TOWN OF LANTANA

Town Hall
500 Greynolds Circle
Lantana FL 33462

Special Town Council Meeting
January 9, 2025 - 5:30 p.m.

Deferred from 12/10/2024

For information regarding the procedures for public participation during a Town Council meeting, please refer to the end of this agenda.

***THIS TOWN COUNCIL MEETING CAN BE ACCESSED ONLINE FOR LISTENING PURPOSES ONLY. PLEASE SEE THE LAST PAGE FOR DETAILS.**

1. **ROLL CALL, SILENT PRAYER, AND PLEDGE OF ALLEGIANCE.**
   Karen Lythgoe, Mayor ____
   Mark Zeitler, Vice Mayor ____
   Kem Mason, Vice Mayor Pro Tem ____
   Christopher Castle, Councilmember ____
   Lynn J. Moorhouse, D.D.S., Councilmember ____

   LANTANA STAFF: Brian K. Raducci, ICMA-CM, Town Manager; R. Max Lohman, Town Attorney; and Kathleen Dominguez, CMC, Town Clerk

2. **APPROVAL OF AGENDA.**

3. **QUASI-JUDICIAL HEARINGS:**
   - **a.** Consideration of a request for a Special Exception in accordance with Section 23-75 and Section 23-101(d)(12) for a planned mixed-use development to create the Lantana Village Planned Mixed-Use Development and associated waiver requests. (Case#: SE24-0002)
   - **b.** Consideration of a request for a Site Plan in accordance with Section 23-47 for the Lantana Village Planned Mixed-Use Development. (Case # SP24-0002)
   - **c.** Consideration of a request for a Landscape Plan in accordance with Section 10.5-22 of the Town of Lantana Code of Ordinances for the Lantana Village Planned Mixed-Use Development. (Case # LP24-0014)

4. **ORDINANCES FOR SECOND READING:**
   - **a.** Consideration of Ordinance O-02-2024, amending section The Future Land Use Element of the Comprehensive Plan at Policy LU1.1.8, to modify the allowable density from 15

dwelling units per acre to 25 dwelling units per acre in the Mixed Use Development (MXD) Future Land Use Category. **Remarks: Second Reading**

b. Consideration of Ordinance O-03-2024, amending section 23-101 – MXD Mixed Use Development District, to modify the allowable density from 15 dwelling units per acre to 25 dwelling units per acre. **Remarks: Second Reading**

5. ADJOURNMENT.

Listen to the Town Council Meeting: Visit https://www.lantana.org/TownAgendas and click "View Event" next to the meeting date for the live broadcast. The link will be available when the meeting starts. The recording will be available on-demand after the meeting in the Past Events section.

PROCEDURES FOR PUBLIC PARTICIPATION

Any citizen is entitled to be heard on an official agenda item when the Town Council calls for public comment **OR** any matter not on the agenda under the "Public Comments" section. Citizens desiring to address the Town Council shall step up to the microphone at the podium, state their name and address in an audible voice for the record, and, unless the Chair grants additional time, shall limit their address to three (3) minutes. Citizens who wish to address the Council **MUST** complete a blue public comment card and present it to the Town Clerk before the item is discussed and wait for the Mayor to announce when it is their turn to speak. Likewise, if the public wishes to speak on a matter on the consent agenda, they must complete a blue card and present it to the Town Clerk before the start of the meeting.

Americans with Disabilities Act: In accordance with the provisions of the Americans with Disabilities Act (ADA), this document can be made available in an alternate format (large print) upon request. Special accommodations can be provided upon request with three (3) workings days advance notice of any meeting, by contacting Kathleen Dominguez, Town Clerk at Lantana Town Hall, 500 Greynolds Circle, Lantana, Florida, (561) 540-5000.

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 3a

PREPARED BY: Nicole Dritz, Development Services Director

REVIEWED BY: Brian K. Raducci, ICMA-CM, Town Manager

MEETING DATE: January 9, 2025

AGENDA ITEM: Consideration of a request for a Special Exception in accordance with Section 23-75 and Section 23-101(d)(12) for a planned mixed-use development to create the Lantana Village Planned Mixed-Use Development and associated waiver requests. (Case#: SE24-0002)

ISSUE/BACKGROUND:

The applicant, Lantana Village Owner, LLC, is requesting approval for a Special Exception for a Planned Mixed-Use Development, known as "Lantana Village", to be located at 1201 S Dixie Hwy, 1301 S Dixie Hwy and 457 Greynolds Circle. This Special Exception request also includes waivers in accordance with Sec. 23-104. The applicant has submitted a companion Site Plan and Landscape Plan along with this request.

Currently, the property is occupied by a commercial shopping plaza, which includes a 40,000 square foot Winn-Dixie supermarket and an 84,000 square foot vacant retail space formerly occupied by Kmart, along with other smaller tenants such as West Marine and Subway. The applicant seeks to redevelop this parcel into a Planned Mixed-Use Development, to include 426 units of housing and 21,967 square feet of ground floor commercial.

The applicant has requested the following waivers from the Town Code:

Code Section	Requested	Required
16-61	A uniform sign program.	N/A
23-101(e)	A minimum 10-foot 1-inch front setback.	A minimum of a 29-foot front setback.
23-101(e)	A maximum building height of 45.5 feet.	A maximum building height of 35 feet.
23-101(e)	A maximum building depth of 68 feet.	A maximum building depth of 60 feet.
23-101(e)	5 and 6-foot sidewalks on secondary pedestrian areas.	A minimum sidewalk width of 8 feet.
23-101(e)	3-foot side setback for those sides where parking is proposed.	A required minimum side setback of 30 feet.

23-101(e)	A minimum building frontage of 40%.	A required minimum building frontage of 100%.
23-131(c)(7)	1.75 parking spaces per dwelling unit for a total of 538 spaces for 307 dwelling units in Phases I & II. 1.75 parking spaces per dwelling unit for a total of 209 spaces for 119 dwelling units in Phase III. 1.75 parking spaces per dwelling unit for a total of 747 spaces for 426 dwelling units in total.	1.25 spaces/unit for studio units, 2 spaces/unit for 1+ bedrooms, and 1 guest space/2 units. Phases I & II: 749 (211) Phase III: 292 (83) Total: 1,041 (294)
23-131(c)(7)	9.35 parking spaces per 1,000 square feet of Commercial square footage for 11,967 square feet in Phases I & II, totaling 112 provided parking spaces. 4.0 parking spaces per 1,000 square feet of Commercial square footage for 10,000 square feet in Phase III, totaling 40 provided parking spaces. Total parking spaces provided for 21,967 square feet of Commercial square footage: 152.	A Retail parking rate of 4 spaces per 1,000 square feet and a Restaurant parking rate of 12 spaces per 1,000 square feet. Phases I & II: 84 (+28) Phase III: 40 (0) Total: 124 (+28)
23-131(c)(9)(c)(2)	18-foot-deep parking spaces.	18-foot 6-inch-deep parking spaces.
23-131(c)(10)(j)(2)	23-foot-wide two-way drive aisles.	A minimum of 25-foot-wide two-way drive aisles.
23-131(10)(f)(4)	Elimination of wheel stops or curbing.	Wheel stops or curbing required.

Additionally, pursuant to Sec. 23-104 of the Town Code, any applicant for planned development proposing waivers to the Town Code must provide at least five (5) community benefits to the Town.

The applicant is proposing the following community benefits pursuant to Sec. 23-104:

Community Benefit	Applicant's Proposal	Staff Comments
Enhanced pedestrian amenities.	Applicant proposes a combination of 8,300 linear feet of new sidewalks between the three (3) phases, the addition of shade trees along the main boulevard, buffered sidewalks and the addition of loggias, covered terraces and outdoor seating areas.	Accepted.

Enhanced landscaping, including the provision of at least one hundred ten percent (110%) of the minimum number of trees required by Chapter 10.5.	Applicant proposes 537 trees where 387 trees are required, 481 native trees where 212 are required and 5,573 native shrubs where 320 are required.	Accepted.
Design encouraging modal-choice through the inclusion of enhanced non-motorized transportation features or facilities. Examples include bicycle features throughout the site, environmental enhancements to existing adjacent transit stops, on-site showers accessible to employees, and the like.	Applicant proposes a reduction in drive-aisles width to allocate more space towards pedestrian facilities and shade trees, the providing of bike racks in front of all buildings, as well as the provision of 81,110 square feet (14.00% of the site area) of open public space. The developer is also proffering $45,000 to the Town to upgrade exiting transit options near the site.	Accepted.
Provision of electric vehicle (EV) charging stations and associated parking spaces for EV's.	Applicant proposes 20 EV charging stations in Phase I and 14 EV charging stations in Phase II.	Accepted.
Inclusion of a green wall or environmentally-focused design features.	Applicant is proposing inclusion of a green wall near the community space within the site.	Accepted.

ATTACHMENT(S):

1. Lantana - Special Exception Application.pdf
2. Lantana Village Square Sign Program 2024-12-02.pdf

SAMPLE MOTION:

I move to (approve) (deny) Special Exception SE24-0002 for the property located at 1201 S Dixie Hwy, 1301 S Dixie Hwy and 457 Greynolds Circle, known as Lantana Village, with the following conditions:

1. Approval of SP24-002 and LP24-0014;
2. Inclusion of all documents in the Town's application file for this project;
3. All evidentiary and testimonial representations made by the Applicant; and
4. The list of conditions of approval included in the application file.

TOWN OF LANTANA

Preserving Lantana's small town atmosphere through responsible government and quality service.

SPECIAL EXCEPTION APPLICATION INFORMATION

***Must have pre-application with Community Planner- Call 561-540-5034 to schedule.**

Application Fee: Residential: $500 for the first, each additional $100
Commercial: $700 for the first, each additional $100

Number of Packets: Please contact the Community Planner at (561) 540-5034 regarding the total number of packets which include copies of the application form and backup documents. These copies are needed for the Plan Review Committee and Town Council meetings.

Complete application packet: A complete application packet must include the following: the application form, any necessary surveys, traffic study, site plans, drawings, elevations, etc., and the appropriate fees. Applications must be submitted to the Lantana Development Services Department **no later than twenty one (21) days prior to the first Wednesday of the month.**

Public Notice: A notice of your request must be mailed to neighboring property owners. You must obtain from the Palm Beach County Property Appraiser's office and provide to the Town a verified list of mailing addresses of owners of all real property within a three hundred (300) foot radius of subject property, along with a map of said area and a set of mailing labels.

Provide to the Town #10 envelopes with mailing labels and attach the appropriate forms (Certified Mail Receipts & Return Receipt Cards) and postage in place for Certified Mailing with return address and return receipts made to:

Town Hall
Development Services
504 Greynolds Circle
Lantana, FL 33462

The Town will prepare the appropriate Legal Notices for mailing, and submit to local newspaper for publication.

Meeting Schedule: The applicant will be notified of the schedule of Town meetings and public hearings. The Plan Review Committee (PRC) meetings are held on the first Wednesday of each month at 10:00a.m. A public hearing will be held by the Town Council on either the second or fourth Monday of the month, at 7:00pm. The Town Council will render its final decision on the issue at this time. All meetings are held in the Town Council Chambers at Town Hall, 500 Greynolds Circle. All meeting and hearing dates are subject to change pending holidays and Town Council Agenda schedules.

Preliminary Review: Prior to submitting the completed application packets, a draft application packet must be reviewed by the Community Planner located at 504 Greynolds Circle. Call for an appointment 561-540-5034.

Electronic Drawing Submittals: Please provide a copy of all drawings in a digital format acceptable to the Director of Development Services Department.

****Do not submit this page****

CASE #:_____ SUBMITTAL DATE: _____

TOWN OF LANTANA

504 Greynolds
Circle Lantana, FL
33462 561-540-5034

SPECIAL EXCEPTION APPLICATION

A complete submittal must include all the necessary copies and documentation required. Please contact the Community Planner at (561) 540-5034 regarding the total number of copies of the application form and backup documents, plans, proposed text change, support letters, survey etc.
All information must be printed or typed.

PROPERTY OWNER(S)

Name: Lantana Village Owner, LLC

Address: 150 SE 2nd Ave
Ste 800
Miami, FL 33131

Phone: (305) 774-0110

Fax: (_____) _____

Email: vb@integrafl.com

APPLICANT / AGENT

Name: Manny Martinez; Samantha Morib

Address: 150 SE 2nd Ave
Ste 800
Miami, FL 33131

Phone: (305) 7740110

Fax: (_____) _____

Email: manny@integrafl.com; smoriber@integrafl.com

TOWN OF LANTANA USE ONLY

ACCEPTED FOR REVIEW

Town Official:_____ Date:___/___/____ Fee Paid:_____

Confirmation letter for water and sewer service included? YES NO

Traffic concurrency letter included? YES NO

Town Action

Town Council:_____ Date:___/___/____

Conditions of Approval:

_____

_____

_____

General Information about the Property

Property Name: Lantana Village Square

Property Address: 1301 and 1499 South Dixie Highway, and 457 Greynolds Circle, Lantana, FL 33462

Property Control Number: The property includes 3 Property Control Numbers:40-43-45-03-00-000-7030; 40-43-45-03-00-000-7080; 40-43-45-03-00-000-7100 - _ _ _ _

Existing Zoning: Mixed Use District (MXD)

Proposed Zoning: Mixed Use District (MXD)

Existing Comprehensive Plan Designation: Mixed Use District (MXD)

Proposed Comprehensive Plan Designation: Mixed Use District (MXD)

Existing Use of Property: Commercial

Proposed Use of Property: Mixed use

Total Site Area: _____ sq. ft. OR 18.45 Acres

Total Building Square Footage: _____

Front Footage of Property (feet): _____

Is the site currently served by public water? (YES) NO

Is the site currently served by public sewer? (YES) NO

RESIDENTIAL

Total Number of Dwelling Units: Existing: 0 Proposed: 461

Density (Units per acre): Existing: 15 Proposed: 25

COMMERCIAL

Total square footage: approx. 30,000 Number of Buildings: _____

A Special Exception is requested relative to Section # see below of the Town of Lantana Zoning Code to allow:

Please see the enclosed wavier table.

Justification Statement

Each standard noted below must be addressed by applicant or the application will be deemed incomplete and will not be advertised for hearing.

1. **Appropriate Screening and Separation-** Please describe how all structures will be separated from adjacent and nearby uses by appropriate screening devices.

Please see the enclosed narrative.

2. **No Excessive Traffic.** Explain how excessive vehicular traffic will not be generated on residential streets.

Please see the enclosed narrative.

3. **No parking or Traffic Problems.** Explain how this will not create a vehicular parking or traffic problem.

Please see the enclosed narrative.

4. **Appropriate Drives, Walks, and Buffers.** Explain how appropriate drives, walks and buffers are installed and utilized.

Please see the enclosed narrative.

5. **Substantial Contribution.** Explain how the proposed use will make a substantial contribution to the neighborhood environment and will not infringe on the rights of properties in the vicinity of the

Please see the enclosed narrative.

6. **Public Safety.** Explain how the proposed use will not endanger, restrict, or impair public safety.

Please see the enclosed narrative.

EXACT LEGAL DESCRIPTION OF PROPERTY

(Attach if insufficient space)

Please see attached.

As applicable, please provide the name, address, email and telephone number for the following persons or firms who are involved in the development:

Agent	Developer
Name: Manny Martinez	Name: Samantha Moriber
Company Name: Lantana Village Owner, LLC	Company Name: Lantana Village Owner, LLC
Address: 150 SE 2nd Ave	Address: 150 SE 2nd Ave
Phone: 305-774-0110	Phone: 305-774-0110
Email: manny@integrafl.com	Email: smoriber@integrafl.com

Planner	Architect
Name:	Name: George O'Brien
Company Name:	Company Name: MSA Architects
Address:	Address: 8950 SW 74 Ct Ste 1513 Miami, FL 33156
Phone:	Phone: 305-273-9424 Email: gobrien@msaarchitecsinc.com
Email:	Florida Registration Number: AR 0007806
Engineer	**Landscape Architect**
Name: George Balaban	Name: William Eager
Company Name: Kimley Horn	Company Name: EGS2 Corp
Address: 8201 Peters Rd Ste 2200 Plantation, FL 33324	Address: 14121 SW 119 Ave Miami, FL 33186
Phone: 954-716-8824 Email: george.balaban@kimley-horn.com	Phone: 305-274-2702 Email: bill@siegersuarez.com
Florida Registration Number: PE 74543	Florida Registration Number: LA 00001187
Surveyor	**Attorney**
Name: Tom Whidden	Name: Bonnie Miskel
Company Name: Whidden Surveying & Mapping	Company Name: Miskel Backman LLP
Address: 9200 Belvedere Rd Ste 114 Royal Palm Beach, FL 33411	Address: 14 SE 4 St, Ste 36 Boca Raton, FL 33432
Phone: 561-790-5515	Phone: 561-405-3321 Email: bmiskel@miskelbackman.com
Email: tom@whiddensurveying.com	Florida Registration Number: 0947288

Current Occupant of Building or Property	Other
Name: Lantana Village Owner, LLC Address: 150 SE 2nd Ave Ste 800 Miami, FL 33131	Name: Address:
Phone: 305-774-0110 Email: smoriber@integrafl.com	Phone: Email:

Applicant's Certification

(I) (We) affirm and certify that (I) (we) understand and will comply with all provisions and regulations of the Town of Lantana, Florida. (I) (We) understand that if this application is approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be part of the Town of Lantana, (if not already) and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive and Zoning Ordinance. (I) (We) further certify that all statements and diagrams submitted herewith are true and accurate to the best of (my) (our) knowledge and belief. Further, (I) (we) understand that this application and attachments become part of the Official Records of the Town of Lantana, Florida, and are not returnable.

Kudzi Nyatoti
Witness

Manuel Martinez
Signature of Applicant

Samantha Monbar
Witness

Manny Martinez
Printed Name of Applicant

4/1/24
Date

Applicant is:

X Owner

____ Optionee

____ Lessee

____ Agent

____ Contract Purchaser

Address:
150 SE 2nd Ave
Ste 800
Miami, FL 33131
Phone: (305) 774-0110 Fax (___) ____
Email: manny@integrafl.com

OWNERS AUTHORIZATION

(I) (We) affirm and certify that please see attached Written Consent of the Manager, the applicant, is hereby authorized to represent me in all dealings regarding this petition with the Town of Lantana.

Kudzi Nyatoti
Witness

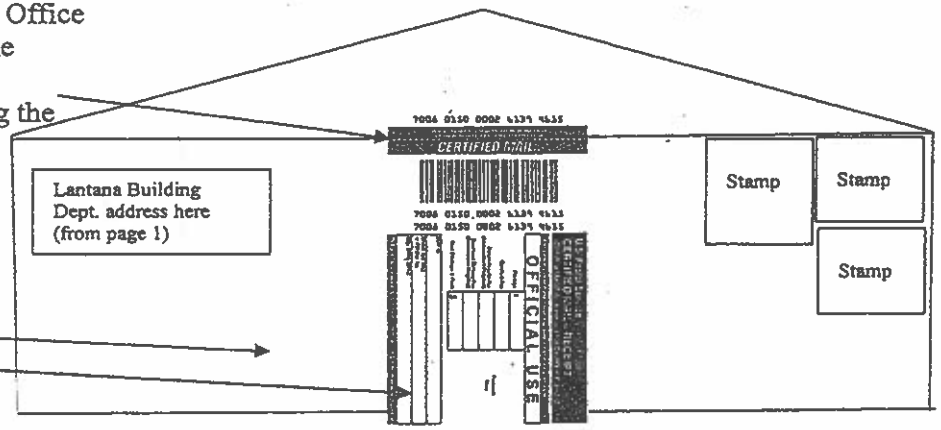
Manuel Martinez
Signature of Owner

Samantha Monbar
Witness

Printed Name of Owner

4/1/24
Date

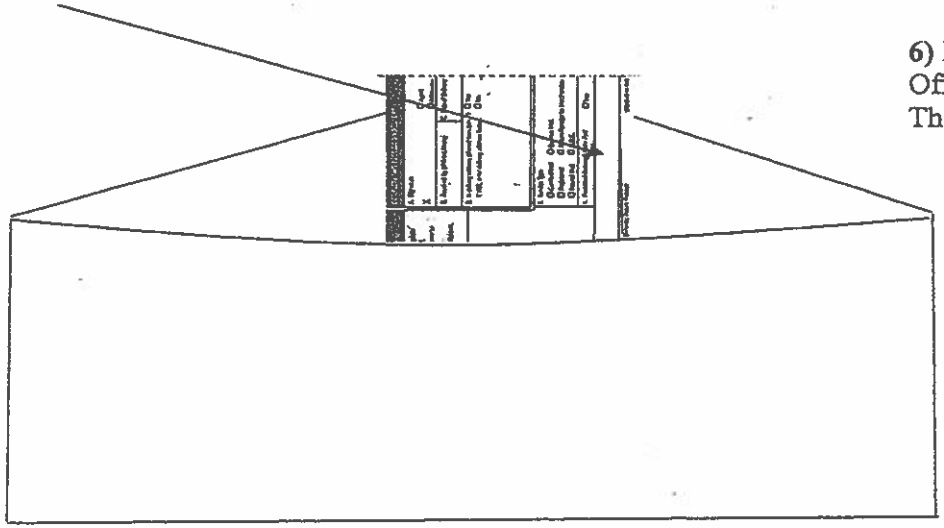
1) Attach certified slip from the Post Office to the front of the envelope so that the dotted line is along the top edge.
2) Place stamps on envelope equaling the current cost of a certified mailing.



3) Attach labels acquired from the P.B.County Property Appraiser's Office in 3 different places: 1.On envelope under attached slip; 2.On attached slip; and 3.On the green index card.

4) Detach tracking number and attach it to the green index card where specified.

5) On reverse side of green index card print Lantana Bldg. Dept. address as "Sender".



6) Insert green index card from the Post Office into empty # 10- size envelope. The Town will fill it with the notice.

DOROTHY **JACKS** CFA, AAS
Palm Beach County Property Appraiser

Governmental Center - Fifth Floor
301 North Olive Avenue
West Palm Beach, FL 33401
tel 561.355.3230
fax 561.355.3963
pbcgov.org/papa

ORDER#: _____ DATE RECEIVED: _____

REQUEST FOR DATA RUN OR PROPERTY INFORMATION

NAME OF COMPANY AND/ OR INDIVIDUAL: _____
(PLEASE PRINT)

ADDRESS: _____
(PLEASE PRINT)

TELEPHONE NUMBER(S): _____ E-MAIL ADDRESS: _____

RADIUS - OPTIONAL - WHERE NEEDED, (INDICATE NUMBER OF FEET FROM STARTING POINT): 300

PROPERTY CONTROL NUMBERS (PCN'S) - FOR VARIANCES: _____

PUBLIC RECORDS - DESCRIPTION OF RUN OR AREA REQUESTED: _____

INDICATE AMOUNT NEEDED:

1 VARIANCE REQUEST	1 OWNER(S) OF CONDO UNITS
1 RADIUS MAP SETS	___ TAX ROLL RECEIPTS
3 LABEL SETS	___ CD FORMAT (CSV)
1 OWNERS LIST	___ EXCEL FORMAT

I, THE UNDERSIGNED, WISH TO ORDER THE ABOVE DESCRIBED DATA RUN; (ORDER WILL BE PROCESSED **ONLY** AS MARKED OR AS INDICATED ABOVE).

I UNDERSTAND THAT I WILL BE RESPONSIBLE FOR ANY CHARGES INCURRED FROM PROCESSING THIS ORDER. OUR OFFICE MAY CALL YOU TO REQUEST PAYMENT IN ADVANCE OR NON-REFUNDABLE DEPOSIT BEFORE THE WORK IS PROCESSED.

CONTACT: PUBLIC SERVICE DEPARTMENT - VARIANCES

PHONE: PROPERTY APPRAISER PUBLIC RECORDS
561.355.2881 FAX: 561.355.1528

EMAIL: pa-pubsvc@pbcgov.org

_____
(PRINT CONTACT NAME)

_____
(SIGNATURE)

_____
(DATE)

OFFICE USE ONLY

DataRunReq.Revised 01/03/2017

WEST COUNTY SERVICE CENTER
2976 State Road 15
Belle Glade, FL 33430
tel 561.996.4890
fax 561.996.1661

NORTH COUNTY SERVICE CENTER
3188 PGA Blvd., Suite 2301
Palm Beach Gardens, FL 33410
tel 561.624.6521
fax 561.624.6565

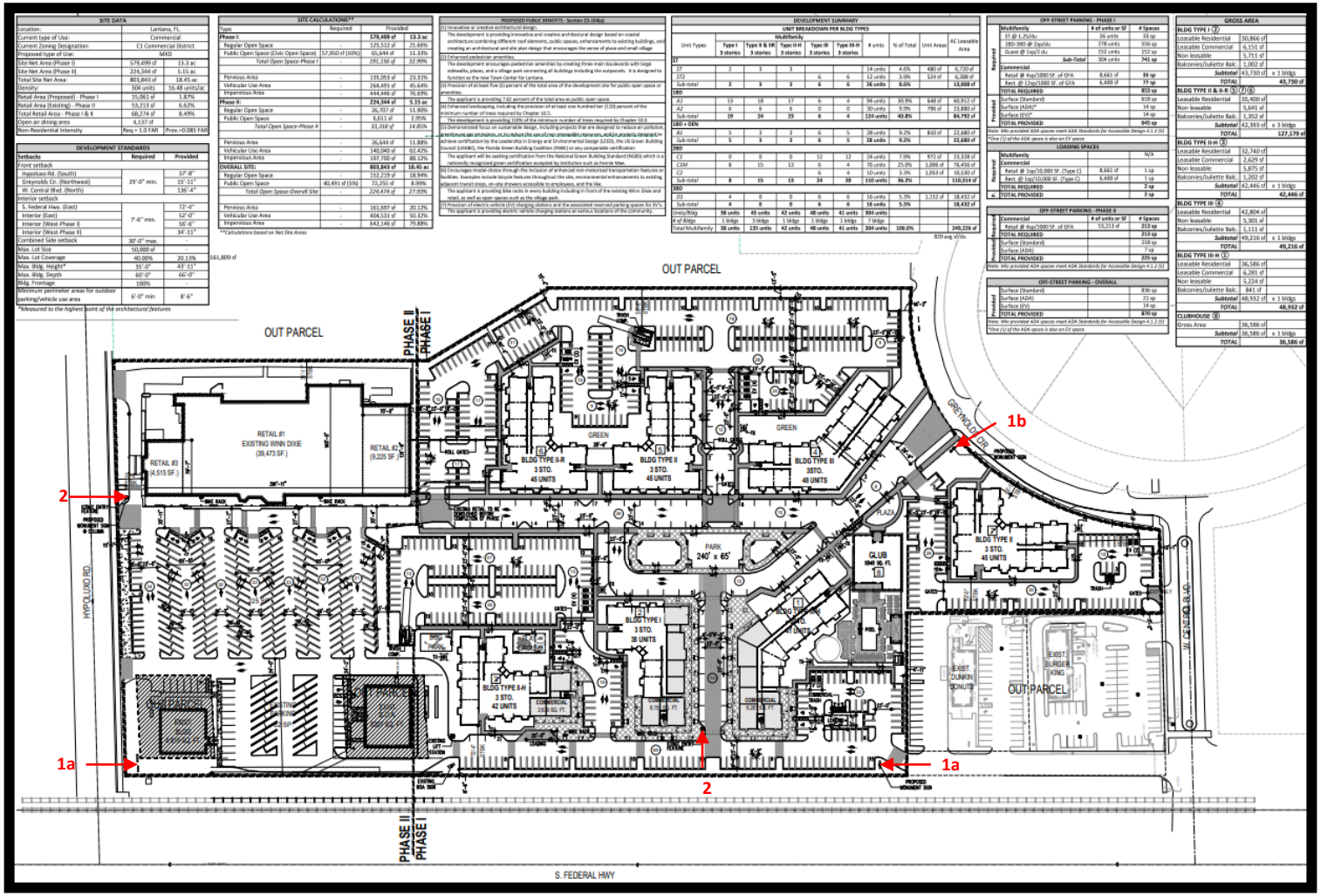
MID-WESTERN COMMUNITIES SERVICE CENTER
200 Civic Center Way, Suite 200
Royal Palm Beach, FL 33411
tel 561.784.1220
fax 561.784.1241

SOUTH COUNTY SERVICE CENTER
14925 Cumberland Drive
Delray Beach, FL 33446
tel 561.276.1250
fax 561.276.1278

Lantana Village Square

MASTER SIGN PROGRAM

December 2, 2024



SIGN TYPE	
Type 1	Monument Signs
Type 2	Iconic Entry Feature
Type 3	Directional Signs (Optional)
Type 4	Commercial Floating Channel Signs
Type 5	Window Signs

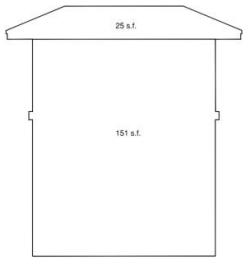
SIGN TYPE	
Type 6	Banners/Seasonal Signs
Type 7	Inline Projecting Commercial
Type 8	Residential Leasing Signs
Type 9	Traffic Signs/Lighting

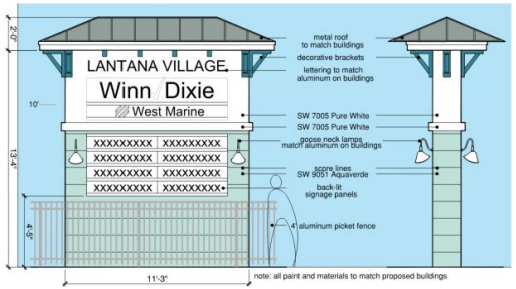
COMMERCIAL:
MONUMENT SIGNS
(TYPE 1a, 1b)

Note:

1. Refer to attached Key Plan for Sign Location.
2. Number of Monument Signs planned is three (3) at the total square footage calculations shown.
3. Number and Size of the Tenant Panels may vary but will not be greater than the limit shown.
4. Signs may be internally lit (LED) and/or externally illuminated by spotlight, flood light or other light fixture directed to the signs.
5. Sign may be dual faced.

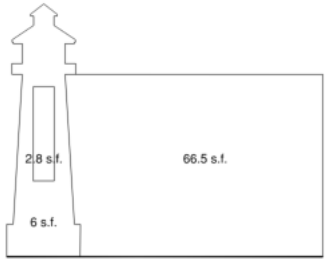
1a) New Monument Signs at Hypoluxo Road and NE Corner

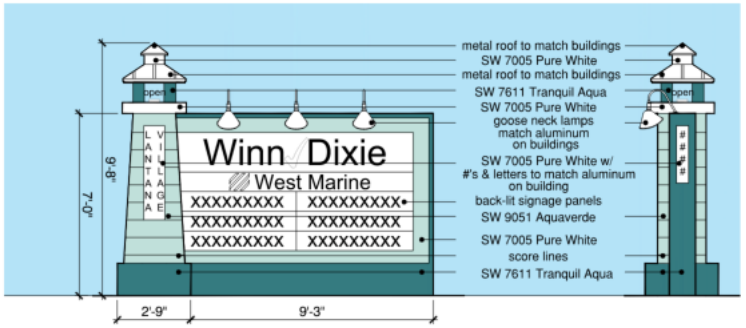




s.f. calculation

1b) New Monument Sign with Iconic Feature on Greynolds Circle





s.f. calculation

COMMERCIAL:

ICONIC ENTRY FEATURE WITH PROJECT IDENTIFICATION (TYPE 2)

Note:

1. Refer to attached Key Plan for Sign Location.
2. Number of Iconic Entry Features is a total of two (2).
3. Size and Shape of Project ID may vary within the limit shown.
4. Signs will be internally lit (LED) and externally illuminated by spotlight, flood light or other light fixture directed to the signs.

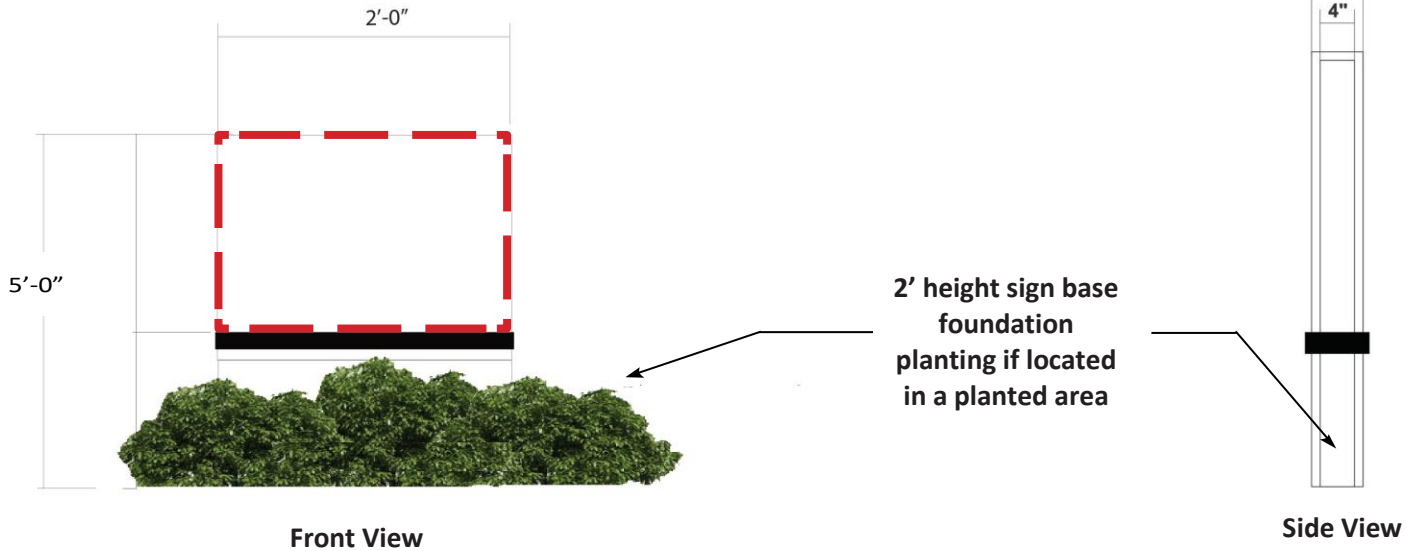


COMMERCIAL:

DIRECTIONAL SIGNS (OPTIONAL)
(Type 3)

Note:

1. Sign locations in interior areas of the development; may or may not be shown on the Key Plan for Sign Locations.
2. Up to a quantity of three (3) Type 3 signs shall be permitted throughout the site.
3. Directional signs may be installed on traffic signs.
4. Text to be uniform in color and font with the approved commercial development signage.
5. Signs may be internally lit (LED) and/or externally illuminated by spotlight, flood light or other light fixture directed to the sign.
6. Base must be landscaped except when the sign is located in an area with hardscape such as a plaza or large sidewalk.



Front View **Side View**

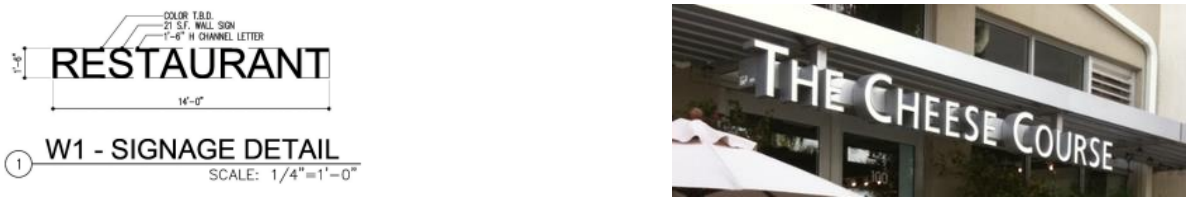
Sign Area Proposed: 6 SF per sign face

COMMERCIAL:

FLOATING CHANNEL SIGNS
(Type 4)

Note:

1. Sign locations may or may not be shown on the Key Plan.
2. Tenant signage colors must be in line with the architectural design intent of the property. This condition shall not apply to registered logos, fonts, colors, and/or trademarks.
3. All existing tenant signs must comply with the architectural design intent of the property within five (5) years of site plan approval.
4. All sign permits submitted to Town's construction services department shall include an affidavit from the Property Owner that includes the sign area being utilized and the sign area permitted pursuant to this Master Sign Program and Property Owner's discretion.
5. All tenant spaces shall display unit/address identification for emergency services & deliveries. Identification shall be uniform in color & size throughout the development, as determined by the Property Owner, or its successors.
6. No signs are permitted above the roof trusses.
7. No individual outparcel monument signs permitted, other than those provided for in this Master Sign Program.
8. Face illuminated channel letters to be applied to raceways. Raceway shall be painted to match the color of the walls in the background or the storefront color with the intent to visually disappear.
9. Channel Signs to hang below the roof within the boundaries of the tenant space with a 3' maximum height. The maximum length for individual tenant channel signs shall be the greater of 20 feet or the width of the storefront minus 2 feet.
10. Mosaic & Artistic Graphic shall be permitted within the development, subject to preliminary written approval of the Property Owner.



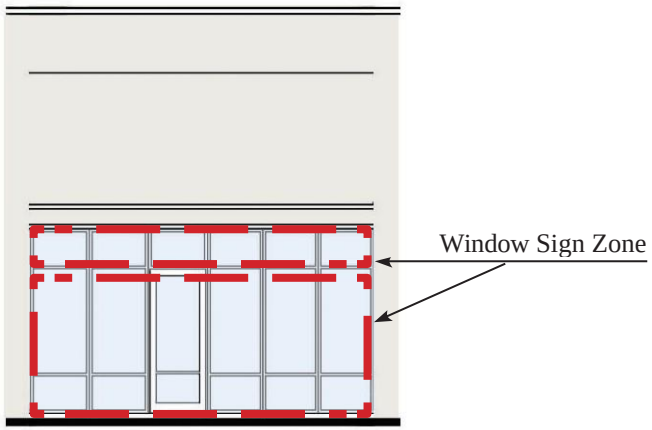
1 W1 - SIGNAGE DETAIL
SCALE: 1/4"=1'-0"



1 FRONT ELEVATION
SCALE: 1/8"=1'-0"

COMMERCIAL:
WINDOW SIGNS
(Type 5)

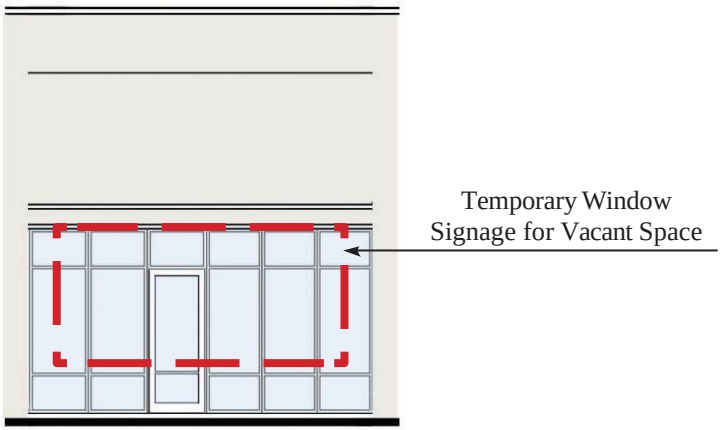
Permanent Window Signs:
Total area must not exceed thirty percent (30%) of the window area for each business and sign placement shall allow for clear and unobstructed view from outside the building to the interior along a normal line of sight when viewing the cash register and sales transaction area. Interior signage placed or displayed within two (2) feet of the window shall be subject to this provision. Subject to approval by Property Owner.



Temporary Window Signs for Advertising for Limited Timeframes:
Temporary window signage advertising special sales, events or services shall be permitted for up to twenty-five percent (25%) of the glazed area of the storefront for not more than thirty (30) days provided such signage shall not unreasonably obstruct views from the street into storefront spaces. Temporary window signage shall be in combination with any permanent window signage and together shall not exceed thirty percent (30%) of window area for each business.

Temporary Window Signs for Vacant Spaces:
Vacant ground floor spaces shall provide a temporary window treatment applied as a film on the interior of the glazing. Window treatment shall consist of graphic imagery and shall comply with the following design guidelines:

- Up to one hundred percent (100%) of the glazing area may be comprised of maritime lifestyle imagery which does not advertise any specific good, service, or business, with the exception of a two (2) foot unincumbered border on either side of the space and a four (4) unincumbered border at the bottom of the space. Unincumbered areas must be kept open and clear to view.
- Signage advertising a new business or development opportunity for the vacant storefront shall be limited to fifty percent (50%) of the glazing area, and provided for a two (2) foot unincumbered border on either side of the space and a four (4) unincumbered border at the bottom of the space. Unincumbered areas must be kept open and clear to view.



COMMERCIAL:
BANNERS/SEASONAL SIGNS (TYPE 6)

Property Owner shall be permitted to install banners on the external building facades as well as on decorative light poles.

Banners on the external façade of buildings shall meet the following parameters:

The minimum clearance of banners above the finished grade shall be eight (8) feet.

Banners shall be located with respect to the building's architecture and shall not obscure windows.

Banners must present a professional appearance and shall be maintained in good condition.

The maximum size of an individual external building façade banner shall not exceed thirteen (13) square feet of copy area per side, in a rectangular configuration, where the height exceeds the base.

Building Façade banners shall be spaced with a minimum of fifty (50) feet apart.

Building façade banners shall not be used for commercial tenant advertising.



Elevation - Banner
Scale: 3/32" = 1' - 0"

Section - Banner
Scale: 3/32" = 1' - 0"

Banners on decorative light poles shall meet the following parameters:

Banners shall be located on decorative light poles lining commercial areas, the central park, and entrance to the property.

Banners may display seasonal decorations or advertise the development.

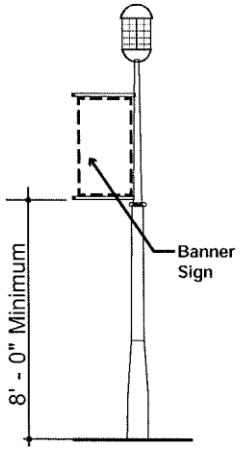
The maximum size of an individual banner mounted on a light pole shall not exceed thirteen (13) square feet of copy area per side in a rectangular configuration, where the height exceeds the base.

A banner's highest point shall not exceed the highest point of a pole upon which it is mounted.

The minimum clearance of banners above the finished grade shall be eight (8) feet.

Banners must present a professional appearance and shall be maintained in good condition.





Light Pole Banner
Scale: 3/32" = 1' - 0"

COMMERCIAL:

INLINE PROJECTING COMMERCIAL SIGNS
(Type 7)

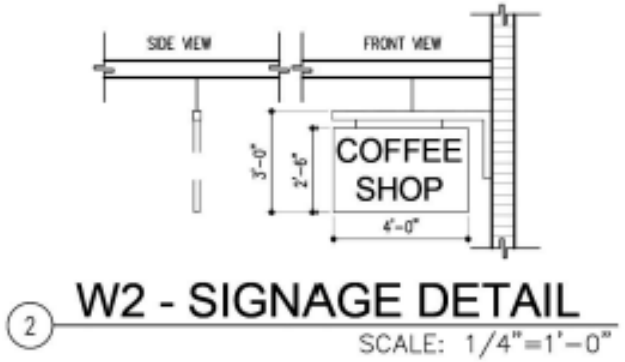
Note:

1. This sign type location shall be limited to commercial areas, with no more than one sign per tenant with the exception of a corner commercial space which may have two signs or a commercial space with multiple facades which may have one sign per facade.

2. Projecting signs shall have a maximum three foot-six inch (3'-6") projection from wall and eight (8) foot separation from ground or floor.

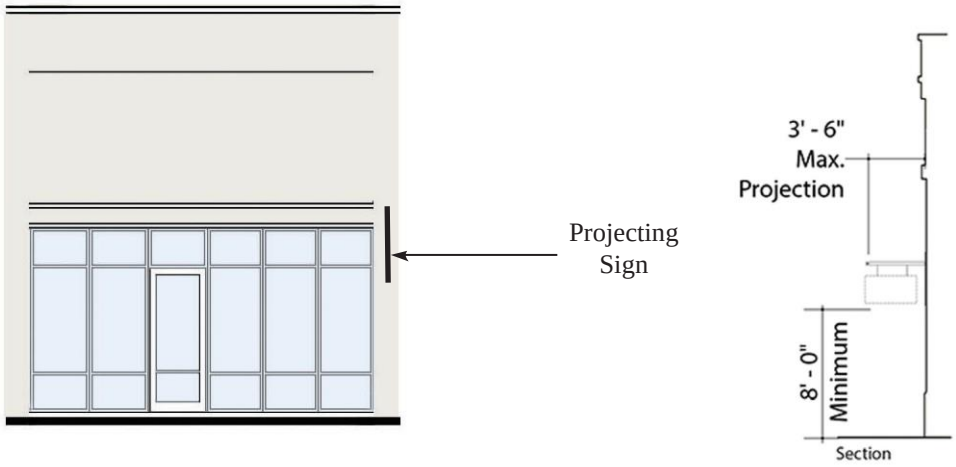
3. Tenant projecting signs to allow branding, which shall include but not be limited to: logos, fonts, colors.

4. Maximum of nine (9) square feet copy area; subject to approval of property owner for consistency with other tenant projecting signs within the development.









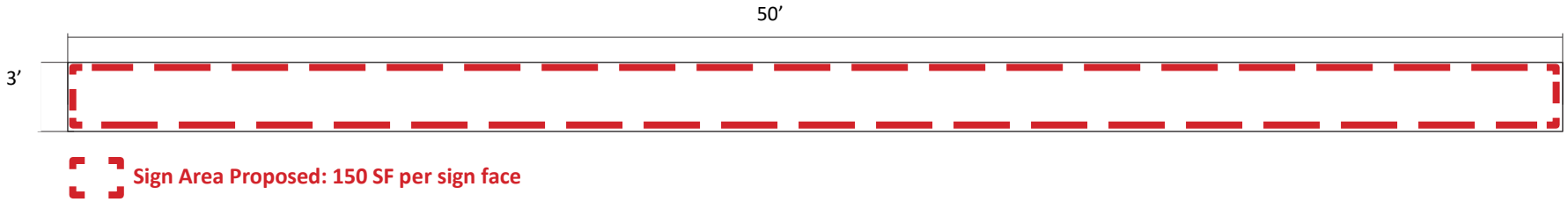
RESIDENTIAL:

LEASING SIGNS (Type 8a)

BANNER SIGN

Note:

1. Sign locations may or may not be shown on the Key Plan.
2. Maximum number of Banner Signs permitted for each Phase shall be two (2) signs.
3. Lettering heights shall be determined by Property Owner as needed for final design.
4. Banner Sign(s) may identify the ID of the Developer and/or community name as well as other leasing related information.
5. Banner Sign(s) to allow national/regional branding, which shall include but not be limited to: Logos, fonts, colors, etc.
6. Banner Sign(s) to be uniform in shape, size, and copy.
7. Banner Sign(s) shall be permitted to be installed for up to twelve (12) months from the time of permit issuance.
8. Examples of potential dimensions shown below.
9. Banner Sign(s) shall be professionally installed.





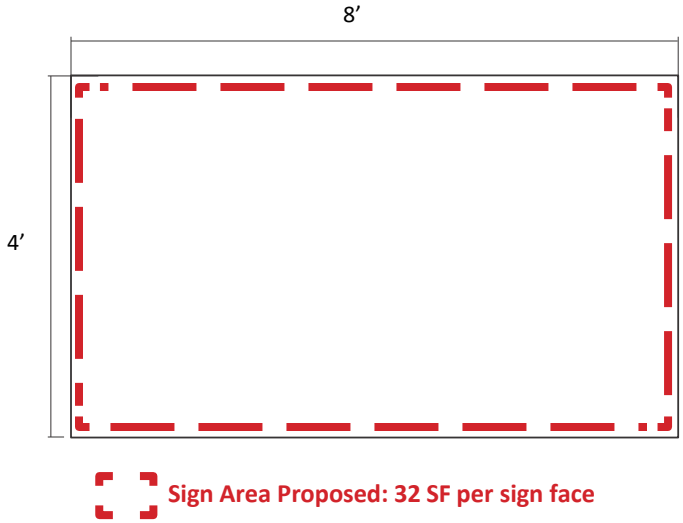
Sign Concept:

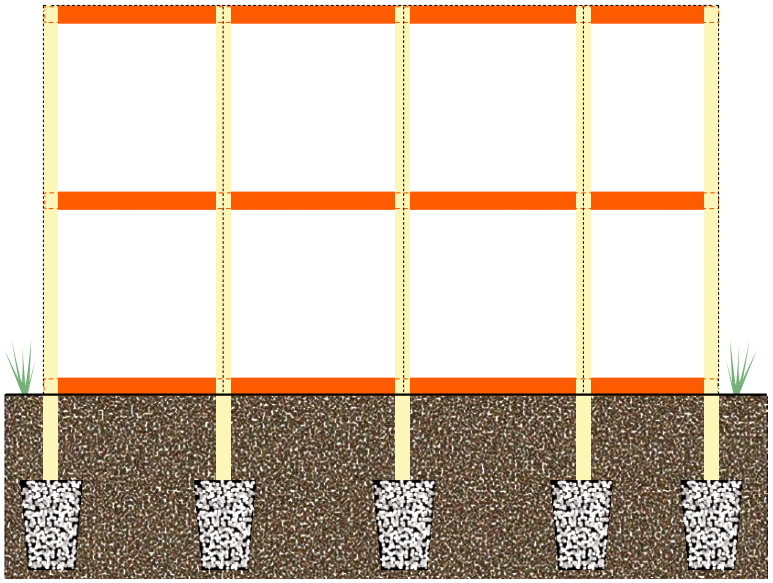
Sign Concept is subject to change based on final sign design.

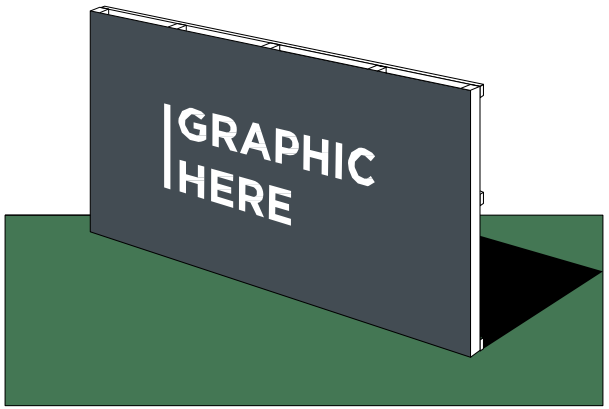
RESIDENTIAL OR COMMERCIAL:
ANNOUNCING SIGNS
(TYPE 8b)

Note:

1. Sign locations may or may not be shown on the Key Plan.
2. Maximum number of Announcing Signs permitted for the site shall be four (4).
3. Lettering heights shall be determined by Property Owner as needed for final design.
4. Announcing Sign(s) may identify the ID of the Developer and/or community name as well as other leasing related information.
5. Announcing Sign(s) to be uniform in shape, size, and copy.
6. Announcing Sign(s) shall be professionally installed and subject to all other code regulations for the sign type.
7. Timeframe of installation shall be twelve (12) months from sign permit issuance.
8. Signs may be single or dual faced.







RESIDENTIAL:
LEASING SIGNS
(TYPE 8c)

TEMPORARY FLAGS

Note:

1. Sign locations may or may not be shown on the Key Plan.
2. Temporary flags shall be permitted for eighteen (18) months following leasing commencement and for special events.
3. Temporary flags shall be limited to a maximum of ten (10) total for the site.

Reference Examples





Sign Concept:

Sign Concept is subject to change based on final sign design.

RESIDENTIAL:
LEASING SIGNS
(TYPE 8d)

LEASING FENCE SIGN

Note:

1. Sign locations may or may not be shown on the Key Plan.
2. Leasing Fence Sign(s) shall be single faced.
3. Lettering heights shall be determined by Property Owner as needed for final design.
4. Leasing Fence Sign(s) may identify the ID of the Developer and/or community name as well as other leasing related information.
5. Leasing Fence Sign(s) to allow national/regional branding, which shall include but not be limited to: logos, fonts, colors, etc.
6. Leasing Fence Sign(s) to be uniform in shape, size, and copy.
7. Leasing Fence Sign(s) shall be permitted to be installed for the duration of the active building permit.
8. Leasing Fence Sign(s) shall be professionally installed.

Reference Example



Sign Concept:

Sign Concept is subject to change based on final sign design.

TRAFFIC SIGNS AND SITE LIGHTING
(TYPE 9)

Note:

1. Sign and lighting locations may or may not be shown on the Key Plan.
2. Signs shall be fabricated black or bronze with a frame and top detail.
3. All traffic posts are to be 3” aluminum tube powder coated black or bronze.
4. All traffic signs within the property shall comply.
5. Site lighting to be black or bronze fixtures shown below. Fixture 1 will light main pedestrian areas and Fixture 2 will light all other areas.



Fixture 1



Fixture 2



Sign Concept:

Sign Concept is subject to change based on final sign design.

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 3b

PREPARED BY: Nicole Dritz, Development Services Director

REVIEWED BY: Brian K. Raducci, ICMA-CM, Town Manager

MEETING DATE: January 9, 2025

AGENDA ITEM: Consideration of a request for a Site Plan in accordance with Section 23-47 for the Lantana Village Planned Mixed-Use Development. (Case # SP24-0002)

ISSUE/BACKGROUND:

The applicant, Lantana Village Owner, LLC, is requesting approval for a Site Plan associated with the proposed Lantana Village Square Planned Mixed-Use Development request SE24-0002. This project contains the proposed Site Plan for 426 dwelling units and 21,967 square feet of ground floor commercial, to be located at 1201 S Dixie Hwy, 1301 S Dixie Hwy and 457 Greynolds Circle. Currently, the property is occupied by a commercial shopping center, which includes a 40,000 square foot Winn-Dixie supermarket and an 84,000 square foot vacant retail space formerly occupied by Kmart, along with other smaller tenants such as West Marine and Subway. As part of the Special Exception request, the applicant is requesting 12 waivers from the Town Code of Ordinances.

ATTACHMENT(S):

1. Lantana - Site Plan Review Application.pdf
2. 2024-12-02 LOI and Responses to Comments.pdf
3. Lantana - Site Plan Review Concurrency Review Application 24 1022.pdf
4. Lantana Village Square - Waiver Justification 2024 1202.pdf
5. 2024.12.02_Lantana Village - SP Resubmittal #4a.pdf
6. 2024.12.02 Lantana Village-Site Plan Resubmittal #4.pdf
7. 2024-06-04 Wellfield Affidavit of Notification-signed.pdf
8. Greynolds Food Mart_Below Threshold.pdf
9. Lantana Village-Survey.pdf
10. Lantana _ Phase-1B (11.20.24).pdf
11. Lantana _ Phase-1C (11.20.24).pdf
12. Lantana _ Phase-1D (11.20.24).pdf
13. Lantana_Phase-1A (11.20.24).pdf
14. TPS EQUIV SS.pdf
15. 2024.12.03 Town of Lantana-Parking Statement - SIGNED.pdf
16. 2024-10-16 Lantana Loading Statement.pdf
17. TCEA LANTANA VILLAGE 100724 DSS.pdf
18. LAN2024-45 - LAN2024-49; Lantana Village Square.pdf

19. Lantana, FL RPT 071124 att.pdf
20. S&S-2024-07-05-Lantana Village Square - Water Supply Analysis.pdf
21. School Capacity Availability Determination - Phase I.pdf
22. School Capacity Availability Determination - Phase II.pdf

SAMPLE MOTION:

I move to (approve) (deny) Case SP24-0002 for the property located at 1201 S Dixie Hwy, 1301 S Dixie Hwy and 457 Greynolds Circle known as Lantana Village.

TOWN OF LANTANA

Preserving Lantana's small town atmosphere through responsible government and quality service.

SITE PLAN / CONCURRENCY REVIEW APPLICATION

PROJECT NAME: Lantana Village Square

APPLICANT NAME: Lantana Village Owner, LLC

PARCEL CONTROL NUMBER: The property includes 3 Property Control Numbers:40-43-45-03-00-000-7030; 40-43-45-03-00-000-7080; 40-43-45-03-00-000-7100

ADDRESS / LEGAL DESCRIPTION: 1301 and 1499 South Dixie Highway, and 457 Greynolds Circle, Lantana, FL 33462

PROPOSED USE: Mixed use

ZONING: Mixed Use District (MXD)

DESCRIBE THE EXSISTING SITE (include number of units, number of sq. ft.):

The site is a one-story strip center with less than optimal commercial uses and a large vacant Kmart store. The total commercial square footage is 164,980, of which more than half (84,180 square feet) is the shuttered Kmart.

DESCRIBE THE PROPOSED SITE:

Lantana Village Owner, LLC is proposing to develop the 18.45 acre property into a vibrant mixed use village with 461 dwelling units and commercial. Phase I will consist of 304 multifamily units across seven 3-story buildings, ground floor commercial in select buildings, surface parking, a clubhouse, playground, dog park, and public park. Phase II will include 157 additional dwelling units and approximately 10,000 square feet of commercial.

PROPERTY OWNER(S)

Name: Lantana Village Owner, LLC

Address: 150 SE 2nd Ave
Ste 800
Miami, FL 33131

Phone: (305) 774-0110

Fax: (_____) _____

Email: vb@integrafl.com

APPLICANT / AGENT

Name: Manny Martinez; Samantha Moribe

Address: 150 2nd Ave
Ste 800
Miami, FL 33131

Phone: (305) 774-0110

Fax: (_____) _____

Email: manny@integrafl.com; smoriber@integrafl.com

TOWN OF LANTANA USE ONLY

ACCEPTED FOR REVIEW

Town Official: _____ Date: ___/____/____ Fee Paid: _____

Confirmation for water and sewer service included: Yes___ No___

Traffic concurrency letter included: Yes___ No ___

APPROVAL

Plan Review Committee: _____ Date: ___/___/____

Conditions of Approval: _____

As applicable, please provide the name, address, email and telephone number for the following persons or firms who are involved in the development:

Agent	Developer
Name: Manny Martinez	Name: Samantha Moriber
Company Name: Lantana Village Owner, LLC	Company Name: Lantana Village Owner, LLC
Address: 150 SE 2nd Ave Ste 800 Miami, FL 33131	Address: 150 SE 2nd Ave Ste 800 Miami, FL 33131
Phone: 305-774-0110	Phone: 305-774-0110
Email: manny@integrafl.com	Email: smoriber@integrafl.com

Planner	Architect
Name:	Name: George O'Brien
Company Name:	Company Name: MSA Architects
Address:	Address: 8950 SW 74 Ct Ste 1513 Miami, FL 33156
Phone:	Phone: 305-273-9424 Email: gobrien@msaarchitecsinc.com
Email:	Florida Registration Number: AR 0007806
Engineer	**Landscape Architect**
Name: George Balaban	Name: William Eager
Company Name: Kimley Horn	Company Name: EGS2 Corp
Address: 8201 Peters Rd Ste 2200 Plantation, FL 33324	Address: 14121 SW 119 Ave Miami, FL 33186
Phone: 954-716-8824 Email: george.balaban@kimley-horn.com	Phone: 305-274-2702 Email: bill@siegersuarez.com
Florida Registration Number: PE 74543	Florida Registration Number: LA 00001187
Surveyor	**Attorney**
Name: Tom Whidden	Name: Bonnie Miskel
Company Name: Whidden Surveying & Mapping	Company Name: Miskel Backman LLP
Address: 9200 Belvedere Rd Ste 114 Royal Palm Beach, FL 33411	Address: 14 SE 4 St, Ste 36 Boca Raton, FL 33432
Phone: 561-790-5515	Phone: 561-405-3321 Email: bmiskel@miskelbackman.com
Email: tom@whiddensurveying.com	Florida Registration Number: 0947288

Current Occupant of Building or Property	Other
Name: Lantana Village Owner, LLC Address: 150 SE 2nd Ave Ste 800 Miami, FL 33131	Name: Address:
Phone: 305-774-0110 Email: smoriber@integrafl.com	Phone: Email:

Applicant's Certification

(I) (We) affirm and certify that (I) (we) understand and will comply with all provisions and regulations of the Town of Lantana, Florida. (I) (We) understand that if this application is approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be part of the Town of Lantana, (if not already) and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive and Zoning Ordinance. (I) (We) further certify that all statements and diagrams submitted herewith are true and accurate to the best of (my) (our) knowledge and belief. Further, (I) (we) understand that this application and attachments become part of the Official Records of the Town of Lantana, Florida, and are not returnable.

Kudzi Nyatoti
Witness

Samantha Meriber
Witness

4/1/24
Date

Manuel Martinez Digitally signed by Manuel Martinez DN: cn=Manuel Martinez, o, ou, email=manny@integrafl.com, c=US Date: 2024.04.01 17:05:34 -04'00'
Signature of Applicant

Manny Martinez
Printed Name of Applicant

Applicant is:
- [x] Owner
- [ ] Optionee
- [ ] Lessee
- [ ] Agent
- [ ] Contract Purchaser

Address:
150 SE 2nd Ave
Ste 800
Miami, FL 33131
Phone: (305) 774-0110 Fax (___) ___
Email: manny@integrafl.com

OWNERS AUTHORIZATION

(I) (We) affirm and certify that please see attached Written Consent of the Manager, the applicant, is hereby authorized to represent me in all dealings regarding this petition with the Town of Lantana.

Kudzi Nyatoti
Witness

Samantha Meriber
Witness

4/1/24
Date

Manuel Martinez Digitally signed by Manuel Martinez DN: cn=Manuel Martinez, o, ou, email=manny@integrafl.com, c=US Date: 2024.04.01 17:05:49 -04'00'
Signature of Owner

Manny Martinez
Printed Name of Owner

Town of Lantana

Checklist for Site Plan Submittals

Before submittal, please ensure all applications for site plans include the following information:

1. Existing Conditions

- ■ A recent survey showing the location of existing property or right-of-way lines both for private and public property, streets, railroads, buildings, transmission lines, sewers, bridges, culverts, drain pipes, water mains, fire hydrants, and any public or private easements.
- N/A Any land rendered unusable for development purposes by deed restrictions or other legally enforceable limitations.
- N/A All water courses, water bodies, floodplains, wetlands, important natural features, wildlife areas, soil types, and designated environmentally significant areas.
- ■ Existing land use/zoning district of the parcel.
- ■ For parcels greater than 1 acre, a recent aerial photograph (taken not more than three (3) years before the date of application) identifying the project area and all immediately adjoining land parcels. The scale shall be no smaller than one (1) inch equals fifty (50) feet.
- ■ A topographic map of the site clearly showing the location prepared by a professional surveyor, licensed in the State of Florida, with identification and elevation of bench marks, including at least one bench mark for each major water control structure.
- ■ A detailed overall project area map showing existing hydrography and runoff patterns, and the size, location, topography, and land use of any off-site areas that drain onto, through or from the project area.
- N/A Existing surface water bodies, wetlands, streams and canals within the proposed development site, including seasonal high water-table elevations and attendant drainage areas for each.
- ■ A map showing the locations of any soil borings or percolation tests as may be required by these regulations. Percolation tests representative or design conditions shall be performed if the stormwater management systems will use swales, percolation (retention), or exfiltration (detention with filtration) designs.
- N/A A depiction of the site, and all land within four hundred (400) feet of any property line of the site, showing the locations of environmentally significant lands.
- ■ The location of any underground or overhead utilities, culverts and drains on the property and within fifty (50) feet of the proposed development.
- ■ Location, names and widths of existing and proposed streets, highways, easements, building lines, alleys, parks and other public spaces and similar facts regarding adjacent property.
- ■ The 100-year flood elevation, minimum required floor elevation and boundaries for the 100-year floodplain for all parts of the proposed development.
- ■ Drainage basin or watershed boundaries identifying locations of the routes of off-site waters onto, through, or around the project.

2. **Proposed development activities and design.**

a. Site Plan

- ■ Data Table. The Site plan shall include a comparison table that lists the various code requirements (setbacks, parking spaces, lot coverage, etc.) along with the proposed project's data for each requirement.
- ■ Scale & north arrow
- ■ The location, dimensions, gross floor area, lot coverage and proposed use of buildings & all other structures including sign location.
- ■ Building setback distances from property lines, abutting right-of-way center lines, and all adjacent building and structures.
- ■ Minimum floor elevations of buildings within any 100-year floodplain.
- ■ The location and specifications of any proposed garbage dumpsters & enclosures.
- ■ Construction phase lines.
- ■ Parking spaces and loading areas showing the total number and dimensions of parking spaces, spaces reserved for handicapped parking, driveway isle widths, ingress and egress (including proposed public street modifications)
- ■ For developments other than single family and duplexes, provide handicapped parking and accessibility (as well as accessibility from a public right-of-way) as required by the Federal American with Disabilities Act Accessibility Guidelines and the State of Florida Accessibility Code for Building Construction.
- ■ Landscape areas (per chapter 10.5 for location, but a landscape plan review is a separate application).
- ☒ N/A Easement Agreement Form signed by utility company (if warranted).
- ■ Traffic Analysis. All applications for new development, with the exception of single-family, two-unit and three-unit residential developments, shall provide to the Town a traffic statement which demonstrates that the requirements of the Palm Beach County Unified Land Development Code, Article 12, Traffic Performance Standards will be met as required by Town Code Sec. 23-9(k). This traffic statement, which will provide peak-hour trip generation information for the most intensive proposed use will clarify whether or not a more detailed traffic study will be warranted to meet the County's submittal standard.

b. Building and other structures

- ■ Area and percentage of total site area to be covered by an impervious surface.
- ■ Grading plans specifically including perimeter grading.
- ■ Front, rear and side architectural elevations of all buildings.
- ■ The location, dimensions, type, composition and intended use of all other structures.
- ■ Photometric plan (See Code Section 6-225 to 6-230).

c. Potable water and wastewater systems.

- ■ Proposed location and sizing of potable water and waste water facilities, pipes, etc. to serve the proposed development, including required improvements or extensions of existing off-site facilities.
- ☒ N/A The boundaries of proposed utility easements.
- ■ Location of the nearest available public water supply and wastewater disposal system and the proposed tie-in points, or an explanation of alternative systems to be used.

☐ Exact locations of onsite and nearby existing and proposed fire hydrants.

☐ Cross sections and specifications of all proposed pavement.

☐ Typical and special roadway and drainage sections and summary of quantities.

☐ The engineering data, calculations and analyses shall cover important features affecting design and important features of construction for which commonly accepted standards are not used, including but not limited to high water, subsurface soil data in mucky areas, drainage facilities of all kinds, radii at intersections when the minimum standards of the American Association of State Highway Officials (AASHO) are inadequate, and alternate pavement and sub-grade types in which case similar and comparable data, calculations and analyses shall also be supplied for the specified types.

e. Stormwater management

☐ An erosion and sedimentation control-plan that describers the type and location of control measures, the stage of development at which why will be put into place or used, and maintenance provisions.

☐ A description of the proposed stormwater management system, including:

a) Channel, direction, flow rate and volume of stormwater that will be conveyed from the site with a comparison to natural or existing conditions.
b) Detention and retention areas, including plans for the discharge of contained waters, maintenance plans and predictions of surface water quality changes.
c) Areas of the site to be used or reserved for percolation including and assessment of the impact on groundwater.
d) Location of all water bodies to be included in the surface water management systems (natural and artificial) with details of hydrography, side slopes, depths, and water-surface elevation or hydrographs.
e) Linkages with existing or planned stormwater management systems.
f) On and off-site right-of-ways and easements for the system including locations and a statement of the nature of the reservation of all areas to be reserved as part of the stormwater management system.
g) The entity of agency responsible for the operation and maintenance of the storm water management system.

☐ The location of off-site water resource facilities such as works, surface water management systems, wells, or well fields, that will be incorporated into or used by the proposed project, showing the names and addresses of the owners of the facilities.

☐ Runoff calculations that are in accordance with the methodology of the South Florida Water Management District (SFWMD).

☐ A statement that the site will require a drainage permit application be submitted to the Town and that the drainage permit application and associated drainage calculations shall be prepared by a professional engineer, licensed in the State of Florida.

f. Landscaping and tree removal protection

☐ If a landscape plan is to be reviewed concurrently, it shall meet the provisions of Chapter 10.5. There is a separate Landscape Plan Application.

g. School Concurrency for Residential Development

☐ All proposed residential applications shall meet the concurrency review provisions of Section 23-45 for public school facilities.

INTEGRA

LANTANA VILLAGE OWNER, LLC

December 2, 2024

Ms. Nicole Dritz
Development Services Director
Ms. Elizabeth Eassa
Assistant Development Services Director
Town of Lantana
504 Greynolds Circle
Lantana, FL 33462

Re: Letter of Intent – Site Plan Application for Lantana Village Square at 1301 and 1499 South Dixie Highway, and 457 Greynolds Circle.

Dear Ms. Dritz and Ms. Eassa,

On behalf of Lantana Village Owner, LLC, we are pleased to resubmit the Site Plan Review / Concurrency Review Application for Lantana Village Square, a proposed mixed-use development at 1301 and 1499 South Dixie Highway, and 457 Greynolds Circle, Lantana, FL 33462 (Palm Beach County PCNs 40-43-45-03-00-000-7030; 40-43-45-03-00-000-7080; 40-43-45-03-00-000-7100). We are enclosing the following documents:

1. Letter of Intent, Response to Comments, Waiver Justification, & Revised Site Plan Review Application.
2. Architectural Drawings prepared by MSA Architects.
3. Civil Drawings prepared by Kimley Horn.
4. Landscape Drawings prepared by ESG2.
5. Construction Phasing Plans.
6. Signage Program.
7. TPS Statement.
8. Traffic Analysis, Parking Statement & Loading Demand Statement (included in digital format only).
9. Water Flow & Pressure Analysis (included in digital format only).

Background:
The property is 18.45 acres located at the northwest corner of Hypoluxo Road and Dixie Highway facing the FEC train tracks. It has direct access to three public streets, Hypoluxo Road, Greynolds Circle, and Central Boulevard. The property is designated Mixed Use District (MXD) on the Town of Lantana's Future Land Use Map and Zoning Map. Currently, the MXD zoning allows a residential density of up to 15 dwelling units per acre. The Town Master Plan adopted by the Council in 2023 recommends a density of 25 dwelling units per acre.

Existing Conditions:
The property consists of a strip commercial center with 164,980 rentable square feet anchored by a 40,000 Sq. Ft. Winn Dixie supermarket and a vacant 84,000 Sq. Ft. shuttered Kmart. Other smaller commercial tenants include Subway, Wonderful Nails, Mad Wireless, West Marine, De Feng, Advance America, Barkat Washing Coin Laundry, Mix Store Botanica, H&R Block, American Beauty, Zikr Enterprises, Le Petit Pan,

Lantana Pizza, Wisner Holistic Chiropractor, Palm Beach Cars, and Bross Brothers Pro Cuts. The shopping center includes two outparcels that are owned by other parties, these parcels include a Bank of America building and a former IHop restaurant building. In addition, the shopping center has shared access agreements with two other parcels that are also independently owned, these parcels are a Dunkin Donuts restaurant and a Burger King restaurant.

Site context and neighboring properties:
The property is surrounded by different uses. To the north is Greynolds Circle and Central Boulevard which are adjacent to the Town of Lantana municipal complex and commercial uses. To the east, the property abuts the Brightline and FEC train tracks followed by Dixie Highway, commercial uses and Aura Seaside, another mixed-use development with 250 rental apartment units. Hypoluxo Road abuts the property to the south followed by commercial uses and the Hypoluxo Scrub Natural Park. The properties to the west are also commercial uses.

Proposed Development:
Lantana Village Owner LLC is proposing a vibrant village-centric mixed-use development in three phases that will include a rental apartment community based on 25 dwelling units per acre with up to 426 units and over 21,967 Rentable Sq. Ft. of ground floor commercial. The proposed residential unit mix will include studios, 1-, 2- and 3-bedroom units ranging from 480 Sq. Ft. to 1,200 Sq. Ft., which will serve the needs of different family sizes and different household incomes. The phases are follows:

- Phase I – redevelopment of Kmart and the Lantana Pizza building with residential and commercial.
- Phase II – cosmetic improvements to the Winn Dixie parcel.
- Phase III – future redevelopment of the Winn Dixie parcel with residential and commercial

Phase I includes the redevelopment of the Kmart parcel and the parcel where Lantana Pizza is located. Phase I will include 307 apartments in seven (7) 3-story buildings of which three (3) buildings include commercial uses on the ground floor. A major component of the development is the creation, during Phase I, of a public park centrally located at the intersection of two new main streets or boulevards that connect to the commercial corridors. The public park will serve to host community events such as farmer's markets, festivals, and special events that will attract Lantana residents and tourists to shop in Lantana. Another important feature is the creation of several main streets or boulevards with wide sidewalks, plazas, and parallel parking to encourage pedestrian connectivity throughout the property. In addition, ground floor residential units will have direct access to the main streets to further encourage pedestrian activity and a front porch community. The development will keep the main access points for vehicles from all three public streets including the existing access on Hypoluxo Road, Central Boulevard and Greynolds Circle. The mixed-use buildings feature generous plazas to encourage outdoor seating for restaurants, coffee shops, ice cream shops, and bars. The buildings front the main streets, concealing the parking lots. The parking lots are further screened with landscape buffers with a variety of shrubs, trees, and palms. Green areas with landscaping and canopy trees are significantly increased from the existing shopping center.

At the request of Town staff, the applicant included in Phase I the redevelopment of the parcel where Lantana Pizza is located. That building has two tenants with long-term leases. The applicant is working diligently with the two tenants in such building to relocate them to a new building.

As customary, the applicant will be seeking Final Certificate of Occupancy for each building in any phase upon completion of each building independently of other buildings within the phase. Each building will be completed with the respective improvements and appurtenances necessary to service such building such as access, life safety, utilities, and parking.

Phase II will include improvements to the façade of the Winn Dixie building, re-striping the Winn Dixie parking lot, landscape islands with pedestrian connectivity, and improvements to the overall landscaping

of the site. In addition, two entry features will be prominently placed at the main entrance on Hypoluxo Road and at the main boulevard easternmost facing the Brightline. These features will add artistic and architectural value to the community. The Lantana Master Plan recommends revising code requirements that constrain development such as parking requirements. Consistent with the recommendations of the master plan, we are seeking reliefs from several zoning code requirements that will result in more green space without sacrificing the quality and function of the development. Phase II will be completed concurrently with Phase I.

Phase III is currently occupied by Winn Dixie supermarket which has a long-term lease with several renewal options. Once that lease expires or the tenant does not exercise the renewal options, Phase III will be redeveloped by demolishing the Winn Dixie building and adding new buildings with up to 119 residential units, including townhomes and three-story apartment buildings together with 10,000 Sq. Ft. of ground floor commercial.

Architectural Design:
Lantana Village Square has been designed with great consideration to the seaside and small fishing village experience of the Town of Lantana, the surrounding neighborhoods, convenience to the residents of the property, safety and security, and sound urban design. The development features a coastal architecture style with a variety of relief elements including different sizes of windows with mullions, outriggers, roof overhangs, Bahama shutters, architectural shutters on windows, score lines and stucco bands, metal accents, and staggering of the façade. The roof combines parapets and mansards with tower elements at the corners which adds variety, interest, and emphasis at the corners. The façades are well articulated throughout the entire project for consistency of architectural interest. The building uses elegant light coastal colors to accentuate the architectural features. The ground floor commercial has an extended roof or colonnade to provide a covered outdoor area for seating.

Private Amenities:
In addition to the public amenities, the residents of Lantana Village Square will enjoy a well-appointed indoor and outdoor amenity package professionally designed through the collaboration of the architect, landscape architect and interior designer. The interior amenities include an elegant lobby, a coffee bar, a clubroom, a business center, and a state-of-the-art fitness room. Outdoor amenities include a resort style pool deck, a pool pavilion with outdoor living and dining spaces, which includes a summer kitchen for BBQ lovers, a children tot-lot, and a dog park. The residents will benefit from an onsite management office and maintenance shop that promptly addresses any matters.

Development schedule:
Construction of Phase I and II of Lantana Village Square is anticipated to take approximately 24 to 30 months with buildings delivered and occupied at different intervals during the construction. This will allow us to relocate existing commercial tenants to new buildings prior to demolition of existing buildings.

Green Buildings:
The new buildings at Lantana Village Square will be seeking certification from the National Green Building Standard (NGBS). The project design includes plant material from the Florida Friendly Plant List, rain sensors on the irrigation system, water efficient plumbing fixtures, LED light fixtures, low volatile organic compounds in paint and coatings, energy efficient appliances, and energy efficient impact windows and doors.

We believe that Lantana Village Square will positively impact the Town of Lantana by redeveloping an underperforming strip center into a vibrant village-centric mixed-use development with much needed new housing and with a strong sense of place that emphasizes the seaside and fishing character of the Town of Lantana. Please feel free to contact me with any questions that you may have via email at

smoriber@integrafl.com or to my cell phone (305) 794-6104 or contact our zoning counsel Bonnie Miskel at bmiskel@miskelbackman.com or cell phone (561) 306-7087.

Sincerely,

Samantha Moriber
Authorized Representative

Enclosures

cc: Bonnie Miskel, Esq.

RESPONSES TO REVIEW COMMENTS

1. The list of Proposed Uses on SP-1 and SP-2 has been revised to include the below:
    - Retail stores and shops, except vehicle sales.
    - Business services, vehicle and/or boat repair, etc.
    - Professional businesses, including medical or sports massage therapists licensed by the State of Florida pursuant to Subtitle 64B7. F.A.C.
    - Personal services.
    - Restaurants, cafes and coffee houses (less than twenty-five hundred (2,500) sq. ft. in size).
    - Hotels and motels.
    - Multifamily housing units.
    - Home-based businesses.
    - Bars, lounges and nightclubs.
    - Restaurants, cafes, etc. (twenty-five hundred (2,500) sq. ft. or greater in size).
    - Fraternal organization, clubs and/or civic groups.
    - Indoor Entertainment/Recreation.
2. The parking data tables on SP-1 and SP-2 have been reorganized. A note has been added stating "* This proposed commercial parking rate captures outdoor seating."
3. The total square footage of the Plaza has been added to the plans.
4. The playground's shade structure has been added to the lot coverage calculations on SP-1 and SP-2.
5. The establishment of Cool Roofs for all buildings in Phase I and Phase III has been added as a sixth Community Benefit. Please refer to the "Lantana Village Square – Waiver Justification 2024 1202" document for detail.
6. The monetary contribution to upgrade existing transit options has been increased to $45,000 and will be donated to the Town. This corresponds to the applicant's third Community Benefit: encourages modal-choice through the inclusion of enhanced non-motorized transportation features or facilities. Please refer to the "Lantana Village Square – Waiver Justification 2024 1202" document.

7. The green walls that correspond to the applicant's fifth Community Benefit have been revised and moved to the central park. Please refer to SP-1, SP-2, L1.3, and "Lantana Village Square – Waiver Justification 2024 1202." The originally proposed green walls on Buildings four (4), five (5), and seven (7) have been eliminated.

8. A waiver to remove the requirement for wheels stops or continuous curbing is being requested based on Staff preference. The wheel stop detail has been removed from Architectural and Civil plans.

9. The applicant is requesting a waiver for a blended commercial parking rate of 4.99 in Phase I/Phase II and 6.92 in Phase I/III in lieu of separate retail and restaurant parking rates. Both commercial rates are sufficient for the property as evidenced by neighboring municipality shopping center rates across Palm Beach County. For example, Boca Raton requires 4.5 parking spaces per 1,000 square feet, Delray Beach requires 4 parking spaces per 1,000 square feet, Jupiter requires 4 parking spaces per 1,000 square feet, Palm Beach Gardens requires 5 parking spaces per 1,000 square feet, and Boynton Beach requires 5 parking spaces per 1,000 square feet.

10. "Potential Outdoor Seating" dimensions have been added to the plans.

11. Please refer to the "2024.11.27 Town of Lantana-Parking Statement" document from Kimley Horn confirming 9'x18' parking stalls are sufficient.

12. L3.12 required tree, shrub, landscape area, and total trees calculations have been updated.

13. Architectural and Landscape calculations for Landscape Area are consistent. Landscape (Pervious Area) as defined by Code is shown on the following plan pages:

    1. A-0.2 and SP-1 for Phase I and Phase II combined have 161,697 SF of Landscape Area or 20.12% of the total site which is above the 20% required by Code.
    2. A-0.2A and SP-2 for Phase I and Phase III combined have 177,227 SF of Landscape Area or 22.05% of the total site which is above the 20% required by Code.

14. The below revisions have been made to the master signage program:

    1. Tenant signage colors must be in line with the architectural design intent of the property. This condition shall not apply to registered logos, fonts, colors, and/or trademark.

2. All existing tenant signs must comply with the architectural design intent outlined in the master sign program within five (5) years of site plan approval.
3. The existing monument sign has been removed and replaced with a new monument sign.
4. The maximum amount of directional signs has been reduced to three (3).
5. Banners shall line commercial areas, the park, and entrances.
6. Commercial announcing signs have been omitted.
7. A note stating that all traffic signs within the property shall comply has been added.

TOWN OF LANTANA

Preserving Lantana's small town atmosphere through responsible government and quality service.

SITE PLAN REVIEW / CONCURRENCY REVIEW
APPLICATION INFORMATION

Application Fee:	2-4 residential units	$250.00
	5-10 residential units	$500.00
	Commercial, Industrial, Mixed Use	$1,500.00

Number of Packets: Please contact the Community Planner at 561-540-5034 regarding the total number of packets which includes copies of the application form and back-up documents.

Complete application packet: A complete application packet must include the following: the application form, any necessary surveys, site plans, drainage plans, photometric plans, drawings, building elevations, etc., and the appropriate fees. Applications must be submitted to the Lantana Development Services Department **no later than 12:00 noon,** twenty one (21) days prior to the first Wednesday of the month.

Meeting Schedule: All meetings are held in the Town Council Chambers at Town Hall, 500 Greynolds Circle. The applicant will be notified of the specific schedule of Town meetings and public hearings. The Plan Review Committee (PRC) meetings are held on the first Wednesday of each month at 10:00 a.m.

All meeting and hearing dates are subject to change pending holidays and Town Council Agenda schedules.

Preliminary Review: Prior to submitting the completed application packets, a draft application packet must be reviewed by the Community Planner, at 504 Greynolds Circle. Call for an appointment: 561-540-5034.

Electronic Drawing Submittals: Please provide a copy of all drawings in a digital format acceptable to the Director of Development Services Department.

****Do not submit this page****

TOWN OF LANTANA

Preserving Lantana's small town atmosphere through responsible government and quality service.

SITE PLAN / CONCURRENCY REVIEW APPLICATION

PROJECT NAME: Lantana Village Square

APPLICANT NAME: Lantana Village Owner, LLC

PARCEL CONTROL NUMBER: The property includes 3 Property Control Numbers:40-43-45-03-00-000-7030; 40-43-45-03-00-000-7080; 40-43-45-03-00-000-7100

ADDRESS / LEGAL DESCRIPTION: 1301 and 1499 South Dixie Highway, and 457 Greynolds Circle, Lantana, FL 33462

PROPOSED USE: Mixed use

ZONING: Mixed Use District (MXD)

DESCRIBE THE EXSISTING SITE (include number of units, number of sq. ft.):

The site is a one-story strip center with less than optimal commercial uses and a large vacant Kmart store. The total commercial square footage is 164,980, of which more than half (84,180 square feet) is the shuttered Kmart.

DESCRIBE THE PROPOSED SITE:

Lantana Village Owner, LLC is proposing to develop the 18.45 acre property into a vibrant mixed use village with 426 dwelling units and commercial. Phase I will consist of 307 multifamily units across seven 3-story buildings, ground floor commercial in select buildings, surface parking, a clubhouse, playground, dog park, and public park. Phase II will include 157 additional dwelling units and approximately 10,000 square feet of commercial.

PROPERTY OWNER(S)

Name: Lantana Village Owner, LLC

Address: 150 SE 2nd Ave
Ste 800
Miami, FL 33131

Phone: (305) 774-0110

Fax: (_____) _____

Email: vb@integrafl.com

APPLICANT / AGENT

Name: Manny Martinez; Samantha Moribe

Address: 150 2nd Ave
Ste 800
Miami, FL 33131

Phone: (305) 774-0110

Fax: (_____) _____

Email: manny@integrafl.com; smoriber@integrafl.com

TOWN OF LANTANA USE ONLY

ACCEPTED FOR REVIEW

Town Official: _____ Date: ___/____/____ Fee Paid: _____

Confirmation for water and sewer service included: Yes___ No___

Traffic concurrency letter included: Yes___ No ___

APPROVAL

Plan Review Committee: _____ Date: ___/___/____

Conditions of Approval**:** _____

As applicable, please provide the name, address, email and telephone number for the following persons or firms who are involved in the development:

Agent	**Developer**
Name: Manny Martinez	Name: Samantha Moriber
Company Name: Lantana Village Owner, LLC	Company Name: Lantana Village Owner, LLC
Address: 150 SE 2nd Ave Ste 800 Miami, FL 33131	Address: 150 SE 2nd Ave Ste 800 Miami, FL 33131
Phone: 305-774-0110	Phone: 305-774-0110
Email: manny@integrafl.com	Email: smoriber@integrafl.com

Planner	**Architect**
Name:	Name: George O'Brien
Company Name:	Company Name: MSA Architects
Address:	Address: 8950 SW 74 Ct Ste 1513 Miami, FL 33156
Phone:	Phone: 305-273-9424 Email: gobrien@msaarchitecsinc.com
Email:	Florida Registration Number: AR 0007806
Engineer	**Landscape Architect**
Name: George Balaban	Name: William Eager
Company Name: Kimley Horn	Company Name: EGS2 Corp
Address: 8201 Peters Rd Ste 2200 Plantation, FL 33324	Address: 14121 SW 119 Ave Miami, FL 33186
Phone: 954-716-8824 Email: george.balaban@kimley-horn.com	Phone: 305-274-2702 Email: bill@siegersuarez.com
Florida Registration Number: PE 74543	Florida Registration Number: LA 00001187
Surveyor	**Attorney**
Name: Tom Whidden	Name: Bonnie Miskel
Company Name: Whidden Surveying & Mapping	Company Name: Miskel Backman LLP
Address: 9200 Belvedere Rd Ste 114 Royal Palm Beach, FL 33411	Address: 14 SE 4 St, Ste 36 Boca Raton, FL 33432
Phone: 561-790-5515	Phone: 561-405-3321 Email: bmiskel@miskelbackman.com
Email: tom@whiddensurveying.com	Florida Registration Number: 0947288

Current Occupant of Building or Property	**Other**
Name: Lantana Village Owner, LLC Address: 150 SE 2nd Ave Ste 800 Miami, FL 33131	Name: Address:
Phone: 305-774-0110 Email: smoriber@integrafl.com	Phone: Email:

Applicant's Certification

(I) (We) affirm and certify that (I) (we) understand and will comply with all provisions and regulations of the Town of Lantana, Florida. (I) (We) understand that if this application is approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be part of the Town of Lantana, (if not already) and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive and Zoning Ordinance. (I) (We) further certify that all statements and diagrams submitted herewith are true and accurate to the best of (my) (our) knowledge and belief. Further, (I) (we) understand that this application and attachments become part of the Official Records of the Town of Lantana, Florida, and are not returnable.

_____ Manuel Martinez Digitally signed by Manuel Martinez DN: cn=Manuel Martinez, o, ou, email=manny@integrafl.com, c=US Date: 2024.04.01 17:05:34 -04'00'

Witness **Signature of Applicant**

_____ Manny Martinez

Witness **Printed Name of Applicant**

_____

Date

Applicant is:

- [x] Owner
- [ ] Optionee
- [ ] Lessee
- [ ] Agent
- [ ] Contract Purchaser

Address:

150 SE 2nd Ave
Ste 800
Miami, FL 33131

Phone: (305) 774-0110 Fax (____) _____

Email: manny@integrafl.com

OWNERS AUTHORIZATION

(I) (We) affirm and certify that please see attached Written Consent of the Manager, the applicant, is hereby authorized to represent me in all dealings regarding this petition with the Town of Lantana.

_____ Manuel Martinez Digitally signed by Manuel Martinez DN: cn=Manuel Martinez, o, ou, email=manny@integrafl.com, c=US Date: 2024.04.01 17:05:49 -04'00'

Witness **Signature of Owner**

_____ Manny Martinez

Witness **Printed Name of Owner**

_____

Date

Town of Lantana

Checklist for Site Plan Submittals

Before submittal, please ensure all applications for site plans include the following information:

1. Existing Conditions

- ■ A recent survey showing the location of existing property or right-of-way lines both for private and public property, streets, railroads, buildings, transmission lines, sewers, bridges, culverts, drain pipes, water mains, fire hydrants, and any public or private easements.
- N/A Any land rendered unusable for development purposes by deed restrictions or other legally enforceable limitations.
- ■ All water courses, water bodies, floodplains, wetlands, important natural features, wildlife areas, soil types, and designated environmentally significant areas.
- ■ Existing land use/zoning district of the parcel.
- ■ For parcels greater than 1 acre, a recent aerial photograph (taken not more than three (3) years before the date of application) identifying the project area and all immediately adjoining land parcels. The scale shall be no smaller than one (1) inch equals fifty (50) feet.
- ■ A topographic map of the site clearly showing the location prepared by a professional surveyor, licensed in the State of Florida, with identification and elevation of bench marks, including at least one bench mark for each major water control structure.
- ■ A detailed overall project area map showing existing hydrography and runoff patterns, and the size, location, topography, and land use of any off-site areas that drain onto, through or from the project area.
- N/A Existing surface water bodies, wetlands, streams and canals within the proposed development site, including seasonal high water-table elevations and attendant drainage areas for each.
- ■ A map showing the locations of any soil borings or percolation tests as may be required by these regulations. Percolation tests representative or design conditions shall be performed if the stormwater management systems will use swales, percolation (retention), or exfiltration (detention with filtration) designs.
- N/A A depiction of the site, and all land within four hundred (400) feet of any property line of the site, showing the locations of environmentally significant lands.
- ■ The location of any underground or overhead utilities, culverts and drains on the property and within fifty (50) feet of the proposed development.
- ■ Location, names and widths of existing and proposed streets, highways, easements, building lines, alleys, parks and other public spaces and similar facts regarding adjacent property.
- ■ The 100-year flood elevation, minimum required floor elevation and boundaries for the 100-year floodplain for all parts of the proposed development.
- ■ Drainage basin or watershed boundaries identifying locations of the routes of off-site waters onto, through, or around the project.

2. Proposed development activities and design.

a. Site Plan

- ■ Data Table. The Site plan shall include a comparison table that lists the various code requirements (setbacks, parking spaces, lot coverage, etc.) along with the proposed project's data for each requirement.
- ■ Scale & north arrow
- ■ The location, dimensions, gross floor area, lot coverage and proposed use of buildings & all other structures including sign location.
- ■ Building setback distances from property lines, abutting right-of-way center lines, and all adjacent building and structures.
- ■ Minimum floor elevations of buildings within any 100-year floodplain.
- ■ The location and specifications of any proposed garbage dumpsters & enclosures.
- ■ Construction phase lines.
- ■ Parking spaces and loading areas showing the total number and dimensions of parking spaces, spaces reserved for handicapped parking, driveway isle widths, ingress and egress (including proposed public street modifications)
- ■ For developments other than single family and duplexes, provide handicapped parking and accessibility (as well as accessibility from a public right-of-way) as required by the Federal American with Disabilities Act Accessibility Guidelines and the State of Florida Accessibility Code for Building Construction.
- ■ Landscape areas (per chapter 10.5 for location, but a landscape plan review is a separate application).
- N/A Easement Agreement Form signed by utility company (if warranted).
- ■ Traffic Analysis. All applications for new development, with the exception of single-family, two-unit and three-unit residential developments, shall provide to the Town a traffic statement which demonstrates that the requirements of the Palm Beach County Unified Land Development Code, Article 12, Traffic Performance Standards will be met as required by Town Code Sec. 23-9(k). This traffic statement, which will provide peak-hour trip generation information for the most intensive proposed use will clarify whether or not a more detailed traffic study will be warranted to meet the County's submittal standard.

b. Building and other structures

- ■ Area and percentage of total site area to be covered by an impervious surface.
- ■ Grading plans specifically including perimeter grading.
- ■ Front, rear and side architectural elevations of all buildings.
- ■ The location, dimensions, type, composition and intended use of all other structures.
- ■ Photometric plan (See Code Section 6-225 to 6-230).

c. Potable water and wastewater systems.

- ■ Proposed location and sizing of potable water and waste water facilities, pipes, etc. to serve the proposed development, including required improvements or extensions of existing off-site facilities.
- N/A The boundaries of proposed utility easements.
- ■ Location of the nearest available public water supply and wastewater disposal system and the proposed tie-in points, or an explanation of alternative systems to be used.

☐ Exact locations of onsite and nearby existing and proposed fire hydrants.

☐ Cross sections and specifications of all proposed pavement.

☐ Typical and special roadway and drainage sections and summary of quantities.

☐ The engineering data, calculations and analyses shall cover important features affecting design and important features of construction for which commonly accepted standards are not used, including but not limited to high water, subsurface soil data in mucky areas, drainage facilities of all kinds, radii at intersections when the minimum standards of the American Association of State Highway Officials (AASHO) are inadequate, and alternate pavement and sub-grade types in which case similar and comparable data, calculations and analyses shall also be supplied for the specified types.

e. Stormwater management

☐ An erosion and sedimentation control-plan that describers the type and location of control measures, the stage of development at which why will be put into place or used, and maintenance provisions.

☐ A description of the proposed stormwater management system, including:

a) Channel, direction, flow rate and volume of stormwater that will be conveyed from the site with a comparison to natural or existing conditions.
b) Detention and retention areas, including plans for the discharge of contained waters, maintenance plans and predictions of surface water quality changes.
c) Areas of the site to be used or reserved for percolation including and assessment of the impact on groundwater.
d) Location of all water bodies to be included in the surface water management systems (natural and artificial) with details of hydrography, side slopes, depths, and water-surface elevation or hydrographs.
e) Linkages with existing or planned stormwater management systems.
f) On and off-site right-of-ways and easements for the system including locations and a statement of the nature of the reservation of all areas to be reserved as part of the stormwater management system.
g) The entity of agency responsible for the operation and maintenance of the storm water management system.

☐ The location of off-site water resource facilities such as works, surface water management systems, wells, or well fields, that will be incorporated into or used by the proposed project, showing the names and addresses of the owners of the facilities.

☐ Runoff calculations that are in accordance with the methodology of the South Florida Water Management District (SFWMD).

☐ A statement that the site will require a drainage permit application be submitted to the Town and that the drainage permit application and associated drainage calculations shall be prepared by a professional engineer, licensed in the State of Florida.

f. Landscaping and tree removal protection

☐ If a landscape plan is to be reviewed concurrently, it shall meet the provisions of Chapter 10.5. There is a separate Landscape Plan Application.

g. School Concurrency for Residential Development

☐ All proposed residential applications shall meet the concurrency review provisions of Section 23-45 for public school facilities.

MISKEL BACKMAN LLP

BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

Lantana Village Square
Statement of Use and Justification for Site Plan and Waiver Approval
Submitted: December 2, 2024

Lantana Village Owner, LLC ("Petitioner") owns the +/- 18.45 acre Lantana Village Square property located at 1301 and 1499 South Dixie Highway and 457 Greynolds Circle ("Property"), which is generally located at the northwest corner of Hypoluxo Road and South Dixie Highway within the Town of Lantana ("Town"). The Property is referenced by Palm Beach County Property Appraiser Parcel Control Numbers ("PCNs") 40-43-45-03-00-000-7030, 40-43-45-03-00-000-7080, and 40-43-45-03-00-000-7100. The Property is designated MXD, Mixed Use Development, on the Town's Future Land Use Map ("FLUM") and located within the MXD, Mixed Use Development, zoning district.

The Property is currently developed as a mix of big box and strip commercial structures with 164,980 rentable square feet anchored by a 40,000 square foot Winn Dixie supermarket and a vacant 84,000 square foot Kmart. Other smaller commercial tenants include Subway, Wonderful Nails, Mad Wireless, West Marine, De Feng, Advance America, Barkat Washing Coin Laundry, Mix Store Botanica, H&R Block, American Beauty, Zikr Enterprises, Le Petit Pan, Lantana Pizza, Wisner Holistic Chiropractor, Palm Beach Cars, and Bross Brothers Pro Cuts. The overall shopping center includes two outparcels that are owned by other parties, including a Bank of America and a former IHOP restaurant. In addition, the shopping center is subject to shared access agreements with two (2) other parcels that are also independently owned, these parcels are a Dunkin Donuts restaurant and a Burger King restaurant.

The existing big box and strip commercial development is no longer the highest and best use of the Property, which is well positioned to create a vibrant mixed use infill community considering the direct access to Hypoluxo Road, Greynolds Circle, and Central Boulevard, and close proximity to Town Hall. In order to create a vitally needed mixed use core within the Town through sustainable infill redevelopment, Petitioner proposes to redevelop the Property as a vibrant village-centric vertically integrated mixed-use development that will include a rental apartment community with a maximum of 426 units (a mix of multifamily and townhome), over 21,900 square feet of leasable ground floor commercial, strategically located usable open spaces in the form of a central park space in Phases I and II and a large plaza in Phase III, and recreational amenities including a clubhouse, pool, dog park, and playground. The proposed residential unit mix includes studios, 1-, 2- and 3-bedroom units

ranging from 480 square feet to 1,200 square feet to provide a variety of housing opportunities that serve the needs of different family sizes and household incomes.

It is necessary to phase the Project given the existing lease obligations described above. As such, the Project is proposed to be phased as follows:

- Phase I – redevelopment of Kmart and the Lantana Pizza building with vertically integrated mixed use buildings located along Dixie Highway, multifamily residential buildings located in the core of the Property, a large central park situated to integrate the mixed use and residential buildings, a clubhouse and pool located close to the Town Hall, dog park, and playground

- Phase II – cosmetic improvements to the Winn Dixie parcel to integrate the existing commercial use into the freshly built mixed use community

- Phase III – future redevelopment of the Winn Dixie parcel with additional vertically integrated mixed use with a central plaza, townhomes, and multifamily residential

In order to develop the Project as an innovative vertically integrated mixed use community, a number of waivers are required, as detailed below:

Waiver from Section 23-131(c)(9)(c)(4) to provide 18-foot parking space depth in lieu of the required 18-foot, 6-inch parking space depth (a reduction of 6-inches) (Waiver # 1)

Waiver from Section 23-131(c)(9)(c)(4) to reduce the width on the two-way drive aisle to provide 23-foot wide drive aisles in lieu of the required 25-foot drive aisle width (a reduction of 2-feet) (Waiver # 2)

Waiver from Section 23-131(c)(7) to reduce the residential parking requirement to require a parking ratio of 1.75 parking spaces per dwelling unit inclusive of the visitor parking. (Waiver # 3)

Waiver from Section 23-101(e) to reduce the minimum front setback requirement along Greynolds Circle to 15-feet in lieu of the required 29-feet (a reduction of 14 feet). (Waiver # 4)

Waiver from Section 23-101(e) to increase the maximum building height to 45.5-feet in lieu of the 35-foot maximum building height allowed (an increase of 10.5-feet). (Waiver # 5)

Waiver from Section 23-101(e) to allow a maximum building depth of 68-feet in lieu of the 60-foot maximum building depth allowed (an increase of 8 feet). (Waiver # 6)

Waiver from Section 23-101(e) to allow a combination of 8-foot sidewalks on the main pedestrian boulevards and 5- and 6-foot sidewalks on secondary pedestrian areas in lieu of the minimum 8-foot wide sidewalks required (a reduction of 2- to 3-feet). (Waiver # 7)

Waiver from Section 23-101(e) to reduce the minimum parking lot side setback to 3-feet for all sides where parking is proposed within required setback area in lieu of the minimum 30-foot parking lot side setback required (a reduction of 27-feet). (Waiver # 8)

Waiver from Section 23-101(e) to reduce the required building frontage percentage (less required setbacks) to 40% in lieu of the minimum 100% building frontage required (a reduction of 60%). (Waiver # 9)

Waiver from Chapter 16, Article IV, Section 16-61 to allow a uniform sign program. (Waiver # 10)

Waiver from Section 23-131 to blend the required retail and restaurant parking rates into a standard commercial rate. (Waiver # 11)

Waiver from Section 23-131 to remove the requirement for wheel stops or continuous curbing. (Waiver #12) (Waivers 1 through 12 collectively referred to herein as "Waivers")

Development of this important infill redevelopment Project is not possible without the foregoing Waivers. As such, Petitioner respectfully requests approval of these Waivers.

Waiver Justification

In accordance with Section 23-104(h) of the Town Code, Petitioner will demonstrate below that the Waivers: (1) are consistent with the Town's Comprehensive Plan; (2) are consistent with the purpose and intent to provide residential and nonresidential projects that are innovative, creative, and utilize planning, design, and architectural concepts that will provide a substantial contribution to the surrounding neighborhood and to the Town; (3) result from

innovative design in which other minimum standards are exceeded; (4) will result in preservation of valuable natural resources; (5) demonstrates a substantial contribution to the surrounding neighborhood and the Town; (6) are compatible with existing and potential land uses adjacent to the Property; and (7) will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare.

1. The Waivers are consistent with the Town's Comprehensive Plan.

The Town's Comprehensive Plan sets forth the goals, objectives, and policies to guide the long range planning and development of the Town. The Project and the Waivers are not only consistent with these goals, objectives, and policies, but further the Town's long range planning goals as described in greater detail below.

> GOAL LAND USE 1: Maintain the diverse, small-town character of Lantana by encouraging a mix of uses and redevelopment and new development that is consistent with the type and scale of existing residential neighborhoods and commercial areas and that is located to maximize energy efficiency, economic benefits and enjoyment of natural and man-made resources by residents and property owners.

The requested Waivers are necessary to allow development of the Project, which involves the infill redevelopment of an outdated, blighted, and largely vacant single-use shopping center with a vibrant mix of uses and product types consistent with the Town's Comprehensive Plan. The new development is compatible with the surrounding properties by replacing big box commercial buildings with several 3-story buildings that maintain the small-town character of Lantana, and that are suitable given the Property's proximity to the major throughfares. The Project will significantly increase the amount of open space landscaped with native palms and shade trees and will provide many open spaces for the enjoyment of the residents and the community at large.

> POLICY LAND USE 1.1.7: Mixed-Use. The Mixed-Use categories are intended for new development that integrates a variety of land uses on single parcels of land. In this case, integration refers to combining a mix of distinct but complementary uses in close physical proximity within a design that enhances the positive elements of each use and mitigates potential negative impacts of each use. There are three Mixed-Use land use categories in Lantana. These categories encourage compact urban infill and redevelopment while preventing urban sprawl. Further the mix of uses and internal pedestrian circulation system will result in an internalization of trips and thus a reduction of vehicle miles traveled, fossil fuel usage and greenhouse gas emissions.

The three categories are characterized by development on relatively large parcels of land with the following characteristics:

- Two or more significant revenue-producing uses (such as residential, retail, office, cultural, hotel, museum, civic buildings, or light industrial) which are mutually supportive;
- Physical and functional integration of the project's components, such as convenient interconnection among the various uses and buildings with pedestrian circulation elements and vehicle transportation facilities, positioning of key project components around central public spaces (such as courtyards, plazas, or parks); and
- A coherent master development plan that controls at a minimum residential density, commercial intensity, location and scale of buildings and uses, architectural and design themes, user amenities and infrastructure requirements.

In Lantana, the most appropriate type of mixed-use development generally will be the town center/urban village. Higher density types, such as towers, are not appropriate. The town center/urban village will typically consist of low to mid-scale buildings (with residences and offices located above commercial spaces) arranged along narrow local streets or parks/plazas/squares and interconnected by pedestrian facilities.

As it exists, the Property is an old traditional strip/big box center which today would be considered inconsistent with the Town's current Comprehensive Plan. As such, this application to provide infill redevelopment of this existing blighted shopping center with a mixed use planned development is very much consistent with this policy. The Comprehensive Plan specifically notes the benefit in integrating a mix of distinct but complementary uses in close proximity. In this case, the mix will include general commercial, retail, restaurant, residential, open space, and recreational uses. The mix promotes a sharing of parking thereby allowing for a reduction in parking and the impervious area needed to provide the parking. As to the non-residential, customers coming to the site for one tenant may generate additional business for another. Residents within the site will walk to nearby businesses for commercial needs thereby keeping additional cars off the road promoting a more walkable community. This policy also speaks to urban infill. The current shopping center includes commercial and a sea of parking with very little open space. While the infill redevelopment creates new jobs, new commercial businesses and new residents, it also serves to revitalize existing businesses that have seen business decline due to the existing blighted conditions.

Finally, the three categories referenced above encourage a more "compact" redevelopment in an effort to avoid urban sprawl. As pointed out in the policy, the "mix of uses and internal pedestrian circulation system … result(s) in an internalization of TRIPS and thus a reduction in vehicle miles…." This urban form proposed is exactly what is intended by Policy 1.1.7 and is the compact development and meets all three categories described.

POLICY LAND USE 1.1.8: Mixed-Use Development (MXD). The intent of this category is to provide for mixed-use developments that are well-planned to integrate residential and commercial activities. This category allows the following mix of uses: Retail, Personal and Business Service, Office and Residential. The maximum allowable residential density shall be fifteen (15) units per acre. The maximum allowable commercial intensity shall be a floor area ration (FAR) of 1.0. The land development regulations shall define the specific uses and activities allowed as well as the physical characteristics of development in this category.

As discussed above, Lantana Village Square is a well-planned vertically integrated infill redevelopment project that provides a mix of uses and thereby meets the intent of the MXD as amended to allow up to 25 dwelling units per acre.

POLICY LAND USE 1.3.2: Land Development regulations adopted to implement this Comprehensive Plan shall be based upon and consistent with the densities and intensities provided in OBJECTIVE LU1, as well as the following standards for commercial and industrial land uses:

a. Location shall be in accordance with the Future Land Use Map (Figure LU1). Commercial or industrial uses shall not be permitted within areas designated for residential development on the future Land Use Map.

b. Promote the location of commercial "centers" on major arterial roads, where feasible, in order to discourage traditional "strip" commercial development.

This infill redevelopment project furthers this policy by replacing a strip center with a mixed-use village concept and turns a traditional "strip" commercial development into a vibrant town center with multiple vertically integrated buildings surrounded by pedestrian amenities.

GOAL LAND USE 2: The Town shall foster livability, sustainability and economic vitality by encouraging urban infill and redevelopment projects that enhance or create links between existing affordable residential neighborhoods and commercial and industrial employment opportunities.

This infill redevelopment Project furthers this goal by locating development where services and facilities exist and creating links with the existing nearby thoroughfares and Town Hall. Further, the Project intends to introduce EV locations and other sustainable concepts such as locating uses in close proximity to other complimentary uses to reduce trips on the road.

POLICY LAND USE 2.1.1: Encourage development of employment centers in the Commercial and Industrial districts which offer potential for local employment in proximity to residential neighborhoods.

By virtue of the new commercial, the Project will generate new employment opportunities.

OBJECTIVE LAND USE 2.3: Control Blight and promote Redevelopment. Efforts shall be made to control blighting influences, and redevelopment shall be encouraged in areas experiencing deterioration.

The Project furthers this objective by eliminating existing blight and replacing it with a vibrant vertically integrated mixed use infill redevelopment. Ultimately, replacing an old strip center partly vacant with an urban village concept eliminates blight.

GOAL TRANSPORTATION 1: Develop a convenient, safe, financially feasible and energy efficient multi-modal transportation system for all persons living in and traveling through the Town.

The Project will provide multi-modal options where none currently exist. A $45,000 payment to the Town will improve the current Palm Tran option and an improved pedestrian network is provided where there is none.

OBJECTIVE TRANSPORTATION 1.1: The Town shall maintain adopted level of service standards for the Town's circulation system.

The Project meets the Town and PBC Level of Service (LOS) standards. Further, the redevelopment will reduce the number of trips generated by the current use.

POLICY TRANSPORTATION 1.8.4: The Town shall discourage fast, through traffic in residential neighborhoods by continuing the implementation of the Traffic Calming program.

The Project is designed to provide narrower internal drive aisle widths with parallel parking located along the drive aisles. These narrower widths, along with the expanded sidewalks. and parallel parking along the main drive will also help to slow vehicular traffic.

OBJECTIVE TRANSPORTATION 2.4: The Town of Lantana shall consider sidewalk/bikeway needs and priorities in the land use and transportation planning and capital programming processes.

The Town has considered sidewalk/bikeway interests, and Petitioner has responded with a well-connected and comprehensive pedestrian/bike network. Connections to Greynolds Circle, West Central Boulevard and Hypoluxo Road have been thoughtfully considered in the design of the Project. A central park and pedestrian street network help to integrate the uses both within the mixed-use project and to the surrounding neighborhoods. Lantana Village Square is designed as a compact infill project with a compact street grid, conveniently located sidewalks, pedestrian areas and narrower pedestrian friendly streets.

POLICY TRANSPORTATION 2.4.1: The Town shall implement a Walkability Plan to include conducting a sidewalk inventory, increasing shade/tree canopy, developing a Safe Routes to Schools program, identify potential interconnection options, coordinate with the SE FL Greenway Trails Project to ensure regional connectivity, incorporate bike racks at bus stops, special consideration for bus routes for the Western portion of Town and A1A as well as distribute educational material that encourages walking, biking and public transit use.

The Project is designed to create a walkable infill development with a complete pedestrian network throughout the community along with shade trees throughout the Project and along the main drive.

POLICY INFRASTRUCTURE 1.6.2: Florida Friendly Landscaping principles and practices shall be encouraged by the Town through the Land Development Code when considering all proposals for development and/or redevelopment.

The landscaping has been dramatically increased from existing conditions. Street trees have been increased. Further, the Project exceeds all minimum standards.

OBJECTIVE INFRASTRUCTURE 1.7: The Town shall, when possible, increase bicycle and pedestrian connections between residential areas, commercial areas and public /civic areas, such as schools, libraries and parks, and enhance street networks for greater connectivity and multi-modal use in order to reduce motor vehicle traffic, reduce greenhouse gas emissions and increase neighborhood health and safety.

Special attention has been given to the pedestrian network. Access connections within and the project connections to surrounding properties have been created.

POLICY INFRASTRUCTURE 1.7.1: The Town should encourage urban canopy placement and enhancements that contribute to quality walking environments.

See Policy 2.4.1, 1.6.2 and 1.7 responses above.

POLICY INFRASTRUCYTURE 1.7.2: The Town should continue to develop access to multiple modes of transportation, along with the coordination of land use plans, economic development goals, environmental quality, and community aesthetics around transit-oriented development.

This plan is supportive of TOD design elements.

POLICY INFRASTRUCTURE 1.7.3: The Town shall support development TOD's and walkable mixed-use areas as well as provide pedestrian conveniences at transit stops such as shaded benches and trash receptacles.

The project is converting a strip center to a walkable village community with a vibrant mix of uses, streetscapes, wider sidewalks and appealing open spaces. This provides the density and intensity needed to create a transit hub.

OBJECTIVE CONSERVATION 1.4: The Town shall conserve and protect soil and native plant communities.

Please see Landscaping responses.

OBJECTIVE RECREATION 1.1: The Town shall ensure the financial feasibility of providing recreation and open space facilities commensurate with development.

There are few open spaces within the Property today. The project exceeds the Town's standard and creates new park options.

2. **The Waivers are consistent with the purpose and intent to provide residential and nonresidential projects that are innovative, creative, and utilize planning, design, and architectural concepts that will provide a substantial contribution to the surrounding neighborhood and to the Town.**

Section 23-104(a)of the town of Lantana Code of Ordinances allows waivers of one or more of the development standards for mixed-use planned development applications for projects that are "innovative, creative, and utilize planning design and architectural concepts that will provide a substantial contribution to the surrounding neighborhood and Town". To that end, waiver requests may be approved provided that the Project meets at least five (5) of the twelve (12) criteria set forth in sub paragraph (a). The community benefits are expressly listed within

that section. The Project is designed to create significant community benefits in accordance with the Town Code as discussed in greater detail below:

a. Enhanced Pedestrian Amenities – *Lantana Village Square is designed to contribute to the existing Town Center within the Town. The design encourages pedestrian activity through enhanced pedestrian amenities in several ways. As an example, the pedestrian network provides over 6800 linear feet of sidewalks in Phase 1 alone (+/- 1.29 miles of walking paths) with an additional 1500 linear feet of sidewalks delivered in Phase III for a total of 8300 linear feet of new sidewalks (+/- 1.57 miles of walking paths). In addition, the design of the road and pedestrian network is a more urban form of design with three (3) main boulevards, large sidewalks, plazas, and a village park creating a more cohesive community further connecting all the buildings with the out parcels. Shade trees have been added along the main boulevard not only to add shade and create a more pleasant pedestrian experience, but to create a grander boulevard. The two-way driveways are 23 feet wide which provides sufficient width for safe and efficient vehicular maneuvering, yet compact enough to reduce vehicular speeds, encourage pedestrian and bike use and foster the intended village-like, town center feel. Also, typical with a more urban form of streetscape, the expanded sidewalks along the main boulevards are further buffered from the vehicular travel lanes by parallel parking thus separating the pedestrian areas from the moving vehicles. As mentioned above, the Project also provides a mix of uses, open spaces, parks and pedestrian areas including loggias, covered terraces, and outdoor seating areas contributes to and promotes a village like community where residents can live work and play.*

b. Enhanced landscaping, including the provision of at least one hundred ten (110) percent of the minimum number of trees required by Chapter 10.5. – *Another important feature of the Lantana Village Square project is the provision of lush landscaping well above and beyond the requirements of the Lantana Code, which in turn will encourage and promote more pedestrian activity, while enhancing the overall aesthetics of Lantana Village Square. The development is providing well in excess of 110 percent of the minimum number of trees required by Chapter 10.5 as follows:*

- *Despite limited landscaping in the current old strip shopping center, Petitioner designed the site plan to preserve as many existing trees as possible, including a credit of 16 trees to remain. There are 51 trees to remain on site but only 16 count towards the credit.*

- *The Project is designed to provide 38 percent more trees than required by Code. The Code requires 387 trees, and Petitioner is providing 537 trees plus the existing tree credit of 16 trees.*

- *The Project is designed to exceed Code requirements for native trees by more than double. The code requires 212 native trees, and Petitioner provides 481 native trees.*

- *The Project is designed to provide more than 17 times the Code required number of native shrubs. The code requires 320 native shrubs, and Petitioner provides 5,573 native shrubs.*

- *The plant material includes a wide range of native and flowering species that will attract native fauna including butterflies and bees which are critical to the ecosystem of Florida. The significant amount of plant material will also enhance the pretreatment of stormwater management and conversion of carbon dioxide and water into oxygen which benefits the community at large.*

c. Encourage multi-modal choice through the inclusion of enhanced non-motorized transportation features or facilities. Examples include bicycle features throughout the site, environmental enhancements to existing adjacent transit stops, on-site showers accessible to employees, and the like. – *The Project is designed to encourage multi modal-choices by encouraging pedestrianism, bicycle use, and transit over private automobile transportation. The Project and its extensive sidewalk design locate sidewalks with transit and bike usage options in mind. The reduction in parking spaces for residential use and the reduction in the width of drive-aisles contribute to allocating more land towards pedestrian facilities and shade trees such as the addition of 6,800 linear feet of sidewalks in Phase I alone (1.29 miles) and the provision of significant and well programmed public open spaces, which encourage pedestrian traffic. In addition, the development is providing bike racks in every building including in front of the existing Winn Dixie and retail, as well as in the open spaces such as the village park. Further, Petitioner is proffering $45,000 to the Town to upgrade existing transit options. The plan is designed to locate canopy shade trees along a portion of the spine road which is the main north/south connection between Greynolds Circle and Hypoluxo Road making bus stops a convenient option for transit users.*

d. Provision of electric vehicle (EV) charging stations and associated parking spaces for EV's. – *This Project is voluntarily agreeing to implement an EV program. Petitioner is providing electric vehicle charging stations at various strategic locations of the community*

including 20 EV charges in Phase I. All 14 townhomes in Phase III have garages with EV capable electrical inside. In addition, based on the Petitioner's recent experience building other multifamily and mixed-use communities, FPL is already upsizing the transformers in new developments to provide sufficient extra capacity for additional EV charges that are expected to be demanded as the number of electric vehicles are forecasted to grow over the next 10 years. As such, Lantana Village Square will have the capacity to add more EV charges in the future.

e. Inclusion of a green wall or environmentally-focused design features. – *The Project is designed to provide green walls in the central park that are strategically located to be visible from the main public areas within the property and from the street. These visible displays of environmentally-focused design will create a more pleasant experience for residents and visitors to the Project and create a sustainable community benefit.*

f. Establishment of Cool Roofs for all buildings within the development site. – *The Project's Phase I and III buildings will be constructed of cement tile mansard roofs (23,200 square feet), metal truss hip roofs (14,032 square feet), flat TPO roofs (100,052 square feet), and cement tile truss hip roofs (15,477 square feet), all of which are classified as Cool Roofs by the U.S. Department of Energy. These materials make up one hundred percent of the Phase I and Phase III roof types.*

All of the six (6) items listed above are specifically included within the twelve (12) benefits expressly provided for in 23-104(a). As such, the Waivers are consistent with the purpose and intent of Section 23-104(a).

3. The Waivers result from innovative design in which other minimum standards are exceeded.

The proposed infill redevelopment Project provides an innovative vertically integrated mixed use community that provides substantial pedestrian amenities, public green space, plazas, and connections to multi-modal transportation. This project is intended to remove a nearly vacant blighted strip shopping center. The layout, orientation and function of the overall site integrates a new urbanism/urban village design which has been implemented and is successful in neighboring cities. Some examples in varying sizes are found in Delray (Pineapple Grove and the Atlantic corridor), the City of Boca Raton (Mizner Park), the City of Boynton (Boynton Town Center) and the City of West Palm (of a grander scale, City Place). This urban type of project is more in scale with the character and size of the Town but uses many of the same design elements. The block like grid, more narrow roadways, building orientation and mix of product type, the location of parking including parallel parking, the width and

placement of the sidewalks, pedestrian enhancements, increase in and location of landscaping and the location of the open spaces including the central park opening to each quadrant of the overall site. The combination of these elements makes this project unique and innovative, creating a more walkable community and a place where residents live, work and play. Further, and as also articulated, the minimums are exceeded (an example of this relates to landscaping). As such, the Waivers are the result of innovative design.

4. **The Waivers will result in preservation of a valuable natural resource.**

Open space minimums are not only exceeded but added to create pockets of natural resource areas for all to enjoy. From buffers to the central park, trees, benches, terraces, and other pedestrian oriented areas, the Project is designed to make this community more compatible with its neighbor to more habitable for the future Town residents. Habitability through design incorporates natural and manmade resources in a compatible and complementary way. The designer of this project used this concept to create a sense of place that is currently lacking. Further, the Project is designed to preserve 16 trees within the development. As such, the Waivers will result in preservation of valuable open space and trees.

5. **The Waivers clearly demonstrate a substantial contribution to the surrounding neighborhood.**

The current blighted center does not recognize its neighbor but rather places its back to the nearest neighborhood. Instead of encouraging access and providing convenient ways to get to and from neighboring buildings near or adjacent to the shopping center, the existing old center attempts to ignore and make access difficult, forcing the surrounding neighborhoods to get in their cars to access the property. This proposal encourages multi-modal access to and from multiple points of access within the overall project. That in and of itself is a substantial contribution. The sidewalk connections are not only vast within the site but are much more convenient for those within and outside of the project. The mix of uses will offer not only jobs but create new retail and restaurant opportunities and provide new residential options and products. The open spaces and parks will not only add an element to this property that does not exist today but will beautify the area encouraging other surrounding properties to re-invest. Finally, and perhaps most importantly, the property is blighted. The redevelopment will represent an investment of over $70 million which will add a significant tax base for the Town over the $15 million of today's assessed value.

6. **The Waivers will be compatible with existing and potential land uses adjacent to the Property.**

As mentioned above, the design, uses scale and layout of the Project is in keeping with the scale and character of the Town and the surrounding properties. The pedestrian, driveway, parking, and orientation of the buildings are laid out in a way to be sensitive to the surrounding properties. The landscaping greatly exceeds the existing conditions and is well more than the minimum standards. The location and placement of the landscaping softens the project from within and outside the property limits. As such, the Project and the Waivers are compatible with the existing and potential land uses adjacent to the Property.

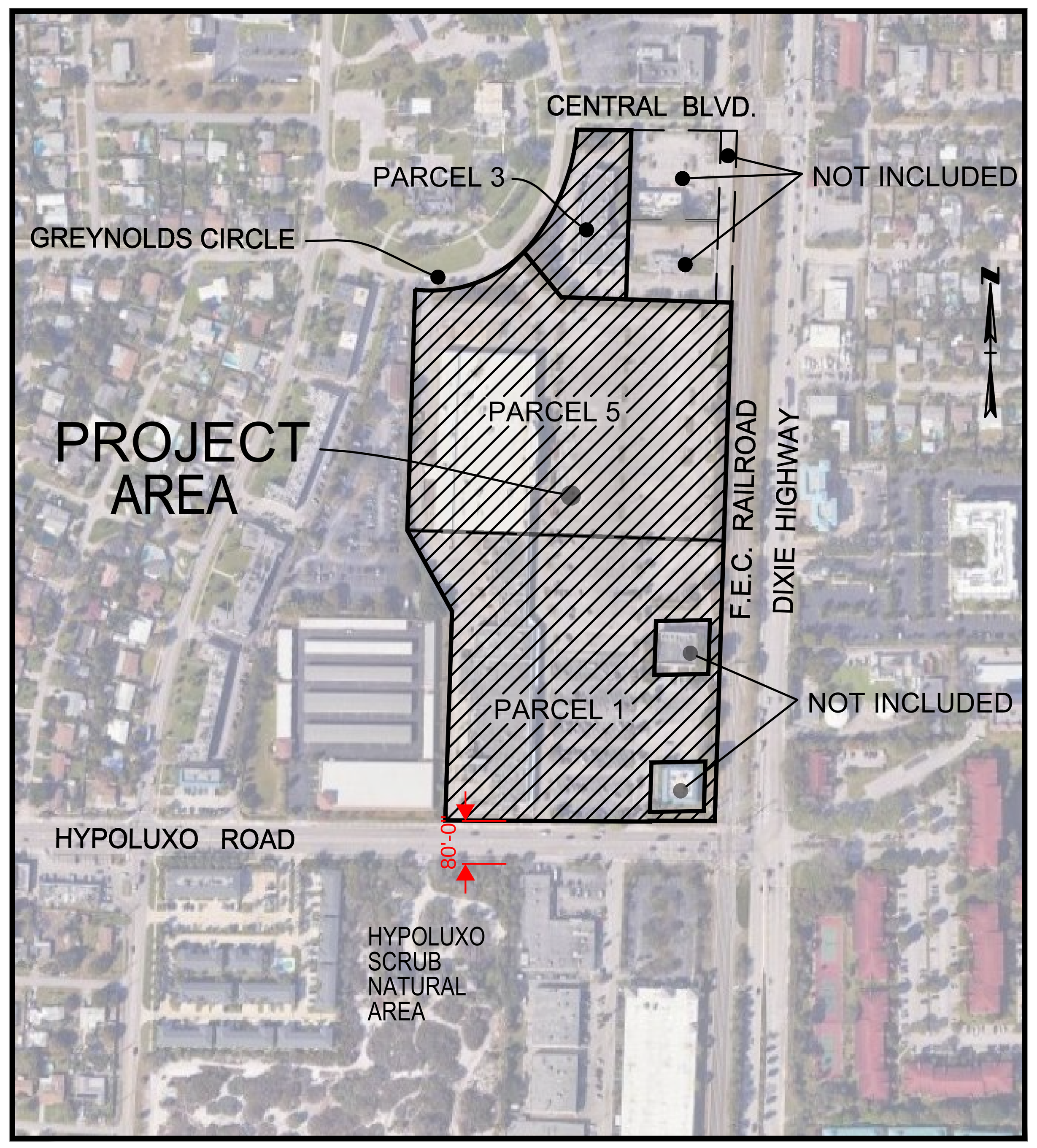
7. The Waivers will not be injurious to the property or the Town.

Converting a blighted strip center into a vibrant mixed-use community is expressly encouraged within the Town's comprehensive plan. The layout of the improvements and the landscaping, the overall scale of the improvements and the architecture are sensitive to the existing properties surrounding the property removing a property that was not sensitively designed and not engaging to a new development that has been sensitively designed.

In summary, this application meets all seven (7) criterion in Section 23-104(h), and Petitioner respectfully requests approval of the requested Waivers.

LANTANA VILLAGE

AT
LANTANA, FL
FOR
INTEGRA



LEGAL DESCRIPTION:

PARCEL 1:

A parcel of land being in Section 3, Township 45 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Section 3; thence Easterly along the South line of said Section 3, a distance of 1257.10 feet, more or less, to a point in the Westerly right-of-way of the Florida East Coast Railway; thence Northerly along said Westerly right-of-way line of the Florida East Coast Railway, a distance of 15.35 feet to a point in the North right-of-way line of Hypoluxo Road, as now laid out and in use and the Point of Beginning of the herein described parcel; thence North 89°13'15" West along the North right-of-way of Hypoluxo Road, a distance of 600.21 feet; thence North 2°16'40" East, a distance of 465.70 feet; thence North 28°20'54" West, a distance of 206.11 feet; thence South 87°43'20" East, a distance of 705.00 feet to a point on the West right-of-way of the Florida East Coast Railway; thence South 2°16'40" West along the West right-of-way of the Florida East Coast Railway, a distance of 627.36 feet more or less to the North right-of-way of Hypoluxo Road and Point of Beginning.

Less the following described parcel (Official Records Book 2511, Page 737).

The Southerly two (2) feet of the Easterly one hundred forty-five (145) feel of the above described parcel in Section 3, Township 45 South, Range 43 East, Palm Beach County, Florida.

PARCEL 3:

A parcel of land lying and being in Section 3, Township 45 South, Range 43 East, Town of Lantana, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the intersection of the South line of said Section 3 and the Westerly right-of-way of the Florida East Coast Railway; thence North 02°16'40" East (assumed bearing), along the Westerly line of said Railway, 1555.84 feet, more or less, to a point in the Southerly line of Central Boulevard, said point also being distant South 89°13'15" East, 355.63 feel from the point of intersection of the Easterly line of Greynolds Circle with the Southerly line of Central Boulevard; thence North 89°13'15" West, 235.0 feet to the Northeast corner of the herein described parcel and the Point of Beginning; thence South 02°16'40" West, parallel to the Westerly line of said railway 376.98 feet; thence North 87°43'20" West, 143.97 feet; thence North 39°05'35" West, 130.78 feet to the Easterly right-of-way line of Greynolds Circle; thence Northerly along said Greynolds Circle on the arc of a 287.50 foot radius curve whose chord bears North 41°17'11" East, an arc distance of 36.46 feet to a point of compound curvature; thence Northerly along said Greynolds Circle on the arc of a 475.00 foot radius curve whose chord bears North 21°37'57" East, an arc distance of 265.64 feet to the Southerly right-of-way of Central Boulevard; thence South 89°13'15" East, along the Southerly right-of-way line of Central Boulevard 120.63 feet to the Point of Beginning.

PARCEL 5:

A parcel of land lying and being in Section 3, Township 45 South, Range 43 East, Palm Beach County, Florida being more particularly described as follows:

Commencing at the intersection of the South line of said Section 3 and the Westerly right-of-way of the Florida East Coast Railway; thence run North 2°16'40" East, along said West right-of-way line, a distance of 15.35 feet to the intersection thereof with the North right-of-way line of Hypoluxo Road; thence continue North 2°16'40" East along said right-of-way line, a distance of 627.36 feet to the Point of Beginning of the herein described parcel; thence continue North 2°16'40" East, along said right-of-way line, a distance of 530.00 feet; thence North 87°43'20" West, a distance of 378.90 feet; thence North 39°05'35" West, a distance of 130.78 feet to the intersection thereof with the Southerly right-of-way line of Greynolds Circle, according to the Plat of Greynolds Highlands, Unit No. 1, Sheet No. 2 of three sheets, recorded in Plat Book 13, Page 26, of the Public Records of Palm Beach County, Florida, and to the intersection thereof with the arc of a curve concave to the North, having a central angle of 52°59'00", a radius of 287.50 feet, and a chord bearing South 71°24'33" West; thence Southwesterly along the arc of said curve and along said Southerly right-of-way line of Greynolds Circle, a distance of 265.86 feet; thence South 2°16'40" West, a distance of 536.77 feet; thence South 87°43'20" East, a distance of 705.00 feet to the Point of Beginning.

Less and except the following two parcels of land:

3-45-43, W 120 FT OF E 145 FT OF N 120 FT OF S 465.35 FT OF TH PT OF SW 1/4 LYG W OF FEC RY R/W

AND

3-45-43, NLY 110 FT OF SLY 150.35 FT OF W 120 FT OF E 145 FT OF TH PT OF SW 1/4 LYG W OF& ADJ TO FEC RY R/W

INDEX OF DRAWINGS

SHEET	REV. NO.	DATE	DESCRIPTION	SHEET	REV. NO.	DATE	DESCRIPTION
A-0.0			COVER PAGE AND SHEET INDEX	A-3.2.1			BUILDING II ELEVATIONS
1 OF 4			SURVEY	A-3.2.2			BUILDING II ELEVATIONS
2 OF 4			SURVEY	A-3.3.1			BUILDING III ELEVATIONS
3 OF 4			SURVEY	A-3.3.2			BUILDING III ELEVATIONS
4 OF 4			SURVEY	A-3.4.1			BUILDING IV ELEVATIONS
ARCHITECTURAL				A-3.4.2			BUILDING IV ELEVATIONS
				A-3.4R.1			BUILDING IV-R ELEVATIONS
A-0.1			CIVIC OPEN SPACE AND LOT COVERAGE - PHASE I & II	A-3.4R.2			BUILDING IV-R ELEVATIONS
A-0.1A			CIVIC OPEN SPACE AND LOT COVERAGE - PHASE III	A-3.5.1			BUILDING V ELEVATIONS
A-0.2			LANDSCAPE AND VEHICULAR USE CALCULATIONS - PHASE I & II	A-3.5.2			BUILDING V ELEVATIONS
A-0.2A			LANDSCAPE AND VEHICULAR USE CALCULATIONS - PHASE III	A-3.6.1			BUILDING VI ELEVATIONS
SP-1			SITE PLAN PHASE I & II	A-3.6.2			BUILDING VI ELEVATIONS
SP-1C			ILLUSTRATIVE SITE PLAN PHASE I & II	A-3.6R.1			BUILDING VI-R ELEVATIONS
SP-2			SITE PLAN PHASE III	A-3.6R.2			BUILDING VI-R ELEVATIONS
SP-2C			ILLUSTRATIVE SITE PLAN PHASE III	A-3.7.1			BUILDING VII ELEVATIONS
A-2.1.1			BLDG I-LEVEL 1 & LEVEL 2	A-3.7.2			BUILDING VII ELEVATIONS
A-2.1.2			BLDG I-LEVEL 3 & ROOF LEVEL	A-3.8			ENTRY FEATURE ELEVATION
A-2.2.1			BLDG II-LEVEL 1 & LEVEL 2	A-TH-2.1.1			TOWNHOMES TYPE I_6 UNITS - LEVEL 1
A-2.2.2			BLDG II-LEVEL 3 & ROOF LEVEL	A-TH-2.1.2			TOWNHOMES TYPE I_6 UNITS - LEVEL 2
A-2.3.1			BLDG III-LEVEL 1	A-TH-2.1.3			TOWNHOMES TYPE I_6 UNITS - ROOF PLAN
A-2.3.2			BLDG III-LEVEL 2	A-TH-2.2.1			TOWNHOMES TYPE II_4 UNITS - LEVEL 1
A-2.3.3			BLDG III-LEVEL 3	A-TH-2.2.2			TOWNHOMES TYPE II_4 UNITS - LEVEL 2
A-2.3.4			BLDG III-ROOF LEVEL	A-TH-2.2.3			TOWNHOMES TYPE II_4 UNITS - ROOF PLAN
A-2.4.1			BLDG IV-LEVEL 1 & LEVEL 2	A-TH-3.1.1			TOWNHOMES TYPE I_6 UNITS - ELEVATIONS
A-2.4.2			BLDG IV-LEVEL 3 & ROOF LEVEL	A-TH-3.1.2			TOWNHOMES TYPE I_6 UNITS - ELEVATIONS
A-2.4R.1			BLDG IV_R-LEVEL 1 & LEVEL 2	A-TH-3.2.1			TOWNHOMES TYPE II_4 UNITS - ELEVATIONS
A-2.4R.2			BLDG IV_R-LEVEL 3 & ROOF LEVEL	A-TH-3.2.2			TOWNHOMES TYPE II_4 UNITS - ELEVATIONS
A-2.5.1			BLDG V-LEVEL 1	CH-2.1			CLUBHOUSE FLOOR PLAN & ROOF PLAN
A-2.5.2			BLDG V-LEVEL LEVEL 2	CH-3.1			CLUBHOUSE ELEVATIONS
A-2.5.3			BLDG V-LEVEL 3	TC-1			TRASH COMPACTOR & ENCLOSURE PLANS, ELEVATIONS
A-2.5.4			BLDG V-ROOF LEVEL	WD-3.1			WINN DIXIE ELEVATION
A-2.6.1			BLDG VI-LEVEL 1 & LEVEL 2	WD-3.2			WINN DIXIE EXHIBIT
A-2.6.2			BLDG VI-LEVEL 3 & ROOF LEVEL	EX-1			EXHIBIT - PARKING FLOW PHASE I & II
A-2.6R.1			BLDG VI_R-LEVEL 1 & LEVEL 2	EX-2			EXHIBIT - PARKING FLOW PHASE III
A-2.6R.2			BLDG VI_R-LEVEL 3 & ROOF LEVEL	RE-01			RENDERING
A-2.7.1			BLDG VII-LEVEL 1 & LEVEL 2	RE-02			RENDERING
A-2.7.2			BLDG VII-LEVEL 3 & ROOF LEVEL	RE-03			RENDERING
A-3.1.1			BUILDING I ELEVATIONS	RE-04			RENDERING
A-3.1.2			BUILDING I ELEVATIONS	RE-05			RENDERING
CIVIL							
C-100			COVER SHEET	C-204			PAVING & GRADING CROSS SECTIONS
C-103			EROSION CONTROL PLAN SOUTH	C-205			PAVING GRADING & DRAINAGE DETAILS
C-104			EROSION CONTROL PLAN NORTH	C-206			PAVING GRADING & DRAINAGE DETAILS
C-105			DEMOLITION PLAN SOUTH	C-207			PAVING GRADING & DRAINAGE DETAILS
C-106			DEMOLITION PLAT NORTH	C-300			WATER PLAN SOUTH
C-107			EROSION CONTROL DETAILS	C-301			WATER PLAN NORTH
C-110			PAVEMENT MARKING & SIGNAGE PLAN SOUTH	C-302			SEWER PLAN SOUTH
C-111			PAVEMENT MARKING & SIGNAGE PLAN NORTH	C-303			SEWER PLAN NORTH
C-200			PAVING & GRADING PLAN SOUTH	C-400			FIRE TRUCK MOVEMENT PLAN SOUTH
C-201			PAVING & GRADING PLAN NORTH	C-401			FIRE TRUCK MOVEMENT PLAN NORTH
C-202			DRAINAGE PLAN SOUTH	C-402			TRASH TRUCK MOVEMENT PLAN SOUTH
C-203			DRAINAGE PLAN NORTH	C-403			TRASH TRUCK MOVEMENT PLAN NORTH
LANDSCAPE							
L-0.0			LANDSCAPE INDEX	L-3.6			PARTIAL PLANTING PLAN - PHASE I
L-1.0			OVERALL HARDSCAPE/MATERIALS PLAN - PHASE I & II	L-3.7			PARTIAL PLANTING PLAN - PHASE I
L-1.1			PARTIAL HARDSCAPE/MATERIALS PLAN - PHASE I & II	L-3.8			PARTIAL PLANTING PLAN - PHASE I
L-1.2			PARTIAL HARDSCAPE/MATERIALS PLAN - PHASE I	L-3.9			PARTIAL PLANTING PLAN - PHASE II
L-1.3			REPRESENTATIVE PHOTOS/SIGN ELEVATIONS	L-3.10			PARTIAL PLANTING PLAN - PHASE I
L-1.4			OVERALL HARDSCAPE/MATERIALS PLAN - PHASE I & III	L-3.11			PARTIAL PLANTING PLAN - PHASE I
L-1.5			PARTIAL HARDSCAPE/MATERIALS PLAN - PHASE I & III	L-3.12			PLANT LIST/DETAILS/SPECIFICATIONS
L-2.0			OVERALL DISPOSITION PLAN	L-3.13			VUA LANDSCAPE AREA PLAN - PHASE I & II
L-2.1 THRU L-2.11			PARTIAL DISPOSITION PLANS	L-3.14			VUA LANDSCAPE AREA PLAN - PHASE I & III
L-2.12			EXISTING TREE DISPOSITION LIST	L-3.15			OVERALL PLANTING PLAN - PHASE I & III
L-3.0			OVERALL PLANTING PLAN - PHASE I & II	L-3.16			PARTIAL PLANTING PLAN - PHASE III
L-3.1			PARTIAL PLANTING PLAN - PHASE II	L-3.17			PARTIAL PLANTING PLAN - PHASE III
L-3.2			PARTIAL PLANTING PLAN - PHASE I	L-3.18			PARTIAL PLANTING PLAN - PHASE III
L-3.3			PARTIAL PLANTING PLAN - PHASE I				
L-3.4			PARTIAL PLANTING PLAN - PHASE II				
L-3.5			PARTIAL PLANTING PLAN - PHASE I				

• ONWER/DEVELOPER
INTEGRA
150 SE. 2ND AVENUE, SUITE 800
MIAMI, FL. 3311
(305) 774-0110

• ARCHITECT:
MSA ARCHITECTS
ARCHITECTS & PLANNERS
8950 SW 74TH COURT
SUITE 1513
MIAMI, FL. 33156
(305) 273-9911
MSA ARCHITECTS

• CIVIL
KIMLEY-HORN
8201 PETERS ROAD DRIVE,
SUITE #2200
PLANTATION, FL 33324
(954) 716-8824

• LANDSCAPE ARCHITECTURE:
EGS2
14121 SW 119 AVENUE
MIAMI, FL 33186
(305) 274-2702 EXT 15

• SURVEY
WIDDEN SURVEYING & MAPPING, INC.
9200 BELVEDERE ROAD, STE 114
ROYAL PALM BEACH, FL 33411
(561) 790-5515

SUBMITTAL DATES
2024.04.01_Initial Site Plan Submittal
2024.06.14_Site Plan Re-submittal
2024.08.16_Site Plan Re-submittal
2024.10.11_Site Plan Re-submittal
2024.11.21_Site Plan Re-submittal

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PHASE II

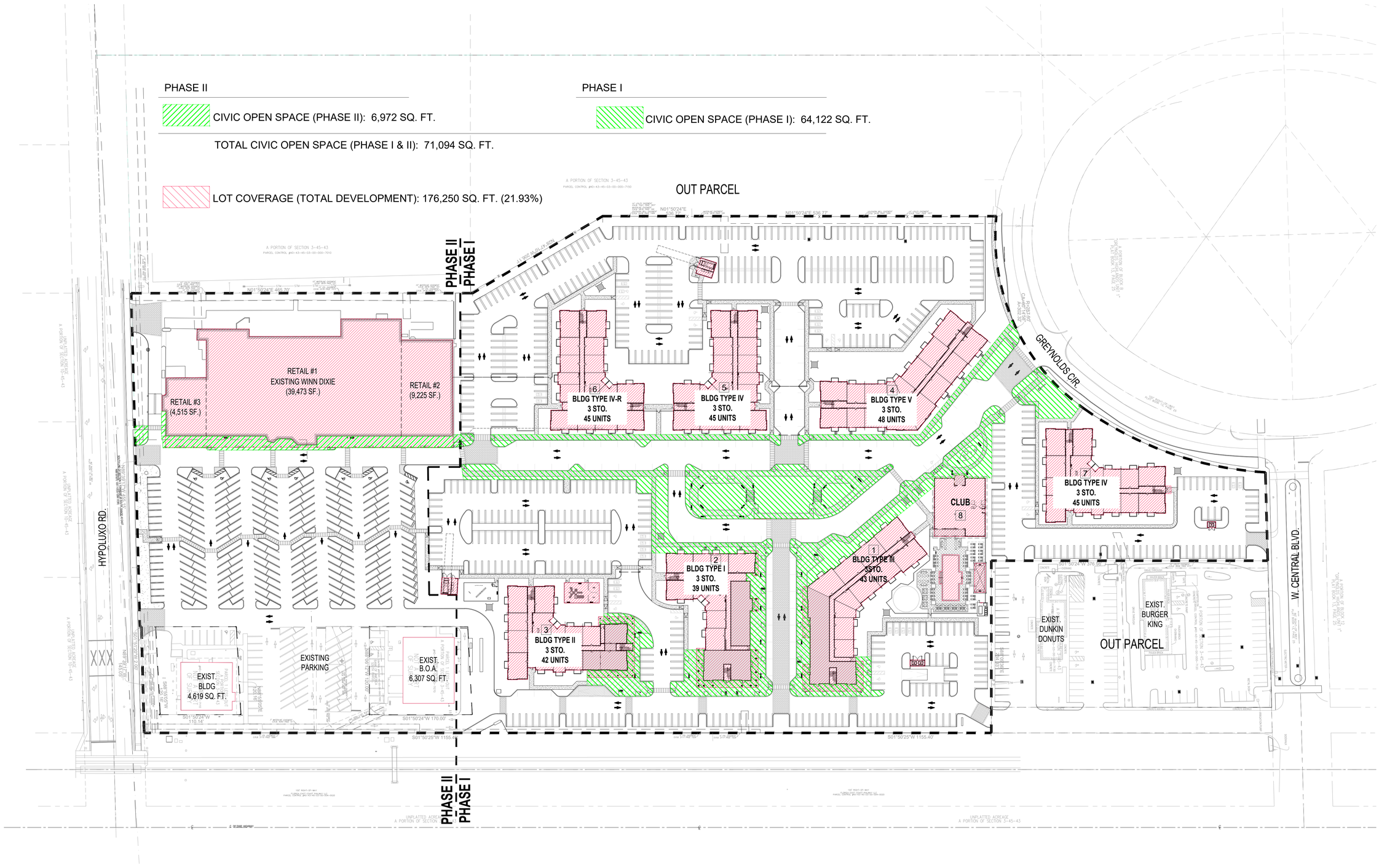
CIVIC OPEN SPACE (PHASE II): 6,972 SQ. FT.

PHASE I

CIVIC OPEN SPACE (PHASE I): 64,122 SQ. FT.

TOTAL CIVIC OPEN SPACE (PHASE I & II): 71,094 SQ. FT.

LOT COVERAGE (TOTAL DEVELOPMENT): 176,250 SQ. FT. (21.93%)



NORTH

CIVIC OPEN SPACE AND LOT COVERAGE - PHASE I&II

SCALE: 1"=60'-0"

REVISIONS:

INITIAL SITE PLAN SUBMITTAL	04/01/2024
SITE PLAN RE-SUBMITTAL #1	06/14/2024
SITE PLAN RE-SUBMITTAL #2	08/16/2024
SITE PLAN RE-SUBMITTAL #3	10/11/2024
SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

GEORGE L. MOURIZ
AR0007806

LANTANA VILLAGE

FOR:
INTEGRA
LOCATED AT:
LANTANA, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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MSA ARCHITECTS
ARCHITECTURE & PLANNING

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE:
CIVIC OPEN SPACE AND LOT COVERAGE

SHEET:
A-0.1

PHASE III

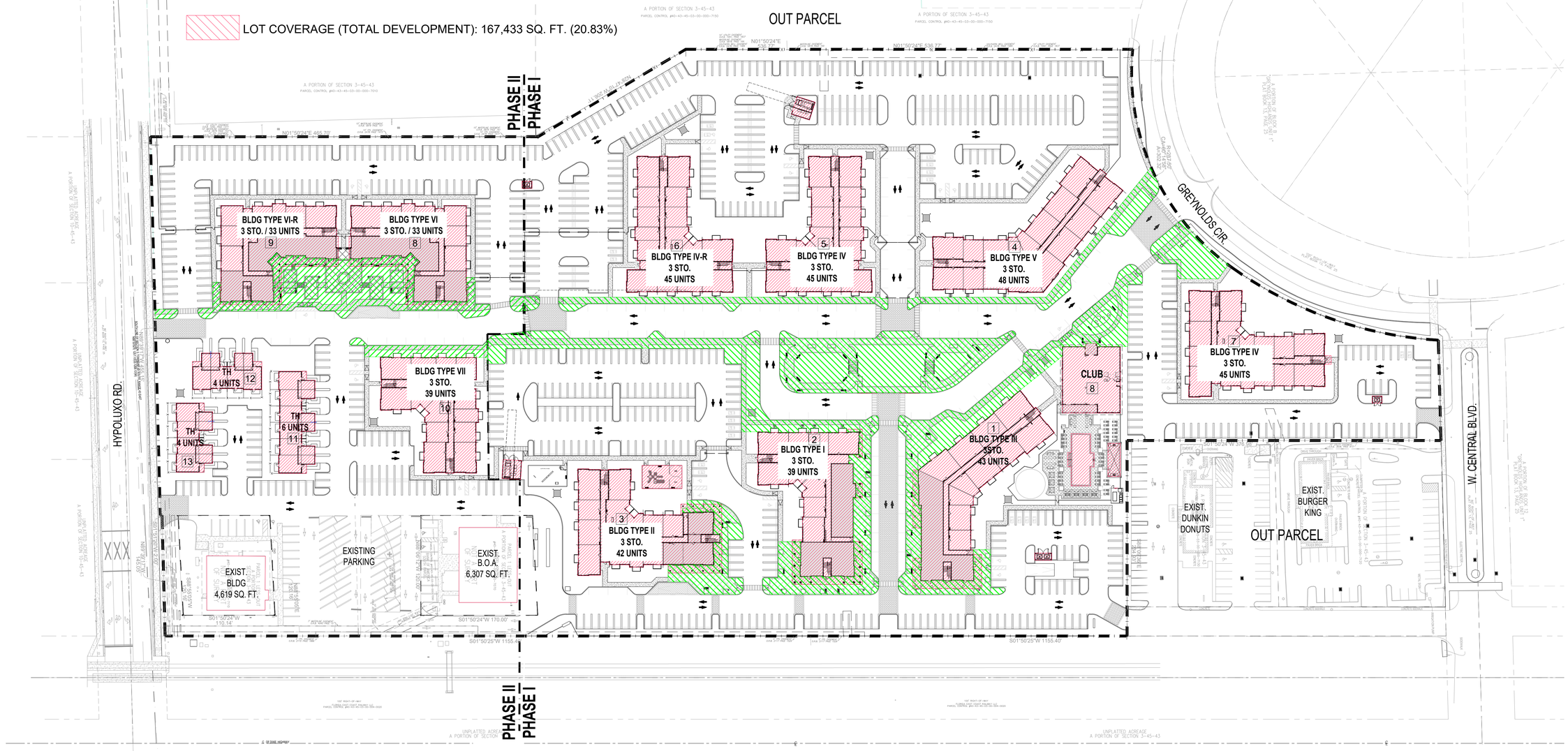
CIVIC OPEN SPACE (PHASE III): 15,818 SQ. FT.

TOTAL CIVIC OPEN SPACE (PHASE III): 81,110 SQ. FT.

PHASE I

CIVIC OPEN SPACE (PHASE I): 65,292 SQ. FT.

LOT COVERAGE (TOTAL DEVELOPMENT): 167,433 SQ. FT. (20.83%)



NORTH

CIVIC OPEN SPACE AND LOT COVERAGE - PHASE III

SCALE: 1"=60'-0"

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
	SITE PLAN RE-SUBMITTAL #2	08/16/2024
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Drawn By:
Checked By:

TITLE: CIVIC OPEN SPACE AND LOT COVERAGE

SHEET: A-0.1A

PHASE II

LANDSCAPE AREA: 28,331 SQ. FT.

AREA VEHICULAR USE: 137,827 SQ. FT.

PHASE I

LANDSCAPE AREA: 133,366 SQ. FT.

VEHICULAR USE AREA: 265,413 SQ. FT.

TOTAL LANDSCAPE AREA (PHASE I & II): 161,697 SQ. FT.
TOTAL VEHICULAR USE (PHASE I & II): 403,240 SQ. FT.

OUT PARCEL

PHASE II
PHASE I

RETAIL #1
EXISTING WINN DIXIE
(39,473 SF.)

RETAIL #2
(9,225 SF.)

RETAIL #3
(4,515 SF.)

EXIST.
BLDG
4,619 SQ. FT.

EXISTING
PARKING

EXIST.
B.O.A.
6,307 SQ. FT.

1 BLDG TYPE III
3 STO.
43 UNITS

2 BLDG TYPE I
3 STO.
39 UNITS

3 BLDG TYPE II
3 STO.
42 UNITS

4 BLDG TYPE V
3 STO.
48 UNITS

5 BLDG TYPE IV
3 STO.
45 UNITS

6 BLDG TYPE IV-R
3 STO.
45 UNITS

7 BLDG TYPE IV
3 STO.
45 UNITS

8 CLUB

EXIST.
DUNKIN
DONUTS

EXIST.
BURGER
KING

OUT PARCEL

HYPOLUXO RD.

GREYNOLDS CIR.

W. CENTRAL BLVD.

LANDSCAPE AND VEHICULAR USE CALCULATIONS - PHASE I&II

NORTH

SCALE: 1"=60'-0"

REVISIONS:

INITIAL SITE PLAN SUBMITTAL	04/01/2024
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MSA ARCHITECTS
ARCHITECTURE & PLANNING

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE:
LANDSCAPE AND VEHICULAR USE

SHEET:
A-0.2

PHASE III

LANDSCAPE AREA: 44,976 SQ. FT.

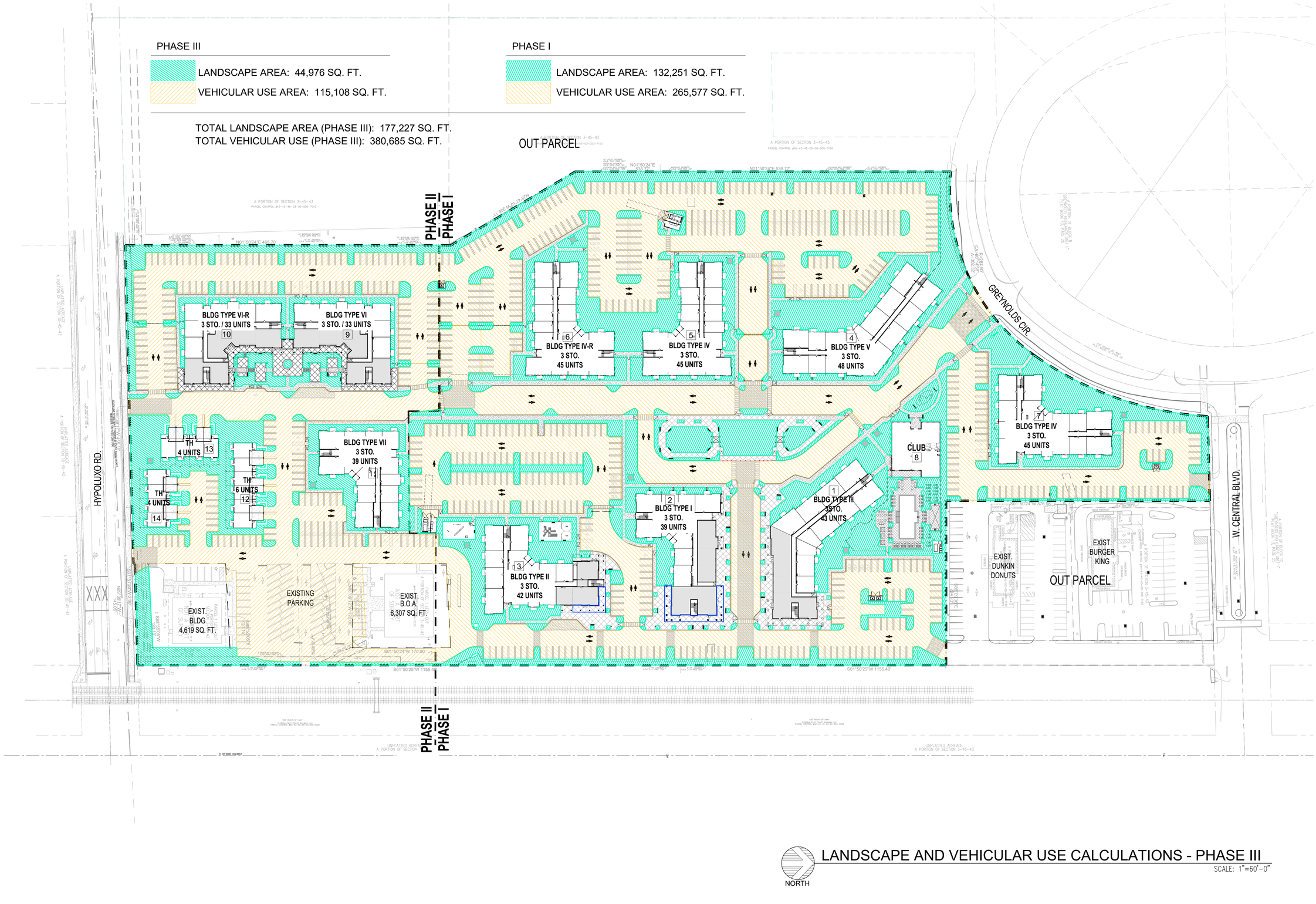
VEHICULAR USE AREA: 115,108 SQ. FT.

PHASE I

LANDSCAPE AREA: 132,251 SQ. FT.

VEHICULAR USE AREA: 265,577 SQ. FT.

TOTAL LANDSCAPE AREA (PHASE III): 177,227 SQ. FT.
TOTAL VEHICULAR USE (PHASE III): 380,685 SQ. FT.



LANDSCAPE AND VEHICULAR USE CALCULATIONS - PHASE III

SCALE: 1"=60'-0"

NORTH

REVISIONS:

INITIAL SITE PLAN SUBMITTAL	04/01/2024
SITE PLAN RE-SUBMITTAL #1	06/14/2024
SITE PLAN RE-SUBMITTAL #2	08/16/2024
SITE PLAN RE-SUBMITTAL #3	10/11/2024
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MSA ARCHITECTS
ARCHITECTURE & PLANNING

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE: LANDSCAPE AND VEHICULAR USE

SHEET: A-0.2A

SITE DATA - PHASE I & II		
Location:	Lantana, FL.	
Zoning District:	MXD-Mixed Use District	
Land Use Designation:	MXD-Mixed Use District	
MXD Commercial Proposed Uses:	Retail Stores and shops, except vehicle sales	
	Bussiness services, vehicle and/or boat repair, etc	
	Professional bussiness, including medical or sports massage therapist licensed by the State of Florida pursuant to Subtitle 6487. F.A.C.	
	Personal services	
	Restaurants, cafes and coffee houses (less than 2,500 SF. in size)	
	Hotels and motels	
	Multifamily housing units	
	Home-based bussiness	
	Bars, lounges and nightclubs	
	Restaurant, cafes, etc. (2,500 sf or greater in size)	
	Fraternal organization, clubs and/or civic groups	
	Indoor Entertainment / Recreation	
Site Net Area (Phase I)	579,499 sf	13.3 ac
Site Net Area (Phase II)	224,344 sf	5.15 ac
Total Site Net Area:	803,843 sf	18.45 ac
Existing Square Footage	164,980 sf	
Square Footage to be Removed	111,767 sf	
Proposed Square Footage	316,705 sf	
Density (Phase I):	307 units	23.08 units/ac
Commercial Area:		
Commercial Area (Proposed) - Phase I	11,967 sf	1.49%
Commercial Area (Existing) - Phase II	53,213 sf	6.62%
Total Commercial Area - Phase I & II	65,180 sf	8.11%
Open air dining area	2,946 sf	
Total area for FAR calculations	68,126 sf	8.48%
Non-Residential Intensity - FAR*	Req.= 1.0 FAR	Prov.=0.084 FAR

*FAR includes Open Air dining area

DEVELOPMENT STANDARDS - PHASE I & II			
Setbacks	**Required**	**Existing****	**Proposed**
Front setback:			
Hypoluxo Rd. (South)	29'-0" min.	37'-8"	37'-8"
Greynolds Cir. (Northwest)		62'-3"	15'-11"
W. Central Blvd. (North)		92'-11"	136'-0"
Interior setback:			
S. Federal Hwy. (East)	7'-6" min.	392'-7"	72'-4"
Interior (East)		0'-5"	52'-0"
Interior (West-Phase I)		60'-2"	56'-6"
Interior (West-Phase II)		34'-11"	34'-11"
Max. Bldg. Height***	35'-0"	-	45'-6"
Max. Bldg. Depth	60'-0"	-	68'-0"
Bldg. Frontage:			
Hypoluxo Rd. (South)	100% (585'-2")	27.68% (162'-0")	27.68% 162'-0"
Greynolds Cir. (Northwest)	100% (531'-2")	39.94% (212'-2")	48.80% 259'-3"
W. Central Blvd. (North)	100% (84'-1")	47.97% (40'-4")	76.51% 64'-4"

	Required	Existing	To be removed	Proposed
Max. Lot Size	50,000 sf	-	-	-
Max. Lot Coverage	40.00%	20.52%	13.90%	21.93%
	321,537 sf	164,980 sf	111,767 sf	176,250 sf

***Approximate setback dimensions to be field verified.*

****Measured to the highest point of the architectural features.*

DEVELOPMENT SUMMARY PHASE I & II									
UNIT BREAKDOWN PER BLDG TYPES									
Unit Types	Multifamily					# units	% of Total	Unit Areas	AC Leasable Area
	Type I 3 stories	Type II 3 stories	Type III 3 stories	Type IV & IV-R 3 stories	Type V 3 stories				
ST									
ST	2	3		3		14 units	4.6%	480 sf	6,720 sf
ST2			6		6	12 units	3.9%	524 sf	6,288 sf
Sub-total	**2**	**3**	**6**	**3**	**6**	**26 units**	**8.5%**		**13,008 sf**
1BD									
A1	13	17	5	18	6	95 units	30.9%	648 sf	61,560 sf
A2	6	6	0	6	0	30 units	9.8%	796 sf	23,880 sf
Sub-total	**19**	**23**	**5**	**24**	**6**	**125 units**	**40.7%**		**85,440 sf**
1BD + DEN									
B1	5	3	5	3	6	28 units	9.1%	810 sf	22,680 sf
Sub-total	**5**	**3**	**5**	**3**	**6**	**28 units**	**9.1%**		**22,680 sf**
2BD									
C1	0	0	12	0	12	24 units	7.8%	972 sf	23,328 sf
C1M	9	13	4	15	6	77 units	25.1%	1,006 sf	77,462 sf
C2			5		6	11 units	3.6%	1,053 sf	11,583 sf
Sub-total	**9**	**13**	**21**	**15**	**24**	**112 units**	**36.5%**		**112,373 sf**
3BD									
D1	4	0	6	0	6	16 units	5.2%	1,152 sf	18,432 sf
Sub-total	**4**	**0**	**6**	**0**	**6**	**16 units**	**5.2%**		**18,432 sf**
Units/Bldg	**39 units**	**42 units**	**43 units**	**45 units**	**48 units**	**307 units**			
# of Bldgs	1 bldgs	1 bldgs	1 bldgs	3 bldgs	1 bldgs	7 bldgs			
Total Multifamily	**39 units**	**42 units**	**43 units**	**135 units**	**48 units**	**307 units**	**100.0%**		**251,933 sf**

821 avg sf/du

SITE CALCULATIONS**** - PHASE I & II				
Type	**Required**	**Existing**	**To be removed**	**Proposed**
Phase I:				**579,499 sf 13.3 ac**
Landscape (Pervious Area)	-	63,715 sf	28,812 sf	133,366 sf 23.01%
Phase II:				**224,344 sf 5.15 ac**
Landscape (Pervious Area)	-	13,912 sf	706 sf	28,331 sf 12.63%
OVERALL SITE:				**803,843 sf 18.45 ac**
Landscape (Pervious Area)	40,192 sf (5%)	77,627 sf	29,518 sf	161,697 sf 20.12%

*****Calculations based on Net Site Areas*

WAIVER TABLE				
REQUEST TYPE	**REQUEST**	**CODE SECTION**	**REQUIRED**	**REQUESTED**
Waiver #1	A waiver to use 18' deep parking spaces instead of 18'6", a reduction of 6".	Municode Town of Lantana, Chapter 23, Article VI, Sec. 23-131(c)(6)(c)(4)	18'-6"	18'-0"
Waiver #2	A waiver reducing by 2 feet the width on the two-way drive aisle dimension to use 23' wide drive aisles instead of 25'.	Municode Town of Lantana, Chapter 23, Article VI, Sec. 23-131(c)(10).2	25'-0"	23'-0"
Waiver #3	A waiver for a reduction of the residential parking requirements to require a parking ratio of 1.75 parking spaces per dwelling unit inclusive of the visitor parking.	Municode Town of Lantana, Chapter 23, Article VI, Sec. 23-131 (c)(7)	833 spaces	622 spaces
Waiver #4	A waiver to reduce by 14 feet the setback requirement along the front setback on Greynolds Circle, from 29 feet to 15 feet.	Municode Town of Lantana, Chapter 23, Article V, Sec. 23-101(e)	29'-0"	15'-0"
Waiver #5	A waiver for an increase in maximum building height from 35 feet to 45.5 feet.	Municode Town of Lantana, Chapter 23, Article V, Sec. 23-101(e)	35'-0"	45'-6"
Waiver #6	A waiver to allow an additional building depth of 8 feet from 60 feet to 68 feet.	Municode Town of Lantana, Chapter 23, Article V, Sec. 23-101(e)	60'-0"	68'-0"
Waiver #7	A waiver requiring 8-foot sidewalks to allow a combination of 8 foot sidewalks on the main pedestrian boulevards and 5 and 6 foot sidewalks on secondary pedestrian areas.	Municode Town of Lantana, Chapter 23, Article V, Sec. 23-101(e)	8'-0"	5'-0"
Waiver #8	A waiver to reduce by 27 feet the minimum parking lot side setback requirement for all sides where parking is proposed within required setback area, from 30 feet to 3 feet.	Municode Town of Lantana, Chapter 23, Article V, Sec. 23-101(e)	30'-0"	3'-0"
Waiver #9	A waiver for a reduction of the required building frontage, percent (less required setbacks) from 100% to 40%.	Municode Town of Lantana, Chapter 23, Article V, Sec. 23-101(e)	100%	40.00%
Waiver #10	A waiver to allow a uniform sign program.	Municode Town of Lantana, Chapter 16, Article IV, Sec. 16-61		
Waiver #11	A waiver to blend the required retail and restaurant parking rates into commercial rate.	Municode Town of Lantana, Chapter 23, Article V, Sec. 23-131	Retail: 4 sp / 1000 SF. Rest: 12 sp / 1000 SF.	Commercial: 4.6 sp / 1000 SF.
Waiver #12	A waiver to remove the requirement for wheel stops or continuous curbing;	Municode Town of Lantana, Chapter 23, Article VI, Sec. 23-131	-	-

OFF-STREET PARKING - PHASE I			
	Type	**# of units or SF**	**# Spaces**
Required	**Multifamily**		
	ST @ 1.25/du	26 units	33 sp
	1BD-3BD @ 2sp/du	281 units	562 sp
	Guest @ 1sp/2 du	154 units	154 sp
	Sub-Total	307 units	**749 sp**
	Commercial		
	Retail @ 4sp/1000 SF. of GFA	7,467 sf	**30 sp**
	Rest. @ 12sp/1000 SF. of GFA	4,500 sf	**54 sp**
	TOTAL REQUIRED		**833 sp**
Existing	Surface (Commercial)		715 sp
To be Removed	Surface (Commercial)		715 sp
Proposed	**Multifamily**	307 units	
	Surface (Standard)		508 sp
	Surface (ADA)*		11 sp
	Surface (EV)*		20 sp
	Sub-Total Proposed	*Ratio 1.75 sp/du*	*538 sp*
	Commercial	11,967 sf	
	Surface (Standard)		109 sp
	Surface (ADA)		3 sp
	Sub-Total Proposed	*Ratio 9.35 sp/1000 sf*	*112 sp*
TOTAL	**TOTAL PROVIDED Phase I**		**650 sp**

*One (1) of the ADA space is also an EV space.

LOADING SPACES			
			N/A
Required	**Multifamily**		
	Commercial		
	Retail @ 1sp/10,000 SF. (Type C)	7,467 sf	1 sp
	Rest. @ 1sp/10,000 SF. (Type C)	4,500 sf	1 sp
	TOTAL REQUIRED		**2 sp**
P.	**TOTAL PROVIDED**		**2 sp**

OFF-STREET PARKING - PHASE II			
	Commercial	**# of units or SF**	**# Spaces**
Required	Retail @ 4sp/1000 SF. of GFA	53,213 sf	**213 sp**
	TOTAL REQUIRED		**213 sp**
Existing	Surface (Commercial)		168 sp
To be Removed	Surface (Commercial)		168 sp
Proposed	Surface (Standard)		206 sp
	Surface (ADA)		7 sp
	Total Proposed	Ratio 4 sp/1000 sf	**213 sp**
TOTAL	**Total PROVIDED Phase II**		**213 sp**

OFF-STREET PARKING - OVERALL PHASE I & II				
Proposed	**Multifamily**			Ratio
	Surface (Standard)		508 sp	
	Surface (ADA)		11 sp	
	Surface (EV)		20 sp	
	Sub-Total Proposed	307 units	*538 sp*	1.75 sp/unit
	Commercial		315 sp	
	Surface (Standard)		10 sp	
	Surface (ADA)	65,180 sf	*325 sp*	4.99 sp/1000 SF.**
	TOTAL PROVIDED		**863 sp**	

Note: Min provided ADA spaces meet ADA Standards for Accessible Design 4.1.2 (5)

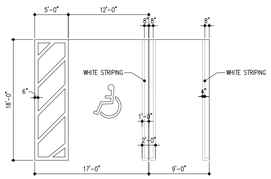
*One (1) of the ADA space is also an EV space.

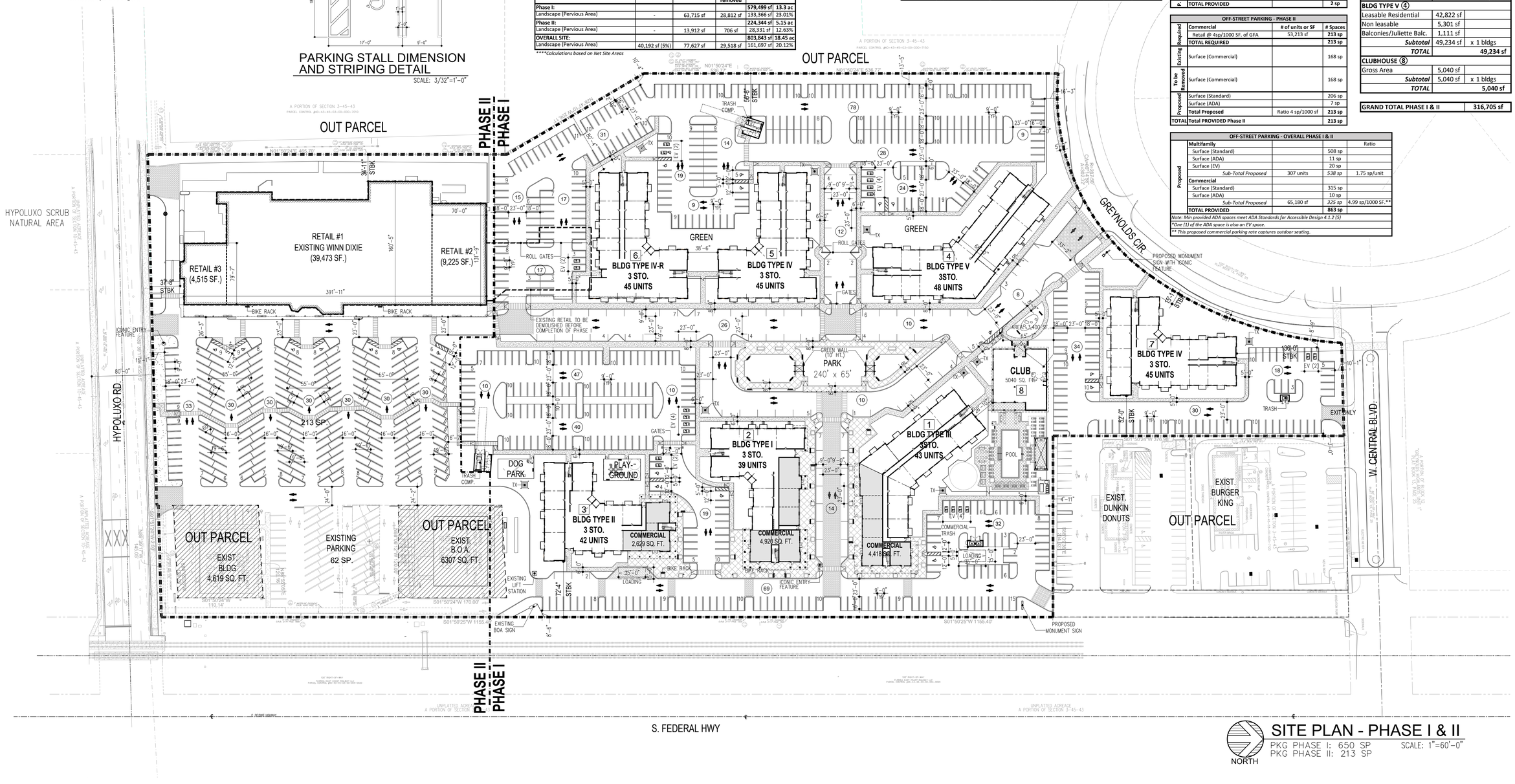
** This proposed commercial parking rate captures outdoor seating.*

GROSS AREA - PHASE I			
BLDG TYPE I ②			
Leasable Residential	31,872 sf		
Leasable Commercial	4,920 sf		
Non leasable	5,936 sf		
Balconies/Juliette Balc.	1,052 sf		
Subtotal	43,780 sf	x 1 bldgs	
TOTAL			**43,780 sf**
BLDG TYPE II ③			
Leasable Residential	32,740 sf		
Leasable Commercial	2,629 sf		
Non leasable	5,875 sf		
Balconies/Juliette Balc.	1,202 sf		
Subtotal	42,446 sf	x 1 bldgs	
TOTAL			**42,446 sf**
BLDG TYPE III ①			
Leasable Residential	38,299 sf		
Leasable Commercial	4,418 sf		
Non leasable	5,368 sf		
Balconies/Juliette Balc.	941 sf		
Subtotal	49,026 sf	x 1 bldgs	
TOTAL			**49,026 sf**
BLDG TYPE IV & IV-R ⑤ ⑥ ⑦			
Leasable Residential	35,400 sf		
Non leasable	5,641 sf		
Balconies/Juliette Balc.	1,352 sf		
Subtotal	42,393 sf	x 3 bldgs	
TOTAL			**127,179 sf**
BLDG TYPE V ④			
Leasable Residential	42,822 sf		
Non leasable	5,301 sf		
Balconies/Juliette Balc.	1,111 sf		
Subtotal	49,234 sf	x 1 bldgs	
TOTAL			**49,234 sf**
CLUBHOUSE ⑧			
Gross Area	5,040 sf		
Subtotal	5,040 sf	x 1 bldgs	
TOTAL			**5,040 sf**
GRAND TOTAL PHASE I & II			**316,705 sf**

PARKING STALL DIMENSION AND STRIPING DETAIL

SCALE: 3/32"=1'-0"





NORTH

SITE PLAN - PHASE I & II

PKG PHASE I: 650 SP
PKG PHASE II: 213 SP

SCALE: 1"=60'-0"

REVISIONS:

INITIAL SITE PLAN	
SUBMITTAL	04/01/2024
SITE PLAN	
RE-SUBMITTAL #1	06/14/2024
SITE PLAN	
RE-SUBMITTAL #2	08/16/2024
SITE PLAN	
RE-SUBMITTAL #3	10/11/2024
SITE PLAN	
RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

GEORGE L. MOURIZ
AR0007806

LANTANA VILLAGE

FOR:
INTEGRA
LOCATED AT:
LANTANA, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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MSA ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE: SITE PLAN

SHEET: SP-1

OUT PARCEL

PHASE II
PHASE I

OUT PARCEL

HYPOLUXO SCRUB
NATURAL AREA

RETAIL #1
EXISTING WINN DIXIE
(39,473 SF.)

RETAIL #2
(9,225 SF.)

RETAIL #3
(4,515 SF.)

BIKE RACK

BIKE RACK

ICONIC ENTRY FEATURE

HYPOLUXO RD.

213 SP.

EXISTING RETAIL TO BE DEMOLISHED BEFORE COMPLETION OF PHASE I

TRASH COMP.

GREEN

ROLL GATES

6
BLDG TYPE IV-R
3 STO.
45 UNITS

5
BLDG TYPE IV
3 STO.
45 UNITS

GREEN

ROLL GATES

4
BLDG TYPE V
3STO.
48 UNITS

GATES

PLAZA

PARK
240' x 65'

CLUB
5040 SQ. FT.
8

7
BLDG TYPE IV
3 STO.
45 UNITS

GREYNOLDS CIR.

PROPOSED MONUMENT SIGN

52'-0" STRK

TRASH

EXIT ONLY

W. CENTRAL BLVD.

GATES

2
BLDG TYPE I
3 STO.
39 UNITS

1
BLDG TYPE III
3STO.
43 UNITS.

POOL

DOG PARK

PLAY-GROUND

3
BLDG TYPE II
3 STO.
42 UNITS

COMMERCIAL
2,629 SQ. FT.

COMMERCIAL
4,920 SQ. FT.

COMMERCIAL
4,418 SQ. FT.

COMMERCIAL TRASH

LOADING

BIKE RACK

BIKE RACK

LOADING

ICONIC ENTRY FEATURE

EXISTING LIFT STATION

72'-4" STRK

EXISTING BOA SIGN

PROPOSED MONUMENT SIGN

EXIST. DUNKIN DONUTS

EXIST. BURGER KING

OUT PARCEL

OUT PARCEL
EXIST.
BLDG
4,619 SQ. FT.

EXISTING PARKING
62 SP.

OUT PARCEL
EXIST.
B.O.A.
6307 SQ. FT.

PHASE II
PHASE I

S. FEDERAL HWY

NORTH

SITE PLAN - PHASE I & II

PKG PHASE I: 650 SP
PKG PHASE II: 213 SP

SCALE: 1"=60'-0"

REVISIONS:

INITIAL SITE PLAN SUBMITTAL	04/01/2024
SITE PLAN RE-SUBMITTAL #1	06/14/2024
SITE PLAN RE-SUBMITTAL #2	08/16/2024
SITE PLAN RE-SUBMITTAL #3	10/11/2024
SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

GEORGE L. MOURIZ
AR0007806

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LANTANA VILLAGE

FOR:
INTECRA
LOCATED AT:
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SHEET: SP-1

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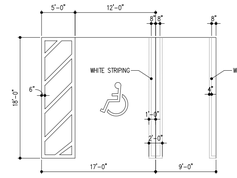
SITE DATA - PHASE I & III		
Location:	Lantana, FL.	
Zoning District:	MXD-Mixed Use District	
Land use designation:	MXD-Mixed Use District	
MXD Commercial Proposed Uses:	Retail Stores and shops, except vehicle sales	
	Bussiness services, vehicle and/or boat repair, etc	
	Professional bussiness, including medical or sports massage therapist licensed by the State of Florida pursuant to Subtitle 64B7. F.A.C.	
	Personal services	
	Restaurants, cafes and coffee houses (less than 2,500 SF. in size)	
	Hotels and motels	
	Multifamily housing units	
	Home-based bussiness	
	Bars, lounges and nightclubs	
	Restaurant, cafes, etc. (2,500 sf or greater in size)	
	Fraternal organization, clubs and/or civic groups	
	Indoor Entertainment / Recreation	
Site Net Area (Phase I)	579,499 sf	13.3 ac
Site Net Area (Phase III)	224,344 sf	5.15 ac
Total Site Net Area:	803,843 sf	18.45 ac
Existing Square Footage (Phase I & II)	316,705 sf	
Square Footage to be Removed	53,213 sf	
Proposed Square Footage (Phase III)	133,521 sf	
Density (Phase III):	119 units	23.11 units/ac
Density (Overall):	426 units	23.09 units/ac
Commercial Area:		
Commercial Area (Existing) - Phase I	11,967 sf	1.49%
Commercial Area (Proposed) - Phase III	10,000 sf	1.24%
Total Commercial Area - Overall	21,967 sf	2.73%
Open air dining area	2,946 sf	
Total area for FAR calculations	24,913 sf	3.10%
Non-Residential Intensity (Overall) - FAR*	Req.= 1.0 FAR	Prov.=0.030 FAR

*FAR includes Open Air dining area

DEVELOPMENT STANDARDS - PHASE I & III				
Setbacks	**Required**	**Existing**	**Proposed**	
Front setback				
Hypoluxo Rd. (South)	29'-0" min.	37'-8"	20'-3"	
Greynolds Cir. (Northwest)		15'-11"	15'-11"	
W. Central Blvd. (North)		136'-0"	136'-0"	
Interior setback				
S. Federal Hwy. (East)	7'-6" min.	72'-4"	72'-4"	
Interior (East)		52'-0"	52'-0"	
Interior (West-Phase I)		56'-6"	56'-6"	
Interior (West-Phase III)		34'-11"	80'-2"	
Max. Bldg. Height**	35'-0"	-	45'-6"	
Max. Bldg. Depth	60'-0"		68'-0"	
Bldg. Frontage:				
Hypoluxo Rd. (South)	100% (585'-2")	27.68% (162'-0")	41.56%	243'-2"
Greynolds Cir. (Northwest)	100% (531'-2")	48.80% (259'-3")	48.80%	259'-3"
W. Central Blvd. (North)	100% (84'-1")	76.51% (64'-4")	76.51%	64'-4"

	Required	Existing	To be removed	Proposed
Max. Lot Size	50,000 sf	-	-	-
Max. Lot Coverage	40.00%	21.76%	7.32%	20.83%
	321,537 sf	176,250 sf	58,826 sf	167,433 sf

**Measured to the highest point of the architectural features



PARKING STALL DIMENSION AND STRIPING DETAIL

SCALE: 3/32"=1'-0"

DEVELOPMENT SUMMARY PHASE III								
UNIT BREAKDOWN PER BLDG TYPES								
Unit Types	Multifamily							
	Type VI & VI-R 3 stories	Type VII 3 stories	TH - 4 Units 2 stories	TH-6 Units 2 stories	# units	% of Total	Unit Areas	AC Leasable Area
ST								
ST	3	3			9 units	7.6%	480 sf	4,320 sf
Sub-total	**3**	**3**	**0**	**0**	**9 units**	**7.6%**		**4,320 sf**
1BD								
A1	14	15			43 units	36.1%	648 sf	27,864 sf
A2	4	6			14 units	11.8%	796 sf	11,144 sf
Sub-total	**18**	**21**	**0**	**0**	**57 units**	**47.9%**		**39,008 sf**
1BD + DEN								
B1	3	3			9 units	7.6%	810 sf	7,290 sf
Sub-total	**3**	**3**	**0**	**0**	**9 units**	**7.6%**		**7,290 sf**
2BD								
C1M	9	12			30 units	25.2%	1,006 sf	30,180 sf
TH - A-1			2	4	8 units	6.7%	1,348 sf	10,784 sf
Sub-total	**9**	**12**	**2**	**4**	**38 units**	**31.9%**		**40,964 sf**
3BD								
TH - B-1	0	0	2	2	6 units	5.0%	1,574 sf	9,444 sf
Sub-total	**0**	**0**	**2**	**2**	**6 units**	**5.0%**		**9,444 sf**
Units/Bldg	**33 units**	**39 units**	**4 units**	**6 units**	**119 units**			
# of Bldgs	2 bldgs	1 bldgs	2 bldgs	1 bldgs	6 bldgs			
Total Multifamily	**66 units**	**39 units**	**8 units**	**6 units**	**119 units**	**100.0%**		**101,026 sf**

849 avg sf/du

SITE CALCULATIONS*** - PHASE I & III				
Type	**Required**	**Existing**	**To be removed**	**Proposed**
Phase I:				**579,499 sf / 13.3 ac**
Landscape (Pervious Area)	-	133,366 sf	sf	132,251 sf / 22.82%
Phase III:				**224,344 sf / 5.15 ac**
Landscape (Pervious Area)	-	28,331 sf	9,694 sf	44,976 sf / 20.05%
OVERALL SITE:				**803,843 sf / 18.45 ac**
Landscape (Pervious Area)	40,192 sf (5%)	161,697 sf	9,694 sf	177,227 sf / 22.05%

***Calculations based on Net Site Areas

WAIVER TABLE				
REQUEST TYPE	**REQUEST**	**CODE SECTION**	**REQUIRED**	**REQUESTED**
Waiver #1	A waiver to use 18' deep parking spaces instead of 18'6", a reduction of 6".	Municode Town of Lantana, Chapter 23, Article VI, Sec. 23-131(c)(9)(c)(4)	18'-6"	18'-0"
Waiver #2	A waiver reducing by 2 feet the width on the two-way drive aisle dimension to use 23' wide drive aisles instead of 25'.	Municode Town of Lantana, Chapter 23, Article VI, Sec. 23-131(c)(10)j.2	25'-0"	23'-0"
Waiver #3	A waiver for a reduction of the residential parking requirements to require a parking ratio of 1.75 parking spaces per dwelling unit inclusive of the visitor parking.	Municode Town of Lantana, Chapter 23, Article VI, Sec. 23-131 (c)(7)	833 spaces	622 spaces
Waiver #4	A waiver to reduce by 14 feet the setback requirement along the front setback on Greynolds Circle, from 29 feet to 15 feet.	Municode Town of Lantana, Chapter 23, Article V, Sec. 23-101(e)	29'-0"	15'-0"
Waiver #5	A waiver for an increase in maximum building height from 35 feet to 45.5 feet.	Municode Town of Lantana, Chapter 23, Article V, Sec. 23-101(e)	35'-0"	45'-6"
Waiver #6	A waiver to allow an additional building depth of 8 feet from 60 feet to 68 feet.	Municode Town of Lantana, Chapter 23, Article V, Sec. 23-101(e)	60'-0"	68'-0"
Waiver #7	A waiver requiring 8-foot sidewalks to allow a combination of 8 foot sidewalks on the main pedestrian boulevards and 5 and 6 foot sidewalks on secondary pedestrian areas.	Municode Town of Lantana, Chapter 23, Article V, Sec. 23-101(e)	8'-0"	5'-0"
Waiver #8	A waiver to reduce by 27 feet the minimum parking lot side setback requirement for all sides where parking is proposed within required setback area, from 30 feet to 3 feet.	Municode Town of Lantana, Chapter 23, Article V, Sec. 23-101(e)	30'-0"	3'-0"
Waiver #9	A waiver for a reduction of the required building frontage, percent (less required setbacks) from 100% to 40%.	Municode Town of Lantana, Chapter 23, Article V, Sec. 23-101(e)	100%	40.00%
Waiver #10	A waiver to allow a uniform sign program.	Municode Town of Lantana, Chapter 16, Article IV, Sec. 16-61	-	-
Waiver #11	A waiver to blend the required retail and restaurant parking rates into commercial rate.	Municode Town of Lantana, Chapter 23, Article V, Sec. 23-131	Retail: 4 sp / 1000 SF. Rest: 12 sp / 1000 SF.	Commercial: 4.6 sp / 1000 SF.
Waiver #12	A waiver to remove the requirement for wheel stops or continuous curbing;	Municode Town of Lantana, Chapter 23, Article VI, Sec. 23-131	-	-

OFF-STREET PARKING - PHASE III			
	Type	**# of units or SF**	**# Spaces**
Required	**Multifamily**		
	ST @ 1.25/du	9 units	12 sp
	1BD-3BD @ 2sp/du	110 units	220 sp
	Guest @ 1sp/2 du	60 units	60 sp
	Sub-Total	119 units	**292 sp**
	Commercial		
	Retail @ 4sp/1000 SF. of GFA	10,000 sf	**40 sp**
	TOTAL REQUIRED		**332 sp**
Existing To be Removed	Surface (Commercial)		213 sp
	Surface (Commercial)		213 sp
Proposed	**Multifamily**	119 units	
	Surface (Standard)		176 sp
	Surface (ADA)*		5 sp
	Surface (EV)*		sp
	Garage TH		14 sp
	Tandem TH		14 sp
	Sub-Total Proposed	*Ratio 1.75 sp/du*	*209 sp*
	Commercial	10,000 sf	
	Surface (Standard)		38 sp
	Surface (ADA)		2 sp
	Sub-Total Proposed	*Ratio 4 sp/1000 sf*	*40 sp*
TOTAL	**TOTAL PROVIDED PHASE III**		**249 sp**

*One (1) of the ADA space is also an EV space.

LOADING SPACES			
Required	**Multifamily**		N/A
	Commercial		
	Retail @ 1sp/10,000 SF. (Type C)	10,000 sf	1 sp
	TOTAL REQUIRED		**1 sp**
P.	**TOTAL PROVIDED**		**1 sp**

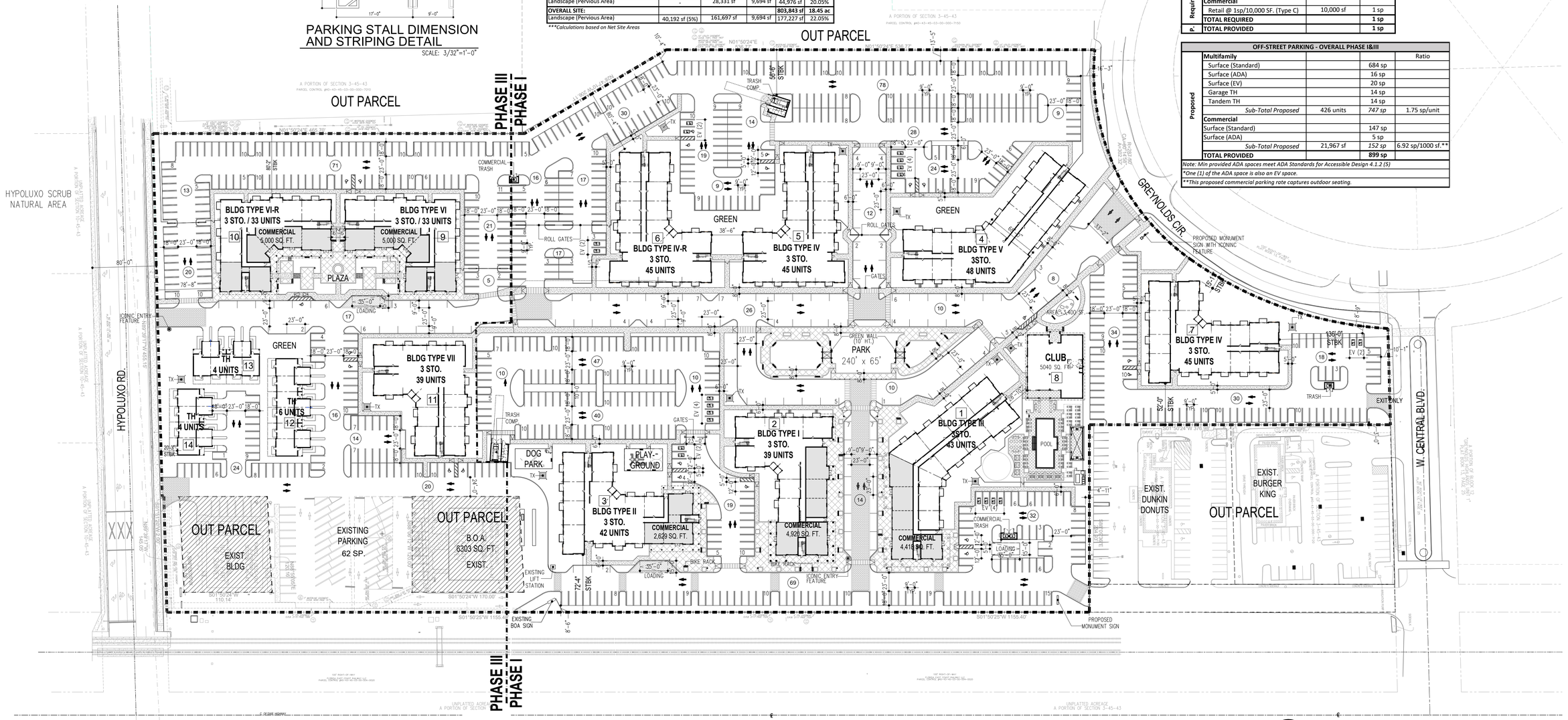
OFF-STREET PARKING - OVERALL PHASE I&III				
	Multifamily			Ratio
	Surface (Standard)		684 sp	
	Surface (ADA)		16 sp	
	Surface (EV)		20 sp	
	Garage TH		14 sp	
	Tandem TH		14 sp	
	Sub-Total Proposed	426 units	*747 sp*	1.75 sp/unit
	Commercial			
	Surface (Standard)		147 sp	
	Surface (ADA)		5 sp	
	Sub-Total Proposed	21,967 sf	*152 sp*	6.92 sp/1000 sf.**
Proposed	**TOTAL PROVIDED**		**899 sp**	

Note: Min provided ADA spaces meet ADA Standards for Accessible Design 4.1.2 (5)

*One (1) of the ADA space is also an EV space.

**This proposed commercial parking rate captures outdoor seating.

GROSS AREA - PHASE III		
BLDG TYPE VI & VI-R ⑨ ⑩		
Leasable Residential	25,180 sf	
Leasable Commercial	5,000 sf	
Non leasable	5,330 sf	
Balconies/Juliette Balc.	888 sf	
Subtoral	36,398 sf	x 2 bldgs
TOTAL		**72,796 sf**
BLDG TYPE VII ⑪		
Leasable Residential	30,438 sf	
Non leasable	5,217 sf	
Balconies/Juliette Balc.	1,202 sf	
Subtoral	36,857 sf	x 1 bldgs
TOTAL		**36,857 sf**
TH - 4 UNITS ⑬⑭		
Leasable Residential	5,844 sf	
Balconies/Terraces	1,048 sf	
Subtoral	6,892 sf	x 2 bldgs
TOTAL		**13,784 sf**
TH - 6 UNITS ⑫		
Leasable Residential	8,540 sf	
Balconies/Terraces	1,544 sf	
Subtoral	10,084 sf	x 1 bldgs
TOTAL		**10,084 sf**
GRAND TOTAL PHASE III		**133,521 sf**
GRAND TOTAL - OVERALL PHASE I & III		**450,226 sf**



NORTH

SITE PLAN - PHASE III

PKG PHASE III: 249 SP SCALE: 1"=60'-0"

REVISIONS:

INITIAL SITE PLAN SUBMITTAL	04/01/2024
SITE PLAN RE-SUBMITTAL #1	06/14/2024
SITE PLAN RE-SUBMITTAL #2	08/16/2024
SITE PLAN RE-SUBMITTAL #3	10/11/2024
SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

GEORGE L. MOURIZ
AR0007806

LANTANA VILLAGE

FOR: INTEGRA
LOCATED AT: LANTANA, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911

MSA ARCHITECTS ARCHITECTURE & PLANNING

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE: SITE PLAN PHASE III

SHEET: SP-2



NORTH

SITE PLAN - PHASE III

PKG PHASE III: 249 SP SCALE: 1"=60'-0"

REVISIONS:

INITIAL SITE PLAN SUBMITTAL	04/01/2024
SITE PLAN RE-SUBMITTAL #1	06/14/2024
SITE PLAN RE-SUBMITTAL #2	08/16/2024
SITE PLAN RE-SUBMITTAL #3	10/11/2024
SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

GEORGE L. MOURIZ
AR0007806

LANTANA VILLAGE

FOR:
INTEGRA
LOCATED AT:
LANTANA, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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ARCHITECTURE & PLANNING

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE: SITE PLAN PHASE III

SHEET: SP-2

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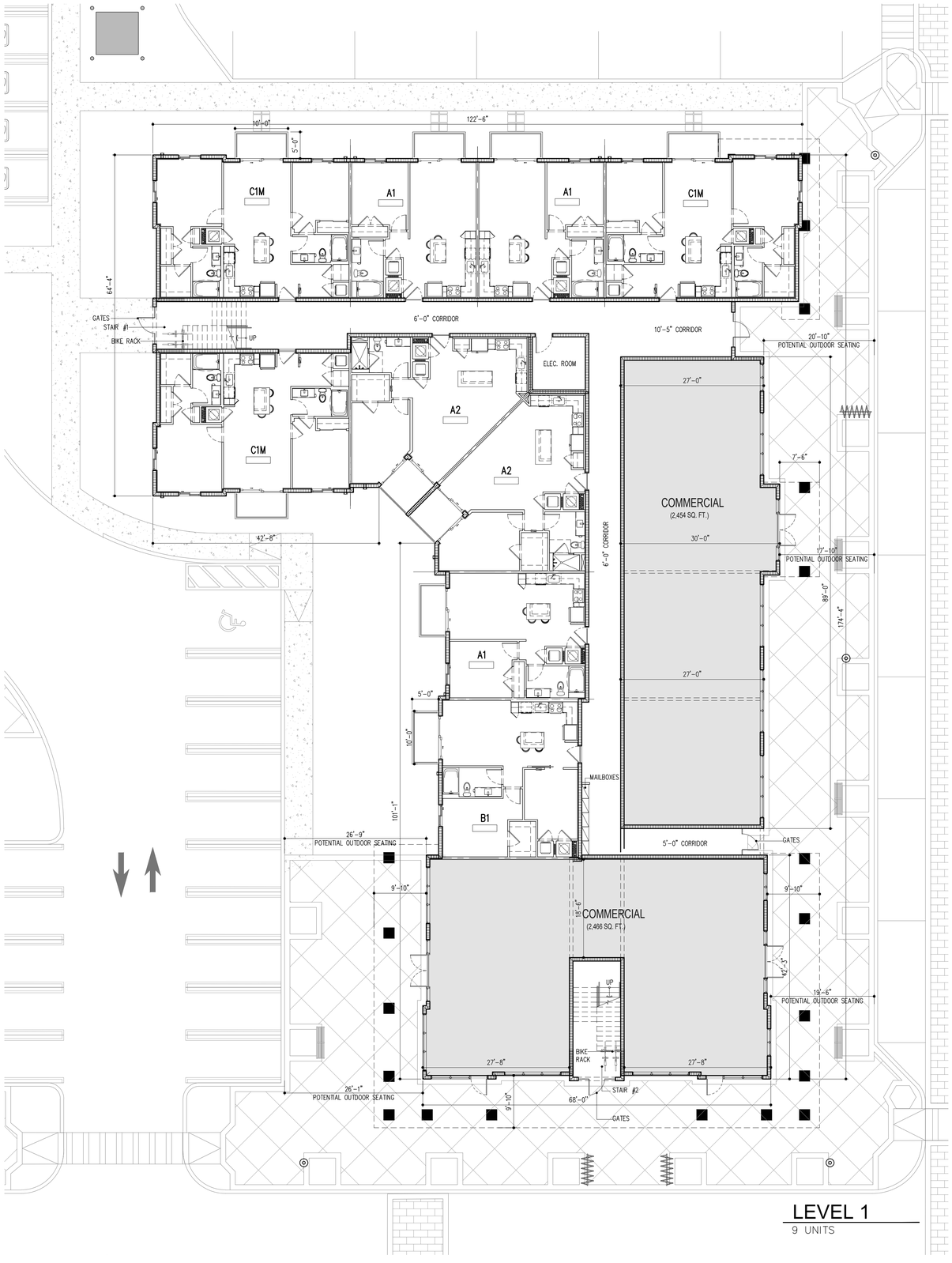
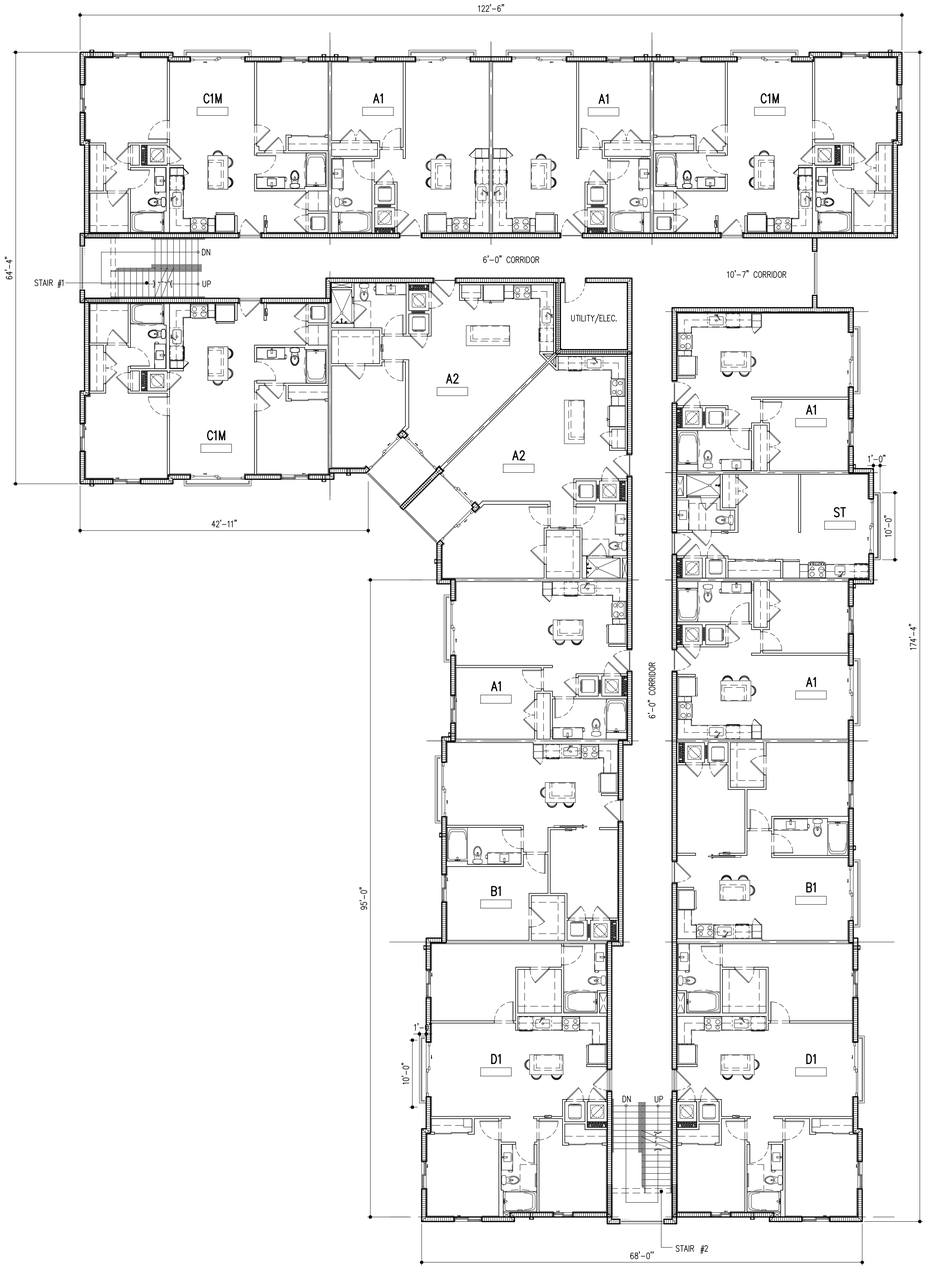


LEVEL 1

9 UNITS



LEVEL 2

15 UNITS

NORTH

BLDG TYPE I

3 STORY/ 39 DU'S

SCALE: 3/32 "= 1'-0"

REVISIONS:

INITIAL SITE PLAN SUBMITTAL	04/01/2024
SITE PLAN RE-SUBMITTAL #1	06/14/2024
SITE PLAN RE-SUBMITTAL #2	08/16/2024
SITE PLAN RE-SUBMITTAL #3	10/11/2024
SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

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LANTANA VILLAGE

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LOCATED AT:
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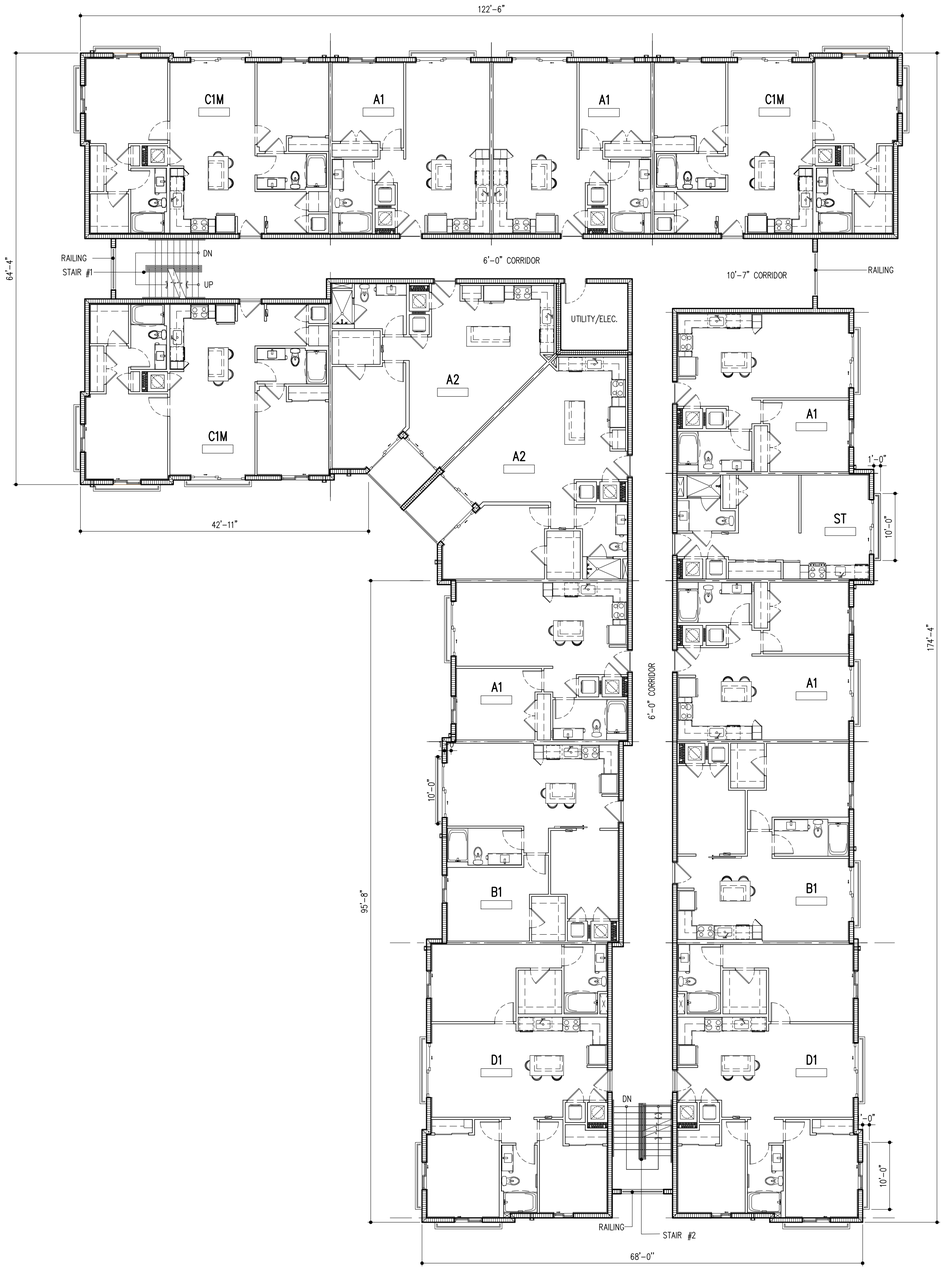
MSA ARCHITECTS
ARCHITECTURE & PLANNING

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

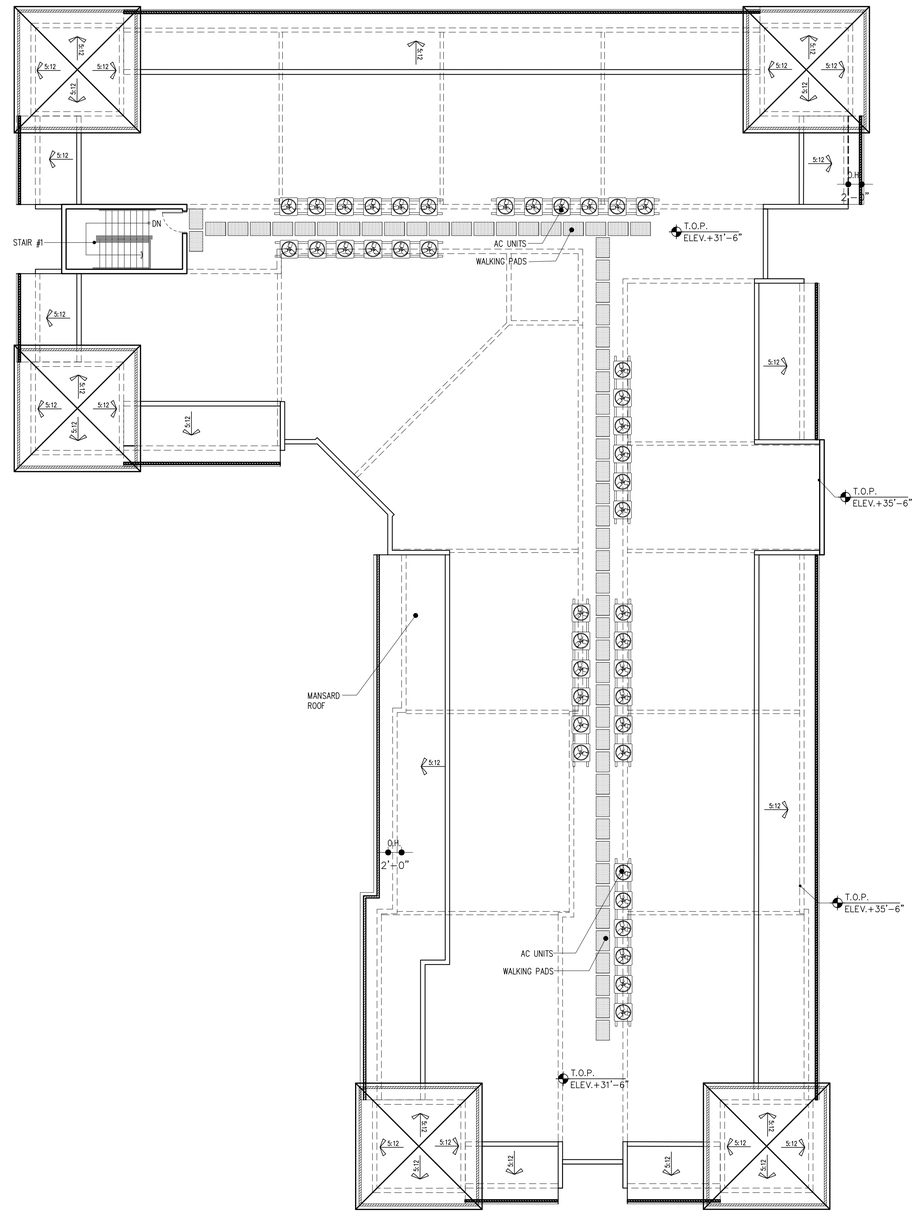
TITLE: BUILDING TYPE I

SHEET: A-2.1.1



LEVEL 3

15 UNITS



ROOF PLAN

BLDG TYPE I

3 STORY/ 39 DU'S

SCALE: 3/32 "= 1'-0"

NORTH

REVISIONS:

INITIAL SITE PLAN SUBMITTAL	04/01/2024
SITE PLAN RE-SUBMITTAL #1	06/14/2024
SITE PLAN RE-SUBMITTAL #2	08/16/2024
SITE PLAN RE-SUBMITTAL #3	10/11/2024
SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

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AR0007806

LANTANA VILLAGE

FOR:
INTEGRA
LOCATED AT:
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ARCHITECT'S BUILDING CODE STATEMENT/
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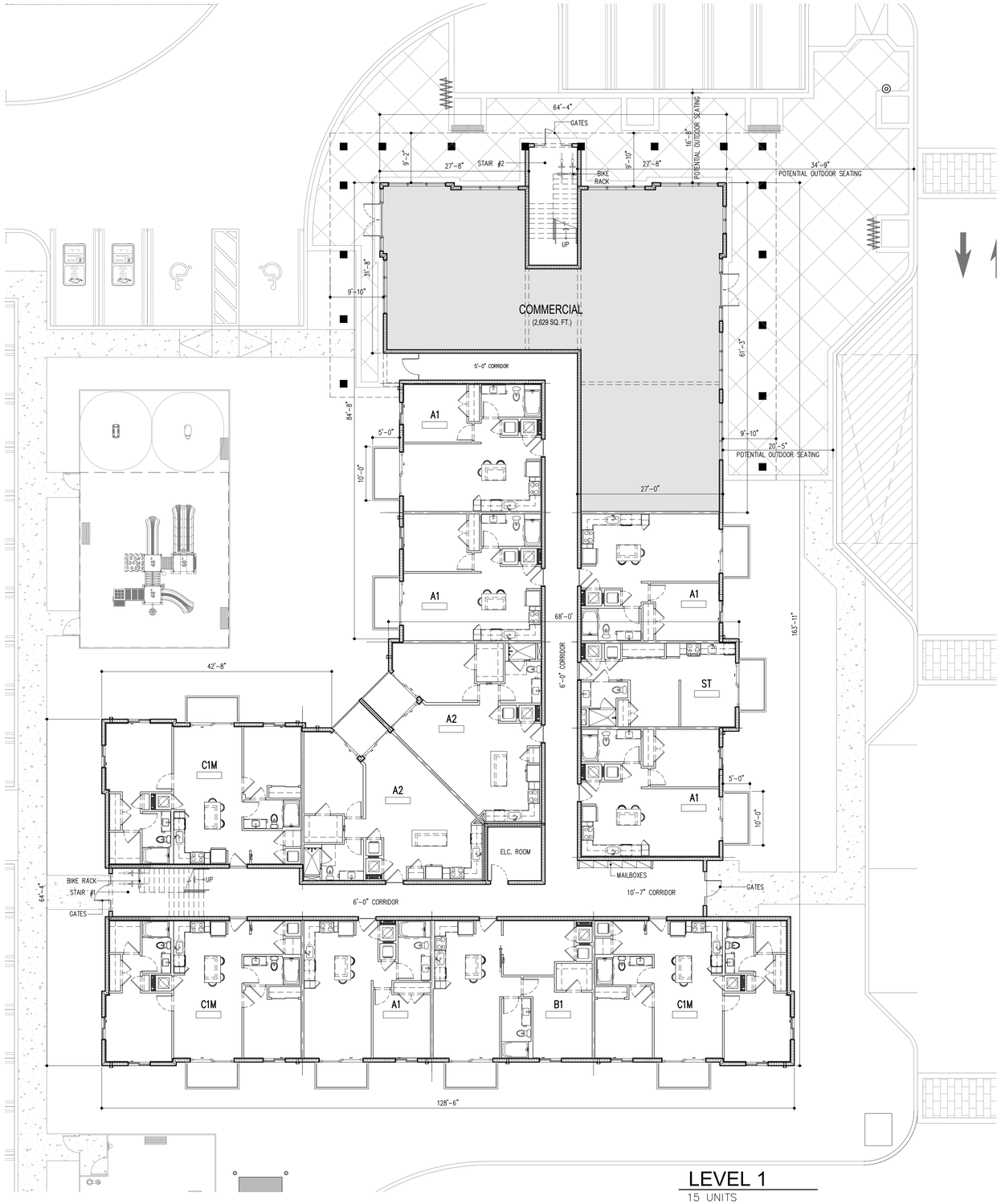
Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

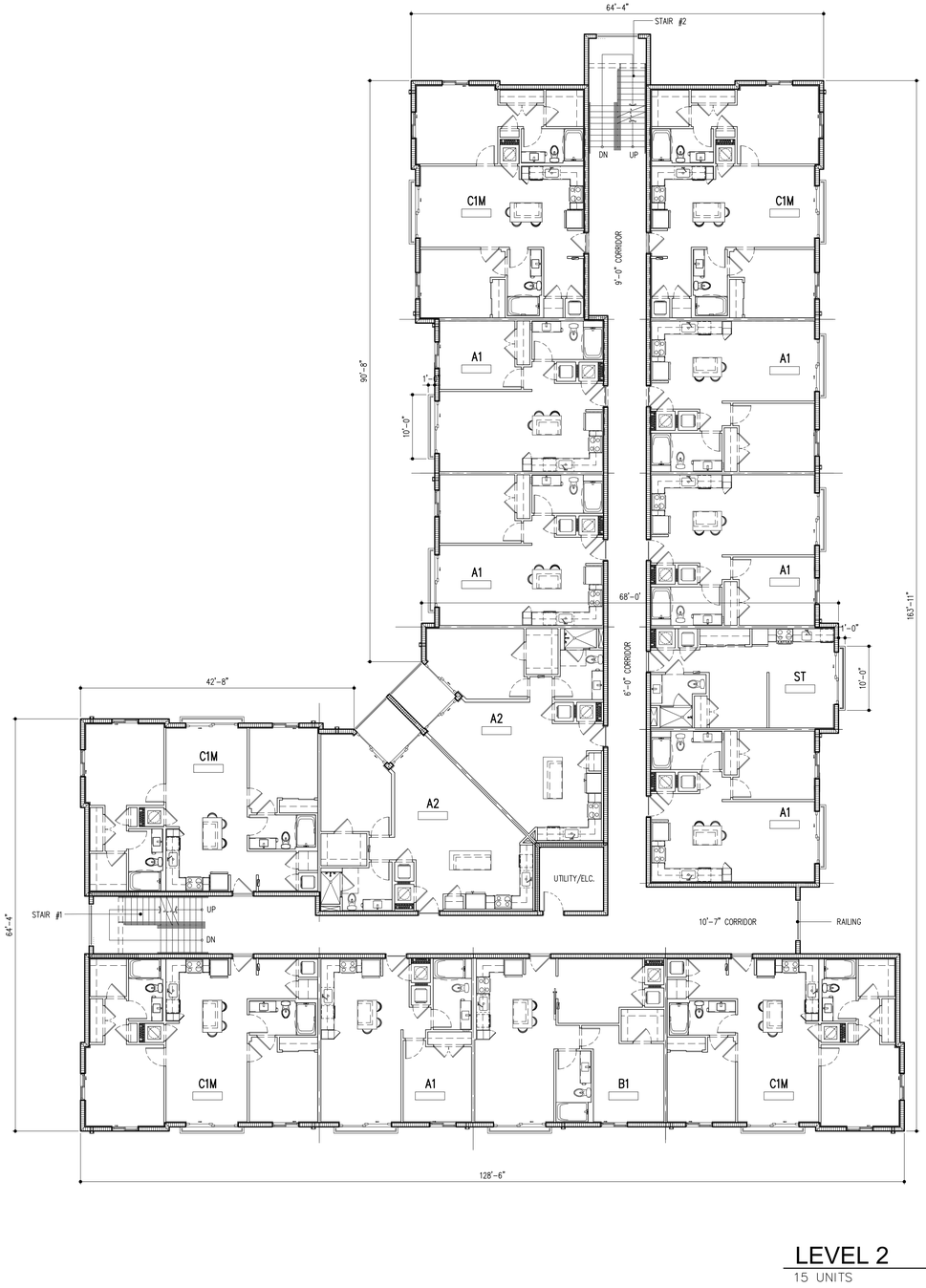
TITLE: BUILDING TYPE I

SHEET: A-2.1.2



LEVEL 1

15 UNITS



LEVEL 2

15 UNITS

NORTH

BLDG TYPE II

3 STORY/ 42 DU'S

SCALE: 3/32 "= 1'-0"

REVISIONS:

INITIAL SITE PLAN SUBMITTAL	04/01/2024
SITE PLAN RE-SUBMITTAL #1	06/14/2024
SITE PLAN RE-SUBMITTAL #2	08/16/2024
SITE PLAN RE-SUBMITTAL #3	10/11/2024
SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

GEORGE L. MOURIZ
AR0007806

LANTANA VILLAGE

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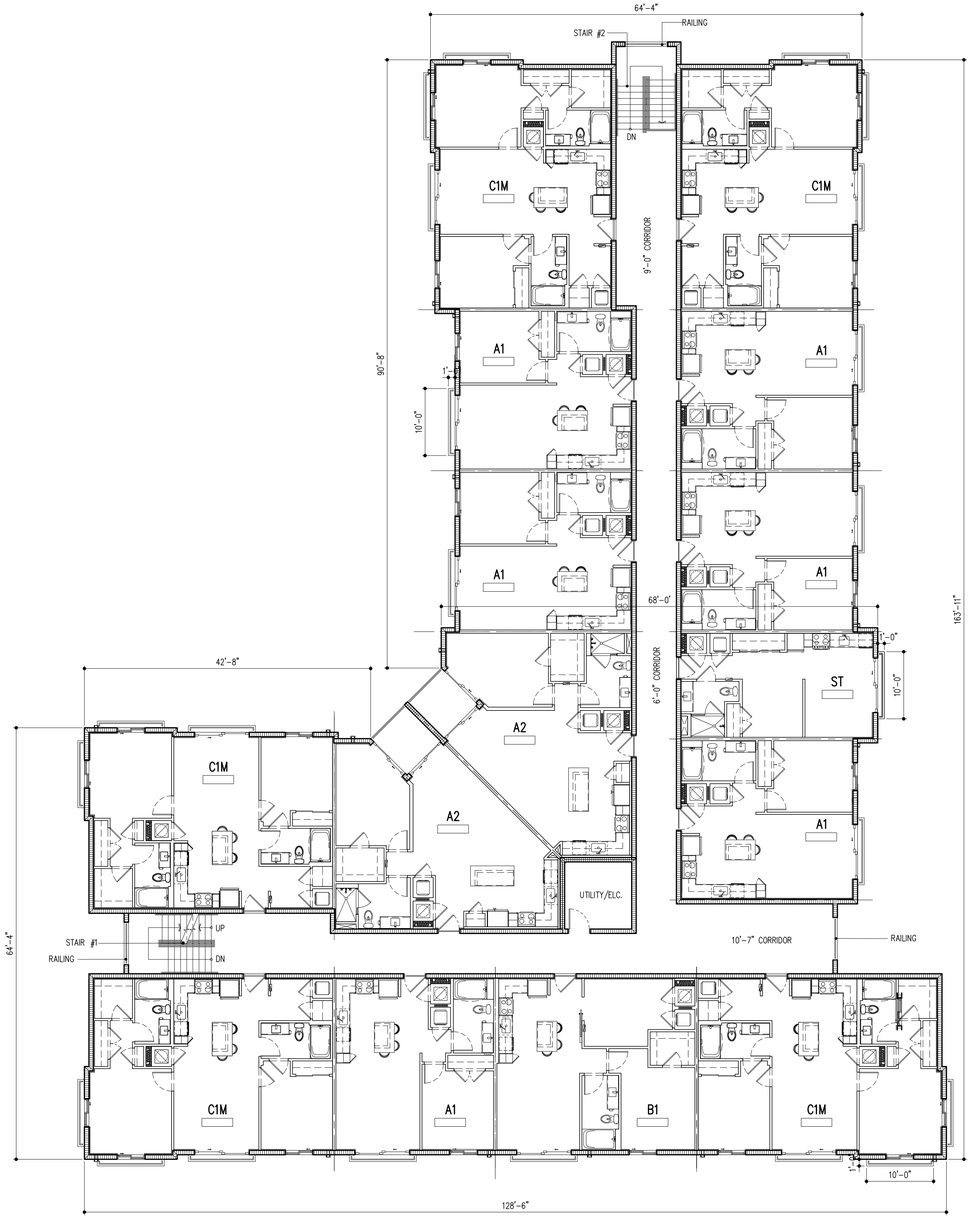
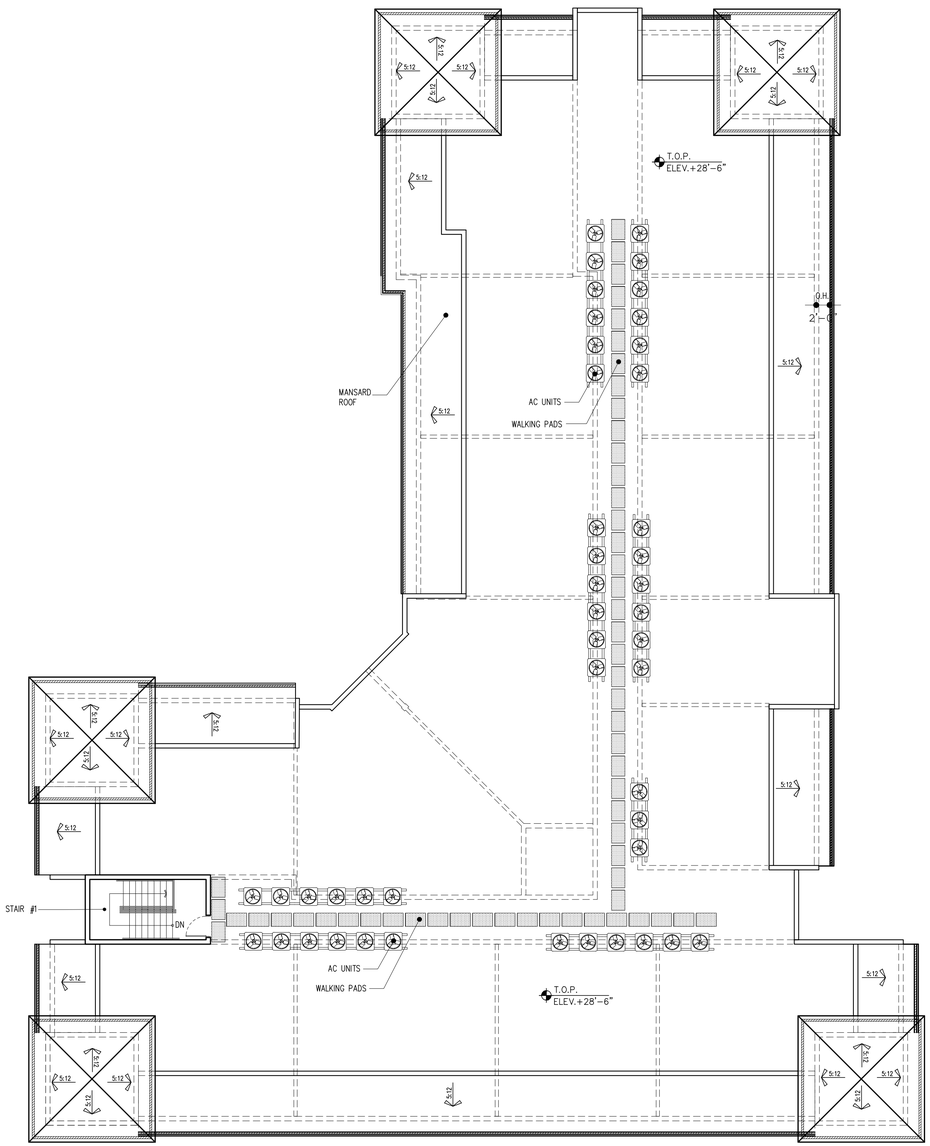
Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE: BUILDING TYPE II

SHEET: A-2.2.1



LEVEL 3
15 UNITS



ROOF PLAN

NORTH

BLDG TYPE II
3 STORY/ 42 DU'S

SCALE: 3/32 "= 1'-0"

REVISIONS:

INITIAL SITE PLAN SUBMITTAL	04/01/2024
SITE PLAN RE-SUBMITTAL #1	06/14/2024
SITE PLAN RE-SUBMITTAL #2	08/16/2024
SITE PLAN RE-SUBMITTAL #3	10/11/2024
SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

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LANTANA VILLAGE

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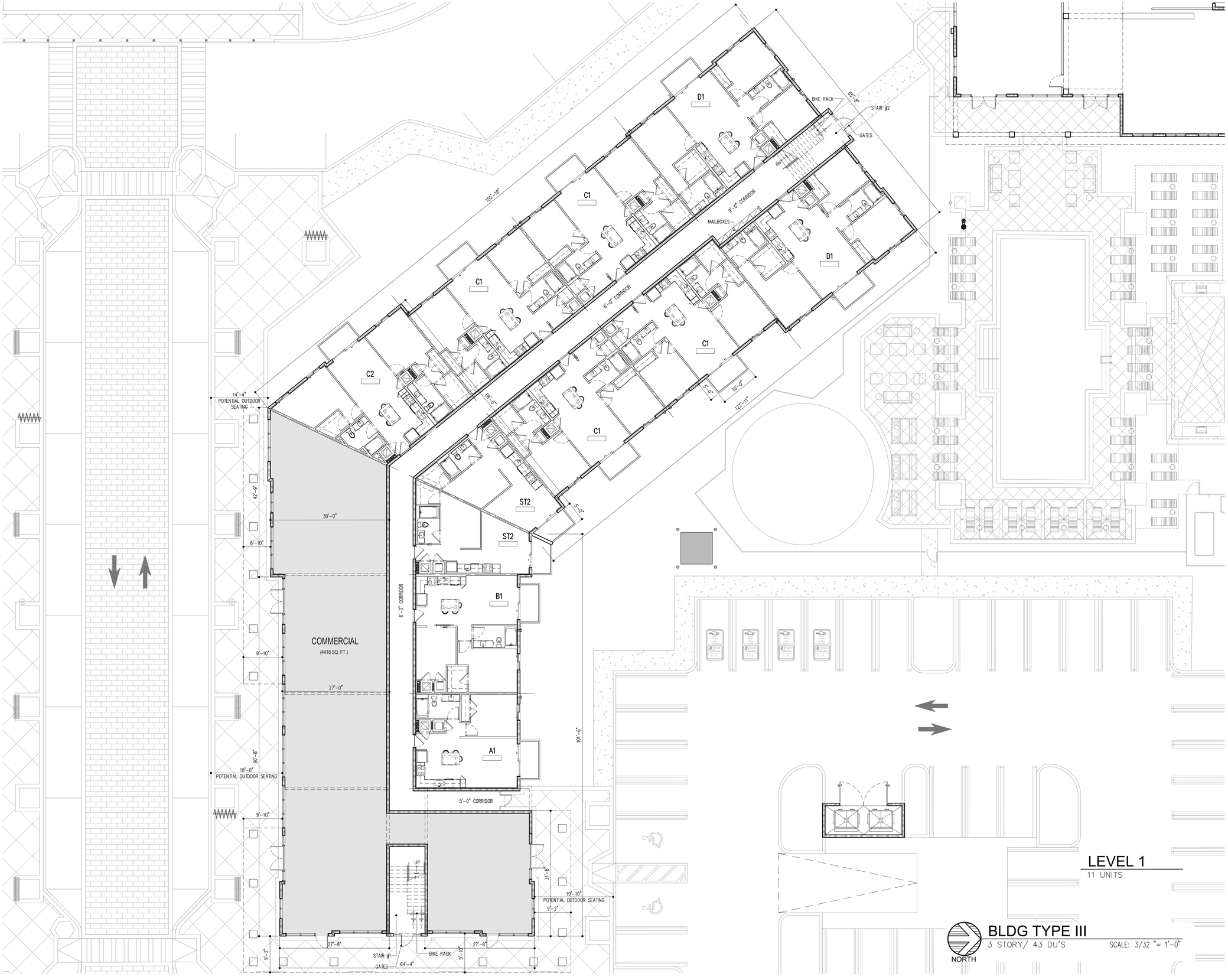
ARCHITECTURE & PLANNING

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE: BUILDING TYPE II

SHEET A-2.2.2



LEVEL 1

11 UNITS

NORTH

BLDG TYPE III

3 STORY/ 43 DU'S

SCALE: 3/32 "= 1'-0"

REVISIONS:

INITIAL SITE PLAN SUBMITTAL	04/01/2024
SITE PLAN RE-SUBMITTAL #1	06/14/2024
SITE PLAN RE-SUBMITTAL #2	08/16/2024
SITE PLAN RE-SUBMITTAL #3	10/11/2024
SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

GEORGE L. MOURIZ
AR0007806

GEORGE L. MOURIZ
AR0007806

LANTANA VILLAGE

FOR:
INTEGRA
LOCATED AT:
LANTANA, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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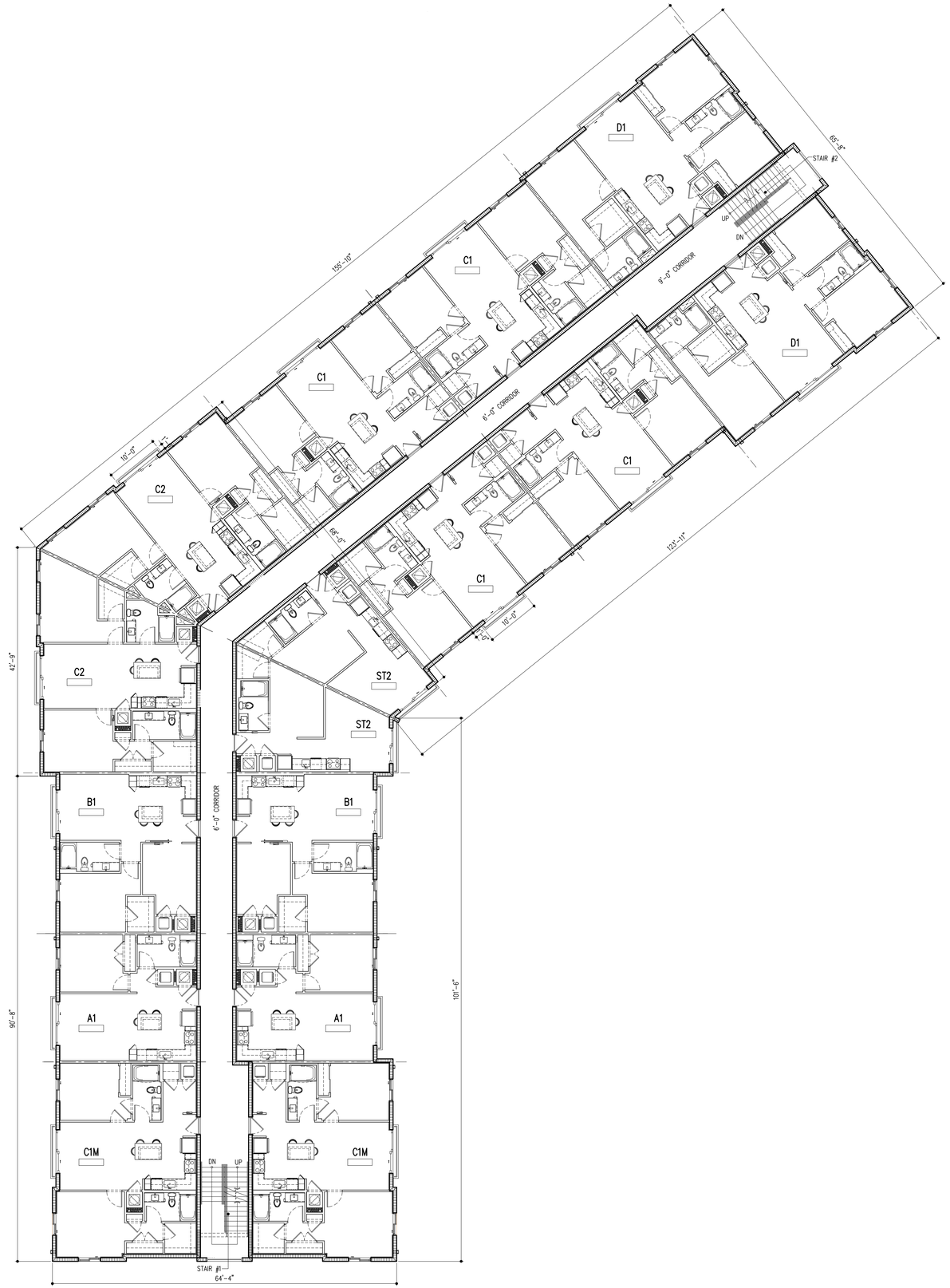
ARCHITECTURE & PLANNING

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE: BUILDING TYPE III

SHEET: A-2.3.1



LEVEL 2
16 UNITS

BLDG TYPE III
3 STORY/ 43 DU'S

SCALE: 3/32 "= 1'-0"

NORTH

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
	SITE PLAN RE-SUBMITTAL #2	08/16/2024
	SITE PLAN RE-SUBMITTAL #3	10/11/2024
	SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

STATE OF FLORIDA
GEORGE L. MOURIZ
AR0007806
REGISTERED ARCHITECT

GEORGE L. MOURIZ
AR0007806

LANTANA VILLAGE

FOR:
INTEGRA
LOCATED AT:
LANTANA, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/
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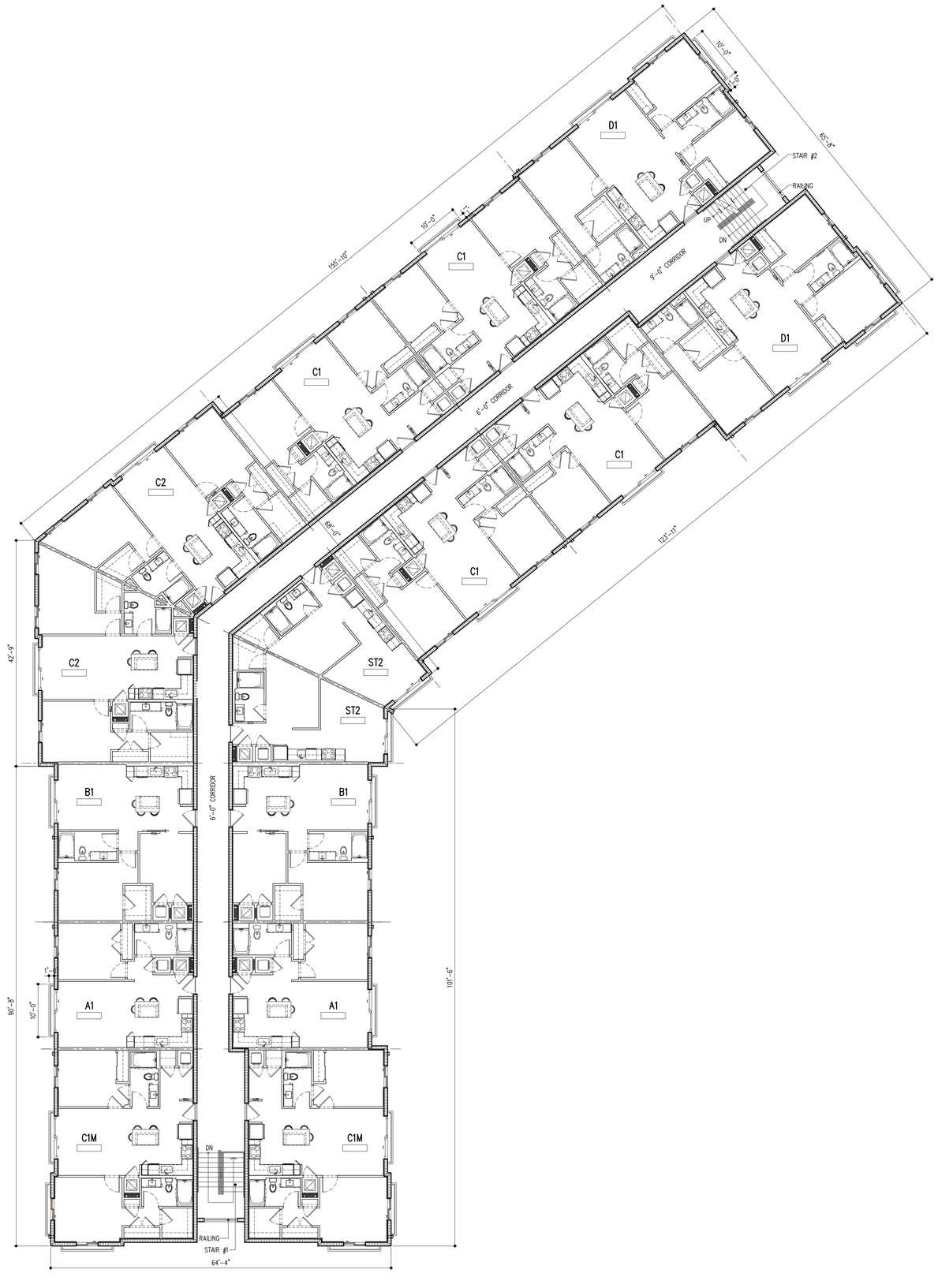
ARCHITECTURE & PLANNING

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE: BUILDING TYPE III

SHEET: A-2.3.2



LEVEL 3
16 UNITS

NORTH

BLDG TYPE III
3 STORY/ 43 DU'S

SCALE: 3/32 "= 1'-0"

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
	SITE PLAN RE-SUBMITTAL #2	08/16/2024
	SITE PLAN RE-SUBMITTAL #3	10/11/2024
	SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

STATE OF FLORIDA
GEORGE L. MOURIZ
AR0007806
REGISTERED ARCHITECT

GEORGE L. MOURIZ
AR0007806

LANTANA VILLAGE

FOR:
INTEGRA
LOCATED AT:
LANTANA, FLORIDA

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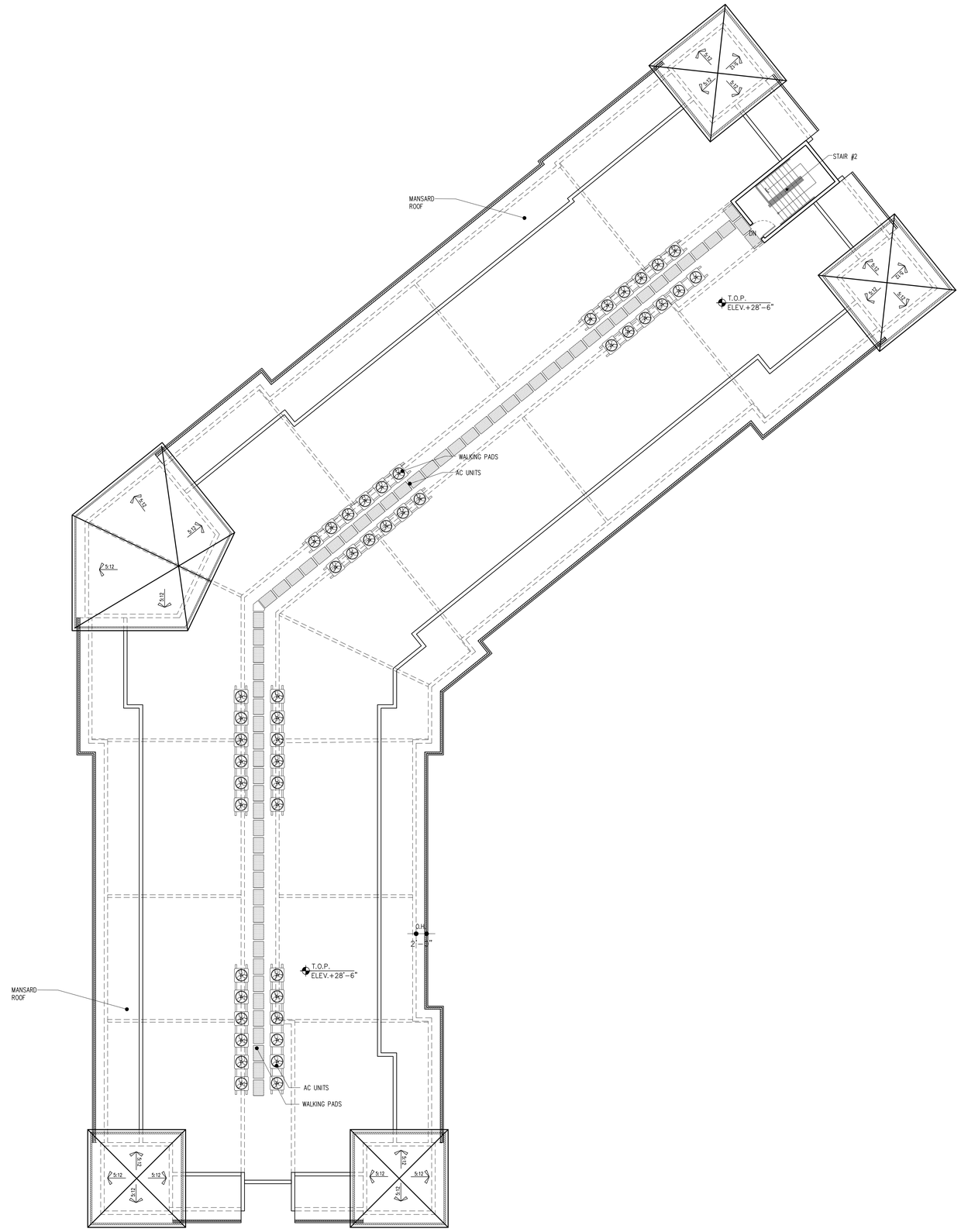
ARCHITECTURE & PLANNING

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE: BUILDING TYPE III

SHEET: A-2.3.3



ROOF PLAN

BLDG TYPE III
3 STORY/ 48 DU'S
SCALE: 3/32 "= 1'-0"

NORTH

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
	SITE PLAN RE-SUBMITTAL #2	08/16/2024
	SITE PLAN RE-SUBMITTAL #3	10/11/2024
	SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

STATE OF FLORIDA
GEORGE L. MOURIZ
AR0007806
REGISTERED ARCHITECT

GEORGE L. MOURIZ
AR0007806

LANTANA VILLAGE

FOR:
INTEGRA
LOCATED AT:
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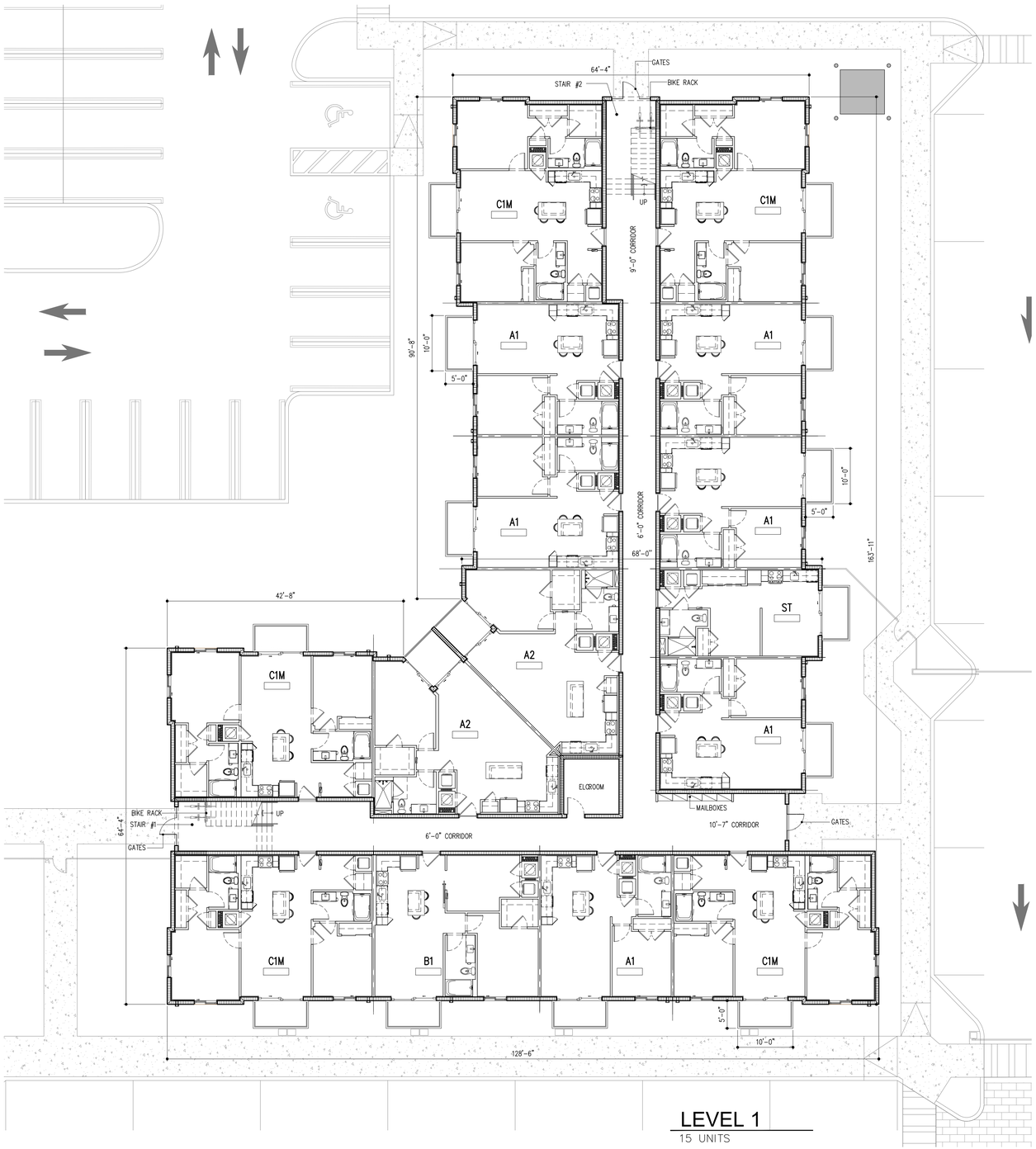
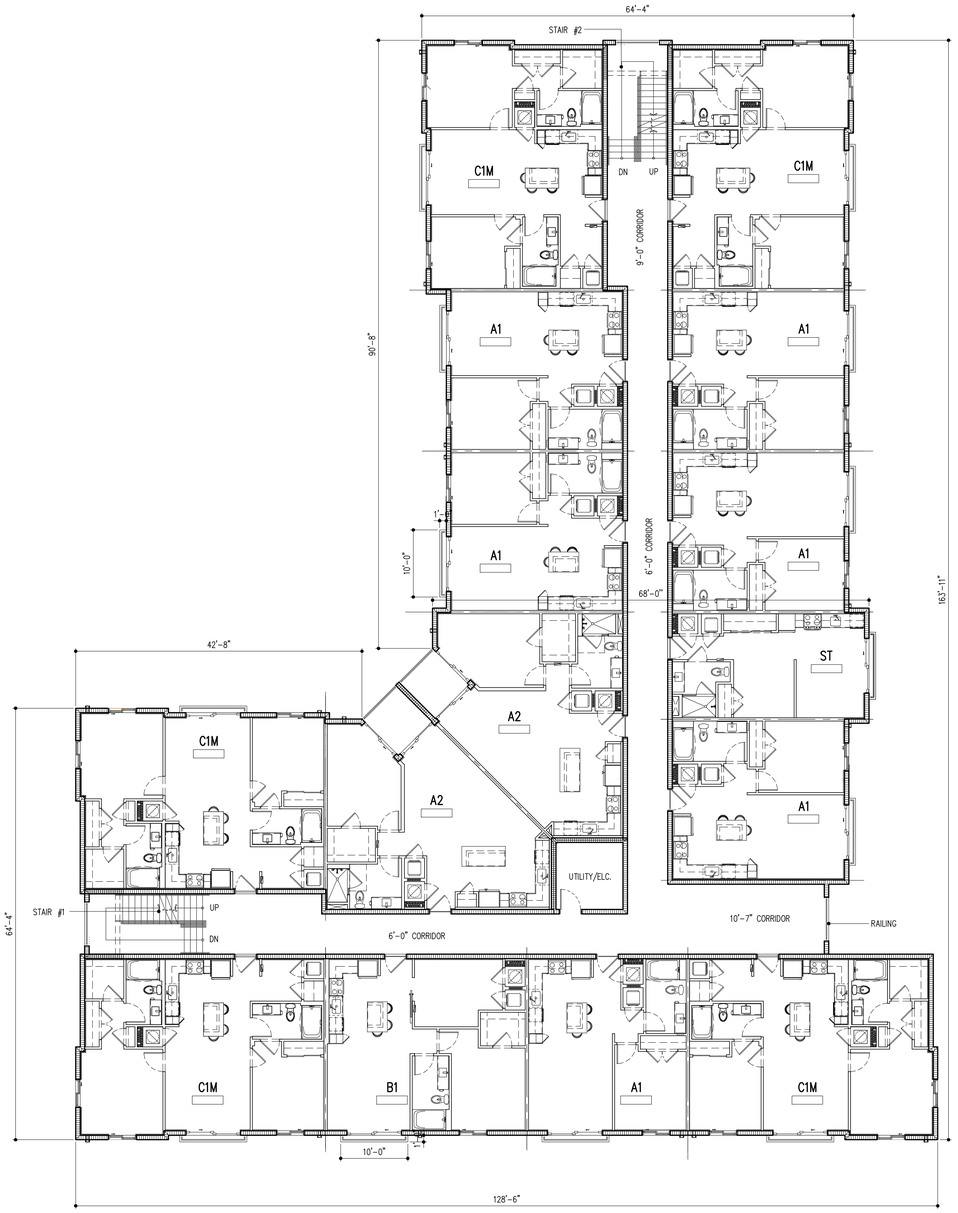
Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE: BUILDING TYPE III

SHEET: A-2.3.4



LEVEL 1
15 UNITS



LEVEL 2
15 UNITS

NORTH

BLDG TYPE IV
3 STORY/ 45 DU'S
SCALE: 3/32 "= 1'-0"

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
	SITE PLAN RE-SUBMITTAL #2	08/16/2024
	SITE PLAN RE-SUBMITTAL #3	10/11/2024
	SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

GEORGE L. MOURIZ
AR0007806

LANTANA VILLAGE

FOR:
INTEGRA
LOCATED AT:
LANTANA, FLORIDA

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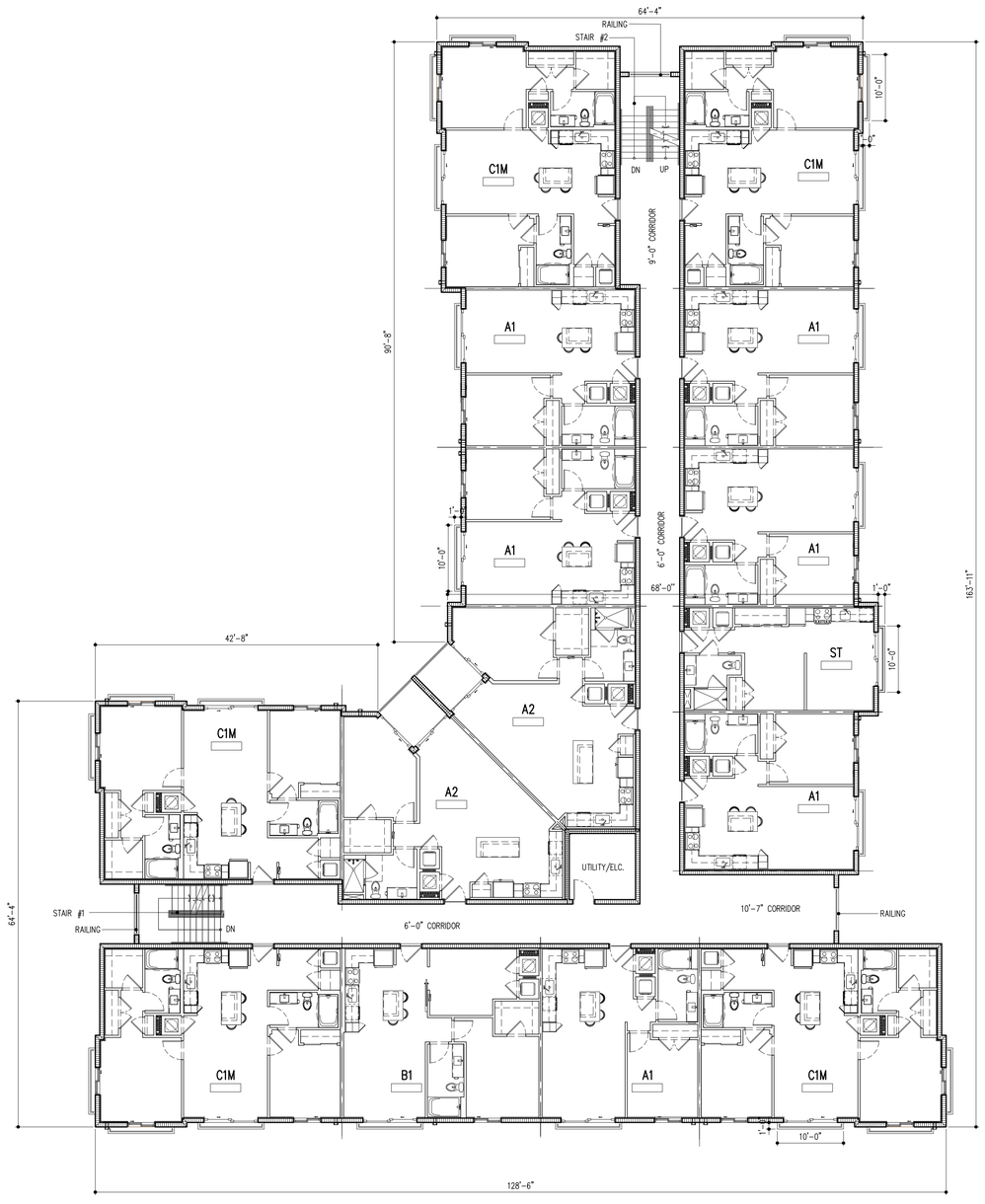
MSA ARCHITECTS
ARCHITECTURE & PLANNING

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

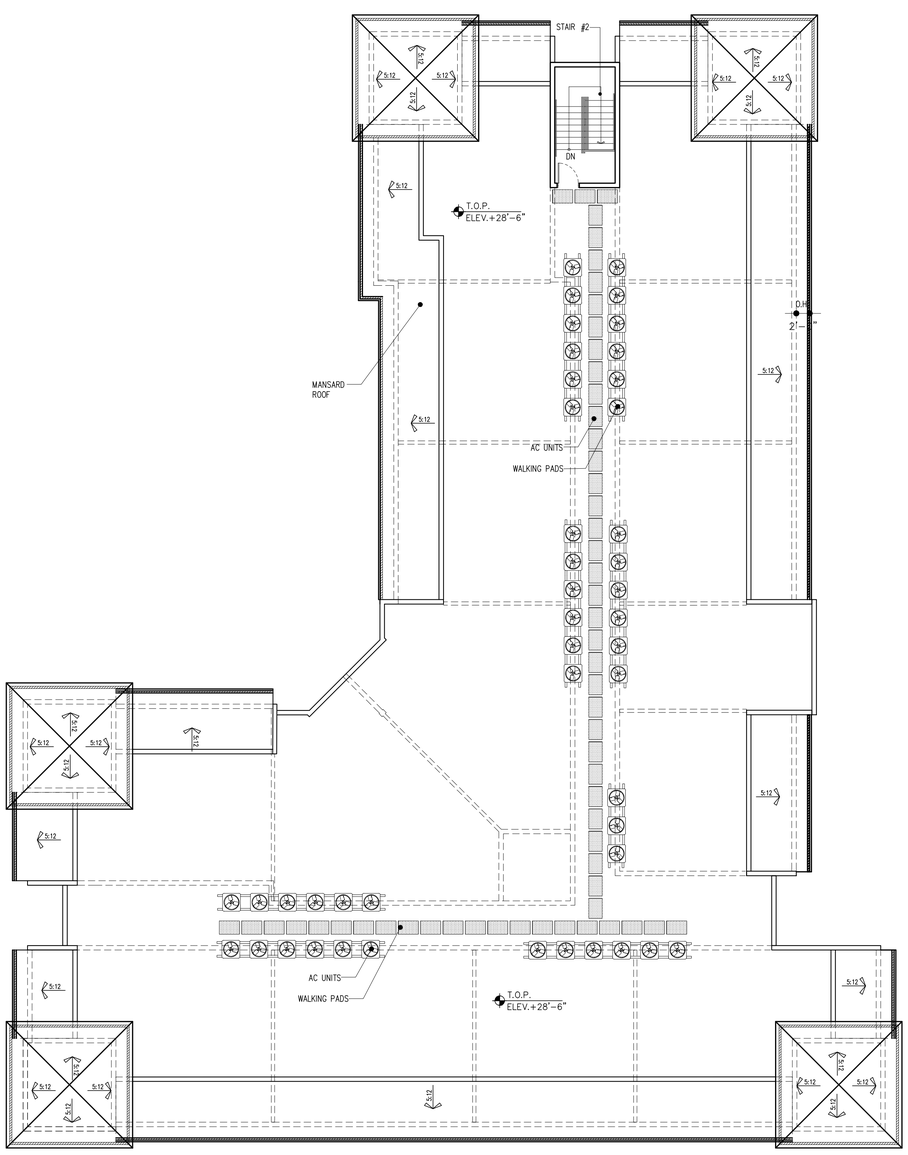
TITLE: BUILDING TYPE IV

SHEET: A-2.4.1



LEVEL 3

15 UNITS



ROOF PLAN

NORTH

BLDG TYPE IV

3 STORY/ 45 DU'S

SCALE: 3/32 "= 1'-0"

REVISIONS:

INITIAL SITE PLAN SUBMITTAL	04/01/2024
SITE PLAN RE-SUBMITTAL #1	06/14/2024
SITE PLAN RE-SUBMITTAL #2	08/16/2024
SITE PLAN RE-SUBMITTAL #3	10/11/2024
SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

GEORGE L. MOURIZ
AR0007806

LANTANA VILLAGE

FOR:
INTEGRA
LOCATED AT:
LANTANA, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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MSA ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

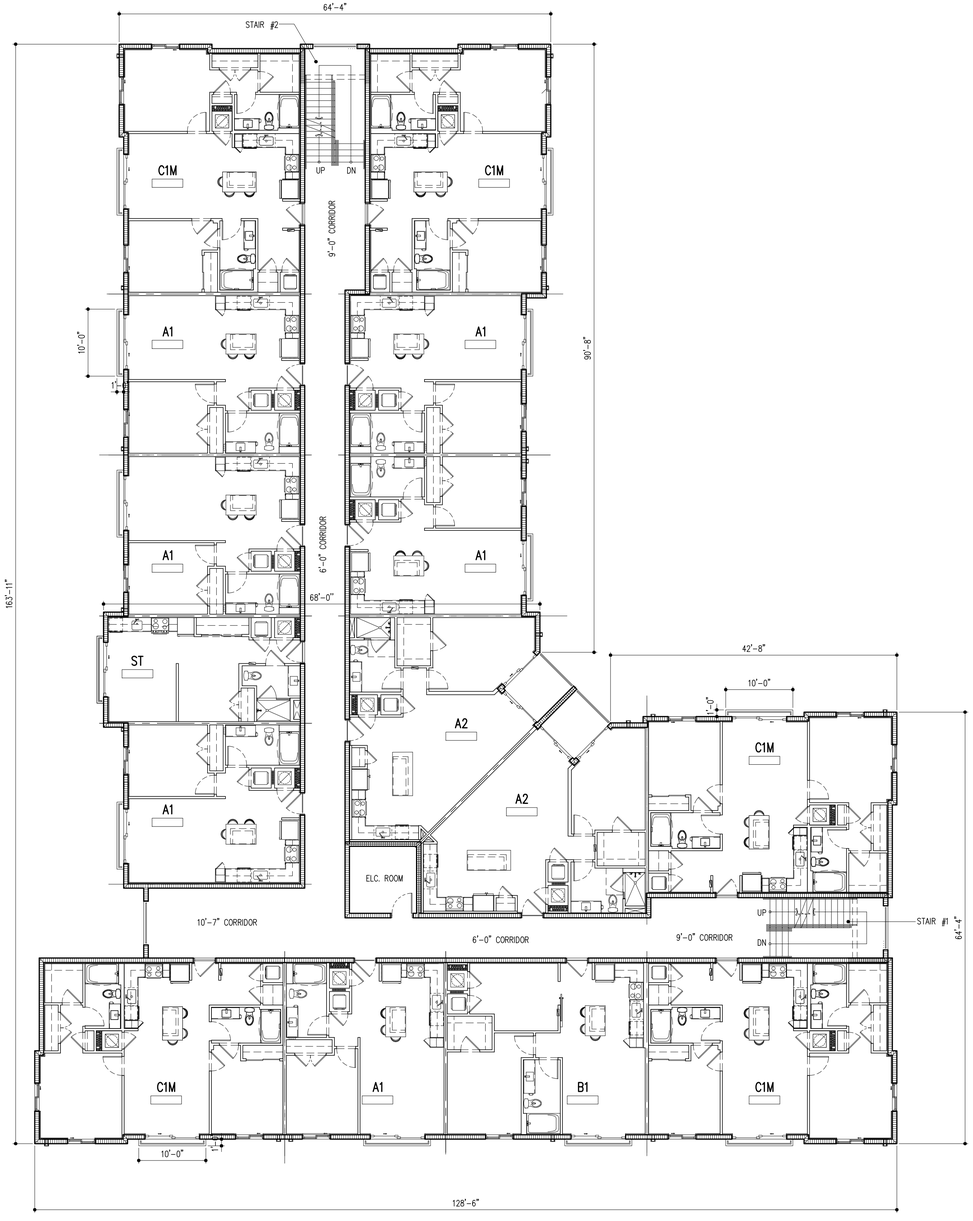
Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE: BUILDING TYPE IV

SHEET: A-2.4.2



LEVEL 1
15 UNITS



LEVEL 2
15 UNITS

NORTH

BLDG TYPE IV-R
3 STORY/ 45 DU'S
SCALE: 3/32 " = 1'-0"

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
	SITE PLAN RE-SUBMITTAL #2	08/16/2024
	SITE PLAN RE-SUBMITTAL #3	10/11/2024
	SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

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LANTANA VILLAGE

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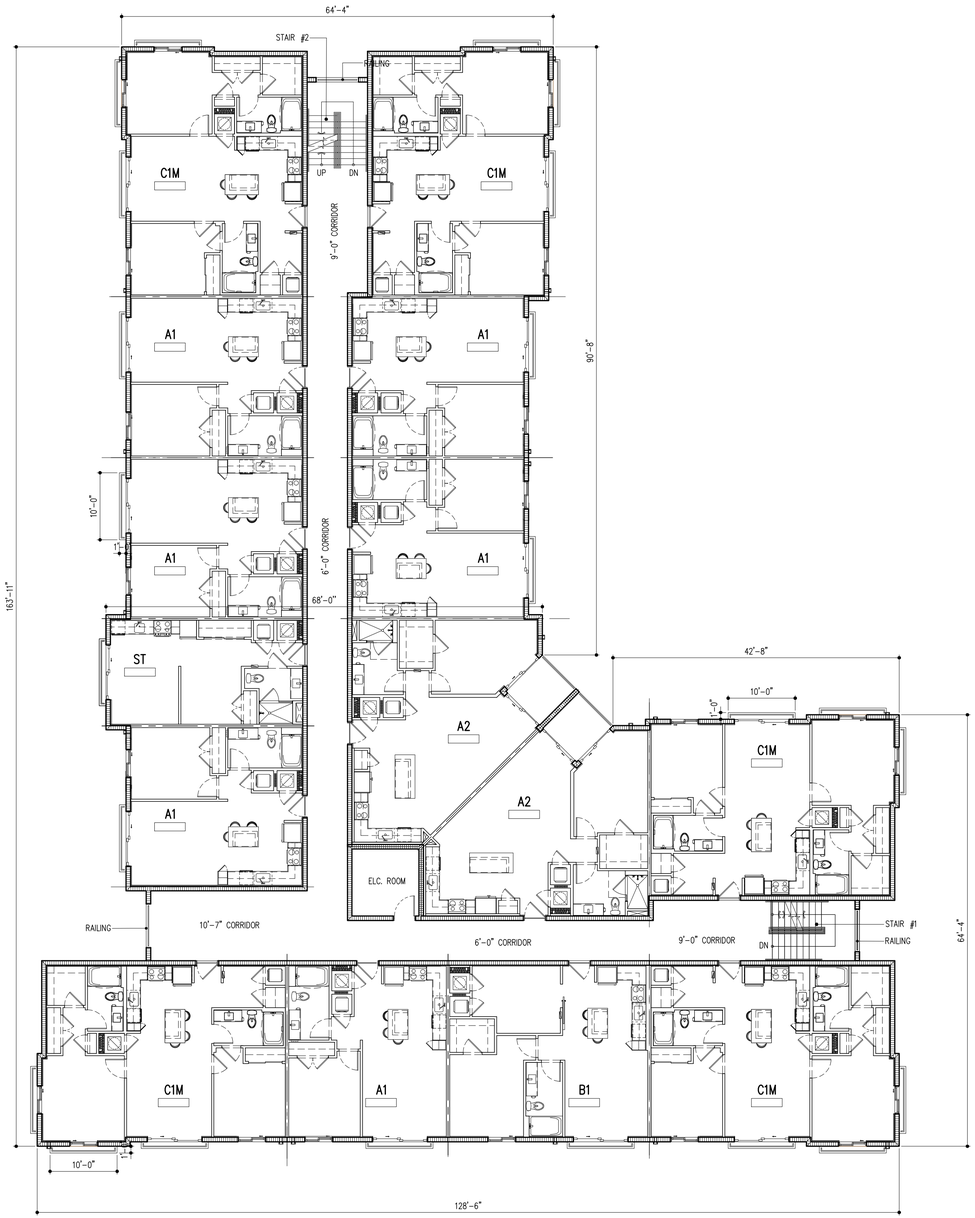
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

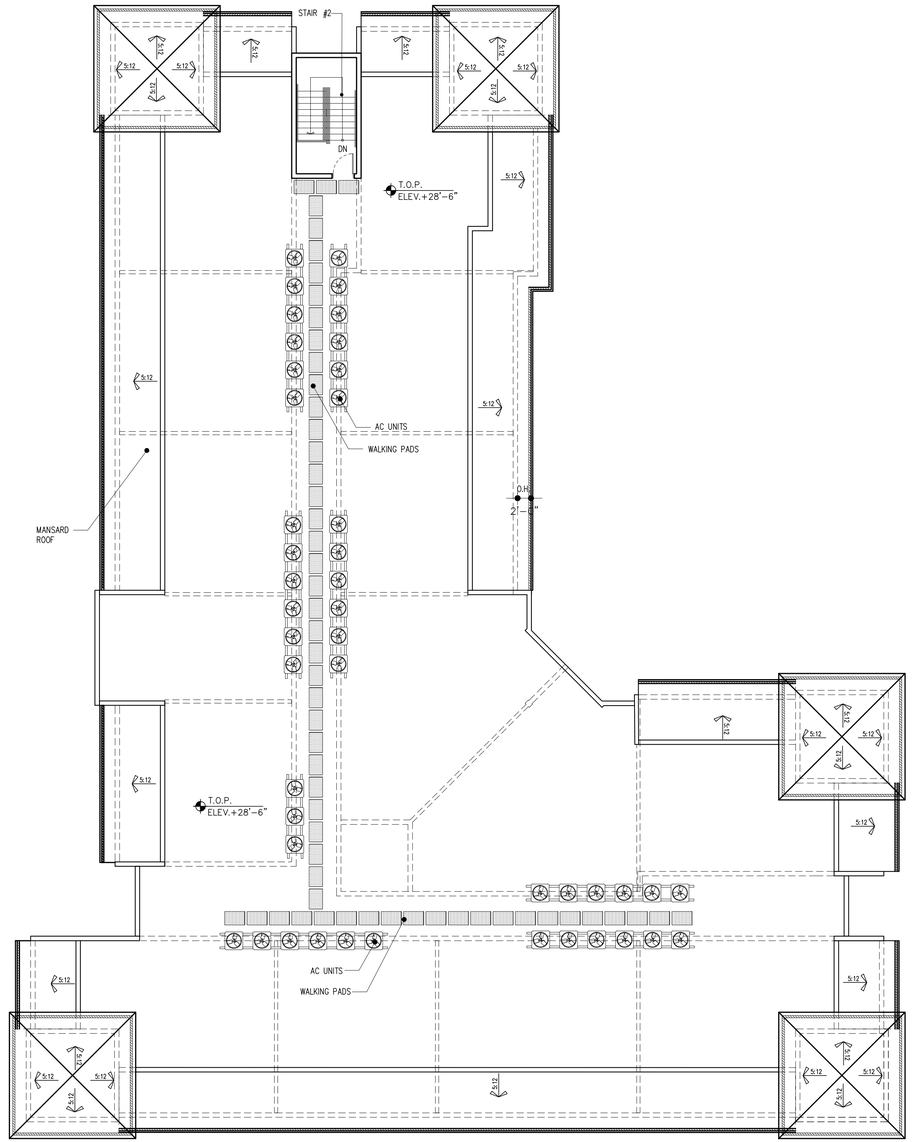
TITLE: BUILDING TYPE IV-R

SHEET: A-2.4R.1



LEVEL 3

15 UNITS



ROOF PLAN

NORTH

BLDG TYPE IV-R

3 STORY/ 45 DU'S

SCALE: 3/32 "= 1'-0"

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
	SITE PLAN RE-SUBMITTAL #2	08/16/2024
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	SITE PLAN RE-SUBMITTAL #4	11/21/2024

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Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE: BUILDING TYPE IV-R

SHEET: A-2.4R.2



LEVEL 1
16 UNITS

NORTH

BLDG TYPE V
3 STORY/ 48 DU'S
SCALE: 3/32 "= 1'-0"

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
	SITE PLAN RE-SUBMITTAL #2	08/16/2024
	SITE PLAN RE-SUBMITTAL #3	10/11/2024
	SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

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AR0007806

LANTANA VILLAGE

FOR:
INTEGRA
LOCATED AT:
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Scale: AS SHOWN
Drawn By:
Checked By:

TITLE: BUILDING TYPE V

SHEET: A-2.5.1



LEVEL 2
16 UNITS

NORTH

BLDG TYPE V
3 STORY/ 48 DU'S
SCALE: 3/32 "= 1'-0"

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
	SITE PLAN RE-SUBMITTAL #2	08/16/2024
	SITE PLAN RE-SUBMITTAL #3	10/11/2024
	SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

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AR0007806
REGISTERED ARCHITECT

GEORGE L. MOURIZ
AR0007806

LANTANA VILLAGE

FOR:
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LOCATED AT:
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Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE: BUILDING TYPE V

SHEET: A-2.5.2



LEVEL 3

16 UNITS

NORTH

BLDG TYPE V

3 STORY/ 48 DU'S

SCALE: 3/32 "= 1'-0"

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
	SITE PLAN RE-SUBMITTAL #2	08/16/2024
	SITE PLAN RE-SUBMITTAL #3	10/11/2024
	SITE PLAN RE-SUBMITTAL #4	11/21/2024

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LANTANA VILLAGE

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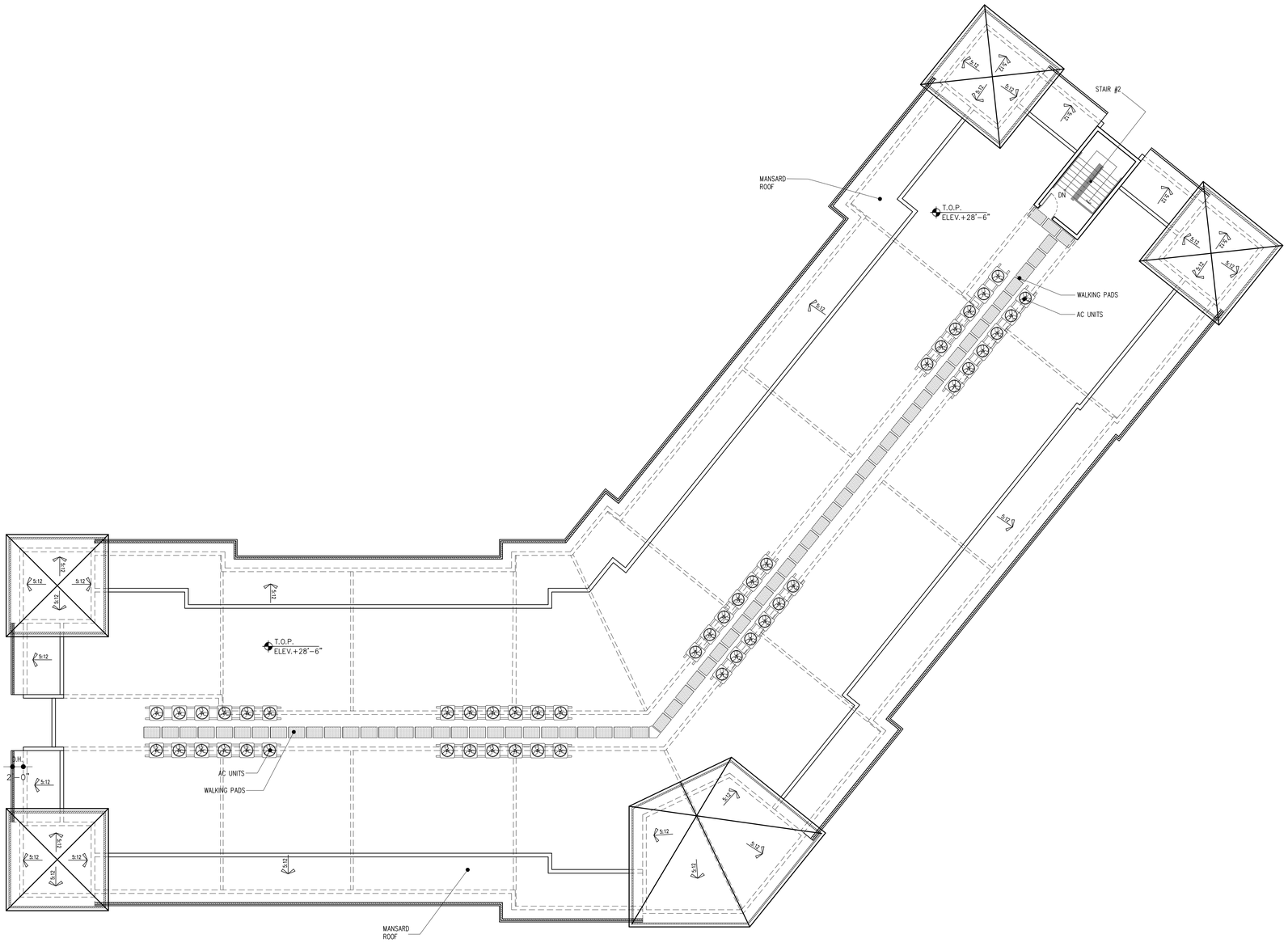
Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE: BUILDING TYPE V

SHEET: A-2.5.3



ROOF PLAN

NORTH

BLDG TYPE V

3 STORY/ 48 DU'S

SCALE: 3/32 "= 1'-0"

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
	SITE PLAN RE-SUBMITTAL #2	08/16/2024
	SITE PLAN RE-SUBMITTAL #3	10/11/2024
	SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

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GEORGE L. MOURIZ
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REGISTERED ARCHITECT

GEORGE L. MOURIZ
AR0007806

LANTANA VILLAGE

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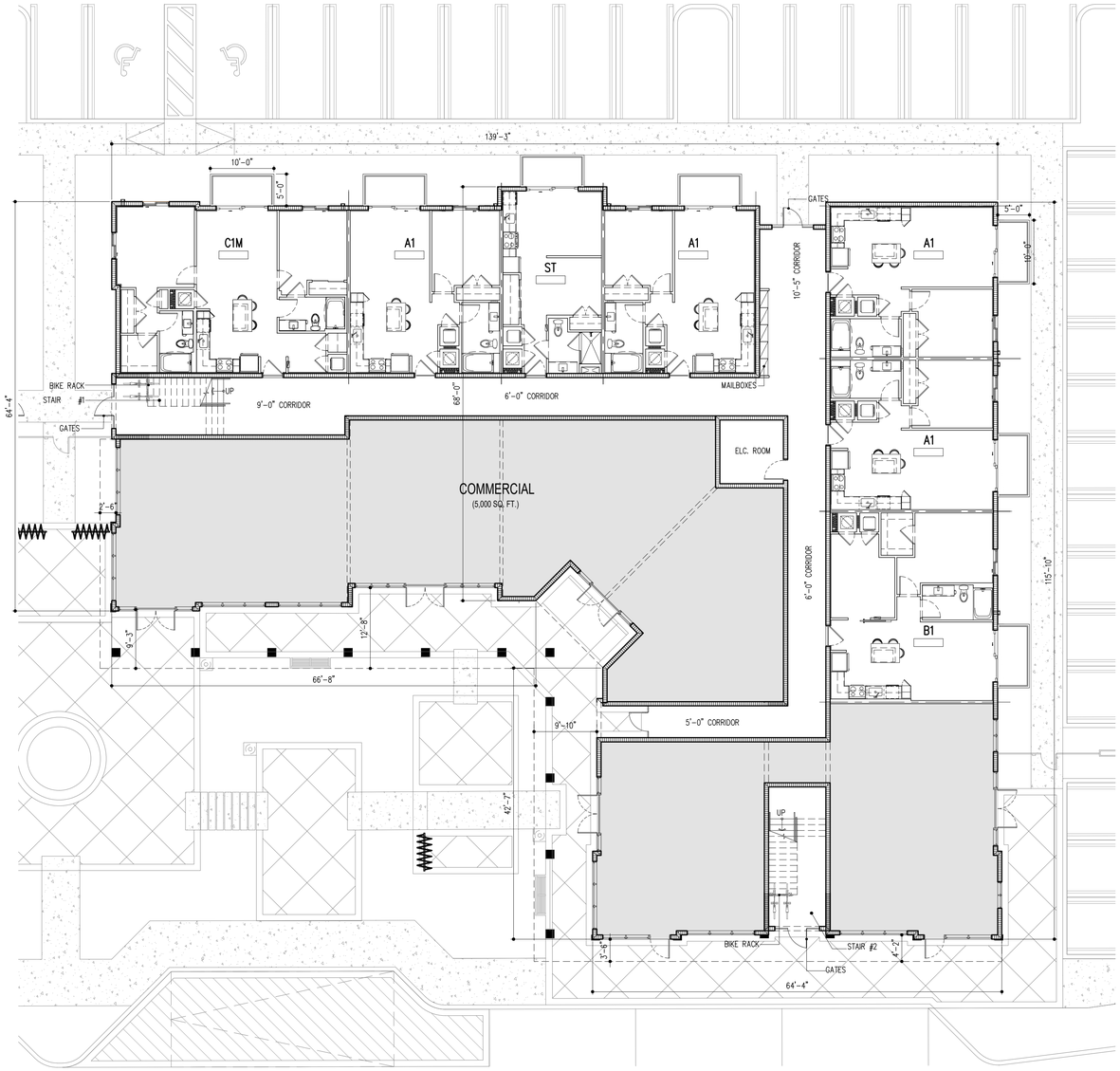
ARCHITECTURE & PLANNING

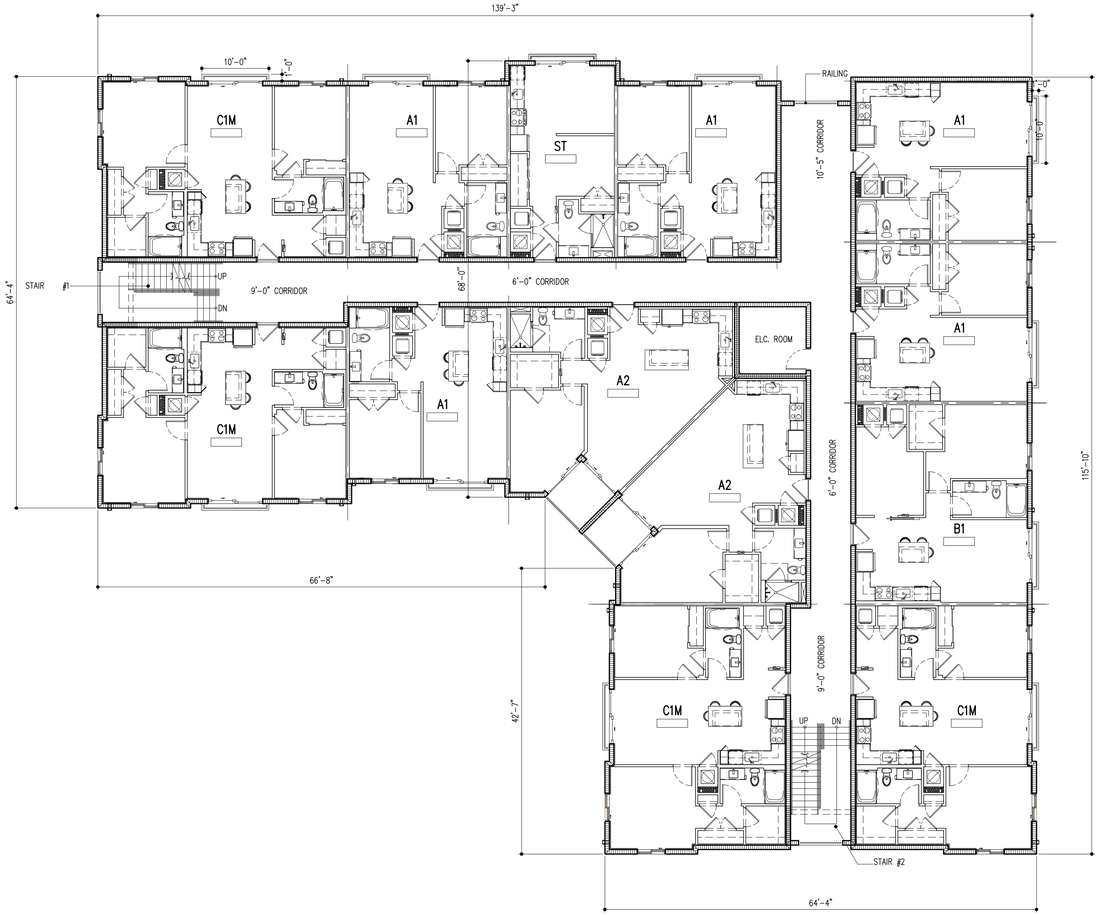
Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE: BUILDING TYPE V

SHEET: A-2.5.4



LEVEL 1
7 UNITS



LEVEL 2
13 UNITS

NORTH

BLDG TYPE VI
3 STORY/ 33 DU'S
SCALE: 3/32 " = 1'-0"

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
	SITE PLAN RE-SUBMITTAL #2	08/16/2024
	SITE PLAN RE-SUBMITTAL #3	10/11/2024
	SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

STATE OF FLORIDA · GEORGE L. MOURIZ · AR0007806 · REGISTERED ARCHITECT

GEORGE L. MOURIZ
AR0007806

LANTANA VILLAGE

FOR:
INTEGRA
LOCATED AT:
LANTANA, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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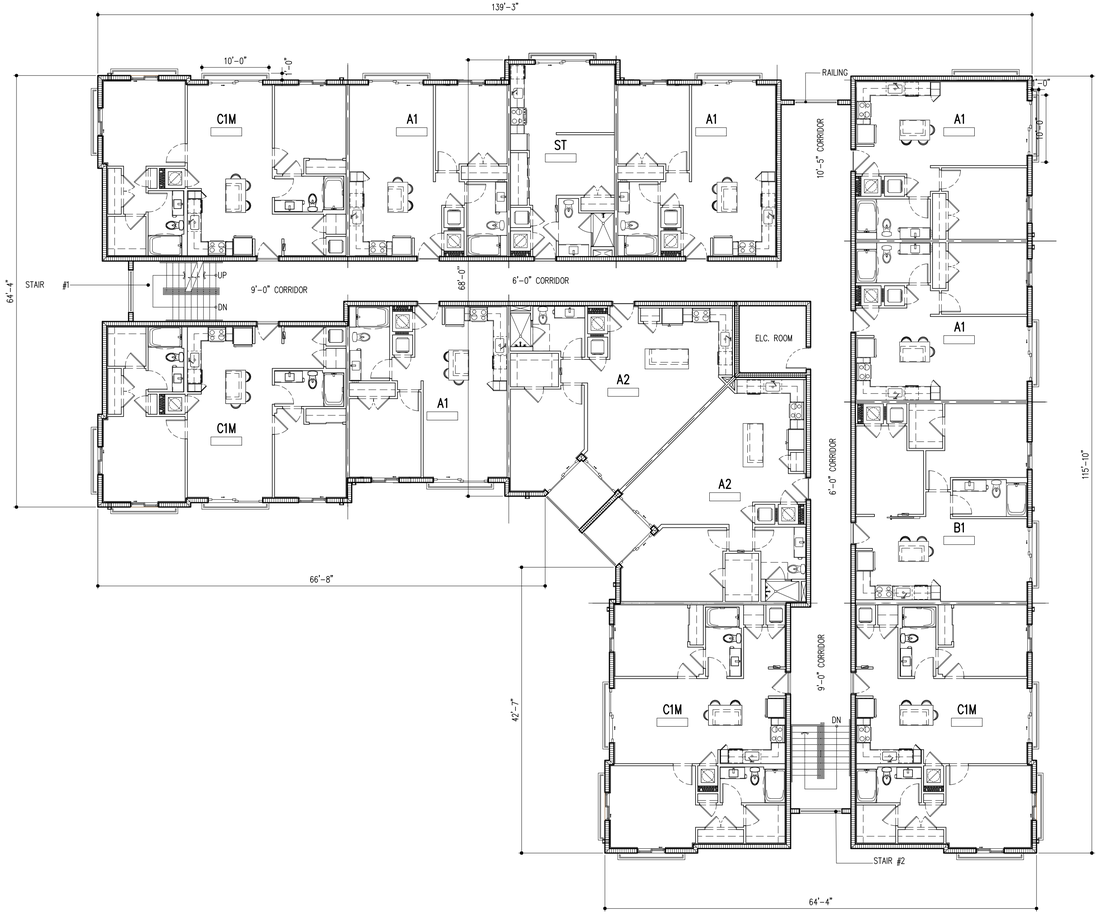
ARCHITECTURE & PLANNING

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

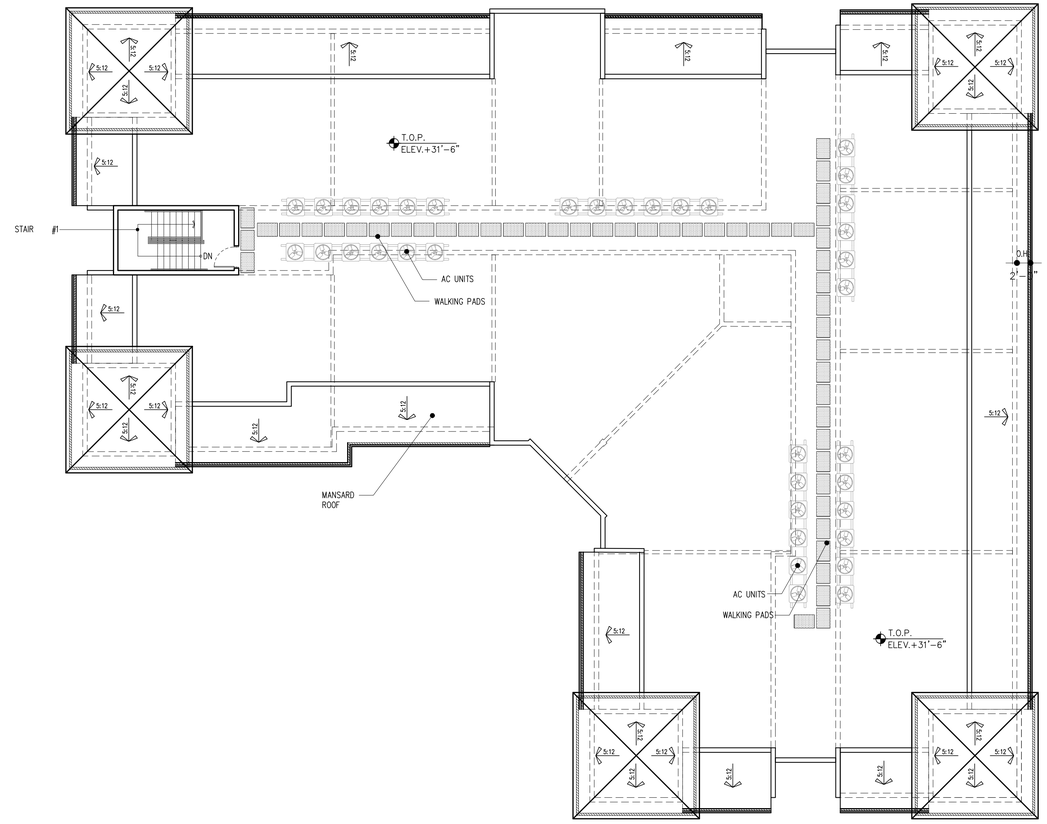
TITLE: BUILDING TYPE VI

SHEET: A-2.6.1



LEVEL 3

13 UNITS



ROOF PLAN

NORTH

BLDG TYPE VI

3 STORY/ 33 DU'S

SCALE: 3/32 " = 1'-0"

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
	SITE PLAN RE-SUBMITTAL #2	08/16/2024
	SITE PLAN RE-SUBMITTAL #3	10/11/2024
	SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

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AR0007806

LANTANA VILLAGE

FOR:
INTEGRA
LOCATED AT:
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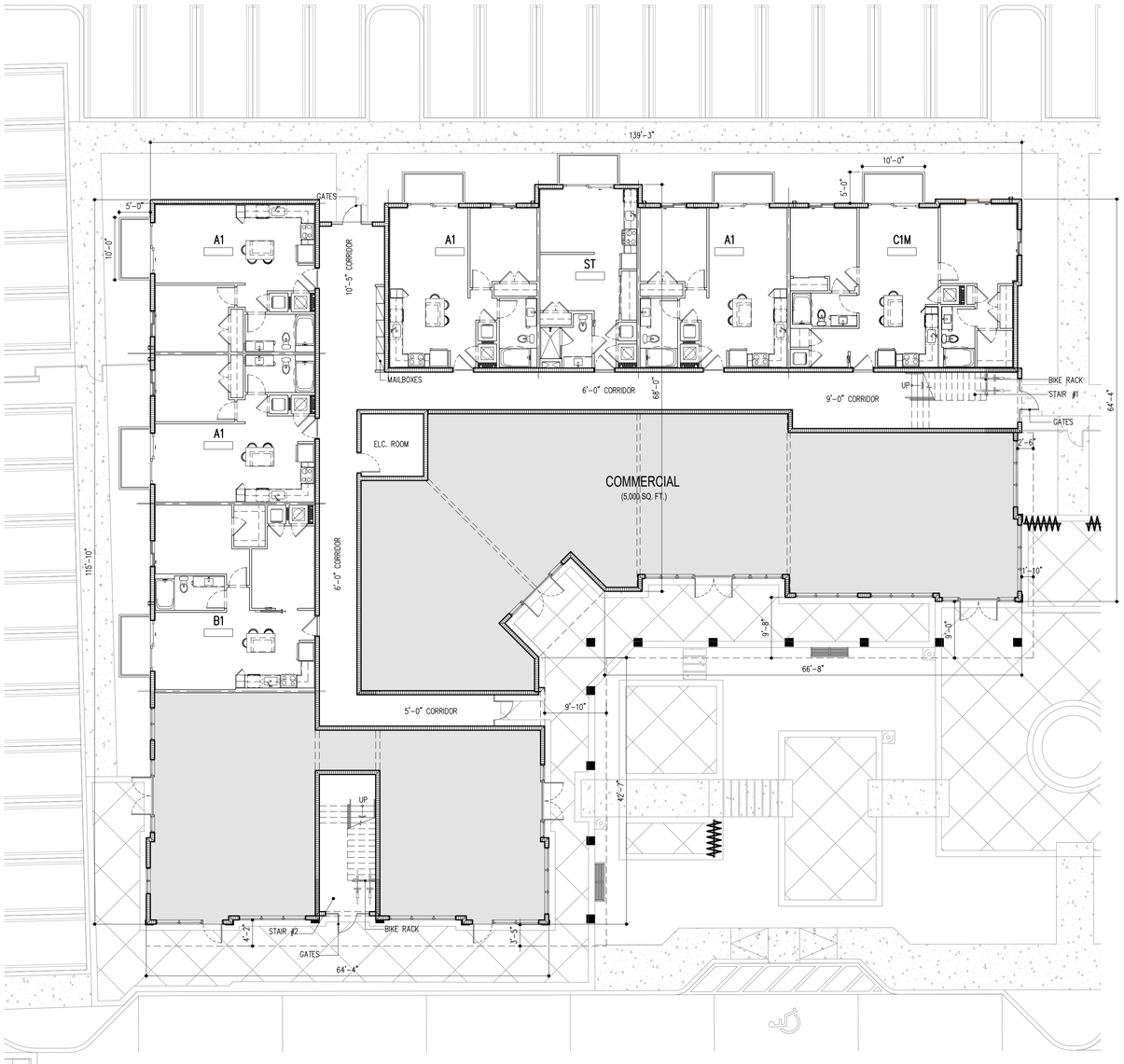
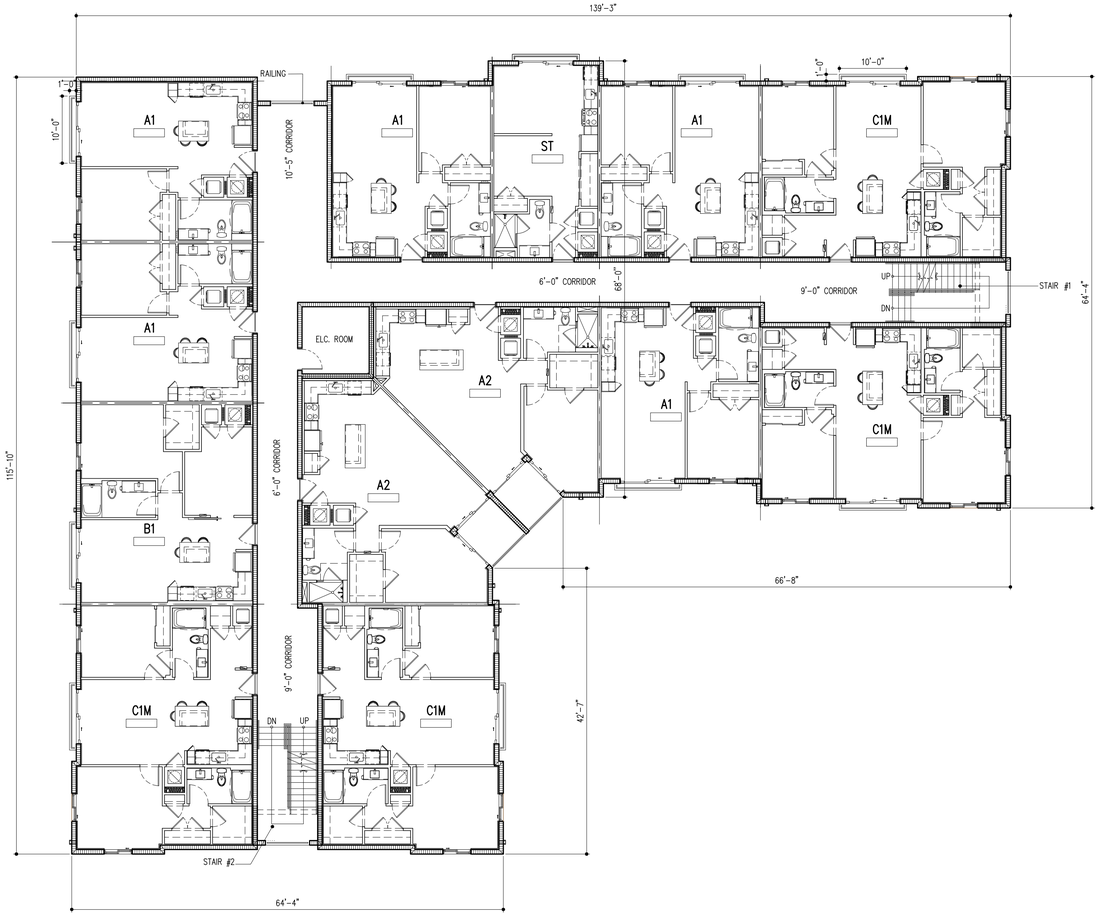
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE: BUILDING TYPE VI

SHEET: A-2.6.2



LEVEL 1
7 UNITS



LEVEL 2
13 UNITS

NORTH

BLDG TYPE VI-R
3 STORY/ 33 DU'S
SCALE: 3/32 " = 1'-0"

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
	SITE PLAN RE-SUBMITTAL #2	08/16/2024
	SITE PLAN RE-SUBMITTAL #3	10/11/2024
	SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

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AR0007806

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AR0007806

LANTANA VILLAGE

FOR:
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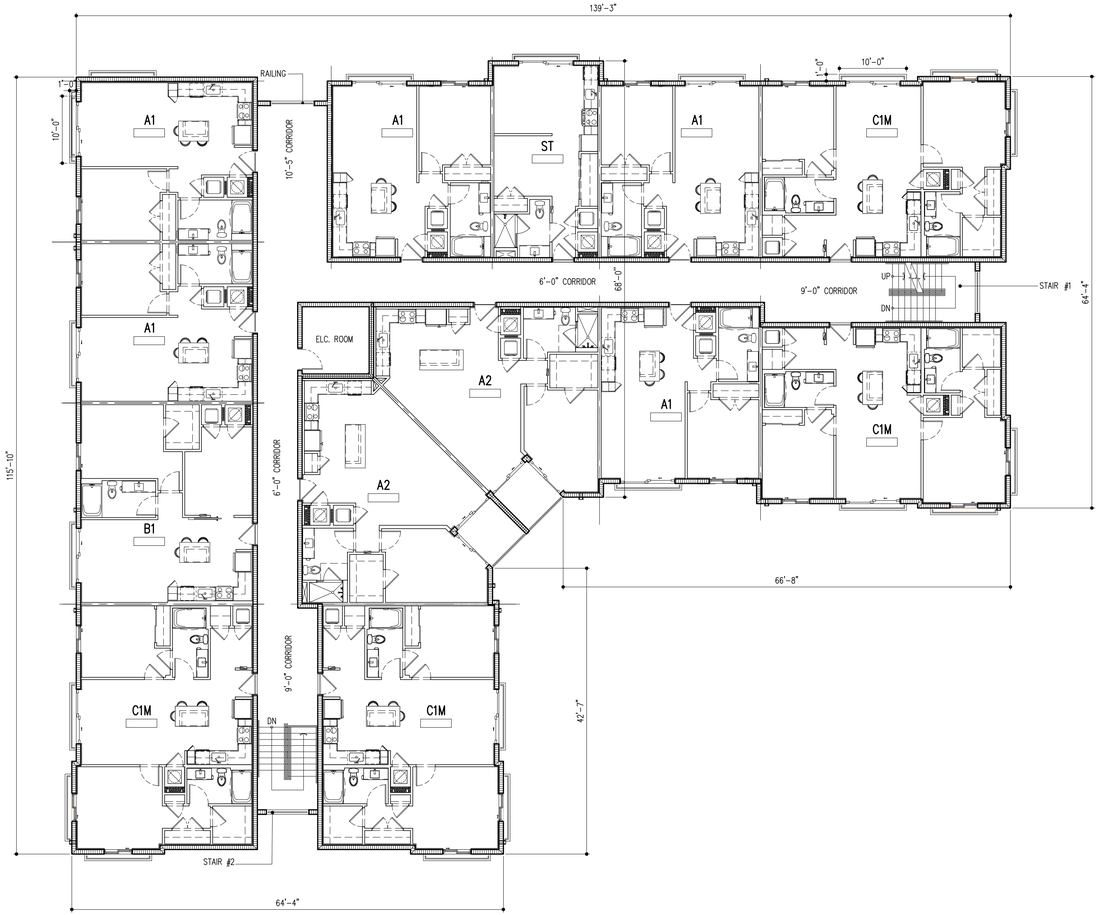
Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

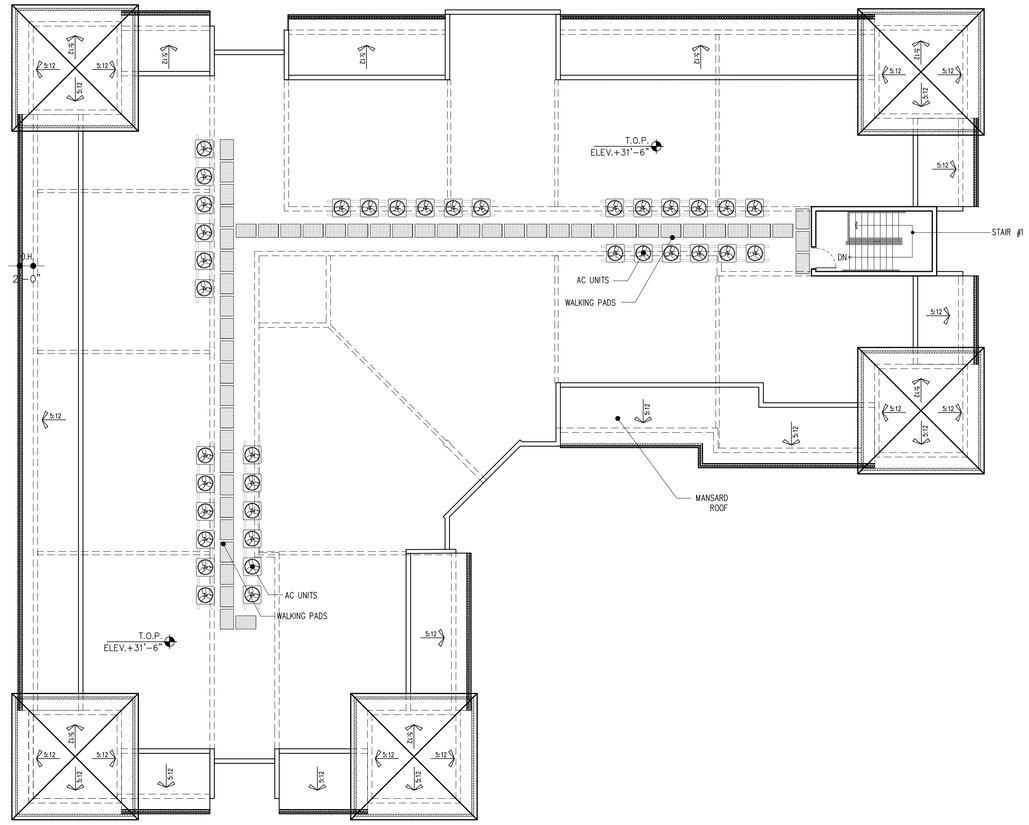
TITLE: BUILDING TYPE VI-R

SHEET:
A-2.6R.1



LEVEL 3

13 UNITS



ROOF PLAN

BLDG TYPE VI-R

3 STORY/ 33 DU'S

SCALE: 3/32 " = 1'-0"

NORTH

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
	SITE PLAN RE-SUBMITTAL #2	08/16/2024
	SITE PLAN RE-SUBMITTAL #3	10/11/2024
	SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

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AR0007806

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LOCATED AT:
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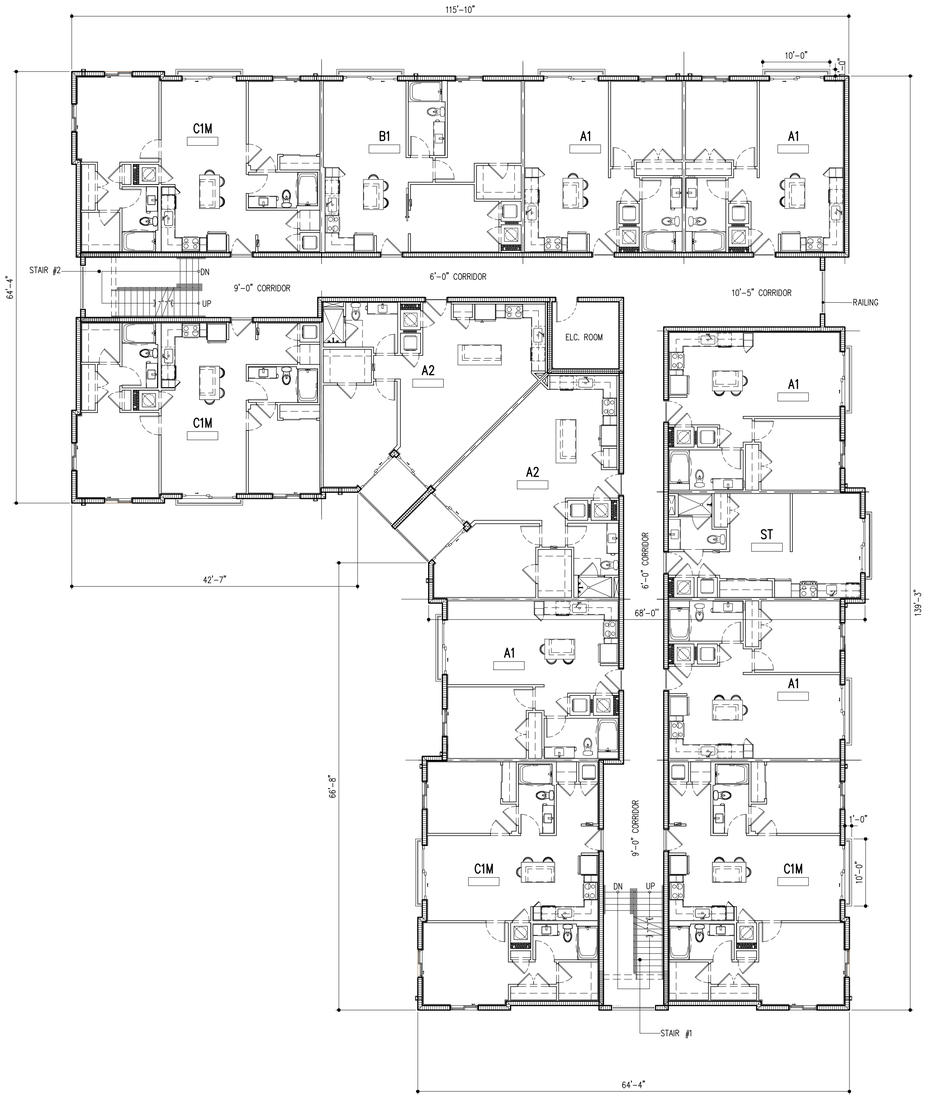
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE: BUILDING TYPE VI-R

SHEET: A-2.6R.2



LEVEL 1
13 UNITS



LEVEL 2
13 UNITS

NORTH

BLDG TYPE VII
3 STORY/ 39 DU'S
SCALE: 3/32 "= 1'-0"

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
	SITE PLAN RE-SUBMITTAL #2	08/16/2024
	SITE PLAN RE-SUBMITTAL #3	10/11/2024
	SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

GEORGE L. MOURIZ
AR0007806

LANTANA VILLAGE

FOR:
INTEGRA
LOCATED AT:
LANTANA, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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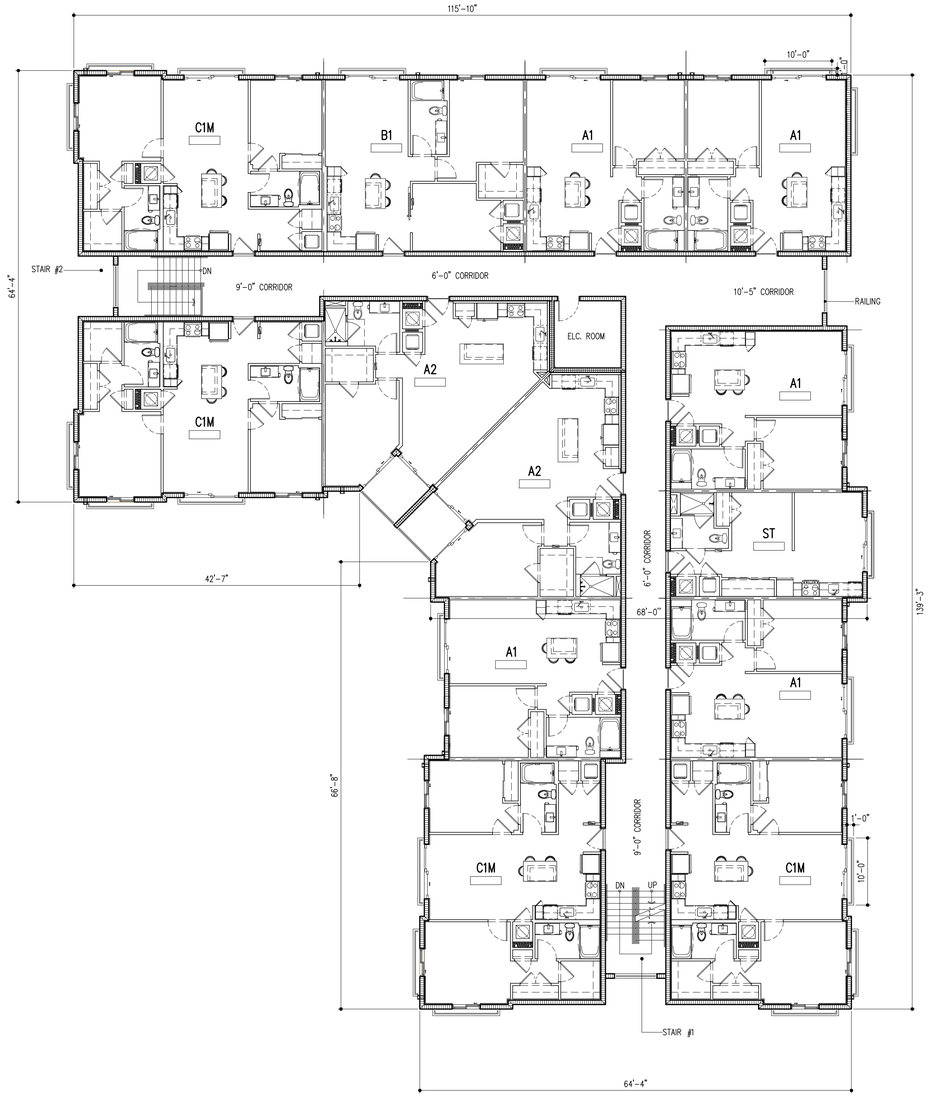
MSA ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

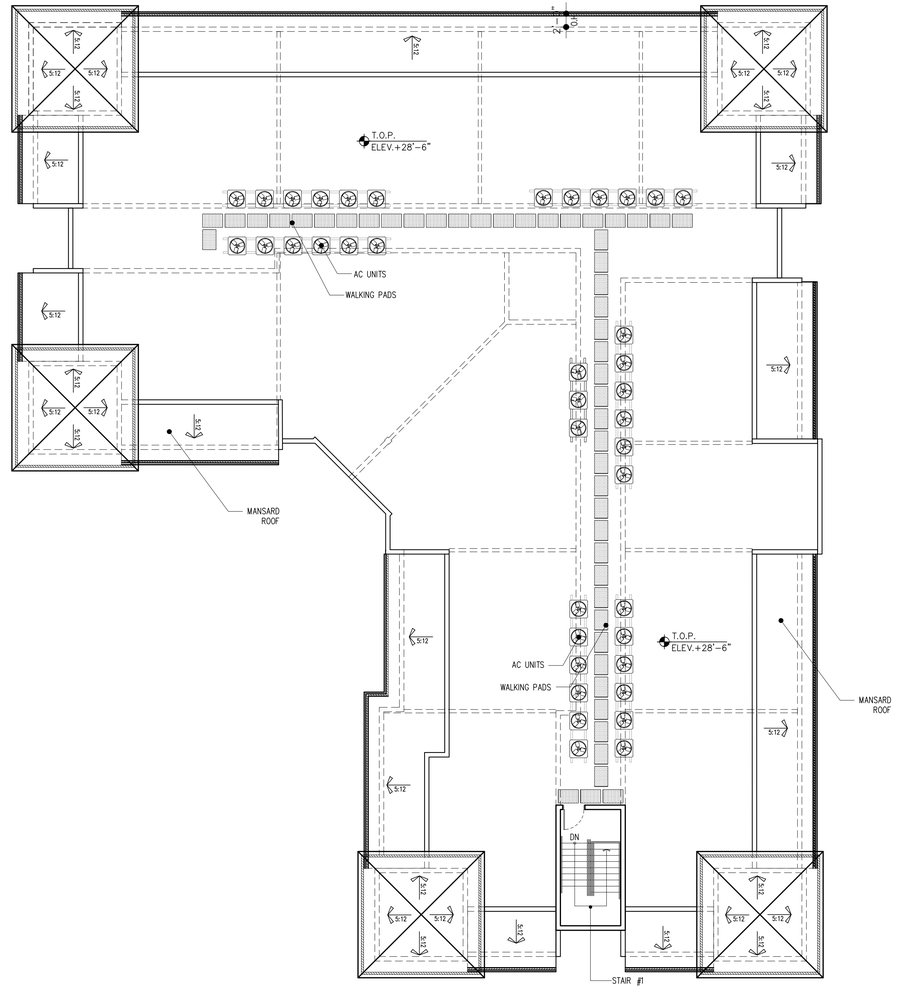
TITLE: BUILDING TYPE VII

SHEET:
A-2.7.1



LEVEL 3

13 UNITS



ROOF PLAN

NORTH

BLDG TYPE VII

3 STORY/ 39 DU'S

SCALE: 3/32 "= 1'-0"

REVISIONS:

INITIAL SITE PLAN SUBMITTAL	04/01/2024
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Drawn By:
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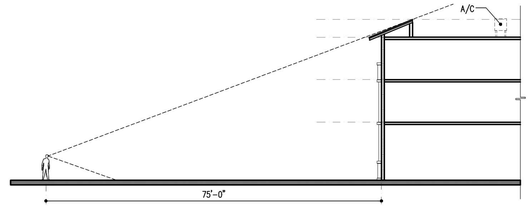
TITLE: BUILDING TYPE VII

SHEET: A-2.7.2



1 FRONT ELEVATION

SCALE: 1/8"=1'-0"



A/C DETAIL - LINE OF SIGHT

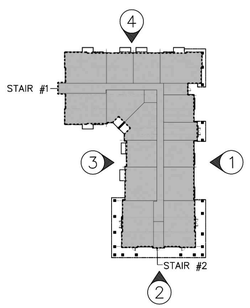
SCALE: 1/16"=1'-0"



2 LEFT ELEVATION

SCALE: 1/8"=1'-0"

COLOR LEGEND	
1	SW 7005 PURE WHITE
2	SW 7611 TRANQUIL AQUA
3	SW 9051 AQUAVERDE
4	SW 0017 CALICO



KEYPLAN

SCALE: N.T.S

BLDG I - ELEVATIONS

SCALE: 1/8"=1'-0"

REVISIONS:

INITIAL SITE PLAN SUBMITTAL	04/01/2024
SITE PLAN RE-SUBMITTAL #1	06/14/2024
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SITE PLAN RE-SUBMITTAL #4	11/21/2024

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LANTANA VILLAGE

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Checked By:

TITLE:
BLDG I - ELEVATIONS

SHEET:
A-3.1.1



3 BACK ELEVATION

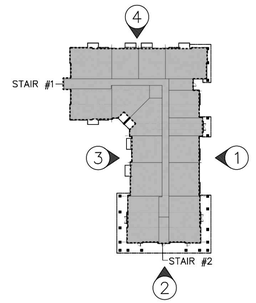
SCALE: 1/8"=1'-0"



4 RIGHT ELEVATION

SCALE: 1/8"=1'-0"

COLOR LEGEND	
1	SW 7005 PURE WHITE
2	SW 7611 TRANQUIL AQUA
3	SW 9051 AQUAVERDE
4	SW 0017 CALICO



KEYPLAN

SCALE: N.T.S

BLDG I - ELEVATIONS

SCALE: 1/8"=1'-0"

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
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MSA ARCHITECTS
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LANTANA VILLAGE
FOR:
INTEGRA
LOCATED AT:
LANTANA, FLORIDA

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE:
BLDG I - ELEVATIONS

SHEET:
A-3.1.2

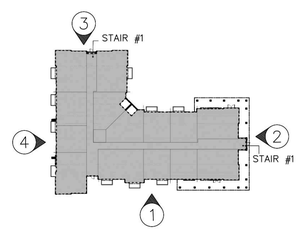


1 FRONT ELEVATION
SCALE: 1/8"=1'-0"



2 RIGHT ELEVATION
SCALE: 1/8"=1'-0"

COLOR LEGEND	
1	SW 7005 PURE WHITE
2	SW 7611 TRANQUIL AQUA
3	SW 9051 AQUAVERDE
4	SW 0017 CALICO



KEYPLAN
SCALE: N.T.S

BLDG II - ELEVATIONS
SCALE: 1/8"=1'-0"

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
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Scale: AS SHOWN
Drawn By:
Checked By:

TITLE:
BLDG II - ELEVATIONS

SHEET:
A-3.2.1



3 BACK ELEVATION

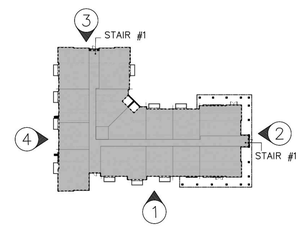
SCALE: 1/8"=1'-0"



4 LEFT ELEVATION

SCALE: 1/8"=1'-0"

COLOR LEGEND	
1	SW 7005 PURE WHITE
2	SW 7611 TRANQUIL AQUA
3	SW 9051 AQUAVERDE
4	SW 0017 CALICO



KEYPLAN

SCALE: N.T.S

BLDG II - ELEVATIONS

SCALE: 1/8"=1'-0"

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
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Drawn By:
Checked By:

TITLE:
BLDG II - ELEVATIONS

SHEET:
A-3.2.2



1 FRONT A ELEVATION
SCALE: 1/8"=1'-0"

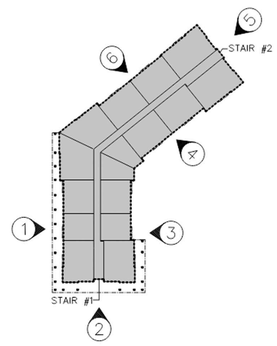


2 RIGHT ELEVATION
SCALE: 1/8"=1'-0"



3 BACK A ELEVATION
SCALE: 1/8"=1'-0"

COLOR LEGEND	
1	SW 7005 PURE WHITE
2	SW 7611 TRANQUIL AQUA
3	SW 9051 AQUAVERDE
4	SW 0017 CALICO



KEYPLAN
SCALE: N.T.S

BLDG III - ELEVATIONS
SCALE: 1/8"=1'-0"

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
	SITE PLAN RE-SUBMITTAL #2	08/16/2024
	SITE PLAN RE-SUBMITTAL #3	10/11/2024
	SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

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LANTANA VILLAGE

FOR:
INTEGRA
LOCATED AT:
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TITLE:
BLDG III - ELEVATIONS

SHEET:
A-3.3.1



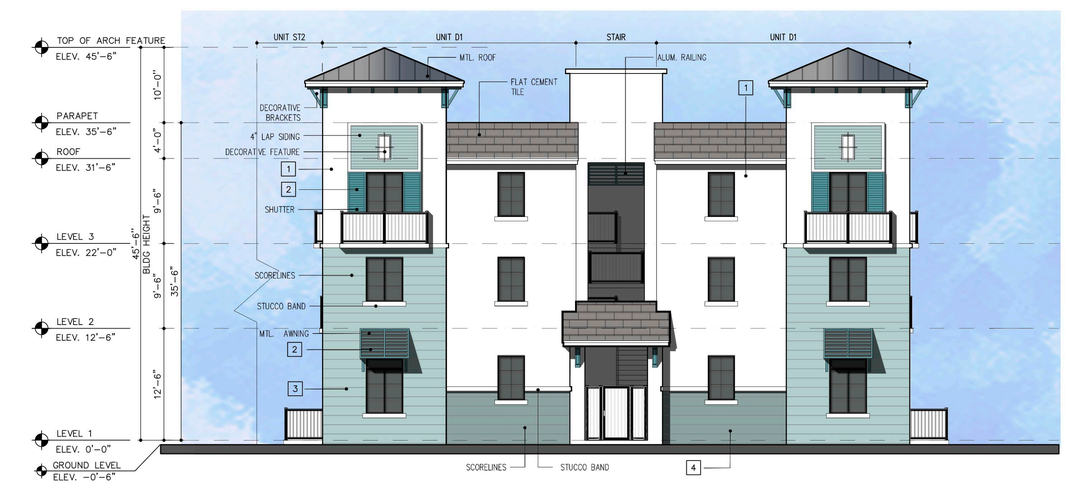
4 BACK B ELEVATION

SCALE: 1/8"=1'-0"



6 FRONT B ELEVATION

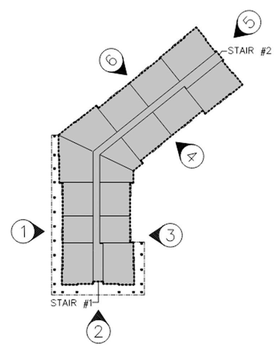
SCALE: 1/8"=1'-0"



5 LEFT ELEVATION

SCALE: 1/8"=1'-0"

COLOR LEGEND	
1	SW 7005 PURE WHITE
2	SW 7611 TRANQUIL AQUA
3	SW 9051 AQUAVERDE
4	SW 0017 CALICO



KEYPLAN

SCALE: N.T.S

BLDG III - ELEVATIONS

SCALE: 1/8"=1'-0"

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
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LANTANA VILLAGE

FOR: INTEGRA
LOCATED AT: LANTANA, FLORIDA

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Checked By:

TITLE:
BLDG III - ELEVATIONS

SHEET:
A-3.3.2

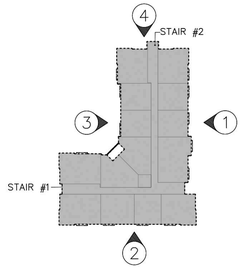


1 FRONT ELEVATION
SCALE: 1/8"=1'-0"



2 LEFT ELEVATION
SCALE: 1/8"=1'-0"

COLOR LEGEND	
1	SW 7005 PURE WHITE
2	SW 7611 TRANQUIL AQUA
3	SW 9051 AQUAVERDE
4	SW 0017 CALICO



KEYPLAN
SCALE: N.T.S

BLDG IV - ELEVATIONS
SCALE: 1/8"=1'-0"

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
	SITE PLAN RE-SUBMITTAL #2	08/16/2024
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Drawn By:
Checked By:

TITLE:
BLDG IV - ELEVATIONS

SHEET:
A-3.4.1

LANTANA VILLAGE

FOR:
INTEGRA
LOCATED AT:
LANTANA, FLORIDA



3 BACK ELEVATION

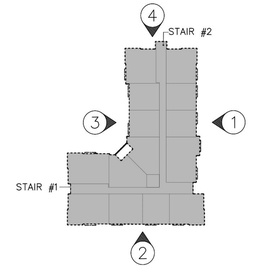
SCALE: 1/8"=1'-0"



4 RIGHT ELEVATION

SCALE: 1/8"=1'-0"

COLOR LEGEND	
1	SW 7005 PURE WHITE
2	SW 7611 TRANQUIL AQUA
3	SW 9051 AQUAVERDE
4	SW 0017 CALICO



KEYPLAN

SCALE: N.T.S

BLDG IV - ELEVATIONS

SCALE: 1/8"=1'-0"

REVISIONS:

	INITIAL SITE PLAN	
	SUBMITTAL SITE PLAN	04/01/2024
	RE-SUBMITTAL #1 SITE PLAN	06/14/2024
	RE-SUBMITTAL #2 SITE PLAN	08/16/2024
	RE-SUBMITTAL #3	10/11/2024

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TITLE:
BLDG IV - ELEVATIONS

SHEET:
A-3.4.2

LANTANA VILLAGE

FOR:
INTEGRA
LOCATED AT:
LANTANA, FLORIDA

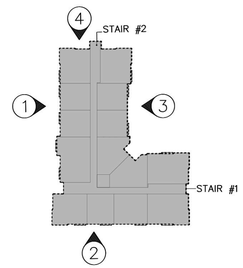


1 FRONT ELEVATION
SCALE: 1/8"=1'-0"



2 RIGHT ELEVATION
SCALE: 1/8"=1'-0"

COLOR LEGEND	
1	SW 7005 PURE WHITE
2	SW 7611 TRANQUIL AQUA
3	SW 9051 AQUAVERDE
4	SW 0017 CALICO



KEYPLAN
SCALE: N.T.S

BLDG IV-R - ELEVATIONS
SCALE: 1/8"=1'-0"

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
	SITE PLAN RE-SUBMITTAL #2	08/16/2024
	SITE PLAN RE-SUBMITTAL #3	10/11/2024
	SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

STATE OF FLORIDA
GEORGE L. MOURIZ
AR0007806
REGISTERED ARCHITECT

GEORGE L. MOURIZ
AR0007806

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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MSA ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

LANTANA VILLAGE
FOR:
INTEGRA
LOCATED AT:
LANTANA, FLORIDA

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE:
BLDG IV-R - ELEVATIONS

SHEET:
A-3.4R.1



3 BACK ELEVATION

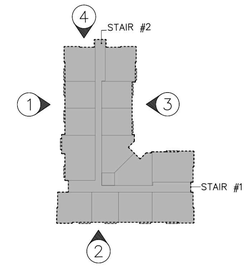
SCALE: 1/8"=1'-0"



4 LEFT ELEVATION

SCALE: 1/8"=1'-0"

COLOR LEGEND	
1	SW 7005 PURE WHITE
2	SW 7611 TRANQUIL AQUA
3	SW 9051 AQUAVERDE
4	SW 0017 CALICO



KEYPLAN

SCALE: N.T.S

BLDG IV-R - ELEVATIONS

SCALE: 1/8"=1'-0"

REVISIONS:

	INITIAL SITE PLAN	
	SUBMITTAL	04/01/2024
	SITE PLAN	
	RE-SUBMITTAL #1	06/14/2024
	SITE PLAN	
	RE-SUBMITTAL #2	08/16/2024
	SITE PLAN	
	RE-SUBMITTAL #3	10/11/2024
	SITE PLAN	
	RE-SUBMITTAL #4	11/21/2024

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Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE:
BLDG IV-R - ELEVATIONS

SHEET:
A-3.4R.2



1 FRONT A ELEVATION
SCALE: 1/8"=1'-0"



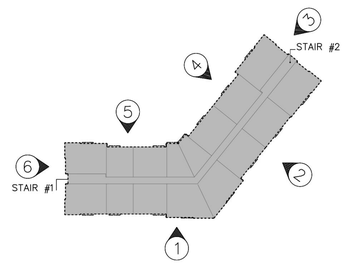
2 FRONT B ELEVATION
SCALE: 1/8"=1'-0"



3 RIGHT ELEVATION
SCALE: 1/8"=1'-0"

COLOR LEGEND

1	SW 7005 PURE WHITE
2	SW 7611 TRANQUIL AQUA
3	SW 9051 AQUAVERDE
4	SW 0017 CALICO



KEYPLAN
SCALE: N.T.S

BLDG V - ELEVATIONS
SCALE: 1/8"=1'-0"

REVISIONS:

INITIAL SITE PLAN SUBMITTAL	
SITE PLAN RE-SUBMITTAL #1	04/01/2024
SITE PLAN RE-SUBMITTAL #2	06/14/2024
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Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE:
BLDG V - ELEVATIONS

SHEET:
A-3.5.1



4 BACK A ELEVATION

SCALE: 1/8"=1'-0"



5 BACK B ELEVATION

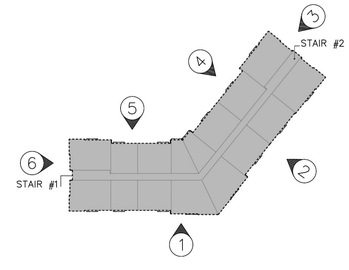
SCALE: 1/8"=1'-0"



6 LEFT ELEVATION

SCALE: 1/8"=1'-0"

COLOR LEGEND	
1	SW 7005 PURE WHITE
2	SW 7611 TRANQUIL AQUA
3	SW 9051 AQUAVERDE
4	SW 0017 CALICO



KEYPLAN

SCALE: N.T.S

BLDG V - ELEVATIONS

SCALE: 1/8"=1'-0"

REVISIONS:

	INITIAL SITE PLAN	
	SUBMITTAL	04/01/2024
	SITE PLAN	
	RE-SUBMITTAL #1	06/14/2024
	SITE PLAN	
	RE-SUBMITTAL #2	08/16/2024
	SITE PLAN	
	RE-SUBMITTAL #3	10/11/2024

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Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE:
BLDG V - ELEVATIONS

SHEET:
A-3.5.2

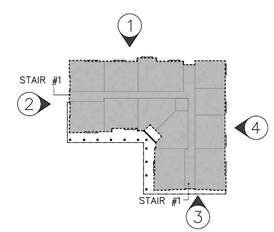


1 FRONT ELEVATION
SCALE: 1/8"=1'-0"



2 RIGHT ELEVATION
SCALE: 1/8"=1'-0"

COLOR LEGEND	
1	SW 7005 PURE WHITE
2	SW 7611 TRANQUIL AQUA
3	SW 9051 AQUAVERDE
4	SW 0017 CALICO



KEYPLAN
SCALE: N.T.S

BLDG VI - ELEVATIONS
SCALE: 1/8"=1'-0"

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
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Drawn By:
Checked By:

TITLE:
BLDG VI - ELEVATIONS

SHEET:
A-3.6.1



3 BACK ELEVATION

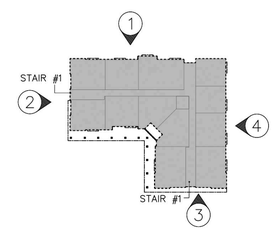
SCALE: 1/8"=1'-0"



4 LEFT ELEVATION

SCALE: 1/8"=1'-0"

COLOR LEGEND	
1	SW 7005 PURE WHITE
2	SW 7611 TRANQUIL AQUA
3	SW 9051 AQUAVERDE
4	SW 0017 CALICO



KEYPLAN

SCALE: N.T.S

BLDG VI - ELEVATIONS

SCALE: 1/8"=1'-0"

REVISIONS:

INITIAL SITE PLAN SUBMITTAL	04/01/2024
SITE PLAN RE-SUBMITTAL #1	06/14/2024
SITE PLAN RE-SUBMITTAL #2	08/16/2024
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SITE PLAN RE-SUBMITTAL #4	11/21/2024

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Drawn By:
Checked By:

TITLE:
BLDG VI - ELEVATIONS

SHEET:
A-3.6.2

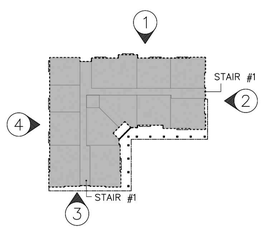


1 FRONT ELEVATION
SCALE: 1/8"=1'-0"



2 RIGHT ELEVATION
SCALE: 1/8"=1'-0"

COLOR LEGEND	
1	SW 7005 PURE WHITE
2	SW 7611 TRANQUIL AQUA
3	SW 9051 AQUAVERDE
4	SW 0017 CALICO



KEYPLAN
SCALE: N.T.S

BLDG VI-R - ELEVATIONS
SCALE: 1/8"=1'-0"

REVISIONS:

INITIAL SITE PLAN SUBMITTAL	04/01/2024
SITE PLAN RE-SUBMITTAL #1	06/14/2024
SITE PLAN RE-SUBMITTAL #2	08/16/2024
SITE PLAN RE-SUBMITTAL #3	10/11/2024
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LANTANA VILLAGE

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Checked By:

TITLE:
BLDG VI-R - ELEVATIONS

SHEET:
A-3.6R.1

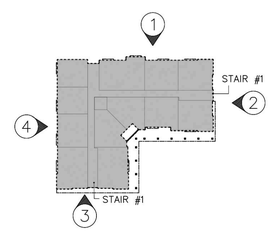


3 BACK ELEVATION
SCALE: 1/8"=1'-0"



4 LEFT ELEVATION
SCALE: 1/8"=1'-0"

COLOR LEGEND	
1	SW 7005 PURE WHITE
2	SW 7611 TRANQUIL AQUA
3	SW 9051 AQUAVERDE
4	SW 0017 CALICO



KEYPLAN
SCALE: N.T.S

BLDG VI-R - ELEVATIONS
SCALE: 1/8"=1'-0"

REVISIONS:

	INITIAL SITE PLAN	
	SUBMITTAL	04/01/2024
	SITE PLAN	
	RE-SUBMITTAL #1	06/14/2024
	SITE PLAN	
	RE-SUBMITTAL #2	08/16/2024
	SITE PLAN	
	RE-SUBMITTAL #3	10/11/2024
	SITE PLAN	
	RE-SUBMITTAL #4	11/21/2024

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Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE:
BLDG VI-R - ELEVATIONS

SHEET:
A-3.6R.2



1 FRONT ELEVATION

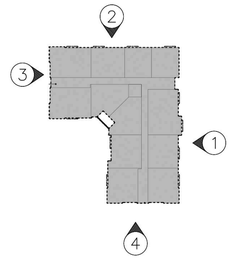
SCALE: 1/8"=1'-0"



2 RIGHT ELEVATION

SCALE: 1/8"=1'-0"

COLOR LEGEND	
1	SW 7005 PURE WHITE
2	SW 7611 TRANQUIL AQUA
3	SW 9051 AQUAVERDE
4	SW 0017 CALICO



KEYPLAN

SCALE: N.T.S

BLDG VII - ELEVATIONS

SCALE: 1/8"=1'-0"

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
	SITE PLAN RE-SUBMITTAL #2	08/16/2024
	SITE PLAN RE-SUBMITTAL #3	10/11/2024
	SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

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FOR:
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LOCATED AT:
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Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE:
BLDG VII - ELEVATIONS

SHEET:
A-3.7.1

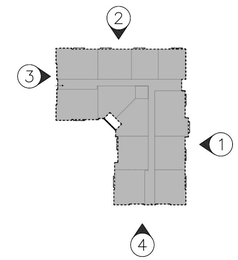


3 BACK ELEVATION
SCALE: 1/8"=1'-0"



4 LEFT ELEVATION
SCALE: 1/8"=1'-0"

COLOR LEGEND	
1	SW 7005 PURE WHITE
2	SW 7611 TRANQUIL AQUA
3	SW 9051 AQUAVERDE
4	SW 0017 CALICO



KEYPLAN
SCALE: N.T.S

BLDG VII - ELEVATIONS
SCALE: 1/8"=1'-0"

REVISIONS:

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DIGITAL SIGNATURE:

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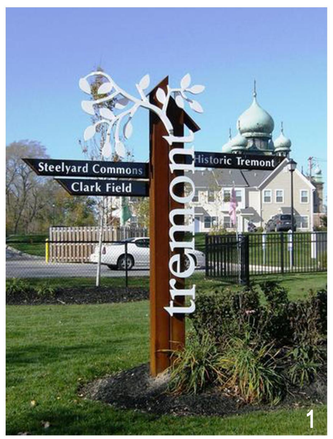
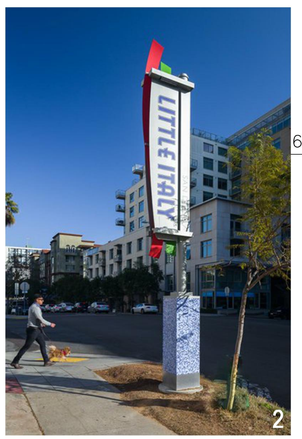
SHEET:
A-3.7.2







6'-0"



OTHER OPTIONS

COLOR LEGEND	
1	SW 7005 PURE WHITE
2	SW 7611 TRANQUIL AQUA
3	SW 9051 AQUAVERDE

ENTRY FEATURE - ELEVATION

SCALE: 1/4"=1'-0"

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
	SITE PLAN RE-SUBMITTAL #2	08/16/2024
	SITE PLAN RE-SUBMITTAL #3	10/11/2024
	SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

GEORGE L. MOURIZ
AR0007806

LANTANA VILLAGE

FOR:
INTEGRA
LOCATED AT:
LANTANA, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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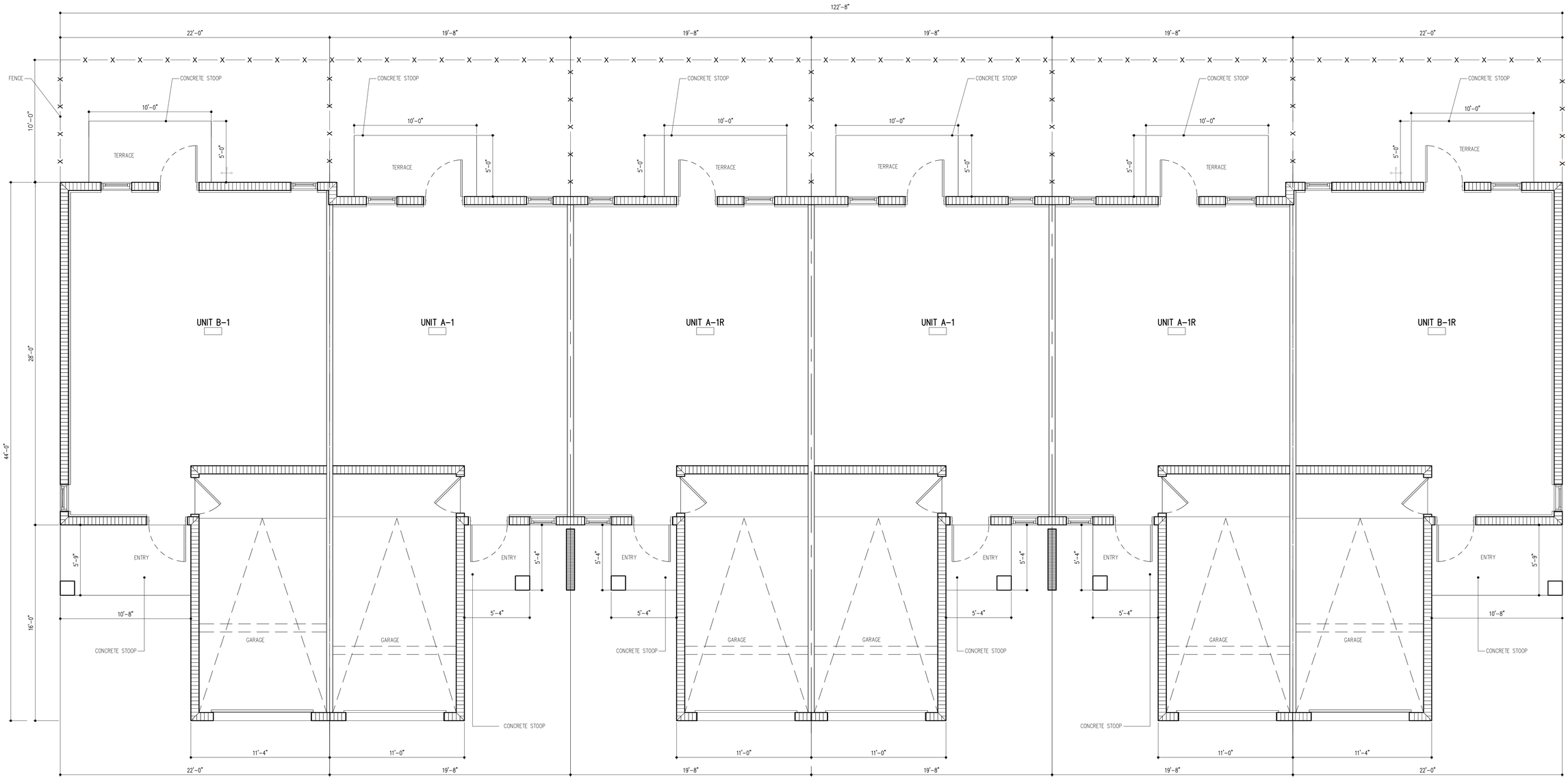
MSA ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE:
ENTRY FEATURE ELEVATIONS

SHEET:
A-3.8



BUILDING PLAN - GROUND LEVEL

AREA: 3054 S.F. GROSS GARAGE: 1358 S.F. SCALE: 1/4"=1'-0"
6 GARAGES

TOWNHOMES TYPE I- 6 UNITS

REVISIONS:

INITIAL SITE PLAN	
SUBMITTAL	04/01/2024
SITE PLAN	
RE-SUBMITTAL #1	06/14/2024
SITE PLAN	
RE-SUBMITTAL #2	08/16/2024
SITE PLAN	
RE-SUBMITTAL #3	10/11/2024
SITE PLAN	
RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

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LANTANA VILLAGE

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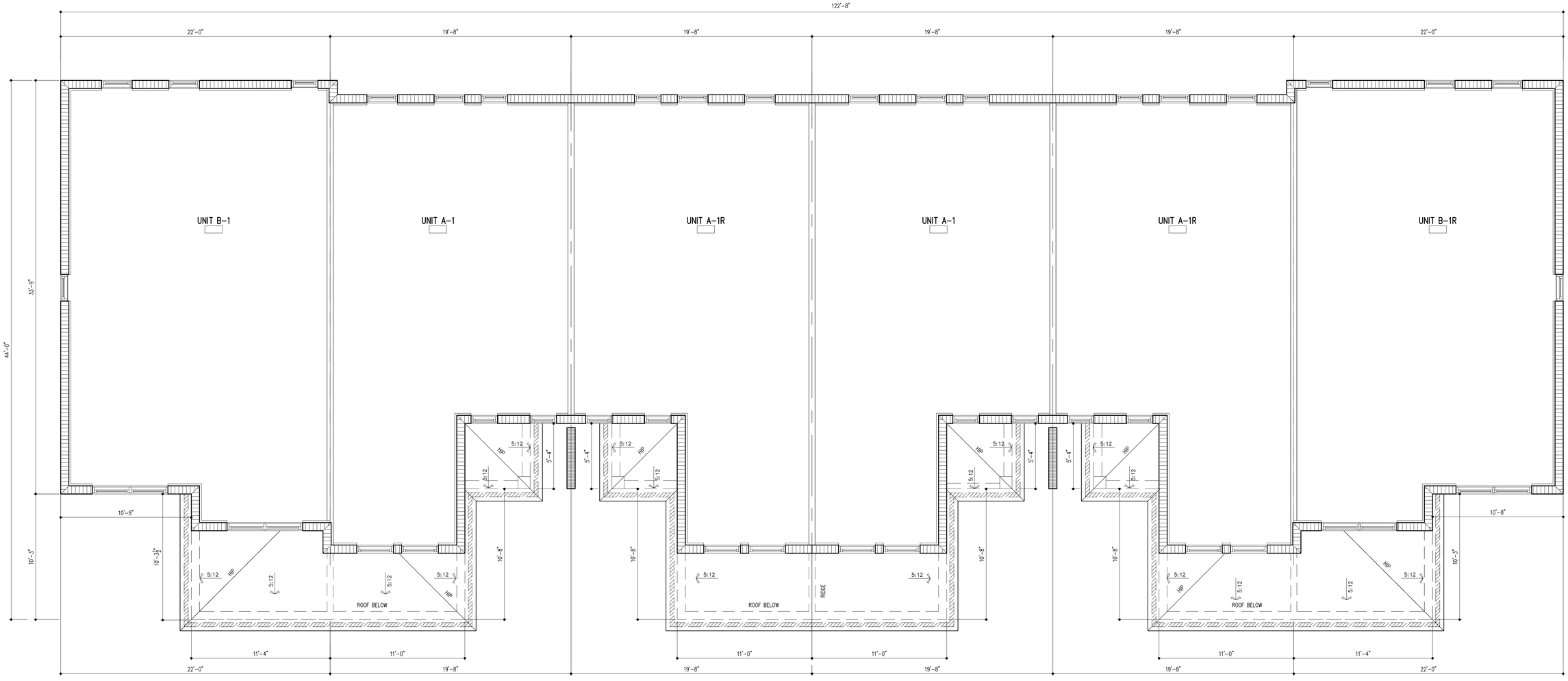
Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE:
GROUND LEVEL
TOWNHOMES TYPE I

SHEET:
A-TH-2.1.1



BUILDING PLAN - SECOND LEVEL

AREA: 4,132 S.F. GROSS SCALE: 1/4"=1'-0"

TOWNHOMES TYPE I- 6 UNITS

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
	SITE PLAN RE-SUBMITTAL #2	08/16/2024
	SITE PLAN RE-SUBMITTAL #3	10/11/2024
	SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

STATE OF FLORIDA · GEORGE L. MOURIZ · AR0007806 · REGISTERED ARCHITECT

GEORGE L. MOURIZ
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LANTANA VILLAGE

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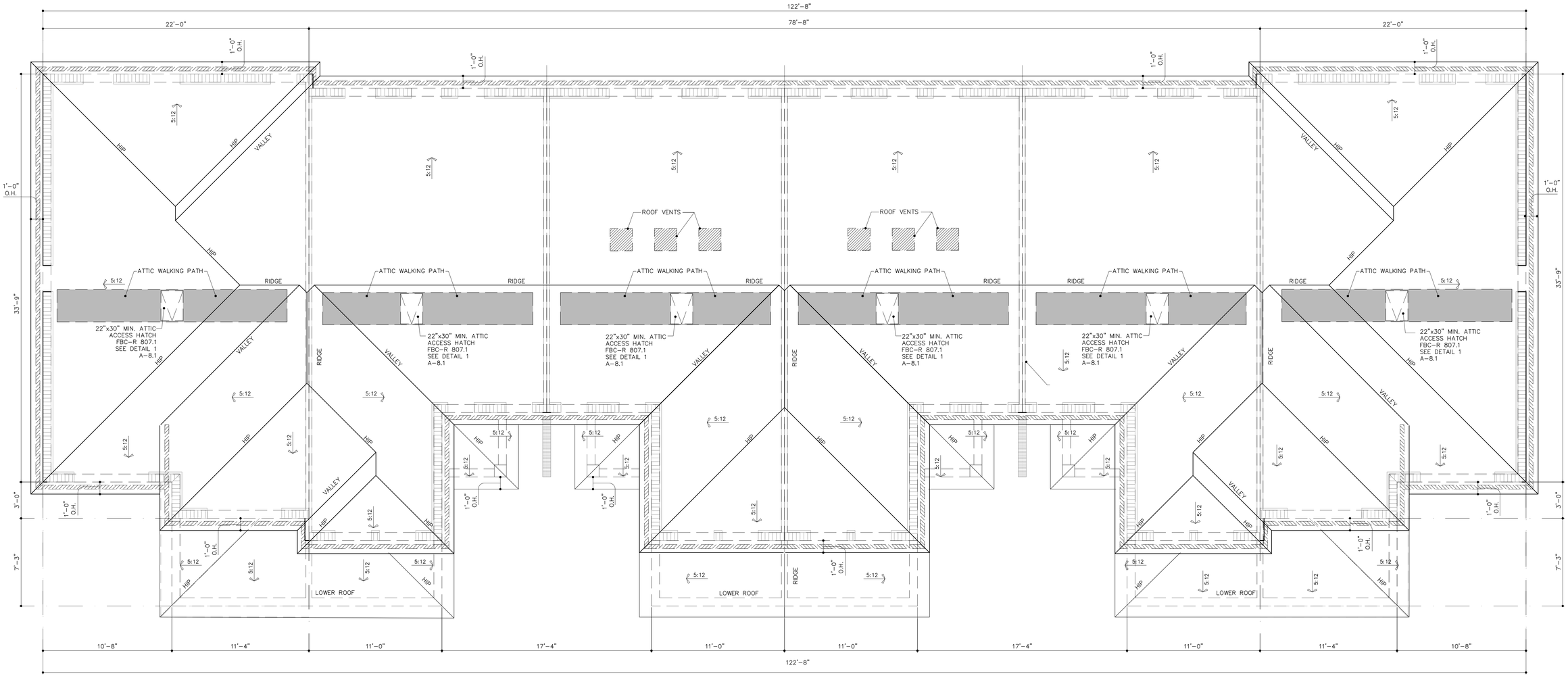
MSA ARCHITECTS ARCHITECTURE & PLANNING

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE:
SECOND LEVEL
TOWNHOMES TYPE I

SHEET:
A-TH-2.1.2



ROOF PLAN
SCALE: 1/4"=1'-0"

TOWNHOMES TYPE I- 6 UNITS

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
	SITE PLAN RE-SUBMITTAL #2	08/16/2024
	SITE PLAN RE-SUBMITTAL #3	10/11/2024
	SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

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AR0007806

LANTANA VILLAGE
FOR: INTEGRA
LOCATED AT: LANTANA, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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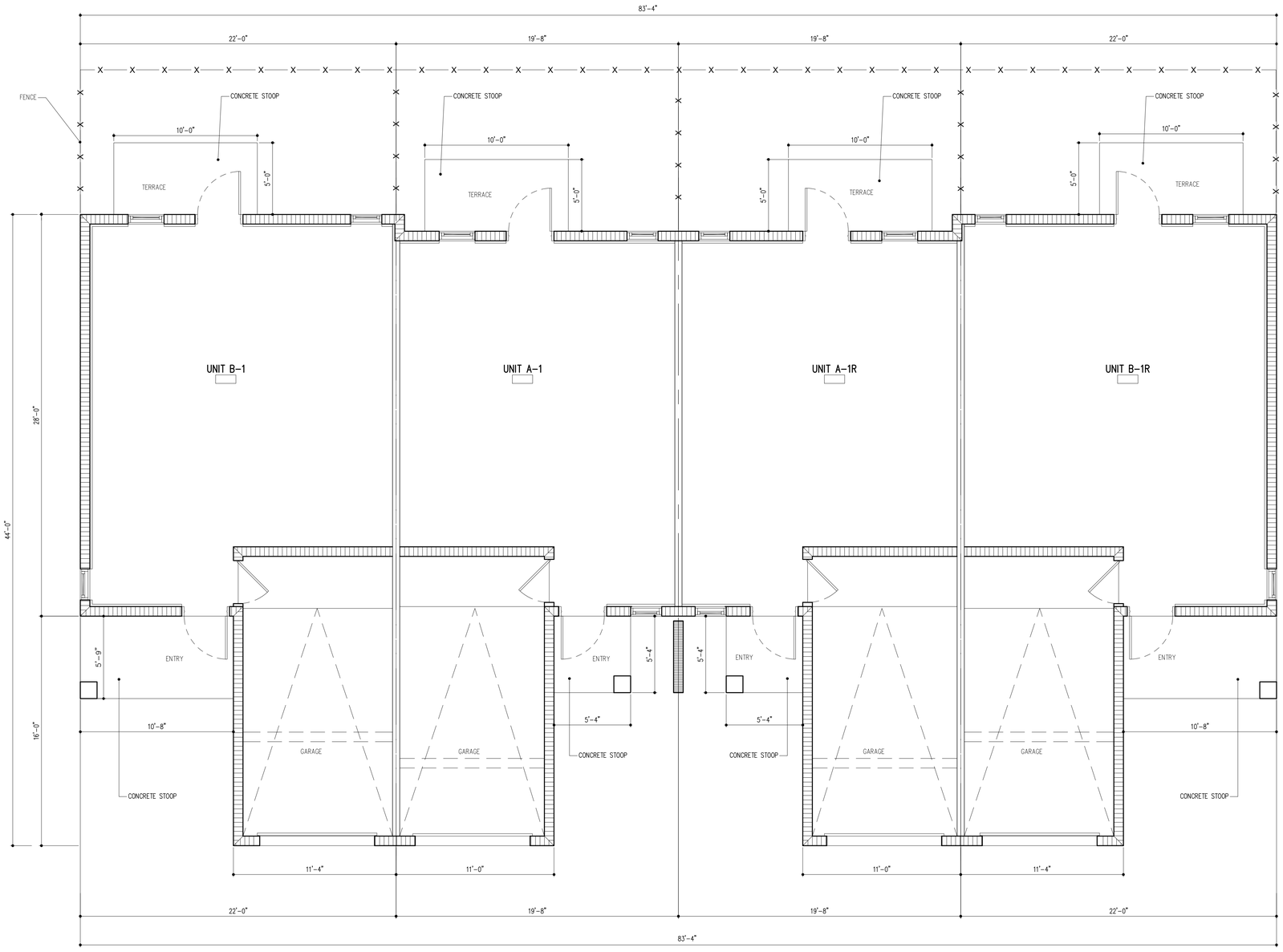
MSA ARCHITECTS ARCHITECTURE & PLANNING

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE: ROOF PLAN TOWNHOMES TYPE I

SHEET: A-TH-2.1.3



BUILDING PLAN - GROUND LEVEL

AREA: 2094 S.F. GROSS GARAGE: 910 S.F. SCALE: 1/4"=1'-0"
4 GARAGES

TOWNHOMES TYPE II- 4 UNITS

REVISIONS:

INITIAL SITE PLAN	
SUBMITTAL	04/01/2024
SITE PLAN	
RE-SUBMITTAL #1	06/14/2024
SITE PLAN	
RE-SUBMITTAL #2	08/16/2024
SITE PLAN	
RE-SUBMITTAL #3	10/11/2024
SITE PLAN	
RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

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LANTANA VILLAGE

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Project No: 2207.prj
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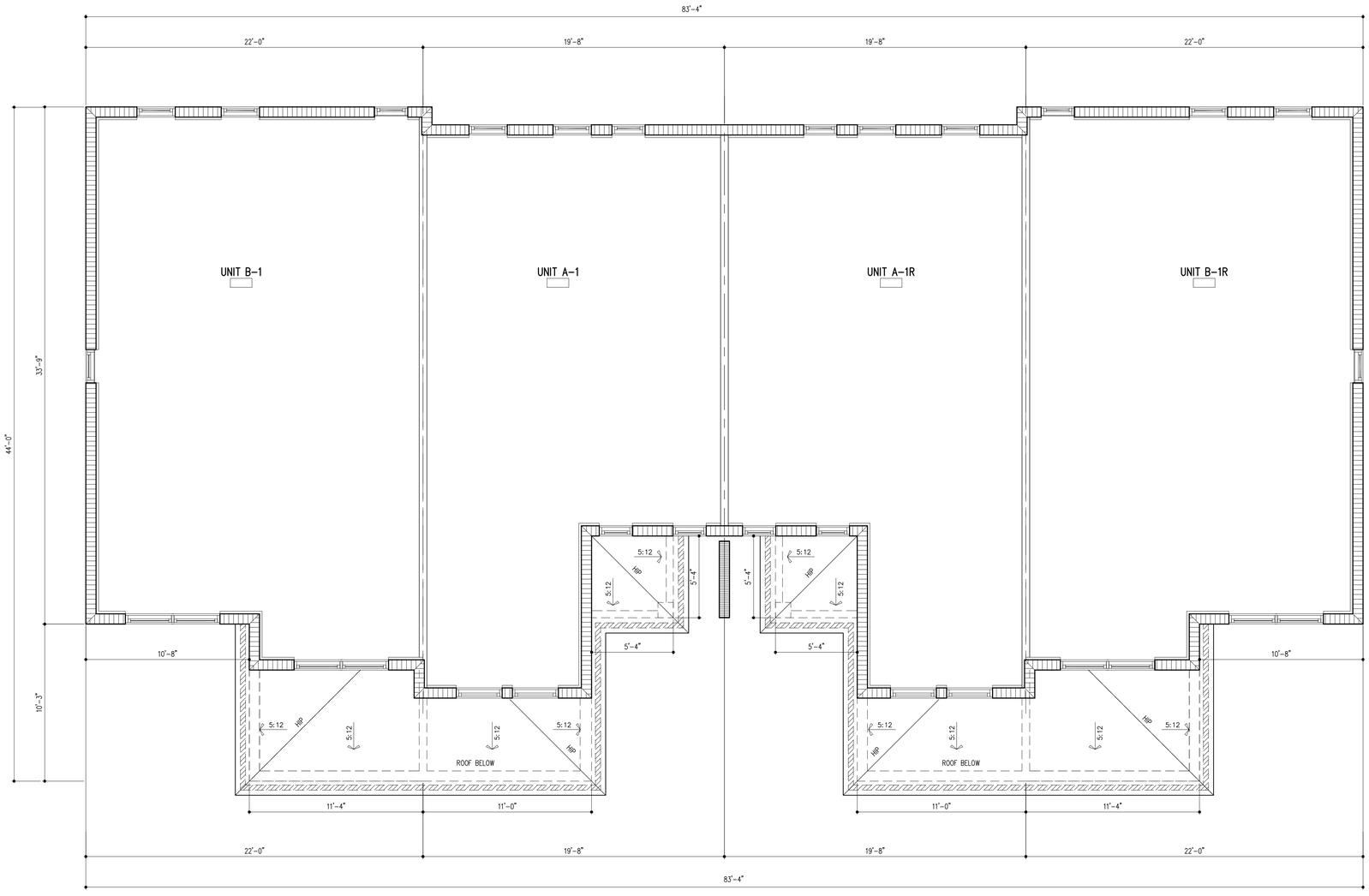
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE:
GROUND LEVEL
TOWNHOUSE TYPE II

SHEET:
A-TH-2.2.1



BUILDING PLAN - SECOND LEVEL

AREA: 2844 S.F. GROSS SCALE: 1/4"=1'-0"

TOWNHOMES TYPE II- 4 UNITS

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
	SITE PLAN RE-SUBMITTAL #2	08/16/2024
	SITE PLAN RE-SUBMITTAL #3	10/11/2024
	SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

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GEORGE L. MOURIZ
AR0007806

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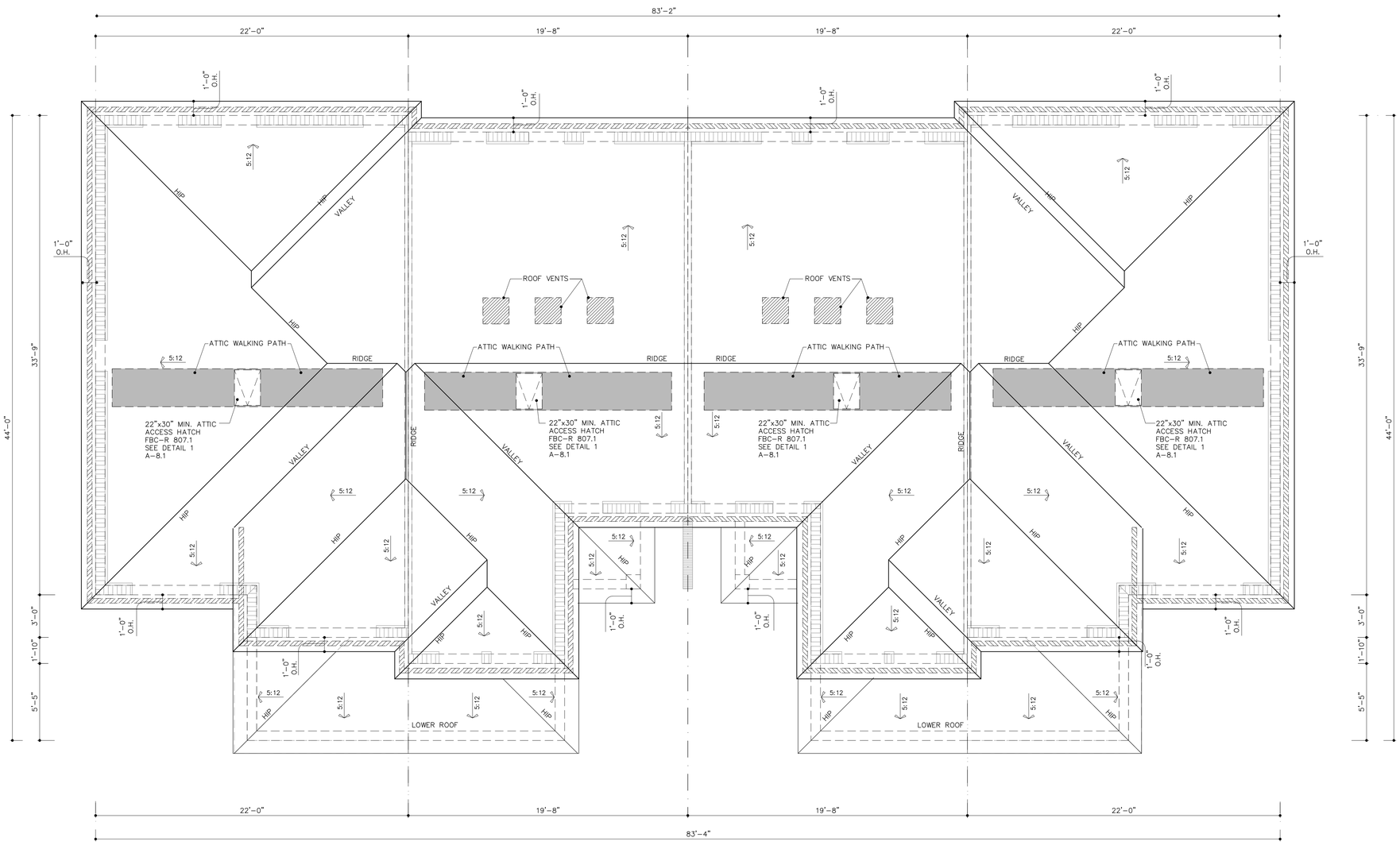
Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE:
SECOND LEVEL
TOWNHOUSE TYPE II

SHEET:
A-TH-2.2.2



ROOF PLAN
SCALE: 1/4"=1'-0"

TOWNHOMES TYPE II- 4 UNITS

REVISIONS:

INITIAL SITE PLAN SUBMITTAL	04/01/2024
SITE PLAN RE-SUBMITTAL #1	06/14/2024
SITE PLAN RE-SUBMITTAL #2	08/16/2024
SITE PLAN RE-SUBMITTAL #3	10/11/2024
SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

STATE OF FLORIDA — GEORGE L. MOURIZ — AR0007806 — REGISTERED ARCHITECT

GEORGE L. MOURIZ
AR0007806

LANTANA VILLAGE

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ARCHITECTURE & PLANNING

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE: ROOF PLAN TOWNHOMES TYPE II

SHEET: A-TH-2.2.3

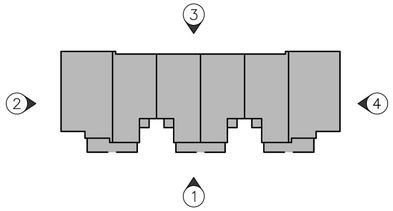


1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 LEFT ELEVATION
SCALE: 1/4"=1'-0"

COLOR LEGEND	
1	SW 7005 PURE WHITE
2	SW 7611 TRANQUIL AQUA
3	SW 9051 AQUAVERDE
4	SW 0017 CALICO
5	SW 9574 HULETT ORE



KEY PLAN

ELEVATIONS
TOWNHOMES TYPE I- 6 UNITS

REVISIONS:

INITIAL SITE PLAN SUBMITTAL	04/01/2024
SITE PLAN RE-SUBMITTAL #1	06/14/2024
SITE PLAN RE-SUBMITTAL #2	08/16/2024
SITE PLAN RE-SUBMITTAL #3	10/11/2024
SITE PLAN RE-SUBMITTAL #4	11/21/2024

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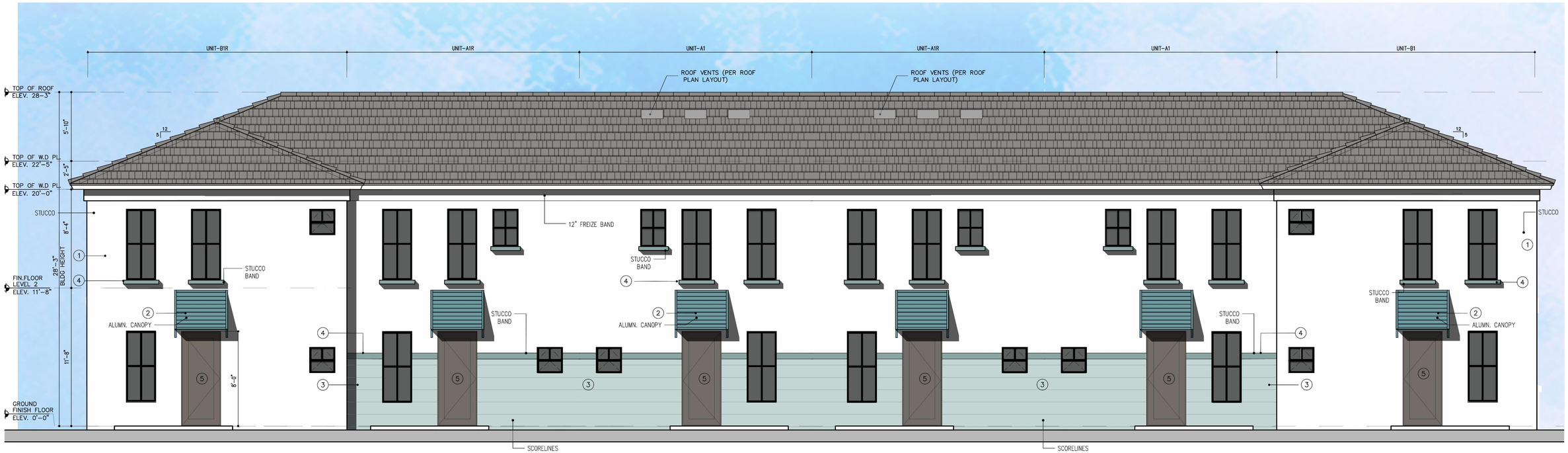
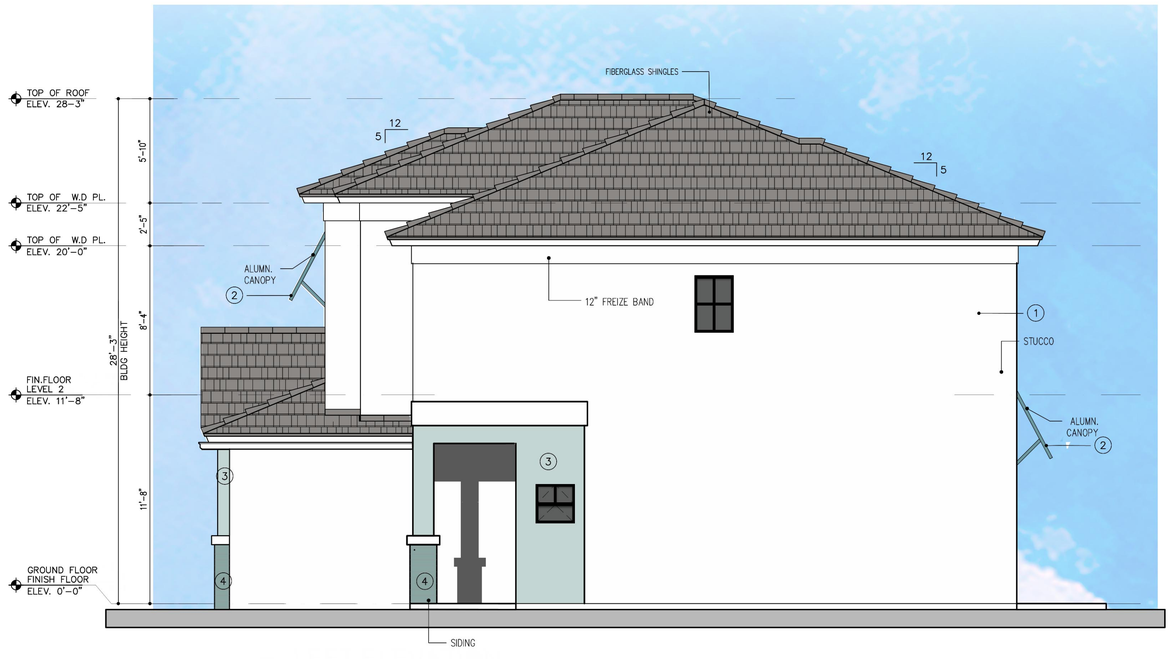
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE:
TOWNHOMES TYPE I
ELEVATIONS

SHEET:
A-TH-3.1.1

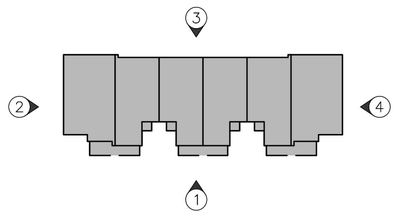


3 REAR ELEVATION
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION
SCALE: 1/4"=1'-0"

COLOR LEGEND	
1	SW 7005 PURE WHITE
2	SW 7611 TRANQUIL AQUA
3	SW 9051 AQUAVERDE
4	SW 0017 CALICO
5	SW 9574 HULETT ORE



KEY PLAN

ELEVATIONS
TOWNHOMES TYPE I- 6 UNITS

REVISIONS:

	INITIAL SITE PLAN	
	SUBMITTAL	04/01/2024
	SITE PLAN	
	RE-SUBMITTAL #1	06/14/2024
	SITE PLAN	
	RE-SUBMITTAL #2	08/16/2024
	SITE PLAN	
	RE-SUBMITTAL #3	10/11/2024
	SITE PLAN	
	RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

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AR0007806

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LANTANA VILLAGE

FOR:
INTEGRA
LOCATED AT:
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ARCHITECTURE & PLANNING

Project No: 2207.prj
Contract Date: 03/23/2023
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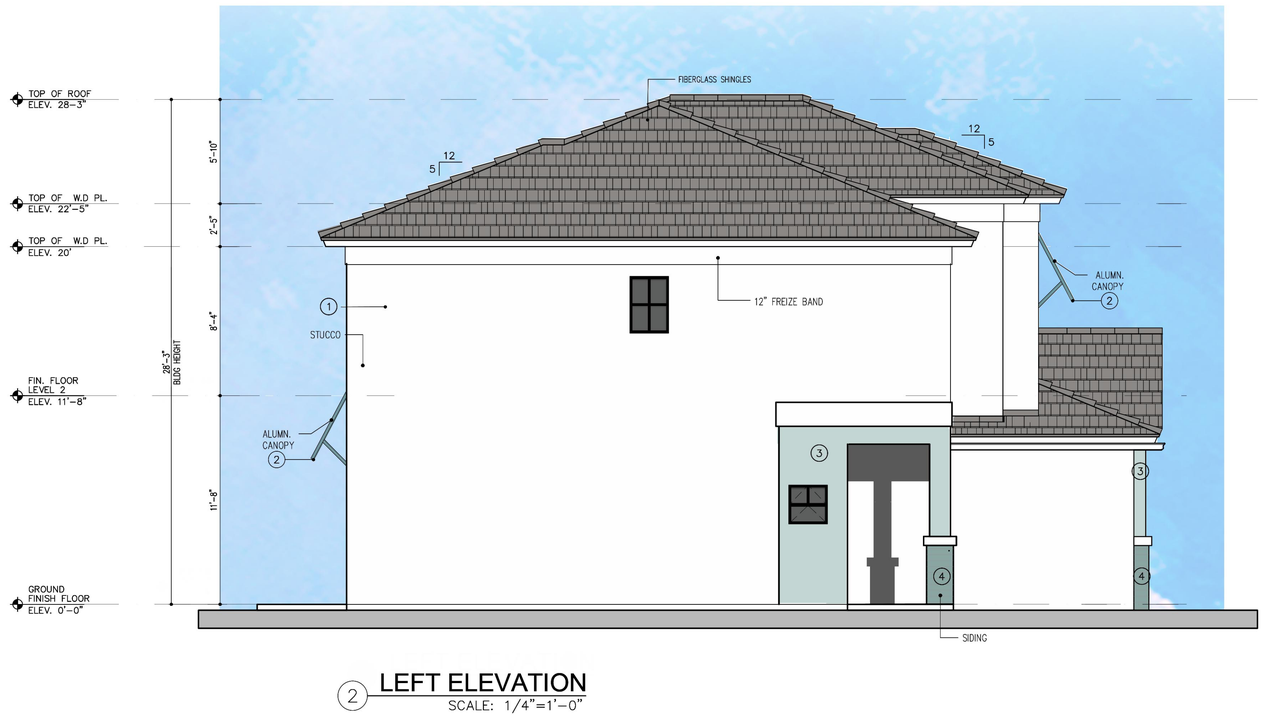
Drawn By:
Checked By:

TITLE:
TOWNHOMES TYPE I ELEVATIONS

SHEET:
A-TH-3.1.2

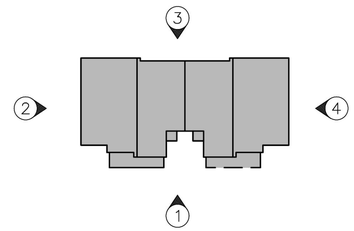


1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 LEFT ELEVATION
SCALE: 1/4"=1'-0"

COLOR LEGEND	
1	SW 7005 PURE WHITE
2	SW 7611 TRANQUIL AQUA
3	SW 9051 AQUAVERDE
4	SW 0017 CALICO
5	SW 9574 HULETT ORE



KEY PLAN

ELEVATIONS
TOWNHOMES TYPE II- 4 UNITS

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
	SITE PLAN RE-SUBMITTAL #2	08/16/2024
	SITE PLAN RE-SUBMITTAL #3	10/11/2024
	SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

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FOR:
INTEGRA
LOCATED AT:
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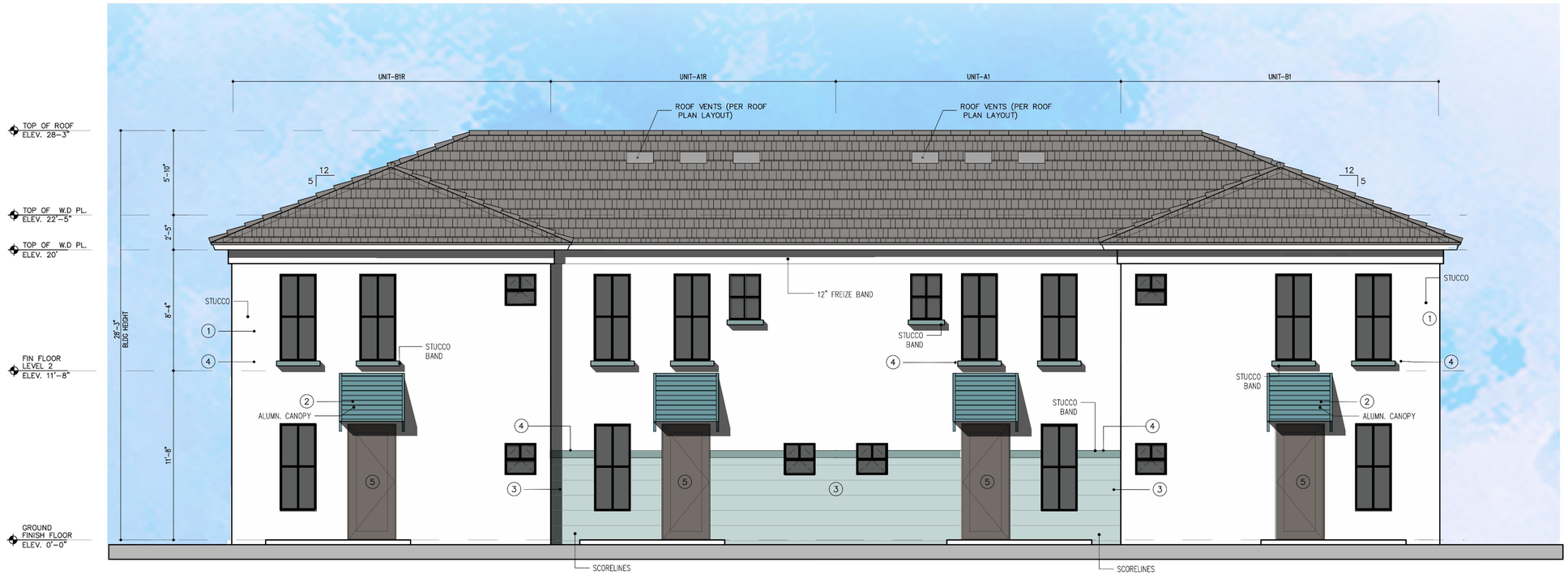
ARCHITECTURE & PLANNING

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

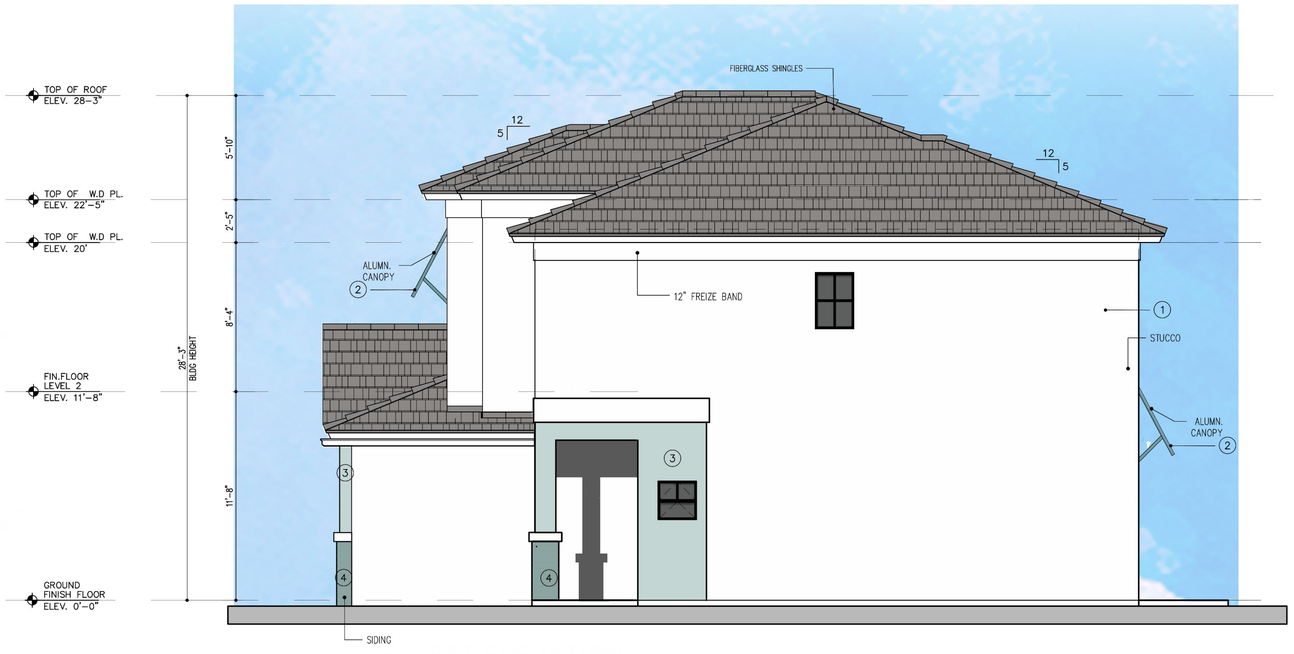
TITLE:
TOWNHOUSE TYPE II
ELEVATIONS

SHEET:
A-TH-3.2.1



3 REAR ELEVATION

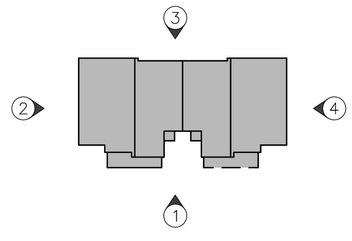
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION

SCALE: 1/4"=1'-0"

COLOR LEGEND	
1	SW 7005 PURE WHITE
2	SW 7611 TRANQUIL AQUA
3	SW 9051 AQUAVERDE
4	SW 0017 CALICO
5	SW 9574 HULETT ORE



KEY PLAN

ELEVATIONS
TOWNHOMES TYPE II- 4 UNITS

REVISIONS:

INITIAL SITE PLAN SUBMITTAL	04/01/2024
SITE PLAN RE-SUBMITTAL #1	06/14/2024
SITE PLAN RE-SUBMITTAL #2	08/16/2024
SITE PLAN RE-SUBMITTAL #3	10/11/2024
SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

GEORGE L. MOURIZ
AR0007806

LANTANA VILLAGE

FOR:
INTEGRA
LOCATED AT:
LANTANA, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

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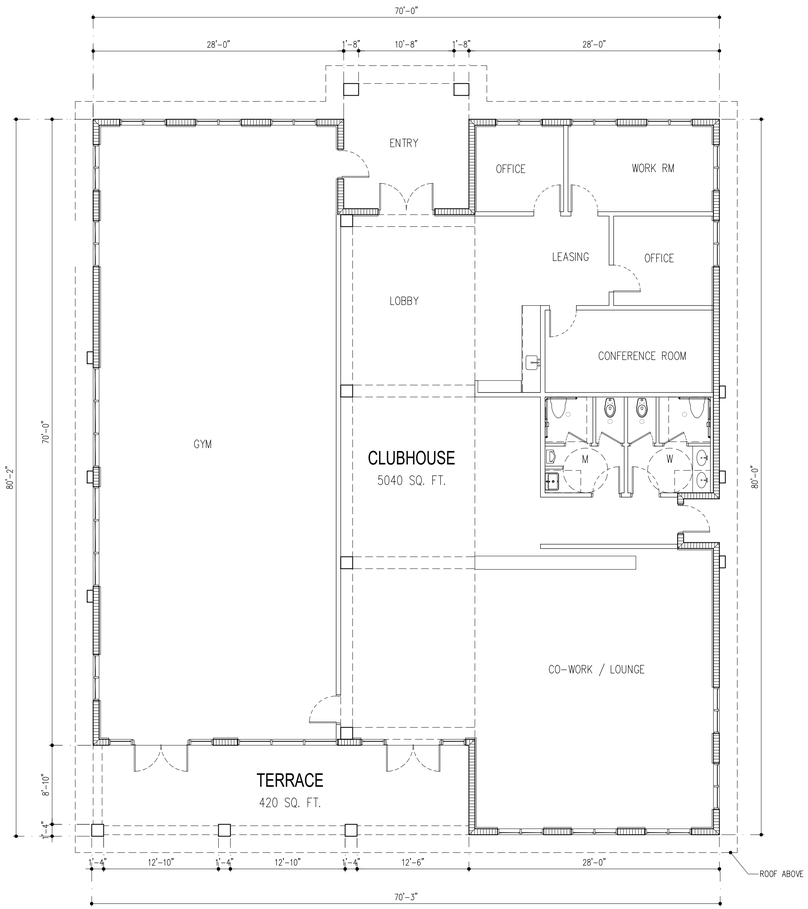
MSA ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

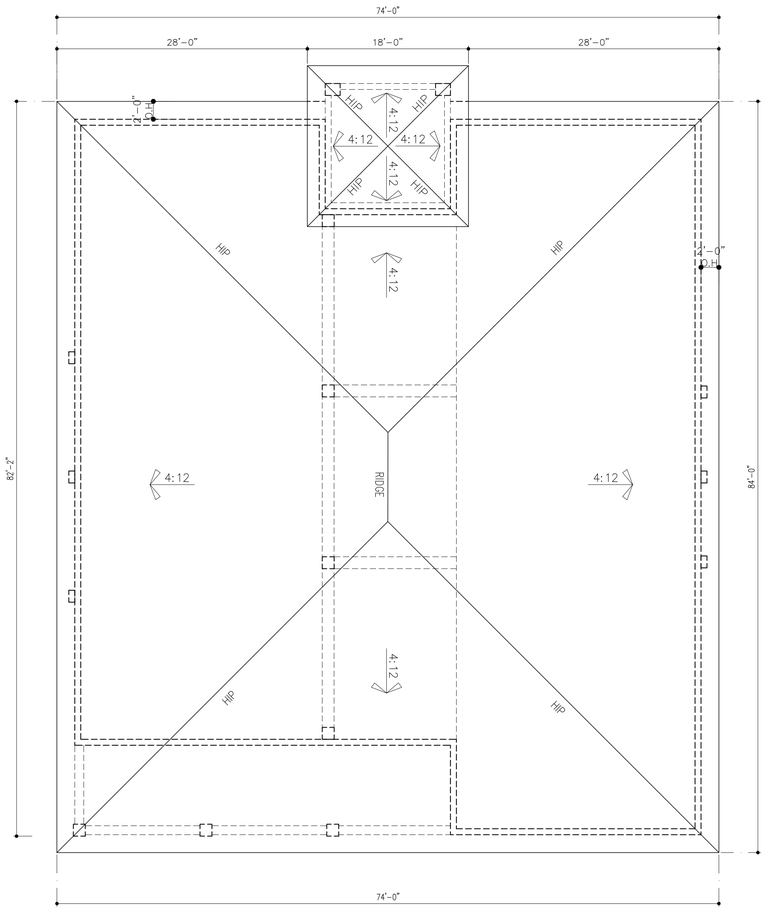
TITLE:
TOWNHOUSE TYPE II ELEVATIONS

SHEET:
A-TH-3.2.2



1 LEVEL 1

SCALE: 1/8"=1'-0"



2 ROOF PLAN

SCALE: 1/8"=1'-0"

CLUBHOUSE - LEVEL 1 & ROOF PLAN

SCALE: AS SHOWN

REVISIONS:

	INITIAL SITE PLAN SUBMITTAL	04/01/2024
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
	SITE PLAN RE-SUBMITTAL #2	08/16/2024
	SITE PLAN RE-SUBMITTAL #3	10/11/2024
	SITE PLAN RE-SUBMITTAL #4	11/21/2024

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ARCHITECTURE & PLANNING

Project No: 2207.prj
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Scale: AS SHOWN
Drawn By:
Checked By:

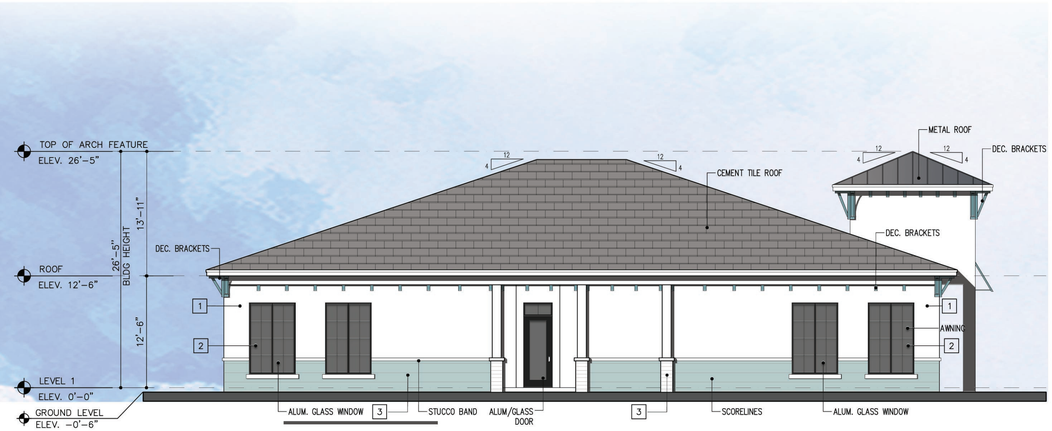
TITLE: CLUBHOUSE
LEVEL 1 & ROOF PLAN

SHEET: CH-2.1



1 EAST ELEVATION

SCALE: 1/8"=1'-0"



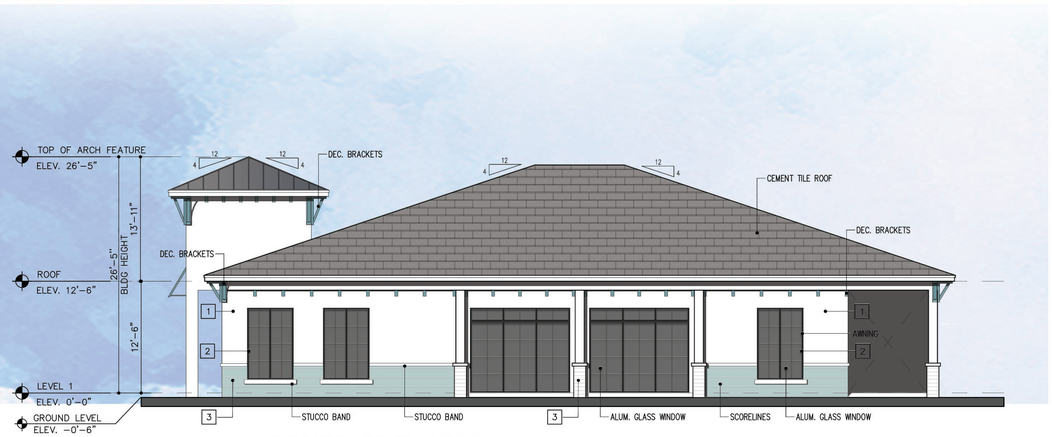
2 NORTH ELEVATION

SCALE: 1/8"=1'-0"



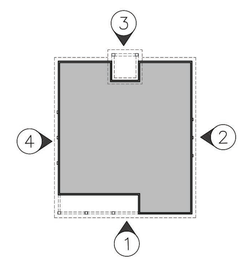
3 WEST ELEVATION

SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION

SCALE: 1/8"=1'-0"



KEY PLAN

SCALE: N.T.S

COLOR LEGEND	
1	SW 7005 PURE WHITE
2	SW 7611 TRANQUIL AQUA
3	SW 9051 AQUAVERDE

CLUBHOUSE - ELEVATIONS

SCALE: AS SHOWN

REVISIONS:

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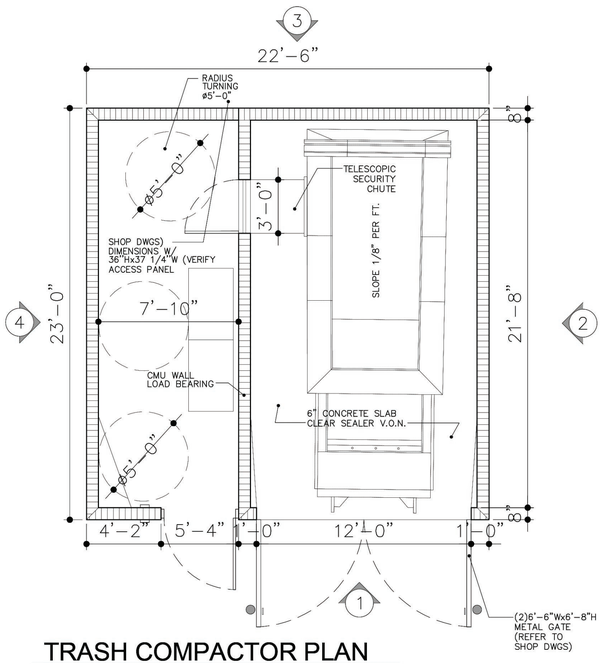
ARCHITECTURE & PLANNING

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE:
ELEVATIONS

SHEET:
CH-3.1



TRASH COMPACTOR PLAN

SCALE: 1/4"=1'-0"

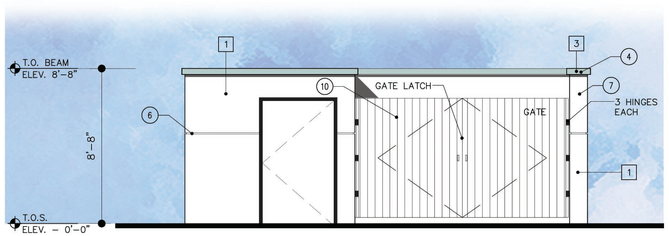
NOTE:
FLOOR SHALL BE FLUSH & LEVEL THROUGH OUT THE PATH OF EGRESS

NOTE:
ACCESSIBLE ROUTES ARE SHOWN THROUGH OUT THE PROJECT AS CONTINUOUS UNOBSTRUCTED PATHS CONNECTING ALL ACCESSIBLE FEATURES, ELEMENTS AND SPACES, ALL IN COMPLIANCE WITH ACCESSIBILITY CODE AND ANSI 4.3, 4.4, 4.6 & 4.7

NOTE:
HEIGHT OF ENCLOSURE SHALL EXCEED THE HEIGHT OF THE DUMPSTER BY AT LEAST TWELVE (12) INCHES.

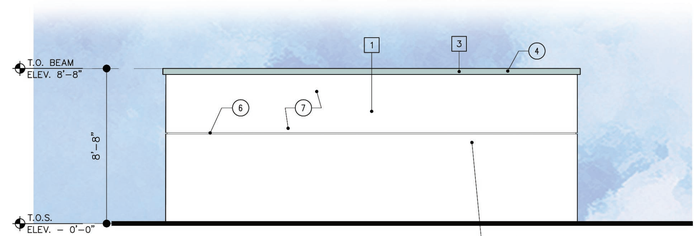
TRASH COMPACTOR LEGEND

1. 12" DEEP MIN. CONCRETE BASE (REFER TO STRUCTURAL DWG'S).
2. 8"x8" CONCRETE SILL (REFER TO STRUCTURAL DWG'S).
3. 6" CONCRETE SLAB (REFER TO STRUCTURAL DWG'S).
4. PRECAST CONCRETE CAP
5. COMPACTED FILL – SEE GENERAL NOTES.
6. 1"STUCCO SCORE LINE
7. 5/8" LIGHT TEXTURE STUCCO FINISH.
8. 8" CONCRETE BLOCK WALL.
9. CHAIN LINK FENCE
10. OPAQUE METAL GATE (REFER TO SHOP DWGS)
11. METAL 42" HIGH HANDRAIL
12. 6"ø STEEL BOLLARD
13. 1" EXPANSION JOINT



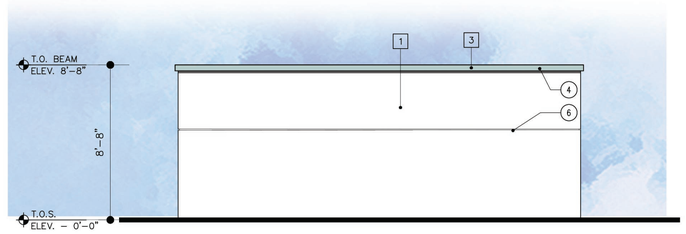
1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"



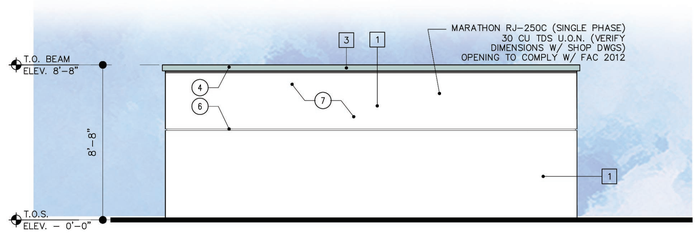
2 RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



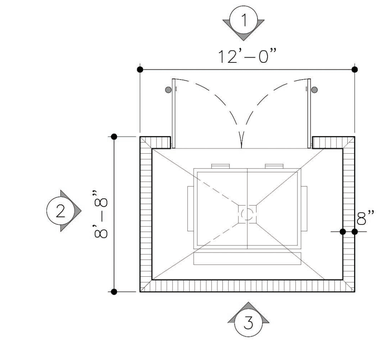
3 REAR ELEVATION

SCALE: 1/4" = 1'-0"



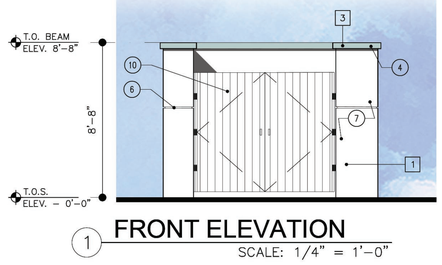
4 LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



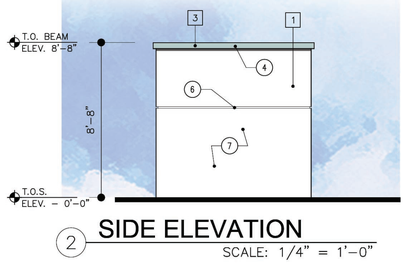
TRASH ENCLOSURE PLAN

SCALE: 1/4"=1'-0"



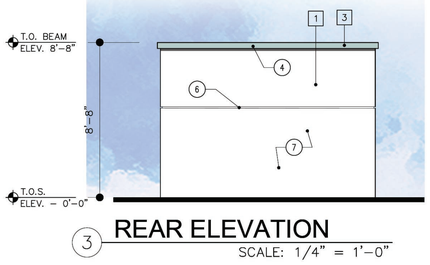
1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"



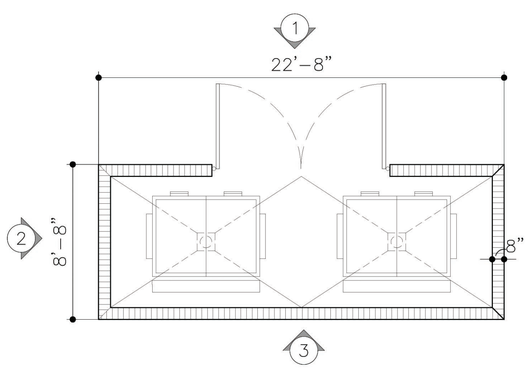
2 SIDE ELEVATION

SCALE: 1/4" = 1'-0"



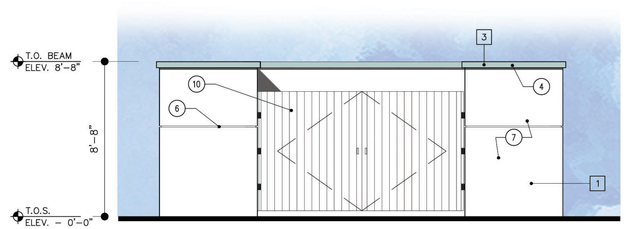
3 REAR ELEVATION

SCALE: 1/4" = 1'-0"



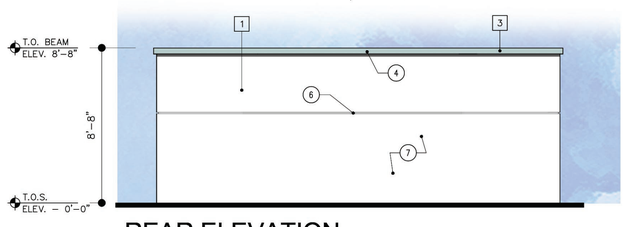
TRASH ENCLOSURE (COMMERCIAL) PLAN

SCALE: 1/4"=1'-0"



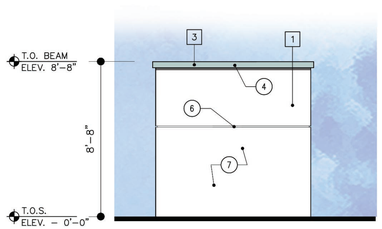
1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"



3 REAR ELEVATION

SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION

SCALE: 1/4" = 1'-0"

COLOR LEGEND	
1	SW 7005 PURE WHITE
2	SW 7611 TRANQUIL AQUA
3	SW 9051 AQUAVERDE

TRASH COMPACTOR & ENCLOSURE PLAN, ELEVATIONS

SCALE: AS SHOWN

REVISIONS:

INITIAL SITE PLAN SUBMITTAL	04/01/2024
SITE PLAN RE-SUBMITTAL #1	06/14/2024
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SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

STATE OF FLORIDA
GEORGE L. MOURIZ
AR0007806

GEORGE L. MOURIZ
AR0007806

LANTANA VILLAGE
FOR:
INTEGRA
LOCATED AT:
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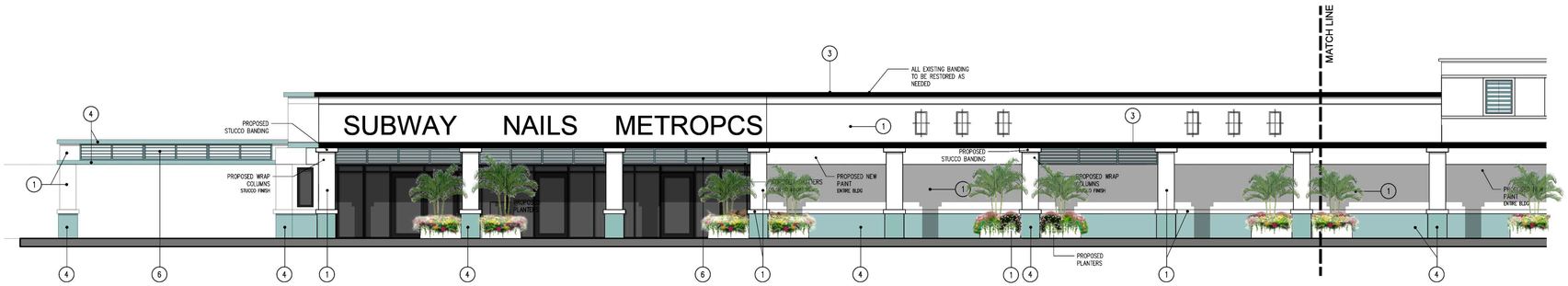
MSA ARCHITECTS
ARCHITECTURE & PLANNING

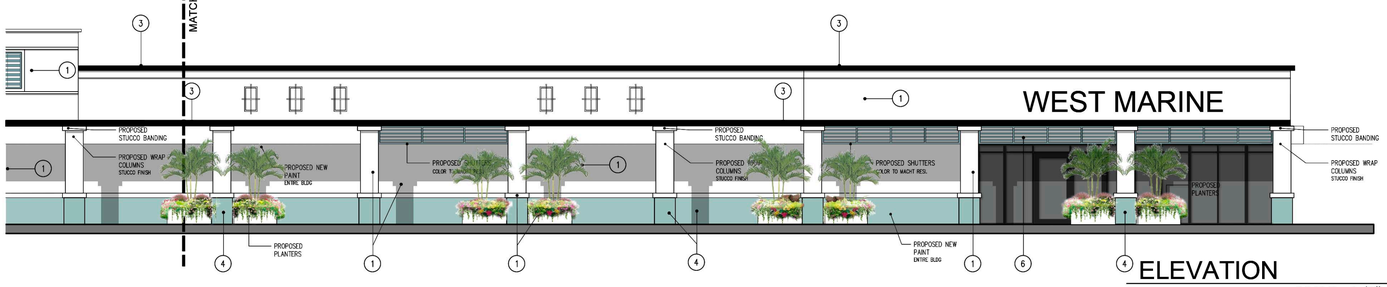
Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE: TRASH COMP. & ENCLOSURE PLANS, ELEVATIONS

SHEET: TC-1

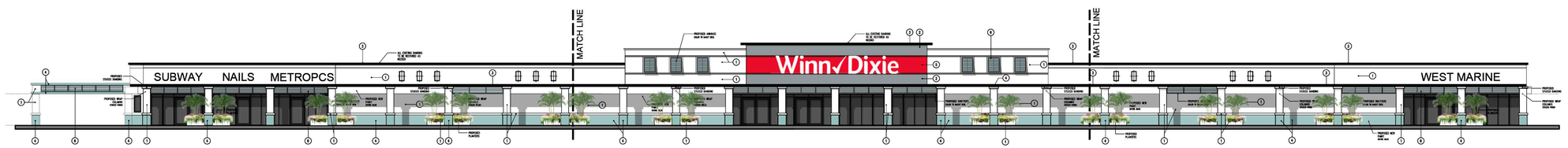






ELEVATION

SCALE: 1/8"=1'-0"



OVERALL ELEVATION

SCALE: 1/16"=1'-0"

WINN DIXIE ELEVATION

SCALE: AS SHOWN

COLOR SCHEME

- ACCENT 1 — SW 7006 EXTRA WHITE
- ACCENT 2 — SW 9162 AFRICAN GRAY
- ACCENT 3 — SW 6991 BLACK MAGIC
- ACCENT 4 — SW 9051 AQUAVERDE
- ACCENT 5 — BY WINN-DIXIE
- ACCENT 4 — SW 7611 TRANQUIL AQUA (SHUTTERS)

REVISIONS:

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ARCHITECTURE & PLANNING

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Checked By:

TITLE: WINN DIXIE ELEVATION

SHEET:
WD-3.1



KEYPLAN
SCALE: N.T.S

WINN DIXIE - EXHIBIT
SCALE: AS SHOWN

REVISIONS:

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Checked By:

TITLE: WINN DIXIE EXHIBIT

SHEET:
WD-3.2

OUT PARCEL

PHASE II
PHASE I

OUT PARCEL

RETAIL #1
EXISTING WINN DIXIE
(39,473 SF.)
213 SP

RETAIL #2
(9,225 SF.)

RETAIL #3
(4,515 SF.)

BIKE RACK

BIKE RACK

ICONIC ENTRY FEATURE

HYPOLUXO RD.

213 SP

OUT PARCEL
EXIST.
BLDG
4,619 SQ. FT.

EXISTING
PARKING
62 SP.

OUT PARCEL
EXIST.
B.O.A.
6307 SQ. FT.

EXISTING
LIFT
STATION

EXISTING
BOA SIGN

TRASH COMP.

TX

ROLL GATES

GREEN

45du x 1.75
= 79 SP

45du x 1.75
= 79 SP

600'-0"

48du x 1.75
= 84 SP

FUTURE TENANT
PARKING, ONLY DURING
LEASING HOURS

GREYNOLDS CIR.

PROPOSED
MONUMENT SIGN

PLAZA

PARK
240' x 65'

CLUB
5040 SQ. FT.

GATES

DOG
PARK

PLAY-
GROUND

TRASH
COMP.

42du x 1.75
= 74 SP

39du x 1.75
= 68 SP

COMMERCIAL
2,629 SQ. FT.

COMMERCIAL
84 SP

BIKE RACK

LOADING

ICONIC ENTRY
FEATURE

43du x 1.75
= 75 SP

POOL

COMMERCIAL
TRASH

COMMERCIAL
4,418 SQ. FT.

LOADING

PROPOSED
MONUMENT SIGN

45du x 1.75
= 79 SP

TRASH

EXIT ONLY

EXIST.
DUNKIN
DONUTS

EXIST.
BURGER
KING

OUT PARCEL

W. CENTRAL BLVD.

PHASE II
PHASE I

S. FEDERAL HWY

NORTH

EXHIBIT - PARKING FLOW PHASE I & II

PKG PHASE I: 650 SP
PKG PHASE II: 213 SP

SCALE: 1"=60'-0"

REVISIONS:

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DIGITAL SIGNATURE:

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AR0007806
REGISTERED ARCHITECT

GEORGE L. MOURIZ
AR0007806

LANTANA VILLAGE

FOR:
INTEGRA

LOCATED AT:
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Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE:
EXHIBIT - PARKING FLOW PHASE I & II

SHEET:
EX-1

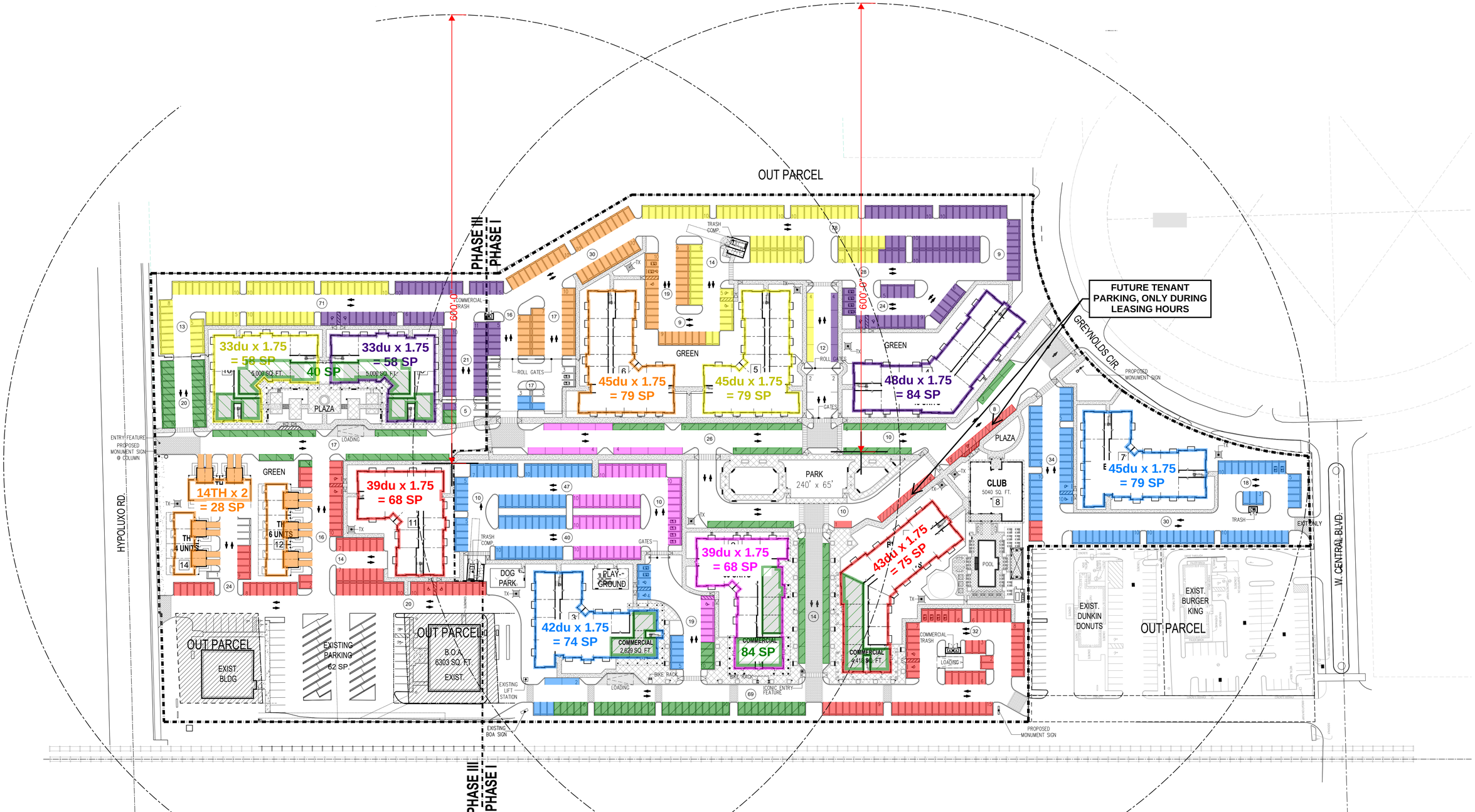

EXHIBIT - PARKING FLOW PHASE III

PKG PHASE I: 650 SP
PKG PHASE III: 249 SP

SCALE: 1"=60'-0"

NORTH

REVISIONS:

INITIAL SITE PLAN SUBMITTAL	04/01/2024
SITE PLAN RE-SUBMITTAL #1	06/14/2024
SITE PLAN RE-SUBMITTAL #2	08/16/2024
SITE PLAN RE-SUBMITTAL #3	10/16/2024
SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

GEORGE L. MOURIZ
AR0007806

LANTANA VILLAGE

FOR: INTEGRA
LOCATED AT: LANTANA, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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8950 SW 74TH CT #1513
MIAMI, FL 33156
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MSA ARCHITECTS
ARCHITECTURE & PLANNING

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE: EXHIBIT - PARKING FLOW PHASE III

SHEET: EX-2

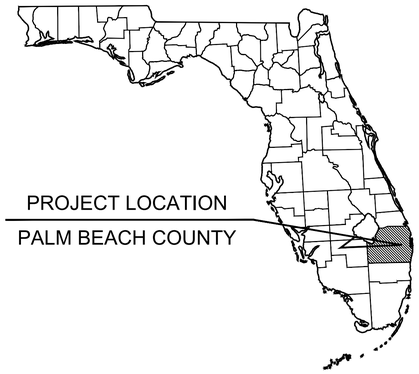
LANTANA VILLAGE

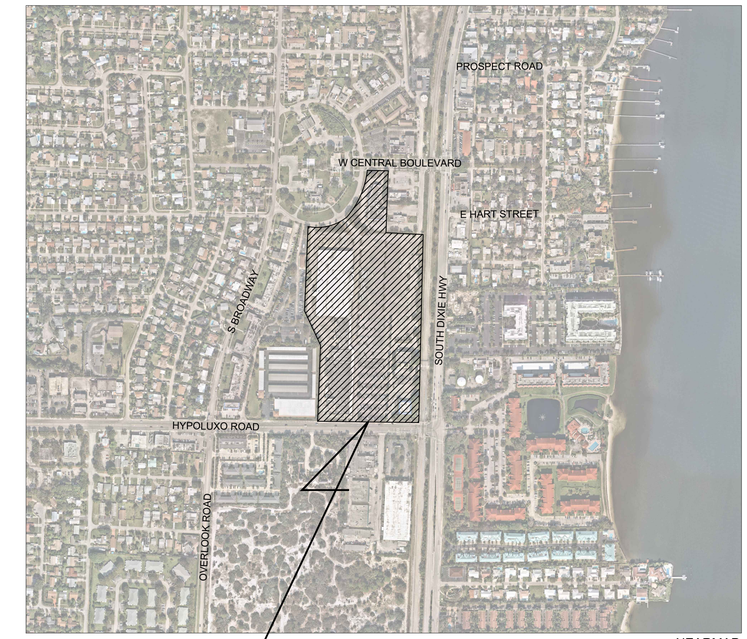
PREPARED FOR

LANTANA VILLAGE OWNER, LLC

SECTION 3, TOWNSHIP 45S, RANGE 43E

LANTANA - FLORIDA





NEARMAP

LOCATION MAP
1" = 150'

NORTH

Sheet List Table	
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C-103	EROSION CONTROL PLAN SOUTH
C-104	EROSION CONTROL PLAN NORTH
C-105	DEMOLITION PLAN SOUTH
C-106	DEMOLITION PLAN NORTH
C-107	EROSION CONTROL DETAILS
C-110	PAVEMENT MARKING & SIGNAGE PLAN SOUTH
C-111	PAVEMENT MARKING & SIGNAGE PLAN NORTH
C-200	PAVING & GRADING PLAN SOUTH
C-201	PAVING & GRADING PLAN NORTH
C-202	DRAINAGE PLAN SOUTH
C-203	DRAINAGE PLAN NORTH
C-204	PAVING & GRADING CROSS SECTIONS
C-205	PAVING GRADING & DRAINAGE DETAILS
C-206	PAVING GRADING & DRAINAGE DETAILS
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C-300	WATER PLAN SOUTH
C-301	WATER PLAN NORTH
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C-303	SEWER PLAN NORTH
C-400	FIRE TRUCK MOVEMENT PLAN SOUTH
C-401	FIRE TRUCK MOVEMENT PLAN NORTH
C-402	TRASH TRUCK MOVEMENT PLAN SOUTH
C-403	TRASH TRUCK MOVEMENT PLAN NORTH

PROJECT TEAM

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LANTANA SDC LLC
290 NW 165TH ST PH 2
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CONTACT: EDDIE CROCKET

PREPARED BY

Kimley»Horn

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PHONE: 954-535-5100 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM CA 00000696

ENGINEERING CERTIFICATION

THE PLAN WAS PREPARED BY UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS, AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

ALL CONSTRUCTION WITHIN FDOT RIGHT-OF-WAY TO BE CONSTRUCTED IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION, 2024-25 STANDARD PLANS AND 204-251 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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A SITE PLAN RESUBMITTAL #4 — 11/21/2024 — MB

Kimley»Horn

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WWW.KIMLEY-HORN.COM REGISTRY No. 696

No.	REVISIONS	DATE	BY

KHA PROJECT 147659002
DATE MARCH 2024
SCALE AS SHOWN
DESIGNED BY MB
DRAWN BY MB
CHECKED BY GB
DATE 12/2/24

COVER SHEET

LANTANA VILLAGE
PREPARED FOR
LANTANA VILLAGE OWNER, LLC
TOWN OF LANTANA FLORIDA

SHEET NUMBER
C-100

Plotted By:Benaizzan, Marcel Sheet Set:Lantana Village Layout:C-100 COVER SHEET December 02, 2024 02:06:28pm K:\Ve_civil\147 Jobs\147659002-lantana village\Design\CADD\plansheets\C-100 COVER SHEET.dwg
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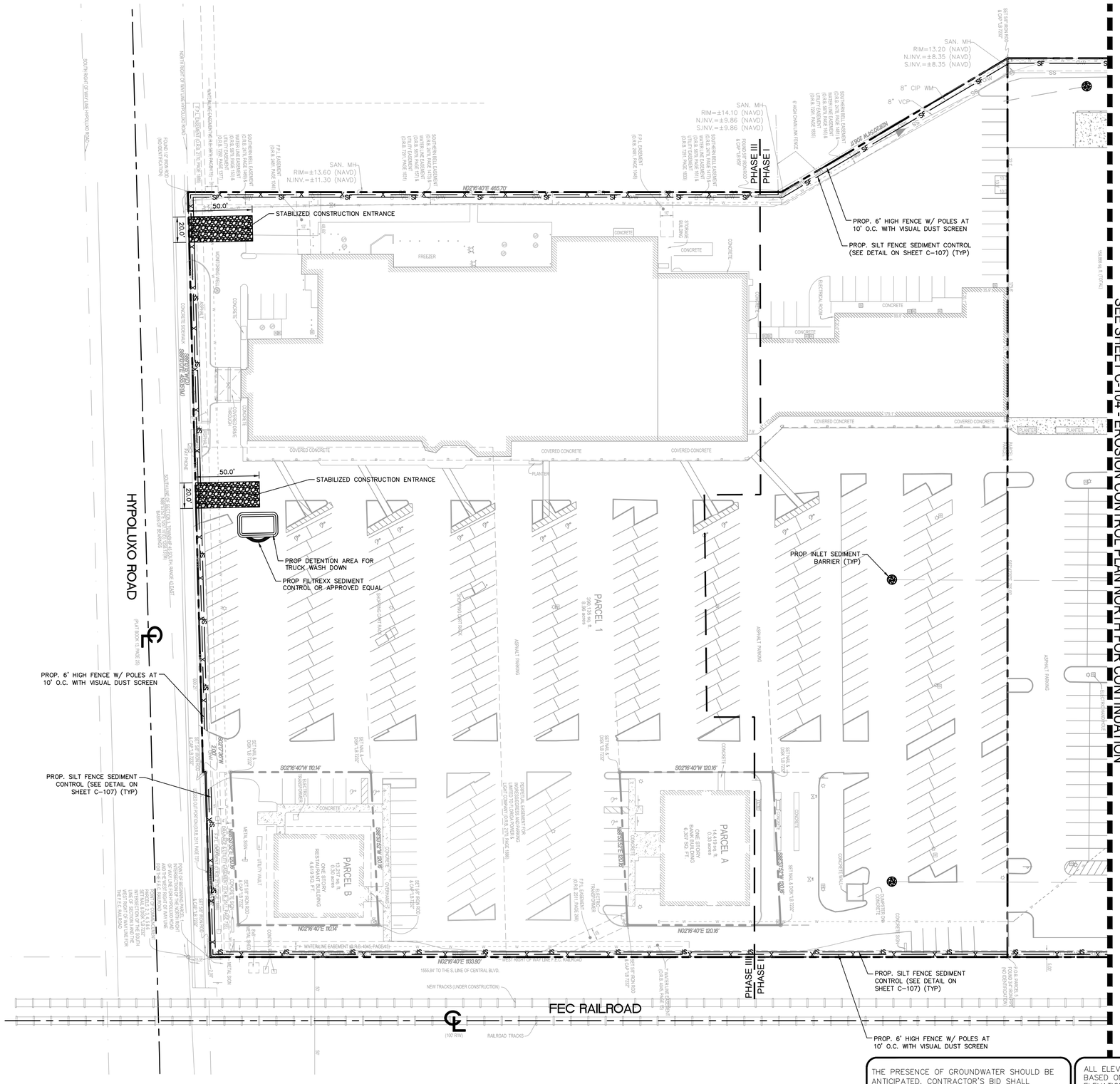

LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- CENTER LINE OF ROAD
- CHAIN LINK FENCE WITH DUST SCREEN
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- TRUCK WASH DOWN RETENTION AREA
- INLET SEDIMENT BARRIER

EROSION CONTROL NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
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A	SITE PLAN RESUBMITTAL #4	11/21/2024	MB

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WWW.KIMLEY-HORN.COM REGISTRY No. 696

KHA PROJECT 147659002
DATE MARCH 2024
SCALE AS SHOWN
DESIGNED BY MB
DRAWN BY MB
CHECKED BY GB
DATE 12/2/24

EROSION CONTROL PLAN SOUTH

LANTANA VILLAGE
PREPARED FOR
LANTANA VILLAGE OWNER, LLC
TOWN OF LANTANA FLORIDA

SHEET NUMBER
C-103

Plotted By:Bendicazar, Marcel Sheet Set:Lantana Village Layout:C-103 EROSION CONTROL PLAN SOUTH December 02, 2024 02:06:38pm K:\ftl_sou\147 659\02-lantana village\Design\CADD\plansheets\C-103 EROSION CONTROL PLAN.dwg
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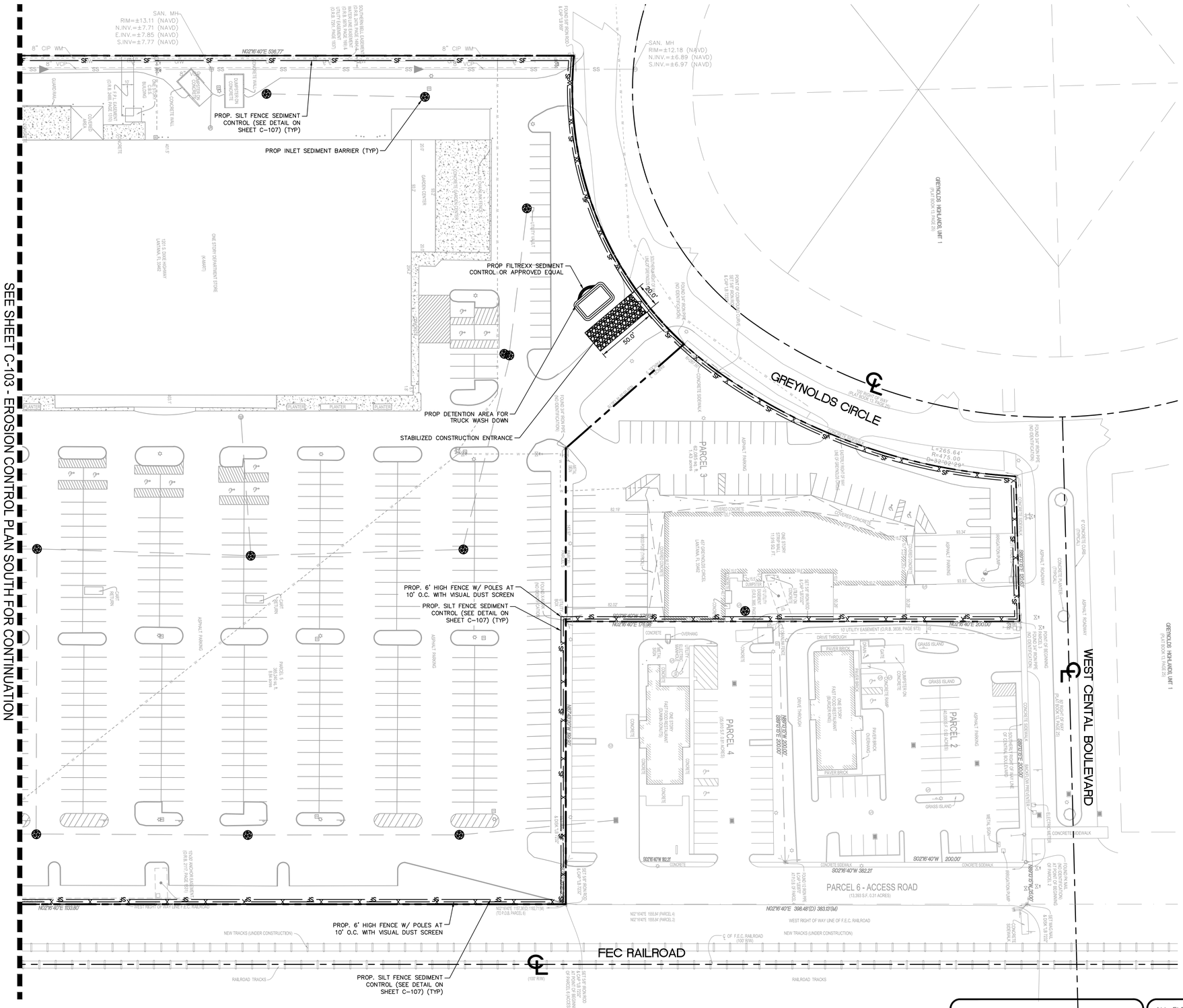

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE/RIGHT-OF-WAY (R/W — P/L)
- CENTER LINE OF ROAD (℄)
- CHAIN LINK FENCE WITH DUST SCREEN (X — X)
- SILT FENCE (SF)
- STABILIZED CONSTRUCTION ENTRANCE
- TRUCK WASH DOWN RETENTION AREA
- INLET SEDIMENT BARRIER

EROSION CONTROL NOTES

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No.	REVISIONS	DATE	BY
A	SITE PLAN RESUBMITTAL #4	11/21/2024	MB

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PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 696

DATE: 12/2/24

KHA PROJECT 147659002
DATE MARCH 2024
SCALE AS SHOWN
DESIGNED BY MB
DRAWN BY MB
CHECKED BY GB

EROSION CONTROL PLAN NORTH

LANTANA VILLAGE
PREPARED FOR
LANTANA VILLAGE OWNER, LLC
TOWN OF LANTANA FLORIDA

SHEET NUMBER
C-104

Posted By:Benjicazar Marcel Sheet Set:Lantana Village Layout:C-104 EROSION CONTROL PLAN NORTH December 02, 2024 02:06:41pm K:\tl_civil\147 659002-lantana village\Design\CADD\plansheets\C-103 EROSION CONTROL PLAN.dwg
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Plotted By:Bonicastor, Marcel Sheet Set:Lantana Village Layout:C-105 DEMOLITION PLAN SOUTH December 02, 2024 02:06:56pm K:\tl-civil\147 Jobs\14765902-lantana village\Design\CADD\sheets\C-105 DEMOLITION PLAN.dwg
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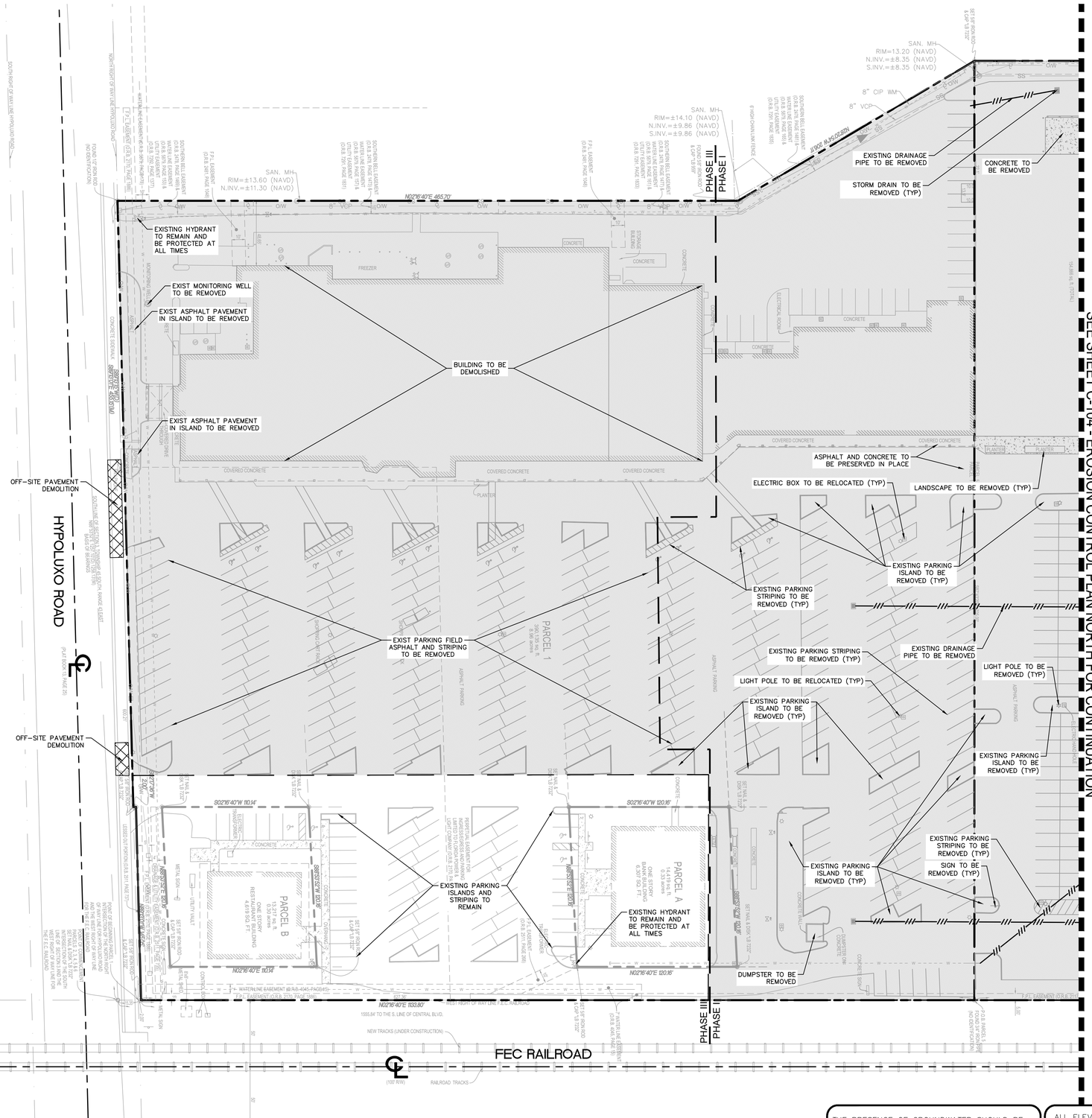

LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- CENTER LINE OF ROAD
- UTILITY DEMOLITION
- OFF-SITE PAVEMENT DEMOLITION
- LIMITS OF DEMOLITION

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE EXISTING OUTPARCELS AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION THROUGH THE STORE MANAGER OR OUTPARCEL USERS.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING IRRIGATION SYSTEM IN THE AREAS OF PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL CAP THE EXISTING IRRIGATION SYSTEM TO REMAIN SUCH THAT THE REMAINING SYSTEM SHALL CONTINUE TO FUNCTION PROPERLY.
6. ALL EXISTING PAINT STRIPING TO BE REMOVED FIRST. CONTRACTOR WILL THEN RESEAL THE PARKING LOT WITH AN APPROVED SEALER PER SPECIFICATION. THEN THE PARKING LOT WILL BE RE-STRIPED WITH 2 COATS OF PAINT PER THE PLANS AND SPECIFICATIONS. THIS WORK SHOULD BE COORDINATED WITH THE STORE MANAGER. THE PARKING LOT SHALL BE DONE IN SECTIONS SO THAT IT DOES NOT INTERRUPT THE STORE OPERATIONS, SEE PHASING PLAN. THE CONTRACTOR SHALL COORDINATE WITH THE CONSTRUCTION MANAGER FOR WORK TO BE PERFORMED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
8. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
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THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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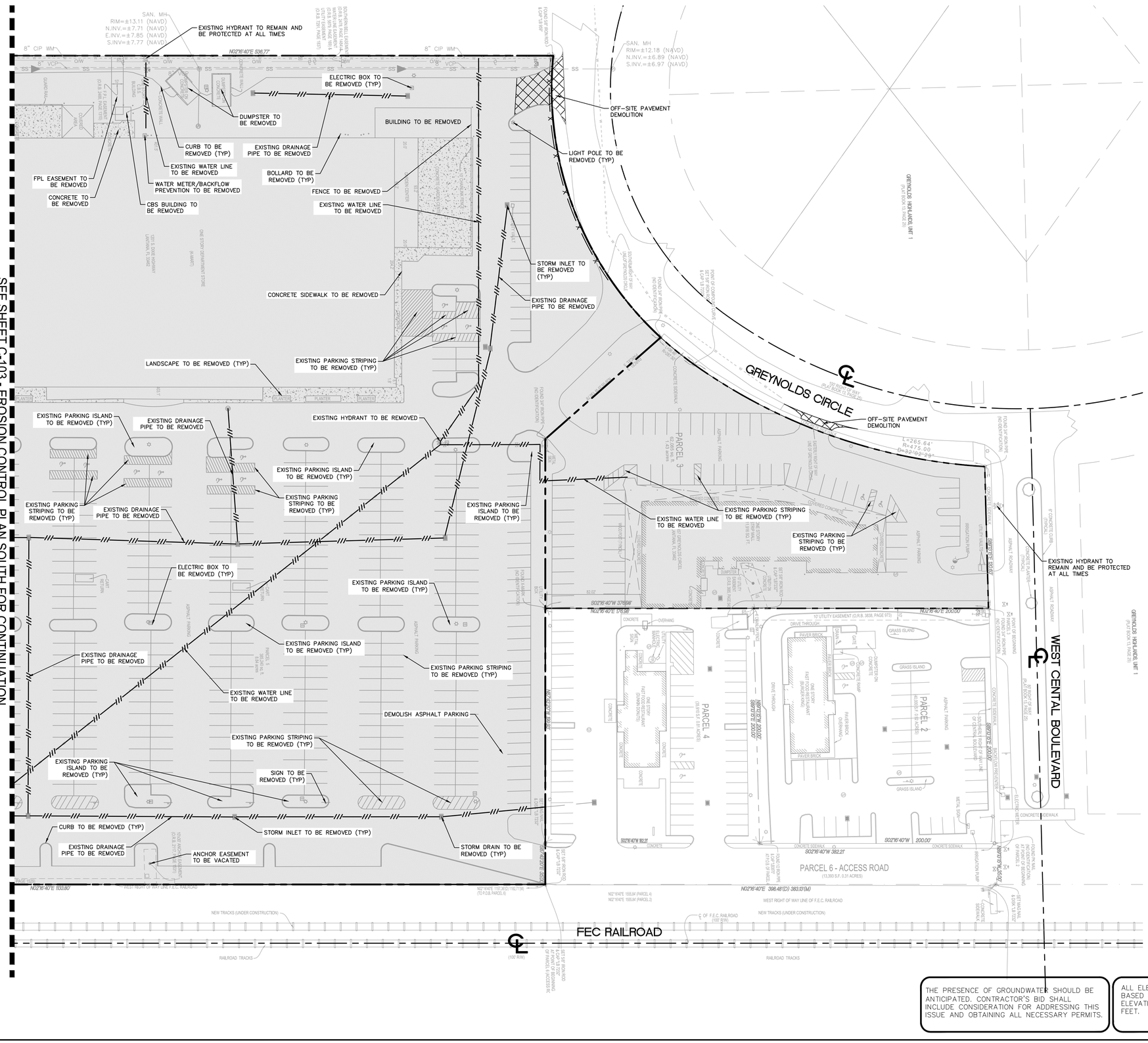
PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 696

KHA PROJECT 147659002
DATE MARCH 2024
SCALE AS SHOWN
DESIGNED BY MB
DRAWN BY MB
CHECKED BY GB
DATE: 12/2/24

DEMOLITION PLAN SOUTH

LANTANA VILLAGE
PREPARED FOR
LANTANA VILLAGE OWNER, LLC
TOWN OF LANTANA FLORIDA

SHEET NUMBER
C-105



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KHA PROJECT 147659002
DATE MARCH 2024
SCALE AS SHOWN
DESIGNED BY MB
DRAWN BY MB
CHECKED BY GB
DATE 12/2/24

DEMOLITION PLAN NORTH

LANTANA VILLAGE
PREPARED FOR
LANTANA VILLAGE OWNER, LLC
TOWN OF LANTANA FLORIDA

SHEET NUMBER
C-106

Plotted By:Benalcazar, Marcel Sheet Set:Lantana Village Layout:C-106 DEMOLITION PLAN NORTH December 02, 2024 02:07:01pm K:\Ftl_civil\147 Jobs\147659002-lantana village\Design\CADD\plansheets\C-106 DEMOLITION PLAN.dwg
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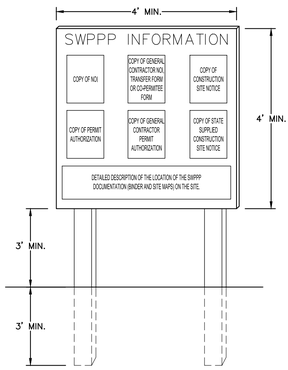
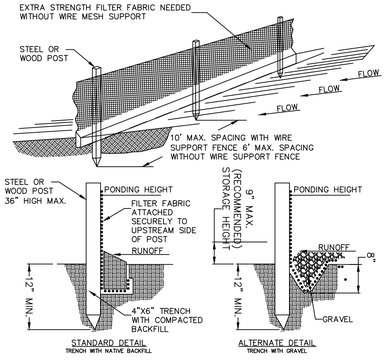


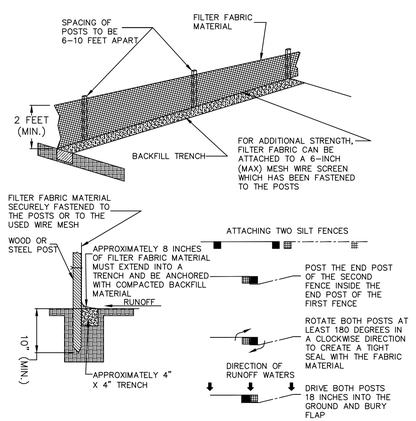
NOTES:
1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.
2. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
4. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
5. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.

1 SWPP INFORMATION SIGN
NOT TO SCALE

KHA

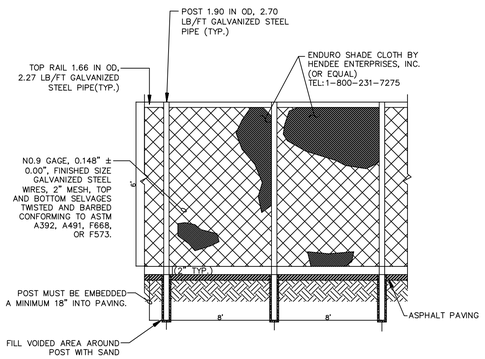


NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



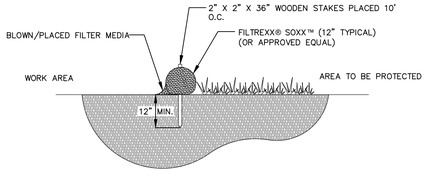
4 SILT FENCE
NOT TO SCALE

KHA

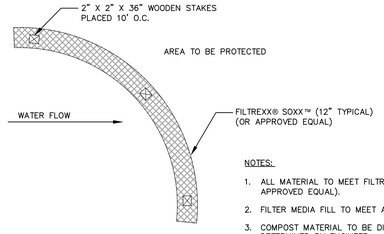


5 6' CHAIN LINK CONSTRUCTION FENCE WITH VISUAL DUST SCREEN
NOT TO SCALE

KHA



SECTION VIEW

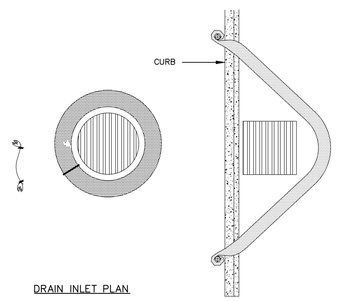


PLAN VIEW

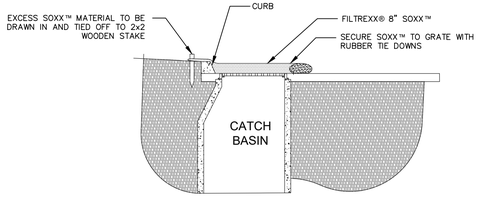
NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS (OR APPROVED EQUAL).
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

2 FILTREXX SEDIMENT CONTROL OR APPROVED EQUAL
NOT TO SCALE

KHA



CURBSIDE OPTION "A" PLAN



CURBSIDE SECTION

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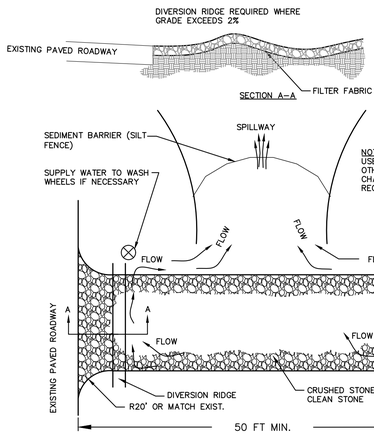
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

3 FILTREXX ® INLET PROTECTION (OR APPROVED EQUAL)
NOT TO SCALE

KHA



PLAN VIEW

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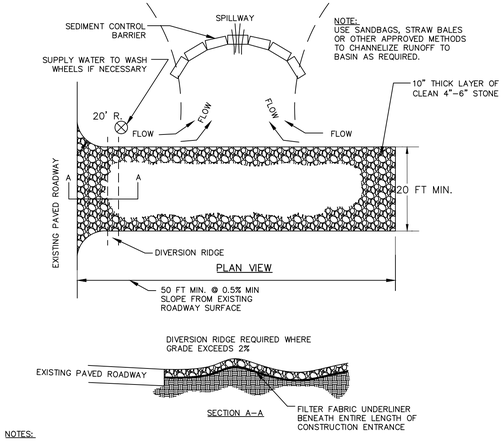
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

6 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
NOT TO SCALE

KHA



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7 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

KHA

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EROSION CONTROL DETAILS

LANTANA VILLAGE
PREPARED FOR
LANTANA VILLAGE OWNER, LLC
TOWN OF LANTANA FLORIDA

SHEET NUMBER
C-107

Plotted By:Bamalcazar, Marcel Sheet Set:Lantana Village Layout:C-107 EROSION CONTROL DETAILS December 02, 2024 02:07:08pm K:\TL_Civil\147 Jobs\147659002-lantana village\Design\CAD\Sheetsets\C-107 EROSION CONTROL DETAILS.dwg
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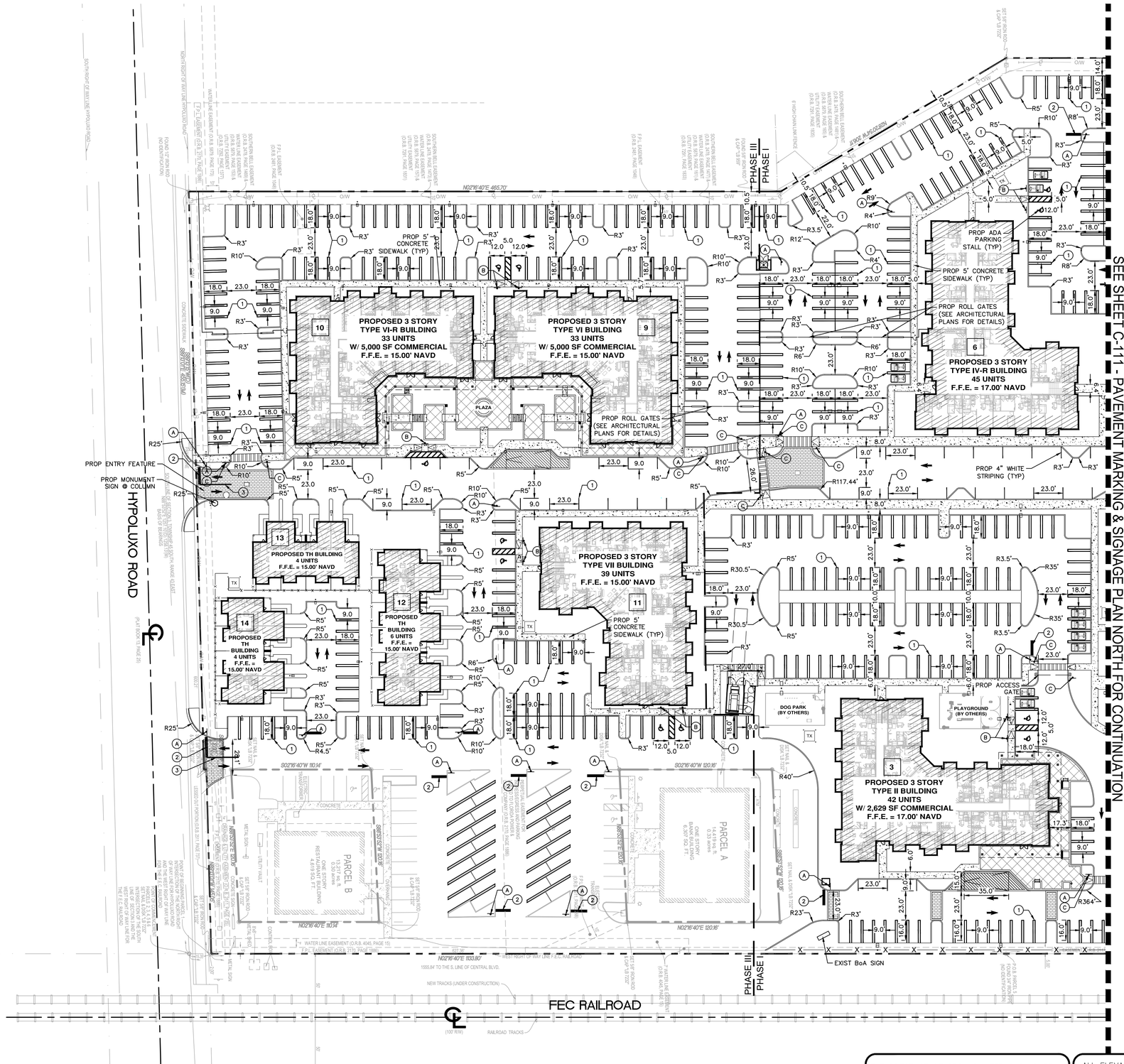

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

R/W — — P/L PROPERTY LINE/RIGHT-OF-WAY

℄ CENTER LINE OF ROAD

R1-1 30"X30" STOP (A)

12" x 18" PARKING BY DISABLED PERMIT ONLY $ 250 FINE F.S. 316.16 FTP-22-4 (B)

W11-2 30"x 30" (C)

EV PARKING SIGN (REFER TO ARCH PLANS FOR DETAILS)

1. 4" SOLID WHITE
2. 24" SOLID WHITE STOP BAR
3. 6" DOUBLE SOLID YELLOW

PAVING, MARKING AND SIGNAGE NOTES:

1. CONTRACTOR SHALL REPLACE ALL STRIPING REMOVED AND/OR DAMAGED DURING CONSTRUCTION ALONG THE ROAD ABUTTING THE PROPERTY PER APPLICABLE TOWN, COUNTY AND/OR STATE STANDARDS.
2. CONTRACTOR SHALL FIELD VERIFY THAT ALL EXISTING AND PROPOSED ADA ITEMS WITHIN PROJECT LIMITS (I.E., ROUTES, PARKING, STRIPING, SIGNAGE, ETC.) MEET THE MINIMUM REQUIREMENTS AND SHALL ADJUST ACCORDINGLY, BEFORE THE PROJECT CAN BE DEEMED CERTIFIED AND COMPLETE.
3. ALL CURB RAMPS AND DETECTABLE WARNINGS TO BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD PLANS FOR ROAD CONSTRUCTION INDEX NO.522-002 (LATEST EDITION).
4. ALL SIGNS TO BE INSTALLED PER FDOT STANDARD PLANS FOR ROAD CONSTRUCTION INDEX NO.700-010 (LATEST EDITION), AND AS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT SYMBOLS AND MARKINGS SHALL BE THERMOPLASTIC PAVEMENT MARKINGS UNLESS OTHERWISE NOTED. INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 711 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
6. ALL PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD PLANS FOR ROAD CONSTRUCTION INDEX NO.711-001 (LATEST EDITION).
7. PAINTED PAVEMENT MARKINGS, INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FOLLOWING:
   A. APPLY TWO COATS OF VOC COMPLIANT, LOCAL DOT APPROVED, UNDILUTED SOLVENT BASED OR LATEX TRAFFIC PAINT.
   B. FOLLOW MANUFACTURES RECOMMENDED APPLICATION RATE, WITHOUT THE ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SF PER GALLON, OR AS REQUIRED, PROVIDING MINIMUM 25 MILS WET FILM THICKNESS AND 7.5 MILES DRY FILM THICKNESS PER COAT WITH MINIMUM OF 30 DAYS BETWEEN APPLICATIONS.
   C. SECOND COAT OF PAINT SHALL NOT BE APPLIED EARLIER THAN 7 DAYS PRIOR TO GRAND OPENING.
   D. PAINT SHALL BE CRISP, STRAIGHT, AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A TOTAL DRY FILM THICKNESS OF 15 MILS.
9. CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR ANY OTHER CAUSE.
10. SIGNS SHALL BE IN ACCORDANCE WITH SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
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12. PARKING STALL MARKINGS DEPICTED ON PLAN ARE FOR GRAPHICAL PURPOSES ONLY
13. PAVEMENT MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND PALM BEACH COUNTY TYPICAL T-P-18.
14. PROPOSED DRIVEWAYS SHALL COMPLY WITH WITH THE FLORIDA GREENBOOK SAFE SIGHT DISTANCE STANDARDS DETAILED IN CHAPTER 3, C.9.b.4, FIGURE 3-11 AND 3-12.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON THE NAVD 88. TO CONVERT THE ELEVATION HEREON TO NGVD 29 ADD 1.55 FEET.

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No.	REVISIONS	DATE	BY
A	SITE PLAN RESUBMITTAL #4	11/21/2024	MB

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WWW.KIMLEY-HORN.COM REGISTRY No. 696

DATE: 12/2/24

KHA PROJECT 147659002
DATE MARCH 2024
SCALE AS SHOWN
DESIGNED BY MB
DRAWN BY MB
CHECKED BY GB

PAVEMENT MARKING & SIGNAGE PLAN SOUTH

LANTANA VILLAGE

PREPARED FOR

LANTANA VILLAGE OWNER, LLC

TOWN OF LANTANA FLORIDA

SHEET NUMBER
C-110

Posted By:Bonaizazar, Marcel Street Set:Lantana Village Layout:C-110 PAVEMENT MARKING & SIGNAGE PLAN December 02, 2024 02:08:53pm K:\Vtl_stv\147 Jobs\147659002-lantana village\Design\CADD\planSheets\C-110 PAVEMENT MARKING & SIGNAGE PLAN.dwg
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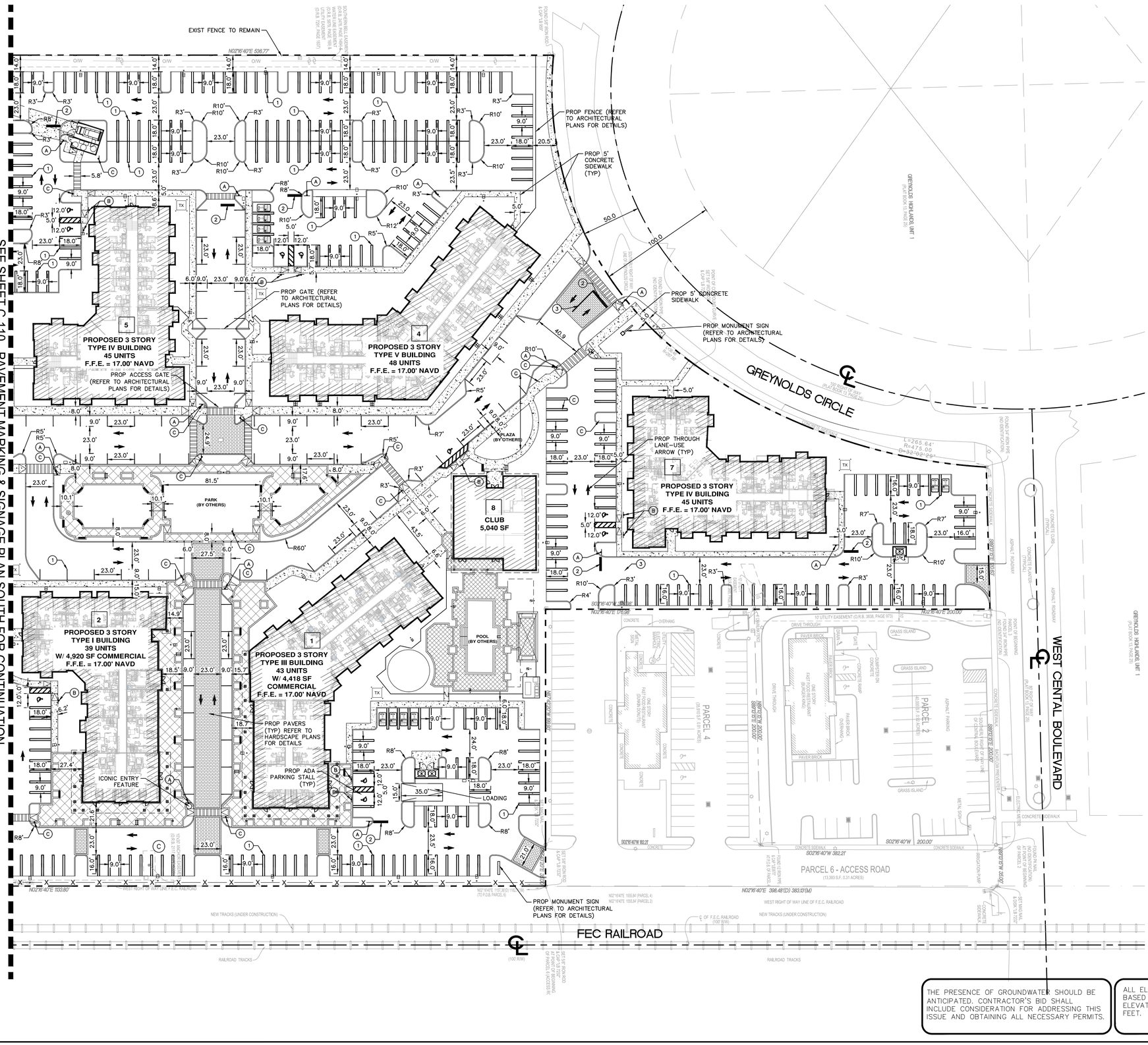

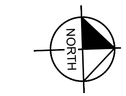

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

R/W — P/L — PROPERTY LINE/RIGHT-OF-WAY

℄ — CENTER LINE OF ROAD





EV PARKING SIGN (REFER TO ARCH PLANS FOR DETAILS)

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KHA PROJECT	147659002
DATE	MARCH 2024
SCALE	AS SHOWN
DESIGNED BY	MB
DRAWN BY	MB
CHECKED BY	GB
DATE:	12/2/24

PAVEMENT MARKING & SIGNAGE PLAN NORTH

LANTANA VILLAGE
PREPARED FOR
LANTANA VILLAGE OWNER, LLC
TOWN OF LANTANA FLORIDA

SHEET NUMBER
C-111

Plotted By:Bandazian, Marcel Sheet Set:Lantana Village Layout:C-111 PAVEMENT MARKING & SIGNAGE PLAN December 02, 2024 02:09:47pm K:\ftl_civil\147_jobs\147659002-lantana village\Design\CADD\Drawings\C-110 PAVEMENT MARKING & SIGNAGE PLAN.dwg
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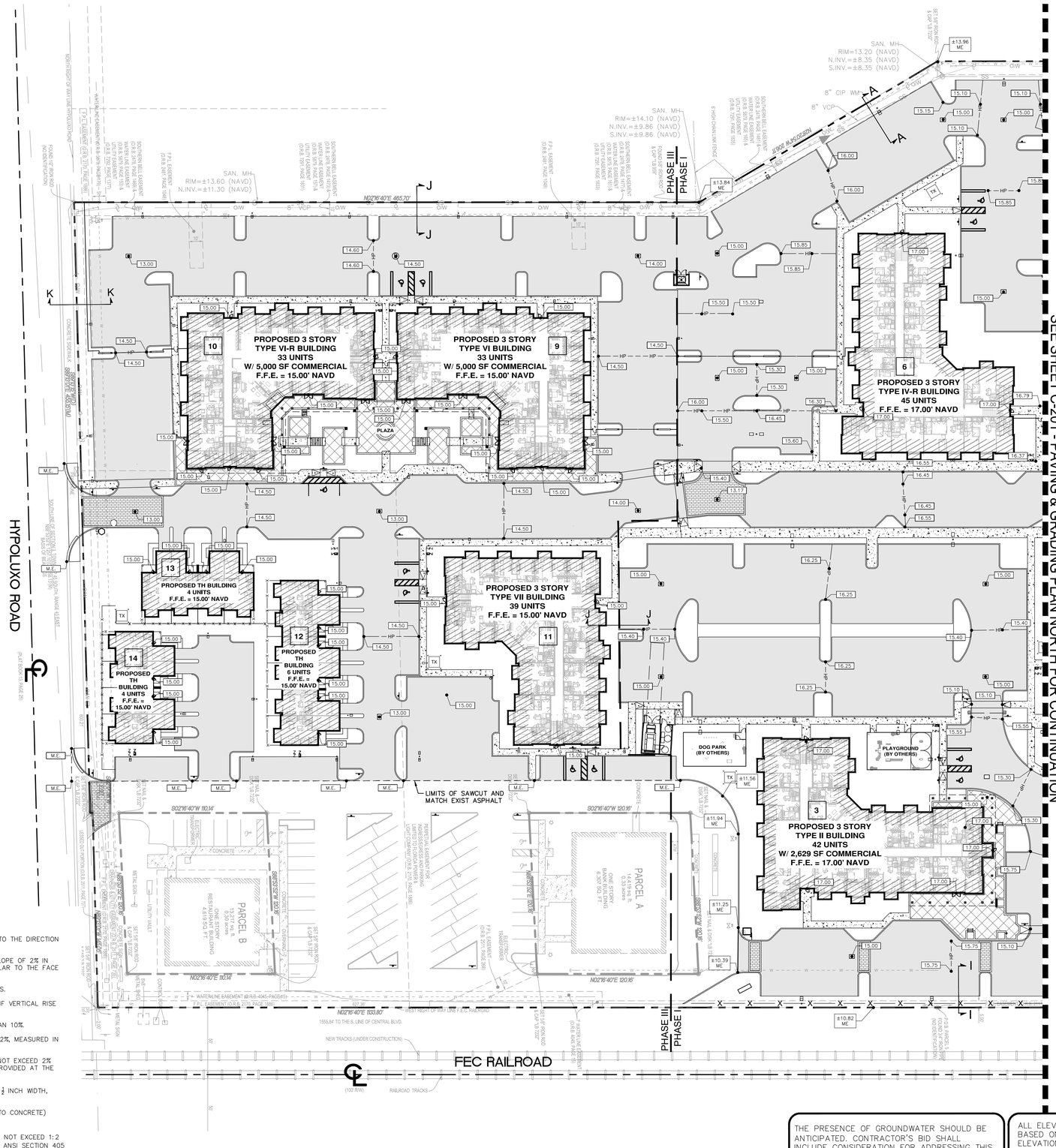

LEGEND

- R/W — P/L — PROPERTY LINE/RIGHT-OF-WAY
- ℄ — CENTER LINE OF ROAD
- PROP TYPE 'D' CURB
- PROP 4" CONCRETE SIDEWALK
- PROP ASPHALT PAVEMENT
- PROP PAVERS (BY OTHERS)
- #XXX.XX ME — MATCH EXIST ELEVATION
- XX.XX — PROP ELEVATION

PAVING & GRADING NOTES

1. ALL SPOT ELEVATIONS ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
5. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
6. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
7. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
9. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
10. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
11. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERIC N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THE SPECIAL CONDITIONS, SECTION 8, ENVIRONMENTAL COMPLIANCE AND STORM WATER POLLUTION PREVENTION.
12. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
13. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
15. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
16. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
17. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
18. ALL ELEVATIONS REFERENCE NORTH AMERICAN VERTICAL DATUM 1988.
19. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF PIPE MATERIALS, STRUCTURES, GRATES, SPECIFICATIONS TO CEC FOR REVIEW PRIOR TO ORDERING MATERIAL.
20. UPON COMPLETION OF SITE'S STORMWATER MANAGEMENT PIPING/EXFILTRATION TRENCH, THE CONTRACTOR SHALL JET AND VACUUM THE ENTIRE SYSTEM WITHIN THE APARTMENT PROJECT SITE AREA TO REMOVE ALL SEDIMENT AND DEBRIS. THE CONTRACTOR SHALL NOTIFY CEC AT LEAST 48 HOURS PRIOR TO JETTING AND VACUUMING COMMENCES TO ESTABLISH AN INSPECTION DATE.
21. HANDICAP SHALL PARKING SHALL MEET THE REQUIREMENTS OF FDOT STANDARD DESIGN INDEX 17346 'SPECIAL MARKING AREAS', LATEST EDITION.
22. CURB IS TYPE 'D' UNLESS SPECIFICALLY NOTED OTHERWISE.

ADA NOTES

1. ALL WALKWAYS SHALL HAVE A SLOPE LESS THAN 2% PERPENDICULAR TO THE DIRECTION OF TRAVEL AND LESS THAN 5% IN THE DIRECTION OF TRAVEL.
2. ALL WALKWAYS NEAR BUILDING ENTRANCES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION FOR A MINIMUM OF 60 INCHES, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR.
3. CLEAR WIDTH OF ACCESSIBLE ROUTE MUST BE A MINIMUM OF 36 INCHES.
4. RUNNING SLOPE OF RAMPS AND CURB RAMPS CANNOT EXCEED 8.33%. IF VERTICAL RISE IS LESS THAN 6 INCHES, HANDRAILS ARE NOT REQUIRED.
5. RUNNING SLOPE FOR SIDE FLARES OR CURB RAMPS MUCH BE LESS THAN 10%.
6. SLOPES AT INTERSECTIONS OF ACCESSIBLE ROUTES MUST NOT EXCEED 2%, MEASURED IN ANY DIRECTION.
7. SLOPES OF CLEAR FLOOR SPACES AT FIXTURES AND CONTROLS MUST NOT EXCEED 2% MEASURED IN ANY DIRECTION. THE 30X48 INCH CLEAR FLOOR SPACE PROVIDED AT THE CONTROL MUST BE FLUSH WITH THE CONTROL.
8. GAPS OR OPENINGS ALONG THE ACCESSIBLE ROUTE MUST NOT EXCEED ½ INCH WIDTH, PERPENDICULAR TO THE PREDOMINATE FLOW OF PEDESTRIAN TRAFFIC.
9. LEVEL CHANGES BETWEEN GROUND SURFACE MATERIALS (E.G. PAVERS TO CONCRETE) MUST COMPLY WITH THE FLORIDA BUILDING CODE SECTION 303:
   - A. VERTICAL CHANGED MUST NOT EXCEED ¼ INCH
   - B. LEVEL CHANGES UP TO ½ MUST BE BEVELED WITH A SLOPE THAT DOES NOT EXCEED 1:2
   - C. LEVEL CHANGES EXCEEDING ½ INCH MUST BE RAMPED TO COMPLY WITH ANSI SECTION 405
10. CONTRACTOR TO VERIFY THAT THE CONDITIONS OF THE FINAL GRADING OF THE SIDEWALK AND CURB AND GUTTER MUST ENSURE THERE IS NO PONDING AND THE WALKWAYS ARE ADA COMPLIANT.

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KHA PROJECT 147659002
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PAVING & GRADING PLAN SOUTH

LANTANA VILLAGE
PREPARED FOR
LANTANA VILLAGE OWNER, LLC
TOWN OF LANTANA FLORIDA

SHEET NUMBER
C-200

Plotted By:Bendezacer, Marcel Sheet Set:Lantana Village Layout:C-200 PAVING & GRADING PLAN SOUTH December 02, 2024 02:11:31pm K:\FLL-civil\147 Jobs\147659002-lantana village\Design\CADD\plotsheets\C-200 PAVING & GRADING PLAN.dwg
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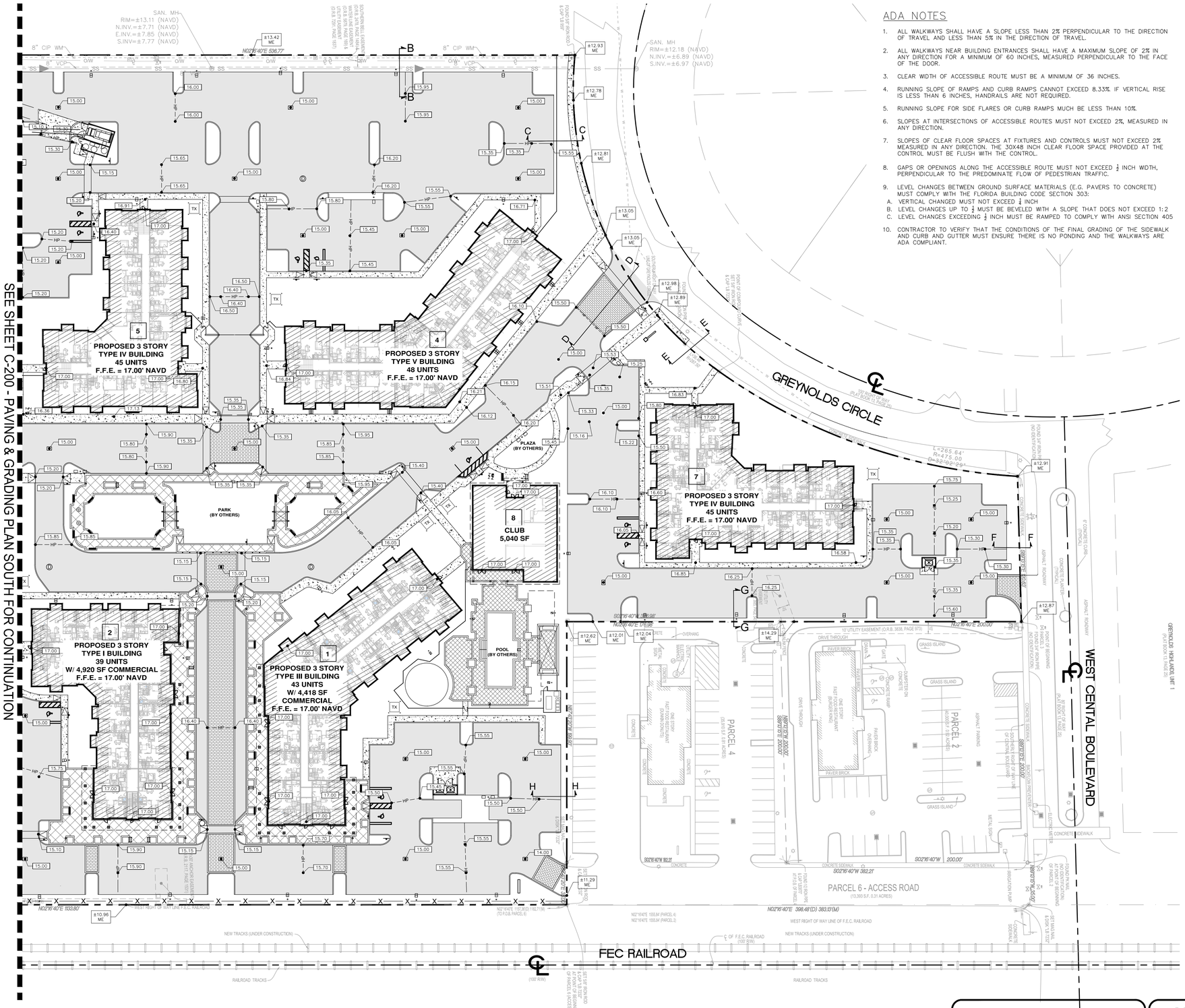

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GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE/RIGHT-OF-WAY (R/W — P/L)
- CENTER LINE OF ROAD (℄)
- PROP TYPE 'D' CURB
- PROP 4" CONCRETE SIDEWALK
- PROP ASPHALT PAVEMENT
- PROP PAVERS (BY OTHERS)
- ±XXX.XX ME — MATCH EXIST ELEVATION
- XX.XX — PROP ELEVATION

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9. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
10. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
11. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERIC N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THE SPECIAL CONDITIONS, SECTION 8, ENVIRONMENTAL COMPLIANCE AND STORM WATER POLLUTION PREVENTION.
12. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
13. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
15. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
16. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
17. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
18. ALL ELEVATIONS REFERENCE NORTH AMERICAN VERTICAL DATUM 1988.
19. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF PIPE MATERIALS, STRUCTURES, GRATES, SPECIFICATIONS TO CEC FOR REVIEW PRIOR TO ORDERING MATERIAL.
20. UPON COMPLETION OF SITE'S STORMWATER MANAGEMENT PIPING/EXFILTRATION TRENCH, THE CONTRACTOR SHALL JET AND VACUUM THE ENTIRE SYSTEM WITHIN THE APARTMENT PROJECT SITE AREA TO REMOVE ALL SEDIMENT AND DEBRIS. THE CONTRACTOR SHALL NOTIFY CEC AT LEAST 48 HOURS PRIOR TO JETTING AND VACUUMING COMMENCES TO ESTABLISH AN INSPECTION DATE.
21. HANDICAP STALL PARKING SHALL MEET THE REQUIREMENTS OF FDOT STANDARD DESIGN INDEX 17346 'SPECIAL MARKING AREAS', LATEST EDITION.
22. CURB IS TYPE 'D' UNLESS SPECIFICALLY NOTED OTHERWISE.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON THE NAVD 88. TO CONVERT THE ELEVATION HEREON TO NGVD 29 ADD 1.55 FEET.

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A	SITE PLAN RESUBMITTAL #4	11/21/2024	MB

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KHA PROJECT 147659002
DATE MARCH 2024
SCALE AS SHOWN
DESIGNED BY MB
DRAWN BY MB
CHECKED BY GB
DATE: 12/2/24

PAVING & GRADING PLAN NORTH

LANTANA VILLAGE
PREPARED FOR
LANTANA VILLAGE OWNER, LLC
TOWN OF LANTANA FLORIDA

SHEET NUMBER
C-201

Plotted By:Bandicazan, Marcel Sheet Set:Lantana Village Layout:C-201 PAVING & GRADING PLAN NORTH December 02, 2024 02:12:17pm K:\fll_civil\147659002-lantana village\Design\CAD\Volumesheets\C-200 PAVING & GRADING PLAN.dwg
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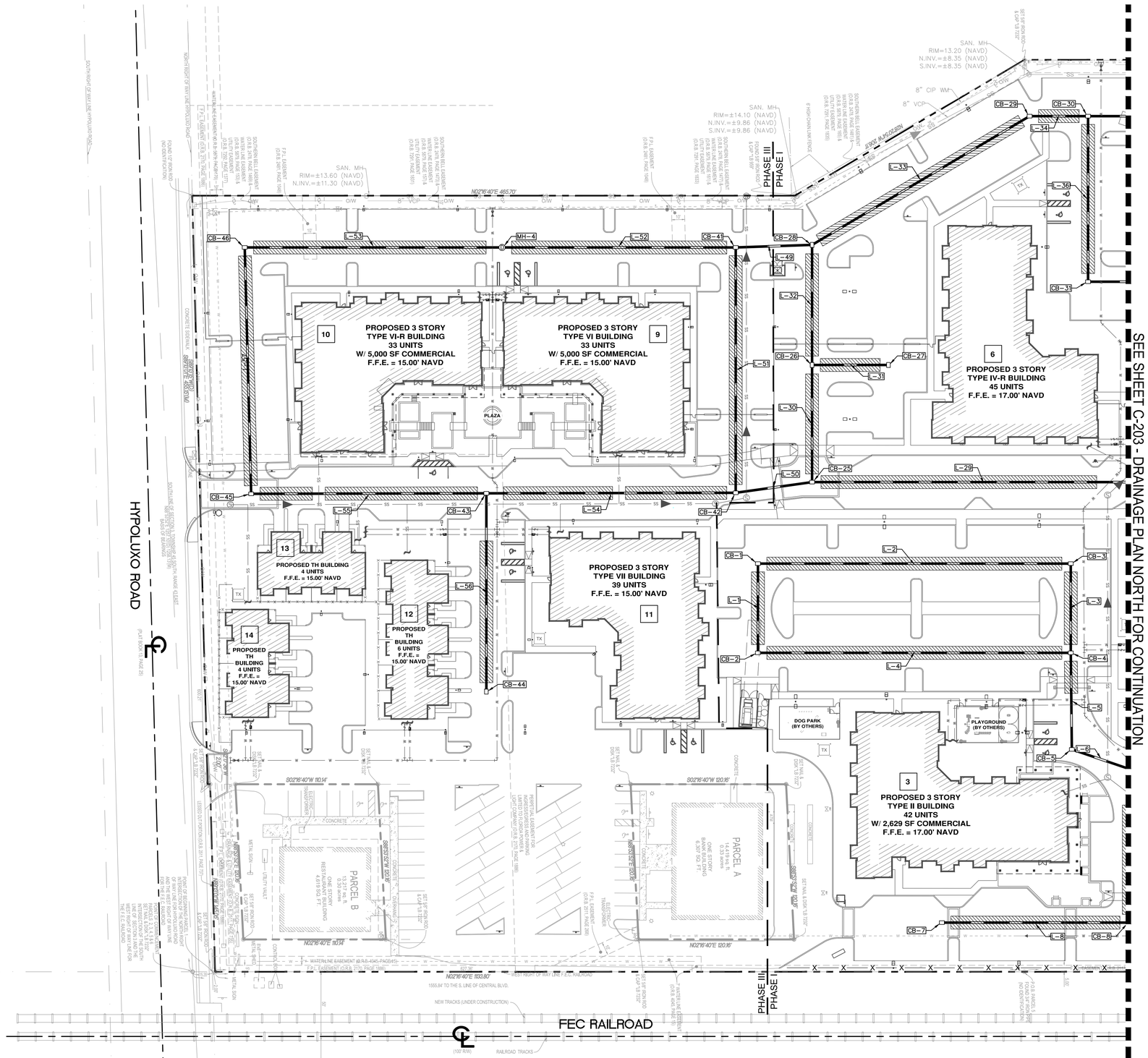

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- P/W - - - P/L — PROPERTY LINE/RIGHT-OF-WAY
- ℄ — CENTER LINE OF ROAD
- PROP DRAINAGE PIPE W/ 10' WIDE EXFILTRATION TRENCH
- PROP DRAINAGE STRUCTURES

DRAINAGE NOTES:

1. ALL ELEVATIONS LISTED ON PLANS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS.
3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
4. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH FPL ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
5. CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY THE POWER LINES.
6. CONTRACTOR TO ADJUST ANY MANHOLE RIMS AND VALVE LIDS TO MATCH PROPOSED GRADES AND SLOPES.
7. CONTRACTOR TO REFER TO TOWN OF LANTANA STANDARD DETAILS FOR UTILITY PAVEMENT RESTORATION DETAILS.
8. CONTRACTOR SHALL FIELD LOCATE AND PROVIDE FITTINGS FOR RAINWATER LEADERS AS NECESSARY TO CONNECT AND TRANSITION.
9. STORM PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE), UNLESS OTHERWISE NOTED.
10. IF ANY EXISTING STORM DRAINAGE STRUCTURES AND PIPES TO REMAIN IN SERVICE ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR THOSE STRUCTURES TO PRIOR CONDITION, OR BETTER, OR TO REPLACE THEM, AS NECESSARY.
11. CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED. CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS OF ANY UTILITIES THAT CHANGE IN ELEVATION DURING CONSTRUCTION.
12. ALL STORM PIPES ENTERING STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
13. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE HEAVY DUTY TRAFFIC H-20 RATED BEARING FRAME AND COVER.
14. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND TOWARDS LANDSCAPE AREAS AND PROPOSED INLETS FOR ALL NATURAL AND PAVED AREAS.
15. CONTRACTOR TO FIELD VERIFY OUTFALL PIPE INSIDE DIAMETER PRIOR TO ORDERING WASTOP VALVES TO ENSURE CORRECT SIZE VALVES ARE ORDERED.
16. CONTRACTOR TO VERIFY ALL DRAINAGE STRUCTURES WITH WASTOP VALVE ARE IN GOOD
17. ALL STORM SEWER STRUCTURES SHALL NOT INCLUDE WEEPHOLES. A 24-INCH SUMP IS TO BE PROVIDED BELOW THE LOWEST INVERT OR POLLUTION RETARDANT BAFFLE. CONTRACTOR TO VERIFY STORM SEWER STRUCTURES PRIOR TO INSTALLATION.

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A	SITE PLAN RESUBMITTAL #4	11/21/2024	MB

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KHA PROJECT 147659002
DATE MARCH 2024
SCALE AS SHOWN
DESIGNED BY MB
DRAWN BY MB
CHECKED BY GB
DATE 12/2/24

DRAINAGE PLAN SOUTH

LANTANA VILLAGE
PREPARED FOR
LANTANA VILLAGE OWNER, LLC
TOWN OF LANTANA FLORIDA

SHEET NUMBER
C-202

Plotted By:Bernaiczyk, Marcel Sheet Set:Lantana Village Layout:C-202 DRAINAGE PLAN SOUTH December 02, 2024 02:12:39pm K:\tls_sw\147 obs\147659002-lantana village\design\CADD\plansheets\C-202 DRAINAGE PLAN.dwg
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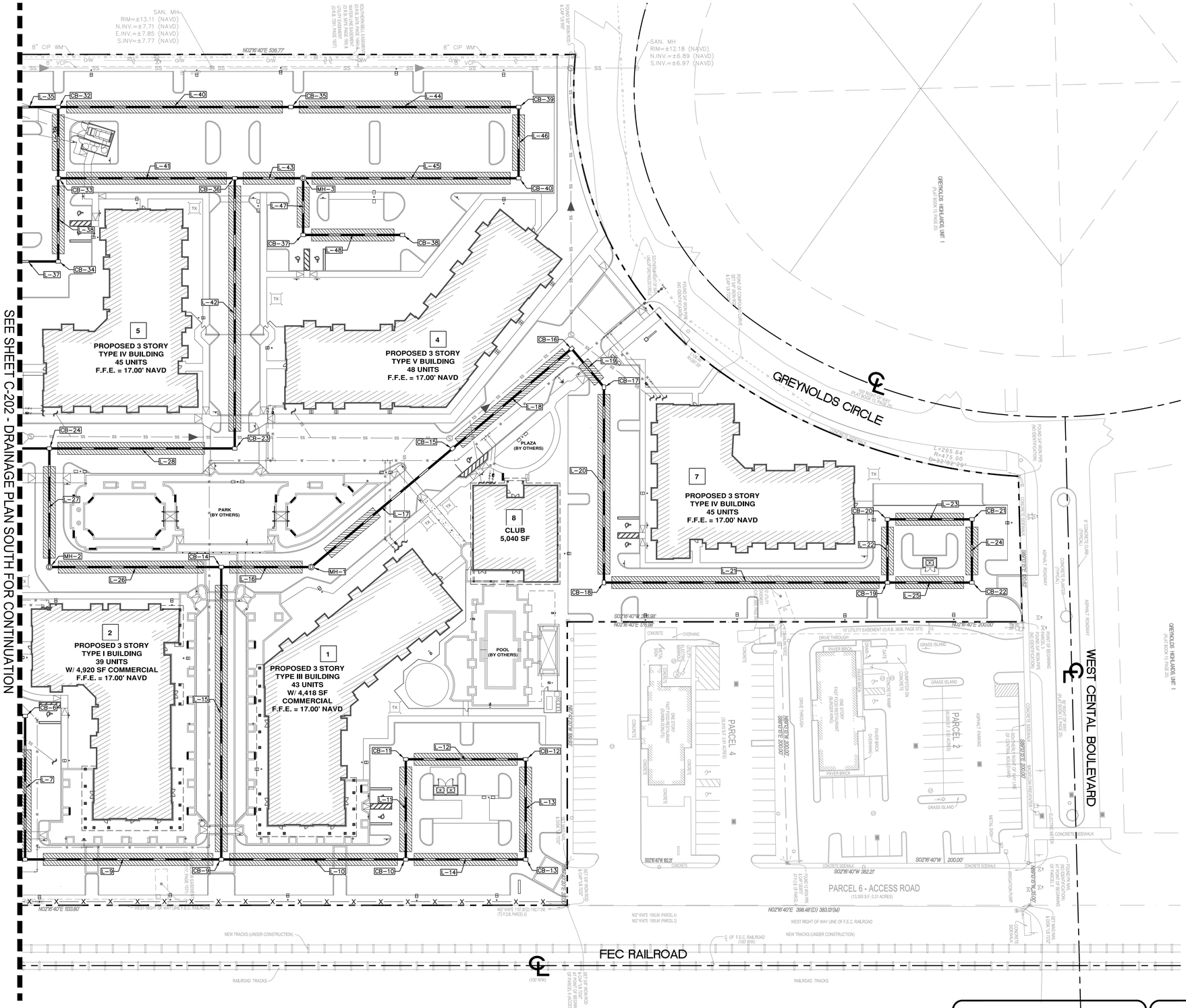

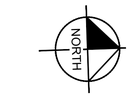

LEGEND

- R/W — — P/L — PROPERTY LINE/RIGHT-OF-WAY
- ℄ CENTER LINE OF ROAD
- PROP DRAINAGE PIPE W/ 10' WIDE EXFILTRATION TRENCH
- □ Ⓓ PROP DRAINAGE STRUCTURES

GRAPHIC SCALE IN FEET
0 20 40 80

DRAINAGE NOTES:

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KHA PROJECT	147659002
DATE	MARCH 2024
SCALE	AS SHOWN
DESIGNED BY	MB
DRAWN BY	MB
CHECKED BY	GB

DATE: 12/2/24

DRAINAGE PLAN NORTH

LANTANA VILLAGE
PREPARED FOR
LANTANA VILLAGE OWNER, LLC

TOWN OF LANTANA, FLORIDA

SHEET NUMBER
C-203

Plotted By:Benalcazar, Marcel Sheet Set:Lantana Village Layout:C-203 DRAINAGE PLAN NORTH December 02, 2024 02:12:47pm K:\FTL-Civil\147 Jobs\147659002-lantana village\Design\CADD\plansheets\C-202 DRAINAGE PLAN.dwg
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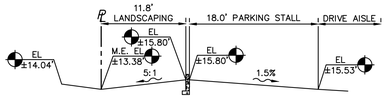

SECTION A-A

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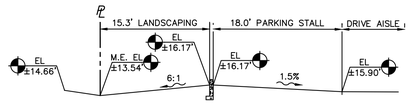

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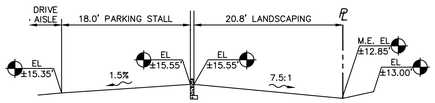

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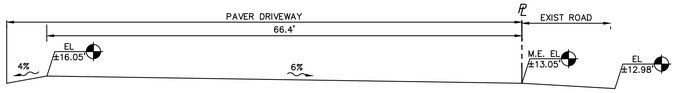

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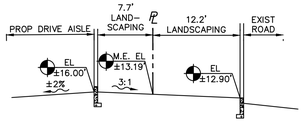

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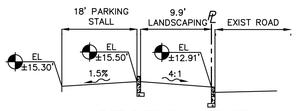

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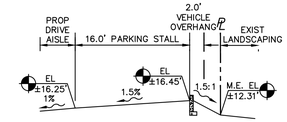

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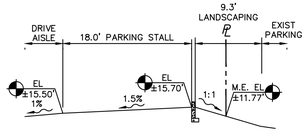

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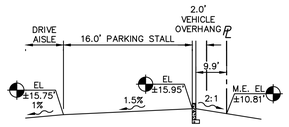

SECTION I-I

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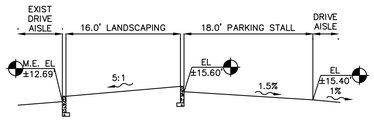

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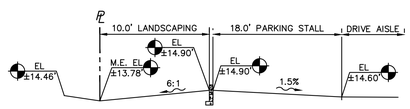

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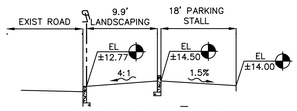

SECTION K-K

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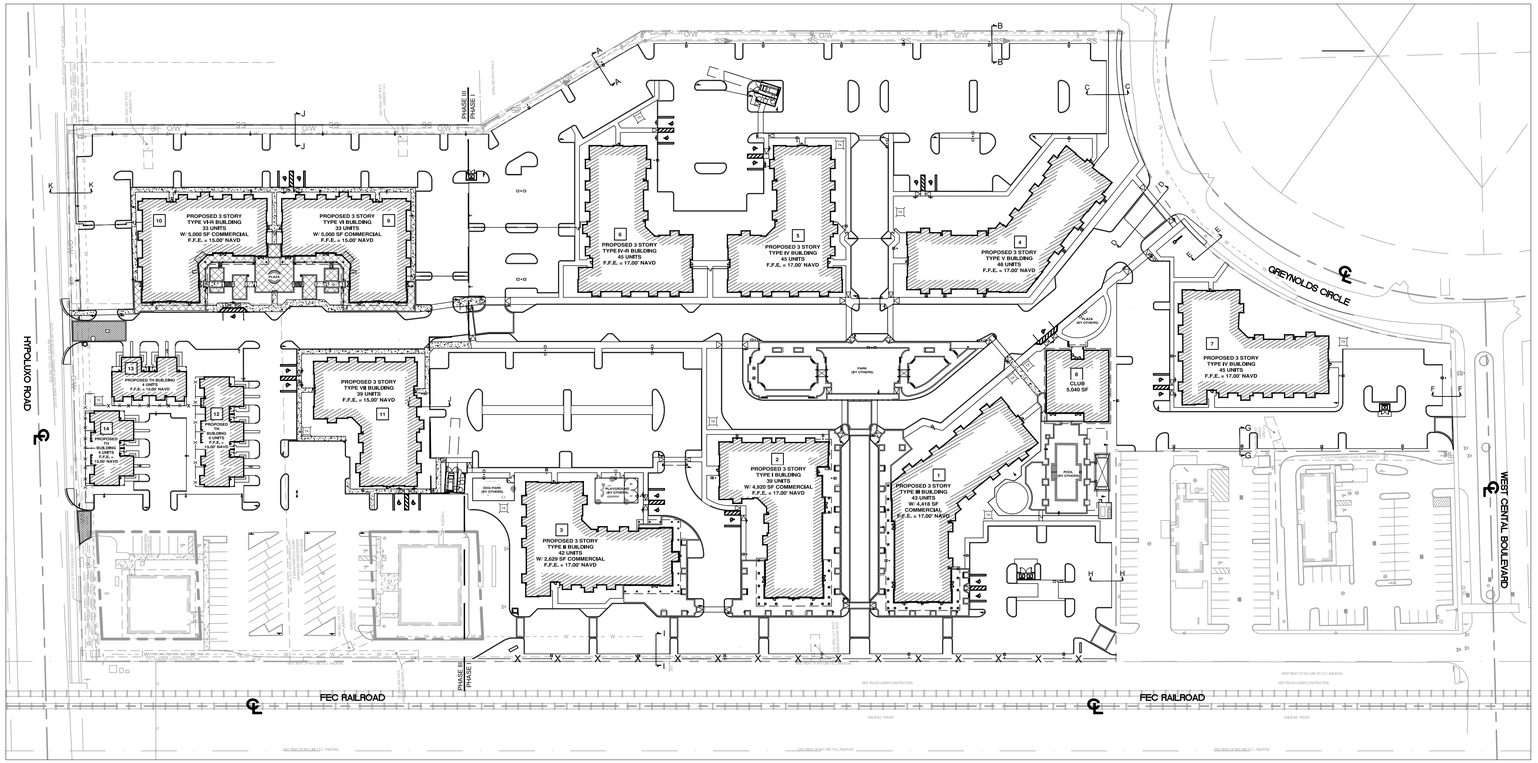

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KHA PROJECT 147659002
DATE MARCH 2024
SCALE AS SHOWN
DESIGNED BY MB
DRAWN BY MB
CHECKED BY GB
DATE 12/2/24

PAVING & GRADING CROSS SECTIONS

LANTANA VILLAGE
PREPARED FOR
LANTANA VILLAGE OWNER, LLC
TOWN OF LANTANA FLORIDA

SHEET NUMBER
C-204

Plotted By:Benalcazar, Marcel Sheet Set:Lantana Village Layout:C-204 PAVING & GRADING CROSS SECTIONS December 02, 2024 02:13:08pm K:\tls_civil\147 Jobs\147659002-lantana village\Design\CADD\plansheets\C-204 PAVING & GRADING CROSS SECTIONS.dwg
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DRAINAGE STRUCTURE TABLE				
STRUCTURE	STRUCTURE TYPE	RIM ELEV.	INVERT ELEVATION	STRUCTURE DETAILS
CB-1	DRAINAGE INLET W/ BAFFLE(S) INV (N,E)	RIM = 15.00	(18") 7.00 (N) (18") 7.00 (E)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-2	DRAINAGE INLET W/ BAFFLE(S) INV (N,W)	RIM = 15.00	(18") 7.00 (W) (18") 7.00 (N)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-3	DRAINAGE INLET W/ BAFFLE(S) INV (S,E)	RIM = 15.00	(18") 7.00 (E) (18") 7.00 (S)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-4	DRAINAGE INLET W/ BAFFLE(S) INV (S,E,W)	RIM = 15.00	(18") 7.00 (S) (18") 7.00 (W) (18") 7.00 (E)	7'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-5	DRAINAGE INLET W/ BAFFLE(S) INV (W)	RIM = 15.00	(18") 7.00 (W) (18") 7.00 (N)	4'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-6	DRAINAGE INLET W/ BAFFLE(S) INV (E)	RIM = 15.00	(18") 7.00 (S) (18") 7.00 (E)	4'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-7	DRAINAGE INLET W/ BAFFLE(S) INV (N)	RIM = 15.00	(18") 7.00 (N)	4'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-8	DRAINAGE INLET W/ BAFFLE(S) INV (N,S,W)	RIM = 15.00	(18") 7.00 (W) (18") 7.00 (N) (18") 7.00 (S)	7'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-9	DRAINAGE INLET W/ BAFFLE(S) INV (N,S,W)	RIM = 15.00	(18") 7.00 (S) (18") 7.00 (N) (18") 7.00 (W)	7'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-10	DRAINAGE INLET W/ BAFFLE(S) INV (N,S,W)	RIM = 15.00	(18") 7.00 (S) (18") 7.00 (W) (18") 7.00 (N)	7'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-11	DRAINAGE INLET W/ BAFFLE(S) INV (N,E)	RIM = 15.00	(18") 7.00 (N) (18") 7.00 (E)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-12	DRAINAGE INLET W/ BAFFLE(S) INV (S,E)	RIM = 15.00	(18") 7.00 (E) (18") 7.00 (S)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-13	DRAINAGE INLET W/ BAFFLE(S) INV (S,W)	RIM = 15.00	(18") 7.00 (S) (18") 7.00 (W)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-14	DRAINAGE INLET W/ BAFFLE(S) INV (N,S,E)	RIM = 15.00	(18") 7.00 (E) (18") 7.00 (N) (18") 7.00 (S)	7'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-15	DRAINAGE INLET W/ BAFFLE(S) INV (NW,SE)	RIM = 15.00	(18") 7.00 (SE) (18") 7.00 (NW)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-16	DRAINAGE INLET W/ BAFFLE(S) INV (NE,SE)	RIM = 15.00	(18") 7.00 (SE) (18") 7.00 (NE)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-17	DRAINAGE INLET W/ BAFFLE(S) INV (SW,E)	RIM = 15.00	(18") 7.00 (E) (18") 7.00 (SW)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-18	DRAINAGE INLET W/ BAFFLE(S) INV (N,W)	RIM = 15.00	(18") 7.00 (N) (18") 7.00 (W)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-19	DRAINAGE INLET W/ BAFFLE(S) INV (N,S,W)	RIM = 15.00	(18") 7.00 (S) (18") 7.00 (W) (18") 7.00 (N)	7'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-20	DRAINAGE INLET W/ BAFFLE(S) INV (N,E)	RIM = 15.00	(18") 7.00 (N) (18") 7.00 (E)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-21	DRAINAGE INLET W/ BAFFLE(S) INV (S,E)	RIM = 15.00	(18") 7.00 (E) (18") 7.00 (S)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-22	DRAINAGE INLET W/ BAFFLE(S) INV (S,W)	RIM = 15.00	(18") 7.00 (S) (18") 7.00 (W)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-23	DRAINAGE INLET W/ BAFFLE(S) INV (S,W)	RIM = 15.00	(18") 7.00 (S) (18") 7.00 (W)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-24	DRAINAGE INLET W/ BAFFLE(S) INV (N,S,E)	RIM = 15.00	(18") 7.00 (E) (18") 7.00 (N) (18") 7.00 (S)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-25	DRAINAGE INLET W/ BAFFLE(S) INV (N,W)	RIM = 15.00	(18") 7.00 (N) (18") 7.00 (S) (18") 7.00 (W)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE

DRAINAGE STRUCTURE TABLE				
STRUCTURE	STRUCTURE TYPE	RIM ELEV.	INVERT ELEVATION	STRUCTURE DETAILS
CB-26	DRAINAGE INLET W/ BAFFLE(S) INV (N,E,W)	RIM = 15.00	(18") 7.00 (E) (18") 7.00 (W) (18") 7.00 (N)	7'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-27	DRAINAGE INLET W/ BAFFLE(S) INV (S,W)	RIM = 15.00	(18") 7.00 (S)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-28	DRAINAGE INLET W/ BAFFLE(S) INV (NW,E)	RIM = 15.00	(18") 7.00 (E) (18") 7.00 (S) (18") 7.00 (NW)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-29	DRAINAGE INLET W/ BAFFLE(S) INV (N,SE)	RIM = 15.00	(18") 7.00 (SE) (18") 7.00 (N)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-30	DRAINAGE INLET W/ BAFFLE(S) INV (S,E)	RIM = 15.00	(18") 7.00 (S) (18") 7.00 (E) (18") 7.00 (N)	7'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-31	DRAINAGE INLET W/ BAFFLE(S) INV (W)	RIM = 15.00	(18") 7.00 (N) (18") 7.00 (W)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-32	DRAINAGE INLET W/ BAFFLE(S) INV (N,E)	RIM = 15.00	(18") 7.00 (S) (18") 7.00 (E) (18") 7.00 (N)	7'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-33	DRAINAGE INLET W/ BAFFLE(S) INV (N,E,W)	RIM = 15.00	(18") 7.00 (N) (18") 7.00 (E) (18") 7.00 (W)	7'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-34	DRAINAGE INLET W/ BAFFLE(S) INV (W)	RIM = 15.00	(18") 7.00 (W) (18") 7.00 (S)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-35	DRAINAGE INLET W/ BAFFLE(S) INV (N,S)	RIM = 15.00	(18") 7.00 (S) (18") 7.00 (N)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-36	DRAINAGE INLET W/ BAFFLE(S) INV (N,S,E)	RIM = 15.00	(18") 7.00 (N) (18") 7.00 (E) (18") 7.00 (S)	7'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-37	DRAINAGE INLET W/ BAFFLE(S) INV (N,W)	RIM = 15.00	(18") 7.00 (W) (18") 7.00 (N)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-38	DRAINAGE INLET W/ BAFFLE(S) INV (NW,S)	RIM = 15.00	(18") 7.00 (S)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-39	DRAINAGE INLET W/ BAFFLE(S) INV (S,E)	RIM = 15.00	(18") 7.00 (S) (18") 7.00 (E)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-40	DRAINAGE INLET W/ BAFFLE(S) INV (S,W)	RIM = 15.00	(18") 7.00 (W) (18") 7.00 (S)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-41	DRAINAGE INLET W/ BAFFLE(S) INV (S,W)	RIM = 14.00	(18") 7.00 (S) (18") 7.00 (E) (18") 7.00 (N)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-42	DRAINAGE INLET W/ BAFFLE(S) INV (N,W)	RIM = 14.00	(18") 7.00 (W) (18") 7.00 (S) (18") 7.00 (N)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-43	DRAINAGE INLET W/ BAFFLE(S) INV (E,W)	RIM = 13.00	(18") 7.00 (N) (18") –10.60 (S) (18") 7.00 (E)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-44	DRAINAGE INLET W/ BAFFLE INV (N)	RIM = 13.00	(18") 7.00 (W)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-45	DRAINAGE INLET W/ BAFFLE(S) INV (N,E)	RIM = 13.00	(18") –11.51 (N) (18") 7.00 (W)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
CB-46	DRAINAGE INLET W/ BAFFLE(S) INV (S,E)	RIM = 13.00	(18") 7.00 (E) (18") 7.00 (N)	5'-0" MIN DIA TYPE P CATCH BASIN W/ USF #4155 FRAME & GRATE
MH-1	DRAINAGE MANHOLE	RIM = 15.40	(18") 7.00 (S) (18") 7.00 (NW)	4'-0" MIN DIA USP 3-27.5 W/ USF 170 RING TYPE H W/ THE WORD "STORM"
MH-2	DRAINAGE MANHOLE	RIM = 15.60	(18") 7.00 (N) (18") 7.00 (W)	4'-0" MIN DIA USP 3-27.5 W/ USF 170 RING TYPE H W/ THE WORD "STORM"
MH-3	DRAINAGE MANHOLE	RIM = 15.60	(18") 7.00 (N) (18") 7.00 (S) (18") 7.00 (E)	4'-0" MIN DIA USP 3-27.5 W/ USF 170 RING TYPE H W/ THE WORD "STORM"
MH-4	DRAINAGE MANHOLE	RIM = 14.50	(18") 7.00 (S) (18") 7.00 (N)	4'-0" MIN DIA USP 3-27.5 W/ USF 170 RING TYPE H W/ THE WORD "STORM"

PIPE TABLE					
PIPE NAME	SIZE	LENGTH	SLOPE	MATERIAL	EXFILTRATION TRENCH
L-1	18"	69 LF	0.00%	HDPE	57 LF OF 10' WIDE EXFILTRATION TRENCH
L-2	18"	242 LF	0.00%	HDPE	228 LF OF 10' WIDE EXFILTRATION TRENCH
L-3	18"	69 LF	0.00%	HDPE	57 LF OF 10' WIDE EXFILTRATION TRENCH
L-4	18"	242 LF	0.00%	HDPE	228 LF OF 10' WIDE EXFILTRATION TRENCH
L-5	18"	75 LF	0.00%	HDPE	25 LF OF 10' WIDE EXFILTRATION TRENCH
L-6	18"	47 LF	0.00%	HDPE	N/A
L-7	18"	119 LF	0.00%	HDPE	85 LF OF 10' WIDE EXFILTRATION TRENCH
L-8	18"	145 LF	0.00%	HDPE	131 LF OF 10' WIDE EXFILTRATION TRENCH
L-9	18"	163 LF	0.00%	HDPE	141 LF OF 10' WIDE EXFILTRATION TRENCH
L-10	18"	153 LF	0.00%	HDPE	139 LF OF 10' WIDE EXFILTRATION TRENCH
L-11	18"	83 LF	0.00%	HDPE	71 LF OF 10' WIDE EXFILTRATION TRENCH
L-12	18"	99 LF	0.00%	HDPE	86 LF OF 10' WIDE EXFILTRATION TRENCH
L-13	18"	83 LF	0.00%	HDPE	71 LF OF 10' WIDE EXFILTRATION TRENCH
L-14	18"	99 LF	0.00%	HDPE	86 LF OF 10' WIDE EXFILTRATION TRENCH
L-15	18"	242 LF	0.00%	HDPE	221 LF OF 10' WIDE EXFILTRATION TRENCH
L-16	18"	75 LF	0.00%	HDPE	60 LF OF 10' WIDE EXFILTRATION TRENCH
L-17	18"	153 LF	0.00%	HDPE	53 LF OF 10' WIDE EXFILTRATION TRENCH
L-18	18"	129 LF	0.00%	HDPE	102 LF OF 10' WIDE EXFILTRATION TRENCH
L-19	18"	42 LF	0.00%	HDPE	36 LF OF 10' WIDE EXFILTRATION TRENCH
L-20	18"	162 LF	0.00%	HDPE	127 LF OF 10' WIDE EXFILTRATION TRENCH
L-21	18"	235 LF	0.00%	HDPE	222 LF OF 10' WIDE EXFILTRATION TRENCH
L-22	18"	52 LF	0.00%	HDPE	40 LF OF 10' WIDE EXFILTRATION TRENCH
L-23	18"	70 LF	0.00%	HDPE	56 LF OF 10' WIDE EXFILTRATION TRENCH
L-24	18"	52 LF	0.00%	HDPE	40 LF OF 10' WIDE EXFILTRATION TRENCH
L-25	18"	70 LF	0.00%	HDPE	56 LF OF 10' WIDE EXFILTRATION TRENCH
L-26	18"	142 LF	0.00%	HDPE	120 LF OF 10' WIDE EXFILTRATION TRENCH
L-27	18"	98 LF	0.00%	HDPE	76 LF OF 10' WIDE EXFILTRATION TRENCH
L-28	18"	154 LF	0.00%	HDPE	122 LF OF 10' WIDE EXFILTRATION TRENCH
L-29	18"	265 LF	0.00%	HDPE	213 LF OF 10' WIDE EXFILTRATION TRENCH

PIPE TABLE					
PIPE NAME	SIZE	LENGTH	SLOPE	MATERIAL	EXFILTRATION TRENCH
L-30	18"	91 LF	0.00%	HDPE	78 LF OF 10' WIDE EXFILTRATION TRENCH
L-31	18"	59 LF	0.00%	HDPE	47 LF OF 10' WIDE EXFILTRATION TRENCH
L-32	18"	93 LF	0.00%	HDPE	79 LF OF 10' WIDE EXFILTRATION TRENCH
L-33	18"	195 LF	0.00%	HDPE	181 LF OF 10' WIDE EXFILTRATION TRENCH
L-34	18"	45 LF	0.00%	HDPE	31 LF OF 10' WIDE EXFILTRATION TRENCH
L-35	18"	59 LF	0.00%	HDPE	N/A
L-36	18"	128 LF	0.00%	HDPE	115 LF OF 10' WIDE EXFILTRATION TRENCH
L-37	18"	59 LF	0.00%	HDPE	N/A
L-38	18"	69 LF	0.00%	HDPE	56 LF OF 10' WIDE EXFILTRATION TRENCH
L-39	18"	59 LF	0.00%	HDPE	46 LF OF 10' WIDE EXFILTRATION TRENCH
L-40	18"	193 LF	0.00%	HDPE	179 LF OF 10' WIDE EXFILTRATION TRENCH
L-41	18"	146 LF	0.00%	HDPE	133 LF OF 10' WIDE EXFILTRATION TRENCH
L-42	18"	224 LF	0.00%	HDPE	203 LF OF 10' WIDE EXFILTRATION TRENCH
L-43	18"	57 LF	0.00%	HDPE	43 LF OF 10' WIDE EXFILTRATION TRENCH
L-44	18"	189 LF	0.00%	HDPE	175 LF OF 10' WIDE EXFILTRATION TRENCH
L-45	18"	179 LF	0.00%	HDPE	164 LF OF 10' WIDE EXFILTRATION TRENCH
L-46	18"	59 LF	0.00%	HDPE	46 LF OF 10' WIDE EXFILTRATION TRENCH
L-47	18"	47 LF	0.00%	HDPE	33 LF OF 10' WIDE EXFILTRATION TRENCH
L-48	18"	82 LF	0.00%	HDPE	68 LF OF 10' WIDE EXFILTRATION TRENCH
L-49	18"	59 LF	0.00%	HDPE	N/A
L-50	18"	60 LF	0.00%	HDPE	N/A
L-51	18"	190 LF	0.00%	HDPE	177 LF OF 10' WIDE EXFILTRATION TRENCH
L-52	18"	181 LF	0.00%	HDPE	166 LF OF 10' WIDE EXFILTRATION TRENCH
L-53	18"	199 LF	0.00%	HDPE	180 LF OF 10' WIDE EXFILTRATION TRENCH
L-54	18"	193 LF	0.00%	HDPE	163 LF OF 10' WIDE EXFILTRATION TRENCH
L-55	18"	182 LF	0.50%	HDPE	155 LF OF 10' WIDE EXFILTRATION TRENCH
L-56	18"	153 LF	0.00%	HDPE	110 LF OF 10' WIDE EXFILTRATION TRENCH
L-57	18"	191 LF	0.00%	HDPE	178 LF OF 10' WIDE EXFILTRATION TRENCH

CONTRACTOR SHALL PRODUCE SHOP DRAWINGS AND ENSURE SIZE OF DRAINAGE INLET/MANHOLE IS ADEQUATE TO PROVIDE MINIMUM POLLUTANT RETARDANT BAFFLES CLEARANCES AS INDICATED ON SHEET C-206

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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No.	REVISIONS	DATE	BY
A	SITE PLAN RESUBMITTAL #4	11/21/2024	MB

Kimley»Horn
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8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 696

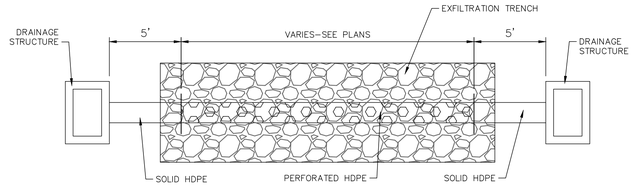
KHA PROJECT 147659002
DATE MARCH 2024
SCALE AS SHOWN
DESIGNED BY MB
DRAWN BY MB
CHECKED BY GB
DATE 12/2/24

PAVING GRADING & DRAINAGE DETAILS

LANTANA VILLAGE
PREPARED FOR
LANTANA VILLAGE OWNER, LLC
TOWN OF LANTANA FLORIDA

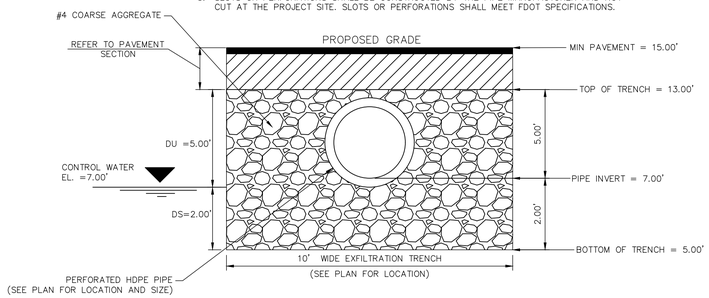
SHEET NUMBER
C-205

Plotted By:Benalcazar, Marcel Sheet Set:Lantana Village Layout:C-205 PAVING GRADING & DRAINAGE DETAILS December 02, 2024 02:15:18pm K:\Ttl_civil\147 Jobs\147659002-lantana village\Design\CAD\Xsheets\C-205 PAVING GRADING & DRAINAGE DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTES:

1. MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH FDOT INDEX 285.
2. INSTALL FILTER FABRIC ON ALL FOUR (4) SIDES OF EXFILTRATION TRENCH WITH 12" OVERLAP AT TOP OF TRENCH.
3. SLOTS OR PERFORATIONS SHALL BE CONSTRUCTED BY THE PIPE MANUFACTURER AND NOT CUT AT THE PROJECT SITE. SLOTS OR PERFORATIONS SHALL MEET FDOT SPECIFICATIONS.



EXFILTRATION TRENCH DETAIL
N.T.S.

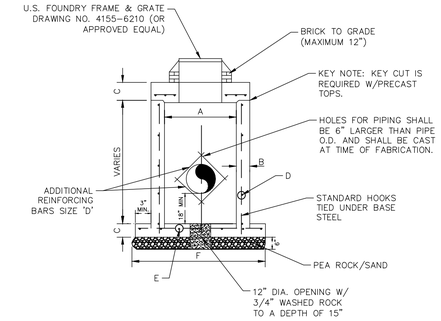
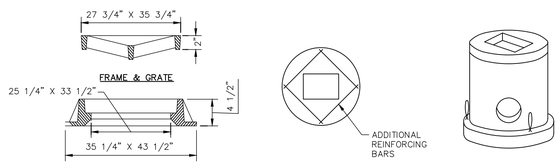
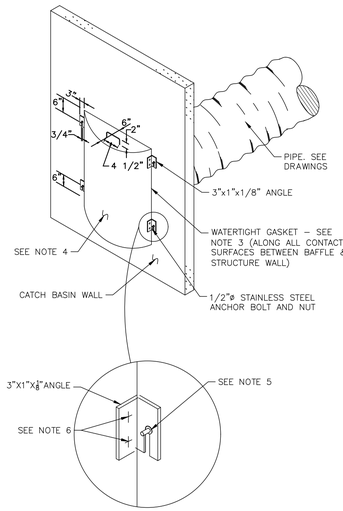


TABLE OF DIMENSIONS						
TYPE	A	B	C	D-C.C.E.W	E-C.C.E.W	F
C-4	4'-0"	8"	8"	#4 @ 12"	#4 @ 12"	5'-10"
C-5	5'-0"	8"	8"	#5 @ 12"	#5 @ 12"	6'-10"
C-6	6'-0"	8"	10"	#5 @ 12"	#5 @ 5"	7'-10"
C-7	7'-0"	8"	10"	#5 @ 12"	#5 @ 5"	8'-10"
C-8	8'-0"	10"	10"	2-W.W.M. W/#4 @ C.C VERT.	#5 @ 5"	10'-2"

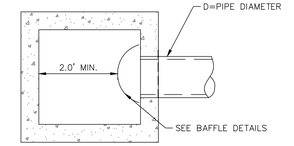


PRECAST ROUND CATCH BASIN W/ USF #4155
FRAME AND GRATE
N.T.S.



BRACKET DETAIL

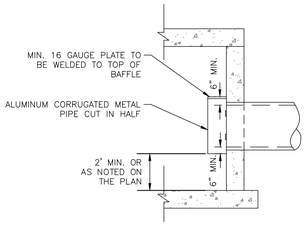
TABLE 1	
DIAMETER (IN)	BAFFLE DIA. (IN)
10	15
15	24
18	30
24	36
30	48
36	54



PLAN

NOTES:

1. CONTRACTOR TO VERIFY THAT BAFFLE WILL FIT STRUCTURE I.D.
2. DEBRIS BAFFLE REQUIRED AT CATCH BASINS CONNECTED DIRECTLY TO PROPOSED DRAIN FIELD.
3. PROVIDE NEOPRENE GASKET TO SIDES AND TOP.
4. POLLUTION RETARDANT BAFFLE (PRB) SHALL BE A MINIMUM OF 2' FROM OPPOSITE WALL OF STRUCTURE, FROM OBSTRUCTION, OR ANOTHER PRB
5. SECTION OF ALUMINUM CORRUGATED METAL PIPE CUT IN HALF. BAFFLE DIAMETER TO BE AS PER TABLE 1.
6. ½" GALVANIZED LAG BOLT IN LEAD SHIELD.
7. WELD OR 2-1/4" THRU BOLTS.



ELEVATION

BAFFLE DETAIL
N.T.S.

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A	SITE PLAN RESUBMITTAL #4	11/21/2024	MB

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WWW.KIMLEY-HORN.COM REGISTRY No. 696

KHA PROJECT	147659002
DATE	MARCH 2024
SCALE	AS SHOWN
DESIGNED BY	MB
DRAWN BY	MB
CHECKED BY	GB
DATE:	12/2/24

PAVING GRADING & DRAINAGE DETAILS

LANTANA VILLAGE
PREPARED FOR
LANTANA VILLAGE OWNER, LLC
TOWN OF LANTANA FLORIDA

SHEET NUMBER
C-206

Plotted By:Benplazar, Marcel Sheet Set:Lantana Village Layout:C-206 PAVING GRADING & DRAINAGE DETAILS December 02, 2024 02:13:19pm K:\Ftl_civil\147 jobs\147659002-lantana village\Design\CAD\Volumesheets\C-205 PAVING GRADING & DRAINAGE DETAILS.dwg
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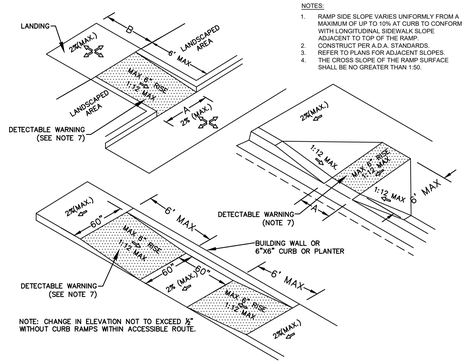
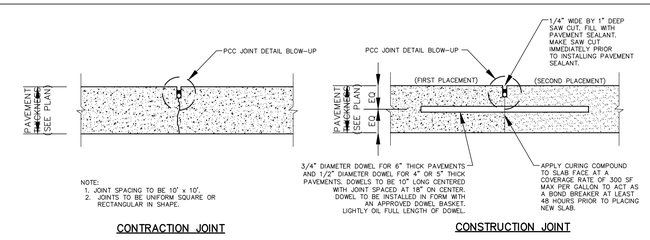
1. ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH CHAPTER 11 OF THE FLORIDA BUILDING CODE.
2. ACCESSIBLE ROUTE TO ACCESSIBLE SPACES, BUILDING ENTRANCES, AND PUBLIC STREETS SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE.
3. UNLESS OTHERWISE SHOWN ON THE PLANS, THE MINIMUM CLEAR ROUTE SHALL BE 36" WIDE WITH A 60" X 60" PASSING SPACE EVERY 200 FEET.
4. ACCESSIBLE ROUTES THROUGH PLANTERS SHALL BE LEVEL WITH THE SURROUNDING PAVEMENT OR PROVIDE CURB RAMPS AT EACH END WITH A MINIMUM 48" LEVEL LANDING IN BETWEEN.
5. THE ACCESSIBLE ROUTE IN FRONT OF PULL - IN PARKING SHALL BE A MINIMUM OF 44" WIDE AND NOT REDUCED BY VEHICLE OVERHANGS, CURBING, SIGN POSTS, OR OTHER OBSTRUCTIONS.
6. ANY WALK THAT CROSSES OR ADJOINS A VEHICULAR WAY NOT SEPARATED BY CURBS, RAILINGS, OR OTHER ELEMENTS SHALL BE DEFINED BY A CONTINUOUS 36" WIDE DETECTABLE WARNING.
7. CURB RAMPS, WITHIN PUBLIC R.O.W., SHALL HAVE A DETECTABLE WARNING CONSISTING OF EXPOSED AGGREGATE CONCRETE, CUSHIONED SURFACES MADE OF RUBBER OR PLASTIC, OR RAISED STRIPS. GROOVED SURFACES ON OUTDOOR CURB RAMPS ARE NOT PERMITTED. VERIFY LOCAL REQUIREMENTS WITH THE BUILDING DEPARTMENT. IF TRUNCATED DOMES ARE USED, SEE DETAIL THIS SHEET.
8. SPECIAL RAMP RULES APPLY FOR ANY RISE GREATER THAN 6" INCLUDING BUT NOT LIMITED TO RESTRICTION ON SLOPE, TOTAL RISE BETWEEN LANDINGS, AND USE OF HANDRAILS, PER F.B.C 11-4.8.
9. PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT-OF -WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET THE REQUIREMENTS OF F.D.O.T INDEX 304.
10. WHEN ACCESSIBLE PARKING ABUTS CURB OR EDGE OF PAVEMENT, PLEASE REFER TO DETAIL FOR STRIPING COLOR, STALL DIMENSIONS AND SLOPE.
11. CHANGE IN LEVEL ALONG ACCESSIBLE ROUTE IS NOT TO EXCEED ½" WITHOUT A RAMP PER SECTION 11-4.3.8.

	MINIMUM DIMENSION	
RAMP LOCATION	A	B
AT OUTSWING DOOR	44"	60"
AT INSWING/SLIDING DOOR	44"	48"
NO DOORWAY	36"	36"



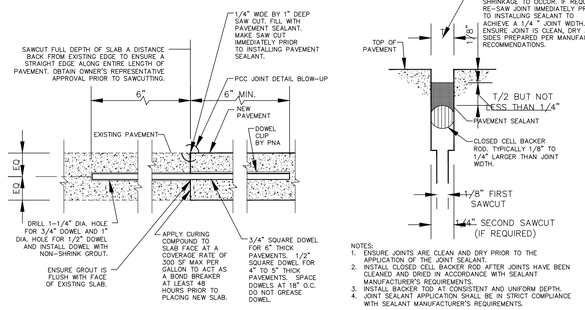
NOTES:
1. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
2. CONSTRUCT PER A.D.A. STANDARDS.
3. REFER TO PLANS FOR ADJACENT SLOPES.
4. THE CROSS SLOPE OF THE RAMP SURFACE SHALL BE NO GREATER THAN 1:50.

ACCESSIBLE RAMP DETAIL
N.T.S



CONTRACTION JOINT

CONSTRUCTION JOINT

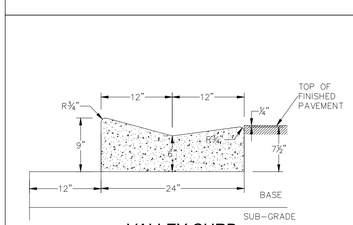


CONSTRUCTION JOINT TO EXISTING PAVEMENT

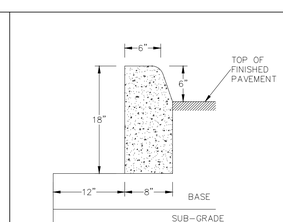
NOTES:
1. ENSURE JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
2. INSTALL CLOSED CELL BACKER ROD AFTER JOINTS HAVE BEEN CLEANED AND DRIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
3. INSTALL BACKER TOD AT CONSISTENT AND UNIFORM DEPTH.
4. JOINT SEALANT APPLICATION SHALL BE IN STRICT COMPLIANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.

PCC JOINT DETAIL BLOW-UP (TYP.)

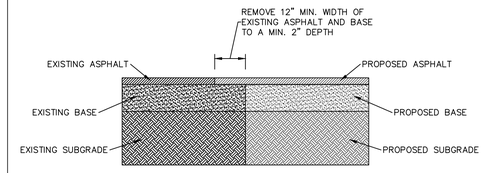
CONCRETE JOINT DETAILS
N.T.S.



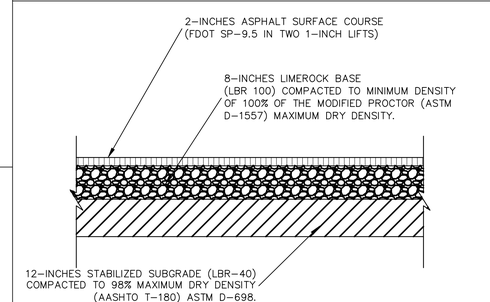
VALLEY CURB
N.T.S



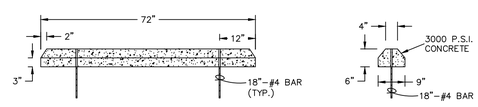
TYPE "D" CURB
N.T.S



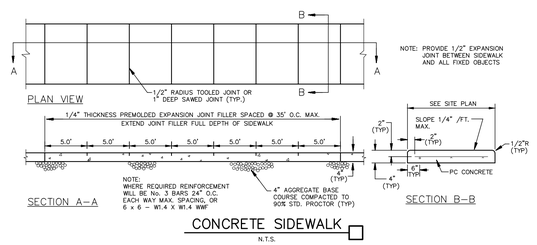
SAW-CUT
N.T.S



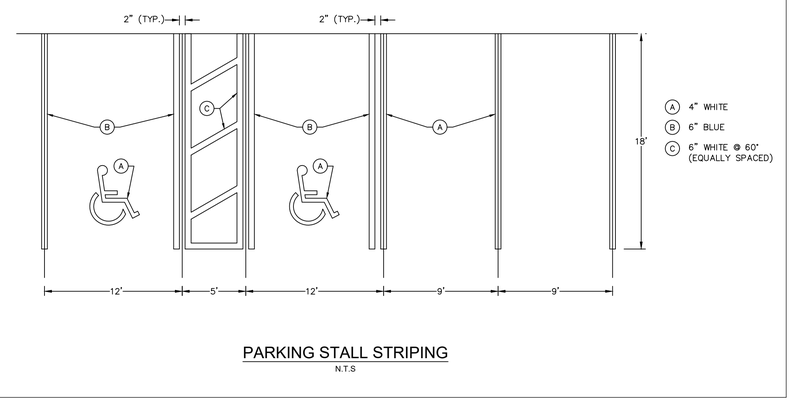
ASPHALT PAVEMENT DETAIL
NOT TO SCALE



CONCRETE WHEEL STOP
N.T.S



CONCRETE SIDEWALK
N.T.S.



A 4" WHITE
B 6" BLUE
C 6" WHITE @ 60° (EQUALLY SPACED)

PARKING STALL STRIPING
N.T.S

1. CONCRETE PAVEMENT (TYPE I) SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI
2. CONCRETE PAVEMENT SHALL PROVIDE A MINIMUM 28-DAY FLEXURAL STRENGH (MODULUS OF RUPTURE) OF 550 PSI.
3. CONTROL JOINTS FOR CONCRETE PAVEMENT SHALL BE BETWEEN 8 AND 12 FEET APART AND SHALL BE INSTALLED IN A UNIFORM SQUARE OR RECTANGULAR PATTERN.
4. STABILIZED SUBGRADE SHOULD BE COMPACTED TO A MINIMUM OF 98% OF THE MATERIAL'S MODIFIED PROCTOR (AASHTO T 180 / ASTM D 1557) MAXIMUM DRY DENSITY.
5. STABILIZED SUBGRADE SHOULD ACHIEVE A MINIMUM LBR 40, AS SPECIFIED BY FDOT REQUIREMENTS FOR TYPE B OR TYPE C STABILIZED SUBGRADE.
6. BASE COURSE SHALL HAVE A MINIMUM LBR OF 100, PLACED IN (6" MAX.) LIFTS, AND COMPACTED TO 98% MODIFIED PROCTOR (AASHTO T 180) MAXIMUM DRY DENSITY.
7. COMPLIANCE TESTING SHALL BE AT A FREQUENCY OF ONE TEST PER 10,000 SF.
8. ASPHALT TO BE COMPACTED TO A MINIMUM OF 95% OF THE MARSHALL DESIGN DENSITY.
9. COMPLIANCE CORE TESTING FOR ASPHALT TO BE OBTAINED AT A FREQUENCY OF 1 CORE PER 3,000 SF OF PLACED ASPHALT PAVEMENT OR A MINIMUM OF 2 CORES PER DAY'S PRODUCTION.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 696

DATE: 12/2/24

KHA PROJECT 147659002
DATE MARCH 2024
SCALE AS SHOWN
DESIGNED BY MB
DRAWN BY MB
CHECKED BY GB

PAVING GRADING & DRAINAGE DETAILS

LANTANA VILLAGE
PREPARED FOR
LANTANA VILLAGE OWNER, LLC
TOWN OF LANTANA FLORIDA

SHEET NUMBER
C-207

Posted By:Benjicazar Marcel Sheet Set:Lantana Village Layout:C-207 PAVING GRADING & DRAINAGE DETAILS December 02, 2024 02:13:24pm K:\Tls_civil\147 Jobs\147659002-lantana village\Design\CAD\Plansheets\C-205 PAVING GRADING & DRAINAGE DETAILS.dwg
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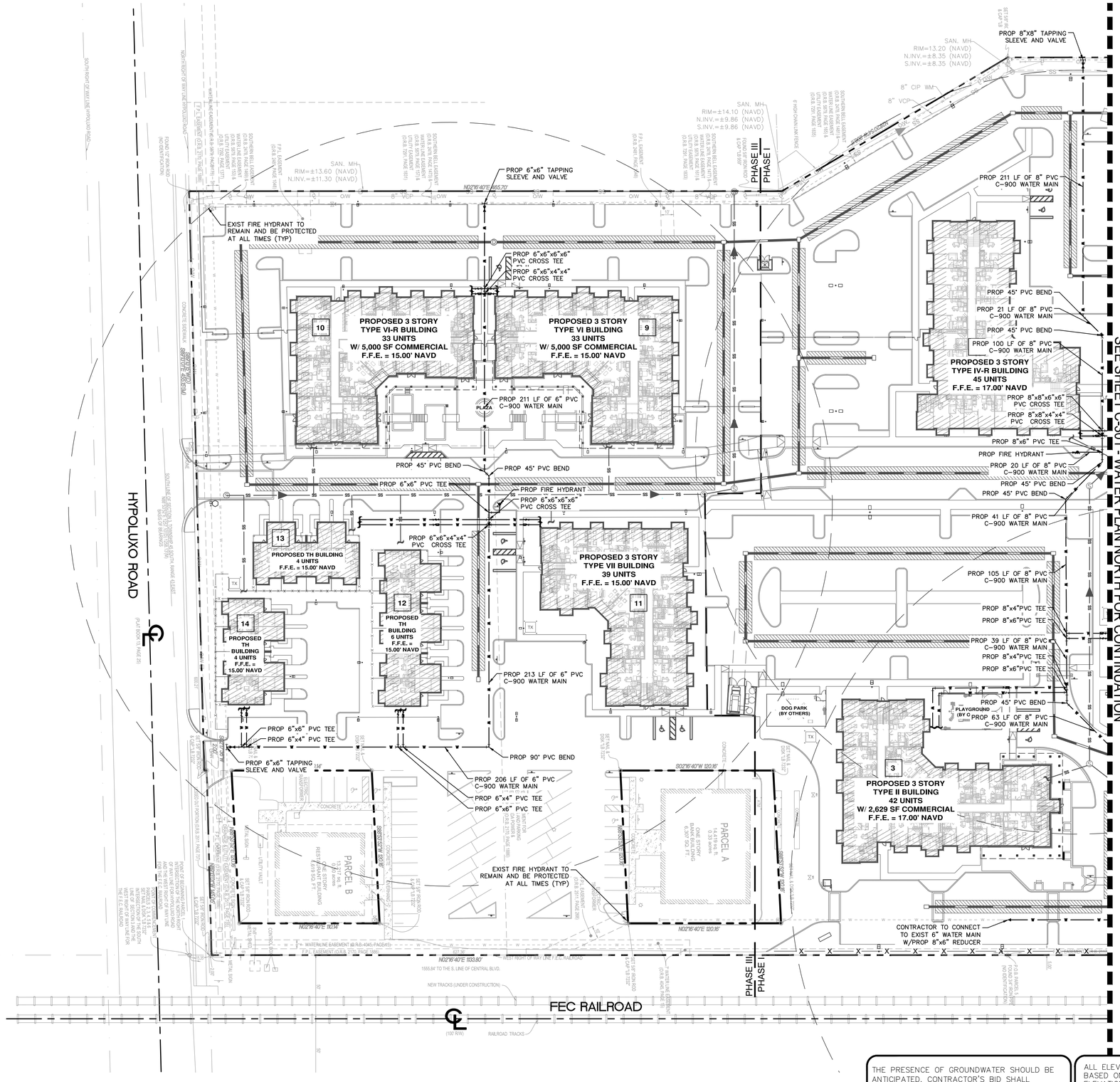

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- R/W — P/L — PROPERTY LINE/RIGHT-OF-WAY
- ℄ — CENTER LINE OF ROAD
- W — W — PROP WATER SERVICE/MAIN
- SS — SS — PROP SANITARY SEWER
- W — W — EXIST WATER SERVICE/MAIN
- SS — EXIST SANITARY SEWER
- PROP FIRE HYDRANT
- PROP DDCV/RPZ/WATER METER
- Ⓢ — PROP SANITARY SEWER MANHOLE

WATER UTILITY NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 6" EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
   *DUCTILE IRON PIPE USED FOR POTABLE WATER MUST BE PAINTED IN ACCORDANCE WITH FEC 620555.320(21)(b)3 FOR COLOR CODING.
4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" COVER ON ALL WATERLINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, OR TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS IF WITHIN UNPAVED AREAS ON THE SITE.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES FROM THE TOWN OF LANTANA WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
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17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
19. ALL UNDERGROUND MAINS SERVING FIRE HYDRANTS OR FIRE PROTECTION SYSTEMS ON PRIVATE PROPERTY MUST BE PERMITTED PRIOR TO INSTALLATION.
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21. AS DIRECTED BY THE PALM BEACH COUNTY FIRE MARSHALL, ALL PIPE ON THE BUILDING SIDE OF A BUILDING DDCV SHALL BE DUCTILE IRON.
22. PIPE COLOR CODING REQUIREMENT SHALL BE IN CONFORMANCE WITH 62-55.320(21)(B)(3), F.A.C.

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KHA PROJECT 147659002
DATE MARCH 2024
SCALE AS SHOWN
DESIGNED BY MB
DRAWN BY MB
CHECKED BY GB
DATE: 12/2/24

WATER PLAN SOUTH

LANTANA VILLAGE
PREPARED FOR
LANTANA VILLAGE OWNER, LLC
TOWN OF LANTANA FLORIDA

SHEET NUMBER
C-300

Plotted By:Bonicazar, Marcel Sheet Set:Lantana Village Layout:C-300 WATER PLAN SOUTH December 02, 2024 02:15:12pm K:\tlh_civil\147 jobs\147659002-lantana village\Design\CADD\plansheets\C-300 WATER PLAN.dwg
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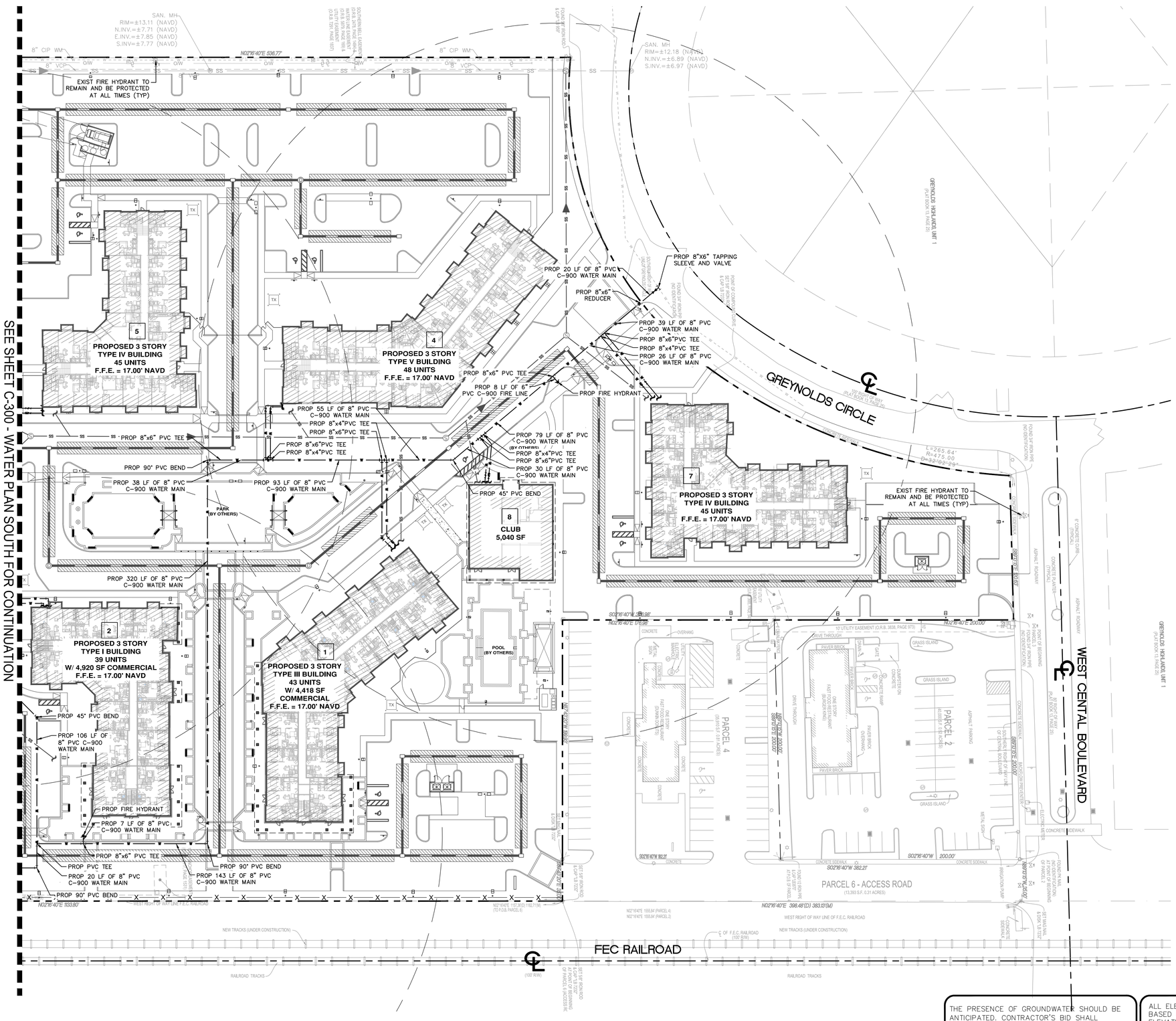

NORTH

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0 20 40 80

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WATER PLAN NORTH

LANTANA VILLAGE
PREPARED FOR
LANTANA VILLAGE OWNER, LLC
TOWN OF LANTANA FLORIDA

SHEET NUMBER
C-301

Plotted By:Benditzacr, Marcel Sheet Set:Lantana Village Layout:C-301 WATER PLAN NORTH December 02, 2024 02:15:58pm K:\ftl_civil\147 jobs\147659002-lantana village\Design\CADD\plansheets\C-300 WATER PLAN.dwg
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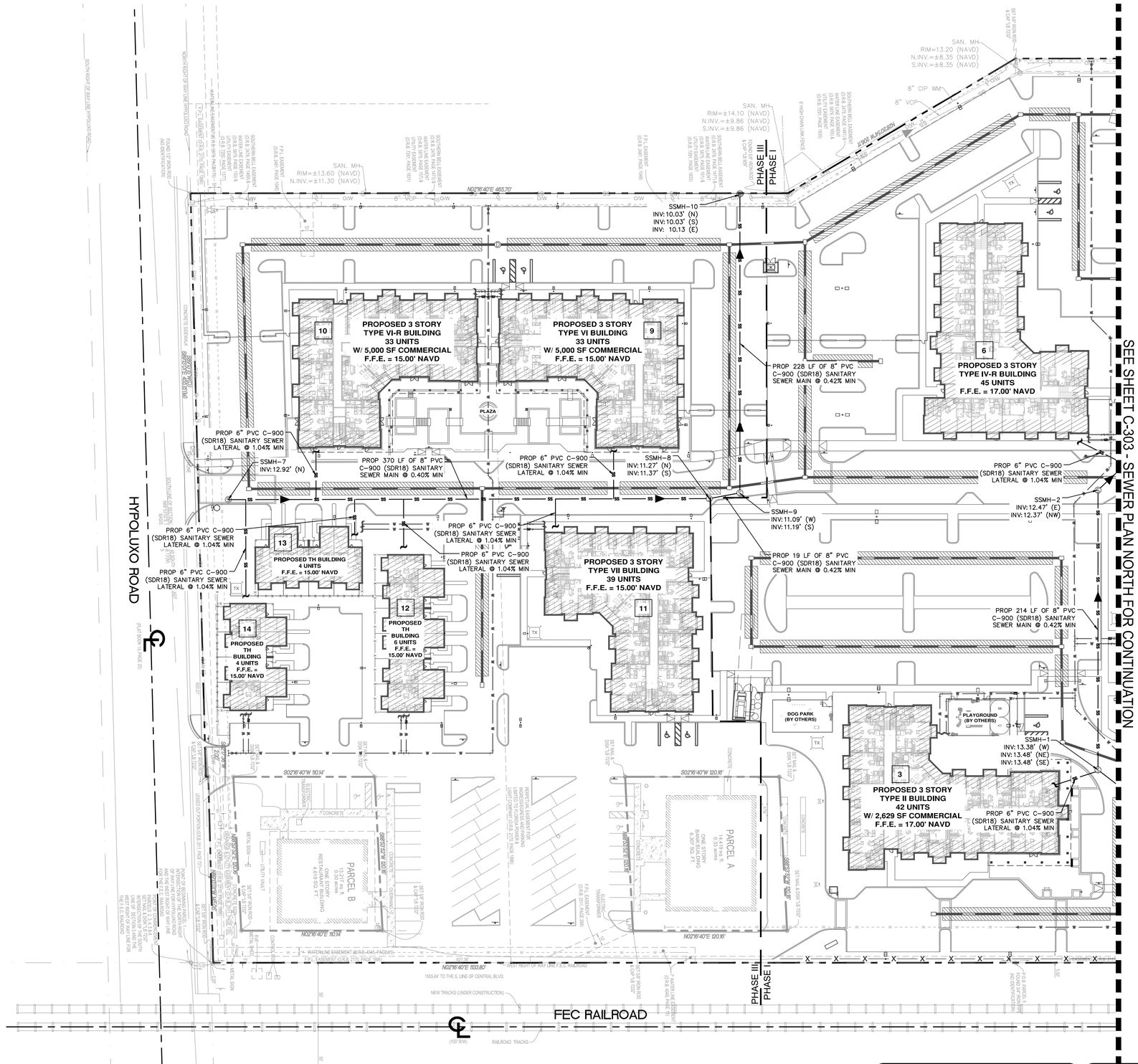

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- ℄ — CENTER LINE OF ROAD
- W — W — PROP WATER SERVICE/MAIN
- SS — SS — PROP SANITARY SEWER
- W — W — EXIST WATER SERVICE/MAIN
- SS — EXIST SANITARY SEWER
- PROP FIRE HYDRANT
- PROP DDCV/RPZ/WATER METER
- PROP SANITARY SEWER MANHOLE

SANITARY SEWER UTILITY NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D 3034, FOR PIPES LESS THAN 12' DEEP
   8" PVC SDR26 PER ASTM D 3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40
   DUCTILE IRON PIPE PER AWWA C150
4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
5. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
6. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
7. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
8. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, OR TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS IF WITHIN UNPAVED AREAS ON THE SITE.
9. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
10. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
11. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
12. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES FROM THE TOWN OF LANTANA WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
13. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
14. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
15. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
16. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
17. AS DIRECTED BY THE PALM BEACH COUNTY FIRE MARSHALL, ALL PIPE ON THE BUILDING SIDE OF A BUILDING DDCV SHALL BE DUCTILE IRON.
18. PIPE COLOR CODING REQUIREMENT SHALL BE IN CONFORMANCE WITH 62-55.320(21)(B)(3), F.A.C.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON THE NAVD 88. TO CONVERT THE ELEVATION HEREON TO NGVD 29 ADD 1.55 FEET.

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No.	REVISIONS	DATE	BY
A	SITE PLAN RESUBMITTAL #4	11/21/2024	MB

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8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 696

KHA PROJECT 147659002
DATE MARCH 2024
SCALE AS SHOWN
DESIGNED BY MB
DRAWN BY MB
CHECKED BY GB
DATE 12/2/24

SEWER PLAN SOUTH

LANTANA VILLAGE
PREPARED FOR
LANTANA VILLAGE OWNER, LLC
TOWN OF LANTANA FLORIDA

SHEET NUMBER
C-302

Plotted By:Bmalcazar, Marcel Sheet Set:Lantana Village Layout:C-302 SEWER PLAN SOUTH December 02, 2024 02:17:41pm K:\tl_civil\147 Jobs\147659002-Lantana Village\Design\CADD\plansheets\C-302 SEWER PLAN.dwg
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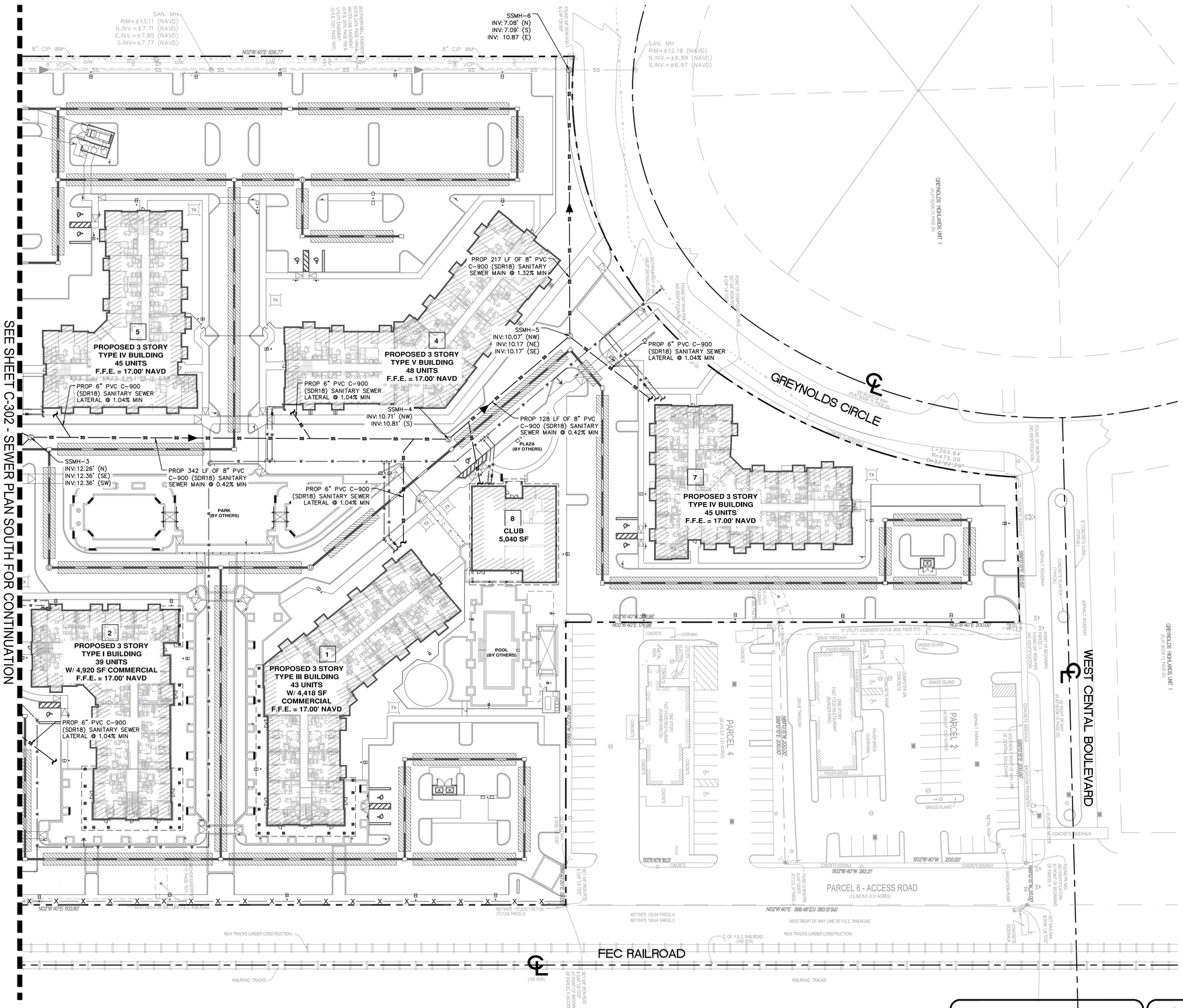

LEGEND

- R/W — P/L — PROPERTY LINE/RIGHT-OF-WAY
- ℄ — CENTER LINE OF ROAD
- PROP WATER SERVICE/MAIN
- PROP SANITARY SEWER
- EXIST WATER SERVICE/MAIN
- SS — EXIST SANITARY SEWER
- PROP FIRE HYDRANT
- PROP DDCV/RPZ/WATER METER
- Ⓢ — PROP SANITARY SEWER MANHOLE

SANITARY SEWER UTILITY NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
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   DUCTILE IRON PIPE PER AWWA C150
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PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 696

KHA PROJECT	147659002
DATE	MARCH 2024
SCALE	AS SHOWN
DESIGNED BY	MB
DRAWN BY	MB
CHECKED BY	GB
DATE:	12/2/24

SEWER PLAN NORTH

LANTANA VILLAGE
PREPARED FOR
LANTANA VILLAGE OWNER, LLC
TOWN OF LANTANA FLORIDA

SHEET NUMBER
C-303

Plotted By:Bandicazan, Marcel Sheet Set:Lantana Village Layout:C-303 SEWER PLAN NORTH December 02, 2024 02:18:28pm K:\Ftl_civil\147 Jobs\147659002-lantana village\Design\CADD\plansheets\C-302 SEWER PLAN.dwg
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Plotted By:Bendezu,Marcel Sheet Set:Lantana Village Layout:C-400 FIRE TRUCK MOVEMENT PLAN SOUTH December 02, 2024 02:18:47pm K:\Vtl_civil\147 Jobs\14765902-lantana_village\Design\CAD\plansheets\C-400 FIRE TRUCK MOVEMENT PLAN.dwg
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SEE SHEET C-401 - FIRE TRUCK MOVEMENT PLAN NORTH FOR CONTINUATION

PROPOSED 3 STORY TYPE VI-R BUILDING 33 UNITS W/ 5,000 SF COMMERCIAL F.F.E. = 15.00' NAVD

PROPOSED 3 STORY TYPE VI BUILDING 33 UNITS W/ 5,000 SF COMMERCIAL F.F.E. = 15.00' NAVD

PROPOSED 3 STORY TYPE IV-R BUILDING 45 UNITS F.F.E. = 17.00' NAVD

PROPOSED TH BUILDING 4 UNITS F.F.E. = 15.00' NAVD

PROPOSED TH BUILDING 6 UNITS F.F.E. = 15.00' NAVD

PROPOSED TH BUILDING 4 UNITS F.F.E. = 15.00' NAVD

PROPOSED 3 STORY TYPE VII BUILDING 39 UNITS F.F.E. = 15.00' NAVD

PROPOSED 3 STORY TYPE II BUILDING 42 UNITS W/ 2,629 SF COMMERCIAL F.F.E. = 17.00' NAVD

DOG PARK (BY OTHERS)

PLAYGROUND (BY OTHERS)

PLAZA

PARCEL A
14.41± ac.
0.33 acres
ONE STORY
BANK WITH DRIVE-THRU
4,000 SQ. FT.

PARCEL B
13,277 sf. ±
0.30 acres
RESTAURANT BUILDING
4,619 SQ. FT.

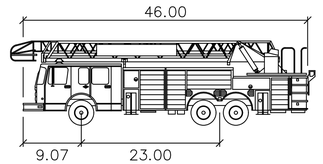
PHASE III
PHASE I
PHASE II

FEC RAILROAD

HYPOLUXO ROAD

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80



PBC FIRE TRUCK

	feet
Width	: 8.50
Track	: 8.04
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 696

KHA PROJECT 14765902
DATE MARCH 2024
SCALE AS SHOWN
DESIGNED BY MB
DRAWN BY MB
CHECKED BY GB
DATE 12/2/24

FIRE TRUCK MOVEMENT PLAN SOUTH

LANTANA VILLAGE
PREPARED FOR
LANTANA VILLAGE OWNER, LLC
TOWN OF LANTANA FLORIDA

SHEET NUMBER
C-400

SEE SHEET C-400 - FIRE TRUCK MOVEMENT PLAN SOUTH FOR CONTINUATION

SAN. MH
RIM=±13.11 (NAVD)
N.INV.=±7.71 (NAVD)
E.INV.=±7.85 (NAVD)
S.INV.=±7.77 (NAVD)

8" CIP WM

N02°16'40"E 536.77'

SAN. MH
RIM=±12.18 (NAVD)
N.INV.=±6.89 (NAVD)
S.INV.=±6.97 (NAVD)

5
PROPOSED 3 STORY
TYPE IV BUILDING
45 UNITS
F.F.E. = 17.00' NAVD

4
PROPOSED 3 STORY
TYPE V BUILDING
48 UNITS
F.F.E. = 17.00' NAVD

PARK
(BY OTHERS)

PLAZA
(BY OTHERS)

8
CLUB
5,040 SF

7
PROPOSED 3 STORY
TYPE IV BUILDING
45 UNITS
F.F.E. = 17.00' NAVD

2
PROPOSED 3 STORY
TYPE I BUILDING
39 UNITS
W/ 4,920 SF COMMERCIAL
F.F.E. = 17.00' NAVD

1
PROPOSED 3 STORY
TYPE III BUILDING
43 UNITS
W/ 4,418 SF
COMMERCIAL
F.F.E. = 17.00' NAVD

POOL
(BY OTHERS)

GREYNOLDS CIRCLE

WEST CENTAL BOULEVARD

PARCEL 4
(BY OTHERS)

PARCEL 2
(BY OTHERS)

PARCEL 6 - ACCESS ROAD
(BY OTHERS)

FEC RAILROAD

NEW TRACKS (UNDER CONSTRUCTION)

RAILROAD TRACKS

N02°16'40"E 1130.80'

S02°16'40"W 382.21'

S02°16'40"W 200.00'

N02°16'40"E 398.49'(D) 383.13'(M)

N02°16'40"E 200.00'

S02°16'40"W 112.21'

S02°16'40"W 200.00'

S02°16'40"W 200.00'

N02°16'40"E 178.95'

N02°16'40"E 1555.84' (PARCEL 4)
N02°16'40"E 1555.84' (PARCEL 2)

L=265.64'
R=475.00'
Δ=32°02'29"

GRAPHIC SCALE IN FEET
0 20 40 80

46.00
9.07
23.00

PBC FIRE TRUCK

	feet
Width	: 8.50
Track	: 8.04
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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A	SITE PLAN RESUBMITTAL #4	11/21/2024	MB

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WWW.KIMLEY-HORN.COM REGISTRY No. 696

KHA PROJECT 147659002
DATE MARCH 2024
SCALE AS SHOWN
DESIGNED BY MB
DRAWN BY MB
CHECKED BY GB
DATE 12/2/24

FIRE TRUCK MOVEMENT PLAN NORTH

LANTANA VILLAGE

PREPARED FOR
LANTANA VILLAGE OWNER, LLC

TOWN OF LANTANA FLORIDA

SHEET NUMBER
C-401

Plotted By:Benaicazar, Marcel Sheet Set:Lantana Village Layout:C-401 FIRE TRUCK MOVEMENT PLAN NORTH December 02, 2024 02:18:52pm K:\TL_civil\147 Jobs\147659002-Lantana village\Design\CAD\plansheets\C-400 FIRE TRUCK MOVEMENT PLAN.dwg
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Plotted By:Bendezu, Marcel Sheet Set:Lantana Village Layout:C-402 TRASH TRUCK MOVEMENT PLAN SOUTH December 02, 2024 02:19:12pm K:\DIV_civil\147 Jobs\14765902-lantana village\Design\CADD\plansheets\C-402 TRASH TRUCK MOVEMENT PLAN.dwg
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SEE SHEET C-403 - TRASH TRUCK MOVEMENT PLAN NORTH FOR CONTINUATION

PROPOSED 3 STORY TYPE VI-R BUILDING 33 UNITS W/ 5,000 SF COMMERCIAL F.F.E. = 15.00' NAVD

PROPOSED 3 STORY TYPE VI BUILDING 33 UNITS W/ 5,000 SF COMMERCIAL F.F.E. = 15.00' NAVD

PROPOSED 3 STORY TYPE IV-R BUILDING 45 UNITS F.F.E. = 17.00' NAVD

PROPOSED TH BUILDING 4 UNITS F.F.E. = 15.00' NAVD

PROPOSED TH BUILDING 6 UNITS F.F.E. = 15.00' NAVD

PROPOSED TH BUILDING 4 UNITS F.F.E. = 15.00' NAVD

PROPOSED 3 STORY TYPE VII BUILDING 39 UNITS F.F.E. = 15.00' NAVD

PROPOSED 3 STORY TYPE II BUILDING 42 UNITS W/ 2,629 SF COMMERCIAL F.F.E. = 17.00' NAVD

DOG PARK (BY OTHERS)

PLAYGROUND (BY OTHERS)

PLAZA

PARCEL A
14.41± ac.
0.33 acres
ONE STORY
BANK WITH DRIVE-THRU
4,000 SQ. FT.

PARCEL B
13,377 sf.
0.30 acres
RESTAURANT BUILDING
4,619 SQ. FT.

PHASE III
PHASE I

HYPOLUXO ROAD

FEC RAILROAD

NEW TRACKS (UNDER CONSTRUCTION)

RAILROAD TRACKS

SAN. MH
RIM=±13.60 (NAVD)
N.INV.=±11.30 (NAVD)

SAN. MH
RIM=±14.10 (NAVD)
N.INV.=±9.86 (NAVD)
S.INV.=±9.86 (NAVD)

SAN. MH
RIM=13.20 (NAVD)
N.INV.=±8.35 (NAVD)
S.INV.=±8.35 (NAVD)

8" CIP WM

8" VCP

N02°16'40"E 466.70'

S02°16'40"W 110.14'

S02°16'40"W 120.16'

N02°16'40"E 110.14'

N02°16'40"E 120.16'

N02°16'40"E 1033.87'

1555.84' TO THE S. LINE OF CENTRAL BLVD.

WATERLINE EASEMENT (@ R/B 4945, PAGE 645)

F.P.L. EASEMENT (O.R.B. 3376, PAGE 1941)

F.P.L. EASEMENT (O.R.B. 3267, PAGE 1941)

F.P.L. EASEMENT (O.R.B. 3267, PAGE 1931)

SOUTHERN BELL EASEMENT (O.R.B. 3376, PAGE 1931)

SOUTHERN BELL EASEMENT (O.R.B. 3376, PAGE 1931)

SOUTHERN BELL EASEMENT (O.R.B. 3376, PAGE 1931)

UTILITY EASEMENT (O.R.B. 3376, PAGE 1931)

UTILITY EASEMENT (O.R.B. 3376, PAGE 1931)

WATERLINE EASEMENT (O.R.B. 4945, PAGE 645)

WATERLINE EASEMENT (O.R.B. 4945, PAGE 645)

SOUTHERN BELL EASEMENT (O.R.B. 3376, PAGE 1931)

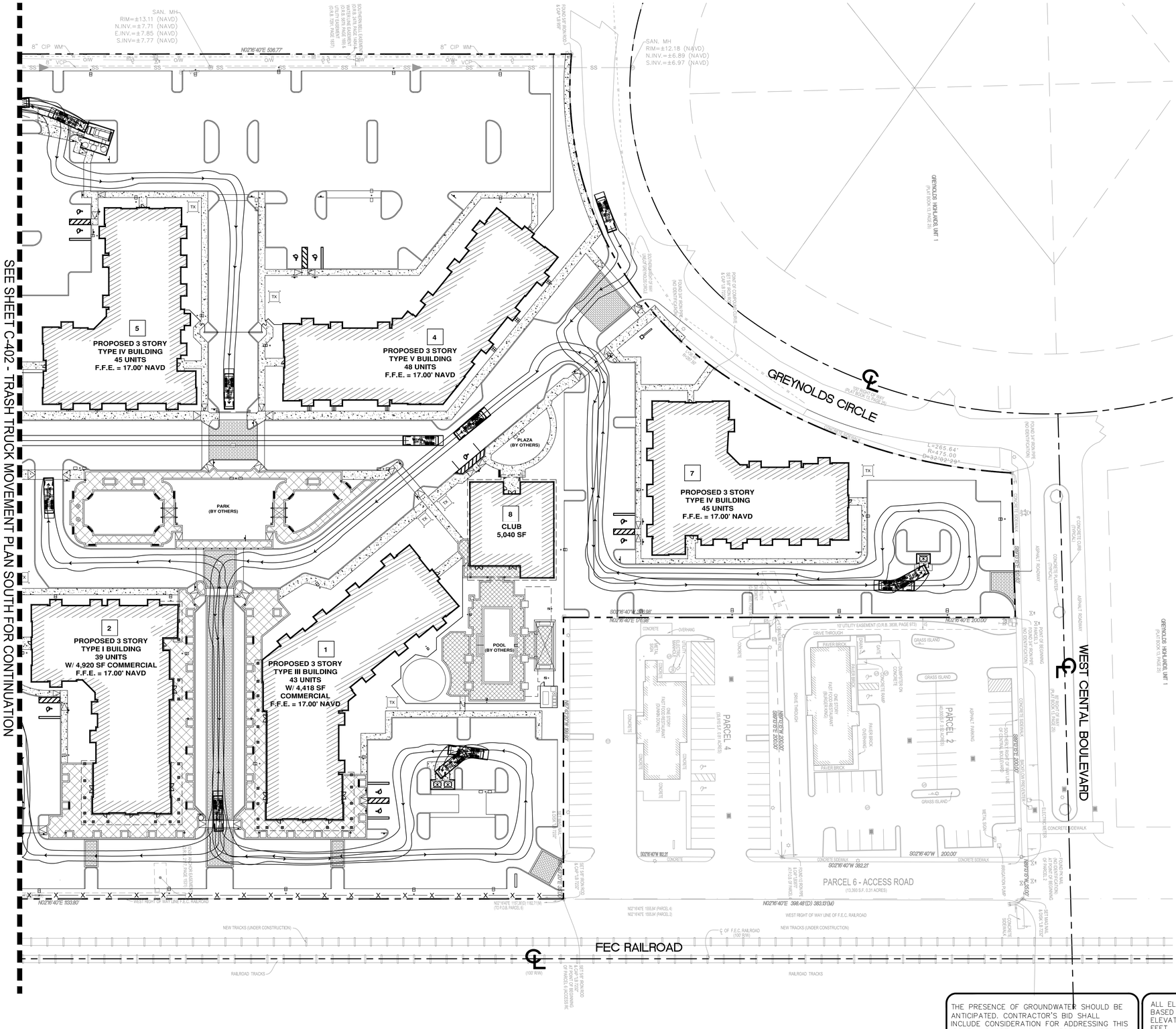
SOUTHERN BELL EASEMENT (O.R.B. 3376, PAGE 1931)

F.P.L. EASEMENT (O.R.B. 3267, PAGE 1931)

F.P.L. EASEMENT (O.R.B. 3267, PAGE 1941)

F.P.L. EASEMENT (O.R.B. 3376, PAGE 1941)

F.P.L. EASEMENT (O.R.B. 3267


SEE SHEET C-402 - TRASH TRUCK MOVEMENT PLAN SOUTH FOR CONTINUATION
SAN. MH
RIM=±13.11 (NAVD)
N.INV.=±7.71 (NAVD)
E.INV.=±7.85 (NAVD)
S.INV.=±7.77 (NAVD)
8" CIP WM
N02°16'40"E 536.77'
SAN. MH
RIM=±12.18 (NAVD)
N.INV.=±6.89 (NAVD)
S.INV.=±6.97 (NAVD)
GREYNOLDS HIGH RISE, UNIT 1
(PLAT BOOK 53, PAGE 52)
GREYNOLDS CIRCLE
L=265.64'
R=475.00'
Δ=32°02'29"
5
PROPOSED 3 STORY
TYPE IV BUILDING
45 UNITS
F.F.E. = 17.00' NAVD
4
PROPOSED 3 STORY
TYPE V BUILDING
48 UNITS
F.F.E. = 17.00' NAVD
PLAZA
(BY OTHERS)
PARK
(BY OTHERS)
8
CLUB
5,040 SF
7
PROPOSED 3 STORY
TYPE IV BUILDING
45 UNITS
F.F.E. = 17.00' NAVD
2
PROPOSED 3 STORY
TYPE I BUILDING
39 UNITS
W/ 4,920 SF COMMERCIAL
F.F.E. = 17.00' NAVD
1
PROPOSED 3 STORY
TYPE III BUILDING
43 UNITS
W/ 4,418 SF
COMMERCIAL
F.F.E. = 17.00' NAVD
POOL
(BY OTHERS)
PARCEL 4
(SEE SHEET C-402 FOR DETAILS)
PARCEL 2
(SEE SHEET C-402 FOR DETAILS)
PARCEL 6 - ACCESS ROAD
(13,393 S.F. 0.31 ACRES)
WEST CENTAL BOULEVARD
OPENLOCH, HIGHLANDER, UNIT 1
(PLAT BOOK 13, PAGE 29)
S02°16'40"W 200.00'
S02°16'40"W 382.21'
N02°16'40"E 398.48'(D) 383.13'(M)
N02°16'40"E 1033.80'
FEC RAILROAD
NEW TRACKS (UNDER CONSTRUCTION)
RAILROAD TRACKS
WEST RIGHT OF WAY LINE OF F.E.C. RAILROAD
℄ OF F.E.C. RAILROAD (100' R/W)
(100' R/W)
SET 5/8" IRON ROD & CAP "LB 7312" AT POINT OF BEGINNING OF PARCEL 6 ACCESS ROAD
SET 5/8" IRON ROD & CAP "LB 7312" AT POINT OF BEGINNING OF PARCEL 2
NO DATE - 0 (PARCEL 6) (TO P.O.B. PARCEL 6)
N02°16'40"E 1555.84' (PARCEL 4)
N02°16'40"E 1555.84' (PARCEL 2)
10' UTILITY EASEMENT (O.R.B. 3838, PAGE 973)
DRIVE THROUGH
GRASS ISLAND
CONCRETE SIDEWALK
CONCRETE RAMP
PAVER BRICK
ASPHALT PAVING
CONCRETE
METAL SIGN
DUMPSTER ON CONCRETE
ELECTRIC METER
GENERATOR PUMP
POINT OF BEGINNING (NO IDENTIFICATION)
FOUND PK NAIL & DISK "LB 7312" AT POINT OF BEGINNING OF PARCEL 2
FOUND PK NAIL & DISK "LB 7312" AT POINT OF BEGINNING OF PARCEL 6
FOUND 5/8" IRON ROD NO IDENTIFICATION
FOUND 5/8" IRON ROD NO IDENTIFICATION
FOUND 5/8" IRON ROD NO IDENTIFICATION

INTEGRA

LANTANA VILLAGE OWNER LLC

June 4th, 2024

Department of Environmental Resources Management
2300 N. Jog Road
West Palm Beach, FL 33411-2743

Re: Affidavit of Notification for Lantana Village Square

On behalf of Lantana Village Owner LLC, I am attaching the original Affidavit of Notification for the Lantana Village Square located at 1301 and 1499 South Dixie Highway, and 457 Greynolds Circle, Lantana, FL 33462 (Palm Beach County PCNs 40-43-45-03-00-000-7030; 40-43-45-03-00-000-7080; 40-43-45-03-00-000-7100). We are seeking approval from the Town of Lantana to build a mixed-use development that will have over 25 residential units. Also attached is the Written Consent of the Manager authorizing me to represent the owner with permitting matters.

Please feel free to contact me with any questions that you may have via email at manny@integrafl.com or to my cell phone 305-796-4562.

Sincerely,

Manuel Martinez
Authorized Representative

Enclosures: Palm Beach County Affidavit of Notification (3 pages)
Written Consent of the Manager of Lantana Village Owner LLC

PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE ARTICLE 14 CHAPTER B, WELLFIELD PROTECTION: PROHIBITIONS, RESTRICTIONS, AND BEST MANAGEMENT PRACTICES

PROHIBITIONS AND RESTRICTIONS IN ZONES OF INFLUENCE:

The intent of the Wellfield Protection Ordinance is to ensure safe drinking water for the residences of Palm Beach County. The majority of County's drinking water supply comes from groundwater. Hazardous and toxic chemicals present a risk of contamination to our potable water supply.

Article 14 Chapter B, Wellfield Protection, defines four zones of protection. Facilities that use, handle, store or produce chemicals in quantities greater than or equal to 5 gallons liquid or 25 pounds solid are subject to regulations of this section. Chemicals above this stated quantity are prohibited in Zone 1. Facilities in Zone 2, Zone 3 or Zone 4 may be required to obtain an Operating Permit. Facilities subject to this section are liable for expenses incurred. Property owners, developers, contractors and businesses within these zones must comply with Article 14 Chapter B. A property that contains tenants must be advised of the prohibitions and requirements of Article 14 Chapter B. Art. 14.B.3.B. Applicability, states:

No building permit or occupational license for any nonresidential activity shall be issued by the County or any municipality located within Palm Beach County that would allow development or construction in Zones 1, 2, 3, or 4, that is contrary to the restrictions and provisions provided in this section. Permits or occupational licenses issued in violation of this section confirm no right or privilege on the grantee and such invalid permits or licenses will not vest rights.

In addition, no new "exfiltration systems", defined as a gallery, french drain, perforated or leaky pipe, or similar structure used to dispose of untreated stormwater by subsurface discharge, may be constructed in Zone 1 or Zone 2. Installations of sanitary sewer mains in these zones must conform to force main standards, found in Appendix 4 Minimum Standards for Sewer Pipe and Fittings.

Article 14 Chapter B is implemented by the Palm Beach County Department of Environmental Resources Management, 2300 N. Jog Road West Palm Beach, Florida 33411-2743 telephone (561) 233-2400. The Department may take appropriate legal actions as deemed necessary under Art. 14.B.14. Violations, Enforcement and Penalties.

Examples of activities that may be subject to Article 14 Chapter B include, but are not restricted to the following:

1. Auto Paint and Body Shops
2. Battery Manufacturers or Repair Shops
3. Carpet Cleaners
4. Commercial Laundries
5. Dry Cleaners
6. Electroplators, Circuit Board Manufacturers or Metal Finishers
7. Equipment Rental Operations
8. Fiberglass or Acrylic Manufacturers or Formers
9. Fire Extinguisher Repair Operations
10. Food Processors
11. Funeral Homes
12. Furniture Manufacturers
13. Janitorial Suppliers and Portable Toilet Operations
14. Machine Shops
15. Manufacturers using Acids, Caustics or Solvents
16. Medical Facilities
17. Paint Manufacturers
18. Pest Control Operations
19. Photo, Chemical, Industrial and Environmental Laboratories
20. Pool Maintenance Companies
21. Printers and Blueprinters
22. Roofers
23. Service Stations and Fuel Depots
24. Soap and Detergent Manufacturers and Distributors
25. Vehicle Repair Facilities
26. Water Conditioning Companies
27. Transformer Use and Storage Areas

Prohibitions, Restrictions & Best Management Practices

Examples of the types of materials that are regulated are as follows:

Acid and basic cleaning solutions
Antifreeze and coolants
Arsenic and arsenic compounds
Bleaches and peroxides
Brake and transmission fluids
Brine solution
Casting & Foundry chemicals
Caulking agents and sealants
Cleaning solvents
Corrosion and rust prevention solutions
Cutting fluids
Degreasing and parts cleaning solvents
Disinfectants
Electroplating solutions
Explosives
Fertilizers
Fire extinguishing chemicals
Food processing wastes
Formaldehyde
Fuels and fuel additives, i.e. DEF
Glues, adhesives and resins
Greases
Hazardous waste
Hydraulic fluid
Indicators
Industrial and commercial janitorial supplies
Industrial process chemicals
Industrial sludges and stillbottoms
Inks, printing and photocopying chemicals
Laboratory chemicals
Liquid storage batteries
Medical, Pharmaceutical, dental, veterinary, and hospital solutions
Mercury and mercury compounds
Metals finishing solutions
Oils
Paints, primers, thinners, dyes, stains, wood preservatives, varnishing and cleaning compounds
Painting solvents
PCB's
Pesticides and herbicides
Plastic resins, plasticizers and catalysts
Photo development chemicals
Poisons
Polishes
Pool chemicals
Processed dust and particulates
Radioactive sources
Reagents and standards
Refrigerants
Roofing chemicals and sealers
Sanitizer, disinfectants, bactericides, and algaecides
Soaps, detergents and surfactants
Solders and fluxes
Stripping compounds
Tanning industry chemicals
Transformer and capacitor oils/fluids
Waste oils and antifreeze
Water and wastewater treatment chemicals

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY:

A. The General Contractor, or if none, the property owner, shall be responsible for assuring that each contractor or subcontractor evaluates each site before construction is initiated to determine if any site conditions may pose particular problems for the use, handling, production or storage of any Regulated Substances. For instance, handling Regulated Substances in the proximity of water bodies or wetlands may be improper.

B. If any Regulated Substance is stored on the construction site during the construction process, it shall be stored in a location and manner that will minimize any possible risk of release to the environment. Any storage container of 55 gallons, or 440 pounds, or more containing a Regulated Substance shall have constructed below it an impervious containment system constructed of materials of sufficient thickness, density and composition that will prevent the discharge to the land, groundwater or surface water of any pollutant, which may emanate from said storage container or containers. Each containment system shall be able to contain 150% of the contents of all storage containers above or within the containment system.

C. Each contractor shall familiarize him/herself with the manufacturer's safety data sheet supplied with each material containing a Regulated Substance and shall be familiar with procedures required to contain and clean up any releases of the Regulated Substance. Any tools or equipment necessary to accomplish this task shall be available in case of release.

D. Upon completion of construction, all unused and waste Regulated Substances and containment systems shall be removed from the construction site by the responsible contractor and shall be disposed of in a proper manner as prescribed by law.

AFFIDAVIT OF NOTIFICATION

Pursuant to the Palm Beach County Unified Land Development Code, Article 14 Chapter B, Wellfield Protection, you shall provide notification to the Palm Beach County Department of Environmental Resources Management for the following activities should you store, handle, use, or produce Regulated Substances that exceed the threshold of 5 gallons, if liquid, or 25 pounds, if solid, within a wellfield zone:

a. Application for nonresidential building permits.
b. Application for residential building permits of 25 units or more.
c. Applications for development subject to review by advisory planning bodies and approval by local governing authority or zoning board of appeals.

A. Project Information:
1. Name of Project Lantana Village
2. Property Control # 40-43-45-03-00-000-7100, 40-43-45-03-00-000-7080, 40-43-45-03-00-000-7030
3. Address of Project 1201/1301 S. Dixie Hwy/457 Greynold Cir (Street) Lantana (City) FL (State) 33462 (ZIP)

B. Owner of Property, Developer or Agent Signing Affidavit (If agent, a letter of authorization to sign for the owner must be attached.)

1. If individual, provide full legal name _____

Address _____ (Street) (City) (State) (ZIP)

Telephone _____

Owner of Property (if signed by agent) _____

2. If corporation or partnership, provide full name of corporation or partnership and relationship to corporation or partnership.

Name of Corporation or Partnership Lantana Village Owner, LLC

Address 150 SE 2nd Avenue, Suite 800, Miami, FL 33131

Telephone 305-774-0110

Relationship to corporation or partnership Authorized Representative

3. List any Regulated Substances (chemicals, fuels, oils, paints, etc.) that you intend to store, handle, use or produce at this site:

Type of Substance	Approximate Quantity
_____	_____ gallons _____ pounds
_____	_____ gallons _____ pounds
_____	_____ gallons _____ pounds

I have received a copy of "Palm Beach County Unified Land Development Code, Article 14 Chapter B, Wellfield Protection Prohibitions, Restrictions, and Best Management Practices." I understand that there are restrictions and prohibitions concerning the use, handling and storage of regulated substances pursuant to the Wellfield Protection Ordinance. I also understand that certain facilities are prohibited or subject to restrictions in the various wellfield zones.

Daniel Martinez
Affiant

Sworn to and subscribed before me this 4th day of June, 2024.

Susan Diez
Notary Public, State of Florida

SUSAN DIEZ
Commission # HH 467181
Expires March 28, 2027

Return Completed Original to Department of Environmental Resources Management
2300 N. Jog Road West Palm Beach, Florida 33411-2743 telephone (561) 233-2400
Copy to Applicant/ Copy to Local Government

WRITTEN CONSENT OF THE MANAGER

OF

LANTANA VILLAGE OWNER LLC

a Florida limited liability company

July 5, 2023

The undersigned, being the manager (the "Manager") of **LANTANA VILLAGE OWNER LLC**, a Florida limited liability company (the "Company"), does hereby consent to and adopt the following resolution as actions of the Manager on behalf of the Company, effective as of the date first set forth above.

Appointment of Authorized Representative

WHEREAS, the Manager has the authority to manage the business and affairs of the Company and make all decisions and take all actions for the Company;

WHEREAS, the Company is acquiring certain real property on approximately 18.6 acres located at 1301 South Dixie Highway, Lantana, Florida 33462 (the "Property") and desires to develop the Property;

WHEREAS, Nelson Stabile, Paulo de Melo, and Victor Ballestas are Managers of Integra Solutions, LLC;

NOW, THEREFORE, BE IT RESOLVED, that **Manuel Martinez**, is authorized on behalf of the Company to negotiate, perform, effectuate, deliver, execute applications, documents and agreements required to coordinate the design, entitlement, permitting and development of the Property.

IN WITNESS WHEREOF, this written consent of the Manager has been executed as of the date first set forth above.

Lantana Village Owner LLC, a Florida limited liability company

By: **Lantana Village Ventures LLC**, a Florida limited liability company, its sole member

By: **Lantana Village Manager LLC**, a Florida limited liability company, its Manager

By: **Integra Solutions LLC**, a Florida limited liability company, its Manager
150 S.E. 2nd Avenue, Suite 800, Miami, FL 33131

By: _____
Nelson Stabile, its Manager

Department of Environmental Resources Management
2300 North Jog Road, 4th Floor
West Palm Beach, FL 33411-2743
(561) 233-2400
FAX: (561) 233-2414
www.pbcgov.com/erm

Palm Beach County Board of County Commissioners

Maria Sachs, Mayor

Maria G. Marino, Vice Mayor

Gregg K. Weiss

Michael A. Barnett

Marci Woodward

Sara Baxter

Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer"

printed on sustainable and recycled paper

November 8, 2024

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Manuel Martinez
Lantana Village Owner, LLC
150 SE 2nd Avenue, Suite 800
Miami, FL 33131

Dear Mr. Martinez:

SUBJECT: EXEMPTION FROM OBTAINING AN OPERATING PERMIT WITHIN A WELLFIELD ZONE FOR GREYNOLDS FOOD MART BECAUSE OF COMMITMENT TO OPERATE BELOW THRESHOLD LIMITS;
457 GREYNOLDS CIRCLE, LANTANA;
ERM FILE NO. 3-40-40-3503-035

The Palm Beach County Unified Land Development Code, Article 14.B., Wellfield Protection establishes permit requirements for nonresidential activities which store, handle, use or produce Regulated Substances (i.e., toxic or hazardous materials and wastes) in zones of influence of public water supply wellfields.

A representative of the Department of Environmental Resources Management (ERM) inspected your facility on June 12, 2024 and conducted a follow-up inspection on November 6, 2024. Based upon these inspections, ERM has determined that your facility does not store, handle, use or produce Regulated Substances in exceedance of the threshold of 5 gallons, if liquid, or 25 pounds, if solid; therefore a Wellfield Operating Permit is not required.

If the business activity changes such that Regulated Substances will be stored, handled, used or produced in exceedance of the threshold of 5 gallons, if liquid, or 25 pounds, if solid; then you will be required to notify ERM and obtain a permit in order to be in compliance with the Palm Beach County Unified Land Development Code, Article 14 Chapter B, Wellfield Protection.

Should you have any questions or comments regarding the Wellfield Protection Program or operating your business below the threshold amounts, please contact Te'Chaunta Richardson at telephone (561) 233-2531 or email tkrichardson@pbc.gov.

Sincerely,

John Reiser
Environmental Program Supervisor
Resources Protection
JR:TR

LANTANA VILLAGE

ALTA/NSPS BOUNDARY & TOPOGRAPHIC SURVEY

SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST

PALM BEACH COUNTY, FLORIDA

LEGAL DESCRIPTION:

PARCEL 1:

A parcel of land being in Section 3, Township 45 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Section 3; thence Easterly along the South line of said Section 3, a distance of 1257.10 feet, more or less, to a point in the Westerly right-of-way of the Florida East Coast Railway; thence Northerly along said Westerly right-of-way line of the Florida East Coast Railway, a distance of 15.35 feet to a point in the North right-of-way line of Hypoluxo Road, as now laid out and in use and the Point of Beginning of the herein described parcel; thence North 89°13'15" West along the North right-of-way of Hypoluxo Road, a distance of 600.21 feet; thence North 2°16'40" East, a distance of 465.70 feet; thence North 28°20'54" West, a distance of 206.11 feet; thence South 87°43'20" East, a distance of 705.00 feet to a point on the West right-of-way of the Florida East Coast Railway; thence South 2°16'40" West along the West right-of-way of the Florida East Coast Railway, a distance of 627.36 feet more or less to the North right-of-way of Hypoluxo Road and Point of Beginning.

Less the following described parcel (Official Records Book 2511, Page 737).

The Southerly two (2) feet of the Easterly one hundred forty-five (145) feel of the above described parcel in Section 3, Township 45 South, Range 43 East, Palm Beach County, Florida.

And Less:

3-45-43, W 120 FT OF E 145 FT OF N 120 FT OF S 465.35 FT OF TH PT OF SW 1/4 LYG W OF FEC RY R/W

AND

3-45-43, NLY 110 FT OF SLY 150.35 FT OF W 120 FT OF E 145 FT OF TH PT OF SW 1/4 LYG W OF& ADJ TO FEC RY R/W

PARCEL 2:

A parcel of land lying and being in Section 3. Township 45 South, Range 43 East, Town of Lantana, Palm Beach Count)', Florida. Being more particularly described as follows:

Commencing at the intersection of the South line of said Section 3 and the West right-of-way of the Florida East Coast Railway; thence North 02°16'40" East (assumed bearing) along the Westerly line of said Railway, 1555.84 feet, more or less, to a point in the Southerly line of Central Boulevard, said point also being distant South 89°13'15" East, 355.63 feet from the point of intersection of the Easterly line of Greynolds Circle with the Southerly line of Central Boulevard, thence

1. North 89°13'15" West, 35.0 feet to the Northeast corner of the herein described parcel and the Point of Beginning; thence

2. South 02°16'40" West, parallel to the Westerly line of said railway 200.00 feet; thence

3. North 89°13'15" West, parallel to the Southerly line of Central Boulevard, a distance of 200.00 feet to a point; thence

4. North 02°16'40" East, parallel to the Westerly line of said Railway, a distance of 200.00 feet to a point in the Southerly line of Central Boulevard; thence

5. South 89°13'15" East, along Central Boulevard, a distance of 200.00 feet, to the Point of Beginning.

PARCEL 3:

A parcel of land lying and being in Section 3, Township 45 South, Range 43 East, Town of Lantana, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the intersection of the South line of said Section 3 and the Westerly right-of-way of the Florida East Coast Railway; thence North 02°16'40" East (assumed bearing), along the Westerly line of said Railway, 1555.84 feet, more or less, to a point in the Southerly line of Central Boulevard, said point also being distant South 89°13'15" East, 355.63 feet from the point of intersection of the Easterly line of Greynolds Circle with the Southerly line of Central Boulevard; thence North 89°13'15" West, 235.0 feet to the Northeast corner of the herein described parcel and the Point of Beginning; thence South 02°16'40" West, parallel to the Westerly line of said railway 376.98 feet; thence North 87°43'20" West, 143.97 feet; thence North 39°05'35" West, 130.78 feet to the Easterly right-of-way line of Greynolds Circle; thence Northerly along said Greynolds Circle on the arc of a 287.50 foot radius curve whose chord bears North 41°17'11" East, an arc distance of 36.46 feet to a point of compound curvature; thence Northerly along said Greynolds Circle on the arc of a 475.00 foot radius curve whose chord bears North 21°37'57" East, an arc distance of 265.64 feet to the Southerly right-of-way of Central Boulevard; thence South 89°13'15" East, along the Southerly right-of-way line of Central Boulevard 120.63 feet to the Point of Beginning.

PARCEL 4:

A parcel of land lying and being in Section 3, Township 45 South, Range 43 East, Town of Lantana, Palm Beach County. Florida, being more particularly described as follows:

Commencing at the intersection of the South line of said Section 3 and the Westerly right-of-way of the Florida East Coast Railway; thence North 02°16'40" East (assumed bearing), along the Westerly line of said Railway, 1555.84 feet, more or less, to a point in the Southerly line of Central Boulevard, said point also being distant South 89°13'15" East, 355.63 feet from the point of intersection of the Easterly line of Greynolds Circle with the Southerly line of Central Boulevard; thence North 89°13'15" West, 35.0 feet; thence South 02°16'40" West parallel to the Westerly line of said railway, 200.00 feet to the Point of Beginning; thence South 02°16'40" West, parallel to and distant 35.00 feet Westerly of (as measured at right angles to) to the Westerly line of the aforementioned railway 182.21 feet; thence South 87°43'20" West, 199.93 feet; thence North 02°16'40" East, 176.98 feet; thence South 89°13'15" East, 200.00 feet to the Point of Beginning.

PARCEL 5:

A parcel of land lying and being in Section 3, Township 45 South, Range 43 East, Palm Beach County, Florida being more particularly described as follows:

Commencing at the intersection of the South line of said Section 3 and the Westerly right-of-way of the Florida East Coast Railway; thence run North 2°16'40" East, along said West right-of-way line, a distance of 15.35 feet to the intersection thereof with the North right-of-way line of Hypoluxo Road; thence continue North 2°16'40" East along said right-of-way line, a distance of 627.36 feet to the Point of Beginning of the herein described parcel; thence continue North 2°16'40" East, along said right-of-way line, a distance of 530.00 feet; thence North 87°43'20" West, a distance of 378.90 feet; thence North 39°05'35" West, a distance of 130.78 feet to the intersection thereof with the Southerly right-of-way line of Greynolds Circle, according to the Plat of Greynolds Highlands, Unit No. 1, Sheet No. 2 of three sheets, recorded in Plat Book 13, Page 26, of the Public Records of Palm Beach County, Florida, and to the intersection thereof with the arc of a curve concave to the North, having a central angle of 52°59'00", a radius of 287.50 feet, and a chord bearing South 71°24'33" West; thence Southwesterly along the arc of said curve and along said Southerly right-of-way line of Greynolds Circle, a distance of 265.86 feet; thence South 2°16'40" West, a distance of 536.77 feet; thence South 87°43'20" East, a distance of 705.00 feet to the Point of Beginning.

PARCEL 6:

A parcel of land lying in Section 3, Township 43 South. Range 43 Hast. Palm Beach County, Florida, being more particularly described as follows:

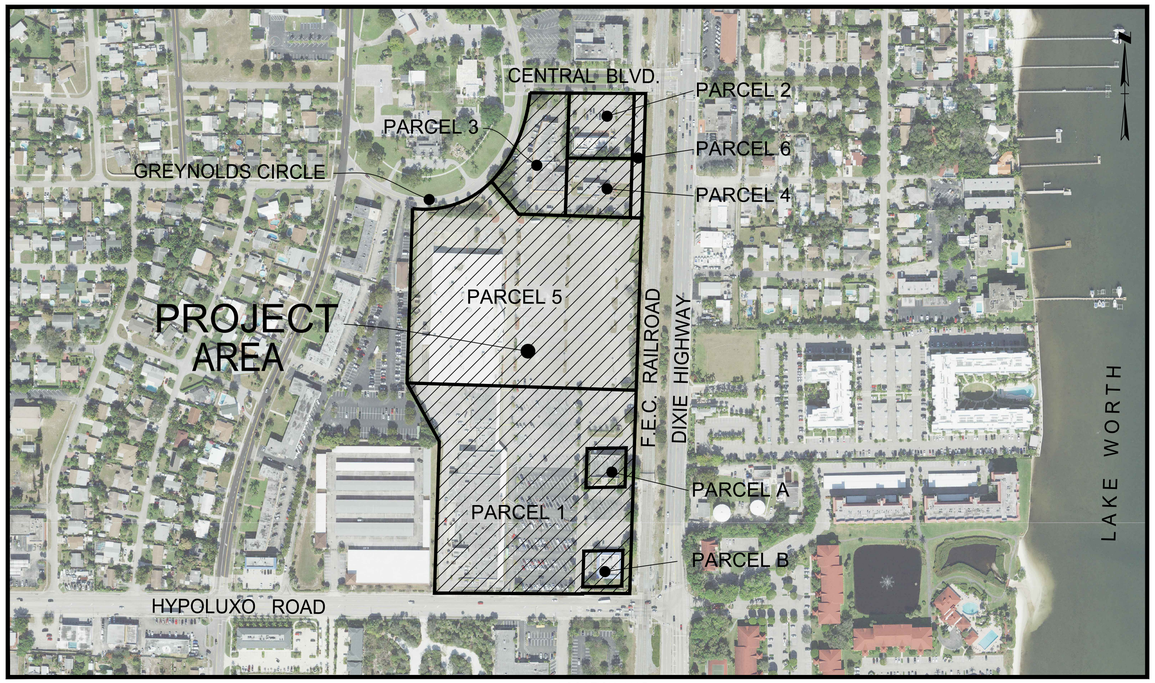
Commencing at the intersection of the South line of said Section 3 with the West right-of-way line of the Florida East Coast Railway; thence North 02°16'40" East, along said right-of-way, a distance of 1157.36 feet to the Point of Beginning of the herein described parcel; thence continue North 02°16'40" East, along the said West right-of-way line, a distance of 398.48 feet to a point on the West right-of-way line of Central Boulevard, an 80 foot right-of-way; thence North 89°13'15" West, along the said Southerly right-of-way line of Central Boulevard, a distance of 35.00 feet to a line 35.00 feet West of and parallel with the Westerly right-of-way line of Florida East Coast Railway; thence South 02°16'40" West, along said parallel line, a distance of 382.21 feet; thence South 87°43'20" East, a distance of 35.00 feet to the said Westerly right-of-way line of the Florida East Coast Railway and the Point of Beginning.

PARCEL A:

3-45-43, W 120 FT OF E 145 FT OF N 120 FT OF S 465.35 FT OF TH PT OF SW 1/4 LYG W OF FEC RY R/W

PARCEL B:

3-45-43, NLY 110 FT OF SLY 150.35 FT OF W 120 FT OF E 145 FT OF TH PT OF SW 1/4 LYG W OF& ADJ TO FEC RY R/W



LOCATION MAP
Not to Scale

This Survey is for the benefit of only the following parties:
1) EQUITY ONE
2) LANTANA OUTPARCELS TRUST

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE APPLICABLE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.

Digitally signed by JOHN M DONALDSON Date: 2021.11.07 10:21:18 -05'00'

THOMAS E. WHIDDEN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NUMBER 6225

Legend and Abbreviations

CMP	= CORRUGATED METAL PIPE
COE	= ARMY CORPS OF ENGINEERS
P.B.	= PLAT BOOK
PG	= PAGE
OHW	= OVERHEAD WIRES
O.R.B.	= OFFICIAL RECORD BOOK OF PALM BEACH COUNTY
	= POLE ANCHOR
	= WOOD UTILITY POLE
	= HANDICAP PARKING SPACE
	= LIGHT POLE
	= SIGN
	= SECTION CORNER
HDPE	= CORRUGATED PLASTIC PIPE
PVC	= POLY VINYL CHLORIDE
ENCR.	= ENCROACHING
CORS	= CONTINUOUS OPERATING REFERENCE STATION
R/W	= RIGHT OF WAY
(M)	= FIELD MEASURED
(R)	= RECORD MEASUREMENT
(C)	= CALCULATED
(P)	= PLAT DIMENSION
	= IRRIGATION PUMP
P.I.	= POINT OF INTERSECTION
℄	= CENTERLINE
	= DRAINAGE MANHOLE
AT&T	= AMERICAN TELEPHONE & TELEGRAPH
No.	= NUMBER
F.E.C.	= FLORIDA EAST COAST
P.I.D.	= PERMENANT IDENTIFICATION NUMBER
CBS	= CONCRETE BLOCK & STUCCO
	= LANDSCAPE LIGHTS
W.C.	= WITNESS CORNER
	= COMMUNICATIONS MANHOLE
	= ELECTRIC MANHOLE
FPL	= FLORIDA POWER & LIGHT COMPANY
	= CABLE TELEVISION RISER
	= WATER METER
	= ELECTRIC PULL BOX
BFP	= BACKFLOW PREVENTER
	= BOLLARD
	= CONCRETE UTILITY POLE
	= CATCH BASIN
P.O.B.	= POINT OF BEGINNING

SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND WAS PREPARED RELYING ON INFORMATION CONTAINED IN THAT CERTAIN COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, POLICY No. 60011582 DATED SEPTEMBER 06, 2016 AT 8:00 AM.

2. BEARINGS AS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT OF GREYNOLDS HIGHLAND, UNIT No. 1, RECORDED IN PLAT BOOK 13, PAGE 25 AND BEARS NORTH 88°53'52" EAST.

3. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN HEREON THAT MAY BENEFIT OR ENCUMBER THE LAND SHOWN HEREON.

4. LOCATION OF IMPROVEMENTS SHOWN HEREON WERE OBSERVED UTILIZING REAL TIME KINEMATIC (RTK) GPS PROCEDURES WHICH MEET OR EXCEED THIRD ORDER CLASS 1 SPECIFICATIONS AS WELL AS A TRIMBLE S-6 ROBOTIC TOTAL STATION.

5. UNDERGROUND UTILITIES WERE NOT LOCATED.

6. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

7. ADDITIONS OR DELETIONS TO THE SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. THE IMAGERY SHOWN HEREON WAS OBTAINED FROM WWW.FDOT.ORG, HAS A FLIGHT DATE OF 2021 AND 0.5 PIXEL RESOLUTION.

9. DATE OF FIELD SURVEY AND LAST SITE INSPECTION - NOVEMBER 19, 2016. LAST SITE INSPECTION TO UPDATE SURVEY - DECEMBER 10, 2021.

10. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X, PANEL No. 12099 C 0783 F, DATED: 10/5/2017.

PARKING SPACES
REGULAR = 1024
HANDICAP = 26

INDEX OF SHEETS
1 COVER SHEET AND LOCATION MAP
2-4 PLAN VIEW

Whidden Surveying & Mapping, Inc.
9200 Belvedere Rd., Ste 114
Royal Palm Beach, FL 33411
Phone: 561.790.5515
Fax: 561.790.6557
www.whiddensurveying.com
Licensed Business No. 7232

DRAWN	CHECKED	DATE	REVISIONS
DAL	TEW	12/10/21	ADDED ADDITIONAL TOPO INFO
DAL	TEW	6/14/19	UPDATE SURVEY

DRAW BY: TEW CHECKED: DAL DWG. DATE: 2016016
FIELD PERSON(S): CORNELIUS-CORNELIUS-WRIGHT
FIELD DATE(S): 11/14/16-11/18/16
FIELD BOOK(S): # -177
PAGE(S): 25-52
DATA COLLECTOR FILE(S): SAGLO-LV135

LANTANA VILLAGE
BOUNDARY & TOPOGRAPHIC SURVEY
PALM BEACH COUNTY, FLORIDA

GOV'T LOT 6 SECTION: 3
TOWNSHIP 45 SOUTH
RANGE 43 EAST

DRAWING NO. SAGLO

CAD FILE NO.
PARCEL 1-3-5.dwg

MATCH LINE (SEE SHEET 3 OF 4)

N02°20'54"W 206.6'

SOUTHERN BELL EASEMENT (O.R.B. 2478, PAGE 1481) & WATER LINE EASEMENT (O.R.B. 5879, PAGE 165) & UTILITY EASEMENT (O.R.B. 7291, PAGE 1835)

6' HIGH CHAIN LINK FENCE

FOUND 5/8" IRON ROD & CAP "LB 959"

SOUTHERN BELL EASEMENT (O.R.B. 2478, PAGE 1477) & WATER LINE EASEMENT (O.R.B. 5879, PAGE 161) & UTILITY EASEMENT (O.R.B. 7291, PAGE 1833)

F.P.L. EASEMENT (O.R.B. 2481, PAGE 1048)

SOUTHERN BELL EASEMENT (O.R.B. 2478, PAGE 1473) & WATER LINE EASEMENT (O.R.B. 5879, PAGE 157) & UTILITY EASEMENT (O.R.B. 7291, PAGE 1831)

F.P.L. EASEMENT (O.R.B. 2481, PAGE 1048)

SOUTHERN BELL EASEMENT (O.R.B. 2478, PAGE 1469) & WATER LINE EASEMENT (O.R.B. 5879, PAGE 153) & UTILITY EASEMENT (O.R.B. 7292, PAGE 1377)

WATER LINE EASEMENT (O.R.B. 5879, PAGE 173)

F.P.L. EASEMENT (O.R.B. 2170, PAGE 1886)

NORTH RIGHT OF WAY LINE HYPOLUXO ROAD

FOUND 1/2" IRON ROD (NO IDENTIFICATION)

POINT OF COMMENCEMENT (PARCEL 1)
SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST
FOUND PALM BEACH COUNTY SURVEY DEPT. DRASS DISK IN CONCRETE MONUMENT

SOUTH RIGHT OF WAY LINE HYPOLUXO ROAD

ONE STORY SUPERMARKET
(WINN DIXIE)

1301 S. DIXIE HIGHWAY
LANTANA, FL 33462

CONCRETE
ELECTRICAL ROOM
STORAGE BUILDING
FREEZER
COVERED CONCRETE
COVERED DRIVE THROUGH
MONITORING WELL (W)
ASPHALT
CONCRETE SIDEWALK
PAY PHONE
PLANTER

S89°13'15"W(C)
S89°16'01"E 455.15'(M)

SOUTH LINE OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST
N89°53'52"E 1257.10'(D) 1258.131(M)
BASIS OF BEARINGS

℄ HYPOLUXO ROAD
(PLAT BOOK 13, PAGE 25)

CATCH BASIN
GRATE ELEV:
EAST INV. 8.74
SOUTH INV. 9.46

CATCH BASIN
GRATE ELEV:9.30

CONCRETE SIGN

DUMPSTER ON CONCRETE

CONCRETE WALL

ASPHALT PARKING

SET NAIL & DISK "LB 7232"

S88°53'52"W 120.16'

PARCEL A
14,419 sq. ft.
0.33 acres

ONE STORY
BANK BUILDING
6,307 SQ. FT.

S02°16'40"W 120.16'

N02°16'40"E 120.16'

N88°53'52"E 120.16'

7' WATER LINE EASEMENT (O.R.B. 4045, PAGE 15)

SET 5/8" IRON ROD & CAP "LB 7232"

PARCEL 1
362,499.43 sq. ft.
8.32 acres

ELECTRIC TRANSFORMER

F.P.L. EASEMENT (O.R.B. 2511, PAGE 268)

ASPHALT PARKING

SHOPPING CART RACK

PERPETUAL EASEMENT FOR INGRESS/EGRESS AND PARKING LIMITED TO FLORIDA POWER & LIGHT COMPANY (O.R.B. 2170, PAGE 1886)

SHOPPING CART RACK

PARCEL B
13,217 sq. ft.
0.30 acres

ONE STORY
RESTAURANT BUILDING
4,619 SQ. FT.

S88°53'52"W 120.16'

N02°16'40"E 110.14'

S02°16'40"W 110.14'

WATER LINE EASEMENT (O.R.B. 4045, PAGE 15)
F.P.L. EASEMENT (O.R.B. 2170, PAGE 1886)

ELECTRIC TRANSFORMER

UTILITY VAULT

CONTROL BOX

METAL SHED

METAL SIGN

CONCRETE SIGN

DRAINAGE & UTILITY EASEMENT (O.R.B. 2511, PAGE 735)

F.P.L. EASEMENT (O.R.B. 2170, PAGE 1886)

N88°53'52"E 120.16'

S02°17'36"W 2.00'

N89°16'01"W 145.05'

LESSED OUT PORTION (O.R.B. 2511, PAGE 737)

SET 5/8" IRON ROD & CAP "LB 7232"

POINT OF BEGINNING PARCEL 1
INTERSECTION OF THE NORTH RIGHT OF WAY LINE FOR HYPOLUXO ROAD AND THE WEST RIGHT OF WAY LINE FOR THE F.E.C. RAILROAD

POINT OF COMMENCEMENT PARCELS 2, 3, 4, 5 & 6
SET NAIL & DISK "LB 7232"
INTERSECTION OF THE SOUTH LINE OF SECTION 3 AND THE WEST RIGHT OF WAY LINE FOR THE F.E.C. RAILROAD

WEST RIGHT OF WAY LINE F.E.C. RAILROAD

N02°16'40"E 1933.80'
1555.84' TO THE S. LINE OF CENTRAL BLVD.

NEW TRACKS UNDER CONSTRUCTION

RAILROAD TRACKS

℄ OF F.E.C. RAILROAD (100' R/W)

EAST RIGHT OF WAY LINE F.E.C. RAILROAD

℄ OF DIXIE HIGHWAY

SCALE IN FEET
0 15 30

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' OR SMALLER

DRAWN	CHECKED	DATE	REVISIONS
CML	TEW	6/14/19	UPDATE SURVEY

Whidden Surveying & Mapping, Inc.
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DRAW BY: TEW | CHECKED: CJL | DWG. DATE: 2/NOV/16
FIELD PERSON(S): CORNELIUS-CORNELIUS-WRIGHT
FIELD DATE(S): 11/14/16-11/19/16
FIELD BOOK(S): W-177
PAGE(S): 25-52
DATA COLLECTOR FILE(S): SAGLO-LV135

LANTANA VILLAGE
BOUNDARY & TOPOGRAPHIC SURVEY
PALM BEACH COUNTY, FLORIDA
GOV'T LOT 6 SECTION: 3
TOWNSHIP 45 SOUTH
RANGE 43 EAST

DRAWING NO. SAGLO

CAD FILE NO.
PARCEL 1-3-5.dwg

SHEET 2 OF 4

MATCH LINE (SEE SHEET 4 OF 4)

FOUND 5/8" IRON ROD & CAP "LB 959"

CATCH BASIN
GRATE EL: 13.22'
EAST INV: 10.32'
SOUTH INV: 11.12'

UTILITY VAULT

CATCH BASIN
GRATE EL: 13.27'
BASIN FILLED

FOUND 3/4" IRON PIPE (NO IDENTIFICATION)

METAL SIGN

143.97'

PARCEL 3
PARCEL 5

S87°43'20"E 343.90'

UTILITY BOX

N87°43'20"W 199.93'
379.90'

FOUND X-MARK (NO IDENTIFICATION)

SET 5/8" IRON ROD & CAP "LB 7232"

SET MAG NAIL & DISK "LB 7232"

S87°43'20"E 350.00'

SET 5/8" IRON ROD & CAP "LB 7232" AT POINT OF BEGINNING OF PARCEL 6 (ACCESS ROAD)

50'

50'

N02°16'40"E 1157.36'(D) (1162.71'(M))
(TO P.O.B. PARCEL 6)

399.93'

10' CHAINLINK FENCE

CONCRETE GARDEN CENTER

93.2'

GARDEN CENTER

93.2'

20.0'

20.0'

CONCRETE

204.2'

CATCH BASIN
GRATE EL: 13.29'
SOUTH INV: 10.30'

SANITARY SEWER MANHOLE
RIM EL: 13.84'
INV: 7.94'
MANHOLE IS FULL

SANITARY SEWER MANHOLE
RIM EL: 13.76'
INV: 7.96'
MANHOLE IS FULL

CATCH BASIN
GRATE EL: 12.05'
SOUTH INV: 6.85'
EAST INV: 9.50'

WATER VALVE
FIRE HYDRANT

CONCRETE PILLAR (TYPICAL)

METAL LID

ASPHALT PARKING

CATCH BASIN
GRATE EL: 9.74'
NORTH INV: 7.64'
SOUTH INV: 7.14'
WEST INV: 7.14'

SOUTHERN BELL EASEMENT (O.R.B. 2478, PAGE 1484) & WATER LINE EASEMENT (O.R.B. 5879, PAGE 169) & UTILITY EASEMENT (O.R.B. 7291, PAGE 1837)

SEWER CLEAN-OUT

PLANTER

PLANTER

PLANTER

CATCH BASIN
GRATE EL: 13.24'
NORTH: INV: 10.34'

CONCRETE WALL

DUMPSTER ON CONCRETE

SANITARY MANHOLE
RIM EL:13.11'
NORTH INV. 7.71'
EAST INV. 7.85'
SOUTH INV. 7.77'

N02°16'40"E 598.77'

DUMPSTER ON CONCRETE

CONCRETE WALL

SANITARY SEWER MANHOLE
RIM EL: 13.55'
INV: 7.45'
MANHOLE IS FULL

ONE STORY DEPARTMENT STORE
(K-MART)

FINISHED FLOOR
ELEVATION: 14.4'

1201 S. DIXIE HIGHWAY
LANTANA, FL 33462

154,866 sq. ft. (TOTAL)

ONE STORY C.B.S. BUILDING

F.P.L. EASEMENT (O.R.B. 2488, PAGE 1310)

CONCRETE

COVERED AREA

GUARD RAIL

CONCRETE

CATCH BASIN
GRATE EL: 13.32'
SOUTH: INV: 19.31'

SITE BENCHMARK:
SET NAIL & DISK
STAMPED: LB 7232
N: 815442.35
E: 964711.16
ELEVATION: 13.23 NAVD88

SET 5/8" IRON ROD & CAP "LB 7232"

SANITARY SEWER MANHOLE
RIM EL: 13.20'
INV: 8.35'
MANHOLE HALF FULL

70.13'

22.1'

175.6'

101.1'

35.9'

20.1'

CONCRETE

CART RETURN

PARCEL 5
385,240 sq. ft.
8.84 acres

STORM MAN HOLE
RIM EL: 13.58'
NORTH INV. 10.28'
SOUTH INV. 10.46'
EAST INV. 10.73'
WEST INV. 11.33'

CATCH BASIN
GRATE EL: 11.87'
NORTH INV: 9.90'
SOUTH INV: 9.58'
EAST INV: 9.22'
WEST INV: 8.12'

CATCH BASIN
GRATE EL: 9.81'
NORTH INV: 7.41'
SOUTH INV: 7.21'
WEST INV: 7.20'

ASPHALT PARKING

10' X 30' ANCHOR EASEMENT (O.R.B. 2117, PAGE 1531)

CART RETURN

CATCH BASIN
GRATE EL: 12.04'
NORTH INV: OBSTRUCTED
SOUTH INV: 9.99'
EAST INV: 8.64'
WEST INV: 9.03'

ELECTRIC HAND HOLE

CATCH BASIN
GRATE EL: 9.77'
NORTH INV: 7.12'
SOUTH INV: 7.10'
WEST INV: 6.47'

ASPHALT PARKING

PARCEL 5
PARCEL 1

S87°43'20"E 705.00'

COVERED CONCRETE

NEW TRACKS (UNDER CONSTRUCTION)

RAILROAD TRACKS

SITE BENCHMARK:
Z 34
PID: AD2745
N: 815656.09
E: 965476.26
ELEVATION: 8.89 NAVD88

℄ OF F.E.C. RAILROAD (100' R/W)

WEST RIGHT OF WAY LINE F.E.C. RAILROAD

N02°16'40"E 1153.80'

530.00'

F.P.L. EASEMENT (O.R.B. 2117, PAGE 1529)

5.00'

P.O.B. PARCEL 5
FOUND 3/4" IRON PIPE
(NO IDENTIFICATION)

EAST RIGHT OF WAY LINE F.E.C. RAILROAD

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' OR SMALLER

MATCH LINE (SEE SHEET 2 OF 4)

REVISIONS	DATE	CHECKED	DRAWN
UPDATE SURVEY	6/14/19	TEW	CML

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DRAW BY: TEW | CHECKED: CJL | DWG. DATE: 2/NOV/16
FIELD PERSON(S): CORNELIUS-CORNELIUS-WRIGHT
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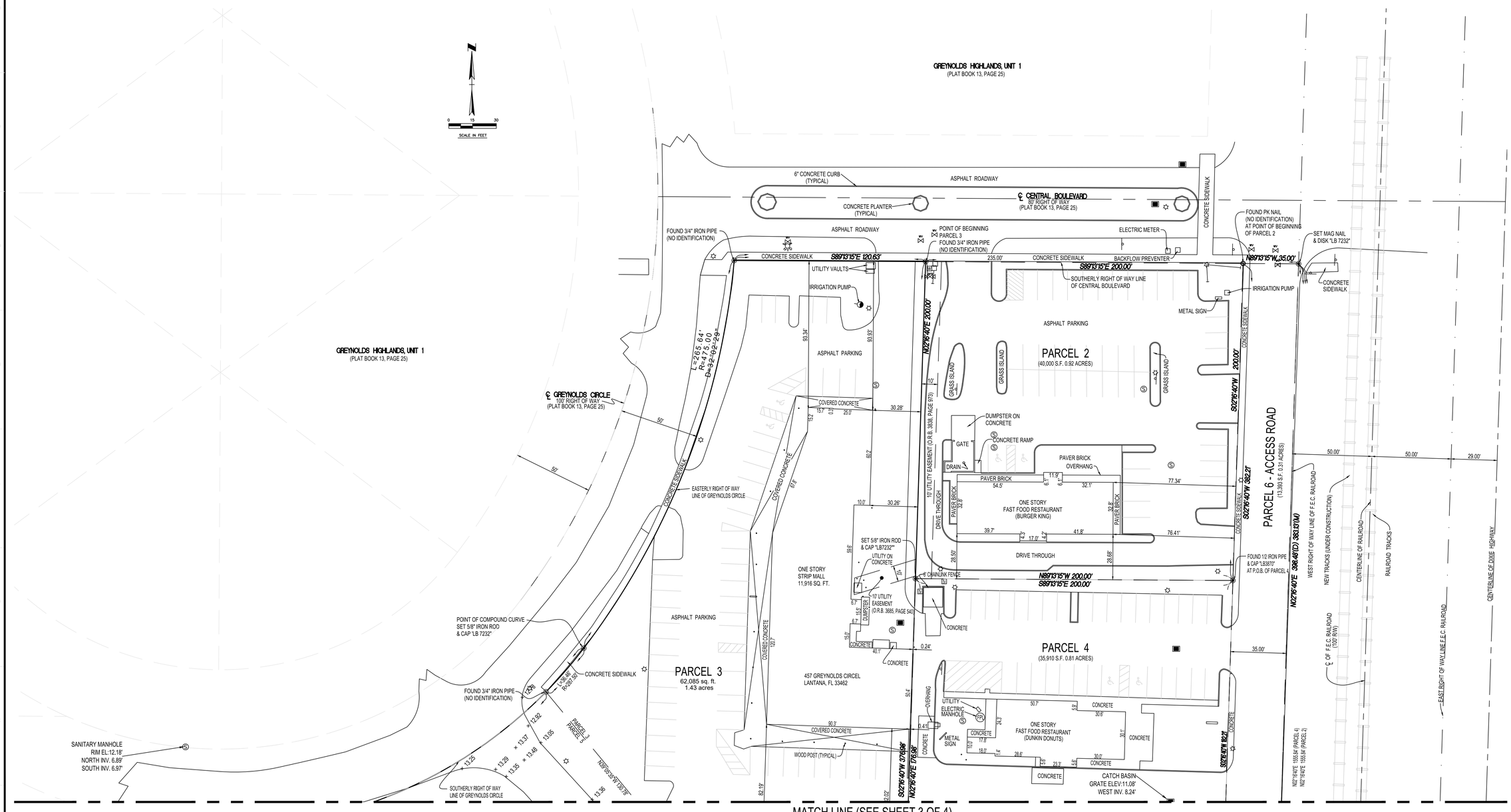
LANTANA VILLAGE
BOUNDARY & TOPOGRAPHIC SURVEY
PALM BEACH COUNTY, FLORIDA

GOV'T LOT 6 SECTION: 3
TOWNSHIP 45 SOUTH
RANGE 43 EAST

DRAWING NO. TASK SAGLO

CAD FILE NO.
PARCEL 1--3--5.dwg

SHEET 3 OF 4



THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' OR SMALLER

REVISIONS	DATE	CHECKED	DRAWN
UPDATE SURVEY	6/14/19	TEW	CML

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FIELD PERSON(S): CORNELIUS~CORNELIUS~WRIGHT
FIELD DATE(S): 11/14/16~11/18/16
FIELD BOOK(S): #~177
PAGE(S): 25~52
DATA COLLECTOR FILE(S): SAUD~LV135

LANTANA VILLAGE
BOUNDARY & TOPOGRAPHIC SURVEY
PALM BEACH COUNTY, FLORIDA

GOV'T LOT 6 SECTION: 3
TOWNSHIP 45 SOUTH
RANGE 43 EAST

DRAWING NO. TASK xx

CAD FILE NO.
PARCEL 1~3~5.dwg

SHEET 4 OF 4

Phase – 1B

1.Construction of Clubhouse & Pool.

2.Construction of Buildings 1, 2 & 3.

3.All flat work, landscaping, etc. surrounding the Clubhouse, Pool and Buildings 1, 2 & 3 and within the confines of the stipulated Phase – II area.

4. All existing tenants must be moved out prior to demolition.

5. Mixed-use Buildings 1, 2, and 3 (Phase 1B) will deliver before residential-only Buildings 4, 5, and 6 (Phase 1C). Phase 2 will be completed before or at the same time as Phase 1B. Phase 3 timing is contingent upon the expiration of Winn Dixie's lease.

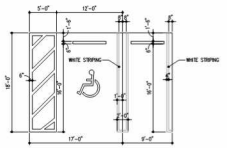
6. As customary, the applicant will be seeking Final Certificate of Occupancy for each building in any phase upon completion of each building independently of other buildings within the phase. Each building will be completed with the respective improvements and appurtenances necessary to service such building such as access, life safety, utilities, and parking.

SITE DATA - PHASE I & II		
Location:	Lantana, FL	
Zoning District:	MXD-Mixed Use District	
Land Use Designation:	MXD-Mixed Use District	
MXD Commercial Uses: (list of special exceptions Sec. 23-101d)	a. Bars, lounges and nightclubs	
	b. Microbrewery	
	c. Schools charter or private	
	d. Daycare	
	e. Financial institutions (properties less than 25 AC)	
	f. Restaurant, cafes, etc. (2,500 sf or greater in size)	
	g. Pharmacy	
Site Net Area (Phase I)	579,499 sf	13.3 ac
Site Net Area (Phase II)	224,344 sf	5.15 ac
Total Site Net Area:	803,843 sf	18.45 ac
Existing Square Footage	164,980 sf	
Square Footage to be Removed	111,767 sf	
Proposed Square Footage	316,705 sf	
Density (Phase I):	307 units	23.08 units/ac
Commercial Area:		
Commercial Area (Proposed) - Phase I	11,967 sf	1.49%
Commercial Area (Existing) - Phase II	53,213 sf	6.62%
Total Commercial Area - Phase I & II	65,180 sf	8.11%
Open air dining area	2,946 sf	
Total area for FAR calculations	68,126 sf	8.48%
Non-Residential Intensity - FAR*	Req.= 1.0 FAR	Prov.=0.084 FAR

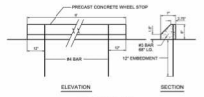
*FAR includes Open Air dining area

SITE CALCULATIONS**** - PHASE I & II				
Type	Required	Existing	To be removed	Proposed
Phase I:				579,499 sf 13.3 ac
Landscape (Pervious Area)	-	63,715 sf	28,812 sf	132,078 sf 22.79%
Phase II:				224,344 sf 5.15 ac
Landscape (Pervious Area)	-	13,912 sf	706 sf	28,331 sf 12.63%
OVERALL SITE:				803,843 sf 18.45 ac
Landscape (Pervious Area)	40,192 sf (5%)	77,627 sf	29,518 sf	160,409 sf 19.96%

****Calculations based on Net Site Areas



PARKING STALL DIMENSION AND STRIPING DETAIL
SCALE: 3/32"=1'-0"



WHEEL STOP

DEVELOPMENT STANDARDS - PHASE I & II			
Setbacks	Requirec	Existing**	Proposed
Front setback:			
Hypoluxo Rd. (South)	25'-0" min.	37'-8"	37'-8"
Greynolds Cir. (Northwest)		62'-3"	15'-11"
W. Central Blvd. (North)		92'-11"	136'-0"
Interior setback:			
S. Federal Hwy. (East)	7'-6" min.	392'-7"	72'-4"
Interior (East)		0'-5"	52'-0"
Interior (West-Phase I)		60'-2"	56'-6"
Interior (West-Phase II)		34'-11"	34'-11"
Max. Bldg. Height***	35'-0"	-	45'-6"
Max. Bldg. Depth	60'-0"	-	68'-0"
Bldg. Frontage:			
Hypoluxo Rd. (South)	100% (585'-2")	27.68% (162'-0")	27.68% 162'-0"
Greynolds Cir. (Northwest)	100% (531'-2")	39.94% (212'-2")	48.80% 259'-3"
W. Central Blvd. (North)	100% (84'-1")	47.97% (40'-4")	76.51% 64'-4"

	Requirec	Existing	To be removed	Proposed
Max. Lot Size	50,000 sf	-	-	-
Max. Lot Coverage	40.00%	20.52%	13.90%	21.78%
	321,537 sf	164,980 sf	111,767 sf	174,907 sf

**Approximate setback dimensions to be field verified.
***Measured to the highest point of the architectural features.

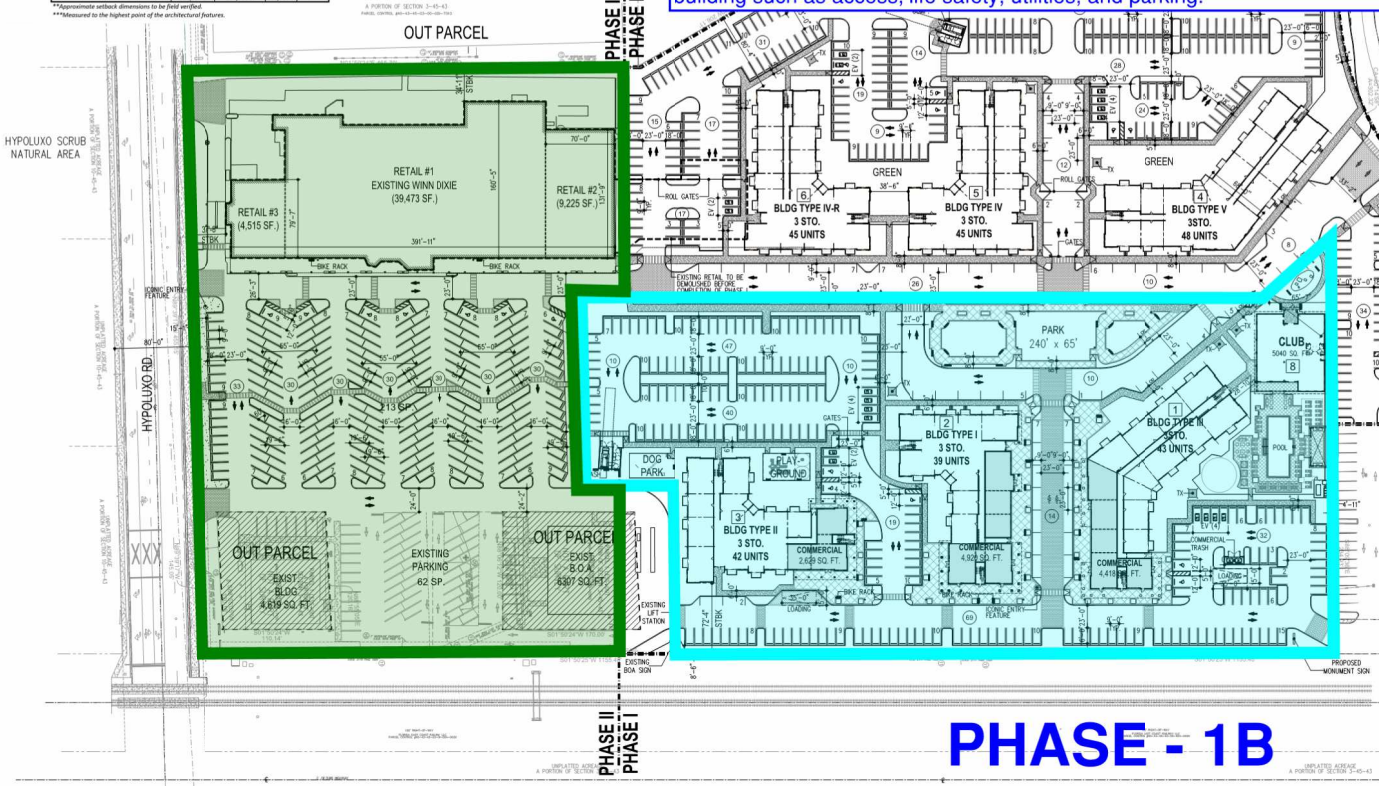
GROSS AREA - PHASE I		
BLDG TYPE I ②		
Leasable Residential	31,872 sf	
Leasable Commercial	4,920 sf	
Non leasable	5,936 sf	
Balconies/Juliette Balc.	1,052 sf	
Subtotal	43,780 sf	x 1 bldgs
TOTAL		**43,780 sf**
BLDG TYPE II ③		
Leasable Residential	32,740 sf	
Leasable Commercial	2,629 sf	
Non leasable	5,875 sf	
Balconies/Juliette Balc.	941 sf	
Subtotal	42,446 sf	x 1 bldgs
TOTAL		**42,446 sf**
BLDG TYPE III ①		
Leasable Residential	38,299 sf	
Leasable Commercial	4,418 sf	
Non leasable	5,368 sf	
Balconies/Juliette Balc.	941 sf	
Subtotal	49,026 sf	x 1 bldgs
TOTAL		**49,026 sf**
BLDG TYPE IV & IV-R ⑤⑥⑦		
Leasable Residential	35,400 sf	
Non leasable	5,641 sf	
Balconies/Juliette Balc.	1,352 sf	
Subtotal	42,393 sf	x 3 bldgs
TOTAL		**127,179 sf**
BLDG TYPE V ④		
Leasable Residential	42,822 sf	
Non leasable	5,301 sf	
Balconies/Juliette Balc.	1,111 sf	
Subtotal	49,234 sf	x 1 bldgs
TOTAL		**49,234 sf**
CLUBHOUSE ⑧		
Gross Area	5,040 sf	
Subtotal	5,040 sf	x 1 bldgs
TOTAL		**5,040 sf**
GRAND TOTAL PHASE I & II		**316,705 sf**

	Spaces
	33 sp
	562 sp
	154 sp
	249 sp
	30 sp
	54 sp
	833 sp
	715 sp
	715 sp
	617 sp
	14 sp
	20 sp
	650 sp
	650 sp
	N/A
	1 sp
	1 sp
	2 sp
	2 sp
	Spaces
	213 sp
	213 sp
	168 sp
	168 sp
	206 sp
	7 sp
	213 sp
	213 sp
	323 sp

Proposed		
	Surface (ADA)	11 sp
	Surface (EV)	20 sp
	TOTAL PROVIDED	863 sp
	Residential Ratio	1.75 sp / du
	Commercial Ratio	4.99 sp/1000 SF of GFA

Note: Min provided ADA spaces meet ADA Standards for Accessible Design 4.1.2 (5)
*One (1) of the ADA space is also an EV space.

COMMERCIAL PARKING BLENDED RATE - OVERALL PHASE I & II			
Prop	Commercial	SF	# Spaces	Ratio
Total		65,180 sf	325 sp	4.99 sp/1000 sf



PHASE - 1B

SITE PLAN - PHASE I & II
PKG PHASE I: 650 SP
PKG PHASE II: 213 SP
SCALE: 1"=60'-0"
NORTH

REVISIONS:

	INITIAL SITE PLAN	
	SUBMITTAL	04/01/2024
	SITE PLAN RE-SUBMITTAL #1	06/14/2024
	SITE PLAN RE-SUBMITTAL #2	08/16/2024
	SITE PLAN RE-SUBMITTAL #3	10/11/2024
	SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

GEORGE L. MOURIZ
AR0007606

LANTANA VILLAGE
FOR: INTEGRA
LOCATED AT: LANTANA, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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MSA ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE: SITE PLAN

SHEET: SP-1

Phase – 1C

1.Construction of Buildings 4, 5 & 6.

2.Demolition of remaining existing retail spaces south of Kmart.

3.Completion of any underground within the footprint of the pending demolition.

4.All flatwork, landscaping, etc. surrounding Buildings 4, 5 & 6 and within the confines of the stipulated Phase – 1C area.

5.Completion of the main drive running in between Phase –1A and Phase – 1B

6. All existing tenants must be moved out prior to demolition.

7. As customary, the applicant will be seeking Final Certificate of Occupancy for each building in any phase upon completion of each building independently of other buildings within the phase. Each building will be completed with the respective improvements and appurtenances necessary to service such building such as access, life safety, utilities, and parking.

SITE DATA - PHASE I & II		
Location:	Lantana, FL	
Zoning District:	MXD-Mixed Use District	
Land Use Designation:	MXD-Mixed Use District	
MXD Commercial Uses: (list of special exceptions Sec. 23-101d)	a. Bars, lounges and nightclubs b. Microbrewery c. Schools charter or private d. Daycare e. Financial institutions (properties less than 25 AC) f. Restaurant, cafes, etc. (2,500 sf or greater in size) g. Pharmacy	
Site Net Area (Phase I)	579,499 sf	13.3 ac
Site Net Area (Phase II)	224,344 sf	5.15 ac
Total Site Net Area:	803,843 sf	18.45 ac
Existing Square Footage	164,980 sf	
Square Footage to be Removed	111,767 sf	
Proposed Square Footage	316,705 sf	
Density (Phase I):	307 units	23.08 units/ac
Commercial Area:		
Commercial Area (Proposed) - Phase I	11,967 sf	1.49%
Commercial Area (Existing) - Phase II	53,213 sf	6.62%
Total Commercial Area - Phase I & II	65,180 sf	8.11%
Open air dining area	2,946 sf	
Total area for FAR calculations	68,126 sf	8.48%
Non-Residential Intensity - FAR*	Req.= 1.0 FAR	Prov.=0.084 FAR

*FAR includes Open Air dining area

DEVELOPMENT STANDARDS - PHASE I & II			
Setbacks	Requirec	Existing**	
Front setback:			
Hypoluxo Rd. (South)	29'-0" min.	37'-8"	
Greynolds Cir. (Northwest)		62'-3"	
W. Central Blvd. (North)		92'-11"	
Interior setback:			
S. Federal Hwy. (East)	7'-6" min.	392'-7"	
Interior (East)		0'-5"	
Interior (West-Phase I)		60'-2"	
Interior (West-Phase II)		34'-11"	
Max. Bldg. Height***	35'-0"	-	
Max. Bldg. Depth	60'-0"	-	
Bldg. Frontage:			
Hypoluxo Rd. (South)	100% (585'-2")	27.68% (162'-0")	
Greynolds Cir. (Northwest)	100% (531'-2")	39.94% (212'-2")	
W. Central Blvd. (North)	100% (84'-.")	47.97% (40'-4")	

	Requirec	Existing	To be removed	Proposed
Max. Lot Size	50,000 sf	-	-	-
Max. Lot Coverage	40.00%	20.52%	13.90%	21.78%
	321,537 sf	164,980 sf	111,767 sf	174,907 sf

**Approximate setback dimensions to be field verified.
***Measured to the highest point of the architectural features.

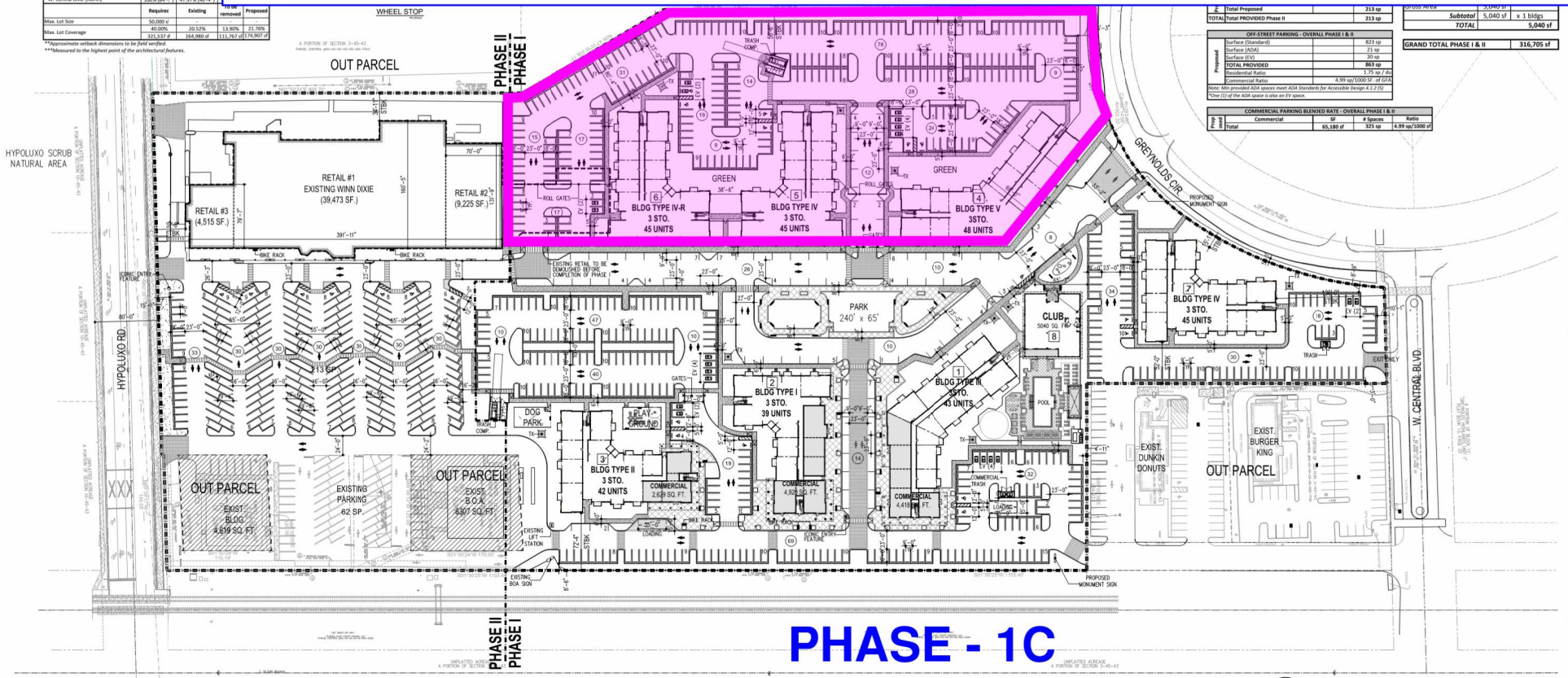
OFF-STREET PARKING - OVERALL PHASE I & II		
Proposed	Surface (Standard)	823 sp
	Surface (ADA)	21 sp
	Surface (EV)	20 sp
	TOTAL PROVIDED	863 sp
	Residential Ratio	1.75 sp / du
	Commercial Ratio	4.99 sp/1000 SF of GFA

Note: Min provided ADA spaces meet ADA Standards for Accessible Design 4.1.2 (5)
*One (1) of the ADA space is also an EV space.

COMMERCIAL PARKING BLENDED RATE - OVERALL PHASE I & II				
Prop	Commercial	SF	# Spaces	Ratio
Total		65,180 sf	325 sp	4.99 sp/1000 sf

Total Proposed			213 sp
TOTAL	Total PROVIDED Phase II		213 sp

Gross Area			
	Subtotal	5,040 sf	x 1 bldgs
	TOTAL		5,040 sf
GRAND TOTAL PHASE I & II			316,705 sf



PHASE - 1C

SITE PLAN - PHASE I & II
PKG PHASE I: 650 SP
PKG PHASE II: 213 SP
SCALE: 1"=60'-0"
NORTH

#0	04/01/2024
#1	06/14/2024
#2	08/16/2024
#3	10/11/2024
#4	11/21/2024

LANTANA VILLAGE
FOR: INTEGRA
LOCATED AT: LANTANA, FLORIDA

MOURIZ 7606

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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MSA ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE: SITE PLAN

SHEET: SP-1

PHASE - 1D

1.Existing tenants must be moved out prior to demolition.

2.Demolition of existing strip mall.

3.Underground utilities for Phase – 1D.

4.Construction of Phase – 1D.

5.Flatwork, landscaping, etc. within the confines of Phase – 1D.

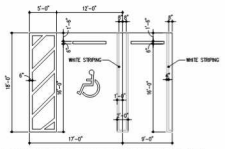
6. As customary, the applicant will be seeking Final Certificate of Occupancy for each building in any phase upon completion of each building independently of other buildings within the phase. Each building will be completed with the respective improvements and appurtenances necessary to service such building such as access, life safety, utilities, and parking.

SITE DATA - PHASE I & II		
Location:	Lantana, FL	
Zoning District:	MXD-Mixed Use District	
Land Use Designation:	MXD-Mixed Use District	
MXD Commercial Uses: (list of special exceptions Sec. 23-101d)	a. Bars, lounges and nightclubs	
	b. Microbrewery	
	c. Schools charter or private	
	d. Daycare	
	e. Financial institutions (properties less than 25 AC)	
	f. Restaurant, cafes, etc. (2,500 sf or greater in size)	
	g. Pharmacy	
Site Net Area (Phase I)	579,499 sf	13.3 ac
Site Net Area (Phase II)	224,344 sf	5.15 ac
Total Site Net Area:	803,843 sf	18.45 ac
Existing Square Footage	164,980 sf	
Square Footage to be Removed	111,767 sf	
Proposed Square Footage	316,705 sf	
Density (Phase I):	307 units	23.08 units/ac
Commercial Area:		
Commercial Area (Proposed) - Phase I	11,967 sf	1.49%
Commercial Area (Existing) - Phase II	53,213 sf	6.62%
Total Commercial Area - Phase I & II	65,180 sf	8.11%
Open air dining area	2,946 sf	
Total area for FAR calculations	68,126 sf	8.48%
Non-Residential Intensity - FAR*	Req.= 1.0 FAR	Prov.=0.084 FAR

*FAR includes Open Air dining area

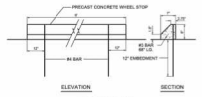
SITE CALCULATIONS**** - PHASE I & II				
Type	Required	Existing	To be removed	Proposed
Phase I:				579,499 sf 13.3 ac
Landscape (Pervious Area)	-	63,715 sf	28,812 sf	132,078 sf 22.79%
Phase II:				224,344 sf 5.15 ac
Landscape (Pervious Area)	-	13,912 sf	706 sf	28,331 sf 12.63%
OVERALL SITE:				803,843 sf 18.45 ac
Landscape (Pervious Area)	40,192 sf (5%)	77,627 sf	29,518 sf	160,409 sf 19.96%

****Calculations based on Net Site Areas



PARKING STALL DIMENSION AND STRIPING DETAIL

SCALE: 3/32"=1'-0"



WHEEL STOP

DEVELOPMENT STANDARDS - PHASE I & II			
Setbacks	Requirec	Existing**	Proposed
Front setback:			
Hypoluxo Rd. (South)	25'-0" min.	37'-8"	37'-8"
Greynolds Cir. (Northwest)		62'-3"	15'-11"
W. Central Blvd. (North)		92'-11"	136'-0"
Interior setback:			
S. Federal Hwy. (East)	7'-6" min.	392'-7"	72'-4"
Interior (East)		0'-5"	52'-0"
Interior (West-Phase I)		60'-2"	56'-6"
Interior (West-Phase II)		34'-11"	34'-11"
Max. Bldg. Height***	35'-0"	-	45'-6"
Max. Bldg. Depth	60'-0"	-	68'-0"
Bldg. Frontage:			
Hypoluxo Rd. (South)	100% (585'-2")	27.68% (162'-0")	27.68% 162'-0"
Greynolds Cir. (Northwest)	100% (531'-2")	39.94% (212'-2")	48.80% 259'-3"
W. Central Blvd. (North)	100% (84'-1")	47.97% (40'-4")	76.51% 64'-4"
	Requirec	Existing	To be removed / Proposed
Max. Lot Size	50,000 sf	-	-
Max. Lot Coverage	40.00%	20.52%	13.90% 21.76%
	321,537 sf	164,980 sf	111,767 sf 174,907 sf

**Approximate setback dimensions to be field verified.
***Measured to the highest point of the architectural features.

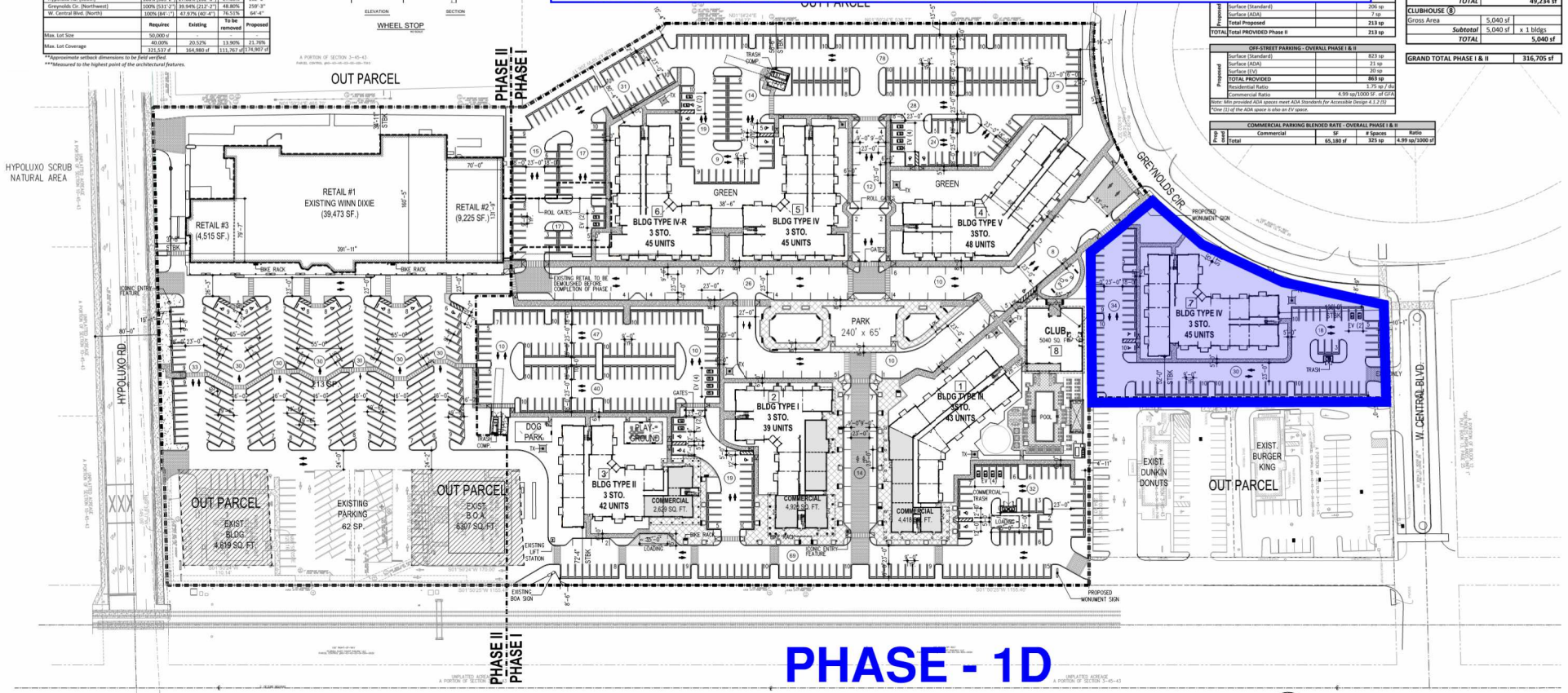
GROSS AREA - PHASE I		
BLDG TYPE I ②		
Leasable Residential	31,872 sf	
Leasable Commercial	4,920 sf	
Non leasable	5,936 sf	
Balconies/Juliette Balc.	1,052 sf	
Subtotal	43,780 sf	x 1 bldgs
TOTAL		43,780 sf
BLDG TYPE II ③		
Leasable Residential	32,740 sf	
Leasable Commercial	2,629 sf	
Non leasable	5,875 sf	
Balconies/Juliette Balc.	1,202 sf	
Subtotal	42,446 sf	x 1 bldgs
TOTAL		42,446 sf
BLDG TYPE III ①		
Leasable Residential	38,299 sf	
Leasable Commercial	4,418 sf	
Non leasable	5,368 sf	
Balconies/Juliette Balc.	941 sf	
Subtotal	49,026 sf	x 1 bldgs
TOTAL		49,026 sf
BLDG TYPE IV & IV-R ⑤⑥⑦		
Leasable Residential	35,400 sf	
Non leasable	5,641 sf	
Balconies/Juliette Balc.	1,352 sf	
Subtotal	42,393 sf	x 3 bldgs
TOTAL		127,179 sf
BLDG TYPE V ④		
Leasable Residential	42,822 sf	
Non leasable	5,301 sf	
Balconies/Juliette Balc.	1,111 sf	
Subtotal	49,234 sf	x 1 bldgs
TOTAL		49,234 sf
CLUBHOUSE ⑧		
Gross Area	5,040 sf	
Subtotal	5,040 sf	x 1 bldgs
TOTAL		5,040 sf
GRAND TOTAL PHASE I & II		316,705 sf

OFF-STREET PARKING - OVERALL PHASE I & II		
Proposed	Surface (Standard)	823 sp
	Surface (ADA)	21 sp
	Surface (EV)	20 sp
	TOTAL PROVIDED	863 sp
	Residential Ratio	1.75 sp / du
	Commercial Ratio	4.99 sp/1000 SF of GFA

Note: Min provided ADA spaces meet ADA Standards for Accessible Design 4.1.2 (5)
*One (1) of the ADA space is also an EV space.

COMMERCIAL PARKING BLENDED RATE - OVERALL PHASE I & II			
Prop	Commercial	SF	# Spaces / Ratio
Total		65,180 sf	325 sp 4.99 sp/1000 sf

PHASE I PARKING		
Proposed	Surface (Standard)	206 sp
	Surface (ADA)	7 sp
TOTAL	Total Proposed	213 sp
	Total PROVIDED Phase II	213 sp



PHASE - 1D

SITE PLAN - PHASE I & II

PKG PHASE I: 650 SP
PKG PHASE II: 213 SP

SCALE: 1"=60'-0"

NORTH

REVISIONS:	
INITIAL SITE PLAN	
SUBMITTAL	04/01/2024
SITE PLAN RE-SUBMITTAL #1	06/14/2024
SITE PLAN RE-SUBMITTAL #2	08/16/2024
SITE PLAN RE-SUBMITTAL #3	10/11/2024
SITE PLAN RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

GEORGE L. MOURIZ AR0007606

LANTANA VILLAGE
FOR: INTEGRA
LOCATED AT: LANTANA, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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MSA ARCHITECTS
ARCHITECTURE & PLANNING

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE: SITE PLAN

SHEET: SP-1

PHASE – 1A

1.Demolition of Kmart

2.Underground utilities and demolition

3.Asphalt and curb/landscape rework at south of property.

4.Restriping and parking work along east property line (by railroad tracks), to allow the maintenance of the east access road to be opened during subsequent phases.

5.For flexibility purposes, the fencing plan at this stage will be shown to surround what will be Phases 1A and 1B but will be moved as needed to allow for the demolition and underground utility work.

6.East access road as well as the primary drive (drive along the front of current retail spaces) will need to be intermittently closed and reopened as we cross those areas with the underground work.

7. All existing tenants must be moved out prior to demolition.

8. As customary, the applicant will be seeking Final Certificate of Occupancy for each building in any phase upon completion of each building independently of other buildings within the phase. Each building will be completed with the respective improvements and appurtenances necessary to service such building such as access, life safety, utilities, and parking.

GROSS AREA - PHASE I		
BLDG TYPE I ②		
Leasable Residential	31,872 sf	
Leasable Commercial	4,920 sf	
Non leasable	5,936 sf	
Balconies/Juliette Balc.	1,052 sf	
Subtotal	43,780 sf	x 1 bldgs
TOTAL		**43,780 sf**
BLDG TYPE II ③		
Leasable Residential	32,740 sf	
Leasable Commercial	2,629 sf	
Non leasable	5,875 sf	
Balconies/Juliette Balc.	1,202 sf	
Subtotal	42,446 sf	x 1 bldgs
TOTAL		**42,446 sf**
BLDG TYPE III ①		
Leasable Residential	38,299 sf	
Leasable Commercial	4,418 sf	
Non leasable	5,368 sf	
Balconies/Juliette Balc.	941 sf	
Subtotal	49,026 sf	x 1 bldgs
TOTAL		**49,026 sf**
BLDG TYPE IV & IV-R ⑤⑥⑦		
Leasable Residential	35,400 sf	
Non leasable	5,641 sf	
Balconies/Juliette Balc.	1,352 sf	
Subtotal	42,393 sf	x 3 bldgs
TOTAL		**127,179 sf**
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Leasable Residential	42,822 sf	
Non leasable	5,301 sf	
Balconies/Juliette Balc.	1,111 sf	
Subtotal	49,234 sf	x 1 bldgs
TOTAL		**49,234 sf**
CLUBHOUSE ⑧		
Gross Area	5,040 sf	
Subtotal	5,040 sf	x 1 bldgs
TOTAL		**5,040 sf**
GRAND TOTAL PHASE I & II		**316,705 sf**

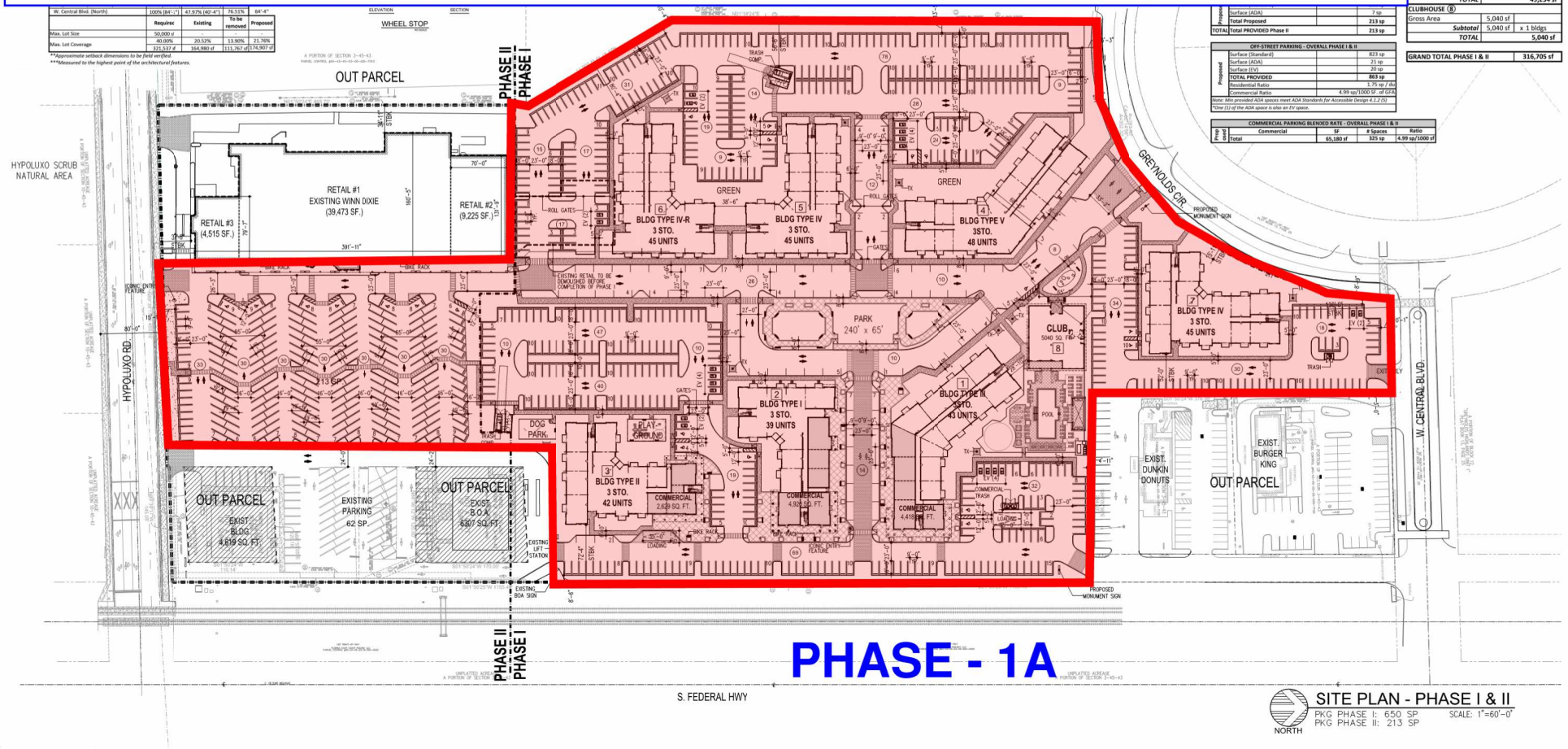
OFF-STREET PARKING - OVERALL PHASE I & II			
Proposed	Surface (Standard)	823 sp	
	Surface (ADA)	21 sp	
	Surface (EV)	20 sp	
	TOTAL PROVIDED	**863 sp**	
	Residential Ratio	1.75 sp / du	
	Commercial Ratio	4.99 sp/1000 SF of GFA	

Note: Min provided ADA spaces meet ADA Standards for Accessible Design 4.1.2 (5)
**One (1) of the ADA space is also an EV space.*

COMMERCIAL PARKING BLENDED RATE - OVERALL PHASE I & II				
Phase	Commercial	SF	# Spaces	Ratio
Total		65,180 sf	325 sp	4.99 sp/1000 sf

W. Central Blvd. (North)	100% (84'-1")	47.97% (40'-4")	76.51%	64'-4"
	Requirec	Existing	To be removed	Proposed
Max. Lot Size	50,000 sf		-	
Max. Lot Coverage	40.00%	20.52%	13.90%	21.78%
	321,537 sf	164,980 sf	111,767 sf	174,907 sf

**Approximate setback dimensions to be field verified.
***Measured to the highest point of the architectural features.



PHASE - 1A

SITE PLAN - PHASE I & II
PKG PHASE I: 650 SP
PKG PHASE II: 213 SP
SCALE: 1"=60'-0"
NORTH

REVISIONS:

	INITIAL SITE PLAN	
	SUBMITTAL	04/01/2024
	SITE PLAN	
	RE-SUBMITTAL #1	06/14/2024
	SITE PLAN	
	RE-SUBMITTAL #2	08/16/2024
	SITE PLAN	
	RE-SUBMITTAL #3	10/11/2024
	SITE PLAN	
	RE-SUBMITTAL #4	11/21/2024

DIGITAL SIGNATURE:

GEORGE L. MOURIZ
AR0007606

LANTANA VILLAGE
FOR:
INTEGRA
LOCATED AT:
LANTANA, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE: SITE PLAN

SHEET: SP-1

JMD ENGINEERING, INC.

November 7, 2024

Quazi Bari, P.E.
PBC Department of Engineering – Traffic Division
2300 Jog Road, 3rd Floor.
West Palm Beach, FL 33411

Re: Lantana Village
Project # 240312
Lantana, FL
CREA Traffic Impact Equivalency Statement

The applicant is proposing a change for the above-referenced site plan in Lantana, Florida with PCN 40-43-45-03-00-000-7030/7080/7100. The site is within the Coastal Residential Exemption Area (CREA).

The site was previously approved for two phases, Phase 1 included 304 apartment units with 68,040 square feet of commercial, and Phase 2 had 461 apartments and 24,557 square feet of commercial (see TPS approval letter dated June 4, 2024). The site plan has been under review by the Town of Lantana and during the amendment review process, there was a need to make changes. Phase 1 will increase the number of units from 304 units to 307 units and decrease the commercial from 68,040 square feet to 65,180 square feet of commercial. The applicant's plans identify Phase 2 as cosmetic improvements to the existing Winn Dixie parcel. Phase 3 is the redevelopment of the Winn Dixie parcel which combined with Phase 1 will decrease the residential units from 461 units to 426 units while reducing the commercial from 24,557 square feet to 21, 967 square feet. The Town of Lantana has requested an updated TPS letter to reflect the changes. The reduction in trips is shown in Tables 1 - 3.

For Phase 1, the change resulted in a reduction of 145 daily, 5 AM, and 14 PM peak-hour trips. For Phase 2, the change results in a reduction of 288 daily trips, 16 AM and 24 PM peak hour trips.

As the result is a reduction in trips compared to the previous approval, no further analysis is required. We have attached the previous TPS approval letter, the current proposed site plans, and the $400.00 TPS review fee.

12773 FOREST HILL BOULEVARD, SUITE 204, WELLINGTON, FL 33414
PHONE 561-379-5178

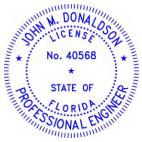
If there are any questions regarding this analysis, please do not hesitate to call me at 561-379-5178 or jdonaldson@jmdengr.com.

Sincerely,

JMD ENGINEERING, INC.

John M. Donaldson, P.E., PTOE
Transportation Engineer

Florida Registration
Number 40568
Engineering Business
Number CA00009514
Attachments



This item has been Electronically signed & Sealed by John M. Donaldson, P.E. on the time and date stamp shown using the digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by JOHN M DONALDSON
Date: 2024.11.07 11:21:18 -05'00'

Department of Engineering and Public Works
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

Palm Beach County Board of County Commissioners
Maria Sachs, Mayor
Maria G. Marino, Vice Mayor
Gregg K. Weiss
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator
Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer"

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June 4, 2024

John M. Donaldson, P.E., PTOE
JMD Engineering, Inc.
12773 Forest Hill Blvd, Suite 204
Wellington, FL 33414

RE: Lantana Village
Project #: 240312
Traffic Performance Standards (TPS) Review

Dear Mr. Donaldson:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated May 20, 2024, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Lantana
Location:	NWC of Hypoluxo Rd and Dixie Hwy (Federal Hwy)
PCN:	40-43-45-03-00-000-7030, -7080, -7100
Access:	3 Full on Hypoluxo Rd, 1 Full and 1 RI/RO on Greynolds Cir, 1 Full on W Central Blvd (2 less than current 8 driveways) (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Retail = 80,800 SF
Proposed Uses:	Multi-Family=304 DU, Retail w/Grocery = 68,040 SF (Phase I) Multi-Family=461 DU, Retail = 24,557 SF (Phase II)
New Daily Trips:	1,314 (Phase I)/-1,055 (Phase II)
New Peak Hour Trips:	94 (12/82) AM; 85 (65/20) PM – Phase I 31 (-51/82) AM; -150 (-35/-115) PM – Phase II
Build-out:	Phase I = December 31, 2027, Phase II = TBD

Based on our review, the Traffic Division has determined the proposed site is located within the Coastal Residential Exception Area, and therefore, the residential component of the project is exempt from Palm Beach County TPS. The existing commercial land use on the site will be reduced, which will generate less trips compared to that from the existing commercial land use on the site. The project **meets** the TPS of Palm Beach County.

The following condition of approval shall be added in the Municipal Development Order:

The Property Owner shall extend the northbound left turn lane on US-1 S Federal Hwy at Hypoluxo Rd intersection. The extent of the extension shall be as approved by the FDOT. This extension shall be completed prior to receiving the first Certificate of Occupancy for the residential building in Phase I of the project.

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

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

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbc.gov

Sincerely,

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

QB:jb

ec: Addressee
Nicole Dritz - Development Services Director, Town of Lantana
Alberto Lopez - Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2024\240312 - LANTANA VILLAGE.DOCX;

TABLE 1
LANTANA VILLAGE
TRIP GENERATION COMPARISON PHASE I

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
APPROVED DEVELOPMENT (6/4/24 TPS LETTER)								
Apartments	304 DU	2,049	122	29	93	155	98	57
General Commercial w/ grocery 40-150ksf	68,040 s.f.	6,429	240	149	91	614	295	319
Subtotal	**68,040**	**8,478**	**362**	**178**	**184**	**769**	**393**	**376**
Pass-By								
General Commercial	39%	2,507	94	58	36	239	115	124
Subtotal		**2,507**	**94**	**58**	**36**	**239**	**115**	**124**
TOTAL NET PROPOSED TRIPS		**5,971**	**268**	**120**	**148**	**530**	**278**	**252**
PROPOSED DEVELOPMENT								
Apartments	307 DU	2,069	123	30	93	157	99	58
General Commercial w/ grocery 40-150ksf	65,180 s.f.	6,159	230	143	87	589	283	306
Subtotal	**65,180**	**8,228**	**353**	**173**	**180**	**746**	**382**	**364**
Pass-By								
General Commercial	39%	2,402	90	56	34	230	110	119
Subtotal		**2,402**	**90**	**56**	**34**	**230**	**110**	**119**
TOTAL NET PROPOSED TRIPS		**5,826**	**263**	**117**	**146**	**516**	**272**	**245**
NET INCREASE IN DRIVEWAY TRIPS		**4,110**	**108**	**114**	**-6**	**434**	**185**	**249**
NET TRIPS FOR TPS PURPOSES		**-145**	**-5**	**-3**	**-2**	**-14**	**-6**	**-7**

Palm Beach County Trip Generation Rates

Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
					In/Out	Rate/Equation	In/Out	Rate/Equation
Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
Shop Plaza (40-150ksf) w/Sup Market	821	1000 S.F.	94.49	39%	62/38	3.53	48/52	9.03
Strip Retail Plaza (<40ksf)	822	1000 S.F.	54.45	63%	60/40	2.36	50/50	6.59

TABLE 2
LANTANA VILLAGE
TRIP GENERATION COMPARISON PHASE III

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
APPROVED DEVELOPMENT (6/4/24 TPS LETTER)								
Apartments	461 DU	3,107	184	44	140	235	148	87
General Commercial (Strip Retail)	24,557 s.f.	1,337	58	35	23	162	81	81
Subtotal	**24,557**	**4,444**	**242**	**79**	**163**	**397**	**229**	**168**
Pass-By								
General Commercial	63%	842	37	22	15	102	51	51
Subtotal		**842**	**37**	**22**	**15**	**102**	**51**	**51**
TOTAL NET PROPOSED TRIPS		**3,602**	**205**	**57**	**148**	**295**	**178**	**117**
PROPOSED DEVELOPMENT								
Apartments	426 DU	2,871	170	41	129	217	137	80
General Commercial (Strip Retail)	21,967 s.f.	1,196	52	31	21	145	73	72
Subtotal	**21,967**	**4,067**	**222**	**72**	**150**	**362**	**210**	**152**
Pass-By								
General Commercial	63%	753	33	20	13	91	46	45
Subtotal		**753**	**33**	**20**	**13**	**91**	**46**	**45**
TOTAL NET PROPOSED TRIPS		**3,314**	**189**	**52**	**137**	**271**	**164**	**107**
NET INCREASE IN DRIVEWAY TRIPS		**960**	**38**	**28**	**10**	**127**	**62**	**65**
NET TRIPS FOR TPS PURPOSES		**-288**	**-16**	**-5**	**-11**	**-24**	**-14**	**-10**

Palm Beach County Trip Generation Rates

Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour In/Out	AM Peak Hour Rate/Equation	PM Peak Hour In/Out	PM Peak Hour Rate/Equation
Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
Shop Plaza (40-150ksf) w/Sup Market	821	1000 S.F.	94.49	39%	62/38	3.53	48/52	9.03
Strip Retail Plaza (<40ksf)	822	1000 S.F.	54.45	63%	60/40	2.36	50/50	6.59

TABLE 3
LANTANA VILLAGE
TRIP GENERATION COMPARISON PHASE I VS PHASE III

PROPOSED DEVELOPMENT								
Apartments	307 DU	2,069	123	30	93	157	99	58
General Commercial w/ grocery 40-150ksf	65,180 s.f.	6,159	230	143	87	589	283	306
Subtotal	**65,180**	**8,228**	**353**	**173**	**180**	**746**	**382**	**364**
Pass-By								
General Commercial	39%	2,402	90	56	34	230	110	119
Subtotal		**2,402**	**90**	**56**	**34**	**230**	**110**	**119**
TOTAL NET PROPOSED TRIPS		**5,826**	**263**	**117**	**146**	**516**	**272**	**245**
PROPOSED DEVELOPMENT								
Apartments	426 DU	2,871	170	41	129	217	137	80
General Commercial (Strip Retail)	21,967 s.f.	1,196	52	31	21	145	73	72
Subtotal	**21,967**	**4,067**	**222**	**72**	**150**	**362**	**210**	**152**
Pass-By								
General Commercial	63%	753	33	20	13	91	46	45
Subtotal		**753**	**33**	**20**	**13**	**91**	**46**	**45**
TOTAL NET PROPOSED TRIPS		**3,314**	**189**	**52**	**137**	**271**	**164**	**107**
NET INCREASE IN DRIVEWAY TRIPS		**-4,161**	**-131**	**-101**	**-30**	**-384**	**-172**	**-212**
NET TRIPS FOR TPS PURPOSES		**-2,512**	**-74**	**-65**	**-9**	**-245**	**-108**	**-138**

Palm Beach County Trip Generation Rates

Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour In/Out	AM Peak Hour Rate/Equation	PM Peak Hour In/Out	PM Peak Hour Rate/Equation
Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
Shop Plaza (40-150ksf) w/Sup Market	821	1000 S.F.	94.49	39%	62/38	3.53	48/52	9.03
Strip Retail Plaza (<40ksf)	822	1000 S.F.	54.45	63%	60/40	2.36	50/50	6.59

SITE DATA - PHASE I & II		
Location:	Lantana, FL.	
Zoning Designation:	MXD	
Site Net Area (Phase I)	579,499 sf	13.3 ac
Site Net Area (Phase II)	224,344 sf	5.15 ac
Total Site Net Area:	803,843 sf	18.45 ac
Existing Square Footage	164,980 sf	
Square Footage to be Removed	111,767 sf	
Proposed Square Footage	316,705 sf	
Density (Phase I):	307 units	23.08 units/ac
Commercial Area:		
Commercial Area (Proposed) - Phase I	11,967 sf	1.49%
Commercial Area (Existing) - Phase II	53,213 sf	6.62%
Total Commercial Area - Phase I & II	65,180 sf	8.11%
Open air dining area	2,946 sf	
Total area for FAR calculations	68,126 sf	8.48%
Non-Residential Intensity - FAR*	Req.= 1.0 FAR	Prov.=0.084 FAR

*FAR includes Open Air dining area

DEVELOPMENT STANDARDS - PHASE I & II			
Setbacks	**Required**	**Existing**	**Proposed**
Front setback:			
Hypoluxo Rd. (South)	29'-0" min.	-	37'-8"
Greynolds Cir. (Northwest)			15'-11"
W. Central Blvd. (North)			136'-0"
Interior setback:			
S. Federal Hwy. (East)	7'-6" min.	-	72'-4"
Interior (East)			52'-0"
Interior (West-Phase I)			56'-6"
Interior (West-Phase II)			34'-11"
Combined Side setback	30'-0" max.		-
Max. Bldg. Height**	35'-0"	-	45'-6"
Max. Bldg. Depth	60'-0"	-	68'-0"
Bldg. Frontage:			
Hypoluxo Rd. (South)	100% (585'-2")	27.68% (162'-0")	27.68% 162'-0"
Greynolds Cir. (Northwest)	100% (531'-2")	39.94% (212'-2")	48.80% 259'-3"
W. Central Blvd. (North)	100% (84'-1")	47.97% (40'-4")	76.51% 64'-4"

	Required	Existing	To be removed	Proposed
Max. Lot Size	50,000 sf	-	-	-
Max. Lot Coverage	40.00%	20.52%	13.90%	20.14%
	321,537 sf	164,980 sf	111,767 sf	161,885 sf

**Measured to the highest point of the architectural features

SITE CALCULATIONS*** - PHASE I & II				
Type	**Required**	**Existing**	**To be removed**	**Proposed**
Phase I:				**579,499 sf 13.3 ac**
Civic Open Space	57,950 sf (10%)	-		64,122 sf 11.07%
Open Space (Pervious Area)	-	63,715 sf	28,812 sf	132,078 sf 22.79%
Impervious (Vehicular Use)	-			265,413 sf 45.80%
Impervious (bldgs., plazas, sidewalks)	-			182,008 sf 31.41%
Phase II:				**224,344 sf 5.15 ac**
Civic Open Space	-	-		6,972 sf 3.11%
Open Space (Pervious Area)	-	13,912 sf	706 sf	28,331 sf 12.63%
Impervious (Vehicular Use)	-			137,827 sf 61.44%
Impervious (bldgs., plazas, sidewalks)	-			58,186 sf 25.94%
OVERALL SITE:				**803,843 sf 18.45 ac**
Civic Open Space		-		71,094 sf 8.84%
Open Space (Pervious Area)	40,192 sf (5%)	77,627 sf	29,518 sf	160,409 sf 19.96%
Impervious (Vehicular Use)	-			403,240 sf 50.16%
Impervious (bldgs., plazas, sidewalks)	-			240,194 sf 29.88%

***Calculations based on Net Site Areas

WAIVER TABLE				
REQUEST TYPE	**REQUEST**	**CODE SECTION**	**REQUIRED**	**REQUESTED**
Waiver #1	A waiver to use 18' deep parking spaces instead of 18'6", a reduction of 6".	Municode Town of Lantana, Chapter 23, Article VI, Sec. 23-131(c)(9)(c)(4)	18'-6"	18'-0"
Waiver #2	A waiver reducing by 2 feet the width on the two-way drive aisle dimension to use 23' wide drive aisles instead of 25'.	Municode Town of Lantana, Chapter 23, Article VI, Sec. 23-131(c)(10).2	25'-0"	23'-0"
Waiver #3	A waiver for a reduction of the residential parking requirements to require a parking ratio of 1.75 parking spaces per dwelling unit inclusive of the visitor parking.	Municode Town of Lantana, Chapter 23, Article VI, Sec. 23-131 (c)(7)	833 spaces	622 spaces
Waiver #4	A waiver to reduce by 14 feet the setback requirement along the front setback on Greynolds Circle, from 29 feet to 15 feet.	Municode Town of Lantana, Chapter 23, Article V, Sec. 23-101(e)	29'-0"	15'-0"
Waiver #5	A waiver for an increase in maximum building height from 35 feet to 45.5 feet.	Municode Town of Lantana, Chapter 23, Article V, Sec. 23-101(e)	35'-0"	45'-6"
Waiver #6	A waiver to allow an additional building depth of 8 feet from 60 feet to 68 feet.	Municode Town of Lantana, Chapter 23, Article V, Sec. 23-101(e)	60'-0"	68'-0"
Waiver #7	A waiver requiring 8-foot sidewalks to allow a combination of 8 foot sidewalks on the main pedestrian boulevards and 5 and 6 foot sidewalks on secondary pedestrian areas.	Municode Town of Lantana, Chapter 23, Article V, Sec. 23-101(e)	8'-0"	5'-0"
Waiver #8	A waiver to reduce by 27 feet the minimum parking lot side setback requirement for all sides where parking is proposed within required setback area, from 30 feet to 3 feet.	Municode Town of Lantana, Chapter 23, Article V, Sec. 23-101(e)	30'-0"	3'-0"
Waiver #9	A waiver for a reduction of the required building frontage, percent (less required setbacks) from 100% to 40%.	Municode Town of Lantana, Chapter 23, Article V, Sec. 23-101(e)	100%	40.00%
Waiver #10	A waiver to allow a uniform sign program.	Municode Town of Lantana, Chapter 16, Article IV, Sec. 16-61		
Waiver #11	A waiver to blend the required retail and restaurant parking rates into commercial rate.	Municode Town of Lantana, Chapter 23, Article V, Sec. 23-131	Retail: 4 sp / 1000 SF. Rest: 12 sp / 1000 SF.	Commercial: 4.6 sp / 1000 SF.

DEVELOPMENT SUMMARY PHASE I & II										
UNIT BREAKDOWN PER BLDG TYPES										
	Multifamily									
Unit Types	**Type I 3 stories**	**Type II 3 stories**	**Type III 3 stories**	**Type IV & IV-R 3 stories**	**Type V 3 stories**	# units	% of Total	Unit Areas	AC Leasable Area
ST									
ST	2	3		3		14 units	4.6%	480 sf	6,720 sf
ST2			6		6	12 units	3.9%	524 sf	6,288 sf
Sub-total	**2**	**3**	**6**	**3**	**6**	**26 units**	**8.5%**		**13,008 sf**
1BD									
A1	13	17	5	18	6	95 units	30.9%	648 sf	61,560 sf
A2	6	6	0	6	0	30 units	9.8%	796 sf	23,880 sf
Sub-total	**19**	**23**	**5**	**24**	**6**	**125 units**	**40.7%**		**85,440 sf**
1BD + DEN									
B1	5	3	5	3	6	28 units	9.1%	810 sf	22,680 sf
Sub-total	**5**	**3**	**5**	**3**	**6**	**28 units**	**9.1%**		**22,680 sf**
2BD									
C1	0	0	12	0	12	24 units	7.8%	972 sf	23,328 sf
C1M	9	13	4	15	6	77 units	25.1%	1,006 sf	77,462 sf
C2			5		6	11 units	3.6%	1,053 sf	11,583 sf
Sub-total	**9**	**13**	**21**	**15**	**24**	**112 units**	**36.5%**		**112,373 sf**
3BD									
D1	4	0	6	0	6	16 units	5.2%	1,152 sf	18,432 sf
Sub-total	**4**	**0**	**6**	**0**	**6**	**16 units**	**5.2%**		**18,432 sf**
Units/Bldg	**39 units**	**42 units**	**43 units**	**45 units**	**48 units**	**307 units**			
# of Bldgs	1 bldgs	1 bldgs	1 bldgs	3 bldgs	1 bldgs	7 bldgs			
Total Multifamily	**39 units**	**42 units**	**43 units**	**135 units**	**48 units**	**307 units**	**100.0%**		**251,933 sf**

821 avg sf/du

OFF-STREET PARKING - PHASE I			
	Type	**# of units or SF**	**# Spaces**
Existing	Existing (Commercial)	164,980 sf	883 sp
	To be removed		883 sp
Required	**Multifamily**		
	ST @ 1.25/du	26 units	33 sp
	1BD-3BD @ 2sp/du	281 units	562 sp
	Guest @ 1sp/2 du	154 units	154 sp
	Sub-Total	307 units	**749 sp**
	Commercial		
	Retail @ 4sp/1000 SF. of GFA	7,467 sf	**30 sp**
	Rest. @ 12sp/1000 SF. of GFA	4,500 sf	**54 sp**
	TOTAL REQUIRED		**833 sp**
Provided	Surface (Standard)		617 sp
	Surface (ADA)*		14 sp
	Surface (EV)*		20 sp
	TOTAL PROVIDED		**650 sp**

Note: Min provided ADA spaces meet ADA Standards for Accessible Design 4.1.2 (5)
One (1) of the ADA space is also an EV space.

LOADING SPACES			
Required	**Multifamily**		N/A
	Commercial		
	Retail @ 1sp/10,000 SF. (Type C)	7,467 sf	1 sp
	Rest. @ 1sp/10,000 SF. (Type C)	4,500 sf	1 sp
	TOTAL REQUIRED		**2 sp**
P.	**TOTAL PROVIDED**		**2 sp**

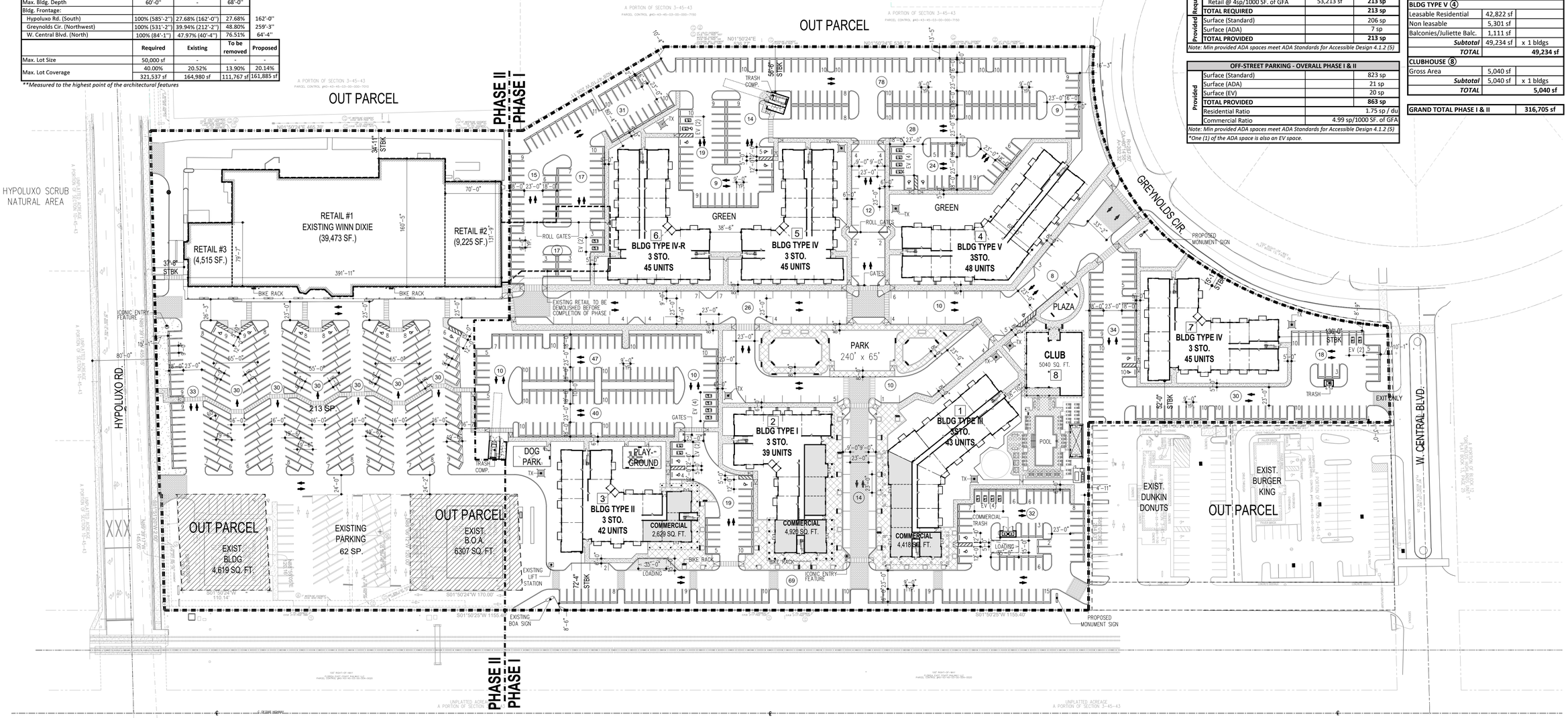
OFF-STREET PARKING - PHASE II		
Commercial	**# of units or SF**	**# Spaces**
Retail @ 4sp/1000 SF. of GFA	53,213 sf	**213 sp**
TOTAL REQUIRED		**213 sp**
Surface (Standard)		206 sp
Surface (ADA)		7 sp
TOTAL PROVIDED		**213 sp**

Note: Min provided ADA spaces meet ADA Standards for Accessible Design 4.1.2 (5)

OFF-STREET PARKING - OVERALL PHASE I & II		
Surface (Standard)		823 sp
Surface (ADA)		21 sp
Surface (EV)		20 sp
TOTAL PROVIDED		**863 sp**
Residential Ratio		1.75 sp / du
Commercial Ratio		4.99 sp/1000 SF. of GFA

Note: Min provided ADA spaces meet ADA Standards for Accessible Design 4.1.2 (5)
One (1) of the ADA space is also an EV space.

GROSS AREA - PHASE I		
BLDG TYPE I ②		
Leasable Residential	31,872 sf	
Leasable Commercial	4,920 sf	
Non leasable	5,936 sf	
Balconies/Juliette Balc.	1,052 sf	
Subtotal	43,780 sf	x 1 bldgs
TOTAL		**43,780 sf**
BLDG TYPE II ③		
Leasable Residential	32,740 sf	
Leasable Commercial	2,629 sf	
Non leasable	5,875 sf	
Balconies/Juliette Balc.	1,202 sf	
Subtotal	42,446 sf	x 1 bldgs
TOTAL		**42,446 sf**
BLDG TYPE III ①		
Leasable Residential	38,299 sf	
Leasable Commercial	4,418 sf	
Non leasable	5,368 sf	
Balconies/Juliette Balc.	941 sf	
Subtotal	49,026 sf	x 1 bldgs
TOTAL		**49,026 sf**
BLDG TYPE IV & IV-R ⑤⑥⑦		
Leasable Residential	35,400 sf	
Non leasable	5,641 sf	
Balconies/Juliette Balc.	1,352 sf	
Subtotal	42,393 sf	x 3 bldgs
TOTAL		**127,179 sf**
BLDG TYPE V ④		
Leasable Residential	42,822 sf	
Non leasable	5,301 sf	
Balconies/Juliette Balc.	1,111 sf	
Subtotal	49,234 sf	x 1 bldgs
TOTAL		**49,234 sf**
CLUBHOUSE ⑧		
Gross Area	5,040 sf	
Subtotal	5,040 sf	x 1 bldgs
TOTAL		**5,040 sf**
GRAND TOTAL PHASE I & II		**316,705 sf**



NORTH

SITE PLAN - PHASE I & II
PKG PHASE I: 650 SP
PKG PHASE II: 213 SP
SCALE: 1"=60'-0"

REVISIONS:	
INITIAL SITE PLAN SUBMITTAL	04/01/2024
SITE PLAN RE-SUBMITTAL #1	06/14/2024
SITE PLAN RE-SUBMITTAL #2	08/16/2024
SITE PLAN RE-SUBMITTAL #3	10/11/2024

DIGITAL SIGNATURE:

GEORGE L. MOURIZ
AR0007806

LANTANA VILLAGE

FOR:
INTEGRA
LOCATED AT:
LANTANA, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

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MSA ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE: SITE PLAN

SHEET: SP-1

SITE DATA - PHASE I & III		
Location:	Lantana, FL.	
Zoning Designation:	MXD	
Site Net Area (Phase I)	579,499 sf	13.3 ac
Site Net Area (Phase III)	224,344 sf	5.15 ac
Total Site Net Area:	803,843 sf	18.45 ac
Existing Square Footage (Phase I & II)	316,705 sf	
Square Footage to be Removed	53,213 sf	
Proposed Square Footage (Phase III)	133,521 sf	
Density (Phase III):	119 units	23.11 units/ac
Density (Overall):	426 units	23.09 units/ac
Commercial Area:		
Commercial Area (Existing) - Phase I	11,967 sf	1.49%
Commercial Area (Proposed) - Phase III	10,000 sf	1.24%
Total Commercial Area - Overall	21,967 sf	2.73%
Open air dining area	2,946 sf	
Total area for FAR calculations	24,913 sf	3.10%
Non-Residential Intensity (Overall) - FAR*	Req.= 1.0 FAR	Prov.=0.030 FAR

*FAR includes Open Air dining area

DEVELOPMENT STANDARDS - PHASE I & III			
Setbacks	**Required**	**Existing**	**Proposed**
Front setback			
Hypoluxo Rd. (South)	29'-0" min.	-	20'-3"
Greynolds Cir. (Northwest)			15'-11"
W. Central Blvd. (North)			136'-0"
Interior setback			
S. Federal Hwy. (East)	7'-6" min.	-	72'-4"
Interior (East)			52'-0"
Interior (West-Phase I)			56'-6"
Interior (West-Phase III)			80'-2"
Combined Side setback	30'-0" max.		-
Max. Bldg. Height**	35'-0"	-	45'-6"
Max. Bldg. Depth	60'-0"	-	68'-0"
Bldg. Frontage:			
Hypoluxo Rd. (South)	100% (585'-2")	27.68% (162'-0")	41.56% 243'-2"
Greynolds Cir. (Northwest)	100% (531'-2")	48.80% (259'-3")	48.80% 259'-3"
W. Central Blvd. (North)	100% (84'-1")	76.51% (64'-4")	76.51% 64'-4"

	Required	**Existing**	**To be removed**	**Proposed**
Max. Lot Size	50,000 sf	-	-	-
Max. Lot Coverage	40.00%	20.14%	6.62%	19.29%
	321,537 sf	161,885 sf	53,213 sf	155,065 sf

**Measured to the highest point of the architectural features

SITE CALCULATIONS*** - PHASE I & III					
Type	**Required**	**Existing**	**To be removed**	**Proposed**	
Phase I:				**579,499 sf**	**13.3 ac**
Civic Open Space	57,950 sf (10%)	-		65,292 sf	11.27%
Open Space (Pervious Area)	-	132,078 sf	sf	131,149 sf	22.63%
Impervious (Vehicular Use)	-	-		265,577 sf	45.83%
Impervious (bldgs., plazas, sidewalks)	-	-		182,773 sf	31.54%
Phase III:				**224,344 sf**	**5.15 ac**
Civic Open Space	-	-		15,818 sf	7.05%
Open Space (Pervious Area)	-	28,331 sf	9,694 sf	44,976 sf	20.05%
Impervious (Vehicular Use)	-	-		115,108 sf	51.31%
Impervious (bldgs., plazas, sidewalks)	-	-		64,260 sf	28.64%
OVERALL SITE:				**803,843 sf**	**18.45 ac**
Civic Open Space	80,384 sf (10%)	-		81,110 sf	10.09%
Open Space (Pervious Area)	40,192 sf (5%)	160,409 sf	9,694 sf	176,125 sf	21.91%
Impervious (Vehicular Use)	-	-		380,685 sf	47.36%
Impervious (bldgs., plazas, sidewalks)	-	-		247,033 sf	30.73%

***Calculations based on Net Site Areas

WAIVER TABLE				
REQUEST TYPE	**REQUEST**	**CODE SECTION**	**REQUIRED**	**REQUESTED**
Waiver #1	A waiver to use 18' deep parking spaces instead of 18'6", a reduction of 6".	Municode Town of Lantana, Chapter 23, Article VI, Sec. 23-131(c)(9)(c)(4)	18'-6"	18'-0"
Waiver #2	A waiver reducing by 2 feet the width on the two-way drive aisle dimension to use 23' wide drive aisles instead of 25'.	Municode Town of Lantana, Chapter 23, Article VI, Sec. 23-131(c)(10).2	25'-0"	23'-0"
Waiver #3	A waiver for a reduction of the residential parking requirements to require a parking ratio of 1.75 parking spaces per dwelling unit inclusive of the visitor parking.	Municode Town of Lantana, Chapter 23, Article VI, Sec. 23-131 (c)(7)	833 spaces	622 spaces
Waiver #4	A waiver to reduce by 14 feet the setback requirement along the front setback on Greynolds Circle, from 29 feet to 15 feet.	Municode Town of Lantana, Chapter 23, Article V, Sec. 23-101(e)	29'-0"	15'-0"
Waiver #5	A waiver for an increase in maximum building height from 35 feet to 45.5 feet.	Municode Town of Lantana, Chapter 23, Article V, Sec. 23-101(e)	35'-0"	45'-6"
Waiver #6	A waiver to allow an additional building depth of 8 feet from 60 feet to 68 feet.	Municode Town of Lantana, Chapter 23, Article V, Sec. 23-101(e)	60'-0"	68'-0"
Waiver #7	A waiver requiring 8-foot sidewalks to allow a combination of 8 foot sidewalks on the main pedestrian boulevards and 5 and 6 foot sidewalks on secondary pedestrian areas.	Municode Town of Lantana, Chapter 23, Article V, Sec. 23-101(e)	8'-0"	5'-0"
Waiver #8	A waiver to reduce by 27 feet the minimum parking lot side setback requirement for all sides where parking is proposed within required setback area, from 30 feet to 3 feet.	Municode Town of Lantana, Chapter 23, Article V, Sec. 23-101(e)	30'-0"	3'-0"
Waiver #9	A waiver for a reduction of the required building frontage, percent (less required setbacks) from 100% to 60%.	Municode Town of Lantana, Chapter 23, Article V, Sec. 23-101(e)	100%	40.00%
Waiver #10	A waiver to allow a uniform sign program.	Municode Town of Lantana, Chapter 16, Article IV, Sec. 16-61		
Waiver #11	A waiver to blend the required retail and restaurant parking rates into commercial rate.	Municode Town of Lantana, Chapter 23, Article V, Sec. 23-131	Retail: 4 sp / 1000 SF. Rest: 12 sp / 1000 SF.	Commercial: 4.6 sp / 1000 SF.

DEVELOPMENT SUMMARY PHASE III								
UNIT BREAKDOWN PER BLDG TYPES								
Unit Types	**Multifamily**							
	Type VI & VI-R 3 stories	**Type VII 3 stories**	**TH - 4 Units 2 stories**	**TH-6 Units 2 stories**	**# units**	**% of Total**	**Unit Areas**	**AC Leasable Area**
ST								
ST	3	3			9 units	7.6%	480 sf	4,320 sf
Sub-total	**3**	**3**	**0**	**0**	**9 units**	**7.6%**		**4,320 sf**
1BD								
A1	14	15			43 units	36.1%	648 sf	27,864 sf
A2	4	6			14 units	11.8%	796 sf	11,144 sf
Sub-total	**18**	**21**	**0**	**0**	**57 units**	**47.9%**		**39,008 sf**
1BD + DEN								
B1	3	3			9 units	7.6%	810 sf	7,290 sf
Sub-total	**3**	**3**	**0**	**0**	**9 units**	**7.6%**		**7,290 sf**
2BD								
C1M	9	12			30 units	25.2%	1,006 sf	30,180 sf
TH - A-1			2	4	8 units	6.7%	1,348 sf	10,784 sf
Sub-total	**9**	**12**	**2**	**4**	**38 units**	**31.9%**		**40,964 sf**
3BD								
TH - B-1	0	0	2	2	6 units	5.0%	1,574 sf	9,444 sf
Sub-total	**0**	**0**	**2**	**2**	**6 units**	**5.0%**		**9,444 sf**
Units/Bldg	**33 units**	**39 units**	**4 units**	**6 units**	**119 units**			
# of Bldgs	2 bldgs	1 bldgs	2 bldgs	1 bldgs	6 bldgs			
Total Multifamily	**66 units**	**39 units**	**8 units**	**6 units**	**119 units**	**100.0%**		**101,026 sf**

849 avg sf/du

OFF-STREET PARKING - PHASE III			
	Type	**# of units or SF**	**# Spaces**
Existing	Existing		213 sp
	To be removed		213 sp
Required	**Multifamily**		
	ST @ 1.25/du	9 units	12 sp
	1BD-3BD @ 2sp/du	110 units	220 sp
	Guest @ 1sp/2 du	60 units	60 sp
	Sub-Total	119 units	**292 sp**
	Commercial		
	Retail @ 4sp/1000 SF. of GFA	10,000 sf	**40 sp**
	TOTAL REQUIRED		**332 sp**
Provided	Surface (Standard)		214 sp
	Surface (ADA)*		7 sp
	Surface (EV)*		sp
	Garage TH		14 sp
	Tandem TH		14 sp
	TOTAL PROVIDED		**249 sp**

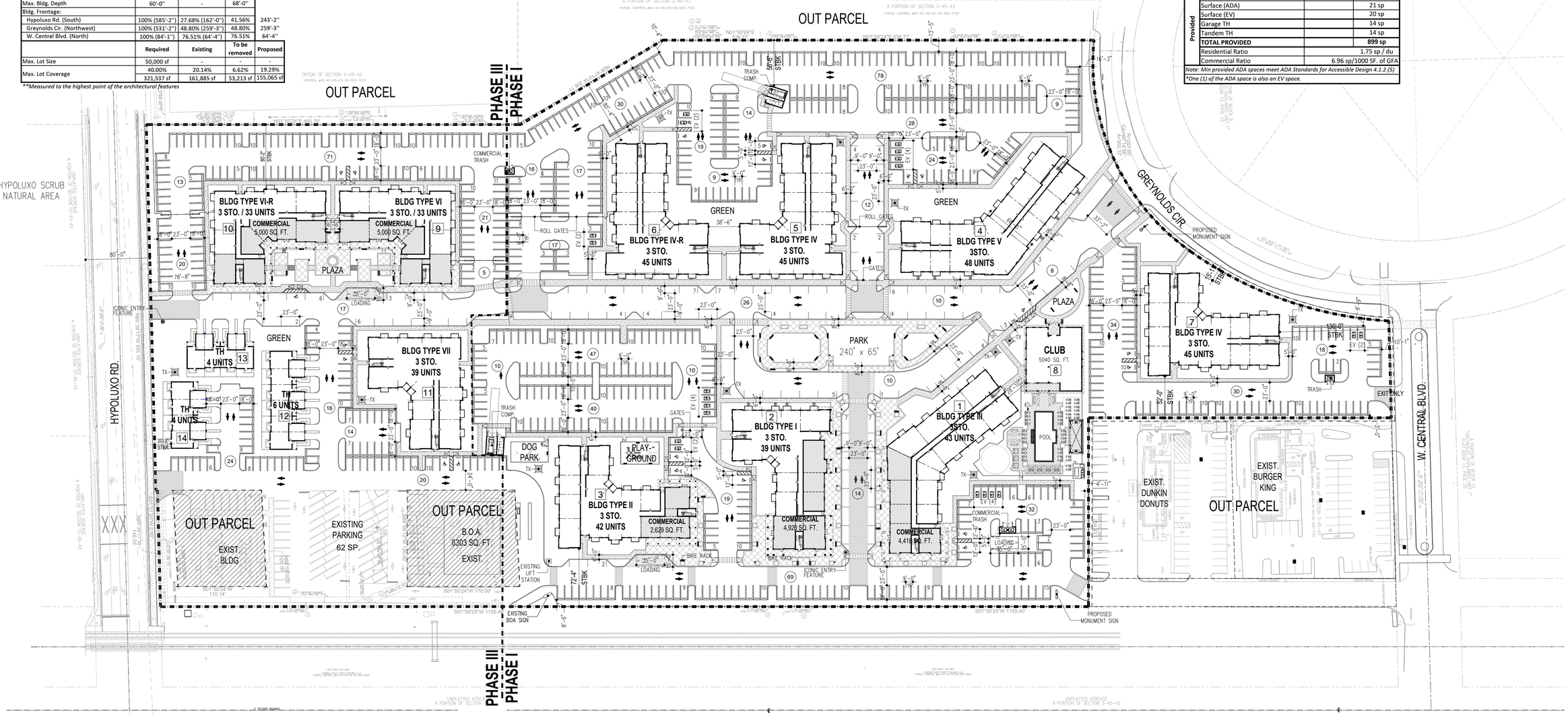
Note: Min provided ADA spaces meet ADA Standards for Accessible Design 4.1.2 (5)
**One (1) of the ADA space is also an EV space.*

LOADING SPACES			
Required	**Multifamily**		N/A
	Commercial		
	Retail @ 1sp/10,000 SF. (Type C)	10,000 sf	1 sp
	TOTAL REQUIRED		**1 sp**
P.	**TOTAL PROVIDED**		**1 sp**

OFF-STREET PARKING - OVERALL PHASE I&III		
Provided	Surface (Standard)	831 sp
	Surface (ADA)	21 sp
	Surface (EV)	20 sp
	Garage TH	14 sp
	Tandem TH	14 sp
	TOTAL PROVIDED	**899 sp**
	Residential Ratio	1.75 sp / du
	Commercial Ratio	6.96 sp/1000 SF. of GFA

Note: Min provided ADA spaces meet ADA Standards for Accessible Design 4.1.2 (5)
**One (1) of the ADA space is also an EV space.*

GROSS AREA - PHASE III			
BLDG TYPE VI & VI-R ⑨ ⑩			
Leasable Residential	25,180 sf		
Leasable Commercial	5,000 sf		
Non leasable	5,330 sf		
Balconies/Juliette Balc.	888 sf		
Subtotal	36,398 sf	x 2 bldgs	
TOTAL			**72,796 sf**
BLDG TYPE VII ⑪			
Leasable Residential	30,438 sf		
Non leasable	5,217 sf		
Balconies/Juliette Balc.	1,202 sf		
Subtotal	36,857 sf	x 1 bldgs	
TOTAL			**36,857 sf**
TH - 4 UNITS ⑬⑭			
Leasable Residential	5,844 sf		
Balconies/Terraces	1,048 sf		
Subtotal	6,892 sf	x 2 bldgs	
TOTAL			**13,784 sf**
TH - 6 UNITS ⑫			
Leasable Residential	8,540 sf		
Balconies/Terraces	1,544 sf		
Subtotal	10,084 sf	x 1 bldgs	
TOTAL			**10,084 sf**
GRAND TOTAL PHASE III			**133,521 sf**
GRAND TOTAL - OVERALL PHASE I & III			**450,226 sf**



NORTH

SITE PLAN - PHASE III

PKG PHASE III: 249 SP SCALE: 1"=60'-0"

REVISIONS:	
INITIAL SITE PLAN SUBMITTAL	04/01/2024
SITE PLAN RE-SUBMITTAL #1	06/14/2024
SITE PLAN RE-SUBMITTAL #2	08/16/2024
SITE PLAN RE-SUBMITTAL #3	10/11/2024

DIGITAL SIGNATURE:

GEORGE L. MOURIZ
STATE OF FLORIDA
REGISTERED ARCHITECT
AR0007806

GEORGE L. MOURIZ
AR0007806

LANTANA VILLAGE

FOR: INTEGRA
LOCATED AT: LANTANA, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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MSA ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

Project No: 2207.prj
Contract Date: 03/23/2023
Scale: AS SHOWN
Drawn By:
Checked By:

TITLE: SITE PLAN PHASE III

SHEET: SP-2

Kimley»Horn

November 27, 2024

Nicole Dritz
Development Services Director
Town of Lantana
500 Greynolds Circle,
Lantana, Florida 33462

RE: ***Lantana Village Square – Parking Stall Dimension Requirements***

The Applicant has prepared the following memorandum for the proposed on-site parking stall dimensions.

Parking Stall Dimension Requirements

In lieu of the Town of Latana's parking stall dimension requirements of 9 feet wide by 18.5 feet long for non-residential and residential uses with combined parking lots, as outlined in Section 23-131 Off-Street Parking and Loading Requirements and Table 23-131.1, parking stalls measuring 9 feet wide by 18 feet long are being proposed. These proposed dimensions are consistent with standards widely adopted throughout South Florida and by multiple municipalities within Palm Beach County. This adjustment aligns with regional best practices while maintaining functionality and adequate space for parking on the site.

Table 23-131.1

90	9'0"	18'6"	26'0"	9'0"	63'0"	63'0"	18'6"	General
	12'0"	18'6"	24'0"	12'0"	61'0"	61'0"	18'6"	Handicapped

Based on our previous design experience and the fact that 9 feet by 18 feet parking stalls are a standard used by municipalities throughout Palm Beach County, it is anticipated that the proposed parking stalls will be adequate to accommodate the vehicles parked on-site. This design is consistent with local regulations and should meet the needs of both residents and visitors, ensuring sufficient space for maneuvering and parking.

Please do not hesitate to contact me at 954-716-8824 and George.Balaban@kimley-horn.com.

Thank you for your assistance with this project.

Sincerely,

George Balaban, P.E.

Kimley»Horn

MEMORANDUM

To: Nicole Dritz
Town of Lantana

From: Christopher W. Heggen, P.E.
Kimley-Horn and Associates, Inc.

Date: October 16, 2024

Subject: Lantana Village Square – Alternate Loading Standard Requirements
Lantana, Florida

The Applicant has prepared the following review of the proposed number of loading spaces provided on site.

LOADING SPACE REQUIREMENTS

In lieu of the application of Town of Lantana requirements for the one-site loading spaces proposed to be provided on site, a review has been conducted of similar requirements defined by Palm Beach County in its Unified Land Development Code (ULDC). The Palm Beach County loading zone requirements are found in Article 6, Chapter E, Section 2.B.1 of the ULDC. This standard states:

> ***Standard "A"***
> *One space for GFA that is greater than 10,000 square feet, plus one space for each additional 40,000 SF of GFA*

The total square footage of commercial space provided on site through Phase III is 24,913 square feet, including open-air dining area. Based upon this standard, the minimum number of loading spaces to be provided would be one loading space. The site plan shows a total of three loading spaces, with at least one located adjacent to each of the proposed commercial areas on site. Given that the proposed commercial uses on site are grouped in two "nodes" within the site, it is appropriate for at least one loading space to be located at each node, as is provided for in the plan. Based upon this standard and the proposed plan, the three loading spaces proposed on site are anticipated to be appropriate to accommodate the loading demand for 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 information.

k:\wpb_tpto\85294\cwh\2024\lantana\2024-10-16 lantana loading statement.docx

JMD ENGINEERING, INC.

TRAFFIC IMPACT ANALYSIS
(COASTAL RESIDENTIAL EXEMPTION)

PCN
40-43-45-03-00-000-7030
40-43-45-03-00-000-7080
40-43-45-03-00-000-7100

LANTANA VILLAGE
LANTANA, FLORIDA

TP-23-24
Revised October 7, 2024
Revised May 20, 2024
March 21, 2024
© JMD ENGINEERING, INC.
Certificate of Authorization
Number 00009514

JOHN M. DONALDSON LICENSE No. 40568 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been Electronically signed & Sealed by John M. Donaldson, P.E. on the time and date stamp shown using the digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by JOHN M DONALDSON
Date: 2024.10.07 16:26:25 -04'00'

John M. Donaldson, P.E.
Florida Registration Number 40568

12773 FOREST HILL BOULEVARD, SUITE 204, WELLINGTON, FL 33414
PHONE 561- 383-5595 FAX 561-383-5596

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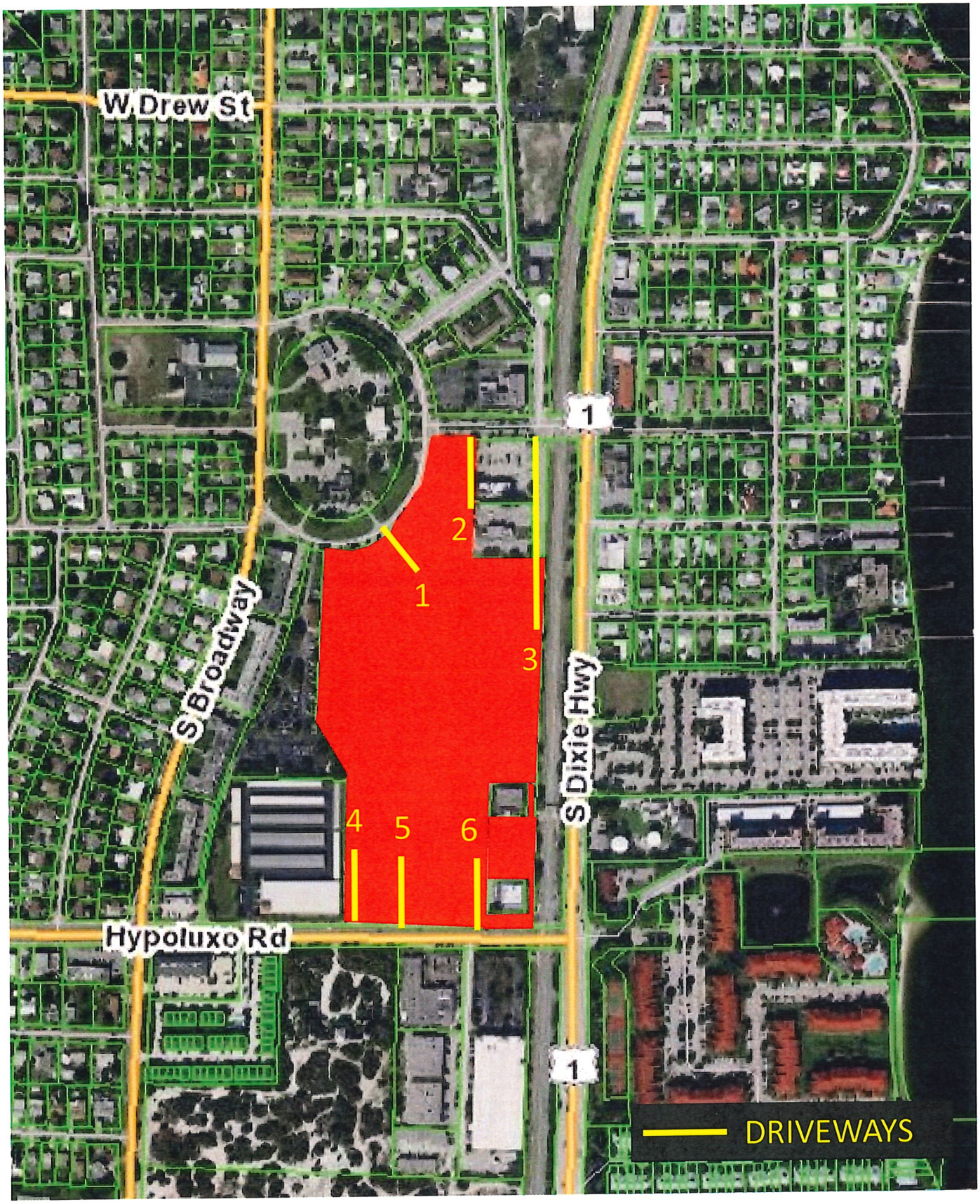
INTRODUCTION

Lantana Village is a proposed mixed-use project at the northwest corner of Hypoluxo Road and Federal Highway/US Route 1 in Lantana, Florida. The site currently contains 164,980 square feet of retail shopping center. While there appears to be activity at the northern end of the site (K-Mart) within the last 5 years, for purposes of this analysis the 84,180 square foot K-mart building was not considered in this analysis. Therefore, the existing retail was considered to be 80,800 square feet. It is proposed to develop ultimately 461 multi-family dwelling units in two phases with the elimination of retail space during each phase.

For Phase I, it is proposed to develop 304 multi-family units with 68,040 square feet of retail remaining. The total for Phase II would be 461 multi-family units with 24,557 square feet of retail remaining (no grocery store). Figure 1 illustrates the location of the project site. The parcel control numbers (PCN) for the project site are 40-43-45-03-00-000-7030/7080/7100. Access to the project site will be provided by six existing driveways (two less than current conditions) with three full-access driveways on Hypoluxo Road, one full-access on Greynolds Circle, one full-access on W. Central Boulevard and one right-in/right-out only access to W. Greynolds Circle.

JMD Engineering, Inc. (JMD) was retained to prepare a traffic impact analysis for the project. As the project site is within the Coastal Residential Exemption Area for Palm Beach County, Per Article 12. Chapter I. This report provides Trip Generation, Assignment throughout the Test 1 Radius of Development Influence, and Projections of future traffic at the site access.

This document presents the methodology used and the findings of the traffic impact analysis. The analysis was conducted following the requirements of the Countywide Traffic Performance Standards Ordinance (TPSO) of Palm Beach County. The analysis used current data available from Palm Beach County. Phase I of the project is expected to be built by December 2027. Phase II time frame has yet to be determined.



JMD
ENGINEERING, INC.

PROJECT LOCATION MAP

FIGURE 1
LANTANA VILLAGE
LANTANA, FL

INVENTORY AND PLANNING DATA

The data used in this analysis were obtained from Palm Beach County and collected in the field. The data included:

- 2022/2023/2024 peak hour traffic volumes
- Roadway geometrics

MSA Architects provided project development information.

PROJECT TRAFFIC

Traffic Generation

The daily and peak hour traffic generation for the development was based on trip generation rates published and accepted by Palm Beach County. The proposed redevelopment plan is 304 multi-family units and 68,040 square feet of retail w/grocery for Phase I and 461 units and 24,557 square feet of retail w/o grocery for Phase II. As the reduction in retail square footage changes the parameters for trip generation per the PBC Trip Generation table, this was discussed with PBC Traffic Division staff. After discussions with PBC Staff, it was determined that 80,800 square feet of retail exist today (the K-mart was vacant) and that the trip generation for the shopping center portion of the site should be based on the 40K to 150K with grocery rate for Phase I. For Phase II, there is no grocery so the Strip Retail Plaza <40KSF rate will be used.

As shown in Table 1, for Phase I, the proposed project is expected to generate 735 fewer retail trips, 28 fewer AM retail trips, and 70 fewer PM retail trips than existing. In Table 2, the 304 apartments have been added with there being 1,314 net external daily trips, 94 net AM peak hour trips, and 85 net PM peak hour trips. Please note all these "net" trips are residential trips.

For Phase II as compared to Phase I, the proposed retail component of the project is expected to generate 3,427 fewer net external daily trips, 125 fewer net AM peak hour trips, and 315 fewer net p.m. peak hour trips as shown in Table 3. Overall, Phase II generates 2,369 fewer daily trips, 63 fewer a.m. peak hour trips, and 235 fewer p.m. peak hour trips when compared to Phase I as shown in Tabe 4.

TABLE 1
LANTANA VILLAGE
TRIP GENERATION COMPARISON PHASE I - RETAIL

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
EXISTING								
General Commercial (Used 40k-150k rate per PBC)	80,800 S.F.	7,635	285	177	108	730	350	380
Pass-By								
General Commercial w/ grocery	39%	2,978	111	69	42	285	137	148
Subtotal		4,657	174	108	66	445	213	232
Net Existing Trips		4,657	174	108	66	445	213	232
PROPOSED DEVELOPMENT								
General Commercial w/ grocery 40-150ksf	68,040 s.f.	6,429	240	149	91	614	295	319
Subtotal	**68,040**	**6,429**	**240**	**149**	**91**	**614**	**295**	**319**
Pass-By								
General Commercial	39%	2,507	94	58	36	239	115	124
Subtotal		**2,507**	**94**	**58**	**36**	**239**	**115**	**124**
TOTAL NET PROPOSED TRIPS		**3,922**	**146**	**91**	**55**	**375**	**180**	**195**
NET INCREASE IN DRIVEWAY TRIPS		**-1,206**	**-45**	**-28**	**-17**	**-116**	**-55**	**-61**
NET TRIPS FOR TPS PURPOSES		**-735**	**-28**	**-17**	**-11**	**-70**	**-33**	**-37**

Palm Beach County Trip Generation Rates

Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour In/Out	AM Peak Hour Rate/Equation	PM Peak Hour In/Out	PM Peak Hour Rate/Equation
Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
Shop Plaza (40-150ksf) w/Sup Market	821	1000 S.F.	94.49	39%	62/38	3.53	48/52	9.03
Strip Retail Plaza (<40ksf)	822	1000 S.F.	54.45	63%	60/40	2.36	50/50	6.59

TABLE 2
LANTANA VILLAGE
TRIP GENERATION COMPARISON PHASE I

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
EXISTING								
General Commercial (Used 40k-150k rate per PBC)	80,800 S.F.	7,635	285	177	108	730	350	380
Pass-By								
General Commercial w/ grocery	39%	2,978	111	69	42	285	137	148
Subtotal		4,657	174	108	66	445	213	232
Net Existing Trips		4,657	174	108	66	445	213	232
PROPOSED DEVELOPMENT								
Apartments	304 DU	2,049	122	29	93	155	98	57
General Commercial w/ grocery 40-150ksf	68,040 s.f.	6,429	240	149	91	614	295	319
Subtotal	**68,040**	**8,478**	**362**	**178**	**184**	**769**	**393**	**376**
Pass-By								
General Commercial	39%	2,507	94	58	36	239	115	124
Subtotal		**2,507**	**94**	**58**	**36**	**239**	**115**	**124**
TOTAL NET PROPOSED TRIPS		**5,971**	**268**	**120**	**148**	**530**	**278**	**252**
NET INCREASE IN DRIVEWAY TRIPS		**-1,206**	**-45**	**-28**	**-17**	**-116**	**-55**	**-61**
NET TRIPS FOR TPS PURPOSES		**1,314**	**94**	**12**	**82**	**85**	**65**	**20**

Palm Beach County Trip Generation Rates

Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour In/Out	AM Peak Hour Rate/Equation	PM Peak Hour In/Out	PM Peak Hour Rate/Equation
Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
Shop Plaza (40-150ksf) w/Sup Market	821	1000 S.F.	94.49	39%	62/38	3.53	48/52	9.03
Strip Retail Plaza (<40ksf)	822	1000 S.F.	54.45	63%	60/40	2.36	50/50	6.59

TABLE 3
LANTANA VILLAGE
TRIP GENERATION COMPARISON PHASE II

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
EXISTING								
General Commercial (Used 40k-150k rate per PBC)	68,040 S.F.	6,429	240	149	91	614	295	319
Pass-By								
General Commercial w/ grocery	39%	2,507	94	58	35	239	115	124
Subtotal		3,922	146	91	56	375	180	195
Net Existing Trips		3,922	146	91	56	375	180	195
PROPOSED DEVELOPMENT								
General Commercial (Strip Retail)	24,557 s.f.	1,337	58	35	23	162	81	81
Subtotal	**24,557**	**1,337**	**58**	**35**	**23**	**162**	**81**	**81**
Pass-By								
General Commercial	63%	842	37	22	15	102	51	51
Subtotal		**842**	**37**	**22**	**15**	**102**	**51**	**51**
TOTAL NET PROPOSED TRIPS		**495**	**21**	**13**	**8**	**60**	**30**	**30**
NET INCREASE IN DRIVEWAY TRIPS		**-5,092**	**-182**	**-114**	**-68**	**-452**	**-214**	**-238**
NET TRIPS FOR TPS PURPOSES		**-3,427**	**-125**	**-78**	**-48**	**-315**	**-150**	**-165**

Palm Beach County Trip Generation Rates

Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour In/Out	AM Peak Hour Rate/Equation	PM Peak Hour In/Out	PM Peak Hour Rate/Equation
Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
Shop Plaza (40-150ksf) w/Sup Market	821	1000 S.F.	94.49	39%	62/38	3.53	48/52	9.03
Strip Retail Plaza (<40ksf)	822	1000 S.F.	54.45	63%	60/40	2.36	50/50	6.59

TABLE 4
LANTANA VILLAGE
TRIP GENERATION COMPARISON PHASE I VS PHASE II

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
PHASE I								
Apartments	304 DU	2,049	122	29	93	155	98	57
General Commercial w/ grocery 40-150ksf	68,040 s.f.	6,429	240	149	91	614	295	319
Subtotal	**68,040**	**8,478**	**362**	**178**	**184**	**769**	**393**	**376**
Pass-By								
General Commercial	39%	2,507	94	58	36	239	115	124
Subtotal		**2,507**	**94**	**58**	**36**	**239**	**115**	**124**
TOTAL NET PROPOSED TRIPS		**5,971**	**268**	**120**	**148**	**530**	**278**	**252**
PROPOSED DEVELOPMENT								
Apartments	461 DU	3,107	184	44	140	235	148	87
General Commercial (Strip Retail)	24,557 s.f.	1,337	58	35	23	162	81	81
Subtotal	**24,557**	**4,444**	**242**	**79**	**163**	**397**	**229**	**168**
Pass-By								
General Commercial	63%	842	37	22	15	102	51	51
Subtotal		**842**	**37**	**22**	**15**	**102**	**51**	**51**
TOTAL NET PROPOSED TRIPS		**3,602**	**205**	**57**	**148**	**295**	**178**	**117**
NET INCREASE IN DRIVEWAY TRIPS		**-4,034**	**-120**	**-99**	**-21**	**-372**	**-164**	**-208**
NET TRIPS FOR TPS PURPOSES		**-2,369**	**-63**	**-63**	**0**	**-235**	**-100**	**-135**

Palm Beach County Trip Generation Rates

Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour In/Out	AM Peak Hour Rate/Equation	PM Peak Hour In/Out	PM Peak Hour Rate/Equation
Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
Shop Plaza (40-150ksf) w/Sup Market	821	1000 S.F.	94.49	39%	62/38	3.53	48/52	9.03
Strip Retail Plaza (<40ksf)	822	1000 S.F.	54.45	63%	60/40	2.36	50/50	6.59

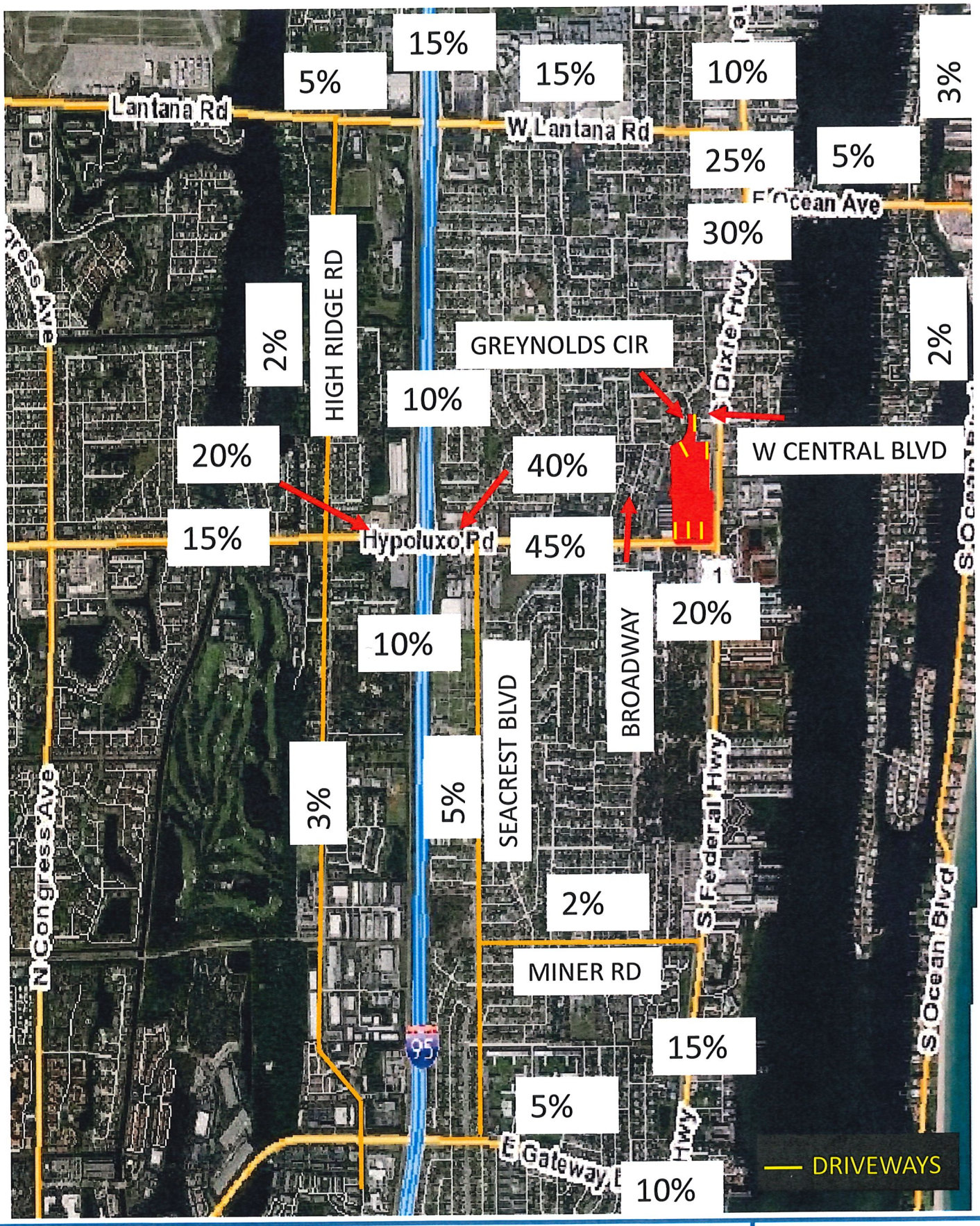
Traffic Distribution

Traffic distribution was determined from a review of the roadway network, previous similar submittals, and travel time characteristics along with the various attractions. The distribution according to the cardinal directions is:

NORTH	-	30 percent
SOUTH	-	20 percent
EAST	-	0 percent
WEST	-	50 percent

Traffic Assignment

Traffic was assigned to the adjacent roadway network as shown in Figure 2.



JMD ENGINEERING, INC.

PROJECT ASSIGNMENT

FIGURE 2
LANTANA VILLAGE
LANTANA, FL

ASSURED AND PROGRAMMED CONSTRUCTION

A review of the Five-Year Plans of Palm Beach County and FDOT, as well as those improvements committed by the developers of projects in the area was made. No significant projects were identified in the study area with a Phase I buildout of December 2027.

PROJECT TRAFFIC ASSIGNMENT FOR TEST 1 RADIUS OF DEVELOPMENT INFLUENCE

The Phase I residential project traffic for AM is shown in Table 5 and the PM assignment is shown in Table 6. As there is a net decrease in project traffic in Phase II, no analysis is required.

LANTANA VILLAGE
TABLE 5
PHASE I -AM ASSIGNMENT (RESIDENTIAL)

				LOS D	PROJECT ASSIGNMENT			PROJECT TRAFFIC		SIGNIFICANCE	
Roadway	From	To	Ln	CAPACITY	Assignment	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
A1A	Boynton Inlet	E Ocean Ave	2	1140	2%	I	O	1	2	0.09%	0.18%
A1A	E Ocean Ave	Palm Beach limits	2	1140	3%	O	I	3	1	0.26%	0.09%
FEDERAL HWY	Boynton Beach Blvd	Gateway Blvd	4D	1960	10%	I	O	3	10	0.15%	0.51%
S DIXIE HWY	Gateway Blvd	Miner Rd	4D	1960	15%	I	O	5	14	0.26%	0.71%
S DIXIE HWY	Miner Rd	Hypoluxo Rd	4D	1960	20%	I	O	6	19	0.31%	0.97%
S DIXIE HWY	**Hypoluxo Rd**	**Site**	**5**	**1770**	**30%**	**I**	**O**	**9**	**28**	**0.51%**	**1.58%**
S DIXIE HWY	**Site**	**E Ocean Ave**	**5**	**1770**	**30%**	**O**	**I**	**28**	**9**	**1.58%**	**0.51%**
S DIXIE HWY	E Ocean Ave	Lantana Rd	5	1770	10%	O	I	10	3	0.56%	0.17%
S DIXIE HWY	**Dixie/Federal Jct**	**Lantana Rd**	**4**	**1680**	**25%**	**O**	**I**	**24**	**8**	**1.43%**	**0.48%**
GATEWAY BLVD	Seacrest Blvd	Federal Hwy	6D	2680	10%	I	O	3	10	0.11%	0.37%
HYPOLUXO RD	Congress Ave	I-95	6D	2940	20%	I	O	6	19	0.20%	0.65%
HYPOLUXO RD	**I-95**	**Seacrest Blvd**	**5**	**1770**	**45%**	**I**	**O**	**14**	**42**	**0.79%**	**2.37%**
HYPOLUXO RD	**Seacrest Blvd**	**Site**	**5**	**1770**	**50%**	**I**	**O**	**15**	**47**	**0.85%**	**2.66%**
HYPOLUXO RD	**Site**	**Dixie Hwy**	**5**	**1770**	**20%**	**I**	**O**	**6**	**19**	**0.34%**	**1.07%**
I-95	Gateway Blvd	Hypoluxo Rd	10X	9320	15%	I	O	5	14	0.05%	0.15%
I-95	Hypoluxo Rd	Lantana Rd	10X	9320	10%	O	I	10	3	0.11%	0.03%
I-95	Lantana Rd	6th Ave	10X	9320	15%	O	O	14	14	0.15%	0.15%
LANTANA RD	Congress Ave	High Ridge Rd	6D	2940	5%	I	O	2	5	0.07%	0.17%
LANTANA RD	High Ridge Rd	I-95	4D	1770	10%	I	O	3	10	0.17%	0.56%
LANTANA RD	I-95	N Dixie	5	1770	15%	I	O	5	14	0.28%	0.79%
MINER RD	Congress Ave	High Ridge Rd	2	810	2%	O	I	2	1	0.25%	0.12%
OCEAN AVE	SR A1A	US-1	2	810	5%	O	I	5	2	0.62%	0.25%
SEACREST BLVD	Gateway Blvd	Miner Rd	5	1960	5%	O	O	5	5	0.26%	0.26%
SEACREST BLVD	Miner Rd	Hypoluxo Rd	5	1960	5%	O	I	5	2	0.26%	0.10%

LANTANA VILLAGE
TABLE 6
PHASE I - PM ASSIGNMENT (RESIDENTIAL)

				LOS D	PROJECT ASSIGNMENT			PROJECT TRAFFIC		SIGNIFICANCE	
Roadway	From	To	Ln	CAPACITY	Assignment	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
A1A	Boynton Inlet	E Ocean Ave	2	1140	2%	I	O	2	2	0.18%	0.18%
A1A	E Ocean Ave	Palm Beach limits	2	1140	3%	O	I	2	3	0.18%	0.26%
FEDERAL HWY	Boynton Beach Blvd	Gateway Blvd	4D	1960	10%	I	O	10	6	0.51%	0.31%
S DIXIE HWY	Gateway Blvd	Miner Rd	4D	1960	15%	I	O	15	9	0.77%	0.46%
S DIXIE HWY	**Miner Rd**	**Hypoluxo Rd**	**4D**	**1960**	**20%**	**I**	**O**	**20**	**12**	**1.02%**	**0.61%**
S DIXIE HWY	**Hypoluxo Rd**	**Site**	**5**	**1770**	**30%**	**I**	**O**	**30**	**18**	**1.69%**	**1.02%**
S DIXIE HWY	**Site**	**E Ocean Ave**	**5**	**1770**	**30%**	**O**	**O**	**18**	**18**	**1.02%**	**1.02%**
S DIXIE HWY	E Ocean Ave	Lantana Rd	5	1770	10%	O	I	6	10	0.34%	0.56%
S DIXIE HWY	**Dixie/Federal Jct**	**Lantana Rd**	**4**	**1680**	**25%**	**O**	**I**	**15**	**25**	**0.89%**	**1.49%**
GATEWAY BLVD	Seacrest Blvd	Federal Hwy	6D	2680	10%	I	O	10	6	0.37%	0.22%
HYPOLUXO RD	Congress Ave	I-95	6D	2940	20%	I	O	20	12	0.68%	0.41%
HYPOLUXO RD	**I-95**	**Seacrest Blvd**	**5**	**1770**	**45%**	**I**	**O**	**45**	**26**	**2.54%**	**1.47%**
HYPOLUXO RD	**Seacrest Blvd**	**Site**	**5**	**1770**	**50%**	**I**	**O**	**49**	**29**	**2.77%**	**1.64%**
HYPOLUXO RD	**Site**	**Dixie Hwy**	**5**	**1770**	**20%**	**I**	**O**	**20**	**12**	**1.13%**	**0.68%**
I-95	Gateway Blvd	Hypoluxo Rd	10X	9320	15%	I	O	15	9	0.16%	0.10%
I-95	Hypoluxo Rd	Lantana Rd	10X	9320	10%	O	I	6	10	0.06%	0.11%
I-95	Lantana Rd	6th Ave	10X	9320	15%	O	O	9	9	0.10%	0.10%
LANTANA RD	Congress Ave	High Ridge Rd	6D	2940	5%	I	O	5	3	0.17%	0.10%
LANTANA RD	High Ridge Rd	I-95	4D	1770	10%	I	O	10	6	0.56%	0.34%
LANTANA RD	I-95	N Dixie	5	1770	15%	I	O	15	9	0.85%	0.51%
MINER RD	Congress Ave	High Ridge Rd	2	810	2%	O	I	2	2	0.25%	0.25%
OCEAN AVE	SR A1A	US-1	2	810	5%	O	I	3	5	0.37%	0.62%
SEACREST BLVD	Gateway Blvd	Miner Rd	5	1960	5%	O	O	3	3	0.15%	0.15%
SEACREST BLVD	Miner Rd	Hypoluxo Rd	5	1960	5%	O	I	3	5	0.15%	0.26%

PROJECT DRIVEWAY TRAFFIC VOLUMES

The Town staff requested additional driveway analysis of the project driveways. A site plan is included in the Appendix to help demonstrate the access points for the subject site. The proposed Phase I project driveway traffic is shown in Figure 3. The distribution and assignment of project traffic were determined based on the location of the site driveways, the surrounding roadway network, and existing and proposed development in the vicinity of the site. Counts taken in May 2024 indicate that the existing shopping center is not generating traffic at full ITE levels. Therefore, instead of adding "net" traffic to the driveways on top of existing traffic, the existing traffic was backed out and the entire proposed Phase I driveway trips were assigned to the six driveways. This procedure is so that there is no under estimation or doubler counting of traffic. The assignment of the project traffic is shown in Figure 3. As shown in Figure 4, Phase II driveway traffic is less than Phase I traffic. Figure 5 is existing traffic and Figure 6 is total traffic.

Driveway #1- Greynolds Circle.
This is a full-access driveway. There are no turn lanes provided or required at this driveway.

Driveway #2 – West Central Boulevard
This is a right-in/right-out-only driveway. There are no turn lanes provided or required at this driveway.

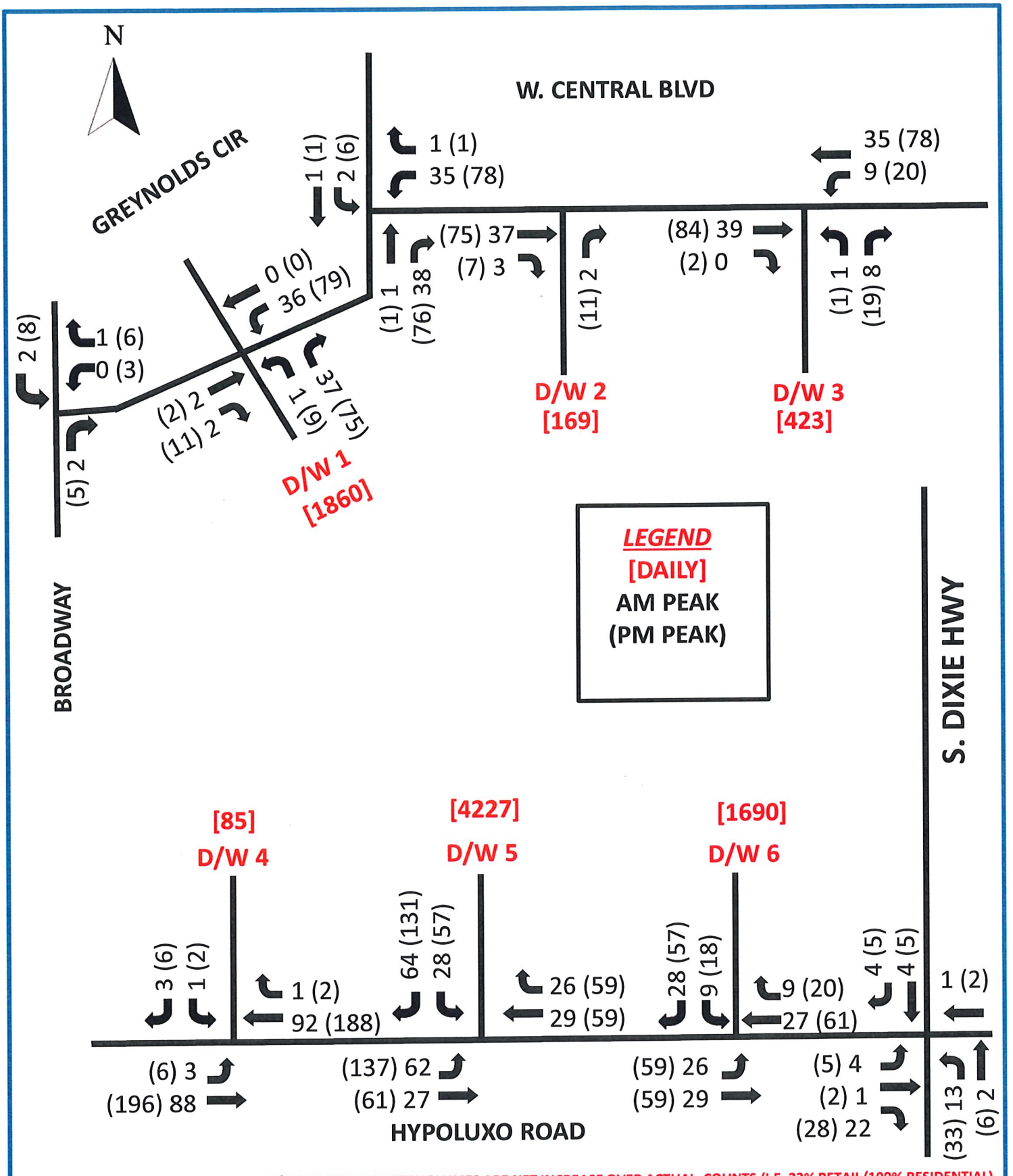
Driveway #3 – Coast Avenue
This is a three-way stop location (westbound does not stop). There are no turn lanes provided or required at this driveway. Please note this driveway is located between Driveway #2 and this driveway is the Burger King property access which is not a part of this redevelopment project.

Driveway #4 - Western Driveway on Hypoluxo Road. There is a two-way left turn (TWLT) into the site from Hypoluxo. There are no additional turn lanes required at this driveway.

Driveway #5 - Middle Driveway on Hypoluxo Road. There is a two-way left turn (TWLT) into the site from Hypoluxo and a left turn from the site onto Hypoluxo Road. There are no additional turn lanes required at this driveway.

Driveway #6 - Eastern Driveway on Hypoluxo Road. There is a two-way left turn (TWLT) into the site from Hypoluxo. There are no additional turn lanes required at this driveway.

As noted previously, to capture all traffic associated with this proposed development, existing shopping center turning movements at Driveways #1 and #4 - #5 are removed and replaced with the total driveway traffic per the trip generation from Table 2. SYNCHRO analysis for AM and PM at these driveways is shown in the Appendix.

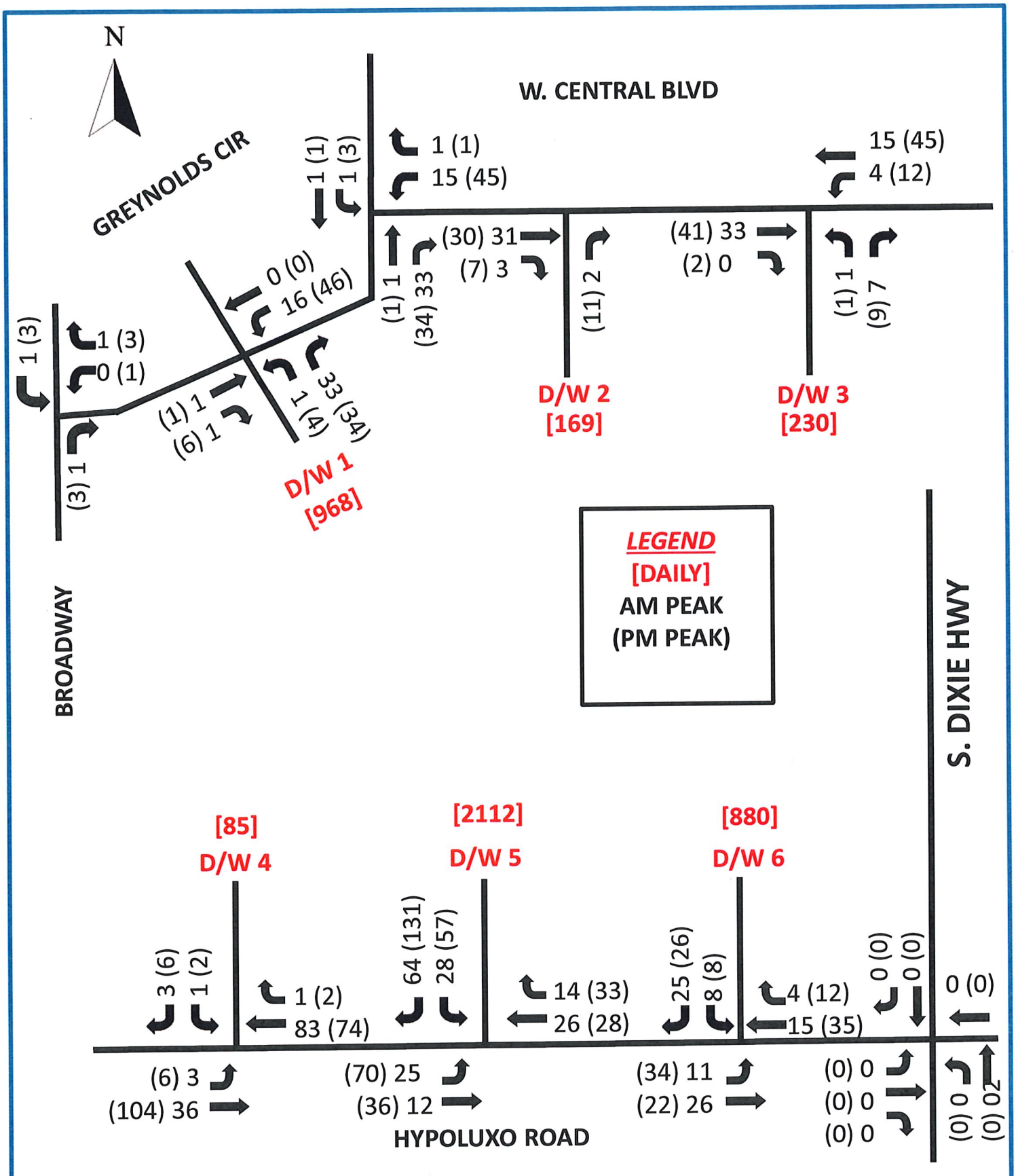


*- DRIVEWAYS ARE GROSS TRIPS. DIXIE/HYPOLUXO PROJECT VOLUMES ARE NET INCREASE OVER ACTUAL COUNTS.(I.E. 33% RETAIL/100% RESIDENTIAL)

JMD ENGINEERING, INC.

PHASE 1 DRIVEWAY ASSIGNMENT

FIGURE 3
LANTANA VILLAGE
LANTANA, FL



*- DRIVEWAYS ARE GROSS TRIPS. DIXIE/HYPOLUXO PROJECT VOLUMES ARE NET INCREASE OVER PHASE I WHICH IS ZERO.

JMD ENGINEERING, INC.

PHASE 2 DRIVEWAY ASSIGNMENT

FIGURE 4
LANTANA VILLAGE
LANTANA, FL

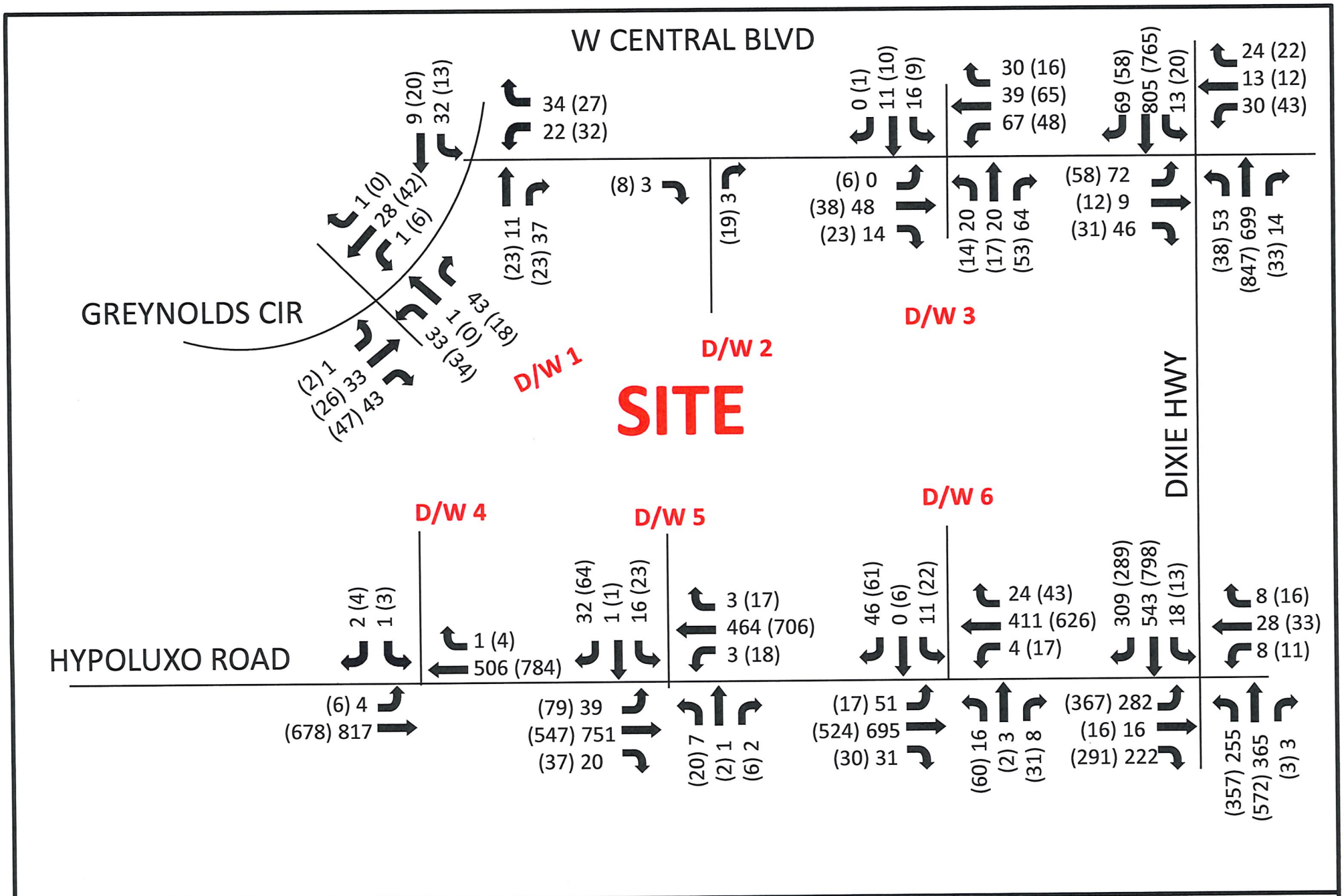
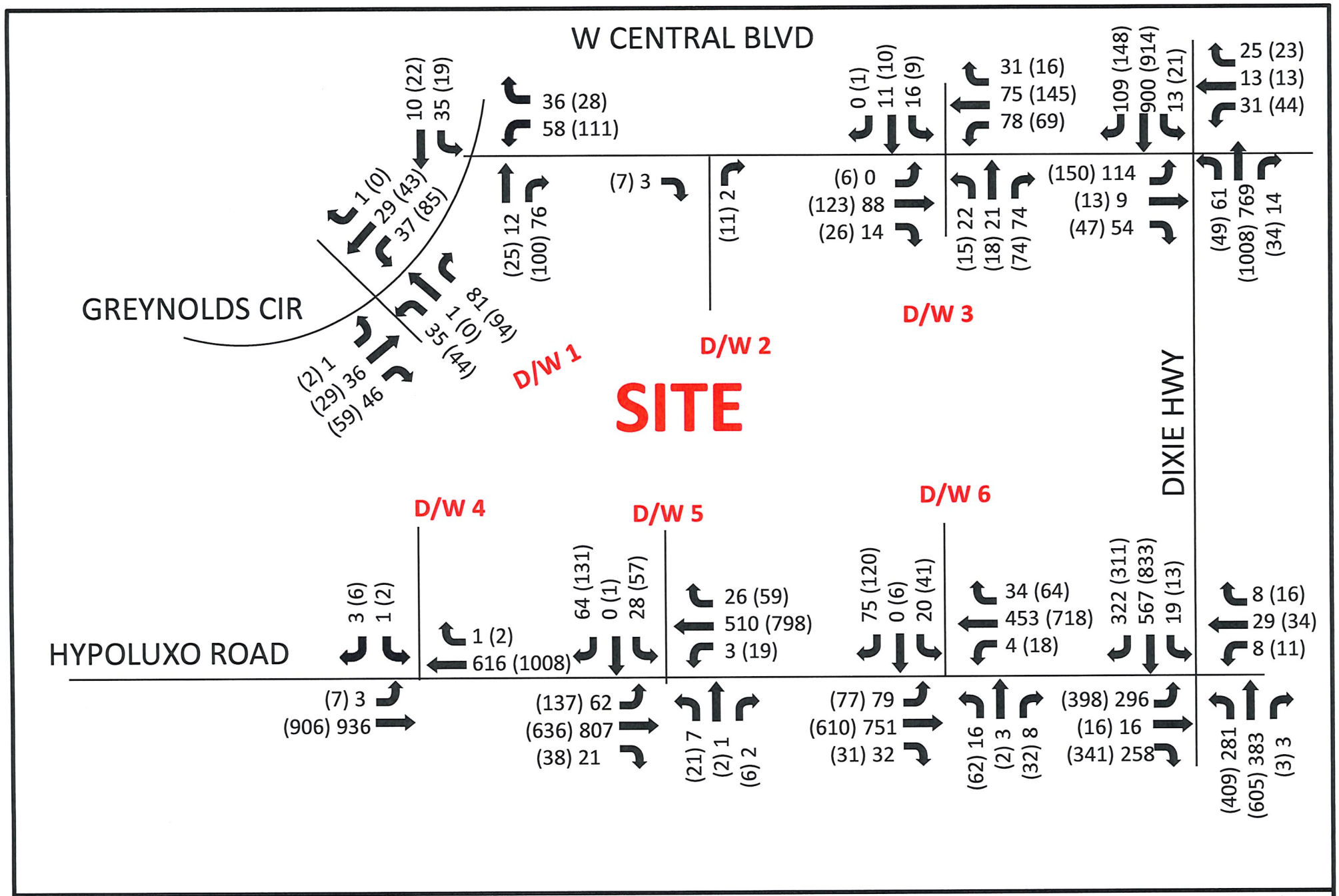


FIGURE 5 – EXISTING TRAFFIC
LANTANA VILLAGE

JMD
ENGINEERING, INC.



JMD ENGINEERING, INC.

FIGURE 6 – TOTAL TRAFFIC
LANTANA VILLAGE

HYPOLUXO ROAD & DIXIE HWY INTERSECTION

As requested by staff, the adjacent intersection of Hypoluxo Road and Dixie Highway was analyzed using SYNCHRO 12 to analyze delays, level of service, and turn lane queues. A count was made on May 9, 2024, and adjusted to peak season (1.11) to provide existing volumes. To the existing volumes, a 1% annual growth rate and background traffic from the TPS Database were added to determine background traffic. For project traffic, counts made at the driveways indicated that approximately 57% of the anticipated traffic for the existing 80,800 square feet of retail was present. This was subtracted from the proposed development driveway traffic as shown below. Therefore, approximately 33% of the proposed retail and 100% of the proposed residential were added to the intersection as project traffic. The details for these calculations are located in the Appendix.

LANTANA VILLAGE
TRIP GENERATION - ASSIGNED TO DIXIE & HYPOLUXO

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
PROPOSED DEVELOPMENT								
Apartments	304 DU	2,049	122	29	93	155	98	57
General Commercial w/ grocery 40-150ksf	68,040 s.f.	6,429	240	149	91	614	295	319
Subtotal	**68,040**	**8,478**	**362**	**178**	**184**	**769**	**393**	**376**
ACTUAL DRIVEWAY VOLUMES		4,307	161	100	61	411	198	213
TOTAL NET ASSIGNED AT DIXIE & HYPOLUXO		**4,171**	**201**	**78**	**123**	**358**	**195**	**163**

Palm Beach County Trip Generation Rates

Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour In/Out	AM Peak Hour Rate/Equation	PM Peak Hour In/Out	PM Peak Hour Rate/Equation
Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
Shop Plaza (40-150ksf) w/Sup Market	821	1000 S.F.	94.49	39%	62/38	3.53	48/52	9.03
Strip Retail Plaza (<40ksf)	822	1000 S.F.	54.45	63%	60/40	2.36	50/50	6.59

TABLE 7
SIGNALIZED INTERSECTION DELAY, LOS & QUEUE

HYPOLUXO ROAD & DIXIE HWY			
EXISTING			
Peak Period	Approach	Delay (sec.)	LOS
AM PEAK HOUR	EB	49.5	D
	WB	60	E
	NB	16.6	B
	SB	22.5	C
	OVERALL	**28.3**	**C**
PM PEAK HOUR	EB	55.5	E
	WB	71.7	E
	NB	45.7	D
	SB	25.9	C
	OVERALL	**40.7**	**D**

HYPOLUXO ROAD & DIXIE HWY			
2027 BACKGROUND			
Peak Period	Approach	Delay (sec.)	LOS
AM PEAK HOUR	EB	50.2	D
	WB	60.7	E
	NB	23.4	C
	SB	25.1	C
	OVERALL	**31.7**	**C**
PM PEAK HOUR	EB	55.6	E
	WB	71.4	E
	NB	73.4	E
	SB	29.1	C
	OVERALL	**51.4**	**D**

HYPOLUXO ROAD & DIXIE HWY			
TOTAL YEAR 2027			
Peak Period	Approach	Delay (sec.)	LOS
AM PEAK HOUR	EB	51.3	D
	WB	60.7	E
	NB	29.6	C
	SB	26.6	C
	OVERALL	**34.6**	**C**
PM PEAK HOUR	EB	56.3	E
	WB	71.4	E
	NB	110.1	F
	SB	31.6	C
	OVERALL	**65.4**	**E**

HYPOLUXO ROAD & DIXIE HWY			
TOTAL YEAR 2027 MOD TIMING			
Peak Period	Approach	Delay (sec.)	LOS
PM PEAK HOUR	EB	56.3	E
	WB	71.4	E
	NB	58.9	F
	SB	46.2	D
	OVERALL	**53.6**	**D**

HYPOLUXO ROAD & DIXIE HWY			
EXISTING			
Peak Period	Approach	95TH% Queue	Storage
AM PEAK HOUR	EB	172	250
	WB	21	200
	NB	192	200
	SB	18	75
PM PEAK HOUR	EB	228	250
	WB	29	200
	NB	325	200
	SB	15	75

HYPOLUXO ROAD & DIXIE HWY			
2027 BACKGROUND			
Peak Period	Approach	95TH% Queue	Storage
AM PEAK HOUR	EB	180	250
	WB	22	200
	NB	242	200
	SB	20	75
PM PEAK HOUR	EB	240	250
	WB	29	200
	NB	367	200
	SB	16	75

HYPOLUXO ROAD & DIXIE HWY			
TOTAL YEAR 2027			
Peak Period	Approach	95TH% Queue	Storage
AM PEAK HOUR	EB	183	250
	WB	22	200
	NB	252	200
	SB	20	75
PM PEAK HOUR	EB	243	250
	WB	29	200
	NB	447	200
	SB	16	75

HYPOLUXO ROAD & DIXIE HWY			
TOTAL YEAR 2027 MOD TIMING			
Peak Period	Approach	95TH% Queue	Storage
PM PEAK HOUR	EB	243	250
	WB	29	200
	NB	387	200
	SB	16	75

CONCLUSION

For Phase I, it is proposed to develop 304 multi-family units with 68,040 square feet of retail remaining. The total for Phase II would be 461 multi-family units with 24,557 square feet of retail remaining (no grocery store). The project site is within the Coastal Residential Exemption Area for Palm Beach County, Per Article 12. Chapter I, the project is exempt from traffic concurrency. This report provides Trip Generation, Assignment throughout the Test 1 Radius of Development Influence, and Projections of future traffic at the site access as required. By Article 12, Chapter I.

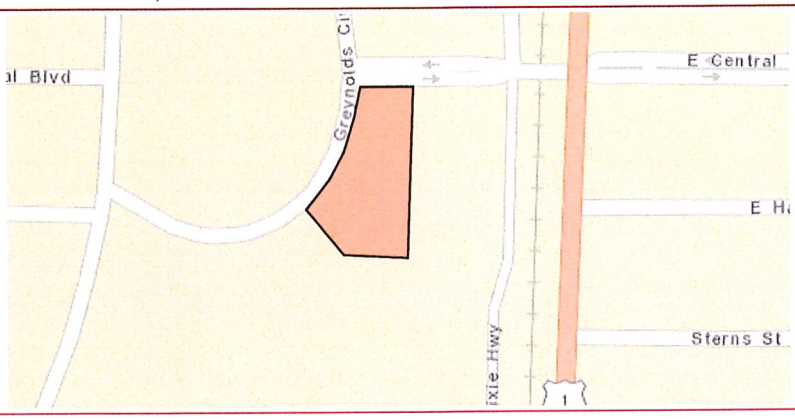
APPENDIX

SITE PLAN

PROPERTY APPRAISER DATA

Property Detail

Parcel Control Number:	40-43-45-03-00-000-7080	Location Address:	457 GREYNOLDS CIR		
Owners:	LANTANA SDC LLC	Municipality:	LANTANA		
Mailing Address:	290 NW 165TH ST PH 2, , MIAMI FL 33169 6472				
Last Sale:	JAN-2017	Book/Page#:	28847 / 01202	Price:	$10,200,000
Property Use Code:	1600 - SHOPPING CENTER CMMITY	Zoning:	MXD - MIXED USE DEVELOPMENT		
Legal Description:	3-45-43, NLY 376.98 FT OF S 1549.69 FT OF TH PT OF SW 1/4 LYG E OF & ADJ TO GREYNOLDS CIRCLE & W OF FEC RY (LESS ELY 235 FT THEREOF)	Total SF:	11125	Acres	1.4247



2023 Values

Improvement Value	$1,130,999
Land Value	$744,708
Total Market Value	$1,875,707
Assessed Value	$1,799,879
Exemption Amount	$0
Taxable Value	$1,799,879

All values are as of January 1st each year.

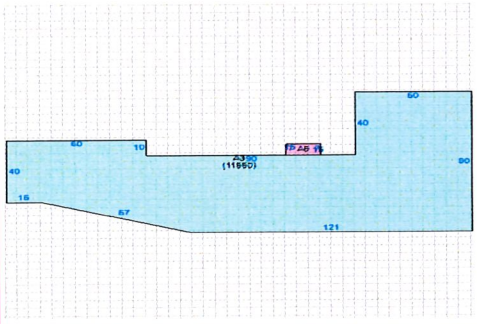
2023 Taxes

Ad Valorem	$35,785
Non Ad Valorem	$6,365
Total Tax	$42,150

2023 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
MULTIPLE TENANT RETAIL SAL	11020
SUPPORT	105
Total Square Footage :	11125

Extra Features

Description	Year Built	Unit
Wall	1982	62
Patio	1982	610
Paving- Asphalt	1982	31438

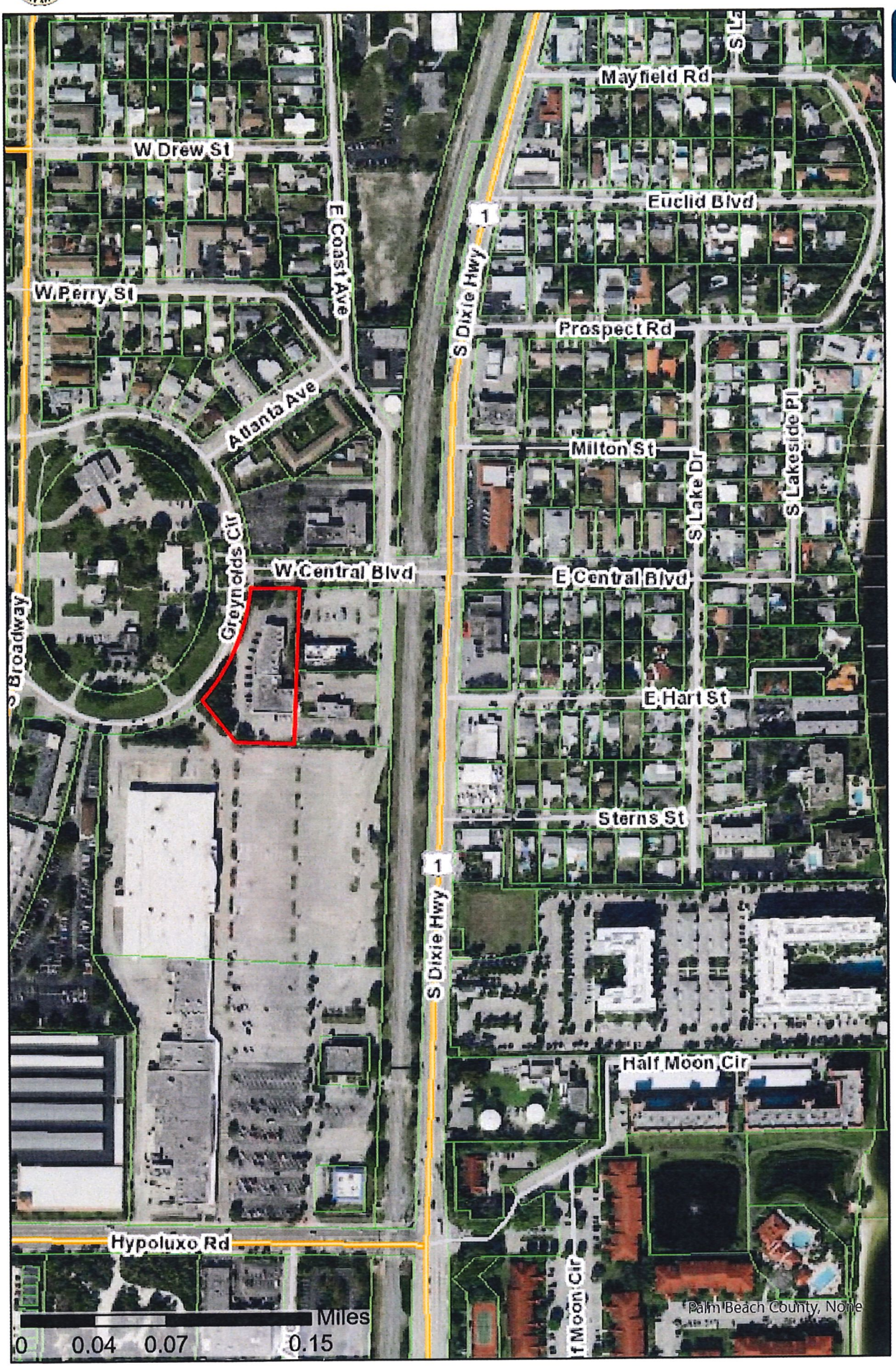
Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

	Description	
1	Year Built	1982
2	STRIP SHOPPING CNTR	11125

Owner : LANTANA SDC LLC PCN: 40434503000007080 1 of 1

DOROTHYJACKS
CFA, AAS
Palm Beach County Property Appraiser



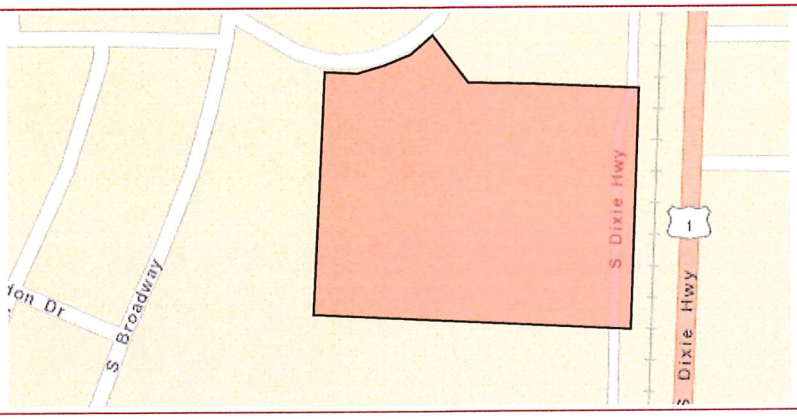
Legend

Date: 3/16/2024
Time: 11:03 AM
Scale: 1:4,514

N

Property Detail

Parcel Control Number:	40-43-45-03-00-000-7100	Location Address:	1201 S DIXIE HWY		
Owners:	LANTANA SDC LLC	Municipality:	LANTANA		
Mailing Address:	290 NW 165TH ST PH 2, , MIAMI FL 33169 6472				
Last Sale:	JAN-2017	Book/Page#:	28847 / 01202	Price:	$10,200,000
Property Use Code:	1300 - DEPARTMENT STORE	Zoning:	MXD - MIXED USE DEVELOPMENT		
Legal Description:	3-45-43, E 705 FT OF N 530 FT OF S 1172.71 FT AS MEAS ALG W R/W OF FEC RY IN SW 1/4	Total SF:	84350	Acres	8.9310



2023 Values

Improvement Value	$2,333,695
Land Value	$3,112,288
Total Market Value	$5,445,983
Assessed Value	$5,445,983
Exemption Amount	$0
Taxable Value	$5,445,983

All values are as of January 1st each year.

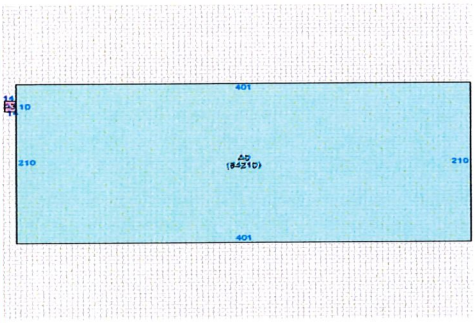
2023 Taxes

Ad Valorem	$106,794
Non Ad Valorem	$18,527
Total Tax	$125,321

2023 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
DISCOUNT DEPARTMENT STORE	84210
SUPPORT	140
Total Square Footage :	84350

Extra Features

Description	Year Built	Unit
Paving- Asphalt	1976	1988
Wall	1976	576
Paving- Asphalt	1976	286650
Fence- Chain Link 6ft #11 Gaug	1976	191
Fence- Chain Link 6ft #11 Gaug	1976	500
Paving- Asphalt	1976	4476

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

Structural Details (Building 1)

	Description	
1	Year Built	1976
2	DISCOUNT DEPT STORE	84350

Owner : LANTANA SDC LLC PCN: 40434503000007100 1 of 1

DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser



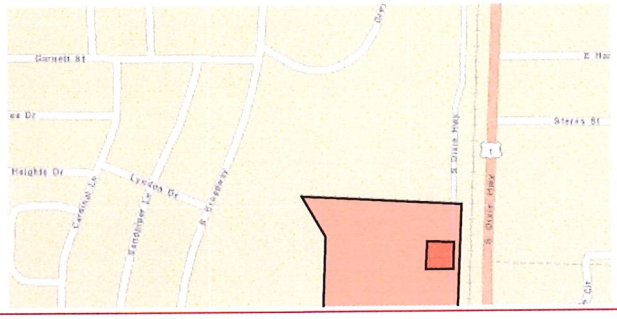
Legend

Date: 3/16/2024
Time: 11:04 AM
Scale: 1:4,514

N

Property Detail

Parcel Control Number:	40-43-45-03-00-000-7030	Location Address:	1301 S DIXIE HWY		
Owners:	LANTANA SDC LLC	Municipality:	LANTANA		
Mailing Address:	290 NW 165TH ST PH 2, , MIAMI FL 33169 6472				
Last Sale:	JAN-2017	Book/Page#:	28847 / 01202	Price:	$10,200,000
Property Use Code:	1600 - SHOPPING CENTER CMMITY	Zoning:	MXD - MIXED USE DEVELOPMENT		
Legal Description:	3-45-43, ELY 705 FT OF N 627.71 FT OF SLY 642.71 FT OF SW 1/4 LYG W & ADJ TO W R/W LIOF FEC RY (LESS W 120 FT OF E 145 FT OF N 113.14 FT OF S 149.7 FT & W 120 FT OF E 145 FT OF N 120 FT OF S 465.35 FT)	Total SF:	68852	Acres	8.4820



2023 Values

Improvement Value	$5,568,515
Land Value	$2,955,792
Total Market Value	$8,524,307
Assessed Value	$7,724,794
Exemption Amount	$0
Taxable Value	$7,724,794

All values are as of January 1st each year.

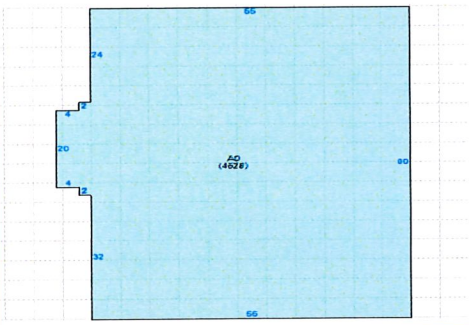
2023 Taxes

Ad Valorem	$156,643
Non Ad Valorem	$55,988
Total Tax	$212,631

2023 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
COMMUNITY RETAIL	4528

Total Square Footage : 68852

Extra Features

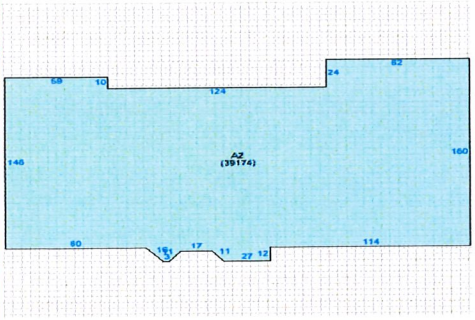
Description	Year Built	Unit
Patio Roof	1995	430
Paving- Asphalt	1976	255943
Wall	1976	1004
Fence- Chain Link 6ft #11 Gaug	2023	48

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

Structural Details (Building 1)

	Description	
1	Year Built	1976
2	COMM SHOPPING CENTER	4528

Building Footprint (Building 2)



Subarea and Square Footage (Building 2)

Description	Area Sq. Footage
SUPERMARKET	39174

Total Square Footage : 68852

Extra Features

Description	Year Built	Unit
Patio Roof	1995	430
Paving- Asphalt	1976	255943
Wall	1976	1004
Fence- Chain Link 6ft #11 Gaug	2023	48

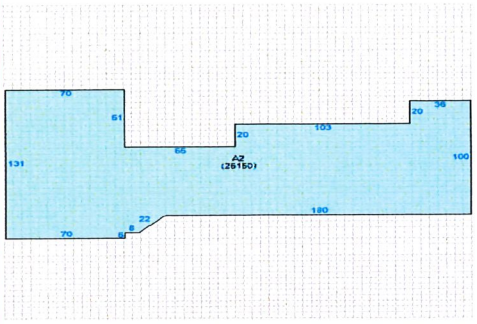
Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 2)

Owner : LANTANA SDC LLC PCN: 40434503000007030

	Description	
1	Year Built	1976
2	SUPERMARKET	39174

Building Footprint (Building 3)



Subarea and Square Footage (Building 3)

Description	Area Sq. Footage
COMMUNITY RETAIL	25150
Total Square Footage :	68852

Extra Features

Description	Year Built	Unit
Patio Roof	1995	430
Paving- Asphalt	1976	255943
Wall	1976	1004
Fence- Chain Link 6ft #11 Gaug	2023	48

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

Structural Details (Building 3)

	Description	
1	Year Built	1976
2	COMM SHOPPING CENTER	25150

Property Detail

Location Address : 1301 S DIXIE HWY
Municipality : LANTANA
Parcel Control Number : 40-43-45-03-00-000-7030
Subdivision :
Official Records Book/Page : 28847 / 1202
Sale Date : JAN-2017
Legal Description : 3-45-43, ELY 705 FT OF N 627.71 FT OF SLY 642.71 FT OF SW 1/4 LYG W & ADJ TO W R/W LIOF FEC RY (LESS W 120 FT OF E 145 FT OF N 113.14 FT OF S 149.7 FT & W 120 FT OF E 145 FT OF N 120 FT OF S 465.35 FT)

Owner Information

Owner(s)	Mailing Address
LANTANA SDC LLC	290 NW 165TH ST PH 2 MIAMI FL 33169 6472

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-2017	$10,200,000	28847 / 01202	WARRANTY DEED	LANTANA SDC LLC
JAN-1998	$6,750,000	10187 / 00810	WARRANTY DEED	EQUITY 1 LAN INC
JAN-1975	$10,000	02430 / 01264		

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
***Total Square Feet :** 68852
Acres : 8.4820
Property Use Code : 1600—SHOPPING CENTER CMMITY
Zoning : MXD—MIXED USE DEVELOPMENT (40-LANTANA)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	$5,568,515	$5,509,641	$4,285,515	$4,683,061	$4,386,019
Land Value	$2,955,792	$2,445,918	$2,098,612	$2,098,612	$1,998,854
Total Market Value	$8,524,307	$7,955,559	$6,384,127	$6,781,673	$6,384,873

Assessed and Taxable Values

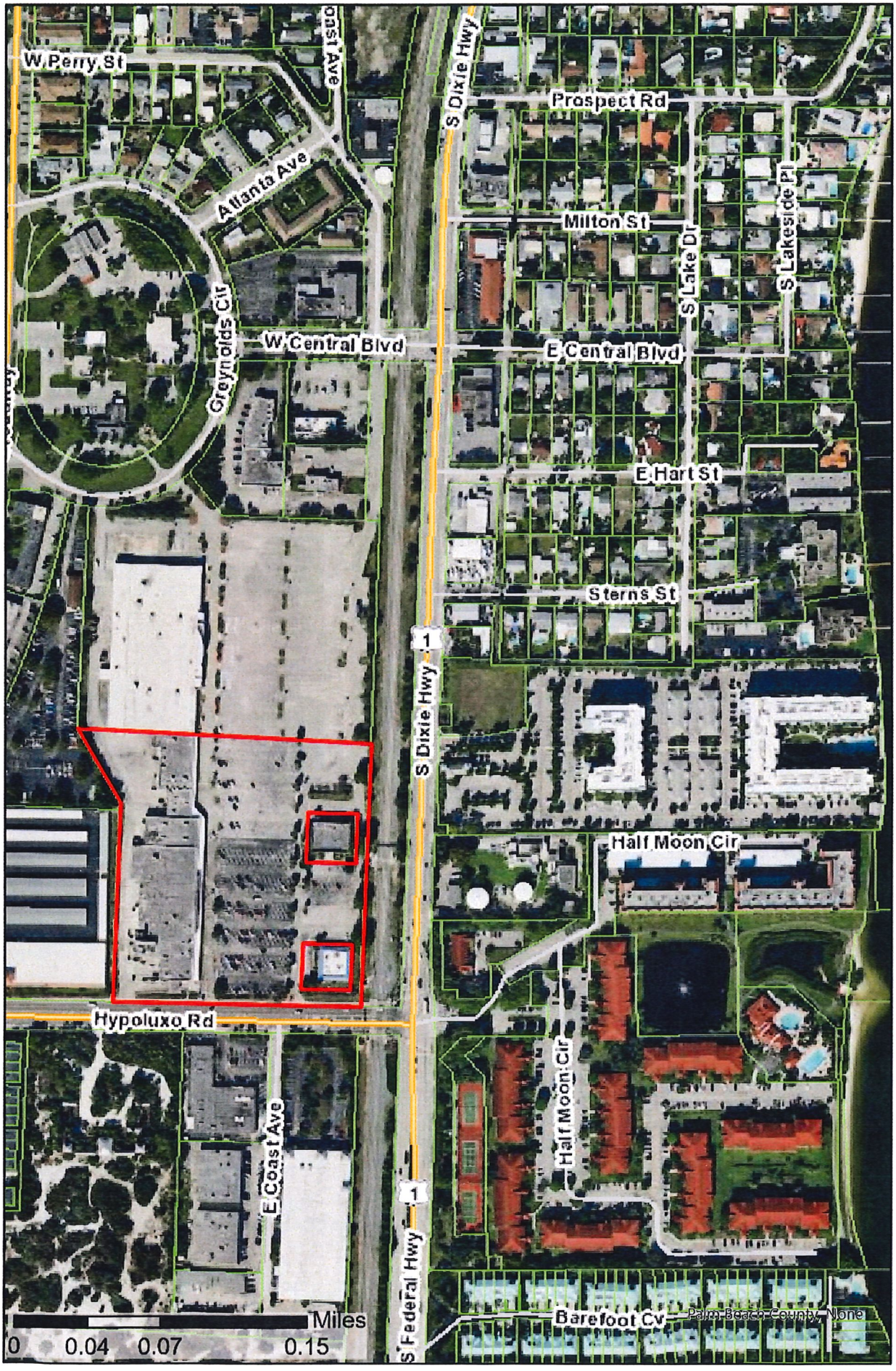
Tax Year	2023	2022	2021	2020	2019
Assessed Value	$7,724,794	$7,022,540	$6,384,127	$6,781,673	$6,384,873
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$7,724,794	$7,022,540	$6,384,127	$6,781,673	$6,384,873

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	$156,643	$146,603	$129,512	$138,725	$131,959
NON AD VALOREM	$55,988	$53,089	$51,216	$50,302	$51,617
TOTAL TAX	$212,631	$199,692	$180,729	$189,027	$183,576

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

DOROTHYJACKS
CFA, AAS
Palm Beach County Property Appraiser



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Palm Beach County, None

SITE INFORMATION

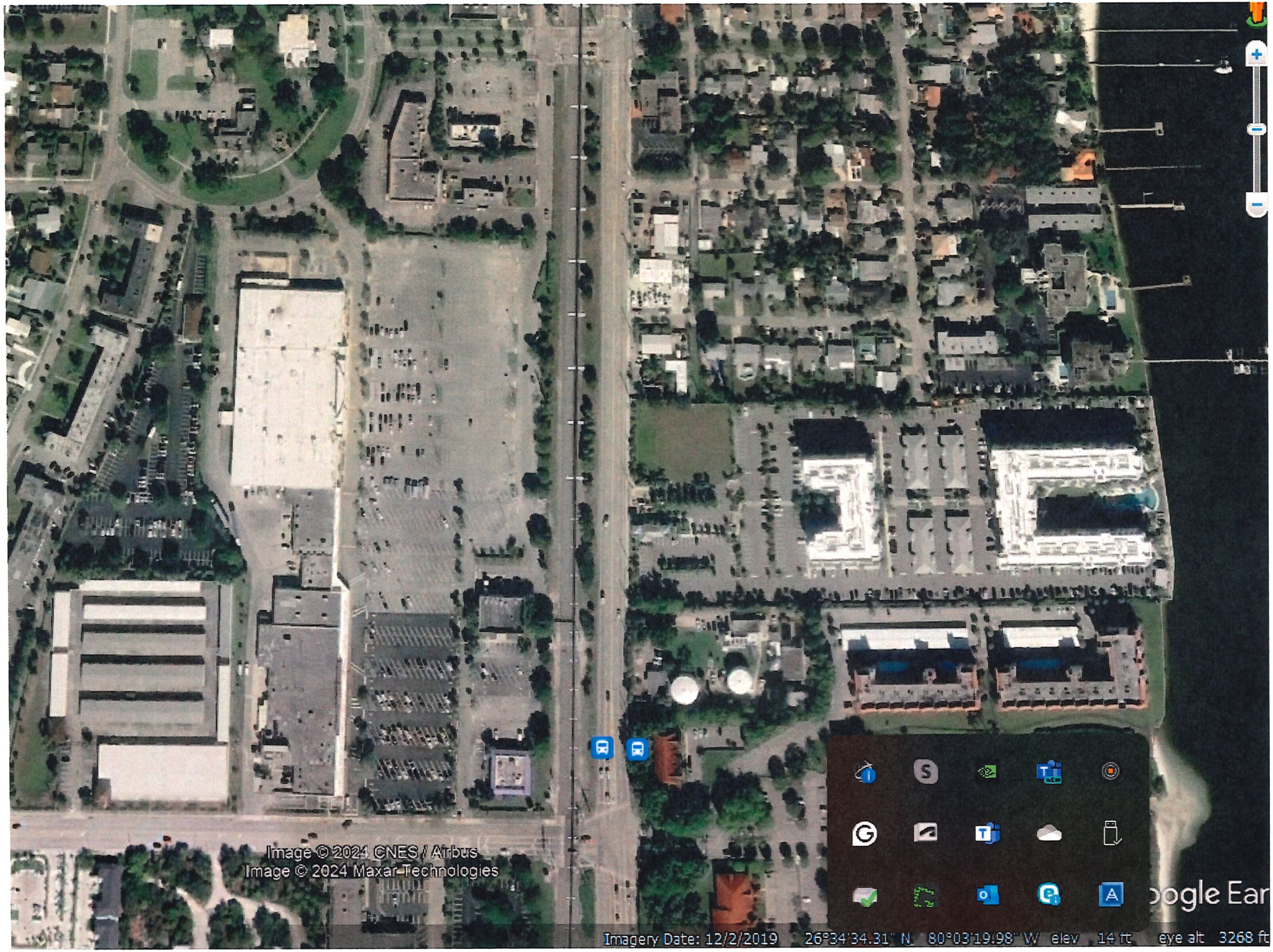
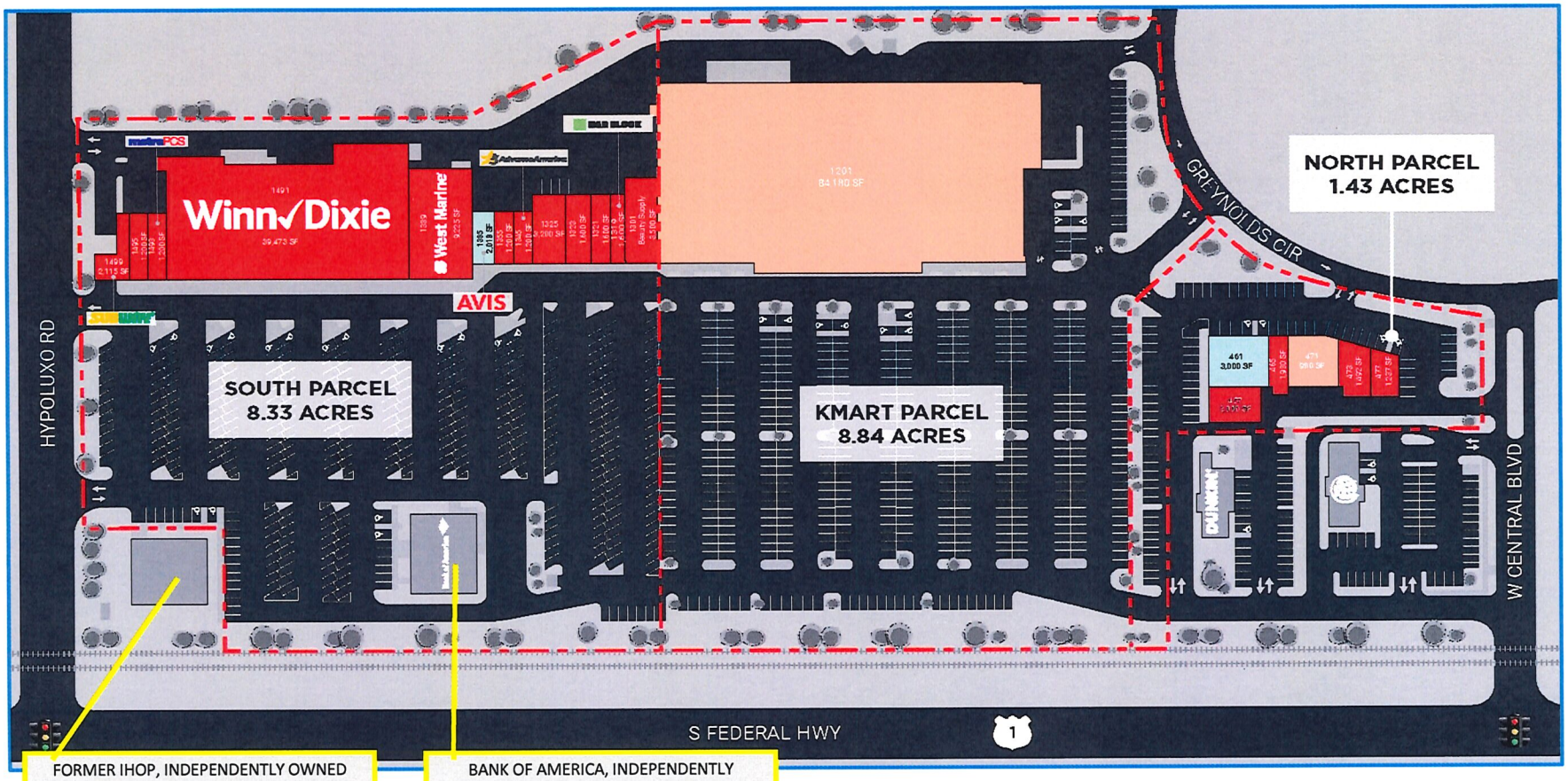
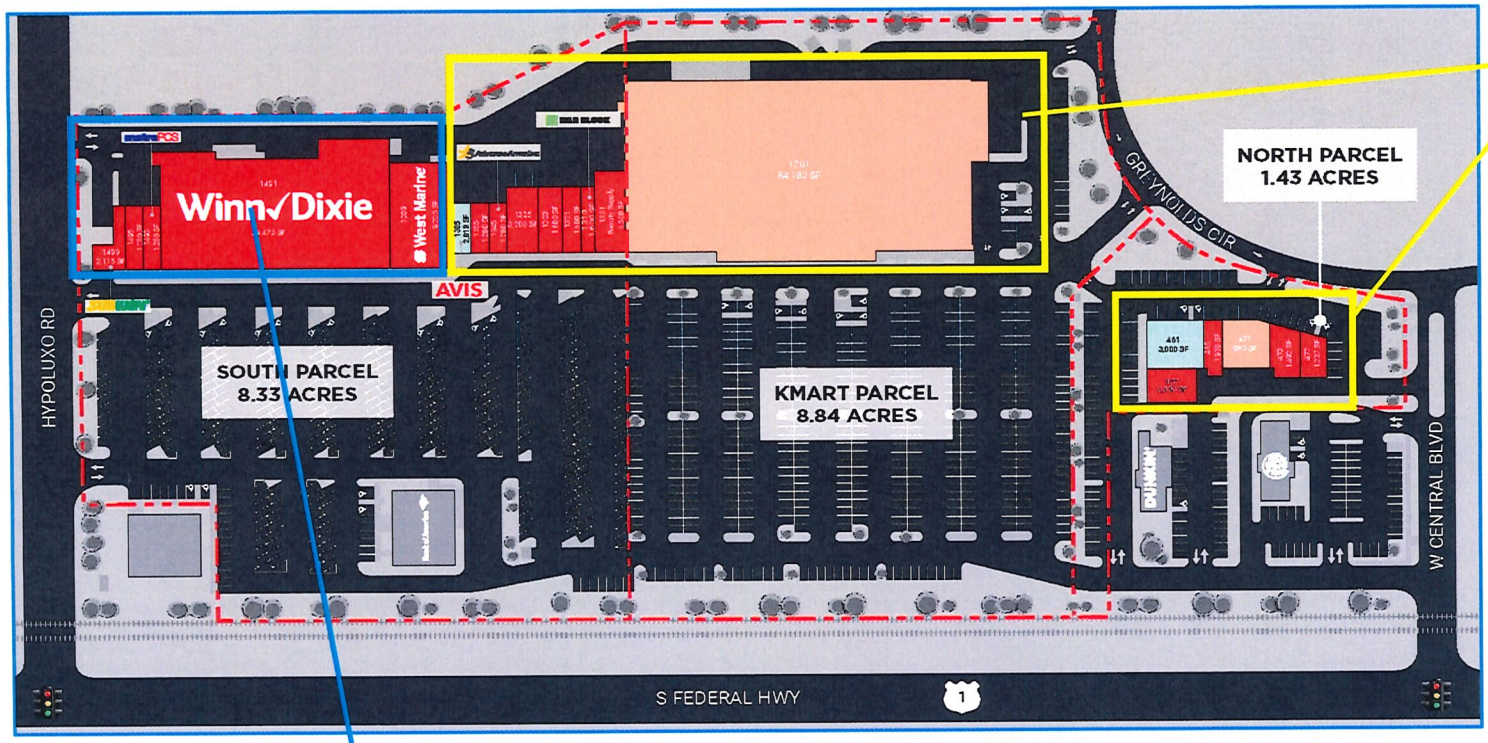


Image © 2024 CNES / Airbus
Image © 2024 Maxar Technologies
Imagery Date: 12/2/2019 26°34'34.31" N 80°03'19.98" W elev 14 ft eye alt 3268 ft

LANTANA VILLAGE SQUARE CURRENT SITE PLAN



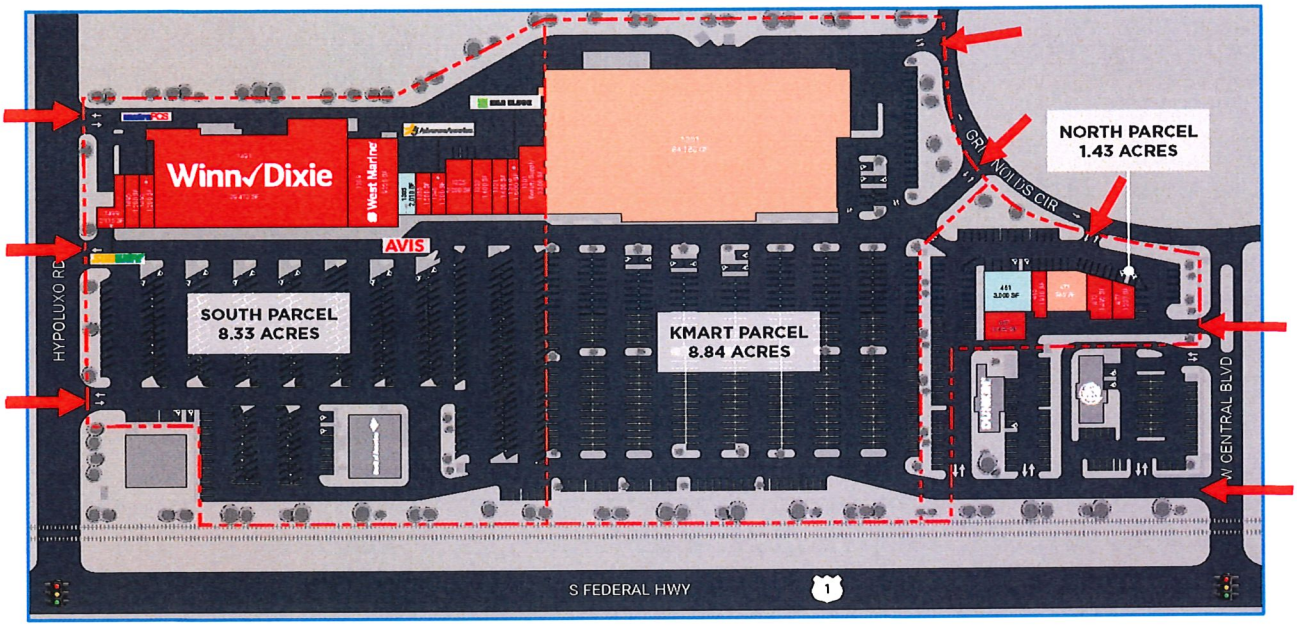
LANTANA VILLAGE SQUARE CURRENT SITE PLAN



LANTANA VILLAGE SQUARE ACCESS LOCATIONS FROM PUBLIC ROADS (NOW AND AFTER REDEVELOPMENT)

INGRESS & EGRESS TO PUBLIC ROADS

CURRENT SITE PLAN



SITE PLAN AFTER REDEVELOPMENT



LANTANA VILLAGE SQUARE - CURRENT AND PROPOSED USES

Total Acres	18.45
Residential Density/Acre (seeking density increase)	25
Total Density	461

CURRENT USES	**TODAY**
Winn-Dixie & small retail bays	44,258 RSF
West Marine Building	9,225 RSF
Commercial building between West Marine and Kmart	15,918 RSF
Kmart Building	84,180 RSF
Lantana Pizza Building (Parcel 3)	11,669 RSF
Total Commercial	**164,980 RSF**

USES AFTER PHASE I REDEVELOPMENT

Winn-Dixie & small retail bays	44,258 RSF
West Marine Building	9,225 RSF
Commercial building between West Marine and Kmart	-15,918 RSF
Kmart Building	-84,180 RSF
Lantana Pizza Building (Parcel 3)	-11,669 RSF
New Commercial Phase I	14,557 RSF
Net Commercial Reduction After Phase I	-96,940 RSF
Total Commercial after Phase I	**68,040 RSF**
New Residential Units in Phase I	**304**

Unit Mix in Phase I

Studios	26
1-Bedroom Unit	124
2-Bedroom Unit	138
3-Bedroom Unit	16

USES AFTER PHASE II REDEVELOPMENT

Winn-Dixie & small retail bays	-44,258 RSF
West Marine Building	-9,225 RSF
Commercial building between West Marine and Kmart	-15,918 RSF
Kmart Building	-84,180 RSF
Lantana Pizza Building (Parcel 3)	-11,669 RSF
New Commercial Phase I	14,557 RSF
New Commercial Phase II (conceptual)	10,000 RSF
Net Commercial Reduction	-140,693 RSF
Total Commercial After Phase I and II combined	**24,557 RSF**
New Residential Units in Phase I and II combined	**461**

Unit Mix in Phase I and II combined (TO BE DETERMINED FOR PHASE II)

Studios	
1-Bedroom Unit	
2-Bedroom Unit	
3-Bedroom Unit	

COUNTS

2022 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9300 EAST- A1A TO US1

MOCF: 0.89

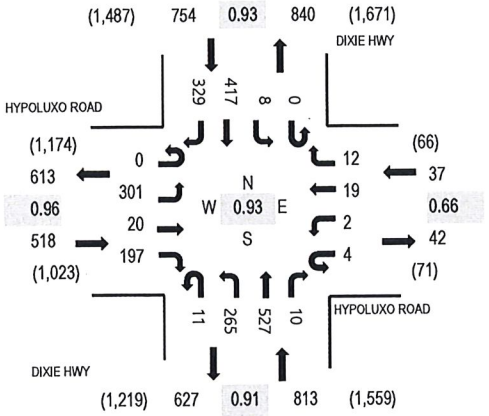
WEEK	DATES	SF	PSCF
1	01/01/2022 - 01/01/2022	0.93	1.04
2	01/02/2022 - 01/08/2022	0.93	1.04
3	01/09/2022 - 01/15/2022	0.92	1.03
* 4	01/16/2022 - 01/22/2022	0.91	1.02
* 5	01/23/2022 - 01/29/2022	0.90	1.01
* 6	01/30/2022 - 02/05/2022	0.89	1.00
* 7	02/06/2022 - 02/12/2022	0.88	0.99
* 8	02/13/2022 - 02/19/2022	0.87	0.98
* 9	02/20/2022 - 02/26/2022	0.87	0.98
*10	02/27/2022 - 03/05/2022	0.87	0.98
*11	03/06/2022 - 03/12/2022	0.87	0.98
*12	03/13/2022 - 03/19/2022	0.88	0.99
*13	03/20/2022 - 03/26/2022	0.89	1.00
*14	03/27/2022 - 04/02/2022	0.90	1.01
*15	04/03/2022 - 04/09/2022	0.91	1.02
*16	04/10/2022 - 04/16/2022	0.92	1.03
17	04/17/2022 - 04/23/2022	0.94	1.06
18	04/24/2022 - 04/30/2022	0.96	1.08
19	05/01/2022 - 05/07/2022	0.97	1.09
20	05/08/2022 - 05/14/2022	0.99	1.11
21	05/15/2022 - 05/21/2022	1.01	1.13
22	05/22/2022 - 05/28/2022	1.05	1.18
23	05/29/2022 - 06/04/2022	1.08	1.21
24	06/05/2022 - 06/11/2022	1.12	1.26
25	06/12/2022 - 06/18/2022	1.15	1.29
26	06/19/2022 - 06/25/2022	1.17	1.31
27	06/26/2022 - 07/02/2022	1.18	1.33
28	07/03/2022 - 07/09/2022	1.20	1.35
29	07/10/2022 - 07/16/2022	1.21	1.36
30	07/17/2022 - 07/23/2022	1.20	1.35
31	07/24/2022 - 07/30/2022	1.19	1.34
32	07/31/2022 - 08/06/2022	1.18	1.33
33	08/07/2022 - 08/13/2022	1.17	1.31
34	08/14/2022 - 08/20/2022	1.16	1.30
35	08/21/2022 - 08/27/2022	1.16	1.30
36	08/28/2022 - 09/03/2022	1.16	1.30
37	09/04/2022 - 09/10/2022	1.16	1.30
38	09/11/2022 - 09/17/2022	1.16	1.30
39	09/18/2022 - 09/24/2022	1.12	1.26
40	09/25/2022 - 10/01/2022	1.09	1.22
41	10/02/2022 - 10/08/2022	1.05	1.18
42	10/09/2022 - 10/15/2022	1.01	1.13
43	10/16/2022 - 10/22/2022	1.01	1.13
44	10/23/2022 - 10/29/2022	1.01	1.13
45	10/30/2022 - 11/05/2022	1.01	1.13
46	11/06/2022 - 11/12/2022	1.01	1.13
47	11/13/2022 - 11/19/2022	1.01	1.13
48	11/20/2022 - 11/26/2022	0.99	1.11
49	11/27/2022 - 12/03/2022	0.97	1.09
50	12/04/2022 - 12/10/2022	0.95	1.07
51	12/11/2022 - 12/17/2022	0.93	1.04
52	12/18/2022 - 12/24/2022	0.93	1.04
53	12/25/2022 - 12/31/2022	0.92	1.03

* PEAK SEASON

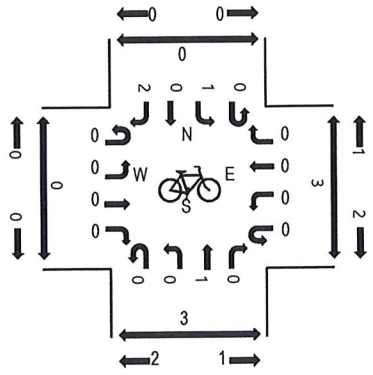
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 DIXIE HWY & HYPOLUXO ROAD PM
Date: Thursday, May 9, 2024
Peak Hour: 04:30 PM - 05:30 PM
Peak 15-Minutes: 05:00 PM - 05:15 PM

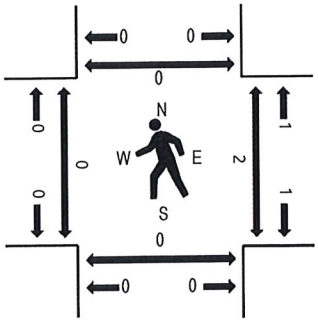
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	HYPOLUXO ROAD Eastbound				HYPOLUXO ROAD Westbound				DIXIE HWY Northbound				DIXIE HWY Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	66	3	53	0	2	5	2	3	58	127	3	0	2	101	94	519	2,029	0	0	0	2
4:15 PM	0	88	6	43	0	0	5	2	3	50	128	0	0	3	106	89	523	2,082	0	0	0	0
4:30 PM	0	78	1	46	0	1	4	1	4	49	122	3	0	2	107	78	496	2,122	0	1	0	0
4:45 PM	0	69	5	44	1	1	5	3	3	61	130	2	0	2	95	70	491	2,104	0	0	0	0
5:00 PM	0	75	4	59	0	0	4	3	2	86	136	1	0	3	106	93	572	2,106	0	1	0	0
5:15 PM	0	79	10	48	3	0	6	5	2	69	139	4	0	1	109	88	563		0	0	0	0
5:30 PM	0	90	1	46	0	0	4	1	3	53	123	2	0	1	94	60	478		0	0	0	1
5:45 PM	0	72	2	35	0	2	3	3	4	58	129	2	0	4	97	82	493		0	0	0	1

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	2
Lights	0	297	20	196	4	2	19	12	11	262	515	10	0	8	409	318	2,083
Mediums	0	4	0	1	0	0	0	0	0	3	11	0	0	0	8	10	37
Total	0	301	20	197	4	2	19	12	11	265	527	10	0	8	417	329	2,122

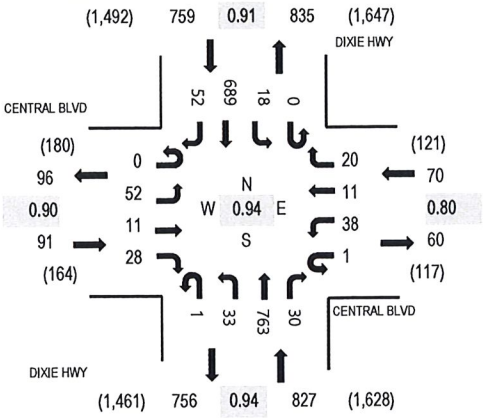
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		1.0%				0.0%				1.8%				2.5%			1.8%
Heavy Vehicle %	0.0%	1.3%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	1.1%	2.3%	0.0%	0.0%	0.0%	1.9%	3.3%	1.8%
Peak Hour Factor		0.96				0.66				0.91				0.93			0.93
Peak Hour Factor	0.00	0.88	0.50	0.83	0.33	0.50	0.79	0.60	0.81	0.78	0.95	0.63	0.00	0.83	0.96	0.88	0.93

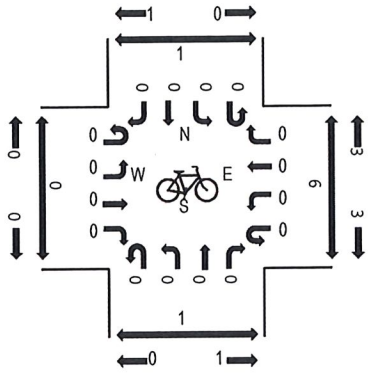
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 2 DIXIE HWY & CENTRAL BLVD PM
Date: Thursday, May 9, 2024
Peak Hour: 04:15 PM - 05:15 PM
Peak 15-Minutes: 05:00 PM - 05:15 PM

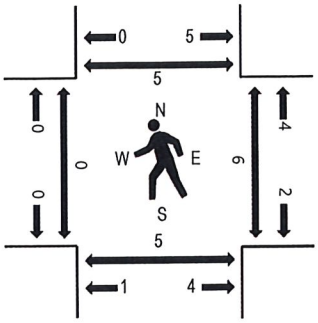
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	CENTRAL BLVD Eastbound				CENTRAL BLVD Westbound				DIXIE HWY Northbound				DIXIE HWY Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	7	3	5	0	4	3	10	0	5	182	7	0	4	175	7	412	1,695	0	0	1	0
4:15 PM	0	12	2	9	0	15	2	5	0	9	205	7	0	7	175	12	460	1,747	0	2	2	1
4:30 PM	0	10	3	3	0	5	3	5	1	8	184	5	0	5	176	10	418	1,735	0	2	1	1
4:45 PM	0	15	4	7	0	9	4	5	0	7	183	6	0	3	147	15	405	1,717	0	0	0	3
5:00 PM	0	15	2	9	1	9	2	5	0	9	191	12	0	3	191	15	464	1,710	0	2	2	0
5:15 PM	0	17	3	5	0	8	2	3	0	5	202	7	0	2	177	17	448		0	0	0	3
5:30 PM	0	8	6	3	0	4	6	8	0	8	190	7	0	7	145	8	400		0	1	0	0
5:45 PM	0	13	0	3	1	2	0	0	0	10	172	6	0	4	174	13	398		0	0	1	1

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	2
Lights	0	46	11	27	1	37	11	20	1	32	749	30	0	18	668	46	1,697
Mediums	0	6	0	1	0	1	0	0	0	1	13	0	0	0	20	6	48
Total	0	52	11	28	1	38	11	20	1	33	763	30	0	18	689	52	1,747

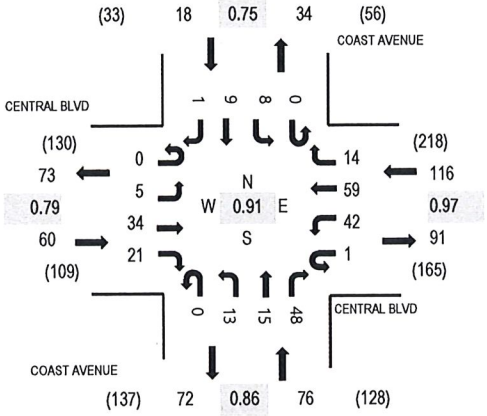
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		7.7%				1.4%				1.8%				3.6%			2.9%
Heavy Vehicle %	0.0%	11.5%	0.0%	3.6%	0.0%	2.6%	0.0%	0.0%	0.0%	3.0%	1.8%	0.0%	0.0%	0.0%	3.0%	11.5%	2.9%
Peak Hour Factor		0.90				0.80				0.94				0.91			0.94
Peak Hour Factor	0.00	0.84	0.63	0.78	0.50	0.63	0.58	0.63	0.25	0.92	0.95	0.67	0.00	0.68	0.90	0.84	0.94

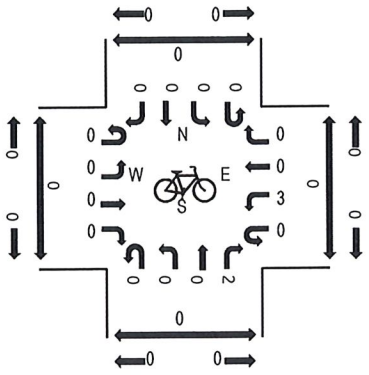
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 3 COAST AVENUE & CENTRAL BLVD PM
Date: Wednesday, May 8, 2024
Peak Hour: 04:30 PM - 05:30 PM
Peak 15-Minutes: 05:00 PM - 05:15 PM

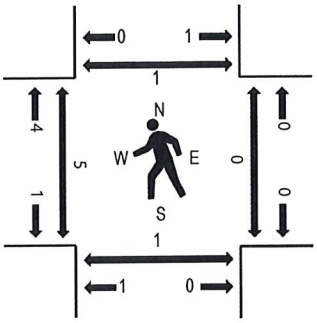
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	CENTRAL BLVD Eastbound				CENTRAL BLVD Westbound				COAST AVENUE Northbound				COAST AVENUE Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	0	8	1	0	10	16	4	0	3	3	6	0	3	1	0	55	235	0	0	0	0
4:15 PM	0	0	5	3	0	10	8	2	0	2	2	9	0	2	2	0	45	254	0	0	0	0
4:30 PM	0	1	7	5	0	12	13	2	0	4	5	11	0	2	1	1	64	270	2	0	0	1
4:45 PM	0	0	9	7	1	9	16	4	0	3	4	15	0	1	2	0	71	266	1	0	0	0
5:00 PM	0	2	12	6	0	11	16	3	0	2	4	12	0	3	3	0	74	253	0	0	1	0
5:15 PM	0	2	6	3	0	10	14	5	0	4	2	10	0	2	3	0	61		2	0	0	0
5:30 PM	0	1	10	5	0	13	11	2	0	2	3	9	0	1	2	1	60		1	0	0	0
5:45 PM	0	0	12	4	0	12	12	2	0	2	3	8	0	1	2	0	58		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lights	0	5	33	21	1	42	58	14	0	13	14	48	0	8	8	1	266
Mediums	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0	4
Total	0	5	34	21	1	42	59	14	0	13	15	48	0	8	9	1	270

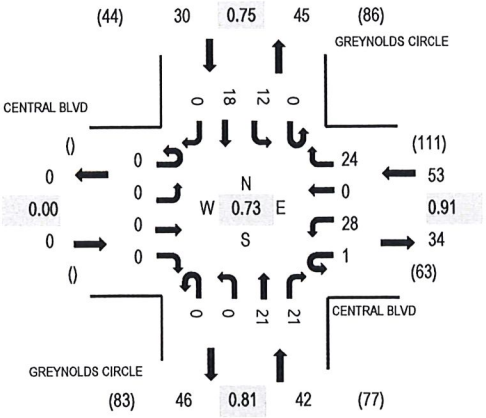
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		1.7%				0.9%				1.3%				5.6%			1.5%
Heavy Vehicle %	0.0%	0.0%	2.9%	0.0%	0.0%	0.0%	1.7%	0.0%	0.0%	0.0%	6.7%	0.0%	0.0%	0.0%	11.1%	0.0%	1.5%
Peak Hour Factor		0.79				0.97				0.86				0.75			0.91
Peak Hour Factor	0.00	0.63	0.83	0.75	0.25	0.88	0.92	0.70	0.00	0.81	0.75	0.80	0.00	0.67	0.83	0.25	0.91

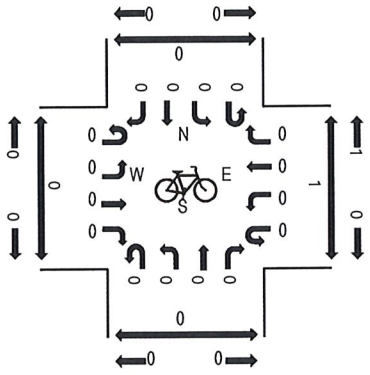
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 4 GREYNOLDS CIRCLE & CENTRAL BLVD PM
Date: Thursday, May 9, 2024
Peak Hour: 04:00 PM - 05:00 PM
Peak 15-Minutes: 04:00 PM - 04:15 PM

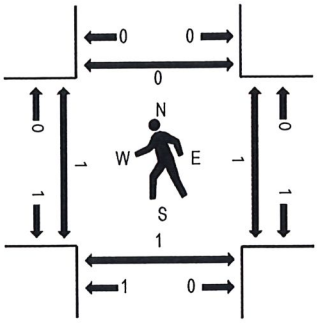
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	CENTRAL BLVD Eastbound				CENTRAL BLVD Westbound				GREYNOLDS CIRCLE Northbound				GREYNOLDS CIRCLE Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	0	0	0	0	7	0	13	0	0	7	6	0	5	5	0	43	125	0	0	0	0
4:15 PM	0	0	0	0	0	9	0	2	0	0	5	7	0	2	2	0	27	106	0	0	0	0
4:30 PM	0	0	0	0	1	5	0	6	0	0	4	3	0	4	5	0	28	103	1	1	0	0
4:45 PM	0	0	0	0	0	7	0	3	0	0	5	5	0	1	6	0	27	108	0	0	1	0
5:00 PM	0	0	0	0	1	7	0	4	0	0	3	4	0	3	2	0	24	107	0	0	1	0
5:15 PM	0	0	0	0	0	8	0	6	0	0	3	5	0	1	1	0	24		0	0	0	0
5:30 PM	0	0	0	0	0	9	0	7	0	0	6	5	0	3	3	0	33		0	0	0	0
5:45 PM	0	0	0	0	1	7	0	8	0	0	4	5	0	1	0	0	26		1	1	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lights	0	0	0	0	1	25	0	23	0	0	21	16	0	10	18	0	114
Mediums	0	0	0	0	0	3	0	1	0	0	0	5	0	2	0	0	11
Total	0	0	0	0	1	28	0	24	0	0	21	21	0	12	18	0	125

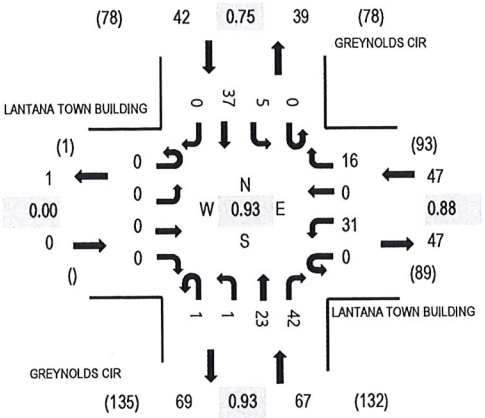
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		0.0%				7.5%				11.9%				6.7%			8.8%
Heavy Vehicle %	0.0%	0.0%	0.0%	0.0%	0.0%	10.7%	0.0%	4.2%	0.0%	0.0%	0.0%	23.8%	0.0%	16.7%	0.0%	0.0%	8.8%
Peak Hour Factor		0.00				0.91				0.81				0.75			0.73
Peak Hour Factor	0.00	0.00	0.00	0.00	0.50	0.86	0.00	0.78	0.00	0.00	0.75	0.75	0.00	0.60	0.75	0.00	0.73

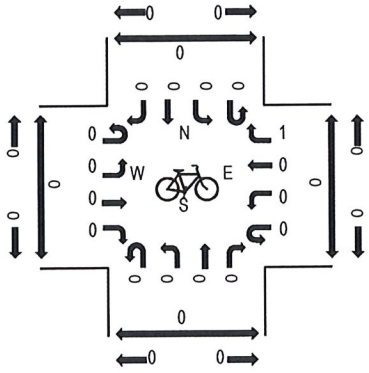
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 5 GREYNOLDS CIR & LANTANA TOWN BUILDING PM
Date: Thursday, May 9, 2024
Peak Hour: 04:00 PM - 05:00 PM
Peak 15-Minutes: 04:30 PM - 04:45 PM

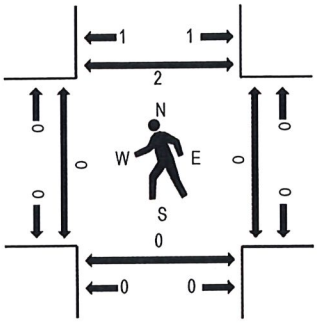
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	LANTANA TOWN BUILDING Eastbound				LANTANA TOWN BUILDING Westbound				GREYNOLDS CIR Northbound				GREYNOLDS CIR Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	0	0	0	0	0	6	0	4	1	0	6	10	0	1	8	0	36	156	0	0	0	1
4:15 PM	0	0	0	0	0	11	0	4	0	1	7	7	0	1	8	0	39	155	0	0	0	0
4:30 PM	0	0	0	0	0	7	0	3	0	0	4	14	0	2	12	0	42	148	0	0	0	0
4:45 PM	0	0	0	0	0	7	0	5	0	0	6	11	0	1	9	0	39	148	0	0	0	1
5:00 PM	0	0	0	0	0	8	0	2	0	0	6	10	0	1	8	0	35	147	0	0	0	1
5:15 PM	0	0	0	0	0	10	0	3	0	0	6	5	0	0	8	0	32		0	0	0	0
5:30 PM	0	0	0	0	0	8	0	6	0	0	7	9	0	1	11	0	42		0	0	0	0
5:45 PM	0	0	0	0	0	6	0	3	0	0	6	16	0	0	7	0	38		1	0	0	1

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lights	0	0	0	0	0	31	0	16	1	1	19	42	0	5	34	0	149
Mediums	0	0	0	0	0	0	0	0	0	0	4	0	0	0	3	0	7
Total	0	0	0	0	0	31	0	16	1	1	23	42	0	5	37	0	156

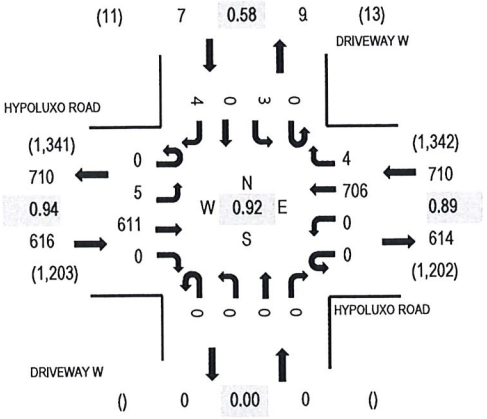
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		0.0%				0.0%				6.0%				7.1%			4.5%
Heavy Vehicle %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	17.4%	0.0%	0.0%	0.0%	8.1%	0.0%	4.5%
Peak Hour Factor		0.00				0.88				0.93				0.75			0.93
Peak Hour Factor	0.00	0.00	0.00	0.00	0.00	0.75	0.00	0.67	0.25	0.25	0.89	0.75	0.00	0.63	0.77	0.00	0.93

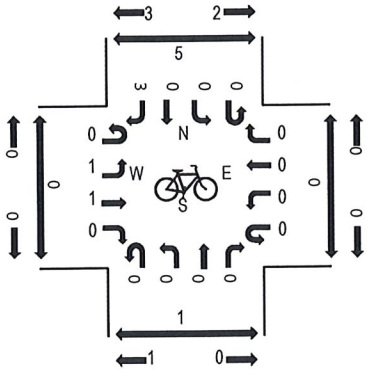
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 6 DRIVEWAY W & HYPOLUXO ROAD PM
Date: Thursday, May 9, 2024
Peak Hour: 04:30 PM - 05:30 PM
Peak 15-Minutes: 05:15 PM - 05:30 PM

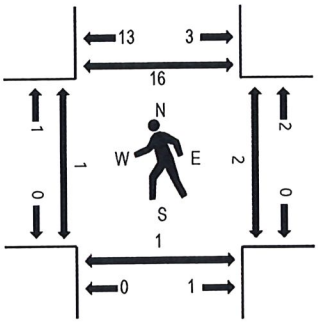
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	HYPOLUXO ROAD Eastbound				HYPOLUXO ROAD Westbound				DRIVEWAY W Northbound				DRIVEWAY W Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	0	143	0	0	0	185	1	0	0	0	0	0	0	0	1	330	1,268	0	0	1	4
4:15 PM	0	1	155	0	0	0	173	0	0	0	0	0	0	1	0	0	330	1,299	0	0	0	0
4:30 PM	0	1	155	0	0	0	146	1	0	0	0	0	0	1	0	2	306	1,333	0	1	0	9
4:45 PM	0	2	133	0	0	0	165	2	0	0	0	0	0	0	0	0	302	1,311	0	1	1	4
5:00 PM	0	0	164	0	0	0	196	0	0	0	0	0	0	1	0	0	361	1,288	1	0	0	2
5:15 PM	0	2	159	0	0	0	199	1	0	0	0	0	0	1	0	2	364		0	0	0	1
5:30 PM	0	0	157	0	0	0	126	0	0	0	0	0	0	1	0	0	284		0	0	0	1
5:45 PM	0	1	130	0	0	0	146	1	0	0	0	0	0	1	0	0	279		0	0	2	6

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	1	2	0	0	0	3	0	0	0	0	0	0	0	0	1	7
Lights	0	4	602	0	0	0	689	4	0	0	0	0	0	3	0	3	1,305
Mediums	0	0	7	0	0	0	14	0	0	0	0	0	0	0	0	0	21
Total	0	5	611	0	0	0	706	4	0	0	0	0	0	3	0	4	1,333

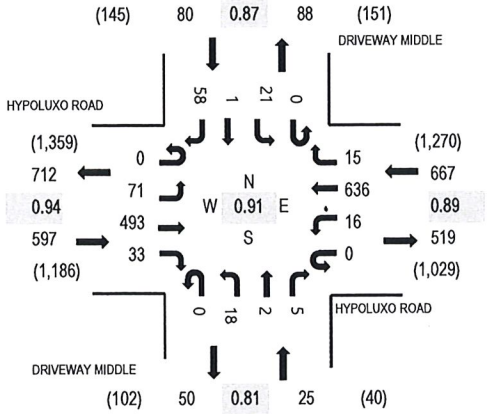
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %			1.6%				2.4%				0.0%				14.3%		2.1%
Heavy Vehicle %	0.0%	20.0%	1.5%	0.0%	0.0%	0.0%	2.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	25.0%	2.1%
Peak Hour Factor			0.94				0.89				0.00				0.58		0.92
Peak Hour Factor	0.00	0.63	0.93	0.00	0.00	0.00	0.89	0.50	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.50	0.92

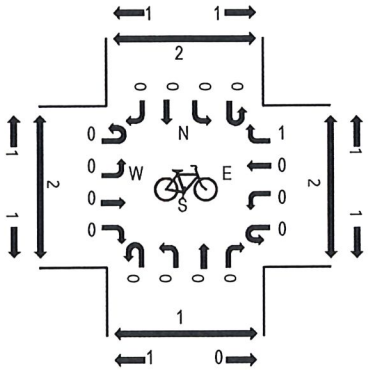
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 7 DRIVEWAY MIDDLE & HYPOLUXO ROAD PM
Date: Thursday, May 9, 2024
Peak Hour: 04:30 PM - 05:30 PM
Peak 15-Minutes: 05:00 PM - 05:15 PM

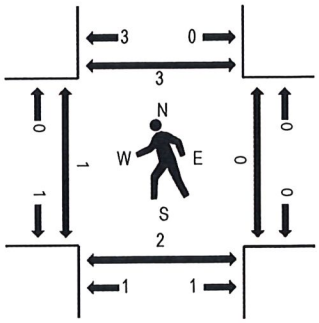
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	HYPOLUXO ROAD Eastbound				HYPOLUXO ROAD Westbound				DRIVEWAY MIDDLE Northbound				DRIVEWAY MIDDLE Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	15	122	6	0	3	167	2	0	3	1	0	0	5	0	16	340	1,301	1	0	2	2
4:15 PM	0	18	131	6	0	2	162	1	0	1	2	0	0	2	1	12	338	1,339	0	0	0	1
4:30 PM	0	18	128	13	0	3	135	2	0	3	1	0	0	4	0	12	319	1,369	1	0	1	2
4:45 PM	0	13	105	0	0	5	147	4	0	8	0	0	0	8	0	14	304	1,347	0	0	1	0
5:00 PM	0	17	135	10	0	6	177	4	0	4	0	2	0	8	0	15	378	1,340	0	0	0	0
5:15 PM	0	23	125	10	0	2	177	5	0	3	1	3	0	1	1	17	368		0	0	0	1
5:30 PM	0	16	135	11	0	4	111	1	0	4	0	1	0	1	1	12	297		0	0	0	1
5:45 PM	0	6	107	16	0	2	147	1	0	2	0	1	0	5	0	10	297		0	0	2	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	1	1	0	0	0	3	0	0	0	0	0	0	0	0	0	5
Lights	0	70	485	33	0	16	619	15	0	18	2	5	0	21	1	58	1,343
Mediums	0	0	7	0	0	0	14	0	0	0	0	0	0	0	0	0	21
Total	0	71	493	33	0	16	636	15	0	18	2	5	0	21	1	58	1,369

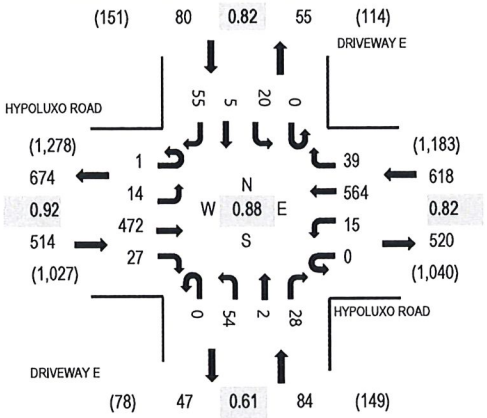
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		1.5%				2.5%				0.0%				0.0%			1.9%
Heavy Vehicle %	0.0%	1.4%	1.6%	0.0%	0.0%	0.0%	2.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.9%
Peak Hour Factor		0.94				0.89				0.81				0.87			0.91
Peak Hour Factor	0.00	0.77	0.93	0.73	0.00	0.71	0.90	0.75	0.00	0.59	0.50	0.58	0.00	0.69	0.50	0.85	0.91

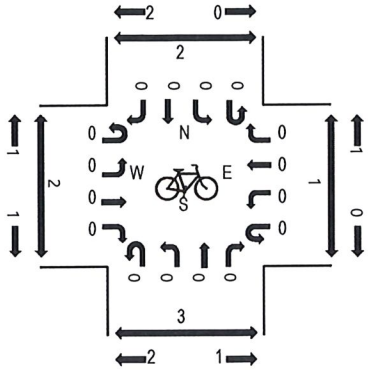
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 8 DRIVEWAY E & HYPOLUXO ROAD PM
Date: Thursday, May 9, 2024
Peak Hour: 04:30 PM - 05:30 PM
Peak 15-Minutes: 05:00 PM - 05:15 PM

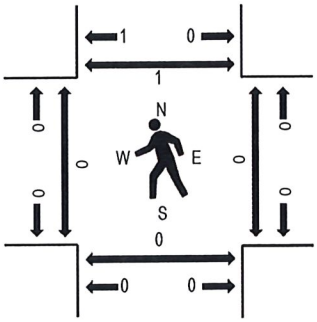
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	HYPOLUXO ROAD Eastbound				HYPOLUXO ROAD Westbound				DRIVEWAY E Northbound				DRIVEWAY E Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	2	120	3	0	3	146	12	0	15	0	3	0	7	0	11	322	1,222	1	0	1	1
4:15 PM	0	0	131	2	0	2	133	7	0	10	0	3	0	2	0	19	309	1,270	0	0	0	4
4:30 PM	1	2	121	7	0	4	117	10	0	16	0	3	0	8	1	8	298	1,296	0	0	0	0
4:45 PM	0	2	103	6	0	4	120	10	0	23	1	11	0	1	1	11	293	1,284	0	0	0	0
5:00 PM	0	5	130	8	0	5	171	13	0	6	0	7	0	9	0	16	370	1,288	0	0	0	0
5:15 PM	0	5	118	6	0	2	156	6	0	9	1	7	0	2	3	20	335		0	0	0	1
5:30 PM	0	3	128	8	0	4	104	11	0	6	2	8	0	4	0	8	286		0	0	0	1
5:45 PM	0	8	102	6	0	3	126	14	0	11	0	7	0	5	0	15	297		0	1	2	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	2	4
Lights	1	13	466	26	0	15	550	39	0	53	2	28	0	20	5	53	1,271
Mediums	0	0	6	1	0	0	13	0	0	1	0	0	0	0	0	0	21
Total	1	14	472	27	0	15	564	39	0	54	2	28	0	20	5	55	1,296

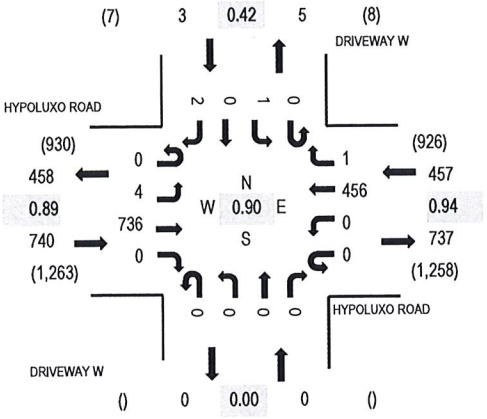
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		1.6%				2.3%				1.2%				2.5%			1.9%
Heavy Vehicle %	0.0%	7.1%	1.3%	3.7%	0.0%	0.0%	2.5%	0.0%	0.0%	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%	3.6%	1.9%
Peak Hour Factor		0.92				0.82				0.61				0.82			0.88
Peak Hour Factor	0.25	0.66	0.93	0.88	0.00	0.75	0.82	0.79	0.00	0.70	0.50	0.75	0.00	0.56	0.42	0.74	0.88

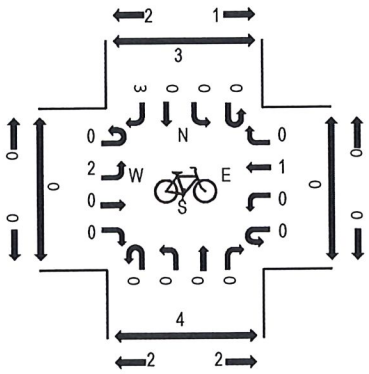
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 6 DRIVEWAY W & HYPOLUXO ROAD AM
Date: Thursday, May 9, 2024
Peak Hour: 08:00 AM - 09:00 AM
Peak 15-Minutes: 08:15 AM - 08:30 AM

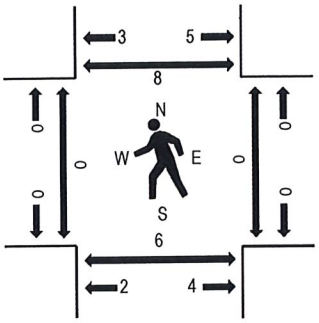
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	HYPOLUXO ROAD Eastbound				HYPOLUXO ROAD Westbound				DRIVEWAY W Northbound				DRIVEWAY W Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	103	0	0	0	125	0	0	0	0	0	0	0	0	0	228	996	0	0	0	2
7:15 AM	0	0	112	0	0	0	108	0	0	0	0	0	0	1	0	2	223	1,071	0	0	1	1
7:30 AM	0	3	146	0	0	0	125	0	0	0	0	0	0	0	0	1	275	1,181	0	0	3	1
7:45 AM	0	0	159	0	0	0	111	0	0	0	0	0	0	0	0	0	270	1,190	0	0	1	2
8:00 AM	0	2	188	0	0	0	112	0	0	0	0	0	0	1	0	0	303	1,200	0	0	1	1
8:15 AM	0	0	207	0	0	0	126	0	0	0	0	0	0	0	0	0	333		0	0	2	5
8:30 AM	0	0	176	0	0	0	107	0	0	0	0	0	0	0	0	1	284		0	0	2	0
8:45 AM	0	2	165	0	0	0	111	1	0	0	0	0	0	0	0	1	280		0	0	1	2

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	5	0	0	0	2	0	0	0	0	0	0	1	0	0	8
Lights	0	4	704	0	0	0	431	1	0	0	0	0	0	0	0	2	1,142
Mediums	0	0	27	0	0	0	23	0	0	0	0	0	0	0	0	0	50
Total	0	4	736	0	0	0	456	1	0	0	0	0	0	1	0	2	1,200

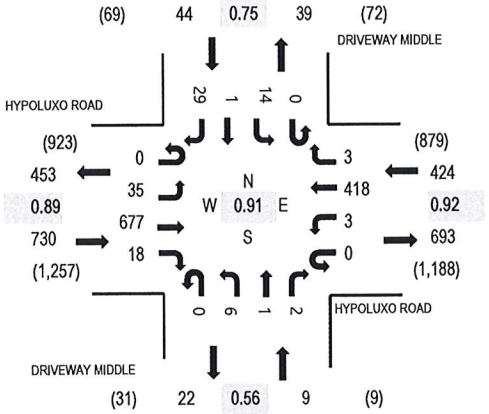
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		4.3%				5.5%				0.0%				33.3%			4.8%
Heavy Vehicle %	0.0%	0.0%	4.3%	0.0%	0.0%	0.0%	5.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	4.8%
Peak Hour Factor		0.89				0.94				0.00				0.42			0.90
Peak Hour Factor	0.00	0.42	0.89	0.00	0.00	0.00	0.94	0.25	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.38	0.90

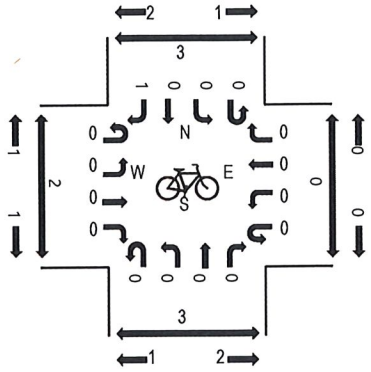
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 7 DRIVEWAY MIDDLE & HYPOLUXO ROAD AM
Date: Thursday, May 9, 2024
Peak Hour: 08:00 AM - 09:00 AM
Peak 15-Minutes: 08:15 AM - 08:30 AM

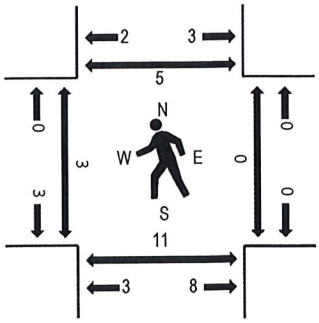
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	HYPOLUXO ROAD Eastbound				HYPOLUXO ROAD Westbound				DRIVEWAY MIDDLE Northbound				DRIVEWAY MIDDLE Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	8	96	0	0	0	123	1	0	0	0	0	0	0	0	0	228	1,007	0	1	0	2
7:15 AM	0	6	107	0	0	0	101	1	0	0	0	0	0	0	0	8	223	1,080	1	0	2	1
7:30 AM	0	9	137	3	1	0	120	2	0	0	0	0	0	1	0	6	279	1,188	0	0	4	1
7:45 AM	0	5	151	5	0	1	104	1	0	0	0	0	0	2	0	8	277	1,203	3	0	4	3
8:00 AM	0	4	181	2	0	0	100	1	0	2	0	0	0	3	0	8	301	1,207	0	0	1	3
8:15 AM	0	7	193	4	0	1	116	0	0	1	0	0	0	2	0	7	331		2	0	4	1
8:30 AM	0	12	159	4	0	2	98	2	0	1	0	1	0	7	0	8	294		1	0	3	0
8:45 AM	0	12	144	8	0	0	104	0	0	2	1	1	0	2	1	6	281		0	0	3	1

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	6	0	0	0	2	0	0	0	0	0	0	0	0	0	8
Lights	0	35	644	17	0	3	397	3	0	6	1	2	0	14	1	26	1,149
Mediums	0	0	27	1	0	0	19	0	0	0	0	0	0	0	0	3	50
Total	0	35	677	18	0	3	418	3	0	6	1	2	0	14	1	29	1,207

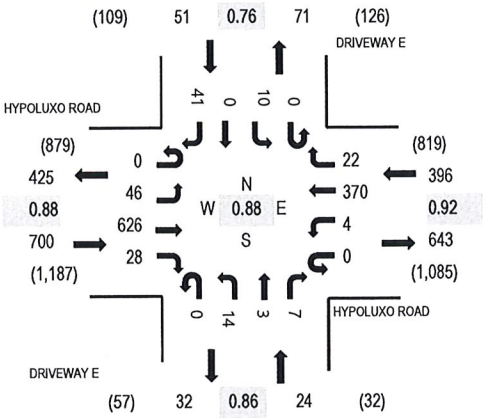
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		4.7%				5.0%				0.0%				6.8%			4.8%
Heavy Vehicle %	0.0%	0.0%	4.9%	5.6%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.3%	4.8%
Peak Hour Factor		0.89				0.92				0.56				0.75			0.91
Peak Hour Factor	0.00	0.73	0.89	0.56	0.25	0.50	0.91	0.63	0.00	0.75	0.25	0.50	0.00	0.50	0.25	0.97	0.91

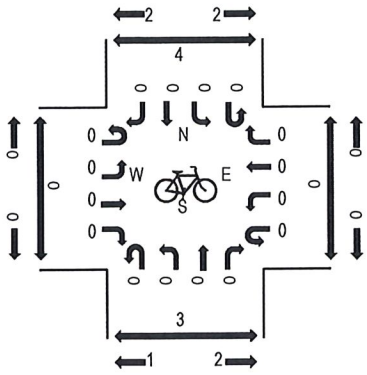
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 8 DRIVEWAY E & HYPOLUXO ROAD AM
Date: Thursday, May 9, 2024
Peak Hour: 07:45 AM - 08:45 AM
Peak 15-Minutes: 08:15 AM - 08:30 AM

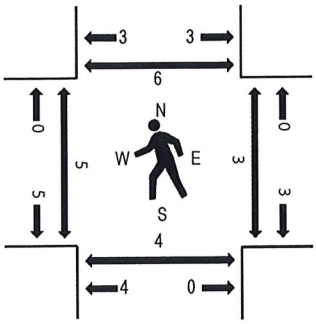
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	HYPOLUXO ROAD Eastbound				HYPOLUXO ROAD Westbound				DRIVEWAY E Northbound				DRIVEWAY E Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	12	73	9	0	2	112	2	0	0	1	1	0	1	0	11	224	988	0	0	0	0
7:15 AM	0	5	99	4	0	0	92	4	0	2	1	0	0	3	0	8	218	1,056	0	0	2	1
7:30 AM	0	13	121	5	0	1	107	5	0	2	0	0	0	2	0	14	270	1,169	0	0	2	1
7:45 AM	0	11	138	5	0	1	93	9	0	2	2	3	0	1	0	11	276	1,171	1	0	0	0
8:00 AM	0	8	163	12	0	1	89	3	0	3	1	1	0	1	0	10	292	1,159	3	2	1	5
8:15 AM	0	13	179	7	0	2	97	7	0	6	0	1	0	6	0	13	331		0	0	0	0
8:30 AM	0	14	146	4	0	0	91	3	0	3	0	2	0	2	0	7	272		1	1	3	1
8:45 AM	0	8	138	0	0	3	91	4	0	1	0	0	0	4	1	14	264		0	0	2	1

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	1	9	0	0	0	3	0	0	0	0	0	0	0	0	0	13
Lights	0	43	594	26	0	3	355	21	0	11	3	6	0	10	0	41	1,113
Mediums	0	2	23	2	0	1	12	1	0	3	0	1	0	0	0	0	45
Total	0	46	626	28	0	4	370	22	0	14	3	7	0	10	0	41	1,171

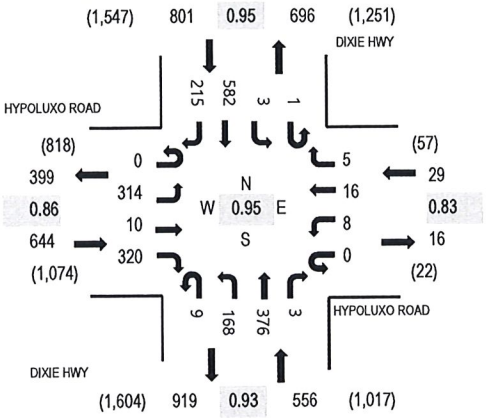
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		5.3%				4.3%				16.7%				0.0%			5.0%
Heavy Vehicle %	0.0%	6.5%	5.1%	7.1%	0.0%	25.0%	4.1%	4.5%	0.0%	21.4%	0.0%	14.3%	0.0%	0.0%	0.0%	0.0%	5.0%
Peak Hour Factor		0.88				0.92				0.86				0.76			0.88
Peak Hour Factor	0.00	0.82	0.87	0.60	0.00	0.50	0.90	0.67	0.00	0.58	0.50	0.58	0.00	0.54	0.25	0.86	0.88

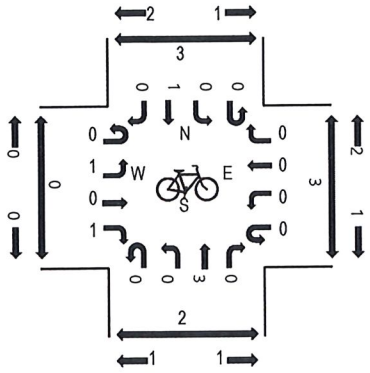
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 DIXIE HWY & HYPOLUXO ROAD AM
Date: Thursday, May 9, 2024
Peak Hour: 07:45 AM - 08:45 AM
Peak 15-Minutes: 08:15 AM - 08:30 AM

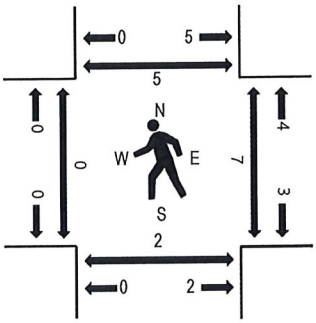
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	HYPOLUXO ROAD Eastbound				HYPOLUXO ROAD Westbound				DIXIE HWY Northbound				DIXIE HWY Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	43	0	25	0	2	4	2	0	36	56	0	0	0	88	73	329	1,716	0	4	0	0
7:15 AM	0	76	1	31	0	1	4	2	3	35	90	0	0	0	120	58	421	1,872	0	3	1	1
7:30 AM	0	67	2	50	0	1	7	1	2	50	74	1	0	0	160	52	467	1,983	0	3	0	0
7:45 AM	0	76	3	60	0	1	5	0	2	39	109	0	0	1	142	61	499	2,030	0	3	2	2
8:00 AM	0	86	1	68	0	4	2	2	2	44	83	1	0	0	146	46	485	1,979	0	2	0	3
8:15 AM	0	79	3	106	0	2	3	1	3	50	86	1	0	1	144	53	532		0	0	0	0
8:30 AM	0	73	3	86	0	1	6	2	2	35	98	1	1	1	150	55	514		0	2	0	0
8:45 AM	0	68	1	66	0	2	1	1	1	38	75	0	0	1	133	61	448		1	5	1	1

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	1	0	8	0	0	0	0	0	0	0	0	0	0	0	3	12
Lights	0	300	10	300	0	8	16	5	9	166	361	3	1	3	552	200	1,934
Mediums	0	13	0	12	0	0	0	0	0	2	15	0	0	0	30	12	84
Total	0	314	10	320	0	8	16	5	9	168	376	3	1	3	582	215	2,030

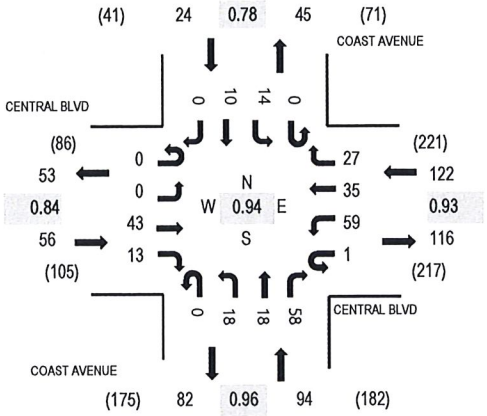
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		5.3%				0.0%				3.1%				5.6%			4.7%
Heavy Vehicle %	0.0%	4.5%	0.0%	6.3%	0.0%	0.0%	0.0%	0.0%	0.0%	1.2%	4.0%	0.0%	0.0%	0.0%	5.2%	7.0%	4.7%
Peak Hour Factor		0.86				0.83				0.93				0.95			0.95
Peak Hour Factor	0.00	0.91	0.83	0.77	0.00	0.56	0.71	0.75	0.75	0.92	0.86	0.75	0.25	0.75	0.93	0.84	0.95

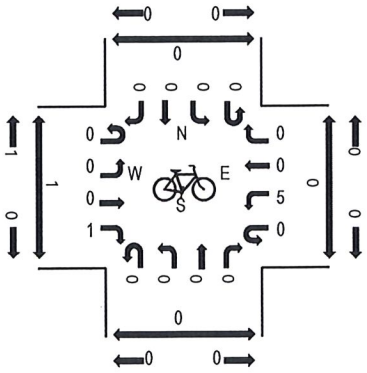
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 3 COAST AVENUE & CENTRAL BLVD AM
Date: Thursday, May 9, 2024
Peak Hour: 07:45 AM - 08:45 AM
Peak 15-Minutes: 08:30 AM - 08:45 AM

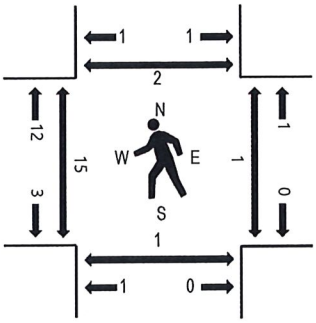
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	CENTRAL BLVD Eastbound				CENTRAL BLVD Westbound				COAST AVENUE Northbound				COAST AVENUE Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	4	11	0	15	5	2	0	1	3	14	0	1	3	0	59	255	1	0	1	0
7:15 AM	0	0	5	3	1	18	4	2	0	4	3	19	0	1	2	1	63	270	1	0	2	1
7:30 AM	0	0	7	5	0	12	5	2	0	2	3	18	0	1	1	0	56	273	0	0	0	0
7:45 AM	0	0	13	4	0	18	12	2	0	7	3	15	0	1	2	0	77	296	2	0	0	0
8:00 AM	0	0	11	5	0	15	9	2	0	3	5	18	0	4	2	0	74	294	3	0	1	0
8:15 AM	0	0	9	3	0	12	8	11	0	6	3	8	0	3	3	0	66		1	0	0	1
8:30 AM	0	0	10	1	1	14	6	12	0	2	7	17	0	6	3	0	79		9	1	0	1
8:45 AM	0	2	9	3	0	17	9	7	0	2	2	17	0	4	3	0	75		1	0	1	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lights	0	0	38	13	1	55	30	26	0	18	18	55	0	14	10	0	278
Mediums	0	0	5	0	0	4	5	1	0	0	0	3	0	0	0	0	18
Total	0	0	43	13	1	59	35	27	0	18	18	58	0	14	10	0	296

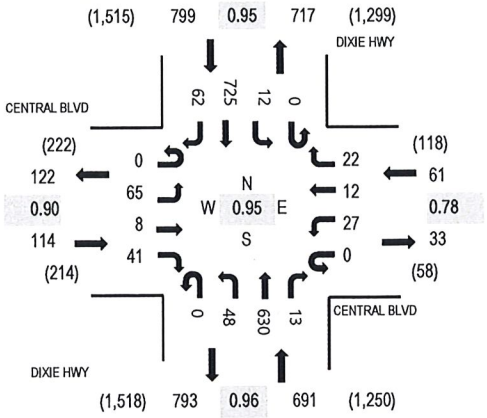
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		8.9%				8.2%				3.2%				0.0%			6.1%
Heavy Vehicle %	0.0%	0.0%	11.6%	0.0%	0.0%	6.8%	14.3%	3.7%	0.0%	0.0%	0.0%	5.2%	0.0%	0.0%	0.0%	0.0%	6.1%
Peak Hour Factor		0.84				0.93				0.96				0.78			0.94
Peak Hour Factor	0.00	0.25	0.83	0.52	0.25	0.88	0.73	0.67	0.00	0.64	0.64	0.92	0.00	0.71	0.92	0.25	0.94

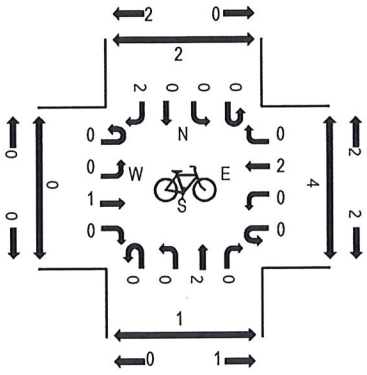
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 2 DIXIE HWY & CENTRAL BLVD AM
Date: Thursday, May 9, 2024
Peak Hour: 07:45 AM - 08:45 AM
Peak 15-Minutes: 07:45 AM - 08:00 AM

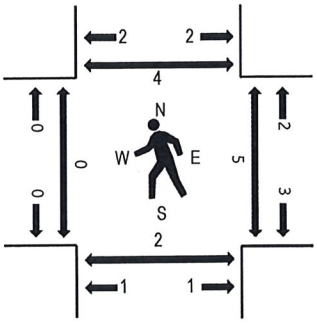
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	CENTRAL BLVD Eastbound				CENTRAL BLVD Westbound				DIXIE HWY Northbound				DIXIE HWY Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	9	2	7	1	9	0	4	0	6	92	2	0	0	146	16	294	1,479	0	1	1	1
7:15 AM	0	14	3	10	0	6	4	1	0	6	143	5	0	0	163	15	370	1,611	0	0	3	0
7:30 AM	0	14	4	8	0	10	3	3	0	6	143	2	0	1	174	10	378	1,647	0	0	0	0
7:45 AM	0	19	3	8	0	3	4	8	0	9	164	7	0	0	192	20	437	1,665	0	2	0	1
8:00 AM	0	19	2	11	0	6	3	3	0	9	170	1	0	6	182	14	426	1,618	0	0	1	0
8:15 AM	0	10	1	8	0	5	3	6	0	15	150	4	0	4	188	12	406		0	1	0	1
8:30 AM	0	17	2	14	0	13	2	5	0	15	146	1	0	2	163	16	396		0	2	1	2
8:45 AM	0	13	2	14	0	5	7	4	0	12	142	0	0	3	173	15	390		0	1	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	1	0	0	0	5	0	6
Lights	0	59	8	40	0	26	12	21	0	45	603	13	0	12	677	56	1,572
Mediums	0	6	0	1	0	1	0	1	0	3	26	0	0	0	43	6	87
Total	0	65	8	41	0	27	12	22	0	48	630	13	0	12	725	62	1,665

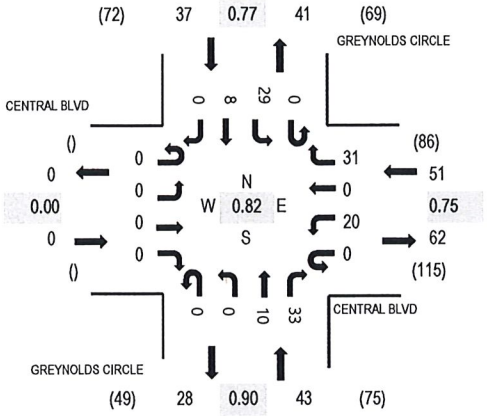
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		6.1%				3.3%				4.3%				6.8%			5.6%
Heavy Vehicle %	0.0%	9.2%	0.0%	2.4%	0.0%	3.7%	0.0%	4.5%	0.0%	6.3%	4.3%	0.0%	0.0%	0.0%	6.6%	9.7%	5.6%
Peak Hour Factor		0.90				0.78				0.96				0.95			0.95
Peak Hour Factor	0.00	0.87	0.75	0.84	0.25	0.56	0.54	0.69	0.00	0.85	0.93	0.57	0.00	0.63	0.96	0.78	0.95

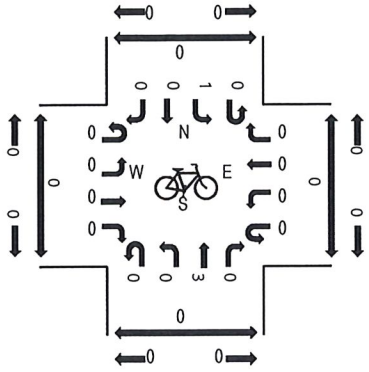
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 4 GREYNOLDS CIRCLE & CENTRAL BLVD AM
Date: Thursday, May 9, 2024
Peak Hour: 07:45 AM - 08:45 AM
Peak 15-Minutes: 07:45 AM - 08:00 AM

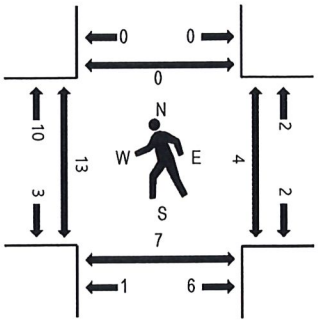
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	CENTRAL BLVD Eastbound				CENTRAL BLVD Westbound				GREYNOLDS CIRCLE Northbound				GREYNOLDS CIRCLE Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	0	0	0	5	0	2	0	0	2	6	0	11	0	0	26	111	0	1	3	1
7:15 AM	0	0	0	0	0	3	0	6	0	0	3	4	0	6	2	0	24	123	0	0	0	0
7:30 AM	0	0	0	0	0	4	0	3	0	0	3	4	0	7	0	0	21	127	2	0	0	0
7:45 AM	0	0	0	0	0	8	0	9	0	0	2	9	0	10	2	0	40	131	7	2	2	0
8:00 AM	0	0	0	0	0	8	0	7	0	0	3	7	0	10	3	0	38	122	3	1	1	0
8:15 AM	0	0	0	0	0	2	0	9	0	0	3	9	0	4	1	0	28		3	1	2	0
8:30 AM	0	0	0	0	0	2	0	6	0	0	2	8	0	5	2	0	25		0	0	2	0
8:45 AM	0	0	0	0	1	5	0	6	0	0	3	7	0	7	2	0	31		0	0	1	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lights	0	0	0	0	0	17	0	30	0	0	10	28	0	29	8	0	122
Mediums	0	0	0	0	0	3	0	1	0	0	0	5	0	0	0	0	9
Total	0	0	0	0	0	20	0	31	0	0	10	33	0	29	8	0	131

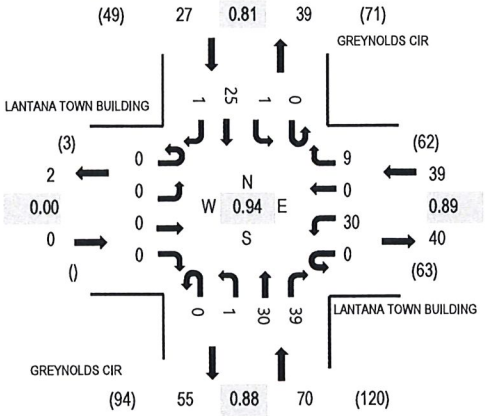
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		0.0%				7.8%				11.6%				0.0%			6.9%
Heavy Vehicle %	0.0%	0.0%	0.0%	0.0%	0.0%	15.0%	0.0%	3.2%	0.0%	0.0%	0.0%	15.2%	0.0%	0.0%	0.0%	0.0%	6.9%
Peak Hour Factor		0.00				0.75				0.90				0.77			0.82
Peak Hour Factor	0.00	0.00	0.00	0.00	0.25	0.72	0.00	0.86	0.00	0.00	0.92	0.92	0.00	0.77	0.67	0.00	0.82

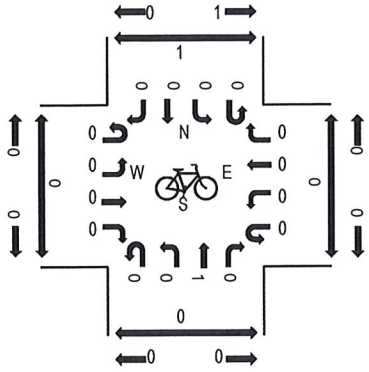
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 5 GREYNOLDS CIR & LANTANA TOWN BUILDING AM
Date: Thursday, May 9, 2024
Peak Hour: 07:30 AM - 08:30 AM
Peak 15-Minutes: 07:45 AM - 08:00 AM

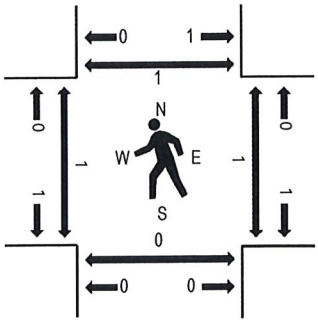
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	LANTANA TOWN BUILDING Eastbound				LANTANA TOWN BUILDING Westbound				GREYNOLDS CIR Northbound				GREYNOLDS CIR Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM	0	0	0	0	0	3	0	0	0	0	6	3	0	0	4	0	16	109	1	1	0	1
7:15 AM	0	0	0	0	0	3	0	3	0	1	5	7	0	0	5	0	24	128	1	0	0	1
7:30 AM	0	0	0	0	0	8	0	2	0	0	4	15	0	0	4	0	33	136	1	0	0	1
7:45 AM	0	0	0	0	0	6	0	3	0	1	10	9	0	1	5	1	36	130	0	0	0	0
8:00 AM	0	0	0	0	0	9	0	2	0	0	7	8	0	0	9	0	35	122	0	1	0	0
8:15 AM	0	0	0	0	0	7	0	2	0	0	9	7	0	0	7	0	32		0	0	0	0
8:30 AM	0	0	0	0	0	6	0	2	0	0	7	6	0	0	6	0	27		0	0	0	0
8:45 AM	0	0	0	0	0	5	0	1	0	0	8	7	0	0	7	0	28		0	0	0	2

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Lights	0	0	0	0	0	28	0	8	0	1	27	39	0	1	21	1	126
Mediums	0	0	0	0	0	1	0	1	0	0	3	0	0	0	4	0	9
Total	0	0	0	0	0	30	0	9	0	1	30	39	0	1	25	1	136

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		0.0%				7.7%				4.3%				14.8%			7.4%
Heavy Vehicle %	0.0%	0.0%	0.0%	0.0%	0.0%	6.7%	0.0%	11.1%	0.0%	0.0%	10.0%	0.0%	0.0%	0.0%	16.0%	0.0%	7.4%
Peak Hour Factor		0.00				0.89				0.88				0.81			0.94
Peak Hour Factor	0.00	0.00	0.00	0.00	0.00	0.83	0.00	0.83	0.00	0.50	0.83	0.65	0.00	0.25	0.81	0.25	0.94

TPS DATABASE WORKSHEETS

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME: Hypoluxo Rd
CURRENT YEAR: 2023
ANALYSIS YEAR: 2027
GROWTH RATE: 0%
STATION: 4809
FROM: Seacrest Blvd
TO: Midpoint
COUNT DATE: 12/5/2022
PSF: 1.03
Report Created 5/17/2024

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1260	743	524	1351	669	748
Peak Volume	1298	765	540	1392	689	770
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1298	765	540	1392	689	770

Committed Developments							Type	% Complete
Watertower Commons	9	6	3	23	11	12	NR	65%
Total Committed Developments	9	6	3	23	11	12		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	9	6	3	23	11	12		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	9	6	3	23	11	12		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	62	37	25	80	39	43		
Growth Volume Used	62	37	25	80	39	43		
Total Volume	1360	802	565	1472	728	813		

Lanes	5L					
LOS D Capacity	3220	1770	1770	3220	1770	1770
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1870	1870	3400	1870	1870
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data

ROAD NAME: Hypoluxo Rd
CURRENT YEAR: 2023
ANALYSIS YEAR: 2027
GROWTH RATE: 0%
STATION: 4809
FROM: Midpoint
TO: S Dixie Hwy
COUNT DATE: 12/5/2022
PSF: 1.03
Report Created 5/17/2024

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1260	743	524	1351	669	748
Peak Volume	1298	765	540	1392	689	770
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1298	765	540	1392	689	770

Committed Developments							Type	% Complete
Watertower Commons	9	6	3	23	11	12	NR	65%
Total Committed Developments	9	6	3	23	11	12		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	9	6	3	23	11	12		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	9	6	3	23	11	12		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	62	37	25	80	39	43		
Growth Volume Used	62	37	25	80	39	43		
Total Volume	1360	802	565	1472	728	813		

Lanes	5L					
LOS D Capacity	3220	1770	1770	3220	1770	1770
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1870	1870	3400	1870	1870
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data

ROAD NAME: S Dixie Hwy
CURRENT YEAR: 2023
ANALYSIS YEAR: 2027
GROWTH RATE: -0.86%

STATION: 4826
FROM: Miner Rd
TO: Midpoint
COUNT DATE: 12/7/2022
PSF: 1.03

Report Created 5/17/2024

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1349	488	862	1543	896	648
Peak Volume	1389	503	888	1589	923	667
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1389	503	888	1589	923	667

Committed Developments							Type	% Complete
Watertower Commons	6	2	4	15	8	7	NR	65%
Total Committed Developments	6	2	4	15	8	7		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	6	2	4	15	8	7		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	6	2	4	15	8	7		
Historical Growth	-47	-17	-30	-54	-31	-23		
Comm Dev+1% Growth	62	22	40	80	45	34		
Growth Volume Used	62	22	40	80	45	34		
Total Volume	1451	525	928	1669	968	701		

Lanes	4LD					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data

ROAD NAME: S Dixie Hwy
CURRENT YEAR: 2023
ANALYSIS YEAR: 2027
GROWTH RATE: -0.86%

STATION: 4826
FROM: Midpoint
TO: Hypoluxo Rd
COUNT DATE: 12/7/2022
PSF: 1.03

Report Created 5/17/2024

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1349	488	862	1543	896	648
Peak Volume	1389	503	888	1589	923	667
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1389	503	888	1589	923	667

Committed Developments							Type	% Complete
Watertower Commons	6	2	4	15	8	7	NR	65%
Total Committed Developments	6	2	4	15	8	7		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	6	2	4	15	8	7		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	6	2	4	15	8	7		
Historical Growth	-47	-17	-30	-54	-31	-23		
Comm Dev+1% Growth	62	22	40	80	45	34		
Growth Volume Used	62	22	40	80	45	34		
Total Volume	1451	525	928	1669	968	701		

Lanes	4LD					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME: S Dixie Hwy
CURRENT YEAR: 2022
ANALYSIS YEAR: 2027
GROWTH RATE: 0%
STATION: 4818
FROM: Hypoluxo Rd
TO: Midpoint
COUNT DATE: 10/28/2021
PSF: 1.03
Report Created: 5/17/2024

Link Analysis

Time Period	AM			PM				
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB		
Existing Volume	1642	634	1008	1573	764	809		
Peak Volume	1691	653	1038	1620	787	833		
Diversion(%)	0	0	0	0	0	0		
Volume after Diversion	1691	653	1038	1620	787	833		
Committed Developments							Type	% Complete
Lantana Charter School	13	7	6	4	2	2	NR	65%
For The Children-Day Care	7	3	3	7	3	4	NR	38%
Watertower Commons	87	31	56	213	113	100	NR	35%
Total Committed Developments	107	41	65	224	118	106		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	107	41	65	224	118	106		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	107	41	65	224	118	106		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	193	74	118	307	158	148		
Growth Volume Used	193	74	118	307	158	148		
Total Volume	1884	727	1156	1927	945	981		
Lanes	5L							
LOS D Capacity	3220	1770	1770	3220	1770	1770		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	3400	1870	1870	3400	1870	1870		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

Input Data

ROAD NAME: S Dixie Hwy
CURRENT YEAR: 2022
ANALYSIS YEAR: 2027
GROWTH RATE: 0%
STATION: 4818
FROM: Midpoint
TO: E Ocean Ave
COUNT DATE: 10/28/2021
PSF: 1.19
Report Created: 5/17/2024

Link Analysis

Time Period	AM			PM				
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB		
Existing Volume	1642	634	1008	1573	764	809		
Peak Volume	1954	754	1200	1872	909	963		
Diversion(%)	0	0	0	0	0	0		
Volume after Diversion	1954	754	1200	1872	909	963		
Committed Developments							Type	% Complete
Lantana Charter School	13	7	6	4	2	2	NR	65%
For The Children-Day Care	7	3	3	7	3	4	NR	38%
Watertower Commons	87	31	56	213	113	100	NR	35%
Total Committed Developments	107	41	65	224	118	106		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	107	41	65	224	118	106		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	107	41	65	224	118	106		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	207	79	126	319	164	155		
Growth Volume Used	207	79	126	319	164	155		
Total Volume	2161	833	1326	2191	1073	1118		
Lanes	5L							
LOS D Capacity	3220	1770	1770	3220	1770	1770		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	3400	1870	1870	3400	1870	1870		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

HYPOLUXO/DIXIE PROJECT ASSIGNMENT

ACTUAL PERCENTAGE OF DRIVEWAY VOLUMES

	AM DRVIEWAYS			
COUNT LOCATION	IN	OUT		
5	40	70		
6	5	3		
7	39	44		
8	0	0		
TOTAL	84	117	201	
ITE CALCULATION	177	108	285	71%

	PM DRIVEWAYS			
COUNT LOCATION	IN	OUT		
5	47	47		
6	9	7		
7	88	80		
8	55	80		
TOTAL	199	214	413	
ITE CALCULATION	350	380	730	57%

LANTANA VILLAGE
TRIP GENERATION - ASSIGNED TO DIXIE & HYPOLUXO

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
PROPOSED DEVELOPMENT								
General Commercial w/ grocery 40-150ksf	80,800 s.f.	7,635	285	177	108	730	350	380
Subtotal	**80,800**	**7,635**	**285**	**177**	**108**	**730**	**350**	**380**
ACTUAL DRIVEWAY VOLUMES *		4,307	161	100	61	411	198	213

Palm Beach County Trip Generation Rates

Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
					In/Out	Rate/Equation	In/Out	Rate/Equation
Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
Shop Plaza (40-150ksf) w/Sup Market	821	1000 S.F.	94.49	39%	62/38	3.53	48/52	9.03
Strip Retail Plaza (<40ksf)	822	1000 S.F.	54.45	63%	60/40	2.36	50/50	6.59

* 57% of ITE FOR 80,800 EXISTING

LANTANA VILLAGE
TRIP GENERATION - ASSIGNED TO DIXIE & HYPOLUXO

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
PROPOSED DEVELOPMENT								
Apartments	304 DU	2,049	122	29	93	155	98	57
General Commercial w/ grocery 40-150ksf	68,040 s.f.	6,429	240	149	91	614	295	319
Subtotal	**68,040**	**8,478**	**362**	**178**	**184**	**769**	**393**	**376**
ACTUAL DRIVEWAY VOLUMES		4,307	161	100	61	411	198	213
TOTAL NET AT DIXIE & HYPOLUXO		**4,171**	**201**	**78**	**123**	**358**	**195**	**163**

Palm Beach County Trip Generation Rates

Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
					In/Out	Rate/Equation	In/Out	Rate/Equation
Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
Shop Plaza (40-150ksf) w/Sup Market	821	1000 S.F.	94.49	39%	62/38	3.53	48/52	9.03
Strip Retail Plaza (<40ksf)	822	1000 S.F.	54.45	63%	60/40	2.36	50/50	6.59

INTERSECTION DEVELOPMENT WORKSHEETS

CRITICAL SUM INTERSECTION ANALYSIS SHEET
LANTANA VILLAGE
HYPOLUXO ROAD & DIXIE HIGHWAY: EXISTING GEOMETRY/PHASING
Existing Geometry

Growth Rate =	1.00%	
Peak Season =	1.11	1.11
Buildout Year =	2027	2027
Years =	3	3

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 5/11/2024	230	329	3	16	489	278	254	14	200	7	25	7
Peak Season Volume	255	365	3	18	543	309	282	16	222	8	28	8
Traffic Volume Growth	8	11	0	1	16	9	9	0	7	0	1	0
Committed Development	5	5	0	0	8	1	1	0	8	0	0	0
1% Traffic Volume Growth	8	11	0	1	16	9	9	0	7	0	1	0
Committed + 1% Growth	13	16	0	1	24	10	10	0	15	0	1	0
Max (Committed + 1% or Historic Growth)	13	16	0	1	24	10	10	0	15	0	1	0
Background Traffic Volumes	268	381	3	19	567	319	292	16	237	8	29	8
Project Traffic												
Inbound Traffic Assignment	17.0%	3.0%				4.0%						
Inbound Traffic Volumes	13	2				3						
Outbound Traffic Assignment							3.0%		17.0%			
Outbound Traffic Volumes							4		21			
Total Project Traffic	13	2	0	0	0	3	4	0	21	0	0	0
Total Traffic w/o RTOR	281	383	3	19	567	322	296	16	258	8	29	8
RTOR Reduction			0			0			0			0
TOTAL TRAFFIC	**281**	**383**	**3**	**19**	**567**	**322**	**296**	**16**	**258**	**8**	**29**	**8**

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 5/11/2024	322	515	3	12	719	260	331	14	262	10	30	14
Peak Season Volume	357	572	3	13	798	289	367	16	291	11	33	16
Traffic Volume Growth	11	17	0	0	24	9	11	0	9	0	1	0
Committed Development	8	10	0	0	11	5	15	0	13	0	0	0
1% Traffic Volume Growth	11	17	0	0	24	9	11	0	9	0	1	0
Committed + 1% Growth	19	27	0	0	35	14	26	0	22	0	1	0
Max (Committed + 1% or Historic Growth)	19	27	0	0	35	14	26	0	22	0	1	0
Background Traffic Volumes	376	599	3	13	833	303	393	16	313	11	34	16
Project Traffic												
Inbound Traffic Assignment	17.0%	3.0%				4.0%						
Inbound Traffic Volumes	33	6				8						
Outbound Traffic Assignment							3.0%		17.0%			
Outbound Traffic Volumes							5		28			
Total Project Traffic	33	6	0	0	0	8	5	0	28	0	0	0
Total Traffic w/o RTOR	409	605	3	13	833	311	398	16	341	11	34	16
RTOR Reduction			0			0			0			0
TOTAL TRAFFIC	**409**	**605**	**3**	**13**	**833**	**311**	**398**	**16**	**341**	**11**	**34**	**16**

CRITICAL SUM INTERSECTION ANALYSIS SHEET
LANTANA VILLAGE
CENTRAL BLVD & DIXIE HIGHWAY: EXISTING GEOMETRY/PHASING
Existing Geometry

Growth Rate =	1.00%	
Peak Season =	1.11	1.11
Buildout Year =	2027	2027
Years =	3	3

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 5/11/2024	48	630	13	12	725	62	65	8	41	27	12	22
Peak Season Volume	53	699	14	13	805	69	72	9	46	30	13	24
Traffic Volume Growth	2	21	0	0	24	2	2	0	1	1	0	1
Committed Development	0	41	0	0	65	0	0	0	0	0	0	0
1% Traffic Volume Growth	2	21	0	0	24	2	2	0	1	1	0	1
Committed + 1% Growth	2	62	0	0	89	2	2	0	1	1	0	1
Max (Committed + 1% or Historic Growth)	2	62	0	0	89	2	2	0	1	1	0	1
Background Traffic Volumes	55	761	14	13	894	71	74	9	47	31	13	25
Total Project Traffic	6	8	0	0	6	38	40	0	7	0	0	0
Total Traffic	61	769	14	13	900	109	114	9	54	31	13	25
			0			0			0			0
TOTAL TRAFFIC	**61**	**769**	**14**	**13**	**900**	**109**	**114**	**9**	**54**	**31**	**13**	**25**

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 5/11/2024	34	763	30	18	689	52	52	11	28	39	11	20
Peak Season Volume	38	847	33	20	765	58	58	12	31	43	12	22
Traffic Volume Growth	1	26	1	1	23	2	2	0	1	1	0	1
Committed Development	0	118	0	0	116	0	0	0	0	0	0	0
1% Traffic Volume Growth	1	26	1	1	23	2	2	0	1	1	0	1
Committed + 1% Growth	1	144	1	1	139	2	2	0	1	1	0	1
Max (Committed + 1% or Historic Growth)	1	144	1	1	139	2	2	0	1	1	0	1
Background Traffic Volumes	39	991	34	21	904	60	60	12	32	44	12	23
Total Project Traffic	10	17	0	0	10	88	90	1	15	0	1	0
Total Traffic	49	1,008	34	21	914	148	150	13	47	44	13	23
			0			0			0			0
TOTAL TRAFFIC	**49**	**1,008**	**34**	**21**	**914**	**148**	**150**	**13**	**47**	**44**	**13**	**23**

CRITICAL SUM INTERSECTION ANALYSIS SHEET
LANTANA VILLAGE
CENTRAL BLVD & COAST AVENUE: EXISTING GEOMETRY/PHASING
Existing Geometry

Growth Rate =	1.00%	
Peak Season =	1.11	1.11
Buildout Year =	2027	2027
Years =	3	3

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 5/11/2024	18	18	58	14	10	0	0	43	13	60	35	27
Peak Season Volume	20	20	64	16	11	0	0	48	14	67	39	30
Traffic Volume Growth	1	1	2	0	0	0	0	1	0	2	1	1
Committed Development	0	0	0	0	0	0	0	0	0	0	0	0
1% Traffic Volume Growth	1	1	2	0	0	0	0	1	0	2	1	1
Committed + 1% Growth	1	1	2	0	0	0	0	1	0	2	1	1
Max (Committed + 1% or Historic Growth)	1	1	2	0	0	0	0	1	0	2	1	1
Background Traffic Volumes	21	21	66	16	11	0	0	49	14	69	40	31
Total Project Traffic	1	0	8	0	0	0	0	39	0	9	35	0
Total Traffic	22	21	74	16	11	0	0	88	14	78	75	31
			0			0			0			0
TOTAL TRAFFIC	**22**	**21**	**74**	**16**	**11**	**0**	**0**	**88**	**14**	**78**	**75**	**31**

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 5/11/2024	13	15	48	8	9	1	5	34	21	43	59	14
Peak Season Volume	14	17	53	9	10	1	6	38	23	48	65	16
Traffic Volume Growth	0	1	2	0	0	0	0	1	1	1	2	0
Committed Development	0	0	0	0	0	0	0	0	0	0	0	0
1% Traffic Volume Growth	0	1	2	0	0	0	0	1	1	1	2	0
Committed + 1% Growth	0	1	2	0	0	0	0	1	1	1	2	0
Max (Committed + 1% or Historic Growth)	0	1	2	0	0	0	0	1	1	1	2	0
Background Traffic Volumes	14	18	55	9	10	1	6	39	24	49	67	16
Total Project Traffic	1	0	19	0	0	0	0	84	2	20	78	0
Total Traffic	15	18	74	9	10	1	6	123	26	69	145	16
			0			0			0			0
TOTAL TRAFFIC	**15**	**18**	**74**	**9**	**10**	**1**	**6**	**123**	**26**	**69**	**145**	**16**

CRITICAL SUM INTERSECTION ANALYSIS SHEET
LANTANA VILLAGE
CENTRAL BLVD &GREYNOLDS CIRCLE: EXISTING GEOMETRY/PHASING
Existing Geometry

Growth Rate =	1.00%		
Peak Season =	1.11	1.11	1
Buildout Year =	2027	2027	
Years =	3	3	

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 5/11/2024	0	10	33	29	8	0	0	0	0	20	0	31
Peak Season Volume	0	11	37	32	9	0	0	0	0	22	0	34
Traffic Volume Growth	0	0	1	1	0	0	0	0	0	1	0	1
Committed Development	0	0	0	0	0	0	0	0	0	0	0	0
1% Traffic Volume Growth	0	0	1	1	0	0	0	0	0	1	0	1
Committed + 1% Growth	0	0	1	1	0	0	0	0	0	1	0	1
Max (Committed + 1% or Historic Growth)	0	0	1	1	0	0	0	0	0	1	0	1
Background Traffic Volumes	0	11	38	33	9	0	0	0	0	23	0	35
Total Project Traffic	0	1	38	2	1	0	0	0	0	35	0	1
Total Traffic	0	12	76	35	10	0	0	0	0	58	0	36
			0			0			0			0
TOTAL TRAFFIC	**0**	**12**	**76**	**35**	**10**	**0**	**0**	**0**	**0**	**58**	**0**	**36**

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 5/11/2024	0	21	21	12	18	0	0	0	0	29	0	24
Peak Season Volume	0	23	23	13	20	0	0	0	0	32	0	27
Traffic Volume Growth	0	1	1	0	1	0	0	0	0	1	0	1
Committed Development	0	0	0	0	0	0	0	0	0	0	0	0
1% Traffic Volume Growth	0	1	1	0	1	0	0	0	0	1	0	1
Committed + 1% Growth	0	1	1	0	1	0	0	0	0	1	0	1
Max (Committed + 1% or Historic Growth)	0	1	1	0	1	0	0	0	0	1	0	1
Background Traffic Volumes	0	24	24	13	21	0	0	0	0	33	0	28
Total Project Traffic	0	1	76	6	1	0	0	0	0	78	0	0
Total Traffic	0	25	100	19	22	0	0	0	0	111	0	28
			0			0			0			0
TOTAL TRAFFIC	**0**	**25**	**100**	**19**	**22**	**0**	**0**	**0**	**0**	**111**	**0**	**28**

CRITICAL SUM INTERSECTION ANALYSIS SHEET
LANTANA VILLAGE
TOWN HALL &GREYNOLDS CIRCLE: EXISTING GEOMETRY/PHASING
Existing Geometry

Growth Rate =	1.00%	
Peak Season =	1.11	1.11
Buildout Year =	2027	2027
Years =	3	3

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 5/11/2024	30	1	39	0	0	0	1	30	39	1	25	1
Peak Season Volume	33	1	43	0	0	0	1	33	43	1	28	1
Traffic Volume Growth	1	0	1	0	0	0	0	1	1	0	1	0
Committed Development	0	0	0	0	0	0	0	0	0	0	0	0
1% Traffic Volume Growth	1	0	1	0	0	0	0	1	1	0	1	0
Committed + 1% Growth	1	0	1	0	0	0	0	1	1	0	1	0
Max (Committed + 1% or Historic Growth)	1	0	1	0	0	0	0	1	1	0	1	0
Background Traffic Volumes	34	1	44	0	0	0	1	34	44	1	29	1
Project Traffic												
Total Project Traffic	1	0	37	0	0	0	0	2	2	36	0	0
Total Traffic	35	1	81	0	0	0	1	36	46	37	29	1
			0			0			0			0
TOTAL TRAFFIC	**35**	**1**	**81**	**0**	**0**	**0**	**1**	**36**	**46**	**37**	**29**	**1**

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 5/11/2024	31	0	16	0	0	0	2	23	42	5	38	0
Peak Season Volume	34	0	18	0	0	0	2	26	47	6	42	0
Traffic Volume Growth	1	0	1	0	0	0	0	1	1	0	1	0
Committed Development	0	0	0	0	0	0	0	0	0	0	0	0
1% Traffic Volume Growth	1	0	1	0	0	0	0	1	1	0	1	0
Committed + 1% Growth	1	0	1	0	0	0	0	1	1	0	1	0
Max (Committed + 1% or Historic Growth)	1	0	1	0	0	0	0	1	1	0	1	0
Background Traffic Volumes	35	0	19	0	0	0	2	27	48	6	43	0
Total Project Traffic	9	0	75	0	0	0	0	2	11	79	0	0
Total Traffic	44	0	94	0	0	0	2	29	59	85	43	0
			0			0			0			0
TOTAL TRAFFIC	**44**	**0**	**94**	**0**	**0**	**0**	**2**	**29**	**59**	**85**	**43**	**0**

CRITICAL SUM INTERSECTION ANALYSIS SHEET
LANTANA VILLAGE
HYPOLUXO ROAD & WEST DRIVEWY: EXISTING GEOMETRY/PHASING
Existing Geometry

Growth Rate =	1.00%	
Peak Season =	1.11	1.11
Buildout Year =	2027	2027
Years =	3	3

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 5/11/2024	0	0	0	1	0	2	4	736	0	0	456	1
Peak Season Volume	0	0	0	1	0	2	4	817	0	0	506	1
Traffic Volume Growth	0	0	0	0	0	0	0	25	0	0	15	0
Committed Development	0	0	0	0	0	0	0	6	0	0	3	0
1% Traffic Volume Growth	0	0	0	0	0	0	0	25	0	0	15	0
Committed + 1% Growth	0	0	0	0	0	0	0	31	0	0	18	0
Max (Committed + 1% or Historic Growth)	0	0	0	0	0	0	0	31	0	0	18	0
Background Traffic Volumes	0	0	0	1	0	2	4	848	0	0	524	1
Existing Traffic Adjustment	0	0	0	-1	0	-2	-4	0	0	0	0	-1
Total Project Traffic	0	0	0	1	0	3	3	88	0	0	92	1
TOTAL TRAFFIC	**0**	**0**	**0**	**1**	**0**	**3**	**3**	**936**	**0**	**0**	**616**	**1**

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 5/11/2024	0	0	0	3	0	4	5	611	0	0	706	4
Peak Season Volume	0	0	0	3	0	4	6	678	0	0	784	4
Traffic Volume Growth	0	0	0	0	0	0	0	21	0	0	24	0
Committed Development	0	0	0	0	0	0	0	11	0	0	12	0
1% Traffic Volume Growth	0	0	0	0	0	0	0	21	0	0	24	0
Committed + 1% Growth	0	0	0	0	0	0	0	32	0	0	36	0
Max (Committed + 1% or Historic Growth)	0	0	0	0	0	0	0	32	0	0	36	0
Background Traffic Volumes	0	0	0	3	0	4	6	710	0	0	820	4
Existing Traffic Adjustment	0	0	0	-3	0	-4	-5	0	0	0	0	-4
Total Project Traffic	0	0	0	2	0	6	6	196	0	0	188	2
TOTAL TRAFFIC	**0**	**0**	**0**	**2**	**0**	**6**	**7**	**906**	**0**	**0**	**1,008**	**2**

CRITICAL SUM INTERSECTION ANALYSIS SHEET
LANTANA VILLAGE
HYPOLUXO ROAD & MIDDLE DRIVEWAY: EXISTING GEOMETRY/PHASING
Existing Geometry

Growth Rate =	1.00%	
Peak Season =	1.11	1.11
Buildout Year =	2027	2027
Years =	3	3

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 5/11/2024	6	1	2	14	1	29	35	677	18	3	418	3
Peak Season Volume	7	1	2	16	1	32	39	751	20	3	464	3
Traffic Volume Growth	0	0	0	0	0	1	1	23	1	0	14	0
Committed Development	0	0	0	0	0	0	0	6	0	0	3	0
1% Traffic Volume Growth	0	0	0	0	0	1	1	23	1	0	14	0
Committed + 1% Growth	0	0	0	0	0	1	1	29	1	0	17	0
Max (Committed + 1% or Historic Growth)	0	0	0	0	0	1	1	29	1	0	17	0
Background Traffic Volumes	7	1	2	16	1	33	40	780	21	3	481	3
Existing Traffic Adjustment	0	0	0	-16	-1	-33	-40	0	0	0	0	-3
Total Project Traffic	0	0	0	28	0	64	62	27	0	0	29	26
TOTAL TRAFFIC	**7**	**1**	**2**	**28**	**0**	**64**	**62**	**807**	**21**	**3**	**510**	**26**

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 5/11/2024	18	2	5	21	1	58	71	493	33	16	636	15
Peak Season Volume	20	2	6	23	1	64	79	547	37	18	706	17
Traffic Volume Growth	1	0	0	1	0	2	2	17	1	1	21	1
Committed Development	0	0	0	0	0	0	0	11	0	0	12	0
1% Traffic Volume Growth	1	0	0	1	0	2	2	17	1	1	21	1
Committed + 1% Growth	1	0	0	1	0	2	2	28	1	1	33	1
Max (Committed + 1% or Historic Growth)	1	0	0	1	0	2	2	28	1	1	33	1
Background Traffic Volumes	21	2	6	24	1	66	81	575	38	19	739	18
Existing Traffic Adjustment	0	0	0	-24	-1	-66	-81	0	0	0	0	-18
Total Project Traffic	0	0	0	57	1	131	137	61	0	0	59	59
TOTAL TRAFFIC	**21**	**2**	**6**	**57**	**1**	**131**	**137**	**636**	**38**	**19**	**798**	**59**

CRITICAL SUM INTERSECTION ANALYSIS SHEET
LANTANA VILLAGE
HYPOLUXO ROAD & EAST DRIVEWAY: EXISTING GEOMETRY/PHASING
Existing Geometry

Growth Rate =	1.00%	
Peak Season =	1.11	1.11
Buildout Year =	2027	2027
Years =	3	3

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 5/11/2024	14	3	7	10	0	41	46	626	28	4	370	22
Peak Season Volume	16	3	8	11	0	46	51	695	31	4	411	24
Traffic Volume Growth	0	0	0	0	0	1	2	21	1	0	12	1
Committed Development	0	0	0	0	0	0	0	6	0	0	3	0
1% Traffic Volume Growth	0	0	0	0	0	1	2	21	1	0	12	1
Committed + 1% Growth	0	0	0	0	0	1	2	27	1	0	15	1
Max (Committed + 1% or Historic Growth)	0	0	0	0	0	1	2	27	1	0	15	1
Background Traffic Volumes	16	3	8	11	0	47	53	722	32	4	426	25
Existing Traffic Adjustment	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Traffic	0	0	0	9	0	28	26	29	0	0	27	9
TOTAL TRAFFIC	**16**	**3**	**8**	**20**	**0**	**75**	**79**	**751**	**32**	**4**	**453**	**34**

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 5/11/2024	54	2	28	20	5	55	15	472	27	15	564	39
Peak Season Volume	60	2	31	22	6	61	17	524	30	17	626	43
Traffic Volume Growth	2	0	1	1	0	2	1	16	1	1	19	1
Committed Development	0	0	0	0	0	0	0	11	0	0	12	0
1% Traffic Volume Growth	2	0	1	1	0	2	1	16	1	1	19	1
Committed + 1% Growth	2	0	1	1	0	2	1	27	1	1	31	1
Max (Committed + 1% or Historic Growth)	2	0	1	1	0	2	1	27	1	1	31	1
Background Traffic Volumes	62	2	32	23	6	63	18	551	31	18	657	44
Existing Traffic Adjustment	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Traffic	0	0	0	18	0	57	59	59	0	0	61	20
TOTAL TRAFFIC	**62**	**2**	**32**	**41**	**6**	**120**	**77**	**610**	**31**	**18**	**718**	**64**

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O

Input Data

E-W Street: Hypoluxo Rd
N-S STREET: S Dixie Hwy
TIME PERIOD: AM
GROWTH RATE: 1.00%
SIGNAL ID: 41800

COUNT DATE: 5/9/2024
CURRENT YEAR: 2024
ANALYSIS YEAR: 2027
PSF: 1.11

Report Created
5/16/2024

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume	314	10	320	8	16	5	177	376	3	4	582	215
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Peak Season Volume	349	11	355	9	18	6	196	417	3	4	646	239
Committed Developments												
Watertower Commons	0	0	8	0	0	0	5	5	0	0	8	0
7-Eleven Lantana	1	0	0	0	0	0	0	0	0	0	0	1
Total Committed Developments	1	0	8	0	0	0	5	5	0	0	8	1
Total Committed Residential	0	0	0	0	0	0	0	0	0	0	0	0
Total Committed Non-Residential	1	0	8	0	0	0	5	5	0	0	8	1
Double Count Reduction	0	0	0	0	0	0	0	0	0	0	0	0
Total Discounted Committed	1	0	8	0	0	0	5	5	0	0	8	1
Historical Growth	11	0	11	0	1	0	6	13	0	0	20	7
Comm Dev+1% Growth	12	0	19	0	1	0	11	18	0	0	28	8
Growth Volume Used	12	0	19	0	1	0	11	18	0	0	28	8
Total Volume	361	11	374	9	19	6	207	435	3	4	674	247

Type	% Complete
NR	25%
NR	75%

Input Data

E-W Street: Hypoluxo Rd
N-S STREET: S Dixie Hwy
TIME PERIOD: PM
GROWTH RATE: 1.00%
SIGNAL ID: 41800

COUNT DATE: 5/9/2024
CURRENT YEAR: 2024
ANALYSIS YEAR: 2027
PSF: 1.11

Report Created
5/16/2024

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume	301	20	197	6	19	12	276	527	10	8	417	329
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Peak Season Volume	334	22	219	7	21	13	306	585	11	9	463	365
Committed Developments												
Watertower Commons	0	0	16	0	0	0	17	17	0	0	16	0
7-Eleven Lantana	1	0	0	0	0	0	0	0	0	0	0	1
Total Committed Developments	1	0	16	0	0	0	17	17	0	0	16	1
Total Committed Residential	0	0	0	0	0	0	0	0	0	0	0	0
Total Committed Non-Residential	1	0	16	0	0	0	17	17	0	0	16	1
Double Count Reduction	0	0	0	0	0	0	0	0	0	0	0	0
Total Discounted Committed	1	0	16	0	0	0	17	17	0	0	16	1
Historical Growth	10	1	7	0	1	0	9	18	0	0	14	11
Comm Dev+1% Growth	11	1	23	0	1	0	26	35	0	0	30	12
Growth Volume Used	11	1	23	0	1	0	26	35	0	0	30	12
Total Volume	345	23	242	7	22	13	332	620	11	9	493	377

Type	% Complete
NR	25%
NR	75%

HYPOLUXO/DIXIE TIMING SHEET

SYSTEM TIMING SHEET

DATE TIMING INSTALLED: _____

INTERSECTION:	HYPOLUXO RD AND FEDERAL HIGHWAY			CONTROLLER TYPE:	NAZTEC
SYSTEM:	FEDERAL HWY	SIGNAL #	41800	SYSTEM #	3730

TOD SCHEDULER

WEEKDAY				WEEKEND							
				SATURDAY				SUNDAY			
TIME	PATTERN	TIME	PATTERN	TIME	PATTERN	TIME	PATTERN	TIME	PATTERN	TIME	PATTERN
0:00	21	7:00	2	0:00	21	8:00	1	0:00	21	8:00	1
9:00	6	16:00	3	20:00	21			20:00	21		
18:00	21										

TIMING PLANS

PATTERN		1		2		3		4		5		6	
CYCLE LENGTH (SEC)		120		110		130						0	
OFFSET (SEC)		38		108		88						0	
COORDINATED PHASE		4		4		4							
SEQUENCE		1		1		1						1	
ALT TIMING PLAN		1		2		3							
		SPLIT	MODE	SPLIT	MODE	SPLIT	MODE	SPLIT	MODE	SPLIT	MODE	SPLIT	MODE
FORCE-OFF 1 (SEC)		68	NON	63	NON	77	NON		NON		NON		NON
FORCE-OFF 2 (SEC)			NON		NON		NON		NON		NON		NON
FORCE-OFF 3 (SEC)	SBLT	15	NON	15	NON	15	NON		NON		NON	8	NON
FORCE-OFF 4 (SEC)	NB	37	MAX	32	MAX	38	MAX		MAX		MAX	40	NON
FORCE-OFF 5 (SEC)	WB	34	NON	32	NON	37	NON		NON		NON	11	NON
FORCE-OFF 6 (SEC)	EB	34	NON	31	NON	40	NON		NON		NON	25	NON
FORCE-OFF 7 (SEC)	NBLT	15	NON	15	NON	15	NON		NON		NON	13	NON
FORCE-OFF 8 (SEC)	SB	37	MAX	32	MAX	38	MAX		MAX		MAX	40	NON

Special Features:

1) ACTIVATE MAX 2 IN PATTERN 21
2)
3)

TIMING DESIGNED BY:	KIM LANE-PALMER	DATE:	3/31/2022
APPROVED BY:	SCOTT ORNITZ, P.E. PTOE	DATE:	4/25/22

CONTROLLER TIME SHEET

DATE TIMING INSTALLED: _____

INTERSECTION:	HYPOLUXO RD AND FEDERAL HIGHWAY	CONTROLLER TYPE:	NAZTEC
SIGNAL #	41800	SYSTEM #	3730

PHASE NUMBER	BOUND	TIMING INTERVAL													
		MIN GREEN	GAP EXT	MAX 1	MAX 2	YEL CLR	RED CLR	WALK	PED CLR	MIN RCL	MAX RCL	PED RCL	PHASE ENABLE	LOCKED CALLS	DETECTOR SETTINGS
1															
2															
3	SBLT	4.0	2.0	15.0	8.0	4.5	2.0	0.0	0.0	0			1	0	L3:NORMAL
4	NB	20.0	3.0	45.0	35.0	4.5	2.0	7.0	26.0	1			1	1	L4:NORMAL
5	WB	6.0	2.0	20.0	8.0	4.5	2.0	7.0	23.0	0			1	0	L5:NORMAL
6	EB	6.0	2.0	25.0	10.0	4.5	2.0	7.0	26.0	0			1	0	L6:NORMAL L6R:NORMAL L6R:D/N(10)
7	NBLT	4.0	2.0	30.0	8.0	4.5	2.0	0.0	0.0	0			1	0	L7:NORMAL
8	SB	20.0	3.0	45.0	35.0	4.5	2.0	0.0	0.0	1			1	1	L8:NORMAL

PRE-EMPTION TIMING								
	DELAY BEFORE	GREEN BEFORE	PRE-EMPT 1 LOCK MEMORY	TRACK CLR Φ	TRACK CLR GREEN	DWELL Φ	MIN DWELL	EXIT Φ
R/R	0.0	5.0		6	10.0	3,4,8	0.0	6
BRIDGE								
FIRE STN								
BUS								

SPECIAL FUNCTIONS						
	START Φ	DUAL ENTRY	DET SWITCH	OUT OF FLASH	INTO FLASH	
	4,8	4,8	3,7	4,8	6	
Notes:	1. REFER TO SYSTEM TIMING AND ALT TIMING PLANS					
2. UPDATED TIME SHEET						
3.						
4.						

TIMING DESIGNED BY:	KIM LANE-PALMER	DATE:	3/31/2022	APPROVED BY:	SCOTT ORNITZ, P.E. PTOE	DATE:	4/25/22

[1.1.6.1] ALTERNATE TIMING SHEET

INTERSECTION:	HYPOLUXO RD AND FEDERAL HIGHWAY										SIGNAL #	41800								SYSTEM #	3730
	MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR		MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR
	ALT TIMING PLAN 1											ALT TIMING PLAN 2									
1											1										
2											2										
3	4.0	2.0	12.0		4.5	2.0	0.0	0.0	3		3	4.0	3.0	12.0		4.5	2.0	0.0	0.0	3	
4	20.0	3.0	37.0		4.5	2.0	7.0	26.0	4		4	20.0	2.0	37.0		4.5	2.0	7.0	26.0	4	
5	6.0	2.0	10.0		4.5	2.0	7.0	23.0	5		5	6.0	2.0	12.0		4.5	2.0	7.0	23.0	5	
6	6.0	2.0	31.0		4.5	2.0	7.0	26.0	6		6	6.0	2.0	31.0		4.5	2.0	7.0	26.0	6	
7	4.0	2.0	12.0		4.5	2.0	0.0	0.0	7		7	4.0	2.0	12.0		4.5	2.0	0.0	0.0	7	
8	20.0	3.0	37.0		4.5	2.0	0.0	0.0	8		8	20.0	3.0	29.0		4.5	2.0	0.0	0.0	8	

	MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR		MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR
	ALT TIMING PLAN 3											ALT TIMING PLAN 4									
1											1										
2											2										
3	4.0	2.0	12.0		4.5	2.0	0.0	0.0	3		3										
4	20.0	3.0	37.0		4.5	2.0	7.0	26.0	4		4										
5	6.0	2.0	10.0		4.5	2.0	7.0	23.0	5		5										
6	6.0	2.0	37.0		4.5	2.0	7.0	26.0	6		6										
7	4.0	2.0	12.0		4.5	2.0	0.0	0.0	7		7										
8	20.0	3.0	37.0		4.5	2.0	0.0	0.0	8		8										

	MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR
	ALT TIMING PLAN 5									
1										
2										
3										
4										
5										
6										
7										
8										

	ALT TIMING PLAN ASSIGNMENTS	
	ALT TIMING PLAN 1	PATTERN 1
	ALT TIMING PLAN 2	PATTERN 2
	ALT TIMING PLAN 3	PATTERN 3
	ALT TIMING PLAN 4	
	ALT TIMING PLAN 5	

NOTES;

TIMING DESIGNED BY:	KIM LANE-PALMER	DATE	3/31/2022
APPROVED BY:	SCOTT ORNITZ, P.E. PTOE	DATE	4/25/22

SYNCHRO

HYPOLUXO & DIXIE

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	282	16	222	8	28	8	255	365	3	18	543	309
Future Volume (veh/h)	282	16	222	8	28	8	255	365	3	18	543	309
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	309	0	234	8	29	8	268	384	3	19	572	325
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	613	0	273	60	48	13	387	1943	15	580	1049	596
Arrive On Green	0.17	0.00	0.17	0.03	0.03	0.03	0.08	0.54	0.54	0.02	0.48	0.48
Sat Flow, veh/h	3563	0	1585	1781	1411	389	1781	3614	28	1781	2184	1240
Grp Volume(v), veh/h	309	0	234	8	0	37	268	189	198	19	465	432
Grp Sat Flow(s),veh/h/ln	1781	0	1585	1781	0	1800	1781	1777	1865	1781	1777	1647
Q Serve(g_s), s	8.7	0.0	15.8	0.5	0.0	2.2	8.3	6.0	6.0	0.6	20.3	20.3
Cycle Q Clear(g_c), s	8.7	0.0	15.8	0.5	0.0	2.2	8.3	6.0	6.0	0.6	20.3	20.3
Prop In Lane	1.00		1.00	1.00		0.22	1.00		0.02	1.00		0.75
Lane Grp Cap(c), veh/h	613	0	273	60	0	61	387	955	1003	580	854	791
V/C Ratio(X)	0.50	0.00	0.86	0.13	0.00	0.61	0.69	0.20	0.20	0.03	0.55	0.55
Avail Cap(c_a), veh/h	793	0	353	413	0	417	387	955	1003	682	854	791
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	41.3	0.0	44.2	51.6	0.0	52.4	15.7	13.2	13.2	13.9	20.1	20.1
Incr Delay (d2), s/veh	0.6	0.0	15.2	1.0	0.0	9.3	5.2	0.5	0.4	0.0	2.5	2.7
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.8	0.0	7.4	0.2	0.0	1.2	3.7	2.5	2.6	0.2	8.6	8.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	41.9	0.0	59.5	52.5	0.0	61.7	20.9	13.6	13.6	13.9	22.6	22.8
LnGrp LOS	D		E	D		E	C	B	B	B	C	C
Approach Vol, veh/h		543			45			655			916	
Approach Delay, s/veh		49.5			60.0			16.6			22.5	
Approach LOS		D			E			B			C	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	8.7	65.6		25.4	15.0	59.3		10.2				
Change Period (Y+Rc), s	6.5	6.5		6.5	6.5	6.5		6.5				
Max Green Setting (Gmax), s	8.5	25.5		24.5	8.5	25.5		25.5				
Max Q Clear Time (g_c+I1), s	2.6	8.0		17.8	10.3	22.3		4.2				
Green Ext Time (p_c), s	0.0	2.0		1.1	0.0	1.7		0.1				

Intersection Summary												
HCM 6th Ctrl Delay, s/veh			28.3									
HCM 6th LOS			C									

Notes

User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.



Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	157	157	234	8	37	268	387	19	897
v/c Ratio	0.64	0.63	0.54	0.07	0.29	0.54	0.18	0.04	0.67
Control Delay (s/veh)	54.9	54.6	9.9	48.0	45.7	18.3	13.5	13.1	30.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	54.9	54.6	9.9	48.0	45.7	18.3	13.5	13.1	30.2
Queue Length 50th (ft)	110	110	0	5	20	82	58	5	253
Queue Length 95th (ft)	172	172	64	21	53	192	131	18	#432
Internal Link Dist (ft)		196			270		586		696
Turn Bay Length (ft)	250					200		75	
Base Capacity (vph)	374	377	534	410	424	495	2139	506	1330
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.42	0.42	0.44	0.02	0.09	0.54	0.18	0.04	0.67

Intersection Summary

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

AM BKGD
3: DIXIE & HYPOLUXO /HALF MOON BAY 05/18/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	292	16	237	8	29	8	268	381	3	19	567	319
Future Volume (veh/h)	292	16	237	8	29	8	268	381	3	19	567	319
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	329	0	258	9	32	9	291	414	3	21	616	347
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	662	0	295	63	50	14	352	1883	14	548	1018	574
Arrive On Green	0.19	0.00	0.19	0.04	0.04	0.04	0.08	0.52	0.52	0.02	0.46	0.46
Sat Flow, veh/h	3563	0	1585	1781	1404	395	1781	3616	26	1781	2191	1234
Grp Volume(v), veh/h	329	0	258	9	0	41	291	203	214	21	500	463
Grp Sat Flow(s),veh/h/ln	1781	0	1585	1781	0	1799	1781	1777	1866	1781	1777	1648
Q Serve(g_s), s	9.1	0.0	17.4	0.5	0.0	2.5	8.5	6.8	6.8	0.7	23.0	23.0
Cycle Q Clear(g_c), s	9.1	0.0	17.4	0.5	0.0	2.5	8.5	6.8	6.8	0.7	23.0	23.0
Prop In Lane	1.00		1.00	1.00		0.22	1.00		0.01	1.00		0.75
Lane Grp Cap(c), veh/h	662	0	295	63	0	64	352	925	971	548	826	766
V/C Ratio(X)	0.50	0.00	0.88	0.14	0.00	0.64	0.83	0.22	0.22	0.04	0.60	0.60
Avail Cap(c_a), veh/h	793	0	353	413	0	417	352	925	971	648	826	766
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	40.2	0.0	43.5	51.4	0.0	52.3	20.8	14.3	14.3	14.7	21.9	21.9
Incr Delay (d2), s/veh	0.6	0.0	18.6	1.0	0.0	10.2	14.9	0.5	0.5	0.0	3.3	3.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.0	0.0	8.4	0.3	0.0	1.3	5.1	2.8	2.9	0.3	10.0	9.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	40.7	0.0	62.2	52.4	0.0	62.5	35.7	14.8	14.8	14.7	25.2	25.4
LnGrp LOS	D		E	D		E	D	B	B	B	C	C
Approach Vol, veh/h		587			50			708			984	
Approach Delay, s/veh		50.2			60.7			23.4			25.1	
Approach LOS		D			E			C			C	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	8.9	63.8		26.9	15.0	57.6		10.4				
Change Period (Y+Rc), s	6.5	6.5		6.5	6.5	6.5		6.5				
Max Green Setting (Gmax), s	8.5	25.5		24.5	8.5	25.5		25.5				
Max Q Clear Time (g_c+I1), s	2.7	8.8		19.4	10.5	25.0		4.5				
Green Ext Time (p_c), s	0.0	2.1		1.0	0.0	0.3		0.2				

Intersection Summary			
HCM 6th Ctrl Delay, s/veh		31.7	
HCM 6th LOS		C	

Notes

User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.



Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	168	166	258	9	41	291	417	21	963
v/c Ratio	0.65	0.64	0.56	0.07	0.31	0.58	0.20	0.05	0.80
Control Delay (s/veh)	54.5	53.7	9.6	47.9	45.8	26.8	14.3	14.1	37.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	54.5	53.7	9.6	47.9	45.8	26.8	14.3	14.1	37.1
Queue Length 50th (ft)	118	116	0	6	22	131	65	6	297
Queue Length 95th (ft)	180	176	65	22	56	242	146	20	#523
Internal Link Dist (ft)		196			270		586		696
Turn Bay Length (ft)	250					200		75	
Base Capacity (vph)	374	377	553	410	424	504	2107	459	1201
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.45	0.44	0.47	0.02	0.10	0.58	0.20	0.05	0.80

Intersection Summary

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

AM TOTAL
3: DIXIE & HYPOLUXO /HALF MOON BAY

05/18/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	296	16	259	8	29	8	280	383	3	19	571	321
Future Volume (veh/h)	296	16	259	8	29	8	280	383	3	19	571	321
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	334	0	282	9	32	9	304	416	3	21	621	349
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	709	0	315	63	50	14	339	1835	13	533	991	557
Arrive On Green	0.20	0.00	0.20	0.04	0.04	0.04	0.08	0.51	0.51	0.02	0.45	0.45
Sat Flow, veh/h	3563	0	1585	1781	1404	395	1781	3616	26	1781	2193	1232
Grp Volume(v), veh/h	334	0	282	9	0	41	304	204	215	21	503	467
Grp Sat Flow(s),veh/h/ln	1781	0	1585	1781	0	1799	1781	1777	1866	1781	1777	1649
Q Serve(g_s), s	9.1	0.0	19.1	0.5	0.0	2.5	8.5	7.0	7.0	0.7	23.8	23.8
Cycle Q Clear(g_c), s	9.1	0.0	19.1	0.5	0.0	2.5	8.5	7.0	7.0	0.7	23.8	23.8
Prop In Lane	1.00		1.00	1.00		0.22	1.00		0.01	1.00		0.75
Lane Grp Cap(c), veh/h	709	0	315	63	0	64	339	902	947	533	803	745
V/C Ratio(X)	0.47	0.00	0.89	0.14	0.00	0.64	0.90	0.23	0.23	0.04	0.63	0.63
Avail Cap(c_a), veh/h	793	0	353	413	0	417	339	902	947	632	803	745
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	38.9	0.0	42.9	51.4	0.0	52.3	24.0	15.1	15.1	15.4	23.1	23.1
Incr Delay (d2), s/veh	0.5	0.0	22.4	1.0	0.0	10.2	24.9	0.6	0.6	0.0	3.7	4.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.9	0.0	9.4	0.3	0.0	1.3	6.5	2.9	3.0	0.3	10.4	9.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	39.4	0.0	65.4	52.4	0.0	62.5	48.9	15.7	15.6	15.5	26.7	27.0
LnGrp LOS	D		E	D		E	D	B	B	B	C	C
Approach Vol, veh/h		616			50			723			991	
Approach Delay, s/veh		51.3			60.7			29.6			26.6	
Approach LOS		D			E			C			C	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	8.9	62.3		28.4	15.0	56.2		10.4				
Change Period (Y+Rc), s	6.5	6.5		6.5	6.5	6.5		6.5				
Max Green Setting (Gmax), s	8.5	25.5		24.5	8.5	25.5		25.5				
Max Q Clear Time (g_c+I1), s	2.7	9.0		21.1	10.5	25.8		4.5				
Green Ext Time (p_c), s	0.0	2.1		0.8	0.0	0.0		0.2				

Intersection Summary												
HCM 6th Ctrl Delay, s/veh			34.6									
HCM 6th LOS			C									

Notes

User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.



Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	171	168	282	9	41	304	419	21	970
v/c Ratio	0.65	0.63	0.58	0.07	0.31	0.57	0.20	0.05	0.85
Control Delay (s/veh)	53.9	53.0	9.5	47.9	45.8	26.3	14.5	14.4	41.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	53.9	53.0	9.5	47.9	45.8	26.3	14.5	14.4	41.4
Queue Length 50th (ft)	121	117	0	6	22	137	66	6	309
Queue Length 95th (ft)	183	178	68	22	56	252	147	20	#528
Internal Link Dist (ft)		196			270		586		696
Turn Bay Length (ft)	250					200		75	
Base Capacity (vph)	374	377	571	410	424	534	2096	439	1136
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.46	0.45	0.49	0.02	0.10	0.57	0.20	0.05	0.85

Intersection Summary

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



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	367	16	291	11	33	16	357	572	3	13	798	289
Future Volume (veh/h)	367	16	291	11	33	16	357	572	3	13	798	289
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	407	0	313	12	35	17	384	615	3	14	858	311
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	783	0	348	75	50	24	179	716	3	705	1239	448
Arrive On Green	0.22	0.00	0.22	0.04	0.04	0.04	0.07	0.20	0.20	0.36	0.48	0.48
Sat Flow, veh/h	3563	0	1585	1781	1189	577	1781	3626	18	1781	2556	924
Grp Volume(v), veh/h	407	0	313	12	0	52	384	301	317	14	596	573
Grp Sat Flow(s),veh/h/ln	1781	0	1585	1781	0	1766	1781	1777	1867	1781	1777	1704
Q Serve(g_s), s	13.1	0.0	25.0	0.8	0.0	3.8	9.0	21.3	21.3	0.0	33.8	34.0
Cycle Q Clear(g_c), s	13.1	0.0	25.0	0.8	0.0	3.8	9.0	21.3	21.3	0.0	33.8	34.0
Prop In Lane	1.00		1.00	1.00		0.33	1.00		0.01	1.00		0.54
Lane Grp Cap(c), veh/h	783	0	348	75	0	74	179	351	369	705	861	826
V/C Ratio(X)	0.52	0.00	0.90	0.16	0.00	0.70	2.15	0.86	0.86	0.02	0.69	0.69
Avail Cap(c_a), veh/h	932	0	415	425	0	421	179	437	460	705	861	826
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	44.7	0.0	49.3	60.1	0.0	61.5	53.1	50.4	50.4	25.9	26.0	26.0
Incr Delay (d2), s/veh	0.5	0.0	19.7	1.0	0.0	11.5	535.2	22.9	22.0	0.0	4.5	4.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	9.7	0.0	17.5	0.7	0.0	3.5	43.7	17.2	17.8	0.5	21.3	20.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	45.2	0.0	69.0	61.1	0.0	73.0	588.3	73.3	72.4	25.9	30.5	30.8
LnGrp LOS	D		E	E		E	F	E	E	C	C	C
Approach Vol, veh/h		720			64			1002			1183	
Approach Delay, s/veh		55.5			70.8			270.4			30.6	
Approach LOS		E			E			F			C	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	52.3	31.7		34.6	15.0	69.0		11.4				
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	9.0	32.0		34.0	9.0	32.0		31.0				
Max Q Clear Time (g_c+I1), s	2.0	23.3		27.0	11.0	36.0		5.8				
Green Ext Time (p_c), s	0.0	2.4		1.6	0.0	0.0		0.3				

Intersection Summary			
HCM 6th Ctrl Delay, s/veh		118.4	
HCM 6th LOS		F	

Notes

User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.



Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	205	207	313	12	52	384	618	14	1169
v/c Ratio	0.70	0.70	0.59	0.11	0.41	0.57	0.30	0.05	1.32
Control Delay (s/veh)	62.4	62.4	9.1	57.9	51.2	28.6	18.7	38.2	190.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	62.4	62.4	9.1	57.9	51.2	28.6	18.7	38.2	190.6
Queue Length 50th (ft)	172	174	0	10	29	182	117	9	~624
Queue Length 95th (ft)	242	245	75	30	71	#428	253	27	#810
Internal Link Dist (ft)		196			270		586		696
Turn Bay Length (ft)	250					200		75	
Base Capacity (vph)	439	442	645	422	435	675	2043	281	884
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.47	0.47	0.49	0.03	0.12	0.57	0.30	0.05	1.32

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.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	393	16	313	11	34	16	376	599	3	13	833	303
Future Volume (veh/h)	393	16	313	11	34	16	376	599	3	13	833	303
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	439	0	340	12	37	17	409	651	3	14	905	329
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	837	0	372	77	52	24	179	749	3	658	1196	433
Arrive On Green	0.23	0.00	0.23	0.04	0.04	0.04	0.07	0.21	0.21	0.33	0.47	0.47
Sat Flow, veh/h	3563	0	1585	1781	1213	557	1781	3627	17	1781	2556	925
Grp Volume(v), veh/h	439	0	340	12	0	54	409	319	335	14	628	606
Grp Sat Flow(s),veh/h/ln	1781	0	1585	1781	0	1770	1781	1777	1867	1781	1777	1704
Q Serve(g_s), s	14.0	0.0	27.2	0.8	0.0	3.9	9.0	22.6	22.6	0.0	37.8	38.2
Cycle Q Clear(g_c), s	14.0	0.0	27.2	0.8	0.0	3.9	9.0	22.6	22.6	0.0	37.8	38.2
Prop In Lane	1.00		1.00	1.00		0.31	1.00		0.01	1.00		0.54
Lane Grp Cap(c), veh/h	837	0	372	77	0	76	179	367	386	658	832	797
V/C Ratio(X)	0.52	0.00	0.91	0.16	0.00	0.71	2.29	0.87	0.87	0.02	0.76	0.76
Avail Cap(c_a), veh/h	932	0	415	425	0	422	179	437	460	658	832	797
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	43.4	0.0	48.4	59.9	0.0	61.4	52.3	49.9	49.9	28.1	28.4	28.5
Incr Delay (d2), s/veh	0.5	0.0	22.9	0.9	0.0	11.3	597.3	23.3	22.4	0.0	6.3	6.7
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	10.2	0.0	19.1	0.7	0.0	3.6	48.3	18.1	18.7	0.5	23.9	23.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	43.9	0.0	71.4	60.8	0.0	72.7	649.6	73.2	72.3	28.1	34.8	35.3
LnGrp LOS	D		E	E		E	F	E	E	C	C	D
Approach Vol, veh/h		779			66			1063			1248	
Approach Delay, s/veh		55.9			70.5			294.7			34.9	
Approach LOS		E			E			F			C	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	49.0	32.8		36.5	15.0	66.8		11.6				
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	9.0	32.0		34.0	9.0	32.0		31.0				
Max Q Clear Time (g_c+I1), s	2.0	24.6		29.2	11.0	40.2		5.9				
Green Ext Time (p_c), s	0.0	2.3		1.4	0.0	0.0		0.3				

Intersection Summary		
HCM 6th Ctrl Delay, s/veh		128.3
HCM 6th LOS		F

Notes

User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.



Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	222	222	340	12	54	409	654	14	1234
v/c Ratio	0.71	0.71	0.60	0.11	0.42	0.62	0.32	0.06	1.43
Control Delay (s/veh)	61.7	61.4	8.7	57.7	51.7	30.7	19.1	38.8	234.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	61.7	61.4	8.7	57.7	51.7	30.7	19.1	38.8	234.3
Queue Length 50th (ft)	186	186	0	10	30	206	130	9	~730
Queue Length 95th (ft)	258	257	77	30	73	#488	267	27	#870
Internal Link Dist (ft)		196			270		586		696
Turn Bay Length (ft)	250					200		75	
Base Capacity (vph)	439	442	665	422	436	665	2028	265	865
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.51	0.50	0.51	0.03	0.12	0.62	0.32	0.05	1.43

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.

PM MODIFIED

HCM 6th Signalized Intersection Summary
3: DIXIE & HYPOLUXO/HALF MOON BAY

09/20/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	398	18	341	11	36	16	409	605	3	13	833	311
Future Volume (veh/h)	398	18	341	11	36	16	409	605	3	13	833	311
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	447	0	371	12	39	17	445	658	3	14	905	338
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	892	0	397	79	55	24	302	1005	5	549	968	360
Arrive On Green	0.25	0.00	0.25	0.04	0.04	0.04	0.14	0.28	0.28	0.24	0.38	0.38
Sat Flow, veh/h	3563	0	1585	1781	1235	538	1781	3628	17	1781	2535	942
Grp Volume(v), veh/h	447	0	371	12	0	56	445	322	339	14	633	610
Grp Sat Flow(s),veh/h/ln	1781	0	1585	1781	0	1773	1781	1777	1867	1781	1777	1701
Q Serve(g_s), s	14.0	0.0	29.8	0.8	0.0	4.1	18.0	20.8	20.8	0.0	44.5	44.9
Cycle Q Clear(g_c), s	14.0	0.0	29.8	0.8	0.0	4.1	18.0	20.8	20.8	0.0	44.5	44.9
Prop In Lane	1.00		1.00	1.00		0.30	1.00		0.01	1.00		0.55
Lane Grp Cap(c), veh/h	892	0	397	79	0	79	302	492	517	549	679	650
V/C Ratio(X)	0.50	0.00	0.93	0.15	0.00	0.71	1.47	0.65	0.66	0.03	0.93	0.94
Avail Cap(c_a), veh/h	932	0	415	425	0	423	302	492	517	549	679	650
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	41.8	0.0	47.7	59.7	0.0	61.3	46.2	41.5	41.5	30.6	38.6	38.7
Incr Delay (d2), s/veh	0.4	0.0	27.8	0.9	0.0	11.1	230.2	6.7	6.4	0.0	21.5	23.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.1	0.0	14.9	0.4	0.0	2.1	28.1	10.0	10.4	0.3	22.9	22.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	42.2	0.0	75.5	60.6	0.0	72.4	276.4	48.2	47.9	30.6	60.1	61.9
LnGrp LOS	D		E	E		E	F	D	D	C	E	E
Approach Vol, veh/h		818			68			1106			1257	
Approach Delay, s/veh		57.3			70.3			139.9			60.6	
Approach LOS		E			E			F			E	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	37.6	42.0		38.6	24.0	55.6		11.8				
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	5.0	36.0		34.0	18.0	23.0		31.0				
Max Q Clear Time (g_c+I1), s	2.0	22.8		31.8	20.0	46.9		6.1				
Green Ext Time (p_c), s	0.0	3.2		0.8	0.0	0.0		0.3				

Intersection Summary		
HCM 6th Ctrl Delay, s/veh		87.0
HCM 6th LOS		F

Notes

User approved pedestrian interval to be less than phase max green.

User approved volume balancing among the lanes for turning movement.



Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	225	228	371	12	56	445	661	14	1243
v/c Ratio	0.71	0.72	0.62	0.10	0.43	0.62	0.32	0.07	1.66
Control Delay (s/veh)	61.1	61.3	8.7	57.5	52.9	29.1	17.0	43.7	335.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	61.1	61.3	8.7	57.5	52.9	29.1	17.0	43.7	335.6
Queue Length 50th (ft)	189	191	0	10	33	237	133	9	~716
Queue Length 95th (ft)	260	263	80	30	76	#474	258	30	#990
Internal Link Dist (ft)		196			270		586		696
Turn Bay Length (ft)	250					200		75	
Base Capacity (vph)	439	442	687	422	435	718	2092	197	748
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.51	0.52	0.54	0.03	0.13	0.62	0.32	0.07	1.66

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.

SYNCHRO

DRIVEWAYS

TOTAL

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑↱		Y	
Traffic Vol, veh/h	3	936	616	1	1	3
Future Vol, veh/h	3	936	616	1	1	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	1017	670	1	1	3

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	671	0	-	0	1186	336
Stage 1	-	-	-	-	671	-
Stage 2	-	-	-	-	515	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	915	-	-	-	181	660
Stage 1	-	-	-	-	470	-
Stage 2	-	-	-	-	565	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	915	-	-	-	180	660
Mov Cap-2 Maneuver	-	-	-	-	314	-
Stage 1	-	-	-	-	466	-
Stage 2	-	-	-	-	565	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0	0	12
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	915	-	-	-	517
HCM Lane V/C Ratio	0.004	-	-	-	0.008
HCM Control Delay (s/veh)	8.9	-	-	-	12
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q (veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	62	807	21	3	510	26	7	1	2	28	0	64
Future Vol, veh/h	62	807	21	3	510	26	7	1	2	28	0	64
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	67	877	23	3	554	28	8	1	2	30	0	70

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	582	0	0	900	0	0	1306	1611	450	1147	-	291
Stage 1	-	-	-	-	-	-	1023	1023	-	574	-	-
Stage 2	-	-	-	-	-	-	283	588	-	573	-	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	-	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	-	3.32
Pot Cap-1 Maneuver	988	-	-	751	-	-	117	103	556	154	0	706
Stage 1	-	-	-	-	-	-	252	311	-	471	0	-
Stage 2	-	-	-	-	-	-	700	494	-	472	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	988	-	-	751	-	-	94	88	556	136	-	706
Mov Cap-2 Maneuver	-	-	-	-	-	-	94	88	-	136	-	-
Stage 1	-	-	-	-	-	-	218	269	-	407	-	-
Stage 2	-	-	-	-	-	-	627	491	-	405	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.6	0.1	40.6	19.3
HCM LOS			E	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	112	988	-	-	751	-	-	136	706
HCM Lane V/C Ratio	0.097	0.068	-	-	0.004	-	-	0.224	0.099
HCM Control Delay (s/veh)	40.6	8.9	-	-	9.8	-	-	38.9	10.7
HCM Lane LOS	E	A	-	-	A	-	-	E	B
HCM 95th %tile Q (veh)	0.3	0.2	-	-	0	-	-	0.8	0.3

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	79	751	32	4	453	34	16	3	8	20	0	75
Future Vol, veh/h	79	751	32	4	453	34	16	3	8	20	0	75
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	86	816	35	4	492	37	17	3	9	22	0	82

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	529	0	0	851	0	0	1260	1543	426	1101	-	265
Stage 1	-	-	-	-	-	-	1006	1006	-	519	-	-
Stage 2	-	-	-	-	-	-	254	537	-	582	-	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	-	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	-	3.32
Pot Cap-1 Maneuver	1034	-	-	783	-	-	127	114	577	166	0	733
Stage 1	-	-	-	-	-	-	258	317	-	508	0	-
Stage 2	-	-	-	-	-	-	728	521	-	466	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1034	-	-	783	-	-	99	95	577	139	-	733
Mov Cap-2 Maneuver	-	-	-	-	-	-	99	95	-	139	-	-
Stage 1	-	-	-	-	-	-	217	267	-	427	-	-
Stage 2	-	-	-	-	-	-	643	517	-	381	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.8	0.1	40.6	17.7
HCM LOS			E	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	130	1034	-	-	783	-	-	386
HCM Lane V/C Ratio	0.226	0.083	-	-	0.006	-	-	0.268
HCM Control Delay (s/veh)	40.6	8.8	-	-	9.6	-	-	17.7
HCM Lane LOS	E	A	-	-	A	-	-	C
HCM 95th %tile Q (veh)	0.8	0.3	-	-	0	-	-	1.1

Intersection	
Int Delay, s/veh	5.2

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	35	1	81	1	36	46	37	29	1
Future Vol, veh/h	0	0	0	35	1	81	1	36	46	37	29	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	38	1	88	1	39	50	40	32	1

Major/Minor	Minor1			Major1				Major2		
Conflicting Flow All	179	179	64	33	0	0	89	0	0
Stage 1	66	66	-	-	-	-	-	-	-
Stage 2	113	113	-	-	-	-	-	-	-
Critical Hdwy	6.42	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	5.42	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	5.42	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	811	715	1000	1579	-	-	1506	-	-
Stage 1	957	840	-	-	-	-	-	-	-
Stage 2	912	802	-	-	-	-	-	-	-
Platoon blocked, %					-	-		-	-
Mov Cap-1 Maneuver	788	0	1000	1579	-	-	1506	-	-
Mov Cap-2 Maneuver	788	0	-	-	-	-	-	-	-
Stage 1	956	0	-	-	-	-	-	-	-
Stage 2	887	0	-	-	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s/v	9.5	0.1	4.1
HCM LOS	A		

Minor Lane/Major Mvmt	NEL	NET	NERNWLn1	SWL	SWT	SWR
Capacity (veh/h)	1579	-	- 925	1506	-	-
HCM Lane V/C Ratio	0.001	-	- 0.137	0.027	-	-
HCM Control Delay (s/veh)	7.3	0	- 9.5	7.5	0	-
HCM Lane LOS	A	A	- A	A	A	-
HCM 95th %tile Q (veh)	0	-	- 0.5	0.1	-	-

Intersection	
Int Delay, s/veh	5.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	58	36	12	76	35	10
Future Vol, veh/h	58	36	12	76	35	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	63	39	13	83	38	11

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	142	55	0	0	96	0
Stage 1	55	-	-	-	-	-
Stage 2	87	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	851	1012	-	-	1498	-
Stage 1	968	-	-	-	-	-
Stage 2	936	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	829	1012	-	-	1498	-
Mov Cap-2 Maneuver	829	-	-	-	-	-
Stage 1	968	-	-	-	-	-
Stage 2	912	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	9.6	0	5.8
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	891	1498	-
HCM Lane V/C Ratio	-	-	0.115	0.025	-
HCM Control Delay (s/veh)	-	-	9.6	7.5	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q (veh)	-	-	0.4	0.1	-

Intersection	
Intersection Delay, s/veh	8.4
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	88	14	78	75	31	22	21	74	16	11	0
Future Vol, veh/h	0	88	14	78	75	31	22	21	74	16	11	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	96	15	85	82	34	24	23	80	17	12	0
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	8.2	8.8	8.1	8.1
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	19%	0%	42%	59%
Vol Thru, %	18%	86%	41%	41%
Vol Right, %	63%	14%	17%	0%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	117	102	184	27
LT Vol	22	0	78	16
Through Vol	21	88	75	11
RT Vol	74	14	31	0
Lane Flow Rate	127	111	200	29
Geometry Grp	1	1	1	1
Degree of Util (X)	0.153	0.136	0.244	0.04
Departure Headway (Hd)	4.332	4.427	4.396	4.907
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	829	810	818	730
Service Time	2.353	2.451	2.417	2.933
HCM Lane V/C Ratio	0.153	0.137	0.244	0.04
HCM Control Delay, s/veh	8.1	8.2	8.8	8.1
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.5	0.5	1	0.1

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑↱		↾	
Traffic Vol, veh/h	7	906	1008	2	2	6
Future Vol, veh/h	7	906	1008	2	2	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	985	1096	2	2	7

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1098	0	-	0	1606	549
Stage 1	-	-	-	-	1097	-
Stage 2	-	-	-	-	509	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	631	-	-	-	96	480
Stage 1	-	-	-	-	281	-
Stage 2	-	-	-	-	569	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	631	-	-	-	93	480
Mov Cap-2 Maneuver	-	-	-	-	204	-
Stage 1	-	-	-	-	273	-
Stage 2	-	-	-	-	569	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.1	0	15.3
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	631	-	-	-	359
HCM Lane V/C Ratio	0.012	-	-	-	0.024
HCM Control Delay (s/veh)	10.8	-	-	-	15.3
HCM Lane LOS	B	-	-	-	C
HCM 95th %tile Q (veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	14.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	137	636	38	19	798	59	21	2	6	57	1	131
Future Vol, veh/h	137	636	38	19	798	59	21	2	6	57	1	131
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	149	691	41	21	867	64	23	2	7	62	1	142

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	931	0	0	732	0	0	1486	1983	366	1586	1971	466
Stage 1	-	-	-	-	-	-	1010	1010	-	941	941	-
Stage 2	-	-	-	-	-	-	476	973	-	645	1030	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	731	-	-	868	-	-	86	61	631	73	62	543
Stage 1	-	-	-	-	-	-	257	316	-	283	340	-
Stage 2	-	-	-	-	-	-	539	329	-	427	309	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	731	-	-	868	-	-	44	38	631	~ 49	39	543
Mov Cap-2 Maneuver	-	-	-	-	-	-	44	38	-	~ 49	39	-
Stage 1	-	-	-	-	-	-	168	207	-	185	323	-
Stage 2	-	-	-	-	-	-	376	312	-	273	202	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	1.9	0.2	140.1	116.1
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	54	731	-	-	868	-	-	49	543
HCM Lane V/C Ratio	0.584	0.204	-	-	0.024	-	-	1.264	0.262
HCM Control Delay (s/veh)	140.1	11.2	-	-	9.2	-	-	$ 350.9	14
HCM Lane LOS	F	B	-	-	A	-	-	F	B
HCM 95th %tile Q (veh)	2.3	0.8	-	-	0.1	-	-	5.7	1

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	14.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	77	610	31	18	718	64	62	2	32	41	6	120
Future Vol, veh/h	77	610	31	18	718	64	62	2	32	41	6	120
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	84	663	34	20	780	70	67	2	35	45	7	130

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	850	0	0	697	0	0	1282	1738	349	1356	1720	425
Stage 1	-	-	-	-	-	-	848	848	-	855	855	-
Stage 2	-	-	-	-	-	-	434	890	-	501	865	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	784	-	-	895	-	-	122	86	647	108	89	578
Stage 1	-	-	-	-	-	-	322	376	-	319	373	-
Stage 2	-	-	-	-	-	-	570	359	-	521	369	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	784	-	-	895	-	-	74	68	647	84	70	578
Mov Cap-2 Maneuver	-	-	-	-	-	-	74	68	-	84	70	-
Stage 1	-	-	-	-	-	-	265	310	-	263	357	-
Stage 2	-	-	-	-	-	-	415	344	-	403	304	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	1.1	0.2	161.7	57.1
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	105	784	-	-	895	-	-	231
HCM Lane V/C Ratio	0.994	0.107	-	-	0.022	-	-	0.758
HCM Control Delay (s/veh)	161.7	10.1	-	-	9.1	-	-	57.1
HCM Lane LOS	F	B	-	-	A	-	-	F
HCM 95th %tile Q (veh)	6.2	0.4	-	-	0.1	-	-	5.3

Intersection	
Int Delay, s/veh	5.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	111	28	25	100	19	22
Future Vol, veh/h	111	28	25	100	19	22
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	121	30	27	109	21	24

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	148	82	0	0	136	0
Stage 1	82	-	-	-	-	-
Stage 2	66	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	844	978	-	-	1448	-
Stage 1	941	-	-	-	-	-
Stage 2	957	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	831	978	-	-	1448	-
Mov Cap-2 Maneuver	831	-	-	-	-	-
Stage 1	941	-	-	-	-	-
Stage 2	943	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	10.1	0	3.5
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	857	1448	-
HCM Lane V/C Ratio	-	-	0.176	0.014	-
HCM Control Delay (s/veh)	-	-	10.1	7.5	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q (veh)	-	-	0.6	0	-

Intersection	
Int Delay, s/veh	5.8

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	44	0	94	2	29	59	85	43	0
Future Vol, veh/h	0	0	0	44	0	94	2	29	59	85	43	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	48	0	102	2	32	64	92	47	0

Major/Minor	Minor1		Major1				Major2		
Conflicting Flow All	299	299	64	47	0	0	96	0	0
Stage 1	68	68	-	-	-	-	-	-	-
Stage 2	231	231	-	-	-	-	-	-	-
Critical Hdwy	6.42	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	5.42	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	5.42	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	692	613	1000	1560	-	-	1498	-	-
Stage 1	955	838	-	-	-	-	-	-	-
Stage 2	807	713	-	-	-	-	-	-	-
Platoon blocked, %					-	-		-	-
Mov Cap-1 Maneuver	648	0	1000	1560	-	-	1498	-	-
Mov Cap-2 Maneuver	648	0	-	-	-	-	-	-	-
Stage 1	954	0	-	-	-	-	-	-	-
Stage 2	756	0	-	-	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s/v	10.1	0.2	5
HCM LOS	B		

Minor Lane/Major Mvmt	NEL	NET	NERNWLn1	SWL	SWT	SWR
Capacity (veh/h)	1560	-	- 852	1498	-	-
HCM Lane V/C Ratio	0.001	-	- 0.176	0.062	-	-
HCM Control Delay (s/veh)	7.3	0	- 10.1	7.6	0	-
HCM Lane LOS	A	A	- B	A	A	-
HCM 95th %tile Q (veh)	0	-	- 0.6	0.2	-	-

Intersection	
Intersection Delay, s/veh	8.9
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	123	26	69	145	16	15	18	74	9	10	1
Future Vol, veh/h	6	123	26	69	145	16	15	18	74	9	10	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	134	28	75	158	17	16	20	80	10	11	1
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	8.6	9.5	8.3	8.3
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	14%	4%	30%	45%
Vol Thru, %	17%	79%	63%	50%
Vol Right, %	69%	17%	7%	5%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	107	155	230	20
LT Vol	15	6	69	9
Through Vol	18	123	145	10
RT Vol	74	26	16	1
Lane Flow Rate	116	168	250	22
Geometry Grp	1	1	1	1
Degree of Util (X)	0.146	0.208	0.31	0.031
Departure Headway (Hd)	4.515	4.438	4.459	5.086
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	793	809	805	702
Service Time	2.549	2.468	2.486	3.129
HCM Lane V/C Ratio	0.146	0.208	0.311	0.031
HCM Control Delay, s/veh	8.3	8.6	9.5	8.3
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.5	0.8	1.3	0.1

PALM BEACH COUNTY FIRE RESCUE
WATER FLOW TEST REPORT

DATE: 5/17/2024

FLOW TEST NUMBER: LAN2024-45 HYDRANT # **1** TIME: 12:03

PROJECT: Lantana Village Square ADDRESS: 1201 S. Dixie Hwy. DAY: Friday

CITY: Lantana WATER SUPPLIER: Lantana

TEST PERFORMED BY: Insp. G.Telfair MINUTES FLOWED 1

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5		
COEFFICIENT:	0.9		
PITOT READING:	43		
GPM:	**1100**	**0**	

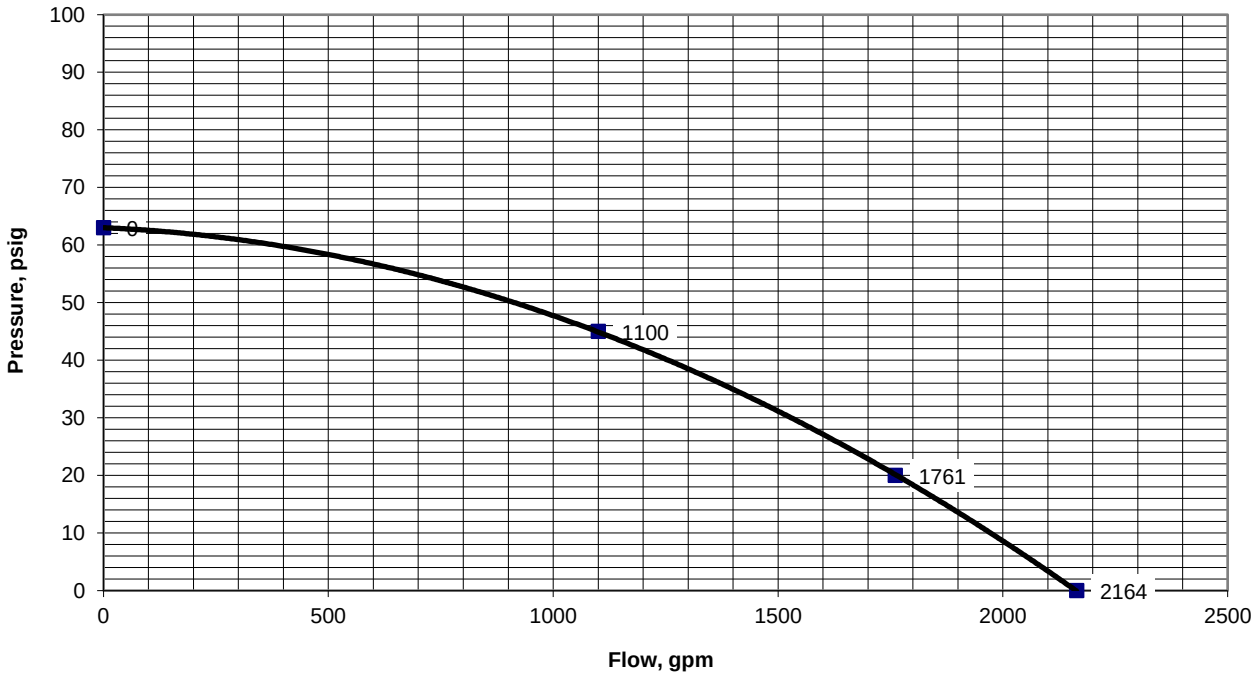
TOTAL FLOW DURING TEST: **1100** GPM

STATIC READING: 63 PSI RESIDUAL: 45 PSI

RESULTS: AT 20 PSI RESIDUAL **1761** GPM AT 0 PSI **2164** GPM

ESTIMATED CONSUMPTION: **1100** GAL.

REMARKS: flow taken from hydrant # per map provided



THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE PALM BEACH COUNTY FIRE CODE COMPLIACE IS THE RESPONSIBILITY OF THE PERMIT APPLICANT
REVIEWER:
GREG PICHÉ

PALM BEACH COUNTY FIRE RESCUE
WATER FLOW TEST REPORT

DATE: 5/17/2024

FLOW TEST NUMBER: LAN2024-46 HYDRANT # **2** TIME: 12:21

PROJECT: Lantana Village Square ADDRESS: 1201 S. Dixie Hwy. DAY: Friday

CITY: Lantana WATER SUPPLIER: Lantana

TEST PERFORMED BY: Insp. G.Telfair MINUTES FLOWED 1

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5		
COEFFICIENT:	0.9		
PITOT READING:	35		
GPM:	**993**	**0**	

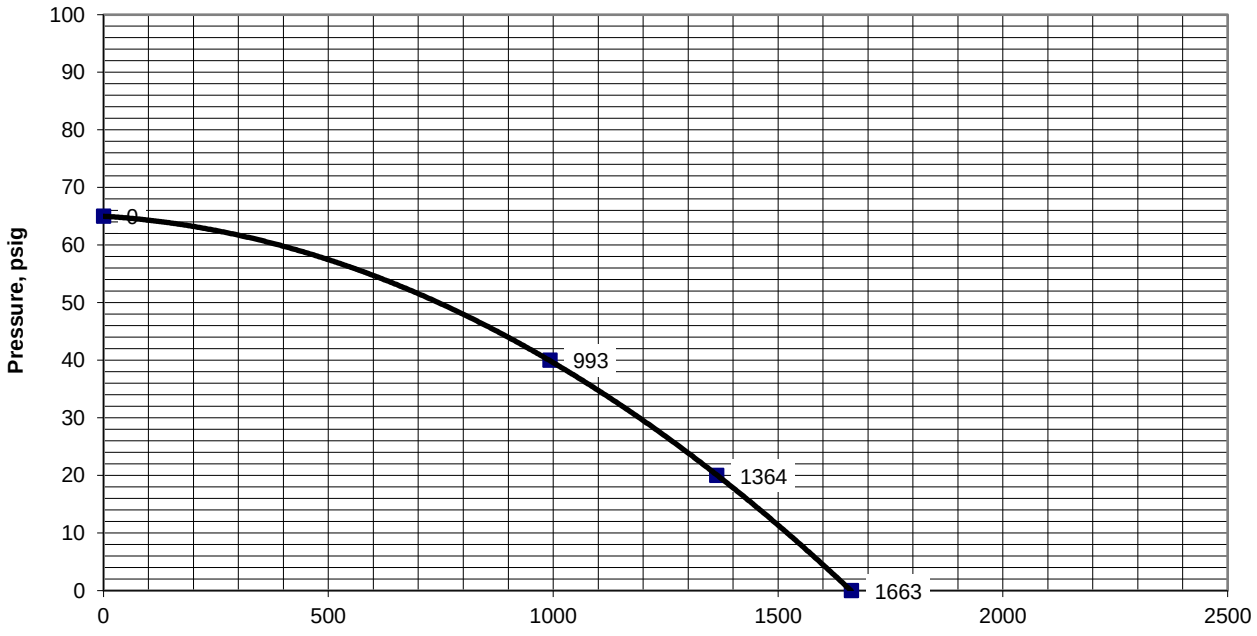
TOTAL FLOW DURING TEST: **993** GPM

STATIC READING: 65 PSI RESIDUAL: 40 PSI

RESULTS: AT 20 PSI RESIDUAL **1364** GPM AT 0 PSI **1663** GPM

ESTIMATED CONSUMPTION: **993** GAL.

REMARKS: flow taken from hydrant # per map provided



THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE PALM BEACH COUNTY FIRE CODE COMPLIACE IS THE RESPONSIBILITY OF THE PERMIT APPLICANT
REVIEWER:
GREG PICHÉ

PALM BEACH COUNTY FIRE RESCUE
WATER FLOW TEST REPORT

DATE: 5/17/2024

FLOW TEST NUMBER: LAN2024-47 HYDRANT # **3** TIME: 12:37

PROJECT: Lantana Village Square ADDRESS: 1201 S. Dixie Hwy. DAY: Friday

CITY: Lantana WATER SUPPLIER: Lantana

TEST PERFORMED BY: Insp. G.Telfair MINUTES FLOWED 1

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5		
COEFFICIENT:	0.9		
PITOT READING:	33		
GPM:	**964**	**0**	

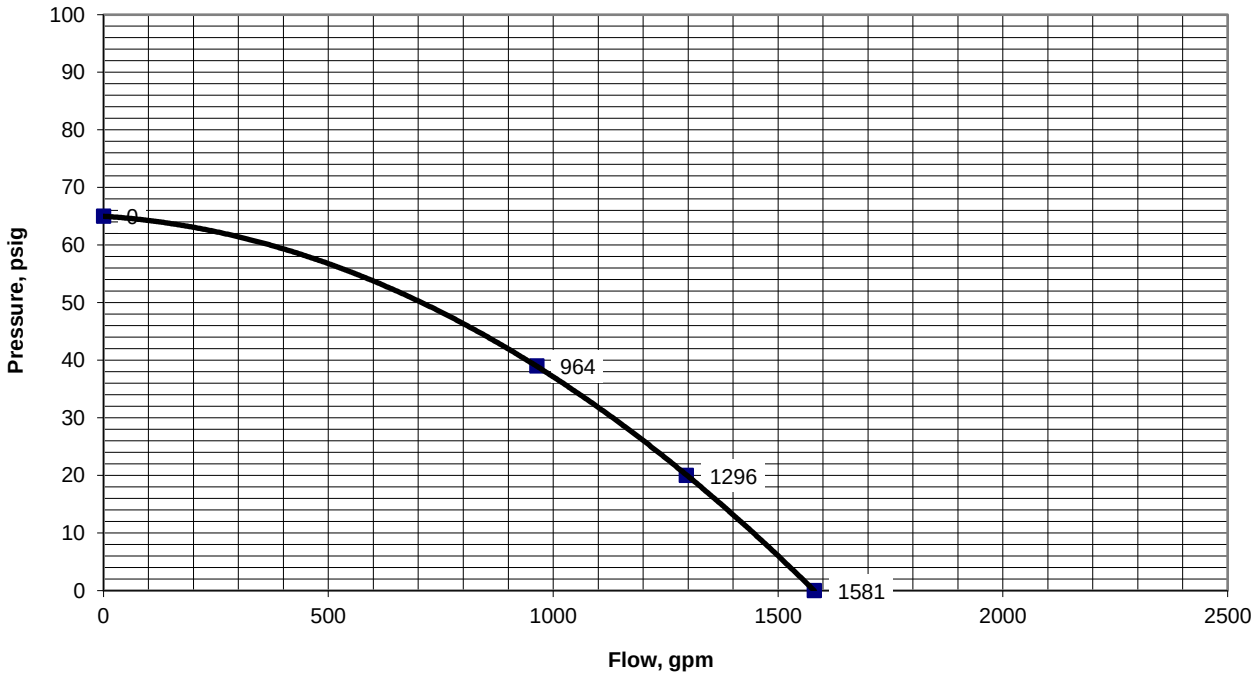
TOTAL FLOW DURING TEST: **964** GPM

STATIC READING: 65 PSI RESIDUAL: 39 PSI

RESULTS: AT 20 PSI RESIDUAL **1296** GPM AT 0 PSI **1581** GPM

ESTIMATED CONSUMPTION: **964** GAL.

REMARKS: flow taken from hydrant # per map provided



THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE PALM BEACH COUNTY FIRE CODE COMPLIACE IS THE RESPONSIBILITY OF THE PERMIT APPLICANT

REVIEWER:

GREG PICHÉ

PALM BEACH COUNTY FIRE RESCUE
WATER FLOW TEST REPORT

DATE: 5/17/2024

FLOW TEST NUMBER: LAN2024-48 HYDRANT # **4** TIME: 13:40

PROJECT: Lantana Village Square ADDRESS: 1201 S. Dixie Hwy. DAY: Friday

CITY: Lantana WATER SUPPLIER: Lantana

TEST PERFORMED BY: Insp. G.Telfair MINUTES FLOWED 1

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5		
COEFFICIENT:	0.9		
PITOT READING:	36		
GPM:	**1007**	**0**	

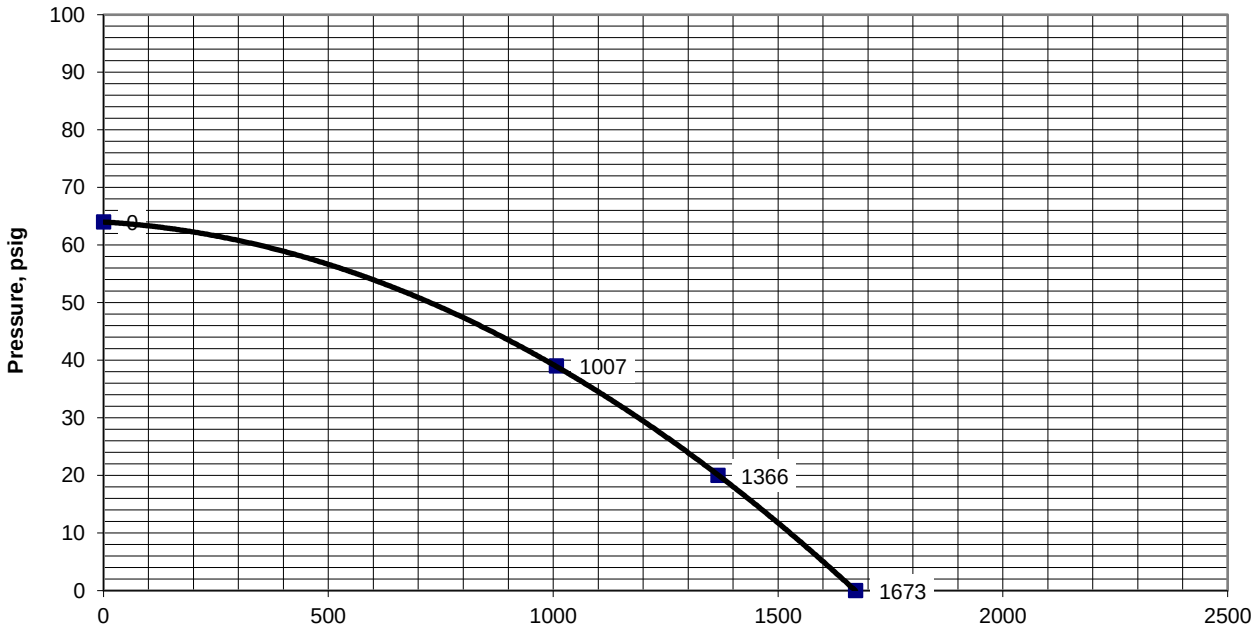
TOTAL FLOW DURING TEST: **1007** GPM

STATIC READING: 64 PSI RESIDUAL: 39 PSI

RESULTS: AT 20 PSI RESIDUAL **1366** GPM AT 0 PSI **1673** GPM

ESTIMATED CONSUMPTION: **1007** GAL.

REMARKS: flow taken from hydrant # per map provided



THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE PALM BEACH COUNTY FIRE CODE COMPLIACE IS THE RESPONSIBILITY OF THE PERMIT APPLICANT

REVIEWER:

GREG PICHÉ

PALM BEACH COUNTY FIRE RESCUE
WATER FLOW TEST REPORT

DATE: 5/17/2024

FLOW TEST NUMBER: LAN2024-49 HYDRANT # **5** TIME: 13:05

PROJECT: Lantana Village Square ADDRESS: 1201 S. Dixie Hwy. DAY: Friday

CITY: Lantana WATER SUPPLIER: Lantana

TEST PERFORMED BY: Insp. G.Telfair MINUTES FLOWED 1

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5		
COEFFICIENT:	0.9		
PITOT READING:	20		
GPM:	**750**	**0**	

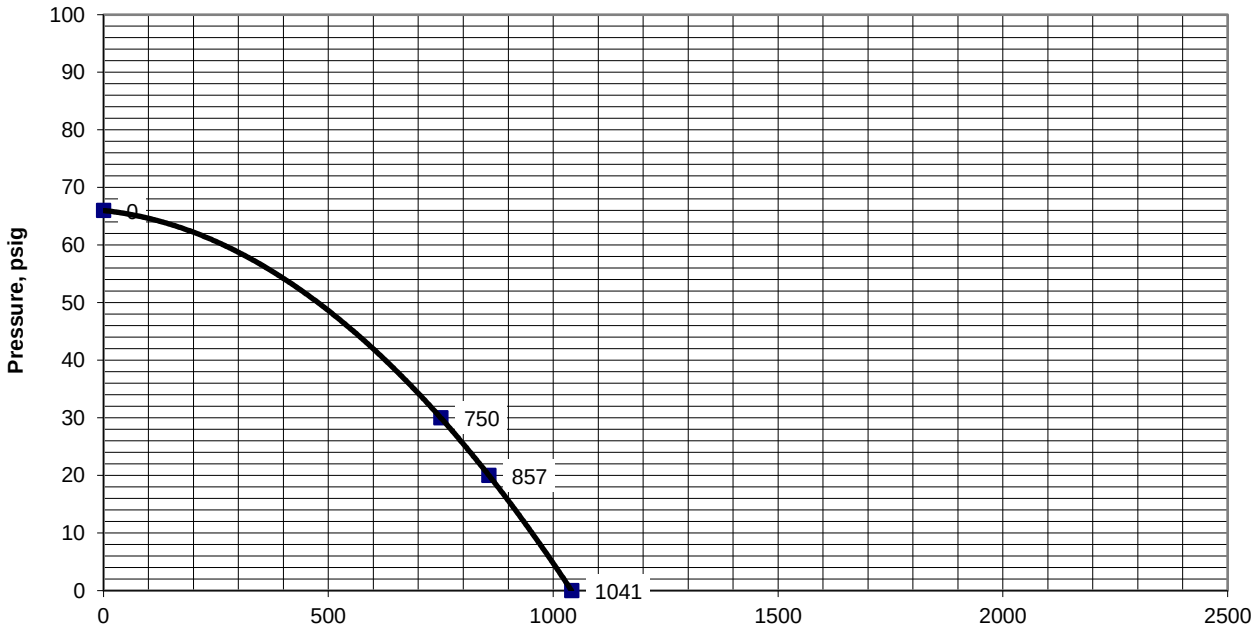
TOTAL FLOW DURING TEST: **750** GPM

STATIC READING: 66 PSI RESIDUAL: 30 PSI

RESULTS: AT 20 PSI RESIDUAL **857** GPM AT 0 PSI **1041** GPM

ESTIMATED CONSUMPTION: **750** GAL.

REMARKS: flow taken from hydrant # per map provided



THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE PALM BEACH COUNTY FIRE CODE COMPLIACE IS THE RESPONSIBILITY OF THE PERMIT APPLICANT

REVIEWER:

GREG PICHÉ

PALM BEACH COUNTY FIRE RESCUE
PLANS REVIEW APPLICATION

NO. 53865

FP # 2121 Permit # LAN2024.45

TO BE FILLED OUT BY APPLICANT

THE UNDERSIGNED HEREBY APPLIES FOR PLANS TO BE REVIEWED FOR COMPLIANCE OF PALM BEACH COUNTY FIRE CODE:

PROJECT NAME LANTANA VILLAGE SQUARE #1

ADDRESS OF PROJECT 1201 S. DIXIE HWY.

CITY/TOWN LANTANA

➤ ❑ CONSTRUCT	❑ REVISE	❑ ALTER
➤ ❑ MULTIPLE DWELLING	❑ CIVIL	❑ COMMERCIAL
➤ ❑ INTERIOR	❑ HOOD SYSTEM	❑ FUEL TANK/LINES
❑ LP GAS	❑ FIRE ALARM	❑ FIRE SPRINKLER
❑ FIRE SUPPRESSION	❑ HVAC	☒ OTHER HYDRANT FLOW TEST

KIMLEY-HORN
NAME OF OWNER OR ENGINEER

8201 PETERS RD. #3200 PLANTATION FL 33324
ADDRESS OF OWNER OR ENGINEER

NAME OF CONTRACTOR

ADDRESS OF CONTRACTOR

MARCEL BENALCAZAR
PRINT APPLICANT / CONTACT NAME

APPLICATION DATE

954.898.0085
TELEPHONE NUMBER

MARCEL.BENALCAZAR@KIMLEY-HORN.COM
~~FAX NUMBER~~ EMAIL

VALUATION OF PROPOSED WORK

FOR OFFICE USE ONLY

FIRE REVIEW FEE
$300.00

CHECK # 1035
DATE RECV'D 5.15.24

MSTU # 40

FIRE DEPARTMENT OFFICIAL
PALM BEACH COUNTY FIRE RESCUE

Rev. 09/2010

#1 S/R + Flow


Greynolds Cir
Atlanta Ave
E Coast Ave
S Dixie Hwy
Lantana
Central St
S Broadway
W Central Blvd
E Hart St
Garnett St
Hypoluxo Rd
Hypoluxo

PALM BEACH COUNTY FIRE RESCUE
PLANS REVIEW APPLICATION

NO. 53864

FP # 2122 Permit # LAN2024.46

TO BE FILLED OUT BY APPLICANT

THE UNDERSIGNED HEREBY APPLIES FOR PLANS TO BE REVIEWED FOR COMPLIANCE OF PALM BEACH COUNTY FIRE CODE:

PROJECT NAME LANTANA VILLAGE SQUARE #2

ADDRESS OF PROJECT 1201 S. DIXIE HWY.

CITY/TOWN LANTANA

➤ ❑ CONSTRUCT	❑ REVISE	❑ ALTER
➤ ❑ MULTIPLE DWELLING	❑ CIVIL	❑ COMMERCIAL
➤ ❑ INTERIOR	❑ HOOD SYSTEM	❑ FUEL TANK/LINES
❑ LP GAS	❑ FIRE ALARM	❑ FIRE SPRINKLER
❑ FIRE SUPPRESSION	❑ HVAC	☒ OTHER HYDRANT FLOW TEST

KIMLEY-HORN
NAME OF OWNER OR ENGINEER

8201 PETERS RD. #2200 PLANTATION FL 33324
ADDRESS OF OWNER OR ENGINEER

NAME OF CONTRACTOR

ADDRESS OF CONTRACTOR

MARCEL BENALCAZAR
PRINT APPLICANT / CONTACT NAME

APPLICATION DATE

954.898.0685
TELEPHONE NUMBER

MARCEL.BENALCAZAR@KIMLEY-HORN.COM
~~FAX NUMBER~~ EMAIL

VALUATION OF PROPOSED WORK

FOR OFFICE USE ONLY

FIRE REVIEW FEE
$300.00

CHECK # 1035
DATE RECV'D 5.15.24

MSTU # 40

A. Mellette
FIRE DEPARTMENT OFFICIAL

PALM BEACH COUNTY FIRE RESCUE

Rev. 09/2010

Greynolds Cir
Atlanta Ave
E Coast Ave
S Dixie Hwy
Lantana
W Central Blvd
Central St
S Broadway
Garnett St
E Hart St
Greynolds Cir
#2
S/R
+
FLOW
S Broadway
S Dixie Hwy
Hypoluxo Rd
Lantana
Hypoluxo
E Coast Ave

PALM BEACH COUNTY FIRE RESCUE
PLANS REVIEW APPLICATION

NO. 53863

FP # 2123 Permit # LAN2024-47

TO BE FILLED OUT BY APPLICANT

THE UNDERSIGNED HEREBY APPLIES FOR PLANS TO BE REVIEWED FOR COMPLIANCE OF PALM BEACH COUNTY FIRE CODE:

PROJECT NAME LANTANA VILLAGE SQUARE #3

ADDRESS OF PROJECT 1201 S. DIXIE HWY

CITY/TOWN LANTANA

➤ ☐ CONSTRUCT	☐ REVISE	☐ ALTER
➤ ☐ MULTIPLE DWELLING	☐ CIVIL	☐ COMMERCIAL
➤ ☐ INTERIOR	☐ HOOD SYSTEM	☐ FUEL TANK/LINES
☐ LP GAS	☐ FIRE ALARM	☐ FIRE SPRINKLER
☐ FIRE SUPPRESSION	☐ HVAC	☒ OTHER HYDRANT FLOW TEST

KIMLEY-HORN
NAME OF OWNER OR ENGINEER

8201 PETERS RD. #2000 PLANTATION FL 33324
ADDRESS OF OWNER OR ENGINEER

NAME OF CONTRACTOR

ADDRESS OF CONTRACTOR

MARCEL BENALCAZAR
PRINT APPLICANT / CONTACT NAME

APPLICATION DATE

954.898.0655
TELEPHONE NUMBER

MARCEL.BENALCAZAR@KIMLEY-HORN.COM
FAX NUMBER EMAIL

VALUATION OF PROPOSED WORK

FOR OFFICE USE ONLY

FIRE REVIEW FEE $300.00

CHECK # 1035
DATE RECV'D 5.15.24

MSTU # 40

A. Mellette
FIRE DEPARTMENT OFFICIAL

PALM BEACH COUNTY FIRE RESCUE

Rev. 09/2010


Greynolds Cir
Atlanta Ave
E Coast Ave
S Dixie Hwy
Lantana
Central St
S Broadway
W Central Blvd
E Hart St
Garnett St
Greynolds Cir
S Broadway
S Dixie Hwy
#3
S.R.A
Flow
Hypoluxo Rd
Hypoluxo Rd
Lantana
Hypoluxo
E Coast Ave

PALM BEACH COUNTY FIRE RESCUE
PLANS REVIEW APPLICATION

NO. 53862

FP # 2124 Permit # LAN2024.48

TO BE FILLED OUT BY APPLICANT

THE UNDERSIGNED HEREBY APPLIES FOR PLANS TO BE REVIEWED FOR COMPLIANCE OF PALM BEACH COUNTY FIRE CODE:

PROJECT NAME LANTANA VILLAGE SQUARE #4

ADDRESS OF PROJECT 1201 S. DIXIE HWY

CITY/TOWN LANTANA

➤ ❑ CONSTRUCT	❑ REVISE	❑ ALTER
➤ ❑ MULTIPLE DWELLING	❑ CIVIL	❑ COMMERCIAL
➤ ❑ INTERIOR	❑ HOOD SYSTEM	❑ FUEL TANK/LINES
❑ LP GAS	❑ FIRE ALARM	❑ FIRE SPRINKLER
❑ FIRE SUPPRESSION	❑ HVAC	☒ OTHER HYDRANT FLOW TEST

KIMLEY-HORN
NAME OF OWNER OR ENGINEER

8201 PETERS RD. #2200 PLANTATION FL 33324
ADDRESS OF OWNER OR ENGINEER

NAME OF CONTRACTOR

ADDRESS OF CONTRACTOR

MARCEL.BENALCAZAR
PRINT APPLICANT / CONTACT NAME

APPLICATION DATE

954.888.0685
TELEPHONE NUMBER

MARCEL.BENALCAZAR@KIMLEY-HORN.COM
~~FAX NUMBER~~ EMAIL

VALUATION OF PROPOSED WORK

FOR OFFICE USE ONLY

FIRE REVIEW FEE $300.00

CHECK # 1035
DATE RECV'D 5.15.24

MSTU # 40

FIRE DEPARTMENT OFFICIAL

PALM BEACH COUNTY FIRE RESCUE

Rev. 09/2010


Greynolds Cir
Atlanta Ave
E Coast Ave
S Dixie Hwy
Lantana
W Central Blvd
Central St
S Broadway
Garnett St
E Hart St
Hypoluxo Rd
Hypoluxo

#4 S/R + FLOW

PALM BEACH COUNTY FIRE RESCUE
PLANS REVIEW APPLICATION

NO. 53861

FP # 2125 Permit # LAN2024.491

TO BE FILLED OUT BY APPLICANT

THE UNDERSIGNED HEREBY APPLIES FOR PLANS TO BE REVIEWED FOR COMPLIANCE OF PALM BEACH COUNTY FIRE CODE:

PROJECT NAME LANTANA VILLAGE SQUARE #5

ADDRESS OF PROJECT 1201 S. DIXIE HWY

CITY/TOWN LANTANA

➤ ❑ CONSTRUCT	❑ REVISE	❑ ALTER
➤ ❑ MULTIPLE DWELLING	❑ CIVIL	❑ COMMERCIAL
➤ ❑ INTERIOR	❑ HOOD SYSTEM	❑ FUEL TANK/LINES
❑ LP GAS	❑ FIRE ALARM	❑ FIRE SPRINKLER
❑ FIRE SUPPRESSION	❑ HVAC	☒ OTHER HYDRANT FLOW TEST

KIMLEY-HORN
NAME OF OWNER OR ENGINEER

8201 PETERS RD. #2200 PLANTATION FL 33324
ADDRESS OF OWNER OR ENGINEER

NAME OF CONTRACTOR

ADDRESS OF CONTRACTOR

MARCEL BENALCAZAR
PRINT APPLICANT / CONTACT NAME

APPLICATION DATE

954.898.0685
TELEPHONE NUMBER

MARCEL.BENALCAZAR@KIMLEY-HORN.COM
~~FAX NUMBER~~ EMAIL

VALUATION OF PROPOSED WORK

FOR OFFICE USE ONLY

FIRE REVIEW FEE	CHECK # 1085	MSTU # 40
$300.00	DATE RECV'D 5.15.24	

A. Mellette
FIRE DEPARTMENT OFFICIAL

PALM BEACH COUNTY FIRE RESCUE

Rev. 09/2010


Greynolds Cir
Atlanta Ave
E Coast Ave
S Dixie Hwy
Lantana
Central St
S Broadway
W Central Blvd
E Hart St
Garnett St
Greynolds Cir
S Broadway
S Dixie Hwy
Hypoluxo Rd
Lantana
Hypoluxo
E Coast Ave

#5 S/R & FLOW

Kimley»Horn

Date: May 13, 2024 KHA Job Number: 147659002

Project Name: **Lantana Village**

To: Palm Beach County Fire Rescue
Attn: Greg Piche
2300 North Jog Road, Suite 1E-40
West Palm Beach, FL 33411

We are sending these by

☐ U.S. Mail ☒ FedEx ☐ Hand Delivery
☐ Other

We are sending you

☐ Attached ☐ Under separate cover via *the following items:*
☐ Shop drawings ☒ Prints/Plans ☐ Sample ☐ Specification ☐ Change Orders
☐ Other

No.	*Date*	*Copies*	*Description*
1	5/13/2024	1	Fire Flow Request Application
2	5/13/2024	1	Site Location Map w/ fire hydrant locations
3	5/13/2024	1	$1,500 Check #1035 for fire flow test fee

These are transmitted as checked below:

☐ For your use ☐ Approved as submitted ☐ Resubmit ☐ Copies for approval
☐ As requested ☐ Approved as noted ☒ Submit ☐ Copies for distribution
☐ For review ☐ Returned for corrections ☐ Return ☐ Corrected prints

Copy to: Signed: Marcel Benalcazar

FIRE HYDRANT FLOW TEST REQUEST

DATE: 4/16/2024

BILLING PARTY AND MAILING ADDRESS

NAME: Marcel Benalcazar email: marcel.benalcazar@kimley-horn.com

CONTACT PHONE # 954-828-0685

ADDRESS: 8201 Peters Road, Suite 2200
Plantation, FL 33324

DETAIL DETAIL DESCRIPTION OF LOCATION:
 # OF TESTS REQUESTED: 5 **# OF HYDRANTS:** 5

Fire flow test for the five (5) Fire Hydrant that service the Lantana Village Square shopping center, please refer to the attached mark-up with fire hydrant locaitons.

PLEASE FAX FORM TO 561-233-0057, ATTN: WATER OFFICER

PLEASE ATTACH LOCATION AND/OR SITE MAP.

Water Flow Tests
Fee: Palm Beach County Fire Code, Ordinance 2017-043 , Table 1.14.7, E
A fee of, Three hundred ($300.00) dollars shall be paid for all flow tests performed by Palm Beach County Fire-Rescue on wet hydrants.
Check or Money order only.
Payable to: "BCCPBC",or "BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY"

LANTANA VILLAGE
TOWN FO LANTANA
FLORIDA
EXISTING FIRE HYDRANT EXHIBIT
SHEET NUMBER
EX-1
KHA PROJECT
DATE
4/15/24
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY
Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 696
NO.
REVISIONS
DATE
BY
KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
811
It's fast, It's free. It's the law.
www.callsunshine.com
ALL ELEVATIONS SHOWN ON THESE PLANS ARE RELATIVE TO NAVD 88. TO CONVERT TO NGVD 29 ADD 1.55 FEET.
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE COSTS FOR DEWATERING AND OBTAINING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.
WEST CENTAL BOULEVARD
ORENOLOCK CIRCLE
FEC RAILROAD
FEDERAL HIGHWAY
HYPOLUXO ROAD
Fire Hydrant Location #1
Fire Hydrant Location #2
Fire Hydrant Location #3
Fire Hydrant Location #4
Fire Hydrant Location #5
RETAIL #1 EXISTING MAIN DIKE (44,268 SF)
RETAIL #2 (8,233 SF)
DIST 8" DIP WM
DIST 8" HDP SEWER
WM REDUCES FROM 8" TO 6"
NORTH
GRAPHIC SCALE IN FEET
0
30
60
120

AIE FIRE PROTECTION
(636) 398-5288
AIEFire.com
info@AIEFire.com

WATER SUPPLY SITE SURVEY
LANTANA VILLAGE
GREYNOLDS CIRCLE
LANTANA, FL **OFFICE ANALYSIS** **TEST DATE: 5/17/2024**

SUMMARY STATEMENT

This report provides the current available water supply for the proposed Lantana Village project located southeast of Greynolds Circle in Lantana, FL.

SUMMARY OF RESULTS (CONCLUSION C1 - AS DESIGNED)

FIRE SPRINKLER SUPPLY

Building Designation	FFE (ft. AMSL)	Estimated Required Fire Sprinkler Water Supply		Available Fire Sprinkler Water Supply		Static Pressure (psi)	Backflow Preventer Size (inch) (1)
		Flow (gpm)	Pressure (psi)	Flow (gpm)	Pressure (psi)		
Building 1	17	650	35	650	37.4	57.1	6
Building 1	17	100	43.7	100	55.1	57.1	6
Building 2	17	650	35	650	37.9	57.1	6
Building 2	17	100	43.7	100	55.1	57.1	6
Clubhouse	17	550	35	550	42.1	57.1	6

(1) Ames 4000SS reduced pressure above ground on the lead-in.

DOMESTIC SUPPLY

Building Designation	FFE (ft. AMSL)	Estimated Required Domestic Water Supply		Available Domestic Water Supply		Static Pressure (psi)	Meter Size (inch)(2)	Backflow Preventer Size (inch) (1)
		Flow (gpm)	Pressure (psi)	Flow (gpm)	Pressure (psi)			
Building 1	17	199	44.5	199	49.3	57.1	3	4
Building 3	17	180.3	44.5	180.3	47.1	56.6	3	3
Clubhouse	17	36.5	40	36.5	52.4	56.6	2	3

(1) Watts LF909 reduced pressure (or equivalent) above ground on the lead-in
(2) Sensus OMNI C2 (or equivalent) water meter on the lead-in

FIRE HYDRANT SUPPLY

Code Basis for Design: Florida Fire Prevention Code
Required Fire Flow at 20 psig and Duration: 1000 gpm for 2 hours
Available Fire Flow at 28.8 psig and Duration: 1000 gpm for 2 hours

FIRE HYDRANT SUPPLY: The available public supplies combined with the planned main sizing and arrangement as shown on Attachment #1, meet the fire flow requirements for the site. As listed above, this arrangement should yield a fire hydrant flow rate of 1000 gpm at 28.8 psig, at hydrant "FH1" (most hydraulically remote hydrant in the development). This exceeds the 1000 gpm at 20 psig required by the Florida Fire Prevention Code. See Attachment #5 for a graphical representation and for necessary calculations.

CONTACT INFORMATION

Backflow Prevention Contact
Darrell Bloom
Utilities Manager
Town of Lantana, FL Utilities Department
510 West Pine Street
Lantana, FL 33462
Phone: 561.540.5778
Email: dblom@lantana.org

Fire Department Contact
Chief Herman Brice
Fire Marshal
Palm Beach County Fire Rescue
405 Pike Road
West Palm Beach, FL 33411
Phone: 561.616.7030
Email: fire-marshal@pbcgov.org

Water Department Contact
Darrell Bloom
Utilities Manager
Town of Lantana, FL Utilities Department
510 West Pine Street
Lantana, FL 33462
Phone: 561.540.5778
Email: dblom@lantana.org

City Representative present during test: Inspector Telfair, Palm Beach County Fire Rescue

Please consult with the Fire Protection Engineer-of-Record to discuss design options prior to site layout.

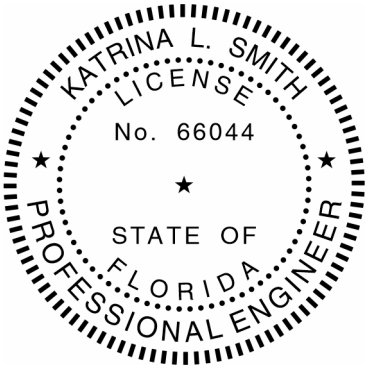
REGISTRATION STATEMENT

I, Katrina L. Smith, a licensed professional engineer in the State of Florida, do hereby certify that this water flow test has been calculated in accordance with NFPA 291 and is a true and correct office analysis ***based on the information provided by Palm Beach County Fire Rescue*** for the project location. It is understood that the water supply information supplied in this report will become the design basis for the water based fire suppression systems (fire sprinkler and hose station).

SUPERVISED BY: KATRINA L. SMITH, P.E.
ALTERNATIVES IN ENGINEERING, INC.

Katrina Smith

Digitally signed by Katrina Smith
DN: cn=Katrina Smith gn=Katrina Smith c=US United States l=US United States e=kati.smith@aiefire.com
Reason: I have reviewed this document
Location:
Date: 2024-07-12 14:57-05:00



This item has been digitally signed and sealed by Katrina Smith on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

OFFICE ANALYSIS: AIE did not make an actual visit to this site. An office analysis was performed for this site using the information provided by Palm Beach County Fire Rescue.

EXISTING CONDITIONS

Site

The site is located in the southeastern portion of Lantana southeast of Greynolds Circle. A 6 inch water line is located in Greynolds Circle, and it is assumed that it is to supply an 8 inch service to this property. An 8 inch water line is located on the west side of the site, and it is assumed that it is to supply an additional 8 inch service to this property. The arrangement of these lines in the immediate vicinity of the property is contained on the enclosed Attachment #1A/B – Utility Plan. Additional details on water mains serving the area are contained on the enclosed Attachment #2 - Area Water Map. It is proposed sprinkler protection for this development is to be provided by 6 inch lead-ins from the 8 inch fire loop throughout the property as detailed on Attachment #1. Domestic service is assumed to come from 4 inch lead-ins from the 8 inch loop.

Water System

The Town of Lantana utilizes a direct pumping arrangement to supply water to its gridded distribution system. Pumps operate at a constant pressure. Pumps at the plant, located ½ mile north of the site, are variable speed pumps. The plant has a total rated capacity of 2666 gpm. A minimum of one pump operates constantly. Pump operation is automatic and pump discharge from the plant is at approximately 16 ft., AMSL. The plant is equipped with emergency stand-by power.

WATER FLOW TEST RESULTS

Flow for the test was made utilizing the hydrant located 405 feet south of Greynolds Circle behind the existing K-Mart building. Static and residual pressures were taken at the same hydrant. One 2½ inch hydrant butt was utilized. A pitot reading of 33 psig was received on the opening with a discharge coefficient of 0.90. This resulted in a total flow of 964 gpm at a residual pressure of 39 psig. Static pressure before and after testing was 65 psig. The static and residual pressures were taken at an elevation of 16 ft., AMSL, which is 1 ft. below the planned finish floor elevation of the development (17 ft., AMSL). Please see enclosed Attachment #3 for a graphical representation of this test and for necessary calculations. This test is effective at the flow/pressure hydrant for friction loss purposes. The test was made at 12:37 P.M., EDT.

The general area surrounding the project has not been completely built out. This report does not provide projected pressure changes due to build out of the surrounding area.

HYDRAULIC CALCULATIONS

Pipe lengths used in the calculations include equivalent lengths of fittings, and all new pipe is proposed to be ductile iron. Calculations are based on the utility layout by Kimley-Horn, sheet numbers C-300 and C-301, dated March 2024 (shown on Attachment #1).

Adjusting to the low city pressures is not necessary because the variable speed pumps used at the plant maintain a constant discharge pressure.

The city system can be considered a capable supply, with respect to the project's duration requirements. This acceptability is based on the system capability to meet the required hydrant flow of 1000 gpm for the 120 minute hydrant flow duration.

For fire sprinkler calculation purposes, demand requirements were estimated utilizing NFPA 13 requirements, based on the building's size and assumed use. The following table provides a breakdown of the anticipated fire sprinkler demands the development.

Building Designation	Assumed Use	Design Scheme	Density (gpm/sq. ft.)	Design Area (sq. ft.)	Hose Stream (gpm)	Total Demand (Rounded to nearest 50 gpm) (1)	Required Pressure (psi) (2)
Buildings 1-3 Floor 1	Various	Ordinary Hazard Group 2	0.20	1500	250	650	35
Buildings 1-3 Floors 2 and 3	Residential	NFPA 13R	0.05	1000	0	100	43.7
Clubhouse	Banquet Hall	Ordinary Hazard Group 1	0.15	1500	250	550	35
Buildings 4-7	Residential	NFPA 13R	0.05	1000	0	100	43.7

(1) Total demand includes sprinkler demand, hose stream, and safety margin.
(2) Required pressure is based on typical sprinkler system minimum requirements adjusted to the top floor elevation of the facility.

For domestic calculation purposes, demand requirements were estimated using the International Plumbing Code requirements, based on the building's size and assumed use. The following table provides a breakdown of the anticipated domestic water needs for the development.

Building Designation	Assumed Use	Estimated Fixture Units	IPC Calculated Domestic Demand (gpm)	Design Domestic Demand (1) (gpm)	Max Day Domestic Demand (gpm)	Required Pressure (psi) (2)
Building 1	Commercial/ Residential	507.2	173	199	15.7	44.5
Building 2	Commercial/ Residential	418.6	167.3	180.3	14.8	44.5
Building 3	Commercial/ Residential	388.5	140.5	161.7	12.1	44.5
Building 4	Residential	482.4	120.7	138.8	11.3	44.5
Buildings 5-7	Residential	372.6	99.5	114.4	9.6	44.5
Clubhouse	Banquet Hall	59.3	31.8	36.5	3.6	40

(1) Includes safety margin.
(2) Required pressure is based on typical plumbing system minimum design requirements adjusted to the top floor elevation of the facility.

Per the Florida Fire Prevention Code, a 75% reduction for fully sprinklered buildings is acceptable when determining fire hydrant flow rates. The following table provides a breakdown of the anticipated fire hydrant flows for the project. Calculations presented in Conclusion C1 represent this required flow rate determined independent of any sprinkler system demand.

Building Designation	Square Footage (ft^2)	Construction Type (Per NFPA 220)	Required Fire Hydrant Flow (Table 18.4.5.2.1) (gpm)	Sprinklered	Reduction	Reduced Fire Hydrant Flow Requirement (gpm)
Buildings 1 and 4	50,100	IB	2500	Yes	75%	1000 (1)
Buildings 3,5,6, and 7	41,430	IB	2250	Yes	75%	1000 (1)
Building 2	41,175	IB	2250	Yes	75%	1000 (1)
Clubhouse	5150	IB	1500	Yes	75%	1000 (1)

(1) The minimum hydrant flow allowed is 1000 gpm

BACKFLOW PREVENTION REQUIREMENTS

Backflow prevention information obtained from the Town of Lantana Cross Connection Codes.

Fire Line: A reduced pressure type backflow preventer would be required on the water line to the sprinkler system. This backflow preventer would have to be provided above ground outside the building.

Domestic: A reduced pressure backflow preventer is required on the domestic service, in addition to the water meter. This backflow preventer would have to be provided above ground outside the building.

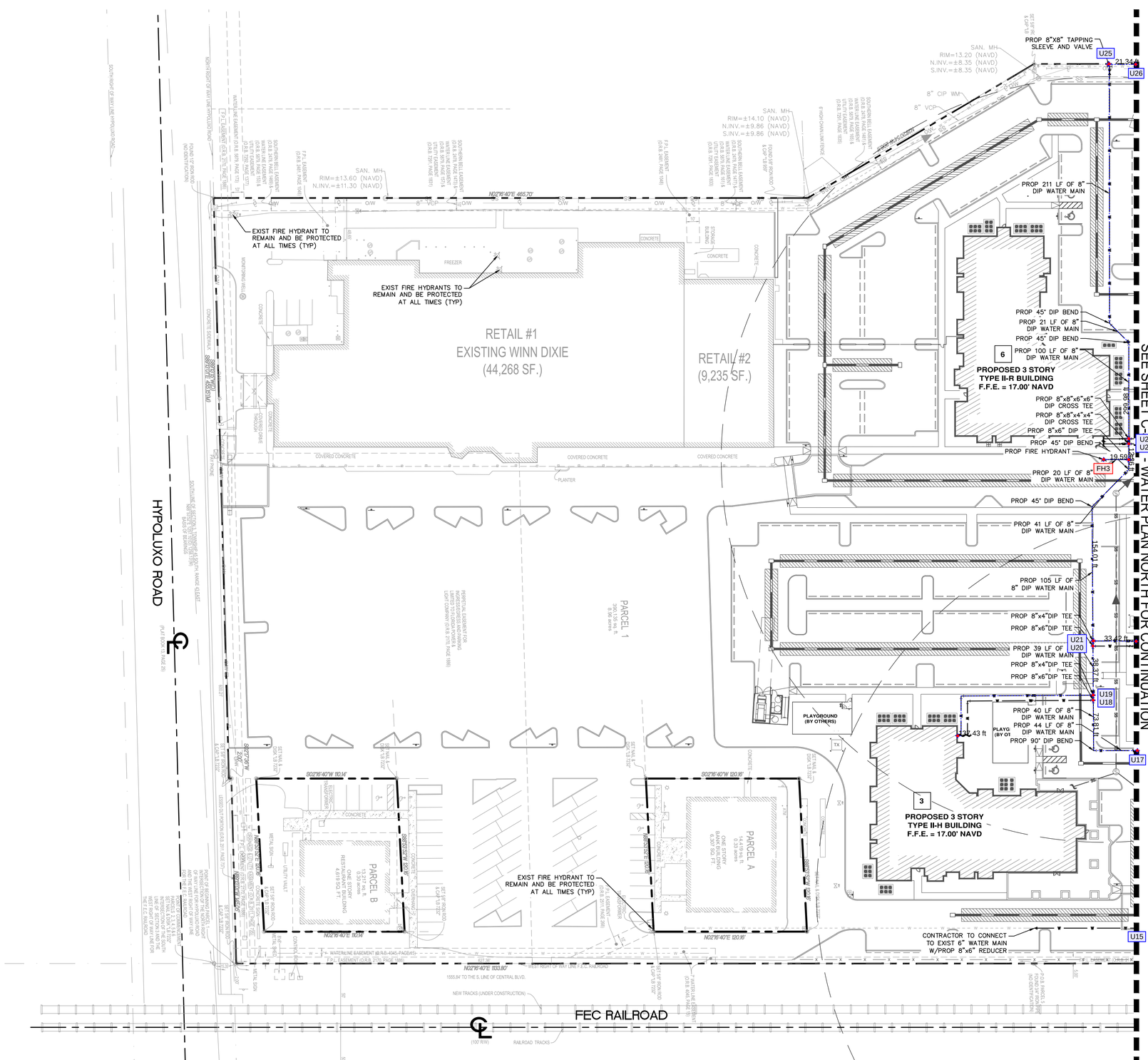
I, Nancy K. Epstein, a field technician employed by Alternatives In Engineering, Inc., certify that this water flow test has been calculated in accordance with NFPA 291 and represents a true and correct office analysis **based on the information provided by Palm Beach County Fire Rescue** for the project location at time and date of testing.

PREPARED BY:

Nancy Epstein
_____
NANCY K. EPSTEIN, E.I.T.
ALTERNATIVES IN ENGINEERING, INC.

Attachment #1A/B –Utility Plan
Attachment #2 – Area Water Map
Attachment #3 – Water Supply Plot – Fire Calculations
Attachment #4 – Water Supply Plot – Domestic Calculations
Attachment #5 – Water Supply Plot – Fire Hydrant Flow Calculations
Attachment #6 – Flow test data from Palm Beach County Fire Rescue

cc: Samantha Moriber, Integra (email only)


HYPOLUXO ROAD
SOUTH RIGHT-OF-WAY LINE HYPOLUXO ROAD
NORTH RIGHT-OF-WAY LINE HYPOLUXO ROAD
FOUND 1/2" IRON ROD (NO IDENTIFICATION)
N89°40'47"E 2700.00'
S89°40'47"W 2700.00'
F.P.L. EASEMENT (O.R.B. 3676, PAGE 1781)
WATER LINE EASEMENT (O.R.B. 4045, PAGE 1)
SOUTHERN BELL EASEMENT (O.R.B. 3676, PAGE 1781)
F.P.L. EASEMENT (O.R.B. 2267, PAGE 1)
F.P.L. EASEMENT (O.R.B. 2267, PAGE 1991)
SOUTHERN BELL EASEMENT (O.R.B. 3676, PAGE 1781)
F.P.L. EASEMENT (O.R.B. 2267, PAGE 1991)
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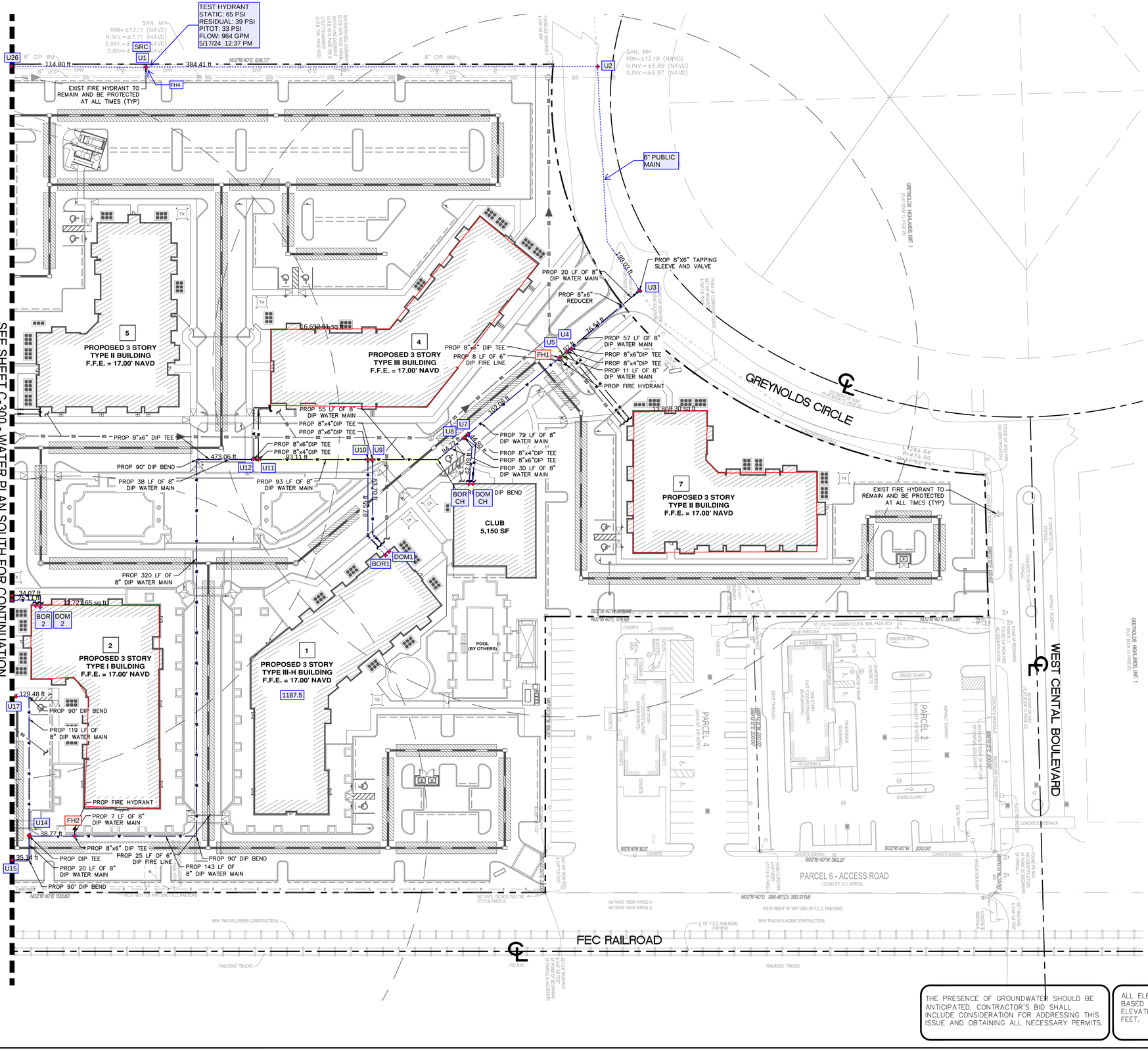
F.P.L. EASEMENT (O.R.B. 2267, PAGE 1991



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
80.00 ft

LEGEND

- R/W — — P/L — PROPERTY LINE/RIGHT-OF-WAY
- CENTER LINE OF ROAD
- PROP WATER SERVICE/MAIN
- PROP SANITARY SEWER
- EXIST WATER SERVICE/MAIN
- EXIST SANITARY SEWER
- PROP FIRE HYDRANT
- PROP DDCV/RPZ/WATER METER
- PROP SANITARY SEWER MANHOLE

WATER UTILITY NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 6" EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
   *DUCTILE IRON PIPE USED FOR POTABLE WATER MUST BE PAINTED IN ACCORDANCE WITH FEC 620555.320(21)(b)3 FOR COLOR CODING.
4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" COVER ON ALL WATERLINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, OR TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS IF WITHIN UNPAVED AREAS ON THE SITE.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES FROM THE TOWN OF LANTANA WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
19. ALL UNDERGROUND MAINS SERVING FIRE HYDRANTS OR FIRE PROTECTION SYSTEMS ON PRIVATE PROPERTY MUST BE PERMITTED PRIOR TO INSTALLATION.
20. ALL UNDERGROUND FIRE MAINS WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24, 2010 EDITION, "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES". [F.A.C. 69A-60.005(2)]
21. AS DIRECTED BY THE PALM BEACH COUNTY FIRE MARSHALL, ALL PIPE ON THE BUILDING SIDE OF A BUILDING DDCV SHALL BE DUCTILE IRON.
22. PIPE COLOR CODING REQUIREMENT SHALL BE IN CONFORMANCE WITH 62-55.320(21)(B)(3), F.A.C.

ALTERNATIVES IN ENGINEERING ATTACHMENT #1B 07/08/24
NOTES BY: NANCY EPSTEIN
RESIDENTIAL DEVELOPMENT
LANTANA, FL

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON THE NAVD 88. TO CONVERT THE ELEVATION HEREON TO NGVD 29 ADD 1.55 FEET.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
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No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 696

REGISTERED PROFESSIONAL ENGINEER
GREGORY BALLEN
No 74543
STATE OF FLORIDA

KHA PROJECT	147659002
DATE	MARCH 2024
SCALE	AS SHOWN
DESIGNED BY	MB
DRAWN BY	MB
CHECKED BY	GB

LANTANA VILLAGE
PREPARED FOR
LANTANA VILLAGE OWNER, LLC
TOWN OF LANTANA FLORIDA

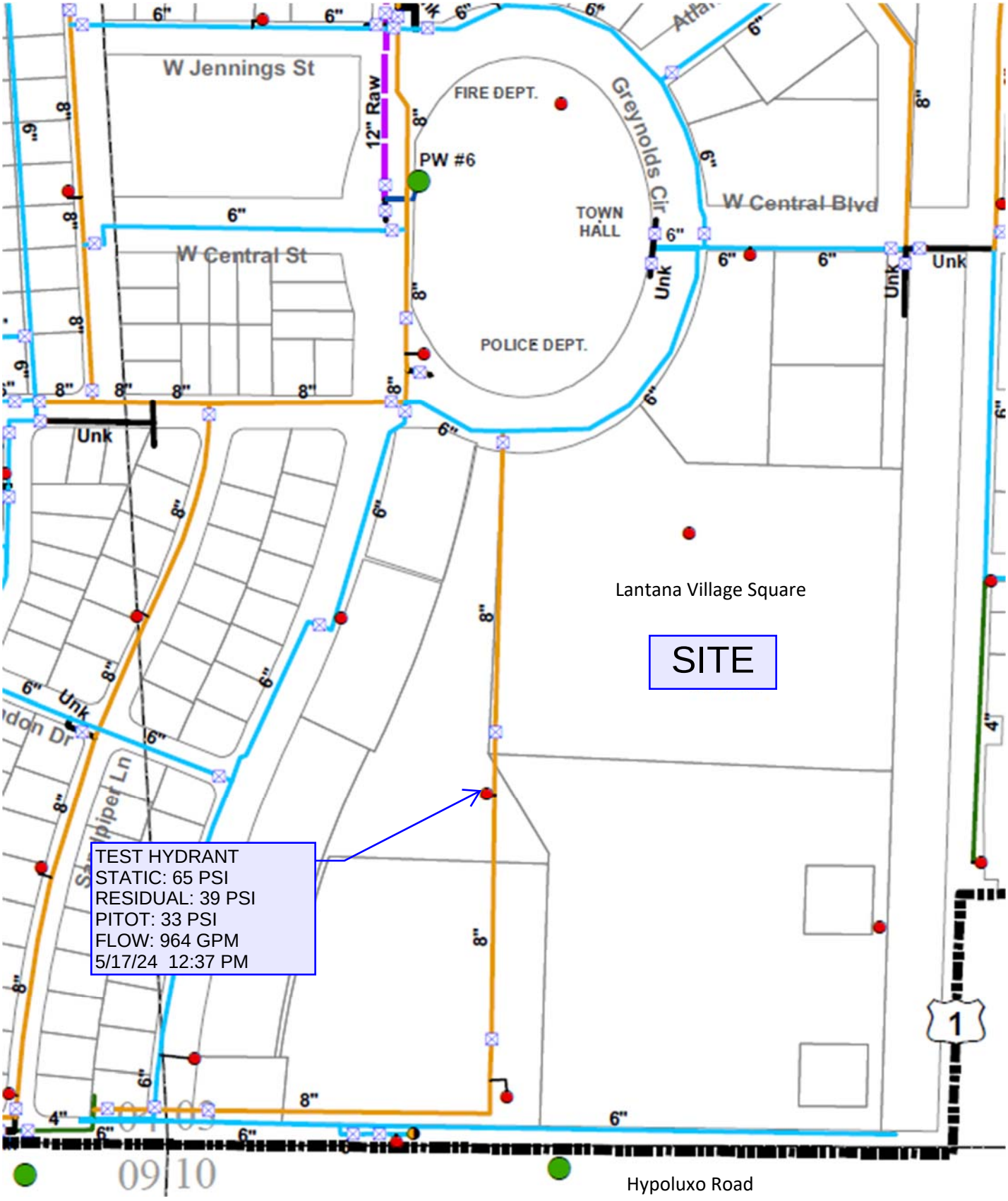
WATER PLAN NORTH

SHEET NUMBER
C-301

Plotted By:Benalcazar, Marcel Sheet Set:Lantana Village Layout:C-301 WATER PLAN NORTH April 01, 2024 09:37:43am K:\FtL-civil\147 Jobs\147659002-lantana village\Design\CADD\plansheets\C-300 WATER PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Town of Lantana Water Atlas

ALTERNATIVES IN ENGINEERING
ATTACHMENT #2 07/08/24
NOTES BY: NANCY EPSTEIN
RESIDENTIAL DEVELOPMENT
LANTANA, FL



ATTACHMENT # 3 BUILDING 1

WATER SUPPLY FLOW TEST

FIRE

Store #: Lantana, FL
Location: Lantana Village

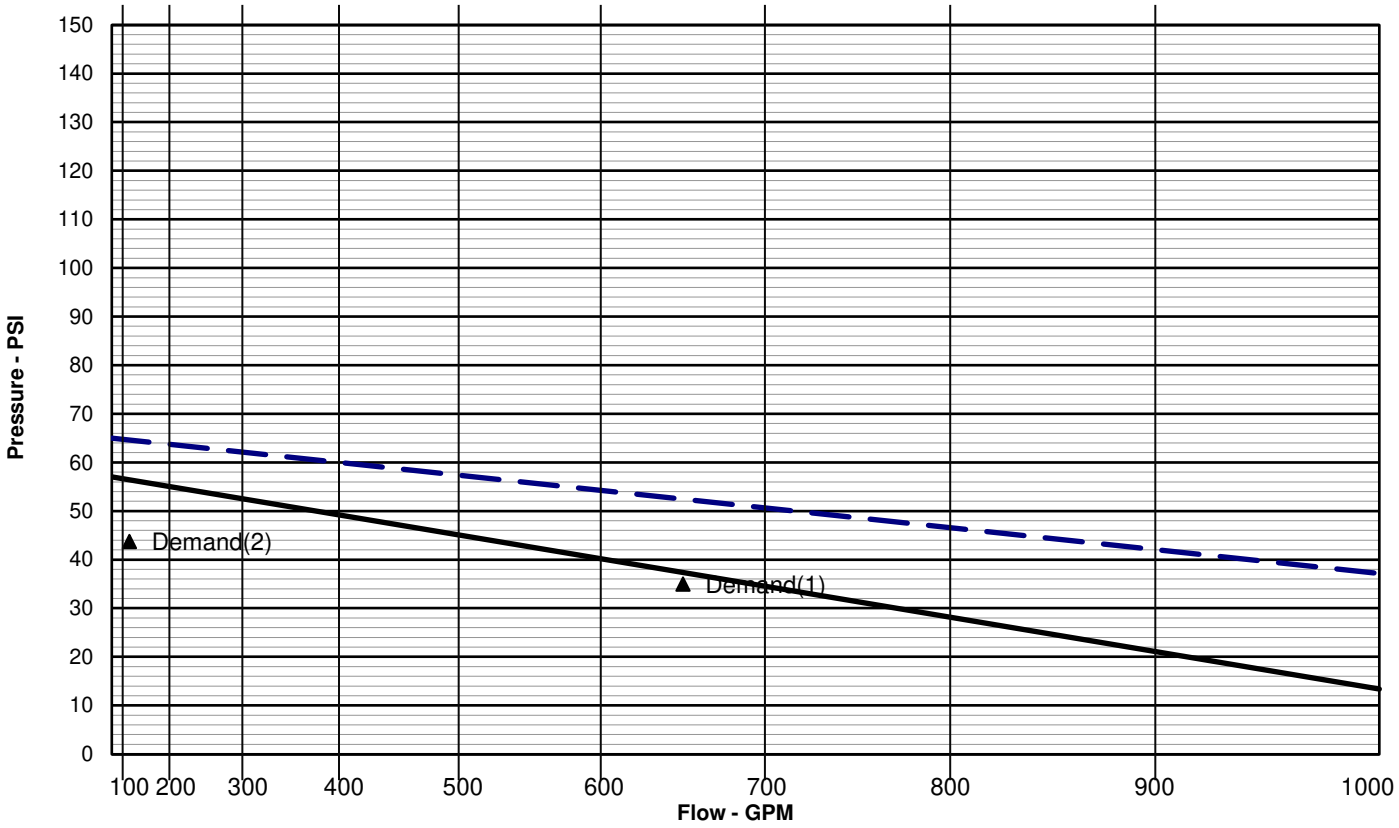
Static 65 psi Flow 964 gpm Residual 39 psi Pitot 33 psi Date: 5/17/2024
Nozzle Type: 1-2.5" Hydrant Butt(s) Discharge Coeff: 0.90 Time: 12:37 PM
Gauge Location: 405 feet south of Greynolds Circle behind existing Kmarrt Building EDT
Flow Location: Same - Single Hydrant Test
Test By Nancy K. Epstein Alternatives in Engineering, Inc.
Backflow Preventer Assumed (Mfg Ames Model 4000SS)
= 6 inch Reduced Pressure

Desired Demand Notes:

(1) Desired minimum 650 gpm @ 35 psi
(2) Desired minimum 100 gpm @ 43.7 psi

Graph Legend

(1) Flow Test Line
(10) Base of Riser Line
(11) Fire Pump
(12) BOR + Fire Pump



Calculations to Base of Riser		BOR High Static: 68.6 psi	Static	Residual	Residual	Residual
		gpm	0	650	100	0
1	Available Per Test		65.00	52.46	64.61	
2	Elevation Adjustment	1 ft x 0.433 =	-0.43	-0.43	-0.43	
3	Pipe Loss to Base of Riser	PVC	64.57	52.03	64.17	
	6 in. =	ft. C= 150 I.D. = 6.08	-			
	8 in. =	ft. C= 150 I.D. = 7.98	-			
	10 in. =	ft. C= 150 I.D. = 9.79	-			
	12 in. =	ft. C= 150 I.D. = 11.65	-			
4	Hass Calcs - Test to BOR (See Attached Sheets)		0.00	-7.63	-1.07	
5	Base of Riser Supply per Test		64.57	44.40	63.10	
6	Adjustment for Low City Pressure (Tank drop, pump effect,etc.)		0.00	0.00	0.00	
7	Base of Riser Supply Upstream of Backflow Preventer		64.57	44.40	63.10	
8	Backflow Preventer Loss and Preload		-7.50	-7.00	-8.00	
9	Other Device Losses (Meter, etc.)		0.00	0.00	0.00	
10	Base of Riser Supply Downstream of Backflow Preventer		57.1	37.4	55.1	
11	Fire Pump Rated for 0 gpm @ 0 psi		0.00	0.00	0.00	
12	Base of Riser Supply (Line 10) plus Fire Pump (Line 11)		57.1	37.4	55.1	

NFPA WATER SUPPLY DATA

SOURCE NODE TAG	STATIC PRESS. (PSI)	RESID. PRESS. (PSI)	@ FLOW (GPM)	AVAIL. PRESS. (PSI)	@ TOTAL DEMAND (GPM)	REQ'D PRESS. (PSI)
SRC	65.0	39.0	964.0	49.2	737.1	

AGGREGATE FLOW ANALYSIS:

TOTAL FLOW AT SOURCE	737.1 GPM
TOTAL HOSE STREAM ALLOWANCE AT SOURCE	0.0 GPM
OTHER HOSE STREAM ALLOWANCES	737.1 GPM
TOTAL DISCHARGE FROM ACTIVE SPRINKLERS	0.0 GPM

NODE ANALYSIS DATA

NODE TAG	ELEVATION (FT)	NODE TYPE	PRESSURE (PSI)	DISCHARGE (GPM)
DOM1	17.0	HOSE STREAM	47.1	15.7
DOM2	17.0	HOSE STREAM	47.9	14.8
DOMCH	17.0	HOSE STREAM	47.2	3.6
BOR1	17.0	HOSE STREAM	44.4	650.0
BOR2	17.0	- - - -	47.9	- - -
BORCH	17.0	- - - -	47.2	- - -
U1	16.0	- - - -	49.2	- - -
U2	17.0	- - - -	48.1	- - -
U3	17.0	- - - -	47.4	- - -
U4	17.0	- - - -	47.3	- - -
U5	17.0	HOSE STREAM	47.3	9.6
FH1	17.0	- - - -	47.3	- - -
U7	17.0	- - - -	47.2	- - -
U8	17.0	- - - -	47.2	- - -
U9	17.0	- - - -	47.2	- - -
U10	17.0	- - - -	47.2	- - -
U11	17.0	HOSE STREAM	47.2	11.3
U12	17.0	- - - -	47.2	- - -
FH2	17.0	- - - -	47.6	- - -
U14	17.0	- - - -	47.7	- - -
U15	17.0	- - - -	47.7	- - -
U17	17.0	- - - -	47.8	- - -
U18	17.0	- - - -	47.9	- - -
U19	17.0	HOSE STREAM	47.9	12.9
U20	17.0	- - - -	47.9	- - -
U21	17.0	- - - -	47.9	- - -
FH3	17.0	- - - -	48.1	- - -
U23	17.0	HOSE STREAM	48.1	19.2
U24	17.0	- - - -	48.1	- - -
U25	17.0	- - - -	48.4	- - -
U26	17.0	- - - -	48.5	- - -
SRC	16.0	SOURCE	49.2	737.1

Page 1, Line 5

NFPA PIPE DATA 5

Pipe Tag / Frm Node / To Node	El (ft)	K-fac / PT	Add Fl (q) / Tot.(Q)	Add Fl To Node / Disch	Nom ID / Act ID	Fit: Eq.Ln. (ft.)	L / F / T	C / Pf/ft.	(Pt) / (Pe) / (Pf)
Pipe: 1		H.S.	650.0	Disch	5E110.0		103.00	140	2.8
U10	17.0	47.2	0.0		D6.000	T:47.0	171.00		-0.0
BOR1	17.0	44.4	650.0		6.280	L:14.0	274.00	0.010	2.8
Pipe: 2		0.0	0.0				75.00	140	0.0
BOR2	17.0	47.9	0.0		D6.000	6E132.0	179.00		-0.0
U20	17.0	47.9	0.0		6.280	T:47.0	254.00	0.000	0.0
Pipe: 3		0.0	0.0		5E110.0		58.00	140	0.0
BORCH	17.0	47.2	0.0		D6.000	T:47.0	171.00		-0.0
U8	17.0	47.2	0.0		6.280	L:14.0	229.00	0.000	0.0
Pipe: 4		H.S.	15.7	Disch			99.00	140	0.0
U9	17.0	47.2	0.0		D4.000	4E:68.0	170.00		-0.0
DOM1	17.0	47.1	15.7		4.220	3T102.0	269.00	0.000	0.0
Pipe: 5		H.S.	14.8	Disch			84.00	140	0.0
U21	17.0	47.9	0.0		D4.000	4E:68.0	170.00		-0.0
DOM2	17.0	47.9	14.8		4.220	3T102.0	254.00	0.000	0.0
Pipe: 6		H.S.	3.6	Disch			60.00	140	0.0
U7	17.0	47.2	0.0		D4.000	4E:68.0	170.00		-0.0
DOMCH	17.0	47.2	3.6		4.220	3T102.0	230.00	0.000	0.0
Pipe: 10		Source	379.4	U26			1.00	100	0.0
SRC	16.0	49.2	357.7	U2	D8.000	----	0.00		-0.0
U1	16.0	49.2	737.1		8.390		1.00	0.006	0.0
Pipe: 11		0.0	0.0				385.00	100	1.1
U1	16.0	49.2	357.7	U3	D8.000	T:31.7	31.66		0.4
U2	17.0	48.1	357.7		8.390		416.66	0.002	0.6
Pipe: 12		0.0	0.0				200.00	140	0.7
U2	17.0	48.1	357.7	U4	D6.000	----	0.00		-0.0
U3	17.0	47.4	357.7		6.280		200.00	0.003	0.7
Pipe: 13		0.0	0.0				77.00	140	0.1
U3	17.0	47.4	357.7	U5	D8.000	T:59.0	59.00		-0.0
U4	17.0	47.3	357.7		8.390		136.00	0.001	0.1
Pipe: 14		H.S.	9.6	Disch			4.00	140	0.0
U4	17.0	47.3	348.1	FH1	D8.000	----	0.00		-0.0
U5	17.0	47.3	357.7		8.390		4.00	0.001	0.0
Pipe: 15		0.0	0.0				8.00	140	0.0
U5	17.0	47.3	348.1	U7	D8.000	----	0.00		-0.0
FH1	17.0	47.3	348.1		8.390		8.00	0.001	0.0
Pipe: 16		0.0	344.5	U8			103.00	140	0.1
FH1	17.0	47.3	3.6	DOMCH	D8.000	----	0.00		-0.0
U7	17.0	47.2	348.1		8.390		103.00	0.001	0.1

Pipe Tag / Frm Node / To Node	El (ft)	K-fac / PT	Add Fl (q) / Tot.(Q)	Add Fl To Node/ Disch	Nom ID / Act ID	Fit: Eq.Ln. (ft.)	L / F / T	C / Pf/ft.	(Pt) / (Pe) / (Pf)
Pipe: 17		0.0	0.0				4.00	140	0.0
U7	17.0	47.2	344.5	U9	D8.000	----	0.00		-0.0
U8	17.0	47.2	344.5		8.390		4.00	0.001	0.0
Pipe: 18		0.0	328.8	U10			85.00	140	0.1
U8	17.0	47.2	15.7	DOM1	D8.000	L:22.0	22.00		-0.0
U9	17.0	47.2	344.5		8.390		107.00	0.001	0.1
Pipe: 19		0.0	650.0	BOR1			4.00	140	0.0
U9	17.0	47.2	-321.2		D8.000	----	0.00		-0.0
U10	17.0	47.2	328.8		8.390		4.00	0.001	0.0
Pipe: 20		0.0	650.0	BOR1			94.00	140	0.1
U11	17.0	47.2	-328.8		D8.000	----	0.00		-0.0
U10	17.0	47.2	321.2		8.390		94.00	0.001	0.1
Pipe: 21		H.S.	11.3	Disch			4.00	140	0.0
U12	17.0	47.2	321.2	U10	D8.000	----	0.00		-0.0
U11	17.0	47.2	332.5		8.390		4.00	0.001	0.0
Pipe: 22		0.0	0.0				474.00	140	0.4
FH2	17.0	47.6	332.5	U11	D8.000	2E:62.0	62.00		-0.0
U12	17.0	47.2	332.5		8.390		536.00	0.001	0.4
Pipe: 23		0.0	0.0				39.00	140	0.1
U14	17.0	47.7	332.5	U12	D8.000	T:59.0	59.00		-0.0
FH2	17.0	47.6	332.5		8.390		98.00	0.001	0.1
Pipe: 24		0.0	0.0				36.00	140	0.0
U15	17.0	47.7	0.0		D8.000	E:31.0	31.00		-0.0
U14	17.0	47.7	0.0		8.390		67.00	0.000	0.0
Pipe: 25		0.0	0.0				131.00	140	0.1
U17	17.0	47.8	332.5	FH2	D8.000	E:31.0	31.00		-0.0
U14	17.0	47.7	332.5		8.390		162.00	0.001	0.1
Pipe: 26		0.0	0.0				74.00	140	0.1
U18	17.0	47.9	332.5	U14	D8.000	E:31.0	31.00		-0.0
U17	17.0	47.8	332.5		8.390		105.00	0.001	0.1
Pipe: 27		0.0	0.0				4.00	140	0.0
U19	17.0	47.9	332.5	U17	D8.000	----	0.00		-0.0
U18	17.0	47.9	332.5		8.390		4.00	0.001	0.0
Pipe: 28		H.S.	12.9	Disch			39.00	140	0.0
U20	17.0	47.9	332.5	U18	D8.000	----	0.00		-0.0
U19	17.0	47.9	345.4		8.390		39.00	0.001	0.0
Pipe: 29		0.0	0.0				4.00	140	0.0
U21	17.0	47.9	345.4	U19	D8.000	----	0.00		-0.0
U20	17.0	47.9	345.4		8.390		4.00	0.001	0.0

Pipe Tag / Frm Node / To Node	El (ft)	K-fac / PT	Add Fl (q) / Tot.(Q)	Add Fl To Node/ Disch	Nom ID / Act ID	Fit: Eq.Ln. (ft.)	L / F / T	C / Pf/ft.	(Pt) (Pe) (Pf)
Pipe: 30		0.0	345.4	U20			155.00	140	0.2
FH3	17.0	48.1	14.8	DOM2	D8.000	2L:44.0	44.00		-0.0
U21	17.0	47.9	360.2		8.390		199.00	0.001	0.2
Pipe: 31		0.0	0.0				13.00	140	0.0
U23	17.0	48.1	360.2	U21	D8.000	----	0.00		-0.0
FH3	17.0	48.1	360.2		8.390		13.00	0.001	0.0
Pipe: 32		H.S.	19.2	Disch			4.00	140	0.0
U24	17.0	48.1	360.2	FH3	D8.000	----	0.00		-0.0
U23	17.0	48.1	379.4		8.390		4.00	0.001	0.0
Pipe: 33		0.0	0.0				300.00	140	0.4
U25	17.0	48.4	379.4	U23	D8.000	T:59.0	103.00		-0.0
U24	17.0	48.1	379.4		8.390	2L:44.0	403.00	0.001	0.4
Pipe: 34		0.0	0.0				22.00	100	0.0
U26	17.0	48.5	379.4	U24	D8.000	----	0.00		-0.0
U25	17.0	48.4	379.4		8.390		22.00	0.002	0.0
Pipe: 35		0.0	0.0				155.00	100	0.7
U1	16.0	49.2	379.4	U25	D8.000	----	0.00		0.4
U26	17.0	48.5	379.4		8.390		155.00	0.002	0.3

NOTES (HASS):

(1) Calculations were performed by the HASS 2023 D computer program in accordance with NFPA (2020) under license no. 64621479 granted by

HRS Systems, Inc.
208 Southside Square
Petersburg, TN 37144
(931) 659-9760

(2) The system has been calculated to provide an average imbalance at each node of 0.013 gpm and a maximum imbalance at any node of 0.198 gpm.

(3) Total pressure at each node is used in balancing the system. Maximum water velocity is 6.7 ft/sec at pipe 1.

(4) Items listed in bold print on the cover sheet

are automatically transferred from the calculation report.

(5) Available pressure at source node SRC under full flow conditions is 49.17 psi with a flow of 737.15 gpm.

(6) PIPE FITTINGS TABLE

HASS Pipe Table Name: standard

PAGE: D MATERIAL: DIRON HWC: 140

Diameter (in)	Equivalent Fitting Lengths in Feet							
	E Ell	T Tee	L LngEll	C ChkVlv	B BfyVlv	G GatVlv	N NPTee	F F45Ell
4.220	17.00	34.00	10.00	37.00	20.00	3.00	34.00	8.50
6.280	22.00	47.00	14.00	51.00	16.00	5.00	47.00	11.00
8.390	31.00	59.00	22.00	76.00	20.00	7.00	59.00	15.50

NFPA WATER SUPPLY DATA

SOURCE NODE TAG	STATIC PRESS. (PSI)	RESID. PRESS. (PSI)	@ FLOW (GPM)	AVAIL. PRESS. (PSI)	@ TOTAL DEMAND (GPM)	REQ'D PRESS. (PSI)
SRC	65.0	39.0	964.0	63.7	187.1	

AGGREGATE FLOW ANALYSIS:

TOTAL FLOW AT SOURCE	187.1 GPM
TOTAL HOSE STREAM ALLOWANCE AT SOURCE	0.0 GPM
OTHER HOSE STREAM ALLOWANCES	187.1 GPM
TOTAL DISCHARGE FROM ACTIVE SPRINKLERS	0.0 GPM

NODE ANALYSIS DATA

NODE TAG	ELEVATION (FT)	NODE TYPE	PRESSURE (PSI)	DISCHARGE (GPM)
DOM1	17.0	HOSE STREAM	63.2	15.7
DOM2	17.0	HOSE STREAM	63.2	14.8
DOMCH	17.0	HOSE STREAM	63.2	3.6
BOR1	17.0	HOSE STREAM	63.1	100.0
BOR2	17.0	- - - -	63.2	- - -
BORCH	17.0	- - - -	63.2	- - -
U1	16.0	- - - -	63.7	- - -
U2	17.0	- - - -	63.3	- - -
U3	17.0	- - - -	63.2	- - -
U4	17.0	- - - -	63.2	- - -
U5	17.0	HOSE STREAM	63.2	9.6
FH1	17.0	- - - -	63.2	- - -
U7	17.0	- - - -	63.2	- - -
U8	17.0	- - - -	63.2	- - -
U9	17.0	- - - -	63.2	- - -
U10	17.0	- - - -	63.2	- - -
U11	17.0	HOSE STREAM	63.2	11.3
U12	17.0	- - - -	63.2	- - -
FH2	17.0	- - - -	63.2	- - -
U14	17.0	- - - -	63.2	- - -
U15	17.0	- - - -	63.2	- - -
U17	17.0	- - - -	63.2	- - -
U18	17.0	- - - -	63.2	- - -
U19	17.0	HOSE STREAM	63.2	12.9
U20	17.0	- - - -	63.2	- - -
U21	17.0	- - - -	63.2	- - -
FH3	17.0	- - - -	63.3	- - -
U23	17.0	HOSE STREAM	63.3	19.2
U24	17.0	- - - -	63.3	- - -
U25	17.0	- - - -	63.3	- - -
U26	17.0	- - - -	63.3	- - -
SRC	16.0	SOURCE	63.7	187.1

Page 1, Line 5

NFPA PIPE DATA 5

Pipe Tag / Frm Node / To Node	El (ft)	K-fac / PT	Add Fl (q) / Tot.(Q)	Add Fl To Node / Disch	Nom ID / Act ID	Fit: Eq.Ln. (ft.)	L / F / T	C / Pf/ft.	(Pt) / (Pe) / (Pf)
Pipe: 1		H.S.	100.0	Disch	5E110.0		103.00	140	0.1
U10	17.0	63.2	0.0		D6.000	T:47.0	171.00		-0.0
BOR1	17.0	63.1	100.0		6.280	L:14.0	274.00	0.000	0.1
Pipe: 2		0.0	0.0				75.00	140	0.0
BOR2	17.0	63.2	0.0		D6.000	6E132.0	179.00		-0.0
U20	17.0	63.2	0.0		6.280	T:47.0	254.00	0.000	0.0
Pipe: 3		0.0	0.0		5E110.0		58.00	140	0.0
BORCH	17.0	63.2	0.0		D6.000	T:47.0	171.00		-0.0
U8	17.0	63.2	0.0		6.280	L:14.0	229.00	0.000	0.0
Pipe: 4		H.S.	15.7	Disch			99.00	140	0.0
U9	17.0	63.2	0.0		D4.000	4E:68.0	170.00		-0.0
DOM1	17.0	63.2	15.7		4.220	3T102.0	269.00	0.000	0.0
Pipe: 5		H.S.	14.8	Disch			84.00	140	0.0
U21	17.0	63.2	0.0		D4.000	4E:68.0	170.00		-0.0
DOM2	17.0	63.2	14.8		4.220	3T102.0	254.00	0.000	0.0
Pipe: 6		H.S.	3.6	Disch			60.00	140	0.0
U7	17.0	63.2	0.0		D4.000	4E:68.0	170.00		-0.0
DOMCH	17.0	63.2	3.6		4.220	3T102.0	230.00	0.000	0.0
Pipe: 10		Source	104.6	U26			1.00	100	0.0
SRC	16.0	63.7	82.5	U2	D8.000	----	0.00		-0.0
U1	16.0	63.7	187.1		8.390		1.00	0.000	0.0
Pipe: 11		0.0	0.0				385.00	100	0.5
U1	16.0	63.7	82.5	U3	D8.000	T:31.7	31.66		0.4
U2	17.0	63.3	82.5		8.390		416.66	0.000	0.0
Pipe: 12		0.0	0.0				200.00	140	0.0
U2	17.0	63.3	82.5	U4	D6.000	----	0.00		-0.0
U3	17.0	63.2	82.5		6.280		200.00	0.000	0.0
Pipe: 13		0.0	0.0				77.00	140	0.0
U3	17.0	63.2	82.5	U5	D8.000	T:59.0	59.00		-0.0
U4	17.0	63.2	82.5		8.390		136.00	0.000	0.0
Pipe: 14		H.S.	9.6	Disch			4.00	140	0.0
U4	17.0	63.2	72.9	FH1	D8.000	----	0.00		-0.0
U5	17.0	63.2	82.5		8.390		4.00	0.000	0.0
Pipe: 15		0.0	0.0				8.00	140	0.0
U5	17.0	63.2	72.9	U7	D8.000	----	0.00		-0.0
FH1	17.0	63.2	72.9		8.390		8.00	0.000	0.0
Pipe: 16		0.0	69.3	U8			103.00	140	0.0
FH1	17.0	63.2	3.6	DOMCH	D8.000	----	0.00		-0.0
U7	17.0	63.2	72.9		8.390		103.00	0.000	0.0

Pipe Tag / Frm Node / To Node	El (ft)	K-fac / PT	Add Fl (q) / Tot.(Q)	Add Fl To Node/ Disch	Nom ID / Act ID	Fit: Eq.Ln. (ft.)	L / F / T	C / Pf/ft.	(Pt) (Pe) (Pf)
Pipe: 17		0.0	0.0				4.00	140	0.0
U7	17.0	63.2	69.3	U9	D8.000	----	0.00		-0.0
U8	17.0	63.2	69.3		8.390		4.00	0.000	0.0
Pipe: 18		0.0	53.6	U10			85.00	140	0.0
U8	17.0	63.2	15.7	DOM1	D8.000	L:22.0	22.00		-0.0
U9	17.0	63.2	69.3		8.390		107.00	0.000	0.0
Pipe: 19		0.0	100.0	BOR1			4.00	140	0.0
U9	17.0	63.2	-46.4		D8.000	----	0.00		-0.0
U10	17.0	63.2	53.6		8.390		4.00	0.000	0.0
Pipe: 20		0.0	100.0	BOR1			94.00	140	0.0
U11	17.0	63.2	-53.6		D8.000	----	0.00		-0.0
U10	17.0	63.2	46.4		8.390		94.00	0.000	0.0
Pipe: 21		H.S.	11.3	Disch			4.00	140	0.0
U12	17.0	63.2	46.4	U10	D8.000	----	0.00		-0.0
U11	17.0	63.2	57.7		8.390		4.00	0.000	0.0
Pipe: 22		0.0	0.0				474.00	140	0.0
FH2	17.0	63.2	57.7	U11	D8.000	2E:62.0	62.00		-0.0
U12	17.0	63.2	57.7		8.390		536.00	0.000	0.0
Pipe: 23		0.0	0.0				39.00	140	0.0
U14	17.0	63.2	57.7	U12	D8.000	T:59.0	59.00		-0.0
FH2	17.0	63.2	57.7		8.390		98.00	0.000	0.0
Pipe: 24		0.0	0.0				36.00	140	0.0
U15	17.0	63.2	0.0		D8.000	E:31.0	31.00		-0.0
U14	17.0	63.2	0.0		8.390		67.00	0.000	0.0
Pipe: 25		0.0	0.0				131.00	140	0.0
U17	17.0	63.2	57.7	FH2	D8.000	E:31.0	31.00		-0.0
U14	17.0	63.2	57.7		8.390		162.00	0.000	0.0
Pipe: 26		0.0	0.0				74.00	140	0.0
U18	17.0	63.2	57.7	U14	D8.000	E:31.0	31.00		-0.0
U17	17.0	63.2	57.7		8.390		105.00	0.000	0.0
Pipe: 27		0.0	0.0				4.00	140	0.0
U19	17.0	63.2	57.7	U17	D8.000	----	0.00		-0.0
U18	17.0	63.2	57.7		8.390		4.00	0.000	0.0
Pipe: 28		H.S.	12.9	Disch			39.00	140	0.0
U20	17.0	63.2	57.7	U18	D8.000	----	0.00		-0.0
U19	17.0	63.2	70.6		8.390		39.00	0.000	0.0
Pipe: 29		0.0	0.0				4.00	140	0.0
U21	17.0	63.2	70.6	U19	D8.000	----	0.00		-0.0
U20	17.0	63.2	70.6		8.390		4.00	0.000	0.0

Pipe Tag / Frm Node / To Node	El (ft)	K-fac / PT	Add Fl (q) / Tot.(Q)	Add Fl To Node/ Disch	Nom ID / Act ID	Fit: Eq.Ln. (ft.)	L / F / T	C / Pf/ft.	(Pt) / (Pe) / (Pf)
Pipe: 30		0.0	70.6	U20			155.00	140	0.0
FH3	17.0	63.3	14.8	DOM2	D8.000	2L:44.0	44.00		-0.0
U21	17.0	63.2	85.4		8.390		199.00	0.000	0.0
Pipe: 31		0.0	0.0				13.00	140	0.0
U23	17.0	63.3	85.4	U21	D8.000	----	0.00		-0.0
FH3	17.0	63.3	85.4		8.390		13.00	0.000	0.0
Pipe: 32		H.S.	19.2	Disch			4.00	140	0.0
U24	17.0	63.3	85.4	FH3	D8.000	----	0.00		-0.0
U23	17.0	63.3	104.6		8.390		4.00	0.000	0.0
Pipe: 33		0.0	0.0				300.00	140	0.0
U25	17.0	63.3	104.6	U23	D8.000	T:59.0	103.00		-0.0
U24	17.0	63.3	104.6		8.390	2L:44.0	403.00	0.000	0.0
Pipe: 34		0.0	0.0				22.00	100	0.0
U26	17.0	63.3	104.6	U24	D8.000	----	0.00		-0.0
U25	17.0	63.3	104.6		8.390		22.00	0.000	0.0
Pipe: 35		0.0	0.0				155.00	100	0.5
U1	16.0	63.7	104.6	U25	D8.000	----	0.00		0.4
U26	17.0	63.3	104.6		8.390		155.00	0.000	0.0

NOTES (HASS):

(1) Calculations were performed by the HASS 2023 D computer program in accordance with NFPA (2020) under license no. 64621479 granted by

HRS Systems, Inc.
208 Southside Square
Petersburg, TN 37144
(931) 659-9760

(2) The system has been calculated to provide an average imbalance at each node of 0.008 gpm and a maximum imbalance at any node of 0.126 gpm.

(3) Total pressure at each node is used in balancing the system. Maximum water velocity is 1.1 ft/sec at pipe 10.

(4) Items listed in bold print on the cover sheet

are automatically transferred from the calculation report.

(5) Available pressure at source node SRC under full flow conditions is 63.75 psi with a flow of 187.07 gpm.

(6) PIPE FITTINGS TABLE

HASS Pipe Table Name: standard

PAGE: D MATERIAL: DIRON HWC: 140

Diameter (in)	Equivalent Fitting Lengths in Feet							
	E Ell	T Tee	L LngEll	C ChkVlv	B BfyVlv	G GatVlv	N NPTee	F F45Ell
4.220	17.00	34.00	10.00	37.00	20.00	3.00	34.00	8.50
6.280	22.00	47.00	14.00	51.00	16.00	5.00	47.00	11.00
8.390	31.00	59.00	22.00	76.00	20.00	7.00	59.00	15.50

ATTACHMENT # 3 BUILDING 2

WATER SUPPLY FLOW TEST

FIRE

Store #: Lantana, FL
Location: Lantana Village

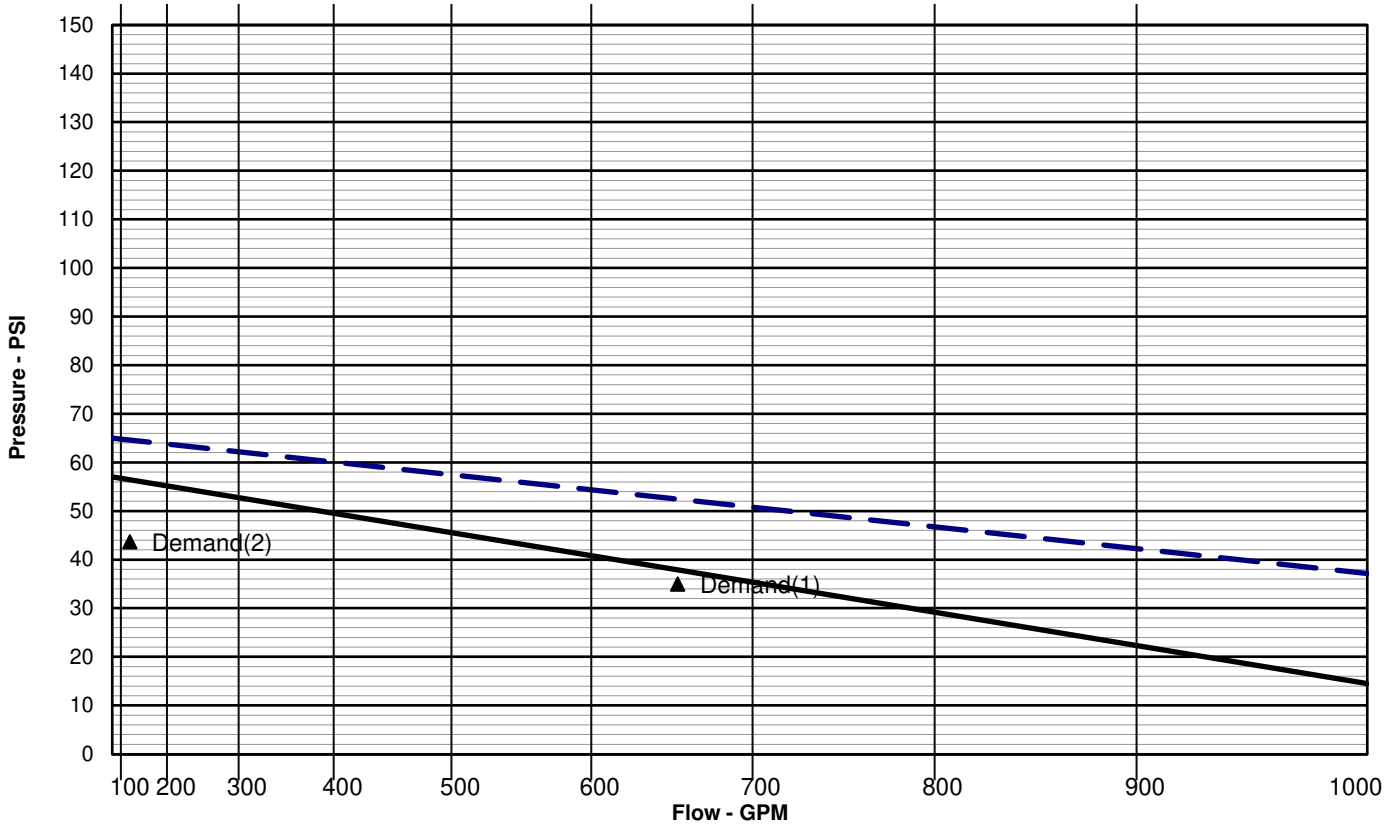
Static 65 psi Flow 964 gpm Residual 39 psi Pitot 33 psi Date: 5/17/2024
Nozzle Type: 1-2.5" Hydrant Butt(s) Discharge Coeff: 0.90 Time: 12:37 PM
Gauge Location: 405 feet south of Greynolds Circle behind existing Kmarrt Building EDT
Flow Location: Same - Single Hydrant Test
Test By Palm Beach County Fire Rescue Alternatives in Engineering, Inc.
Backflow Preventer Assumed (Mfg Ames Model 4000SS)
= 6 inch Reduced Pressure

Desired Demand Notes:

(1) Desired minimum 650 gpm @ 35 psi
(2) Desired minimum 100 gpm @ 43.7 psi

Graph Legend

(1) Flow Test Line
(10) Base of Riser Line
(11) Fire Pump
(12) BOR + Fire Pump



Calculations to Base of Riser					BOR High Static: 68.6 psi	Static	Residual	Residual	Residual
					gpm	0	650	100	0
1	Available Per Test					65.00	52.46	64.61	
2	Elevation Adjustment			1	ft x 0.433 =	-0.43	-0.43	-0.43	
3	Pipe Loss to Base of Riser				PVC	64.57	52.03	64.17	
	6 in. =	ft.	C=	150	I.D. = 6.08	-			
	8 in. =	ft.	C=	150	I.D. = 7.98	-			
	10 in. =	ft.	C=	150	I.D. = 9.79	-			
	12 in. =	ft.	C=	150	I.D. = 11.65	-			
4	Hass Calcs - Test to BOR (See Attached Sheets)					0.00	-7.13	-1.07	
5	Base of Riser Supply per Test					64.57	44.90	63.10	
6	Adjustment for Low City Pressure (Tank drop, pump effect,etc.)					0.00	0.00	0.00	
7	Base of Riser Supply Upstream of Backflow Preventer					64.57	44.90	63.10	
8	Backflow Preventer Loss and Preload					-7.50	-7.00	-8.00	
9	Other Device Losses (Meter, etc.)					0.00	0.00	0.00	
10	Base of Riser Supply Downstream of Backflow Preventer					57.1	37.9	55.1	
11	Fire Pump Rated for 0 gpm @ 0 psi					0.00	0.00	0.00	
12	Base of Riser Supply (Line 10) plus Fire Pump (Line 11)					57.1	37.9	55.1	

NFPA WATER SUPPLY DATA

SOURCE NODE TAG	STATIC PRESS. (PSI)	RESID. PRESS. @ (PSI)	FLOW @ (GPM)	AVAIL. PRESS. @ (PSI)	TOTAL DEMAND (GPM)	REQ'D PRESS. (PSI)
SRC	65.0	39.0	964.0	49.2	737.1	

AGGREGATE FLOW ANALYSIS:

TOTAL FLOW AT SOURCE	737.1 GPM
TOTAL HOSE STREAM ALLOWANCE AT SOURCE	0.0 GPM
OTHER HOSE STREAM ALLOWANCES	737.1 GPM
TOTAL DISCHARGE FROM ACTIVE SPRINKLERS	0.0 GPM

NODE ANALYSIS DATA

NODE TAG	ELEVATION (FT)	NODE TYPE	PRESSURE (PSI)	DISCHARGE (GPM)
DOM1	17.0	HOSE STREAM	47.8	15.7
DOM2	17.0	HOSE STREAM	47.5	14.8
DOMCH	17.0	HOSE STREAM	47.9	3.6
BOR1	17.0	- - - -	47.8	- - -
BOR2	17.0	HOSE STREAM	44.9	650.0
BORCH	17.0	- - - -	47.9	- - -
U1	16.0	- - - -	49.2	- - -
U2	17.0	- - - -	48.4	- - -
U3	17.0	- - - -	48.0	- - -
U4	17.0	- - - -	47.9	- - -
U5	17.0	HOSE STREAM	47.9	9.6
FH1	17.0	- - - -	47.9	- - -
U7	17.0	- - - -	47.9	- - -
U8	17.0	- - - -	47.9	- - -
U9	17.0	- - - -	47.8	- - -
U10	17.0	- - - -	47.8	- - -
U11	17.0	HOSE STREAM	47.8	11.3
U12	17.0	- - - -	47.8	- - -
FH2	17.0	- - - -	47.6	- - -
U14	17.0	- - - -	47.6	- - -
U15	17.0	- - - -	47.6	- - -
U17	17.0	- - - -	47.5	- - -
U18	17.0	- - - -	47.5	- - -
U19	17.0	HOSE STREAM	47.5	12.9
U20	17.0	- - - -	47.5	- - -
U21	17.0	- - - -	47.5	- - -
FH3	17.0	- - - -	47.7	- - -
U23	17.0	HOSE STREAM	47.7	19.2
U24	17.0	- - - -	47.7	- - -
U25	17.0	- - - -	48.3	- - -
U26	17.0	- - - -	48.3	- - -
SRC	16.0	SOURCE	49.2	737.1

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NFPA PIPE DATA 5

Pipe Tag / Frm Node / To Node	El (ft)	K-fac / PT	Add Fl (q) / Tot.(Q)	Add Fl To Node / Disch	Nom ID / Act ID	Fit: Eq.Ln. (ft.)	L / F / T	C / Pf/ft.	(Pt) / (Pe) / (Pf)
Pipe: 1		0.0	0.0		5E110.0		103.00	140	0.0
BOR1	17.0	47.8	0.0		D6.000	T:47.0	171.00		-0.0
U10	17.0	47.8	0.0		6.280	L:14.0	274.00	0.000	0.0
Pipe: 2		H.S.	650.0	Disch			75.00	140	2.6
U20	17.0	47.5	0.0		D6.000	6E132.0	179.00		-0.0
BOR2	17.0	44.9	650.0		6.280	T:47.0	254.00	0.010	2.6
Pipe: 3		0.0	0.0		5E110.0		58.00	140	0.0
BORCH	17.0	47.9	0.0		D6.000	T:47.0	171.00		-0.0
U8	17.0	47.9	0.0		6.280	L:14.0	229.00	0.000	0.0
Pipe: 4		H.S.	15.7	Disch			99.00	140	0.0
U9	17.0	47.8	0.0		D4.000	4E:68.0	170.00		-0.0
DOM1	17.0	47.8	15.7		4.220	3T102.0	269.00	0.000	0.0
Pipe: 5		H.S.	14.8	Disch			84.00	140	0.0
U21	17.0	47.5	0.0		D4.000	4E:68.0	170.00		-0.0
DOM2	17.0	47.5	14.8		4.220	3T102.0	254.00	0.000	0.0
Pipe: 6		H.S.	3.6	Disch			60.00	140	0.0
U7	17.0	47.9	0.0		D4.000	4E:68.0	170.00		-0.0
DOMCH	17.0	47.9	3.6		4.220	3T102.0	230.00	0.000	0.0
Pipe: 10		Source	471.8	U26			1.00	100	0.0
SRC	16.0	49.2	265.3	U2	D8.000	----	0.00		-0.0
U1	16.0	49.2	737.1		8.390		1.00	0.006	0.0
Pipe: 11		0.0	0.0				385.00	100	0.8
U1	16.0	49.2	265.3	U3	D8.000	T:31.7	31.66		0.4
U2	17.0	48.4	265.3		8.390		416.66	0.001	0.4
Pipe: 12		0.0	0.0				200.00	140	0.4
U2	17.0	48.4	265.3	U4	D6.000	----	0.00		-0.0
U3	17.0	48.0	265.3		6.280		200.00	0.002	0.4
Pipe: 13		0.0	0.0				77.00	140	0.1
U3	17.0	48.0	265.3	U5	D8.000	T:59.0	59.00		-0.0
U4	17.0	47.9	265.3		8.390		136.00	0.000	0.1
Pipe: 14		H.S.	9.6	Disch			4.00	140	0.0
U4	17.0	47.9	255.7	FH1	D8.000	----	0.00		-0.0
U5	17.0	47.9	265.3		8.390		4.00	0.000	0.0
Pipe: 15		0.0	0.0				8.00	140	0.0
U5	17.0	47.9	255.7	U7	D8.000	----	0.00		-0.0
FH1	17.0	47.9	255.7		8.390		8.00	0.000	0.0
Pipe: 16		0.0	252.1	U8			103.00	140	0.0
FH1	17.0	47.9	3.6	DOMCH	D8.000	----	0.00		-0.0
U7	17.0	47.9	255.7		8.390		103.00	0.000	0.0

Pipe Tag / Frm Node / To Node	El (ft)	K-fac / PT	Add Fl (q) / Tot.(Q)	Add Fl To Node/ Disch	Nom ID / Act ID	Fit: Eq.Ln. (ft.)	L / F / T	C / Pf/ft.	(Pt) / (Pe) / (Pf)
Pipe: 17		0.0	0.0				4.00	140	0.0
U7	17.0	47.9	252.1	U9	D8.000	----	0.00		-0.0
U8	17.0	47.9	252.1		8.390		4.00	0.000	0.0
Pipe: 18		0.0	236.4	U10			85.00	140	0.0
U8	17.0	47.9	15.7	DOM1	D8.000	L:22.0	22.00		-0.0
U9	17.0	47.8	252.1		8.390		107.00	0.000	0.0
Pipe: 19		0.0	0.0				4.00	140	0.0
U9	17.0	47.8	236.4	U11	D8.000	----	0.00		-0.0
U10	17.0	47.8	236.4		8.390		4.00	0.000	0.0
Pipe: 20		H.S.	11.3	Disch			94.00	140	0.0
U10	17.0	47.8	225.1	U12	D8.000	----	0.00		-0.0
U11	17.0	47.8	236.4		8.390		94.00	0.000	0.0
Pipe: 21		0.0	0.0				4.00	140	0.0
U11	17.0	47.8	225.1	FH2	D8.000	----	0.00		-0.0
U12	17.0	47.8	225.1		8.390		4.00	0.000	0.0
Pipe: 22		0.0	0.0				474.00	140	0.2
U12	17.0	47.8	225.1	U14	D8.000	2E:62.0	62.00		-0.0
FH2	17.0	47.6	225.1		8.390		536.00	0.000	0.2
Pipe: 23		0.0	0.0				39.00	140	0.0
FH2	17.0	47.6	225.1	U17	D8.000	T:59.0	59.00		-0.0
U14	17.0	47.6	225.1		8.390		98.00	0.000	0.0
Pipe: 24		0.0	0.0				36.00	140	0.0
U15	17.0	47.6	0.0		D8.000	E:31.0	31.00		-0.0
U14	17.0	47.6	0.0		8.390		67.00	0.000	0.0
Pipe: 25		0.0	0.0				131.00	140	0.1
U14	17.0	47.6	225.1	U18	D8.000	E:31.0	31.00		-0.0
U17	17.0	47.5	225.1		8.390		162.00	0.000	0.1
Pipe: 26		0.0	0.0				74.00	140	0.0
U17	17.0	47.5	225.1	U19	D8.000	E:31.0	31.00		-0.0
U18	17.0	47.5	225.1		8.390		105.00	0.000	0.0
Pipe: 27		H.S.	12.9	Disch			4.00	140	0.0
U18	17.0	47.5	212.2	U20	D8.000	----	0.00		-0.0
U19	17.0	47.5	225.1		8.390		4.00	0.000	0.0
Pipe: 28		0.0	650.0	BOR2			39.00	140	0.0
U19	17.0	47.5	-437.8		D8.000	----	0.00		-0.0
U20	17.0	47.5	212.2		8.390		39.00	0.000	0.0
Pipe: 29		0.0	650.0	BOR2			4.00	140	0.0
U21	17.0	47.5	-212.2		D8.000	----	0.00		-0.0
U20	17.0	47.5	437.8		8.390		4.00	0.001	0.0

Pipe Tag / Frm Node / To Node	El (ft)	K-fac / PT	Add Fl (q) / Tot.(Q)	Add Fl To Node/ Disch	Nom ID / Act ID	Fit: Eq.Ln. (ft.)	L / F / T	C / Pf/ft.	(Pt) (Pe) (Pf)
Pipe: 30		0.0	437.8	U20			155.00	140	0.2
FH3	17.0	47.7	14.8	DOM2	D8.000	2L:44.0	44.00		-0.0
U21	17.0	47.5	452.6		8.390		199.00	0.001	0.2
Pipe: 31		0.0	0.0				13.00	140	0.0
U23	17.0	47.7	452.6	U21	D8.000	----	0.00		-0.0
FH3	17.0	47.7	452.6		8.390		13.00	0.001	0.0
Pipe: 32		H.S.	19.2	Disch			4.00	140	0.0
U24	17.0	47.7	452.6	FH3	D8.000	----	0.00		-0.0
U23	17.0	47.7	471.8		8.390		4.00	0.001	0.0
Pipe: 33		0.0	0.0				300.00	140	0.5
U25	17.0	48.3	471.8	U23	D8.000	T:59.0	103.00		-0.0
U24	17.0	47.7	471.8		8.390	2L:44.0	403.00	0.001	0.5
Pipe: 34		0.0	0.0				22.00	100	0.1
U26	17.0	48.3	471.8	U24	D8.000	----	0.00		-0.0
U25	17.0	48.3	471.8		8.390		22.00	0.003	0.1
Pipe: 35		0.0	0.0				155.00	100	0.8
U1	16.0	49.2	471.8	U25	D8.000	----	0.00		0.4
U26	17.0	48.3	471.8		8.390		155.00	0.003	0.4

NOTES (HASS):

(1) Calculations were performed by the HASS 2023 D computer program in accordance with NFPA (2020) under license no. 64621479 granted by
HRS Systems, Inc.
208 Southside Square
Petersburg, TN 37144
(931) 659-9760

(2) The system has been calculated to provide an average imbalance at each node of 0.013 gpm and a maximum imbalance at any node of 0.198 gpm.

(3) Total pressure at each node is used in balancing the system. Maximum water velocity is 6.7 ft/sec at pipe 2.

(4) Items listed in bold print on the cover sheet

are automatically transferred from the calculation report.

(5) Available pressure at source node SRC under full flow conditions is 49.17 psi with a flow of 737.15 gpm.

(6) PIPE FITTINGS TABLE

HASS Pipe Table Name: standard

PAGE: D MATERIAL: DIRON HWC: 140

Diameter (in)	Equivalent Fitting Lengths in Feet							
	E Ell	T Tee	L Lng Ell	C Chk Vlv	B Bfy Vlv	G Gat Vlv	N NPTee	F 45 Ell
4.220	17.00	34.00	10.00	37.00	20.00	3.00	34.00	8.50
6.280	22.00	47.00	14.00	51.00	16.00	5.00	47.00	11.00
8.390	31.00	59.00	22.00	76.00	20.00	7.00	59.00	15.50

NFPA WATER SUPPLY DATA

SOURCE NODE TAG	STATIC PRESS. (PSI)	RESID. PRESS. @ (PSI)	FLOW @ (GPM)	AVAIL. PRESS. @ (PSI)	TOTAL DEMAND (GPM)	REQ'D PRESS. (PSI)
SRC	65.0	39.0	964.0	63.7	187.1	

AGGREGATE FLOW ANALYSIS:

TOTAL FLOW AT SOURCE	187.1 GPM
TOTAL HOSE STREAM ALLOWANCE AT SOURCE	0.0 GPM
OTHER HOSE STREAM ALLOWANCES	187.1 GPM
TOTAL DISCHARGE FROM ACTIVE SPRINKLERS	0.0 GPM

NODE ANALYSIS DATA

NODE TAG	ELEVATION (FT)	NODE TYPE	PRESSURE (PSI)	DISCHARGE (GPM)
DOM1	17.0	HOSE STREAM	63.2	15.7
DOM2	17.0	HOSE STREAM	63.2	14.8
DOMCH	17.0	HOSE STREAM	63.2	3.6
BOR1	17.0	- - - -	63.2	- - -
BOR2	17.0	HOSE STREAM	63.1	100.0
BORCH	17.0	- - - -	63.2	- - -
U1	16.0	- - - -	63.7	- - -
U2	17.0	- - - -	63.3	- - -
U3	17.0	- - - -	63.2	- - -
U4	17.0	- - - -	63.2	- - -
U5	17.0	HOSE STREAM	63.2	9.6
FH1	17.0	- - - -	63.2	- - -
U7	17.0	- - - -	63.2	- - -
U8	17.0	- - - -	63.2	- - -
U9	17.0	- - - -	63.2	- - -
U10	17.0	- - - -	63.2	- - -
U11	17.0	HOSE STREAM	63.2	11.3
U12	17.0	- - - -	63.2	- - -
FH2	17.0	- - - -	63.2	- - -
U14	17.0	- - - -	63.2	- - -
U15	17.0	- - - -	63.2	- - -
U17	17.0	- - - -	63.2	- - -
U18	17.0	- - - -	63.2	- - -
U19	17.0	HOSE STREAM	63.2	12.9
U20	17.0	- - - -	63.2	- - -
U21	17.0	- - - -	63.2	- - -
FH3	17.0	- - - -	63.2	- - -
U23	17.0	HOSE STREAM	63.2	19.2
U24	17.0	- - - -	63.2	- - -
U25	17.0	- - - -	63.3	- - -
U26	17.0	- - - -	63.3	- - -
SRC	16.0	SOURCE	63.7	187.1

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NFPA PIPE DATA 5

Pipe Tag / Frm Node / To Node	El (ft)	K-fac / PT / PT	Add Fl (q) / Tot.(Q)	Add Fl To Node / Disch	Nom ID / Act ID	Fit: Eq.Ln. (ft.)	L / F / T	C / Pf/ft.	(Pt) / (Pe) / (Pf)
Pipe: 1		0.0	0.0		5E110.0		103.00	140	0.0
BOR1	17.0	63.2	0.0		D6.000	T:47.0	171.00		-0.0
U10	17.0	63.2	0.0		6.280	L:14.0	274.00	0.000	0.0
Pipe: 2		H.S.	100.0	Disch			75.00	140	0.1
U20	17.0	63.2	0.0		D6.000	6E132.0	179.00		-0.0
BOR2	17.0	63.1	100.0		6.280	T:47.0	254.00	0.000	0.1
Pipe: 3		0.0	0.0		5E110.0		58.00	140	0.0
BORCH	17.0	63.2	0.0		D6.000	T:47.0	171.00		-0.0
U8	17.0	63.2	0.0		6.280	L:14.0	229.00	0.000	0.0
Pipe: 4		H.S.	15.7	Disch			99.00	140	0.0
U9	17.0	63.2	0.0		D4.000	4E:68.0	170.00		-0.0
DOM1	17.0	63.2	15.7		4.220	3T102.0	269.00	0.000	0.0
Pipe: 5		H.S.	14.8	Disch			84.00	140	0.0
U21	17.0	63.2	0.0		D4.000	4E:68.0	170.00		-0.0
DOM2	17.0	63.2	14.8		4.220	3T102.0	254.00	0.000	0.0
Pipe: 6		H.S.	3.6	Disch			60.00	140	0.0
U7	17.0	63.2	0.0		D4.000	4E:68.0	170.00		-0.0
DOMCH	17.0	63.2	3.6		4.220	3T102.0	230.00	0.000	0.0
Pipe: 10		Source	115.3	U26			1.00	100	0.0
SRC	16.0	63.7	71.8	U2	D8.000	----	0.00		-0.0
U1	16.0	63.7	187.1		8.390		1.00	0.000	0.0
Pipe: 11		0.0	0.0				385.00	100	0.5
U1	16.0	63.7	71.8	U3	D8.000	T:31.7	31.66		0.4
U2	17.0	63.3	71.8		8.390		416.66	0.000	0.0
Pipe: 12		0.0	0.0				200.00	140	0.0
U2	17.0	63.3	71.8	U4	D6.000	----	0.00		-0.0
U3	17.0	63.2	71.8		6.280		200.00	0.000	0.0
Pipe: 13		0.0	0.0				77.00	140	0.0
U3	17.0	63.2	71.8	U5	D8.000	T:59.0	59.00		-0.0
U4	17.0	63.2	71.8		8.390		136.00	0.000	0.0
Pipe: 14		H.S.	9.6	Disch			4.00	140	0.0
U4	17.0	63.2	62.2	FH1	D8.000	----	0.00		-0.0
U5	17.0	63.2	71.8		8.390		4.00	0.000	0.0
Pipe: 15		0.0	0.0				8.00	140	0.0
U5	17.0	63.2	62.2	U7	D8.000	----	0.00		-0.0
FH1	17.0	63.2	62.2		8.390		8.00	0.000	0.0
Pipe: 16		0.0	58.6	U8			103.00	140	0.0
FH1	17.0	63.2	3.6	DOMCH	D8.000	----	0.00		-0.0
U7	17.0	63.2	62.2		8.390		103.00	0.000	0.0

Pipe Tag / Frm Node / To Node	El (ft)	K-fac / PT	Add Fl (q) / Tot.(Q)	Add Fl To Node/ Disch	Nom ID / Act ID	Fit: Eq.Ln. (ft.)	L / F / T	C / Pf/ft.	(Pt) / (Pe) / (Pf)
Pipe: 17		0.0	0.0				4.00	140	0.0
U7	17.0	63.2	58.6	U9	D8.000	----	0.00		-0.0
U8	17.0	63.2	58.6		8.390		4.00	0.000	0.0
Pipe: 18		0.0	42.9	U10			85.00	140	0.0
U8	17.0	63.2	15.7	DOM1	D8.000	L:22.0	22.00		-0.0
U9	17.0	63.2	58.6		8.390		107.00	0.000	0.0
Pipe: 19		0.0	0.0				4.00	140	0.0
U9	17.0	63.2	42.9	U11	D8.000	----	0.00		-0.0
U10	17.0	63.2	42.9		8.390		4.00	0.000	0.0
Pipe: 20		H.S.	11.3	Disch			94.00	140	0.0
U10	17.0	63.2	31.6	U12	D8.000	----	0.00		-0.0
U11	17.0	63.2	42.9		8.390		94.00	0.000	0.0
Pipe: 21		0.0	0.0				4.00	140	0.0
U11	17.0	63.2	31.6	FH2	D8.000	----	0.00		-0.0
U12	17.0	63.2	31.6		8.390		4.00	0.000	0.0
Pipe: 22		0.0	0.0				474.00	140	0.0
U12	17.0	63.2	31.6	U14	D8.000	2E:62.0	62.00		-0.0
FH2	17.0	63.2	31.6		8.390		536.00	0.000	0.0
Pipe: 23		0.0	0.0				39.00	140	0.0
FH2	17.0	63.2	31.6	U17	D8.000	T:59.0	59.00		-0.0
U14	17.0	63.2	31.6		8.390		98.00	0.000	0.0
Pipe: 24		0.0	0.0				36.00	140	0.0
U15	17.0	63.2	0.0		D8.000	E:31.0	31.00		-0.0
U14	17.0	63.2	0.0		8.390		67.00	0.000	0.0
Pipe: 25		0.0	0.0				131.00	140	0.0
U14	17.0	63.2	31.6	U18	D8.000	E:31.0	31.00		-0.0
U17	17.0	63.2	31.6		8.390		162.00	0.000	0.0
Pipe: 26		0.0	0.0				74.00	140	0.0
U17	17.0	63.2	31.6	U19	D8.000	E:31.0	31.00		-0.0
U18	17.0	63.2	31.6		8.390		105.00	0.000	0.0
Pipe: 27		H.S.	12.9	Disch			4.00	140	0.0
U18	17.0	63.2	18.7	U20	D8.000	----	0.00		-0.0
U19	17.0	63.2	31.6		8.390		4.00	0.000	0.0
Pipe: 28		0.0	100.0	BOR2			39.00	140	0.0
U19	17.0	63.2	-81.3		D8.000	----	0.00		-0.0
U20	17.0	63.2	18.7		8.390		39.00	0.000	0.0
Pipe: 29		0.0	100.0	BOR2			4.00	140	0.0
U21	17.0	63.2	-18.7		D8.000	----	0.00		-0.0
U20	17.0	63.2	81.3		8.390		4.00	0.000	0.0

Pipe Tag / Frm Node / To Node	El (ft)	K-fac / PT	Add Fl (q) / Tot.(Q)	Add Fl To Node/ Disch	Nom ID / Act ID	Fit: Eq.Ln. (ft.)	L / F / T	C / Pf/ft.	(Pt) / (Pe) / (Pf)
Pipe: 30		0.0	81.3	U20			155.00	140	0.0
FH3	17.0	63.2	14.8	DOM2	D8.000	2L:44.0	44.00		-0.0
U21	17.0	63.2	96.1		8.390		199.00	0.000	0.0
Pipe: 31		0.0	0.0				13.00	140	0.0
U23	17.0	63.2	96.1	U21	D8.000	----	0.00		-0.0
FH3	17.0	63.2	96.1		8.390		13.00	0.000	0.0
Pipe: 32		H.S.	19.2	Disch			4.00	140	0.0
U24	17.0	63.2	96.1	FH3	D8.000	----	0.00		-0.0
U23	17.0	63.2	115.3		8.390		4.00	0.000	0.0
Pipe: 33		0.0	0.0				300.00	140	0.0
U25	17.0	63.3	115.3	U23	D8.000	T:59.0	103.00		-0.0
U24	17.0	63.2	115.3		8.390	2L:44.0	403.00	0.000	0.0
Pipe: 34		0.0	0.0				22.00	100	0.0
U26	17.0	63.3	115.3	U24	D8.000	----	0.00		-0.0
U25	17.0	63.3	115.3		8.390		22.00	0.000	0.0
Pipe: 35		0.0	0.0				155.00	100	0.5
U1	16.0	63.7	115.3	U25	D8.000	----	0.00		0.4
U26	17.0	63.3	115.3		8.390		155.00	0.000	0.0

NOTES (HASS):

(1) Calculations were performed by the HASS 2023 D computer program in accordance with NFPA (2020) under license no. 64621479 granted by

HRS Systems, Inc.
208 Southside Square
Petersburg, TN 37144
(931) 659-9760

(2) The system has been calculated to provide an average imbalance at each node of 0.008 gpm and a maximum imbalance at any node of 0.126 gpm.

(3) Total pressure at each node is used in balancing the system. Maximum water velocity is 1.1 ft/sec at pipe 10.

(4) Items listed in bold print on the cover sheet

are automatically transferred from the calculation report.

(5) Available pressure at source node SRC under full flow conditions is 63.75 psi with a flow of 187.07 gpm.

(6) PIPE FITTINGS TABLE

HASS Pipe Table Name: standard

PAGE: D MATERIAL: DIRON HWC: 140

Diameter (in)	Equivalent Fitting Lengths in Feet							
	E Ell	T Tee	L LngEll	C ChkVlv	B BfyVlv	G GatVlv	N NPTee	F F45Ell
4.220	17.00	34.00	10.00	37.00	20.00	3.00	34.00	8.50
6.280	22.00	47.00	14.00	51.00	16.00	5.00	47.00	11.00
8.390	31.00	59.00	22.00	76.00	20.00	7.00	59.00	15.50

ATTACHMENT # 3 CLUBHOUSE

WATER SUPPLY FLOW TEST

FIRE

Store #: Lantana, FL
Location: Lantana Village

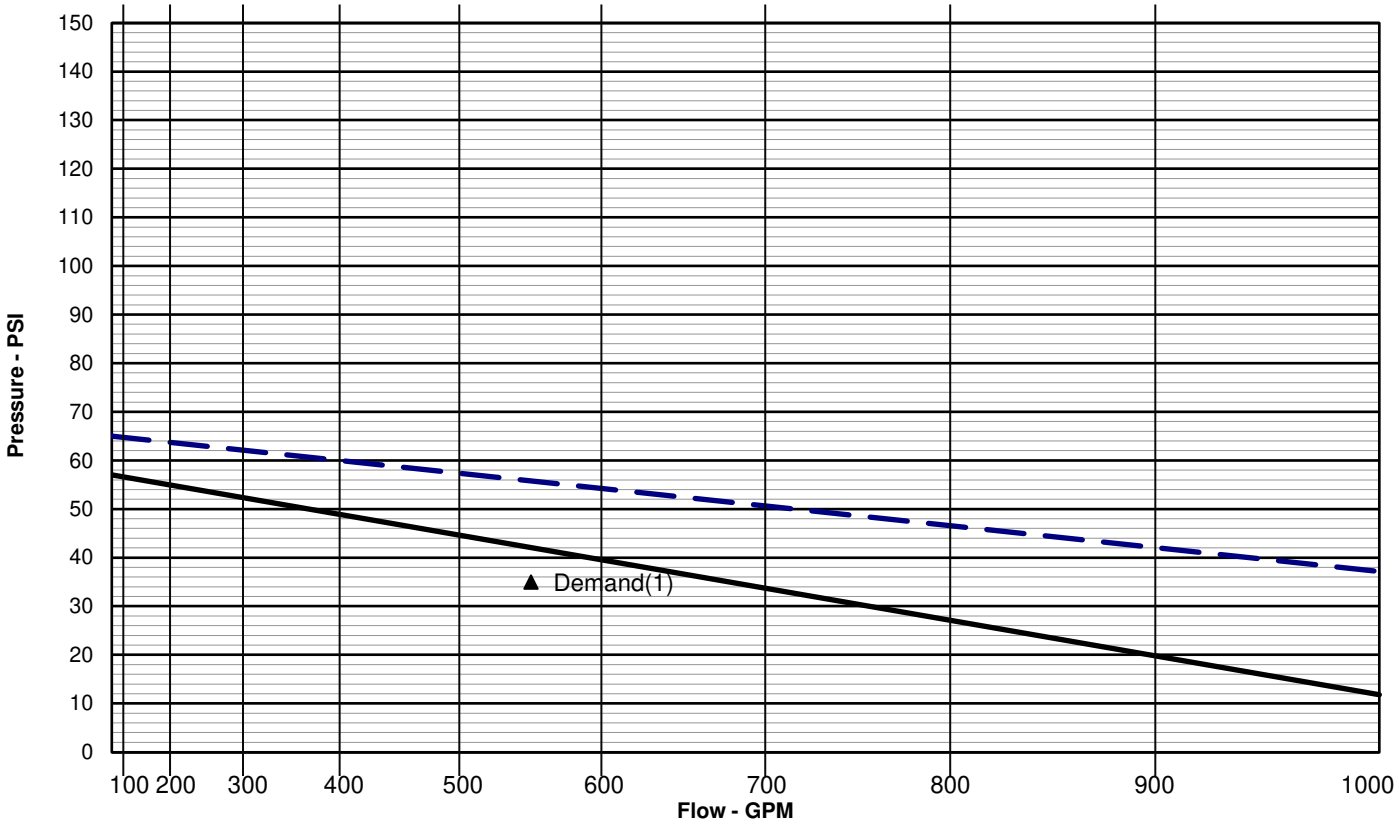
Static 65 psi Flow 964 gpm Residual 39 psi Pitot 33 psi Date: 5/17/2024
Nozzle Type: 1-2.5" Hydrant Butt(s) Discharge Coeff: 0.90 Time: 12:37 PM
Gauge Location: 405 feet south of Greynolds Circle behind existing Kmarrt Building EDT
Flow Location: Same - Single Hydrant Test
Test By Nancy K. Epstein Alternatives in Engineering, Inc.
Backflow Preventer Assumed (Mfg Ames Model 4000SS)
= 6 inch Reduced Pressure

Desired Demand Notes:

(1) Desired minimum 550 gpm @ 35 psi
(2) Desired minimum 0 gpm @ 0 psi

Graph Legend

(1) Flow Test Line
(10) Base of Riser Line
(11) Fire Pump
(12) BOR + Fire Pump



Calculations to Base of Riser		BOR High Static: 68.6 psi	Static	Residual	Residual	Residual
		gpm	0	550	0	0
1	Available Per Test		65.00	55.79		
2	Elevation Adjustment	1 ft x 0.433 =	-0.43	-0.43		
3	Pipe Loss to Base of Riser	PVC	64.57	55.36		
	6 in. = ft. C= 150 I.D. = 6.08		-			
	8 in. = ft. C= 150 I.D. = 7.98		-			
	10 in. = ft. C= 150 I.D. = 9.79		-			
	12 in. = ft. C= 150 I.D. = 11.65		-			
4	Hass Calcs - Test to BOR (See Attached Sheets)		0.00	-5.76		
5	Base of Riser Supply per Test		64.57	49.60		
6	Adjustment for Low City Pressure (Tank drop, pump effect,etc.)		0.00	0.00		
7	Base of Riser Supply Upstream of Backflow Preventer		64.57	49.60		
8	Backflow Preventer Loss and Preload		-7.50	-7.50		
9	Other Device Losses (Meter, etc.)		0.00	0.00		
10	Base of Riser Supply Downstream of Backflow Preventer		57.1	42.1		
11	Fire Pump Rated for 0 gpm @ 0 psi		0.00	0.00		
12	Base of Riser Supply (Line 10) plus Fire Pump (Line 11)		57.1	42.1		

NFPA WATER SUPPLY DATA

SOURCE NODE TAG	STATIC PRESS. (PSI)	RESID. PRESS. (PSI)	@ FLOW (GPM)	AVAIL. PRESS. (PSI)	@ TOTAL DEMAND (GPM)	REQ'D PRESS. (PSI)
SRC	65.0	39.0	964.0	52.9	637.1	

AGGREGATE FLOW ANALYSIS:

TOTAL FLOW AT SOURCE	637.1 GPM
TOTAL HOSE STREAM ALLOWANCE AT SOURCE	0.0 GPM
OTHER HOSE STREAM ALLOWANCES	637.1 GPM
TOTAL DISCHARGE FROM ACTIVE SPRINKLERS	0.0 GPM

NODE ANALYSIS DATA

NODE TAG	ELEVATION (FT)	NODE TYPE	PRESSURE (PSI)	DISCHARGE (GPM)
DOM1	17.0	HOSE STREAM	51.3	15.7
DOM2	17.0	HOSE STREAM	51.8	14.8
DOMCH	17.0	HOSE STREAM	51.3	3.6
BOR1	17.0	- - - -	51.3	- - -
BOR2	17.0	- - - -	51.9	- - -
BORCH	17.0	HOSE STREAM	49.6	550.0
U1	16.0	- - - -	52.9	- - -
U2	17.0	- - - -	52.0	- - -
U3	17.0	- - - -	51.5	- - -
U4	17.0	- - - -	51.4	- - -
U5	17.0	HOSE STREAM	51.4	9.6
FH1	17.0	- - - -	51.4	- - -
U7	17.0	- - - -	51.3	- - -
U8	17.0	- - - -	51.3	- - -
U9	17.0	- - - -	51.3	- - -
U10	17.0	- - - -	51.3	- - -
U11	17.0	HOSE STREAM	51.4	11.3
U12	17.0	- - - -	51.4	- - -
FH2	17.0	- - - -	51.7	- - -
U14	17.0	- - - -	51.7	- - -
U15	17.0	- - - -	51.7	- - -
U17	17.0	- - - -	51.8	- - -
U18	17.0	- - - -	51.8	- - -
U19	17.0	HOSE STREAM	51.8	12.9
U20	17.0	- - - -	51.9	- - -
U21	17.0	- - - -	51.9	- - -
FH3	17.0	- - - -	52.0	- - -
U23	17.0	HOSE STREAM	52.0	19.2
U24	17.0	- - - -	52.0	- - -
U25	17.0	- - - -	52.3	- - -
U26	17.0	- - - -	52.3	- - -
SRC	16.0	SOURCE	52.9	637.1

Page 1, Line 5

NFPA PIPE DATA 5

Pipe Tag / Frm Node / To Node	El (ft)	K-fac / PT	Add Fl (q) / Tot.(Q)	Add Fl To Node / Disch	Nom ID / Act ID	Fit: Eq.Ln. (ft.)	L / F / T	C / Pf/ft.	(Pt) / (Pe) / (Pf)
Pipe: 1		0.0	0.0		5E110.0		103.00	140	0.0
BOR1	17.0	51.3	0.0		D6.000	T:47.0	171.00		-0.0
U10	17.0	51.3	0.0		6.280	L:14.0	274.00	0.000	0.0
Pipe: 2		0.0	0.0				75.00	140	0.0
BOR2	17.0	51.9	0.0		D6.000	6E132.0	179.00		-0.0
U20	17.0	51.9	0.0		6.280	T:47.0	254.00	0.000	0.0
Pipe: 3		H.S.	550.0	Disch	5E110.0		58.00	140	1.7
U8	17.0	51.3	0.0		D6.000	T:47.0	171.00		-0.0
BORCH	17.0	49.6	550.0		6.280	L:14.0	229.00	0.007	1.7
Pipe: 4		H.S.	15.7	Disch			99.00	140	0.0
U9	17.0	51.3	0.0		D4.000	4E:68.0	170.00		-0.0
DOM1	17.0	51.3	15.7		4.220	3T102.0	269.00	0.000	0.0
Pipe: 5		H.S.	14.8	Disch			84.00	140	0.0
U21	17.0	51.9	0.0		D4.000	4E:68.0	170.00		-0.0
DOM2	17.0	51.8	14.8		4.220	3T102.0	254.00	0.000	0.0
Pipe: 6		H.S.	3.6	Disch			60.00	140	0.0
U7	17.0	51.3	0.0		D4.000	4E:68.0	170.00		-0.0
DOMCH	17.0	51.3	3.6		4.220	3T102.0	230.00	0.000	0.0
Pipe: 10		Source	321.9	U26			1.00	100	0.0
SRC	16.0	52.9	315.2	U2	D8.000	----	0.00		-0.0
U1	16.0	52.9	637.1		8.390		1.00	0.004	0.0
Pipe: 11		0.0	0.0				385.00	100	0.9
U1	16.0	52.9	315.2	U3	D8.000	T:31.7	31.66		0.4
U2	17.0	52.0	315.2		8.390		416.66	0.001	0.5
Pipe: 12		0.0	0.0				200.00	140	0.5
U2	17.0	52.0	315.2	U4	D6.000	----	0.00		-0.0
U3	17.0	51.5	315.2		6.280		200.00	0.003	0.5
Pipe: 13		0.0	0.0				77.00	140	0.1
U3	17.0	51.5	315.2	U5	D8.000	T:59.0	59.00		-0.0
U4	17.0	51.4	315.2		8.390		136.00	0.001	0.1
Pipe: 14		H.S.	9.6	Disch			4.00	140	0.0
U4	17.0	51.4	305.6	FH1	D8.000	----	0.00		-0.0
U5	17.0	51.4	315.2		8.390		4.00	0.001	0.0
Pipe: 15		0.0	0.0				8.00	140	0.0
U5	17.0	51.4	305.6	U7	D8.000	----	0.00		-0.0
FH1	17.0	51.4	305.6		8.390		8.00	0.001	0.0
Pipe: 16		0.0	302.0	U8			103.00	140	0.1
FH1	17.0	51.4	3.6	DOMCH	D8.000	----	0.00		-0.0
U7	17.0	51.3	305.6		8.390		103.00	0.001	0.1

Pipe Tag / Frm Node / To Node	El (ft)	K-fac / PT	Add Fl (q) / Tot.(Q)	Add Fl To Node/ Disch	Nom ID / Act ID	Fit: Eq.Ln. (ft.)	L / F / T	C / Pf/ft.	(Pt) / (Pe) / (Pf)
Pipe: 17		0.0	550.0	BORCH			4.00	140	0.0
U7	17.0	51.3	-248.0		D8.000	----	0.00		-0.0
U8	17.0	51.3	302.0		8.390		4.00	0.001	0.0
Pipe: 18		0.0	550.0	BORCH			85.00	140	0.0
U9	17.0	51.3	-302.0		D8.000	L:22.0	22.00		-0.0
U8	17.0	51.3	248.0		8.390		107.00	0.000	0.0
Pipe: 19		0.0	248.0	U8			4.00	140	0.0
U10	17.0	51.3	15.7	DOM1	D8.000	----	0.00		-0.0
U9	17.0	51.3	263.7		8.390		4.00	0.000	0.0
Pipe: 20		0.0	0.0				94.00	140	0.0
U11	17.0	51.4	263.7	U9	D8.000	----	0.00		-0.0
U10	17.0	51.3	263.7		8.390		94.00	0.000	0.0
Pipe: 21		H.S.	11.3	Disch			4.00	140	0.0
U12	17.0	51.4	263.7	U10	D8.000	----	0.00		-0.0
U11	17.0	51.4	275.0		8.390		4.00	0.000	0.0
Pipe: 22		0.0	0.0				474.00	140	0.3
FH2	17.0	51.7	275.0	U11	D8.000	2E:62.0	62.00		-0.0
U12	17.0	51.4	275.0		8.390		536.00	0.000	0.3
Pipe: 23		0.0	0.0				39.00	140	0.0
U14	17.0	51.7	275.0	U12	D8.000	T:59.0	59.00		-0.0
FH2	17.0	51.7	275.0		8.390		98.00	0.000	0.0
Pipe: 24		0.0	0.0				36.00	140	0.0
U15	17.0	51.7	0.0		D8.000	E:31.0	31.00		-0.0
U14	17.0	51.7	0.0		8.390		67.00	0.000	0.0
Pipe: 25		0.0	0.0				131.00	140	0.1
U17	17.0	51.8	275.0	FH2	D8.000	E:31.0	31.00		-0.0
U14	17.0	51.7	275.0		8.390		162.00	0.000	0.1
Pipe: 26		0.0	0.0				74.00	140	0.1
U18	17.0	51.8	275.0	U14	D8.000	E:31.0	31.00		-0.0
U17	17.0	51.8	275.0		8.390		105.00	0.000	0.1
Pipe: 27		0.0	0.0				4.00	140	0.0
U19	17.0	51.8	275.0	U17	D8.000	----	0.00		-0.0
U18	17.0	51.8	275.0		8.390		4.00	0.000	0.0
Pipe: 28		H.S.	12.9	Disch			39.00	140	0.0
U20	17.0	51.9	275.0	U18	D8.000	----	0.00		-0.0
U19	17.0	51.8	287.9		8.390		39.00	0.001	0.0
Pipe: 29		0.0	0.0				4.00	140	0.0
U21	17.0	51.9	287.9	U19	D8.000	----	0.00		-0.0
U20	17.0	51.9	287.9		8.390		4.00	0.001	0.0

Pipe Tag / Frm Node / To Node	El (ft)	K-fac / PT	Add Fl (q) / Tot.(Q)	Add Fl To Node/ Disch	Nom ID / Act ID	Fit: Eq.Ln. (ft.)	L / F / T	C / Pf/ft.	(Pt) (Pe) (Pf)
Pipe: 30		0.0	287.9	U20			155.00	140	0.1
FH3	17.0	52.0	14.8	DOM2	D8.000	2L:44.0	44.00		-0.0
U21	17.0	51.9	302.7		8.390		199.00	0.001	0.1
Pipe: 31		0.0	0.0				13.00	140	0.0
U23	17.0	52.0	302.7	U21	D8.000	----	0.00		-0.0
FH3	17.0	52.0	302.7		8.390		13.00	0.001	0.0
Pipe: 32		H.S.	19.2	Disch			4.00	140	0.0
U24	17.0	52.0	302.7	FH3	D8.000	----	0.00		-0.0
U23	17.0	52.0	321.9		8.390		4.00	0.001	0.0
Pipe: 33		0.0	0.0				300.00	140	0.3
U25	17.0	52.3	321.9	U23	D8.000	T:59.0	103.00		-0.0
U24	17.0	52.0	321.9		8.390	2L:44.0	403.00	0.001	0.3
Pipe: 34		0.0	0.0				22.00	100	0.0
U26	17.0	52.3	321.9	U24	D8.000	----	0.00		-0.0
U25	17.0	52.3	321.9		8.390		22.00	0.001	0.0
Pipe: 35		0.0	0.0				155.00	100	0.6
U1	16.0	52.9	321.9	U25	D8.000	----	0.00		0.4
U26	17.0	52.3	321.9		8.390		155.00	0.001	0.2

NOTES (HASS):

(1) Calculations were performed by the HASS 2023 D computer program in accordance with NFPA (2020) under license no. 64621479 granted by
HRS Systems, Inc.
208 Southside Square
Petersburg, TN 37144
(931) 659-9760

(2) The system has been calculated to provide an average imbalance at each node of 0.004 gpm and a maximum imbalance at any node of 0.059 gpm.

(3) Total pressure at each node is used in balancing the system. Maximum water velocity is 5.7 ft/sec at pipe 3.

(4) Items listed in bold print on the cover sheet

are automatically transferred from the calculation report.

(5) Available pressure at source node SRC under full flow conditions is 52.92 psi with a flow of 637.09 gpm.

(6) PIPE FITTINGS TABLE

HASS Pipe Table Name: standard

PAGE: D MATERIAL: DIRON HWC: 140

Diameter (in)	Equivalent Fitting Lengths in Feet							
	E Ell	T Tee	L Lng Ell	C Chk Vlv	B Bfy Vlv	G Gat Vlv	N NP Tee	F 45 Ell
4.220	17.00	34.00	10.00	37.00	20.00	3.00	34.00	8.50
6.280	22.00	47.00	14.00	51.00	16.00	5.00	47.00	11.00
8.390	31.00	59.00	22.00	76.00	20.00	7.00	59.00	15.50

ATTACHMENT # 4 BUILDING 1

WATER SUPPLY FLOW TEST

DOMESTIC

Store #: Lantana, FL
Location: Lantana Village

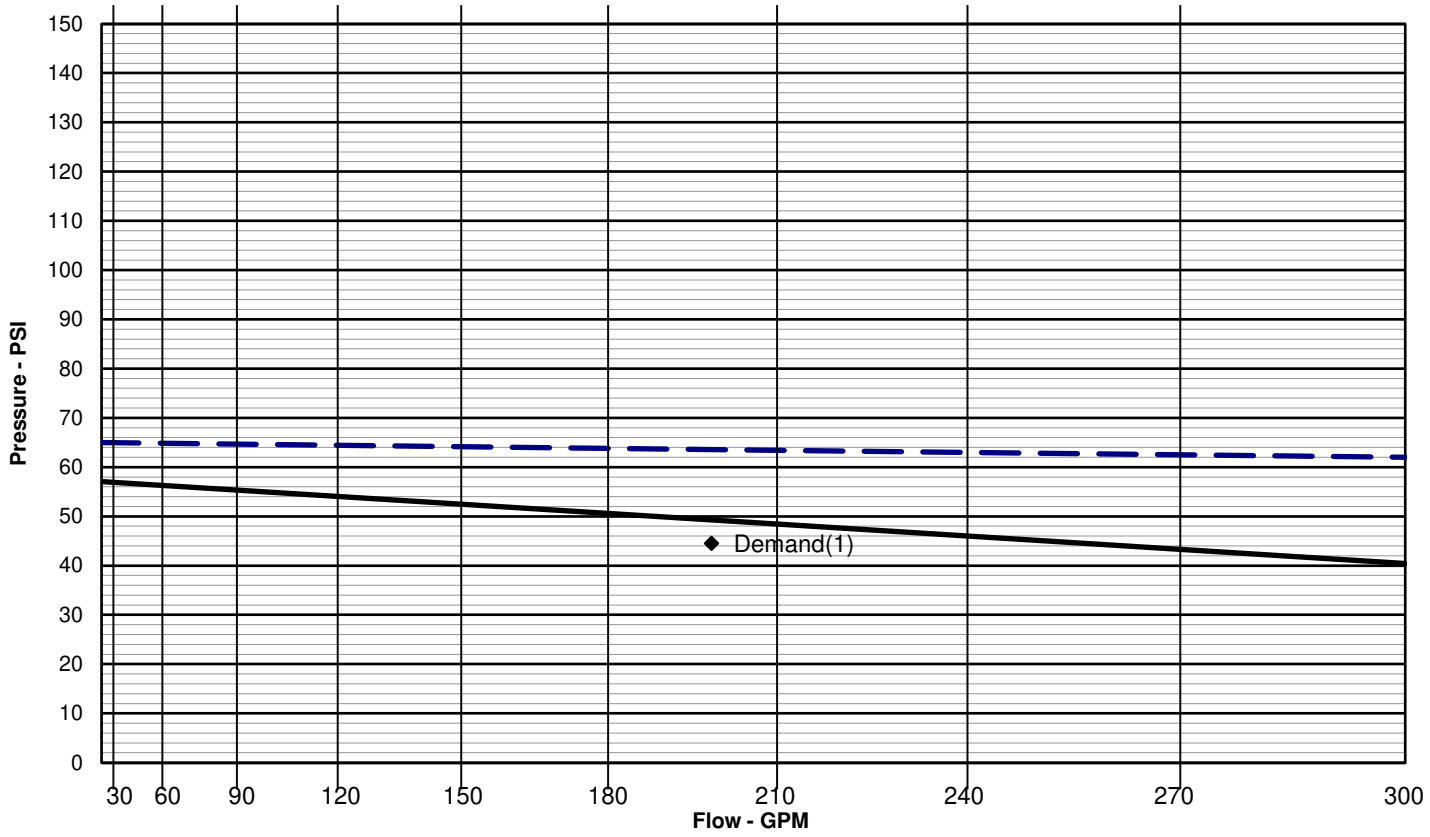
Static 65 psi Flow 964 gpm Residual 39 psi Pitot 33 psi Date: 5/17/2024
Nozzle Type: 1-2.5" Hydrant Butt(s) Discharge Coeff: 0.90 Time: 12:37 PM
Gauge Location: 405 feet south of Greynolds Circle behind existing Kmarrt Building EDT
Flow Location: Same - Single Hydrant Test
Test By Nancy K. Epstein Alternatives in Engineering, Inc.
Backflow Preventer Assumed (Mfg Watts Model LF909)
= 4 inch Reduced Pressure // Meter 3 inch Sensus OMNI C2

Desired Demand Notes:

(1) Rear Entry 199 gpm @ 44.5 psi

Graph Legend

(1) Flow Test Line
(10) Base of Riser Line



Calculations to Base of Riser		BOR High Static: 68.6 psi	Static	Residual	Residual	Residual
		gpm	0	199	0	0
1	Available Per Test		65.00	63.60		
2	Elevation Adjustment	1 ft x 0.433 =	-0.43	-0.43		
3	Pipe Loss to Base of Riser	CT-K	64.57	63.16		
	2 in. = ft. C= 150 I.D. = 1.959		-			
	2.5 in. = ft. C= 150 I.D. = 2.435		-			
	3 in. = ft. C= 150 I.D. = 2.907		-			
	4 in. = ft. C= 150 I.D. = 3.857		-			
4	Hass Calcs - Test to BOR (See Attached Sheets)		0.00	-3.36		
5	Base of Riser Supply per Test		64.57	59.80		
6	Adjustment for Low City Pressure (Tank drop, pump effect,etc.)		0.00	0.00		
7	Base of Riser Supply Upstream of Backflow Preventer		64.57	59.80		
8	Backflow Preventer Loss and Preload		-7.50	-9.00		
9	Water meter losses		0.00	-1.50		
10	Base of Riser Supply Downstream of Backflow Preventer		57.1	49.3		

DATE: 7/3/2024 I:\AA PROJECTS\LANTANA, FL\LANTANA, FL.SDF
JOB TITLE:

NFPA WATER SUPPLY DATA

SOURCE NODE TAG	STATIC PRESS. (PSI)	RESID. PRESS. @ (PSI)	FLOW (GPM)	AVAIL. PRESS. @ (PSI)	TOTAL DEMAND (GPM)	REQ'D PRESS. (PSI)
SRC	65.0	39.0	964.0	62.5	270.4	

AGGREGATE FLOW ANALYSIS:

TOTAL FLOW AT SOURCE	270.4 GPM
TOTAL HOSE STREAM ALLOWANCE AT SOURCE	0.0 GPM
OTHER HOSE STREAM ALLOWANCES	270.4 GPM
TOTAL DISCHARGE FROM ACTIVE SPRINKLERS	0.0 GPM

NODE ANALYSIS DATA

NODE TAG	ELEVATION (FT)	NODE TYPE	PRESSURE (PSI)	DISCHARGE (GPM)
DOM1	17.0	HOSE STREAM	59.8	199.0
DOM2	17.0	HOSE STREAM	61.9	14.8
DOMCH	17.0	HOSE STREAM	61.9	3.6
BOR1	17.0	- - - -	61.9	- - -
BOR2	17.0	- - - -	62.0	- - -
BORCH	17.0	- - - -	61.9	- - -
U1	16.0	- - - -	62.5	- - -
U2	17.0	- - - -	62.0	- - -
U3	17.0	- - - -	61.9	- - -
U4	17.0	- - - -	61.9	- - -
U5	17.0	HOSE STREAM	61.9	9.6
FH1	17.0	- - - -	61.9	- - -
U7	17.0	- - - -	61.9	- - -
U8	17.0	- - - -	61.9	- - -
U9	17.0	- - - -	61.9	- - -
U10	17.0	- - - -	61.9	- - -
U11	17.0	HOSE STREAM	61.9	11.3
U12	17.0	- - - -	61.9	- - -
FH2	17.0	- - - -	61.9	- - -
U14	17.0	- - - -	61.9	- - -
U15	17.0	- - - -	61.9	- - -
U17	17.0	- - - -	61.9	- - -
U18	17.0	- - - -	61.9	- - -
U19	17.0	HOSE STREAM	61.9	12.9
U20	17.0	- - - -	62.0	- - -
U21	17.0	- - - -	62.0	- - -
FH3	17.0	- - - -	62.0	- - -
U23	17.0	HOSE STREAM	62.0	19.2
U24	17.0	- - - -	62.0	- - -
U25	17.0	- - - -	62.0	- - -
U26	17.0	- - - -	62.0	- - -
SRC	16.0	SOURCE	62.5	270.4

Page 1, Line 5

NFPA PIPE DATA 5

Pipe Tag / Frm Node / To Node	El (ft)	K-fac / PT / PT	Add Fl (q) / Tot.(Q)	Add Fl To Node/ Disch	Nom ID / Act ID	Fit: Eq.Ln. (ft.)	L / F / T	C / Pf/ft.	(Pt) / (Pe) / (Pf)
Pipe: 1		0.0	0.0		5E110.0		103.00	140	0.0
BOR1	17.0	61.9	0.0		D6.000	T:47.0	171.00		-0.0
U10	17.0	61.9	0.0		6.280	L:14.0	274.00	0.000	0.0
Pipe: 2		0.0	0.0				75.00	140	0.0
BOR2	17.0	62.0	0.0		D6.000	6E132.0	179.00		-0.0
U20	17.0	62.0	0.0		6.280	T:47.0	254.00	0.000	0.0
Pipe: 3		0.0	0.0		5E110.0		58.00	140	0.0
BORCH	17.0	61.9	0.0		D6.000	T:47.0	171.00		-0.0
U8	17.0	61.9	0.0		6.280	L:14.0	229.00	0.000	0.0
Pipe: 4		H.S.	199.0	Disch			99.00	140	2.1
U9	17.0	61.9	0.0		D4.000	4E:68.0	170.00		-0.0
DOM1	17.0	59.8	199.0		4.220	3T102.0	269.00	0.008	2.1
Pipe: 5		H.S.	14.8	Disch			84.00	140	0.0
U21	17.0	62.0	0.0		D4.000	4E:68.0	170.00		-0.0
DOM2	17.0	61.9	14.8		4.220	3T102.0	254.00	0.000	0.0
Pipe: 6		H.S.	3.6	Disch			60.00	140	0.0
U7	17.0	61.9	0.0		D4.000	4E:68.0	170.00		-0.0
DOMCH	17.0	61.9	3.6		4.220	3T102.0	230.00	0.000	0.0
Pipe: 10		Source	146.5	U26			1.00	100	0.0
SRC	16.0	62.5	123.9	U2	D8.000	----	0.00		-0.0
U1	16.0	62.5	270.4		8.390		1.00	0.001	0.0
Pipe: 11		0.0	0.0				385.00	100	0.5
U1	16.0	62.5	123.9	U3	D8.000	T:31.7	31.66		0.4
U2	17.0	62.0	123.9		8.390		416.66	0.000	0.1
Pipe: 12		0.0	0.0				200.00	140	0.1
U2	17.0	62.0	123.9	U4	D6.000	----	0.00		-0.0
U3	17.0	61.9	123.9		6.280		200.00	0.000	0.1
Pipe: 13		0.0	0.0				77.00	140	0.0
U3	17.0	61.9	123.9	U5	D8.000	T:59.0	59.00		-0.0
U4	17.0	61.9	123.9		8.390		136.00	0.000	0.0
Pipe: 14		H.S.	9.6	Disch			4.00	140	0.0
U4	17.0	61.9	114.3	FH1	D8.000	----	0.00		-0.0
U5	17.0	61.9	123.9		8.390		4.00	0.000	0.0
Pipe: 15		0.0	0.0				8.00	140	0.0
U5	17.0	61.9	114.3	U7	D8.000	----	0.00		-0.0
FH1	17.0	61.9	114.3		8.390		8.00	0.000	0.0
Pipe: 16		0.0	110.7	U8			103.00	140	0.0
FH1	17.0	61.9	3.6	DOMCH	D8.000	----	0.00		-0.0
U7	17.0	61.9	114.3		8.390		103.00	0.000	0.0

Pipe Tag / Frm Node / To Node	El (ft)	K-fac / PT	Add Fl (q) / Tot.(Q)	Add Fl To Node/ Disch	Nom ID / Act ID	Fit: Eq.Ln. (ft.)	L / F / T	C / Pf/ft.	(Pt) / (Pe) / (Pf)
Pipe: 17		0.0	0.0				4.00	140	0.0
U7	17.0	61.9	110.7	U9	D8.000	----	0.00		-0.0
U8	17.0	61.9	110.7		8.390		4.00	0.000	0.0
Pipe: 18		0.0	199.0	DOM1			85.00	140	0.0
U8	17.0	61.9	-88.3		D8.000	L:22.0	22.00		-0.0
U9	17.0	61.9	110.7		8.390		107.00	0.000	0.0
Pipe: 19		0.0	199.0	DOM1			4.00	140	0.0
U10	17.0	61.9	-110.7		D8.000	----	0.00		-0.0
U9	17.0	61.9	88.3		8.390		4.00	0.000	0.0
Pipe: 20		0.0	0.0				94.00	140	0.0
U11	17.0	61.9	88.3	U9	D8.000	----	0.00		-0.0
U10	17.0	61.9	88.3		8.390		94.00	0.000	0.0
Pipe: 21		H.S.	11.3	Disch			4.00	140	0.0
U12	17.0	61.9	88.3	U10	D8.000	----	0.00		-0.0
U11	17.0	61.9	99.6		8.390		4.00	0.000	0.0
Pipe: 22		0.0	0.0				474.00	140	0.0
FH2	17.0	61.9	99.6	U11	D8.000	2E:62.0	62.00		-0.0
U12	17.0	61.9	99.6		8.390		536.00	0.000	0.0
Pipe: 23		0.0	0.0				39.00	140	0.0
U14	17.0	61.9	99.6	U12	D8.000	T:59.0	59.00		-0.0
FH2	17.0	61.9	99.6		8.390		98.00	0.000	0.0
Pipe: 24		0.0	0.0				36.00	140	0.0
U15	17.0	61.9	0.0		D8.000	E:31.0	31.00		-0.0
U14	17.0	61.9	0.0		8.390		67.00	0.000	0.0
Pipe: 25		0.0	0.0				131.00	140	0.0
U17	17.0	61.9	99.6	FH2	D8.000	E:31.0	31.00		-0.0
U14	17.0	61.9	99.6		8.390		162.00	0.000	0.0
Pipe: 26		0.0	0.0				74.00	140	0.0
U18	17.0	61.9	99.6	U14	D8.000	E:31.0	31.00		-0.0
U17	17.0	61.9	99.6		8.390		105.00	0.000	0.0
Pipe: 27		0.0	0.0				4.00	140	0.0
U19	17.0	61.9	99.6	U17	D8.000	----	0.00		-0.0
U18	17.0	61.9	99.6		8.390		4.00	0.000	0.0
Pipe: 28		H.S.	12.9	Disch			39.00	140	0.0
U20	17.0	62.0	99.6	U18	D8.000	----	0.00		-0.0
U19	17.0	61.9	112.5		8.390		39.00	0.000	0.0
Pipe: 29		0.0	0.0				4.00	140	0.0
U21	17.0	62.0	112.5	U19	D8.000	----	0.00		-0.0
U20	17.0	62.0	112.5		8.390		4.00	0.000	0.0

Pipe Tag / Frm Node / To Node	El (ft)	K-fac / PT	Add Fl (q) / Tot.(Q)	Add Fl To Node/ Disch	Nom ID / Act ID	Fit: Eq.Ln. (ft.)	L / F / T	C / Pf/ft.	(Pt) (Pe) (Pf)
Pipe: 30		0.0	112.5	U20			155.00	140	0.0
FH3	17.0	62.0	14.8	DOM2	D8.000	2L:44.0	44.00		-0.0
U21	17.0	62.0	127.3		8.390		199.00	0.000	0.0
Pipe: 31		0.0	0.0				13.00	140	0.0
U23	17.0	62.0	127.3	U21	D8.000	----	0.00		-0.0
FH3	17.0	62.0	127.3		8.390		13.00	0.000	0.0
Pipe: 32		H.S.	19.2	Disch			4.00	140	0.0
U24	17.0	62.0	127.3	FH3	D8.000	----	0.00		-0.0
U23	17.0	62.0	146.5		8.390		4.00	0.000	0.0
Pipe: 33		0.0	0.0				300.00	140	0.1
U25	17.0	62.0	146.5	U23	D8.000	T:59.0	103.00		-0.0
U24	17.0	62.0	146.5		8.390	2L:44.0	403.00	0.000	0.1
Pipe: 34		0.0	0.0				22.00	100	0.0
U26	17.0	62.0	146.5	U24	D8.000	----	0.00		-0.0
U25	17.0	62.0	146.5		8.390		22.00	0.000	0.0
Pipe: 35		0.0	0.0				155.00	100	0.5
U1	16.0	62.5	146.5	U25	D8.000	----	0.00		0.4
U26	17.0	62.0	146.5		8.390		155.00	0.000	0.0

NOTES (HASS):

(1) Calculations were performed by the HASS 2023 D computer program in accordance with NFPA (2020) under license no. 64621479 granted by

HRS Systems, Inc.
208 Southside Square
Petersburg, TN 37144
(931) 659-9760

(2) The system has been calculated to provide an average imbalance at each node of 0.007 gpm and a maximum imbalance at any node of 0.107 gpm.

(3) Total pressure at each node is used in balancing the system. Maximum water velocity is 4.6 ft/sec at pipe 4.

(4) Items listed in bold print on the cover sheet

are automatically transferred from the calculation report.

(5) Available pressure at source node SRC under full flow conditions is 62.52 psi with a flow of 270.43 gpm.

(6) PIPE FITTINGS TABLE

HASS Pipe Table Name: standard

PAGE: D MATERIAL: DIRON HWC: 140

Diameter (in)	Equivalent Fitting Lengths in Feet							
	E Ell	T Tee	L LngEll	C ChkVlv	B BfyVlv	G GatVlv	N NPTee	F F45Ell
4.220	17.00	34.00	10.00	37.00	20.00	3.00	34.00	8.50
6.280	22.00	47.00	14.00	51.00	16.00	5.00	47.00	11.00
8.390	31.00	59.00	22.00	76.00	20.00	7.00	59.00	15.50

ATTACHMENT # 4 BUILDING 2

WATER SUPPLY FLOW TEST

DOMESTIC

Store #: Lantana, FL
Location: Lantana Village

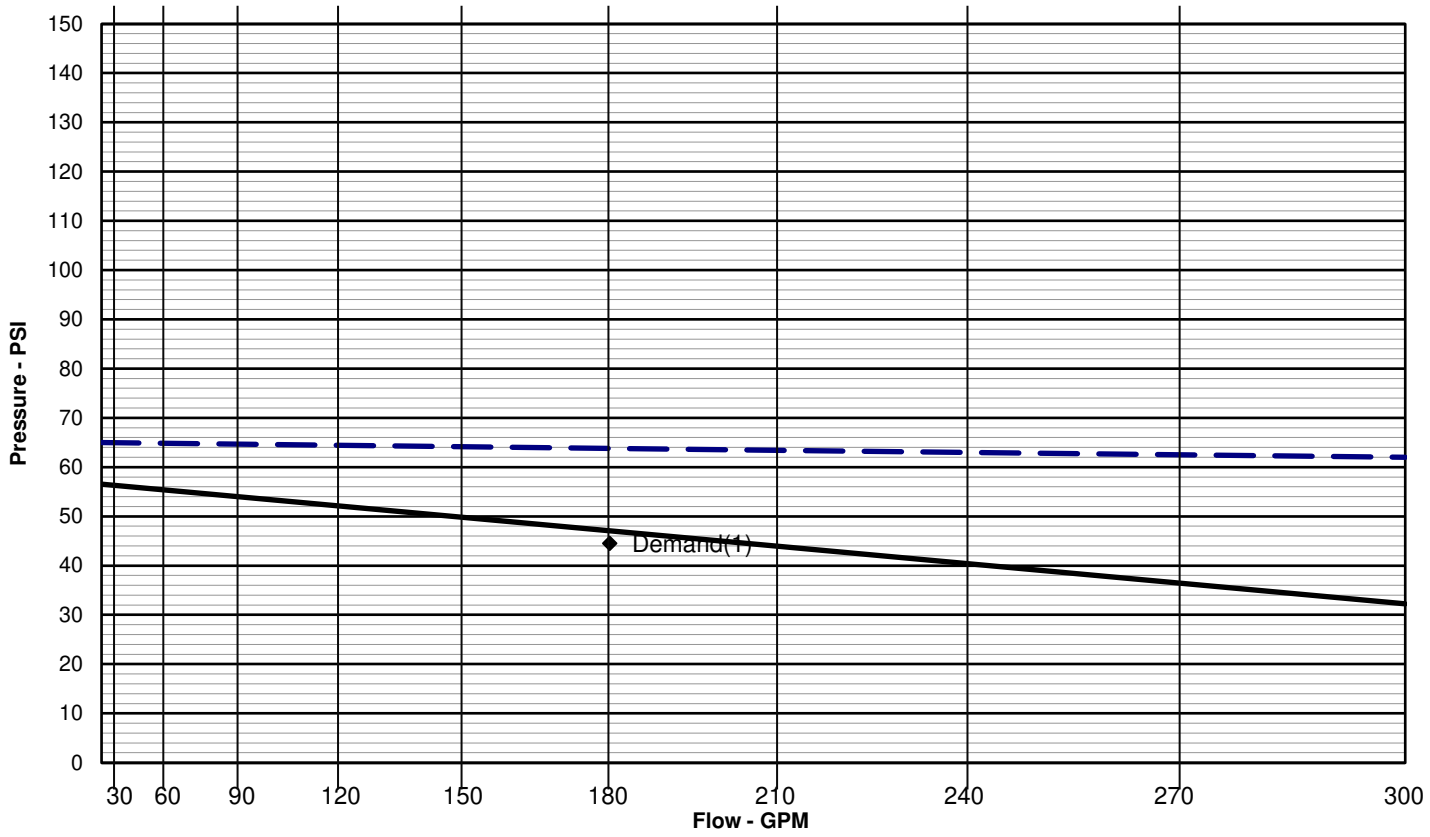
Static 65 psi Flow 964 gpm Residual 39 psi Pitot 33 psi Date: 5/17/2024
Nozzle Type: 1-2.5" Hydrant Butt(s) Discharge Coeff: 0.90 Time: 12:37 PM
Gauge Location: 405 feet south of Greynolds Circle behind existing Kmarrt Building EDT
Flow Location: Same - Single Hydrant Test
Test By Nancy K. Epstein Alternatives in Engineering, Inc.
Backflow Preventer Assumed (Mfg Watts Model LF909)
= 3 inch Reduced Pressure // Meter 3 inch Sensus OMNI C2

Desired Demand Notes:

(1) Rear Entry 180.3 gpm @ 44.5 psi

Graph Legend

(1) Flow Test Line
(10) Base of Riser Line



Calculations to Base of Riser		BOR High Static: 68.6 psi	Static	Residual	Residual	Residual
		gpm	0	180.3	0	0
1	Available Per Test		65.00	63.83		
2	Elevation Adjustment	1 ft x 0.433 =	-0.43	-0.43		
3	Pipe Loss to Base of Riser	CT-K	64.57	63.40		
	2 in. = ft. C= 150 I.D. = 1.959		-			
	2.5 in. = ft. C= 150 I.D. = 2.435		-			
	3 in. = ft. C= 150 I.D. = 2.907		-			
	4 in. = ft. C= 150 I.D. = 3.857		-			
4	Hass Calcs - Test to BOR (See Attached Sheets)		0.00	-2.80		
5	Base of Riser Supply per Test		64.57	60.60		
6	Adjustment for Low City Pressure (Tank drop, pump effect,etc.)		0.00	0.00		
7	Base of Riser Supply Upstream of Backflow Preventer		64.57	60.60		
8	Backflow Preventer Loss and Preload		-8.00	-12.00		
9	Water meter losses		0.00	-1.50		
10	Base of Riser Supply Downstream of Backflow Preventer		56.6	47.1		

DATE: 7/3/2024 I:\AA PROJECTS\LANTANA, FL\LANTANA, FL.SDF
JOB TITLE:

NFPA WATER SUPPLY DATA

SOURCE NODE TAG	STATIC PRESS. (PSI)	RESID. PRESS. @ (PSI)	FLOW @ (GPM)	AVAIL. PRESS. @ (PSI)	TOTAL DEMAND (GPM)	REQ'D PRESS. (PSI)
SRC	65.0	39.0	964.0	62.8	252.6	

AGGREGATE FLOW ANALYSIS:

TOTAL FLOW AT SOURCE	252.6 GPM
TOTAL HOSE STREAM ALLOWANCE AT SOURCE	0.0 GPM
OTHER HOSE STREAM ALLOWANCES	252.6 GPM
TOTAL DISCHARGE FROM ACTIVE SPRINKLERS	0.0 GPM

NODE ANALYSIS DATA

NODE TAG	ELEVATION (FT)	NODE TYPE	PRESSURE (PSI)	DISCHARGE (GPM)
DOM1	17.0	HOSE STREAM	62.2	15.7
DOM2	17.0	HOSE STREAM	60.6	180.3
DOMCH	17.0	HOSE STREAM	62.3	3.6
BOR1	17.0	- - - -	62.2	- - -
BOR2	17.0	- - - -	62.2	- - -
BORCH	17.0	- - - -	62.3	- - -
U1	16.0	- - - -	62.8	- - -
U2	17.0	- - - -	62.3	- - -
U3	17.0	- - - -	62.3	- - -
U4	17.0	- - - -	62.3	- - -
U5	17.0	HOSE STREAM	62.3	9.6
FH1	17.0	- - - -	62.3	- - -
U7	17.0	- - - -	62.3	- - -
U8	17.0	- - - -	62.3	- - -
U9	17.0	- - - -	62.3	- - -
U10	17.0	- - - -	62.2	- - -
U11	17.0	HOSE STREAM	62.2	11.3
U12	17.0	- - - -	62.2	- - -
FH2	17.0	- - - -	62.2	- - -
U14	17.0	- - - -	62.2	- - -
U15	17.0	- - - -	62.2	- - -
U17	17.0	- - - -	62.2	- - -
U18	17.0	- - - -	62.2	- - -
U19	17.0	HOSE STREAM	62.2	12.9
U20	17.0	- - - -	62.2	- - -
U21	17.0	- - - -	62.2	- - -
FH3	17.0	- - - -	62.3	- - -
U23	17.0	HOSE STREAM	62.3	19.2
U24	17.0	- - - -	62.3	- - -
U25	17.0	- - - -	62.3	- - -
U26	17.0	- - - -	62.3	- - -
SRC	16.0	SOURCE	62.8	252.6

Page 1, Line 5

NFPA PIPE DATA 5

Pipe Tag / Frm Node / To Node	El (ft)	K-fac / PT / PT	Add Fl (q) / Tot.(Q)	Add Fl To Node / Disch	Nom ID / Act ID	Fit: Eq.Ln. (ft.)	L / F / T	C / Pf/ft.	(Pt) / (Pe) / (Pf)
Pipe: 1		0.0	0.0		5E110.0		103.00	140	0.0
BOR1	17.0	62.2	0.0		D6.000	T:47.0	171.00		-0.0
U10	17.0	62.2	0.0		6.280	L:14.0	274.00	0.000	0.0
Pipe: 2		0.0	0.0				75.00	140	0.0
BOR2	17.0	62.2	0.0		D6.000	6E132.0	179.00		-0.0
U20	17.0	62.2	0.0		6.280	T:47.0	254.00	0.000	0.0
Pipe: 3		0.0	0.0		5E110.0		58.00	140	0.0
BORCH	17.0	62.3	0.0		D6.000	T:47.0	171.00		-0.0
U8	17.0	62.3	0.0		6.280	L:14.0	229.00	0.000	0.0
Pipe: 4		H.S.	15.7	Disch			99.00	140	0.0
U9	17.0	62.3	0.0		D4.000	4E:68.0	170.00		-0.0
DOM1	17.0	62.2	15.7		4.220	3T102.0	269.00	0.000	0.0
Pipe: 5		H.S.	180.3	Disch			84.00	140	1.7
U21	17.0	62.2	0.0		D4.000	4E:68.0	170.00		-0.0
DOM2	17.0	60.6	180.3		4.220	3T102.0	254.00	0.007	1.7
Pipe: 6		H.S.	3.6	Disch			60.00	140	0.0
U7	17.0	62.3	0.0		D4.000	4E:68.0	170.00		-0.0
DOMCH	17.0	62.3	3.6		4.220	3T102.0	230.00	0.000	0.0
Pipe: 10		Source	157.5	U26			1.00	100	0.0
SRC	16.0	62.8	95.1	U2	D8.000	----	0.00		-0.0
U1	16.0	62.8	252.6		8.390		1.00	0.001	0.0
Pipe: 11		0.0	0.0				385.00	100	0.5
U1	16.0	62.8	95.1	U3	D8.000	T:31.7	31.66		0.4
U2	17.0	62.3	95.1		8.390		416.66	0.000	0.1
Pipe: 12		0.0	0.0				200.00	140	0.1
U2	17.0	62.3	95.1	U4	D6.000	----	0.00		-0.0
U3	17.0	62.3	95.1		6.280		200.00	0.000	0.1
Pipe: 13		0.0	0.0				77.00	140	0.0
U3	17.0	62.3	95.1	U5	D8.000	T:59.0	59.00		-0.0
U4	17.0	62.3	95.1		8.390		136.00	0.000	0.0
Pipe: 14		H.S.	9.6	Disch			4.00	140	0.0
U4	17.0	62.3	85.5	FH1	D8.000	----	0.00		-0.0
U5	17.0	62.3	95.1		8.390		4.00	0.000	0.0
Pipe: 15		0.0	0.0				8.00	140	0.0
U5	17.0	62.3	85.5	U7	D8.000	----	0.00		-0.0
FH1	17.0	62.3	85.5		8.390		8.00	0.000	0.0
Pipe: 16		0.0	81.9	U8			103.00	140	0.0
FH1	17.0	62.3	3.6	DOMCH	D8.000	----	0.00		-0.0
U7	17.0	62.3	85.5		8.390		103.00	0.000	0.0

Pipe Tag / Frm Node / To Node	El (ft)	K-fac / PT	Add Fl (q) / Tot.(Q)	Add Fl To Node/ Disch	Nom ID / Act ID	Fit: Eq.Ln. (ft.)	L / F / T	C / Pf/ft.	(Pt) / (Pe) / (Pf)
Pipe: 17		0.0	0.0				4.00	140	0.0
U7	17.0	62.3	81.9	U9	D8.000	----	0.00		-0.0
U8	17.0	62.3	81.9		8.390		4.00	0.000	0.0
Pipe: 18		0.0	66.2	U10			85.00	140	0.0
U8	17.0	62.3	15.7	DOM1	D8.000	L:22.0	22.00		-0.0
U9	17.0	62.3	81.9		8.390		107.00	0.000	0.0
Pipe: 19		0.0	0.0				4.00	140	0.0
U9	17.0	62.3	66.2	U11	D8.000	----	0.00		-0.0
U10	17.0	62.2	66.2		8.390		4.00	0.000	0.0
Pipe: 20		H.S.	11.3	Disch			94.00	140	0.0
U10	17.0	62.2	54.9	U12	D8.000	----	0.00		-0.0
U11	17.0	62.2	66.2		8.390		94.00	0.000	0.0
Pipe: 21		0.0	0.0				4.00	140	0.0
U11	17.0	62.2	54.9	FH2	D8.000	----	0.00		-0.0
U12	17.0	62.2	54.9		8.390		4.00	0.000	0.0
Pipe: 22		0.0	0.0				474.00	140	0.0
U12	17.0	62.2	54.9	U14	D8.000	2E:62.0	62.00		-0.0
FH2	17.0	62.2	54.9		8.390		536.00	0.000	0.0
Pipe: 23		0.0	0.0				39.00	140	0.0
FH2	17.0	62.2	54.9	U17	D8.000	T:59.0	59.00		-0.0
U14	17.0	62.2	54.9		8.390		98.00	0.000	0.0
Pipe: 24		0.0	0.0				36.00	140	0.0
U15	17.0	62.2	0.0		D8.000	E:31.0	31.00		-0.0
U14	17.0	62.2	0.0		8.390		67.00	0.000	0.0
Pipe: 25		0.0	0.0				131.00	140	0.0
U14	17.0	62.2	54.9	U18	D8.000	E:31.0	31.00		-0.0
U17	17.0	62.2	54.9		8.390		162.00	0.000	0.0
Pipe: 26		0.0	0.0				74.00	140	0.0
U17	17.0	62.2	54.9	U19	D8.000	E:31.0	31.00		-0.0
U18	17.0	62.2	54.9		8.390		105.00	0.000	0.0
Pipe: 27		H.S.	12.9	Disch			4.00	140	0.0
U18	17.0	62.2	42.0	U20	D8.000	----	0.00		-0.0
U19	17.0	62.2	54.9		8.390		4.00	0.000	0.0
Pipe: 28		0.0	0.0				39.00	140	0.0
U19	17.0	62.2	42.0	U21	D8.000	----	0.00		-0.0
U20	17.0	62.2	42.0		8.390		39.00	0.000	0.0
Pipe: 29		0.0	180.3	DOM2			4.00	140	0.0
U20	17.0	62.2	-138.3		D8.000	----	0.00		-0.0
U21	17.0	62.2	42.0		8.390		4.00	0.000	0.0

Pipe Tag / Frm Node / To Node	El (ft)	K-fac / PT	Add Fl (q) / Tot.(Q)	Add Fl To Node/ Disch	Nom ID / Act ID	Fit: Eq.Ln. (ft.)	L / F / T	C / Pf/ft.	(Pt) (Pe) (Pf)
Pipe: 30		0.0	180.3	DOM2			155.00	140	0.0
FH3	17.0	62.3	-42.0		D8.000	2L:44.0	44.00		-0.0
U21	17.0	62.2	138.3		8.390		199.00	0.000	0.0
Pipe: 31		0.0	0.0				13.00	140	0.0
U23	17.0	62.3	138.3	U21	D8.000	----	0.00		-0.0
FH3	17.0	62.3	138.3		8.390		13.00	0.000	0.0
Pipe: 32		H.S.	19.2	Disch			4.00	140	0.0
U24	17.0	62.3	138.3	FH3	D8.000	----	0.00		-0.0
U23	17.0	62.3	157.5		8.390		4.00	0.000	0.0
Pipe: 33		0.0	0.0				300.00	140	0.1
U25	17.0	62.3	157.5	U23	D8.000	T:59.0	103.00		-0.0
U24	17.0	62.3	157.5		8.390	2L:44.0	403.00	0.000	0.1
Pipe: 34		0.0	0.0				22.00	100	0.0
U26	17.0	62.3	157.5	U24	D8.000	----	0.00		-0.0
U25	17.0	62.3	157.5		8.390		22.00	0.000	0.0
Pipe: 35		0.0	0.0				155.00	100	0.5
U1	16.0	62.8	157.5	U25	D8.000	----	0.00		0.4
U26	17.0	62.3	157.5		8.390		155.00	0.000	0.1

NOTES (HASS):

(1) Calculations were performed by the HASS 2023 D computer program in accordance with NFPA (2020) under license no. 64621479 granted by

HRS Systems, Inc.
208 Southside Square
Petersburg, TN 37144
(931) 659-9760

(2) The system has been calculated to provide an average imbalance at each node of 0.011 gpm and a maximum imbalance at any node of 0.170 gpm.

(3) Total pressure at each node is used in balancing the system. Maximum water velocity is 4.1 ft/sec at pipe 5.

(4) Items listed in bold print on the cover sheet

are automatically transferred from the calculation report.

(5) Available pressure at source node SRC under full flow conditions is 62.82 psi with a flow of 252.56 gpm.

(6) PIPE FITTINGS TABLE

HASS Pipe Table Name: standard

PAGE: D MATERIAL: DIRON HWC: 140

Diameter (in)	Equivalent Fitting Lengths in Feet							
	E Ell	T Tee	L LngEll	C ChkVlv	B BfyVlv	G GatVlv	N NPTee	F F45Ell
4.220	17.00	34.00	10.00	37.00	20.00	3.00	34.00	8.50
6.280	22.00	47.00	14.00	51.00	16.00	5.00	47.00	11.00
8.390	31.00	59.00	22.00	76.00	20.00	7.00	59.00	15.50

ATTACHMENT # 4 CLUBHOUSE

WATER SUPPLY FLOW TEST

DOMESTIC

Store #: Lantana, FL
Location: Lantana Village

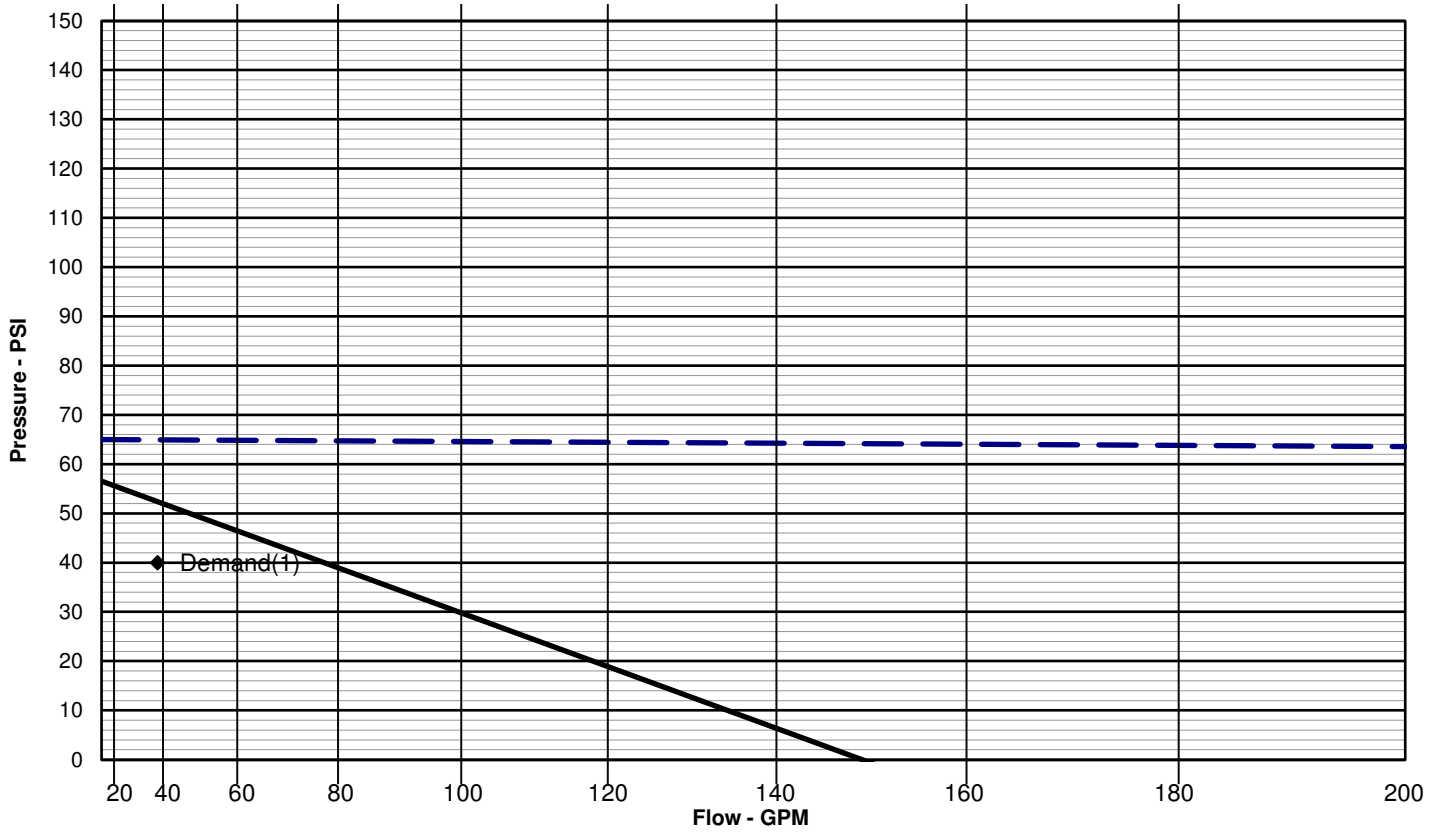
Static 65 psi Flow 964 gpm Residual 39 psi Pitot 33 psi Date: 5/17/2024
Nozzle Type: 1-2.5" Hydrant Butt(s) Discharge Coeff: 0.90 Time: 12:37 PM
Gauge Location: 405 feet south of Greynolds Circle behind existing Kmart Building EDT
Flow Location: Same - Single Hydrant Test
Test By Nancy K. Epstein Alternatives in Engineering, Inc.
Backflow Preventer Assumed (Mfg Watts Model LF909)
= 3 inch Reduced Pressure // Meter 2 inch Sensus OMNI C2

Desired Demand Notes:

(1) Rear Entry 36.5 gpm @ 40 psi

Graph Legend

(1) Flow Test Line
(10) Base of Riser Line



Calculations to Base of Riser		BOR High Static: 68.6 psi	Static	Residual	Residual	Residual
		gpm	0	36.5	0	0
1	Available Per Test		65.00	64.94		
2	Elevation Adjustment	1 ft x 0.433 =	-0.43	-0.43		
3	Pipe Loss to Base of Riser	CT-K	64.57	64.51		
	2 in. = ft. C= 150 I.D. = 1.959		-			
	2.5 in. = ft. C= 150 I.D. = 2.435		-			
	3 in. = ft. C= 150 I.D. = 2.907		-			
	4 in. = ft. C= 150 I.D. = 3.857		-			
4	Hass Calcs - Test to BOR (See Attached Sheets)		0.00	-0.61		
5	Base of Riser Supply per Test		64.57	63.90		
6	Adjustment for Low City Pressure (Tank drop, pump effect,etc.)		0.00	0.00		
7	Base of Riser Supply Upstream of Backflow Preventer		64.57	63.90		
8	Backflow Preventer Loss and Preload		-8.00	-8.00		
9	Water meter losses		0.00	-3.50		
10	Base of Riser Supply Downstream of Backflow Preventer		56.6	52.4		

NFPA WATER SUPPLY DATA

SOURCE NODE TAG	STATIC PRESS. (PSI)	RESID. PRESS. @ (PSI)	FLOW @ (GPM)	AVAIL. PRESS. @ (PSI)	TOTAL DEMAND (GPM)	REQ'D PRESS. (PSI)
SRC	65.0	39.0	964.0	64.4	120.0	

AGGREGATE FLOW ANALYSIS:

TOTAL FLOW AT SOURCE	120.0 GPM
TOTAL HOSE STREAM ALLOWANCE AT SOURCE	0.0 GPM
OTHER HOSE STREAM ALLOWANCES	120.0 GPM
TOTAL DISCHARGE FROM ACTIVE SPRINKLERS	0.0 GPM

NODE ANALYSIS DATA

NODE TAG	ELEVATION (FT)	NODE TYPE	PRESSURE (PSI)	DISCHARGE (GPM)
DOM1	17.0	HOSE STREAM	64.0	15.7
DOM2	17.0	HOSE STREAM	64.0	14.8
DOMCH	17.0	HOSE STREAM	63.9	36.5
BOR1	17.0	- - - -	64.0	- - -
BOR2	17.0	- - - -	64.0	- - -
BORCH	17.0	- - - -	64.0	- - -
U1	16.0	- - - -	64.4	- - -
U2	17.0	- - - -	64.0	- - -
U3	17.0	- - - -	64.0	- - -
U4	17.0	- - - -	64.0	- - -
U5	17.0	HOSE STREAM	64.0	9.6
FH1	17.0	- - - -	64.0	- - -
U7	17.0	- - - -	64.0	- - -
U8	17.0	- - - -	64.0	- - -
U9	17.0	- - - -	64.0	- - -
U10	17.0	- - - -	64.0	- - -
U11	17.0	HOSE STREAM	64.0	11.3
U12	17.0	- - - -	64.0	- - -
FH2	17.0	- - - -	64.0	- - -
U14	17.0	- - - -	64.0	- - -
U15	17.0	- - - -	64.0	- - -
U17	17.0	- - - -	64.0	- - -
U18	17.0	- - - -	64.0	- - -
U19	17.0	HOSE STREAM	64.0	12.9
U20	17.0	- - - -	64.0	- - -
U21	17.0	- - - -	64.0	- - -
FH3	17.0	- - - -	64.0	- - -
U23	17.0	HOSE STREAM	64.0	19.2
U24	17.0	- - - -	64.0	- - -
U25	17.0	- - - -	64.0	- - -
U26	17.0	- - - -	64.0	- - -
SRC	16.0	SOURCE	64.4	120.0

Page 1, Line 5

NFPA PIPE DATA 5

Pipe Tag / Frm Node / To Node	El (ft)	K-fac / PT / PT	Add Fl (q) / Tot.(Q)	Add Fl To Node / Disch	Nom ID / Act ID	Fit: Eq.Ln. (ft.)	L / F / T	C / Pf/ft.	(Pt) / (Pe) / (Pf)
Pipe: 1		0.0	0.0		5E110.0		103.00	140	0.0
BOR1	17.0	64.0	0.0		D6.000	T:47.0	171.00		-0.0
U10	17.0	64.0	0.0		6.280	L:14.0	274.00	0.000	0.0
Pipe: 2		0.0	0.0				75.00	140	0.0
BOR2	17.0	64.0	0.0		D6.000	6E132.0	179.00		-0.0
U20	17.0	64.0	0.0		6.280	T:47.0	254.00	0.000	0.0
Pipe: 3		0.0	0.0		5E110.0		58.00	140	0.0
BORCH	17.0	64.0	0.0		D6.000	T:47.0	171.00		-0.0
U8	17.0	64.0	0.0		6.280	L:14.0	229.00	0.000	0.0
Pipe: 4		H.S.	15.7	Disch			99.00	140	0.0
U9	17.0	64.0	0.0		D4.000	4E:68.0	170.00		-0.0
DOM1	17.0	64.0	15.7		4.220	3T102.0	269.00	0.000	0.0
Pipe: 5		H.S.	14.8	Disch			84.00	140	0.0
U21	17.0	64.0	0.0		D4.000	4E:68.0	170.00		-0.0
DOM2	17.0	64.0	14.8		4.220	3T102.0	254.00	0.000	0.0
Pipe: 6		H.S.	36.5	Disch			60.00	140	0.1
U7	17.0	64.0	0.0		D4.000	4E:68.0	170.00		-0.0
DOMCH	17.0	63.9	36.5		4.220	3T102.0	230.00	0.000	0.1
Pipe: 10		Source	69.8	U26			1.00	100	0.0
SRC	16.0	64.4	50.2	U2	D8.000	----	0.00		-0.0
U1	16.0	64.4	120.0		8.390		1.00	0.000	0.0
Pipe: 11		0.0	0.0				385.00	100	0.4
U1	16.0	64.4	50.2	U3	D8.000	T:31.7	31.66		0.4
U2	17.0	64.0	50.2		8.390		416.66	0.000	0.0
Pipe: 12		0.0	0.0				200.00	140	0.0
U2	17.0	64.0	50.2	U4	D6.000	----	0.00		-0.0
U3	17.0	64.0	50.2		6.280		200.00	0.000	0.0
Pipe: 13		0.0	0.0				77.00	140	0.0
U3	17.0	64.0	50.2	U5	D8.000	T:59.0	59.00		-0.0
U4	17.0	64.0	50.2		8.390		136.00	0.000	0.0
Pipe: 14		H.S.	9.6	Disch			4.00	140	0.0
U4	17.0	64.0	40.6	FH1	D8.000	----	0.00		-0.0
U5	17.0	64.0	50.2		8.390		4.00	0.000	0.0
Pipe: 15		0.0	0.0				8.00	140	0.0
U5	17.0	64.0	40.6	U7	D8.000	----	0.00		-0.0
FH1	17.0	64.0	40.6		8.390		8.00	0.000	0.0
Pipe: 16		0.0	4.1	U8			103.00	140	0.0
FH1	17.0	64.0	36.5	DOMCH	D8.000	----	0.00		-0.0
U7	17.0	64.0	40.6		8.390		103.00	0.000	0.0

Pipe Tag / Frm Node / To Node	El (ft)	K-fac / PT	Add Fl (q) / Tot.(Q)	Add Fl To Node/ Disch	Nom ID / Act ID	Fit: Eq.Ln. (ft.)	L / F / T	C / Pf/ft.	(Pt) / (Pe) / (Pf)
Pipe: 17		0.0	0.0				4.00	140	0.0
U7	17.0	64.0	4.1	U9	D8.000	----	0.00		-0.0
U8	17.0	64.0	4.1		8.390		4.00	0.000	0.0
Pipe: 18		0.0	15.7	DOM1			85.00	140	0.0
U8	17.0	64.0	-11.6		D8.000	L:22.0	22.00		-0.0
U9	17.0	64.0	4.1		8.390		107.00	0.000	0.0
Pipe: 19		0.0	15.7	DOM1			4.00	140	0.0
U10	17.0	64.0	-4.1		D8.000	----	0.00		-0.0
U9	17.0	64.0	11.6		8.390		4.00	0.000	0.0
Pipe: 20		0.0	0.0				94.00	140	0.0
U11	17.0	64.0	11.6	U9	D8.000	----	0.00		-0.0
U10	17.0	64.0	11.6		8.390		94.00	0.000	0.0
Pipe: 21		H.S.	11.3	Disch			4.00	140	0.0
U12	17.0	64.0	11.6	U10	D8.000	----	0.00		-0.0
U11	17.0	64.0	22.9		8.390		4.00	0.000	0.0
Pipe: 22		0.0	0.0				474.00	140	0.0
FH2	17.0	64.0	22.9	U11	D8.000	2E:62.0	62.00		-0.0
U12	17.0	64.0	22.9		8.390		536.00	0.000	0.0
Pipe: 23		0.0	0.0				39.00	140	0.0
U14	17.0	64.0	22.9	U12	D8.000	T:59.0	59.00		-0.0
FH2	17.0	64.0	22.9		8.390		98.00	0.000	0.0
Pipe: 24		0.0	0.0				36.00	140	0.0
U15	17.0	64.0	0.0		D8.000	E:31.0	31.00		-0.0
U14	17.0	64.0	0.0		8.390		67.00	0.000	0.0
Pipe: 25		0.0	0.0				131.00	140	0.0
U17	17.0	64.0	22.9	FH2	D8.000	E:31.0	31.00		-0.0
U14	17.0	64.0	22.9		8.390		162.00	0.000	0.0
Pipe: 26		0.0	0.0				74.00	140	0.0
U18	17.0	64.0	22.9	U14	D8.000	E:31.0	31.00		-0.0
U17	17.0	64.0	22.9		8.390		105.00	0.000	0.0
Pipe: 27		0.0	0.0				4.00	140	0.0
U19	17.0	64.0	22.9	U17	D8.000	----	0.00		-0.0
U18	17.0	64.0	22.9		8.390		4.00	0.000	0.0
Pipe: 28		H.S.	12.9	Disch			39.00	140	0.0
U20	17.0	64.0	22.9	U18	D8.000	----	0.00		-0.0
U19	17.0	64.0	35.8		8.390		39.00	0.000	0.0
Pipe: 29		0.0	0.0				4.00	140	0.0
U21	17.0	64.0	35.8	U19	D8.000	----	0.00		-0.0
U20	17.0	64.0	35.8		8.390		4.00	0.000	0.0

Pipe Tag / Frm Node / To Node	El (ft)	K-fac / PT	Add Fl (q) / Tot.(Q)	Add Fl To Node/ Disch	Nom ID / Act ID	Fit: Eq.Ln. (ft.)	L / F / T	C / Pf/ft.	(Pt) (Pe) (Pf)
Pipe: 30		0.0	35.8	U20			155.00	140	0.0
FH3	17.0	64.0	14.8	DOM2	D8.000	2L:44.0	44.00		-0.0
U21	17.0	64.0	50.6		8.390		199.00	0.000	0.0
Pipe: 31		0.0	0.0				13.00	140	0.0
U23	17.0	64.0	50.6	U21	D8.000	----	0.00		-0.0
FH3	17.0	64.0	50.6		8.390		13.00	0.000	0.0
Pipe: 32		H.S.	19.2	Disch			4.00	140	0.0
U24	17.0	64.0	50.6	FH3	D8.000	----	0.00		-0.0
U23	17.0	64.0	69.8		8.390		4.00	0.000	0.0
Pipe: 33		0.0	0.0				300.00	140	0.0
U25	17.0	64.0	69.8	U23	D8.000	T:59.0	103.00		-0.0
U24	17.0	64.0	69.8		8.390	2L:44.0	403.00	0.000	0.0
Pipe: 34		0.0	0.0				22.00	100	0.0
U26	17.0	64.0	69.8	U24	D8.000	----	0.00		-0.0
U25	17.0	64.0	69.8		8.390		22.00	0.000	0.0
Pipe: 35		0.0	0.0				155.00	100	0.4
U1	16.0	64.4	69.8	U25	D8.000	----	0.00		0.4
U26	17.0	64.0	69.8		8.390		155.00	0.000	0.0

NOTES (HASS):

(1) Calculations were performed by the HASS 2023 D computer program in accordance with NFPA (2020) under license no. 64621479 granted by

HRS Systems, Inc.
208 Southside Square
Petersburg, TN 37144
(931) 659-9760

(2) The system has been calculated to provide an average imbalance at each node of 0.008 gpm and a maximum imbalance at any node of 0.129 gpm.

(3) Total pressure at each node is used in balancing the system. Maximum water velocity is 0.8 ft/sec at pipe 6.

(4) Items listed in bold print on the cover sheet

are automatically transferred from the calculation report.

(5) Available pressure at source node SRC under full flow conditions is 64.45 psi with a flow of 120.03 gpm.

(6) PIPE FITTINGS TABLE

HASS Pipe Table Name: standard

PAGE: D MATERIAL: DIRON HWC: 140

Diameter (in)	Equivalent Fitting Lengths in Feet							
	E Ell	T Tee	L LngEll	C ChkVlv	B BfyVlv	G GatVlv	N NPTee	F F45Ell
4.220	17.00	34.00	10.00	37.00	20.00	3.00	34.00	8.50
6.280	22.00	47.00	14.00	51.00	16.00	5.00	47.00	11.00
8.390	31.00	59.00	22.00	76.00	20.00	7.00	59.00	15.50

ATTACHMENT # 5

WATER SUPPLY FLOW TEST

FIRE HYDRANT FLOW

Store #: Lantana, FL
Location: Lantana Village

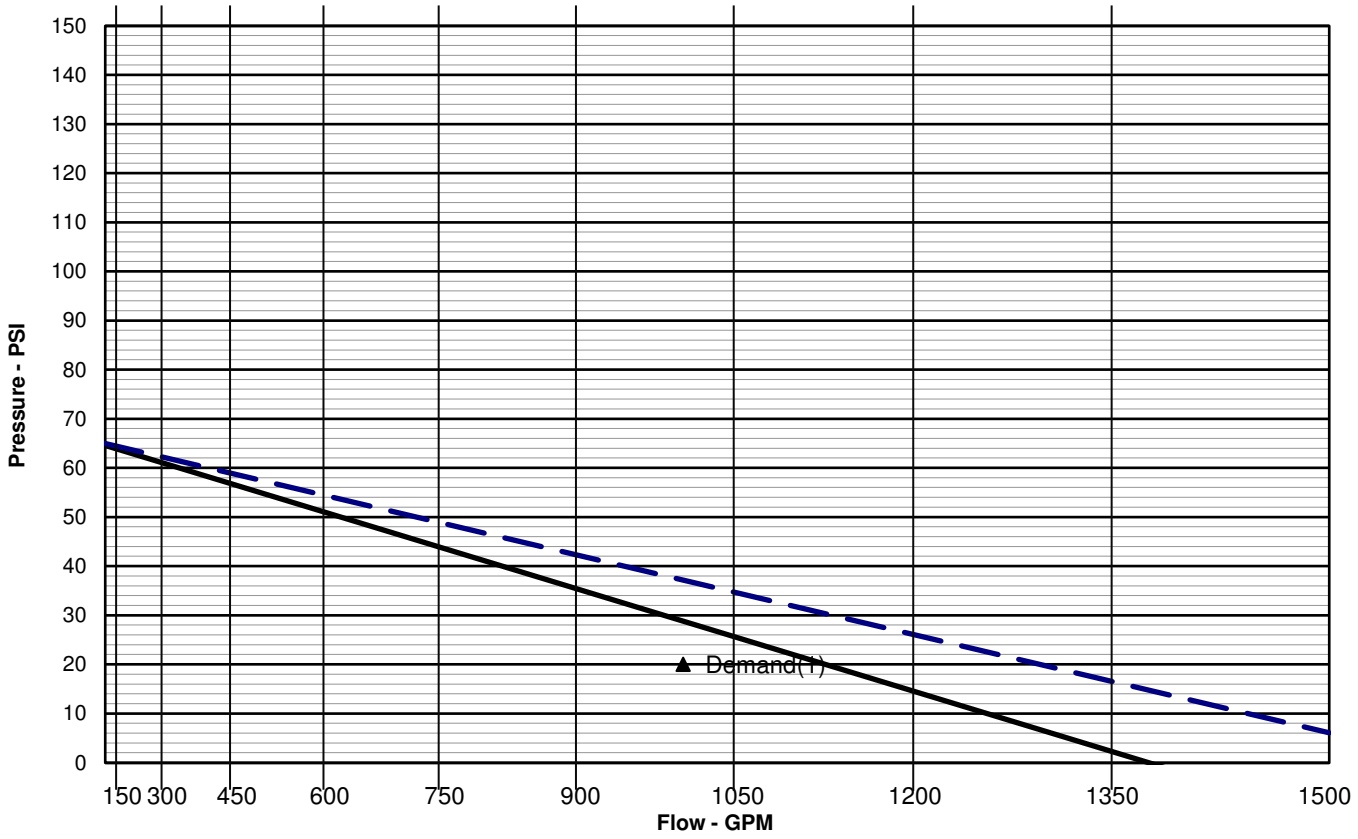
Static 65 psi Flow 964 gpm Residual 39 psi Pitot 33 psi Date: 5/17/2024
Nozzle Type: 1-2.5" Hydrant Butt(s) Discharge Coeff: 0.90 Time: 12:37 PM
Gauge Location: 405 feet south of Greynolds Circle behind existing Kmart Building EDT
Flow Location: Same - Single Hydrant Test
Test By Nancy K. Epstein Alternatives in Engineering, Inc.
Backflow Preventer Assumed (Mfg Wilkins Model 350ADA)
= 6 inch Double Detector Check

Desired Demand Notes:

(1) Desired Fire Flow 1000 gpm @ 20 psi

Graph Legend

(1) Flow Test Line
(10) Flow Hydrant(s) Line



Calculations to Flow Hydrant(s)		BOR High Static: 68.6 psi	Static	Residual	Residual	Residual
		gpm	0	1000	0	0
1	Available Per Test		65.00	37.18		
2	Elevation Adjustment	1 ft x 0.433 =	-0.43	-0.43		
3	Pipe Loss to Flow Hydrant(s)	PVC	64.57	36.74		
	6 in. = ft. C= 150	I.D. = 6.08	-			
	8 in. = ft. C= 150	I.D. = 7.98	-			
	10 in. = ft. C= 150	I.D. = 9.79	-			
	12 in. = ft. C= 150	I.D. = 11.65	-			
4	Hass Calcs - Test to Flow Hydrant(s) (See Attached Sheets)		0.00	-7.94		
5	Flow Hydrant(s) Supply per Test		64.57	28.80		
6	Adjustment for Low City Pressure (Tank drop, pump effect,etc.)		0.00	0.00		
7	Flow Hydrant(s) Supply Upstream of Backflow Preventer		64.57	28.80		
8	Backflow Preventer Loss and Preload		0.00	0.00		
9	Other Device Losses (Meter, etc.)		0.00	0.00		
10	Flow Hydrant(s) Supply Downstream of Backflow Preventer		64.6	28.8		

DATE: 7/3/2024 I:\AA PROJECTS\LANTANA, FL\LANTANA, FL.SDF
JOB TITLE:

NFPA WATER SUPPLY DATA

SOURCE NODE TAG	STATIC PRESS. (PSI)	RESID. PRESS. @ (PSI)	FLOW (GPM)	AVAIL. PRESS. @ (PSI)	TOTAL DEMAND (GPM)	REQ'D PRESS. (PSI)
SRC	65.0	39.0	964.0	32.5	1087.1	

AGGREGATE FLOW ANALYSIS:

TOTAL FLOW AT SOURCE	1087.1 GPM
TOTAL HOSE STREAM ALLOWANCE AT SOURCE	0.0 GPM
OTHER HOSE STREAM ALLOWANCES	1087.1 GPM
TOTAL DISCHARGE FROM ACTIVE SPRINKLERS	0.0 GPM

NODE ANALYSIS DATA

NODE TAG	ELEVATION (FT)	NODE TYPE	PRESSURE (PSI)	DISCHARGE (GPM)
DOM1	17.0	HOSE STREAM	29.1	15.7
DOM2	17.0	HOSE STREAM	30.5	14.8
DOMCH	17.0	HOSE STREAM	28.9	3.6
BOR1	17.0	- - - -	29.1	- - -
BOR2	17.0	- - - -	30.5	- - -
BORCH	17.0	- - - -	28.9	- - -
U1	16.0	- - - -	32.5	- - -
U2	17.0	- - - -	30.6	- - -
U3	17.0	- - - -	29.1	- - -
U4	17.0	- - - -	28.8	- - -
U5	17.0	HOSE STREAM	28.8	9.6
FH1	17.0	HOSE STREAM	28.8	1000.0
U7	17.0	- - - -	28.9	- - -
U8	17.0	- - - -	28.9	- - -
U9	17.0	- - - -	29.1	- - -
U10	17.0	- - - -	29.1	- - -
U11	17.0	HOSE STREAM	29.2	11.3
U12	17.0	- - - -	29.2	- - -
FH2	17.0	- - - -	30.0	- - -
U14	17.0	- - - -	30.1	- - -
U15	17.0	- - - -	30.1	- - -
U17	17.0	- - - -	30.3	- - -
U18	17.0	- - - -	30.5	- - -
U19	17.0	HOSE STREAM	30.5	12.9
U20	17.0	- - - -	30.5	- - -
U21	17.0	- - - -	30.5	- - -
FH3	17.0	- - - -	30.8	- - -
U23	17.0	HOSE STREAM	30.9	19.2
U24	17.0	- - - -	30.9	- - -
U25	17.0	- - - -	31.5	- - -
U26	17.0	- - - -	31.6	- - -
SRC	16.0	SOURCE	32.5	1087.1

Page 1, Line 5

NFPA PIPE DATA 5

Pipe Tag / Frm Node / To Node	El (ft)	K-fac / PT / PT	Add Fl (q) / Tot.(Q)	Add Fl To Node/ Disch	Nom ID / Act ID	Fit: Eq.Ln. (ft.)	L / F / T	C / Pf/ft.	(Pt) / (Pe) / (Pf)
Pipe: 1		0.0	0.0		5E110.0		103.00	140	0.0
BOR1	17.0	29.1	0.0		D6.000	T:47.0	171.00		-0.0
U10	17.0	29.1	0.0		6.280	L:14.0	274.00	0.000	0.0
Pipe: 2		0.0	0.0				75.00	140	0.0
BOR2	17.0	30.5	0.0		D6.000	6E132.0	179.00		-0.0
U20	17.0	30.5	0.0		6.280	T:47.0	254.00	0.000	0.0
Pipe: 3		0.0	0.0		5E110.0		58.00	140	0.0
BORCH	17.0	28.9	0.0		D6.000	T:47.0	171.00		-0.0
U8	17.0	28.9	0.0		6.280	L:14.0	229.00	0.000	0.0
Pipe: 4		H.S.	15.7	Disch			99.00	140	0.0
U9	17.0	29.1	0.0		D4.000	4E:68.0	170.00		-0.0
DOM1	17.0	29.1	15.7		4.220	3T102.0	269.00	0.000	0.0
Pipe: 5		H.S.	14.8	Disch			84.00	140	0.0
U21	17.0	30.5	0.0		D4.000	4E:68.0	170.00		-0.0
DOM2	17.0	30.5	14.8		4.220	3T102.0	254.00	0.000	0.0
Pipe: 6		H.S.	3.6	Disch			60.00	140	0.0
U7	17.0	28.9	0.0		D4.000	4E:68.0	170.00		-0.0
DOMCH	17.0	28.9	3.6		4.220	3T102.0	230.00	0.000	0.0
Pipe: 10		Source	525.2	U26			1.00	100	0.0
SRC	16.0	32.5	561.9	U2	D8.000	----	0.00		-0.0
U1	16.0	32.5	1087.1		8.390		1.00	0.012	0.0
Pipe: 11		0.0	0.0				385.00	100	1.9
U1	16.0	32.5	561.9	U3	D8.000	T:31.7	31.66		0.4
U2	17.0	30.6	561.9		8.390		416.66	0.003	1.5
Pipe: 12		0.0	0.0				200.00	140	1.5
U2	17.0	30.6	561.9	U4	D6.000	----	0.00		-0.0
U3	17.0	29.1	561.9		6.280		200.00	0.008	1.5
Pipe: 13		0.0	0.0				77.00	140	0.3
U3	17.0	29.1	561.9	U5	D8.000	T:59.0	59.00		-0.0
U4	17.0	28.8	561.9		8.390		136.00	0.002	0.3
Pipe: 14		H.S.	9.6	Disch			4.00	140	0.0
U4	17.0	28.8	552.3	FH1	D8.000	----	0.00		-0.0
U5	17.0	28.8	561.9		8.390		4.00	0.002	0.0
Pipe: 15		H.S.	1000.0	Disch			8.00	140	0.0
U5	17.0	28.8	-447.7		D8.000	----	0.00		-0.0
FH1	17.0	28.8	552.3		8.390		8.00	0.002	0.0
Pipe: 16		H.S.	1000.0	Disch			103.00	140	0.1
U7	17.0	28.9	-552.3		D8.000	----	0.00		-0.0
FH1	17.0	28.8	447.7		8.390		103.00	0.001	0.1

Pipe Tag / Frm Node / To Node	El (ft)	K-fac / PT	Add Fl (q) / Tot.(Q)	Add Fl To Node/ Disch	Nom ID / Act ID	Fit: Eq.Ln. (ft.)	L / F / T	C / Pf/ft.	(Pt) / (Pe) / (Pf)
Pipe: 17		0.0	447.7	FH1			4.00	140	0.0
U8	17.0	28.9	3.6	DOMCH	D8.000	----	0.00		-0.0
U7	17.0	28.9	451.3		8.390		4.00	0.001	0.0
Pipe: 18		0.0	0.0				85.00	140	0.1
U9	17.0	29.1	451.3	U7	D8.000	L:22.0	22.00		-0.0
U8	17.0	28.9	451.3		8.390		107.00	0.001	0.1
Pipe: 19		0.0	451.3	U8			4.00	140	0.0
U10	17.0	29.1	15.7	DOM1	D8.000	----	0.00		-0.0
U9	17.0	29.1	467.0		8.390		4.00	0.001	0.0
Pipe: 20		0.0	0.0				94.00	140	0.1
U11	17.0	29.2	467.0	U9	D8.000	----	0.00		-0.0
U10	17.0	29.1	467.0		8.390		94.00	0.001	0.1
Pipe: 21		H.S.	11.3	Disch			4.00	140	0.0
U12	17.0	29.2	467.0	U10	D8.000	----	0.00		-0.0
U11	17.0	29.2	478.3		8.390		4.00	0.001	0.0
Pipe: 22		0.0	0.0				474.00	140	0.7
FH2	17.0	30.0	478.3	U11	D8.000	2E:62.0	62.00		-0.0
U12	17.0	29.2	478.3		8.390		536.00	0.001	0.7
Pipe: 23		0.0	0.0				39.00	140	0.1
U14	17.0	30.1	478.3	U12	D8.000	T:59.0	59.00		-0.0
FH2	17.0	30.0	478.3		8.390		98.00	0.001	0.1
Pipe: 24		0.0	0.0				36.00	140	0.0
U15	17.0	30.1	0.0		D8.000	E:31.0	31.00		-0.0
U14	17.0	30.1	0.0		8.390		67.00	0.000	0.0
Pipe: 25		0.0	0.0				131.00	140	0.2
U17	17.0	30.3	478.3	FH2	D8.000	E:31.0	31.00		-0.0
U14	17.0	30.1	478.3		8.390		162.00	0.001	0.2
Pipe: 26		0.0	0.0				74.00	140	0.1
U18	17.0	30.5	478.3	U14	D8.000	E:31.0	31.00		-0.0
U17	17.0	30.3	478.3		8.390		105.00	0.001	0.1
Pipe: 27		0.0	0.0				4.00	140	0.0
U19	17.0	30.5	478.3	U17	D8.000	----	0.00		-0.0
U18	17.0	30.5	478.3		8.390		4.00	0.001	0.0
Pipe: 28		H.S.	12.9	Disch			39.00	140	0.1
U20	17.0	30.5	478.3	U18	D8.000	----	0.00		-0.0
U19	17.0	30.5	491.2		8.390		39.00	0.001	0.1
Pipe: 29		0.0	0.0				4.00	140	0.0
U21	17.0	30.5	491.2	U19	D8.000	----	0.00		-0.0
U20	17.0	30.5	491.2		8.390		4.00	0.001	0.0

Pipe Tag / Frm Node / To Node	El (ft)	K-fac / PT	Add Fl (q) / Tot.(Q)	Add Fl To Node/ Disch	Nom ID / Act ID	Fit: Eq.Ln. (ft.)	L / F / T	C / Pf/ft.	(Pt) (Pe) (Pf)
Pipe: 30		0.0	491.2	U20			155.00	140	0.3
FH3	17.0	30.8	14.8	DOM2	D8.000	2L:44.0	44.00		-0.0
U21	17.0	30.5	506.0		8.390		199.00	0.002	0.3
Pipe: 31		0.0	0.0				13.00	140	0.0
U23	17.0	30.9	506.0	U21	D8.000	----	0.00		-0.0
FH3	17.0	30.8	506.0		8.390		13.00	0.002	0.0
Pipe: 32		H.S.	19.2	Disch			4.00	140	0.0
U24	17.0	30.9	506.0	FH3	D8.000	----	0.00		-0.0
U23	17.0	30.9	525.2		8.390		4.00	0.002	0.0
Pipe: 33		0.0	0.0				300.00	140	0.7
U25	17.0	31.5	525.2	U23	D8.000	T:59.0	103.00		-0.0
U24	17.0	30.9	525.2		8.390	2L:44.0	403.00	0.002	0.7
Pipe: 34		0.0	0.0				22.00	100	0.1
U26	17.0	31.6	525.2	U24	D8.000	----	0.00		-0.0
U25	17.0	31.5	525.2		8.390		22.00	0.003	0.1
Pipe: 35		0.0	0.0				155.00	100	0.9
U1	16.0	32.5	525.2	U25	D8.000	----	0.00		0.4
U26	17.0	31.6	525.2		8.390		155.00	0.003	0.5

NOTES (HASS):

(1) Calculations were performed by the HASS 2023 D computer program in accordance with NFPA (2020) under license no. 64621479 granted by
HRS Systems, Inc.
208 Southside Square
Petersburg, TN 37144
(931) 659-9760

(2) The system has been calculated to provide an average imbalance at each node of 0.003 gpm and a maximum imbalance at any node of 0.051 gpm.

(3) Total pressure at each node is used in balancing the system. Maximum water velocity is 6.3 ft/sec at pipe 10.

(4) Items listed in bold print on the cover sheet

are automatically transferred from the calculation report.

(5) Available pressure at source node SRC under full flow conditions is 32.53 psi with a flow of 1087.11 gpm.

(6) PIPE FITTINGS TABLE

HASS Pipe Table Name: standard

PAGE: D MATERIAL: DIRON HWC: 140

Diameter (in)	Equivalent Fitting Lengths in Feet							
	E Ell	T Tee	L LngEll	C ChkVlv	B BfyVlv	G GatVlv	N NPTee	F F45Ell
4.220	17.00	34.00	10.00	37.00	20.00	3.00	34.00	8.50
6.280	22.00	47.00	14.00	51.00	16.00	5.00	47.00	11.00
8.390	31.00	59.00	22.00	76.00	20.00	7.00	59.00	15.50

ATTACHMENT #6

PALM BEACH COUNTY FIRE RESCUE
WATER FLOW TEST REPORT

DATE: 5/17/2024

FLOW TEST NUMBER: LAN2024-47 HYDRANT # **3** TIME: 12:37

PROJECT: Lantana Village Square ADDRESS: 1201 S. Dixie Hwy. DAY: Friday

CITY: Lantana WATER SUPPLIER: Lantana

TEST PERFORMED BY: Insp. G.Telfair MINUTES FLOWED 1

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5		
COEFFICIENT:	0.9		
PITOT READING:	33		
GPM:	**964**	**0**	

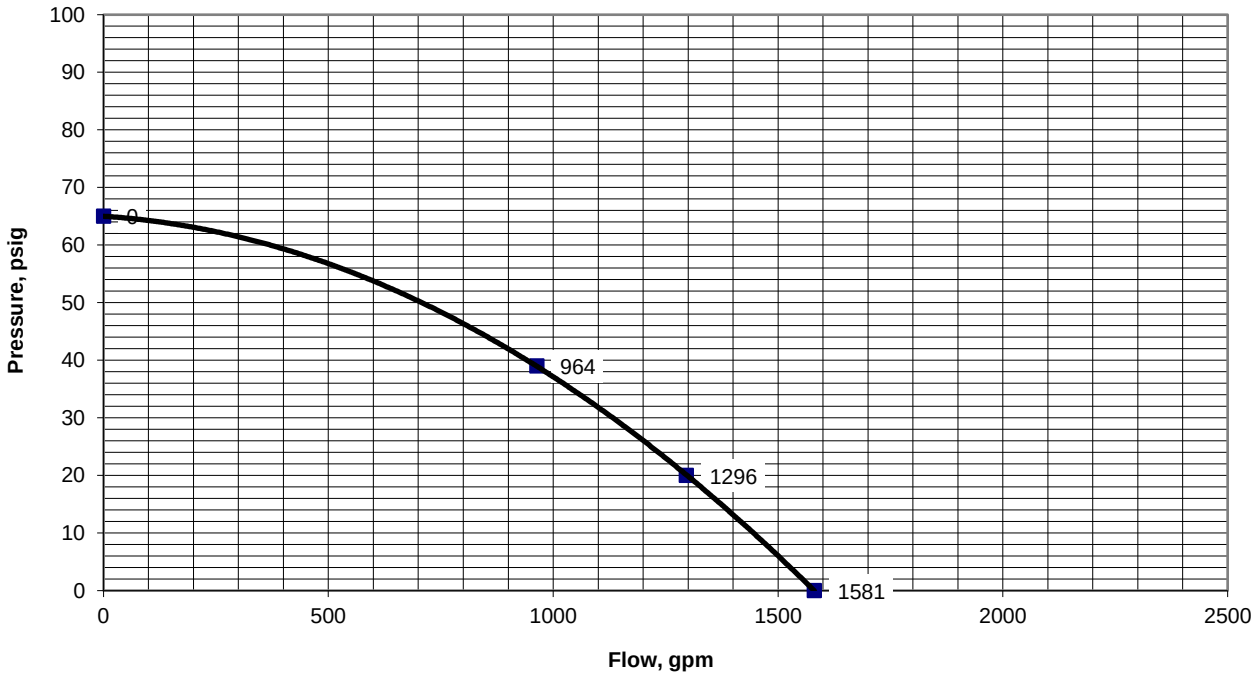
TOTAL FLOW DURING TEST: **964** GPM

STATIC READING: 65 PSI RESIDUAL: 39 PSI

RESULTS: AT 20 PSI RESIDUAL **1296** GPM AT 0 PSI **1581** GPM

ESTIMATED CONSUMPTION: **964** GAL.

REMARKS: flow taken from hydrant # per map provided



THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE PALM BEACH COUNTY FIRE CODE COMPLIACE IS THE RESPONSIBILITY OF THE PERMIT APPLICANT

REVIEWER:

GREG PICHÉ


Greynolds Cir
Atlanta Ave
E Coast Ave
S Dixie Hwy
Lantana
Central St
S Broadway
W Central Blvd
E Hart St
Garnett St
Greynolds Cir
S Broadway
S Dixie Hwy
#3
S.R.A
Flow
Hypoluxo Rd
Hypoluxo Rd
Lantana
Hypoluxo
E Coast Ave

FIRE, LIFE SAFETY, & SECURITY INSTITUTE, INC.

4007 Swansea A
Deerfield Beach, FL 33442
www.flsinstitute.com

Phone: (954) 822-5416
Email: smaman@flsinstitute.com

Lantana Village Square
Lantana, FL
Water Supply Analysis

Introduction:

Fire, Life Safety, & Security Institute, Inc. was retained by Integra to evaluate the existing water supply to the Lantan Village Square site. Integra will be redeveloping the Lantana Village Square, an existing shopping center in Lantana, Florida. The plan is to replace portions of the shopping center with a mixed-use development (mainly residential) that will have seven (7) 3-story buildings. The new buildings will be masonry with concrete slab floors and concrete roof slabs. The buildings will be protected with fire alarms systems and automatic sprinkler protection.

Water Supplies:

Attachment A contains a map of the water mains on and around the site. There is presently over 1,000 linear feet of 8-inch water mains that traverse the west side of the property. On May 17, 2024, water flow tests were conducted by Palm Beach Fire Rescue on five hydrants around the site. The results are in Attachment B. Of the fire flow tests conducted, the least favorable was the one at the south-east side of the site, which recorded a static pressure of 66 psi with 750 gpm flowing at 30 psi or 857 gpm at 20 psi.

Since all the new buildings will be fully sprinklered, hydrants will be provided so that the maximum distance from the hydrant to the fire department connection will be 100 feet measured along fire department vehicle access as per the Fire Hydrant Minimum Standards of the Palm Beach County Fire Rescue.

Fire Flow Calculation:

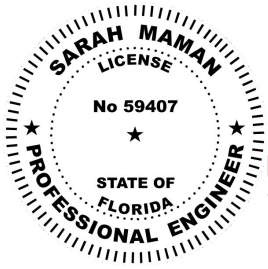
The required fire flows for the seven new buildings to be constructed on the site were calculated in accordance with NFPA 1:18.4.5.3. The results are in Attachment B. Since the buildings will be of concrete construction that is classified as Type IB in the Florida building Code, the first column of areas was used. Since these buildings will be mixed use that include residential and light hazard

occupancies where quick response sprinklers will be used, the fire flows determined as per NFPA 1: Table 18.4.5.2.1 were reduced by 75% but no less than 600 gpm in accordance with NFPA 1: 18.4.5.3.3. The results indicate that the maximum required fire flow to each of the new buildings is 625 gpm at 20 psi.

Available Water Supply for the Calculated Fire Flow:

NFPA 1: 18.5.4.2, the required fire flow must be provided from the aggregate fire flow capacity of all fire hydrants within 1,000 feet of the building, measured along fire department vehicle access. In the case of the Lantana Village Square, the maximum calculated fire flow is 625 gpm at 20 psi and there will be a hydrant located no more than 100 feet from each building's fire department connection. This hydrant should provide at least 857 gpm at 20 psi, which was the result of the least desirable water flow test conducted on site. As a result, the water supply to the site is adequate since it will be able to supply the required fire flow to each building.

Prepared by:



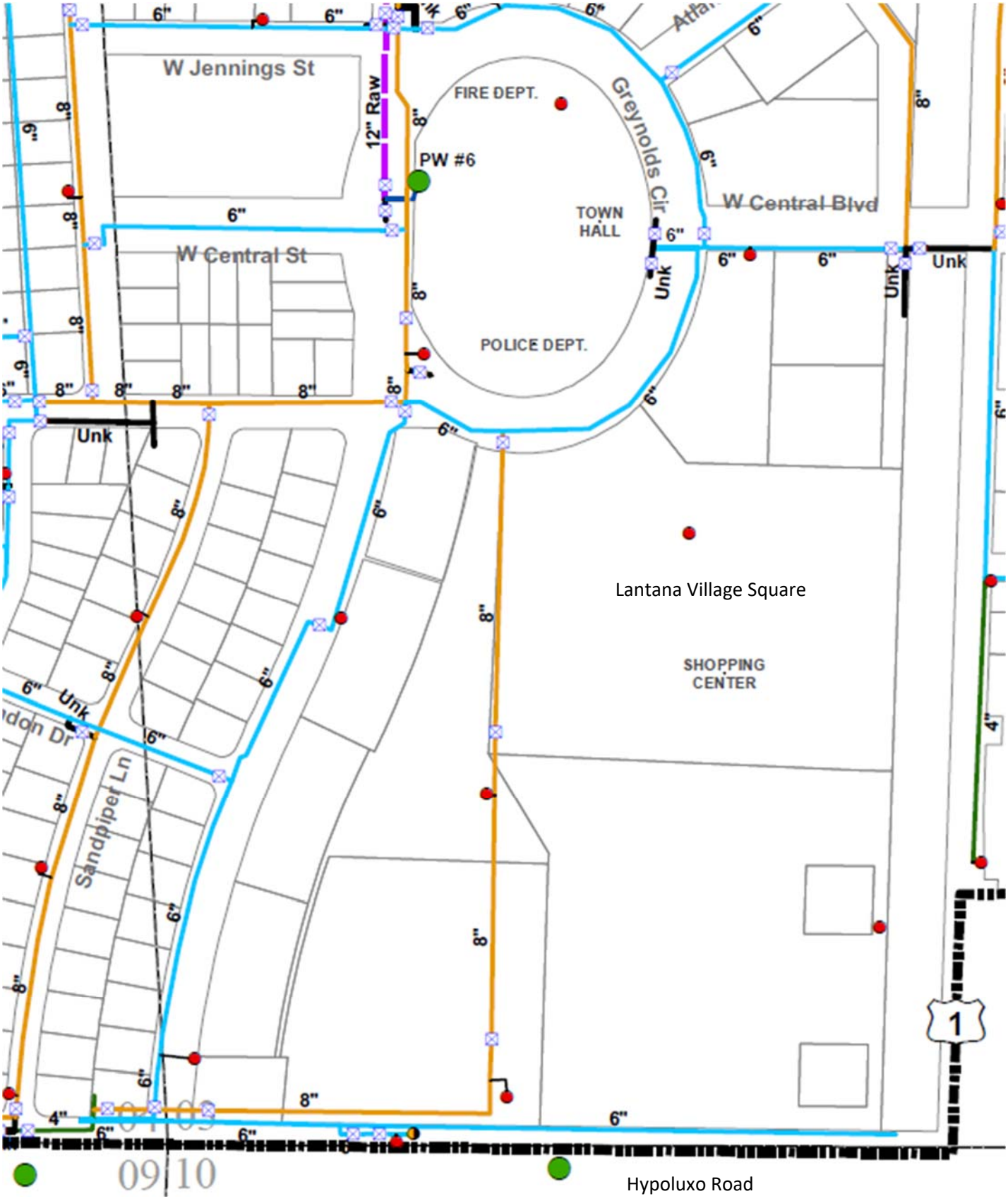
Digitally signed
by Sarah Maman
Date: 2024.07.05
02:25:53 -04'00'

Sarah Maman P.E.
Fire Protection Engineer
Senior Vice President

Attachment A

Lantana Village Square
Water Main Map

Town of Lantana Water Atlas



Attachment B

Lantana Village Square
Water Flow Test Results
May 17, 2024

PALM BEACH COUNTY FIRE RESCUE
WATER FLOW TEST REPORT

DATE: 5/17/2024

FLOW TEST NUMBER: LAN2024-45 HYDRANT # **1** TIME: 12:03

PROJECT: Lantana Village Square ADDRESS: 1201 S. Dixie Hwy. DAY: Friday

CITY: Lantana WATER SUPPLIER: Lantana

TEST PERFORMED BY: Insp. G.Telfair MINUTES FLOWED 1

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5		
COEFFICIENT:	0.9		
PITOT READING:	43		
GPM:	**1100**	**0**	

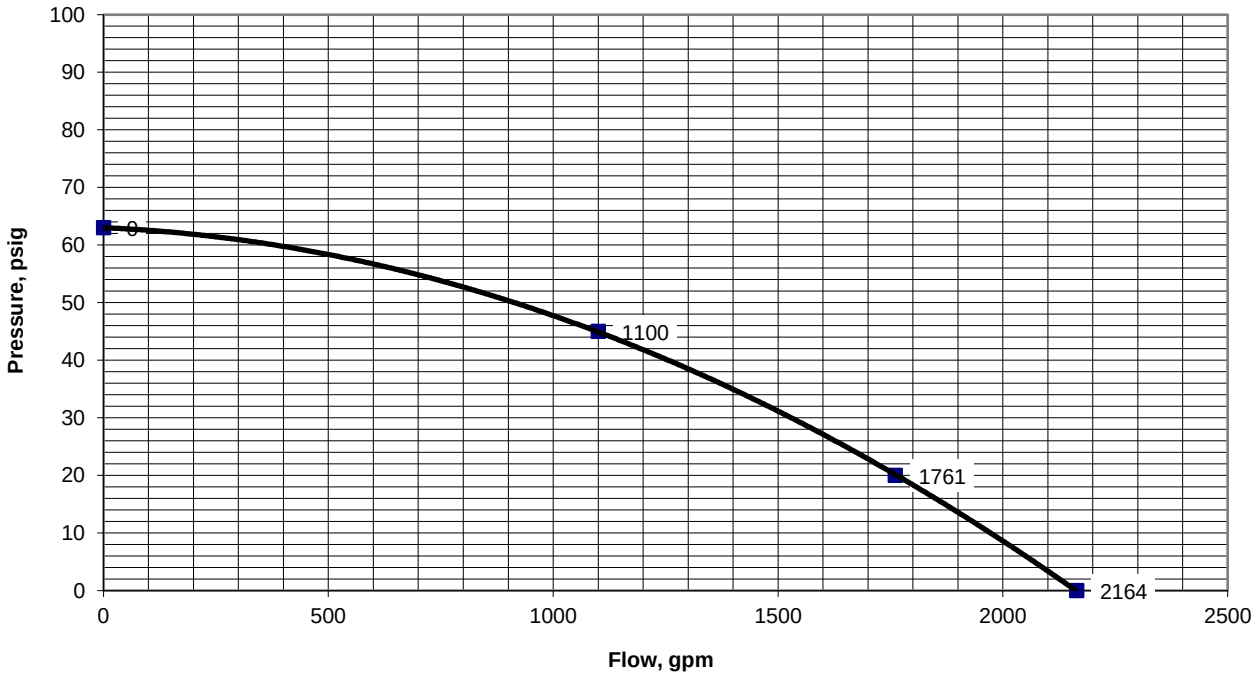
TOTAL FLOW DURING TEST: **1100** GPM

STATIC READING: 63 PSI RESIDUAL: 45 PSI

RESULTS: AT 20 PSI RESIDUAL **1761** GPM AT 0 PSI **2164** GPM

ESTIMATED CONSUMPTION: **1100** GAL.

REMARKS: flow taken from hydrant # per map provided



THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE PALM BEACH COUNTY FIRE CODE COMPLIACE IS THE RESPONSIBILITY OF THE PERMIT APPLICANT
REVIEWER:
GREG PICHÉ

PALM BEACH COUNTY FIRE RESCUE
WATER FLOW TEST REPORT

DATE: 5/17/2024

FLOW TEST NUMBER: LAN2024-46 HYDRANT # **2** TIME: 12:21

PROJECT: Lantana Village Square ADDRESS: 1201 S. Dixie Hwy. DAY: Friday

CITY: Lantana WATER SUPPLIER: Lantana

TEST PERFORMED BY: Insp. G.Telfair MINUTES FLOWED 1

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5		
COEFFICIENT:	0.9		
PITOT READING:	35		
GPM:	**993**	**0**	

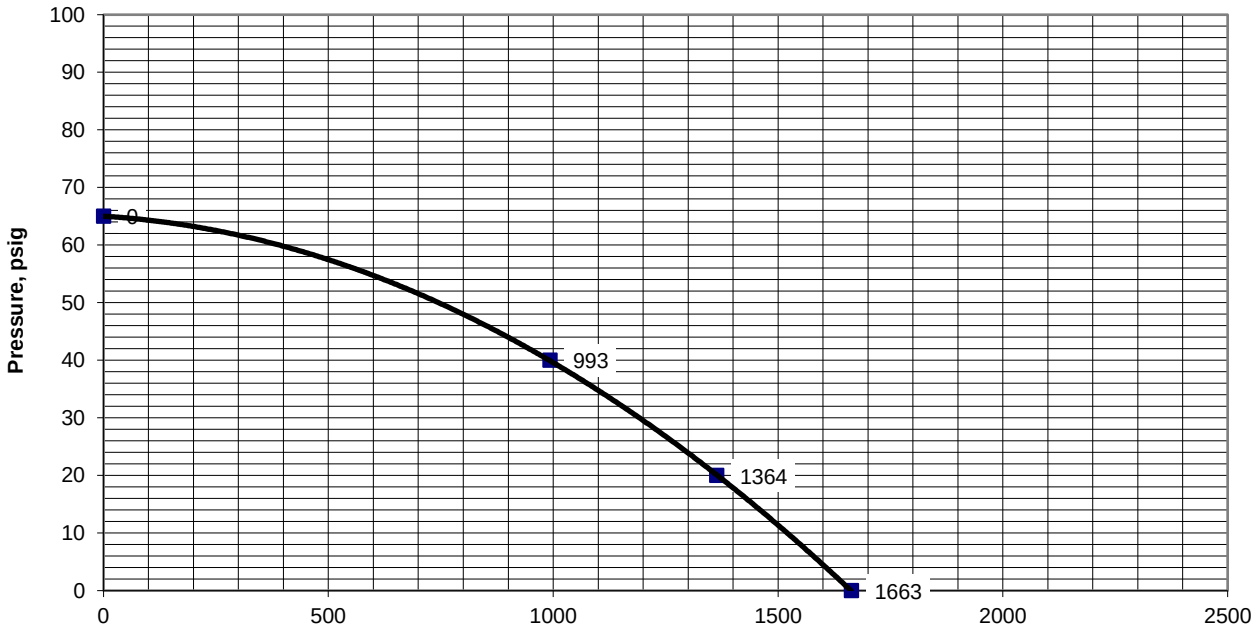
TOTAL FLOW DURING TEST: **993** GPM

STATIC READING: 65 PSI RESIDUAL: 40 PSI

RESULTS: AT 20 PSI RESIDUAL **1364** GPM AT 0 PSI **1663** GPM

ESTIMATED CONSUMPTION: **993** GAL.

REMARKS: flow taken from hydrant # per map provided



THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE PALM BEACH COUNTY FIRE CODE COMPLIACE IS THE RESPONSIBILITY OF THE PERMIT APPLICANT
REVIEWER:
GREG PICHÉ

PALM BEACH COUNTY FIRE RESCUE
WATER FLOW TEST REPORT

DATE: 5/17/2024

FLOW TEST NUMBER: LAN2024-47 HYDRANT # **3** TIME: 12:37

PROJECT: Lantana Village Square ADDRESS: 1201 S. Dixie Hwy. DAY: Friday

CITY: Lantana WATER SUPPLIER: Lantana

TEST PERFORMED BY: Insp. G.Telfair MINUTES FLOWED 1

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5		
COEFFICIENT:	0.9		
PITOT READING:	33		
GPM:	**964**	**0**	

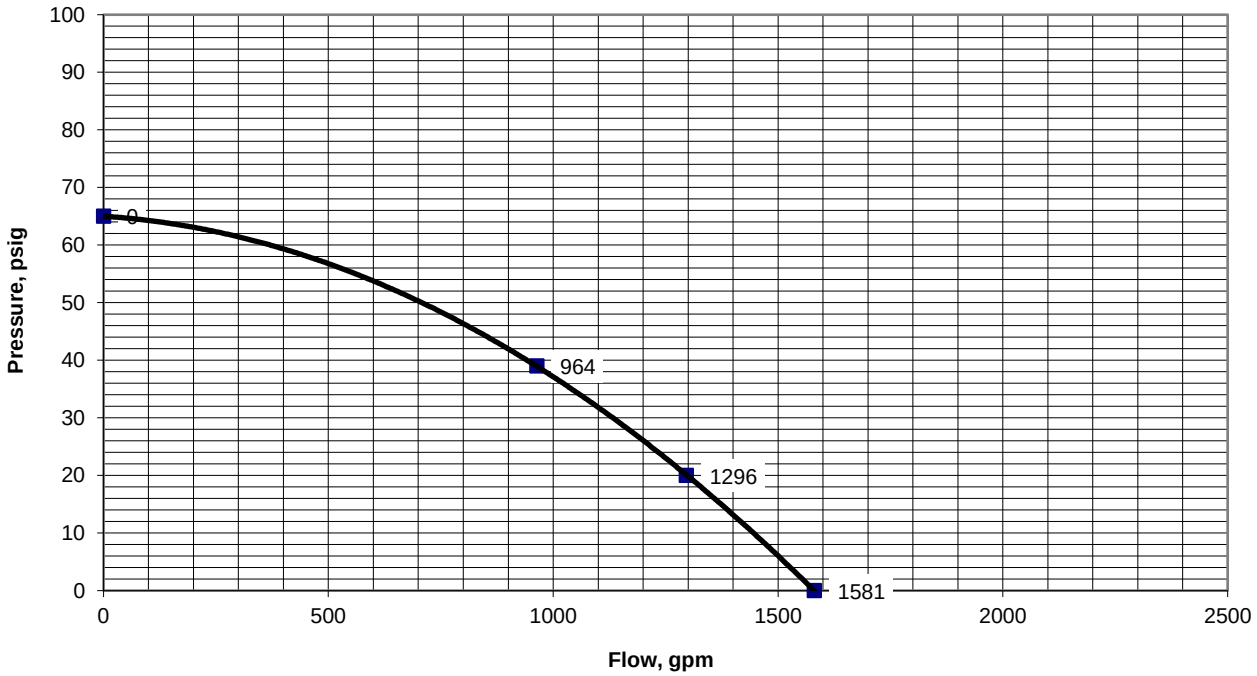
TOTAL FLOW DURING TEST: **964** GPM

STATIC READING: 65 PSI RESIDUAL: 39 PSI

RESULTS: AT 20 PSI RESIDUAL **1296** GPM AT 0 PSI **1581** GPM

ESTIMATED CONSUMPTION: **964** GAL.

REMARKS: flow taken from hydrant # per map provided



THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE PALM BEACH COUNTY FIRE CODE COMPLIACE IS THE RESPONSIBILITY OF THE PERMIT APPLICANT

REVIEWER:

GREG PICHÉ

PALM BEACH COUNTY FIRE RESCUE
WATER FLOW TEST REPORT

DATE: 5/17/2024

FLOW TEST NUMBER: LAN2024-48 HYDRANT # **4** TIME: 13:40

PROJECT: Lantana Village Square ADDRESS: 1201 S. Dixie Hwy. DAY: Friday

CITY: Lantana WATER SUPPLIER: Lantana

TEST PERFORMED BY: Insp. G.Telfair MINUTES FLOWED 1

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5		
COEFFICIENT:	0.9		
PITOT READING:	36		
GPM:	**1007**	**0**	

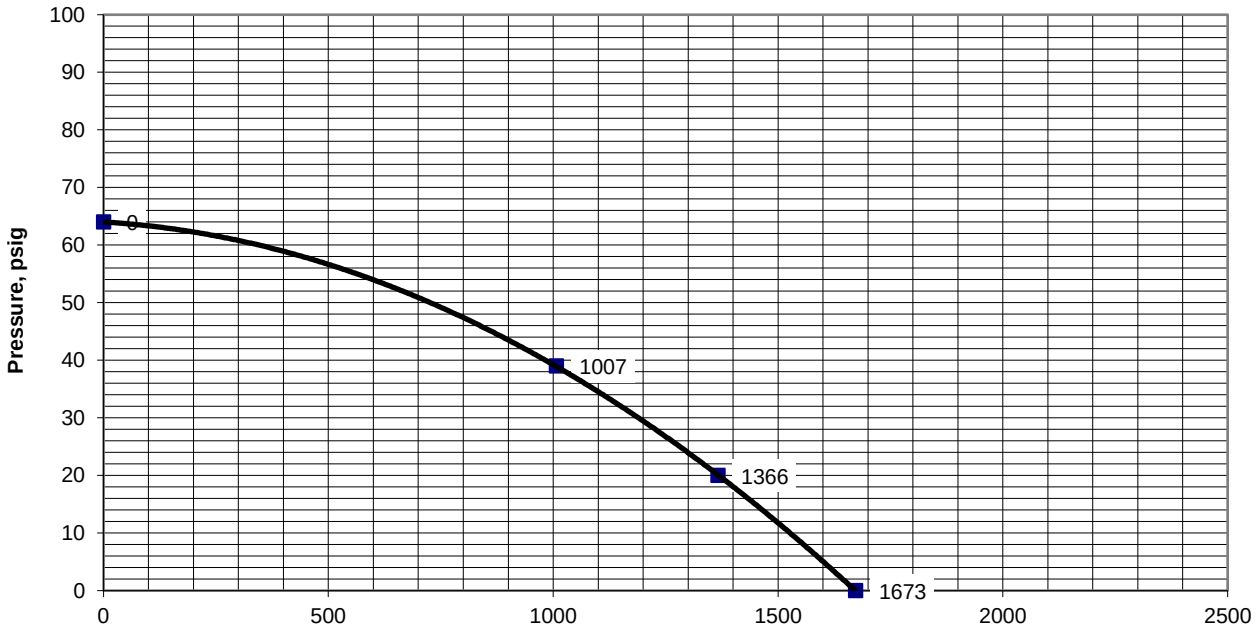
TOTAL FLOW DURING TEST: **1007** GPM

STATIC READING: 64 PSI RESIDUAL: 39 PSI

RESULTS: AT 20 PSI RESIDUAL **1366** GPM AT 0 PSI **1673** GPM

ESTIMATED CONSUMPTION: **1007** GAL.

REMARKS: flow taken from hydrant # per map provided



THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE PALM BEACH COUNTY FIRE CODE COMPLIACE IS THE RESPONSIBILITY OF THE PERMIT APPLICANT

REVIEWER:

GREG PICHÉ

PALM BEACH COUNTY FIRE RESCUE
WATER FLOW TEST REPORT

DATE: 5/17/2024

FLOW TEST NUMBER: LAN2024-49 HYDRANT # **5** TIME: 13:05

PROJECT: Lantana Village Square ADDRESS: 1201 S. Dixie Hwy. DAY: Friday

CITY: Lantana WATER SUPPLIER: Lantana

TEST PERFORMED BY: Insp. G.Telfair MINUTES FLOWED 1

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5		
COEFFICIENT:	0.9		
PITOT READING:	20		
GPM:	**750**	**0**	

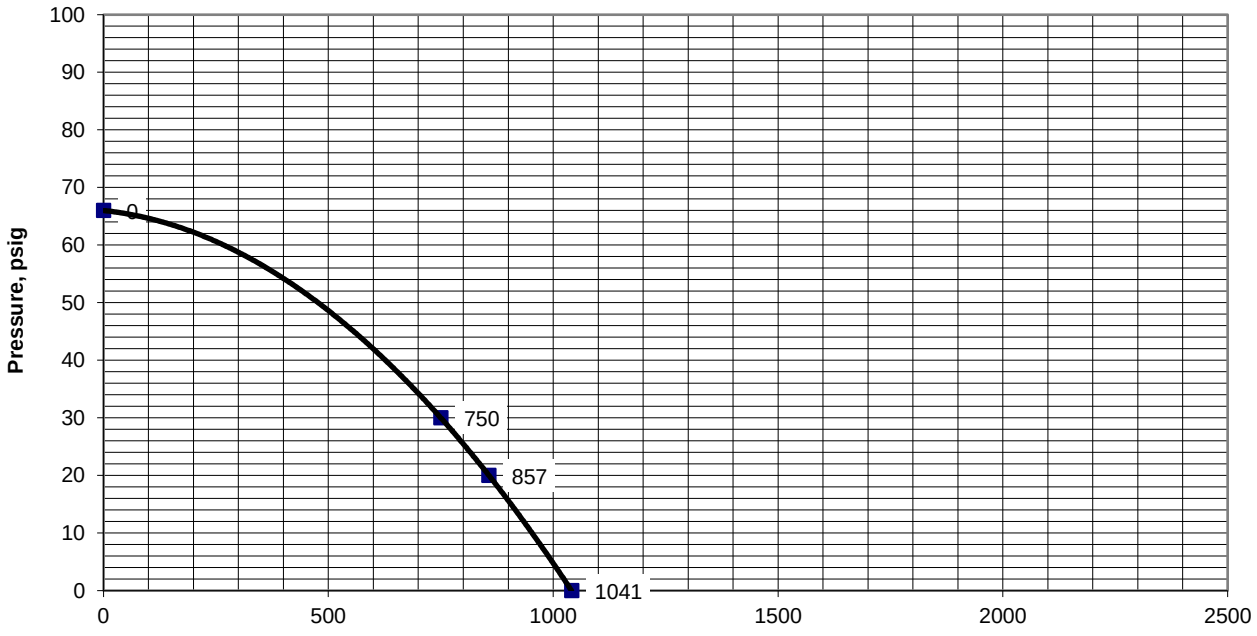
TOTAL FLOW DURING TEST: **750** GPM

STATIC READING: 66 PSI RESIDUAL: 30 PSI

RESULTS: AT 20 PSI RESIDUAL **857** GPM AT 0 PSI **1041** GPM

ESTIMATED CONSUMPTION: **750** GAL.

REMARKS: flow taken from hydrant # per map provided



THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE PALM BEACH COUNTY FIRE CODE COMPLIACE IS THE RESPONSIBILITY OF THE PERMIT APPLICANT

REVIEWER:

GREG PICHÉ

PALM BEACH COUNTY FIRE RESCUE
PLANS REVIEW APPLICATION

NO. 53865

FP # 2121 Permit # LAN2024.45

TO BE FILLED OUT BY APPLICANT

THE UNDERSIGNED HEREBY APPLIES FOR PLANS TO BE REVIEWED FOR COMPLIANCE OF PALM BEACH COUNTY FIRE CODE:

PROJECT NAME LANTANA VILLAGE SQUARE #1

ADDRESS OF PROJECT 1201 S. DIXIE HWY.

CITY/TOWN LANTANA

➤ ❑ CONSTRUCT	❑ REVISE	❑ ALTER
➤ ❑ MULTIPLE DWELLING	❑ CIVIL	❑ COMMERCIAL
➤ ❑ INTERIOR	❑ HOOD SYSTEM	❑ FUEL TANK/LINES
❑ LP GAS	❑ FIRE ALARM	❑ FIRE SPRINKLER
❑ FIRE SUPPRESSION	❑ HVAC	☒ OTHER HYDRANT FLOW TEST

KIMLEY-HORN
NAME OF OWNER OR ENGINEER

8201 PETERS RD. #3200 PLANTATION FL 33324
ADDRESS OF OWNER OR ENGINEER

NAME OF CONTRACTOR

ADDRESS OF CONTRACTOR

MARCEL BENALCAZAR
PRINT APPLICANT / CONTACT NAME

APPLICATION DATE

954.898.0085
TELEPHONE NUMBER

MARCEL.BENALCAZAR@KIMLEY-HORN.COM
~~FAX NUMBER~~ EMAIL

VALUATION OF PROPOSED WORK

FOR OFFICE USE ONLY

FIRE REVIEW FEE
$300.00

CHECK # 1035
DATE RECV'D 5.15.24

MSTU # 40

FIRE DEPARTMENT OFFICIAL
PALM BEACH COUNTY FIRE RESCUE

Rev. 09/2010

#1 S/R + Flow


Greynolds Cir
Atlanta Ave
E Coast Ave
S Dixie Hwy
Lantana
Central St
S Broadway
W Central Blvd
E Hart St
Garnett St
Hypoluxo Rd
Hypoluxo

PALM BEACH COUNTY FIRE RESCUE
PLANS REVIEW APPLICATION

NO. 53864

FP # 2122 Permit # LAN2024.46

TO BE FILLED OUT BY APPLICANT

THE UNDERSIGNED HEREBY APPLIES FOR PLANS TO BE REVIEWED FOR COMPLIANCE OF PALM BEACH COUNTY FIRE CODE:

PROJECT NAME LANTANA VILLAGE SQUARE #2

ADDRESS OF PROJECT 1201 S. DIXIE HWY.

CITY/TOWN LANTANA

➤ ❑ CONSTRUCT	❑ REVISE	❑ ALTER
➤ ❑ MULTIPLE DWELLING	❑ CIVIL	❑ COMMERCIAL
➤ ❑ INTERIOR	❑ HOOD SYSTEM	❑ FUEL TANK/LINES
❑ LP GAS	❑ FIRE ALARM	❑ FIRE SPRINKLER
❑ FIRE SUPPRESSION	❑ HVAC	☒ OTHER HYDRANT FLOW TEST

KIMLEY-HORN
NAME OF OWNER OR ENGINEER

8201 PETERS RD. #2200 PLANTATION FL 33324
ADDRESS OF OWNER OR ENGINEER

NAME OF CONTRACTOR

ADDRESS OF CONTRACTOR

MARCEL BENALCAZAR
PRINT APPLICANT / CONTACT NAME

APPLICATION DATE

954.898.0685
TELEPHONE NUMBER

MARCEL.BENALCAZAR@KIMLEY-HORN.COM
~~FAX NUMBER~~ EMAIL

VALUATION OF PROPOSED WORK

FOR OFFICE USE ONLY

FIRE REVIEW FEE
$300.00

CHECK # 1035
DATE RECV'D 5.15.24

MSTU # 40

A. Mellette
FIRE DEPARTMENT OFFICIAL

PALM BEACH COUNTY FIRE RESCUE

Rev. 09/2010

Greynolds Cir
Atlanta Ave
E Coast Ave
S Dixie Hwy
Lantana
W Central Blvd
Central St
S Broadway
Garnett St
E Hart St
Greynolds Cir
#2
S/R
+
FLOW
S Broadway
S Dixie Hwy
Hypoluxo Rd
Lantana
Hypoluxo
E Coast Ave

PALM BEACH COUNTY FIRE RESCUE
PLANS REVIEW APPLICATION

NO. 53863

FP # 2123 Permit # LAN2024-47

TO BE FILLED OUT BY APPLICANT

THE UNDERSIGNED HEREBY APPLIES FOR PLANS TO BE REVIEWED FOR COMPLIANCE OF PALM BEACH COUNTY FIRE CODE:

PROJECT NAME LANTANA VILLAGE SQUARE #3

ADDRESS OF PROJECT 1201 S. DIXIE HWY

CITY/TOWN LANTANA

➤ ☐ CONSTRUCT	☐ REVISE	☐ ALTER
➤ ☐ MULTIPLE DWELLING	☐ CIVIL	☐ COMMERCIAL
➤ ☐ INTERIOR	☐ HOOD SYSTEM	☐ FUEL TANK/LINES
☐ LP GAS	☐ FIRE ALARM	☐ FIRE SPRINKLER
☐ FIRE SUPPRESSION	☐ HVAC	☒ OTHER HYDRANT FLOW TEST

KIMLEY-HORN
NAME OF OWNER OR ENGINEER

8201 PETERS RD. #2000 PLANTATION FL 33324
ADDRESS OF OWNER OR ENGINEER

NAME OF CONTRACTOR

ADDRESS OF CONTRACTOR

MARCEL BENALCAZAR
PRINT APPLICANT / CONTACT NAME

APPLICATION DATE

954.898.0655
TELEPHONE NUMBER

MARCEL.BENALCAZAR@KIMLEY-HORN.COM
FAX NUMBER EMAIL

VALUATION OF PROPOSED WORK

FOR OFFICE USE ONLY

FIRE REVIEW FEE $300.00

CHECK # 1035
DATE RECV'D 5.15.24

MSTU # 40

A. Mellette
FIRE DEPARTMENT OFFICIAL

PALM BEACH COUNTY FIRE RESCUE

Rev. 09/2010


Greynolds Cir
Atlanta Ave
E Coast Ave
S Dixie Hwy
Lantana
Central St
S Broadway
W Central Blvd
E Hart St
Garnett St
Greynolds Cir
S Broadway
S Dixie Hwy
#3
S.R.A
Flow
Hypoluxo Rd
Hypoluxo Rd
Lantana
Hypoluxo
E Coast Ave

PALM BEACH COUNTY FIRE RESCUE
PLANS REVIEW APPLICATION

NO. 53862

FP # 2124 Permit # LAN2024.48

TO BE FILLED OUT BY APPLICANT

THE UNDERSIGNED HEREBY APPLIES FOR PLANS TO BE REVIEWED FOR COMPLIANCE OF PALM BEACH COUNTY FIRE CODE:

PROJECT NAME LANTANA VILLAGE SQUARE #4

ADDRESS OF PROJECT 1201 S. DIXIE HWY

CITY/TOWN LANTANA

➤ ❑ CONSTRUCT	❑ REVISE	❑ ALTER
➤ ❑ MULTIPLE DWELLING	❑ CIVIL	❑ COMMERCIAL
➤ ❑ INTERIOR	❑ HOOD SYSTEM	❑ FUEL TANK/LINES
❑ LP GAS	❑ FIRE ALARM	❑ FIRE SPRINKLER
❑ FIRE SUPPRESSION	❑ HVAC	☒ OTHER HYDRANT FLOW TEST

KIMLEY-HORN
NAME OF OWNER OR ENGINEER

8201 PETERS RD. #2200 PLANTATION FL 33324
ADDRESS OF OWNER OR ENGINEER

NAME OF CONTRACTOR

ADDRESS OF CONTRACTOR

MARCEL.BENALCAZAR
PRINT APPLICANT / CONTACT NAME

APPLICATION DATE

954.888.0685
TELEPHONE NUMBER

MARCEL.BENALCAZAR@KIMLEY-HORN.COM
~~FAX NUMBER~~ EMAIL

VALUATION OF PROPOSED WORK

FOR OFFICE USE ONLY

FIRE REVIEW FEE $300.00

CHECK # 1035
DATE RECV'D 5.15.24

MSTU # 40

FIRE DEPARTMENT OFFICIAL

PALM BEACH COUNTY FIRE RESCUE

Rev. 09/2010


Greynolds Cir
Atlanta Ave
E Coast Ave
S Dixie Hwy
Lantana
W Central Blvd
Central St
S Broadway
Garnett St
E Hart St
Hypoluxo Rd
Hypoluxo

#4 S/R + FLOW

PALM BEACH COUNTY FIRE RESCUE
PLANS REVIEW APPLICATION

NO. 53861

FP # 2125 Permit # LAN2024.491

TO BE FILLED OUT BY APPLICANT

THE UNDERSIGNED HEREBY APPLIES FOR PLANS TO BE REVIEWED FOR COMPLIANCE OF PALM BEACH COUNTY FIRE CODE:

PROJECT NAME LANTANA VILLAGE SQUARE #5

ADDRESS OF PROJECT 1201 S. DIXIE HWY

CITY/TOWN LANTANA

➤ ❑ CONSTRUCT	❑ REVISE	❑ ALTER
➤ ❑ MULTIPLE DWELLING	❑ CIVIL	❑ COMMERCIAL
➤ ❑ INTERIOR	❑ HOOD SYSTEM	❑ FUEL TANK/LINES
❑ LP GAS	❑ FIRE ALARM	❑ FIRE SPRINKLER
❑ FIRE SUPPRESSION	❑ HVAC	☒ OTHER HYDRANT FLOW TEST

KIMLEY-HORN
NAME OF OWNER OR ENGINEER

8201 PETERS RD. #2200 PLANTATION FL 33324
ADDRESS OF OWNER OR ENGINEER

NAME OF CONTRACTOR

ADDRESS OF CONTRACTOR

MARCEL BENALCAZAR
PRINT APPLICANT / CONTACT NAME

APPLICATION DATE

954.898.0685
TELEPHONE NUMBER

MARCEL.BENALCAZAR@KIMLEY-HORN.COM
~~FAX NUMBER~~ EMAIL

VALUATION OF PROPOSED WORK

FOR OFFICE USE ONLY

FIRE REVIEW FEE	CHECK # 1085	MSTU # 40
$300.00	DATE RECV'D 5.15.24	

A. Mellette
FIRE DEPARTMENT OFFICIAL

PALM BEACH COUNTY FIRE RESCUE

Rev. 09/2010


Greynolds Cir
Atlanta Ave
E Coast Ave
S Dixie Hwy
Lantana
Central St
S Broadway
W Central Blvd
E Hart St
Garnett St
Greynolds Cir
S Broadway
S Dixie Hwy
Hypoluxo Rd
Lantana
Hypoluxo
E Coast Ave

#5 S/R & FLOW

Kimley»Horn

Date: May 13, 2024 KHA Job Number: 147659002

Project Name: **Lantana Village**

To: Palm Beach County Fire Rescue
Attn: Greg Piche
2300 North Jog Road, Suite 1E-40
West Palm Beach, FL 33411

We are sending these by

☐ U.S. Mail ☒ FedEx ☐ Hand Delivery
☐ Other

We are sending you

☐ Attached ☐ Under separate cover via *the following items:*
☐ Shop drawings ☒ Prints/Plans ☐ Sample ☐ Specification ☐ Change Orders
☐ Other

No.	*Date*	*Copies*	*Description*
1	5/13/2024	1	Fire Flow Request Application
2	5/13/2024	1	Site Location Map w/ fire hydrant locations
3	5/13/2024	1	$1,500 Check #1035 for fire flow test fee

These are transmitted as checked below:

☐ For your use ☐ Approved as submitted ☐ Resubmit ☐ Copies for approval
☐ As requested ☐ Approved as noted ☒ Submit ☐ Copies for distribution
☐ For review ☐ Returned for corrections ☐ Return ☐ Corrected prints

Copy to: Signed: Marcel Benalcazar

FIRE HYDRANT FLOW TEST REQUEST

DATE: 4/16/2024

BILLING PARTY AND MAILING ADDRESS

NAME: Marcel Benalcazar email: marcel.benalcazar@kimley-horn.com

CONTACT PHONE # 954-828-0685

ADDRESS: 8201 Peters Road, Suite 2200
Plantation, FL 33324

DETAIL DETAIL DESCRIPTION OF LOCATION:
 # OF TESTS REQUESTED: 5 **# OF HYDRANTS:** 5

Fire flow test for the five (5) Fire Hydrant that service the Lantana Village Square shopping center, please refer to the attached mark-up with fire hydrant locaitons.

PLEASE FAX FORM TO 561-233-0057, ATTN: WATER OFFICER

PLEASE ATTACH LOCATION AND/OR SITE MAP.

Water Flow Tests
Fee: Palm Beach County Fire Code, Ordinance 2017-043 , Table 1.14.7, E
A fee of, Three hundred ($300.00) dollars shall be paid for all flow tests performed by Palm Beach County Fire-Rescue on wet hydrants.
Check or Money order only.
Payable to: "BCCPBC",or "BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY"

LANTANA VILLAGE
TOWN FO LANTANA
FLORIDA
EXISTING FIRE HYDRANT EXHIBIT
SHEET NUMBER
EX-1
KHA PROJECT
DATE
4/15/24
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY
Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 696
NO.
REVISIONS
DATE
BY
KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
811
It's fast, It's free. It's the law.
www.callsunshine.com
ALL ELEVATIONS SHOWN ON THESE PLANS ARE RELATIVE TO NAVD 88. TO CONVERT TO NGVD 29 ADD 1.55 FEET.
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE COSTS FOR DEWATERING AND OBTAINING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.
WEST CENTAL BOULEVARD
ORENOLOCK CIRCLE
FEC RAILROAD
FEDERAL HIGHWAY
HYPOLUXO ROAD
Fire Hydrant Location #1
Fire Hydrant Location #2
Fire Hydrant Location #3
Fire Hydrant Location #4
Fire Hydrant Location #5
RETAIL #1 EXISTING MAIN DIKE (44,268 SF)
RETAIL #2 (8,233 SF)
DIST 8" DIP WM
DIST 8" HDP SEWER
WM REDUCES FROM 8" TO 6"
NORTH
GRAPHIC SCALE IN FEET
0
30
60
120

Attachment C

Lantana Village Square
Fire Flow Calculation

Lantana Village Square
Fire Flow Calculation

Building Information				Fire Flow Calculation			
Building	**Construction Type**	**Stories**	**Building Area (sq. ft.)**	**Fire Flow Area (sq. ft.)**	**Fire Plow per Table 18.4.5.2.1 (gpm)**	**Fire Flow with Quick Response Sprinkler Reduction (gpm)**	**Duration (hr.)**
Type I	Type IB	3	14,150	42,450	2,250	600	2
Type II	Type IB	3	13,260	39,780	2,250	600	2
Type II-H	Type IB	3	12,771	38,313	2,000	600	2
Type II-R	Type IB	3	12,771	38,313	2,000	600	2
Type III	Type IB	3	16,185	48,555	2,500	625	2
Type III-H	Type IB	3	16,976	50,928	2,500	625	2

SP24-0002

THE SCHOOL DISTRICT OF PALM BEACH COUNTY
Planning and Intergovernmental Relations

School Capacity Availability Determination (SCAD) Application

At least 30 days prior to seeking approval from county/local government, scan and email a completed application to *joyce.cai@palmbeachschools.org* and *arielle.harrell@palmbeachschools.org*.

A determination will be provided within twenty (20) days of receipt of a complete application. A determination is not transferable and is valid for one year from the date of issuance. Once a Development Order (DO) is issued, the SCAD determination shall be valid for the life of the DO.

Select type(s) of application:

☐ Future Land Use Atlas (FLUA) Amendment ☐ Rezoning ☒ Development Order (D.O.) or Amendment to D.O. ☐ No Impact

Application Review Fee(s):

- For each type of application - $200.00 for 20 units & more or $100 for under 20 units.
- The SCAD review fee is non-refundable and shall be paid online through the District's SchoolCashOnline at https://palmbeach.schoolcashonline.com/

PART I. PROJECT INFORMATION

Project Name	Municipality	
Lantana Village Square (Temporary Name) Phase I	Town of Lantana	
Property Control Number(s)		**SAC #(s)**
40-43-45-03-00-000-7030; 40-43-45-03-00-000-7080; 40-43-45-03-00-000-7100		
Property Address	**City**	**Zip Code**
1301 S Dixie Highway, 457 Greynolds Circle, 1201 S Dixie Highway	Lantana	33462
General Location		**Property Acreage**
Northwest corner of Hypoluxo Road and Dixie Highway		18.45

Complete the following table(s). Refer to the Sufficiency Checklist and provide all the required documents.
For more info, go to **https://www.palmbeachschools.org/Page/785**

☐ **For Future Land Use Atlas (FLUA) Amendment**

CURRENT DESIGNATION		PROPOSED DESIGNATION	
Existing use of land	Commercial	Proposed use of land	Mixed Use
Current FLUA designation	Mixed Use District (MXD)	Proposed FLUA designation	Mixed Use District (MXD)
Maximum # of units permitted	15 units per acre = 276 units	Maximum # of units permitted	25 units per acre = 461 units

☐ **For Rezoning**

CURRENT DESIGNATION		PROPOSED DESIGNATION	
Existing use of land	Commercial	Proposed use of land	Commercial
Current zoning designation	Mixed Use District (MXD)	Proposed zoning designation	Mixed Use District (MXD)
Maximum # of units permitted	15 units per acre = 276 units	Maximum # of units permitted	25 units per acre = 461 units

☒ **For Development Order (D.O.) or Amendment to D.O.**

PROJECT INFORMATION		UNIT TYPE	NUMBER OF UNITS
Total # of units proposed	304	Single-Family	0
		Multi-Family	0
# of stories for each building	3	Apartments (3 stories or less)	304
		Mid-Rise Apt/Condo (4 - 8 stories)	0
Are there previous approval(s)*	No	High-Rise Apt/Condo (9 stories or more)	0
Will the project be phased?***		Mobile Home Park	0

* If applicable, please attach previous approval letter(s).
** An executed Restrictive Covenant is required for age restricted communities.
*** If applicable, please attach a Phasing Plan showing the number and type of units to receive certificate of occupancy yearly.

Owner / Agent Information

Owner's Name	Owner's Email	Owner's Phone #
Lantana Village Owner, LLC	manny@integrafl.com	305-796-4562
Agent's Name	**Agent's Email**	**Agent's Phone #**
Manny Martinez	manny@integrafl.com	305-796-4562

Mailing Address	City	State	Zip Code
150 SE 2nd Ave, Suite 800	Miami	FL	33131

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge.

Manuel Martinez
Digitally signed by Manuel Martinez
DN: cn=Manuel Martinez, o, ou, email=manny@integrafl.com, c=US
Date: 2024.03.19 23:26:40 -04'00'

Owner or Owner's Agent Signature

March 19, 2024
Date

THE SCHOOL DISTRICT OF PALM BEACH COUNTY
Planning and Intergovernmental Relations

School Capacity Availability Determination (SCAD) Application ***continued***

Project Name	Owner's Name	Agent's Name
Lantana Village Square (Temporary Name)	Lantana Village Owner, LLC	Manny Martinez

PART II. LOCAL GOVERNMENT REVIEW

Date Application Filed	Petition # - FLUA	Petition # - Rezoning	Petition # - D.O.	Petition # - No Impact
4/2/24			SP24-0002	

Reviewed By (Print Name)	Reviewed By Email
Elizabeth Eassa	eeassa@lantana.org

Elizabeth J. Eassa — *Government Representative Signature*

Asst. Dev. Svcs. Director — *Government Representative Title*

4/9/24 — *Date*

PART III. SCHOOL DISTRICT REVIEW

Case Type	Case Number	Date Application Received	Date Application Completed	Date SCAD Letter Issued
FLUA				
Rezoning				
D.O.				
No Impact				

Additional Information

SCAD Fees Paid

Amount Paid $ _____ Date Paid _____ SchoolCashOnline Receipt # _____

Notes

The School District of Palm Beach County
Planning and Intergovernmental Relations
3661 Interstate Park Rd North, Suite 200
Riviera Beach, FL 33404

joyce.cai@palmbeachschools.org
561-882-1941

SP24-0002

THE SCHOOL DISTRICT OF PALM BEACH COUNTY
Planning and Intergovernmental Relations

School Capacity Availability Determination (SCAD) Application

At least 30 days prior to seeking approval from county/local government, scan and email a completed application to *joyce.cai@palmbeachschools.org* and *arielle.harrell@palmbeachschools.org*.

A determination will be provided within twenty (20) days of receipt of a complete application. A determination is not transferable and is valid for one year from the date of issuance. Once a Development Order (DO) is issued, the SCAD determination shall be valid for the life of the DO.

Select type(s) of application:

☐ Future Land Use Atlas (FLUA) Amendment ☐ Rezoning ☒ Development Order (D.O.) or Amendment to D.O. ☐ No Impact

Application Review Fee(s):

- For each type of application - $200.00 for 20 units & more or $100 for under 20 units.
- The SCAD review fee is non-refundable and shall be paid online through the District's SchoolCashOnline at https://palmbeach.schoolcashonline.com/

PART I. PROJECT INFORMATION

Project Name	Municipality	
Lantana Village Square (Temporary Name) Phase II	Town of Lantana	
Property Control Number(s)		**SAC #(s)**
40-43-45-03-00-000-7030; 40-43-45-03-00-000-7080; 40-43-45-03-00-000-7100		
Property Address	**City**	**Zip Code**
1301 S Dixie Highway, 457 Greynolds Circle, 1201 S Dixie Highway	Lantana	33462
General Location		**Property Acreage**
Northwest corner of Hypoluxo Road and Dixie Highway		18.45

Complete the following table(s). Refer to the Sufficiency Checklist and provide all the required documents.
For more info, go to **https://www.palmbeachschools.org/Page/785**

☐ **For Future Land Use Atlas (FLUA) Amendment**

CURRENT DESIGNATION		PROPOSED DESIGNATION	
Existing use of land	Commercial	Proposed use of land	Mixed Use
Current FLUA designation	Mixed Use District (MXD)	Proposed FLUA designation	Mixed Use District (MXD)
Maximum # of units permitted	15 units per acre = 276 units	Maximum # of units permitted	25 units per acre = 461 units

☐ **For Rezoning**

CURRENT DESIGNATION		PROPOSED DESIGNATION	
Existing use of land	Commercial	Proposed use of land	Mixed Use
Current zoning designation	Mixed Use District (MXD)	Proposed zoning designation	Mixed Use District (MXD)
Maximum # of units permitted	15 units per acre = 276 units	Maximum # of units permitted	25 units per acre = 461 units

☒ **For Development Order (D.O.) or Amendment to D.O.**

PROJECT INFORMATION		UNIT TYPE	NUMBER OF UNITS
Total # of units proposed	157 in phase II (+ 304 units in phase I)	Single-Family	0
		Multi-Family	0
# of stories for each building	3	Apartments (3 stories or less)	157
		Mid-Rise Apt/Condo (4 - 8 stories)	0
Are there previous approval(s)*	No	High-Rise Apt/Condo (9 stories or more)	0
Will the project be phased?***	Yes (see cover letter)	Mobile Home Park	0

* If applicable, please attach previous approval letter(s).
** An executed Restrictive Covenant is required for age restricted communities.
*** If applicable, please attach a Phasing Plan showing the number and type of units to receive certificate of occupancy yearly.

Owner / Agent Information

Owner's Name	Owner's Email		Owner's Phone #
Lantana Village Owner, LLC	manny@integrafl.com		305-796-4562
Agent's Name	**Agent's Email**		**Agent's Phone #**
Manny Martinez	manny@integrafl.com		305-796-4562
Mailing Address	**City**	**State**	**Zip Code**
150 SE 2nd Ave, Suite 800	Miami	FL	33131

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge.

Manuel Martinez
Digitally signed by Manuel Martinez
DN: cn=Manuel Martinez, o, ou, email=manny@integrafl.com, c=US
Date: 2024.03.19 23:25:39 -04'00'

Owner or Owner's Agent Signature

March 19, 2024
Date

THE SCHOOL DISTRICT OF PALM BEACH COUNTY
Planning and Intergovernmental Relations

School Capacity Availability Determination (SCAD) Application ***continued***

Project Name	Owner's Name	Agent's Name
Lantana Village Square (Temporary Name)	Lantana Village Owner, LLC	Manny Martinez

PART II. LOCAL GOVERNMENT REVIEW

Date Application Filed	Petition # - FLUA	Petition # - Rezoning	Petition # - D.O.	Petition # - No Impact
4/2/24			SP24-0002	

Reviewed By (Print Name)	Reviewed By Email
Elizabeth Passa	eepassa@lantana.org

Elizabeth J. Passa — *Government Representative Signature*

Asst. Dev. Srcs. Director — *Government Representative Title*

4/3/24 — *Date*

PART III. SCHOOL DISTRICT REVIEW

Case Type	Case Number	Date Application Received	Date Application Completed	Date SCAD Letter Issued
FLUA				
Rezoning				
D.O.				
No Impact				

Additional Information

SCAD Fees Paid

Amount Paid $ _____ Date Paid _____ SchoolCashOnline Receipt # _____

Notes

The School District of Palm Beach County
Planning and Intergovernmental Relations
3661 Interstate Park Rd North, Suite 200
Riviera Beach, FL 33404

joyce.cai@palmbeachschools.org
561-882-1941

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 3c

PREPARED BY: Nicole Dritz, Development Services Director

REVIEWED BY: Brian K. Raducci, ICMA-CM, Town Manager

MEETING DATE: January 9, 2025

AGENDA ITEM: Consideration of a request for a Landscape Plan in accordance with Section 10.5-22 of the Town of Lantana Code of Ordinances for the Lantana Village Planned Mixed-Use Development. (Case # LP24-0014)

ISSUE/BACKGROUND:

The applicant, Lantana Village Owner, LLC, is requesting approval of a Landscape Plan associated with the proposed Lantana Village Square Planned Mixed-Use Development request SE24-0002 and Site Plan request SP24-0002.

This project contains the proposed Landscape Plan for the 18.45 acre development site. The applicant is proposing to exceed the requirements of Chapter 10.5 - Landscaping and is not seeking any Waivers from the Town Code related to landscaping.

ATTACHMENT(S):

1. Lantana - Landscape Plan Application.pdf
2. Landscape.pdf

SAMPLE MOTION:

I move to (approve) (deny) Landscape Plan LP24-0014 for 1201 S Dixie Hwy, 1301 S Dixie Hwy and 457 Greynolds Circle known as Lantana Village Square.

LANDSCAPE APPLICATION

DEVELOPMENT SERVICES
504 Greynolds Circle
Lantana, FL 33462
(561) 540-5780
planning@lantana.org

Instructions: Fully complete all items below, and include all applicable companion items (See pg. 2). Note: Submittal of this application does not constitute approval. You will be contacted via the email provided regarding application status

INTERNAL USE ONLY

Date: _____

Project: _____

Fee: _____

Select Type:

- ☒ **Landscape Plan ($375)**
- ☐ **Landscape Variance ($375)**
- ☐ **Site Clearing ($50)**
- ☐ **Tree Removal (Protected) ($50)**
- ☐ **Tree Removal (Non-Protected) ($0)**

Project Address: 1301 and 1499 South Dixie Highway, and 457 Greynolds Circle, Lantana, FL 33462

Describe Your Request: Please review Landscape Application as part of Site Plan Review/Concurrency Review Application.

Square Footage: 18.45 acres

Valuation: _____

Property Owner

Name: Lantana Village Owner, LLC

Address: 150 SE 2nd Ave Ste 800 Miami, FL 33131

Phone: (305) 774-0110

Email: vb@integrafl.com

Applicant/Agent

☐ **Check here if same as owner**

Name: Manny Martinez; Samantha Moriber

Address: 150 SE 2nd Ave Ste 800 Miami, FL 33131

Phone: (305) 774-0110

Email: manny@integrafl.com; smoriber@integrafl.com

Applicant's Certification: I/we affirm and certify that I/we understand and will comply with all provisions and regulations of the Town of Lantana. I/we understand that if this application is approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be part of the Town of Lantana (if not already) and will be subject to all applicable laws, regulations, taxes, and police powers of the Town, including the Comprehensive Plan and Zoning Ordinance. I/we further certify that all statements and diagrams submitted herewith are true and accurate to the best of my/our knowledge and belief. Further, I/we understand that this application and attachments become part of the official record of the Town of Lantana, Florida, and are not returnable.

Manuel Martinez Digitally signed by Manuel Martinez DN: cn=Manuel Martinez, o, ou, email=manny@integrafl.com, c=US Date: 2024.04.01 17:07:00 -04'00'

Signature of Applicant

Kudzi Nyatoti

Witness

4/1/2024

Date

Owner's Certification: I affirm that either I am the applicant, or that the applicant listed above is hereby authorized to represent me in all dealings regarding this petition with the Town of Lantana.

Please see attached Written Consent of the Manager

Signature of Owner

Witness

Date

Submittal Requirements: Please include the following companion items for each item as applies, in addition to this application. Please reference The Town of Lantana Code of Ordinances Chapter 10.5 for the Town regulations regarding landscaping.

Type of Application	Fee	Required Materials
Landscape Plan	$375	• A landscape plan meeting the requirements of Sec. 10.5-21 and Sec. 10.5-41 • For new landscape installations over $1000, an irrigation plan with elements required by Sec. 10.5-21(d). • *Note: For Landscape plans and irrigation plans for all development other than single-family homes and duplexes, a plan signed and sealed by a Florida registered landscape architect.*
Tree Removal (Protected)	$50	• A site plan meeting the requirements of Sec. 10.5-4 (a sufficient number of replacement trees must be installed to equal one and one-half (1½) times the total DBH of protected trees removed and should be chosen from the list of specimen trees) • A statement explaining why the protected tree is proposed to be removed or relocated; or why the lot should be cleared.
Tree Removal (Non-Protected)	No fee	• A plan showing the location of the tree to be removed and the location of any replacement trees
Site Clearing	$50	• A site plan meeting the requirements of Sec. 10.5-4 • A completed Statement of Environmental Impact Affidavit • *Note: Applications for site clearing will not be approved until a bona fide development plan for the lot has been approved.*
Landscape Variance	$375	• Letter request address to the Development Services Director describing any deviations requested from Sec. 10.5 of the Town Code of Ordinances • Any supporting materials or plans as necessary

L0.0 LANDSCAPE INDEX
L1.0 OVERALL HARDSCAPE / MATERIALS PLAN - PHASE I & II
L1.1 PARTIAL HARDSCAPE / MATERIALS PLAN - PHASE I & II
L1.2 PARTIAL HARDSCAPE / MATERIALS PLAN - PHASE I
L1.3 REPRESENTATIVE PHOTOS / SIGN ELEVATIONS
L1.4 OVERALL HARDSCAPE / MATERIALS PLAN - PHASE I & III
L1.5 PARTIAL HARDSCAPE / MATERIALS PLAN - PHASE I & III
L2.0 OVERALL DISPOSITION PLAN
L2.1 PARTIAL DISPOSITION PLAN
L2.2 PARTIAL DISPOSITION PLAN
L2.3 PARTIAL DISPOSITION PLAN
L2.4 PARTIAL DISPOSITION PLAN
L2.5 PARTIAL DISPOSITION PLAN
L2.6 PARTIAL DISPOSITION PLAN
L2.7 PARTIAL DISPOSITION PLAN
L2.8 PARTIAL DISPOSITION PLAN
L2.9 PARTIAL DISPOSITION PLAN
L2.10 PARTIAL DISPOSITION PLAN
L2.11 PARTIAL DISPOSITION PLAN
L2.12 EXISTING TREE DISPOSITION LIST
L3.0 OVERALL PLANTING PLAN - PHASE I & II
L3.1 PARTIAL PLANTING PLAN - PHASE II
L3.2 PARTIAL PLANTING PLAN - PHASE I
L3.3 PARTIAL PLANTING PLAN - PHASE I
L3.4 PARTIAL PLANTING PLAN - PHASE II
L3.5 PARTIAL PLANTING PLAN - PHASE I
L3.6 PARTIAL PLANTING PLAN - PHASE I
L3.7 PARTIAL PLANTING PLAN - PHASE I
L3.8 PARTIAL PLANTING PLAN - PHASE I
L3.9 PARTIAL PLANTING PLAN - PHASE II
L3.10 PARTIAL PLANTING PLAN - PHASE I
L3.11 PARTIAL PLANTING PLAN - PHASE 1
L3.12 PLANT LIST / DETAILS / SPECIFICATIONS
L3.13 VUA LANDSCAPE AREA PLAN - PHASE I & II
L3.14 VUA LANDSCAPE AREA PLAN - PHASE I & III
L3.15 OVERALL PLANTING PLAN - PHASE I & III
L3.16 PARTIAL PLANTING PLAN - PHASE III
L3.17 PARTIAL PLANTING PLAN - PHASE III
L3.18 PARTIAL PLANTING PLAN - PHASE III

LANDSCAPE INDEX

William A Eager

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10.11.24
08.16.24
Revisions
Addendum A 07/22/2024
Revisions
Date
Job number
Sheet number
L0.0

EGS2 corp
landscape architecture
14121 sw 119 avenue miami florida 33186
(305) 274 . 2702 f (305) 274 . 2887 LA0001187

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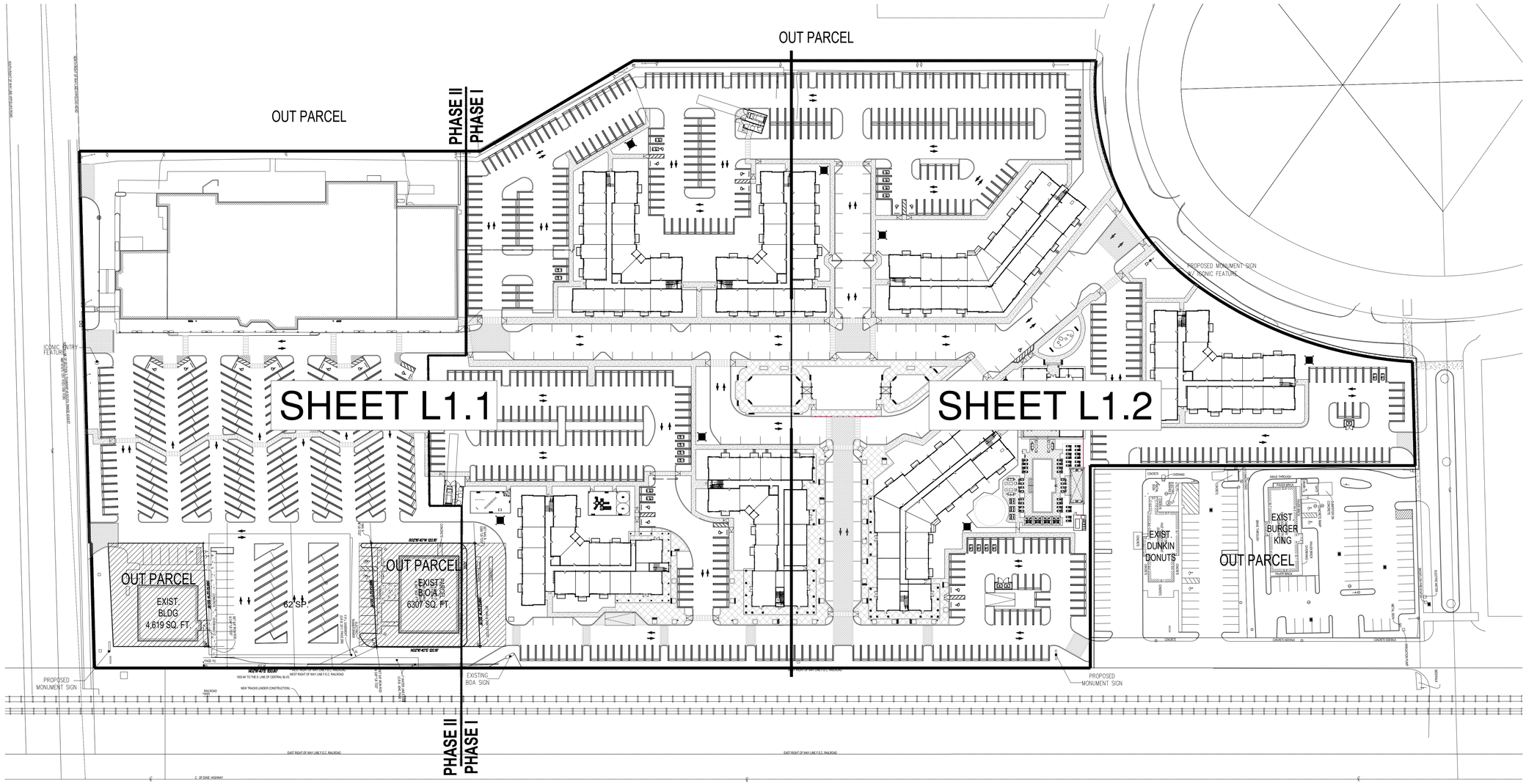
LANTANA VILLAGE

LANTANA, FLORIDA
FOR: INTEGRA



OVERALL HARDSCAPE / MATERIAL PLAN - PHASE I & II

SCALE: 1"=60'-0"

NORTH

William A Eager

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Revisions
Date
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Sheet number
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LANTANA VILLAGE

LANTANA, FLORIDA
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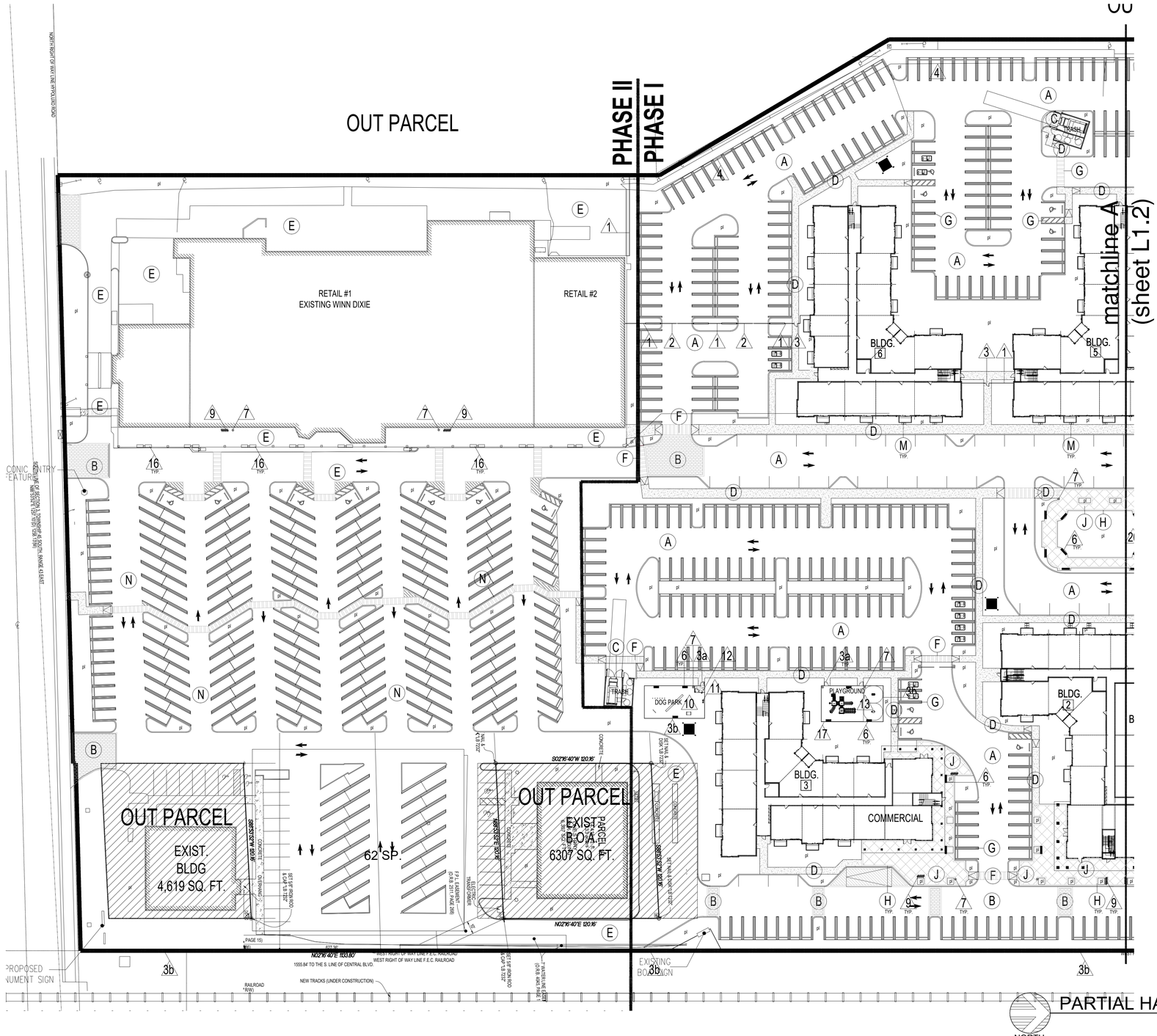


paving list

Key	Size	Material	Manufacturer/Supplier	Color	Pattern/Location
A		asp/alt			existing / proposed roadway
B	4x8x3-1/8" brick	concrete paver	equal to: Tremron	Santa Fe	herringbone perp. to curb roadway
C		concrete slab	poured in place	Natural Grey	trash areas
D		concrete slab	poured in place	Natural Grey	pedestrian sidewalks
E		existing paving			to remain
F	4x8x3-1/8" brick	concrete paver	equal to: Tremron	Santa Fe & Sierra	alternating bands for pedestrian walks in roadways
G					pavement markings refer to Civil drawings
H	4x8x2-3/8" brick	concrete paver	equal to: Tremron	Sierra	soldier course band & pedestrian sidewalks
J	12x12x2-3/8" park plaza	concrete paver	equal to: Tremron	Sierra	45° to building face pedestrian sidewalks
M	18x18x2"	concrete paver		Natural Grey	stepping stones central street units
N		new asphalt paving		Black	refer to civil plans

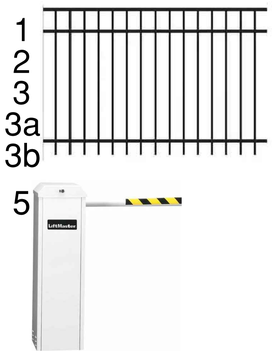
materials list

Key	Size	Feature	Design/Manufacturer	Color	Location/Qty.
1	72" ht.	aluminum picket fence	1x1 pickets : 4-1/4" o.c.	**bronze**	site perimeter / parking
2	72" ht.	aluminum picket with, gates	1x1 pickets : 4-1/4" o.c. transponder access	bronze	parking
3	72" ht.	aluminum picket ped. gate	1x1 pickets : 4-1/4" o.c. fob or key card access	bronze	perimeter / site
3a	48" ht.	aluminum picket ped. gate	1x1 pickets : 4-1/4" o.c. fob or key card access	bronze	playground / dog park
3b	48" ht.	aluminum picket fence	1x1 pickets : 4-1/4" o.c.	bronze	playground / dog park / east PL
4		existing fence			to remain
5		traffic control arm DC BB3	equal to Liftmaster	white	parking
6	72"	aluminum bench RM9-24	equal to Victor Stanley	bronze	site / 35
7		steel trash/ recycling RSDC-56	equal to Victor Stanley	bronze	site / 19
9		bike rack	equal to: Texacraft M-169-5	black	site - 12
10		dog park equipment	equal to: Premier Recreation Equipment Silver Package	varies	exercise equipment dog park silver pkg. : 1 agility weave poles, 1 dog walkramp, wall jump, flex. weave, poles, fire hydrant
11		pet fountain	equal to: Premier Recreation Equipment 7214 pet comfort station	s.s.	dog park / 1
12		waste station	equal to: Premier Recreation Equipment	black	dog park / 1
13		playground	equal to: Premier Recreation Equipment #07-1610 play structure	varies	playground / 1
16		fiberglass planter	equal to: Jay Scotts Brisbane Extra Large 60x24x24	lt. gray	Winn Dixie / 16
17	16'x 20' x 12'-6" bottom of canopy	shade structure	custom : to be selected	brown poles dk. green canopy	playground / 1

Refer to sheet L1.3 for enlarged photos of 10 / 13 / 17

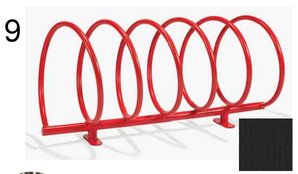








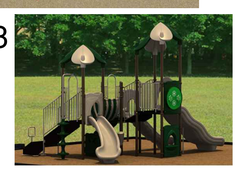


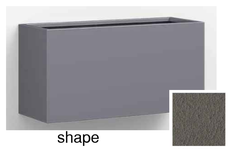


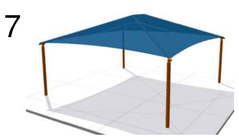












PARTIAL HARDSCAPE / MATERIALS PLAN - PHASE I & II

SCALE: 1"=40'-0"

NORTH

William A Eager

Digitally signed by William A Eager
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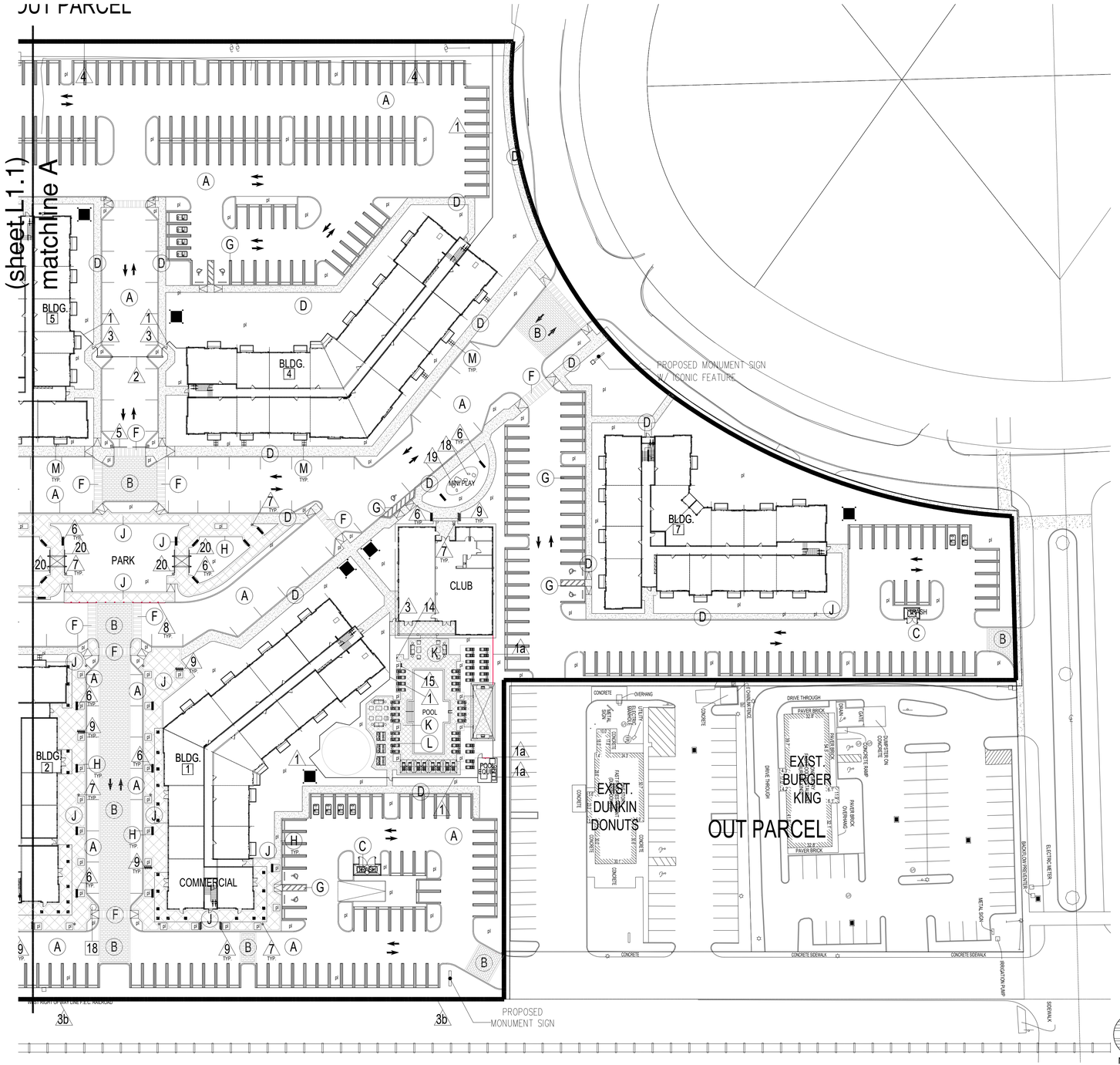
08.16.24	Revisions
	Date
	Job number
	Sheet number
	L1.1

EGS2 corp landscape architecture
14121 sw 119 avenue miami florida 33186
(305) 274.2702 f (305) 274.2887 LA0001187

LANTANA VILLAGE

LANTANA, FLORIDA
FOR: INTEGRA



paving list

Key	Size	Material	Manufacturer/Supplier	Color	Pattern/Location
A		asp/alt			existing / proposed roadway
B	4x8x3-1/8" brick	concrete paver	equal to: Tremron	Santa Fe	herringbone perp. to curb roadway
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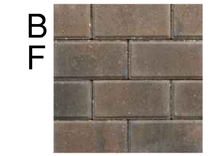
G					pavement markings refer to Civil drawings
H	4x8x2-3/8" brick	concrete paver	equal to: Tremron	Sierra	soldier course band & pedestrian sidewalks
J	12x12x2-3/8" park plaza	concrete paver	equal to: Tremron	Sierra	45° to building face pedestrian sidewalks
K	12x12x2-3/8" park plaza	concrete paver	equal to: Tremron	Sand Dune	45° to pool edge pool deck
L	8x12x2-3/8" park plaza	concrete paver	equal to: Tremron	Sand Dune	soldier course band pool deck
M	18x18x2"	concrete paver		Natural Grey	stepping stones central street units

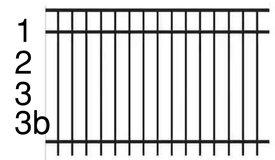
materials list

Key	Size	Feature	Design/Manufacturer	Color	Location/Qty.
1	72" ht.	aluminum picket fence	1x1 pickets : 4-1/4" o.c.	**bronze**	site perimeter / parking / pool area
1a	72" ht.	aluminum opaque fence	horizontal board on board	**bronze**	pool area / pool equipment
2	72" ht.	aluminum picket veh. gates	1x1 pickets : 4-1/4" o.c. transponder access	bronze	parking
3	72" ht.	aluminum picket ped. gate	1x1 pickets : 4-1/4" o.c. fob or key card access	bronze	perimeter / site
3b	48" ht.	aluminum picket fence	1x1 pickets : 4-1/4" o.c.	bronze	playground / dog park / east PL
4		existing fence			to remain
5		traffic control arm DC BB3	equal to Liftmaster	white	parking
6	72"	aluminum bench RM5-24	equal to Victor Stanley	bronze	site / 35
7		steel trash/ recycling RSDC-36	equal to Victor Stanley	bronze	site / 19
8	36"	bollard cover 6" square	equal to Crowd Control Warehouse	black	site / 11
9		bike rack	equal to: Texacraft M-159-5	black	site - 12
14		shower	equal to: Most Dependable Fountains 949SM	textured sapphire	pool deck / 1
15		drinking fountain	equal to: Elkay EHWSHPBK Pedestal Fountain LK4420	blue	pool deck -1
18		rubber rocks	equal to: AAA State of Play	gray	mini playground / 1 large / 3 medium / 2 small
19	1" x 4"	edging	equal to: Best Plus Recycled Plastic Lumber Edging	black	mini playground / 70 Lf.
20	17'1 x 10'1	green wall	refer to detail 1 / sheet L1.3		park









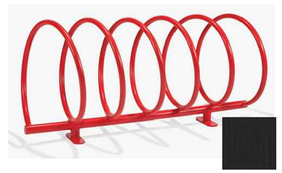






















PARTIAL HARDSCAPE / MATERIALS PLAN - PHASE I

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NORTH

William A Eager

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08.16.24
Revisions
Date
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Sheet number
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c landscape architecture
o
r 14121 sw 119 avenue miami florida 33186
p (305) 274.2702 f (305) 274.2887 LA0001187

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10



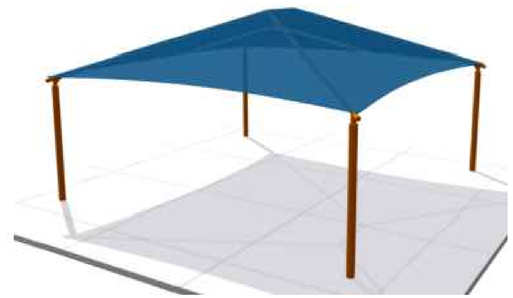
10		dog park equipment	equal to: Premier Recreation Equipment Silver Package	varies	exercise equipment dog park silver pkg. - 1 adjustable jump bar, bow wow barrel, dog walkramp, wall jump, flex. weave, poles, fire hydrant

13

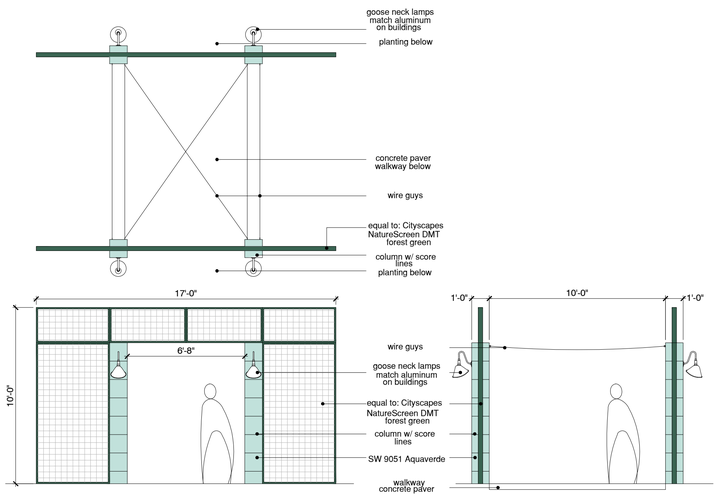


13		playground	equal to: Premier Recreation Equipment KP-1610 play structure	varies	playground / 1

17



17	30 x 50' x 12' @ bottom of canopy	shade structure	custom / to be selected	brown poles dk. green canopy	playground / 1



1
L1.3 GREEN WALL DETAILS 1/4" = 1'-0"

REPRESENTATIVE PHOTOS

William A Eager

Digitally signed by William A Eager
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08.16.24
Revisions
Date
Job number
Sheet number
L1.3

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landscape architecture
14121 sw 119 avenue miami florida 33186
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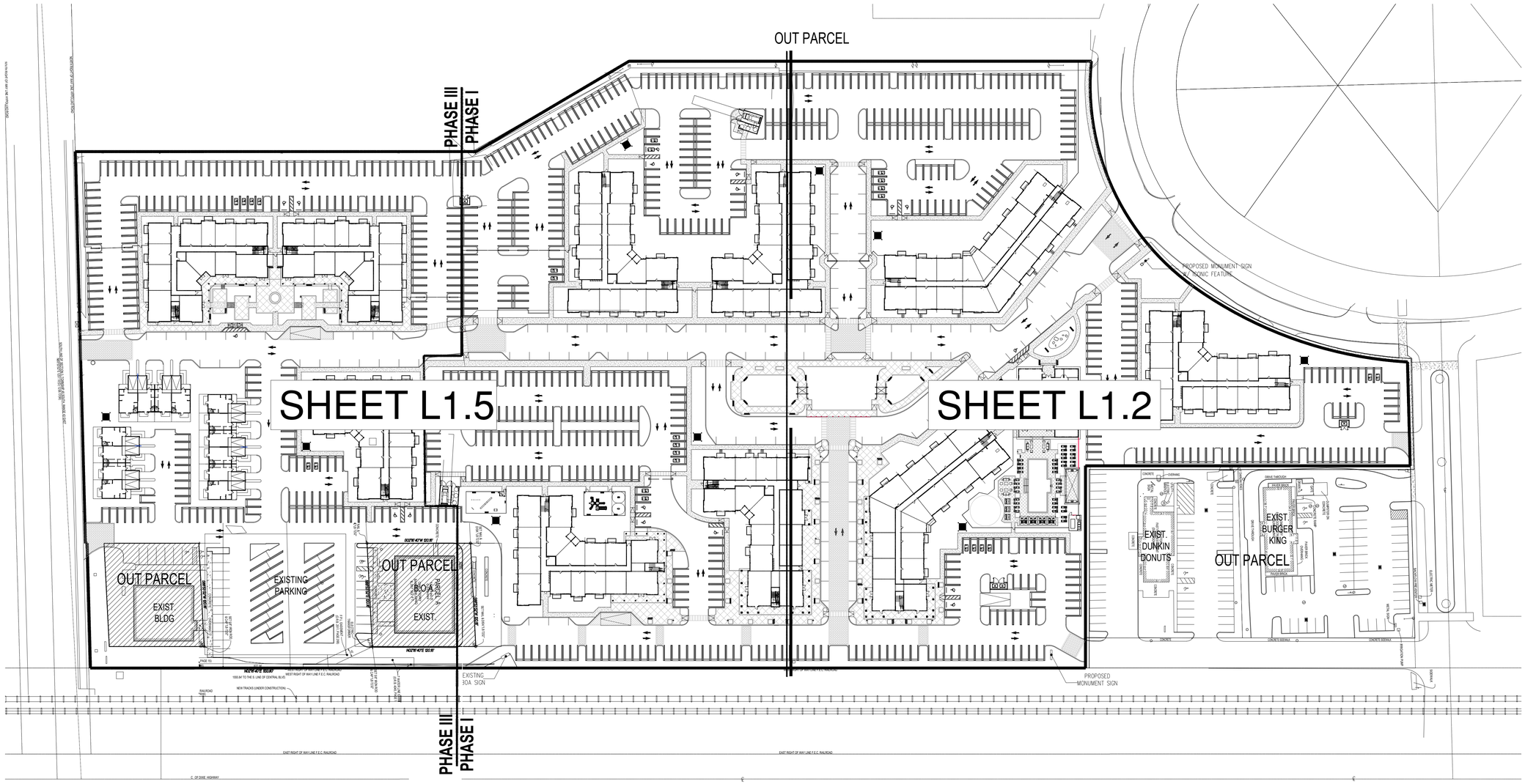
LANTANA VILLAGE

LANTANA, FLORIDA
FOR: INTEGRA



OVERALL HARDSCAPE / MATERIAL PLAN - PHASE I & III

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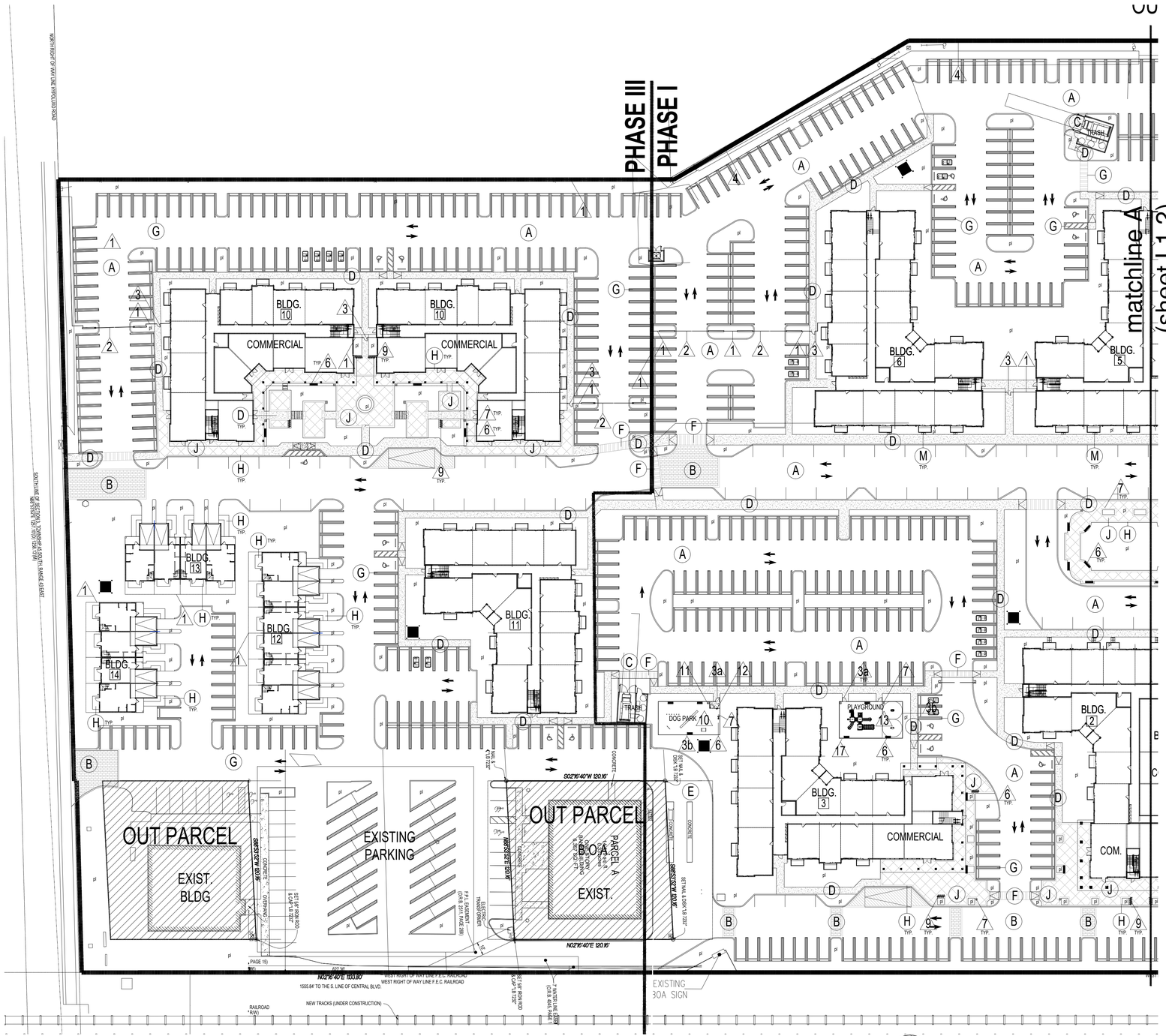
LANTANA VILLAGE

LANTANA, FLORIDA
FOR: INTEGRA



paving list

Key	Size	Material	Manufacturer/Supplier	Color	Pattern/Location
A		asphalt			existing / proposed roadway
B	4x8x3-1/8" brick	concrete paver	equal to: Tremron	Santa Fe	herringbone perp. to curb roadway
C		concrete slab	poured in place	Natural Grey	trash areas
D		concrete slab	poured in place	Natural Grey	pedestrian sidewalks
E		existing paving			to remain
F	4x8x3-1/8" brick	concrete paver	equal to: Tremron	Santa Fe & Sierra	alternating bands for pedestrian walks in roadways
G					pavement markings refer to Civil drawings
H	4x8x2-3/8" brick	concrete paver	equal to: Tremron	Sierra	soldier course band & pedestrian sidewalks
J	12x12x2-3/8" park plaza	concrete paver	equal to: Tremron	Sierra	45° to building face pedestrian sidewalks
M	18x18x2"	concrete paver		Natural Grey	stepping stones central street units
N		new asphalt paving		Black	refer to civil plans

materials list

Key	Size	Feature	Design/Manufacturer	Color	Location/Qty.
1	72" ht.	aluminum picket fence	1x1 pickets : 4-1/4" o.c.	**bronze**	site perimeter / parking
2	72" ht.	aluminum picket with, gates	1x1 pickets : 4-1/4" o.c. transponder access	bronze	parking
3	72" ht.	aluminum picket ped. gate	1x1 pickets : 4-1/4" o.c. fob or key card access	bronze	perimeter / site
3a	48" ht.	aluminum picket ped. gate	1x1 pickets : 4-1/4" o.c. fob or key card access	bronze	playground / dog park
3b	48" ht.	aluminum picket fence	1x1 pickets : 4-1/4" o.c.	bronze	playground / dog park / east PL
4		existing fence			to remain
5		traffic control arm DC 883	equal to Liftmaster	white	parking
6	72"	aluminum bench RIMS-24	equal to Victor Stanley	bronze	site / 39
7		steel trash/ recycling RSDC-36	equal to Victor Stanley	bronze	site / 23
9		bike rack	equal to: Texacraft M-169-S	black	site - 14
10		dog park equipment	equal to: Premier Recreation Equipment Silver Package	varies	exercise equipment dog park silver pkg. - 1 playground silver pkg. bow wow barrel, dog walk/ramp, wall jump, flex, weave, poles, fire hydrant
11		pet fountain	equal to: Premier Recreation Equipment 7214 pet comfort station	s.s.	dog park / 1
12		waste station	equal to: Premier Recreation Equipment	black	dog park / 1
13		playground	equal to: Premier Recreation Equipment KP-1610 play structure	varies	playground / 1
17	10' x 20' / 12' x 12' - @ bottom of canopy	shade structure	custom / to be selected	brown or dk. green/ bamboo	playground / 1

Refer to sheet L1.3 for enlarged photos of 10 / 13 / 17

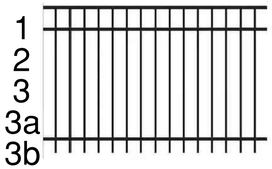
B
F



F
H
J



1
2
3
3a
3b



5



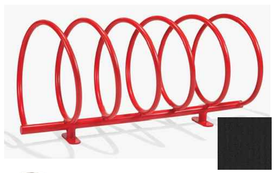
6



7



9



10



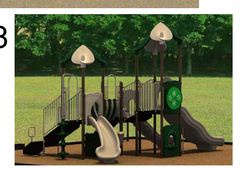
11



12



13



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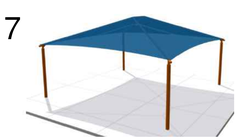

PARTIAL HARDSCAPE / MATERIALS PLAN - PHASE I & III

SCALE: 1"=40'-0"

NORTH

William A Eager

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Date: 2024.12.02 14:07:09 -05'00'

Revisions

Revisions
11.21.24
Date
10.11.24
Job number

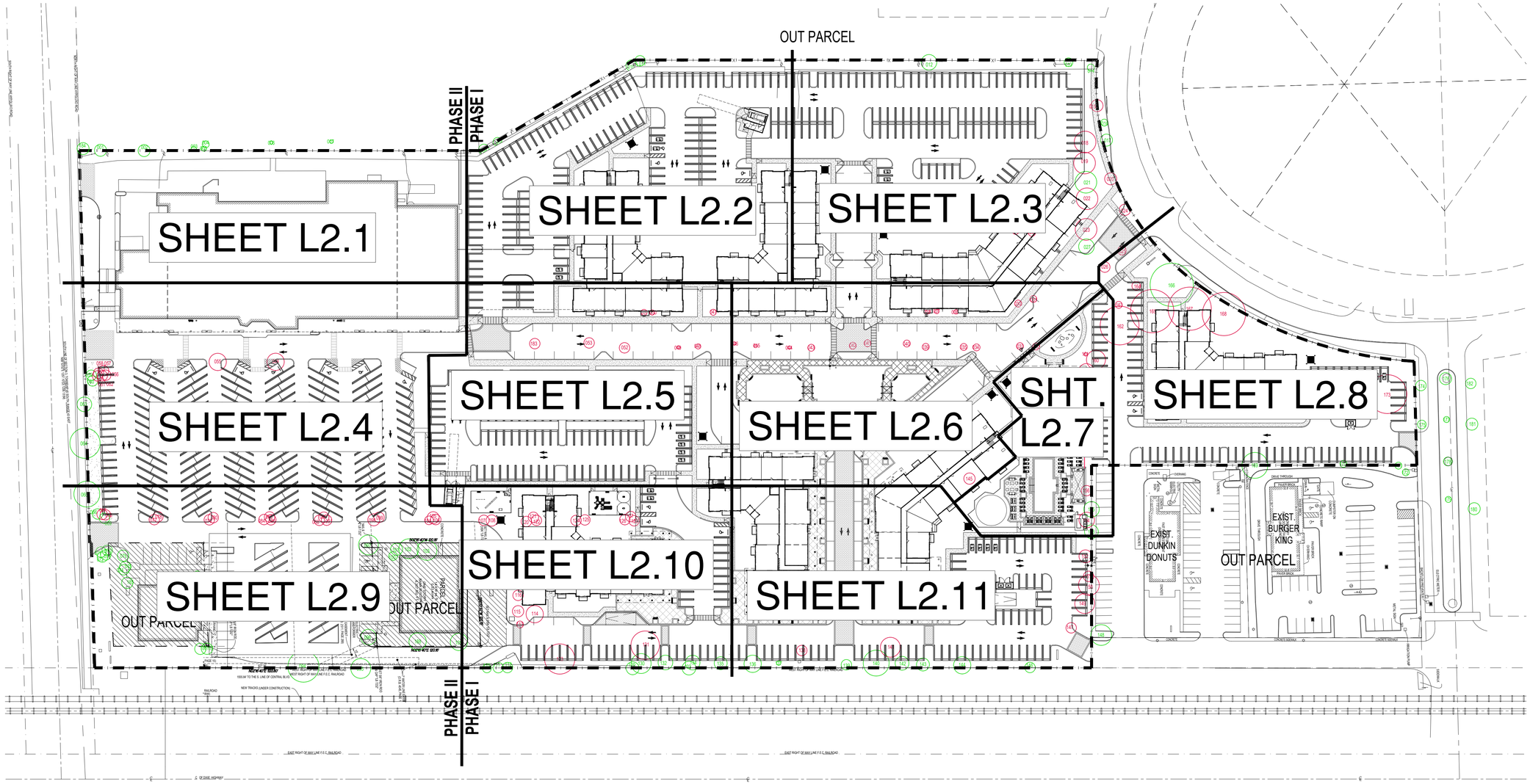
Sheet number
L1.5

EGS2 corp
landscape architecture
14121 sw 119 avenue miami florida 33186
p (305) 274 . 2702 f (305) 274 . 2887 LA0001187

K:\EGS2\Projects Lantana\Site Plan\Plan\S1207-Hardscape.dwg, Mon, 2 Dec 2024 - 10:05am

LANTANA VILLAGE

LANTANA, FLORIDA
FOR: INTEGRA



OVERALL DISPOSITION PLAN

SCALE: 1"=60'-0"

NORTH

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11.21.24
10.11.24
Revisions
08.16.24
Revisions
08.16.24
Date
Addendum A 07/22/2024
Job number
Sheet number
L2.0

EGS2 corp
landscape architecture
14121 sw 119 avenue miami florida 33186
(305) 274.2702 f (305) 274.2887 LA0001187

K:\EGS2 Vintage Lantana\Site Plan\Rev01\2501-ExPlotting.dwg Mon, 2 Dec 2024 - 10:09am

LANTANA VILLAGE

LANTANA, FLORIDA
FOR: INTEGRA

NORTH RIGHT OF WAY LINE HYPOLUXO ROAD

184 001 002 003 004 005 006 007

PHASE II

matchline A
(sheet L2.2)

matchline J
(sheet L2.4)

existing tree key

existing tree / number / to remain

existing tree / number / to be removed

NORTH

PARTIAL DISPOSITION PLAN

SCALE: 1/16"=1'-0"

William A Eager

Digitally signed by William A Eager
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11.21.24 Revisions
10.11.24 Revisions
08.16.24 Date
Addendum A 07/22/202 Job number

Sheet number
L2.1

EGS2 corp
landscape architecture
14121 sw 119 avenue miami florida 33186
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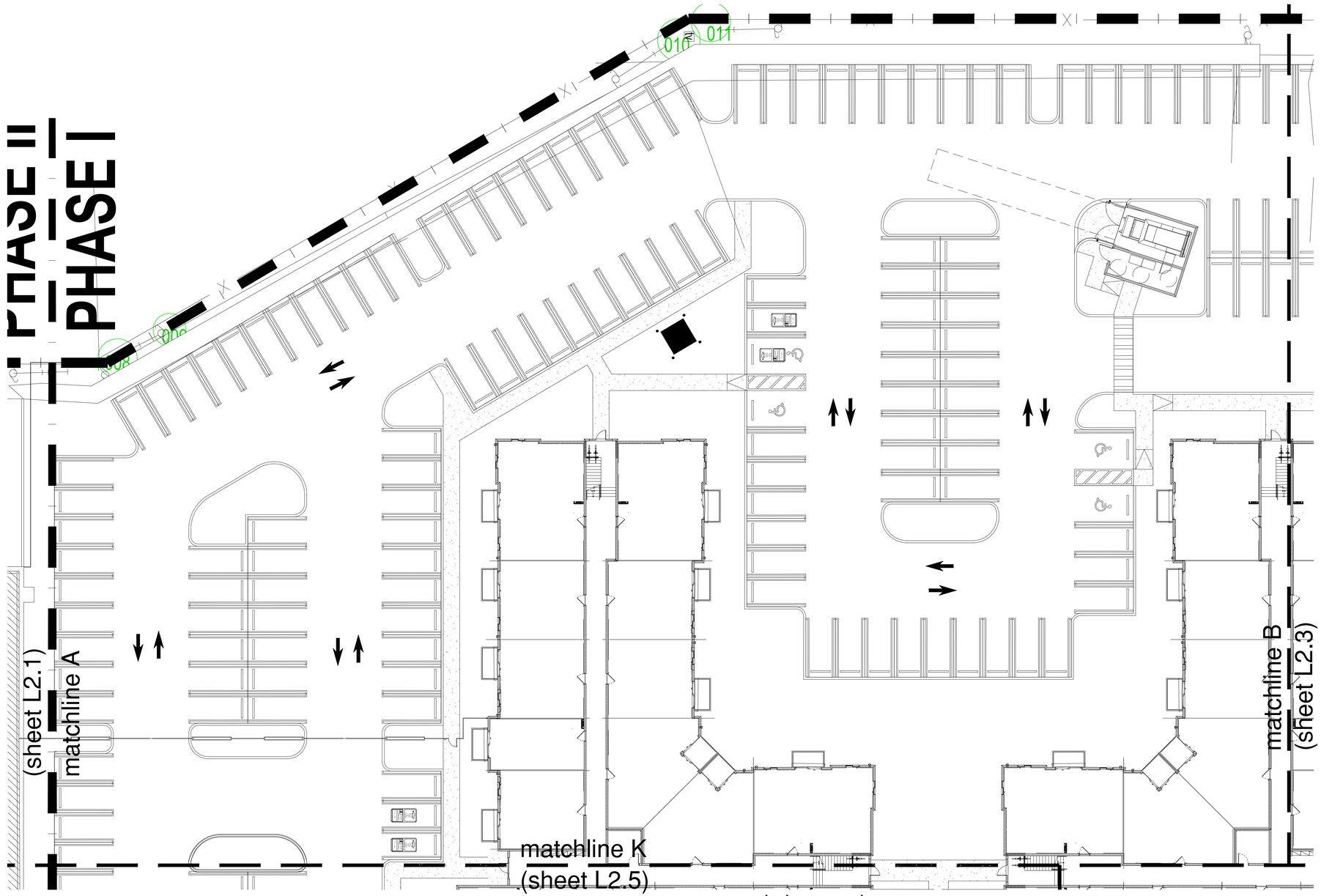

existing tree key

existing tree / number / to remain

existing tree / number / to be removed

NORTH

PARTIAL DISPOSITION PLAN
SCALE: 1/16"=1'-0"

William A Eager

Digitally signed by William A Eager
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Date: 2024.12.02 14:08:12 -05'00'

11.21.24
Revisions
10.11.24
Revisions
08.16.24
Date
Addendum A 07/22/202
Job number

Sheet number
L2.2

EGS2 corp
landscape architecture
14121 sw 119 avenue miami florida 33186
(305) 274.2702 f (305) 274.2887 LA0001187

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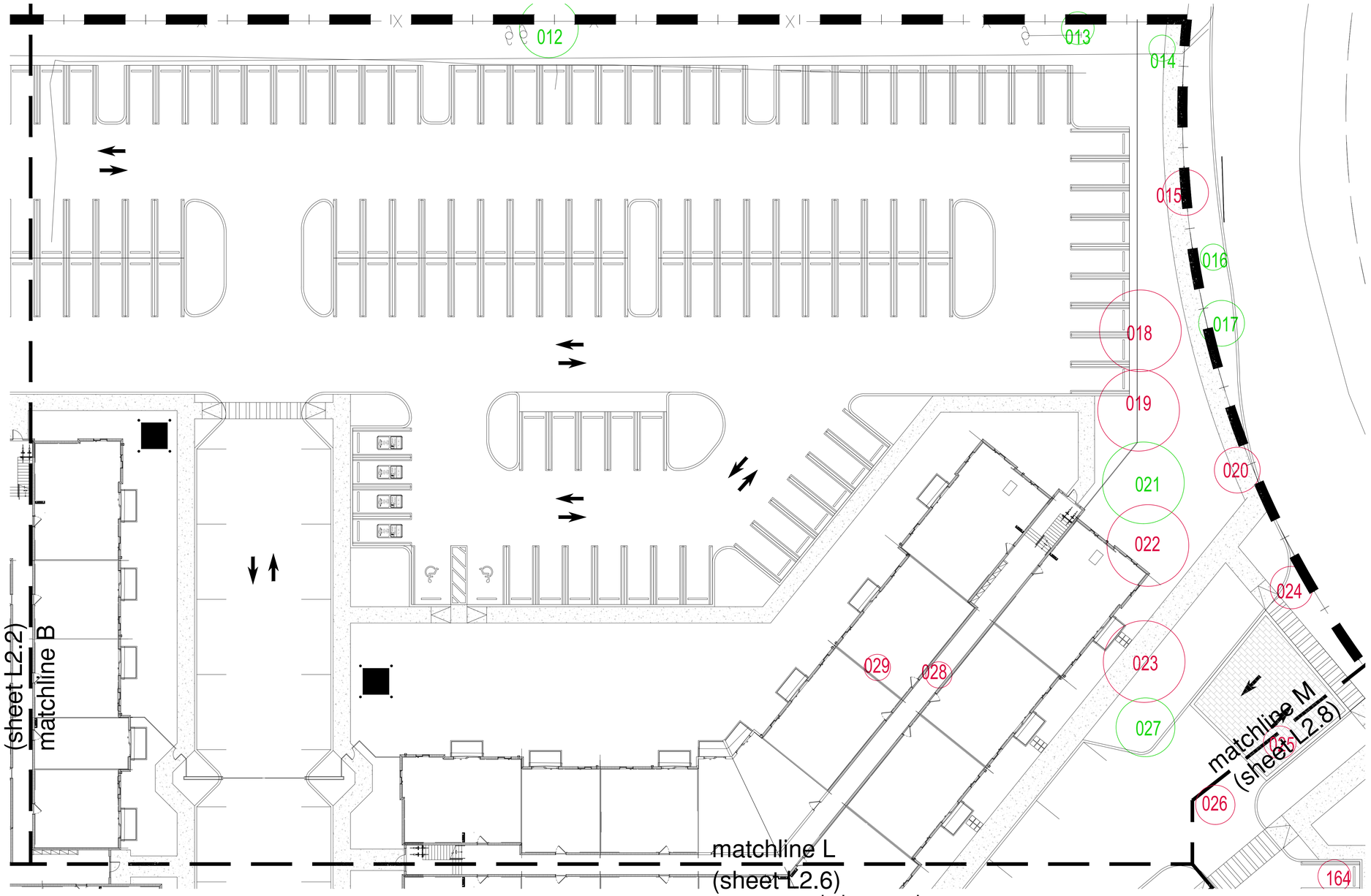
LANTANA VILLAGE

LANTANA, FLORIDA
FOR: INTEGRA



existing tree key

existing tree / number / to remain

existing tree / number / to be removed

NORTH

PARTIAL DISPOSITION PLAN

SCALE: 1/16"=1'-0"

William A Eager

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11.21.24 Revisions
10.11.24 Revisions
08.16.24 Date
Addendum A 07/22/202 Job number

Sheet number L2.3

EGS2 corp landscape architecture
14121 sw 119 avenue miami florida 33186
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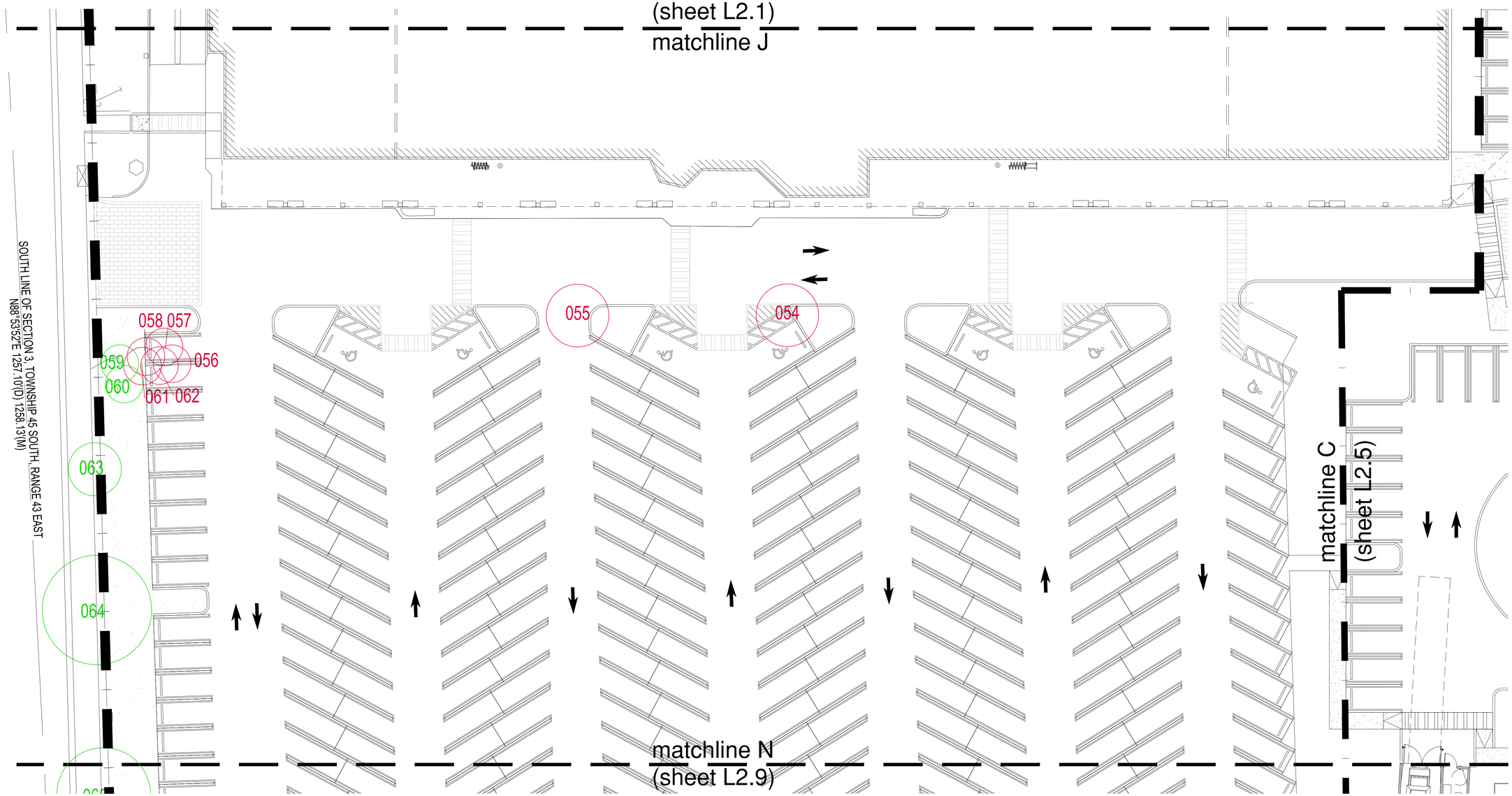
LANTANA VILLAGE

LANTANA, FLORIDA
FOR: INTEGRA



existing tree key

- # existing tree / number / to remain
- # existing tree / number / to be removed

PARTIAL DISPOSITION PLAN

SCALE: 1/16"=1'-0"

NORTH

William A Eager

Digitally signed by William A Eager
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Date: 2024.12.02 14:09:03 -05'00'

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Revisions
10.11.24
Revisions
08.16.24
Date
Addendum A 07/22/202
Job number

Sheet number
L2.4

EGS2 corp
landscape architecture
14121 sw 119 avenue miami florida 33186
(305) 274.2702 f (305) 274.2887 LA0001187

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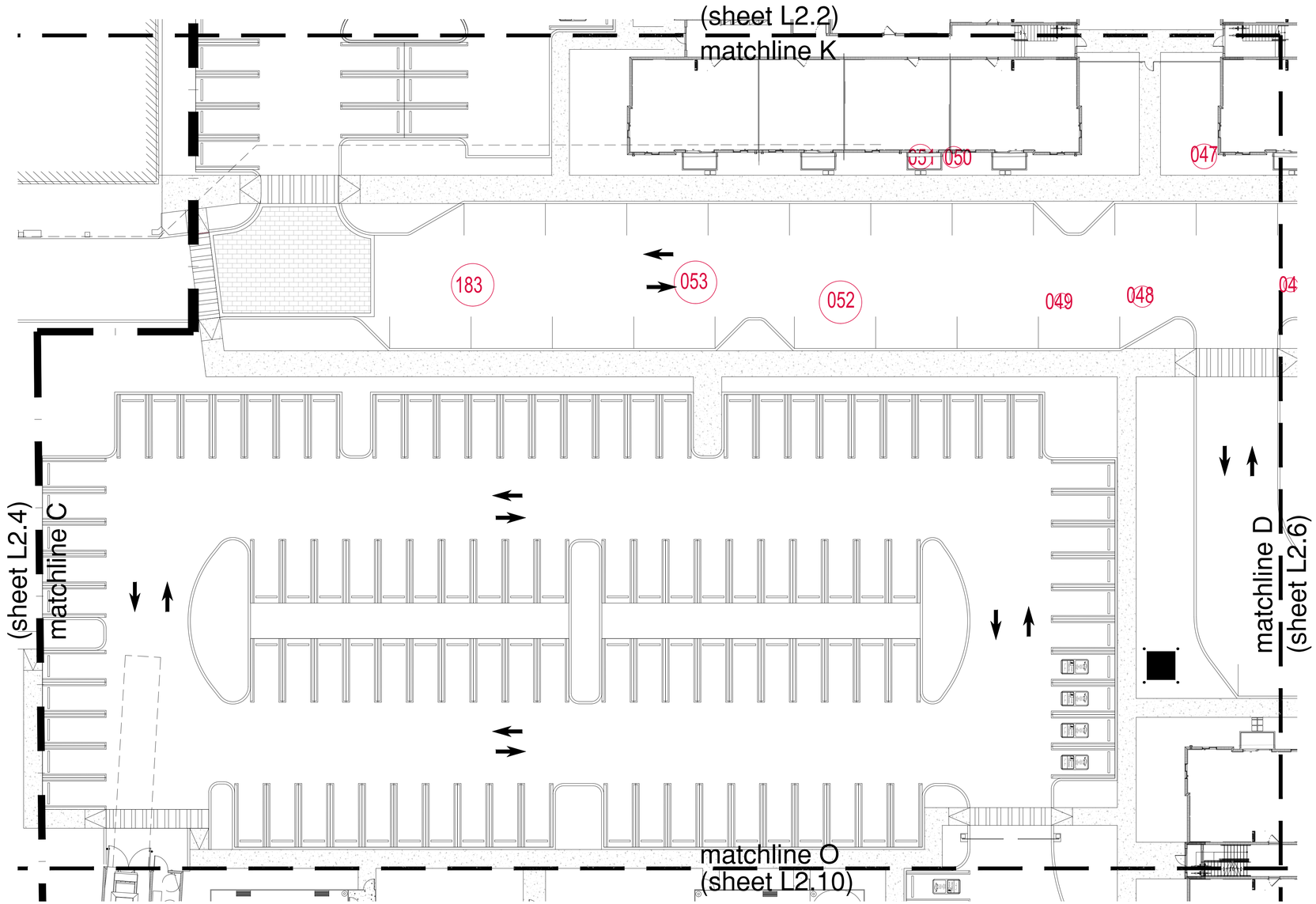

existing tree key

existing tree / number / to remain

existing tree / number / to be removed

NORTH

PARTIAL DISPOSITION PLAN

SCALE: 1/16"=1'-0"

William A Eager

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Date: 2024.12.02 14:09:28 -05'00'

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Revisions
10.11.24
Revisions
08.16.24
Date
Addendum A 07/22/202
Job number

Sheet number
L2.5

EGS2 corp
landscape architecture
14121 sw 119 avenue miami florida 33186
(305) 274.2702 f (305) 274.2887 LA0001187

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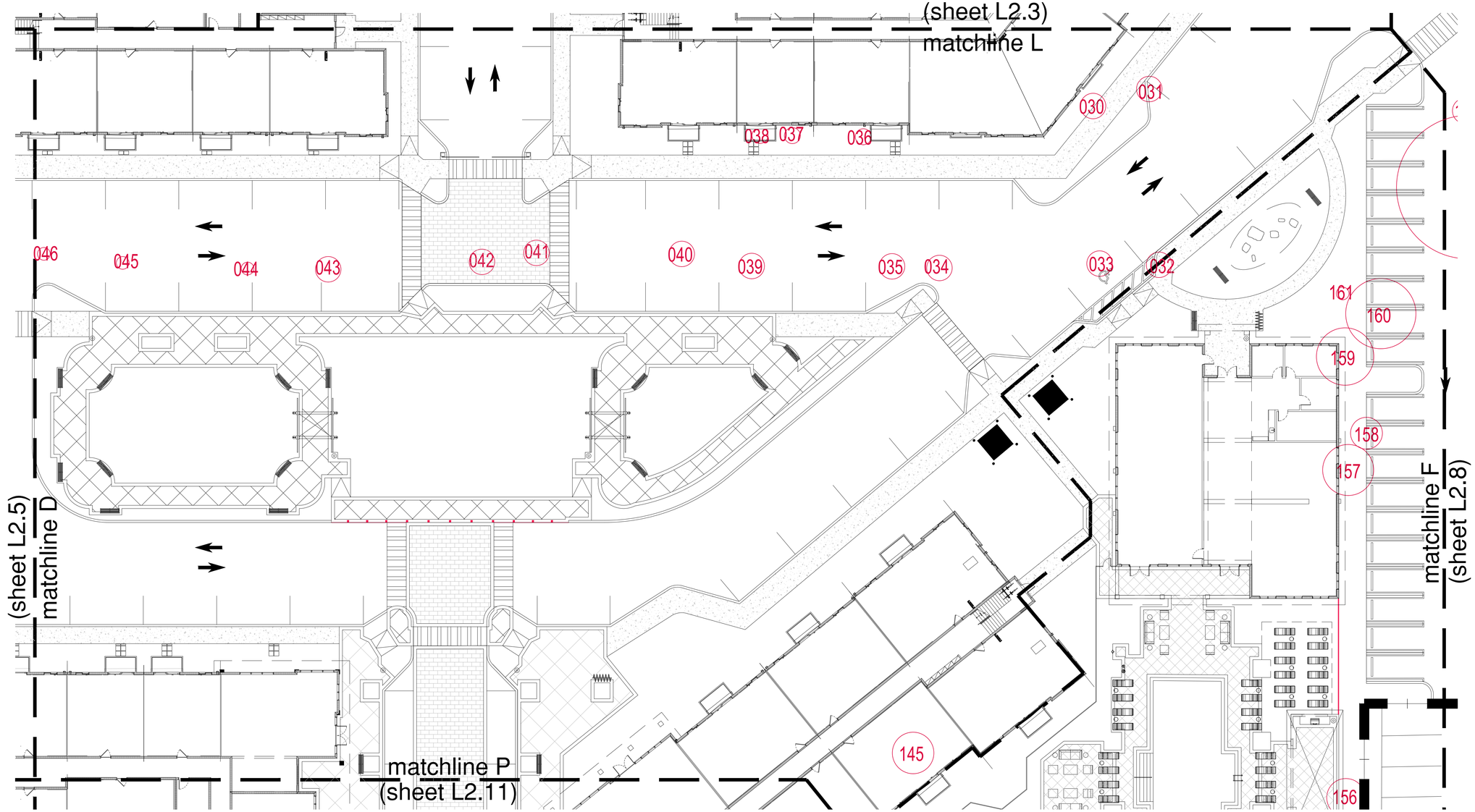
LANTANA VILLAGE

LANTANA, FLORIDA
FOR: INTEGRA



existing tree key

existing tree / number / to remain

existing tree / number / to be removed

NORTH

PARTIAL DISPOSITION PLAN

SCALE: 1/16"=1'-0"

William A Eager

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Revisions
08.16.24
Date
Addendum A 07/22/2024
Job number

Sheet number
L2.6

EGS2 corp
landscape architecture
14121 sw 119 avenue miami florida 33186
(305) 274.2702 f (305) 274.2887 LA0001187

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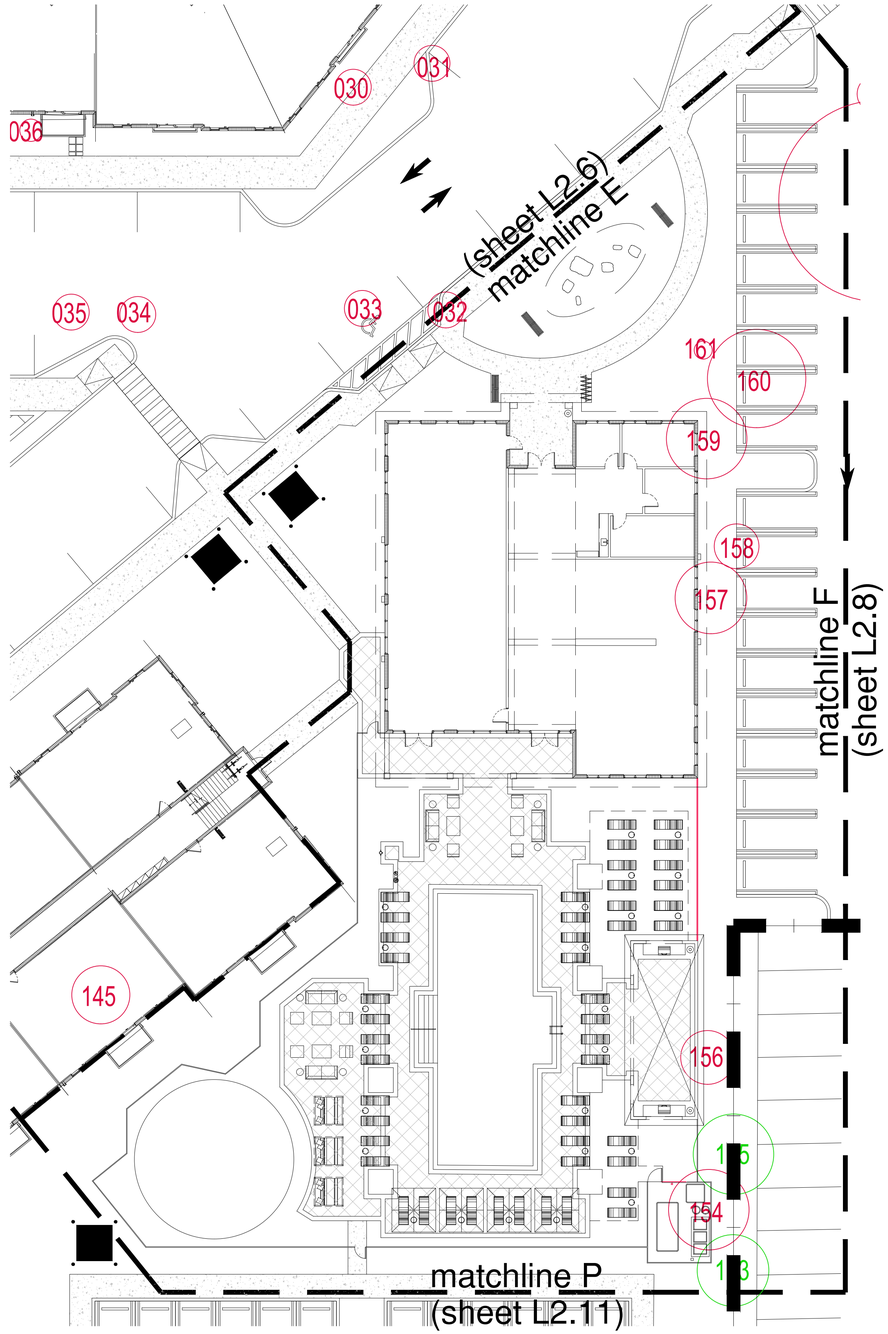

existing tree key

existing tree / number / to remain

existing tree / number / to be removed

NORTH

PARTIAL DISPOSITION PLAN
SCALE: 1/16"=1'-0"

William A Eager

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Date: 2024.12.02 14:10:26 -05'00'

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10.11.24 Revisions
08.16.24 Date
Addendum A 07/22/202 Job number
Sheet number L2.7

EGS2 corp
landscape architecture
14121 sw 119 avenue miami florida 33186
(305) 274.2702 f (305) 274.2887 LA0001187

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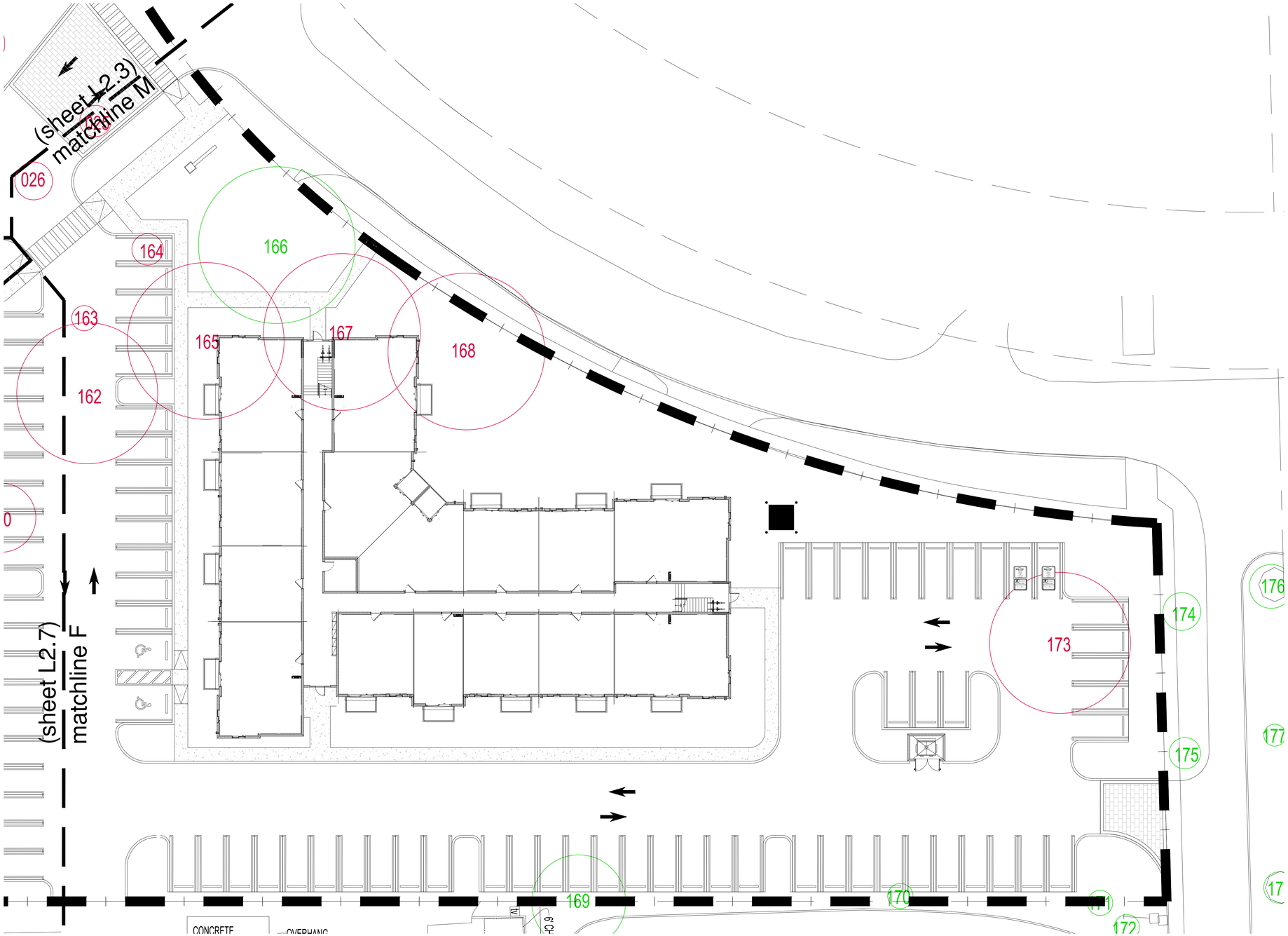
LANTANA VILLAGE

LANTANA, FLORIDA
FOR: INTEGRA



existing tree key

existing tree / number / to remain

existing tree / number / to be removed

PARTIAL DISPOSITION PLAN

SCALE: 1/16"=1'-0"

NORTH

William A Eager

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Revisions
10.11.24
Revisions
08.16.24
Date
Addendum A 07/22/202
Job number

Sheet number
L2.8

EGS2 corp
landscape architecture
14121 sw 119 avenue miami florida 33186
(305) 274 . 2702 f (305) 274 . 2887 LA0001187

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LANTANA VILLAGE

LANTANA, FLORIDA
FOR: INTEGRA

(sheet L2.4)
matchline N

matchline G
(sheet L2.10)

OUT PARCEL

PARCEL A
14,419 sq. ft.
0.33 acres
ONE STORY
BANK BUILDING
6,307 SQ. FT.

OUT PARCEL

PHASE II

PHASE I

065 066 067 068 069 070 071 072 073 074 075 076 077 078 079 080 082 083 084 085 086 088 090 091 097 098 099 100 101 102 103 104 105 106 185 186 187 188 094 095 096 109

CONCRETE

OVERHANG

SET 5/8" IRON ROD & CAP "LB 7232"

NAIL & "LB 7232"

S88°53'52"W 120.16'

N88°53'52"E 120.16'

S02°16'40"W 120.16'

N02°16'40"E 120.16'

627.36'

N02°16'40"E 1133.80'

1555.84' TO THE S. LINE OF CENTRAL BLVD.

F.P.L. EASEMENT
(O.R.B. 2511, PAGE 268)

ELECTRIC TRANSFORMER

10'

, PAGE 15)

886)

WEST RIGHT OF WAY LINE F.E.C. RAILROAD

WEST RIGHT OF WAY LINE F.E.C. RAILROAD

RAILROAD
' R/W)

NEW TRACKS (UNDER CONSTRUCTION)

7' WATER LINE EASEMENT
(O.R.B. 4045, PAGE 1

ATM

existing tree key

EAST RIGHT OF WAY LINE F.E.C. RAILROAD
existing tree / number / to remain

existing tree / number / to be removed

PARTIAL DISPOSITION PLAN

SCALE: 1/16"=1'-0"

NORTH

William A Eager

Digitally signed by William A Eager
DN: c=US, o=EGS2 Corp., dnQualifier=A01410D0000017E784C188D00025FEE, cn=William A Eager
Date: 2024.12.02 14:11:29 -05'00'

11.21.24
Revisions
10.11.24
Revisions
08.16.24
Date
A 07/22/202
Job number

Addendum

Sheet number
L2.9

EGS2 corp
landscape architecture
14121 sw 119 avenue miami florida 33186
(305) 274 . 2702 f (305) 274 . 2887 LA0001187

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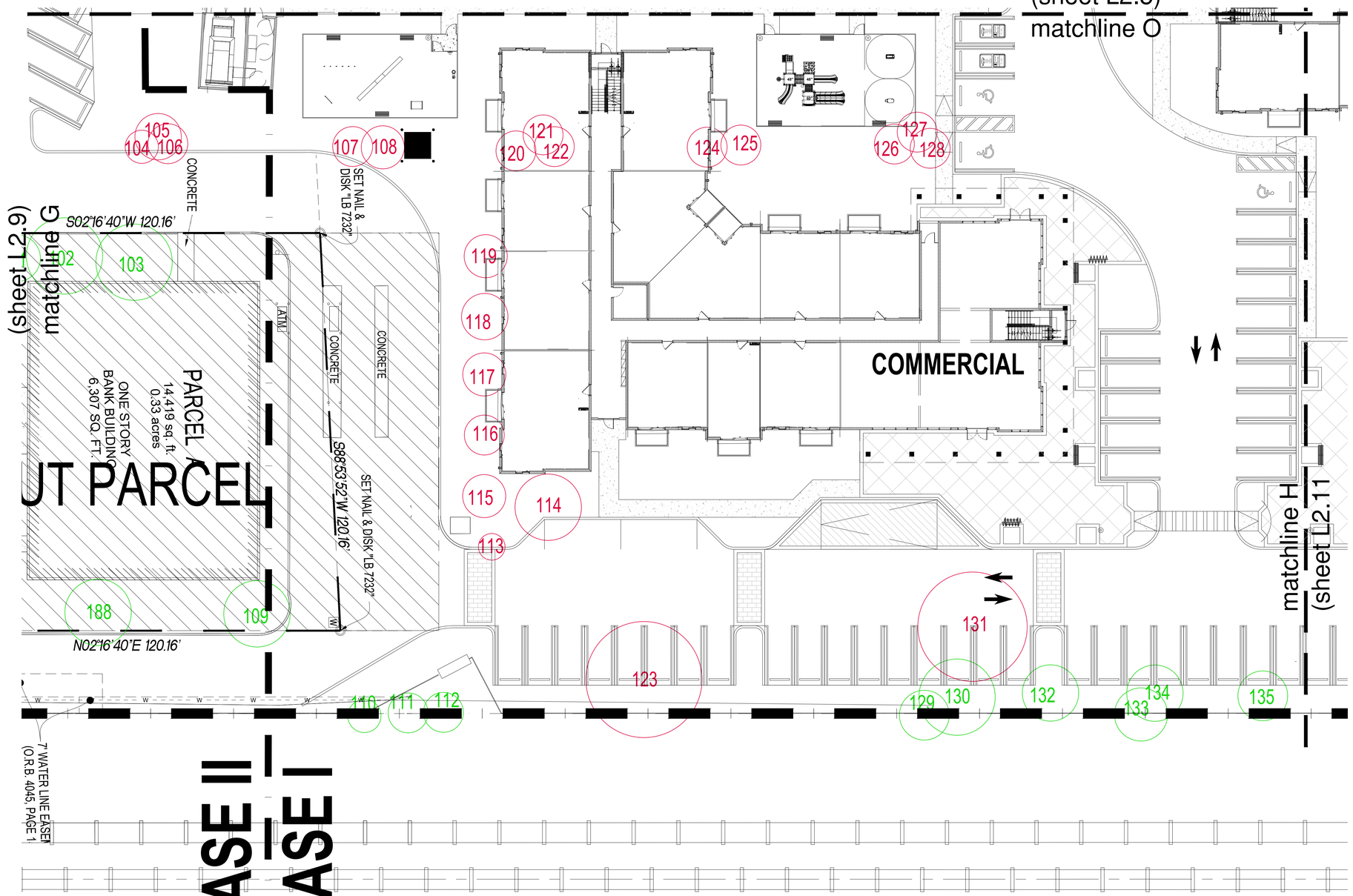

existing tree key

existing tree / number / to remain

existing tree / number / to be removed

NORTH

PARTIAL DISPOSITION PLAN
SCALE: 1/16"=1'-0"

William A Eager

Digitally signed by William A Eager
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Date: 2024.12.02 14:12:01 -05'00'

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10.11.24
Revisions
08.16.24
Date
Addendum A 07/22/202
Job number

Sheet number
L2.10

EGS2 corp
landscape architecture
14121 sw 119 avenue miami florida 33186
(305) 274.2702 f (305) 274.2887 LA0001187

R:\EGS2\Projects Landmark\Site Plans\Sheets\2207-SitePlanSet.dwg Tue, 19 Nov 2024 - 7:43pm

LANTANA VILLAGE

LANTANA, FLORIDA
FOR: INTEGRA

(sheet L2.6)
matchline P

(sheet L2.7)
matchline P

(sheet L2.10
matchline H

COMMERCIAL

COMMERCIAL

156
155
154
153
152
151
150
149
147
148
141
138
136
137
139
140
142
143
144
146

WEST RIGHT OF WAY LINE F.E.C. RAILROAD

EAST RIGHT OF WAY LINE F.E.C. RAILROAD

existing tree key

existing tree / number / to remain

existing tree / number / to be removed

NORTH

PARTIAL DISPOSITION PLAN

SCALE: 1/16"=1'-0"

William A Eager

Digitally signed by William A Eager
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Date: 2024.12.02 14:12:34 -05'00'

11.21.24
Revisions
10.11.24
Revisions
08.16.24
Date
Addendum A 07/22/202
Job number

Sheet number
L2.11

EGS2 corp
landscape architecture
14121 sw 119 avenue miami florida 33186
(305) 274.2702 f (305) 274.2887 LA0001187

R:\EGS2\Projects\Lantana\City Permit Set\23-2207-ExPlanSet.dwg Tue, 19 Nov 2024 - 7:47pm

LANTANA VILLAGE

LANTANA, FLORIDA
FOR: INTEGRA

Tree Number	Common Name	DBH (inches)	Height (feet)	Canopy (feet)	Specimen/ Protected	Dispostion	DBH to be Removed	Note	Existing Tree Credit
1	CABBAGE PALM	10"	10'	14'		Remain			
2	CABBAGE PALM	18"	14'	14'		Remain			
3	WAX MYRTLE	4"	6'	6'		Remain		1	
4	WAX MYRTLE	5"	12'	8'		Remain		1	
5	WAX MYRTLE	4"	6'	6'		Remain		1	
6	WAX MYRTLE	5"	8'	4'		Remain		1	
7	WAX MYRTLE	5"	8'	4'		Remain		1	
8	CABBAGE PALM	18"	18'	12'	Y	Remain			
9	CABBAGE PALM	12"	16'	10'	Y	Remain			
10	CABBAGE PALM	18"	16'	13'	Y	Remain			
11	CABBAGE PALM	12"	17'	12'	Y	Remain			
12	CABBAGE PALM	24"	16'	18'		Remain			
13	CABBAGE PALM	14"	18'	10'	Y	Remain			
14	CABBAGE PALM	10"	18'	8'	Y	Remain			
15	PINK TABEBUIA	10"	18'	14'		Remove			
16	CABBAGE PALM	10"	18'	8'	Y	Remain		2	
17	CABBAGE PALM	12"	19'	14'	Y	Remain		2	
18	LIVE OAK	24"	29'	25'	Y	Remove	24		
19	GUMBO LIMBO	24"	20'	25'	Y	Remove	24		
20	CABBAGE PALM	14"	20'	14'	Y	Remove	14		
21	LIVE OAK	24"	28'	25'	Y	Remain			
22	GUMBO LIMBO	24"	20'	25'	Y	Remove	24		
23	LIVE OAK	24"	28'	25'	Y	Remove	24		
24	CABBAGE PALM	18"	28'	13'	Y	Remove	18		
25	PINK TABEBUIA	12"	16'	10'		Remove			
26	CABBAGE PALM	12"	22'	12'	Y	Remove	12		
27	GUMBO LIMBO	18"	20'	18'	Y	Remain			
28	CRAPE MYRTLE	12"	12'	8'		Remove			
29	CRAPE MYRTLE	12"	12'	8'		Remove			
30	CRAPE MYRTLE	12"	12'	8'		Remove			
31	CRAPE MYRTLE	12"	12'	8'		Remove			
32	CRAPE MYRTLE	12"	10'	8'		Remove			
33	CRAPE MYRTLE	12"	10'	8'		Remove			
34	CRAPE MYRTLE	12"	12'	8'		Remove			
35	CRAPE MYRTLE	12"	12'	8'		Remove			
36	ALEXANDER PALM	6"	20'	5'		Remove			
37	ALEXANDER PALM	6"	20'	5'		Remove			
38	ALEXANDER PALM	6"	20'	5'		Remove			
39	CRAPE MYRTLE	12"	12'	8'		Remove			
40	CRAPE MYRTLE	12"	12'	8'		Remove			
41	CRAPE MYRTLE	12"	12'	8'		Remove			
42	CRAPE MYRTLE	12"	12'	8'		Remove			
43	CRAPE MYRTLE	12"	12'	8'		Remove			
44	CRAPE MYRTLE	8"	6'	4'		Remove			
45	CRAPE MYRTLE	10"	8'	4'		Remove			
46	CRAPE MYRTLE	10"	8'	4'		Remove			
47	ALEXANDER PALM	4"	19'	7'		Remove			
48	CRAPE MYRTLE	10"	8'	6'		Remove			
49	CRAPE MYRTLE	4"	6'	4'		Remove			
50	ALEXANDER PALM	4"	19'	6'		Remove			
51	ALEXANDER PALM	8"	26'	8'		Remove			
52	QUEEN PALM	10"	23'	12'		Remove			
53	QUEEN PALM	10"	22'	12'		Remove			
54	LIVE OAK	8"	19'	20'		Remove			
55	LIVE OAK	8"	18'	20'		Remove			
56	CABBAGE PALM	10"	18'	12'	Y	Remove	10		
57	CABBAGE PALM	10"	18'	12'	Y	Remove	10		
58	CABBAGE PALM	10"	18'	12'	Y	Remove	10		
59	CABBAGE PALM	10"	18'	12'	Y	Remain			
60	CABBAGE PALM	10"	18'	12'	Y	Remain			
61	CABBAGE PALM	10"	18'	12'	Y	Remove	10		

Tree Number	Common Name	DBH (inches)	Height (feet)	Canopy (feet)	Specimen/ Protected	Dispostion	DBH to be Removed	Note	Existing Tree Credit
62	CABBAGE PALM	10"	18'	12'	Y	Remove	10		
63	MAHOGANY	12"	18'	17'	Y	Remain		2	
64	INDIAN ROSEWOOD	10"	23'	35'		Remain		2	
65	INDIAN ROSEWOOD	18"	28'	30'		Remain		2	
66	CABBAGE PALM	10"	18'	12'	Y	Remain			
67	CABBAGE PALM	10"	18'	12'	Y	Remove	10		
68	CABBAGE PALM	10"	18'	12'	Y	Remove	10		
69	CABBAGE PALM	10"	12'	18'	Y	Remain			
70	CABBAGE PALM	10"	18'	12'	Y	Remain			
71	CABBAGE PALM	10"	10'	12'	Y	Remain			
72	CABBAGE PALM	10"	18'	12'	Y	Remain			
73	CABBAGE PALM	10"	18'	12'	Y	Remain			
74	CABBAGE PALM	14"	18'	12'		Remain		3	
75	SCHEFFLERA TREE	12"	18'	13'		Remain		3	
76	BRAZILIAN PEPPER	12"	18'	13'		Remain		3	
77	CABBAGE PALM	10"	18'	12'	Y	Remove	10		
78	CABBAGE PALM	10"	18'	12'	Y	Remove	10		
79	CABBAGE PALM	10"	18'	12'	Y	Remove	10		
80	CABBAGE PALM	10"	18'	12'	Y	Remove	10		
81	CHRISTMAS PALM (CLUSTER)	6"	14'	6'		Remain		3	
82	CABBAGE PALM	10"	18'	12'		Remain		3	
83	CABBAGE PALM	10"	18'	12'	Y	Remain		3	
84	CABBAGE PALM	10"	18'	12'	Y	Remove	10		
85	CABBAGE PALM	10"	18'	12'	Y	Remove	10		
86	CABBAGE PALM	10"	18'	12'	Y	Remove	10		
87	CABBAGE PALM	10"	19'	14'	Y	Remain			
88	CABBAGE PALM	10"	18'	12'	Y	Remove	10		
89	CABBAGE PALM	10"	23'	10'	Y	Remain			
90	CABBAGE PALM	10"	18'	12'	Y	Remove	10		
91	CABBAGE PALM	10"	18'	12'	Y	Remove	10		
92	CABBAGE PALM	10"	23'	10'	Y	Remain			
93	CABBAGE PALM	10"	23'	10'	Y	Remain			
94	BLACK OLIVE	18"	39'	34'		Remain			2
95	BLACK OLIVE	13"	29'	23'		Remain			2
96	SAPODILLA	24"	19'	18'		Remain		3	
97	SAPODILLA	14"	26'	23'		Remain		3	
98	CABBAGE PALM	10"	18'	14'	Y	Remove	10		
99	CABBAGE PALM	12"	19'	12'	Y	Remove	12		
100	CHRISTMAS PALM (CLUSTER)	6"	17'	10'		Remain		3	
101	CHRISTMAS PALM (CLUSTER)	6"	17'	14'		Remain		3	
102	GREEN BUTTONWOOD	16"	25'	23'		Remain		3	
103	GREN BUTTONWOOD	17"	29'	23'		Remain		3	
104	CABBAGE PALM	10"	19'	10'	Y	Remove	10		
105	CABBAGE PALM	10"	19'	14'	Y	Remove	10		
106	CABBAGE PALM	10"	19'	12'	Y	Remove	10		
107	CABBAGE PALM	10"	19'	12'	Y	Remove	10		
108	CABBAGE PALM	12"	23'	13'	Y	Remove	12		
109	LIVE OAK	14"	26'	20'	Y	Remain		3	
110	FAN PALM	12"	27'	10'		Remain			
111	FAN PALM	12"	17'	12'		Remain			
112	FAN PALM	12"	27'	12'		Remain			
113	LIVE OAK	3"	9'	8'		Remove			
114	LIVE OAK	10"	21'	20'	Y	Remove	10		
115	LIVE OAK	6"	18'	13'		Remove			
116	LIVE OAK	6"	19'	12'		Remove			
117	LIVE OAK	6"	16'	13'		Remove			
118	LIVE OAK	6"	14'	14'		Remove			
119	LIVE OAK	6"	14'	13'		Remove			
120	CABBAGE PALM	12"	19'	12'	Y	Remove	12		
121	CABBAGE PALM	12"	23'	12'	Y	Remove	12		
122	CABBAGE PALM	10"	21'	12'	Y	Remove	10		
123	MAHOGANY	24"	33'	35'	Y	Remove	24		

Tree Number	Common Name	DBH (inches)	Height (feet)	Canopy (feet)	Specimen/ Protected	Dispostion	DBH to be Removed	Note	Existing Tree Credit
124	CABBAGE PALM	10"	23'	12'	Y	Remove	10		
125	CABBAGE PALM	10"	22'	12'	Y	Remove	10		
126	CABBAGE PALM	10"	18'	12'	Y	Remove	10		
127	CABBAGE PALM	10"	18'	12'	Y	Remove	10		
128	CABBAGE PALM	10"	18'	12'	Y	Remove	10		
129	CABBAGE PALM	18"	16'	15'		Remain			
130	LIVE OAK	14"	25'	23'	Y	Remain			
131	WILD TAMARIND	18"	25'	23'	Y	Remove	18		
132	LIVE OAK	10"	19'	17'	Y	Remain			
133	CABBAGE PALM	18"	19'	16'		Remain			
134	LIVE OAK	13"	17'	17'	Y	Remain			
135	LIVE OAK	12"	22'	15'	Y	Remain			
136	LIVE OAK	14"	25'	20'	Y	Remain			
137	LIVE OAK	6"	12'	5'		Remain			2
138	CABBAGE PALM	18"	12'	12'		Remove	18		
139	LIVE OAK	8"	12'	12'		Remain			2
140	LIVE OAK	16"	29'	30'	Y	Remain			
141	WILD TAMARIND	18"	19'	23'		Remove			
142	LIVE OAK	10"	19'	16'	Y	Remain			
143	LIVE OAK	8"	16'	15'		Remain			2
144	LIVE OAK	10"	19'	20'	Y	Remain			
145	KAPOK	10"	15'	13'		Remove			
146	GUMBO LIMBO	6"	16'	12'		Remain			2
147	FAN PALM	12"	28'	12'		Remove			
148	MAHOGANY	15"	24'	24'		Remain		1	
149	LIVE OAK	12"	27'	23'	Y	Remove	12		
150	BLACK OLIVE	13"	25'	24'		Remove			
151	FAN PALM	10"	20'	12'		Remove			
152	LIVE OAK	10"	18'	15'	Y	Remove	10		
153	BLACK OLIVE	16"	18'	16'		Remain			2
154	LIVE OAK	10"	18'	18'	Y	Remove	10		
155	BLACK OLIVE	18"	20'	18'		Remain			2
156	GUMBO LIMBO	10"	14'	12'	Y	Remove	10		
157	LIVE OAK	10"	18'	16'	Y	Remove	10		
158	CABBAGE PALM	10"	18'	10'		Remove			
159	LIVE OAK	12"	17'	18'	Y	Remove	12		
160	MAHOGANY	18"	20'	22'	Y	Remove	18		
161	ALEXANDER PALM	4"	16'	4'		Remove			
162	BLACK OLIVE	24"	40'	45'		Remove			
163	CABBAGE PALM	8"	30'	8'	Y	Remove	8		
164	PINK TABEBUIA	10"	14'	10'		Remove			
165	MAHOGANY	24"	40'	50'	Y	Remove	24		
166	MAHOGANY	24"	40'	50'	Y	Remain			
167	MAHOGANY	24"	40'	50'	Y	Remove	24		
168	MAHOGANY	24"	40'	50'	Y	Remove	24		
169	STRANGLER FIG	24"	30'	30'		Remain			
170	CABBAGE PALM	16"	10'	8'		Remain			
171	CABBAGE PALM	18"	10'	8'		Remain			
172	CABBAGE PALM	16"	10'	8'	Y	Remain		1	
173	MAHOGANY	36"	37'	45'	Y	Remove	36		
174	ROYAL PALM	18"	40'	12'	Y	Remain		2	
175	ROYAL PALM	14"	26'	10'	Y	Remain		2	
176	DATE PALM	12"	28'	14'		Remain		1	
177	FAN PALM	8"	12'	7'		Remain		1	
178	DATE PALM	12"	22'	10'		Remain		1	
179	FAN PALM	6"	12'	7'		Remain		1	
180	ROYAL PALM	18"	40'	14'		Remain		1	
181	ROYAL PALM	18"	40'	14'		Remain		1	
182	ROYAL PALM	18"	40'	12'		Remain		1	
183	QUEEN PALM	12"	24'	12'		Remove			
184	CABBAGE PALM	12"	12"	15'		Remain			
185	CABBAGE PALM	10"	19"	15'		Remain			
186	CABBAGE PALM	10"	19"	15'		Remain			
187	CABBAGE PALM	10"	19"	15'		Remain			
188	SAPODILLA	12"	22"	20'		Remain			

NOTE KEY:
1 - denotes trees located on neighboring properties
2 - denotes trees located in r.o.w.
3 - denotes trees located on internal parcel

NOTE: No additional existing trees to be removed for Phase III

Total DBH to be Removed 1,002

Replacement DBH Required 1,503
(1,002 x 1.5)

Tree Credit for Trees to Remain 16

EXISTING TREE DISPOSITION LIST

William
A Eager

Digitally signed by William A Eager
DN: c=US, o=EGS2 Corp., dnQualifier=A01410D0000017E784C188D00025FEE, cn=William A Eager
Date: 2024.12.02 14:13:13 -05'00'

11.21.24
Revisions
10.11.24
Revisions
08.16.24
Date
Addendum A 07/22/202
Job number

Sheet number
L2.12

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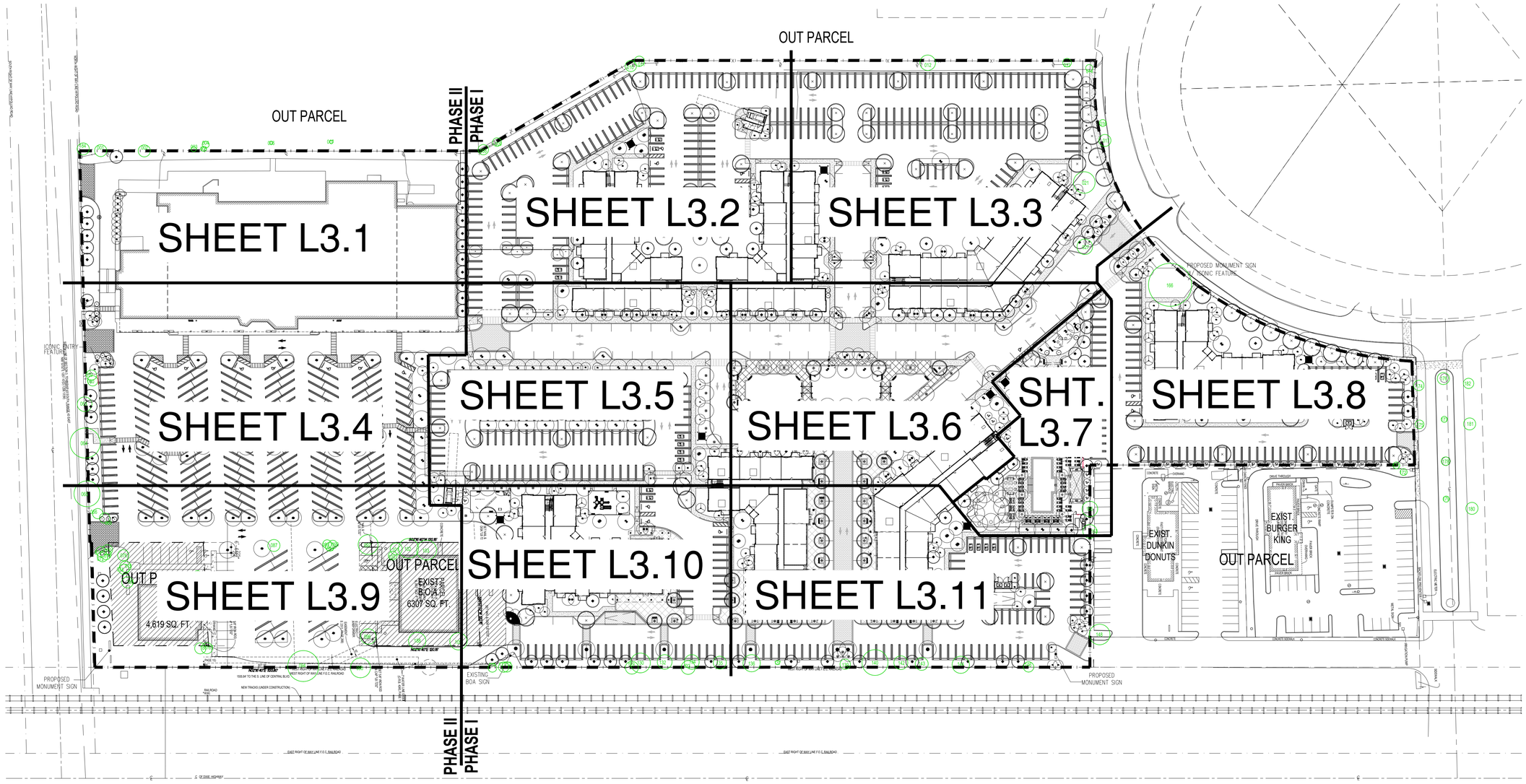
R:\EGS2\Integra Lantana\Site Plan\Rev5\2207-ExPlanting.dwg Tue, 19 Nov 2024 - 7:48am

LANTANA VILLAGE

LANTANA, FLORIDA
FOR: INTEGRA



OVERALL PLANTING PLAN - PHASES I & II

SCALE: 1"=60'-0"

NORTH

William A Eager

Digitally signed by William A Eager
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Date: 2024.12.02 14:13:51 -05'00'

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08.16.24	Revisions
Addendum A 07/22/2024	Revisions
SITE PLAN RE-SUBMITTAL 06.14.24	Date
04.01.24	Job number
	Sheet number
	L3.0

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P:\LDCD\Integra Lantana\1046 Plan\Rev3\2025-Planting.dwg Mon, 2 Dec 2024 - 12:5pm

LANTANA VILLAGE

LANTANA, FLORIDA
FOR: INTEGRA

NORTH RIGHT OF WAY LINE HYPOLUXO ROAD

HYPOLUXO RD.

OUT PARCEL

PHASE II

RETAIL #1
EXISTING WINN DIXIE

RETAIL #2

matchline J
(sheet L3.4)

matchline A
(sheet L3.2)

184 001 002 003 004 005 006 007

218
16 sod
tri 7 ham

1 cs 10
9 fgi
sp 26
936 clu
sod 131 ern
5 cs
41 ham
50 fgi
46 tri
70 fgi
11 clu

9 cs
62 clu1
581 sod
232 sod

PARTIAL PLANTING PLAN - PHASE II
SCALE: 1/16"=1'-0"

NORTH

William A Eager

Digitally signed by William A Eager
DN: c=US, o=EGS2 Corp., dnQualifier=A01410D000001 7E784C188D00025FEE, cn=William A Eager
Date: 2024.12.02 14:14:29 -05'00'

11.21.24	
10.11.24	
08.16.24	Revisions
Addendum A 07/22/202	Revisions
SITE PLAN RE-SUBMITTAL 06.14.24	Date
04.01.24	Job number
	Sheet number
	L3.1

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14121 sw 119 avenue miami florida 33186
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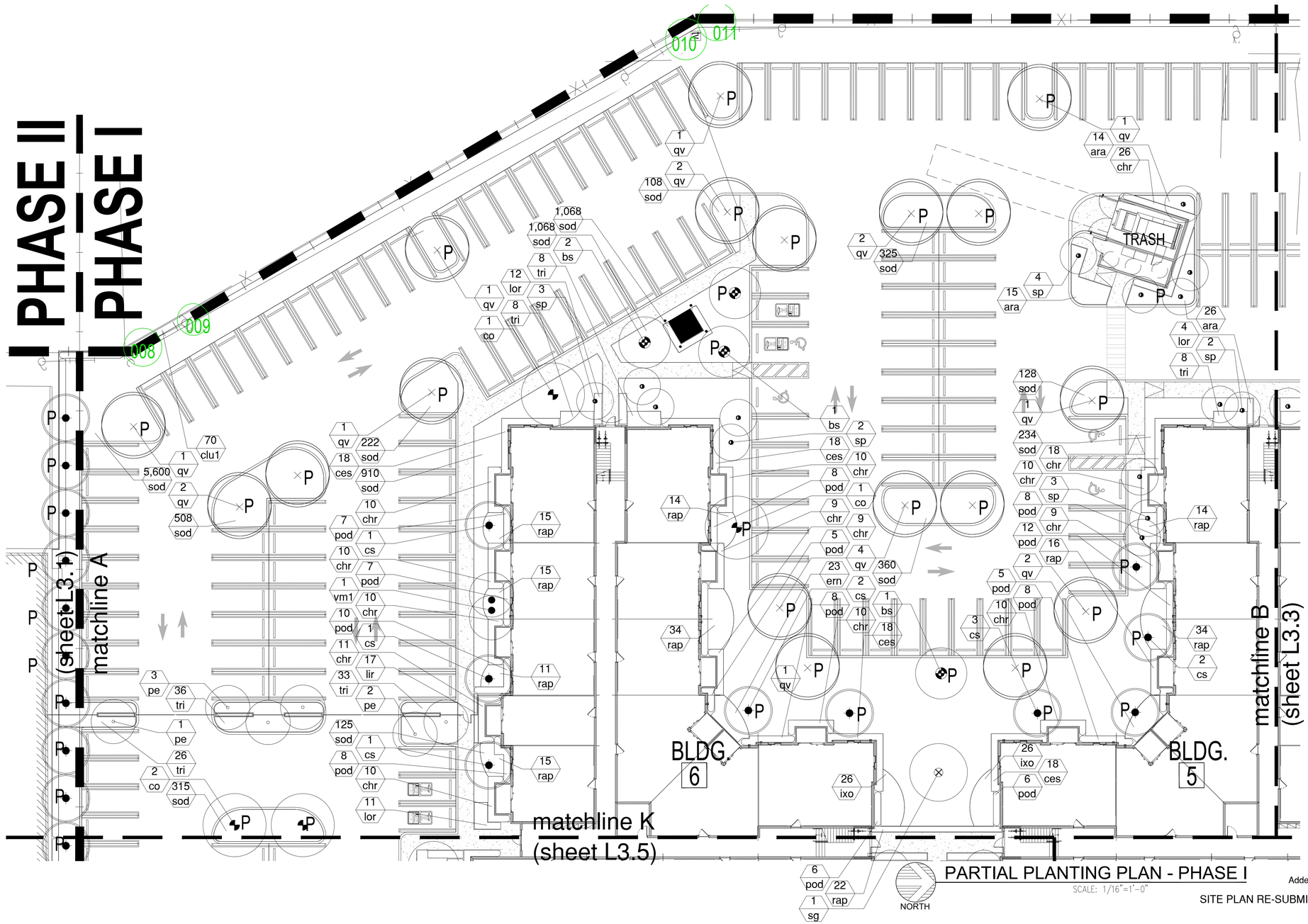
R:\EGS2\Projects\Lantana\Site Plan\Plans\L2021-Planting.dwg Tue, 19 Nov 2024 - 7:57pm

LANTANA VILLAGE

LANTANA, FLORIDA
FOR: INTEGRA



PARTIAL PLANTING PLAN - PHASE I

SCALE: 1/16"=1'-0"

SITE PLAN RE-SUBMITTAL 11.21.24
Addendum A 10.11.24
Revisions 08.16.24
07/22/202
Revisions 06.14.24
Date 04.01.24
Job number

Sheet number L3.2

William A Eager
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Date: 2024.12.02 14:15:08 -05'00'

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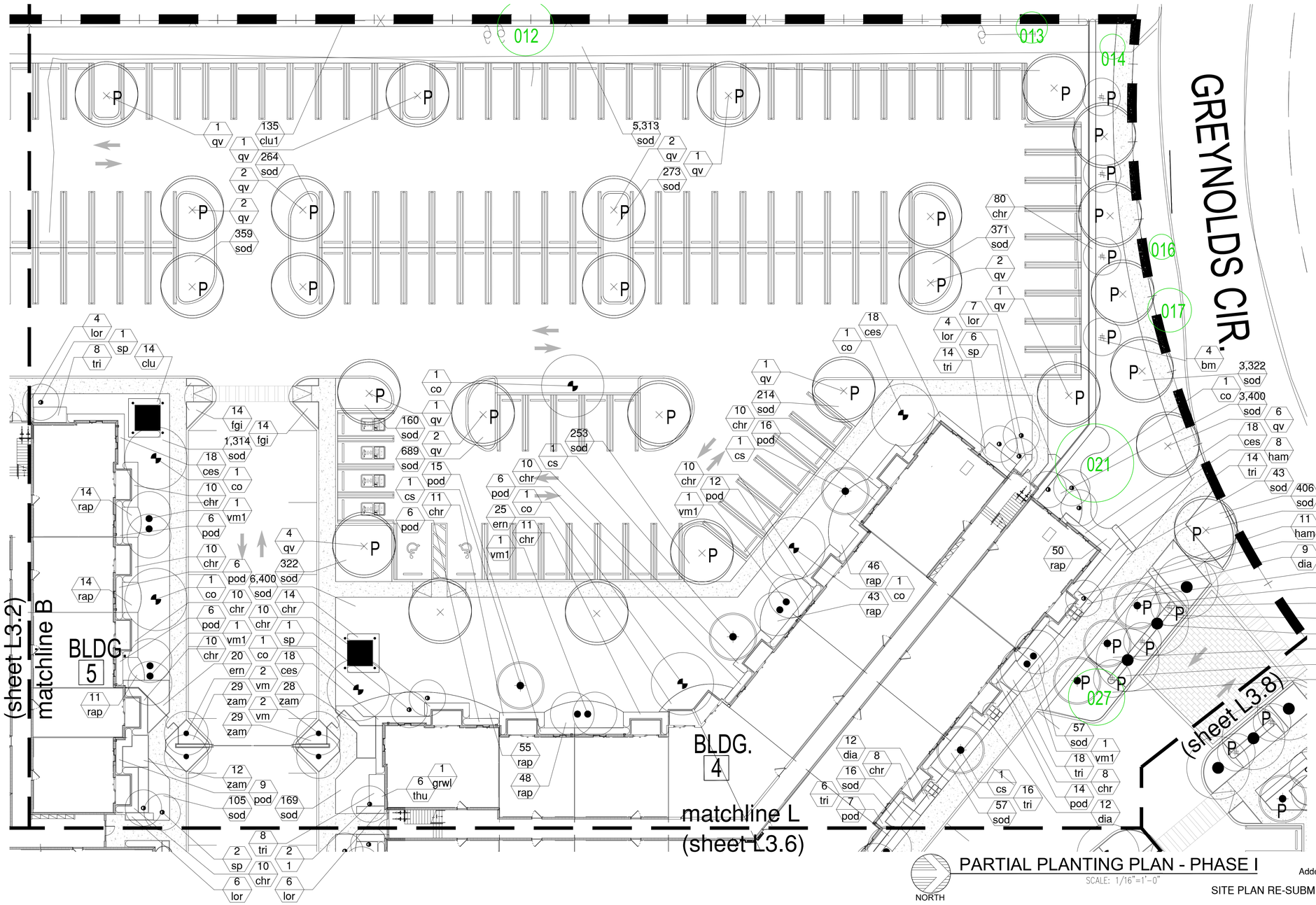
R:\EGS2\Villages Lantana\Site Plans\Site\L3.2\07-Planting.dwg Tue, 19 Nov 2024 - 7:43am

LANTANA VILLAGE

LANTANA, FLORIDA
FOR: INTEGRA



PARTIAL PLANTING PLAN - PHASE I

SCALE: 1/16"=1'-0"

William A Eager

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Addendum	11.21.24
Revisions	10.11.24
Revisions	08.16.24
Revisions	A 07/22/202
Date	06.14.24
Job number	SITE PLAN RE-SUBMITTAL
	04.01.24
Sheet number	L3.3

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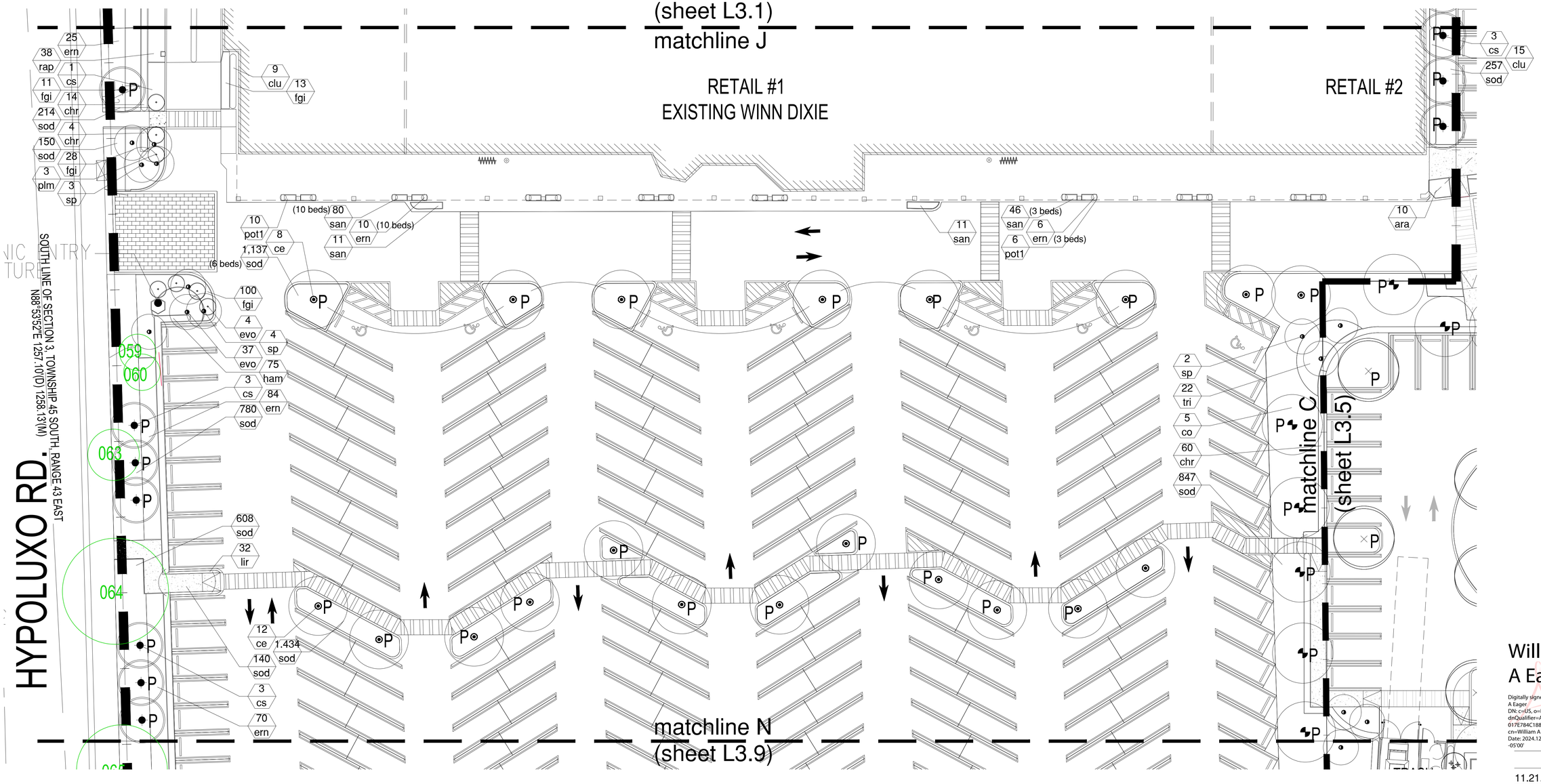
R:\EGS2\Integra Lantana\Site Plan\Site\L3-2021-Planting.dwg, Tue, 19 Nov 2024 - 7:58am

LANTANA VILLAGE

LANTANA, FLORIDA
FOR: INTEGRA



PARTIAL PLANTING PLAN - PHASE II

SCALE: 1/16"=1'-0"

NORTH

William A Eager

Digitally signed by William A Eager
DN: c=US, o=EGS2 Corp., dnQualifier=A01410D0000017E78AC188D00025FEE, cn=William A Eager
Date: 2024.12.02 14:17:16 -05'00'

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10.11.24	
08.16.24	Revisions
Addendum A 07/22/202	Revisions
SITE PLAN RE-SUBMITTAL 06.14.24	Date
04.01.24	Job number
L3.4	Sheet number

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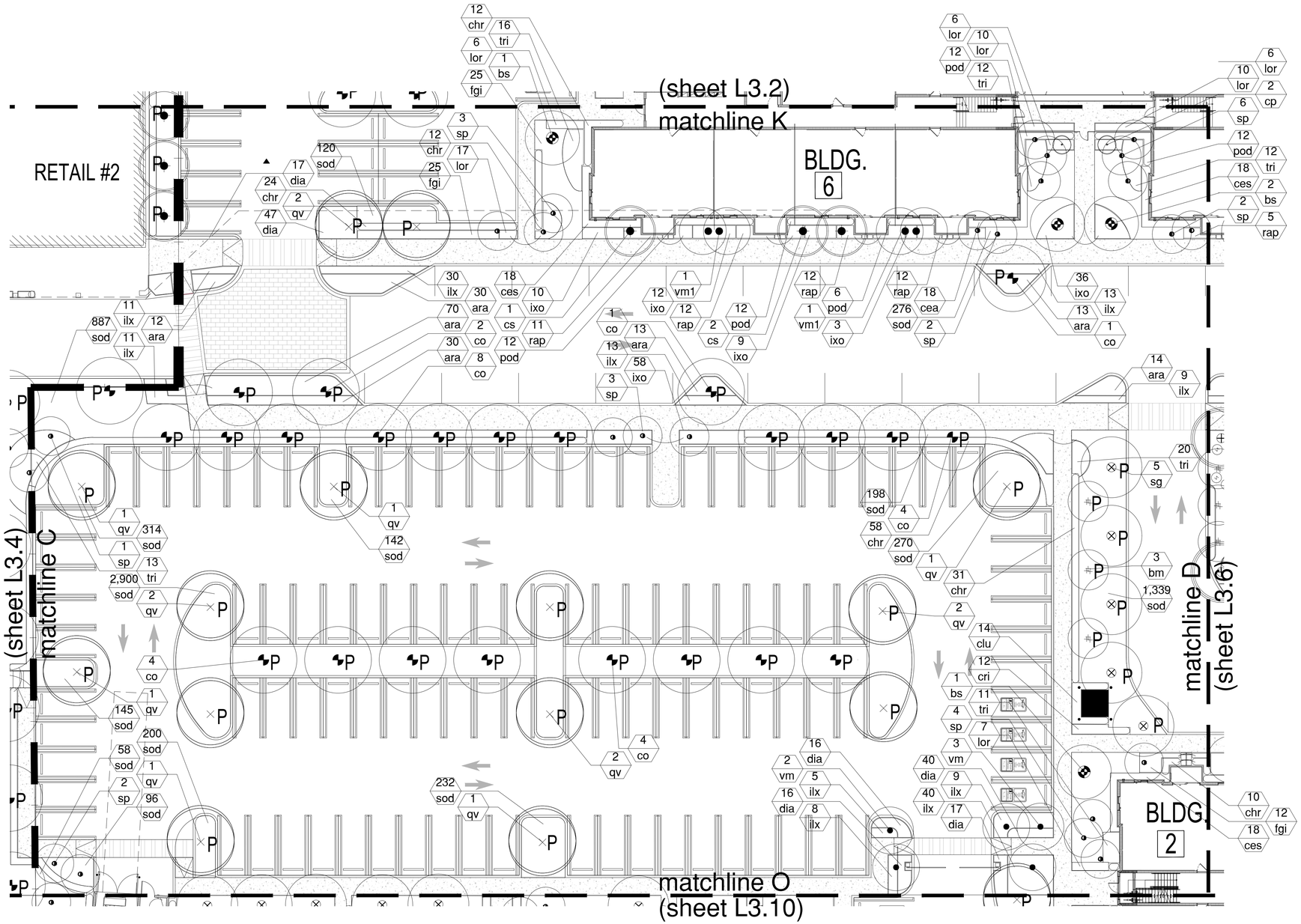

PARTIAL PLANTING PLAN - PHASE I

SCALE: 1/16"=1'-0"

NORTH

Addendum A 07/22/202
Revisions

SITE PLAN RE-SUBMITTAL 06.14.24
Date

04.01.24
Job number

Sheet number
L3.5

William A Eager

Digitally signed by William A Eager
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Date: 2024.12.02 14:17:16 -05'00'

11.21.24
10.11.24
08.16.24
Revisions

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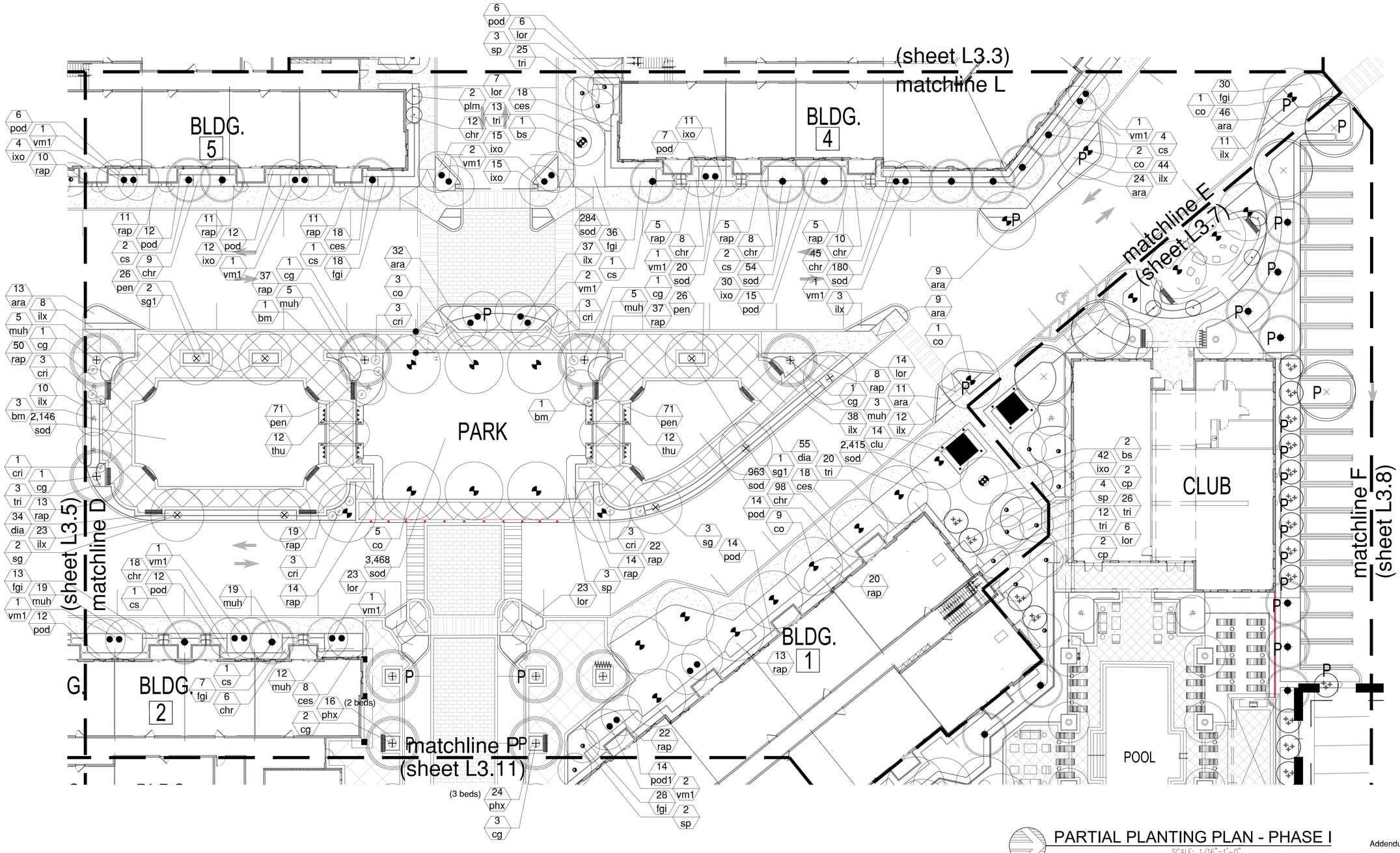
R:\EGS2\Integra Lantana\Site Plans\Rev3\2207-PlantPlan.dwg Tue, 19 Nov 2024 - 7:49am

LANTANA VILLAGE

LANTANA, FLORIDA
FOR: INTEGRA



PARTIAL PLANTING PLAN - PHASE I

SCALE: 1/16"=1'-0"

NORTH

SITE PLAN RE-SUBMITTAL

Addendum A 07/22/2024

Revisions	Date
11.21.24	
10.11.24	
08.16.24	
06.14.24	
04.01.24	

Job number

Sheet number L3.6

William A Eager

Digitally signed by William A Eager
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Date: 2024.12.02 14:18:02 -05'00'

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14121 sw 119 avenue miami florida 33186
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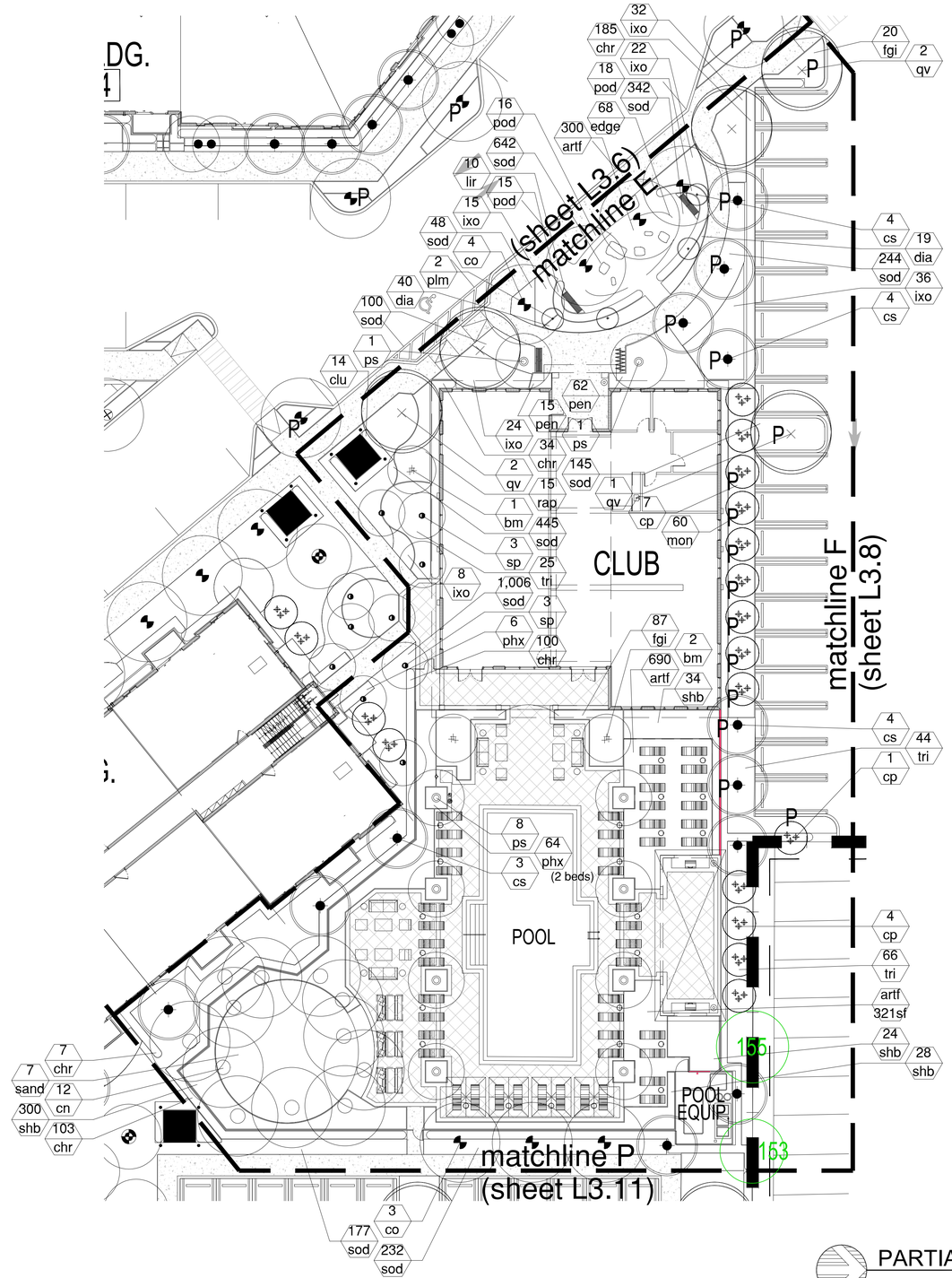
EGS2\Integra_Lantana\Site Plan\Rev\12021-Planting.dwg Mon, 2 Dec, 2024 - 1:23pm

LANTANA VILLAGE

LANTANA, FLORIDA
FOR: INTEGRA



NORTH

PARTIAL PLANTING PLAN - PHASE I

SCALE: 1/16"=1'-0"

SITE PLAN RE-SUBMITTAL 06.14.24

Addendum A 07/22/202

Revisions 08.16.24

Revisions

Date 04.01.24

Job number

Sheet number L3.7

William A Eager

Digitally signed by William A Eager
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Date: 2024.12.02 14:18:50 -05'00'

11.21.24

10.11.24

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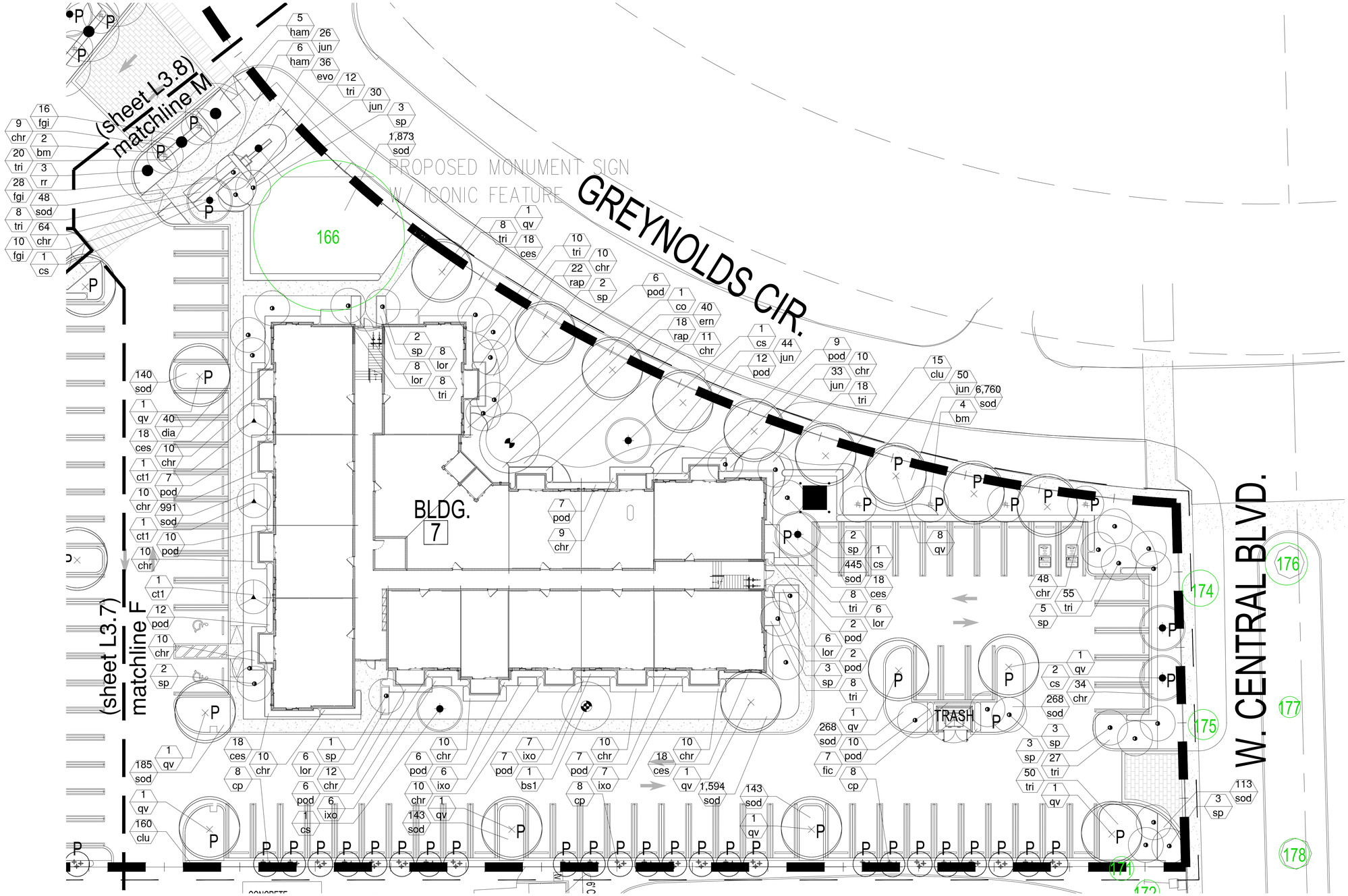
R:\EGS2\Integra Lantana\50e Plan\Sheets\2207-Planting.dwg Tue, 19 Nov 2024 - 7:59am

LANTANA VILLAGE

LANTANA, FLORIDA
FOR: INTEGRA



PARTIAL PLANTING PLAN - PHASE I

SCALE: 1/16"=1'-0"

NORTH

William A Eager

Digitally signed by William A Eager
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Date: 2024.12.02 14:19:39 -05'00'

Revisions	
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10.11.24	
08.16.24	
Addendum A	07/22/2024
SITE PLAN RE-SUBMITTAL	06.14.24
Date	04.01.24
Job number	
Sheet number	L3.8

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(sheet L3.4)
matchline N

065
066
069
1 cs 23
31 ham
ern 441
55 sod
fgi 14 ce
1,587 sod (6 beds)
23
31 ham
ern 6
evo
2 plm 10
17 tri
evo 30
86 fgi
ham 116
4 ern
cs
070
071
072
073
074
075
076
085
OUT PARCEL
EXIST. BLDG 4,619 SQ. FT.
082
081
088
S88°53'52"W 120.16'
CONCRETE
OVERHANG
SET 5/8" IRON ROD & CAP "LB 7232"
3 ce
1,036 (3 beds) sod
087
089
092
093
62 SP.
4 ce
535 (2 beds) sod
186
187
F.P.L. EASEMENT (O.R.B. 2511, PAGE 268)
ELECTRIC TRANSFORMER
093
evo 1,495
208 sod
ham
, PAGE 15)
886)
627.36'
N02°16'40"E 1133.80'
094
WEST RIGHT OF WAY LINE F.E.C. RAILROAD
WEST RIGHT OF WAY LINE F.E.C. RAILROAD
1555.84' TO THE S. LINE OF CENTRAL BLVD.
095
RAILROAD R/W)
NEW TRACKS (UNDER CONSTRUCTION)
EAST RIGHT OF WAY LINE F.E.C. RAILROAD
HYPOLUXO RD.
NG
T SIGN

TRASH
NAIL & "LB 7232"
1,297 sod
1 co
2 sp
24 tri
CONCRETE
clu
S02°16'40"W 120.16'
097
101
102
103
100
OUT PARCEL
EXIST. BANK BUILDING
ONE STORY
6,307 SQ. FT.
14,449 sq. ft.
0.33 acres
6307 SQ. FT.
PARCEL A
10,000 SQ. FT.
0.23 ACRES
ATM
matchline G
(sheet L3.10)
N88°53'52"E 120.16'
CONCRETE
096
188
109
N02°16'40"E 120.16'
10'
SET 5/8" IRON ROD & CAP "LB 7232"
7' WATER LINE EASEMENT (O.R.B. 4045, PAGE 1

ASE II
ASE I

PARTIAL PLANTING PLAN - PHASE II
SCALE: 1/16"=1'-0"

NORTH

William A Eager

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DN: c=US, o=EGS2 Corp., dnQualifier=A01410D000001E784C188D00025FEE, cn=William A Eager
Date: 2024.12.02 14:20:31 -05'00'

11.21.24	
10.11.24	
08.16.24	Revisions
Addendum A	07/22/202
	Revisions
SITE PLAN RE-SUBMITTAL	06.14.24
	Date
04.01.24	Job number
	Sheet number
	L3.9

EGS2 corp
landscape architecture
14121 sw 119 avenue miami florida 33186
p (305) 274 . 2702 f (305) 274 . 2887 LA0001187

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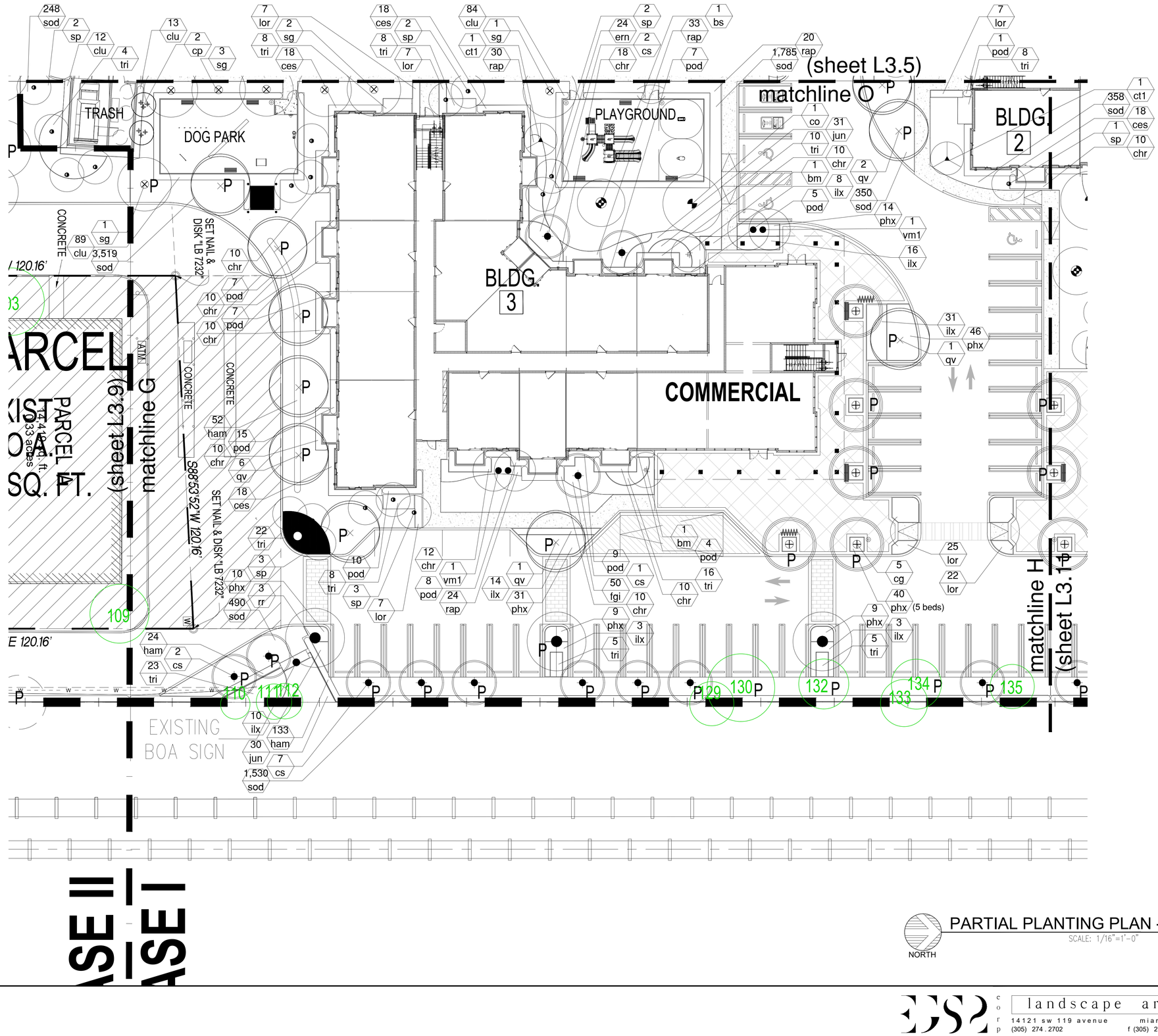
LANTANA VILLAGE

LANTANA, FLORIDA
FOR: INTEGRA



PARTIAL PLANTING PLAN - PHASE I

SCALE: 1/16"=1'-0"

NORTH

SITE PLAN RE-SUBMITTAL 06.14.24

Addendum A 07/22/202

Revisions 08.16.24

Revisions 10.11.24

Revisions 11.21.24

Job number 04.01.24

Sheet number L3.10

William A Eager

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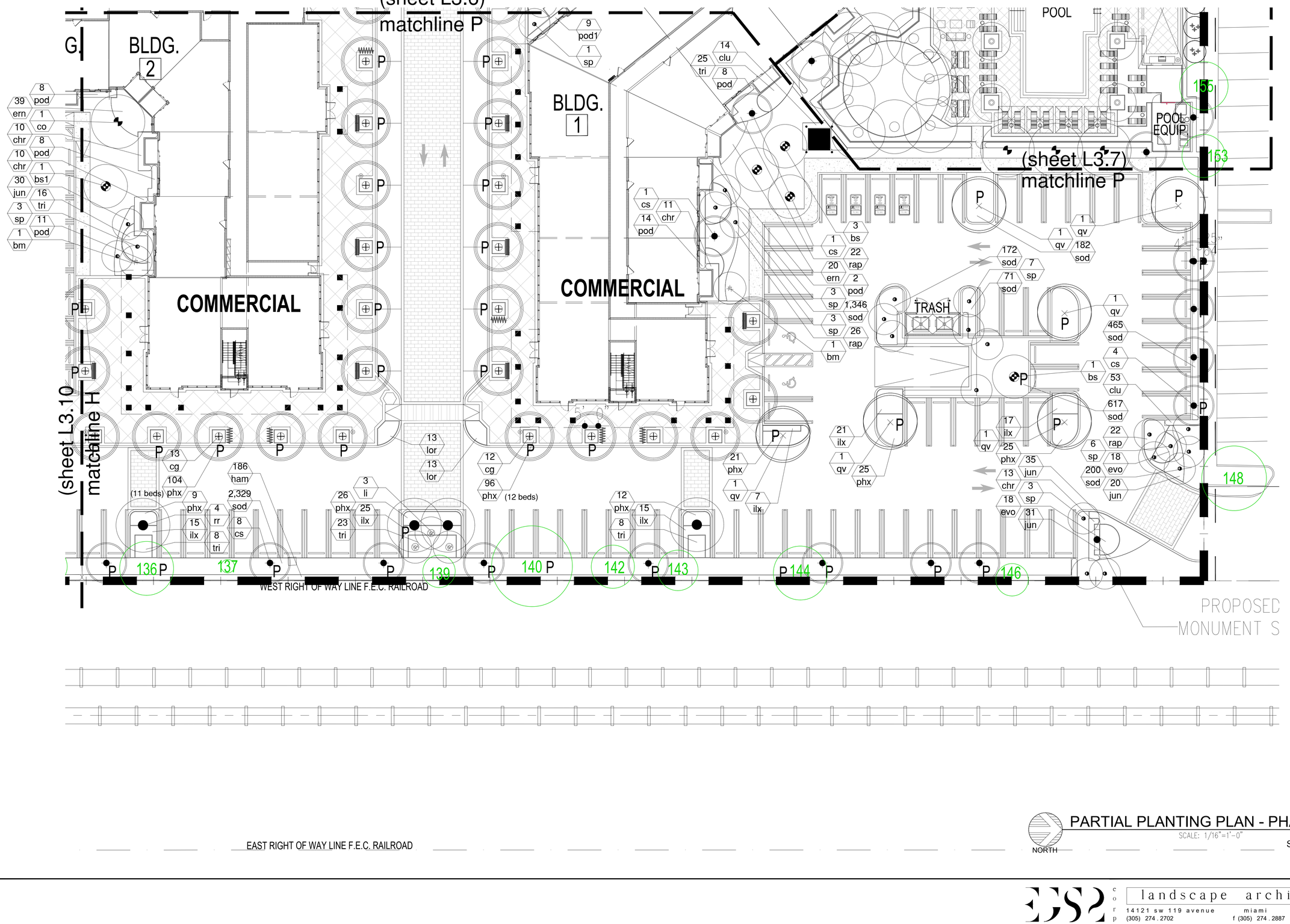

NORTH

PARTIAL PLANTING PLAN - PHASE I

SCALE: 1/16"=1'-0"

SITE PLAN RE-SUBMITTAL

William A Eager

Digitally signed by William A Eager
DN: c=US, o=EGS2 Corp., dnQualifier=A01410D00000 17E784C188D00025FEE, cn=William A Eager
Date: 2024.12.02 14:22:30 -05'00'

Revisions	
11.21.24	
10.11.24	
08.16.24	
Addendum A	07/22/202
Revisions	
06.14.24	
Date	
04.01.24	
Job number	
Sheet number	L3.11

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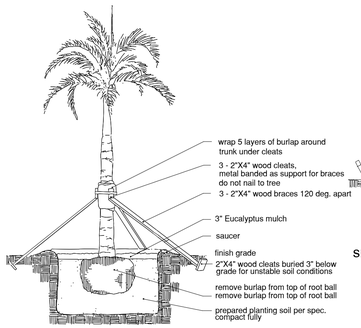
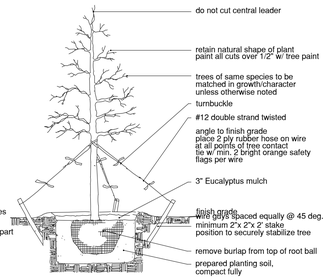
LANTANA VILLAGE

LANTANA, FLORIDA
FOR: INTEGRA

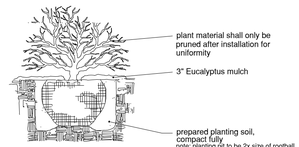
plant details



palm/large tree planting detail



small tree planting detail



shrub planting detail

plant specifications

1. Landscape Contractor shall be familiar w/ all work required by these drawings.
2. All plant material furnished by the Landscape Contractor unless otherwise specified in Grades and Standards for Nursery Plants, latest edition, by the Florida Department of Agriculture and Consumer Services Division of the Plant Industry, shall be Florida Grade #1 or better.
3. All shrubs and groundcovers shall be guaranteed for 1 year from date of final acceptance. All trees and palms shall be guaranteed for 1 year from date of final acceptance. Sod shall be guaranteed for 90 days from final acceptance.
4. Planting soil shall be weed free and consist of 60% clean silica sand, 30% everglades muck and 10% Canadian peat. All plants shall be installed with planting soil as indicated on details.
5. All plant material shall meet or exceed specifications listed.
6. Landscape Contractor shall take all steps required to make all planting beds weed and grass free prior to planting.
7. Landscape Contractor shall locate and verify all underground utilities prior to digging.
8. All trees shall be staked and/or guyed in a good workmanlike manner as per attached details. No nail staking permitted.
9. Any wire guys and/or fabric straps shall be flagged w/ flourescent colored tape as shown in details.
10. All trees shall be fertilized at installation w/ "Agriform Pills", 21 gram size, w/ a 20-10-5 formulation., (or approved equal) according to manufacturers recommendations.
11. All other plants shall be fertilized at installation w/ "Osmacote" time release pellets (or approved equal) according to manufacturers recommendations.
12. All trees in sod areas to have a 30" ring covered w/ a 3" layer of Eucalyptus mulch. Cover all shrub beds w/ a 3" layer.
13. Sod shall be St. Augustine 'Flor-Tam' (unless otherwise noted) laid w/ alternating abutting joints. Sod shall be laid to edge of curb or right of way. Sod in all areas not covered w/ plant material, paving , gravel or mulch. Sod to be laid level and w/ tight joints. Edges to be clean and smoothly cut to follow outline shown. Landscape Contractor responsible for take-off and 100% coverage of areas.
14. Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence.
15. Landscape Contractor is responsible for doing a take-off of the attached plans. Plant list provided is for guidance only. Landscape Contractor, in submitting a proposal based on these plans, is responsible for all materials as noted on plans.
16. Discrepancies shall be brought to the attention of the Landscape Architect.
17. No changes shall be made without the prior consent of the Landscape Architect.
18. All planting beds shall be treated w/ a pre-emergent herbicide as approved by the Landscape Architect.
19. Landscape Contractor is responsible for coordinating with the General Contractor or Owner any and all conditions which may affect the scope of work.
20. Landscape contractor shall include in bid all materials and labor as required to complete the job as indicated on the plans and as directed by the General Contractor.
21. All planted beds shall recieve 100% coverage by a fully automatic irrigation system.
22. Landscape Contractor shall be responsible for providing temporary watering provisions until such time as the irrigation system is operational.
23. All areas labelled mulch/gravel to recieve a 2" layer of material over a weed barrier material.

notes

1. Existing tree disposition and mitigation plans to be submited prior to permit submittal, meeting all applicable code requirements.
2. Irrigation plans to be submitted as part of permit submittal meeting all applicable code requirements.

zoning - phase I & II

Lot Area: 803,843 s.f. 18.45 ac.
Zoning: MXD
Landscape Area: 161,697 s.f. provided
VUA Area: 403,240 s.f. provided

Code	Required	Provided
Overall landscape material: Article IV, Sec. 10.5-41(3)(a)		
1 tree/ 2,500 s.f. of landscape area (161,697 / 2,500 = 64 trees)	64 trees	145 shade trees + 75 palm trees (3:1) = 223
10 shrubs / 10 required trees (10 x 64 = 640 shrubs)	640 shrubs	9,153 shrubs
req. landscape area of 20% gross parcel area (803,843 x .2 = 160,768 s.f.)	160,768 s.f.	161,697 s.f.
VUA Article IV, Sec. 10.5-41(3)(e)		
1 tree/ 250 s.f. of required landscape area (80,648 / 250 = 323 trees)	323	323 shade trees + 0 palm trees (3:1) = 323
req. landscape area of 20% gross paved area (403,240 x .2 = 80,648 s.f.)	80,648 s.f.	80,798 s.f.
Credit for Existing Trees to Remain		16
Total Trees	387	537* + 16 existing

*meets criteria for enhanced landscaping towards Enhanced Pedestrian Amenities see below

Public Benefits Sec. 23-104(a)(4) - Enhanced Landscape		
110% of the minimum trees required (387 x 1.1 = 425 trees)	425	471 shade trees + 75 palm trees (3:1) = 546
Native Planting (425 x .5 = 212 native trees)	212	428 shade trees + 53 palm trees (3:1) = 481
(640 x .5 = 320 native shrubs)	320	5,573
Mitigation Article II, Sec. 10.5-4(2)		
dbh to be removed	1,002	
dbh required (1,002 x 1.5 = 1,503)	1,503	
dbh provided: 13 - Torchwood @ 2.0" = 26"; 16 - Gumbo Limbo @ 3.0" = 48"; 42 - Spicewood @ 2.0" = 84"; 41 - Green Buttonwood @ 2.5" = 102"; 73 - Satinleaf @ 2.5" = 182"; 104 - Silver Buttonwood @ 2.5" = 260"; 5 - Orange Geiger @ 2.0" = 10"; 99 - Live Oak @ 3.0" = 297"; 39 - Cabbage Palm @ 12.0" = 468"; 17 - Paradise Tree @ 2.0" = 34"		1,043" shade trees + 468" - palm trees = 1,511"

zoning - phase I & III

Lot Area: 803,843 s.f. 18.45 ac.
Zoning: MXD
Landscape Area: 177,227 s.f. provided
VUA Area: 380,685 s.f. provided

Code	Required	Provided
Overall landscape material: Article IV, Sec. 10.5-41(3)(a)		
1 tree/ 2,500 s.f. of landscape area (177,227 / 2,500 = 70 trees)	70 trees	220 shade trees + 84 palm trees (3:1) = 304
10 shrubs/ 10 required trees (10 x 70 = 700 shrubs)	700 shrubs	10,546 shrubs
req. landscape area of 20% gross parcel area (803,843 x .2 = 84,632 s.f.)	160,786 s.f.	177,227 s.f.
VUA Article IV, Sec. 10.5-41(3)(e)		
1 tree/ 250 s.f. of required landscape area (76,137 / 250 = 305 trees)	305	305 shade trees + 0 palm trees (3:1) = 305
req. landscape area of 20% gross paved area (380,685 x .2 = 76,137 s.f.)	76,137 s.f.	76,558 s.f.
Credit for Existing Trees to Remain		16
Total Trees	375	609* + 16 existing

*meets criteria for enhanced landscaping towards Enhanced Pedestrian Amenities

Public Benefits Sec. 23-104(a)(4) - Enhanced Landscape		
110% of the minimum trees required (375 x 1.1 = 412 trees)	412	525 shade trees + 84 palm trees (3:1) = 609
Native Planting (412 x .5 = 189 native trees)	206	481 shade trees + 58 palm trees (3:1) = 539
(700 x .5 = 350 native shrubs)	350	6,591
Mitigation Article II, Sec. 10.5-4(2)		
dbh to be removed	existing tree disposition and mitigation addressed during phase I	

sheets by phase

	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	3.10	3.11	3.16	3.17	3.18
Phase I		*	*		*	*	*	*		*	*			
Phase II	*			*					*					
Phase III												*	*	*

plant list - proposed material

	KEY	PLANT NAME	SPECIFICATION	PH. I QTY.	PH. II QTY.	PH. I/ PH. II QTY.	PH. III QTY.	PH. I/ PH. III QTY.
TREES:								
M	bm	Balanides maughamii (N) Torchwood	10' ht. x 4-5' spr. 2" dbh 4' c.t.	28	-	28	-	28
M	bs	Bursera simaruba (N) Gumbo Limbo	14' ht. x 5-6' spr. 3" dbh 8' c.t.	16	-	16	8	24
M	cp	Calyptranthes pallens (N) Spicewood	10' ht. x 4-5' spr. 2" dbh 4' c.t.	42	-	42	24	66
M	ce	Conocarpus erectus (N) Green Buttonwood	14' ht. x 5-6' spr. 2.5" dbh 8' c.t.	-	41	41	11	11
	cg	Caesalpinia granadillo Bridalveil	14' ht. x 5-6' spr. 2.5" dbh 8' c.t.	40	-	40	-	40
	cn	Cocos nucifera Coconut Palm	greywood staggered heights 2 @12', 3@14', 4@16', 3@20'	12	-	12	-	12
M	co	Chrysophyllum oliviforme (N) Satin leaf	14' ht. x 5-6' spr. 2.5" dbh 8' c.t.	67	6	73	20	87
M	cs	Conocarpus er. 'sericeus' (N) Silver Buttonwood	14' ht. x 5-6' spr. 2.5" dbh 8' c.t.	76	30	106	63	139
M	ct1	Cordia sebestena (N) Orange Geiger	10' ht. x 4-5' spr. 2" dbh 5' c.t.	5	-	5	1	6
	jm	Jacaranda mimosifolia Jacaranda	16' ht. x 10-12' spr. 3" dbh 6' c.t.	-	-	-	1	1
	li	Lagerstromia indica 'Muskogee' Crape Myrtle	16' ht. x 14' spr. 3" dbh 6' c.t. multi trunk matched	3	-	3	-	3
	pe	Ptychosperma elegans Solitaire Palm	12' g.w. matched	6	-	6	7	13
	ps	Phoenix sylvestris Sylvester Date Palm	14' c.t. full head matched	10	-	10	-	10
M	qv	Quercus virginiana (N) Live Oak	14' ht. x 5-6' spr. 3" dbh 8' c.t.	99	-	99	22	121
	rr	Roystonea regia (N) Royal Palm	16' g.w. full head matched	13	-	13	-	13
(39)M	sp	Sabal palmetto (N) Cabbage Palm	24@12',23@14',24@16',23@18',24@20',23@22', 22@24' c.t. curved, contorted trunks min. 12" dbh	133	20	153	34	163
M	sg	Simaruba glauca (N) Paradise Tree	12' ht. x 5-6' spr. 2" dbh 6' c.t.	18	-	18	1	19
	vm	Veichia montgomeryana Montgomery Palm	14' g.w. full head matched single trunk	9	-	9	-	9
	vm1	Veichia montgomeryana Montgomery Palm	14' g.w. full head matched double trunk	24	-	24	11	35

Note: M denotes trees meeting mitigation criteria

SHRUBS: KEY	PLANT NAME	SPECIFICATION	PH. I TOTAL	PH. II QTY.	PH. I/ PH. II QTY.	PH. III QTY.	PH. I/ PH. III QTY.
ces	Concoarpus er. 'sericeus' Silver Buttonwood	24" ht. x 14-16" spr. full to base 3 gal. 24" o.c.	405	-	405	108	513
chr	Chrysobalanus ic. 'Red Tip' (N) Red Tip Cocoplum	24" ht. x 14-16" spr. full to base 3 gal. 24" o.c.	1,647	78	1,725	314	1,961
clu	Clusia guttifera (N) Small Leaf Pitch Apple	24" ht. x 14-16" spr. full to base 3 gal. 24" o.c.	911	73	984	321	1,232
clu1	Clusia guttifera (N) Small Leaf Pitch Apple	24" ht. x 14-16" spr. full to base 3 gal. 30" o.c.	205	62	267	172	377
ern	Ernodia littoralis Golden Creeper	10-12" ht. x 14-16" spr. full 3 gal. 30" o.c.	191	473	664	508	699
fgi	Ficus 'Green Island' Green Island Ficus	16-18" ht. x spr. full to base 3 gal. 24" o.c.	500	367	876	294	794
ham	Hamalia patens (N) Firebush	24" ht. x 14-16" spr. full to base 3 gal. 24" o.c.	425	440	865	440	865
ilx	Ilex v. 'Schellings Dwarf' (N) Dwarf Yaupon	10-12" ht. x 14-16" spr. full 3 gal. 24" o.c.	520	-	520	78	598
ixo	Ixora 'Nora Grant' Nora Grant Ixora	24" ht. x 14-16" spr. full to base 3 gal. 24" o.c.	472	-	472	-	472
lor	Loropetalum chinensis' Plum' Chinese Fringe	16-18" ht. x spr. full to base 3 gal. 24" o.c.	321	-	321	92	413
pod	Podocarpus macrophyllus Yew	24" ht. x 14-16" spr. full to base 3 gal. 24" o.c.	634	-	634	231	865
plm	Plumeria pudica Bridal Wreath	60" ht. x 24" spr. full matched	10	12	22	21	43
rap	Raphiolepis ' Dwarf Pink' Dwarf pink India Hawthorne	16-18" ht. x spr. full to base 3 gal. 24" o.c.	1,072	38	1,110	316	1,388
shb	Ernodia littoralis Golden Creeper	10-12" ht. x 14-16" spr. full 3 gal. 30" o.c. randomly planted w/grndcvr. plantings within beds	126	-	126	230	356

GROUNDCOVERS: KEY	PLANT NAME	SPECIFICATION	PH. I TOTAL	PH. II QTY.	PH. I/ PH. II QTY.	PH. III QTY.	PH. I/ PH. III QTY.
ara	Arachis glabrata Perennial Peanut	2-3" ht. x 10-12" spr. full 1 gal. 24" o.c.	381	10	391	208	589
dia	Dianella tasmanica Blueberry Flax Lily	14-16" ht. x 12" spr. full to base 1 gal. 18" o.c.	374	-	374	333	707
evo	Evolvulus glomeratus Blue Daze	16-18" ht. x spr. full to base 3 gal. 24" o.c.	68	136	204	162	236
fic	Ficus pumila Creeping Fig	24" long runners on wood trellis full 3 gal. 24" o.c.	7	-	7	-	7
jun	Juniperus conferta Shore Juniper	8-10" ht. x 18-20" spr. full 3 gal. 30" o.c.	360	-	360	10	370
lir	Liriope 'Evergreen Giant' Giant Lilyturf	10-12" ht. x 8-10" spr. full clump 1 gal. 12" o.c.	37	32	69	-	37
mon	Monstera deliciosa Cerriman	20-22" ht. x spr. full 3 gal. 36" o.c.	60	-	60	-	60
muh	Muhlenbergia cappilaris (N) Muhly Grass	18-20" ht. x spr. full clump 3 gal. 30" o.c.	219	-	219	-	219
pen	Pentas lanceolata Egyptian Star Cluster	10-12" ht. x spr. full 18" o.c. red	459	-	459	-	459
phx	Philodendron 'Xanadu' Xanadu Philodendron	16-18" ht. x spr. full to base 3 gal. 24" o.c.	587	-	587	-	587
prc	Philodendron 'Rojo Congo' Rojo Congo Philodendron	16-18" ht. x spr. full to base 3 gal. 24" o.c.	-	-	-	120	120
san	Sanseveria trifasciata Snake Plant	16-18" ht. x 8-10" spr. full to base 1 gal. 12" o.c.	-	148	148	-	-
sod	Stenotaphrum secundatum St. Augustine 'Flor-tam'	solid sod	67,445	13,589	81,034	21,831	89,276
thu	Thunbergia grandiflora Sky Vine	30-36" long runners full plant 18" o.c.	24	-	24	-	24
tri	Tripscaum floridana (N) Dwarf Fakahatchee Grass	18-20" ht. x spr. full clump 3 gal. 30" o.c.	993	118	1,111	166	1,159
zam	Zamia floridana (N) Coontie	14-16" ht. x spr. full clump 3 gal. 30" o.c.	98	-	98	-	98
shb	Alocasia 'Regal Shields' Regal Shields Alocasia	16-18" ht. x spr. full clump 3 gal. 30" o.c.	80	-	80	40	120
shb	Alpinia purpurata Red Ginger	16-18" ht. x 14" spr. full clump 3 gal. 30" o.c.	25	-	25	25	50
shb	Alpinia z. variegata Variegated Ginger	20-22" ht. x spr. full clump 3 gal. 30" o.c.	30	-	30	45	75
shb	Split Leaf Philodendron Philodendron selloum	20-22" ht. x spr. full clump 3 gal. 30" o.c.	25	-	25	20	45
shb	Monstera deliciosa Cerriman	20-22" ht. x spr. full 3 gal. 36" o.c.	75	-	75	20	100
shb	Zamia floridana (N) Coontie	14-16" ht. x spr. full clump 3 gal. 30" o.c.	25	-	25	41	66

MISCELLANEOUS KEY	MATERIAL	SPECIFICATION	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
artf	Artificial Turf	s.f. equal to: Easy Grass 1.5" pile, 56 oz./ s.y. permit to be obtained under separate application	1,311	-	1,311	2,380	3,691
edge		l.f. equal to: Best Plus Recycled Plastic Lumber Edging 1" x 4" black	68	-	68	-	68
pot1		equal to: Jay Scotts Torino Wide Rectangular Planter 60" x 24" x 18"	-	16	16	-	16
sand		c.y. 2" clean beach sand over weed barrier	7	-	7	-	7
grwl		refer to detail this sheet	7	-	7	-	7

William A Eager

Digitally signed by William A Eager
DN: c=US, o=ECS2 Corp., dnQualifier=A01410D00 00017E784C188D00025F EE, cn=William A Eager
Date: 2024.12.02 14:23:31 -05'00'

11.21.24
10.11.24
08.16.24 Revisions
Addendum A 07/22/2024 Revisions
SITE PLAN RE-SUBMITTAL 06.14.24 Date
04.01.24 Job number

PLANT LIST / DETAILS / SPECIFICATIONS

Sheet number
L3.12

ECS2 corp
landscape architecture
14121 sw 119 avenue miami florida 33186
(305) 274 . 2702 f (305) 274 . 2887 LA0001187

R:\2023\Integra Lantana\Site Plan\Rev\L2207-Planting.dwg Mon, 2 Dec 2024 - 2:53pm

LANTANA VILLAGE

LANTANA, FLORIDA
FOR: INTEGRA

PHASE II

AREA PERVIOUS LANDSCAPE (PARKING): 20,724 S.F.

PHASE I

AREA PERVIOUS LANDSCAPE (PARKING): 60,826 S.F.

TOTAL AREA PERVIOUS LANDSCAPE (PARKING): 80,798 S.F.

OUT PARCEL

PHASE II
PHASE I

OUT PARCEL

RETAIL #1
EXISTING WINN DIXIE
(44,268 SF.)

RETAIL #2
(9,235 SF.)

6
BLDG TYPE II-R
3 STO.
45 UNITS

5
BLDG TYPE II
3 STO.
45 UNITS

4
BLDG TYPE III
3STO.
48 UNITS

GREYNOLDS CIR.

PROPOSED MONUMENT SIGN W/ ICONIC FEATURE

ICONIC ENTRY FEATURE

HYPOLUXO RD.

CLUB

7
BLDG TYPE II
3 STO.
45 UNITS

2
BLDG TYPE I
3 STO.
38 UNITS

1
BLDG TYPE II-H
3STO.
41 UNITS

3
BLDG TYPE II-H
3 STO.
42 UNITS

W. CENTRAL BLVD.

OUT PARCEL

EXIST.
BLDG
4,619 SQ. FT.

62 SF

OUT PARCEL

EXIST.
B.O.A.
6307 SQ. FT.

EXIST.
DUNKIN
DONUTS

EXIST.
BURGER
KING

OUT PARCEL

PROPOSED MONUMENT SIGN

EXISTING B.O.A. SIGN

PROPOSED MONUMENT SIGN

RAILROAD

NEW TRACKS UNDER CONSTRUCTION

EAST RIGHT OF WAY LINE F.E.C. RAILROAD

PHASE II
PHASE I

EAST RIGHT OF WAY LINE F.E.C. RAILROAD

VUA LANDSCAPE AREA PLAN - PHASE I & II

SCALE: 1"=60'-0"

NORTH

William A Eager

Digitally signed by William A Eager
DN: c=US, o=EGS2 Corp., dnQualifier=A01410D0000017E784C188D00025F
EE, cn=William A Eager
Date: 2024.12.02 14:24:30 -05'00'

11.21.24
10.11.24
Revisions
08.16.24
Revisions
Date
Job number
Sheet number
L3.13

EGS2 corp
landscape architecture
14121 sw 119 avenue miami florida 33186
(305) 274.2702 f (305) 274.2887 LA0001187

24.10025 Integra Lantana\Site Plan\Plan\V3\07 - landscape area.dwg Mon, 2 Dec 2024 - 10:14am

LANTANA VILLAGE

LANTANA, FLORIDA
FOR: INTEGRA

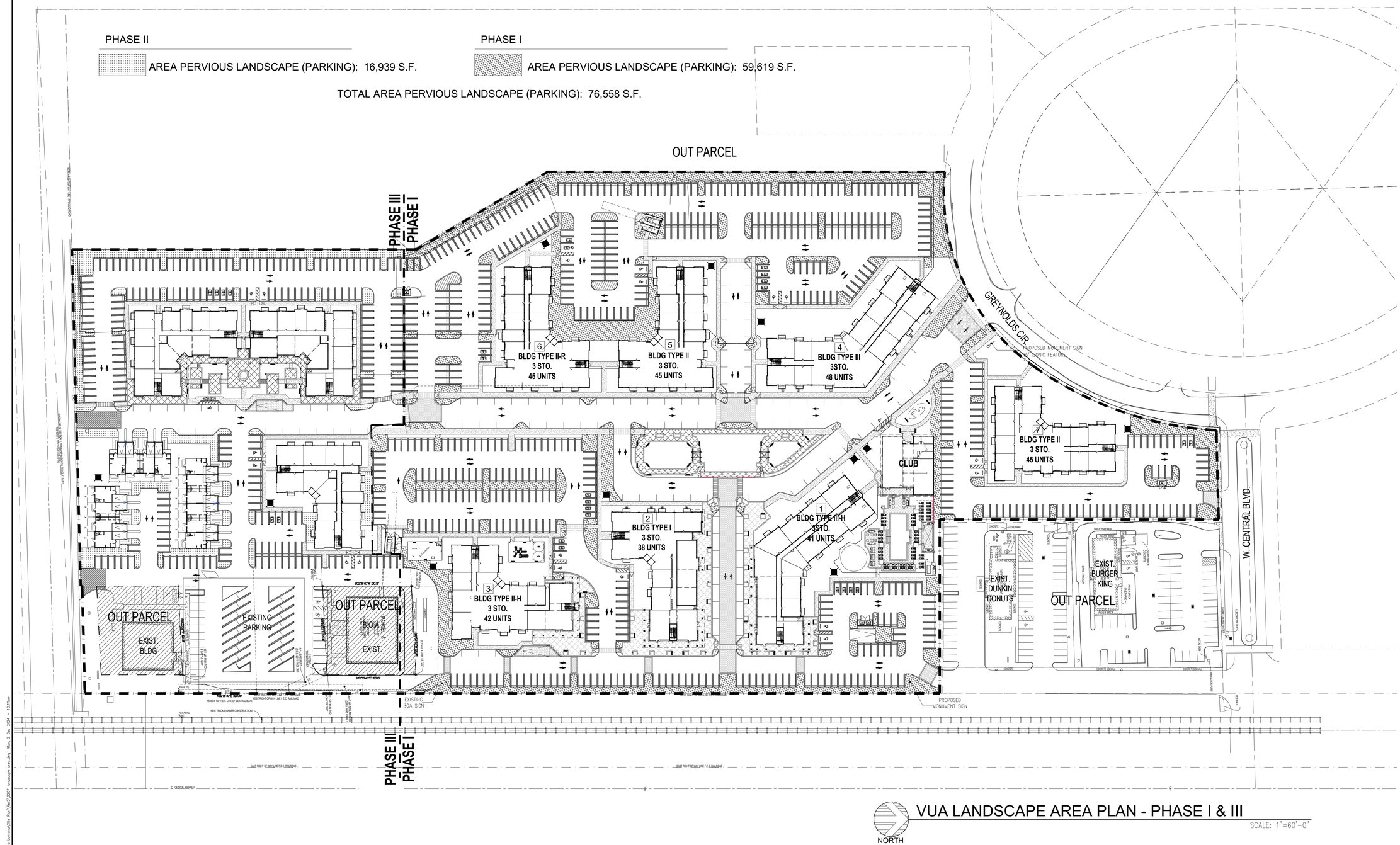
PHASE II

AREA PERVIOUS LANDSCAPE (PARKING): 16,939 S.F.

PHASE I

AREA PERVIOUS LANDSCAPE (PARKING): 59,619 S.F.

TOTAL AREA PERVIOUS LANDSCAPE (PARKING): 76,558 S.F.



VUA LANDSCAPE AREA PLAN - PHASE I & III

SCALE: 1"=60'-0"

NORTH

William A Eager

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Revisions
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Revisions
08.16.24
Date

Job number

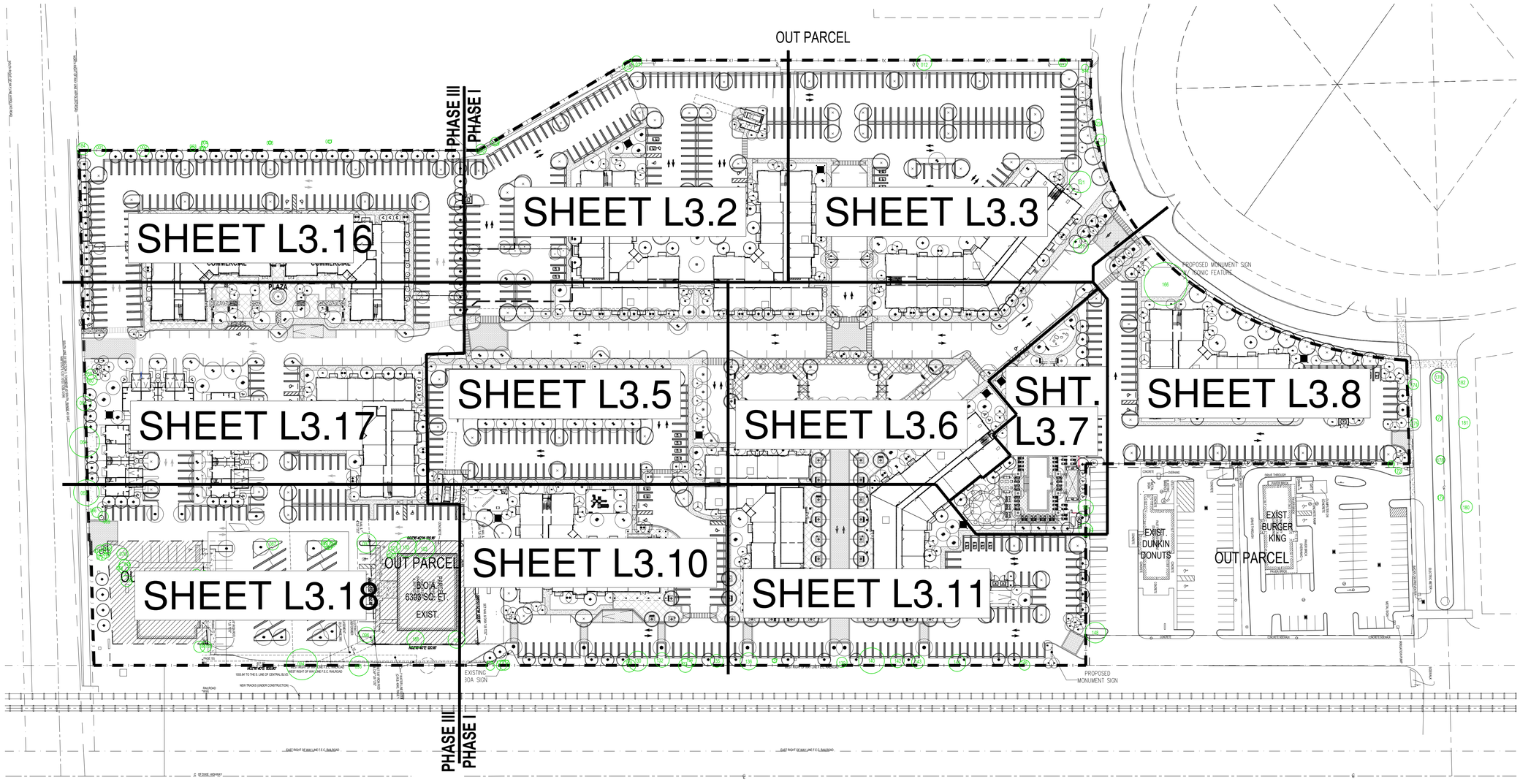
Sheet number
L3.14

EGS2 corp
landscape architecture
14121 sw 119 avenue miami florida 33186
p (305) 274.2702 f (305) 274.2887 LA0001187

A:\EGS2\Projects Landscape\Site Plans\Mar25\23317 - Landscape.pln.dwg Mon, 2 Dec 2024 - 10:11am

LANTANA VILLAGE

LANTANA, FLORIDA
FOR: INTEGRA



OVERALL PLANTING PLAN - PHASES I & III

SCALE: 1"=60'-0"

NORTH

William A Eager

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Revisions 10.11.24
Date 08.16.24
Job number

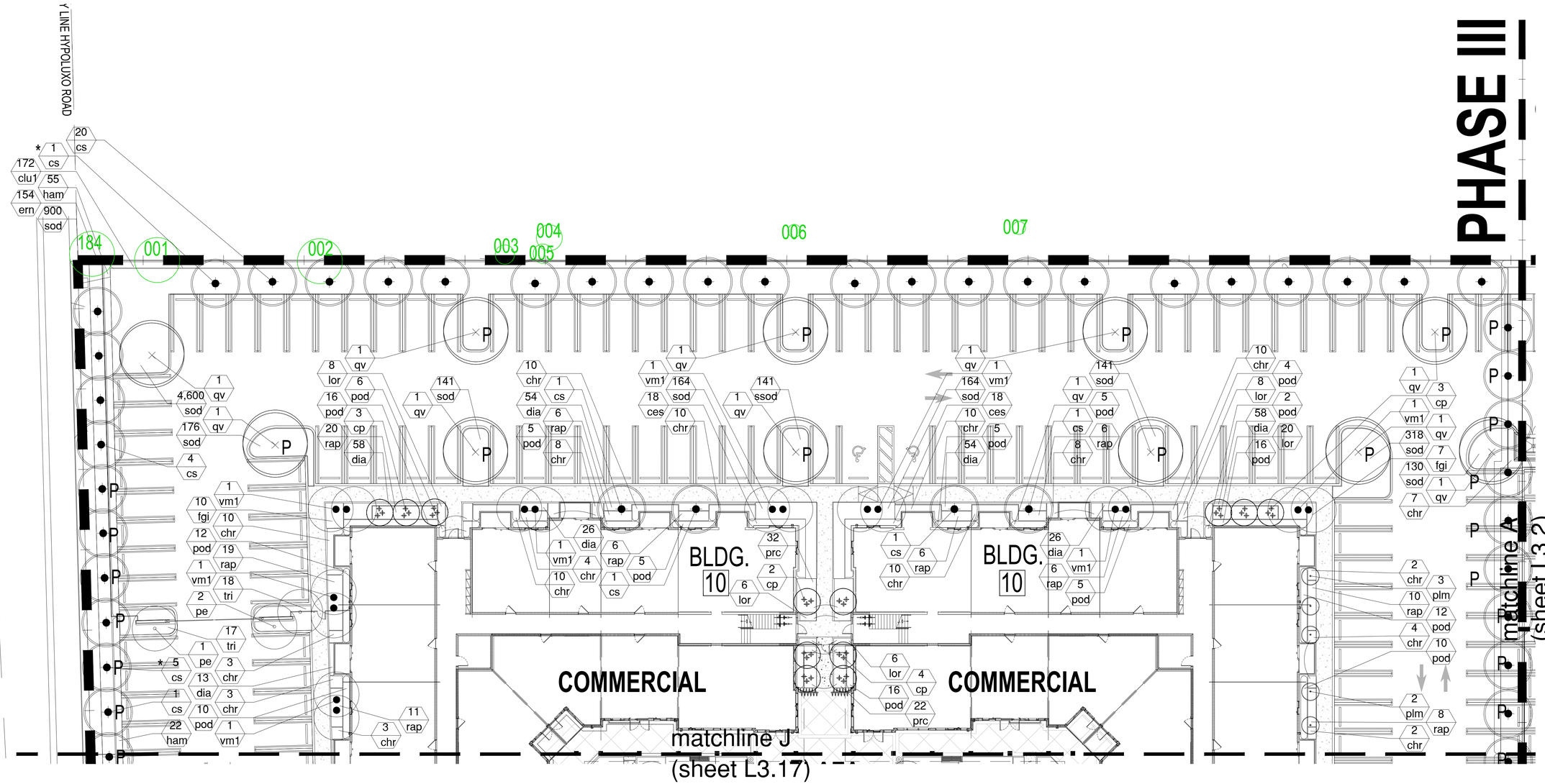
Sheet number L3.15

EGS2 corp
landscape architecture
14121 sw 119 avenue miami florida 33186
p (305) 274.2702 f (305) 274.2887 LA0001187

K:\EGS2\Projects Landscape\Site Plan Files\2021\...\PlantingPlan3.dwg Mon, 2 Dec 2024 - 12:23pm

LANTANA VILLAGE

LANTANA, FLORIDA
FOR: INTEGRA



PARTIAL PLANTING PLAN - PHASE III

SCALE: 1/16"=1'-0"

NORTH

William A Eager

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Revisions 11.21.24
Revisions 10.11.24
Date 08.16.24
Job number

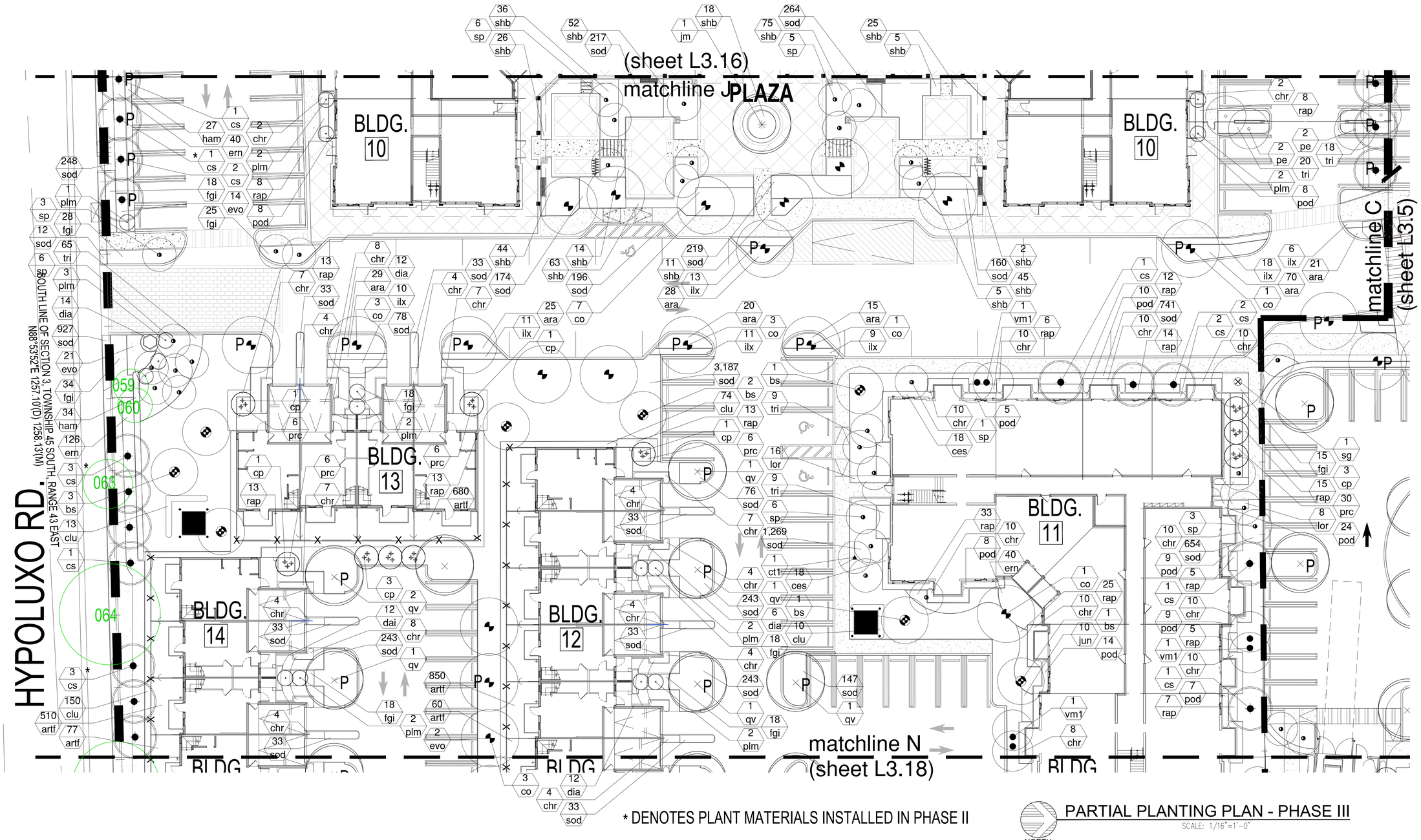
Sheet number L3.16

EGS2 corp landscape architecture
14121 sw 119 avenue miami florida 33186
p (305) 274.2702 f (305) 274.2887 LA0001187

R:\EGS2\Integra_Lantana\Site Plan\Revit\2207-PlantingPlan.rvt Tue, 19 Nov 2024 - 8:10am

LANTANA VILLAGE

LANTANA, FLORIDA
FOR: INTEGRA



* DENOTES PLANT MATERIALS INSTALLED IN PHASE II

NORTH

PARTIAL PLANTING PLAN - PHASE III

SCALE: 1/16"=1'-0"

William A Eager

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Revisions 11.21.24
Revisions 10.11.24
Date 08.16.24
Job number

Sheet number L3.17

EGS2 corp
landscape architecture
14121 sw 119 avenue miami florida 33186
p (305) 274.2702 f (305) 274.2887 LA0001187

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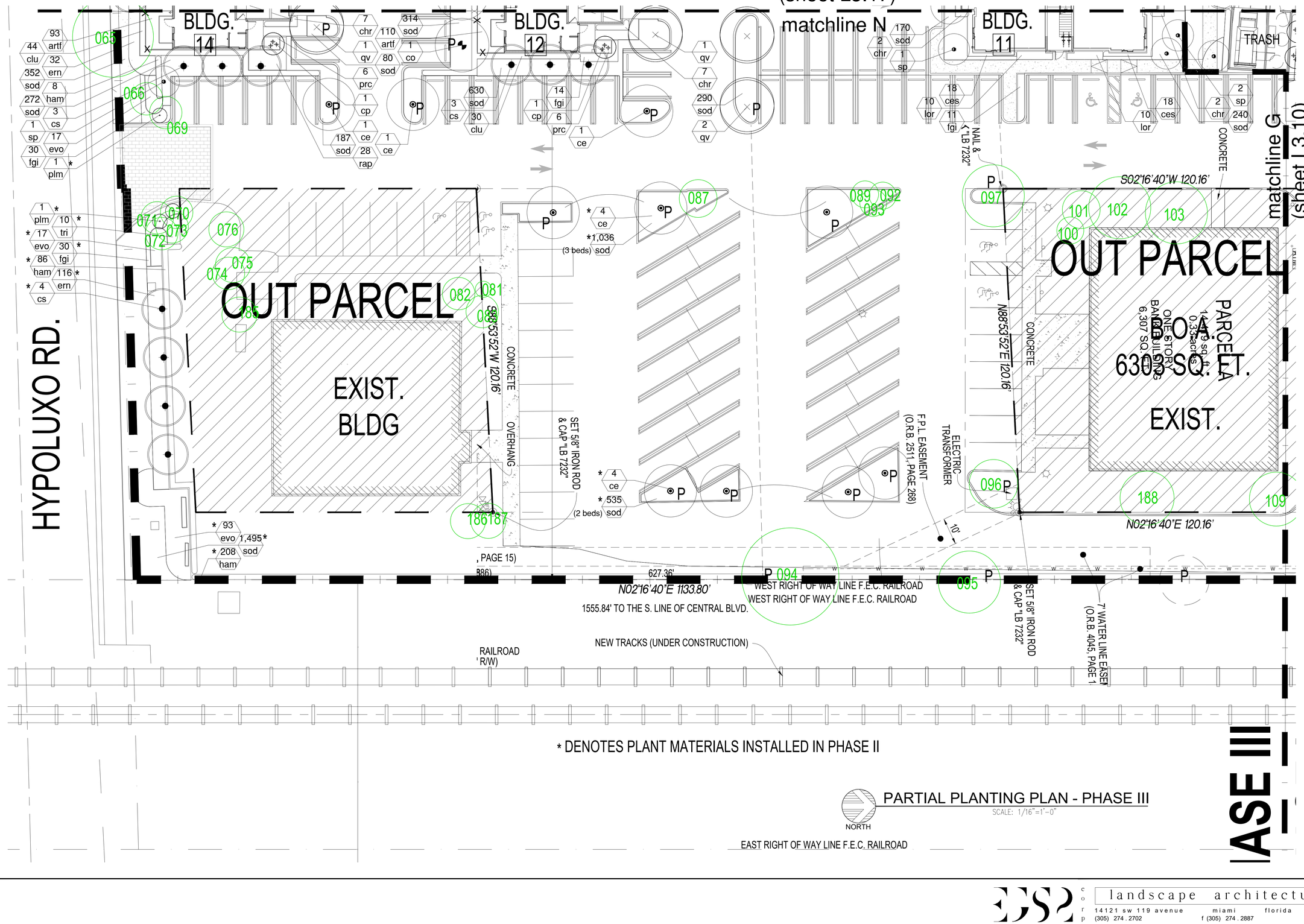

PARTIAL PLANTING PLAN - PHASE III

SCALE: 1/16"=1'-0"

William A Eager

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Revisions 11.21.24
Revisions 10.11.24
Date 08.16.24
Job number

Sheet number L3.18

EGS2 corp
landscape architecture
14121 sw 119 avenue miami florida 33186
(305) 274 . 2702 f (305) 274 . 2887 LA0001187

R:\EGS2\Integra Lantana\Site Plan\Revs\12021-Replacing\Plt-Lay Tue, 19 Nov 2024 - 8:11am

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 4a

PREPARED BY: Nicole Dritz, Development Services Director

REVIEWED BY: Brian K. Raducci, Town Manager

MEETING DATE: January 9, 2025

AGENDA ITEM: Consideration of Ordinance O-02-2024, amending section The Future Land Use Element of the Comprehensive Plan at Policy LU1.1.8, to modify the allowable density from 15 dwelling units per acre to 25 dwelling units per acre in the Mixed Use Development (MXD) Future Land Use Category. **Remarks: Second Reading**

ISSUE/BACKGROUND:

As discussed during the April 8, 2024 Town Council meeting, this is an applicant-initiated Comprehensive Plan amendment to modify the existing permitted density in the Mixed Use Development (MXD) Future Land Use Category from 15 dwelling units per acre to 25 dwelling units per acre. Concurrent with this request is an application to modify the Town Code of Ordinances at Section 23-101 in order to allow 25 dwelling units per acre in the MXD Zoning District.

The applicant intends to submit a Site Plan and Special Exception application for a Planned MXD on the three (3) parcels that make up the Lantana Village Square development at the NW corner of Hypoluxo Rd and Dixie Hwy. The Text Change and Comprehensive Plan Amendment are required in order to process the applications that they intend to submit.

It is important to note that these proposed changes:

- Would allow all properties with a MXD Future Land Use Category to have the potential to develop multi-family residential projects with up to 25 units per acre.
- Could allow for other properties to develop up to 25 dwelling units per acre under SB 102, otherwise known as the “Live Local Act”.
- Does not change any other regulation other than density with MXD properties.
- Are reflective of the general consensus provided by Town Council at the February 13, 2024 workshop.
- Are reflective of the proposed density outlined in the Townwide Master Plan.

The Planning Commission unanimously recommended approval of this ordinance on March 27, 2024. (Voting members included: Lyn Tate, Michelle Donahue, Ed Shropshire, Rosemary Mouring, and Joseph Farrell). In addition, this ordinance was also discussed and unanimously approved on first reading at the April 8, 2024 Town Council meeting.

ATTACHMENT(S):

1. ORDINANCE NO O-02-2024.pdf

SAMPLE MOTION:

I move to (approve)(disapprove) Ordinance O-02-2024 on second reading.

ORDINANCE NO. O-02-2024

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, ADOPTING AN AMENDMENT TO ITS COMPREHENSIVE DEVELOPMENT PLAN IN ACCORDANCE WITH THE MANDATES SET FORTH IN SECTION 163.3184. *ET SEQ*., *FLORIDA STATUTES*, PROVIDING FOR A TEXT AMENDMENT TO THE FUTURE LAND USE ELEMENT AT POLICY LU 1.1.8; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the State Legislature of the State of Florida has mandated that all municipalities draft and adopt comprehensive development plans to provide thorough and consistent planning with regard to land within their corporate limits; and

WHEREAS, all amendments to the comprehensive development plan must be adopted in accordance with procedures which must be strictly followed; and

WHEREAS, Section 163.3184, *Florida Statutes*, provides the procedure for comprehensive plan amendments and sub-section (3) therein provides that this map and text amendment shall be processed under the Expedited State Review Process; and

WHEREAS, the Town of Lantana has held all duly required public hearings, in accordance with Chapter 163, *Florida Statutes*, and its Code of Ordinances; and

WHEREAS, the Town Council desires to adopt the proposed amendment to the current comprehensive development plan to guide and control the future development of the Town, and to preserve, promote and protect the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, THAT:

Section 1: The Town of Lantana Comprehensive Plan dated October 23, 2017, is hereby amended at Policy L.U.1.1.8; which amendment consists of one (1) page which is attached as Exhibit "A" and made a part hereof and of the current Comprehensive Development Plan. The text adopted in Exhibit "A" shall replace and amend the previously adopted text.

Section 2: A copy of the comprehensive development plan, as amended, shall be kept on file in the office of the Town Clerk, Town of Lantana, Florida.

Section 3: The Town Development Services Director is hereby directed to transmit copies of the amendment to the current comprehensive development plan to the following reviewing agencies in accordance with Section 163.3184(1)(c): (1) State Land Planning Agency, (2) Treasure Coast Regional Planning Council, (3) South Florida Water Management District, (4) Department of Environmental Protection, (5) Department of State, (6) Department of Transportation, and to any other unit of local government who has filed a written request for a copy within ten 10 working days after adoption in accordance with Section 163.3184(3), *Florida Statutes*.

Section 4: All ordinances or parts of ordinances in conflict be and the same are hereby repealed.

Section 5: Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

Section 6: The effective date of this plan amendment shall be thirty-one (31) days following adoption of this Ordinance by the Town of Lantana. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If the Ordinance is timely challenged by an "affected person" as defined in Chapter 163, *Florida Statutes*, the amendment does not become effective until a final order is issued finding the amendment in compliance.

[Remainder of page intentionally left blank.]

FIRST READING this 8th day of April, 2024.

SECOND AND FINAL READING this 9th day of January, 2025.

TOWN OF LANTANA

_____ Aye	_____ Nay	_____ Mayor Karen Lythgoe
_____ Aye	_____ Nay	_____ Vice Mayor Mark Zeitler
_____ Aye	_____ Nay	_____ Vice Mayor Pro Tem Kem Mason
_____ Aye	_____ Nay	_____ Councilmember Christopher Castle
_____ Aye	_____ Nay	_____ Councilmember Lynn J. Moorhouse, D.D.S.

ATTEST:

_____ (SEAL)

Kathleen Dominguez, CMC, TOWN CLERK

Approved as to form and legal sufficiency.

_____

R. Max Lohman, TOWN ATTORNEY

EXHIBIT "A"

Policy LU.1.1.8 Mixed-Use Development (MXD)

The intent of this category is to provide for mixed-use developments that are well-planned and designed to integrate residential and commercial activities. This category allows the following mix of uses: Retail, Personal and Business Service, Office, and Residential. The maximum allowable residential density shall be ~~fifteen (15)~~ twenty-five (25) units per acre. The maximum allowable commercial intensity shall be a floor area ratio (FAR) of 1.0. The land development regulations shall define the specific uses and activities allowed as well as the physical characteristics of development in this category.

TOWN OF LANTANA

Preserving Lantana's small town atmosphere through responsible government and quality service.

COMPREHENSIVE PLAN MAP AMENDMENT & RE-ZONING APPLICATION INFORMATION

CASE #: CP24-0001 SUBMITTAL DATE: 03/08/24

A complete application packet must include: the application form; any back-up documents, plans, proposed text change, support letters, etc., survey, traffic study, proof of ownership, the prepared and stamped envelopes; the verified mailing list and map from Property Appraiser's office; and the appropriate fees.

Property Owner(s)	Applicant
Name: Lantana Village Owner LLC	**Name:** Lantana Village Owner LLC Attn: Samantha Moriber; Manny Martinez; Victor Ballestas
Address: 150 SE 2nd Avenue Suite 800 Miami, FL 33131	**Address:** 150 SE 2nd Avenue Suite 800 Miami, FL 33131
Phone: 305-794-6104 **Email:** vb@integrafl.com	**Phone:** 305-774-0110 **Email:** smoriber@integrafl.com; manny@integrafl.com

******DO NOT WRITE BELOW THIS LINE ---- FOR DEPARTMENTAL USE ONLY**********

ACCEPTED FOR REVIEW

Town Official: _____ Date: 03/08/2024

Fee (s) Paid: 4000

Confirmation letter for water and sewer service included? Yes _____ No _____

Traffic concurrency letter from P.B. County included? Yes _____ No _____

TOWN ACTION

Town Council: _____ Date: _____

GENERAL DATA (Submittal Requirements per Section 23-43 of Zoning Code)

Project Name: Lantana Village Square

Project Location: (Address if known) 1301 and 1499 South Dixie Highway, and 457 Greynolds Circle, Lantana, FL 33462

Property Control Number: The property includes 3 Property Control Numbers: 40-43-45-03-00-000-7030; 40-43-45-03-00-000-7080; 40-43-45-03-00-000-7100

Existing Zoning: Mixed Use District (MXD)

Proposed Zoning: Mixed Use District (MXD)

Existing Comprehensive Plan Designation: Mixed Use District (MXD)

Proposed Comprehensive Plan Designation: Mixed Use District (MXD)

Existing Use of Property: Commercial

Proposed Use of Property: Mixed use

Total Site Area (to nearest one-hundredth of acre): 18.45 Acres

Is the site currently served by public water? Yes X No ____

Is the site currently served by public sewer? Yes X No ____

Provide:
- a copy of last recorded warranty deed
- a sealed boundary survey

RESIDENTIAL

Total Number of Dwelling Units: 0 (Existing) 461 (Proposed)

Density (Units per acre): 0 (Existing) 25 (Proposed)

COMMERCIAL

Total Square Footage: _____ Number of Buildings: _____

APPLICATION FOR
COMPREHENSIVE PLAN AMENDMENT
AND RE-ZONING

This request for a comprehensive plan amendment and re-zoning is hereby filed in accordance with Section 23-43 of the Lantana Zoning Code to request that the subject property described herein be changed from its present land use and zoning classification of Mixed Use District (MXD) at 15 units/acre to Mixed Use District (MXD) at 25 units/acre for the following reasons:

See attached.

Please address the following criteria contained in Section 23-43 of the Zoning Code for Comprehensive Plan Amendment and re-zoning requests:

1. **Consistent with Current Policies-** Show how the proposal is consistent with applicable Comprehensive Plan policies.

See attached.

2. **Not an Isolated District-** Show how the proposed amendment would not create an isolated district or would not grant a special privilege to an individual property owner as contrasted with protecting the public welfare.

See attached.

3. **Changing Conditions-** Show how conditions have changed or are changing to make the proposed amendment desirable.

See attached.

4. **Compatible with Utilities, Roadways and Other Public Facilities-** Show how the proposed amendment is compatible with existing or proposed utilities, roadways, and other public facilities.

See attached.

5. **Adjacent and Nearby Properties-** Show how the proposed amendment would affect adjacent or nearby properties with regard to compatibilities, property values, etc.

See attached.

6. **Development Potential Under Existing Zoning**- Could the property physically be developed under existing land use category and zoning. Why or why not?

See attached.

7. **Scale of Development**- Is the proposed development reasonably related to the needs of the neighborhood and Town as a whole?

See attached.

8. **Adequate Sites Elsewhere**. Are there adequate sites elsewhere in Town where this use is already allowed? Please describe.

See attached.

Applicant's Certification

(I) (We) affirm and certify that (I) (we) understand and will comply with all provisions and regulations of the Town of Lantana, Florida. (I) (We) understand that if this application is approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be part of the Town of Lantana, (if not already) and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive and Zoning Ordinance. (I) (We) further certify that all statements and diagrams submitted herewith are true and accurate to the best of (my) (our) knowledge and belief. Further, (I) (we) understand that this application and attachments become part of the Official Records of the Town of Lantana, Florida, and are not returnable.

Antonio Daniel Leon
Witness

JAIME VALDIVIA
Witness

03/07/2024
Date

Manuel Martinez
Signature of Applicant

Manuel Martinez
Printed Name of Applicant

Applicant is:
x Owner
_____ Optionee
_____ Lessee
_____ Agent
_____ Contract Purchaser

Address:
150 SE 2nd Avenue, Suite 800
Miami, FL 33131

Phone: (305) 796-4562 Fax (____) _____
Email: manny@integrafl.com; smoriber@integrafl.com
vb@integrafl.com

OWNERS AUTHORIZATION (if Applicant is not the owner)
PLEASE SEE ATTACHED WRITTEN CONSENT OF THE MANAGER

(I) (We) affirm and certify that _____, the applicant, is hereby authorized to represent me in all dealings regarding this petition with the Town of Lantana.

Witness

Witness

Date

Signature of Owner

Printed Name of Owner

Brief Narrative for text amendments to the Comprehensive Plan Map & Zoning for the Mixed Use Category

Lantana Village Square 3/7/2024

The applicant, Lantana Village Owner LLC, is submitting this application for a text amendment to the Comprehensive Plan and the Zoning for the Mixed Use District to align the density with the recommendations in the Town of Lantana Master Plan adopted by the Town Council in May 2023 which recommends 25 units per acre. Such higher density is compatible with the density of other nearby properties and will allow for a vibrant mixed-use development that will enhance the economic vitality of existing and new commercial spaces. Increasing the density of the property from fifteen (15) to twenty-five (25) dwelling units per acre brings the Land Use and Zoning designations up to date with the adopted Town of Lantana Master Plan.

Addendum to Comprehensive Plan Text Amendment & Re-Zoning Text Amendment Information
Lantana Village Square

PROPOSED TEXT

ZONING

The applicant is requesting text amendments to the Mixed-Use Development Comprehensive Land Use Designation (FLUM) and the Mixed-Use Development District text (Zoning) as follows:

A. **FLUM- Policy LU1.1.8 -**

The intent of this category is to provide mixed use developments that are well planned and designed to integrate residential and commercial activities. This category allows the following mix of uses: Retail, Personal and Business Service, Office, and Residential. The maximum allowable residential density shall be twenty-five (25) units per acre. The Maximum commercial intensity shall be a floor area ration (FAR) of 1.0. The land development regulations shall define the specific uses and activities allowed as well as the physical characteristics of development in the category.

B. **Zoning- Sec. 23-101- MXD mixed use development district** -

(a) *Purpose and intent.* It is the purpose and intent of this district to provide lands for limited commercial and business activities primarily designed to serve the Palm Beach County region and the residential neighborhoods in the Town of Lantana. Residential uses shall be allowed at a maximum density of ~~fifteen (15)~~ twenty-five (25) dwelling units per acre and the maximum allowable non-residential intensity shall be a Floor Area Ration ("FAR") of 1.0. Parcels that are zoned M3-High Density Mixed Use as of the effective date of this ordinance shall be considered as MXD parcels.

This request is for a text amendment to the Village MXD Comprehensive Plan and Zoning code designations. The proposed text amendment changes the maximum density with the present land use and zoning classifications of MXD 15 dwelling units per acre to 25 dwelling units per acre and we believe that this proposed amendment should be approved for the following reasons:

A mixed-use classification which includes twenty-five (25) residential units per acre is consistent with the Town of Lantana Master Plan published in May 2023. The Town Center Redevelopment Overlay, inclusive of the subject property, allows for up to twenty-five (25) dwelling units per acre residential within MXD zoning. Increasing the allowed density of the properties to twenty-five (25) dwelling units per acre brings the existing zoning code up to date and consistent with the current Master Plan recommendations. Further and most notably, the Comprehensive Plan Goal LU2 with its supporting policies and objectives provides that the "Town shall foster livability, sustainability and economic vitality by encouraging urban infill and redevelopment projects."

Addendum to Comprehensive Plan Text Amendment & Re-Zoning Text Amendment Information

Lantana Village Square

1. **Consistent with Current Policies- Show how the proposal is consistent with the Town's Comprehensive Plan policies.**

   Future Land Use Element

   Goal L.U.1 and Policy LU 1.1.8

   The proposed text amendment to the MXD land use and zoning promotes the town policy to maintain diversity and encourage a mix of uses and redevelopment that is consistent with the type and scale of the existing residential neighborhoods and commercial areas. The amendment to increase the density to twenty-five (25) units per acre would allow the property to be revitalized and enhanced economically and provide for much needed housing consistent with the Town's Master Plan recently adopted by the Town of Lantana. The proposed location of the subject property is at the heart of the Town and its urban center. The proximity of the subject property to the City's center is strategically located in an area that provides a significant number of jobs, bringing more housing to where there is greater employment. Based on the current annual growth rate, the master plan projects that the Town will generate more than 1,700 new residents and demand up to 950 new housing units by 2030. The master plan recommends a density of twenty-five (25) units per acre to support such growth. This proposal is consistent with the data and projections.

2. **Not an Isolated District- Show how the proposed text amendments would not create an isolated district or would not grant a special privilege to an individual property owner as contrasted with protecting the public welfare.**

   The proposed amendments to the MXD land use designation and zoning code do not create an isolated district but rather simply expand the intensity of the residential within the existing land use and zoning. This is not a map amendment or zoning amendment and as such, this part of the application is inapplicable. The text amendments do not grant a special privilege as other like designated properties would be able to avail themselves of the same rights. Further, if the text amendments are approved, other properties that are not zoned or designated on the FLU map as MXD or are zoned MXD could seek map amendments and zoning changes to go MXD and avail such properties of those rights within the revised MXD. The proposed text amendments are based upon and consistent with the Town Master Plan– and the Town Center Redevelopment Overlays as a further basis for the proposed text amendments.

3. **Changing Conditions- Show how conditions have changed or are changing to make the proposed amendment desirable.**

   Since the MXD zoning and land use categories were adopted, population growth and buildout of the Town have changed the nature of the Town. There have also been statutory changes such as the Live Local Act making increases in density a higher priority to support the current and projected growth within the state and the affordability of housing in Florida. In addition to state initiatives, market changes and technology have also had a significant impact on how and where we go to buy goods. The convenience of online shopping along with the low cost of delivering goods has made Amazon and other sales and delivery apps popular have made the former big box/ shopping center structure virtually obsolete forcing the strip mall form to evolve and re-imagine itself. Mixed use

developments are the wave of the future and the proposed text amendment aids in the evolution/ adaptation of mostly dark retail centers across the country and particularly in South Florida. The Town of Lantana Master Plan recognizes the problem and supports an increase in residential to the 25 unit per acre density to foster livability and sustainability.

The Town of Lantana Master Plan identifies the need to redevelop the former Kmart with a mixed-use development with a greater number of residential units than currently allowed to help meet the residential growth projected through 2030 and support existing and future commercial.

4. **Compatible with Utilities, Roadways and Other Public Facilities- Show how the proposed amendment is compatible with existing or proposed utilities, roadways, and other public facilities.**

Utilities, roadways, and other public facilities surrounding the property, including US1 and Hypoluxo Road, are adequate to handle existing commercial uses. Redevelopment of large commercial sites to add residential actually has the effect of reducing trips on the road. Redeveloping properties to introduce more residential results in a more balanced mixed-use development with sufficient residential to not only sustain existing commercial but encourage more. Commercial generates more trips per day while bringing onto the site more trucks than residential uses. The commercial tenants also draw in a more transient person than the residential community would.

There are existing public water and sewer services to the site.

5. **Adjacent and Nearby Properties- Show how the proposed amendment would affect adjacent or nearby properties with regard to compatibilities, property values, etc.**

While the text amendment would apply to any MXD property, the subject property for the most part is adjacent to commercial, a multifamily community, and condominiums, including James Place and Hidden Banyan. The current access to the subject property will continue to be from Hypoluxo Road, Greynolds Circle and Central Boulevard.

The subject property is currently underutilized with a closed Kmart anchor tenant generating minimal property taxes to the town with little to no positive impact on the values of surrounding properties. Mixed Use Development with twenty-five (25) dwelling units to the acre at the heart of the Town and at one of its major crossroads is the perfect location for a mixed-use development with 25 units to the acre. The text amendments will allow the subject property to be developed as a vibrant mixed-use community that is more compatible with the surrounding area. A new mixed-use community will provide much needed housing for Lantana as described in the Town of Lantana's Master Plan as the subject property is conveniently located to major business, Town Hall and other retail businesses at one of the Town's larger intersections, the proposed extensions and density (with its density increase) is appropriate. The redevelopment on the subject property will positively impact surrounding properties by raising property values, by encouraging a variety of commercial uses and by bringing more disposable income into Lantana and will not only support but grow local businesses.

Addendum to Comprehensive Plan Text Amendment & Re-Zoning Text Amendment Information
Lantana Village Square

6. **Development Potential Under Existing Zoning- Could the property physically be developed under existing land use category and zoning. Why or why not?**

   The subject property requires the text amendments and increased density to have a balance of uses to make the commercial uses viable and sustainable. The subject property does not require a land use plan map amendment or a re-zone but rather can be developed under the existing land use and zoning categories. The increase in residential density will make the commercial component more successful by attracting more households to support the businesses within the property and throughout the Town. In addition, the additional density will provide much needed housing to support the Town's growth projections.

7. **Scale of Development- Is the proposed development reasonably related to the needs of the neighborhood and Town as a whole?**

   Yes, the proposed development that will result from the text amendments is consistent with the recently adopted Master Plan which identifies a need for 950 new housing units within the next 6 years. Residential developments within the Town of Lantana and existing neighborhoods surrounding the property were developed years ago. Therefore, as the population in Lantana continues to grow and affordability declines, the need for new, high quality, mixed-use development exists and will continue to grow within this area. The location of the property makes it ideal for a mixed-use development that addresses the Town of Lantana's Goal LU2 to "foster livability, sustainability and economic vitality by encouraging urban infill and redevelopment projects that enhance or create links between existing affordable residential neighborhoods and commercial and industrial employment opportunities." Allowing additional dwelling units to be developed within the property increases housing availability for a currently undersupplied demographic that is seeking workforce housing. As professionals are looking for homes of their own, they are finding no inventory available, as well as low vacancy rates. This problem results in those that work in the community being unable to stay in the area or for that matter, empty nesters being forced to move out of the town in which they raised their families, in order to downsize.

8. **Adequate Sites Elsewhere. Are there adequate sites elsewhere in Town where this use is already allowed? Please describe.**

   Based on the latest Town of Lantana zoning and future land use maps, the only other property with a Mixed Use (MXD) designation is Water Tower Commons. The Town has other properties that are developed with higher density including properties within the Waterfront Mixed Use District which has a higher density of thirty-five (35) units per acre. Therefore, the proposed text amendments amending the MXD land use and zoning designations from fifteen (15) to twenty-five (25) units to the acre are not only consistent with surrounding properties but create diversification within the town, while still being compatible with the adjacent neighborhoods.

CONCEPTUAL SITE PLAN FOR PHASE I - 2/11/2024

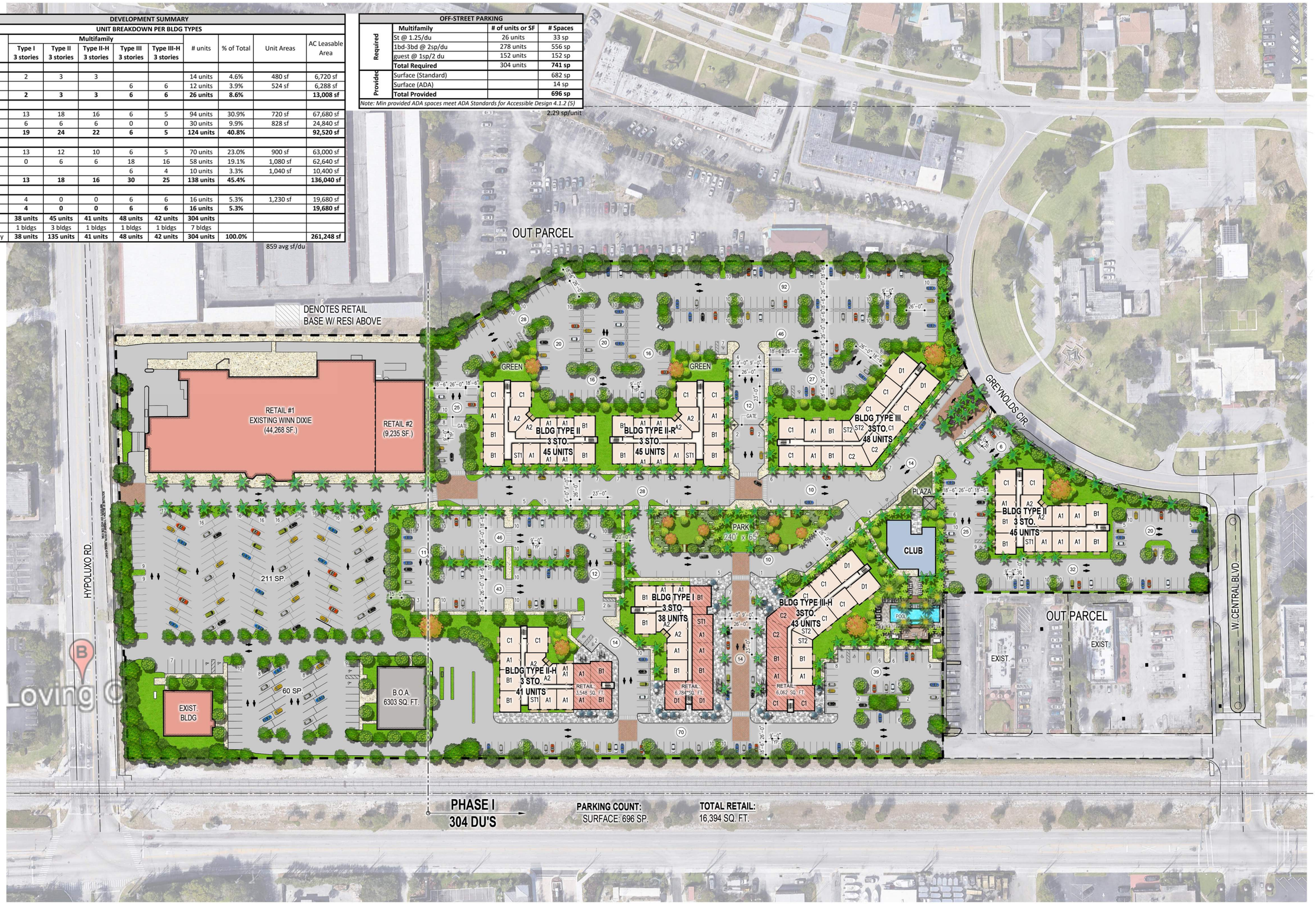
DEVELOPMENT SUMMARY UNIT BREAKDOWN PER BLDG TYPES									
Unit Types	Multifamily					# units	% of Total	Unit Areas	AC Leasable Area
	Type I 3 stories	Type II 3 stories	Type II-H 3 stories	Type III 3 stories	Type III-H 3 stories				
ST									
ST	2	3	3			14 units	4.6%	480 sf	6,720 sf
ST2				6	6	12 units	3.9%	524 sf	6,288 sf
Sub-total	**2**	**3**	**3**	**6**	**6**	**26 units**	**8.6%**		**13,008 sf**
1BD									
A1	13	18	16	6	5	94 units	30.9%	720 sf	67,680 sf
A2	6	6	6	0	0	30 units	9.9%	828 sf	24,840 sf
Sub-total	**19**	**24**	**22**	**6**	**5**	**124 units**	**40.8%**		**92,520 sf**
2BD									
B1	13	12	10	6	5	70 units	23.0%	900 sf	63,000 sf
C1	0	6	6	18	16	58 units	19.1%	1,080 sf	62,640 sf
C2				6	4	10 units	3.3%	1,040 sf	10,400 sf
Sub-total	**13**	**18**	**16**	**30**	**25**	**138 units**	**45.4%**		**136,040 sf**
3BD									
D1	4	0	0	6	6	16 units	5.3%	1,230 sf	19,680 sf
Sub-total	**4**	**0**	**0**	**6**	**6**	**16 units**	**5.3%**		**19,680 sf**
Units/Bldg	**38 units**	**45 units**	**41 units**	**48 units**	**42 units**	**304 units**			
# of Bldgs	1 bldgs	3 bldgs	1 bldgs	1 bldgs	1 bldgs	7 bldgs			
Total Multifamily	**38 units**	**135 units**	**41 units**	**48 units**	**42 units**	**304 units**	**100.0%**		**261,248 sf**

859 avg sf/du

OFF-STREET PARKING			
	Multifamily	**# of units or SF**	**# Spaces**
Required	St @ 1.25/du	26 units	33 sp
	1bd-3bd @ 2sp/du	278 units	556 sp
	guest @ 1sp/2 du	152 units	152 sp
	Total Required	304 units	**741 sp**
Provided	Surface (Standard)		682 sp
	Surface (ADA)		14 sp
	Total Provided		**696 sp**

Note: Min provided ADA spaces meet ADA Standards for Accessible Design 4.1.2 (5)

2.29 sp/unit



NORTH

SITE PLAN

PKG: 696 SP SCALE: 1"=60'-0"

PROGRESS 02/06/2024

REVISIONS	BY

LANTANA VILLAGE

FOR:
INTEGRA
LOCATED AT:
LANTANA, FLORIDA

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC
AA0000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA, 33156
(305) 275-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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DRAWN	
CONTRACT DATE	3/23/2023
SCALE	AS SHOWN
JOB NO.	2207.PRJ
SHEET TITLE:	SITE PLAN
SHEET NUMBER:	SP-1

PARCELS 1, 3 & 5 of LANTANA VILLAGE

ALTA/NSPS BOUNDARY SURVEY

SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST

PALM BEACH COUNTY, FLORIDA

SCHEDULE B-II, COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY No. NCS-1145327-MIA DATED JANUARY 25, 2023 AT 8:00 AM.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
NOT A SURVEY MATTER

2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
NOT A SURVEY MATTER

3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
AFFECTS AS PLOTTED ON DRAWING

4. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
NOT A SURVEY MATTER

5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
DOES NOT AFFECT

6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
NOT A SURVEY MATTER

7. This item has been intentionally deleted.

8. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.
NOT A SURVEY MATTER

9. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
NOT A SURVEY MATTER

10. Oil and mineral reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida recorded in Deed Book 774, Page 524. The right of entry for mining and exploration in said reservations has been released by Section 270.11 F.S. Said reservations are as follows:

A. "AS TO ALL LANDS, there is reserved unto the State of Florida the title to an undivided one-half of all petroleum products, and title to an undivided three-fourths of all other minerals which may be found on or under said land, together with the privilege outside any municipality, this date, to explore for and to mine and develop same. Said privilege to explore, mine and develop is to be conducted on and under lands inside any municipality, this date, only with the consent of the surface owner."
AFFECTS BUT NOT PLOTTABLE

11. Easement(s) granted to Florida Power & Light Company recorded in Official Records Book 2170, Page 1886; Official Records Book 2117, Page 1529; Official Records Book 2117, Page 1531; Official
Records Book 2481, Page 1048; Official Records Book 2511, Page 266; Official Records Book 2511,
Page 268; Official Records Book 3685, Page 540; and Official Records Book 3838, Page 973.
AFFECTS AS PLOTTED ON DRAWING

12. Grant of Easements and Declaration of Restrictions recorded June 2, 1975 in Official Records Book 2423, Page 795, together with and as modified and/or amended by Official Records Book 2510, Page 1397 and Official Records Book 3179, Page 279.
AFFECTS BUT NOT PLOTTABLE

13. Easement(s) granted to Southern Bell Telephone and Telegraph Company recorded in Official Records Book 2478, Page 1469; Official Records Book 2478, Page 1473; Official Records Book 2478,
Page 1477; Official Records Book 2478, Page 1481; and Official Records Book 2478, Page 1484.
AFFECTS AS PLOTTED ON DRAWING

14. Easement as set out and reserved in Official Records Book 2488, Page 1310.
AFFECTS AS PLOTTED ON DRAWING

15. Drainage and Utility Easement(s) granted to the County of Palm Beach recorded in Official Records Book 2511, Page 735.
AFFECTS AS PLOTTED ON DRAWING

16. Easement(s) granted to the Town of Manalapan recorded September 22, 1983 in Official Records Book 4045, Page 15.
AFFECTS AS PLOTTED ON DRAWING

17. Easement(s) granted to the Town of Lantana recorded in Official Records Book 5879, Page 153; Official Records Book 5879, Page 157; Official Records Book 5879, Page 161; Official Records Book 5879, Page 165; Official Records Book 5879, Page 169; and Official Records Book 5879, Page 173.
AFFECTS AS PLOTTED ON DRAWING

18. Reciprocal Easement Agreement for Ingress and Egress by and between Commercial Venture Services, Inc., and Manalapan Hotel Partners, a Florida joint venture, dated September 29, 1989 and recorded October 2, 1989 in Official Records Book 6213, Page 110.
AFFECTS, BLANKET IN NATURE

19. Easement(s) granted to Florida Public Utilities Company recorded in Official Records Book 7291, Page 1833; Official Records Book 7291, Page 1831; Official Records Book 7291, Page 1835; Official
Records Book 7291, Page 1837; and Official Records Book 7292, Page 1377.
AFFECTS AS PLOTTED ON DRAWING

20. Restrictions, covenants and conditions as contained in the Affidavit regarding Fire District recorded July 11, 1994 in Official Records Book 8340, Page 1168.
NOT A SURVEY MATTER

21. Amended Easement Deed by Court Order in Settlement of Landowner Action recorded in Official Records Book 25732, Page 649; Official Records Book 26118, Page 668; and Official Records Book 26401, Page 1156.
AFFECTS DUE TO COMMON BOUNDARY WITH FEC RAILROAD BUT NOT PLOTTABLE

22. The rights of tenants in possession, as tenants only, with no options to purchase or rights of first refusal in favor of said tenants, as listed on the attached Rent Roll shown herein as Exhibit "B".
NOT A SURVEY MATTER

23. Interest of Lessee(s) together with the terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain Short Form Lease with Winn Dixie Stores, Inc., recorded July 8, 1975 in Official Records Book 2434, Page 1546, and all rights thereunder of the said Lessee and of any person claiming by, through or under the said Lessee; as affected by Subordination, Nondisturbance, and Attornment Agreement recorded in Official Records Book 28853, Page 1017.
NOT A SURVEY MATTER

24. Interest of Lessee(s) together with the terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain Lease to Superex Drugs of Florida, Inc., recorded in Official Records Book 2437, Page 186, and all rights thereunder of the said Lessee and of any person claiming by, through or under the said Lessee.
NOT A SURVEY MATTER

25. Interest of Lessee(s) together with the terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain Short Form Lease from Commercial Venture Services, Inc., as Lessor, to Cris Developers, as Lessee, dated July 31, 1975 and recorded August 1, 1975 in Official Records Book 2442, Page 1556, together with and modified by that certain Off Set Agreement recorded July 22, 1976, in Official Records Book 2563, Page 1130; and Lessees interest assigned by Assignment of Lease to Howard Schoninger, as Trustee under unrecorded Trust Agreement No. 6 dated March 15, 1988 and recorded March 21, 1988, in Official Records Book 5608, Page 1284, Lessee's interest further assigned to Bernard Schoninger Shopping Centers, Inc., a Florida Limited partnership, by virtue of Assignment of Lease recorded in Official Records Book 9354, Page 750; Lessees's interest further assigned to Equity One (Gamma), Inc., a Florida corporation, by virtue of that certain Assignment and Assumption of Ground Lease recorded April 7, 1999 in Official Records Book 11035, Page 1163 and by virtue of that certain Assignment and Assumption of Lease and Security Deposits recorded April 9, 1999 in Official Records Book 11041, Page 647, and all rights thereunder of the said Lessee and of any person claiming by, through or under the said Lessee.
NOT A SURVEY MATTER

26. Interest of Lessee(s) together with the terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain unrecorded Sub-Lease from Cris Developers to S.S. Kresge Company as evidenced and memorialized by that certain Memorandum of Lease recorded August 1, 1975 in Official Records Book 2442, Page 1560, and Lessors interest assigned by Assignment of Lease to Howard Schoninger, as Trustee under unrecorded Trust Agreement No. 6 dated March 15, 1988 and recorded March 21, 1988, in Official Records Book 5608, Page 1284, Lessor's interest further assigned to Bernard Schoninger Shopping Centers, Inc., a Florida Limited partnership, by virtue of Assignment of Lease recorded in Official Records Book 9354, Page 750, Lessor's interest further assigned to Equity One (Gamma), Inc., a Florida corporation, by virtue of that certain Assignment and Assumption of Ground Lease recorded April 7, 1999 in Official Records Book 11035, Page 1163 and by virtue of that certain Assignment and Assumption of Lease and Security Deposits recorded April 9, 1999 in Official Records Book 11041, Page 647, said unrecorded Lease being amended and restated by that certain Amended and Restated Memorandum of Lease between Equity One (Gamma) Inc., a Florida corporation, Landlord, and KMart Corporation, a Michigan corporation, Tenant, as evidenced and memorialized by that certain Amended and Restated Memorandum of Lease recorded April 9, 1999 in Official Records Book 11041, Page 653, and all rights thereunder of the said Lessee and of any person claiming by, through or under the said Lessee; as affected by Subordination, Attornment and Non-Disturbance Agreement recorded in Official Records Book 28865, Page 1170.
NOT A SURVEY MATTER

27. Interest of Lessee(s) together with the terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain unrecorded Lease to Burger King Corporation, Tenant, as evidenced and memorialized by that certain Memorandum of Lease recorded November 21, 1979 in Official Records Book 3179, Page 282, together with Statement of Commencement of Ground Lease Term recorded February 5, 1987 in

Official Records Book 5166, Page 659, and all rights thereunder of the said Lessee and of any person claiming by, through or under the said Lessee.
NOT A SURVEY MATTER

28. Interest of Lessee(s) together with the terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain Short Form Lease to Sambo's of Greater Miami, Inc., Tenant, recorded June 4, 1980 in Official Records Book 3302, Page 1981, Lessee's interest as assigned to Denny's, Inc., by virtue of Assignment recorded February 3, 1983 in Official Records Book 3877, Page 1647, and all rights thereunder of the said Lessee and of any person claiming by, through or under the said Lessee.
NOT A SURVEY MATTER

29. Interest of Lessee(s) together with the terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain unrecorded Lease to Horn & Hardart Ra. Inc., as disclosed by certain Collateral Assignment of Lease contained in instrument recorded August 28, 1990 in Official Records Book 6562, page 432, as assigned to Arby's. Inc., by Assignment recorded November 7, 1991 in Official Records Book 7016, page 1413, Lessee's interest further assigned to Goldcoast Beef II, LLC, a Florida limited liability company, by virtue of that certain unrecorded Lease Assignment and Assumption Agreement dated January 27, 1999 by RTH Operating Company, a Delaware corporation, and all rights thereunder of the said Lessee and of any person claiming by, through or under the said Lessee.
NOT A SURVEY MATTER

30. Interest of Lessee(s) together with the terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain Short Form Sublease between Rite Aid of Florida, Inc., and Family Dollar Stores of Florida, Inc., recorded in Official Records Book 9142, Page 1842, and all rights thereunder of the said Lessee and of any person claiming by, through or under the said Lessee.
NOT A SURVEY MATTER

31. Interest of Lessee(s) together with the terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain unrecorded Lease in favor of REF, Inc., as evidenced by Subordination, Non-Disturbance and Attornment Agreement recorded in Official Records Book 10237, Page 1593, and all rights thereunder of the said Lessee and of any person claiming by, through or under the said Lessee.
NOT A SURVEY MATTER

32. Interest of Lessee(s) together with the terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain unrecorded Lease by and between Equity One (Lantana) Inc., a Florida corporation, Landlord, and Value Pawn and Jewelry Store, Inc., a Florida corporation, Tenant, as evidenced and memorialized by that certain Memorandum of Lease recorded June 7, 1999 in Official Records Book 11153, Page 921.
NOT A SURVEY MATTER

33. Interest of Lessee(s) together with the terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain unrecorded SubLease by and between Denny's, Inc., Subtandord, and Golden Management, Inc., SubTenant, dated September 28, 1999, as evidenced and memorialized by that certain Memorandum of SubLease recorded September 7, 2000 in Official Records Book 11998, Page 1685, and all rights thereunder of the said Lessee and of any person claiming by, through or under the said Lessee. SubLease is subject to the following:
NOT A SURVEY MATTER

34. Interest of Lessee(s) together with the terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain unrecorded Lease Agreement by and between Equity One (Lantana), Inc., a Florida corporation, Landlord, and Hollywood Entertainment Corporation, an Oregon corporation, dated May 16, 2003, as evidenced and memorialized by that certain Memorandum of Lease recorded November 24, 2003 in Official Records Book 16230, Page 24, and all rights thereunder of the said Lessee and of any person claiming by, through or under the said Lessee.
NOT A SURVEY MATTER

35. Terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain unrecorded Management Agreement by and between Winn-Dixie Stores Leasing, LLC, a Florida limited liability company, and Winn-Dixie Stores, Inc., a Florida Corporation, as evidenced and memorialized by Memorandum of Exclusive Property Management Agreement recorded in Official Records Book 21124, Page 1241.
NOT A SURVEY MATTER

36. Interest of Lessee(s) together with the terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain unrecorded Ground Lease with Grants and Easements and Covenants by and between Equity One (Florida Portfolio) Inc., a Florida corporation, Landlord, and Bank of America, N.A., a national banking association, Tenant, dated June 5, 2009, together with Amendment dated August 3, 2009, together with, as evidenced and memorialized by that certain Memorandum of Ground Lease with Grants and Easements and Covenants recorded May 7, 2010 in Official Records Book 23868, Page 1858, and all rights thereunder of the said Lessee and of any person claiming by, through or under the said Lessee.
AFFECTS AS PLOTTED ON DRAWING

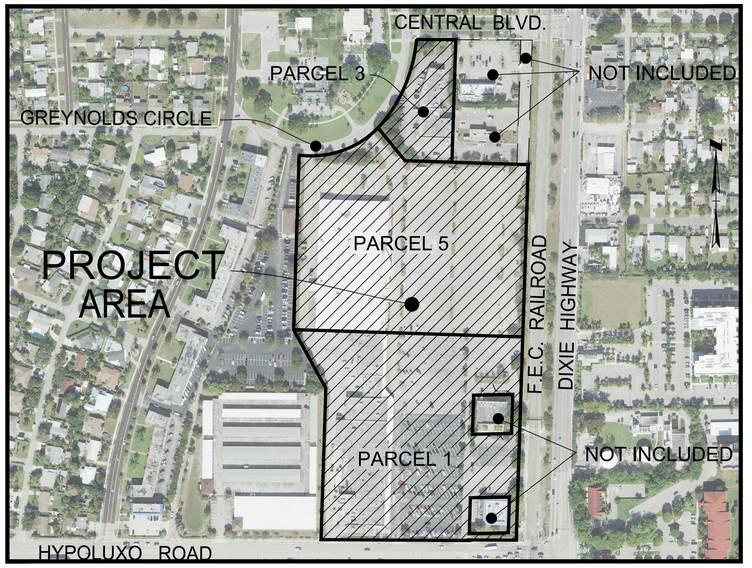
37. Terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain Declaration of Restrictive Covenants by and between Equity One (Florida Portfolio) Inc., a Florida corporation, and Lantana SDC, LLC, a Florida limited liability company, dated January 19, 2017, and recorded January 25, 2017, in Official Records Book 28851, Page 267.
AFFECTS BUT NOT PLOTTABLE

38. Declaration of Cross Access and Parking Easement Agreement by Equity One (Florida Portfolio) Inc., a Florida corporation, dated January 19, 2017, and recorded January 23, 2017, in Official Records Book 28847, Page 1189.
AFFECTS BLANKET IN NATURE

39. Notice of Landlord (Pursuant to Fla. Stat. 713.10) recorded in Official Records Book 29632, Page 316.
NOT A SURVEY MATTER

40. Notice of Commencement recorded in Official Records Book 33565, Page 1422.
NOT A SURVEY MATTER

41. Any additional 2021 taxes resulting from the tax assessor challenging the validity of any reduction in the assessed value of the land granted by the Value Adjustment Board
NOT A SURVEY MATTER



LOCATION MAP
Not to Scale

SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND WAS PREPARED RELYING ON INFORMATION CONTAINED IN THAT CERTAIN COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY No. NCS-1145327-MIA DATED JANUARY 25, 2023 AT 8:00 AM.

2. BEARINGS AS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT OF GREYNOLDS HIGHLAND, UNIT No. 1, RECORDED IN PLAT BOOK 13, PAGE 25 AND BEARS NORTH 88°53'52" EAST.

3. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN HEREON THAT MAY BENEFIT OR ENCUMBER THE LAND SHOWN HEREON.

4. LOCATION OF IMPROVEMENTS SHOWN HEREON WERE OBSERVED UTILIZING REAL TIME KINEMATIC (RTK) GPS PROCEDURES WHICH MEET OR EXCEED THIRD ORDER CLASS 1 SPECIFICATIONS AS WELL AS A TRIMBLE S-6 ROBOTIC TOTAL STATION.

5. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.

6. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

7. ADDITIONS OR DELETIONS TO THE SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. THE UNDERGROUND UTILITIES SHOWN HEREON WERE FIELD DESIGNATED BY SUNSHINE 811 AND LOCATED BY WSM AND DEPICTED HEREON. THERE MAY BE ADDITIONAL UTILITIES THAT WERE NOT DESIGNATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF UTILITY DESIGNATION.

9. THE IMAGERY SHOWN HEREON WAS OBTAINED FROM WWW.FDOT.ORG, HAS A FLIGHT DATE OF 2021 AND 0.5 PIXEL RESOLUTION.

10. DATE OF ORIGINAL FIELD SURVEY - NOVEMBER 19, 2016. DATE OF LAST SITE INSPECTION TO UPDATE THIS SURVEY - FEBRUARY 24, 2023.

11. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X, PANEL No. 12099 C 0783 F, DATED: 10/5/2017.

12. TOTAL ACREAGE OF PARCELS 1, 3 & 5 = 18.60 ACRES

13. THE LEGAL DESCRIPTION HEREON DIFFERS FROM THE RECORD LEGAL DESCRIPTION SHOWN IN THAT CERTAIN DEED RECORDED AT OFFICIAL RECORDS BOOK 28847, PAGE 1202 ("VESTING DEED"), BECAUSE THE BANK OF AMERICA NORTH PARCEL AND THE BANK OF AMERICA SOUTH PARCEL DESCRIBED HEREON INCLUDE THE BELOW DESCRIPTIONS WHICH WERE LESSED OUT UNDER THE VESTING DEED:

THE WEST 120 FEET OF THE EAST 145 FEET OF THE NORTH 120 FEET OF THE SOUTH 465.3 FEET OF THAT PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) LYING WEST OF THE FEC RAILROAD RIGHT-OF-WAY OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

AND

THE NORTHERLY 110 FEET OF THE SOUTHERLY 150.35 FEET OF THE WEST 120 FEET OF THE EAST 145 FEET OF THAT PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) LYING WEST OF THE FEC RAILROAD RIGHT-OF-WAY OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

PARCEL 1 = 8.18 ACRES
PARCEL 3 = 1.43 ACRES
PARCEL 5 = 8.84 ACRES
OVERALL = 18.45 ACRES

PARKING SPACES
REGULAR = 949
HANDICAP = 22

This Survey is for the benefit of only the following parties:
1. Lantana Village Owner LLC, a Florida limited liability company
2. Bradesco Bank, ISAOA ATIMA
3. First American Title Insurance Company

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE APPLICABLE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.

THOMAS E. WHIDDEN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NUMBER 6225

STATE OF FLORIDA

INDEX OF SHEETS

1 COVER SHEET AND LOCATION MAP
2-4 PLAN VIEW

Legend and Abbreviations

℄	= CENTERLINE	P.B.	= PLAT BOOK
Ⓓ	= DRAINAGE MANHOLE	PG	= PAGE
AT&T	= AMERICAN TELEPHONE & TELEGRAPH	OHW	= OVERHEAD WIRES
No.	= NUMBER	O.R.B.	= OFFICIAL RECORD BOOK OF PALM BEACH COUNTY
F.E.C.	= FLORIDA EAST COAST		= POLE ANCHOR
Ⓣ	= COMMUNICATIONS MANHOLE		= WOOD UTILITY POLE
Ⓔ	= ELECTRIC MANHOLE		= HANDICAP PARKING SPACE
FPL	= FLORIDA POWER & LIGHT COMPANY		= LIGHT POLE
Ⓒ	= CABLE TELEVISION RISER		= SIGN
Ⓦ	= WATER METER		= SECTION CORNER
Ⓔ	= ELECTRIC PULL BOX		
BFP	= BACKFLOW PREVENTER	R/W	= RIGHT OF WAY
	= BOLLARD	(M)	= FIELD MEASURED
	= CONCRETE UTILITY POLE	(R)	= RECORD MEASUREMENT
	= CATCH BASIN	(C)	= CALCULATED
P.O.B.	= POINT OF BEGINNING	(P)	= PLAT DIMENSION
			= IRRIGATION PUMP

LEGAL DESCRIPTION:

PARCEL 1:

A PARCEL OF LAND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 1257.10 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 15.35 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD, AS NOW LAID OUT AND IN USE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89°13'15" WEST ALONG THE NORTH RIGHT-OF-WAY OF HYPOLUXO ROAD, A DISTANCE OF

600.21 FEET; THENCE NORTH 2°16'40" EAST, A DISTANCE OF 465.70 FEET; THENCE NORTH 28°20'54" WEST, A DISTANCE OF 206.11 FEET; THENCE SOUTH 87°43'20" EAST, A DISTANCE OF 705.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE SOUTH 2°16'40" WEST ALONG THE WEST RIGHT-OF- WAY OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 627.36 FEET MORE OR LESS TO THE NORTH RIGHT-OF- WAY OF HYPOLUXO ROAD AND POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL (OFFICIAL RECORDS BOOK 2511,PAGE 737).

THE SOUTHERLY TWO (2) FEET OF THE EASTERLY ONE HUNDRED FORTY-FIVE (145) FEET OF THE ABOVE DESCRIBED PARCEL IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT THE FOLLOWING:

BANK OF AMERICA PARCEL:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY. FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 02°16'40" EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID RAILWAY, 494.30 FEET; THENCE, NORTH 87°39'56" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THENCE, CONTINUE NORTH 87°39'56" WEST FOR A DISTANCE OF 120.00 FEET;

THENCE, SOUTH 02°16'40" WEST FOR A DISTANCE OF 170.00 FEET;

THENCE SOUTH 87°39'56" EAST FOR A DISTANCE OF 120.00 FEET;

THENCE, NORTH 02°16'40" EAST FOR A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 20,400 SQUARE FEET OR 0.47 ACRE, MORE OR LESS.

AND

BANK OF AMERICA NORTH PARCEL:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 02°16'40" EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID RAILWAY, 494.30 FEET; THENCE, NORTH 87°39'56" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THENCE, CONTINUE NORTH 87°39'56" WEST FOR A DISTANCE OF 120.00 FEET; THENCE, SOUTH 02°16'40" WEST FOR A DISTANCE OF 35.89 FEET; THENCE, NORTH 89°21'22" EAST FOR A DISTANCE OF 120.16 FEET; THENCE, NORTH 02°16'40" EAST FOR A DISTANCE OF 29.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,932 SQUARE FEET MORE OR LESS.

AND

BANK OF AMERICA SOUTH PARCEL:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 02°16'40" EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID RAILWAY, 324.30 FEET; THENCE, NORTH 87°39'56" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THENCE, CONTINUE NORTH 87°39'56" WEST FOR A DISTANCE OF 120.00 FEET; THENCE, NORTH 02°16'40" EAST FOR A DISTANCE OF 13.95 FEET; THENCE, NORTH 88°53'52" EAST FOR A DISTANCE OF 120.16 FEET; THENCE, SOUTH 02°16'40" WEST FOR A DISTANCE OF 20.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,049 SQUARE FEET MORE OR LESS.

AND

RESTAURANT PARCEL:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY. FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 02°16'40" EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID RAILWAY, 131.98 FEET; THENCE, NORTH 87°39'56" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THENCE, SOUTH 88°53'52" WEST FOR A DISTANCE OF 120.16 FEET;

THENCE, SOUTH 02°16'40" WEST FOR A DISTANCE OF 110.14 FEET;

THENCE SOUTH 88°53'52" EAST FOR A DISTANCE OF 120.16 FEET;

THENCE, NORTH 02°16'40" EAST FOR A DISTANCE OF 110.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,217 SQUARE FEET OR 0.30 ACRE, MORE OR LESS.

PARCEL 3:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY

OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 02°16'40" EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID RAILWAY, 1555.84 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF CENTRAL BOULEVARD, SAID POINT ALSO BEING DISTANT SOUTH 89°13'15" EAST, 355.63 FEET FROM THE POINT OF INTERSECTION OF THE EASTERLY LINE OF GREYNOLDS CIRCLE WITH THE SOUTHERLY LINE OF CENTRAL BOULEVARD; THENCE NORTH 89°13'15" WEST, 235.0 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL AND THE POINT OF BEGINNING; THENCE SOUTH 02°16'40" WEST, PARALLEL TO THE WESTERLY LINE OF SAID RAILWAY 376.98 FEET; THENCE NORTH 87°43'20" WEST, 143.97 FEET; THENCE NORTH 39°05'35" WEST, 130.78 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF GREYNOLDS CIRCLE; THENCE NORTHERLY ALONG SAID GREYNOLDS CIRCLE ON THE ARC OF A287.50 FOOT RADIUS CURVE WHOSE CHORD BEARS NORTH 41°17'11" EAST, AN ARC DISTANCE OF 36.46 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY ALONG SAID GREYNOLDS CIRCLE ON THE ARC OF A 475.00 FOOT RADIUS CURVE WHOSE CHORD BEARS NORTH 21°37'57" EAST, AN ARC DISTANCE OF 265.64 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF CENTRAL BOULEVARD; THENCE SOUTH 89°13'15" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD 120.63 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE RUN NORTH 2°16'40" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 15.35 FEET TO THE INTERSECTION THEREOF WITH THE NORTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD; THENCE CONTINUE NORTH 2°16'40" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF

627.36 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 2°16'40" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 530.00 FEET; THENCE NORTH 87°43'20" WEST, A DISTANCE OF 378.90 FEET; THENCE NORTH 39°05'35" WEST, A DISTANCE OF 130.78 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF GREYNOLDS CIRCLE, ACCORDING TO THE PLAT OF GREYNOLDS HIGHLANDS, UNIT NO. 1, SHEET NO. 2 OF THREE SHEETS, RECORDED IN PLAT BOOK 13, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND TO THE INTERSECTION THEREOF WITH THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 52°59'00", A RADIUS OF 287.50 FEET, AND A CHORD BEARING SOUTH 71°24'33" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREYNOLDS CIRCLE, A DISTANCE OF 265.86 FEET; THENCE SOUTH 2°16'40" WEST, A DISTANCE OF 536.77 FEET; THENCE SOUTH 87°43'20" EAST, A DISTANCE OF 705.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL B: (EASEMENT)

TOGETHER WITH NON-EXCLUSIVE EASEMENT RIGHT(S), FOR THE BENEFIT OF PARCEL A DESCRIBED ABOVE, AS CREATED BY AND CONTAINED IN THAT CERTAIN DECLARATION OF CROSS ACCESS AND PARKING EASEMENT AGREEMENT BY EQUITY ONE (FLORIDA PORTFOLIO) INC., A FLORIDA CORPORATION, AS DECLARANT, DATED JANUARY 19, 2017 AND RECORDED JANUARY 23, 2017, IN OFFICIAL RECORDS BOOK 28847, PAGE 1189, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER AND ACROSS THE PROPERTY DESCRIBED THERE

MATCH LINE (SEE SHEET 3 OF 4)

154,866 sq. ft. (TOTAL)

ONE STORY SUPERMARKET
(WINN DIXIE)

1301 S. DIXIE HIGHWAY
LANTANA, FL. 33462

PS FLORIDA ONE INC
PCN No. 40-43-45-03-00-000-7010

PARCEL 1
362,499.43 sq. ft.
8.32 acres

ASPHALT PARKING

NOT INCLUDED
LANTANA OUTPARCELS TRUST
VIKON PROPERTIES CORP TR
PCN No. 40-43-45-03-00-000-7031

ONE STORY
BANK BUILDING

BANK OF AMERICA
NORTH PARCEL

BANK OF AMERICA
SOUTH PARCEL

NOT INCLUDED
LANTANA OUTPARCELS TRUST
VIKON PROPERTIES CORP TR
PCN No. 40-43-45-03-00-000-7110

ONE STORY
RESTAURANT BUILDING

1.3 ACRE BOUNDARY OF
GROUND LEASE DESCRIBED IN
EXHIBIT "B" O.R.B. 23868, PAGE 1858
EXPIRES JUNE 5, 2024

POINT OF BEGINNING
OF NOT INCLUDED PARCEL
SET NAIL & DISK "LB 7232"

SET NAIL & DISK "LB 7232"

N87°39'56"W 120.00'

S87°39'56"W 120.00'

N02°16'40"E 390.54'

S02°16'40"W 390.54'

N02°16'40"E 170.00'

S02°16'40"W 170.00'

N87°43'20"W 145.00'

S88°53'52"W 120.16'

N88°53'52"E 120.16'

S89°13'01"W 455.15'(M)

N89°13'01"W 145.05'

S02°27'36"W 2.00'

N02°16'40"E 1633.80'

S02°16'40"W 10.14'

N02°16'40"E 10.14'

SHOPPING CART RACK

PERPETUAL EASEMENT FOR
INGRESS/EGRESS AND PARKING
LIMITED TO FLORIDA POWER &
LIGHT COMPANY (O.R.B. 2170, PAGE 1886)

CONCRETE SIGN

CONCRETE WALL

DUMPSTER ON
CONCRETE

ELECTRIC
TRANSFORMER

CONTROL BOX

UTILITY VAULT

METAL SIGN

8'x8'
METAL SHED

CONCRETE SIGN

METAL SIGN

FOUND 5/8" IRON ROD
& CAP "LB 7232"

FOUND NAIL &
DISK "LB 7232"

SET NAIL & DISK
"LB 7232"

7' WATER LINE EASEMENT
(O.R.B. 4045, PAGE 15)

F.P.L. EASEMENT
(O.R.B. 2511, PAGE 266 & 268)

F.P.L. EASEMENT (O.R.B. 2170, PAGE 1886)

DRAINAGE & UTILITY EASEMENT (O.R.B. 2511, PAGE 735)

LESSED OUT PORTION (O.R.B. 2511, PAGE 737)

WATER LINE EASEMENT (O.R.B. 4045, PAGE 15)
F.P.L. EASEMENT (O.R.B. 2170, PAGE 1886)

BURIED
COMMUNICATION LINE
TYPICAL

UNDERGROUND
SEWER LINE
TYPICAL

SOUTHERN BELL EASEMENT
(O.R.B. 2478, PAGE 1481) &
WATER LINE EASEMENT
(O.R.B. 5879, PAGE 165) &
UTILITY EASEMENT
(O.R.B. 7291, PAGE 1835)

6' HIGH CHAIN LINK FENCE

FOUND 5/8" IRON ROD
& CAP "LB 959"

ELECTRICAL ROOM

STORAGE
BUILDING

SOUTHERN BELL EASEMENT
(O.R.B. 2478, PAGE 1477) &
WATER LINE EASEMENT
(O.R.B. 5879, PAGE 161) &
UTILITY EASEMENT
(O.R.B. 7291, PAGE 1833)

F.P.L. EASEMENT
(O.R.B. 2481, PAGE 1048)

SOUTHERN BELL EASEMENT
(O.R.B. 2478, PAGE 1473) &
WATER LINE EASEMENT
(O.R.B. 5879, PAGE 157) &
UTILITY EASEMENT
(O.R.B. 7291, PAGE 1831)

FREEZER

SOUTHERN BELL EASEMENT
(O.R.B. 2478, PAGE 1469) &
WATER LINE EASEMENT
(O.R.B. 5879, PAGE 153) &
UTILITY EASEMENT
(O.R.B. 7292, PAGE 1377)

WATER LINE EASEMENT (O.R.B. 5879, PAGE 173)

F.P.L. EASEMENT (O.R.B. 2170, PAGE 1886)

MONITORING WELL

COVERED DRIVE
THROUGH

PLANTER

PAY PHONE

CONCRETE SIDEWALK

NORTH RIGHT OF WAY LINE HYPOLUXO ROAD

FOUND 1/2" IRON ROD
(NO IDENTIFICATION)

SOUTH RIGHT OF WAY LINE HYPOLUXO ROAD

POINT OF COMMENCEMENT (PARCEL 1)
SOUTHWEST CORNER OF
SECTION 3, TOWNSHIP 45
SOUTH, RANGE 43 EAST
FOUND PALM BEACH COUNTY
SURVEY DEPT. DRASS DISK
IN CONCRETE MONUMENT

℄ HYPOLUXO ROAD
(PLAT BOOK 13, PAGE 25)

SOUTH LINE OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST
N88°53'52"E 1257.10'(D) 1258.13'(M)
BASIS OF BEARINGS

POINT OF BEGINNING PARCEL 1
INTERSECTION OF THE NORTH RIGHT
OF WAY LINE FOR HYPOLUXO ROAD
AND THE WEST RIGHT OF WAY LINE
FOR THE F.E.C. RAILROAD

POINT OF COMMENCEMENT
PARCELS 2, 3, 4, 5 & 6
SET NAIL & DISK "LB 7232"
INTERSECTION OF THE SOUTH
LINE OF SECTION 3 AND THE
WEST RIGHT OF WAY LINE FOR
THE F.E.C. RAILROAD

WEST RIGHT OF WAY LINE F.E.C. RAILROAD

EAST RIGHT OF WAY LINE F.E.C. RAILROAD

RAILROAD TRACKS

℄ OF F.E.C. RAILROAD
(100' R/W)

℄ OF DIXIE HIGHWAY

1555.84' TO THE S. LINE OF CENTRAL BLVD.

SCALE IN FEET
0 15 30

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' OR SMALLER

REVISIONS	DATE	CHECKED	DRAWN
UPDATE SURVEY	2/24/23	TEW	CML
UPDATE SURVEY	10/20/22	TEW	CML
UPDATE SURVEY	6/14/19	TEW	CML

Whidden Surveying & Mapping, Inc.
9200 Belveders Road, Ste 114
Royal Palm Beach, FL 33411
Phone: 561.790.5515
Fax: 561.790.6557
www.whiddensurveying.com
Licensed Buisness No. 7232

DRAW BY: TEW | CHECKED: CdL | DWG. DATE: 20NOV16
FIELD PERSON(S): CORNELIUS - CORNELIUS - WRIGHT
FIELD DATE(S): 11/14/16 - 11/18/16 - 02/24/23
FIELD BOOK(S): #-177
PAGE(S): 25 - 52
DATA COLLECTOR FILE(S): SAQ.C - LV1.55

LANTANA VILLAGE
BOUNDARY SURVEY - PARCELS 1, 3 & 5
PALM BEACH COUNTY, FLORIDA
GOV'T LOT 6 SECTION: 3
TOWNSHIP 45 SOUTH
RANGE 43 EAST

DRAWING NO. 23-1103
CAD FILE NO.
PARCEL 1-3-5.dwg

SHEET 2 OF 4

MATCH LINE (SEE SHEET 4 OF 4)

FOUND 5/8" IRON ROD & CAP "LB 959"

L = 265.86'
R = 287.50'
D = 52°59'07"

UTILITY VAULT

FOUND 3/4" IRON PIPE (NO IDENTIFICATION)

METAL SIGN

PARCEL 3
PARCEL 5

143.97'

UTILITY BOX

FOUND X-MARK (NO IDENTIFICATION)

S87°43'20"E 234.93'
378.90'

FOUND 5/8" IRON ROD & CAP "LB 7232"

50'

50'

N02°16'40"E 1157.36'(D) | 1162.71'(M)
(TO P.O.B. PARCEL 6)

CONCRETE GARDEN CENTER

93.2'

GARDEN CENTER

93.2'

20.0'

20.0'

69.82'

204.2'

CONCRETE

1.8'

8.1'

METAL LID

ASPHALT PARKING

UNDERGROUND SEWER LINE TYPICAL

SOUTHERN BELL EASEMENT (O.R.B. 2478, PAGE 1484) & WATER LINE EASEMENT (O.R.B. 5879, PAGE 169) & UTILITY EASEMENT (O.R.B. 7291, PAGE 1837)

10'

UNDERGROUND WATER LINE TYPICAL

PLANTER

PLANTER

PLANTER

CART RETURN

PARCEL 5
385,240 sq. ft.
8.84 acres

N02°16'40"E 536.77'

CONCRETE WALL

DUMPSTER ON CONCRETE

DUMPSTER ON CONCRETE

CONCRETE WALL

ZINFANDEL HOLDINGS LLC
PCN No. 40-43-45-03-00-000-7150

ONE STORY DEPARTMENT STORE
(K-MART)

1201 S. DIXIE HIGHWAY
LANTANA, FL. 33462

401.5'

ONE STORY C.B.S. BUILDING

CONCRETE

F.P.L. EASEMENT (O.R.B. 2488, PAGE 1310)

BURIED COMMUNICATION LINE TYPICAL

UNDERGROUND GAS LINE TYPICAL

COVERED AREA

GUARD RAIL

CONCRETE

ASPHALT PARKING

CART RETURN

ELECTRIC HAND HOLE

ASPHALT PARKING

10'x30' ANCHOR EASEMENT (O.R.B. 2117, PAGE 1531)

WEST RIGHT OF WAY LINE F.E.C. RAILROAD

F.E.C. RAILROAD (100' R/W)

RAILROAD TRACKS

EAST RIGHT OF WAY LINE F.E.C. RAILROAD

N

0 15 30
SCALE IN FEET

154,866 sq. ft. (TOTAL)

0.22'

FOUND 5/8" IRON ROD & CAP "LB 7232"

0.26'

70.13'

22.1'

10.0'

13.9'

10.0'

175.6'

101.1'

BURIED COMMUNICATION LINE TYPICAL

33.9'

20.1'

403.1'

0.8'

COVERED CONCRETE

PARCEL 5
PARCEL 1

S87°43'20"E 705.00'

S87°43'20"E 145.00'

1.3 ACRE BOUNDARY OF GROUND LEASE DESCRIBED IN EXHIBIT "B" O.R.B. 23868, PAGE 1858
EXPIRES JUNE 5, 2024

P.O.B. PARCEL 5
FOUND 3/4" IRON PIPE (NO IDENTIFICATION)
AND
P.O.B. GROUND LEASE DESCRIBED IN EXHIBIT "B"

F.P.L. EASEMENT (O.R.B. 2117, PAGE 1529)

5.00'

530.00'

N02°16'40"E 1533.80'

307.36'

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' OR SMALLER

MATCH LINE (SEE SHEET 2 OF 4)

REVISIONS	DATE	CHECKED	DRAWN
UPDATE SURVEY	2/24/23	TEW	CML
UPDATE SURVEY	10/20/22	TEW	CML
UPDATE SURVEY	6/14/19	TEW	CML

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Licensed Buisness No. 7232

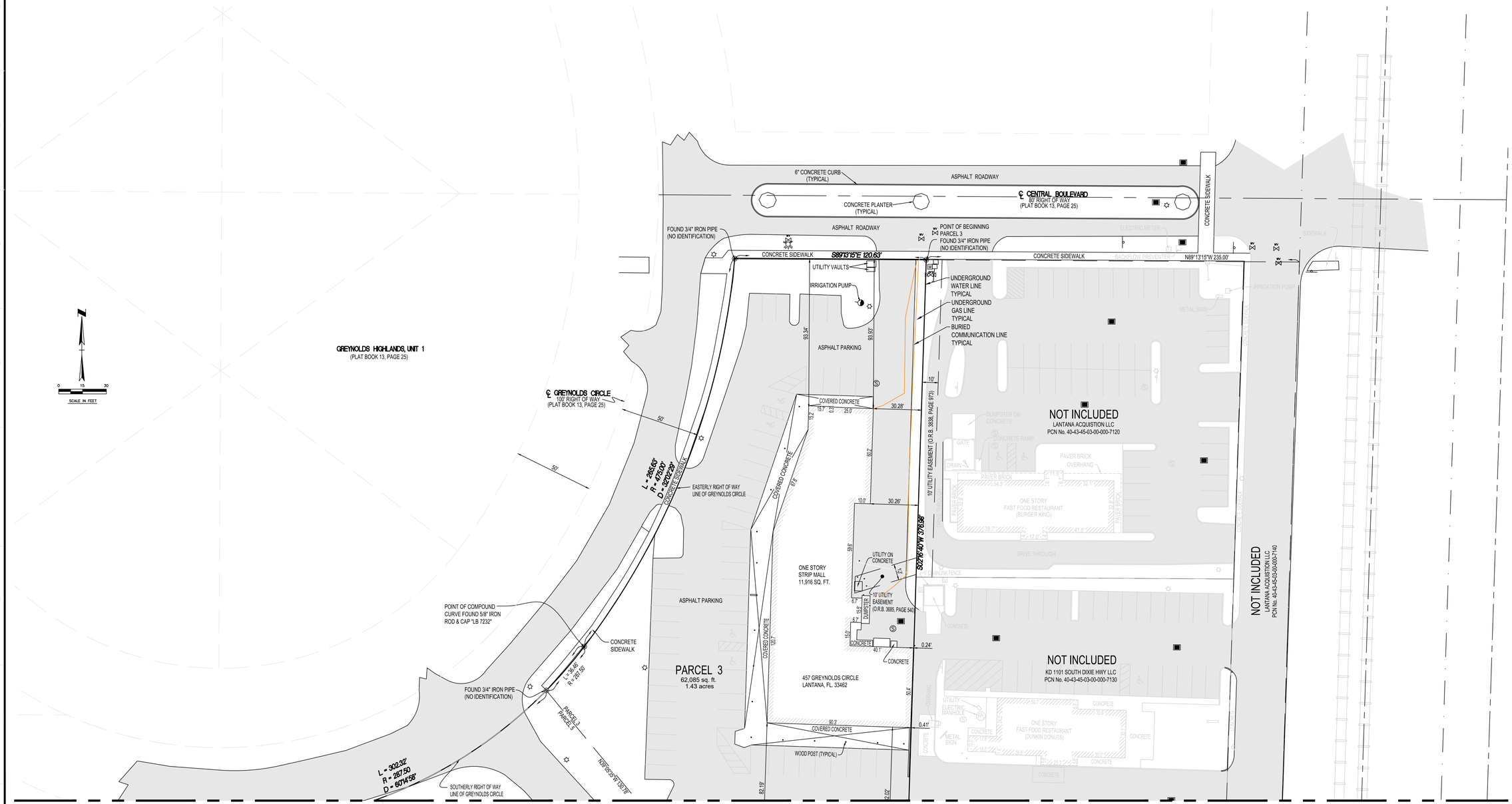
DRAW BY: TEW | CHECKED: C.M. | DWG. DATE: 2/06/16
FIELD PERSONS: CORNELIUS - CORNELIUS - WRIGHT
FIELD DATE(S): 11/14/16 - 11/19/16 - 02/24/23
FIELD BOOK(S): #-177
PAGE(S): 25 - 52
DATA COLLECTOR FILE(S): SAGLO - LV35

LANTANA VILLAGE
BOUNDARY SURVEY - PARCELS 1, 3 & 5
PALM BEACH COUNTY, FLORIDA

GOV'T LOT 6 SECTION: 3
TOWNSHIP 45 SOUTH
RANGE 43 EAST

DRAWING NO. 23-1103
CAD FILE NO.
PARCEL 1-3-5.dwg

SHEET
3 OF 4



MATCH LINE (SEE SHEET 3 OF 4)

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' OR SMALLER

DRAWN	CHECKED	DATE	REVISIONS
CML	TEW	2/24/23	UPDATE SURVEY
CML	TEW	10/20/22	UPDATE SURVEY
CML	TEW	6/14/19	UPDATE SURVEY

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www.whiddensurveying.com
Licensed Buisness No. 7232

DRAW BY: TEW | CHECKED: CJL | DWG. DATE: 2/26/16

FIELD PERSON(S): CORNELIUS-CORNELIUS-WRIGHT

FIELD DATE(S): 11/14/16-11/18/16-02/24/23

FIELD BOOK(S): W-177

PAGE(S): 25-52

DATA COLLECTOR FILE(S): SAGLO-LV135

LANTANA VILLAGE
BOUNDARY SURVEY – PARCELS 1, 3 & 5
PALM BEACH COUNTY, FLORIDA
GOV'T LOT 6 SECTION: 3
TOWNSHIP 45 SOUTH
RANGE 43 EAST

DRAWING NO. 23-1103
CAD FILE NO.
PARCEL 1-3-5.dwg

SHEET 4 OF 4

CFN 20230273171
OR BK 34485 PG 939
RECORDED 8/9/2023 2:37 PM
AMT: $10.00
DEED DOC $0.70
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 939 - 943; (5pgs)

When Recorded Return To:
c/o First American Title Ins. Co.
National Commercial Services
703 Waterford Way, Suite 500
Miami, FL 33126
File No.: 1145327

PREPARED BY AND RETURN TO:
Adam D. Lustig, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, 23rd Floor
Miami, FL 33131

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, is made, executed and delivered this 25th day of July, 2023, by LANTANA SDC, LLC, a Florida limited liability company ("Grantor"), whose address is 290 NW 165 Street, PH-2, Miami, Florida 33169, to LANTANA VILLAGE OWNER LLC, a Florida limited liability company ("Grantee"), whose address is 150 SE 2nd Avenue, Suite 800, Miami, Florida 33131.

W I T N E S S E T H:

Grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00), in hand paid by the said Grantee, the receipt and sufficiency of which is hereby acknowledged by Grantor, does hereby grant, remise, release and quitclaim unto said Grantee and Grantee's successors and assigns forever, any right, title interest, claim and demand which said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Palm Beach, State of Florida:

See Exhibit "A" attached hereto and
by this reference made a part hereof.

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining (the "Property"). No consideration of any type or kind, monetary or otherwise, has been provided to Grantor or any other party in connection with the conveyance herein evidenced.

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments and appurtenances of Grantor thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behoof of the said Grantee, its heirs, legal representatives, successors and assigns forever.

Grantee, by the acceptance of this Quit Claim Deed, acknowledges that in giving this Quit Claim Deed, Grantor makes no representations or warranties, expressed or implied, with respect to title to the Property given hereunder.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE TO QUIT CLAIM DEED]

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized representative the day and year first above written.

Witnesses:

LANTANA SDC, LLC, a Florida limited liability company

By: Lantana SDC Manager, LLC, a Florida limited liability company
Its: Manager

By: JG RE Corporation, a Florida corporation
Its: Manager

Name: Kristina Wyllie

Name: Vanina Salgado

By: _____
Name: Jack Glottmann
Title: President

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me [✓] physical presence or [__] online notarization, this 19 day of July, 2023, by Jack Glottmann, the President of JG RE Corporation, a Florida corporation, which is the Manager of Lantana SDC Manager, LLC, a Florida limited liability company, which is the Manager of Lantana SDC, LLC, a Florida limited liability company, on behalf of the company. He is [✓] personally known to me or [__] has produced a Florida driver's license as identification.

Notary Public State of Florida
Nerely D Ruiz
My Commission GG 364403
Expires 12/04/2023

Print Name: Nerely Ruiz
Notary Public
My Commission Expires: 12/04/2023
Commission Number: GG364403

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A: (FEE SIMPLE)

PARCEL 1:

A PARCEL OF LAND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 1257.10 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 15.35 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD, AS NOW LAID OUT AND IN USE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89°13'15" WEST ALONG THE NORTH RIGHT-OF-WAY OF HYPOLUXO ROAD, A DISTANCE OF 600.21 FEET; THENCE NORTH 2°16'40" EAST, A DISTANCE OF 465.70 FEET; THENCE NORTH 28°20'54" WEST, A DISTANCE OF 206.11 FEET; THENCE SOUTH 87°43'20" EAST, A DISTANCE OF 705.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE SOUTH 2°16'40" WEST ALONG THE WEST RIGHT-OF- WAY OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 627.36 FEET MORE OR LESS TO THE NORTH RIGHT-OF- WAY OF HYPOLUXO ROAD AND POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL (OFFICIAL RECORDS BOOK 2511, PAGE 737).

THE SOUTHERLY TWO (2) FEET OF THE EASTERLY ONE HUNDRED FORTY-FIVE (145) FEET OF THE ABOVE DESCRIBED PARCEL IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT THE FOLLOWING:

BANK OF AMERICA PARCEL:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 02°16'40" EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID RAILWAY, 494.30 FEET; THENCE, NORTH 87°39'56" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING. THENCE, CONTINUE NORTH 87°39'56" WEST FOR A DISTANCE OF 120.00 FEET; THENCE, SOUTH 02°16'40" WEST FOR A DISTANCE OF 170.00 FEET; THENCE SOUTH 87°39'56" EAST FOR A DISTANCE OF 120.00 FEET; THENCE NORTH 02°16'40" EAST FOR A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING.

AND

BANK OF AMERICA NORTH PARCEL:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 02°16'40" EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID RAILWAY, 494.30 FEET; THENCE, NORTH 87°39'56" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THENCE, CONTINUE NORTH 87°39'56" WEST FOR A DISTANCE OF 120.00 FEET; THENCE, SOUTH 02°16'40" WEST FOR A DISTANCE OF 35.89 FEET; THENCE, NORTH 89°21'22" EAST FOR A DISTANCE OF 120.16 FEET; THENCE, NORTH 02°16'40" EAST FOR A DISTANCE OF 29.65 FEET TO THE POINT OF BEGINNING.

AND

BANK OF AMERICA SOUTH PARCEL:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 02°16'40" EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID RAILWAY, 324.30 FEET; THENCE, NORTH 87°39'56" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THENCE, CONTINUE NORTH 87°39'56" WEST FOR A DISTANCE OF 120.00 FEET; THENCE, NORTH 02°16'40" EAST FOR A DISTANCE OF 13.95 FEET; THENCE, NORTH 88°53'52" EAST FOR A DISTANCE OF 120.16 FEET; THENCE, SOUTH 02°16'40" WEST FOR A DISTANCE OF 20.20 FEET TO THE POINT OF BEGINNING.

AND

RESTAURANT PARCEL:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 02°16'40" EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID RAILWAY, 131.98 FEET; THENCE, NORTH 87°39'56" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THENCE, SOUTH 88°53'52" WEST FOR A DISTANCE OF 120.16 FEET; THENCE, SOUTH 02°16'40" WEST FOR A DISTANCE OF 110.14 FEET; THENCE SOUTH 88°53'52" EAST FOR A DISTANCE OF 120.16 FEET; THENCE, NORTH 02°16'40" EAST FOR A DISTANCE OF 110.14 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 02°16'40" EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID RAILWAY, 1555.84 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF CENTRAL BOULEVARD, SAID POINT ALSO BEING DISTANT SOUTH 89°13'15" EAST, 355.63 FEET FROM THE POINT OF INTERSECTION OF THE EASTERLY LINE OF GREYNOLDS CIRCLE WITH THE SOUTHERLY LINE OF CENTRAL BOULEVARD; THENCE NORTH 89°13'15" WEST, 235.0 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL AND THE POINT OF BEGINNING; THENCE SOUTH 02°16'40" WEST, PARALLEL TO THE WESTERLY LINE OF SAID RAILWAY 376.98 FEET; THENCE NORTH 87°43'20" WEST, 143.97 FEET; THENCE NORTH 39°05'35" WEST, 130.78 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF GREYNOLDS CIRCLE; THENCE NORTHERLY ALONG SAID GREYNOLDS CIRCLE ON THE ARC OF A287.50 FOOT RADIUS CURVE WHOSE CHORD BEARS NORTH 41°17'11" EAST, AN ARC DISTANCE OF 36.46 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY ALONG SAID GREYNOLDS CIRCLE ON THE ARC OF A 475.00 FOOT RADIUS CURVE WHOSE CHORD BEARS NORTH 21°37'57" EAST, AN ARC DISTANCE OF 265.64 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF CENTRAL BOULEVARD; THENCE SOUTH 89°13'15" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD 120.63 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE RUN NORTH 2°16'40" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 15.35 FEET TO THE INTERSECTION THEREOF WITH THE NORTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD; THENCE CONTINUE NORTH 2°16'40" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 627.36 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 2°16'40" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 530.00 FEET; THENCE NORTH 87°43'20" WEST, A DISTANCE OF 378.90 FEET; THENCE NORTH 39°05'35" WEST, A DISTANCE OF 130.78 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF GREYNOLDS CIRCLE, ACCORDING TO THE PLAT OF GREYNOLDS HIGHLANDS, UNIT NO. 1, SHEET NO. 2 OF THREE SHEETS, RECORDED IN PLAT BOOK 13, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND TO THE INTERSECTION THEREOF WITH THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 52°59'00", A RADIUS OF 287.50 FEET, AND A CHORD BEARING SOUTH 71°24'33" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREYNOLDS CIRCLE, A DISTANCE OF 265.86 FEET; THENCE SOUTH 2°16'40" WEST, A DISTANCE OF 536.77 FEET; THENCE SOUTH 87°43'20" EAST, A DISTANCE OF 705.00 FEET TO THE POINT OF BEGINNING.

PARCEL B: (EASEMENT)

TOGETHER WITH NON-EXCLUSIVE EASEMENT RIGHT(S), FOR THE BENEFIT OF PARCEL A DESCRIBED ABOVE, AS CREATED BY AND CONTAINED IN THAT CERTAIN DECLARATION OF CROSS ACCESS AND PARKING EASEMENT AGREEMENT BY EQUITY ONE (FLORIDA PORTFOLIO) INC., A FLORIDA CORPORATION, AS DECLARANT, DATED JANUARY 19, 2017 AND RECORDED JANUARY 23, 2017, IN OFFICIAL RECORDS BOOK 28847, PAGE 1189, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER AND ACROSS THE PROPERTY DESCRIBED THEREIN.

CFN 20230273170
OR BK 34485 PG 933
RECORDED 8/9/2023 2:37 PM
AMT: $14,850,000.00
DEED DOC $103,950.00
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 933 - 938; (6pgs)

This instrument prepared by:
Adam D. Lustig, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, 23rd Floor
Miami, Florida 33131

When Recorded Return To:
c/o First American Title Ins. Co.
National Commercial Services
703 Waterford Way, Suite 500
Miami, FL 33126
File No.: 1145327

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**"), dated as of the 25th day of July, 2023, is given by **LANTANA SDC, LLC,** a Florida limited liability company, with an address at 290 NW 165th Street, PH-2, Miami, Florida 33169 ("**Grantor**"), to and for the benefit of **LANTANA VILLAGE OWNER LLC**, a Florida limited liability company, with an address at 150 SE 2nd Avenue, Suite 800, Miami, Florida 33131 ("**Grantee**").

Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration paid by Grantee, receipt of which is acknowledged, grants, bargains, sells and conveys to Grantee the land situate, lying and being in Palm Beach County, Florida, more particularly described on the attached **Exhibit "A"** (the "**Property**"). The Property Appraiser's Parcel Identification (Folio) Numbers for the Property are 40-43-45-03-00-000-7030, 40-43-45-03-00-000-7080, and 40-43-45-03-00-000-7100.

TOGETHER WITH (i) any and all structures and improvements on the Property; (ii) all right, title, and interest, if any, of Grantor in any land lying in the bed of any street, road, avenue, or highway, opened or proposed, public or private, in front of or adjoining the Property, and any strips and gores adjoining or adjacent to the Property; and (iii) all easements, rights of way, privileges, licenses, appurtenances and other rights and benefits belonging to, running with the owner of, or in any way related to the Property.

TO HAVE AND TO HOLD, the same in fee simple forever.

SUBJECT TO: real estate taxes for the current and subsequent years, zoning and other restrictions, regulations and prohibitions imposed by governmental authorities, and the conditions, restrictions, limitations, reservations, declarations, easements, dedications and agreements of record, without intent to reimpose same (the "**Permitted Exceptions**").

AND Grantor covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor warrants the title to the Property and will defend the same against the lawful claims of others claiming by, through or under Grantor.

[SIGNATURE PAGE FOLLOWS]

Grantor has executed this Deed as of the date indicated above.

LANTANA SDC, LLC, a
Florida limited liability company

By: Lantana SDC Manager, LLC, a Florida limited liability company, its Manager

By: JG RE Corporation, a Florida corporation, its Manager

By: _____
Name: Jack Glottmann
Title: President

Sign: _____
Print Name: Kristina Wyllie

Sign: _____
Print Name: Valeria Salgado

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 19 day of July, 2023, by Jack Glottmann, as President of JG RE Corporation, a Florida corporation, the Manager of Lantana SDC Manager, LLC, a Florida limited liability company, the Manager of LANTANA SDC, LLC, a Florida limited liability company, on behalf of such corporation and limited liability companies. He is (✓) personally known to me or ( ) has produced a Florida drivers' license as identification.

Notary Public State of Florida
Nerely D Ruiz
My Commission GG 364403
Expires 12/04/2023

[NOTARY SEAL]

_____
Notary Public, State of Florida
Print Name: Nerely Ruiz
My Commission Expires: 12/04/2023

Exhibit "A"

Property

PARCEL A: (FEE SIMPLE)

PARCEL 1:

A PARCEL OF LAND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 1257.10 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 15.35 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD, AS NOW LAID OUT AND IN USE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89°13'15" WEST ALONG THE NORTH RIGHT-OF-WAY OF HYPOLUXO ROAD, A DISTANCE OF 600.21 FEET; THENCE NORTH 2°16'40" EAST, A DISTANCE OF 465.70 FEET; THENCE NORTH 28°20'54" WEST, A DISTANCE OF 206.11 FEET; THENCE SOUTH 87°43'20" EAST, A DISTANCE OF 705.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE SOUTH 2°16'40" WEST ALONG THE WEST RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 627.36 FEET MORE OR LESS TO THE NORTH RIGHT-OF-WAY OF HYPOLUXO ROAD AND POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL (OFFICIAL RECORDS BOOK 2511, PAGE 737).

THE SOUTHERLY TWO (2) FEET OF THE EASTERLY ONE HUNDRED FORTY-FIVE (145) FEET OF THE ABOVE DESCRIBED PARCEL IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT THE FOLLOWING:

THE WEST 120 FEET OF THE EAST 145 FEET OF THE NORTH 120 FEET OF THE SOUTH 465.3 FEET OF THAT PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) LYING WEST OF THE FEC RAILROAD RIGHT-OF-WAY OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

AND

THE NORTHERLY 110 FEET OF THE SOUTHERLY 150.35 FEET OF THE WEST 120 FEET OF THE EAST 145 FEET OF THAT PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) LYING WEST OF THE FEC RAILROAD RIGHT-OF-WAY OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT THE FOLLOWING:

BANK OF AMERICA NORTH PARCEL:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 02°16'40" EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID RAILWAY, 494.30 FEET; THENCE, NORTH 87°39'56" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THENCE, CONTINUE NORTH 87°39'56" WEST FOR A DISTANCE OF 120.00 FEET; THENCE, SOUTH 02°16'40" WEST FOR A DISTANCE OF 35.89 FEET; THENCE, NORTH 89°21'22" EAST FOR A DISTANCE OF 120.16 FEET; THENCE, NORTH 02°16'40" EAST FOR A DISTANCE OF 29.65 FEET TO THE POINT OF BEGINNING.

AND

BANK OF AMERICA SOUTH PARCEL:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 02°16'40" EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID RAILWAY, 324.30 FEET; THENCE, NORTH 87°39'56" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THENCE, CONTINUE NORTH 87°39'56" WEST FOR A DISTANCE OF 120.00 FEET; THENCE, NORTH 02°16'40" EAST FOR A DISTANCE OF 13.95 FEET; THENCE, NORTH 88°53'52" EAST FOR A DISTANCE OF 120.16 FEET; THENCE, SOUTH 02°16'40" WEST FOR A DISTANCE OF 20.20 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 02°16'40" EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID RAILWAY, 1555.84 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF CENTRAL BOULEVARD, SAID POINT ALSO BEING DISTANT SOUTH 89°13'15" EAST, 355.63 FEET FROM THE POINT OF INTERSECTION OF THE EASTERLY LINE OF GREYNOLDS CIRCLE WITH THE SOUTHERLY LINE OF CENTRAL BOULEVARD; THENCE NORTH 89°13'15" WEST, 235.0 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL AND THE POINT OF BEGINNING; THENCE SOUTH 02°16'40" WEST, PARALLEL TO THE WESTERLY LINE OF SAID RAILWAY 376.98 FEET; THENCE NORTH 87°43'20" WEST, 143.97 FEET; THENCE NORTH 39°05'35" WEST, 130.78 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF GREYNOLDS CIRCLE; THENCE NORTHERLY ALONG SAID GREYNOLDS CIRCLE ON THE ARC OF A 287.50 FOOT RADIUS CURVE WHOSE CHORD BEARS NORTH 41°17'11" EAST, AN ARC DISTANCE OF 36.46 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY ALONG SAID GREYNOLDS CIRCLE ON THE ARC OF A 475.00 FOOT RADIUS CURVE WHOSE CHORD BEARS NORTH 21°37'57" EAST, AN ARC DISTANCE OF 265.64 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF CENTRAL BOULEVARD; THENCE SOUTH 89°13'15" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD 120.63 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE RUN NORTH 2°16'40" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 15.35 FEET TO THE INTERSECTION THEREOF WITH THE NORTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD; THENCE CONTINUE NORTH 2°16'40" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 627.36 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 2°16'40" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 530.00 FEET; THENCE NORTH 87°43'20" WEST, A DISTANCE OF 378.90 FEET; THENCE NORTH 39°05'35" WEST, A DISTANCE OF 130.78 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF GREYNOLDS CIRCLE, ACCORDING TO THE PLAT OF GREYNOLDS HIGHLANDS, UNIT NO. 1, SHEET NO. 2 OF THREE SHEETS, RECORDED IN PLAT BOOK 13, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND TO THE INTERSECTION THEREOF WITH THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 52°59'00", A RADIUS OF 287.50 FEET, AND A CHORD BEARING SOUTH 71°24'33" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREYNOLDS CIRCLE, A DISTANCE OF 265.86 FEET; THENCE SOUTH 2°16'40" WEST, A DISTANCE OF 536.77 FEET; THENCE SOUTH 87°43'20" EAST, A DISTANCE OF 705.00 FEET TO THE POINT OF BEGINNING.

PARCEL B: (EASEMENT)

TOGETHER WITH NON-EXCLUSIVE EASEMENT RIGHT(S), FOR THE BENEFIT OF PARCEL A DESCRIBED ABOVE, AS CREATED BY AND CONTAINED IN THAT CERTAIN DECLARATION OF CROSS ACCESS AND PARKING EASEMENT AGREEMENT BY EQUITY ONE (FLORIDA PORTFOLIO) INC., A FLORIDA CORPORATION, AS DECLARANT, DATED JANUARY 19, 2017

AND RECORDED JANUARY 23, 2017, IN OFFICIAL RECORDS BOOK 28847, PAGE 1189, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER AND ACROSS THE PROPERTY DESCRIBED THEREIN.

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 4b

PREPARED BY: Nicole Dritz, Development Services Director

REVIEWED BY: Brian K. Raducci, Town Manager

MEETING DATE: January 9, 2025

AGENDA ITEM: Consideration of Ordinance O-03-2024, amending section 23-101 – MXD Mixed Use Development District, to modify the allowable density from 15 dwelling units per acre to 25 dwelling units per acre. **Remarks: Second Reading**

ISSUE/BACKGROUND:

As discussed during the April 8, 2024 Town Council meeting, this is an applicant-initiated text amendment to modify the existing permitted density in the MXD Mixed Use Development District from 15 dwelling units per acre to 25 dwelling units per acre. Concurrent with this request is an application to modify the Future Land Use element of the Town of Lantana Comprehensive Plan at Policy LU 1.1.8 in order to allow 25 dwelling units per acre in the Mixed Use Development (MXD) Land Use Category.

The applicant intends to submit a Site Plan and Special Exception application for a Planned MXD on the three (3) parcels that make up the Lantana Village Square development at the NW corner of Hypoluxo Rd and Dixie Hwy. The Text Change and Comprehensive Plan Amendment are required in order to process the applications they intend to submit.

It is important to note that these proposed changes:

- Would allow all properties in the MXD Zoning District to develop multi-family residential projects with up to 25 units per acre.
- Could allow for other properties to develop up to 25 dwelling units per acre under SB 102, otherwise known as the “Live Local Act”.
- Does not change any other regulation other than density with MXD properties.
- Are reflective of the general consensus given by Town Council at the February 13, 2024 workshop.
- Are reflective of the proposed density outlined in the Townwide Master Plan.

The Planning Commission unanimously recommended approval of this ordinance on March 27, 2024. (Voting members included: Lyn Tate, M ichelle Donahue, Ed Shropshire, Rosemary Mouring and Joseph Farrell). In addition, this ordinance was also discussed and unanimously approved on first reading at the April 8, 2024 Town Council meeting.

ATTACHMENT(S):

1. O-03-2024 - MXD - Density_FINAL Second Reading.docx

SAMPLE MOTION:

I move to (approve)(disapprove) Ordinance O-03-2024 on second reading.

ORDINANCE NO. O-03-2024

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, AMENDING CHAPTER 23 ZONING, BY AMENDING SECTION 23-101 – MXD MIXED USE DEVELOPMENT DISTRICT. TO MODIFY THE ALLOWABLE DENSITY; PROVIDING THAT THE REMAINDER OF CHAPTER 23 SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ENACTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Town Council of the Town of Lantana has determined that a need exists to amend Chapter 23 – Zoning. of the Town's Code of Ordinances; and

WHEREAS, the Town Council has determined this revision to be in the best interests of the health, safety, and welfare of the citizens of the Town of Lantana.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA:

SECTION 1: Chapter 23 – Zoning. of the Code of Ordinances of the Town of Lantana is amended at Section 23-101 – MXD mixed use development district. providing that 23-101 shall hereafter read as follows:

(a) *Purpose and intent.* It is the purpose and intent of this district to provide lands for limited commercial and business activities primarily designed to serve the Palm Beach County region and the residential neighborhoods in the Town of Lantana. Residential uses shall be allowed at a maximum density of fifteen (15) dwelling units per acre, or up to a maximum of twenty-five (25) dwelling units per acre if granted by special exception as part of a planned mixed-use development approval and the maximum allowable non-residential intensity shall be a Floor Area Ratio ("FAR") of 1.0. ~~Parcels that are zoned M3-High Density Mixed Use as of the effective date of this ordinance shall be considered as MXD parcels.~~

(b) – (c) (These subsections shall remain in full force and effect as previously adopted.)

(d) *Special Exceptions.* When the Town Council determines as a fact, after review of the application and plans submitted therewith that the conditions, general standards and provisions of this Code as set forth in section 23-75, and other regulations as set forth and defined in this Code, have been met, and when the proposed use or uses are consistent with good zoning practices and are not contrary to the policies of the Town comprehensive land

use plan, the following uses shall be permitted:

(1) – (11) (These subparagraphs shall remain in full force and effect as previously adopted.)

(12) *Planned mixed use development.* The development of property one-half (½) acre in size or greater may be approved by the Town Council as a planned mixed-use development. Through the special exception waiver approval process the Town Council may waive provisions of the zoning district regulations as well as regulations found in the subdivision code, landscape code and sign code so long as conditions of approval are placed upon the planned commercial development to ensure that the development makes a substantial contribution to the neighborhood and is developed in accordance with the spirit and intent of all codes of the Town of Lantana. A site plan review by the development services director and the Town Council is mandatory. Standards for special exceptions set forth at section 23-75 must be met. Density within a Planned Mixed-Use Development may be up to twenty-five (25) dwelling units per acre.

(13) – (17) (These subparagraphs shall remain in full force and effect as previously adopted.)

(e) - (f) (These subsections shall remain in full force and effect as previously adopted.)

SECTION 2: Each and every other Section and Subsection of Chapter 23 Zoning. shall remain in full force and effect as previously enacted.

SECTION 3: All Ordinances or parts of Ordinances in conflict be and the same are hereby repealed.

SECTION 4: Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

SECTION 5: Specific authority is hereby granted to codify this Ordinance.

SECTION 6: This Ordinance shall become effective on the same date that Ordinance 2, 2024 becomes effective.

(The remainder of this page is intentionally left blank.)

FIRST READING this 8th day of April, 2024.

SECOND AND FINAL READING this 9th day of January, 202.

TOWN OF LANTANA

Aye	Nay	Mayor Karen Lythgoe
Aye	Nay	Vice Mayor Mark Zeitler
Aye	Nay	Vice Mayor Pro Tem Kem Mason
Aye	Nay	Councilmember Lynn J. Moorhouse, D.D.S.
Aye	Nay	Councilmember Christopher Castle

ATTEST:

(SEAL)

Kathleen Dominguez, CMC, TOWN CLERK

Approved as to form and legal sufficiency.

R. Max Lohman, TOWN ATTORNEY

TOWN OF LANTANA

Preserving Lantana's small town atmosphere through responsible government and quality service.

TEXT CHANGE APPLICATION

CASE#: TX24-0001 SUBMITTAL DATE: 03/08/24

Please submit six copies of all back-up documents such as plans, proposed text change, support letters and/or survey.

Applicant	Property Owner lies
Name: Lantana Village Owner LLC Attn: Samantha Moriber; Manny Martinez; Victor Ballestas	**Name:** Lantana Village Owner LLC
Address: 150 SE 2nd Avenue Suite 800 Miami, FL 33131	**Address:** 150 SE 2nd Avenue Suite 800 Miami, FL 33131
Phone: 305-794-6104	**Phone:** 305-774-0110
Email: smoriber@integrafl.com; manny@integrafl.com	**Email:** vb@integrafl.com

********DO NOT WRITE BELOW THIS LINE ------- FOR DEPARTMENT AL USE ONLY************

ACCEPTED FOR REVIEW

Town Official: _____ Date: 03/08/24

Fee (s) Paid: 1500

TOWN ACTION

Town Council: ..... Date: .....

APPLICATION FOR
ZONING TEXT CHANGE

This request for a zoning text change is hereby filed to request the following (attached additional documentation if needed):

Revise zoning to 25 residential units per acre, while maintaining MXD designation.

Please address the following information for the request:

1. **Consistent with Current Policies-** Show how the proposal is consistent with the Town's Comprehensive Plan policies.

See attached.

2. **Not an Isolated District-** Show how the proposed amendment would not create an isolated district or would not grant a special privilege to an individual property owner as contrasted with protecting the public welfare.

See attached.

3. **Changing Conditions-** Show how conditions have changed or are changing to make the proposed amendment desirable.

See attached.

4. **Compatible with Utilities, Roadways and Other Public Facilities-** Show how the proposed amendment is compatible with existing or proposed utilities, roadways, and other public facilities.

See attached.

5. **Adjacent and Nearby Properties-** Show how the proposed amendment would affect adjacent or nearby properties with regard to compatibilities, property values, etc.

See attached.

6. **Scale of Development-** Is the proposed change reasonably related to the needs of the neighborhood and Town as a whole?

See attached.

Applicant's Certification

(I) (We) affirm and certify that (I) (we) understand and will comply with all provisions and regulations of the Town of Lantana, Florida. (I) (We) understand that if this application is approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be part of the Town of Lantana, (if not already) and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive and Zoning Ordinance. (I) (We) further certify that all statements and diagrams submitted herewith are true and accurate to the best of (my) (our) knowledge and belief. Further, (I) (we) understand that this application and attachments become part of the Official Records of the Town of Lantana, Florida, and are not returnable.

Antonio Duart

Witness

EVALDIVIA

Witness

Manuel Martinez

Signature of Applicant

Manuel Martinez

Printed Name of Applicant

O)/Ot / 202 4

Date

Applicant is:

X Owner
__ Optionee
Lessee
__ Agent
Contract Purchaser

Address:
150 SE 2nd Ave, Suite 800, Miami, FL 33131

Phone: UQL)794-6104 Fax L_) _____ __
Email: smoriber@integrafl.com; manny@integrafl.com
vb@integrafl.com

OWNERS AUTHORIZATION (if Applicant is not the owner)

PLEASE SEE ATTACHED WRITTEN CONSENT OF THE MANAGER

(I) (We) affirm and certify that _____ the applicant, is hereby authorized to represent me in all dealings regarding this petition with the Town of Lantana.

Witness

Witness

Date

Signature of Owner

Printed Name of Owner

Brief Narrative for text amendments to the Comprehensive Plan Map & Zoning for the Mixed Use Category
Lantana Village Square 3/7/2024

The applicant, Lantana Village Owner LLC, is submitting this application for a text amendment to the Comprehensive Plan and the Zoning for the Mixed Use District to align the density with the recommendations in the Town of Lantana Master Plan adopted by the Town Council in May 2023 which recommends 25 units per acre. Such higher density is compatible with the density of other nearby properties and will allow for a vibrant mixed-use development that will enhance the economic vitality of existing and new commercial spaces. Increasing the density of the property from fifteen (15) to twenty-five (25) dwelling units per acre brings the Land Use and Zoning designations up to date with the adopted Town of Lantana Master Plan.

Addendum to Zoning Text Change Application Information
Lantana Village Square 3/7/2024

1. Consistent with Current Policies- Show how the proposal is consistent with the Town's Comprehensive Plan policies.

   Future Land Use Element

   Goal L.U.1 and Policy LU 1.1.8

   The proposed change in land use and zoning promotes the town policy to maintain diversity and encourage a mix of uses and redevelopment that is consistent with the type and scale of the existing residential neighborhoods and commercial areas. The amendment to increase the density to twenty-five (25) units per acre would allow the property to be maximized economically and provide for much needed housing consistent with the Town's Master Plan recently adopted by the Town of Lantana. Based on the current annual growth rate, the Master Plan projects that the Town will generate more than 1,700 new residents and demand of up to 950 new housing units by 2030. The master plan recommends a density of twenty-five (25) units per acre for this property.

2. Not an Isolated District- Show how the proposed amendment would not create an isolated district or would not grant a special privilege to an individual property owner as contrasted with protecting the public welfare

   The property is uniquely located in the Town Center District at the intersection of Hypoluxo Road and US1, across from the Town of Lantana's City Hall on Greynold's Circle and abutting South Broadway (west side) and West Central Boulevard (north side). Directly across US1 is Aura Seaside apartments, a 5-story community zoned MW Waterfront Mixed Use with multifamily dwellings not to exceed thirty-five (35) dwelling units to the acre. However, the current allowable density on the subject property is limited to fifteen (15) dwelling units to the acre. Therefore, the proposed change to twenty-five (25) dwelling units to the acre is a more compatible fit for this property, when comparing to the adjacent existing use.

3. Changing Conditions- Show how conditions have changed or are changing to make the proposed amendment desirable.

   The Town of Lantana Master Plan identifies the need to redevelop the former Kmart with a mixed use development that has a more significant number of residential units than currently allowed to help meet the residential growth projected through 2030.

4. Compatible with Utilities, Roadways and Other Public Facilities- Show how the proposed amendment is compatible with existing or proposed utilities, roadways, and other public facilities

   Utilities, roadways, and other public facilities surrounding the property, including US1 and Hypoluxo Road, are adequate to handle existing commercial uses. By redeveloping the property to reduce commercial square footage significantly and replace much of it with mixed use development at twenty-five (25) dwelling units to the acre, the adjacent roadways will experience a decrease in

traffic. Commercial generates more trips per day while bringing onto the site more trucks than if the use is mixed with residential. The commercial tenants draw in a more transient person than the residential community.

There are existing public water and sewer services to the site.

5. Adjacent and Nearby Properties- Show how the proposed amendment would affect adjacent or nearby properties with regard to compatibilities, property values, etc.

   Properties within the Town of Lantana exist to the north, west, and east of the site. US1 is directly east of the property and is adjacent to commercial, a multifamily community, and condominiums, including James Place and Hidden Banyan. Additional commercial, residential communities, and single-family homes surround the site. The current access to the property will remain with access from Hypoluxo Road, Greynolds Circle and Central Boulevard, which will maintain the connectivity and dissipate traffic, therefore not impacting any of the local streets.

   The property is currently underutilized with a closed Kmart anchor tenant generating minimal property taxes to the town and not raising the values of surrounding properties. MXD Mixed Use Development with twenty-five (25) dwelling units to the acre is the best land use and zoning category for this property, which will allow it to be developed as a vibrant mixed-use community that is more compatible with the surrounding area. A new mixed-use community will provide much needed housing for Lantana as described in the Town of Lantana's Master Plan. Residents of the community and surrounding area will be compelled by the walkability, convenient proximity of Lantana to major business and office centers in Palm Beach County, proximity to the beach, and Lantana's charming appeal as a quaint fishing village. This in turn will positively impact surrounding properties by raising property values and by bringing more disposable income into Lantana to spend in local businesses.

6. Scale of Development- Is the proposed development reasonably related to the needs of the neighborhood and Town as a whole?

   Yes, the proposed development updates the zoning density to the recently adopted Master Plan which identifies a need for 950 new housing units within the next 6 years. Residential developments within the Town of Lantana and existing neighborhoods surrounding the property were developed years ago. Therefore, as the population in Lantana continues to grow and affordability declines, the need for new, high quality, mixed-use development exists within this area. The location of the property makes it ideal for a mixed-use development that addresses the Town of Lantana's Goal LU2 to "foster livability, sustainability and economic vitality by encouraging urban infill and redevelopment projects that enhance or create links between existing affordable residential neighborhoods and commercial and industrial employment opportunities." Allowing additional dwelling units to be zoned on the property increases housing availability for a currently undersupplied demographic that is seeking workforce housing. As professionals are looking for homes of their own, they are finding no inventory available, as well as low vacancy rates. This problem results in those that work in the community being unable to stay in the area or for that matter, empty nesters being forced to move out of the town in which they raised their families, in order to downsize.

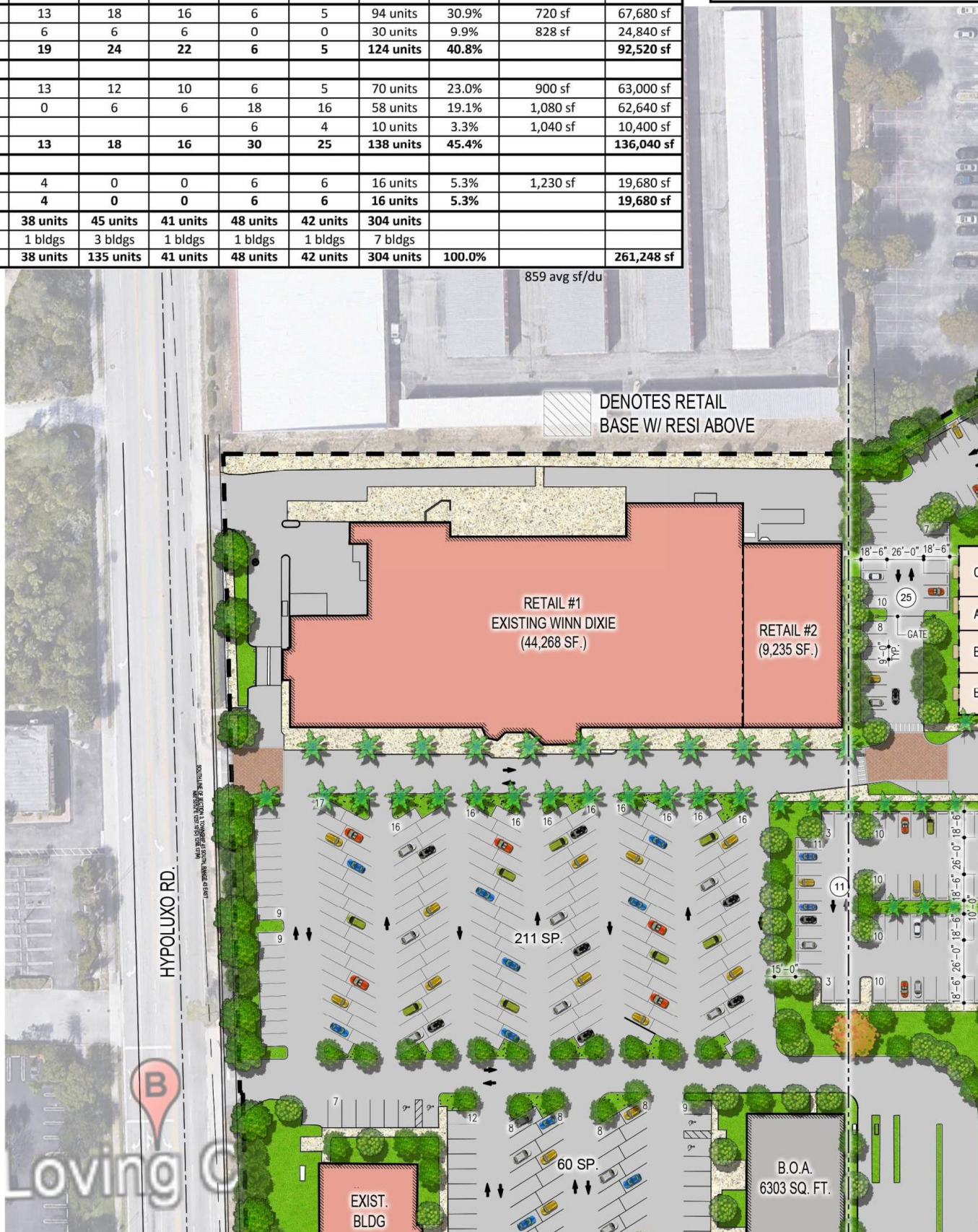
CONCEPTUAL S

DEVELOPMENT SUMMARY									
UNIT BREAKDOWN PER BLDG TYPES									
Unit Types	Multifamily					# units	% of Total	Unit Areas	AC Leasable Area
	Type I 3 stories	Type II 3 stories	Type II-H 3 stories	Type III 3 stories	Type III-H 3 stories				
ST									
ST	2	3	3			14 units	4.6%	480 sf	6,720 sf
ST2				6	6	12 units	3.9%	524 sf	6,288 sf
Sub-total	**2**	**3**	**3**	**6**	**6**	**26 units**	**8.6%**		**13,008 sf**
1BD									
A1	13	18	16	6	5	94 units	30.9%	720 sf	67,680 sf
A2	6	6	6	0	0	30 units	9.9%	828 sf	24,840 sf
Sub-total	**19**	**24**	**22**	**6**	**5**	**124 units**	**40.8%**		**92,520 sf**
2BD									
B1	13	12	10	6	5	70 units	23.0%	900 sf	63,000 sf
C1	0	6	6	18	16	58 units	19.1%	1,080 sf	62,640 sf
C2				6	4	10 units	3.3%	1,040 sf	10,400 sf
Sub-total	**13**	**18**	**16**	**30**	**25**	**138 units**	**45.4%**		**136,040 sf**
3BD									
D1	4	0	0	6	6	16 units	5.3%	1,230 sf	19,680 sf
Sub-total	**4**	**0**	**0**	**6**	**6**	**16 units**	**5.3%**		**19,680 sf**
Units/Bldg	**38 units**	**45 units**	**41 units**	**48 units**	**42 units**	**304 units**			
# of Bldgs	1 bldgs	3 bldgs	1 bldgs	1 bldgs	1 bldgs	7 bldgs			
Total Multifamily	**38 units**	**135 units**	**41 units**	**48 units**	**42 units**	**304 units**	**100.0%**		**261,248 sf**

OFF-STREET PARKI		
	Multifamily	#
Required	St @ 1.25/du	
	1bd-3bd @ 2sp/du	
	guest @ 1sp/2 du	
	Total Required	
Provided	Surface (Standard)	
	Surface (ADA)	
	Total Provided	

Note: Min provided ADA spaces meet ADA Standard

859 avg sf/du



S DULE B-11.COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY No.
NCS 1145327-MIA DATED JANUARY 25, 2023 AT 8:00 AM.

ef cts,liens,encumbrances, adverse claims or othe.-matters, if any, created, first appearing in the public records or attaching sub equent to the Effective Date but prior to the date the oposed insured acquires for value of record the estate or interest or mor gage thEreon covered by this Commiiment.

NO SURVEY MATTER

2. ny ights, interests, or claims of pa.1iesinpo ession of the land not shown by the public recc,rd5.
NO SURVEY **MATTER**

3. ny ncroachment, encumt:rance, violation, variationoradverse ci.cumstanceaffectingt 1eTitle that would be disclosedby an ace rateand complete land survey of the land.

AF CTS AS PLOTTED **ON DRAWING**

4. ny ienor right to a lienfor services, labor, material or equipmait, unless such lien is shoM1 by the Public Records at Date olPolicy and OC otherwise excepted from w1erage herein
NO SURVEY **MATTER**

5. ny ispu!eas to the bourx!aries caused by a change in the locaiionof any water *body* within or adjacent totheland prior to Date of Pol*Ci,* and any adverse claim to all or part of th:'lend that is, at Date of Policy, or wa5 previously under water.
DO NOT AFFECT

6. ax: s or special assessments not shown as !:ens in the public records or in therecords of the local tax collectirk] authority, at Date of Pol*C{,*
NO SURVEY MATTER

7. hi item has been intentionallydeleted.

B. ax s am asses91lents for theyear 2023 andsubsequent years, whdl are not yet due and payable,
NO SURVEY MATTER

9. er send conditions of any existingunrecordedlease(s), and all tights of lessee(s) and cny parties claiming through the lessee(s) und r the lease(s).
NO SURVEY MATTER

10. Oil nd mineral reservations in favor of theTrustees of the Interna! Impro-{:rnent FuOO of the State of Fkridarecorded in Deed Book 774 Page 524 The ight of entry for mining and exploration in saidreser..1ations has been releasedby Section2i0.11 F.S. Said res rvations are as follows:

A AS O ALL LANDS, there is res:rved unto theState of Florida the title to an undivideclone-half of arllo eumproducts, and tit e to an undivideclthree-fourths of all other mineralswhich may be fourld oo or under sa:dland, together witl1 the privilege outside anf unicipality, this date, to exp!bre for and to mine ,;nd de•1elop same. Said privilege to explore, m neand de-{:lop is to be con uctaJ onandunder laOOs inside any municipality, this date, only with the consent of the su iaceowner."
AF CTS BUT NOT PLOTTABLE

11. Eas ment(s) granta:J to Florida Power & Light Compaflvrecorded in Official Records Book 2170, Page 1886; Offdal Records Book 211 , Page 1529; Official Records Book 211i, Page 153!; Official
Rec rds lk<lk 2481, Page 1048; Official Records Book 2511, Page 266; Cfficial Records Book 2511,
Pag 268; Official Records Book 3685, Page 540; and Officia! Records Book 3338, Page 9i3.
AF CTS AS PLOTTED ON DRAWING

12. Gra t of EcS€ments and Declarationof Resltricijon:,recorded June 2, 1975 inOfficial Records Book 2423, Page 795,tog ther with and s modified and/or amended by Official RecordsBook 2510, Page 1397 and Official Rero-ds Boc.k3179, Pc.ge279
AF CTS BUT NOT PLOTTABLE

13. Eas ment(s) granted to Southern Bell Tele::'ione and Telegraph Compcny recorded in OfficialRecords Book 247B, Page 1469; Official Re: rds lk<lk 2478, Page 1473; Official Records Book 2478,
Pag L47i; Officia! Records Book 2478, Page 1481; andOfficial Record; Book 2478, Page 1484
AF CTS AS PLOTTED ON **DRAWING**

14. Eas ment as set out and reset\'ed in Official Records Book 2488, Page 1310.
AF CTS AS PLOTTED ON DRAWING

15. Dra nagc and utility EaS<:ment(s) granted to the Counl)r-of Pa'mBeach recorc"cd in Official Rc--<:ords Book 2511, Page 735.
F CTS AS PLOTTED ON DRAWING

16. Eas ment(s) granted to the Tov.,n of Manalapan recorded Septemb 22, 1983 in Official Records Book 4045, Page 15.
F CTS AS PLOTTED ON DRAWING

17. Eas ment(s) granted to the Town of Lantanarecorded in Official Records Book 5879, Page 153; Official Records Book 5879, Page 157 Official Re:ords Book 5879, Pc:ge 161; Official Records Bxilk 5879, Page 165; Official Records Book 5879, Page 169; and OOlcial Rec rds &xik 5879, Pcge 173.
F CTS AS PLOTTED **ON DRAWING**

1B. Rec procal Easement Agreement for l['t·Jress aOO Eyess by arc! betweenCommercial Venture Servlces,Inc., andManalapan Hotel Par ners, a Florida joint venture, dated September 29, 1989and reccrded October 2, 1989 in OOicial Records Book 6213, Page 1lD
AF CTS, BLANKET IN NATURE

and odfiedby that certain Off Set Ag -eement recorded July 22, 1975, in Official Records Book 2553, Page 1130; and Lessees

int rest assignEd by Assignment of Lease to Howard Schoninger, as Trustee under unrecorded Trust Agreement No. 6 dated March 15, 988 and recorded March 21, 1988, inOfficial Records Book 5608, Page 1284,Lessee's interestfurther assigned to Bernard Sch nin r SllJpping Centers, Inc., a Florida Limited partnership, by virtue of Assignment of Lease re:orded in Official Records Book

935 , Page 750; Lessees's interestfurther assigned to EquityOne (GammaJiInc., a Floridacorporation, by virtue of that certain Ass gnment and Assumption of Ground Lease recorded April 7, 1999 in OfficialRecords Book 11035, Page 1163 and by virtue of that

cer ain AssigflmefIt end AssumptKJn of Lease aOO Security Deposits recorded April 9, 1999 in Official RecordsBoj(11041,Pcge 647, and II rights thereunder of the S3id Lessee and of any person claimin, by, through or under the said Lessee.
NO SURVEY **MATTER**

26. Int rest of Lessee(s) together with the terms, covenants, conditions, restrictions,pro -isions, OOrdened casements, rights, duties, ob gationsand other matters containEd in that certain unrecorded Sub-Lease from Cris Developers to S.S. Kresge Company as

evi enced and memorialized by that certcin t-'.emorandumof Lease rec[f"ded Augu;t 1, 1975 in OfficialRecords Ikok 2442, Page 156 , and essors inierest assigned by Assignment of Lease to Howard SclUni er, as Trustee L!nde.-unrecordedTrust Agreement

rJo. dated March 15, 1983 am recorded March 21, 1988, in Official Remrds flllok 5608, Page 1234, Lessor's interest further assgned to Bernard Schon-nger ShoppingCenters, Inc., a Florida Limited partnersh p, by virtueof Assignment of Lease recorded in Off dalRecords lb:lk 9354, Page 750, Lessor's interest further assigned to Equity Ole (Gamma), Inc., a Florida cor raijon, by vir ue of thatcertain Assignment and Assumption of GroundLease recorded April 7, 1999 in OfficialRecordsBook 11035, Page 1163 and *y* virtue o!that certainAsggnment and Assumptionof Leaseand Security De its recorded Apri! 9, 1999m Official Records

Boo 11041, Page 647. sai unrecorded Leese beil'"t;l amended and restated by that certain Amended and Restated Memoraooum of Lea e between Equity One (Gamma) Inc., a Floridacorporation, Landlord, and KMart Cori;oraijon, a Michigan corporabon, Tenant,as evi enced and memorialized by that certain Amemed and Restated Memorandum of Lease recordedApril 9, 1999 in Official Records Boo 11041, Page 653, and all rights tl'freunder of the saK:J Lessee andof anyperson cl aimingby, throughor underthe saK:J Lessee; as a fected by 5u00rdination, Attornment and Nofl•DisturbafceAgreement recorded in OOicial Records Book 28865, Page L170.
NO SURVEY **MATTER**

27. Int rest of Lessee(s) together with the terms, co'1e11ants, conditions, restrictions,provisions, Dllrdened casements, rights, duties, ob gationsand other matters containEd in that certainunrecorded Lease toBurger KingCorporation, Tenant, as evidenced and

mem rialized by that certain Memoramum of Lease recorded November 21, 1979 in Official Records Book 3179, Page 282, to;iether wit Statement of Commencement of Ground Lease Term recorded February 5, 1987 in

Off cialReccrds Itok 5166.,Page 659, and II rightsthereunderof the sa'dLessee and of elly person daiming by,through or under the sai Lessee.
NO SURVEY MATTER

28. Int rest of Lessee(s) together with the terms, covenants, conditions, restrictions,pro -isions, OOrdened easements, rights,duties, ob gationsand other matters containEd in that certain Short Form Lease to Samba's of Greater Miami,Inc., Tenant, recorded June 4. 198 in Offici3l RecordsBook 3302, Page 1981. Lessee's interest as assignEd to Denny's, Inc., by virtue of Assignmentrecorded Feb uarr 3, 1983 in Official RecordsBook 3877, Page 1647, arc! II rights thereurclerof thesaid Lessee and of any person claimi by, hrough or umer the said Lessee.
NO SURVEY MATTER

29. Int rest of Lessee(s) together with the terms, co enants, conditions, restrictions,pro -isions, OOrdened easements, rights, duties, ob gationsand other matters containEd in that certain unrecorded Lease toHorn & H3rdart Fla. Inc., as disclosed by certain Col 3teral Assignmentof Lease contained in instrument recorded August 28, 1990 in Offici3l Records Book 6562, page 432, 3S assgned to Atby's. Inc., by Assignm:nt recorded November 7, 1991 inOfficial Records Book 7016, page 1413, Lessee's interest fur her assigned to Goldcoast Beef II, LIC, a Florida limited liab:litycompany, by virtue of that certainunremrded Lease Assignment and ssum ionAgreement dated Janu3ry 27, 1999 by RTM Operating company, a Delaware coriX]ration, and elrights thereunder of l e sa'dLessee and of any person cla'mingbt, lhrwgh or under lhesaidLessee,
NO SURVEY **MATTER**

30. Ifit rest of Lessee(s) together with the terms, covaiants, conditions, restrictions,provisions, otJrdened easements, rights, duties, ob gationsand other matters contaill:d in that certain Short Form Subleasebetween Rite Aid of Florida, Inc.,and Family Dollar Sto es of Florida, Inc., recorded in OfficialRecords Book 9142, Page 1842, arc! all rights thereurx:Jerof the said Lessee and of any per on claimir,;i by, through or under the said Lessee.
NO SURVEY **MATTER**

31. Int rest of Lessee(s) together with the terms, covenants, conditions, restrictions,provisions, OOrdened easements, tights, duties, ob gationsanfld other matters contained ifl that certain unrecorded Lease in favor of REF, Inc., as e•tideflcedby Subordinabofl, Non Disturbaoceand Attornment Agreem211t recorded in Official Records Book 10237, Page 1593, end II rights theramderof the sai Lessee and of any prrsoo claimingby, throughor uOOer the said LesSEt.
NO SURVEY MATTER

32. Int rest of LeSSee(s) together with the terms, covenants, conditions, restrictions,pro -isions, OOrdened casements, rights, duties, ob gationsand other matters containEd in that certain unrecorded l.ease by am between Equiry One(Lantana)Inc., a Fk:Jrida cor oratioo, Landlord,and ValuePawn and Jewelry Store, Inc., a Florida corporcijon, Teflant, cs evidenced and mEmorialized by that

cer ain Memorandum of Leaserecorded June i, 1999 in Official Records Book 11153, Page 921
0 SURVEY **MATTER**

33. Int rest of Lessee(s) together with the terms, covenants, conditions, restrictions,pro 'isions, OOrdened easements, tights, duties, ob gationsand other matters containEd in that certain unrecorded Sublease b' and between DennVs, Inc., Sublamlord, and Golden Man gement, Inc., SubTenant, dated September 28, 1999, as e'-lidenced and memorialized b'{that certain Memorandumof Sublease rec rded September 7, 2000 inOfficial Records Book 11998, Pa':,E 1685, and all r hts thereunderof the said Lessee arid of any per on claimir.;i by, through or under the saidLessee. Sublease is subject to tl'f following:
NO SURVEY MATTER

34. Int rest of Lessee(s) together with the terms, covenants, conditions, restrictions,pro 'isions, OOrdened easements, rights, duties, ob gationsand other matters containEd in that certain unrecorded Lease Agreement by and between Equil)i One (Lantana), Inc., a Flo ida corporation, Landlord,and Hollywood Enter;;ainment Corporation,anOregoo C(f"j)Xlration, dcted May 16, 2003, as evidenced and emorializ:d by that certain Merrorandum of Lease recorded November 24, 2003 in OfficialRecords Book 16230, Page 24, and all ights tl1ereunder of the sa'dLessee and of a11y person daiming b•i, throughor under the sa'dLessee.
NO SURVEY MATTER

35. Ter s, covenants, conditioos,restrictions, provisions, burdened easements, rights, dubes, obl gatioosand other matters containedin

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CFRTIFICA TE OF SURVEYOR:

I HE-EBY CERTIFYTHAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE APPLICABLE STA DAROS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLO IDAADMINISTRATIVECODE, PURSUANTTO SECTION 472.027, FLORIDA STATESTATUTES.

CONAINING 3,932SQUAREFEETMORELESS.

AND

BAN OF AMERICA SOUTH PARCEL

A A ELOFLA LY GAN BE GINSE ION3,TO SHIP4SSO H,RA E43EA ,TO OFLA ANA,PA BE HCO TY,FI IDA.BE GMO PA ICULARLY DES RIBED ASFOLLOWS:

COM ENCINGATTH IN RSECTION OF TH 50 H LI OF SA SE ION3 N TH VIE ERLY RI T-OF-WAY OFTH FI IDA EA CO T RA WAY; TH CE NO H 02' 6'40" EA (A UMED BE ING}, AI G TH WE ERLY LI OF SA RA WAY, 32 30 FE ; TH CE, NO H 87 9'56" WE , DE RTING SA WE RI T OF WA LIN OF THE FLORIDA EAST COAST RAILWAYFOR A DISTANCEOF 1S.00 FEETTO THE POINTOF BEGINNING.

THE CE, CO INUENO H 87 9'56" WE FO A I ANCE OF 11 00 FE ; TH CE, NO H 02 6'40" EA FD A I ANCE OF 13 S FE ; TH CE, NO H 88 3'51" EAS FOR A DISTANCE OF 120.16 FEET; THENCE, SOUTH 01'16'40" WESTFOR A DISTANCE OF 10.20 FEET TO THE POINT OF BEGINNING.

CONAINING 2,049SQUAREFEETMORELESS.

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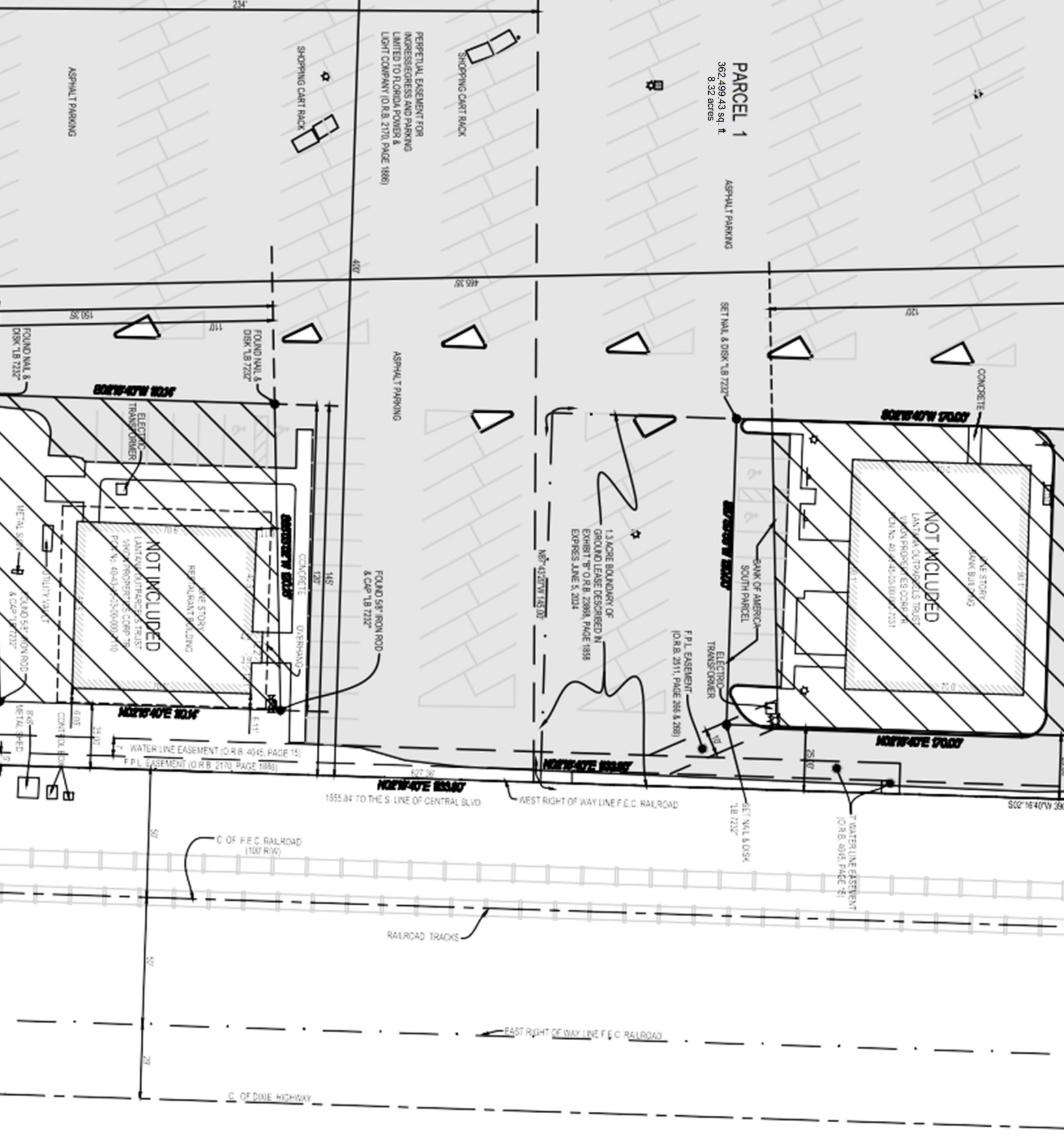
LOCA

Precision Surveying & Mapping Inc.
9200 Belvedere Road, Ste 304
Royal Palm Beach, FL 33411
Phone: 561 792-3515
Fax: 561 793-9597
www.whitleysurveying.com
Licensed Business No. 7233

DRAWN BY: TEW	CHECKED: C.J.
FIELD WORK: CORNOLIS-CORNOLIS-WRIGHT	
FIELD WORK: 11/14/18-11/19/18-02/26/21	
FIELD BOOK(S): W-177	
PAGE(S): 25-52	
DATA COLLECTOR: ELVIS SALO-LV135	

SURVEY MAP AND REPORT
LEGAL DESCRIPTION
PARCELS 1, 3 & 5
LOCATED IN PALM BEACH COUNTY, FLORIDA



AGE
PARCELS 1, 3 & 5
FLORIDA

DRAWN BY: TEW	CHECKED: CJL	DWG. DATE: 20NOV16	
FIELD PERSON(S): CORNELIUS - CORNELIUS - WRIGHT			
FIELD DATE(S): 11/14/16 -11/18/16 - 02/24/23			
FIELD BOOK(S): M -177			
PAGE(S): 25 -52			
DATA COLLECTOR FILE(S): SAGLO - LV135			

Whidden Surveying & Mapping, Inc.
9200 Belvedere Road, Ste 114
Royal Palm Beach, FL 33411
Phone: 561.790.5515
Fax: 561.790.6557
www.whiddensurveying.com
Licensed Buisness No. 7232



AGE
PARCELS 1, 3 & 5
FLORIDA

DRAW BY: TEW	CHECKED: CJL
DWG. DATE: 20NOV16	
FIELD PERSON(S): CORNELIUS-CORNELIUS-WRIGHT	
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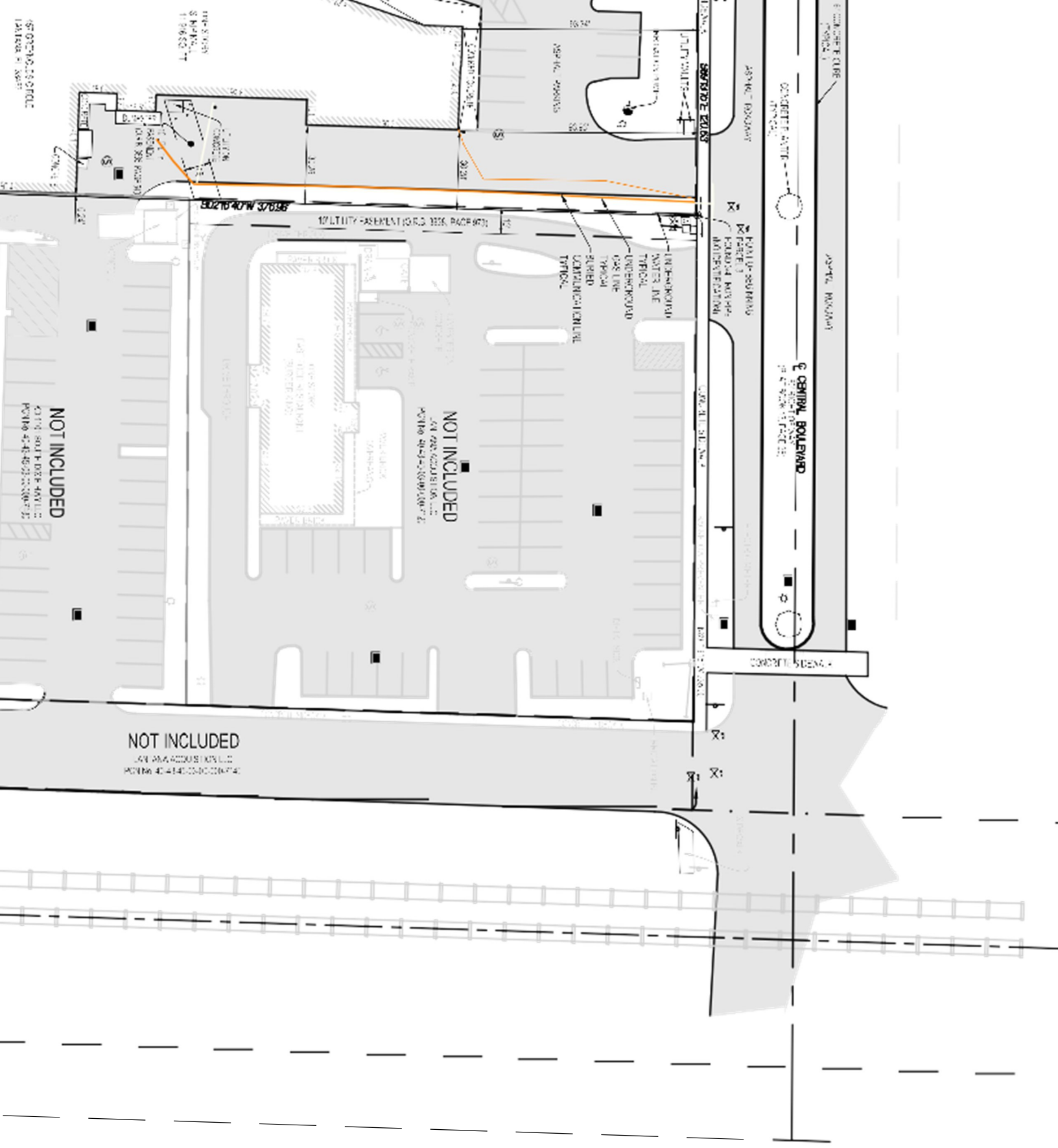

AGE
PARCELS 1, 3 & 5
FLORIDA

DRAW BY: TEW	CHECKED: C.L.	DWG. DATE: 20NOV16
FIELD CREW(S): CORNELIUS-CORNELIUS-WRIGHT		
FIELD DATE(S): 11/16/16-11/18/16-02/24/23		
FIELD BOOK(S): W-177		
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Fax: 561.790.6557
www.whiddensurveying.com
Licensed Buisness No. 7232

CFN 20230273171
OR BK 34485 PG 939
RECORDED 8/9/2023 2:37 PM
AMT: $10.00
DEED DOC $0.70
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 939 - 943; (5pgs)

When Recorded Return To:
clo First American Title Ins. Co.
National Commercial Services
703 Waterford Way, Suite 500
Miami, FL 33126
File No.: 1145327

PREPAfUC:l) l3Y AND RETURN TO:
Adam D. Lustig, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
1 50 l3rid.cll Avenue. 21"1 Floor
Miami. FL 33131

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, is made, executed and delivered this 25th day of July, 2023, by LANTANA SOC, LLC, a Florida limited liability company ("Grantor"), whose address is 290 NW 165 Street, PH-2, Miami, Florida 33169, to LANTANA VILLAGE OWNER LLC, a Florida limited liability company ("Grantee"), whose address is 150 SE 2nd Avenue, Suite 800, Miami, Florida 33131.

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00), in hand paid by the said Grantee, the receipt and sufficiency of which is hereby acknowledged by Grantor, does hereby grant, remise, release and quitclaim unto said Grantee and Grantee's successors and assigns forever, any right, title interest, claim and demand which said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Palm Beach, State of Florida:

See Exhibit "A" attached hereto and
by this reference made a part hereof.

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining (the "Property"). No consideration of any type or kind, monetary or otherwise, has been provided to Grantor or any other party in connection with the conveyance herein evidenced.

TO HA VE AND TO HOLD the same together with all and singular the tenements, hereditaments and appurtenances of Grantor thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behoof of the said Grantee, its heirs, legal representatives, successors and assigns forever.

Grantee, by the acceptance of this Quit Claim Deed, acknowledges that in giving this Quit Claim Deed, Grantor makes no representations or warranties, expressed or implied, with respect to title to the Property given hereunder.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE TO QUIT CLAIM DEED]

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized representative the day and year first above written.

Witnesses:

LANTANA SDC, LLC, a Florida limited liability company

By: Lantana SDC Manager, LLC, a Florida limited liability company
Its: Manager

By: JG RE Corporation, a Fl oration
Its: Manager

Name: Kristina Wyllie

Name: Valeria Salgado

By:
Name: Jack Glottmann
Title: President

STATE OF FLORIDA

COUNTY OF .MIAMI-DADE

The foregoing instrument was acknowledged before me f___0physical presence or [_J online notarization, this day of July, 2023, by Jack Glottmann, the President of JG RE Corporation, a Florida corporation, which is the Manager of Lantana SOC Manager, LLC, a Florida limited liability company, which is the Manager of J..,antana SOC, LLC, a Florida limited liability company, on behalf of the company. He is **[_0** personally known to me or [_] has produced a Florida driver's license as identification.

Notary Public State of Florida
Nerely D Ruiz
My Commission GG 364403
Expires 12/04/2023

Print Name: ,i'Zh·::2--::::
Notary Public
My Commission Expires: d, Z./D'-/ f z 3
Commission Number: _ 14> //-®3

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A: (FEE SIMPLE)

PARCEL I:

A PARCEL OF LAND BEING IN SECTION 3. TOWNSHIP -l-5 SOUTH. RANGE -l-3 EAST. PALM BEACH COUNTY. FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3: THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 3. A DISTANCE OF 1257.IO FEET. MORE OR LESS. TO A POINT IN THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY: THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY. A DISTANCE OF 15.35 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD. AS NOW LAID OUT AND IN USE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL: THENCE NORTH 89°13'15" WEST ALONG THE NORTH RIGHT-OF-WAY OF HYPOLUXO ROAD. A DISTANCE OF 600.2 I FEET: THENCE NORTH 2°16'-l-0" EAST. A DISTANCE OF -l-65.70 FEET: THENCE NORTH 28°20'5-l-" WEST. A DISTANCE OF 206.11 FEET; THENCE SOUTH 87°-l-3'20" EAST. A DISTANCE OF 705.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY: THENCE SOUTH 2°16'-l-0" WEST ALONG THE WEST RIGHT-OF- WAY OF THE FLORIDA EAST COAST RAILWAY. A DISTANCE OF 627.36 FEET MORE OR LESS TO THE NORTH RIGHT-OF- WAY OF HYPOLUXO ROAD AND POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL (OFFICIAL RECORDS BOOK 2511. PAGE 737).

THE SOUTHERLY TWO (2) FEET OF THE EASTERLY ONE HUNDRED FORTY-FIVE (l-l-5) FEET OF THE ABOVE DESCRIBED PARCEL TN SECTION 3. TOWNSHIP -l-5 SOUTH. RANGE -l-3 EAST. PALM BEACH COUNTY. FLORIDA.

FURTHER LESS AND EXCEPT THE FOLLOWING:

BANK OF AMERICA PARCEL:

A PARCEL OF LAND LYING AND BEING IN SECTION 3. TOWNSHIP -l-5 SOUTH. RANGE -l-3 EAST. TOWN OF LANTANA. PALM BEACH COUNTY. FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY: THENCE NORTH 02'16·.io-- EAST (ASSUMED BEARING). ALONG THE WESTERLY LINE OF SAID RAILWAY. -l-9-l-.30 FEET: THENCE. NORTH 87°39.56.. WEST. DEPARTING SAID WESTRTGHT-OF-WAYLTNEOFTHE FLORIDA EAST COAST RAILWAY FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING. THENCE. CONTINUE NORTH 87'39.56.. WEST FOR A DISTANCE OF 120.00 FEET: THENCE. SOUTH 02 16·.io-- WEST FOR A DISTANCE OF 170.00 FEET: THENCE SOUTH 8739.56.. EAST FOR A DISTANCE OF 120.00 FEET: THENCE NORTH 02°16.-l-0" EAST FOR A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING.

AND

BANK OF AMERICA NORTH PARCEL:

A PARCEL OF LAND LYING AND BEING IN SECTION 3. TOWNSHIP-l-5 SOUTH. RANGE-l-3 EAST. TOWN OF LANTANA. PALM BEACH COUNTY. FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY: THENCE NORTH 02°16·40-· EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID RAILWAY. 494.30 FEET: THENCE. NORTH 87°39'56" WEST. DEPARTING SAID WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THENCE. CONTINUE NORTH 87°39"56•• WEST FOR A DISTANCE OF 120.00 FEET: THENCE. SOUTH 02°16"40-" WEST FOR A DISTANCE OF 35.89 FEET: THENCE. NORTH 89°21"22"" EAST FOR A DISTANCE OF 120.16 FEET: THENCE. NORTH 02°16·40-· EAST FOR A DISTANCE OF 29.65 FEET TO THE POINT OF BEGINNING.

AND

BANK OF AMERICA SOUTH PARCEL:

A PARCEL OF LAND LYING AND BEING IN SECTION 3. TOWNSHIP 45 SOUTH. RANGE 43 EAST. TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY: THENCE NORTH 02°16"40"" EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID RAILWAY. 324.30 FEET: THENCE. NORTH 87°39'56" WEST. DEPARTING SAID WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THENCE, CONTINUE NORTH 87°39"56•• WEST FOR A DISTANCE OF 120.00 FEET: THENCE. NORTH 02°16"40-" EAST FOR A DISTANCE OF 13.95 FEET: THENCE. NORTH 88°53"52"" EAST FOR A DISTANCE OF 120.16 FEET: THENCE. SOUTH 02°16"40"" WEST FOR A DISTANCE OF 20.20 FEET TO THE POINT OF BEGINNING.

AND

RESTAURANT PARCEL:

A PARCEL OF LAND LYING AND BEING TN SECTION 3. TOWNSHIP 45 SOUTH. RANGE 43 EAST. TOWN OF LANTANA. PALM BEACH COUNTY. FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY: THENCE NORTH 02°16'40" EAST (ASSUMED BEARING). ALONG THE WESTERLY LINE OF SAID RAILWAY. 131.98 FEET: THENCE. NORTH 87°39'56" WEST. DEPARTING SAID WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THENCE. SOUTH 88°53'52" WEST FOR A DISTANCE OF 120.16 FEET: THENCE. SOUTH 02°16'40" WEST FOR A DISTANCE OF 110.14 FEET: THENCE SOUTH 88°53'52" EAST FOR A DISTANCE OF 120.16 FEET: THENCE. NORTH 02°16'40" EAST FOR A DISTANCE OF 110.14 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND LYING AND BEING IN SECTION 3. TOWNSHIP 45 SOUTH. RANGE 43 EAST. TOWN OF LANTANA. PALM BEACH COUNTY. FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY: THENCE NORTH 02°16'-W" EAST (ASSUMED BEARING). ALONG THE WESTERLY LINE OF SAID RAILWAY. 1555.84 FEET. MORE OR LESS. TO A POINT IN THE SOUTHERLY LINE OF CENTRAL BOULEY ARD. SAID POINT ALSO BEING DISTANT SOUTH 89°13'15" EAST. 355.63 FEET FROM THE POINT OF INTERSECTION OF THE EASTERLY LINE OF GREYNOLDS CIRCLE WITH THE SOUTHERLY LINE OF CENTRAL BOULEY ARD: THENCE NORTH 89°13'15" WEST. 235.0 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL AND THE POINT OF BEGINNING: THENCE SOUTH 02°16'40" WEST. PARALLEL TO THE WESTERLY LINE OF SAID RAILWAY 376.98 FEET; THENCE NORTH 87°43'20" WEST. 143.97 FEET: THENCE NORTH 39°05'35" WEST. 130.78 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF GREYNOLDS CIRCLE: THENCE NORTHERLY ALONG SAID GREYNOLDS CIRCLE ON THE ARC OF A287.50 FOOT RADIUS CURVE WHOSE CHORD BEARS NORTH **41°17'11"** EAST. AN ARC DISTANCE OF 36.-l6 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY ALONG SAID GREYNOLDS CIRCLE ON THE ARC OF A 475.00 FOOT RADIUS CURVE WHOSE CHORD BEARS NORTH 21°37'57" EAST. AN ARC DISTANCE OF 265.6-l FEET TO THE SOUTHERLY RIGHT-OF-WAY OF CENTRAL BOULEVARD: THENCE SOUTH 89°13'15" EAST. ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD 120.63 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A PARCEL OF LAND LYING AND BEING IN SECTION 3. TOWNSHIP 45 SOUTH. RANGE 43 EAST. PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY: THENCE RUN NORTH 2°16'40" EAST. ALONG SAID WEST RIGHT-OF-WAY LINE. A DISTANCE OF 15.35 FEET TO THE INTERSECTION THEREOF WITH THE NORTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD: THENCE CONTINUE NORTH 2°16'40" EAST ALONG SAID RIGHT-OF-WAY LINE. A DISTANCE OF 627.36 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL: THENCE CONTINUE NORTH 2°16'40" EAST. ALONG SAID RIGHT-OF-WAY LINE. A DISTANCE OF 530.00 FEET: THENCE NORTH 87°43'20" WEST. A DISTANCE OF 378.90 FEET: THENCE NORTH 39°05'35" WEST. A DISTANCE OF 130.78 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF GREYNOLDS CIRCLE. ACCORDING TO THE PLAT OF GREYNOLDS HIGHLANDS. UNIT NO. I. SHEET NO. 2 OF THREE SHEETS. RECORDED IN PLAT BOOK 13. PAGE 26. OF THE PUBLIC RECORDS OF PALM BEACH COUNTY. FLORIDA. AND TO THE INTERSECTION THEREOF WITH THE ARC OF A CURVE CONCA VE TO THE NORTH, HAVING A CENTRAL ANGLE OF 52°59'00". A RADIUS OF 287.50 FEET. AND A CHORD BEARING SOUTH 71°24'33" WEST: THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREYNOLDS CIRCLE. A DISTANCE OF 265.86 FEET: THENCE SOUTH 2°16'40" WEST. A DISTANCE OF 536.77 FEET: THENCE SOUTH 87°43'20" EAST. A DISTANCE OF 705.00 FEET TO THE POINT OF BEGINNING.

PARCEL B: (EASEMENT)

TOGETHER WITH NON-EXCLUSIVE EASEMENT RIGHT(S). FOR THE BENEFIT OF PARCEL A DESCRIBED ABOVE, AS CREATED BY AND CONTATNED TN THAT CERTATN DECLARATION OF CROSS ACCESS AND PARKING EASEMENT AGREEMENT BY EQUITY ONE (FLORIDA PORTFOLIO) INC.. A FLORIDA CORPORATION. AS DECLARANT. DATED JANUARY 19. 2017 AND RECORDED JANUARY 23. 2017. lN OFFICIAL RECORDS BOOK 28847. PAGE 1189. OF THE PUBLIC RECORDS OF PALM BEACH COUNTY. FLORIDA. OVER AND ACROSS THE PROPERTY DESCRIBED THEREIN.

CFN 20230273170
OR BK 34485 PG 933
RECORDED 8/9/2023 2:37 PM
AMT: $14,850,000.00
DEED DOC $103,950.00
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 933 - 938; (6pgs)

This instrument prepared by:
Adam D. Lustig, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, 23rd Floor
Miami, Florida 33131

When Recorded Return To:
c/o First American Title Ins. Co.
National Commercial Services
703 Waterford Way, Suite 500
Miami, FL 33126
File **No.:** 1145327

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this **"Deed"),** dated as of the 25th day of July, 2023, is given by **LANTANA SDC, LLC,** a Florida limited liability company, with an address at 290 NW 165th Street, PH-2, Miami, Florida 33169 **("Grantor"),** to and for the benefit of **LANTANA VILLAGE OWNER LLC,** a Florida limited liability company, with an address at 150 SE 2nd Avenue, Suite 800, Miami, Florida 33131 **("Grantee").**

Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration paid by Grantee, receipt of which is acknowledged, grants, bargains, sells and conveys to Grantee the land situate, lying and being in Palm Beach County, Florida, more particularly described on the attached **Exhibit "A"** (the **"Property").** The Property Appraiser's Parcel Identification (Folio) Numbers for the Property are 40-43-45-03-00-000-7030, 40-43-45-03-00-000-7080, and 40-43-45-03-00-000-7100.

TOGETHER WITH (i) any and all structures and improvements on the Property; (ii) all right, title, and interest, if any, of Grantor in any land lying in the bed of any street, road, avenue, or highway, opened or proposed, public or private, in front of or adjoining the Property, and any strips and gores adjoining or adjacent to the Property; and (iii) all easements, rights of way, privileges, licenses, appurtenances and other rights and benefits belonging to, running with the owner of, or in any way related to the Property.

TO HAVE AND TO HOLD, the same in fee simple forever.

SUBJECT TO: real estate taxes for the current and subsequent years, zoning and other restrictions, regulations and prohibitions imposed by governmental authorities, and the conditions, restrictions, limitations, reservations, declarations, easements, dedications and agreements of record, without intent to reimpose same (the **"Permitted Exceptions").**

AND Grantor covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor warrants the title to the Property and will defend the same against the lawful claims of others claiming by, through or under Grantor.

[SIGNATURE PAGE FOLLOWS]

Grantor has executed this Deed as of the date indicated above.

LANTANA SDC, LLC, a
Florida limited liability company

By: Lantana SDC Manager, LLC, a Florida limited liability company, its Manager

By: JG RE Corporation, a Florida corporation, its M nager

Sign: _____
Print Name: Kristina Wyllie

Sign: _____
Print Name: Valeria Jaramillo

By: _____
Name: Jack Glottmann
Title: President

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

SS:

The foregoing instrument was acknowledged before me by means of (hysical presence or ( ) online notarization this 1.:L day of July, 2023, by Jack Glottmann, as President of JG RE Corporation, a Florida corporation, the Manager of Lantana SDC Manager, LLC, a Florida limited liability company, the Manager of LANTANA SDC, LLC, a Florida limited liability company, on behalf of such corporation and limited liability companies. He is (\}15ersonally known to me or () has produced a Florida drivers' license as identification.

Notary Public State of Florida
Nerely D Ruiz
My Commission GG 364403
Expires 12/04/2023

[NOTARY SEAL]

_____
Notary Public, State of Florida
Print Name: Nerely Ruiz
My Commission Expires: 12/04/2023

Exhibit "A"

Property

PARCEL A: (FEE SIMPLE)

PARCEL 1:

A PARCEL OF LAND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 1257.10 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 15.35 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD, AS NOW LAID OUT AND IN USE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89°13'15" WEST ALONG THE NORTH RIGHT-OF-WAY OF HYPOLUXO ROAD, A DISTANCE OF 600.21 FEET; THENCE NORTH 2°16'40" EAST, A DISTANCE OF 465.70 FEET; THENCE NORTH 28°20'54" WEST, A DISTANCE OF 206.11 FEET; THENCE SOUTH 87°43'20" EAST, A DISTANCE OF 705.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE SOUTH 2°16'40" WEST ALONG THE WEST RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 627.36 FEET MORE OR LESS TO THE NORTH RIGHT-OF-WAY OF HYPOLUXO ROAD AND POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL (OFFICIAL RECORDS BOOK 2511, PAGE 737).

THE SOUTHERLY TWO (2) FEET OF THE EASTERLY ONE HUNDRED FORTY-FIVE (145) FEET OF THE ABOVE DESCRIBED PARCEL IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT THE FOLLOWING:

THE WEST 120 FEET OF THE EAST 145 FEET OF THE NORTH 120 FEET OF THE SOUTH 465.3 FEET OF THAT PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) LYING WEST OF THE FEC RAILROAD RIGHT-OF-WAY OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

AND

THE NORTHERLY 110 FEET OF THE SOUTHERLY 150.35 FEET OF THE WEST 120 FEET OF THE EAST 145 FEET OF THAT PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) LYING WEST OF THE FEC RAILROAD RIGHT-OF-WAY OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT THE FOLLOWING:

BANK OF AMERICA NORTH PARCEL:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 02°16'40" EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID RAILWAY, 494.30 FEET; THENCE, NORTH 87°39'56" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THENCE, CONTINUE NORTH 87°39'56" WEST FOR A DISTANCE OF 120.00 FEET; THENCE, SOUTH 02°16'40" WEST FOR A DISTANCE OF 35.89 FEET; THENCE, NORTH 89°21'22" EAST FORA DISTANCE OF 120.16 FEET; THENCE, NORTH 02°16'40" EAST FORA DISTANCE OF 29.65 FEET TO THE POINT OF BEGINNING.

AND

BANK OF AMERICA SOUTH PARCEL:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 02°16'40" EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID RAILWAY, 324.30 FEET; THENCE, NORTH 87°39'56" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY FORA DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THENCE, CONTINUE NORTH 87°39'56" WEST FOR A DISTANCE OF 120.00 FEET; THENCE, NORTH 02°16'40" EAST FOR A DISTANCE OF 13.95 FEET; THENCE, NORTH 88°53'52" EAST FORA DISTANCE OF 120.16 FEET; THENCE, SOUTH02°16'40"WESTFORA DISTANCE OF 20.20 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 02°16'40" EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID RAILWAY, 1555.84 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF CENTRAL BOULEVARD, SAID POINT ALSO BEING DISTANT SOUTH 89°13'15" EAST, 355.63 FEET FROM THE POINT OF INTERSECTION OF THE EASTERLY LINE OF GREYNOLDS CIRCLE WITH THE SOUTHERLY LINE OF CENTRAL BOULEVARD; THENCE NORTH 89°13'15" WEST, 235.0 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL AND THE POINT OF BEGINNING; THENCE SOUTH 02°16'40" WEST, PARALLEL TO THE WESTERLY LINE OF SAID RAILWAY 376.98 FEET; THENCE NORTH 87°43'20" WEST, 143.97 FEET; THENCE NORTH 39°05'35" WEST, 130.78 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF GREYNOLDS CIRCLE; THENCE NORTHERLY ALONG SAID GREYNOLDS CIRCLE ON THE ARC OF A 287.50 FOOT RADIUS CURVE WHOSE CHORD BEARS NORTH 41° 17'11" EAST, AN ARC DISTANCE OF 36.46 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY ALONG SAID GREYNOLDS CIRCLE ON THE ARC OF A 475.00 FOOT RADIUS CURVE WHOSE CHORD BEARS NORTH 21°37'57" EAST, AN ARC DISTANCE OF 265.64 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF CENTRAL BOULEVARD; THENCE SOUTH 89°13'15" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD 120.63 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE RUN NORTH 2°16'40" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 15.35 FEET TO THE INTERSECTION THEREOF WITH THE NORTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD; THENCE CONTINUE NORTH 2°16'40" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 627.36 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 2°16'40" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 530.00 FEET; THENCE NORTH 87°43'20" WEST, A DISTANCE OF 378.90 FEET; THENCE NORTH 39°05'35" WEST, A DISTANCE OF 130.78 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF GREYNOLDS CIRCLE, ACCORDING TO THE PLAT OF GREYNOLDS HIGHLANDS, UNIT NO. 1, SHEET NO. 2 OF THREE SHEETS, RECORDED IN PLAT BOOK 13, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND TO THE INTERSECTION THEREOF WITH THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 52°59'00", A RADIUS OF 287.50 FEET, AND A CHORD BEARING SOUTH 71°24'33" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREYNOLDS CIRCLE, A DISTANCE OF 265.86 FEET; THENCE SOUTH 2°16'40" WEST, A DISTANCE OF 536.77 FEET; THENCE SOUTH 87°43'20" EAST, A DISTANCE OF 705.00 FEET TO THE POINT OF BEGINNING.

PARCEL B: (EASEMENT)

TOGETHER WITH NON-EXCLUSIVE EASEMENT RIGHT(S), FOR THE BENEFIT OF PARCEL A DESCRIBED ABOVE, AS CREATED BY AND CONTAINED IN THAT CERTAIN DECLARATION OF CROSS ACCESS AND PARKING EASEMENT AGREEMENT BY EQUITY ONE (FLORIDA PORTFOLIO) INC., A FLORIDA CORPORATION, AS DECLARANT, DATED JANUARY 19, 2017

AND RECORDED JANUARY 23, 2017, IN OFFICIAL RECORDS BOOK 28847, PAGE 1189, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER AND ACROSS THE PROPERTY DESCRIBED THEREIN.