TOWN OF LANTANA

Town Hall
500 Greynolds Circle
Lantana, FL 33462

Regular Meeting
May 13, 2024 - 6:00 p.m.

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, MOMENT OF SILENT PRAYER, 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, Town Manager; R. Max Lohman, Town Attorney; and Kathleen Dominguez, CMC, Town Clerk

2. **AGENDA APPROVAL:**
   - **a.** Additions, substitutions, deletions.
   - **b.** Agenda Approval.

3. **STAFF AND COMMITTEE REPORTS:**
   - **a.** Town Council
   - **b.** Town Manager

4. **SPECIAL PRESENTATIONS:**
   - **a.** Proclamation Recognizing June 7, 2024, as National Gun Violence Awareness Day.
   - **b.** Presentation of the Police Department's Employee of the 1st Quarter Award 2024.
   - **c.** Presentation of the End of Session Report by Mat Forrest from Ballard Partners, Inc.

5. **APPROVAL OF THE CONSENT AGENDA:**
   - **a.** Approval of the April 08, 2024 Town Council Meeting Minutes.
   - **b.** Consideration of an Interlocal Agreement (ILA) with the Palm Beach County (PBC) Property Appraiser's Office for a Stormwater Utility Fee (SUF) collection for potential

implementation in FY 2024/25.

c. Consideration of a Renewal and First Amendment to the Interlocal Wastewater Service and Wastewater Facilities Cost Sharing Agreement (Agreement) with the City of Lake Worth Beach (LWB).

6. ORDINANCES AND RESOLUTIONS:

a. Consideration of Ordinance O-01-2024, Amending the Town's Comprehensive Plan by creating a new Property Rights Element to address new Statutory Requirements. **Remarks: First Reading**

7. QUASI-JUDICIAL HEARINGS:

a. Consideration of a variance request from Sec. 23-92(e) of the Town Code of Ordinances for the property located at 613 S Atlantic Dr in the R1A – Residential Zoning District. (Case #: VAR24-0001).

b. Consideration of Special Exception request to allow a "Call Center" at the property located at 415 Gator Dr in the I – Industrial Zoning District. (Case #: SE23-0005). Remarks: This is a companion item to 7c.

c. Consideration of Variance requests from Section 23-98(e) to allow a minimum 8.3-foot front setback where a minimum 20-foot setback is required, and to allow a minimum 8.2-foot side setback where a minimum 15-foot setback is required, for the property located at 415 Gator Dr (Case #: VAR23-0033). Remarks: This is a companion item to 7b.

d. Consideration of a Height Exception request from Sec. 23-81(g)(4) of the Town Code of Ordinances for the property located at 325 S Atlantic Dr in the R1A – Residential Zoning District. (Case #: HE24-0001).

8. MISCELLANEOUS:

a. Consideration of renewing an agreement with Ballard Partners, Inc. for lobbying services in the amount of $60,000.00.

b. Consideration of a piggyback contract with M&M Asphalt Maintenance Inc., d/b/a All County Paving through the Palm Beach County (PBC) School District Solicitation No. 20C-46V for repaving Town roads in an amount not to exceed $129,550.50.

c. Consideration of CSA No. 2024-02 with Baxter & Woodman, Inc. authorizing engineering services in the amount of $172,742.30 for the Water Treatment Plant Instrumentation and Controls Improvement Project.

9. PUBLIC COMMENTS:

10. FUTURE EVENTS/IMPORTANT DATES (subject to change):

- 05/16/2024 – Special Magistrate Hearing, Town Hall Council Chambers, 5:30 p.m.
- 05/22/2024 – Planning Commission Meeting, Town Hall Council Chambers, 6:30 p.m.
- 05/27/2024 – Town Offices Closed in Observance of Memorial Day.
- 06/01/2024 – Hurricane Season Begins.
- 06/10/2024 – Town Council Meeting, Town Hall Council Chambers, 6:00 p.m.
- 06/17/2024 – First Budget Workshop, Town Hall Council Chambers, 5:30 p.m.
- 06/19/2024 – Town Offices Closed in Observance of Juneteenth.
- 06/24/2024 – Town Council Meeting, Town Hall Council Chambers, 6:00 p.m.
- 06/26/2024 – Planning Commission Meeting, Town Hall Council Chambers, 6:30 p.m.
- 06/27/2024 – Special Magistrate Hearing, Town Hall Council Chambers, 5:30 p.m.

11. COUNCIL COMMENTS:

12. 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.

Proclamation

DECLARING THE FIRST FRIDAY IN JUNE TO BE NATIONAL GUN VIOLENCE AWARENESS DAY

WHEREAS, the Town of Lantana wishes to support the designation of Friday, June 7, 2024, as National Gun Violence Awareness Day; and

WHEREAS, every day, more Americans are killed by gun violence, alongside more than 200 who are shot and wounded, and on average there are nearly 16,000-gun homicides every year; and

WHEREAS, protecting public safety in the communities they serve is the Town's highest responsibility; and

WHEREAS, in January 2013, Hadiya Pendleton was tragically shot and killed at age 15; and on June 7, 2024, to recognize the 27th birthday of Hadiya Pendleton (born: June 2, 1997), people across the United States will recognize National Gun Violence Awareness Day and wear orange in tribute to

(1) Hadiya Pendleton and other victims of gun violence; and
(2) the loved ones of those victims; and

WHEREAS, anyone can join this campaign by pledging to wear orange on June 7th, the first Friday in June in 2024, to help raise awareness about gun violence; and

NOW, THEREFORE, BE IT RESOLVED that I, Karen Lythgoe, Mayor of the Town of Lantana, Florida, do hereby recognize the first Friday in June, as National Gun Violence Awareness Day, and encourage all citizens to support their local communities' efforts to prevent the tragic effects of gun violence and to honor and value human lives.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the Town of Lantana, Florida to be affixed this 13th day of May 2024.

Karen Lythgoe
_____
Mayor Karen Lythgoe

Attest:
Kathleen Dominguez
_____
Kathleen Dominguez, CMC, Town Clerk

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 4b

PREPARED BY: Sean Scheller, Chief of Police

REVIEWED BY: Brian K. Raducci, Town Manager

MEETING DATE: May 13, 2024

AGENDA ITEM: Presentation of the Police Department's Employee of the 1st Quarter Award 2024.

ISSUE/BACKGROUND:

The Police Department is recognizing Investigator Christian Vargas as the Employee of the 1st Quarter 2024 for his diligence in investigating an Armed Robbery and Carjacking incident.

ATTACHMENT(S):

SAMPLE MOTION:

N/A

BALLARD | PARTNERS

Town of Lantana
End of Session Report

March 26, 2024

2024 End of Session Report

The Legislature has now completed its nine-week Session and passed a budget for Fiscal Year 2024-2025. During the 2024 Legislative Session, several of the proposed bills were similar to legislation in previous years, and many of those bills that would have impacted the operations of local government failed to pass. Bills that did make it through the legislative process include legislation pertaining to affordable housing, vacation rentals, building permits, and public works projects among other issues.

Below are some of the most relevant bills to the Town. In the interest of space this is only a brief summary so please let us know if you have any legislation that you would like more information regarding.

Appropriations

The House and Senate agreed on a $117.46 billion budget for the July 1, 2024, to June 30, 2025, fiscal year. This is roughly a $2 billion decrease from the current fiscal year budget of over $119 billion.

The Budget process began earlier than ever. House & Senate members submitted 2,772 budget requests seeking more than $7.46 billion to help fund local projects and programs in the fiscal year that will start July 1, 2024.

The House included roughly 1,012 of them in their initial budget, usually at 50% of the amount requested. The Senate included 1,255 of them in their initial budget proposal at various ranges.

In the end, the final budget includes roughly 1,547 member projects, roughly 55% of the projects submitted, at various levels of funding. These are all now subject to review by the Governor and "line-item vetoes."

We worked with the Town staff to file two appropriation requests (below) but unfortunately neither project was included in the initial House or Senate budgets, or the final General Appropriations Act.

Town of Lantana Appropriation Requests 2024

1) Water Main Replacement

HSE 2097 by Rep. Caruso	Senate Form 2069 by Sen. Powell
Requesting: $1,200,000	Local Match: $ 1,200,000

The Town of Lantana utilizes a potable water distribution system consisting of a piping network that covers 2.8 miles. The oldest water mains were installed in 1962 and are made of asbestos cement (AC). which have now exceeded or are nearing the end of their useful life and need to be replaced to ensure reliable water service delivery. The Town updated its 10-year Water Supply Facilities Work Plan in 2020 which calls for a costly incremental approach to replacing the AC water mains.

2) Lantana Water Treatment Facility

HSE 2096 by Rep. Caruso	Senate Form 1892 by Sen. Powell
Requesting: $1,300,000	Local Match: $ 1,300,000

The Town of Lantana extracts, treats and distributes approximately 750M gallons of potable water annually. The Town's water supply is threatened due to the age and condition of the resins, filter media and treatment units at the Water Treatment Facility used to treat raw water. The quality of the water distributed to the Town's residents and businesses often fails secondary standards for color established by the Florida Department of Environmental Protection. Upgrades are urgently required.

Neither project were included in the initial House and Senate Budgets so we worked with Sen. Powell to file an amendment for the Lantana Water Treatment Facility. It was included in the Senate budget for $350,000 which kept the project available for inclusion during the final budget negotiations. Unfortunately, the House failed to match the Senate's position during the Budget Conference and the project was cut from the final General Appropriations Act.

We are disappointed that neither project was included this year. We think they are viable projects and could be funded in future years if the Town still has the need. We will also work with the Town Staff to identify projects in other areas such as parks or transportation to increase the Town's chances of drawing down State funds in future Sessions.

Policy Decisions within the FY 2024-2025 Budget

HB 5003 – Preemption of Leaf Blower Ordinances (Passed)

From time to time, policy decisions are embedded in the state budget and/or within related implementing bills that enact budgetary decisions. This year, in HB 5003, the implementing bill for the FY 2024-2025 Budget, a provision was added that preempts a county or municipal government from amending or adopting an ordinance that restricts or prohibits the operation of a leaf blower that uses an internal combustion engine or motor.

HB 5003, Section 74 –

In order to implement Specific Appropriation 1864 of the 2024-2025 General Appropriations Act, a county or municipal government may not amend or adopt an ordinance that restricts or prohibits the operation of a leaf blower that is powered by an internal combustion engine or motor. This section expires July 1, 2025.

HB 5003 passed the House by a 105-3 vote and passed the Senate by a unanimous 39-0 vote. The bill will be sent to the Governor for his review and approval.

HB 5001 – Cybersecurity Grants Program (Cut)

The legislature has decided to end the current iteration of the Cybersecurity Grants Program that awarded cybersecurity grants to many local governments throughout the state. All unspent funds at the end of the 2023-2024 fiscal year (which ends June 30, 2024), will revert to the Department of Management Services (DMS). The funding will be placed in a reserve and DMS will be authorized to submit budget amendments requesting release of these funds contingent upon a submission of a detailed spend plan which would include vendors, services provided, and local government recipients. No funds will be distributed to contracts that are not competitively procured.

HB 5001, Section 200 –

SECTION 200. The unexpended balance of funds provided to the Department of Management Services in Specific Appropriation 3013A of chapter 2023-239, Laws of Florida, shall revert and is appropriated to the department in Fiscal Year 2024-2025, in the Grants and Aids Cybersecurity Grants appropriation category, to provide nonrecurring assistance to local governments for the development and enhancement of cybersecurity risk management programs. The department shall include language in the local government agreements that releases the state from all liability related to cybersecurity incidents impacting the local government recipient. The funding shall be placed in reserve and the department is authorized to submit budget amendments requesting the release of these funds pursuant to chapter 216, Florida Statutes. Release of these funds is contingent upon submission of a detailed spend plan, which shall include the vendors, services provided, and local government recipients. No funds shall be distributed to contracts not competitively procured.

Legislation of Note

CS/HB 267 Residential Building Permits by Rep. Esposito (R-Lee) / SB 684 by Sen. DiCeglie (R-Pinellas) (Passed)

For a second consecutive year, there was an effort to reduce the timeframes for building permits. HB 267 and its Senate companion SB 684 shorten notification timeframes for a local government to contact an applicant for residential building permits, but the bills underwent significant revisions since its introduction. In our review, the final version of HB 267 does the following, but we recommend having your appropriate staff review the bill if it is of interest.

HB 267 sets out the following timeframes for a local government to review, approve, approve with conditions, or deny a complete and sufficient permit application:

- Local governments have 5 business days (previously 10 calendar days) to provide written notice to an applicant after receipt of an application advising the applicant what information, if any, is needed to deem the application property completed and in compliance with the filing requirements published by the local government.
- Local governments have 30 business days (previously 120 days) to review a complete and sufficient application for the following building permits if the structure is less than 7,500 square feet: residential units, including a single-family residential unit or a single-family residential dwelling, accessory structure, alarm, electrical, irrigation, landscaping, mechanical, plumbing, or roofing.
- Local governments have 60 business days (previously 120 days) to review a complete and sufficient application for the following building permits if the structure is more than 7,500 square feet: residential units, including a single-family residential unit or a single-family residential dwelling, accessory structure, alarm, electrical, irrigation, landscaping, mechanical, plumbing, or roofing.
- Local governments have 60 business days after receiving a complete and sufficient application for an applicant using local government plans reviewer to obtain building permits for signs or nonresidential buildings that are less than 25,000 square feet.
- Local governments have 60 business days after receiving a complete and sufficient application for an applicant using local government plans reviewer to obtain building permits for multifamily residential not exceeding 50 units, site-plan approvals and

subdivision plats not requiring public hearing or public notice, and lot grading and site alteration.

- Local governments have 12 business days after receiving a complete and sufficient application for an applicant using a master building permit to obtain a site-specific building permit.
- Local governments have 10 business days after receiving a complete and sufficient application for an applicant for single-family dwellings utilizing the Community Development Block Grant-Disaster Recovery Program.

HB 267 provides that a local enforcement agency does not have to reduce the building permit fee if it provides written notice to the applicant by email or U.S. Postal Service within the respective timeframes which specifically states the reasons the permit application fails to satisfy the Florida Building Code or the enforcing agency's laws or ordinances. The written notice must also state that the applicant has 10 business days after receiving the written notice to submit revisions to correct the permit application and that failure to correct the application within 10 business days will result in a denial of the application.

If the applicant submits revisions within the 10 business days after receiving the written notice, the local enforcement agency has 10 business days to approve or deny the building permit, and if the local enforcement agency fails to issue or deny the building permit within the 10 business days after receiving the revisions, it must reduce the building permit fee by 20% (current law already allows for 10% fee reduction each business day after failing to meet deadline if no revisions are requested) for each business day that it fails to meet the deadline.

The bill reduces the timeframe that a local government must issue a building permit to a private provider who seals the plans to 10 days after receipt instead of 20 days. Additionally, the bill prohibits local governments from requiring a waiver of permit approval timeframes as a condition to review an application for a building permit.

HB 267 prohibits a local building code enforcement agency from auditing the performance of building code inspection services by private providers operating within the local jurisdiction until the local building code enforcement agency has created a manual for standard operating audit procedures for the local building code enforcement agency's internal inspection and review staff. At a minimum, the standard operating procedures must include the purpose and scope of the audit, audit criteria, an explanation of audit processes and objectives, and detailed findings of areas of noncompliance. The manual must be publicly available online or the printed manual must be readily accessible in building department offices.

The bill reduces the number of times a local government may audit a private provider from 4 times per month to 4 times per year and prohibits a local government from requiring a waiver of permit approval timeframes as a condition to review an application for a building permit. Additionally, the amendment provides an exemption from permit fee reductions required of local governments for not adhering to the new timeframes if the delay was attributable to a force majeure or other extraordinary circumstances.

HB 267 provides completing an internship program for residential building inspectors as a pathway for licensure as a residential building inspector.

HB 267 directs the Florida Building Commission to modify the Florida Building Code to state that sealed drawings by a design professional are not required for the replacement of windows, doors, or garage doors in an existing one-family or two-family dwelling or townhouse if several conditions are met.

(g) The commission shall modify the Florida Building Code to state that sealed drawings by a design professional are not required for the replacement of windows, doors, or garage doors in an existing one-family or two-family dwelling or townhouse if all of the following conditions are met:

1. The replacement windows, doors, or garage doors are installed in accordance with the manufacturer's instructions for the appropriate wind zone.
2. The replacement windows, doors, or garage doors meet the design pressure requirements in the most recent version of the Florida Building Code, Residential.
3. A copy of the manufacturer's instructions is submitted with the permit application in a printed or digital format.
4. The replacement windows, doors, or garage doors are the same size and are installed in the same opening as the existing windows, doors, or garage doors.

HB 267 creates thermal efficiency standards for unvented attics and unvented enclosed rafter assemblies.

CS/CS/CS/HB 267, Section 7 –

553.9065 Thermal efficiency standards for unvented attic and unvented enclosed rafter assemblies.—

(1) Unvented attic and unvented enclosed rafter assemblies that are insulated and air sealed with a minimum of R-20 air-impermeable insulation meet the requirements of sections R402 of the Florida Building Code, 8th Edition (2023), Energy Conservation, if all of the following apply:

(a) The building has a blower door test result of less than 3 ACH50.
(b) The building has a positive input ventilation system or a balanced or hybrid whole-house mechanical ventilation system.
(c) If the insulation is installed below the roof deck and the exposed portion of roof rafters is not already covered by the R-20 air-impermeable insulation, the exposed portion of the roof rafters is insulated by a minimum of R-3 air-impermeable insulation unless directly covered by a finished ceiling. Roof rafters are not required to be covered by a minimum of R-3 air-impermeable insulation if continuous insulation is installed above the roof deck.
(d) All indoor heating, cooling, and ventilation equipment and ductwork is inside the building thermal envelope.

(2) The commission shall review and consider this section and any technical changes thereto and report such findings to the Legislature by December 31, 2024.

HB 267 passed each of its House committees of reference with substantial revisions at each committee stop. Two notable changes from the original bill are the use of business days in the final version of the bill as opposed to calendar days in the original bill. Using business days instead of calendar days gives local governments additional time to process building permit applications. Another substantial change is the removal of language in the original bill pertaining to plats which is the subject of HB 665/SB 812 (summarized further below in this report).

HB 267 passed the House by an 83-29 vote and passed the Senate by a 36-0 vote. The bill now heads to the Governor for his signature.

SB 280 Vacation Rentals by Sen. DiCeglie (R-Pinellas) / HB 1537 Vacation Rentals by Rep. Griffitts (R-Bay) (Passed)

Another bill that has been filed for many years pertains to vacation rentals. Sen. DiCeglie also sponsored a vacation rentals bill during the 2023 Session which passed the Senate before dying in the House on the last day of Session. Both bills underwent significant revisions since their introduction. In our review, the final version of SB 280 does the following, but we recommend having your appropriate staff review the bill if it is of interest.

SB 280 regulates the vacation rental industry across the state. The bill defines an advertising platform and requires advertising platforms that receive payments from guests for the rental of a vacation rental located in Florida must collect and remit taxes.

SB 280, Section 1 –

1. An advertising platform that owns, operates, or manages a vacation rental or that is related within the meaning of s. 267(b), s. 707(b), or s. 1504 of the Internal Revenue Code of 1986, as amended, to a person who owns, operates, or manages the vacation rental shall collect and remit all taxes due under this section and ss. 125.0104, 125.0108, 205.044, 212.0305, and 212.055 which are related to the rental.
2. An advertising platform to which subparagraph 1. does not apply shall collect and remit all taxes due from the owner, operator, or manager under this section and ss. 125.0104, 125.0108, 205.044, 212.0305, and 212.055 which are related to the rental. Of the total amount paid by the lessee or rentee, the amount retained by the advertising platform for reservation or payment services is not taxable under this section or ss. 125.0104, 125.0108, 205.044, 212.0305, and 212.055.

The bill allows a local government to require the registration of a vacation rental with a local vacation rental registration program, to impose a fine for failure to register under the vacation rental program, and to charge a "reasonable fee" per unit for processing an individual registration application and "reasonable fee" per unit for processing a renewal. A local government may charge a reasonable fee to inspect a vacation rental after registration to verify compliance with the Florid Building Code and the Florida Fire Prevention Code.

Previous versions of both SB 280 and HB 1537 listed a maximum fee (between $150-$300) for registration and a maximum fee for renewal ($50). By allowing a local government to charge a "reasonable fee," local governments will have the ability to set the fee at a price of their choosing as long as the fee can be justified based on measurable expenses such as staff costs, time, equipment among others.

SB 280, Section 3 –

(a) A local government may charge a reasonable fee per unit for processing a registration application. A local law, ordinance, or

regulation may require annual renewal of a registration and may charge a reasonable renewal fee per unit for processing of a registration renewal. However, if there is a change of ownership, the new owner may be required to submit a new application for registration. Subsequent to the registration of a vacation rental, a local government may charge a reasonable fee to inspect a vacation rental after registration for compliance with the Florida Building Code and the Florida Fire Prevention Code, described in ss. 553.80 and 633.206, 491 respectively.

As a condition of registration, a local law ordinance or regulation may only require the owner or operator of a vacation rental to:

- Submit identifying information about the owner or owner's agent.
- Provide proof of license with a unique identifier issued by the Division of Hotels and Restaurants.
- Obtain all required tax registrations, receipts, or certificates issued by a county, or a municipal government.
- Update required information as necessary to ensure it is current.
- Designate and maintain at all times a responsible party who is capable of responding to complaints including being available by telephone at a provided contact telephone number 24 hours a day, 7 days a week.
- State the maximum occupancy of the vacation rental which does not exceed either two persons per bedroom, plus an additional two persons in one common area; or more than two persons per bedroom if there is at least 50 square feet per person, plus an additional two persons in one common area, whichever is greater.
- Pay in full all recorded municipal or county code liens against the property.

The bill requires a local government within 15 business days to review an application for registration of a vacation rental for completeness and accept the registration of the vacation rental or issue a written notice of denial. If a local government fails to accept or deny a registration within this timeframe, the application is deemed accepted, and a local government cannot prohibit an applicant from reapplying if the applicant cures the identified deficiencies.

A local government is required to assign a unique registration number to the vacation rental unit and provide the registration number or other indicia of registration to the vacation rental operator in writing or electronically.

A local government may fine a vacation rental up to $500 (previously $300 in earlier versions) for failing to meet registration requirements and for operating a vacation rental without registering with the local government. Before a local government can issue a fine for a violation, the local government must provide a vacation rental operator with 15 days to cure the violation.

The bill also outlines how a local government may enforce local law, ordinances, and regulations when a vacation rental owner is found to have committed violations.

SB 280, Section 3 –

2. If a code violation related to the vacation rental is found to be a material violation of a local law, ordinance, or regulation as described in subparagraph 1., the code enforcement board or special magistrate must make a recommendation to the local government as to whether a vacation rental registration should be suspended.

3. The code enforcement board or special magistrate must recommend the suspension of the vacation rental registration if there are:
    a. One or more violations on 5 separate days during a 60-day period;
    b. One or more violations on 5 separate days during a 30-day period; or
    c. One or more violations after two prior suspensions of the vacation rental registration.
    4. If the code enforcement board or special magistrate recommends suspension of a vacation rental registration, a local government may suspend such registration for a period of:
        a. Up to 30 days for one or more violations on 5 separate days during a 60-day period;
        b. Up to 60 days for one or more violations on 5 separate days during a 30-day period; or
        c. Up to 90 days for one or more violations after two prior suspensions of a vacation rental registration.
    5. A local government may not suspend a vacation rental registration for violations of a local law, ordinance, or regulation which are not directly related to the vacation rental premises.

Additionally, a local government may revoke or refuse to renew a vacation rental registration if an owner's vacation rental registration has been suspended three times, if after a 60-day grace period – a county or municipal lien remains unsatisfied, or if a court order directs the termination of the premises as a vacation rental.

By July 1, 2025, the Division of Hotels and Restaurants (DHR) shall create and maintain a vacation rental information system that is readily accessible and facilitate prompt compliance, allow local government users to notify DHR of a termination, suspension, or a failure to renew a vacation rental and to verify the status of a vacation rental license.

DHR has the authority to revoke, refuse to issue or renew, or suspend for a period of not more than 30 days a license of a vacation rental for operating a vacation rental that violates a court order or property restriction; or for having a local registration suspended.

The bill grandfathers all local laws, ordinances, or regulations adopted on or before June 1, 2011, and also exempts any county law, ordinance or regulation initially adopted on or before January 1, 2016, that established county registration requirements for rental of vacation rentals and any amendment thereto adopted before January 1, 2024. Such county law, ordinance or regulation may not be amended or altered unless to be less restrictive or adopts this bill's registration requirements.

SB 280 passed each of its Senate committees of reference and passed the Senate by a 27-13 vote. SB 280 then passed the House with amendments by a 61-50 vote and passed the Senate one last time by a 23-16 vote.

The bill now goes to the Governor for his signature.

SB 328 Development by Sen. Catalayud (R-Miami-Dade) / HB 1239 by Rep. Lopez (R-Miami-Dade) (Passed)

Following last year's effort to boost affordable housing with the Live Local Act, SB 328 and its House Companion HB 1239 update several provisions of the Live Local Act. The provisions below are only for development projects that meet the requirements for affordable housing under the Live Local Act.

Both bills underwent significant revisions since their introduction. In our review, the final version of SB 328 does the following, but we recommend having your appropriate staff review the bill if it is of interest.

The bill prohibits a county or municipality from restricting "floor area ratio" lower than 150% of what is currently allowed under the jurisdiction's current land development regulations. The bill also revises provisions pertaining to height restrictions to prohibit a local government from restricting the height of a proposed development below the highest currently allowed height for a commercial or residential building within 1 mile of the proposed development, and the bill also allows for local government to restrict the building height of a proposed development to 150% of the tallest building adjacent to the property or 3 stories whichever is higher.

CS/CS/SB 328, Section 1 –

2. If the proposed development is adjacent to, on two or more sides, a parcel zoned for single-family residential use which is within a single-family residential development with at least 25 contiguous single-family homes, the county may restrict the height of the proposed development to 150 percent of the tallest building on any property adjacent to the proposed development, the highest currently allowed height for the property provided in the county's land development regulations, or 3 stories, whichever is higher. For the purposes of this paragraph, the term "adjacent to" means those properties sharing more than one point of a property line, but does not include properties separated by a public road.

The bill gives local governments the authority to not approve a proposed development if that development is located within a quarter mile of a military installation and clarifies that airport-impacted areas are exempt from this legislation.

The bill requires a local government to reduce parking requirements by 20% if the development is located within one-half mile of a major transportation hub that is accessible from the proposed development by "safe, pedestrian-friendly" means such as crosswalks, sidewalks, and bike paths or if there is available parking within 600 feet of the development.

SB 328 requires local governments to eliminate parking requirements for a proposed mixed-use residential development authorized under the Live Local Act within an area recognized as a TOD (this language is from SB 386 by Sen. Osgood).

Local governments must authorize an affordable housing multifamily development in a Transit-Oriented Development (TOD) only if the development is mixed-use residential and complies with other local requirements applicable to a TOD except for heigh, density, parking, and floor area ratio.

SB 328 requires that any development authorized under this Act must be treated as a conforming use even after the development's affordability period notwithstanding the county's comprehensive

plan, future land use designation or zoning. And if at any point during the development's affordability period, the development violates the affordability requirement, the development must be allowed a "reasonable time" to cure such violation, but if the violation is not cured within a "reasonable time," the development must be treated as a nonconforming use.

The bill adds a new condition for affordable housing developments to meet in order to be eligible for tax exemption status. The new condition is that the development is a newly constructed multifamily project in an area of critical state concern that contains more than 10 units dedicated to housing natural persons or families that meet the income limitations provided in Florida Statutes.

SB 328 requires property appraisers to exempt 75% of the assessed value of the units in a multifamily project that meet the requirements of this Act and are used to house natural persons or families whose household income is greater than 80% but not more than 120% of the median gross income for households within a metropolitan statistical area.

The bill provides that property appraisers shall review Live Local development applications and determine whether applicants meet all the requirements and are entitled to an exemption. A property appraiser may request and review additional information necessary to make such a determination. Additionally, SB 328 requires property appraisers to include proportionate share of the residential common areas, including the land, and fairly attributable to such a unit when determining the value of unit for the purpose of an exemption.

CS/CS/SB 328, Section 5 –

(7) When determining the value of a unit for purposes of applying an exemption pursuant to this section, the property appraiser must include in such valuation the proportionate share of the residential common areas, including the land, fairly attributable to such unit.

Lastly, the bill allocates $100 million in non-recurring funds to the State Housing Trust Fund for use by the Florida Housing Corporation to implement the Florida Hometown Hero Program.

SB 328 passed unanimously through each of its Senate committees of reference and on the Senate Floor by a 40-0 vote. SB 328 then passed the House by a 112-1 vote. The bill now goes to the Governor for his signature.

HB 609 Local Business Taxes by Rep. Botana (R-Lee) / SB 1144 Local Business Taxes by Sen. DiCeglie (R-Pinellas) (Failed)

HB 609 aimed to eliminate local business taxes. In our review, the bill did the following, but we recommend having your appropriate staff review the bill if it is of interest. The bill in its original form repealed the ability for local governments to levy a local business tax. The effective date for this act if it became law, was July 1, 2024.

The bill was revised and no longer eliminated local business taxes, but instead capped the revenue a local government could receive from a local business tax program to total revenue received for the fiscal year ending September 30, 2024. In addition, HB 609 provided that an ordinance enacted prior to July 1, 2024, could not increase, or otherwise modify the tax rate structure other than repealing the tax rate structure. The amended bill also exempted fiscally constrained counties and municipalities from fiscally constrained counties.

HB 609 passed all of its House committees of reference along party lines but was not heard on the House Floor. SB 1144 was never heard in the Senate, and both bills died at the end of session.

HB 47 Municipal Water & Sewer Utility Rates by Rep. Robinson (D-Miami-Dade) / SB 104 Sen. Jones (D-Miami-Dade) (Failed)

HB 47 and a similar bill SB 104 required a municipality that operates a water or sewer utility outside its municipal boundaries to charge consumers outside its boundaries the same rate, fees, and charges if the consumers are located in the municipality where the facility is located. In our review, the bill did the following, but we recommend having your appropriate staff review the bill if it is of interest.

HB 47, Section 1 -

(2) Any municipality within this state that operates a water or sewer utility providing service to customers in another recipient municipality using a facility or water or sewer plant located in the recipient municipality shall charge consumers in the recipient municipality the same rates, fees, and charges as it charges the consumers within its own municipal boundaries.

HB 47 passed all of its House committees of reference overwhelmingly. The bill was ready for the House Floor but was not heard again.

SB 104 passed its first two Senate committees of reference unanimously but was not heard in the Senate again. As a result, both bills died at the end of Session.

HB 1277 Municipal Water or Sewer Utility Rates, Fees, and Charges by Rep. Busatta Cabrera (R-Miami-Dade) (Failed)

HB 1277 is a bill that had been filed during previous legislative sessions. In our review, the bill did the following, but we recommend having your appropriate staff review the bill if it is of interest. HB 1277 capped the surcharge municipalities that operates an electric, natural gas or wastewater utility may apply to consumers outside of their jurisdiction to 25% and limited the portion of municipal utility revenues that may be used to fund or finance a municipality's non-utility related government functions.

HB 1277, Section 1 -

(2)(a) A municipality that owns and operates an electric, natural gas, water, or wastewater utility may fund or finance general government functions using a portion of the revenues generated from rates, fees, and charges for the provision of such utility service. The portion of utility revenues that may be used during a fiscal year to fund or finance general government functions, after payment of all utility expenses, may not exceed:

1. For revenues generated from electric utility operations, a transfer rate equal to the amount derived by applying the average of the midpoints of the rates of return on equity approved by the Public Service Commission for each investor-owned electric utility in the state to the municipal electric utility's revenues.
2. For revenues generated from natural gas utility operations, a transfer rate equal to the amount derived by applying the average of the midpoints of the rates of return

on equity approved by the Public Service Commission for each investor-owned natural gas utility in the state to the municipal natural gas utility's revenues.

3. For revenues generated from water or wastewater operations, a transfer rate equal to the amount derived by applying the rate of return on equity established by the Public Service Commission under s. 367.081(4)(f) to the revenues of the municipal water or wastewater utility.

(b) Except as provided in paragraph (c), the transfer rate applied to municipal utility revenues under subparagraphs (a)1.

3. shall be reduced as follows:

1. If more than 15 percent of a municipal utility's retail customers, as measured by total meters served, are located outside the municipal boundaries, the transfer rate applied to utility revenues shall be reduced by 150 basis points.

2. If more than 30 percent of a municipal utility's retail customers, as measured by total meters served, are located outside the municipal boundaries, the transfer rate applied to utility revenues shall be reduced by 300 basis points.

3. If more than 45 percent of a municipal utility's retail customers, as measured by total meters served, are located outside the municipal boundaries, the transfer rate applied to utility revenues shall be reduced by 450 basis points.

(c) The reductions specified in paragraph (b) do not apply to a municipal utility service if the utility service is governed by a utility authority board that, through the election of voting members from outside the municipal boundaries, provides for representation of retail customers located outside the municipal boundaries approximately proportionate to the percentage of such customers, as measured by total meters served, that receive service from the utility.

The bill also included a provision that requires a municipality operating a water or sewer utility that provides that service to consumers within the boundaries of a separate municipality through the use of a water treatment plan or sewer treatment plant located within the boundaries of a separate municipality may charge consumers in the separate municipality no more than the rates, fees, and charges imposed on consumers inside its own municipal boundaries.

In committee, the bill was amended to require a public meeting to solicit public input before a new, extended, renewed, or materially amended agreement for the provision of municipal utility services to customers located in another municipality or unincorporated area.

The amendment also required annual customer meetings to be held in service areas located in another jurisdiction and required that those meetings be held in conjunction with public meetings for the governing bodies where the service is provided. In addition, the amendment limited municipalities from using more than 10% of gross revenues generated from utility services rendered to customers in another jurisdiction towards general government functions and requires the annual reporting of data relating to the provision of municipal utility service to customers located in another jurisdiction.

The bill required that a municipality that offers utility services must be represented by an executive-level leadership employee at the annual customer meeting. The bill also required that excess utility revenues over the 10% cap must be reinvested back into the municipal utility or returned to customers living outside their jurisdiction.

The bill passed all of its House committees of reference overwhelmingly, and while it was ready to be heard on the House Floor, HB 1277 was not heard again. As a result, the bill died at the end of Session.

SB 472 Sovereign Immunity by Sen. Brodeur (R-Seminole) / HB 569 by Rep. McFarland (R-Sarasota) (Failed)

For another session, Sovereign Immunity continued to be an issue of discussion. SB 472 and its comparable House Bill HB 569 amended statutory limits on liability for tort claims against the state, its agencies & subdivisions.

In our review, the bills did the following, but we recommend having your appropriate staff review the bill if it was of interest. The bills raised the tort limits set in 2010 from a $200,000 individual limit and a $300,000 limit per occurrence to a $400,000 personal limit and a $600,000 per occurrence.

SB 472, Section 1 -

Neither the state nor its agencies or subdivisions are ~~shall be~~ liable to pay a claim or a judgment by any one person which exceeds the sum of $400,000 ~~$200,000~~ or any claim or judgment, or portions thereof, which, when totaled with all other claims or judgments paid by the state or its agencies or subdivisions arising out of the same incident or occurrence, exceeds the sum of $600,000 ~~$300,000~~. However, a judgment or judgments may be claimed and rendered in excess of these amounts ~~and may be settled~~ and paid pursuant to this act up to $400,000 or $600,000 ~~$200,000 or $300,000~~, as the case may be; and that portion of the judgment that exceeds these amounts may be reported to the Legislature, and ~~but~~ may be paid in part or in whole only by further act of the Legislature.

The bills also allow for the Department of Financial Services to adjust the limitation of liability to reflect changes in the Consumer Price Index for the Southeast as calculated by the United States Department of Labor.

SB 472, Section 1 -

(f) Beginning July 1, 2025, and every July 1 thereafter, the Department of Financial Services shall adjust the limitations of liability in this subsection to reflect changes in the Consumer Price Index for the Southeast or a successor index as calculated by the United States Department of Labor.

The bills are a continuation of the effort in previous years to raise or eliminate a local government's cap on the amount that can be awarded to an individual by a court in a civil action. Even though these bills eventually failed they were moving in both Chambers with almost unanimous votes for most of the Session and died because the Chambers did not agree on how to raise the cap.

This is likely not the last time we will see this issue filed so here is a "play by play" on how the bills changed.

The Senate bill passed its first committee of reference by a 5-1 vote, and the bill was amended to enact the Consumer Price Index rate adjustment as of July 1, 2029, and every 5 years thereafter. The bill also allowed for a pollical subdivision (but not the state or an agency) to agree to settle a claim in excess of the sovereign immunity cap without further action from the state.

In the Senate's second Committee, SB 472 was once again amended to limit a CPI-based rate adjustment to a maximum increase of 3% every five years, and the amendment provided that the determination of liability limits is based on the limitations that are in effect at the time of the incident rather than the date of final judgement. SB 472 passed the Appropriations Committee unanimously by a 15-0 vote.

In its final committee, the Senate Rules Committee unanimously passed it by a 19-0 vote. In this committee the bill was amended to reduce the tort limits to $300,000 per individual and $500,000 per incident (previously the bill had limits of $400,000 per individual and $600,000 per incident).

The House passed its first committee of reference (House Civil Justice Subcommittee) by a 17-1 vote, and its second committee of reference (House Appropriations Committee) unanimously with a 27-0 vote. The bill was amended to keep the current 25% cap on attorney fees, and the bill eliminated the provision requiring a CPI-based rate calculation to determine liability caps.

If passed and approved by the Governor, the bill would have been effective October 1, 2024.

HB 157 Governing Body Meetings by Rep. Caruso (R-Broward) / SB 894 by Sen. Bradley (R-Duval) (Failed)

HB 157 authorized governing bodies of municipalities to convene meetings and conducting official business via teleconferencing or other technological means as long as such meeting meet all of the requirements for public notice, public access and public participation. In our review, the bill did the following, but we recommend having your appropriate staff review the bill if it is of interest.

The bill limited the use of teleconferencing to twice per calendar year, and the meetings could not include formal action on ordinances or are quasi-judicial hearings.

HB 157, Section 1 –

(3)(a) The governing body of a municipality may convene meetings and conduct official business via teleconferencing or other technological means as long as such meetings meet all of the requirements for public notice, public access, and public participation. A governing body may not convene meetings via teleconferencing or other technological means more than two times per calendar year. Meetings that include formal action on ordinances or are quasi-judicial hearings may not be conducted via teleconferencing or other technological means.

SB 894 passed its first and second Senate committees of reference unanimously, but the bill was not heard again.

HB 157 had three committees of reference in the House and was never heard. Both bills died at the end of session.

SB 184 Impeding, Threatening, or Harassing First Responders by Sen. Avila (R-Miami-Dade) / HB 75 by Rep. Rizo (R-Miami-Dade) (Passed)

SB 184 and its House Companion HB 75 establish a buffer zone (originally 14 feet) between first responders and the public when first responders are performing their duties. In our review, the bill does the following, but we recommend having your appropriate staff review the bill if it is of interest.

The bills establish criminal penalties (first-degree misdemeanor) for an individual that "interrupt, disrupt, hinder, impede, or interfere" with a first responder's ability to perform their duty after being warned.

SB 184, Section 1 –

843.31 Approaching a first responder after a warning with intent to impede, threaten, or harass.—
(1) As used in this section, the term:
(a) "First responder" includes a law enforcement officer as defined in s. 943.10(1), a correctional probation officer as defined in s. 943.10(3), a firefighter as defined in s. 784.07, and an emergency medical care provider as defined in s. 784.07.
(b) "Harass" means to engage in a course of conduct directed at a first responder which causes substantial emotional distress in that first responder.
(2)(a) It is unlawful for a person, after receiving a warning not to approach from a first responder who is engaged in the lawful performance of a legal duty, to violate such warning and approach or remain within 14 feet of the first responder with the intent to:
1. Interrupt, disrupt, hinder, impede, or interfere with the first responder's ability to perform such duty;
2. Threaten the first responder with physical harm; or
3. Harass the first responder by interfering with the first responder performing such duty.
(b) A person who violates this subsection commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083.

SB 184 passed all of its Senate committees overwhelmingly and passed the Senate by a unanimous 39-0 vote.

HB 75 passed its first committee of reference (House Criminal Justice) by a 17-1 vote and its second committee of reference (House Judiciary) by a 17-4 vote.

In the committee the bill was amended to add a provision that peaceful photographing does not constitute harassment and peaceful audio or video recording, photographing or observing a first responder does not constitute harassment. Additionally, the amendment removed the prohibition against physically preventing a first responder from performing their lawful duties and clarified that a threat to a first responder as defined in the bill means a threat of physical harm.

On the House Floor, SB 184 was substituted for HB 75, and SB 184 was amended and passed by the House by an 85-27 vote. SB 184 was amended to reflect the language of HB 75 with an additional change to the length of the buffer zone between first responders and members of the public from 14 feet to 25 feet, and the amendment changed the level of criminal offense from a first-degree misdemeanor to a second-degree misdemeanor.

SB 184 was sent back to the Senate for a final vote, and the bill passed by a 39-1 vote. The bill now goes to the Governor for his signature.

HB 465 Postsecondary Education Students by Rep. Temple (R-Sumter) / SB 470 by Sen. Ingoglia (R-Hernando) (Failed)

HB 465 and its Senate Companion SB 470 required post-secondary educational institutions to report students promoting foreign terrorist organizations to the U.S. Department of Homeland Security. In our review, the bill did the following, but we recommend having your appropriate staff review the bill if it is of interest.

SB 184, Section 1 –

(3) A public postsecondary educational institution must report through the Student and Exchange Visitor Program of the United States Department of Homeland Security, pursuant to 8 C.F.R. s. 214.3(g)(2)(ii), information relating to the current status of a student who is attending the institution on an F-1 student visa if that student promotes any foreign terrorist organization. For the purposes of this section, the term "foreign terrorist organization" has the same meaning as in s. 1009.01(4).

The bills defined the term “Foreign terrorist organization” to mean organizations designed by the U.S. Department of State as a foreign organization that engages in or has the capability and intent to engage in terrorist activity.

The bills would have assessed students who promoted a foreign terrorist organization during any term of their enrollment the out-of-state fees during that term and any subsequent terms of enrollment.

The bills also would have prohibited students who promoted a foreign terrorist organization from receiving scholarships, grants, and other student aid.

SB 184, Section 6 –

1009.8963 Prohibition on awarding of scholarships, grants, and other aid.—A student who promotes a foreign terrorist organization during any term of his or her enrollment may not be awarded any institutional or state grants, financial aid, scholarships, or tuition assistance under this chapter during that term and any subsequent term of enrollment.

HB 465 passed its first committee of reference (House Postsecondary Education & Workforce Subcommittee) by an 11-4 vote, but the bill was not heard again in the House. SB 470 was never heard in the Senate, and both bills died at the end of session.

HB 479 Alternative Mobility Systems by Rep. Robinson, W. (R- Manatee) / SB 688 by Sen. Martin (R-Lee) (Passed)

Bills that underwent multiple revisions this year, HB 479 and its Senate Companion SB 688 seek to keep mobility fees in the jurisdiction impacted by a development or redevelopment. In our review, the bill does the following, but we recommend having your appropriate staff review the bill if it is of interest.

The bills allow for local governments to create an alternative mobility transportation plan that promotes compact, mixed-use, and interconnected development served by a multimodal transportation system in an area that is deemed urban in character.

Rep. Robinson filed similar legislation the last two years, and the bill was heard twice during the 2022 Legislative Session before dying the House Commerce Committee.

This year, the original bills state, only a local government issuing the building permit may charge for transportation impacts within its jurisdiction. Additionally, the bills prohibit local government from charging a new development or redevelopment for the same transportation impacts.

HB 479, Section 2 –

(j) Only the local government issuing the building permit may charge for transportation impacts within its jurisdiction. Such local government must collect and account for any extrajurisdictional impacts pursuant to s. 163.3177(6)(h), regardless of whether it implements a transportation concurrency system or an alternative system. A local government may not charge new development or redevelopment for the same transportation impacts.

HB 479 passed unanimously through its first two committees in the House and passed its third committee of reference (House Commerce Committee) by an 18-3 vote.

SB 688 passed its first committee of reference (Senate Community Affairs) unanimously by an 8-0 vote and passed its second committee (Senate Transportation) by a 4-1 vote.

SB 688 passed its final committee of reference (Senate Rules) by a unanimous 19-0 vote. In this committee the bill was amended substantially to require a county and municipality charging overlapping transportation-related impact fees to execute an interlocal agreement that at a minimum, ensures that any new development or redevelopment is not charged twice for the same transportation capacity impacts, establishes a plan based methodology for determining a permissible fee charged to a new development or redevelopment, requires the local government issuing the building permit to collect the fees unless otherwise agreed to, and provides a method for proportionate distribution of revenue collected by the transportation capacity impact fees.

CS/SB 688 – Section 1

(j)1. If a county and municipality charge the developer of a new development or redevelopment a fee for transportation capacity impacts, the county and municipality must create and execute an interlocal agreement to coordinate the mitigation of their respective transportation capacity impacts.
2. The interlocal agreement must, at a minimum:

a. Ensure that any new development or redevelopment is not charged twice for the same transportation capacity impacts.
b. Establish a plan-based methodology for determining the legally permissible fee to be charged to a new development or redevelopment.
c. Require the county or municipality issuing the building permit to collect the fee, unless agreed to otherwise.
d. Provide a method for the proportionate distribution of the revenue collected by the county or municipality to address the transportation capacity impacts of a new development or redevelopment, or provide a method of assigning responsibility for the mitigation of the transportation capacity impacts belonging to the county and the municipality.

If by October 1, 2025, an interlocal agreement between a county and municipality is not in place, the fee charged to a new development or redevelopment will be based on the transportation capacity impacts apportioned to the county and municipality as identified in the developer's traffic impact study or the mobility plan adopted by the county or municipality. Additionally, if there is no interlocal agreement, the developer will receive a 10% reduction in the total fee calculated, the county or municipality issuing the building permit must collected the fee charged and distribute the proceeds of such fee to the county and municipality withing 6 days after the developer's payment.

The amendment adds that home rule charter counties and a county and municipality that has entered into or updated an existing interlocal agreement as of October 1, 2024, are exempted from the above changes. But if the existing interlocal agreement is terminated, the affected county and municipality would be subject to the new provisions.

Further, the amendment specifies that the impact fee study is based on data generated within 4 years after adoption of a revised impact fee. The new impact fee study must be adopted by the local government within 12 months after the initiation of the new impact fee study if the local government increases the impact fee.

HB 479 was amended on the House Floor to reflect the changes made to SB 688 in the Senate Rules Committee. HB 479 passed unanimously by a 115-0 vote and was sent over to the Senate for a final vote. HB 479 passed the Senate by a 39-1 vote, and the bill now heads to the Governor for his signature.

HB 503 Limitation on Local Fees for Virtual Offices by Rep. Fabricio (R-Miami-Dade) / SB 578 by Sen. Ingoglia (R-Hernando) (Failed)

HB 503 and SB 578 was another effort by the Legislature to reduce fees for local businesses. In our review, the bill did the following, but we recommend having your appropriate staff review the bill if it is of interest. The bill prohibited a county, municipality, or local government from imposing levying or collecting fees relating to the use of a virtual office.

A virtual office was defined in the bill as an office that provides communications services, such as telephone or facsimile services, and address services without providing dedicated office space.

HB 503 passed its first committee of reference (House Local Administration, Federal Affairs & Special Districts Subcommittee) unanimously by a 14-0 vote and passed its second committee of reference (House Ways & Means) unanimously by a 21-0 vote. HB 503 again passed unanimously

through its final committee of reference (House State Affairs) by a 20-0 vote. The bill was ready for the House Floor, but it was never heard again.

SB 578 had three committees of reference in the Senate and was never heard in the Senate. Both bills died at the end of Session.

HB 665 Expedited Approval of Residential Building Permits by Rep. McClain (R-Marion) / SB 812 by Sen. Ingoglia (R-Hernando) (Passed)

HB 665 aims to expedite the building permitting process across the state. In our review, the bill does the following, but we recommend having your appropriate staff review the bill if it is of interest.

In its original form, HB 665 requires a county with 75,000 residents or more and a municipality with 30,000 residents by August 15, 2024, to create a program to expedite the process for issuing building permits for residential subdivisions or planned communities in accordance with Florida Building Code before a final plat is recorded with the clerk of circuit court. The expedited process must include an application for an applicant to identify the percentage of planned homes that the governing body must issue for the residential subdivision or planned community, not to exceed 50% of the residential subdivision or planned community. The bill does not restrict a local government from issuing building permits that exceed 50% of the residential subdivision or planned community.

If a local government already had a program in place before July 1, 2023, to expedite the building permit process, the local government need only update their program to approve an applicants' written application to issue up to 50% of the building permits for the residential subdivision or planned community.

By December 31, 2028, the local government's expedited processed must contain an application for an applicant to identity the percentage, up to 75% of planned homes that the local government must issue for the residential subdivision or planned community.

In addition, the bill requires a local government to set up a two-step application process that includes the adoption of a preliminary plat and a final plat to expedite the issuance of building permit, and it requires a local government to maximize its administrative processes to expedite the review and approval of applications, plats, and plans. The master building permit is valid for 3 consecutive years after its issuance or until the adoption of a new Florida Building Code, whichever is later. After a new building code is adopted, the applicant may apply for a new master building permit, which upon approval, is valid for 3 consecutive years.

The bill allows for an applicant to use a private provider to review a preliminary plat and building permit for each residential building or structure and allows local governments to work with its agencies to issue an address and a temporary parcel identification number for local lines and lot sizes based on the metes and bounds of the plat contained in the application.

HB 665 requires a local government to issue a certain number or percentage of building permits in their application in accordance with the Florida Building Code provided that the residential buildings or structures are unoccupied, and all of the following conditions are met:

HB 665, Section 1 -

(a) The governing body has approved a preliminary plat for each residential building or structure.

(b) The applicant provides proof to the governing body that the applicant has provided a copy of the approved preliminary plat, along with the approved plans, to the relevant electric, water, and wastewater utilities.
(c) The applicant holds a valid performance bond for up to 130 percent of the necessary utilities, roads, and stormwater improvements that have not been completed upon submission of the application under this section. For purposes of master planned communities, as defined in s. 163.3202(5)(b), a valid performance bond is required on a phase-by-phase basis.

The bill requires an applicant to indemnify and hold harmless the local government and its agents and employees from damages accruing and directly related to the issuance of a building permit for a residential building or structure located in the residential subdivision or planned community before the approval and recording of the final plat by the governing body. This includes damage resulting from fire, flood, construction defects, and bodily injury.

HB 665 passed its first committee of reference (House Regulatory Reform & Economic Development Subcommittee) by a 11-2 vote, and the bill was amended in the committee to make a series of changes. The amendment clarifies that the applicant must commence construction and continue to develop the property in good faith in order to obtain vested rights. The amendment also requires a local government to obtain written consent of the applicant before making substantial changes to the preliminary plat.

The amendment changes the dates by which a local government must allow us to obtain a certain number of permits. The deadline for local governments to allow an applicant to obtain 50% of permits is moved from August 1, 2024, to October 1, 2024, and the deadline for local governments to allow an applicant to obtain 75% of permits is moved one year earlier from December 1, 2028, to December 1, 2027.

The amendment exempts Monroe County from the requirement for local government to issue certain percentages of permits for a preliminary plat, and states that the master building permit is valid for 3 consecutive years after its issuance or until the adoption of a new Florida Building Code, whichever is earlier – not later as was initially written.

HB 665 passed its second committee of reference (House Local Administration, Federal Affairs & Special Districts Subcommittee) by a 10-5 vote and passed its third committee of reference (House Commerce Committee) by a 12-5 vote.

In the Commerce Committee the bill was further amended to define the term "qualified contractor" and requires local governments to establish a registry of at least 3 qualified contractors that the local government may use to supplement staff resources to expedite the review of applications.

SB 812 passed its first committee of reference (Senate Community Affairs) unanimously by an 8-0 vote, and was amended to mirror HB 665. In its second committee (Senate Regulated Industries) the bill once again passed unanimously by a 6-0 vote. The bill was amended to provide that an application or the local government's final approval may not alter or restrict the applicant from receiving the number of building permits requested so long as the request does not exceed 50% of the planned homes in the residential subdivision or planned community or the number of building permits.

SB 812 passed its last committee of reference (Senate Rules) by a unanimous 17-0 vote. In the committee, the bill was amended to require local governments to establish a registry of at least 3

qualified contractors that the local government may use to supplement staff resources to expedite the review of applications.

SB 812 was amended on the Senate Floor to update the eligibility criteria once again for local municipalities to be a municipality with a population over 10,000 residents or municipalities with 25 or more acres of contiguous land that the local government has designated in a local government comprehensive plan and future land use map as agricultural or to be dedicated for residential purposes.

With the amendment, SB 812 passed unanimously off the Senate floor by a 40-0 vote and was sent to the House.

SB 812 was substituted for HB 665, and SB 812 passed the House by an 89-25 vote. SB 812 now goes to the Governor for his signature.

HB 1221 Land Use and Development Regulations by Rep. McClain (R- Marion) / SB 1184 by Sen. Ingoglia (R-Hernando) (Failed)

In our review, the bill did the following, but we recommend having your appropriate staff review the bill if it is of interest. HB 1221 required local government to grant a rezoning to the owner of a parcel of land defined as an agricultural enclave regardless of the future land use map designation of the parcel and any conflicting comprehensive plan goals, objectives or policies if the owner's rezoning request includes land uses, densities and intensities of use that are consistent with the approved uses, densities and intensities of use of the industrial, commercial, or residential areas that surround the parcel.

In the bill, a local government was prohibited from requiring a comprehensive plan amendment related to the application and could not enact or enforce land development regulations for agricultural enclaves that were more burdensome than for other types of applications for uses with comparable site conditions. A local government was prohibited from denying an application if it proposes only single family residential use at a density that did not exceed the average density allowed by future land use designations on those adjacent parcels that allow a density of at least one dwelling unit per acre, and a local government was required to schedule the application for hearing at the next regularly schooled hearing after the application was filed and following proper public notice.

The bill prohibited optional elements of a comprehensive plan from restricting the density or intensity established in the future land use element and provided that a future land use element must discourage the proliferation of urban sprawl by planning for future development as provided in this bill.

The bill required an adopted comprehensive plan to establish minimum lot sizes within single-family, two-family, and single-family townhouse zoning districts to accommodate the maximum density authorized in the comprehensive plan and to provide standards for infill residential development. A local government was required to administratively approve an application for infill development without needing to amend the comprehensive plan, rezone, provide a variance when the infill development has the same or less gross density as the existing development and is generally consistent with the development standards including lot size and setbacks of the existing development. A development order issued for development pursuant to this bill would have been deemed consistent with all applicable local government comprehensive plans and land development regulations.

HB 1221 passed its first committee of reference (House Federal Affairs & Special Districts Subcommittee) by a 12-5 vote, and in this committee, the bill was amended to remove the provisions related to agricultural enclaves. The amendment also required local governments to not deem the expansion of a self-storage facility that is adjacent to and abutting an existing self-storage facility that is owned in managed by the same person or entity as a new self-storage facility for minimum distance requirements imposed by local ordinances. The amendment also added a severability clause allowing all other parts of this bill to be enacted in the event a portion of the bill was ruled invalid by a court.

HB 1221 passed its second and final committee of reference (House Commerce Committee) by an 11-4 vote. In this committee the bill was amended to add a provision allowing a final order or decision made regarding a historically significant property by a historic preservation board or commission established by a municipal charter or ordinance to be appealed to the board of county commissioners of the county in which the municipality is located. The board of county commissioners would have been required to hold a public hearing on the appeal within 30 days after receipt of notice of the appeal, and the board of county commissioners after the public hearing could approve or reject the final order or decision. The board of county commissioners' decision would have been final.

Another amendment prohibited a local government from mandating a particular professionally accepted methodology or reject a professionally accepted methodology utilized in support of a comprehensive plan amendment.

HB 1221 was not heard again after passing its two committees of reference, and its Senate Companion SB 1184 was not heard in any committee in the Senate. Both bills died at the end of session.

SB 742 Public Works Projects by Sen. Grall (R-St. Lucie) / HB 705 by Rep. Shoaf (R-Gulf) (Passed)

SB 742 and its House Companion HB 705 revise the definition of the term "public works project". In our review, the bills do the following, but we recommend having your appropriate staff review the bills if they are of interest.

Presently, the definition of "public works project" means an activity paid for with state-appropriated funds. This legislation adds local funding to the definition.

Currently, the bidding process for projects that receive solely state funding cannot prevent certified, license, or registered contractors, subcontractors, or material suppliers or carries from participating due to geographic location of the company headquarters or offices of the contractor, subcontractor, or material supplier or carrier submitting a bid.

By changing the definition, public works projects that include both state and local funding would be prohibited from barring certified, license, or registered contractors, subcontractors, or material suppliers or carries from participating due to geographic location. The definition change would also prohibit a local government from requiring a contractor to provide specified pay and benefits.

The bill does not apply to a political subdivision that contracts for a public works project for which the sole source of funding is from that political subdivision.

SB 742 passed its first committee of reference (Senate Community Affairs) by a 6-2 vote. At the committee meeting, the bill was amended to include an exception for the provision of goods, services, or work incidental to the public works project such as security services, janitorial services, landscaping services, maintenance services, and transportation services.

SB 742 passed its second committee of reference (Senate Governmental Oversight and Accountability), by a 4-2 vote, and passed its last committee of reference (Senate Rules) by a 11-5 vote.

HB 705 passed its first committee of reference (House Local Administration, Federal Affairs & Special Districts Subcommittee) by a 10-5 vote. In its first committee stop, the bill was amended to remove the exception from the bill if a local government was the sole source of funding.

HB 705 passed its second committee of reference (House State Affairs) by a 14-6 vote. HB 705 was amended on the House Floor to match SB 742 by including an exception for the provision of goods, services, or work incidental to the public works project such as security services, janitorial services, landscaping services, maintenance services, and transportation services. HB 705 passed the House by an 80-32 vote and was sent to the Senate.

The Senate substituted HB 705 for SB 742, and HB 705 passed the Senate by a 28-12 vote. The bill will now go to the Governor to await his signature.

SB 734 Government Accountability by Sen. Ingoglia (R-Hernando) / HB 735 by Rep. Andrade (R-Escambia) (Failed)

SB 734 and its identical House companion HB 735 was an all-encompassing bill that updated ethics policies statewide. In our review, the bill did the following, but we recommend having your appropriate staff review the bill if it is of interest.

The bill prohibited the contract renewal of a county administrator, county attorney, city chief executive officer, city attorney, school district superintendent, and school board attorney within 8 months of a general election unless the governing body's vote for renewal is unanimous.

The legislation prohibited a public officer, an employee of an agency, a local government attorney, or a candidate for nomination or election from soliciting or accepting anything of value from a foreign country of concern.

The bill also required lobbyists to register before any local government or agency in the state and requires local governments to institute an electronic and publicly searchable lobbyist registration system whereby lobbyists and their principals are listed. Local governments would have been allowed to use the legislative branch or executive branch lobbying forms in lieu of creating their own.

Lobbyists would have been required to update their registration upon termination of representation of a principal and must file their registration by 11:59 p.m. the day that representation began. Local governments would have also been required to investigate sworn complaints or alleged violations of the lobbyist registration system, and if unable to do so, the Florida Commission on Ethics would assume responsibility for such investigations.

The bill did not preempt a local government's lobbyist registration ordinance established before July 1, 2024, but would have superseded if there are conflicts between the local ordinance and this act.

The bill also allowed local governments to use teleconferencing technology for a public meeting if there were two members of the governing body physically present.

SB 734 passed its first committee of reference (Senate Community affairs) by a unanimous 7-0 vote. In the committee, the bill was amended to remove requirements for local governments to use

the executive branch electronic system for lobbyist registrations and allow for local governments to use a system already in place. In addition, the amendment removed a provision that allowed a member of a local governing board to be deemed "present" at official meetings by virtual means.

In its second committee of reference (Senate Ethics and Elections Committee), SB 734 was once again passed unanimously (8-0 vote) and was amended to create a public searchable local lobbyist registration system administered by the Florida Commission on Ethics. The amendment also removed provisions allowing local governments to charge a fee related to the administration of a local lobbyist registration system and would have preempted all already established local ordinances and charter provisions pertaining to a local lobbyist registration system.

SB 734 had one committee of reference remaining and was not heard again in the Senate.

HB 735 passed its first committee of reference (House Local Administration, Federal Affairs & Special Districts Subcommittee) by a 14-0 vote and passed the House State Affairs Committee by a 14-3 vote.

The bill was amended in this committee to exempt mayors and elected members of a municipality governing body from filing a Form 6 disclosure if the municipality had a population of less than 500 persons. The amended bill also required the Commission on Ethics to administer a system of registration of lobbyists for local governments and required the Commission to investigate violations of lobbyist registration requirements. The amended bill required governing bodies of municipalities to place proposed charter amendments on the ballot of the next general election held in the county, the next municipal election or a special election called for that purpose, whichever is earliest.

HB 735 was amended on the House Floor to remove the Form 6 exemption for mayors and elected members of a municipality governing body whose population was less than 500 people. Following the amendment, both bills were not heard again and died at the end of session.

HB 791 Development Permit and Orders by Rep. Esposito (R-Lee) / SB 1150 by Sen. Perry (R-Alachua) (Failed)

HB 791 was another effort to reduce wait times for building permit applicants. In our review, the bill did the following, but we recommend having your appropriate staff review the bill if it is of interest.

The bill required counties and municipalities to specify in writing the minimum information that must be submitted in an application for a zoning approval, rezoning approval, subdivision approval, certification, special exemption or variance. The bill also required counites or municipalities to confirm receipt of an application within 5 business days of submission.

For applications that did not require quasi-judicial hearings, counties and municipalities were required to approve, approve with conditions, or deny an application within 120 days after an application was deemed complete. For applications that required a quasi-judicial hearing, approval, approval with conditions or a denial would have been required within 180 days after an application is deemed complete.

The bill provided penalties for counties and municipalities for not meeting the deadlines for notification and decision. A county or municipality was required to issue a refund of 10% of an application fee if the local government failed to issue written notification of completeness or deficiency within 30 days after receiving an application.

A refund of 20% of the application fee was required for failure to issue written notification of completion or application deficiency within 10 days after receiving the requested additional information from an applicant.

A refund of 50% of an application fee if a local government failed to approve, approve with conditions or deny an application within 30 days following the 120- or 180-day timeframe for a decision on an application.

A 100% refund was required if a local government failed to approve, approve with conditions, or deny an application 31 days or more after the conclusion of the 120- or 180-day timeframe.

HB 791 passed unanimously by a 14-0 vote through its first committee of reference (House Local Administration, Federal Affairs & Special Districts Subcommittee), and passed its second committee of reference unanimously 15-0. The bill passed House State Affairs unanimously by an 18-0 vote. Though the bill was ready for the House Floor, the bill was not heard again.

SB 1150 passed its first committee of reference by a 7-1 vote and was not heard again in the Senate.

Both bills died at the end of session.

SB 1628 Local Government Actions by Sen. Collins (R-Hillsborough) / HB 1547 Local Government Actions by Rep. McClure (R-Hillsborough) (Passed)

In an expansion of the previous year's Local Ordinances bill, SB 1628 and its House companion HB 1547 narrow the exemption from the requirement for local government to produce a business impact estimate prior to passing an ordinance. In our review, the bills did the following, but we recommend having your appropriate staff review the bills if they are of interest.

Current state law provides exemptions for ordinances relating to growth policy, and the bill narrows the exemption to specifically development orders and development permits.

SB 1628, Section 1 –

(3)

(c) This subsection does not apply to:

1. Ordinances required for compliance with federal or state law or regulation;
2. Ordinances relating to the issuance or refinancing of debt;
3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
4. Ordinances required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a county government;
5. Emergency ordinances;
6. Ordinances relating to procurement; or
7. Ordinances enacted to implement the following:

a. ~~Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning,~~ Development orders and development permits, as

those terms are defined in s. 163.3164, and, development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243 ~~and development permits;~~

The bill also creates a structure for an "affected entity" defined as a private, for-profit business in several identified sectors (farming, energy and fuel production and transmission, and supply chain points of connection) to submit an impact review to the Florida Department of Agriculture and Consumer Services, the Florida Department of Transportation, or the Florida Public Service Commission, for the agency to review local government actions that are alleged to negatively impact those defined sectors.

The affected entity must submit a request within 15 days of the local government action and is required to share a copy of the request to the local government in question within one business day of submission to the state agency for review. The state agency has 45 days to conduct the review of the local government during which the local government may not enforce the action in question. If the state agency determines that a local government failed to minimize or eliminate impacts of the local government action, the department may recommend changes and the local government must discuss a response to the state agency review at their next its next regularly scheduled meeting. The recommendation from the state agency is not an order to a local government to make changes to the local government action in question.

Local government actions exempted from review include responses to an emergency, procurement, building code, fire prevention code, establishing or terminating Community Development Districts, compliance with federal or state law, financial obligations or issuance and refinancing of debt, budgetary actions.

In its first committee stop (Senate Community Affairs) the bill was amended to eliminate the local government action review process in its entirety and passed its first committee of reference by a 5-3 vote.

During its last committee stop in the Senate (Senate Fiscal Policy) the bill passed unanimously by a 16-0 vote. The bill was amended to add comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the local government as exemptions from the requirement that local governments provide local business impact statements.

SB 1628 was heard on the Senate Floor where it was amended to include a provision requiring bond referendum must take place at a general election if the bond issue amount is greater than $500 million. Following the amendment the bill passed the Senate by a 30-1 vote and was sent to the House.

HB 1547 passed its first committee of reference (House Local Administration, Federal Affairs & Special Districts Subcommittee) by a 11-5 vote and passed its second committee of reference (House State Affairs Committee) by a 16-5 vote.

On the House Floor SB 1628 was substituted for HB 1547, and SB 1628 passed the House by an 84-30 vote. The bill now awaits the Governor's signature.

HB 1195 Millage Rates by Rep. Garrison (R-Duval) / SB 1322 by Sen. Ingoglia (R-Hernando) (Failed)

In our review, the bill did the following, but we recommend having your appropriate staff review the bill if it is of interest. HB 1195 required a 2/3 vote of the membership of a governing body (municipality, county, or independent district) in order to pass any millage rate increase unless the jurisdiction has a higher threshold already in place.

The bill passed its first committee of reference (House Ways & Means Committee) by a 15-7 vote, and passed its second committee (House Local Administration, Federal Affairs & Special Districts Subcommittee) by a 10-4 vote. The bill passed its third committee of reference (House State Affairs Committee) by a 13-4 vote.

On the House Floor, an amendment to HB 1195 provided the Department of Revenue emergency rulemaking authority to implement this act. Additionally, the enacting date was pushed from July 1, 2024, to July 1, 2026. The bill passed the House by an 85-21 vote.

SB 1322 passed its first committee of reference (Senate Community Affairs) by a 5-3 vote and passed its second committee of reference (Senate Finance and Tax) by a 4-2 vote.

SB 1322 was not heard again in the Senate, and at the end of session, both SB 1322 and HB 1195 died.

SB 1526 Local Regulation of Nonconforming and Unsafe Structures by Sen. Avila (R-Miami-Dade) / HB 1647 by Rep. Roach (R-Lee) (Passed)

In our review, the bill does the following, but we recommend having your appropriate staff review the bill if it is of interest. SB 1526 creates the definition of nonconforming structure to mean a structure that does not conform to the requirements for new construction issued by the National Flood Insurance Program, and the bill prohibits a local government from prohibiting, restricting or preventing the demolition of any nonconforming structure located within one-half mile of the coastline which are also within zones V, VE, AO, or AE as identified on the Flood Insurance Rate Map issued by FEMA.

The bill also prohibits local governments from prohibiting, restricting, or preventing the demolition of any structure determined to be unsafe by a local building official or any structure ordered to be demolished by a local government that has proper jurisdiction. There is an exemption for structures individually listed in the National Register of Historic Places or is a single-family home.

SB 1526 requires a local government to review an application for demolition permit pursuant to this bill only administratively for compliance with Florida Building Code, Florida Fire Prevention Code, the Life Safety Code, and any other local regulation applicable to similarly situated parcels.

A local government must authorize replacement structures to be developed to the maximum height and overall building size authorized by local development regulations, and local governments may not require the replication of the demolished structure or require preservation of any element of the demolished structure.

SB 1526 passed its first committee of reference in the Senate (Community Affairs) by a 6-2 vote, and in its second committee (Senate Environment and Natural Resources) the bill passed unanimously with a 5-0 vote.

The bill was amended in the Senate Environment and Natural Resources Committee to remove the provision requiring that the nonconforming structure must be located within one-half mile of the coastline and be within flood zones V, VE, AO or AE. Instead, the bill applies to any qualifying

structure and building on a property in which all or a portion of a property is seaward of the coastal construction control line, which is defined in 161.053, F.S.

The bill added two key exemptions for a contributing structure or building within a historic district which was listed in the National Register of Historic Places before January 1, 2000, and for a structure or building located on a barrier island in a municipality with a population of less than 10,000 where at least 6 city blocks are not located in flood zones V. VE, AO or AE.

The amendment also prohibits a local government from holding additional public hearings or administrative processes that would otherwise not be applicable for a similarly situated parcel.

SB 1526 passed its last committee of reference (Senate Rules) unanimously by a 17-0 vote and passed off the Senate Floor by a 36-2 vote.

HB 1647 passed its first committee of reference (House Regulatory Reform & Economic Development Subcommittee) by a unanimous 14-0 vote and, in its second committee of reference (House State Affairs) HB 1647 passed by a 15-5 vote. In its last House committee stop (Commerce Committee) the bill passed by a 17-1 vote.

On the House Floor, SB 1526 was substituted for HB 1647, and SB 1526 passed by an 86-29 vote. The bill now goes to the Governor for his signature.

HB 1365 Unauthorized Public Camping and Public Sleeping by Rep. Garrison (R-Duval) SB 1530 by Sen. Martin (R-Lee) / (Passed)

In our review, the bill does the following, but we recommend having your appropriate staff review the bill if it is of interest. HB 1365 prohibits local government from authorizing or permitting public sleeping or public camping on public property, at public buildings, or on public rights-of-way within a local government's jurisdiction with a lawfully issued temporary permit. The bill does allow local governments the discretion to designate certain government property for public sleeping or public camping subject to conditions measured by the Department of Children and Families (DCF).

Conditions listed in the bill include minimum sanitation levels which includes access to clean and operable restrooms and running water, security present on site at all times, access to behavioral health services including substance abuse and mental health treatment resources, and a prohibition of drugs and alcohol within the designated area.

The designated area may not be in a location where it adversely and materially affects the value or security of existing residential and commercial properties, and a person or business may bring a civil action against any local government to enjoin a violation of the this bill and may recover reasonable expenses incurred in any successful civil action brough pursuant to this bill, including court costs, reasonable attorney fees, investigative costs, witness fees and deposition costs.

SB 1530 passed its first committee of reference (Senate Community Affairs) by a 4-3 vote on, and the bill passed its second committee of reference (Senate Judiciary) by an 8-1 vote.

In Senate Judiciary the bill was amended to restrict to 1 continuous year the duration of the camp in one location, and the amendment requires local government within 30 days of designating an area to provide notice to DCF, post minimum standards and procedures to the local government website and be publicly accessible as long as the property remains designated for this purpose. The amendment requires DCF to inspect the property within 90 days and 180 days of its designation and to issue a report to the local government which includes recommendations to assist the local government to maintain the minimum standards and procedures. The local government

is required to post any inspection report to its publicly accessible website within 5 building days of receiving the report.

The amendment exempts local governments within the fiscally restrained counties from the establishment of minimum requirements if the governing body of that jurisdiction finds that compliance with such requirements would result in financial hardship. Other changes include requiring an affected resident or business order to submit an affidavit concerning their petition when applying for an injunction, and the amendment allows for local officers to declare a state of emergency as an exemption to adherence to the bill.

SB 1530 passed its last committee of reference (Senate Fiscal Policy by a 12-5 vote) and was amended to clarify that public camping and sleeping does not include recreational camping or sleeping in a motor vehicle that is registered, insured, and located in a place where it may lawfully be. The amendment permits a county to designate a property owned by the county that is located within the boundaries of a municipality only if the county's governing body approves the designation and the municipality's governing body concurs (previously the bill allowed the county to unilaterally approve a location without municipal approval).

The bill as amended provides that a county's designation is not in effect until the Department of Children and Families (DCF) certifies the designation, and the county must submit a request to the Secretary of DCF that includes documentation that there are not sufficient open beds in homeless shelters in the county for the homeless population of the county, documentation that the designated property is not contiguous to property designated for residential use by the county or municipality in the local government comprehensive plan and future land use map, documentation that the designated property would not adversely and materially affect the property value or safety and security of other existing residential or commercial property in the local government and would not negatively affect the safety of children, and that the county has developed a plan to satisfy the requirements of a designated area. DCF has 45 days to certify a complete submission and the designation is certified on the 45th day if DCF does not act.

The amendment allows DCF to inspect a designated property at any time, and the Department can recommend closure if the requirements are no longer satisfied. The amendment adds that the Attorney General may bring a civil action in any court of competent jurisdiction related to a property designated for public sleeping. The bill as amended provides that the Governor has the authority to suspend the provisions relating to designated areas for public sleeping during a state of emergency (in an earlier version of the bill, the provisions were suspended automatically during a state of emergency).

HB 1365 passed all of its three House committees of reference overwhelmingly, and HB 1365 was amended on the House Floor to push the enacting date for the civil litigation provision from October 1, 2024, to January 1, 2025, and the rest of the bill is enacted on October 1, 2024. With the amendment, HB 1365 passed the House by an 82-26 vote and was sent to the Senate.

The Senate substituted HB 1365 for SB 1530 and passed HB 1365 by a 27-12 vote. The bill was sent to the Governor, and he has until March 27, 2024, to act on the bill.

HB 7017 Annual Adjustment to Homestead Exemption Value by Rep. Buchanan (R-Sarasota) and the House Ways & Means Committee (Passed)

In our review, the bill does the following, but we recommend having your appropriate staff review the bill if it is of interest. HB 7017 is a proposed constitutional amendment by the House Ways & Means Committee and its Vice-Chair Rep. Buchanan which requires the $25,000 of assessed value which is exempt from all ad valorem taxes, except school district taxes, to be adjusted annually for positive inflation growth.

The bill passed the Ways & Means Committee by a 16-8 vote, and in its second committee (House State Affairs) the bill passed by a 13-6 vote. In its second committee of reference the bill was amended to clarify that inflation-related changes to the tax exemption must only be adjusted when the inflation growth is positive.

The bill passed off of the House Floor by an 86-29 vote and was referred to the Senate Appropriations Committee for review.

HB 7017 passed (by a 9-5 vote) in the Senate Appropriations Committee, and the bill passed the Senate by a 25-15 vote.

The constitutional amendment now needs at least 60% of the vote in the November 2024 General Election to be ratified, and the changes would go into effect on January 1, 2025.

What's Next?

The 2025 Regular Session dates are "late" so it is actually 14 months before the next Regular Session will conclude. It will convene on Tuesday, March 4, 2025, and conclude on May 2, 2025.

The next Session will be the start of new leadership teams in both the House and Senate, new committee chairs, and several new members after the November 2024 elections. Pre-Session Committee weeks have not been announced, and probably won't be until after the November election. However, they will likely take place in December 2024, and January to March 2025.

Even though these Leadership teams will change, we anticipate there will be more legislation related to local governments filed next Session.

We will need to begin discussing legislative priorities for 2025 this spring so that we can include them in conversations with legislators we meet with this summer and fall. Further, if any of our goals require a bill to be filed, we'll need to draft that language this spring and identify potential sponsors this summer so bills can be filed in December.

In short, the 2024 Session is over. Advocacy for the 2025 Session starts today.

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TOWN OF LANTANA
Regular Meeting Minutes
April 8, 2024

1. ROLL CALL, MOMENT OF SILENT PRAYER, PLEDGE OF ALLEGIANCE.

Mayor Lythgoe called the regular Town Council meeting to order at 6:00 p.m. in the Council Chambers. Deputy Town Clerk Maria Rios called the roll. All elected officials attended, and a quorum was present.

Mayor Lythgoe led a silent prayer followed by the pledge of allegiance.

2. AGENDA APPROVAL:

a. Additions, substitutions, deletions.
b. Agenda Approval.

Motion: Vice Mayor Pro Tem Mason made a motion to approve the agenda, as submitted. Councilmember Moorhouse seconded the motion. Motion passed 5-0.

3. STAFF AND COMMITTEE REPORTS:

a. Town Council

The Councilmembers expressed their appreciation to staff for their hard work on the Eggstravaganza Egg Hunt event.

Councilmember Castle and Mayor Lythgoe briefly shared their positive experiences attending the Hypoluxo Island Property Owner's Association Annual Picnic.

b. Town Manager

Town Manager Raducci also expressed his appreciation to staff for their hard work on the recent Eggstravaganza Egg Hunt event. He then spoke about the ongoing discussion regarding Euclid Path. Mr. Raducci reported that the Town Attorney had completed his research into the property's title. He noted that the investigation yielded no new information, simply confirming what the Town already knew about its ownership. He then turned it over to the Town Attorney for more details and recommendations regarding the Euclid Path discussion.

Town Attorney Lohman recommended that the Town maintain Euclid Path's property designation for public use and advised against abandoning the land due to the outfall pipe. However, he emphasized restricting vehicle access and public use as a park or beach out of concern for the wastewater drainage (outfall) pipe. He recommended revisiting the September

23rd, 2021 motion regarding bordering the south side of Euclid Path with nautical rope and allowing the Town Manager to take the appropriate action for the area, while taking the area's purpose into consideration and discouraging it from becoming a major thoroughfare.

A discussion ensued among the Councilmembers.

Motion: Councilmember Moorhouse made a motion to rescind the motion from the September 23rd, 2021, Town Council meeting related to Euclid Path and direct the Town Manager to survey and delineate the southern side of the property first and then see what's needed afterwards. Vice Mayor Pro Tem Mason seconded the motion. Motion passed 5-0.

4. SPECIAL PRESENTATIONS:

a. Legislative Session Update from Senator Bobby Powell.

Mayor Lythgoe introduced the above agenda item and invited Senator Powell to the podium.

Senator Powell provided a report on the 2024 Legislative Session and highlighted the bills that passed and died, and noted the ones that may come back the following year.

Senator Powell reviewed the State's Appropriations for District 24. He reported that the Town of Lantana's request for $1.2 million for the watermain replacement project was denied. He also noted that the State was more selective this year compared to last when allocating money towards municipal water projects.

b. Proclamation Recognizing May 5-11, 2024 as Municipal Clerks Week.

Mayor Lythgoe read the proclamation out loud and presented it to Deputy Town Clerk Maria Rios and recognized Town Clerk Kathleen Dominguez.

c. Proclamation Recognizing May 5-11, 2024 as Public Service Recognition Week.

Mayor Lythgoe read the proclamation out loud and presented it to the Town Staff.

d. Proclamation Recognizing May 6-10, 2024 as Teacher Appreciation Week.

Mayor Lythgoe read the proclamation out loud and presented it to Principal Edward Burke, Lantana Elementary School, Principal Tameka Robinson, Santaluces High School and representatives from Palm Beach Maritime Academy.

e. Presentation by Grau & Associates, the Town's Auditors, of the Annual Comprehensive Financial Report for the fiscal year ending September 30, 2023.

Mayor Lythgoe introduced the above item.

Stephen Kaplan, Finance Director, reviewed the report's highlights and answered questions from the Councilmembers. He then introduced David Caplivski, Audit Partner from Grau & Associates.

Mr. Caplivski presented the findings from the annual audit and thanked the Town for continuing to work with Grau & Associates.

There were no public comments.

There was no discussion among the Councilmembers.

Motion: Councilmember Moorhouse made a motion to accept and file the Annual Comprehensive Financial Report for the fiscal year ending September 30, 2023. Councilmember Castle seconded the motion. Motion passed 5-0.

5. APPROVAL OF THE CONSENT AGENDA:

a. Approval of the March 25, 2024 Town Council Meeting Minutes.

Motion: Vice Mayor Pro Tem Mason made a motion to approve the consent agenda, as submitted. Councilmember Castle seconded the motion. Motion passed 5-0.

6. ORDINANCES AND RESOLUTIONS:

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:** First Reading

Mayor Lythgoe introduced the agenda item.

Town Attorney Lohman read the below ordinance by title into the record:

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.

Nicole Dritz, Development Services Director, provided an overview of the ordinance's intent and answered questions from the Councilmembers.

There were no public comments.

A discussion ensued among the Councilmembers.

Motion: Councilmember Moorhouse made a motion to approve Ordinance No. O-02-2024 on first reading. Vice Mayor Pro Tem Mason seconded the motion. Motion passed 5-0.

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:** First Reading

Mayor Lythgoe introduced the above agenda item.

Town Attorney Lohman explained the difference between the above and below ordinances, in response to a question from Mayor Lythgoe. He then read the below ordinance by title into the record:

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.

Nicole Dritz, Development Services Director, provided an overview of the ordinance and answered questions from the Councilmembers.

There were public comments from the following individuals:

Catherine Skervin, 1307 S Tradewinds Dr, Lantana, FL 33462, expressed concerns with traffic congestion if they increase the density to 25, instead of 15 dwelling units.

A discussion ensued among the Councilmembers.

Motion: Councilmember Castle made a motion to approve Ordinance No. O-03-2024 on first reading. Councilmember Moorhouse seconded the motion. Motion passed 5-0.

7. QUASI-JUDICIAL HEARINGS:

a. None.

8. MISCELLANEOUS:

a. Consideration of authorizing the purchase of an Axon Air Skydio drone and related accessories in the amount of $26,598.40.

Mayor Lythgoe introduced the agenda item.

Sean Scheller, Chief of Police, provided an overview of the purchase and answered questions from the Councilmembers.

There were no public comments.

There was discussion among the Councilmembers.

Motion: Councilmember Moorhouse made a motion to approve the purchase of (1) one Axon Air Skydio drone and related accessories in the amount of $26,598.40 from American Rescue Plan Act (ARPA) funds and to authorize the Town Manager to execute same and any amendments thereto. Vice Mayor Pro Tem Mason seconded the motion. Motion passed 5-0.

b. Consideration of authorizing the purchase of Motorola Interoperability Radios and accessories in the amount of $381,091.00.

Mayor Lythgoe introduced the agenda item.

Sean Scheller, Chief of Police, provided an overview of the purchase and answered questions from the Councilmembers.

There were no public comments.

There was discussion among the Councilmembers.

Motion: Vice Mayor Pro Tem Mason made a motion to approve the purchase of fifty (50) state-of-the-art Motorola Interoperability radios and accessories in the amount of $381,091.00 using American Rescue Plan Act (ARPA) funds and further authorize the trade-in of the current handheld radios to Motorola for credit toward the above expenditure, and to authorize the Town Manager to execute same and any amendments thereto. Councilmember Castle seconded the motion. Motion passed 5-0.

c. Consideration of CSA No. 2023-05 with Baxter & Woodman, Inc. authorizing engineering services in the amount of $125,395.76 for the design, permitting and bidding assistance for the western end (I-95) of W Pine St to the intersection of W Pine St and S Arnold Ave Water Main Improvement Project.

Mayor Lythgoe introduced the agenda item.

Eddie Crockett, Public Services Director, provided an overview of the project and answered questions from the Councilmembers.

There were no public comments.

There was discussion among the Councilmembers.

Motion: Councilmember Moorhouse made a motion to approve CSA No. 2023-05 with Baxter & Woodman, Inc. authorizing engineering services in an amount not to exceed $125,395.76 for the engineering services required to support the design, permitting and bidding assistance for the western end (I-95) of W Pine St to the intersection of W Pine St and S Arnold Ave Water Main Improvement Project and to authorize the Town Manager to execute the CSA and any amendments thereto. Vice Mayor Pro Tem Mason seconded the motion. Motion passed 5-0.

9. PUBLIC COMMENTS:

There were no public comments.

10. FUTURE EVENTS/IMPORTANT DATES (subject to change):

Mayor Lythgoe read the future events and important dates.

11. COUNCIL COMMENTS:

Mayor Lythgoe thanked everyone for attending the meeting and staying engaged.

12. ADJOURNMENT.

The motion was made and carried unanimously. There being no further discussion, the meeting adjourned at 7:40 p.m.

_____
Mayor Karen Lythgoe

ATTEST:

_____
Kathleen Dominguez, CMC, Town Clerk

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 5b

PREPARED BY: Kathleen Dominguez, CMC, Town Clerk

REVIEWED BY: Brian K. Raducci, Town Manager

MEETING DATE: May 13, 2024

AGENDA ITEM: Consideration of an Interlocal Agreement (ILA) with the Palm Beach County (PBC) Property Appraiser's Office for a Stormwater Utility Fee (SUF) collection for potential implementation in FY 2024/25.

ISSUE/BACKGROUND:

Staff recommends approving the ILA with the PBC Property Appraiser's Office for potential implementation of a SUF in FY 2024/25. This agreement is a companion to the previously approved agreement with the PBC Tax Collector's Office on 02/12/2024. Both agreements are necessary for potential SUF implementation in FY 2024/25.

During the Town Council's April 2023 Visioning Session, the Administration discussed implementing a SUF to address growing stormwater infrastructure needs. A contractor has been selected and is currently assessing the costs and determining a recommended fee structure, which will be presented to the Town Council at a future meeting for consideration and potential adoption. If adopted, the SUF would be incorporated into the FY 2024/25 Budget.

To streamline the SUF implementation, staff explored utilizing the PBC Tax Collector's Office as the uniform method. As a first step in the process, Resolution R-02-2024 was presented and adopted at the 01/08/2024 Town Council meeting to formally notify the PBC Tax Collector of the Town's intent for this potential future collaboration. Please note, no specific fee or implementation date is currently proposed.

Staff recommends approving the ILA with the PBC Property Appraiser's Office which the Town Attorney has reviewed and approved for legal sufficiency.

ATTACHMENT(S):

1. 2024 Lantana Stormwater Utility NAV Interlocal Agreement.doc

SAMPLE MOTION:

I move to (approve) (deny) the Interlocal Agreement with the Palm Beach County Property Appraiser's Office for a Stormwater Utility Fee (SUF) collection for potential implementation in FY 2024/25.

AGREEMENT

THIS AGREEMENT made and entered into this 13th day of May, 2024 , by and between Dorothy Jacks, as Palm Beach County Property Appraiser (the "Appraiser"), and Lantana Stormwater Utility **NAV District**, hereinafter "Local Government",

WHEREAS, Local Government has elected under Section 197.363(1), Florida Statutes, for the collection of its non-ad valorem assessments pursuant to the uniform method for the levy, collection and enforcement of non-ad valorem assessments as provided for in Section 197.3632, Florida Statues, and Local Government's adoption and

WHEREAS, the Appraiser and Local Government are required to enter into an agreement pursuant to Section 197.3632(2), Florida Statutes, for the Appraiser to provide the Local Government with the information outlined in Section 197.3632(3)(b), Florida Statutes; and

WHEREAS, Chapter 92-264, Laws of Florida was enacted to provide that non-ad valorem assessments be set forth in the Notice of Proposed Property Taxes for Palm Beach County;

NOW, THEREFORE, in consideration of the following covenants, conditions and promises the parties agree as follows:

1. The above representations are true and correct.
2. The Appraiser is entering into this Agreement without any determination that Local Government is qualified to collect its non-ad valorem assessments by the uniform method, and to the extent permitted by law, Local Government will indemnify and hold the Appraiser harmless from any challenge thereto, subject to the provisions of Florida Statute 768.28 relating to sovereign immunity.
3. The Appraiser will provide to Local Government the information described in Section 197.3632(3)(b), Florida Statutes, in compatible electronic medium by June 1, 2024.
4. Local Government in levying and collecting non-ad valorem assessments pursuant to Section 197.3632, Florida Statutes, will provide to the Appraiser the assessment rate expressed in dollars and cents per unit of assessment, the associated assessment amount and the purpose of the assessment, extended against each parcel within the boundaries of Local Government in compatible electronic medium prior to July 28, 2024. Should the above date fall upon a Holiday, Saturday or Sunday the Local Government will agree to provide to the Appraiser by the last business day prior to the Holiday, Saturday or Sunday.
5. The Appraiser will utilize the information provided by the Local Government pursuant to paragraph 4 herein in preparing the Notice of Proposed Property Taxes pursuant to Section 200.069, Florida Statutes, and, in addition to the information required in the Notice required by Section 200.069, Florida Statutes, the Appraiser shall include the non-ad valorem assessment levied pursuant to Section 197.3632, Florida Statutes, as separate, itemized entries.
6. Additionally, the Appraiser agrees to make available to Local Government an additional list of the information described in Section 197.3632(3)(b), Florida Statutes, shortly before the September 12, 2024 certification date for Local Government to reflect the changes to the assessment roll between said date and June 1, 2024.
7. In return for the providing of the information as outlined in Paragraphs 3 and 6, Local Government agrees to reimburse the Appraiser, in accordance with Section 197.3632(2), Florida Statutes, for the necessary administrative costs, as described in exhibit 'A', incurred in providing the information.
8. The parties recognize the Appraiser processes changes to the assessment roll through a procedure known as Certificate of Corrections (C of C's). The Appraiser agrees to provide a copy of each C of C's processed to Local Government. The parties recognize Local Government has a process to make changes on its assessment roll. Local Government agrees to provide the Appraiser with information in written form, of any changes it makes.
9. This agreement shall automatically be extended hereafter, from year to year, unless and until terminated by either of the parties. This Agreement may be terminated at any time by the Local Government upon written notice to the Appraiser and payment for all services provided under this Agreement through the date of termination. This Agreement may be terminated at any time by the Appraiser upon written notice to the Local Government; however, notice given by the Appraiser after January 1 and prior to October 1, shall be effective only following completion of certification of that year's non-ad valorem tax roll. Upon cancellation of the Agreement by the Appraiser, the Local Government shall reimburse all outstanding bills to the Appraiser within a reasonable time.

IN WITNESS WHEREOF, the parties or their duly authorized representatives hereby execute this Agreement on the date first written above.

Local Government

By: _____

_____
Dorothy Jacks, as Palm Beach
County Property Appraiser

Attest: _____

Exhibit 'A'

Non Ad Valorem - Cost Summary

The following is a summary of costs which this office will assess to each Local Government that utilizes the uniform method of collection. All costs will be assessed on an annual basis at the end of each Tax Roll cycle. These costs are subject to change, and if a change is to be made the Local Government will be notified of that change at the beginning of the Tax Roll cycle.

(A) There will be an initial cost for setting up the new NAV assessment to the tax roll. The amount to be charged will be the greater of the actual cost and expenses incurred by the Property Appraiser's Office or $500. This cost may include personnel cost, forms, supplies, data processing computer equipment, postage and programming cost.

(B) Administrative services: This fee covers administrative costs and services per F.S. 197.3632(2) which will be assessed to each Local Government annually until the cancellation of the Agreement.

Administrative services = $150.00/ Local Government per year

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 5c

PREPARED BY: Eddie Crockett, Public Services Director

REVIEWED BY: Brian K. Raducci, Town Manager

MEETING DATE: May 13, 2024

AGENDA ITEM: Consideration of a Renewal and First Amendment to the Interlocal Wastewater Service and Wastewater Facilities Cost Sharing Agreement (Agreement) with the City of Lake Worth Beach (LWB).

ISSUE/BACKGROUND:

On 03/27/2013, the Town entered into the Agreement referenced above with LWB for sewage disposal services along with other participating municipalities (i.e., Atlantis, Lake Clarke Shores, Manalapan, Palm Beach and Palm Springs). This Agreement specifies each party's financial responsibilities related to LWB's wastewater collection system. The costs are allocated based on each entity's proportionate flow (volume of wastewater discharged into their system) and includes LWB's Subregional System's Operating and Maintenance charges. Additionally, LWB has been processing the sanitary sewer for the Town since the 1980's. The Town's FY 2023/24 budgeted cost for this service approximates $2M and is expected to increase by approximately 8% ($160,000) for FY 2024/25. The final proposed increase will be made available in LWB's Proposed FY 2024/25 Budget in 06/2024.

The Agreement expired on 09/30/2023 but remains in effect and now includes two (2) additional entities - South Palm Beach and Palm Beach State College. The Agreement has been updated to reflect the current practices within the Subregional System and includes the following key changes:

General Updates:

- System charges not previously captured in the Agreement are now included.
- Various board-recommended changes are implemented.

Exhibit Updates:

- Exhibit "I" is replaced with a new version reflecting the current Subregional System.
- Table 2 is updated with current party allocations and flows for FY 2021/22.

Pass-Through Charges:

- Subregional Capital/R&R fund remains unchanged for the current fiscal year, but future amounts will be determined annually by the member board during the budget process.
- A new Subregional Catastrophic Fund is established, with contributions determined annually by the member board (tentatively set at $2.5M for Capital/R&R and $1M for Catastrophic Fund).
- These changes take effect in FY 2024/25 (10/01/2024), subject to member board approval.

Other Notable Changes:

- The limitation on the "0.5% replacement cost value" cap on pass-through charges is removed, with member board review and approval still required.
- Excess Use Payment calculation is revised to reflect actual daily flow data instead of average flow for three (3) months.
- Agreement term is extended by ten (10) years to 09/30/2033.
- Termination provision is clarified for the current term's end and removed dated language.
- Notice provisions are updated.
- Budget information in Exhibit "III" is updated for FY 2023/24.
- Salary and Related Expense category now includes natural disaster overtime.
- Administrative Charges Explanation in Exhibit "III" is updated to be consistent with current practices.
- Miscellaneous cost category now includes right-of-way charges from Florida East Coast Railway for system pipelines that cross the railway.

The renewed Agreement would be valid for ten (10) years, through 09/2033 with the possibility of two (2) more ten (10) year extensions. The Town Attorney has reviewed and approved the Agreement for legal sufficiency and accordingly staff recommends its approval, inclusive of the amendments.

ATTACHMENT(S):

1. First Amendment to ILA 12.14. 2023 clg V.5.docx
2. Administrative Costs Letter from LWB dated August 16, 2023
3. E. Regional Sewer Calculator 2024 AJ.pdf
4. Revised Subregional System Map.pdf
5. Revised Table of Associated Capacity.pdf

SAMPLE MOTION:

I move to (approve) (disapprove) the Renewal and First Amendment to the Interlocal Wastewater Service and Wastewater Facilities Cost Sharing Agreement between the City of Lake Worth Beach and the Town of Lantana and authorize the Town Manager to execute same and any amendments thereto.

RENEWAL AND FIRST AMENDMENT TO INTERLOCAL WASTEWATER SERVICE AND WASTEWATER FACILITIES COST SHARING AGREEMENT

THIS FIRST AMENDMENT ("First Amendment") is made by and among the **CITY OF LAKE WORTH BEACH, FLORIDA** (formerly known as City of Lake Worth), a municipal corporation of the State of Florida (hereafter "Lake Worth"), the **CITY OF ATLANTIS**, a municipal corporation of the State of Florida (hereafter "Atlantis"), the **TOWN OF LAKE CLARKE SHORES**, a municipal corporation of the State of Florida (hereafter "Lake Clarke Shores"), the **TOWN OF LANTANA**, a municipal corporation of the State of Florida (hereafter "Lantana"), the **TOWN OF MANALAPAN**, a municipal corporation of the State of Florida (hereafter "Manalapan"), the **TOWN OF PALM BEACH**, a municipal corporation of the State of Florida (hereafter "Palm Beach"), the **VILLAGE OF PALM SPRINGS**, a municipal corporation of the State of Florida (hereafter "Palm Springs"), the **TOWN OF SOUTH PALM BEACH**, a municipal corporation of the State of Florida (hereafter "South Palm Beach"), and the **PALM BEACH STATE COLLEGE**, hereinafter referred to as "College." The eight (8) participants in this Agreement shall hereafter collectively be referred to as the "Parties." The seven (7) municipalities of Atlantis, Lake Clarke Shores, Lantana, Manalapan, Palm Beach, Palm Springs, South Palm Beach and the College shall hereafter collectively be referred to as the "Municipalities."

WHEREAS, on March 27, 2013, the Parties entered into the Interlocal Wastewater Service and Wastewater Facilities Cost Sharing Agreement to modify certain terms and conditions of the Subregional Contracts and to resolve certain differences (hereafter "Agreement"); and

WHEREAS, the Agreement expired on September 30, 2023 and the Parties continued their relationship as if the Agreement did not expire; and

WHEREAS, the Parties desire to renew the Agreement and make certain amendments to the Agreement; and

WHEREAS, Lake Worth and Lake Clarke Shores entered into an Interlocal Agreement on September 17, 2013, for Wastewater Service and Wastewater Facilities Cost Sharing, which Interlocal Agreement was modeled after the Agreement; and

WHEREAS, the Lake Worth and Lake Clarke Shores Interlocal Agreement expired on September 20, 2023 and Lake Worth and Lake Clarke Shores continued their relationship as if the Interlocal Agreement did not expire; and

WHEREAS, the Parties desire to have Lake Clarke Shores participation assumed under the Agreement; and

WHEREAS, the Parties find amending the Agreement as set forth herein is in the best interests of the Parties and serves a valid public purpose.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the sufficiency of which is hereby acknowledged by each party hereto, the Parties agree to amend the Agreement, as follows:

1. **Recitals.** The above recitals are true and correct and are incorporated herein by reference.

2. **Definitions**. For the purpose of this First Amendment, the terms utilized herein shall be as defined in the Agreement unless the context otherwise indicates.

3. **Amendments**. The following amendments are made to the Agreement (*where indicated, the underlined language is added; the strike-through language is deleted*):

3.1 ***Section 2.19 - Definition of "Subregional Transmission Facilities" or "Subregional Sewer System" or "Subregional System"***: Exhibit "I" referenced in the definition at this Section of the Agreement is removed and replaced with **Exhibit "I REVISED**", which exhibit is attached hereto and incorporated herein.

3.2 ***Section 4 – Right of Use***: The Parties' right of use table set forth in Section 4 of the Agreement is deleted and replaced with the revised table entitled **"Table 2 – Subregional Contract Customer Allocations & Flows for FY 2022**," which is attached hereto and incorporated herein.

3.3 ***Section 6. – O & M Budgets; Rates; Allowable Costs***. The following shall be added to the beginning of Section 6:

For purposes of the First Amendment, Fiscal Year 2013 information as set forth in Exhibit III and elsewhere in the Agreement shall remain for historical purposes only.

3.4 ***Section 7. – Pass-through Components Calculated; Capital / R&R Reserve Fund Required.*** The following revisions are made to Section 7:

SECTION 7. PASS-THROUGH COMPONENTS CALCULATED; CAPITAL / R&R RESERVE FUND AND CATASTROPIC FUND REQUIRED. Lake Worth shall establish annual "pass-through" charges as set forth below.

7.1. Rate Making Procedure for Pass-Through Charges.

(1) The Parties agree that there are currently four~~three~~ (4~~3~~) primary pass-through charges that shall be paid in accordance with this Agreement. These charges are comprised of: (a) the Lake Worth Subregional R&R related to the Subregional Transmission Facilities, which shall be recommended by the Member Board during each fiscal year budget process and collected and deposited into a Capital / R&R reserve fund as further explained in subsection (2) below; (b) the Subregional Catastrophic Fund, which shall be recommended by the Member Board during each fiscal year budget

process and collected and deposited into a Catastrophic reserve fund as further explained in subsection (3) below; (c) R&R charged to Lake Worth by Palm Beach County related to the Palm Beach County Transmission Facilities, which is collected and paid on an "as-needed" basis according to the contract between Lake Worth and Palm Beach County; and (dc) R&R charged to Lake Worth by the ECR Board related to the ECR Facility on October 1 of each year, which shall be collected by Lake Worth. There are currently no other pass-through charges that could be considered the responsibility of the Parties of the System. However, in the future, if any additional pass-through charges are assigned to Lake Worth by the ECR Board, PBC, or some other governmental or quasi-governmental organization, but are not in the control of Lake Worth, these pass-through charges shall be allocated to each Party according to pro-rata share of reserved capacity.

(2) For Fiscal Year 2023-2024 (FY 2024), there shall be no changes to the Capital / R&R reserve fund as set forth in the Agreement. However, during the budgeting process for fiscal year 2024 – 2025 (FY 2025), and commencing FY 2025 and for each fiscal year thereafter, the provision shall read as follows:

The Parties agree that a Capital / R&R reserve fund shall be established and such fund is comprised of money set aside to pay for planned and unusual or extraordinary R&R of the Subregional Transmission Facilities. Each of the Parties agree to pay an annual R&R amount into the Capital/R&R Reserve Fund, based upon their pro-rata share of reserved capacity as set forth in Section 4 of this Agreement unless or until a particular Party terminates or otherwise does not renew or extend this Agreement. ~~Subject to the credit permitted to Palm Springs,~~ tThe total amount to be allocated based upon the pro-rata shares set forth in Section 4 hereof, and paid to the Capital/R&R Reserve Fund for Fiscal Year 2024-2025 (FY 2025) has been tentatively set by the Member Board at ~~shall be~~ Two Million Five Hundred Thousand Dollars ($2,500,000). ~~0.5% of the replacement cost value of the Subregional Transmission Facilities, until said Fund shall contain Two Million Dollars ($2,000,000.00). The Capital/R&R Reserve Fund balance shall not exceed Two Million Dollars ($2,000,000.00). Subject to the provisions set forth in Section 10 below, at such time as the balance shall reach Two Million Dollars ($2,000,000.00), the Parties' obligation to pay annually into the Capital/R&R Reserve Fund shall be temporarily suspended until such time as the Capital/R&R Reserve Fund balance drops, or is projected to drop, below One Million, Five Hundred Thousand Dollars ($1,500,000.00), at which time annual payments shall resume by each Party.~~ This tentative amount shall be reviewed during the budgeting process for FY 2025, which shall conclude with a final recommendation by the Member Board to Lake Worth and its City Commission for a final Capital / R&R reserve fund amount to be included in the final Lake Worth adopted budget for FY 2025. Sub-Regional R&R will be billed in 12 equal installments during each fiscal year and all existing funds and collected amounts shall be deposited into an interest bearing account.

During each budgeting process for an upcoming fiscal year, the Parties agree that the Capital / R&R reserve fund amount will be proposed by Lake Worth and reviewed by the Member Board as part of its review of the tentative and final budgets as set forth in Section 6 of the Agreement. The Capital / R&R reserve fund amount for the next fiscal

year shall be recommended by the Member Board to Lake Worth and its City Commission for inclusion and adoption in Lake Worth's final budget.

(3) The Parties agree that a Catastrophic reserve fund shall be established and such fund is comprised of money set aside in an interest bearing account to pay for an emergency catastrophic event impacting the Subregional Transmission Facilities. An "emergency catastrophic event impacting the Subregional Transmission Facilities" shall include, but not be limited to, any natural or manmade emergency, including terrorism, that results in unforeseen and extraordinary damage and/or disruption affecting the Subregional Transmission Facilities and may affect the general public health, safety and welfare. Lake Worth is authorized to utilize the Catastrophic reserve fund to address an emergency catastrophic event impacting the Subregional Transmission Facilities. Lake Worth shall provide notice to the Member Board as soon as reasonably practicable when funds are expended from the Catastrophic reserve fund but no later than the next regular meeting of the Member Board.

The Parties agree that the Catastrophic reserve fund shall be established with each of the Parties paying an annual Catastrophic reserve amount based upon their pro-rata share of reserved capacity as set forth in Section 4 of this Agreement unless or until a particular Party terminates or otherwise does not renew or extend this Agreement. The total amount to be allocated based upon the pro-rata shares set forth in Section 4 hereof, and paid to the Catastrophic reserve fund for Fiscal Year 2024-2025 (FY 2025) has been tentatively set by the Member Board at One Million Dollars ($1,000,000). Sub-Regional Catastrophic reserve fund will be billed in 12 equal installments during each fiscal year and all collected amounts shall be deposited into an interest bearing account.

During each budgeting process for an upcoming fiscal year, the Parties agree that the Catastrophic reserve fund amount will be proposed by Lake Worth and reviewed by the Member Board as part of its review of the tentative and final budgets as set forth in Section 6 of the Agreement. The Catastrophic reserve fund amount for the next fiscal year shall be recommended by the Member Board to Lake Worth and its City Commission for inclusion and adoption in Lake Worth's final budget.

7.2. Change to Lake Worth's Pass-Through Costs; Review by MB; Billing Procedure. The method of calculation of applicable pass-through costs as detailed herein for the Parties, except for those costs as determined by the ECR Board or Palm Beach County, may only be changed by Lake Worth presenting justification for the same to the MB through the annual budget process for the MB's review and recommendations and ultimate approval thereafter by Lake Worth~~; provided, however, that the 0.5% of the replacement cost value shall not be increased~~. The final pass-through amounts shall become effective as of October 1st of the year of presentation to the MB and approval by Lake Worth.

3.5 ***Section 9.2: Excess Use Payments***. This provision is revised to read as follows:

Should any Party's sewage flows exceed its reserved capacity, such Party shall pay Lake Worth O & M Charges of 120% of those charges calculated pursuant to Section 6 applicable to the excess flows and Exhibit III herein to the extent and for such length of time as the Party exceeds its authorized allocated capacity. Said excess shall be determined monthly based on the monthly total flow converted to a daily flow and compared to reserved capacity. ~~Said excess shall be determined by subtracting the allocated capacity for an average of the flows for the current month and the two immediately preceding months.~~

3.6 ***Section 16: Term; Termination***. This provision is revised to read as follows:

The ~~initial~~ term of this Agreement is extended to September 30, 2033~~shall expire on September 30, 2023~~. The individual Municipalities, or any combination of them, may extend this Agreement for up to two (2) ~~three (3)~~ additional ten (10) year periods (the "extension periods"). In the event a Municipality chooses not to renew this Agreement at the end of the ~~initial~~ current term, or at the end of any of the extension periods, it shall provide Lake Worth with written notice of its intent not to renew on or before February 1st of the fiscal year in which the Agreement is set to expire~~; provided, however, for those Parties terminating by transfer of all capacity in 2013, notice shall be given on or before May 1, 2013~~. Notwithstanding the above, a Municipality may terminate this Agreement at any time with written notice to Lake Worth on or before February 1st of the fiscal year in which it seeks to terminate the Agreement. Such termination shall be effective on September 30th of the fiscal year in which the written notice of termination was provided to Lake Worth. The Parties agree that termination or non-renewal by any or all Parties shall not cause an increase in the current share, rates, fees, or charges paid by any non-terminating Party under this Agreement except with respect to transfers of capacity to other ECR members as provided for in Section 12.3.

3.7 ***Section 22: Notice***. This provision is revised to reads as follows:

Any notice or other document required or allowed to be given pursuant to this Agreement shall be in writing and shall be delivered personally, or by recognized overnight courier or sent by certified mail, postage prepaid, return receipt requested, or by facsimile transmission with written confirmation.

If to the City of Atlantis, such Notice shall be addressed to Atlantis at:

City of Atlantis: City of Atlantis
260 Orange Tree Drive
Atlantis, FL 33462-1130

~~With a copy to: Trela J. White, Esquire~~
~~Town Attorney~~
~~Corbett & White, P.A.~~
~~1111 Hypoluxo Road, Suite 207~~

~~Lantana, FL 33462~~

With a copy to: Keith Davis, Esquire
City Attorney
Davis & Associates, P.A.
701 Northpoint Parkway, Suite 205
West Palm Beach, FL 33407

If to the Town of Lake Clarke Shores, such Notice shall be addressed to Lake Clarke Shores at:

Town of Lake Clarke Shores: Town of Lake Clarke Shores
1701 Barbados Road
Lake Clarke Shores, FL 33406

With a copy to: Charles F. Schoech, Esquire
Town Attorney
Caldwell Pacetti Edwards Schoech & Viator, LLP
1555 Palm Beach Lakes Blvd.,
Suite 1200
West Palm Beach, FL 33401

If to the Town of Lantana, such Notice shall be addressed to Lantana at:

Town of Lantana: Town of Lantana
500 Greynolds Circle
Lantana, FL 33462

~~With a copy to: Trela J. White, Esquire~~
~~Town Attorney~~
~~Corbett & White, P.A.~~
~~1111 Hypoluxo Road, Suite 207~~
~~Lantana, FL 33462~~

With a copy to: R. Max Lohman, Esquire
Town Attorney
515 N. Flagler Drive, Suite 350
West Palm Beach, FL 33401

If to the City of Lake Worth, such Notice shall be addressed to Lake Worth at:

City of Lake Worth: City of Lake Worth Beach
7 North Dixie Highway
Lake Worth Beach, FL 33460-3725

With a copy to: City Attorney
7 North Dixie Highway
Lake Worth Beach, FL 33460-3725

If to the Town of Manalapan, such notice shall be addressed to Manalapan at:

Town of Manalapan: Town of Manalapan
600 S. Ocean Boulevard
Manalapan, FL 33462-3321

~~With a copy to: Trela J. White, Esquire~~
~~Town Attorney~~
~~Corbett & White, P.A.~~
~~1111 Hypoluxo Road, Suite 207~~
~~Lantana, FL 33462~~

With a copy to: Keith Davis, Esquire
City Attorney
Davis & Associates, P.A.
701 Northpoint Parkway, Suite 205
West Palm Beach, FL 33407

If to the Town of Palm Beach, such notice shall be addressed to Palm Beach at:

Town of Palm Beach: Town of Palm Beach
360 S. County Road
Palm Beach, FL 33480-6735

With a copy to: John C. “Skip” Randolph, Esquire
Town Attorney
Jones, Foster, Johnston & Stubbs, P.A.
505 S. Flagler Drive, Suite 1100
West Palm Beach, FL 33401

If to the Village of Palm Springs, such Notice shall be addressed to Palm Springs at:

Village of Palm Springs: Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461-1604

With a copy to: Glen J. Torcivia, Esquire
Village Attorney
Torcivia, Donlon, Goddeau & Rubin~~& Associates~~, P.A.
701 Northpoint Pkwy, Suite 209
West Palm Beach, FL 33407-1956

If to the Town of South Palm Beach, such notice shall be addressed to South Palm Beach at:

Town of South Palm Beach:	Town of South Palm Beach 3577 S. Ocean Boulevard South Palm Beach, FL 33480-6450
~~With a copy to:~~	~~Trela J. White, Esquire~~ ~~Town Attorney~~ ~~Corbett & White, P.A.~~ ~~1111 Hypoluxo Road, Suite 207~~ ~~Lantana, FL 33462~~
With a copy to:	Glen J. Torcivia, Esquire Town Attorney Torcivia, Donlon, Goddeau & Rubin, P.A. 701 Northpoint Pkwy, Suite 209 West Palm Beach, FL 33407-1956

If to Palm Beach State College, such notice shall be addressed to the College at:

Palm Beach State College:	~~Suzanne A. Singer, Esq.~~ Kevin Fernander, Esq. ~~Interim~~ General Counsel Palm Beach State College, MS40 4200 Congress Avenue Lake Worth, FL 33461

3.8 ***Exhibit "III", Illustrative Example.*** Exhibit "III" is amended to add the updated information for Fiscal Year 2024 including the Proposed Budget, the Fiscal 2024 calculations, and the Fiscal Year 2024 Line Item Budget Breakdown, which exhibits are attached hereto as "**Exhibit 'III' – Additions**" and incorporated herein.

3.9 ***Exhibit "III", City of Lake Worth Utility Issue; Narrative of Cost Categories for Agreement; LW SubRegional System O&M – Salary & Related Expenses***

The Salary & Related Expenses cost category includes those costs directly related to staffing necessary for the ongoing operation of the System. The FY 2013 budget, as shown on Attachment A, page 4, covers 2.5 Full Time Employees (FTEs) and includes Regular Salaries, Salary Increases, Leave Payout, Overtime Pay, Longevity Pay, Other Pays, FICA Taxes, Retirement Contributions (Defined Benefit Plan) Life & Health Insurance, Worker's Compensation, and Unemployment Compensation. The FY 2013 revenue requirement for this cost category is $242,485.

Commencing Fiscal Year 2023 - 2024, this cost category will also include all Natural Disaster overtime, which pays for salaries and expenses of employees during natural disaster events that occur after regular scheduled hours.

3.10 ***Exhibit "III", City of Lake Worth Utility Issue; Narrative of Cost Categories for Agreement; LW SubRegional System O&M –Contribution to General Fund***

The Contribution to General Fund cost category covers the cost calculated as attributable to the LW SubRegional System for Interfund Administrative Services, which for FY 2013 is $338,389. Attachment A, page 7 details the calculation of this revenue requirement for FY 2013. General Fund Administration costs are allocated city-wide across all departments according to each department's percentage of overall budgeted expenses, based on the latest Lake Worth Commission-Approved budget each year. Utility Administrative Costs are allocated across all utility departments according to each utility department's percentage of overall budgeted utility expenses. The calculation and methodology is shown on Attachment A, page 7, for FY 2013.

Commencing Fiscal Year 2023 - 2024, the City identified in a memorandum attached hereto as **Exhibit "A"** and incorporated herein entitled, "Administrative Charges Explanation," which addressed how the fund is to be administered. This fund shall continue to be administered in accordance with **Exhibit "A"**.

3.11 ***City of Lake Worth Utility Issue; Narrative of Cost Categories for Agreement; Exhibit "III", LW SubRegional System O&M – Miscellaneous***.

The Miscellaneous cost category includes any miscellaneous costs not covered in the above cost categories. For FY 2013, Bank Charges and Fees and Uncollectible Accounts are included, for a total revenue requirement of $5,000. Because this cost category is very broad in its definition, in the event additional miscellaneous expenses are deemed necessary for the ongoing operation and maintenance of the System, the Parties shall agree to such additional expenses via an addendum to this Agreement.

Commencing Fiscal Year 2023 - 2024, Right-of-Way charges are included in the Miscellaneous cost category, which includes all amounts paid to the Florida East Coast Railway (or similar railways) for the System pipelines that cross railway rights-of-way.

4. **Entire Agreement.** The Parties agree that the Agreement and this First Amendment set forth the entire agreement between the parties, and that there are no promises or understandings other than those stated herein. None of the provisions, terms and conditions contained in this First Amendment may be added to, modified, superseded or otherwise altered, except by written instrument executed by the Parties. All other terms and conditions of the Agreement (except as amended herein) remain in full force and effect.

5. **Counterparts.** This First Amendment may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. The Parties may sign and transmit this First Amendment via facsimile, email, or electronically and such signature is as valid as the original signature of such party.

6. **Effective Date**. This First Amendment shall be effective as of October 1, 2023.

IN WITNESS WHEREOF, the parties hereto have made and executed this First Amendment to the Interlocal Wastewater Service and Wastewater Facilities Cost Sharing Agreement.

CITY OF LAKE WORTH BEACH, FLORIDA

By: _____
Betty Resch, Mayor

ATTEST:

By: _____
Melissa Ann Coyne, City Clerk

(SEAL)

CITY OF ATLANTIS

By: _____
Allan Kaulbach, Mayor

ATTEST:

By: _____
Kristen Puhalainen, City Clerk

(SEAL)

TOWN OF LAKE CLARKE SHORES, FLORIDA

Attest:

By: _____
Mary Pinkerman, CMC
Town Clerk

By:_____
Gregory P. Freebold, Mayor

(SEAL)

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TOWN OF LANTANA

By: _____
Karen Lythgoe, Mayor

ATTEST:

By: _____
Kathleen Dominguez, Town Clerk

(SEAL)

TOWN OF MANALAPAN

By: _____
Stewart Satter, Mayor

ATTEST:

By: _____
Erika Petersen, Town Clerk

(SEAL)

TOWN OF PALM BEACH

By: _____
Danielle H. Moore, Mayor

ATTEST:

By: _____
Kelly Churney, Town Clerk

(SEAL)

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PALM BEACH STATE COLLEGE

By: _____
, President

ATTEST:

By: _____

(SEAL)

VILLAGE OF PALM SPRINGS

By: _____
Bev Smith, Mayor

ATTEST:

By: _____
Kimberly M. Wynn, Village Clerk

(SEAL)

TOWN OF SOUTH PALM BEACH

By: _____
Bernice Fischer, Mayor

ATTEST:

By: _____
Yude Davenport, Town Clerk

(SEAL)

Exhibit "I REVISED"
(Subregional Transmission Facilities Map – 1 page)

Table 2 – Subregional Contract Customer Allocations & Flows for FY 2022
(1 page)

Exhibit "III" – Additions
(FY 2024 Information – 5 pages**)**

Exhibit "A"

(August 16, 2023 Memorandum on Administrative Charges – 2 pages)

City of Lake Worth Beach FLORIDA

WATER UTILITIES DEPARTMENT
301 COLLEGE STREET
LAKE WORTH BEACH, FL 33460
561.586.1675

August 16, 2023

Memo
To: Sub-regional Partners
From: Sam Heady, Water Utilities Director

Re: Administrative Charges Explanation

The Interlocal Wastewater Service and Wastewater Facilities Cost Sharing Agreement, signed in March 2013 between all sub-regional partners and the City of Lake Worth Beach, defines all charges and fees between the entities. The costs are allocated based on flow, and include the Lake Worth Beach Sub-regional System O&M charges, which are broken up and include a contribution to the City's general fund for administrative services. This information is found in the agreement.

"The Contribution to General Fund cost category covers the cost calculated as attributable to the LW Sub-Regional System for Inter-fund Administrative Services, which for FY 2024 is $616,286.
General Fund Administration costs are allocated city-wide across all departments according to each department's percentage of overall budgeted expenses, based on the latest Lake Worth Commission-Approved budget each year. Utility Administrative Costs are allocated across all utility departments according to each utility department's percentage of overall budgeted utility expenses."

The City has made changes to its budgeting, affecting the Administrative Charges. As a result, the budgeted expenses calculation for Administrative Charges only draws from the Local Sewer administration cost accounts to be split between local and regional sewer, as the regional sewer fund does not have its own administrative accounts and uses the local sewer administration and staff. After reassessment and calculation, it was determined that the amount for FY 23-24 for Administrative Charges to the sub-regional partners should be $624,305. However, since the FY 23-24 budget has already been approved and passed, the charge will remain at $616,286 for FY 23-24.

CITY OF LAKE WORTH
ADMINISTRATIVE CHARGES
FY 2023-2024

DEPARTMENT		City Total	Regional Sewer	
FY23 Budgeted Expenses		165,663,937	10,233,161	
(Includes FY24 CIP less PY Admin Fee)		100.00%	6.18%	
	Actual % of charge			**6.18%**
			1.00	
		Recommended % of charge	8.00%	
Administrative charges for services				
City Commission		1010	30,937	
Internal Auditor		1040	12,322	
City Manager		1020	63,097	
City Clerk		1030	36,478	
City Attorney		1110	39,077	
Finance		1220	147,587	
Human Resources		1310	27,516	
Community Sust. Admin		2010	10,208	
Public Serv. Admin		5010	26,172	
Leisure Services Administration		8010	19,930	
Self-Insurance Admin *(Less Claims)*		Fd520 - 1331	50,103	
Employee Benefit Fund		Fd540 - 1320	18,619	
Reimbursement to GF from Recommended %			**624,305**	
		FY2023	734,308	
		change	(110,003)	

City of Lake Worth Beach
Regional Sewer
2024 Proposed Budget Summary

rev June 22, 2023

Entity	2-Year Historical Avg Flows Percent	Flows	Flow Rate Cost/Th.Gal	Estimated O & M Cost	LW R & R	ECR R & R	PBC R & R	Total Estimated Cost
South Palm Beach	2.04%	64,937	3.186	225,211.94	11,464.43	54,523.48	20,817.39	312,017.24
Palm Springs	26.45%	840,895	2.855	2,638,002.41	108,711.00	517,016.54	197,400.00	3,461,129.95
Manalapan	0.97%	30,890	3.186	107,130.01	5,095.30	24,232.66	9,252.17	145,710.15
Atlantis	3.91%	124,323	3.186	431,168.28	16,258.04	77,321.31	29,521.74	554,269.37
Lantana	14.38%	457,195	3.186	1,585,612.83	54,251.58	258,014.05	98,511.30	1,996,389.77
PBSC	0.30%	9,676	3.186	33,558.95	3,620.35	17,217.94	6,573.91	60,971.15
Lake Clarke Shores	4.65%	147,732	3.186	894,168.68	16,760.87	79,712.70	30,434.78	1,021,077.03
Lake Worth Beach	47.29%	1,503,159	3.186	4,831,344.13	169,338.42	805,353.31	307,488.70	6,113,524.55
Totals	100%	3,178,807		10,746,197.22	385,500.00	1,833,391.99	700,000.00	13,665,089.21

LAKE WORTH SUBREGIONAL SEWER SYSTEM - FY 2024 CALCULATIONS

Revenue Requirements

Fixed Costs (for Pass-Through Charges)	FY 2024
ECR WWTF	
ECR Loans	$ -
ECR R&R	1,833,392
Refund	-
Fleet Reserve Fund	-
Subtotal ECR WWTF	**$ 1,833,392**
Palm Beach County Transmission	
Palm Beach County R&R	700,000
PBC - Water Supply Sewage	-
Subtotal PBC Transmission	**$ 700,000**
Lake Worth SubRegional	
Lake Worth R&R (0.5% System Value)	$ 385,500
Subtotal Lake Worth SubRegional	**$ 385,500**
Total Fixed Costs	**$ 2,918,892**

Costs Allocated on Flow (for O&M Rate)	
ECR WWTF	
ECR Flow Charges	$ 7,654,307
ECR refund	(103,705)
ECR true-up based on actual flows	-
Subtotal ECR WWTF	**$ 7,550,602**
Palm Beach County Transmission	
Palm Beach County Flow Charges	365,000
Subtotal PBC Transmission	**$ 365,000**
Lake Worth SubRegional	
Salary & Related Expenses	$ 303,673
Professional Services	173,680
Utilities	
Electric	178,000
Water	27,517
Sewer	1,871
Refuse	4,156
Supplies	352,641
Repairs and Maintance	232,743
Misc	-
Interest	-
Depreciation	-
Bank Charges	3,884
Insurance -Per 2020 allocation	42,500
Contrib to General Fund - 2023 calculated	616,286
Subtotal Lake Worth SubRegional	**$ 1,936,951**
Total Costs Allocated on Flow	**$ 9,852,553**
Total Revenue Requirements	**$ 12,771,445**

Rate and Charge Calculations for FY 2024

O&M Rate Requirements	FY 2024
Cost for LW Subregion	$ 1,936,951
Cost for PBC Exp.	365,000
Cost for ECRWRF Exp.	7,550,602
Total O&M Rate Revenue Requirements	**$ 9,852,553**
Hist. Flows (2-Yr Avg ending 09/30/2021)	3,178,807
Calc'd General O&M Rate per 1,000 gallons	**$ 3.099**
% O&M, All Except Palm Springs (for MPS)	**40.0%**
Hist. Flows, all Except Palm Springs	2,337,912
Percentage of O&M Applic. For All	60.0%
Hist. Flows (2-Yr Avg ending 09/30/2021)	3,178,807

O&M Rate Calculations	Revenue Req.	Calc'd Rate
Palm Springs		
Cost for LW Subregion, Applic to All	$ 1,162,171	$ 0.366
Cost for PBC Exp.	365,000	$ 0.115
Cost for ECRWRF Exp.	7,550,602	$ 2.375
Palm Springs O&M Rate per 1,000 gallons	**$ 9,077,773**	**2.855**
Addt'l for Cost, All Except Palm Springs	$ 774,780	$ 0.331
Rate for All Except Palm Springs		
Cost for LW Subregion, Except Palm Springs	$ 1,936,951	$ 0.697
Cost for PBC Exp.	365,000	$ 0.115
Cost for ECRWRF Exp.	7,550,602	$ 2.375
O&M Rate per 1,000 gallons, all others	**$ 9,852,553**	**3.186**
	7.86%	

Fixed Cost Pass Throughs (Annual)	Revenue Req.	
LW SubReg. R&R	$ 385,500	
LW Assesmt R&R		0.118796992
PBC R&R	700,000	
ECR R&R	1,833,392	
SRF Debt Service	-	
Total Annual Pass Through Amts	**$ 2,918,892**	

Allocations of Fixed Costs (Reserved Capacity)		Resv'd.		
LW SubRegional R&R Per Entity	**MGD**	**Capacity**	**Annual**	**Monthly**
South Palm Beach	0.342	2.974%	11,464.43	955.37
Palm Springs	3.243	28.200%	108,711.00	9,059.25
Manalapan	0.152	1.322%	5,095.30	424.61
Atlantis	0.485	4.217%	16,258.04	1,354.84
Lantana	1.6184	14.073%	54,251.58	4,520.97
PBSC	0.108	0.939%	3,620.35	301.70
Lake Clark Shores	0.5	4.348%	16,760.87	1,396.74
Lake Worth	5.0516	43.927%	169,338.42	14,111.53
Total	**11.5**	**100.000%**	**385,500.00**	**$ 32,125.01**

2-Year Historical Avg Flows	Historical	
as of September 30, 2022	Flows	Percent
South Palm Beach	64,937	2.043%
Palm Springs	840,895	26.453%
Manalapan	30,890	0.972%
Atlantis	124,323	3.911%
Lantana	457,195	14.383%
PBSC	9,676	0.304%
Lake Worth	1,503,159	47.287%
Lake Clark Shores	147,732	4.647%
Total Actual Annual Flows	**3,178,807**	**100.000%**

ECR R&R Per Entity	MGD	Capacity	Annual	Monthly
South Palm Beach	0.342	2.974%	54,523.48	4,544
Palm Springs	3.243	28.200%	517,016.54	43,085
Manalapan	0.152	1.322%	24,232.66	2,019
Atlantis	0.485	4.217%	77,321.31	6,443
Lantana	1.6184	14.073%	258,014.05	21,501
PBSC	0.108	0.939%	17,217.94	1,435
Lake Clark Shores	0.5	4.348%	79,712.70	6,643
LW	5.0516	43.927%	805,353.31	67,113
Total	**11.5**	**100.000%**	**1,833,391.99**	**152,783**

L W Assessment R&R	MGD	Capacity	Annual	Monthly
South Palm Beach	0.342	2.974%	0.00	-
Palm Springs	3.243	28.200%	0.00	-
Manalapan	0.152	1.322%	0.00	-
Atlantis	0.485	4.217%	0.00	-
Lantana	1.6184	14.073%	0.00	-
PBSC	0.108	0.939%	0.00	-
Lake Clark Shores	0.5	4.348%	0.00	-
LW	5.0516	43.927%	0.00	-
Total	**11.5**	**100.000%**	**0.00**	**0.00**

PBC R&R Per Entity	MGD	Capacity	Annual	Monthly
South Palm Beach	0.342	2.974%	20,817.39	3,470
Palm Springs	3.243	28.200%	197,400.00	32,900
Manalapan	0.152	1.322%	9,252.17	1,542
Atlantis	0.485	4.217%	29,521.74	2,460
Lantana	1.6184	14.073%	98,511.30	8,209
PBSC	0.108	0.939%	6,573.91	548
Lake Clark Shores	0.5	4.348%	30,434.78	2,536
LW	5.0516	43.927%	307,488.70	25,624
Total	**11.5**	**100.000%**	**700,000.00**	**77,289.14**

LAKE WORTH SUBREGIONAL SEWER SYSTEM
FY 2024 CALCULATIONS LINE ITEM BUDGET BREAKDOWN

Calculations Sheet Line Item	From Detailed Line Item Budget Worksheet Account Number	Account Description	FY 2023 Budget	FY 2024 Budget	Diff
Revenue Requirements					
Fixed Costs (for Pass-Through Charges)					
ECR WWTF					
SRF loan [1]	405-7421-535.34-86	Regional Exp -SRF Loan		$ -	
ECR R&R [2]	405-7421-535.34-87	Regional Exp -ECR R & R	2,263,189	1,833,392	429,797
Refund					-
Fleet Reserve Fund					-
Subtotal ECR WWTF	405-7421-535.34-87			**$ 1,833,392**	
Palm Beach County Transmission					
Palm Beach County R&R	405-7421-535.34-88	Regional Exp - R & R	$ -	700,000	(700,000)
PBC - Water Supply Sewage	405-7414-535.34-85	Regional Exp – Flow		-	-
Subtotal PBC Transmission				**$ 700,000**	
Lake Worth SubRegional					
Lake Worth R&R (0.5% System Value) [3]	426-7490-535.62-20, 63-15	LW R&R capital expenditure accts	$ 340,500	$ 385,500	(45,000)
Subtotal Lake Worth SubRegional				**$ 385,500**	
					-
Total Fixed Costs				**$ 2,918,892**	
Costs Allocated on Flow (for O&M Rate)					
ECR WWTF					
ECR Flow Charges	405-7421-535.34-85	Regional Exp -Flow	$ 7,199,281	$ 7,654,307	(455,026)
ECR refund	405-7421-535.34-84	Credit back from flow (contra)	**$ (482,096)**	$ (103,705)	(378,391)
Subtotal ECR WWTF	Subtotal			**$ 7,550,602**	
Palm Beach County Transmission					-
Palm Beach County Flow Charges	405-7421-535.34-80	Reg System Expense	$ 360,000	$ 365,000	(5,000)
Subtotal PBC Transmission	Subtotal			**$ 365,000**	
Lake Worth SubRegional					-
Salary & Related Expenses (2.5 FTEs)	405-7421-535.12-10	Regular	$ 164,718	$ 169,660	(4,942)
	405-7421-535.12-30	Natural Disaster Regular		-	-
	405-7421-535.12-20	Leave Payout		-	-
	405-7421-535.12-25	Other increases		-	-
2 Year Average	405-7421-535.12-60	Voluntary Lay-Off		-	-
	405-7421-535.14-10	Standard Overtime	$ 25,500	25,500	-
	405-7421-535.14-30	Natural Disaster Overtime	$ -	1,700	(1,700)
	405-7421-535.15-10	Longevity	$ 2,156	1,836	320
	405-7421-535.15-30	Other Pays		-	-
	405-7421-535.21-00	FICA Taxes	$ 14,552	14,989	(437)
	405-7421-535.22-10	Defined Benefit Plan	$ 40,599	41,817	(1,218)
	405-7421-535.23-00	Life & Health Insurance	$ 42,258	43,526	(1,268)
	405-7421-535.24-10	W/C (Workers Comp) Regular	$ 4,511	4,646	(135)
	405-7421-535.25-00	Unemployment Compensation		-	-
	Subtotal		**$ 294,294**	**$ 303,673**	
Professional Services	405-7410-535.31-10	Legal		$ -	-
	405-7421-535.31-90	Other	$ 85,000	85,000	-
		Litigation [4]			-
		Annual Report ($30k)			-
		Allowance for Engineering			-
		Contingency, trienneial rate study (FY22 only)			-
	405-7421-535.32-00	Accounting & Auditing	$ 16,441	16,770	(329)
	405-7421-535.34-50	Other Contractual Service	$ 70,380	70,380	-
		SCADA Maintenance			-
		DEP Permit			-
	405-7421-535.34-75	Right of Way	$ 1,530	1,530	-
					-
	Subtotal			**$ 173,680**	
Utilities					
Water	405-7421-535.43-10	Water	$ 26,716	27,517	(801)
Sewer	405-7421-535.43-20	Sewer	$ 1,812	1,871	(59)
Electric	405-7421-535.43-30	Electricity	$ 176,375	178,000	(1,625)
Refuse	405-7421-535.43-40	Refuse/Waste Disposal	$ 4,025	4,156	(131)
	Subtotal			**$ 211,544**	
Supplies	405-7421-535.40-10	Training/Registration	$ 2,500	$ 2,500	-
	405-7421-535.41-20	Mobile Radios		-	-
	405-7421-535.51-10	Office Supplies	$ 1,600	1,600	-
	405-7421-535.52-10	Gas, Lubricants & Oil	$ 18,600	19,205	(605)
	405-7421-535.52-20	Small Tools & Equipment	$ 4,200	4,337	(137)
	405-7421-535.52-30	Chemicals	$ 300,000	325,000	(25,000)
	405-7421-535.52-90	Other		-	-
	Subtotal			**$ 352,641**	
Repairs and Maintance	405-7421-535.46-21	Equipment-General	$ 100,000	$ 100,000	-
	405-7421-535.46-22	Equipment-Garage	$ 7,590	6,900	690
	405-7421-535.46-26	Heavy Equipment		-	-
	405-7421-535.46-27	Heavy Equip-ext repairs	$ 80,000	80,000	-
	405-7421-535.46-60	Meters/Lines	$ 44,400	45,843	(1,443)
	Subtotal			**$ 232,743**	
Misc	405-9010-519.58-70	Bank Charges and Fees	$ 3,884	$ 3,884	-
	405-7410-535.49-30	Uncollectible Accounts		-	-
	405-9010-533.49-30	Uncollectible Accounts		-	-
				$ 3,884	

Interest [4]	405-7490-535.72-00	Interest		$ -	-
Depreciation [4]	405-7490-535.59-00	Depreciation		-	-
Insurance -Per 2023 allocation [5]	405-7421-535.45-10	Property/Liability	$ 36,914	42,500	(5,586)
Contrib to general Fund - 2024 alloc.[6]	405-9010-535.34-95	Interfund Admins Services	$ 588,543	616,286	(27,743)
	Subtotal			**$ 658,786**	
Subtotal Lake Worth SubRegional				**$ 1,936,951**	
Total Costs Allocated on Flow				**$ 9,852,553**	
Total Revenue Requirements			$ 11,839,972	**$ 12,771,445**	(931,473)

Notes:
(1) SRF Loan was retired in FY 2012.
(2) Amount of ECR R&R per budget for FY 2023
(3) Calculated as shown on System Replacement Value Worksheet - check R&R tab
(4) Adjusted out since not a direct O&M expense.
(5) Insurance amount adjusted to amount as determined by comprehensive insurance study.
(6) As Calculated on Administrative Charges Worksheet for FY2023 approved budget

Revenues Regional Sewer O&M				
	405-0000-343.55-51	Lake Worth	3,741,934	$ 4,831,344
	405-0000-343.55-52	Palm Springs	1,755,804	2,638,002
	405-0000-343.55-53	Lantana	1,042,662	1,585,613
	405-0000-343.55-54	Atlantis	317,362	431,168
	405-0000-343.55-55	PBSC	27,227	33,559
	405-0000-343.55-56	Manalapan	76,454	107,130
	405-0000-343.55-57	South Palm Beach	153,713	225,212
	405-0000-343.55.59	Lake Clark Shores	338,286	894,169
	Subtotal		**7,453,442**	**$ 10,746,197**
Revenues Regional Sewer ECR R&R				
	405-0000-343.56-51	Lake Worth	607,298	$ 805,353
	405-0000-343.56-52	Palm Springs	389,870	517,017
	405-0000-343.56-53	Lantana	194,562	258,014
	405-0000-343.56-54	Atlantis	58,306	77,321
	405-0000-343.56-55	PBSC	12,984	17,218
	405-0000-343.56-56	Manalapan	18,273	24,233
	405-0000-343.56-57	South Palm Beach	41,115	54,523
	405-0000-343.56-59	Lake Clark Shores	60,109	79,713
	Subtotal		**1,382,517**	**$ 1,833,392**
Revenues Regional Sewer LW R&R				
	406-0000-343.54-51	Lake Worth	149,571	$ 169,338
	406-0000-343.54-52	Palm Springs	96,021	108,711
	406-0000-343.54-53	Lantana	47,919	54,252
	406-0000-343.54-54	Atlantis	14,360	16,258
	406-0000-343.54-55	PBSC	3,198	3,620
	406-0000-343.54-56	Manalapan	4,501	5,095
	406-0000-343.54-57	South Palm Beach	10,126	11,464
	406-0000-343.54-59	Lake Clark Shores	14,804	16,761
	Subtotal		**$ 340,500**	**$ 385,500**
Revenues Regional Sewer PBC R&R	405-0000-343.53-51	Lake Worth		$ 307,489
	405-0000-343.53-52	Palm Springs		197,400
	405-0000-343.53-53	Lantana		98,511
	405-0000-343.53-54	Atlantis		29,522
	405-0000-343.53-55	PBSC		6,574
	405-0000-343.53-56	Manalapan		9,252
	405-0000-343.53-57	South Palm Beach		20,817
	405-0000-343.53.58	Lake Clark Shores		30,435
	Subtotal			**$ 700,000**
Total Revenues		**Totals**		**$ 13,665,089**
Difference of Revenue Required vs Revenue In				$ 893,644

Figure 1 – City of Lake Worth Beach Subregional Wastewater System

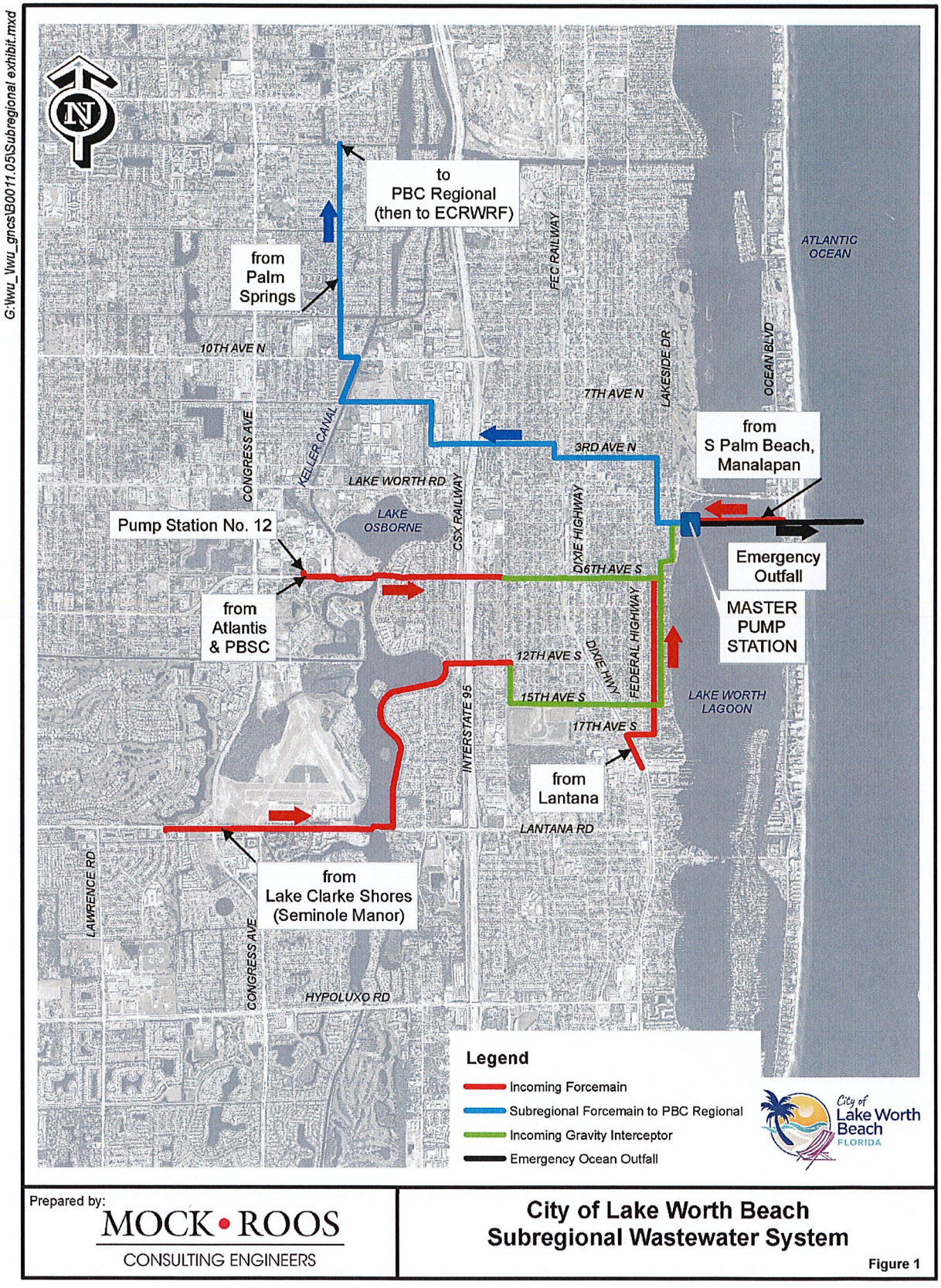

Table 2 - Subregional Contract Customer Allocations & Flows for FY 2022

Subregional Contract Customer	Original Allocation	Current Allocation	FY 2022 Annual Average Daily Flow	FY 2022 **Peak** 3-Month Rolling Average Flow	Unused Reserve Capacity
	MGD	MGD	MGD	MGD	MGD
Lake Worth Beach Local	3.68	5.052	3.936	4.267	0.785
Lantana	0.971	1.618	1.189	1.26	0.358
Atlantis	0.212	0.485	0.323	0.337	0.148
Palm Springs	1.657	3.243	2.297	2.343	0.900
Manalapan	0.084	0.152	0.089	0.092	0.060
South Palm Beach	0.342	0.342	0.179	0.204	0.138
PBSC	0.108	0.108	0.027	0.037	0.071
Lake Clarke Shores	0.000	0.500	0.377	0.396	0.104
Totals/Peak Value	**8.000**	**11.500**	**8.42**	**8.74**	2.760

In 2013 the Town of Palm Beach implemented a project to redirect their wastewater flow from the Lake Worth Beach Subregional System to the West Palm Beach system. Therefore, the Town of Palm Beach withdrew from the Lake Worth Beach Subregional System on October 1, 2013, as noted previously (but retained emergency flow capability). The Town's allotted capacity of 0.941 MGD rounded up to 1.0 MGD was removed from the Lake Worth Beach Subregional System on October 1, 2013. This reallocation of flow capacity was acknowledged by the ECRWRF Board as required by Board policy.

In FY 2019 the City of Lake Worth Beach reached an agreement to transfer 0.176 MGD of its allocated capacity to the Town of Lantana. This capacity transfer is included in the "Current Allocation" column in the above table.

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 6a

PREPARED BY: Nicole Dritz, Development Services Director

REVIEWED BY: Brian K. Raducci, Town Manager

MEETING DATE: May 13, 2024

AGENDA ITEM: Consideration of Ordinance O-01-2024, Amending the Town's Comprehensive Plan by creating a new Property Rights Element to address new Statutory Requirements. **Remarks: First Reading**

ISSUE/BACKGROUND:

On 06/29/2021, House Bill 59 was signed into law requiring local governments to adopt a property rights element in its Comprehensive Plan by the next amendment that is initiated after 07/01/2021, or the date of the next scheduled evaluation and appraisal of its Comprehensive Plan pursuant to Section 163.3191, Florida Statutes.

As listed in Section 163.3177(6)(i), Florida Statutes, a local government may adopt its own property rights element or use the following statement of rights:

The following rights shall be considered in local decision making:

- The right of a property owner to physically possess and control their interests in the property, including easements, leases or mineral rights.
- The right of a property owner to use, maintain, develop and improve their property for personal use or for the use of any other person, subject to state law and local ordinances.
- The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- The right of a property owner to dispose of their property through sale or gift.

The Planning Commission reviewed this ordinance at their regularly scheduled meeting of 04/24/2024 and recommended unanimous approval (voting members included: Lyn Tate, Michelle Donahue, Ed Shropshire, Rosemary Mouring and Joseph Farrell).

ATTACHMENT(S):

1. O-01-2024.docx

SAMPLE MOTION:

I move to (approve)(disapprove) Ordinance O-01-2024 on first reading.

ORDINANCE NO. O-01-2024

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 THE CREATION OF A PROPERTY RIGHTS ELEMENT TO ADDRESS NEW STATUTORY REQUIREMENTS; 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, the subject amendments are being processed as part of the Evaluation and Appraisal Review (EAR) of the Comprehensive Plan, pursuant to Section 163.3191(1), *Florida Statues*, and Rule Chapter 73C-49, Florida Administrative Code; and

WHEREAS, Effective July 1, 2021 under House Bill 59, all local governments are required to adopt and include a “Property Rights” element in its comprehensive plan; and

WHEREAS, the proposed amendments based on the current EAR establish a private Property Rights Element within the City's Comprehensive Plan which repeats the statements of Property Rights included in the *Florida Statutes*; and

WHEREAS, Section 163.3184, *Florida Statutes*, provides the procedure for amendments related the EAR; 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 to adopt the Comprehensive Plan Property Rights Element which consists of two (2) pages which are attached as Exhibit "A" and made a part hereof and of the current Comprehensive Development Plan.

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 13th day of May, 2024.

SECOND AND FINAL READING this ___ day of ____, 2024.

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"

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PROPERTY RIGHTS
GOALS OBJECTIVES AND POLICIES

GOAL PR 1

THE TOWN OF LANTANA SHALL RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.

OBJECTIVE PR 1.1 The Town shall ensure that private property rights are considered in local decision-making.

Policy PR 1.1.1 The following rights shall be considered in local decision making:

a. The right of a property owner to physically possess and control their interests in the property including easements, leases or mineral rights.
b. The right of a property owner to use, maintain, develop and improve their property for personal use or for the use of any other person, subject to state law and local ordinances.
c. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
d. The right of a property owner to dispose of their property through sale or gift.

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 7a

PREPARED BY: Nicole Dritz, Development Services Director

REVIEWED BY: Brian K. Raducci, Town Manager

MEETING DATE: May 13, 2024

AGENDA ITEM: Consideration of a variance request from Sec. 23-92(e) of the Town Code of Ordinances for the property located at 613 S Atlantic Dr in the R1A – Residential Zoning District. (Case #: VAR24-0001).

ISSUE/BACKGROUND:

The property owner of 613 S Atlantic Dr is requesting a five (5) foot side setback for the placement of a ground mounted generator where the Town Code requires a minimum 10-foot setback. The applicant has indicated that the existing footprint of the home and the slope of the property in the rear do not allow for placement of the generator in any other location.

The Planning Commission reviewed this variance at the regularly scheduled meeting of 03/27/2024 and recommended unanimous approval (voting members included: Lyn Tate, Rosemary Mouring, Joseph Farrell, Michelle Donahue and Edward Shropshire).

ATTACHMENT(S):

1. Application and Backup Information

SAMPLE MOTION:

I move to (approve) (disapprove) VAR24-0001 for the property located at 613 S Atlantic Dr.

TOWN OF LANTANA
504 Greynolds Circle
Lantana, FL 33462
(561) 540-5034

CASE #: _____
SUBMITTAL DATE: 02/12/24

VARIANCE APPLICATION

Property Name: Wald Residence
Property Location (Address): 613 S ATLANTIC DR
Property Control Number (PCN): 40-43-45-03-01-000-0511
Existing Zoning Category: _____

Type of Variance (Circle All that Apply):

- Setback (front, side, rear)
- Lot (width, coverage, size)
- Height
- Subdivision Regulations

Other: _____

Property Owner

Name: ERICA + Allan Wald
Address: 613 S ATLANTIC Dr
LANTANA FL 33462
Phone: 561 512 5371
Email: _____

Applicant/Agent

☑ Check here if same as owner
Name: _____
Address: _____
Phone: _____
Email: _____

DO NOT WRITE BELOW THIS LINE **FOR DEPARTMENT USE ONLY**

ACCEPTED FOR REVIEW
Town Official: Justin Columan Date: 02/12/2024
Fee(s) Paid: $750

TOWN ACTION
Town Council: _____ Date: _____
Condition(s) of Approval: _____

GENERAL DATA

Proposed Zoning:
R1A

Existing Use of Property:
SFR

Proposed Use of Property:
SFR

Total Site Area: _____ Sq. Ft. OR _____ Acres

RESIDENTIAL

Total Number of Dwelling Units: 1 (Existing) | 1 (Proposed)

Density (Units per Acre): 4.36 (Existing) | 4.36 (Proposed)

COMMERCIAL

Total Square Footage: N/A

Number of Buildings: N/A

A variance is requested relative to Section # 23.92 e of the Town of Lantana Zoning Code of Ordinance to allow:

placement of a stand by electrical generator within the side south set back when it is currenty 10' requesting a side setback of 5' but only for a span of 10' not for the entire length of the lot.

Where the Zoning Ordinance requires:

Mechanical equipment and the like to be setback within 10 ft of the property line

JUSTIFICATION STATEMENT

Please address the following criteria contained in Section 23-63 of the Zoning Code for Zoning Variance requests:

1. **Special Conditions and Circumstances** - Please describe any special circumstances which are peculiar to the land, structure, or building involved which are not applicable to other lands, structures, or buildings in the same district.

Due to the narrow width of the lot, the footprint of the existing home provides minimal space on the sides for equipment. Placement of any new mechanical items will not be conducive to promoting quiet living conditions for the homeowner and surrounding neighbors. The back is at sea level, drops 5 feet our home and will disturb neighb

2. **Not Self Created Condition** - Explain how the special conditions and circumstances do not result from the actions of the applicant.

A standby generator was not included in the plans for the construction of the home. In 1991 Homeowner would like the opportunity to add a generator as is common in the neighborhood.

3. **No Special Privilege** - Explain how the grant of this variance request will not confer any special privilege upon the applicant that is denied by the zoning ordinance to other lands, structures or buildings in the same district. applicant is in need of electricity for medical devic

The proposed location of the generator is not a special privilege. Existing homes with mechanical or otherwise similar equipment located within the side setbacks are currently allowed to replace them in their same location, if necessary, per Section 23.81(k)(3).

4. **Deprivation of Rights Enjoyed by Others** - Explain how the literal interpretation of the provisions of the zoning ordinance would deprive the applicants of rights commonly enjoyed by other properties in the same district.

Placement of the generator in any other location on the property will promote excessive noise and disturbance allowing the unit to echo thereby depriving neighboring residents and passersby of general peace and quiet while the generator is running.

5. **Minimum Variance** - Explain how the variance requested is the minimum variance that will make possible the reasonable use of the land, building or structure.

The variance request is the minimum variance to make possible the placement of the generator and limited to a small, confined area. The request seeks to reduce the side setback from 10' to 5' on the south side of the home for a length of only 10

6. **Code's Intent** - Explain how the grant of this variance will be in harmony with the general purpose and intent of this ordinance. Owner need electricity for medical equipment

The purpose of this code is to promote the public health, safety, morals, convenience, comfort, amenities, prosperity, and general welfare of the community. More specifically, it is the intent of code section 23.92 (e) to provide distance from neighboring properties in order to limit noise and maximize privacy. Granting this variance is in harmony with the general purpose and intent of this ordinance in that it seeks to allow the placement of the standby generator in the least obtrusive location on the property allowing immediate neighbors to enjoy the use of their property by limiting noise and shielding unsightly equipment.

EXACT LEGAL DESCRIPTION OF PROPERTY:

(Attach if insufficient space)

PROPERTY DETAIL

LOCATION ADDRESS	613 S ATLANTIC DR
MUNICIPALITY	LANTANA
PARCEL CONTROL NUMBER	40-43-45-03-01-000-0511
SUBDIVISION	HYPOLUXO ISLAND ADD IN
OFFICIAL RECORDS BOOK/PAGE	16584 / 1508
SALE DATE	JAN-2004
LEGAL DESCRIPTION	HYPOLUXO ISLAND ADD S 1/2 OF LT 51 & LT 52

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

AGENT [if different from Owner(s)]	DEVELOPER
Name: ERICA WALD	Name:
Company Name:	Company Name:
Address: 613 S ATLANTIC DR LANTANA FL 33462	Address:
Phone:	Phone:

PLANNER	ARCHITECT
Name:	Name:
Company Name:	Company Name:
Address:	Address:
Phone:	Phone:
	Florida Registration No.:

ENGINEER	LANDSCAPE ARCHITECT
Name:	Name:
Company Name:	Company Name:
Address:	Address:
Phone:	Phone:
Florida Registration No.:	Florida Registration No.:

SURVEYOR	ATTORNEY
Name:	Name:
Company Name:	Company Name:
Address:	Address:
Phone:	Phone:

CURRENT OCCUPANT OF BUILDING OR PROPERTY
Name: Allan + ERICA WALD
Company Name (If Applicable):
Address: 613 S ATLANTIC DR LANTANA FL 33462
Phone: 561 512 5371

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 a 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.

Erica Wald
Signature of Applicant

ERICA WALD
Printed Name of Applicant

Witness

Witness

Date:

Applicant is:

X Owner

____ Optionee

____ Lessee

____ Agent

____ Contract Purchaser

Address:
613 S ATLANTIC DR
LANTANA FL 33462

Telephone Number: 561 540 5125371

Fax Number: 561 540 8175

OWNER'S AUTHORIZATION

I/We affirm and certify that ERICA WALD, the Applicant, is hereby authorized to represent me/us in all dealings regarding this petition with the Town of Lantana.

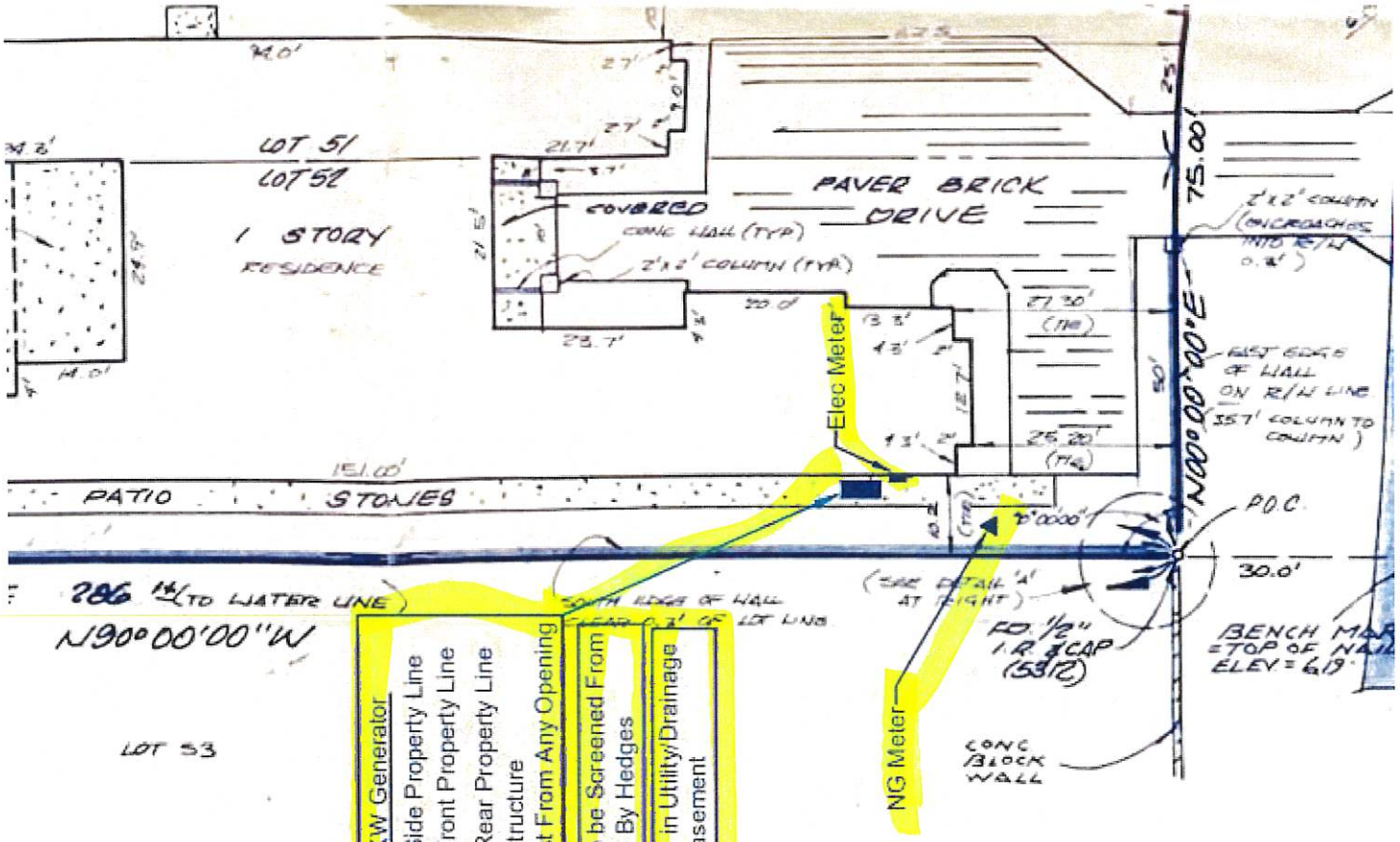
Witness

Erica Wald
Signature of Owner

ERICA WALD
Printed Name of Owner

Witness

02/12/2024
Date:



I HEREBY CERTIFY that the plat shown hereon
made under my direction, and is accurate to the
I further certify this meets the Minimum Tech
Surveyors Pursuant to Sec. 472.027, F.S., and
sealed with an embossed surveyors seal

BOUNDARY SURVEY:

SCALE 1" = 20'
DR J.A.P.
FIELD H.S.
DATE 3/16/2001

MILLER
1121 CA
FLORI
1-56

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 7b

PREPARED BY: Nicole Dritz, Development Services Director

REVIEWED BY: Brian K. Raducci, Town Manager

MEETING DATE: May 13, 2024

AGENDA ITEM: Consideration of Special Exception request to allow a "Call Center" at the property located at 415 Gator Dr in the I – Industrial Zoning District. (Case #: SE23-0005). Remarks: This is a companion item to 7c.

ISSUE/BACKGROUND:

The applicant, who has asked to remain confidential and would like to be referred to as "Project Connect", has operated in the Town for many years. The business has recently approached the Town with a request to demolish their existing facility and build a new office building. On 12/11/2023 the Town Council approved a text amendment that was initiated by Project Connect which created a definition and parking rate for a "Call Center" and allowed for the use to be permitted in the Industrial (I) Zoning District by Special Exception approval. In order to allow for the construction of the new office building, a Special Exception approval is required, pursuant to the adopted text amendment.

The Planning Commission reviewed the variance at their regularly scheduled meeting of 04/24/2024 and recommended unanimous approval (voting members included Lyn Tate, Rosemary Mouring, Joseph Farrell, Michelle Donahue and Edward Shropshire).

ATTACHMENT(S):

1. Application and Backup Information

SAMPLE MOTION:

I move to (approve)(disapprove) SE23-0005.

CASE #: SE23-0005 SUBMITTAL DATE: Oct 11, 2023

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: 415 Gator Drive Inc.
Address: 415 Gator Drive
Lantana, FL 33462
Phone: (561) 533-1065
Fax: (____) _____
Email: sharon@211pbtc.org
Ken Kettner / ken@ecsinc.biz

~~APPLICANT~~ / AGENT

Name: Urban Design Studio
Address: 610 Clematis Street, STE CU-02
West Palm Beach, FL 33401
Phone: (561) 366-1100
Fax: (561) 366-1111
Email: smegrue@udsflorida.com

TOWN OF LANTANA USE ONLY

ACCEPTED FOR REVIEW

Town Official: EJM Date: 10 / 11 / 23 Fee Paid: $700

Confirmation letter for water and sewer service included? YES NO

Traffic concurrency letter included? YES NO

Town Action

Town Council: _____ Date: __/__/__

Conditions of Approval:

CASE #:_____ SUBMITTAL DATE: Oct 11, 2023

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: 415 Gator Drive Inc.

Address: 415 Gator Drive
Lantana, FL 33462

Phone: (561) 533-1065

Fax: (_____) _____

Email: sharon@211pbtc.org
Ken Kettner / ken@ecsinc.biz

~~**APPLICANT**~~ **/ AGENT**

Name: Urban Design Studio

Address: 610 Clematis Street, STE CU-02
West Palm Beach, FL 33401

Phone: (561) 366-1100

Fax: (561) 366-1111

Email: smegrue@udsflorida.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: Project Connect

Property Address: 415 Gator Drive, Lantana, FL 33462

Property Control Number: 40 - 43 - 44 - 34 - 00 - 000 - 7190

Existing Zoning: Industrial

Proposed Zoning: No Change

Existing Comprehensive Plan Designation: Industrial

Proposed Comprehensive Plan Designation: No Change

Existing Use of Property: Call Center

Proposed Use of Property: No Change

Total Site Area: 51,400.8 sq. ft. OR 1.18 Acres

Total Building Square Footage: 12,000 SF Proposed

Front Footage of Property (feet): 255.27'

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: 0

Density (Units per acre): Existing: 0 Proposed: 0

COMMERCIAL

Total square footage: 12,000 SF Number of Buildings: 1

A Special Exception is requested relative to Section # 23-101 of the Town of Lantana Zoning Code to allow:

This is a request for approval of Special Exception use of 'Call Center' for an existing use on the subject site, located within the Industrial zoning district.

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.

See attached Justification Statement.

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

See attached Justification Statement.

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

See attached Justification Statement.

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

See attached Justification Statement.

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

See attached Justification Statement.

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

See attached Justification Statement.

EXACT LEGAL DESCRIPTION OF PROPERTY

(Attach if insufficient space)

COMMENCING AT THE INTERSECTION OF A LINE PARALLEL WITH AND 20 FEET NORTHERLY FROM THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 43 EAST, WITH THE WEST LINE OF SAID SECTION 34; RUN THENCE SOUTH 89°53'30" EAST ALONG SAID PARALLEL LINE, (THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 34 IS ASSUMED TO BEAR EAST-WEST AND ALL BEARINGS HEREIN ARE RELATIVE THERETO), A DISTANCE OF 848.46 FEET TO THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 89°53'30" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 255.27 FEET, MORE OR LESS, TO A LINE PARALLEL WITH AND 170 FEET WESTERLY FROM THE EAST LINE OF THE SAID NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 34; THENCE NORTH 0O°05'00" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 160.00 FEET; THENCE NORTH 89°53'30" WEST, A DISTANCE OF 56.09 FEET; THENCE NORTH, A DISTANCE OF 53.27 FEET; THENCE WEST, A DISTANCE OF 199.41 FEET; THENCE SOUTH, A DISTANCE OF 212.89 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT 1 OF UNRECORDED PLAT FOR GATOR CULVERT COMPANY.

CONTAINING 1.18 ACRES, MORE OR LESS.

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: Sandra J. Megrue	Name: Sharon L'Herrou, Director-CEO
Company Name: Urban Design Studio	Company Name: 415 Gator Drive, Inc.
Address: 610 Clematis Street, WPB, FL 33401	Address: 415 Gator Drive, Lantana, FL 33462
Phone: 561-366-1100	Phone: 561-533-1065
Email: smegrue@udsflorida.com	Email: sharon@211pbtc.org / ken@ecsinc.biz (Ken Kettner)

Planner	**Architect**
Name: Same as Agent	Name: Edward Torres (Jerry Thomas)
Company Name:	Company Name: T&T Design and Development, Inc.
Address:	Address: 6810 Lyons Technology Cir, Pompano Beach, FL 33073
Phone:	Phone: 954-817-8171 Email: ttdesigninc@aol.com
Email:	Florida Registration Number: AR 94792
Engineer	**Landscape Architect**
Name: Rob Rennebaum	Name: Robert Dinsmore
Company Name: Simmons and White	Company Name: Urban Design Studio
Address: 2581 Metrocentre Blvd, #3, WPB, FL 33407	Address: 610 Clematis Street, #CU-02, WPB, FL 33401
Phone: 561-478-7848 Email: rob@simmonsandwhite.com	Phone: 561-366-1100 Email: rdinsmore@udsflorida.com
Florida Registration Number: FL PE 41168	Florida Registration Number: FL LA6667464
Surveyor	**Attorney**
Name: Timothy Smith	Name: N/A
Company Name: TMS Land Surveying	Company Name:
Address: 4546 Cambridge Street, WPB, FL 33415	Address:
Phone: 561-602-8160	Phone: Email:
Email: tmsland@comcast.net	Florida Registration Number:

Current Occupant of Building or Property	**Other**
Name: Address: 415 Gator Drive, Inc.(Applicant/Owner/Operator)	Name: Address:
Phone: 561-533-1065 Email: sharon@211pbtc.org	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.

_____ _____

Witness **Signature of Applicant**

_____ Sharon L'Herrou, Director-CEO

Witness **Printed Name of Applicant**

_____

Date

Applicant is:

X____ Owner

_____ Optionee

_____ Lessee

_____ Agent

_____ Contract Purchaser

Address:

415 Gator Drive, Inc

415 Gator Drive

Lantana, FL 33462

Phone: (561) 533-1065 Fax (____) _____

Email: sharon@211pbtc.org

OWNERS AUTHORIZATION

(I) (We) affirm and certify that Hunter Monsour, the applicant, is hereby authorized to represent me in all dealings regarding this petition with the Town of Lantana.

_____ _____

Witness **Signature of Owner**

_____ Sharon L'Herrou, Director-CEO

Witness **Printed Name of Owner**

_____ 415 Gator Drive, Inc
415 Gator Drive
Lantana, FL 33462

Date

Project Connect
Special Exception, Site Plan Review & Landscape Review
Project Narrative
October 11, 2023
February 27, 2024

urban design studio

Urban Design
Land Planning
Landscape Architecture

REQUEST / LOCATION / BACKGROUND

On behalf of the Applicant/Owner/Operator (Applicant), 415 Gator Drive, Inc., Urban Design Studio, as Agent, has prepared and hereby respectfully submits these requests for a Special Exception to allow the use of a Call Center, Site Plan approval, and Landscape Plan approval for the 1.18-acre site (Site) located at 415 Garor Drive in Lantana, Florida. The Site currently has Future Land Use Plan and Zoning designations of Industrial, which the applicant proposes no changes to.

The Applicant is an existing private non-profit 501-C3 agency that has been operating within the Town, more specifically within the Industrial zoned district of the Town, since 1993, or thirty (30) years, and has owned the property they operate out of for the past twenty-four (24) years (purchased in August 1999). The application is to be known as 'Project Connect'. This private non-profit provides an essential helpline service to the residents of Lantana, Palm Beach County, and the Treasure Coast that is free and confidential, and spans the needs from suicide prevention, crisis intervention, information, assessment, and provides referrals to other community services for people of all ages.

The private non-profit agency is currently operating from an existing metal warehouse structure, built in 1982, which has been utilized as both their operations center and refrigeration warehouse space they rented to subsidize their operations. It is their intent to demolish the existing metal building in phases to allow their continued use of the Site, and ultimately construct a new 12,000 square foot storm rated building, providing for growth as the regions needs increase, but also to provide a more suitable working environment for their current employees and volunteers.

This request follows an earlier request filed by 415 Gator Drive, Inc. on September 13, 2023, to amend the text of the Town's LDRs to add the use of a 'Call Center' as a Special Exception use within the Industrial zoning district, which has since been approved by the Town Council. This preceding request was based on multiple conversations with Town Staff to address and cure the matter of the operations and services that the non-profit agency provides not corresponding with any of the current described uses within the Industrial zoning district. It was determined by Town staff that the use most correlates to the use of a 'Call Center', or telemarketing center, to which the Applicant has been granted changes to the LDR text to add the new use.

Applicant has also filed a three (3) Variance requests requesting relief from the Town's LDRs to allow for 22 existing parking spaces to be modified and continue to encroach into the front and east side setbacks and variances to allow for proposed mechanical equipment and mounting pad to encroach into the west side setback (see separate Variance application and Justification for more information.)

BACKGROUND

As mentioned, the existing fabricated metal building was built in 1982 and has been occupied by the Applicant since 1993, and who purchased the Site in August of 1999 from a member of the non-profit's board. Research of the Town's records produced no Site Plan and it is believed that the Site received Building Department permits for its original construction, and which has had miscellaneous updates over the years. The existing building consists of a 4,500 square foot warehouse space, a 4,500 square foot cold storage space, and a 6,000 square foot office space (current location of the Applicant's operations.)

Until recently, the Applicant has leased out the warehouse and cold storage spaces to different users to help supplement the needed revenues to support their operations. These users included a seafood processing business, the Palm Beach County Food Bank, a small business doing golf cart sales, and most recently was used for merchandise storage.

The services provided by the Applicant are the only free and confidential Crisis Hotline and Community Helpline serving the residents of Palm Beach County and the Treasure Coast that provides suicide prevention, crisis intervention, information, assessment, and referral to community service for people of all ages. For more than 50 years, the Applicant has served the ever-growing Palm Beach/Treasure Coast region and now handles over 100,000 requests for help annually, including 10 life-saving suicide-related calls every day.

This request is before you because the non-profit agency is in desperate need of a new efficient facility that provides a healthier and improved working environment for their staff, but also a hurricane hardened facility that can provide a level of safety as they continue to provide their services even during severe natural weather events and be sustainable and cost effective for the future. It is the mission of the non-profit to save and improve lives through crisis intervention by connecting people to health, mental health, and wellness services 24 hours a day, every day.

REQUEST – SPECIAL EXCEPTION USE

The Applicant is requesting approval to allow for the Special Exception use of a 'Call Center' on the Site to allow for the current operations to continue at this location. As stated above, the current use has been operating from its current location for over 30 years and owns the land and building. As part of the request to raze and rebuild their Site, the Applicant learned that their classification of use had no corresponding use identified in the Town's LDR, prompting the Applicant to work with Town Staff to establish an appropriate use within the Industrial zoning district. The Applicant subsequently submitted the necessary application requesting to amend the Town's LDRs to allow the establishment of a Special Exception Use of a 'Call Center', which has since been approved by the Town Council.

Special Exception Standards

As permitted by Section 23-98(d)(2), Special Exceptions *(within the Industrial district)*, states that, *'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 practice and are not contrary to the policies of the Town comprehensive land use plan'*, that certain Special Exception uses may be approved.

Based on this allowance, the Applicant is requesting approval to allow for the Special Exception use of a 'Call Center' be permitted on the Site. Applicant has reviewed the standards set forth in the Town's development regulations for the granting of Special Exception Uses and has responded accordingly below.

Section 23-75 (b) - Standards for granting special exceptions. Prior to recommending approval of a special exception, the Town Council shall insure that:

(1) All structures shall be separated from adjacent and nearby uses by appropriate screening devices.

The applicant is proposing to redevelop the Site, demolishing the existing 1982 metal structure in phases, and constructing a hurricane hardened 2-story, 12,000 square foot structure in the general location of the existing structure. Applicant is adding parking and reconfiguring/resurfacing existing parking, adding a code compliant dumpster enclosure, correcting drainage for the Site, and generally bringing the Site up to current zoning, building, and stormwater management standards. The new structure is compliant with all setback requirements for the Industrial zoning district and continues to have a generous setback from the residential uses to the south with a 117+ front setback. Applicant is proposing to keep most of the existing trees on the Site, further providing for mature screening of the Site from adjacent uses, and adding trees and plantings where there are none today. As noted, the Applicant has concurrently requested relief through three (3) Variances related to the site design.

(2) Excessive vehicular traffic is not generated on residential streets.

The Site has access to North 8th Street, which provides connection to Lantana Road. In that this is an existing use, it is not anticipated that there will be any increased impact on the surrounding roadways, however the Applicant is building with their future in mind and have provided, as part of this request, a Traffic Statement stating that the use and proposed planned growth has minimal impact on the surrounding area.

(3) A vehicular parking or traffic problem is not created. A traffic analysis of the proposed special exception use shall be submitted in accordance with section 23-47(6).

The Site has access to North 8th Street, which provides connection to Lantana Road. In that this is an existing use, it is not anticipated that there will be any increased negative impact on the surrounding roadways, however the Applicant is building with their future in mind and have provided, as part of this request, a Traffic Statement stating that the use and proposed planned growth has minimal impact on the surrounding area.

No parking or traffic problems are anticipated as a result of the redevelopment of the Site for the existing use.

(4) Appropriate drives, walks, and buffers are installed.

As part of the redevelopment, Applicant is proposing to provide for increased buffer, foundation, and interior plantings, bringing the site into compliance with the Towns landscape regulations, with Variances approved. The existing drive way will be shifted and brought into compliance along with interior drive isles and parking, as needed. Applicant is additionally adding interior pedestrian walks. Applicant notes that there are no sidewalks within the Industrial area, or on any existing industrial sites, that provide access to the recently established sidewalk system to the west on North 8th Street. Due to these circumstances, the Applicant is not proposing a sidewalk connection to Gator Drive, or what would be a 'sidewalk to now where'.

(5) 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 excepted use.

This request for a Special Exception use of 'Call Center' cures the current issue of the long-established existing use on the Site not complying with the uses provided for in the Town's LDR. The existing use makes a substantial contribution not only to the Town of Lantana, but to all of Palm Beach County and the Treasure Coast area. Based on the nature of the use, it does not infringe on the rights of properties in the vicinity of the Site.

(6) The proposed use does not endanger, restrict, or impair public safety.

This request for a Special Exception use of 'Call Center' cures the current issue of the long-established existing use on the Site not complying with the uses provided for in the Town's LDR. The existing use makes a substantial contribution to the not only the Town of Lantana, but to all of Palm Beach County and the Treasure Coast area. The existing use does not endanger, restrict, or impair public safety.

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REQUEST – SITE PLAN REVIEW

EXISTING SITE CONDITIONS

The Site currently supports a 15,000 square foot metal structure that the Applicant utilizes 6,000 square feet of for their current operations. The remaining 9,000 square feet is currently vacant of any use. There are approximately 51 paved parking spaces that include 2 handicap parking spaces and a shared handicap access isle. That portion of the Site housing the vacant 9,000 square foot building and proximate parking spaces has been fenced in by a previous tenant of the building. There is mature vegetation that includes Oak trees, a Strangle Fig tree, Cabbage Palms at different levels of growth, a clumping of overgrown Sea Grape and a Gumbo Limbo. There are trees and palms on the adjacent property to the east that is owned by the Town that have grown at the property line but are not on the property. This condition is also present on the property to the Sites north and east, above the Town's property, that has vegetation growing near the property line that may or may not affect the Site and the existing retaining wall. It is the intent of the Applicant to work with the adjacent property owners to address these matters during the initial site redevelopment stages.

PROPOSED SITE REDEVELOPMENT

The Applicant is requesting approvals supporting the complete redevelopment of the Site, allowing for a new 12,000 square foot, 2-story structure with the necessary required parking, landscaping, drainage, dumpster enclosure, and other site elements previously lacking on the Site. With the proposed redevelopment of the Site, the Applicant will be providing improved working conditions for their current staff and volunteers, as well as planning for their future growth as the needs of the surrounding region grow. The number of staff/volunteers fluctuates for the operations, however, the Applicant wants to ensure the redevelopment of the Site accommodates future growth needs, so they have prepared an inhouse analysis based on a five-year growth projection. These projections support the proposed number of 43 'call center' workstations that will be utilized by staff/volunteers to manage incoming calls. Applicant notes that this is a full accounting of space needed for this specific aspect of the use and not a typical shift, as the phone operators have flexible hours that accommodate 24 hours a day, seven (7) days a week, operations. The remaining staff include those in management, administrative and IT support, programing staff, and outreach and fundraising staff.

SURROUNDING USES

To the north, east, and west, the Site is surrounded by multiple industrial use parcels that are also within the Town's Industrial zoned district and have Future Land Use designations of Industrial.

To the south of the Site is a residential community that has been previously platted as the MANTYHARJU Plat, as recorded in Plat Book 20, Page 86. The entire neighborhood has Future Land Use and Zoning designations of Residential, R15. The Applicant has not reached out to the adjacent community; however, as part of this request, a public notice mailing is required to be sent, advising those in proximity of the changes proposed.

ARCHITECTURE

The applicant tis proposing a Modern industrial Tilt Wall architectural design style, providing for a variety of materials and 'cool' palette colors, aluminum cantilevered overhangs, impact windows, and flat roof feature. Colors have been chosen that reflect the branding of the non-profit agency and include cool hues of blue, white, and greys, with orange accents along the top of the building for interest. The colors are prominent for the front façade of the building, wrapping around both the west and east elevations, with more subtle colors and treatments along the sides and rear. Window lengths on the rear and west elevations are reduced to allow light but limit the glass area, screening the views of the adjacent industrial buildings and sites, whereas the windows along the east and south facades allow for full light and views into the Site and adjacent residential uses.

The main entry point for employees and any invited guests or agency partners will be through the main doors on the south elevation of the building. This access will be restricted as is today with intercom system and FOB or other similar access mechanism. All other access points will be restricted to employee use only and have FOB or other similar access mechanism.

PARKING AND LOADING AREAS

Based on the Town's LDRs for a 'Call Center', the Applicant is required to provide for one (1) parking space per call center (employee) workspace @ a maximum shift, plus two (2) spaces per one thousand (1,000) square feet for office space. Applicant is proposing a 12,000 square foot building with a total of 43 call center (employee) workstations for their staff/volunteers whose positions it is to receive communications from the public. Applicant also handles calls during times of crisis, such as a major storm or a hurricane, so the Applicant is proposing to provide parking spaces for their anticipated maximum number of staff/volunteers (future staff/volunteer projections included), not just what would be a maximum shift. This requires a total of 67 parking spaces, inclusive of 24 parking spaces for the proposed building square footage and 43 for the total number of staff/volunteers that receive calls from the public.

Applicant is proposing, as part of the redevelopment of the Site, to provide for a total of 68 parking spaces, inclusive of three (3) handicap parking spaces, providing for one (1) additional parking space above that required by the Town's development regulations.

A 'Call Center' has no requirement for a loading space; however, the Applicant is providing a 13.9' x 20' loading space for box truck deliveries. If in the distant future the Applicant was to relocate, Town Staff will have the opportunity to review the loading needs of any future tenant of the building and require adjustments be made.

SIGNAGE

Applicant is not requesting any special signage for the Site and will comply with the Town's Signage regulations at the time of Building Permit.

SITE AMENITIES

There are no outdoor amenities proposed at this time due to the limited land area, however there are spaces planned within the interior of the proposed structure for the health and welfare of the staff. Applicant is providing for a bike rack on Site.

MECHANICAL EQUIPMENT / DUMPSTERS

The mechanical equipment, including HVAC units and emergency generator, for the building are proposed to be ground mounted on slabs along the west elevation of the building where a 6' wall is proposed to screen the equipment from the neighboring uses and the Site (see Variance Justification for additional details). A new dumpster enclosure is proposed along the eastern portion of the Site, which will comply with the Towns LDR requirements for size and screening.

ACCESS

The Site has direct access to Gator Drive, which to the west connects to North 8th Street and to the east connects to North 4th Street, both of which have direct access onto Lantana Road. The residential community to the south has been modified to restrict any access through the neighborhood by the industrial uses. There is no proposed change to the access of the Site with exception that the existing driveway will shift to the east to better align with the reconfiguration of the parking and drive isles internal to the Site.

EXISTING UTILITIES AND EASEMENTS

The Site currently receives services through the Town and will continue to do so. As part of the proposed redevelopment of the Site, the applicant will be modifying the existing underground infrastructure to accommodate the new building.

Easements that currently exist on the Site include the following:

- Along the most easterly property line is a 6-foot easement in favor of Florida Power & Light (FPL), as recorded in Official Records Book 1493, Page 0068. Applicant is proposing to plant materials that are in keeping with FPL's Right Tree Right Place.

- Along the northern property line is a 6-foot easement in favor of FPL, as recorded in Official Records Book 2501, Page 1695. Applicant is proposing no trees in this area, only hedges and ground covers. This easement is overlapped by a second similar easement in favor of FPL, as recorded in Official Records Book 3236, Page 0081.

- Along the western property line is a 10-foot easement in favor of FPL, as recorded in Official Records Book 3784, Page 0371. It appears that this easement only runs the length of the existing building. Applicant is proposing no plantings in this area as it will be screened with a wall and utilized for ground mounted mechanical equipment.

CONCURRENCY

Traffic
As this is an existing use, there is no significant impact as a result of this request to redevelopment the Site. The Traffic Report submitted and prepared by Simmons and White, dated October 5, 2023, states there is a reduction in trips.

Drainage and Detention
The Site's stormwater management system currently flows to the adjacent property's stormwater system to the west before ultimately discharging into the adjacent canal. Proposed Site modifications consist of full replacement and reconfiguration of the Site including the building, grading, parking lot, and stormwater management system. The Site will be raised to meet stormwater management system requirements as well as include exfiltration trench and dry detention area for water quality. Stormwater will ultimately discharge into the existing canal to the west after connecting to the existing stormwater system at the adjacent property to the west. The proposed project is located within the boundaries of the South Florida Water Management Lake Worth Lagoon Basin with no current Environmental Resource Permits. It is also within the boundaries of impaired waters, increasing the requirements for water quality.

The proposed Site elevations are being raised to meet the following drainage requirements. The proposed drainage system will retain the stormwater generated from the Site up to the 25-year – 3-day storm event. The system will also meet water quality treatment requirements using 186' of 4'x8' exfiltration trench. Minimum inlet elevations will be at 14.0' and perimeter berm will be at 14.5'. The finished floor elevation will be 16.0' and will be protected from 100 year – 3-day storm (zero discharge). Please see the submitted Drainage Report prepared by Simmons and White, dated February 8, 2024.

Potable Water/Sewer: The Site is currently serviced by the Town of Lantana for water and sewer services. The Applicant and development team will work with Lantana Utility Department to secure any additional capacity resulting from the redevelopment.

CONSTRUCTION PHASING
There is no entitlement phasing of the project proposed; however, the Applicant is proposing to phase the construction to reduce the impacts on the current operations during redevelopment of the Site. The Applicant proposes to construct the proposed new structure while continuing to operate from their 6,000 square foot portion of the existing metal structure. This will allow the Applicant to continue to operate and provide critical services to the community.

It is the intent of the Applicant to work with Town staff to obtain a temporary Certificate of Occupancy for the proposed structure, allowing them to move the operations. Once relocated, the remaining 6,000 square foot portion of the existing metal building will be removed and parking and retention constructed in its place. There may be a short period of time when the

Applicant will need to relocate the operations to an off-site location, however the intent is to remain and minimize this requirement if possible.

Applicant offers the below conceptual outline for Town staff of the proposed phases and how parking will continue to be provided during construction. At the time of permit, the Applicant will provide the Town Staff a final construction phasing outline and plan.

Construction Phase I
During Phase 1, Applicant intends to demolish the 9,000 square foot section of the existing metal structure, remove the slab on grade under that section, build a new temporary closure wall on the West end of the remaining 6,000 square foot building (Project Connect offices), relocate feed utilities of power, water, and sanitation to the existing section of building to remain and prepare construction area for Phase 2.

- Bisect 15,000 square foot metal building and create new temporary exterior end wall on West end of remaining 6,000 square foot section.
- Relocate Power utilities and FPL meter to the East end of the existing building.
- Reconnect sanitation lines to remaining building area.
- Reconnect water lines to remaining building area.
- Dismantle and remove 9,000 square foot metal building and associated components.
- Remove existing 9,000 square foot slab on grade of building removed.
- Prepare, clean surrounding areas for construction activities.
- Install construction fence to separate construction area for existing parking and remaining building entrance.

Construction Phase II
Phase 2 will include construction of the new 2-story 12,000 square foot building and associated parking areas, including completion of all building components and utilities. Applicant will work with Town staff for a ‘temporary’ Certificate of Occupancy to allow the building to be occupied and will submit permits for Phase 3 site improvements.

Construction Phase III
Phase 3 will include demolition of the existing 6,000 square foot metal building, modifications to existing parking areas and remainder of site improvements, such as newly proposed parking areas, remaining landscaping and irrigation, as well as the proposed retention area. Staff parking during this portion of the construction phasing will be limited so it is planned that those staff that can work from home will be directed to do so and the remaining staff, who are required to be onsite, will be accommodated via off-site parking the Applicant negotiate.

Applicant will continue to coordinate with Town staff during the entire construction process.

REQUEST – LANDSCAPE PLAN

GENERAL LANDSCAPE

The 1.18-acre Site *(51,445 square feet)* fronts on Gator Drive, and has been designed to provide for the required 25% of the overall site as landscape area (51,445 SF x 25% = 12,861.4 SF) at a total of 29.7%, or 15,304.6 square feet. The Site has additionally been designed to provide for the required 20% of the vehicular use area (27,423 SF x 20% = 5,485 SF) with 5,498.4 square feet of abutting landscape areas, which is part of the overall landscape area provided. The proposed landscape design is compliant with the restriction for no more than 20% of the area to be provided as sod (15,304.6 SF x 20% = 3,060.9 SF) with 3,029 square feet, or 19.8%, of landscape area proposed as sod.

These landscape areas include areas where trees are being preserved in place, landscape areas around the proposed building, dumpster area, perimeter buffers, landscape islands, and retention area. The calculations for the vehicular landscape requirement include landscape areas within and directly adjacent to the parking areas that are or exceed the 6' minimum width requirement, which have been utilized to meet the required planting areas.

The Industrial district overall landscape requirement is 1 tree and 10 shrubs for every 2,000 square feet of landscape area and 1 tree and 5 shrubs for every 250 SF of vehicle use landscape area, both of which are proposed to be met on Site. Based on these requirements the Applicant is required 27 trees and 159 shrubs and is providing for 30 trees (including tree credits) and 1,357 shrubs. Please see the submitted Landscape Plan for additional details.

It is the intent of the Applicant to provide a blended landscape design incorporating the existing Oaks, palms, Gumbo Limbo, and Seagrape, along with added Alexander and Cabbage Palms, Green and Silver Buttonwoods, and shrubs and ground covers that include Red-tip Cocoplum, Small Leaf Clusia, Fakahatchee Grass, Green Island Ficus, Dwarf Firebush, Juniper, Jasmine, Sand Cord Grass (in the retention area), and mulched areas so as to minimize the sodded areas.

LANDSCAPE CREDITS

The Site has 12 existing trees, inclusive of the existing Seagrape stand, and 5 palms. The new site design requires that one of the trees (Tree #1 on the Tree Disposition Plan) and one of the Seagrape (Tree #15 on the Tree Disposition Plan) to be removed due to their current locations conflicting with the proposed redevelopment. These two trees are proposed to be mitigated as a result. The remaining existing materials will either remain in place or be relocated as shown on the Tree Disposition Plan.

Based on Section 10.5-5, Credit allowed for existing trees; preservation of existing trees, the proposed preservation / relocation of the trees and palms on site are allowed to be credited toward the landscape area requirements for the redevelopment of the Site. After a review of the Town's LDRs, the Applicant is permitted to apply 23 credits. Please see the submitted Landscape and Tree Disposition Plans for additional details.

MITIGATION

As stated above, the Site has 12 existing trees, inclusive of the existing Seagrape stand, and 5 palms. The new site design requires that one of the trees (Tree #1 on the Tree Disposition Plan) and one of the Seagrape (Tree #15 on the Tree Disposition Plan) to be removed due to their current locations conflicting with the proposed redevelopment.

Applicant is proposing to mitigate Tree #1 as it is considered a specimen Oak tree with a DBH of over 10". Applicant is providing for mitigation at 1.5 times for a total of 36" of mitigation provided on Site. Tree #15 is not a specimen tree with a DBH of 8" and has not matured and grown as a tree and instead has grown as a low lying 'clump' of meandering branches. Applicant has not included this in the mitigation requirement as it is not required based on the status of the tree. Please see the Tree Disposition Plan for additional details.

CONCLUSION

On behalf of 415 Gator Drive, LLC, Urban Design Studio respectfully requests favorable review and consideration of these requests for Special Exception, Site Plan, and Landscape Plan approvals. The project manager at Urban Design Studio is Sandra Megrue. Please feel free to contact Mrs. Megrue with any questions or for additional information in support of these applications at 561-366-1100 or via email at smegrue@udsflorida.com.

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 7c

PREPARED BY: Nicole Dritz, Development Services Director

REVIEWED BY: Brian K. Raducci, Town Manager

MEETING DATE: May 13, 2024

AGENDA ITEM: Consideration of Variance requests from Section 23-98(e) to allow a minimum 8.3-foot front setback where a minimum 20-foot setback is required, and to allow a minimum 8.2-foot side setback where a minimum 15-foot setback is required, for the property located at 415 Gator Dr (Case #: VAR23-0033). Remarks: This is a companion item to 7b.

ISSUE/BACKGROUND:

The applicant, who has asked to remain confidential and would like to be referred to as "Project Connect", has operated in the Town for many years. The business has recently approached the Town with a request to expand their business. The site has existing nonconformities including parking spaces that are located within the required setback areas. The site is being redesigned to accommodate the new office building that will house the call center; however, some of the existing nonconforming parking stalls will remain in their current configuration and some have been reconfigured. It should be noted that the applicant has eliminated five (5) nonconforming parking spaces and increased landscaping along Gator Dr as part of the redesigned parking lot configuration associated with this request.

The Planning Commission reviewed the variance at their regularly scheduled meeting of 04/24/2024 and recommended unanimous approval (voting members included Lyn Tate, Rosemary Mouring, Joseph Farrell, Michelle Donahue and Edward Shropshire).

ATTACHMENT(S):

1. Application and Backup Information

SAMPLE MOTION:

I move to (approve)(disapprove)VAR23-0033.

VAR23-0033

TOWN OF LANTANA
504 Greynolds Circle
Lantana, FL 33462
(561) 540-5034

CASE #: VAR23-0033
SUBMITTAL DATE: 11/16/23

VARIANCE APPLICATION

Property Name: Project Connect

Property Location (Address): 415 Gator Drive, Lantana, FL 33462

Property Control Number (PCN): 4 0 - 4 3 - 4 4 - 3 4 - 0 0 - 0 0 0 - 7 1 9 0

Existing Zoning Category: Industrial

Type of Variance (Circle All that Apply):

- Setback (front, side, rear)
- Lot (width, coverage, size)
- Height
- Subdivision Regulations

Other: _____

Property Owner

Name: Sharon L'Herrou, Director-CEO
Address: 415 Gator Drive, Inc.
415 Gator Drive, Lantana, FL 33462
Phone: 561-533-1065
Email: sharon@211pbtc.org / ken@ecsinc.biz (Ken ~~Kettner~~)

Applicant/Agent

☐ **Check here if same as owner**

Name: Sandra J. Megrue
Address: Urban Design Studio
610 Clematis Street, WPB, FL 33401
Phone: 561-366-1100
Email: smegrue@udsflorida.com

DO NOT WRITE BELOW THIS LINE — **FOR DEPARTMENT USE ONLY**

ACCEPTED FOR REVIEW

Town Official: _____ Date: 11/16/23

Fee(s) Paid: $750

TOWN ACTION

Town Council: TBD Date: TBD

Condition(s) of Approval: _____

GENERAL DATA

Proposed Zoning: No change to current Industrial Zoning

Existing Use of Property: Warehouse (vacant), cold storage (vacant), and office uses (Applicant)

Proposed Use of Property: Special Exception of a Call Center (as directed by Town Staff)

Total Site Area: 51,400.8 Sq. Ft. OR 1.18 Acres

RESIDENTIAL

Total Number of Dwelling Units: 0 (Existing) | 0 (Proposed)

Density (Units per Acre): 0 (Existing) | 0 (Proposed)

COMMERCIAL

Total Square Footage: 12,000 SF - Proposed

Number of Buildings: 1 Bldg - Proposed

A variance is requested relative to Section # 10.5 - 23.a of the Town of Lantana Zoning Code of Ordinance to allow:

VAR: Encroachment of proposed parking spaces within the front 20' and side 15' building setbacks.

See Justification for details.

Where the Zoning Ordinance requires:

Section 23-1. Definitions,
'Building': Any structure constructed or built for the support, enclosure, shelter or protection of chattels, persons, animals or the like. The word "building" includes the word "structure" and shall include anything constructed or erected which requires permanent location on the ground or is attached to anything having a permanent location on the ground and shall include, but not be limited to, such structures as homes, hotels, motels, apartments, stores, service stations, radio towers [and] billboards.' and;
'Setback': A line running a certain distance back from and parallel to the base, front, side or rear property line which provides the separation wherein no building, structure or portion thereof shall be permitted, erected, constructed or placed unless specifically permitted by this Code.' and;
Section 23-98(e) required Building Setbacks for Front 20' and Side 15'.

JUSTIFICATION STATEMENT

Please address the following criteria contained in Section 23-63 of the Zoning Code for Zoning Variance requests:

1. **Special Conditions and Circumstances** – Please describe any special circumstances which are peculiar to the land, structure, or building involved which are not applicable to other lands, structures, or buildings in the same district.

See attached Justification Statement.

2. **Not Self-Created Condition** – Explain how the special conditions and circumstances do not result from the actions of the applicant.

See attached Justification Statement.

3. **No Special Privilege** – Explain how the grant of this variance request will not confer any special privilege upon the applicant that is denied by the zoning ordinance to other lands, structures or buildings in the same district.

See attached Justification Statement.

4. **Deprivation of Rights Enjoyed by Others** – Explain how the literal interpretation of the provisions of the zoning ordinance would deprive the applicants of rights commonly enjoyed by other properties in the same district.

See attached Justification Statement.

5. **Minimum Variance** – Explain how the variance requested is the minimum variance that will make possible the reasonable use of the land, building or structure.

See attached Justification Statement.

6. **Code's Intent** – Explain how the grant of this variance will be in harmony with the general purpose and intent of this ordinance.

See attached Justification Statement.

EXACT LEGAL DESCRIPTION OF PROPERTY:

(Attach if insufficient space)

COMMENCING AT THE INTERSECTION OF A LINE PARALLEL WITH AND 20 FEET NORTHERLY FROM THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 43 EAST, WITH THE WEST LINE OF SAID SECTION 34; RUN THENCE SOUTH 89°53'30" EAST ALONG SAID PARALLEL LINE, (THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 34 IS ASSUMED TO BEAR EAST-WEST AND ALL BEARINGS HEREIN ARE RELATIVE THERETO), A DISTANCE OF 848.46 FEET TO THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 89°53'30" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 255.27 FEET, MORE OR LESS, TO A LINE PARALLEL WITH AND 170 FEET WESTERLY FROM THE EAST LINE OF THE SAID NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 34; THENCE NORTH 0O°05'00" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 160.00 FEET; THENCE NORTH 89°53'30" WEST, A DISTANCE OF 56.09 FEET; THENCE NORTH, A DISTANCE OF 53.27 FEET; THENCE WEST, A DISTANCE OF 199.41 FEET; THENCE SOUTH, A DISTANCE OF 212.89 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT 1 OF UNRECORDED PLAT FOR GATOR CULVERT COMPANY.

CONTAINING 1.18 ACRES, MORE OR LESS.

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

AGENT [if different from Owner(s)]	DEVELOPER
Name: Sandra J. Megrue	Name: Sharon L'Herrou, Director-CEO
Company Name: Urban Design Studio	Company Name: 415 Gator Drive, Inc.
Address: 610 Clematis Street, WPB, FL 33401	Address: 415 Gator Drive, Lantana, FL 33462
Phone: 561-366-1100	Phone: 561-533-1065

PLANNER	ARCHITECT
Name: Same as Agent	Name: Jerry Thomas
Company Name:	Company Name: T&T Design and Development, Inc.
Address:	Address: 6810 Lyons Technology Cir, Pompano Beach, FL 33073
Phone:	Phone: 954-817-8171
	Florida Registration No.: AR 94792

ENGINEER	LANDSCAPE ARCHITECT
Name: Rob Rennebaum	Name: Robert Dinsmore
Company Name: Simmons and White	Company Name: Urban Design Studio
Address: 2581 Metrocentre Blvd, #3, WPB, FL 33407	Address: 610 Clematis Street, WPB, FL 33401
Phone: 561-478-7848	Phone: 561-366-1100
Florida Registration No.: FL PE 41168	Florida Registration No.: FL LA6667464

SURVEYOR	ATTORNEY
Name: Timothy Smith	Name: N/A
Company Name: TMS Land Surveying	Company Name:
Address: 4546 Cambridge Street, WPB, FL 33415	Address:
Phone: 561-602-8160	Phone:

CURRENT OCCUPANT OF BUILDING OR PROPERTY
Name: Sharon L'Herrou, Director-CEO
Company Name (If Applicable): 415 Gator Drive, Inc.
Address: 415 Gator Drive, Lantana, FL 33462
Phone: 561-533-1065

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 a 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.

Witness

Witness

11/15/23
Date:

Signature of Applicant

Sharon L'Herrou, Director-CEO
Printed Name of Applicant

Applicant is:

X Owner

____ Optionee

____ Lessee

____ Agent

____ Contract Purchaser

Address:
415 Gator Drive, Inc.
415 Gator Drive
Lantana, FL 33462

Telephone Number: 561-533-1065

Fax Number: _____

OWNER'S AUTHORIZATION

I/We affirm and certify that Urban Design Studio Agent, the ~~Applicant,~~ is hereby authorized to represent me/us in all dealings regarding this petition with the Town of Lantana.

Witness

Witness

11/15/23
Date:

Signature of Owner

Sharon L'Herrou, Director-CEO
Printed Name of Owner

415 Gator Drive, Inc.
415 Gator Drive
Lantana, FL 33462

Project Connect

Variance Request

Justification Statement

November 15, 2023
February 27, 2024
April 4, 2024

urban design studio

Urban Design
Land Planning
Landscape Architecture

REQUEST / LOCATION / BACKGROUND

On behalf of the Applicant/Owner/Operator (Applicant), 415 Gator Drive, Inc., Urban Design Studio, as Agent, has prepared and hereby respectfully submits this request for a Variance to allow encroachments within the front and side setbacks of the 1.18-acre site (Site) located at 415 Garor Drive in Lantana, Florida. The Site currently has Future Land Use Plan and Zoning designations of Industrial. The Applicant has recently received approvals for a LDR text amendment to add a Call Center to the Industrial district as a Special Exception Use and has filed concurrent application requests for a Special Exception Use of Call Center, Site Plan Review, and Landscape Plan Review.

The Applicant is an existing private non-profit 501-C3 agency that has been operating within the Town, more specifically within the Industrial zoned district of the Town, since 1993, or thirty (30) years, and has owned the property they operate out of for the past twenty-four (24) years (purchased in August 1999). This private non-profit provides an essential helpline service to the residents of Lantana, Palm Beach County, and the Treasure Coast that is free and confidential, and spans the needs from suicide prevention, crisis intervention, information, assessment, and provides referrals to other community services for people of all ages.

The Applicant is currently operating from an existing metal warehouse structure, built in 1982, which has been utilized as both their operations center and refrigeration warehouse space they rented to subsidize their operations. The Applicant has filed the noted application requests with the goal of demolishing the existing older inefficient 15,000 square foot metal structure and construct a new 12,000 square foot 2-story storm hardened building and improving the conditions of the entire site, providing for efficient use of the land and sustainability for future growth as the needs of the region increase, as well as provide a more suitable working environment for their current employees and volunteers.

The Applicant contends that the use of a ‘Call Center’ is not a typical ‘industrial’ use, and has no real negative impact on surrounding uses, as would be found with other more typical industrial classified uses, further supporting the request for relief from the established Industrial district setbacks.

This request to gain relief from the Town’s Land Development Regulations (LDRs) have become necessary in order to comply with the Town’s ‘Building Setback’ requirements for the site. Per the Town’s development regulations, Section 23-1 Definitions, a ‘Building’ is defined as:

'…any structure constructed or built for the support, enclosure, shelter or protection of chattels, persons, animals or the like. The word "building" includes the word "structure" and shall include anything constructed or erected which requires permanent location on the ground or is attached to anything having a permanent location on the ground and shall include, but not be limited to, such structures as homes, hotels, motels, apartments, stores, service stations, radio towers [and] billboards.

Furthermore, 'Setback' is defined as:

'…a line running a certain distance back from and parallel to the base, front, side, or rear property line that provides the separation wherein no building, structure or portion thereof shall be permitted, erected, constructed, or placed unless specifically permitted by this Code.

Based on Development Services Staff's interpretation, these definitions include parking spaces and other improvements made on a site that would be permanently located.

The required building setbacks established by Section 23-98 (e) for the Industrial zoning district, and this property specifically, are 20' for the front, 15' for the sides, and 10' for the rear.

BACKGROUND

As noted, the existing fabricated metal structure was built in 1982 and has been occupied by the Applicant and other prior sub tenants since 1993, and purchased the site in August of 1999 from a member of the non-profit's board. Research of the Town's records produced no Site Plan and it is believed that the site received Building Department permits for its original construction, and which has had miscellaneous updates over the years. The site, as constructed, was previously in compliance with the Town's development requirements, however would be considered non-conforming by today's LDRs. The existing building consists of a 4,500 square foot warehouse space, a 4,500 square foot cold storage space, and a 6,000 square foot office space (current location of the Applicant's operations.)

Until recently, the Applicant had leased out the warehouse and cold storage spaces to different users to help supplement the needed revenues to support their operations. These users included a seafood processing business, the Palm Beach County Food Bank, a small business doing golf cart sales, and most recently was used for merchandise storage. No tenant occupies the spaces currently.

The services provided by the Applicant are the only free and confidential Crisis Hotline and Community Helpline serving the residents of Palm Beach County and the Treasure Coast that provides suicide prevention, crisis intervention, information, assessment, and referral to community service for people of all ages. For more than 50 years, the Applicant has served the ever-growing Palm Beach/Treasure Coast region and now handles over 100,000 requests for help annually, including 10 life-saving suicide-related calls every day.

This request is before you because the non-profit agency is in desperate need of a new efficient sustainable facility that provides a healthier improved working environment for their staff, but also a hurricane hardened facility that can provide a level of safety as they continue to provide their services, even during severe natural weather events. It is the mission of the non-profit to save and improve lives through crisis intervention by connecting people to health, mental health, and wellness services 24 hours a day, seven days a week.

SITE EXISTING CONFIGURATION

The site currently supports a 15,000 square foot metal structure that the Applicant utilizes 6,000 square feet of for their current operations. The remaining 9,000 square feet is currently vacant of any use. There are 51 paved parking spaces, of which those on the peripheral of the site encroach into the front and side setbacks in a manner as similarly proposed for the redevelopment.

It is the intent of the Applicant to vastly improve the existing conditions with a complete redevelopment of the site, providing for a new storm hardened structure that will have 3,000 less square feet of floor area and 9,000 less square feet of building footprint, add 17 additional parking spaces for a total of 68 parking spaces, additional landscaping, code compliant dumpster enclosure, employee outdoor seating area, bicycle rack, necessary onsite detention and exfiltration, and 6-foot screen wall to screen the proposed placement of the building's mechanical equipment along the west perimeter.

REQUEST – VARIANCE

The Applicant is requesting a Variance to allow for certain existing parking encroachments into the front and side setbacks of the property to be permitted to remain. Applicant has worked with the Town's Development Services staff to ensure the minimum Variance is being requested. As noted, the Applicant contends that the use of a 'Call Center' has no real negative impact on surrounding uses, as would be found with other more typical industrial classified uses, further supporting the request for relief from the established Industrial district building setbacks.

The Applicant is proposing to redevelop the site by demolishing the existing 1982 metal structure in phases, and constructing a hurricane hardened 2-story, 12,000 square foot structure in the general vicinity of the existing metal fabricated structure. Applicant is adding parking and reconfiguring/resurfacing existing parking, adding a code compliant dumpster enclosure, correcting drainage for the site, and generally bringing the site up to current zoning, building, and stormwater management standards, with exception of the Variance being requested. The new structure is compliant with all setback requirements for the Industrial zoning district as it relates to the building itself, however the Town also interprets that these setbacks should not allow any other forms of encroachment, such as paved parking areas or other forms of hardened improvements.

Approval of the requested Variance will allow the applicant to move forward with replacing the existing dilapidated metal fabricated structure with a new storm hardened building that will provide much-needed space for the agency, which has grown over time, and a healthier environment for the employees who currently share small office spaces dually used for storage. And although the use of the facility is not a typical 'call center' use, the facility does screen both informational and crises calls 24 hours a day, seven days a week, including during severe weather events when employees leave prior to the event, some taking calls remotely, and return immediately after, making it a prime objective of the Applicant to replace the existing facility with a storm hardened structure. Being a non-profit community service provider, the Applicant is fully funded by donations and other governmental funds they may receive, and with the climate of today's real estate market, it is more imperative than ever that the facility be able to continue to operate from the property they own and not be financially burdened by needing to find new rental space, or worse, try to purchase land and build the much-needed facility elsewhere.

Below is the Variance and the specific encroachments being requested.

Ref	Required Setback	Site Element	Setback Provided	Encroachment (Variance)
VAR Sections 23-1 and 23-98 (e)	Front – 20' Side – 15'	Existing/'Modified' Parking Spaces	8.3' (Front) 8.2' (Side East)	11.7' (Front) 6.8' (Side East)

Variance

The Variance is to allow for 22 of the existing constructed parking spaces to continue to remain within the front and east side setbacks. Applicant is proposing to maximize the efficiency of the 1.18-acre site by resurfacing/grading existing parking locations, however modifying those parking spaces that encroach into the setbacks to minimize the impacts. Modifications include eliminating the existing wheel stops, reducing the parking space pavement length to 16', adding a continuous curb and converting 2.5' of the parking space length to mulched overhangs. This reduction in the amount of pavement encroachment into the front and east side setbacks is the minimum required (see above Variance chart) to maintain the current parking spaces.

The Applicant, has evaluated their current and anticipated future needs as it relates to staffing needs and is proposing a total of 43 call center (employee) workstations for their staff/volunteers whose positions it is to receive communications from the public. This is in addition to the office staff that provide managerial, administrative, and/or fundraising functions. As noted previously, the Applicant also handles calls during times of crisis, such as a major storm or a hurricane, so the Applicant is proposing to provide parking spaces for their anticipated maximum number of staff/volunteers (future staff/volunteer projections included), which is more than what would be required for a typical maximum shift, to ensure that their parking needs are met for any situation.

This desire of the Applicant for maximum parking is consistent with the recently approved 'Call Center' LDR regulations, which established parking requirements that include one (1) parking space per call center (employee) workspace @ a maximum shift, plus two (2) spaces per one thousand (1,000) square feet for office space, calculating the parking needs for the use at 67 spaces. Applicant is meeting this requirement with 68 proposed parking spaces, for a total of one (1) additional parking space. This is an additional 17 parking spaces over the existing 51 parking spaces currently utilized by the facility. Approval of this Variance will allow the Applicant to continue to utilize their property in an efficient and effectual manner, and provide future sustainability.

Per Section 23-63, the following criteria shall be addressed when requesting a Variance form the Town's land development regulations:

1. **Special Conditions and Circumstances – Please describe any special circumstances which are peculiar to the land, structure, or building involved which are not applicable to other lands, structures, or buildings in the same district.**

   The site is a little more than 1 acre of land, which proves to be restrictive when trying to develop a program that will not only accommodate current (and projected) staffing needs, but also comply with the Town's setback and other code requirements, and meet the current SFWMD standards for water quality with onsite retention and exfiltration, which the site does not currently provide for. The Applicant is proposing to reduce the current building area by 3,000 square feet and reduce the building footprint by 9,000 square feet. However, the Applicant continues to need relief for certain encroachments into the building setbacks that the Applicant feels are the minimal required to be able to fully utilize the land in an efficient and sustainable manner.

   Denial of the requested parking encroachment Variance puts a hardship on the Applicant in that the use would not be able to continue with the much-needed redevelopment of the site as there would not be sufficient parking on the site to sustain the long-standing use.

2. **Not Self-Created Condition – Explain how the special conditions and circumstances do not result from the actions of the applicant.**

   The parking spaces being made part of this request are existing parking spaces the Applicant is modifying to reduce the current encroachment. Denying relief to the existing use to continue to provide parking within the setbacks, as previously permitted to be constructed, would result in the use no longer being able to operate from this location as parking would be lacking, causing a hardship for the use that would require them to relocate.

3. **No Special Privilege – Explain how the grant of this variance request will not confer any special privilege upon the applicant that is denied by the zoning ordinance to other lands, structures or buildings in the same district.**

   It is at the will of the Town Council to grant Variances such as those being requested herein, so if similar circumstances existed on another established site, a Variance could be granted there as well. However, in that this is an established use that was previously permitted to construct the existing parking within the established building setbacks, approval of the Variance will allow the Applicant to redevelop the dilapidated site with fiscal responsibility and efficiency and the necessary parking.

4. **Deprivation of Rights Enjoyed by Others – Explain how the literal interpretation of the provisions of the zoning ordinance would deprive the applicants of rights commonly enjoyed by other properties in the same district.**

   Litteral interpretation of the zoning ordinance for all building setbacks to remain free of any physical improvement, such as parking spaces, curbing, and the like would deny the Applicant the use of existing parking on the site that was permitted at the time of the site's original development. A reduction of 22 parking spaces would greatly reduce the usable area of the site needed to provide for the required parking and other site development requirements, including SFWMD. The Applicant would be required to significantly reduce both the square footage of the proposed structure and reduce the number of call center workstations projected to be needed for the sustainable future of the use.

   Without redevelopment of the site, the Applicant would most likely be faced with the financial burden of relocating as the existing building is in a dilapidated state and the site has sustained ground settling over the years and requires regrading in several areas. This request to redevelop the site utilizes existing parking and reduces the overall footprint of the building for a more efficient use of the site. It is however, the Town Council's prerogative to approve Variances such as these, based on the conditions presented, for which any property owner in the Industrial district could also request consideration.

5. **Minimum Variance – Explain how the variance requested is the minimum variance that will make possible the reasonable use of the land, building or structure.**

   The Applicant is proposing to reduce the existing parking space pavement lengths by adding 2.5' mulched overhangs, making it the minimum variance required to allow the Applicant to continue to utilize existing parking within the front and east side setbacks. Removal of these 22 parking spaces would reduce the parking necessary for the Applicant to continue operating on this site with any future sustainability.

6. **Code's Intent – Explain how the grant of this variance will be in harmony with the general purpose and intent of this ordinance.**

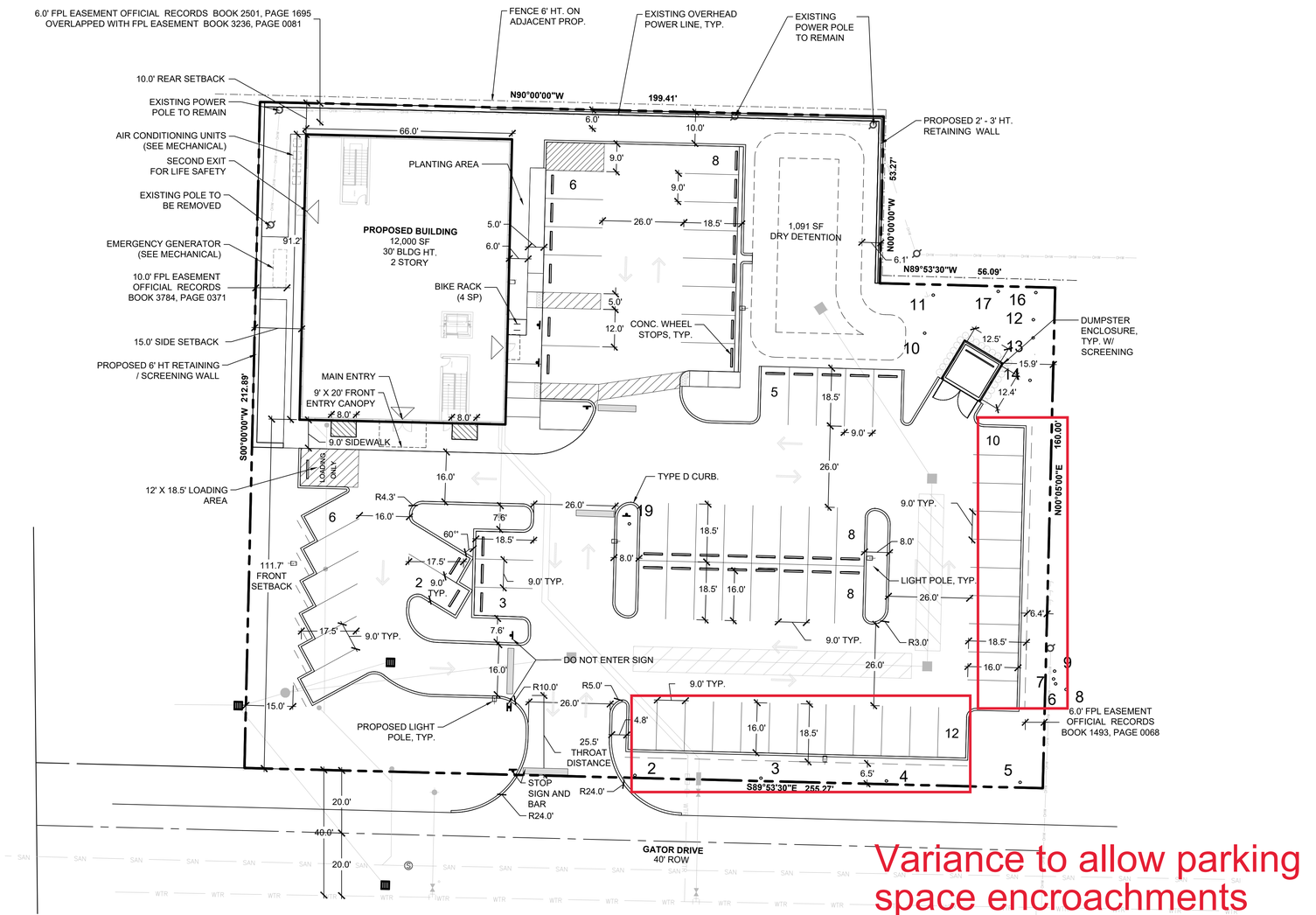
The granting of the requested Variance allows the Applicant to continue the use of their land as was permitted at the time of its original construction. Granting of the Variance does not have any negative impact on surrounding uses as the Applicant is reducing the existing non-conformity of the parking spaces by reducing the amount of pavement and increasing the open space pervious area.

Additionally, this is an existing site within the industrial area of the Town. The proposed redevelopment pattern is in keeping with current development patterns. The interpretation of the code to not allow for improvements within the setbacks causes great hardships on small lots such as the subject parcel as it greatly reduces the developable area. The setback areas for this site equate to .31+/- acres, or a quarter of the 1.18-acre site, that may not be used for any physical hardened site improvements, as is permitted in many other municipalities. It is the experience the of the development team that building setbacks typically apply to buildings/structures and not improvements such as parking. The Town's interpretation of what a setback is can also be translated to being consistent with other jurisdictions landscape buffer requirements. Meaning that the Town requires 15' side buffers on Industrial use sites, creating 30' planted corridors between industrial buildings/uses, which is an excessive amount of buffering between compatible uses and typically only seen where incompatible uses abut. This is also an inefficient use of land within the industrial areas. Granting the requested variance will allow for the most cost effective and efficient use of the land and promote the sustainability of the non-profit agency within the Town for the foreseeable future.

CONCLUSION

On behalf of 415 Gator Drive, LLC, Urban Design Studio respectfully requests favorable review and consideration of this request for Variance relief on the site. The project manager at Urban Design Studio is Sandra Megrue. Please feel free to contact Mrs. Megrue with any questions or for additional information in support of these applications at 561-366-1100 or via email at smegrue@udsflorida.com.

SITE PLAN



Variance to allow parking space encroachments into the building setback

Location Map

LOCATION MAP
NOT TO SCALE

SITE DATA

APPLICATION NAME:	PROJECT CONNECT
LAND USE DESIGNATION:	I - INDUSTRIAL
ZONING DISTRICT:	I - INDUSTRIAL
PROPERTY CONTROL NUMBER:	40-43-44-34-00-000-7190
SECTION / TOWNSHIP / RANGE:	34 / 44 / 43
EXISTING USE:	WAREHOUSE / COLD STORAGE / OFFICES
PROPOSED USE:	CALL CENTER
TOTAL SITE AREA:	1.18 AC (51,445.6 SF)
IMPERVIOUS	36,141 SF (70.3%)
VEHICULAR USE	27,428.5 SF
BUILDING COVERAGE /SIDEWALKS	8,712.5 SF
LANDSCAPE AREAS / PERVIOUS	15,304.6 SF (29.7%)
GROSS FLOOR AREA	12,000 SF
MAXIMUM FAR	1.0
TOTAL FLOOR AREA RATIO (12,000 SF / 51,445.6 SF):	0.23
TOTAL BLDG. COVERAGE (6,151 SF* / 51,445.6 SF):	11.6%
*INCLUDING 151 SF OF CANOPY FOR WEATHER PROTECTION	

TOTAL PARKING REQUIRED	**67 SPACES**
CALL CENTER, ONE (1) SPACE PER EMPLOYEE WORKSPACE (@ MAXIMUM SHIFT)	43 SPACES
PLUS TWO (2) SPACES PER ONE THOUSAND (1,000) SF GFA (12,000SF/1000)	24 SPACES
PARKING PROVIDED	**68 SPACES**
ACCESSIBLE PARKING SPACES REQUIRED	3 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	3 SPACES
LOADING REQUIRED (12' x 18 1/2')	1 SPACE
LOADING SPACES PROVIDED (13.9' X 20.0')	1 SPACE
MAX BUILDING HEIGHT:	35 FT
PROPOSED BUILDING HEIGHT:	30 FT
OVERALL LANDSCAPE AREA REQUIRED (25% OF SITE)	12,861.4 SF
OVERALL LANDSCAPE AREA PROVIDED (29.7%)	15,304.6 SF
PAVEMENT AREA (VEHICULAR USE)	27,428.5 SF
PAVEMENT LANDSCAPE AREA REQUIRED (20% PAVEMENT AREA)	5,485.7 SF
PAVEMENT LANDSCAPE AREA PROVIDED (30.6%)	5,498.4 SF

NOTES

BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY TIMOTHY M. SMITH LAND SURVEYING INC. DATED: 07/2022

Development Team

APPLICANT: 415 GATOR DRIVE INC.
415 GATOR DRIVE
LANTANA, FL 33462

PLANNER & LANDSCAPE ARCHITECT: URBAN DESIGN STUDIO
610 CLEMATIS STREET
SUITE CU02
WEST PALM BEACH, FL 33401
561.366.1100

SURVEYOR: TIMOTHY M. SMITH LAND SURVEYING INC.
4546 CAMBRIDGE ST.
WEST PALM BEACH, FL 33415
561.602.8160

CIVIL ENGINEER: SIMMONS & WHITE
2581 METROCENTRE BLVD. SUITE 3
WEST PALM BEACH, FL 33407
561.478.7848

ARCHITECT: T&T DESIGN AND DEVELOPMENT INC.
6820 LYONS TECH PARKWAY.
COCONUT CREEK, FL 33073
954.817.8171

Property Development Regulations

	MINIMUM LOT DIMENSIONS			MAX. HEIGHT	LOT COVER	SETBACKS			
	SIZE	WIDTH / FRONTAGE	DEPTH			FRONT	SIDE	SIDE STREET	REAR
Required	7,500 SF MIN.	75'	N/A	35'	60% MAX.	20'	15'	15'	10'
Provided	(51,445.6 S.F.) 1.18 AC.	255.27'	212.89'	30'	11.6%	111.7'	15'	N/A	10'

urban design studio
Urban Planning & Design
Landscape Architecture
Communication Graphics
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsflorida.com
#LCC000035

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PROJECT CONNECT

Town of Lantana, FL.
Site Plan

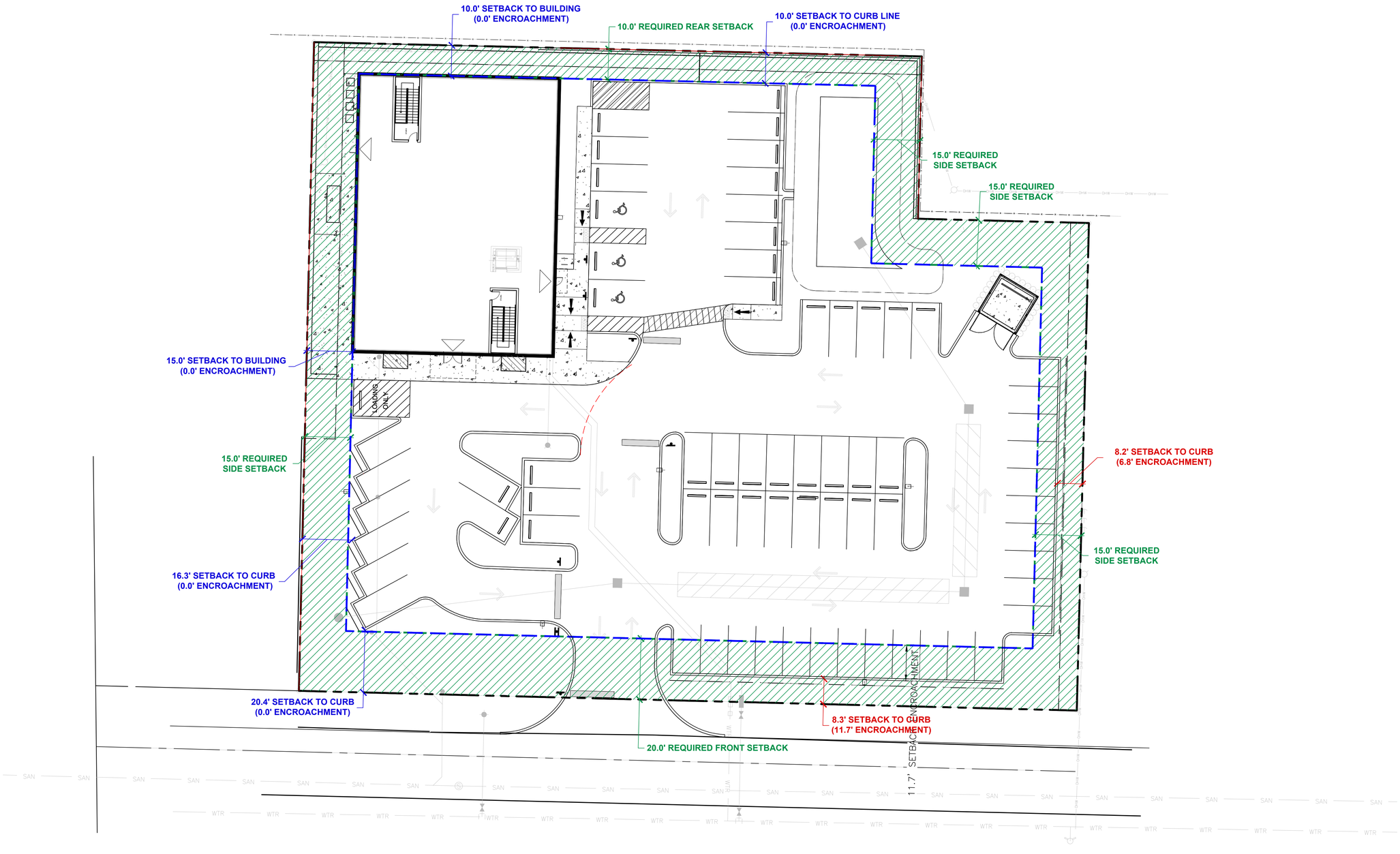
Drawing name: H:\UDS\22-006-000\211 Lantana Campus_22-006\211 Palm Beach, FL_000\Drawings\Site Plan\2024.02.06_SP-211.dwg

NORTH
0 10' 20' 40'
Scale: 1" = 20'-0"

Date:	10/11/2023
Project No.:	22-006-000
Designed By:	MR
Drawn By:	MR
Checked By:	RD/SM

Revision Dates:
02/28/2024 RESUBMITTAL

SP-1
of 1



Variance Chart

REFERENCE	SETBACK REQUIRED	SITE ELEMENT	SETBACK PROVIDED	ENCROACHMENT (VARIANCE)
VAR SECTIONS 23-1 AND 23-98(e)	FRONT - 20' SIDE - 15'	EXISTING/'MODIFIED' PARKING SPACES	FRONT - 8.3' SIDE (EAST) - 8.2'	FRONT - 11.7' SIDE (EAST) - 6.8'

Property Development Regulations

	MINIMUM LOT DIMENSIONS			MAX. HEIGHT	LOT COVER	SETBACKS		
	SIZE	WIDTH / FRONTAGE	DEPTH			FRONT	SIDE	REAR
Required	43,560 SF MIN.	120'	N/A	35'	60% MAX.	20'	15'	10'
Provided	(51,445.6 S.F.) 1.18 AC.	255.27'	212.89'	30'	11.6%	111.7'	15'	10'

urban design studio
Urban Planning & Design
Landscape Architecture
Communication Graphics
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West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
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#LCC000035

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PROJECT CONNECT

Town of Lantana, FL.
Setback Encroachment Exhibit

Drawing name: H:\JOBS\2111 Lantana Campus_22-000\2111 Palm Beach_FL_ - 000\Drawings\Site Plan\2024.04.04_SP-211.dwg

NORTH

0 10' 20' 40'

Scale: 1" = 20'-0"

Date:	10/11/2023
Project No.:	22-006-000
Designed By:	MR
Drawn By:	MR
Checked By:	RD/SM

Revision Dates:

11/16/2023	VAR SUBMITTAL
02/28/2024	RESUBMITTAL
04/04/2024	RESUBMITTAL

Exhibit

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 7d

PREPARED BY: Nicole Dritz, Development Services Director

REVIEWED BY: Brian K. Raducci, Town Manager

MEETING DATE: May 13, 2024

AGENDA ITEM: Consideration of a Height Exception request from Sec. 23-81(g)(4) of the Town Code of Ordinances for the property located at 325 S Atlantic Dr in the R1A – Residential Zoning District. (Case #: HE24-0001).

ISSUE/BACKGROUND:

The property owner of 325 S Atlantic Dr is requesting a Height Exception to allow a roof parapet at 36-feet and 4-inches and roof mounted mechanical equipment at 39-feet and 6-inches, where the Town Code allows a maximum overall height of 35 feet. The applicant has indicated that the additional height for the parapet is required to screen the rainwater collection system, and the mechanical equipment is located on the roof due to the narrow lot (i.e., 50 feet wide).

ATTACHMENT(S):

1. Application and Backup Information
2. Supplemental Information. Item 7d_.pdf

SAMPLE MOTION:

I move to (approve)(disapprove) HE24-0001 for the property located at 325 S Atlantic Dr.

CASE #: HE 24-0001 SUBMITTAL DATE: 01/26/24

Town of Lantana
504 Greynolds Circle
Lantana, FL 33462
561-540-5000

Height Exception Application

A complete submittal must include all the necessary copies and documentation required. Please contact the Community Planner at 561-5405034 regarding the total number of copies of the application form and backup documents, plans, proposed text change, support letters, survey etc.

Property Owner(s)	Applicant
Name: Mr. Mark & Mrs. Carrie Calzaretta	Name: Gregory A. Jones
Address: 325 S. Atlantic Drive, Lantana, FL	Address: 636 E. Atlantic Ave., Suite 209 Delray Be
Phone: 732.547.5615	Phone: 561.504.4604
Email: markcalzaretta@gmail.com	Email: jonesaarchitecture@comcast.net

DO NOT WRITE BELOW THIS LINE. FOR DEPARMENTAL USE ONLY

ACCEPTED FOR REVIEW

Town Official: Justin Layman Date: 01/26/2024 Fee(s) Paid: $250
Confirmation letter for water and sewer service included: ____ Yes ___X___ No
Traffic Concurrency letter included? ____ Yes ___X___ No

Town Action
Town Council: _____ Date: _____
Conditions of Approval:

_____

_____

_____

General Data:

Project Name: Calzaretta Residence

Project Address: 325 S. Atlantic Drive, Lantana FL. 33462

Property Control Number: 40-43-45-03-01-000-0340

Existing Zoning: R1A Residential

Proposed Zoning: R1A Residential

Existing Comprehensive Plan Designation: _____

Proposed Comprehensive Plan Designation: _____

Existing Use of Property: Single Family Residential

Proposed Use of Property: Single Family Residential

Total Site Area: 9,034 Sq. Ft. OR .2074 Acres

Is the Site currently served by public water? X Yes ___No

Is the Site currently served by public sewer? X Yes ___No

RESIDENTIAL

Total number of dwelling units: 1 Existing 1 Proposed

Density per acre: 1 Unit Existing 1 Unit Proposed

COMMERCIAL

Total Square Footage: _____ Number of Buildings: _____

A Height Exception is requested relative to Sec. 23-81(g)(4), of the Town of Lantana Zoning Code to allow

A height exception is requested for the project at the 3rd floor roof location to allow for a roof parapet that shall extend 1'-4", the placement of a/c mechanical & generator equipment 4'-6" above the max. 35'-0" roof height restriction (includes the Code mandated 1'-6" tall equip. stand). & surrounding the aforementioned equipment, a 42" high safety fence (code requirement). This would place the highest of these components at 39'-6" above the proposed Reference Floor Slab (Height max. of 35'-0" + 4'-6").

Where the Zoning Ordinance requires

The Zoning restriction regarding height of new residential structures with the R1A Zoning Classification calls for a maximum roof structure height of 35'-0" above the finished floor elevation (FFE).

JUSTIFICATION STATEMENT

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

a.) Explain how the height exception will not have an adverse effect on the existing and proposed land uses.

The requested height exception shall not have an adverse effect on the existing and proposed land uses. The request for the roof parapet shall aid in the orderly removal of rainwater from the flat roof area of the proposed residence down to the Civil Engineer designed grading and drainage system for the proposed development of the property to the Town's existing storm-water drainage system. The mechanical equipment, as well as the code required safety fence will not be visable from the street or the neighboring properties.

b.) Explain why the height exception is necessary.

THE HEIGHT EXEMPTION REQUEST WILL ALLOW FOR THE ACCUMULATED RAINWATER TO BE REMOVED (MANAGED) IN AN ORDERLY FASHION DOWN TO THE ENGINEERED DRAINAGE SYSTEM. THE PARAPET IS NECESSARY FOR THIS SOLUTION TO WORK. THE ROOFTOP EQUIPMENT LOCATION IS NECESSARY DUE TO RESTRICTED LOCATIONS ON THE PROPERTY & AN EFFORT TO LOCATE THEM IN A POSITION THAT HAS THE LEAST AMOUNT OF IMPACT (AUDIO & VISUAL) TO EACH NEIGHBOR & THE SURROUNDING COMMUNITY.

c.) Explain how the height exception will not severely reduce light and air in adjacent areas.

~~The properties adjacent to the subject property (North & South) are both 3 story structures. All~~ three residences (two existing and the one proposed) adhere to the setbacks of 10'-0" for one story heights & 15'-0" for all stories above the first floor for the side yard building setbacks. The setback requirements for the zoning classification as delineated in the town codes take into consideration light and air considerations regarding adjacent properties. Each of the three structures are similar in volume & geometry & shall be separated by 30'-0" at the 2nd & 3rd stories allowing for a more than adequate volume of air and light to reach the glazing on the sides of each structure.

d.) Explain how the height exception will not be a deterrent to the improvement or Development or adjacent property in accord with existing regulations.

As noted above, the properties adjacent to the subject property (North & South) have recently been developed & both are 3 story structures. The proposed residence shall be similar in volume & geometry of the two existing structures and the 3 shall be harmonious with one another when viewed together in their entirety (none overshadowing the others in breadth nor scale). The requested 1'-4" tall parapet, 3'-6" high safety fence and 4'-6" tall roof top equip. and stands would not be visible to anyone not on the high roof itself (mechanical equipment). Attached sheet A-8 shows a section of the proposed residence & equipment location, along with the site line of a 6'-0" tall individual standing in the centerline of S. Atlantic Drive (in front of the proposed residence). The individual would not be aware of/see the proposed equipment on the roof.

e.) Explain how the height exception will not adversely affect property values in adjacent areas.

The requested height exception for the parapet shall in fact have a positive effect on adjacent properties. The parapet will allow for the orderly removal of rainwater from the flat roof area to the engineered drainage system on the ground, as opposed to allowing the water to "sheet" over the sides of the roof and down the vertical walls of the structure. The requested height exception for the parapet will prevent the visual staining and potential for efflorescence down the walls of the new residence that would be viewed as an eyesore by the community. This request will allow the new residence to remain pristine as viewed by the adjacent neighbors & the community as a whole & play its part in keeping the property values on the island high. The mechanical equip. proposed location will keep the noise from these components to a minimum in relation to the neighbors.

f.) Explain how the height exception will not adversely influence living conditions in the neighborhood.

The proposed new residence is similar in volume and scale to the two adjacent existing residences and its unrivaled design will be beneficial to the community, as well as living conditions as a glowing example of the superlative new construction on the island.

g.) Explain how the height exception will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

The requested minimal height exception for the parapet is intended solely for the removal of the rainwater in a fashion that is conducive to keeping the property in a well maintained condition. The height exception for the mechanical equipment is an effort to reduce the noise impact to the adjacent neighbors as well as not being visible to the neighbors/neighborhood. The request and its positives far outweigh the minimal visual impact that it may produce.

h.) Explain how sufficient evidence has been presented to justify the need for a height exception.

The attached Documents of Record clearly show the conditions & necessity for the roof parapet as evidenced by detail #2 sheet A-10 as well as the Sections on sheet A-8 & Exterior Elevations on sheets A-6 & A-7. The parapet allows for the flat roof section to be pitched to the scuppers, collection boxes and downspouts. The parapet also allows for the scuppers to be an integral part of the structure. Due to the overly narrow nature of the lot & the Town's strict guidelines against mechanical equip. in the Side Building Setbacks, the flat roof section is the ideal location choice to minimize the audio & visual impacts to the adjacent neighbors & neighborhood as well.

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.

Witness

Witness

Signature of Applicant

Gregory A. Jones

Printed Name of Applicant

1.25.24

Date

Applicant is:

_____ Owner
_____ Optionee
_____ Lessee
X Agent
_____ Contract Purchaser

Address:

636 E. Atlantic Ave. Suite #209
Delray BEach, Florida 33483

Phone: (564) 504-4604 Fax (___) _____
Email: jonesarchitcture@comcast.net

OWNERS AUTHORIZATION

(I) (We) affirm and certify that GREGORY A. JONES, the applicant, is hereby authorized to represent me in all dealings regarding this petition with the Town of Lantana.

Witness

Witness

Signature of Owner

Mark Calzaretta

Printed Name of Owner

1-18-2024

Date

CUSTOM RESIDENCE
325 SOUTH ATLANTIC DRIVE
LANTANA, FL

A PROJECT FOR
MR. MARK CALZARETTA

LOCATOR MAP

CODE INFORMATION

BUILDING CODE	FLORIDA BUILDING CODE 7TH EDITION (2020)	FEMA FLOOD ZONE	ZONE AE (EL. 6.0')
BUILDING DESIGNED AS	ENCLOSED	CONSTRUCTION TYPE	TYPE V UNSPRINKLERED
TYPE OF OCCUPANCY	SINGLE FAMILY RESIDENTIAL GROUP R	WIND SPEED DESIGN	170 MPH ULTIMATE WIND SPEED
ZONING DISTRICT	RIA RESIDENTIAL	EXPOSURE CONDITION	CATEGORY C
ROOF HEIGHT LIMIT	35'-0" TO HIGHEST ROOF RIDGE		

BUILDER

STRUCTURAL ENGINEER

MANUEL E. GARCIA, P.E., INC.
PE #40986 / CA LIC. NO. 31447

7410 S. CYPRESSHEAD DR.
PARKLAND, FLORIDA 33067
954.757.6979
MANUEL.GARCIAPEINC@GMAIL.COM

MEP ENGINEER

INTERNATIONAL CONSULTING ENGINEERS + DESIGN, LLC
JOE SPASOVSKI, P.E.
REG. #PE76217

4310 WEST BROWARD BOULEVARD
PLANTATION, FLORIDA 33317
561.707.6795
JOE@ICEDENGINEERING.COM

CIVIL ENGINEER

JUPITER CIVIL ENGINEERING COMPANY, LLC
JOESEPH M. KUSNIR JR. P.E.
REG. #66592

5500 MILITARY TRAIL SUITE #22-215
JUPITER, FLORIDA 33458
954.277.6602
JOE@JUPITERCIVIL.COM

LANDSCAPE ARCHITECT

CHRIS CABEZAS LANDSCAPE ARCHITECTURE, INC
CHRIS CABEZAS
CHRISCABEZASLANDSCAPE.COM
LIC. #LA6667347

80 NE 5TH AVENUE
DELRAY BEACH, FLORIDA 33483
561.596.6771
CHRISCABEZAS@GMAIL.COM

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NO.	REVISIONS	DATE
1.		
2.		
3.		
4.		
5.		
6.		

GREGORY A. JONES
ARCHITECTURE

GREGORY A. JONES ARCHITECTURE REG. #AR0014664
206 S. ATLANTIC AVENUE, SUITE 209, DELRAY BEACH, FLORIDA 33483
PH: 561.573.2266 E-MAIL: GREGORYJONESARCHITECT@GMAIL.COM

SEAL:

REVIEWED BY:	DESIGN BY:	DRAWN BY:	DATE:
G.J.	G.J.	GSJ	11-21-23

COVER SHEET

CALZARETTA RESIDENCE
325 SOUTH ATLANTIC DRIVE
LANTANA, FLORIDA 33462

PROJECT #: 23507

SHEET
CVR

GENERAL NOTES

DIVISION 1.- GENERAL REQUIREMENTS

1.01 ARCHITECT'S STATUS:

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES. SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, & HE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE W/ THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE OR HAVE CONTROL OR CHARGE OVER THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

1.02 CODES:

ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING. LIFE SAFETY AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT. FLORIDA BUILDING CODE 2020 (RESIDENTIAL).

1.03 PERMITS:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING AND TRADE PERMITS AND FOR THEIR RESPECTIVE COSTS.

1.04 JOB CONDITIONS:

A.- THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTAL OF BID AND /OR CONTRACT NEGOTIAIONS AND SHALL VERIFY EXISTING CONDITIONS WITH THE CONSTRUCTION DOCS. DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS (AND THEIR INTENT) INCLUDING DIMS. SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION. BIDS SHALL NOT BE SUBMITTED OR CONSTRUCTION CONTRACTS NEGOTIATED BY THE CONTRACTOR PRIOR TO CLARIFICATION OF THE INTENT OF THE CONSTRUCTION DOCUMENTS WHERE SUCH INTENT IS IN DOUBT.

B.- DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER SCALE AND GRAPHICS.

C.- IF WORK IS BEING PERFORMED IN AN EXISTING BUILDING AND/OR AS AN ADDITION OR ALTERATION(S) TO AN EXISTING BUILDING, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS WITH REFERENCE TO ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. ANY DISCREPANCIES BETWEEN THESE EXISTING CONDITIONS AND CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO THE SUBMISSION OF BIDS, COMMENCEMENT OF WORK, OR CONTRACT NEGOTIATIONS. THE CONTRACTOR SHALL COORD. & SCHEDULE WORK BY TRADES, SUPPLIERS SUBCONTRACTORS & OTHER PROVIDERS TO INSURE THAT THE WORK, WHEN COMPLETED WILL BE IN ACCORDANCE WITH THE INTENT OF THE CONSTRUCTION DOCS.

1.05 WORK NECESSARY TO COMPLETE CONSTRUCTION:

IT IS THE PURPOSE OF THESE PLANS AND SPECIFICATIONS TO DESCRIBE A COMPLETE AND FINISHED PROJECT OTHER THAN ITEMS MARKED "N.I.C." (NOT IN CONTRACT).

1.06 CLEAN UP / REPAIR:

A.- THE CONTRACTOR SHALL MANTAIN THE PREMISE CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

B.- THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL EXISTING ITEMS DAMAGE BY THE PROCESS OF NEW CONSTRUCTION AND SHALL FINISH ALL PATCHWORK AND REPAIRS TO MATCH EXISTING ADJACENT AREAS AND SURFACES.

1.07 SHOP DRAWINGS:

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED ITEMS & EQUIP. FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION AND COMMENCEMENT WITH THE WORK. THE GENERAL CONTRACTOR SHALL PROVIDE TO THE BLDG. INSPECTOR ALL APPLICABLE NOA's TRUSS LAYOUT & ENGINEERING, SHOP DRAWINGS, POOL, GAS FIREPLACE & GENERATOR & ALL APPLICABLE PRE-FABRICATED ITEMS, REVIEWED AND STAMPED BY THE ARCHITECT OF RECORD PRIOR TO ISSUANCE OF THE PERMIT FOR CONSTRUCTION

DIVISION 2.- SITE WORK

2.01 EARTHWORK

A.- PERFORM ALL WORK IN THIS SECTION IN CONFORMANCE WITH THE FINAL SOILS, COMPACTION AND GEOLOGICAL REPORTS.

B.- FOUNDATIONS SHALL BE MONOLITHIC OR SPREAD FOOTINGS BASED ON A SOIL BEARING CAPACITY OF 2500 PSF. FINAL WRITTEN VERIFICATION SHALL BE SENT TO THE OWNER AND ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

2.02 EXISTING SOIL COMPACTION

A.- EXISTING SOIL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR (ASTM D1557-78) WITHIN A DISTANCE OF 5 FEET BEYOND ALL BUILDING EDGES AT LEAST ONE FIELD DENSITY TEST SHALL BE PERFORMED FOR EACH 2500 SQUARE FEET OF AREA. DENSITY TESTS ARE TO BE MADE 12 INCHES BELOW THE COMPACTED SURFACE. RESULTS OF PROCTOR TEST(S) AND FIELD DENSITY TEST(S) SHALL BE FURNISHED TO THE ARCHITECT/ENGINEER.

2.03. FILL COMPACTION

A.- FILL SHALL BE CLEAN, WELL GRADED SAND, CLASSIFICATION SW PER ASTM D2487--69(75) WITH LESS THAN 12% PASSING 200 SIEVE. TO BE VERIFIED BY SLIEVE ANALYSIS AND REVIEWED BY THE ARCH./ENGINEER PRIOR TO DELIVERY TO THE JOBSITE. FILL MATERIAL SHALL BE PLACED IN LIFTS OF NOT MORE THAN 12" AND COMPACTED TO 95% MODIFIED PROCTOR (ASTM D1557-78). AT LEAST ONE DENSITY TEST SHALL BE MADE PER 2500 SQUARE FEET OF COMPACTED AREA. THE RESULTS OF PROCTOR TEST(S) AND FIELD DENSITY TEST(S) SHALL BE FURNISHED TO THE ARCHITECT/ENGINEER.

DIVISION 3.- CONCRETE

3.01 CONCRETE WORK (CAST-IN-PLACE)

A.- GENERAL: ALL CONCRETE WORK SHALL CONFORM TO ALL RECOMMENDATIONS AND REQUIREMENTS OF ACI.301.84 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".

B.- CONCRETE: FOR SLABS ON GRADE, 4000 PSI AT 28 DAYS± ALL ELSE TO BE 4000 PSI.

C.- PORTLAND CEMENT: ASTM C-150 TYPE I OR II. LOW ALKALI, SILL TESTED AND CERTIFIED. USE TYPE V CEMENT FOR SOIL CONTAINING SULPHATE CONCENTRATIONS OF MORE THAN 0.2 PERCENT.

D.- WATER: FROM DOMESTIC SOURCES, CLEAN, POTABLE, AND FREE FROM ALL ORGANIC OR OTHER DELETERIOUS MATERIALS.

E.- AGGREGATES: ASTM C-33 FOR SLABS ON GRADE.

F.- SAND: ASTM C-33 FOR SLABS ON GRADE.

G.- FOUNDATIONS: INSTALL AS INCLUDED IN THESE DRAWINGS OR AS AMENDED BY THE FINAL SOILS REPORT.

H.- TERMITE TREAT SOIL AS PER CODE FOR A DISTANCE OF FOUR (5) FEET FROM THE PERIMETER OF ALL FOOTINGS OR SLAB EDGES.

3.02 REINFORCING STEEL

A.- WORKMANSHIP: ALL WORK SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, EXCEPT WHERE MORE EXACTING REQUIREMENTS ARE SPECIFIED IN THE CONTRACT DOCUMENTS.

B.- REINFORCING STEEL/SLABS ON GRADE:

B.1 FOOTINGS: ASTM A-615, GRADE 60 OR AS OTHERWISE SPECIFIED.

B.2 MINIMUM COVERAGE: MINIMUM 2" CONCRETE FOR STEEL WHERE CONCRETE IS FORMED. 3" WHERE NOT FORMED. 1 1/2" FROM TOP SURFACE OF SLAB UNLESS OTHERWISE NOTED ON PLANS.

C.- REINFORCING MESH: ON-GRADE BUILDING SLABS SHALL BE ASTM A-185 ELECTRICALLY WELDED WIRE FABRIC, SIZES & GAUGES AS SHOWN ON THE DRAWINGS.

D.- TRUSS LAYOUT: THE TRUSS LAYOUT SHOWN ON CONSTRUCTION DOCUMENTS IS SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS MFG. LAYOUT. THIS FRAMING SCHEME (DIRECTION OF TRUSSES, MAJOR G.T. BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE PRIME PFOFESSIONAL OF RECORD WHO MUST REVIEW PROPOSED CHANGES & MAKE STRUCTURAL REVISIONS ACCORDINGLY. FINAL SIGNED AND SEALED ENGINEERING TRUSS DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO POURING OF FOUNDATION, PER GENERAL NOTES.

E.- GENERAL BEAM NOTES:

E.1 SCHEDULE HOOPS OR STIRRUPS SHALL BE PLACED AT EACH END OF BEAM UNLESS NOTED OTHERWISE.

E.2 BUNDLE ALL STRUCTURAL BEAM TOP BARS IN PAIRS OVER SUPPORT WITH TOP BARS FROM ADJACENT BEAMS.

E.3 ALL TIE BEAM REINFORCING SHALL EXTEND INTO SPAN OF ANY ADJACENT STRUCTURAL BEAM AS PER STANDARD ASTM BENDING DIAGRAM.

E.4 DROP BOTTOM OF TIE BEAMS, AS REQUIRED, AT WINDOW AND DOOR HEADS (28" MAXIMUM) AND ADD 2 #5 BOTTOM, IF DROP EXCEEDS 8".

E.5 TIE BEAM DEPTHS ARE MINIMUM AND MAY BE INCREASED (8" MAXIMUM) TO FIT BLOCK WORK.

E.6 ALL ADDED LONGITUDINAL BEAM REINFORCING SHALL EXTEND 6" MINIMUM INTO SUPPORT UNLESS NOTED OTHERWISE.

REINFORCED MASONRY NOTES:

A. DESIGN: IN ACCORDANCE WITH ACI-530-11 / ASCE 5-11 / TMS 402-11.
B. CONCRETE UNITS: TO BE ASTM C 90, ASTM GRADES NI OR NII. PROVIDE PRECAST LINTELS AS NECESSARY.
C. MORTAR TYPE M: PER ASTM C 270. (CEMENT / LIME).
D. GROUT:
1. GROUT FOR REINFORCED MASONRY SHALL CONFORM TO ASTM DESIGNATION C476. (9" +- 1" SLUMP).
2. THE MIX DESIGN SHALL BE APPROVED BY THE ENGINEER.
3. ALL GROUT SHALL BE FLUID CONSISTENCY, WHICH MEANS THAT CONSISTENCY BE AS FLUID AS POSSIBLE FOR POURING WITHOUT SEGREATION OF THE CONSTITUENT PARTS.
4. THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT WRITEN CONSENT OF THE ENGINEERS.
5. PROVIDE VIEW HOLES AT BOTTOM OF ALL FILLED CELLS. FOR INSPECTION.
E. REINFORCING:
1. VERTICAL:
a. ASTM A615 PER REINFORCING SECTION (GRADE 60).
b. WHEN FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCING.
c. VERTICAL REINFORCING STEEL SHALL HAVE A MINIMUM CLEARANCE OF ONE-QUATER INCH FROM THE MASONRY.
d. VERTICAL REINFORCEMENT SHALL BE AS SHOWN ON PLANS.
e. VERTICAL REINFORCING EACH SIDE OF ANY OPENING, IF REQUIRED, SHALL BE CONTINUOUS TO TIE BEAM. PRECAST LINTELS SHALL HAVE OPENING TO ALLOW REINFORCING BARS TO CONTINUE UNINTERRUPTED.
f. ALL BAR SPLICES SHALL BE 48 BAR DIAMETER.
2. HORIZONTAL:
a. HORIZONTAL REINFORCEMENT SHALL BE PROVIDED AS FOLLOWS #8 LADDER TYPE @ 16" O.C.
F. GENERAL: ALL REINFORCING MASONRY WORK SHALL CONFORM TO ACI 530.1-11 / ASCE 6-11 "SPECIFICATIONS FOR MASONRY STRUCTURES (f' m = 1500 psi).
G. INSPECTION: ALL REINFORCED MASONRY WORK SHALL REQUIRE FIELD INSPECTIONS.

DIVISION 5.- METALS

5.01 STRUCTURAL METALS:

A.- WORKMANSHIP: WORK SHALL COMPLY WITH A.I.S.C. "MANUAL OF STEEL CONSTRUCTION", LATEST EDITION, UNLESS MORE EXACTING REQUIREMENTS ARE SPECIFIED IN THE CONTRACT DOCUMENTS.

B.- STRUCTURAL STEEL: ASTM A-36, SHAPES, PLATES AND AB.

C.- PIPE: STANDARD STEEL PIPE - ASTM A-53, GRADE B OR AS SPECIFICALLY NOTED ON THE DRAWINGS. TUBE STRUCT. A500, GRADE B, M.B. - A325, WELDS AWS A5.1 E70XX.

DIVISION 6.- CARPENTRY

6.01 ROUGH CARPENTRY

A.- REFERENCED SPECIFICATIONS AND STANDARDS:

A.1 TIMBER DESIGN BASED ON USE OF DOUGLAS FIR-LARCH OR HEM-FIR No. 2, SURFACED DRY OR GREEN, USED AT MAXIMUM 19% MOISTURE CONTENT.

A.2 GRADING PER AMERICAN SOFTWOOD LUMBER STANDARD PS-20-70, AS RECOMMENDED BY THE "NATIONAL FOREST PRODUCTS ASSOCIATION STANDARD, PS-20-70".

A.3 PLYWOOD: PRODUCT STANDARD PS-1-73 AND RULES FOR DFPA GRADE TRADEMARKS OF AMERICAN PLYWOOD ASSOCIATION.

A.4 MARKING: WOOD AND LUMBER SHALL BE MARKED WITH IT'S GRADE AND PLYWOOD WITH IT'S GRADE TRADEMARK IN ACCORDANCE WITH THE REFERENCED STANDARDS. A PIECE WITH DEFECTS RENDERING IT UNSUITABLE FOR USE INTENDED SHALL NOT BE USED REGARDLESS OF GRADING.

A.5 ALL STRUCTURAL LUMBER SHALL HAVE A MINIMUM FIBER STRESS OF 1150 PSI, A MINIMUM E=1,400,000 PSI, AND MINIMUM FV=75 PSI UNLESS OTHERWISE NOTED.

B.- LUMBER GRADING: UNLESS OTHERWISE NOTED, LUMBER SHALL CONFORM TO THE FOLLOWING:

B.1 FLOOR JOISTS, HEADERS, LINTELS, CEILING JOISTS, AND RAFTERS SHALL BE S4S SEASONED No. 2 GRADE OR BETTER, DOUGLAS FIR OR HEM-FIR UNLESS OTHEWRWISE NOTED ON DRAWINGS.

B.2 CONCEALED FLOOR BEAMS, ROOF BEAMS AND POSTS SHALL BE S4S SEASONED No. 1, DOUGLAS FIR OR HEM-FIR UNLESS OTHERWISE NOTED ON DRAWINGS.

B.3 EXPOSED FLOOR BEAMS, ROOF BEAMS AND POSTS SHALL BE SAW-SIZED SEASONED No. 1 DOUGLAS FIR OR HEM-FIR, FREE OF HEART CENTER UNLESS OTHERWISE NOTED ON DRAWINGS.

B.4 ALL STUDDING, BLOCKING, FURRING AND PLATES SHALL BE S4S SEASONED "STUD" SPF S DRY UNLESS OTHERWISE NOTED ON DRAWINGS.

B.5 EXTERIOR PLYWOOD SHEATHING SHALL BE GROUP 1 STANDARD (C-D) EXT-DFPA, (C-C) EST-DFPA, STRUCTURAL 1 (C-D) EXT-DFPA OR STRUCTURAL 1 (C-C) EXT-DFPA.

B.6 MUDSILL: PRESSURE TREATED No. 2 OR BETTER

C.- HANGERS, FRAMING ANCHORS AND FASTENERS: STAMPED AND FABRICATED STEEL OF THE TYPE INDICATED AS MANUFACTURED BY SIMPSON. NAILS TO BE THOSE FURNISHED OR RECOMMENDED BY MANUFACTURER FOR THIS SPECIFIC USE. NAILS SHALL BE FULLY DRIVEN IN ALL HOLES IN THE ANCHOR. ALL HANGERS AND ANCHORS SHALL BE GALVANIZED OR SHOP PAINTED WITH RUST INHIBITIVE PAINT.

D.- CONNECTIONS: ALL NAILS IN STRAP CONNECTORS SHALL BE 16d. NAILS IN ALL NAIL HOLES, UNLESS SPECIFICALLY NOTED OTHERWISE BY MANUFACTURER.

E.- NAILS: ALL WOOD FRAMING MEMBERS SHALL BE WELL NAILED IN ACCORDANCE WITH THE CODE SECTIONS APPLICABLE. ALL EXTERIOR NAILS SHALL BE GALVANIZED. MINIMUM NAILING FOR FRAMING SHALL BE PER CURRENT F.B.C.

F.- POWER DRIVEN STUDS FOR ANCHORING WOOD PLATES: FOR NON-STRUCTURAL INTERIOR PARTITIONS IN LIEU OF ANCHOR BOLTS AND WASHERS. PLACE AT 24" O.C. AND NOT MORE THAN 9" FROM END OF MEMBER AT A JOINT OR CORNER FOR PLATES OR SILLS. STUDS SHALL BE DRIVEN TO PENETRATION OF NOT LESS THAN 1" NOR MORE THAN 1-1/2" USING A POWER ACCUATED TOOL MEETING REQUIREMENTS OF FL-OSHA, AND SHOT PINS AS ACCEPTED BY CURRENT F.B.C

G.- STUD WALLS: 2" x 4" AT 16" O.C., UNLESS OTHERWISE NOTED. PLUMB TO 1/8" IN 8'-0". ALL EXTERIOR STUDS SHALL BE FULL LENGTH TO CEILINGS. BALLOON FRAME ALL GABLE WALLS AT SLOPING CEILING AREAS. ALL STUD WALL OVER 8'-0" HIGH MUST BE FRAMED WITH 2" x 6" STUDS UP TO A MAXIMUM OF 10'-0".

H.- HEADERS AND BEAMS:

H.2 PROVIDE 4" X 4" POSTS OR (2) 2" x 4" STUDS MINIMUM UNDER ALL BEAMS AND HEADERS UNLESS OTHERWISE NOTE.

H.3 ALL SUBSILLS, OVER 8'-0" IN LENGTH SHALL BE DOUBLE 2" x 4" 'S.

H.4 DOUBLE 2" x 4 'S, SPIKED TOGETHER, MAY BE USED IN LIEU OF 4" x 4" POSTS WHERE CONTAINED WITHIN WALLS UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS.

I.- FIREBLOCK AND BLOCKING: MAXIMUM CONCEALED SPACE 8'-0" AND AT MID-HEIGHT, CEILING COVES, BOXED CAVES AND FLOORS, AS WELL AS SOFFITS. BLOCK AT 2'-0" O.C. BEHIND ALL SIDING. BLOCK MID-HEIGHT AT ALL WALLS TO RECEIVE STUCCO.

J.- PLATES:

J.1 LAP TOP PLATES MINIMUM 4'-0". PROVIDE SIMPSON STRONG TI ST 2(16 GA. 1-1/4" x 1/5/8") AT PLATES WHERE LAPS ARE NOT POSSIBLE. INTERIOR PLATES SHALL BE BOLTED WITH APPROVED DRIVEN STUD BOLTS SHOT INTO CONCRETE AS NOTED

J.2 STUDS SHALL BE ATTACHED TO THE MUDSILL WITH (2)20 GALVANIZED STEEL ANCHORS FASTENED WITH A MINIMUM OF 8-6d (4 EACH WOOD MEMBER) OR 4-8d (2 EACH WOOD MEMBER) GALVANIZED NAILS PLACED AS RECOMMENDED BY MANUFACTURER.

J.3 STUDS SHALL BE ATTACHED TO THE DOUBLE TOP PLATE WITH 2-20 GAUGE GALVANIZED STEEL ANCHORS FASTENED WITH A MINIMUM OF 8-6d (4 EACH WOOD MEMBER) OR 4-8d (2 EACH WOOD MEMBER) GALVANIZED NAILS PLACED AS RECOMMENDED BY THE MANUFACTURER OR AN 18 GAUGE x 1-1/8" WIDE GALVANIZED STEEL STRAP FASTENED WITH A MINIMUM OF 4-10d GALVANIZED STEEL NAILS IN EACH MEMBER.

K.- MUDSILL:

K.1 SILL ANCHORS SHALL BE PLACED AT EACH STUD, AND SHALL BE A MINIMUM 18 GAUGE GALVANIZED STEEL TO BE EMBEDDED IN THE CONCRETE FOUNDATION 4" WITH A HOOK. THE ANCHORS SHALL BE FASTENED TO THE MUDSILL OR STUD WITH A MINIMUM OF 4-10d GALVANIZED NAILS PLACED AS RECOMMENDED BY THE MANUFACTURER.

K.2 ANCHOR BOLTS NOMINAL 1/2" DIAMETER STEEL A307 WITH STEEL WASHER A36, 3" x 3" x 1/4" PLATE WITH 9/16" CENTERED HOLE AND STEEL NUT SUPPLIED TO FIT BOLT BY MANUFACTURER SHALL BE PLACED A MAXIMUM OF 28" O.C. AND 12" FROM EACH CORNER, EACH OFFSET WALL AND FROM EACH SIDE OF A DOORWAY.

L.- PRESERVATIVE-TREATED LUMBER: ALL LUMBER IN DIRECT CONTACT WITH STEEL OR CONCRETE SHALL BE PRESSURE TREATED, HAVE AN APPROVED SEPARATING MATERIAL OR HAVE A GALVANIZED ANCHOR SEAT.

M.- BUILDING PAPER: FEDERAL SPECIFICATION UU-B-790. INSTALL UNDER ROOFING AND TRIM AND CAREFULLY APPLY SO AS TO FORM A WATERTIGHT MEMBRANE, EACH COURSE OF PAPER SHALL OVERLAP THE COURSE BENEATH IT 6" MINIMUM. WHERE PAPER MEETS ANY OPENING, THE PAPER SHALL BE CAREFULLY LAPPED OVER THE FRAME TO PREVENT THE PASSAGE OF WATER BEHIND THE FRAME. INSTALL SILKA KRAFT PAPER AT EXTERIOR DOORS AND WINDOW FRAMES.

N.- BEARING PARTITIONS: ALL BEARING PARTITIONS SHALL BE SECURED TO ADJACENT PARTITIONS, AND SHALL HAVE AT LEAST A DOUBLE STUD POST AT ALL ENDS. CORNERS AND EACH SIDE OF ALL WINDOW AND DOOR OPENINGS.

O.- ROOF SHEATHING: 5/8" THICK STANDARD PLYWOOD SHEATHING, EXTERIOR GLUE, CDX GRADE, 4 PLY, INDES 24/0, APA GRADE TRADEMARKED, APPLY WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, STAGGER AND JOINTS.

6.02 FINISH CARPENTRY:

A.- MILLWORK: MANUFACTURER MILLWORK AND CASEWORK SHALL BE PAINT GRADE UNLESS NOTED OTHERWISE.

B.- INSTALLATION: INSTALL ALL SHELVING, CASEWORK, SILLWORK, DOORS, HARDWARE, RAILING, TRIM, COUNTERS, UTILITY BACKBOARDS AND OTHER FINISH CARPENTRY.

C.- WOOD TRUSSES: TO BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENINGS" BY THE NFPA. TRUSS DESIGN TO BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.

DIVISION 7.- THERMAL AND MOISTURE PROTECTION

7.01 INSULATION: INSULATION SHALL BE PROVIDED AND INSTALLED AS PER FLORIDA MODEL ENERGY CODE, ENERGY CALCULATIONS AND CURRENT F.B.C.
DWELLING UNIT SHALL RECEIVE ICYNENE
INSULATION AT ROOFS AND R-11 AT FRAME WALLS, R-4.1 ON MASONRY. UNLESS NOTED OTHEWRWISE, PROVIDE THERMAL INSULATION AT ALL EXTERIOR STUD WALLS, EXTENDED FULL HEIGHT OF WALLS, FITTED TIGHTLY BETWEEN STUDS. VERIFY REQUIRED INSULATION VALUES TO BE INSTALLED AGAINST FLORIDA MODEL ENERGY CODE AS SUBMITTED.

7.02 ROOF:

A.- ROOFING SYSTEM - REFER TO ELEVATIONS & WALL SECTIONS FOR TYPE. ALTERNATES TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO START OF CONSTRUCTION.

B.- INSTALLATION SHALL BE AS PER MANUFACTURER'S SPECIFICATIONS AND F.B.C.

C.- AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL FURNISH A WRITTEN TWO YEAR GUARANTEE COVERING WORKMANSHIP, MATERIALS AND REPAIRS OR REPLACEMENT OF THE SAME AT NO COST TO THE OWNER.

7.03 SHEET METAL:

A.- MEASUREMENTS: VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS BY TAKING FIELD MEASUREMENTS± PROPER FIT AND ATTACHMENT ON ALL PARTS IS REQUIRED.

B.- STANDARDS: ALL WORK INCLUDED IN THIS SECTION SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE LATEST EDITION OF THE MANUAL "SUGGESTED SPECIFICATIONS FOR ARCHITECTURAL SHEET METAL WORK", PUBLISHED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION.

C.- ZINC-COATED (GALVANIZED) STEEL: (CALLED "GALVANIZED IRON" HEREINAFTER AND ON DRAWINGS). CONFORM TO FEDERAL SPEC. QQ-S775A, TYPE 1, CLASS 4± EITHER GALVANIZED OR BONDERIZED. ASTM A-93, COATING CLASS 1/50 OZ. PER SQ. FT.. UNLESS OTHERWISE INDICATED, ALL METAL SHALL BE 26 GAUGE.

D.- FLASHING: MINIMUM OF 26 GAUGE GALVANIZED METAL.

DIVISION 8.- DOORS AND WINDOWS

8.01 WOOD DOORS:

A.- PROVIDE 1 3/4" SOLID CORE, FLUSH FACE, PAINT GRADE, TEMPERED MASONITE-FACE DOORS AS INDICATED ON PLANS.

8.02 DOORS: PROVIDE ALUMINUM CLAD SINGLE LITE DOORS AS MANUFACTURED BY "PGT WINGUARD" OR APPROVED EQUAL WHERE SHOWN ON PLANS. FINISH SHALL BE DESIGNER COLOR.

8.03 GLASS: GLASS SHALL BE SIZED IN CONFORMANCE WITH CURRENT F.B.C. TEMPERED GLASS SHALL BE INSTALLED WHEN REQUIRED BY THE F.B.C.. ALL GLASS SHALL BE LOW-E, SINGLE GLAZED.

8.04 WINDOWS: PROVIDE ALUMINUM WINDOWS WHERE SHOWN ON PLANS. GLAZED, LOW-E GLASS TYPICAL, AS MANUFACTURED BY "PGT WINGUARD", OR EQUAL. FINISH SHALL BE DESIGNER COLOR.

8.05 HARDWARE:THE CONTRACTOR SHALL PROVIDE A DETAIL LIST OF ALL HARDWARE MANUFACTURER AND CATALOG NUMBERS OF HARDWARE TO BE USED ON THE JOB. THIS SCHEDULE SHALL BE PREPARED BY THE HARDWARE SUPPLIER AND SUBMITTED TO THE GENERAL CONTRACTOR NOT LATER THAN 15 DAYS AFTER THE AWARDING OF THE FINISH HARDWARE CONTRACT. PROVIDE SIX COPIES FOR DISTRIBUTION. THE MANUFACTURER OF THE HARDWARE SHALL BE BALDWIN BRASS AT THE ENTRY DOORS, JADO AT THE AT THE FRENCH DOORS, AND SCHLAGE FOR SERIES A OR D AT ALL OTHER DOORS.

DIVISION 9.- FINISHES

9.01 GYPSUM DRYWALL CONSTRUCTION:

A.- STANDARDS: ALL WORK SPECIFIED HEREIN SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARD SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD", AS APPROVED BY THE AMERICAN STANDARDS ASSOCIATION, LATEST EDITION. APPLICABLE HEREOF ARE HEREBY MADE A PART OF THIS SPECIFICATION EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE CALLED FOR IN THIS SPECIFICATION, IN LOCAL CODES, OR BY THE MANUF. OR THE GYPSUM WALLBOARD, WHOSE REQUIREMENTS SHALL BE FOLLOWED.

B.- GYPSUM WALLBOARD: ASTM-036 WITH RECESSED LONGITUDINAL EDGES± THICKNESS SHALL BE AS CALLED FOR ON THE DRAWINGS.

C.- NAILS: ANNULAR RINGED NAILS, ASTM C-380 1 3/8" OR 1 1/2". NAILING SHALL BE INSPECTED AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO TAPING JOINTS. GRABBER SCREW FASTENERS ARE ACCEPTABLE AS A SUBSTITUTE IN APPROPIATE AREAS AND AS ACCEPTED BY THE F.B.C. AND LOCAL GOVERNING AGENCIES.

9.02 PLASTIC LAMINATE FINISHES:

A.- STANDARDS: NEMA PUBLICATIONS -LDI-1964, TYPE 2, CLASS I

B.- PLASTIC LAMINATE: FORMICA, WILSONART, NEVAMAR OR APPROVED EQUAL. 1/16" GENERAL PURPOSE, GRADE 10.

C.- APPLICATION: PLASTIC LAMINATE SHALL BE INSTALLED IN STRICT ACCORDANCE W/ THE MANUFACTURER'S INSTRUCTION. SPLASHES SHALL BE FULLY FORMED. RANGE CUTS AND COUNTERS SHALL BE SELF-EDGED.

9.03 TILE FLOORING:

A.- INSTALLATION: INSTALL ALL WORK IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND ONLY BY CONTRACTORS APPROVED BY THE MANUFAC. APPLY PRIMER IN ACCORDANCE WITH RECOMMENDATIONS OF THE MANUFACTURER.

9.04 SYNTHETIC COUNTER TOPS: WHERE INDICATED ON INTERIOR ELEVATIONS OR SHOP DRAWINGS, SHALL BE CULTURED MARBLE OR CORIAN WITH SPLASH. COLORS WILL BE SELECTED BY THE OWNER. ALL PULLMAN TOPS SHALL BE COVERED W/ HEAVY PAPER AND TAPED SECURELY BY INSTALLER.

9.05 PAINTING:

A.- APPLICATION:

A.1 APPLICATION OF PAINT OR OTHER COATING SHALL BE IN STRICT ACCORDANCE WITH MANUF. DIRECTIONS. READY-MIXED PAINT SHALL NOT BE THINNED, EXCEPT AS PERMITTED IN THE APPLICATION INSTRUCTIONS.

A.2 ALL EXTERIOR AND INTERIOR SURFACES SHALL RECIEVE THE PAINTERS FINISH EXCEPT COLOR COORDINATED FACTORY FINISH SURFACES.

A.3 ALL SURFACES TO BE FINISHED SHALL BE CLEAN AND FREE OF FOREING MATERIALS (DIRT, GREASE, ASPHALT, RUST, ETC.).

A.4 APPLICATION SHALL BE IN A WORKMANLIKE MANNER PROVIDING A SMOOTH SURFACE. APPLICATION RATE SHALL BE THAT RECOMMENDED BY THE MANUFACTURER. APPLICATION MAY BE BY BRUSH OR ROLLER OR BY SPRAY IF PAINT IS FORMULATED FOR SPRAY APPLICATION.

A.5 NO "ONE-COAT" SYSTEMS ARE ACCEPTED.

B.- MATERIALS:
B.1 PAINT: DUNN-EDWARDS OR APPROVED EQUAL. WITH MANUF. DIRECTIONS. READY-MIXED PAINT SHALL NOT BE THINNED,

C.- FINISHES:

C.1 EXTERIOR METAL: ONE COAT SEMI-GLOSS ENAMEL OVER (1) COAT MTL. PRIMER.

C.2 INTERIOR FINISHES: REFER TO FINISH SCHEDULE ON DRAWINGS.

C.3 COLOR: AS SELECTED BY ARCHITECT OR OWNER.

DIVISION 10.- SPECIALTIES

10.01 GENERAL SPECIALTIES:
INSTALLATION: ALL ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S PUBLISHED INSTRUCTIONS AND APPROVED INSTALLATION DRAWINGS.

REINFORCED MASONRY NOTES:

A. DESIGN: IN ACCORDANCE WITH TMS 402/ACI-530/ASCE5 OR TMS 403.
B. CONCRETE UNITS: TO BE ASTM C 90, ASTM GRADES NI OR NII. PROVIDE PRECAST LINTELS AS NECESSARY.
C. MORTAR TYPE M: PER ASTM C 270. (CEMENT / LIME).
D. GROUT:
1. GROUT FOR REINFORCED MASONRY SHALL CONFORM TO ASTM DESIGNATION C476. (9" +- 1" SLUMP).
2. THE MIX DESIGN SHALL BE APPROVED BY THE ENGINEER.
3. ALL GROUT SHALL BE FLUID CONSISTENCY, WHICH MEANS THAT CONSISTENCY BE AS FLUID AS POSSIBLE FOR POURING WITHOUT SEGREATION OF THE CONSTITUENT PARTS.
4. THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT WRITTEN CONSENT OF THE ENGINEERS.
5. PROVIDE VIEW HOLES AT BOTTOM OF ALL FILLED CELLS. FOR INSPECTION.
E. REINFORCING:
1. VERTICAL:
a. ASTM A615 PER REINFORCING SECTION (GRADE 60).
b. WHEN FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCING.
c. VERTICAL REINFORCING STEEL SHALL HAVE A MINIMUM CLEARANCE OF ONE-QUATER INCH FROM THE MASONRY.
d. VERTICAL REINFORCEMENT SHALL BE AS SHOWN ON PLANS.
e. VERTICAL REINFORCING EACH SIDE OF ANY OPENING, IF REQUIRED, SHALL BE CONTINUOUS TO TIE BEAM. PRECAST LINTELS SHALL HAVE OPENING TO ALLOW REINFORCING BARS TO CONTINUE UNINTERRUPTED.
f. ALL BAR SPLICES SHALL BE 48 BAR DIAMETER.
2. HORIZONTAL:
a. HORIZONTAL JOINT REINFORCEMENT SHALL BE PROVIDED AS FOLLOWS: MINIMUM NO. 9 GAUGE TRUSS-TYPE HORIZONTAL JOINT REINFORCING AT EVERY ALTERNATE COURSE (16 INCH SPACING), SHALL BE PROVIDED. THIS REINFORCEMENT SHALL EXTEND 4 INCHES (102 mm) INTO TIE COLUMNS OR BE TIED TO STRUCTURAL COLUMNS WITH APPROVED METHODS WHERE STRUCTURAL COLUMNS REPLACE THE TIE COLUMNS. IN ADDITION, HORIZONTAL JOINT REINFORCEMENT SHALL COMPLY WITH TMS602/ACI530.1/ASCE 6 SECTIONS 2.4C THRU 2.4F AND SECTION 3.4B7.
F. GENERAL: ALL REINFORCING MASONRY WORK SHALL CONFORM TO TMS602/ACI-530.1/ASCE6 "SPECIFICATIONS FOR MASONRY STRUCTURES (f' m = 1500 psi).
G. INSPECTION: ALL REINFORCED MASONRY WORK SHALL REQUIRE FIELD INSPECTIONS.

NO.	REVISIONS	DATE
1.		
2.		
3.		
4.		
5.		
6.		

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SEAL

REVIEWED BY: G.J.
DESIGN BY: G.J.
DRAWN BY: GSJ
DATE: 11-21-23

GENERAL NOTES

CALZARETTA RESIDENCE
325 SOUTH ATLANTIC DRIVE
LANTANA, FLORIDA 33462

PROJECT #: 23507

SHEET

GN-1

PROJECT DESCRIPTION

A NEW 3-STORY SINGLE FAMILY RESIDENCE WITH 9,460 SF UNDER ROOF (PROPOSED). PROJECT SHALL INCLUDE 4 BEDROOMS, 5 BATHS, GREAT ROOM, DINING AREA, KITCHEN, OFFICE, LAUNDRY, 3RD FLR. GYM, 4-CAR GARAGE, 2ND FLOOR LOUNGE, COVERED ENTRY, COVERED LANAI, 2ND & 3RD FLOOR DECKS.

FLOOD ZONE INFO

REFERENCED FIN. FLR. ELEVATION	8.00' NAVD88
FEMA MIN. ELEVATION (ZONE AE 6)	6.00' + 12" FREEBOARD = 7.00' NAVD88

AUTHORITY HAVING JURISDICTION

CITY OF LANTANA
PALM BEACH COUNTY, FLORIDA

SITE DATA

ZONING: RIA RESIDENTIAL
BUILDING TYPE V UNSPRINKLERED

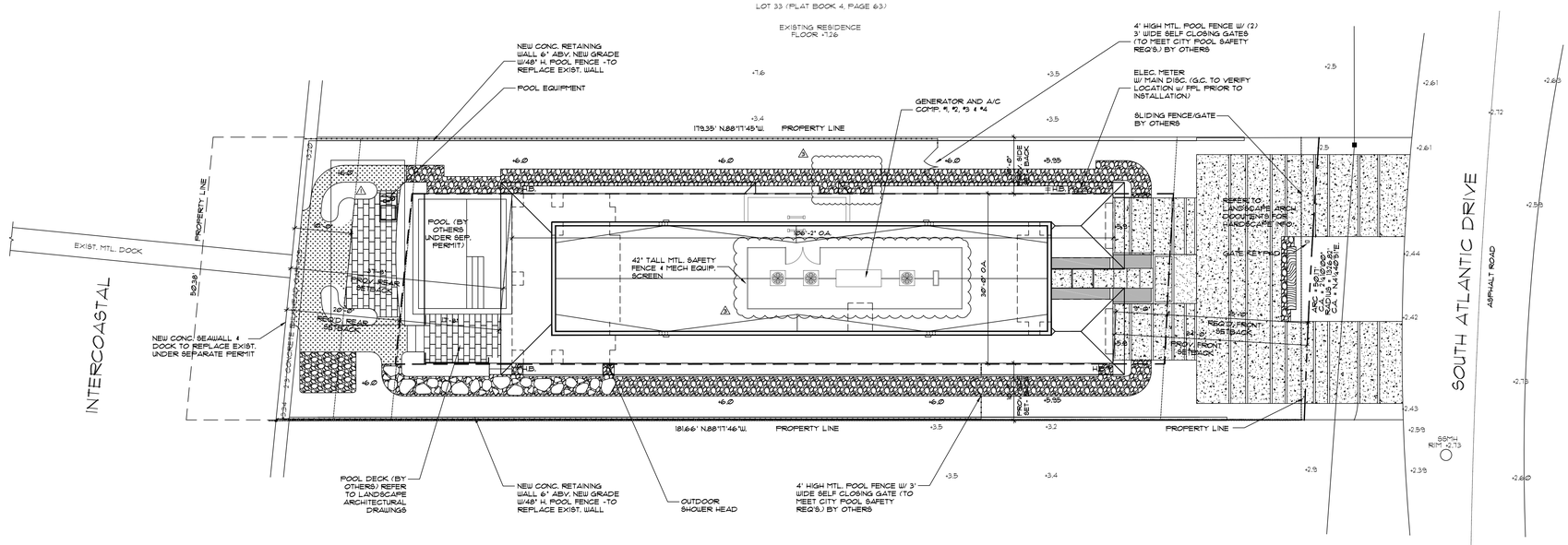
LOT SIZE	9,034 S.F.
MAX. ALLOWABLE LOT COVERAGE: 35%	3,162 S.F.
PROPOSED LOT COVERAGE 34.9%	3,160 S.F.
LOT COVERAGE CALCULATION (ALL ROOFED STRUCTURES)	
FIRST FLOOR A/C	1,680 S.F.
GARAGES	620 S.F.
COVERED PATIOS & SUMMER KITCHEN	530 S.F.
COVERED ENTRY	50 S.F.
TOTAL PROPOSED ROOFED AREAS/LOT COVERAGE	2,880 S.F.
PROPOSED POOL	280 S.F.
PROPOSED POOL	3,160 S.F.
MAX FRONT YARD IMPERVIOUS AREA 50% ALLOWABLE (1252.2 SF/2) = 626.1 SF IMPERIOUS ALLOWED AMOUNT PROPOSED PERVIOUS PAVERBLOCK = 307 SF	0.0%

SITE DATA CHART

TOTAL SITE AREA	9,034 SQ.FT. (100%)
MAXIMUM ALLOWABLE BUILDING HEIGHT (TO HIGHEST ROOF RIDGE)	35'-0"
BUILDING HEIGHT (TOP OF FLAT ROOF DECK)	35'-0"

SETBACK DATA

	REQUIRED	PROVIDED
FRONT SETBACK - HOUSE (EAST)	25'-0"	34'-0"
REAR SETBACK (WEST)	20'-0"	37'-8"
SIDE SETBACK (NORTH)	10'-0"	10'-0"
SIDE SETBACK (SOUTH)	10'-0"	10'-1"



LEGAL DESCRIPTION
RIO VISTA ISLES UNIT
5 B-7 B LOT 8 LESS
W 10'S,10 W 25 BLK 16

SITE PLAN

SCALE: 1" = 10'

N

NO.	REVISIONS	DATE
1.	MOVE POOL EQUIPMENT & REMOVE STEPS/STOOP	12-18-23
2.	REVISE REAR HARDSCAPE TO 10 FOOT SETBACK	
3.	ADJUST HARDSCAPE TO MATCH LANDSCAPE PLAN	4-16-24
	EQUIP. HEIGHT EXCEPTION REQUEST	
4.		
5.		

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SEAL

DATE:	DRAWN BY:	DESIGN BY:	REVIEWED BY:
11-21-23	GSJ	G.J.	G.J.

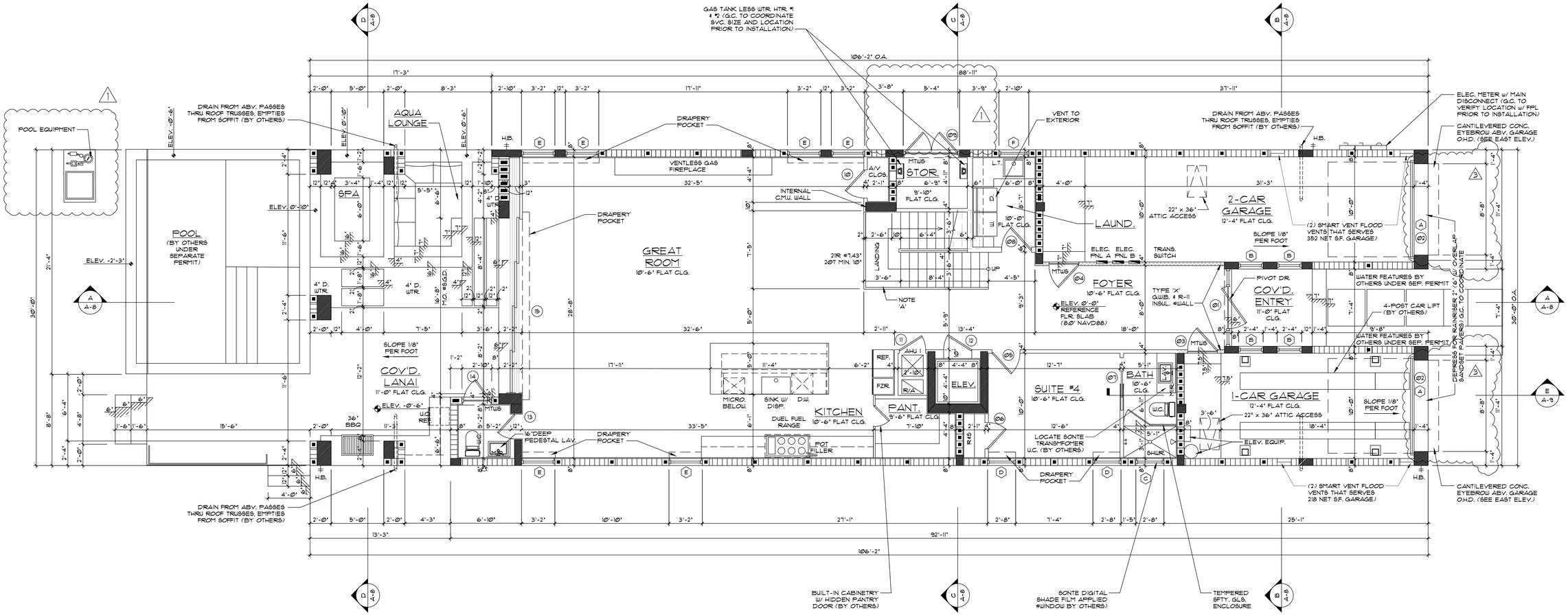
CALZARETTA RESIDENCE
325 SOUTH ATLANTIC DRIVE
LANTANA, FLORIDA 33462

SITE PLAN

PROJECT #: 23507

SHEET

SP-1



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NOTE:
DEFFERED SUBMITTAL FOR THE FOLLOWING DESIGN ELEMENTS - BALCONY GUARD RAILS, GARAGE CAR LIFT & GLAZING AT PRE-FAB STAIRWAY, ROOFTOP SAFETY FENCE & PERMANENT ROOFTOP ACCESS LADDER. SHOP DRAWINGS FOR EACH OF THESE DESIGN ELEMENTS SHALL BE REVIEWED BY THE ARCHITECT OF RECORD & SHALL BE STAMPED, SIGNED & DATED & FORWARDED TO THE LEAD BUILDING OFFICIAL.

NOTE REGARDING STEP DOWN CALLOUTS:
NOMINAL STRUCTURAL STEP DOWN - DOES NOT REFLECT FINAL STEP DOWN VARIANCE DUE TO FINISH SELECTION AND METHOD OF FINISH INSTALLATION - G.C. TO COORDINATE FOR ALL FINISHED STEP DOWN DIMENSIONS (BY OTHERS) TO MEET ALL APPLICABLE BUILDING DEPARTMENT CODES FOR SAFETY & EGRESS (AS APPLICABLE TO SHWR. SLOPE TO DRAIN REQ'S. @SHWR. STEP DOWNS)

GARAGE FLOOD PROTECTION
1 SQ. INCH OF OPG. FOR EVERY 1 SQ. FOOT OF GARAGE AREA BELOW THE FEMA BASE FLOOD ELEVATION PER CITY OF LANTANA REGS.
FEMA BASE FLOOD ELEVATION 8'-0" N.A.V.D. (ZONE AE)
(2) GARAGES (621 SF. + 621 SQ. IN. VENT REQUIRED)
EACH "SMART VENT" MODEL 1540-510 PROVIDES 200 SQUARE INCHES OF FLOOD & VENTILATION PROTECTION FOR EA. VENT-GARAGE9 REQUIRE (621/200 = 4 VENT UNITS).

NOTE:
THIS RESIDENCE SHALL REQUIRE SHUTTERING (OR HURRICANE RESISTANT GLAZING) WHICH MEET DADE COUNTY REQUIREMENTS AT ALL DOORS & WINDOWS (UNLESS NOTED OTHERWISE).

NOTE A:
RAILING +39" A.F.F. (TO WITHSTAND 25# LB. LATERAL FORCE AND REJECT 4" SPHERE)

NOTE B:
FINISH TILE (OWNER SELECTED) ON THINSET, ON TROBA-PLUS GRID STRUCTURE MEMBRANE (ON THINSET), ON BARA-RAIL EDGING PROFILE (ON THINSET), ON 8 MIL KERDI POLYETHYLENE WATERPROOFING MEMBRANE (ON THINSET), ON BARA-RTK DRIP EDGE PROFILE (ON THINSET), ON FOURED CONCRETE BALCONY SLAB (G.C. TO COORD.) REFER TO DETAIL 2 SHEET A-9

NOTE C:
NOMINAL STRUCTURAL STEP DOWN - DOES NOT REFLECT FINAL STEP DOWN VARIANCE DUE TO FINISH SELECTION AND METHOD OF FINISH INSTALLATION - G.C. TO COORDINATE FOR ALL FINISHED STEP DOWN DIMENSIONS (BY OTHERS) TO MEET ALL APPLICABLE BUILDING DEPARTMENT CODES FOR SAFETY, EGRESS AND SHOWER SLOPE TO DRAIN REQUIREMENTS.

TYPICAL NON-BEARING PARTITION:
No. 25 Ga. CHANNEL SHAPED STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE.

EMERGENCY EGRESS WINDOWS:
AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH, 24" IN HEIGHT AND 5.7 S.F. IN AREA.

TOILET ROOM:
FLOORS AND BASE SHALL BE IMPERVIOUS
MATERIAL - WALLS, FLOOR & BASE TO BE CERAMIC TILE W/ GREENBOARD BACKING.

GARAGE FLOOD PROTECTION
1 SQ. INCH OF OPG. FOR EVERY 1 SQ. FOOT OF GARAGE AREA BELOW THE FEMA BASE FLOOD ELEVATION PER DELRAY BEACH REGS.
FEMA BASE FLOOD ELEVATION 6'-0" N.A.V.D. (ZONE AE)
(2) GARAGES (871 SF. + 871 SQ. IN. VENT REQUIRED)
EACH "SMART VENT" MODEL 1540-510 PROVIDES 200 SQUARE INCHES OF FLOOD & VENTHILATION PROTECTION FOR EA. VENT-GARAGE REQUIRES (871/200 = 5 VENT UNITS).

AREA CALCULATIONS	
1ST FLOOR A/C	1,680 SF
2ND FLOOR A/C	1,290 SF
2ND FLOOR A/C	1,290 SF
TOTAL A/C AREA	4,260 SF
GARAGES	620 SF
COVERED LANAI	530 SF
COVERED ENTRY	50 SF
TOTAL UNDER ROOF	5,460 SF

GROUND FLOOR PLAN

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

N

NO.	REVISIONS	DATE:
1.	ADD DEFERRED SUBMITTAL NOTE, REMOVE STEPS	12-8-23
2.	& RELOCATE POOL/SPA EQUIPMENT	
3.	WINDOW / DOOR / M.O. REVISIONS	01.24
4.		
5.		
6.		

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SEAL

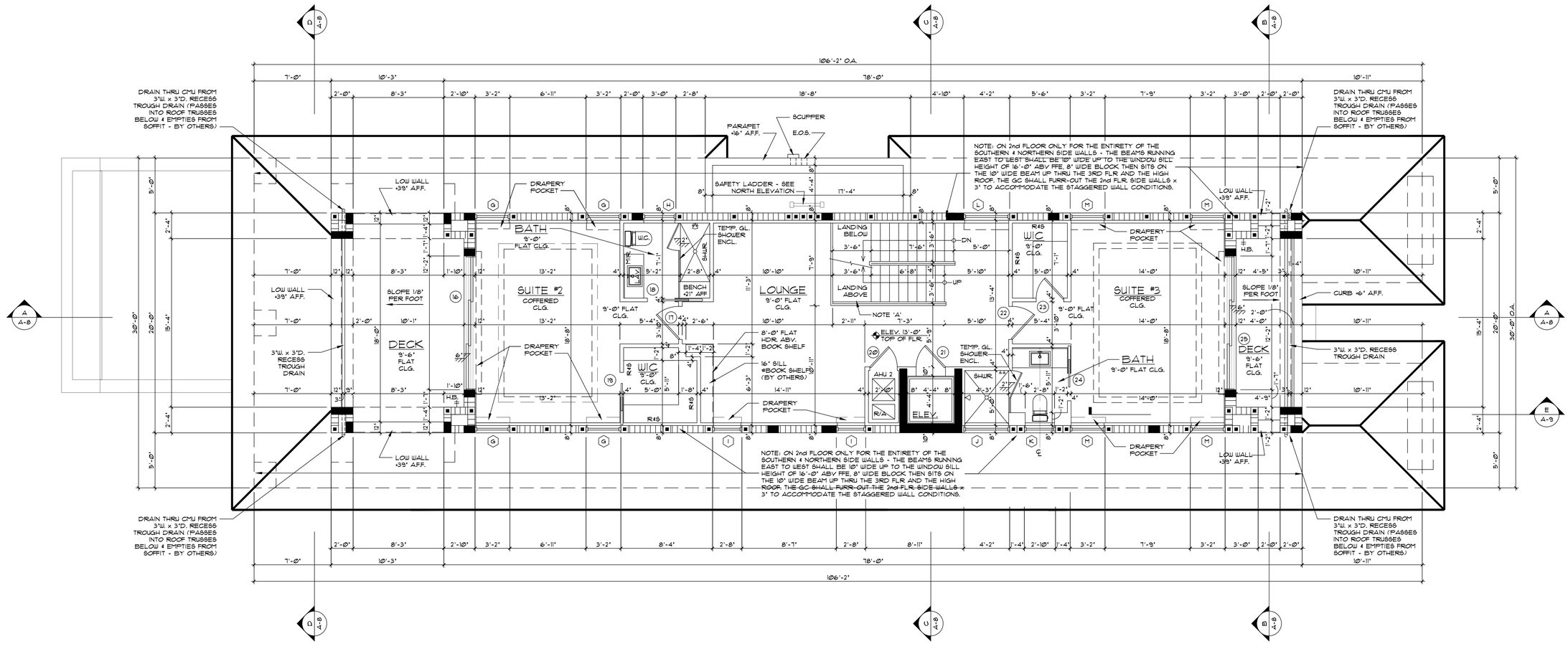
DATE:	DRAWN BY:	DESIGN BY:	REVIEWED BY:
11-21-23	GSJ	G.J.	G.J.

GROUND FLOOR PLAN

CALZARETTA RESIDENCE
325 SOUTH ATLANTIC DRIVE
LANTANA, FLORIDA 33462

PROJECT #: 23507

SHEET
A-1



SECOND FLOOR PLAN

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

N

NO.	REVISIONS	DATE
1.		
2.		
3.		
4.		
5.		
6.		

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SECOND FLOOR PLAN

CALZARETTA RESIDENCE

325 SOUTH ATLANTIC DRIVE
LANTANA, FLORIDA 33462

PROJECT #: 23507

SHEET

A-2

SHEET	A-3
PROJECT #:	23507
DATE	11-21-23
DRAWN BY:	GSJ
DESIGN BY:	G.J.
REVIEWED BY:	G.J.
SEAL	

MASTER FLOOR PLAN

CALZARETTA RESIDENCE

325 SOUTH ATLANTIC DRIVE
LANTANA, FLORIDA 33462

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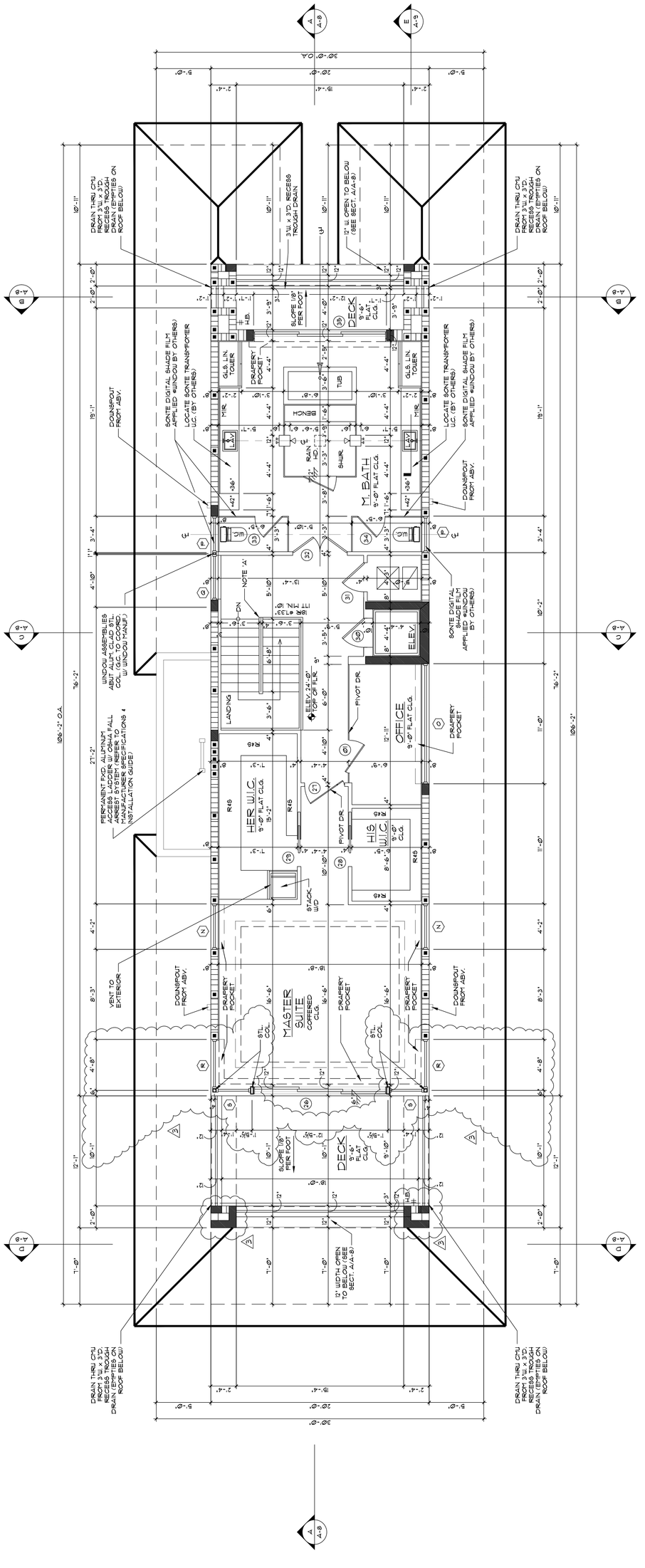
NO.	REVISIONS	DATE
1.		
2.		
3.	WINDOW / DOOR / M.O. REVISIONS	01.17.24
4.		
5.		
6.		



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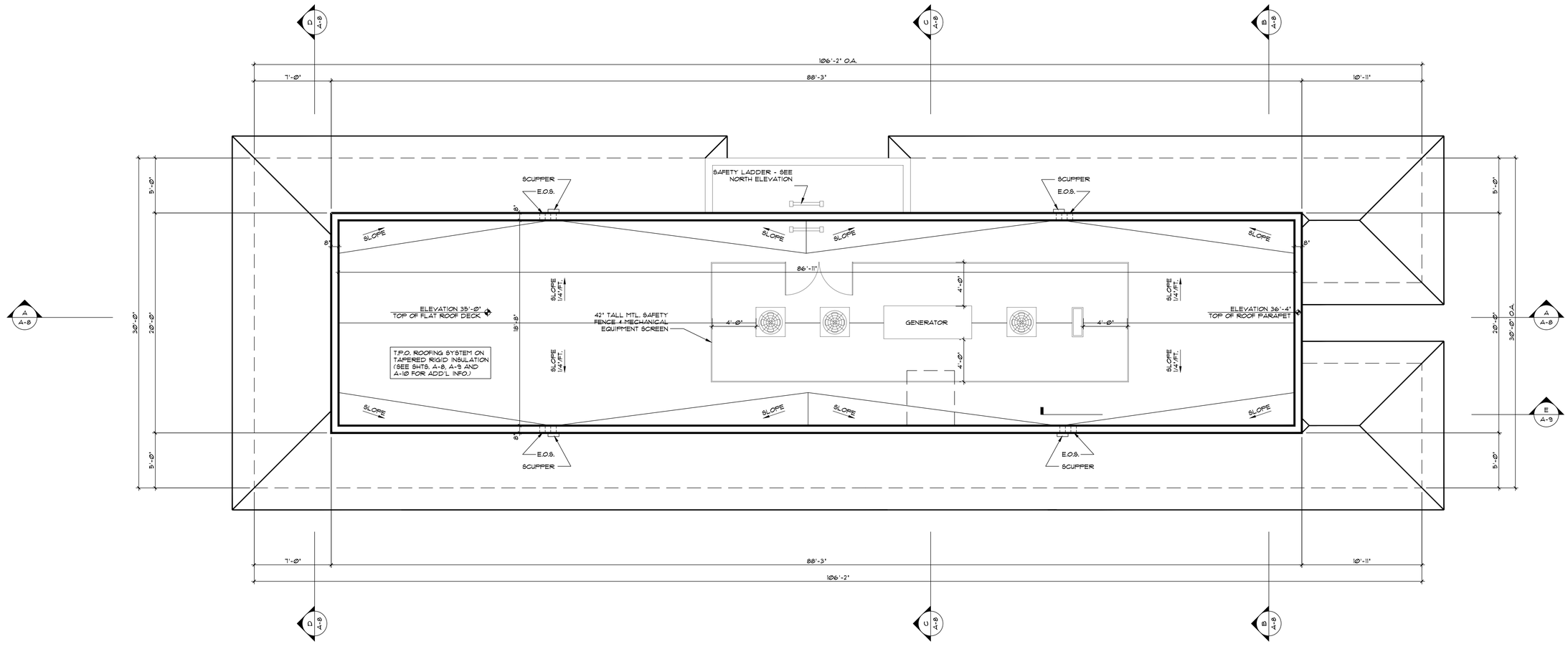

NOTE:
REFER TO WATERPROOFING CONSULTANT SPECS. FOR ALL EXTERIOR HORIZONTAL & VERTICAL SURFACES

FLAT ROOF STORM DRAINAGE CALCULATIONS:					
PARAMETERS - 2018 INTERNATION PLUMBING CODE - CHAPTER 11 STORM DRAINAGE					
- ESTIMATED 100 YEAR 1 HOUR RAINFALL = 4.5"					
- G.P.M. CONVERSION FOR RAINFALL = 0.0468 G.P.M. PER SQ.FT.					
ROOF AREA	ACTUAL ROOF AREA	PROPOSED ROOF SLOPE	G.P.M. PROD. PER ROOF AREA	E.O.S.	
				SIZE PROVIDED	G.P.M. CAPACITY
ROOF (SAME AT ALL T.H.)	1622 SQ.FT.	1/4" PER FT	75.91 GPM	2"x4" (2)	368 GPM
				SEE TABLE 1106.3	

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

N

NO.	REVISIONS	DATE
1.		
2.		
3.		
4.		
5.		
6.		

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SEAL

DRAWN BY:	DESIGN BY:	REVIEWED BY:	G.J.
GS#	G.J.	G.J.	

DATE: 11-21-23

ROOF PLAN

CALZARETTA RESIDENCE
325 SOUTH ATLANTIC DRIVE
LANTANA, FLORIDA 33462

PROJECT #: 23507

SHEET
A-4

WINDOW SCHEDULE

MARK	ROOM	WIDTH	HEIGHT	TYPE	FRAME	GLASS	REMARKS
A	GARAGE (TOTAL OF 2)	8'-8"	11'-4"	F.G.	MTL.	IMPACT	TRANSOM GLASS
B	CVD. ENTRY (TOTAL 4)	2'-2"	10'-6"	F.G.	MTL.	IMPACT	SILL @ELEV. Ø'-Ø"
C	SUITE #4 BATH	2'-6"	5'-Ø"	F.G.	MTL.	IMPACT	SILL @ELEV. 3'-Ø" - SONTE DIGITAL FILM
D	SUITE #4 (TOTAL OF 2)	2'-6"	5'-Ø"	CSMT. / F.G.	MTL.	IMPACT	SILL @ELEV. 2'-Ø" W/1'-6" HIGH CLERESTORY GLASS EGRESS HARDWARE
E	GREAT RM. (TOTAL 6)	3'-Ø"	9'-6"	F.G.	MTL.	IMPACT	SILL @ELEV. Ø'-Ø"
F	LAUNDRY RM.	2'-8"	6'-6"	F.G.	MTL.	IMPACT	SILL @ELEV. 3'-Ø"
G	SUITE #2 (TOTAL OF 4)	3'-Ø"	6'-Ø"	CSMT.	MTL.	IMPACT	SILL @ELEV. 3'-Ø" - EGRESS
H	SUITE #2 BATH	3'-Ø"	6'-Ø"	CSMT.	MTL.	IMPACT	SILL @ELEV. Ø'-Ø" (ABUTS S.G.D. DOOR #Ø)
I	LOUNGE (TOTAL OF 2)	2'-6"	6'-Ø"	CSMT.	MTL.	IMPACT	SILL @ELEV. 3'-Ø"
J	SUITE #3 SHOWER	4'-Ø"	6'-Ø"	F.G.	MTL.	IMPACT	SILL @ELEV. 3'-Ø" (SONTE DIGITAL FILM)
K	SUITE #3 BATH	2'-8"	6'-Ø"	F.G.	MTL.	IMPACT	SILL @ELEV. 3'-Ø" (SONTE DIGITAL FILM)
L	STAIR LANDING	4'-Ø"	6'-Ø"	F.G.	MTL.	IMPACT	SILL @ELEV. 3'-Ø"
M	SUITE #3 (TOTAL OF 4)	3'-Ø"	6'-Ø"	CSMT.	MTL.	IMPACT	SILL @ELEV. 3'-Ø" - EGRESS
N	MSTR. SUITE (TOTAL 2)	4'-Ø"	5'-Ø"	F.G.	MTL.	IMPACT	SILL @ELEV. Ø'-Ø"
O	OFFICE	11'-Ø"	6'-Ø"	F.G.	MTL.	IMPACT	SILL @ELEV. 3'-Ø" (2 EQUAL PANELS)
P	TOILET RM. (TOTAL 2)	3'-2"	6'-Ø"	F.G.	MTL.	IMPACT	SILL @ELEV. 3'-Ø" (SONTE DIGITAL FILM)
Q	STAIR LANDING	4'-Ø"	6'-Ø"	F.G.	MTL.	IMPACT	SILL @ELEV. 3'-Ø" (ADJ. TO WINDOW P, NORTH ELEV.)
R	MSTR. SUITE (TOTAL 2)	4'-6"+/-	5'-Ø"	F.G.	MTL.	IMPACT	SILL @ELEV. Ø' (ABUTS STL. COL. - G.C. TO COORD.)
S	MSTR. SUITE (TOTAL 2)	3'-Ø"+/-	5'-Ø"	F.G.	MTL.	IMPACT	SILL @ELEV. Ø' (ABUTS STL. COL. - G.C. TO COORD.)

- WIDTHS LISTED ARE EXCLUSIVE OF WOOD BUCKS
- ALL WINDOWS & DOORS SHALL BE IMPACT RESISTANT
- FINAL MASONRY OPENINGS TO BE VERIFIED BY GENERAL CONTRACTOR
- "E.H." = EGRESS HARDWARE

DOOR SCHEDULE

NUMBER	ROOM	WIDTH	HEIGHT	THICK.	TYPE	FRAME	REMARKS
Ø1	ENTRY	5'-Ø"	1Ø'-6"	SPEC.	MTL/GL	MTL.	CUSTOM PIVOT DOOR (WITH TEMPERED SAFETY GLASS) WITH (2) 1Ø'-6" HIGH FXD. GL SIDELITES -SONTE DIGITAL FILM (G.C. TO COORDINATE) REFER TO EAST ELEVATION
Ø2	GARAGE (TOTAL OF 2)	8'-8"	9'-6"	———	O.H.D.	———	INSULATED DOOR W/1'-4" H. TRNSM. GL. ABV. (SEE ELEV.)
Ø3	GARAGE 1	2'-1Ø"	9'-6"	———	S.C.	WD.	MINIMUM 2Ø MINUTE RATING 'C' LABEL WITH SELF CLOSER
Ø4	GARAGE 2	2'-1Ø"	9'-6"	———	S.C.	WD.	
Ø5	SUITE #4	2'-1Ø"	9'-6"	———	S.C.	WD.	
Ø6	SUITE #4 CLOSET	2'-6"	9'-6"	———	S.C.	WD.	
Ø7	SUITE #4 BATH	2'-8"	9'-6"	1 3/4"	S.C.	WD.	POCKET DOOR - MEETS ACESSABILITY REQS.
Ø8	LAUNDRY RM.	2'-1Ø"	9'-6"	1 3/4"	S.C.	WD.	
Ø9	STORAGE CLOSET	(2) 2'-6"	9'-6"	1 3/4"	MTL.	MTL.	LOUVERED DOORS
1Ø	CLOSET	2'-8"	9'-6"	1 3/4"	S.C.	WD.	
11	A/C CLOSET	2'-6"	9'-6"	1 3/4"	S.C.	WD.	
12	ELEVATOR	2'-8"	9'-6"	1 3/4"	S.C.	WD.	
13	CABANA BATH	2'-6"	9'-6"	1 3/4"	S.C.	WD.	
14	CABANA BATH	2'-6"	9'-6"	1 3/4"	MTL/GL	MTL.	SINGLE LITE W/TRANSLUCENT GLASS
15	GREAT ROOM	16'-8"	1Ø'-6"	———	MTL/GL	MTL.	(4) EQUAL PANEL 4-TRACK (XXXX) S.G.D.
16	SUITE #2	12'-Ø"	9'-Ø"	———	MTL/GL	MTL.	(3) EQUAL PANEL 3-TRACK (OXX) S.G.D.-SONTE FILM
17	SUITE #2	3'-Ø"	9'-Ø"	1 3/4"			
18	SUITE #3 BATH	2'-6"	9'-Ø"	1 3/4"	S.C.	WD.	POCKET DOOR
19	SUITE #2 CLOSET	2'-6"	9'-Ø"	1 3/4"	S.C.	WD.	
2Ø	A/C CLOSET	2'-6"	9'-Ø"	1 3/4"	S.C.	WD.	
21	ELEVATOR	2'-8"	9'-Ø"	1 3/4"	S.C.	WD.	
22	SUITE #3	3'-Ø"	9'-Ø"	1 3/4"	S.C.	WD.	
23	SUITE #3 CLOSET	2'-6"	9'-Ø"	1 3/4"	S.C.	WD.	
24	SUITE #3 BATH	2'-6"	9'-Ø"	1 3/4"	S.C.	WD.	POCKET DOOR
25	SUITE #3	12'-Ø"	9'-Ø"	———	MTL/GL	MTL.	(3) EQUAL PANEL 3-TRACK (OXX) S.G.D.-SONTE FILM
26	MASTER SUITE	12'-Ø"	9'-Ø"	———	MTL/GL	MTL.	(3) EQUAL PANEL 3-TRACK (OXX) S.G.D.-SONTE FILM
27	MASTER SUITE	3'-6"	9'-Ø"	SPEC.	MTL/GL	MTL.	CUSTOM GLASS PIVOT DOOR
28	HER W CLOSET	2'-8"	9'-Ø"	1 3/4"	S.C.	WD.	POCKET DOOR
29	HIS W CLOSET	2'-8"	9'-Ø"	1 3/4"	S.C.	WD.	POCKET DOOR
3Ø	A/C CLOSET	2'-6"	9'-Ø"	1 3/4"	S.C.	WD.	
31	ELEVATOR	2'-8"	9'-Ø"	1 3/4"	S.C.	WD.	
32	MASTER BATHROOM	(2) 2'-6"	9'-Ø"	1 3/4"	WD./GL	WD.	
33	MASTER TOILET RM.	2'-8"	9'-Ø"	———	GL.	GL.	TEMP. GL. W/SONTE DIGITAL FILM
34	MASTER TOILET RM.	2'-8"	9'-Ø"	———	GL.	GL.	TEMP. GL. W/SONTE DIGITAL FILM
35	MASTER BATHROOM	12'-Ø"	9'-Ø"	———	MTL/GL	MTL.	(3) EQUAL PANEL 3-TRACK (OXX) S.G.D.-SONTE FILM

- WIDTHS LISTED ARE EXCLUSIVE OF WOOD BUCKS
- ALL WINDOWS & DOORS SHALL BE IMPACT RESISTANT
- FINAL MASONRY OPENINGS TO BE VERIFIED BY GENERAL CONTRACTOR
- "E.H." = EGRESS HARDWARE

NO.	REVISIONS	DATE
1.		
2.		
3.	WINDOW / DOOR / M.O. REVISIONS	01.17.24
4.		
5.		
6.		

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SEAL

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DESIGN BY: G.J.

DRAWN BY: GSJ

DATE: 11-21-23

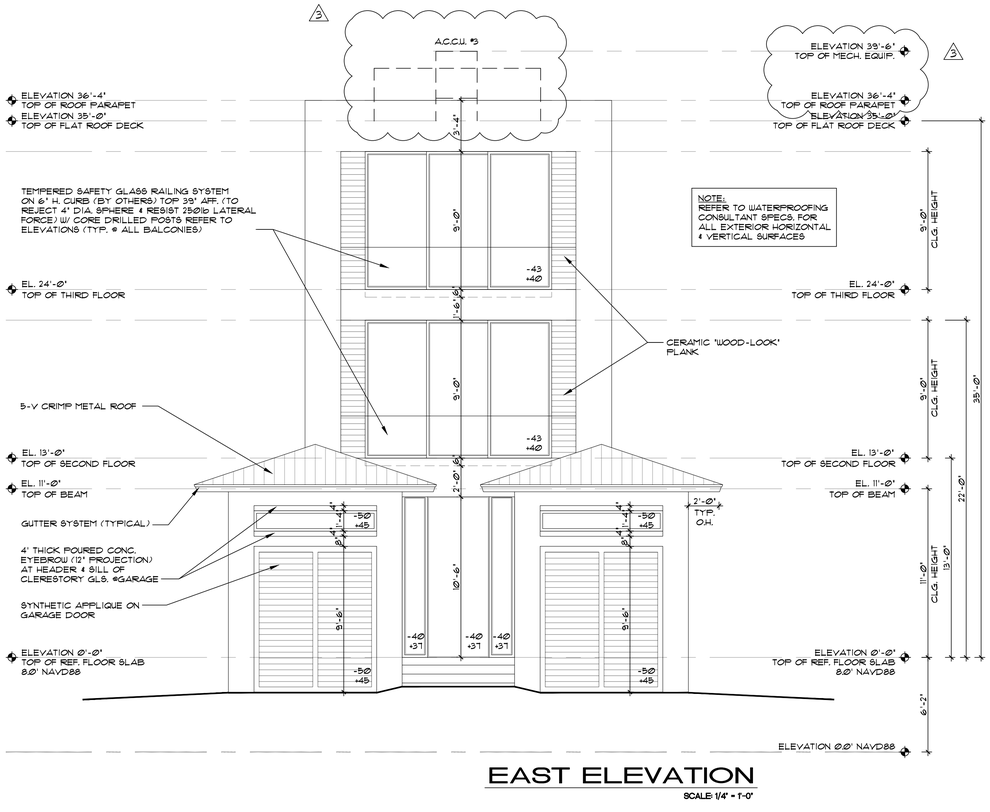
DOOR & WINDOW SCHEDULES

CALZARETTA RESIDENCE
325 SOUTH ATLANTIC DRIVE
LANTANA, FLORIDA 33462

PROJECT #: 23507

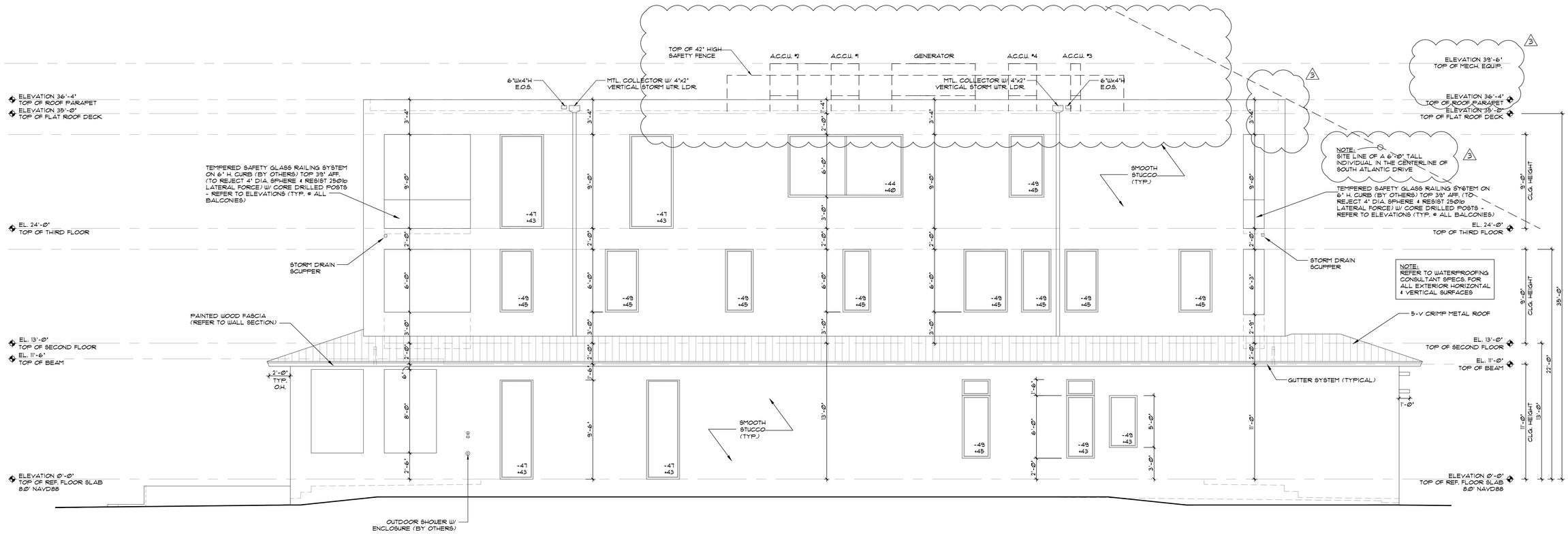
SHEET

A-5



EAST ELEVATION

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



SOUTH ELEVATION

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

NO.	REVISIONS	DATE
1.		
2.		
3.	ROOFTOP EQUIP., FENCE & ROOF PARAPET	04.16.24
4.		
5.		

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SEAL

REVIEWED BY: G.J.

DESIGN BY: G.J.

DRAWN BY: GSJ

DATE: 11-21-23

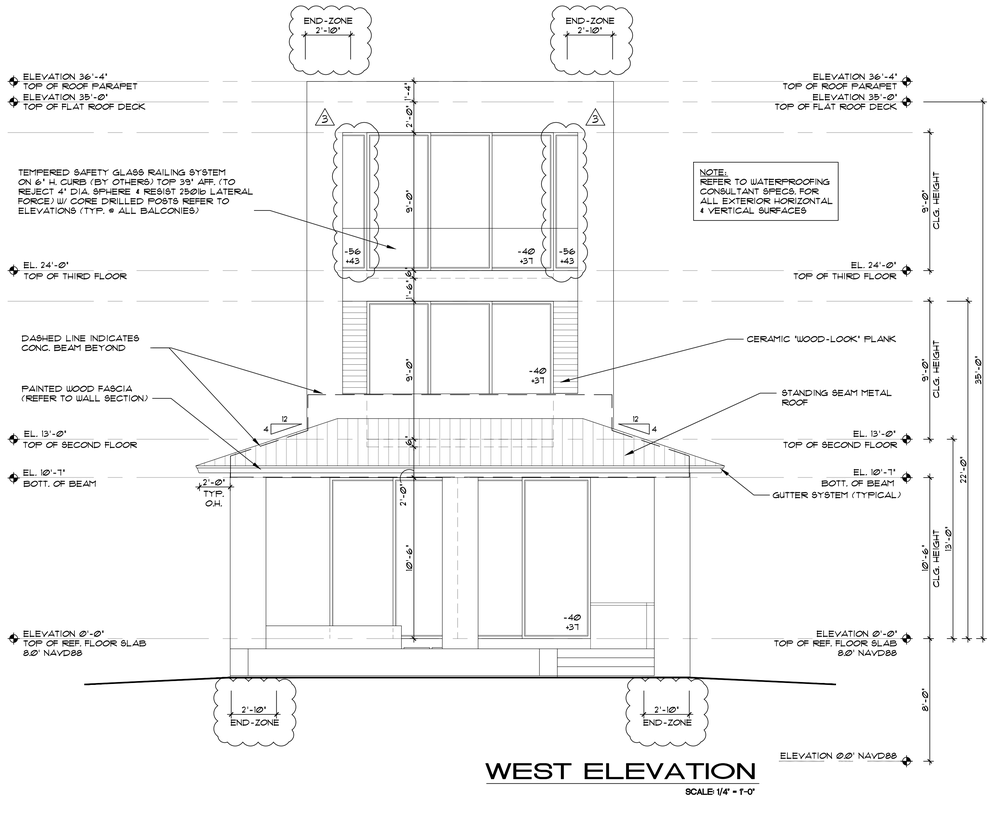
ELEVATIONS

CALZARETTA RESIDENCE
325 SOUTH ATLANTIC DRIVE
LANTANA, FLORIDA 33462

PROJECT #: 23507

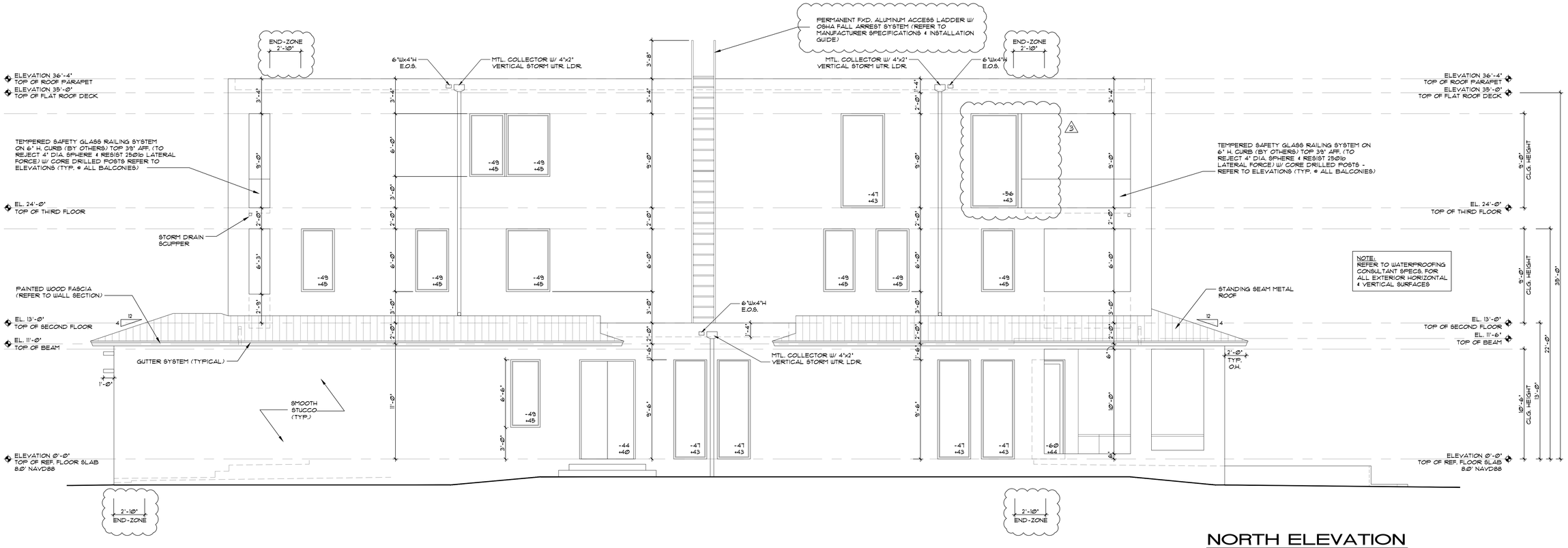
SHEET

A-6



WEST ELEVATION

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



NORTH ELEVATION

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

NO.	REVISIONS	DATE
1.	REVISE PERM. LADDER NOTE & ADD END-ZONE	12-18-23
2.		
3.	WINDOW / DOOR / M.O. REVISIONS	01.17.24
4.		
5.		
6.		

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DATE:	DRAWN BY:	DESIGN BY:	REVIEWED BY:
11-21-23	GSM	G.J.	G.J.

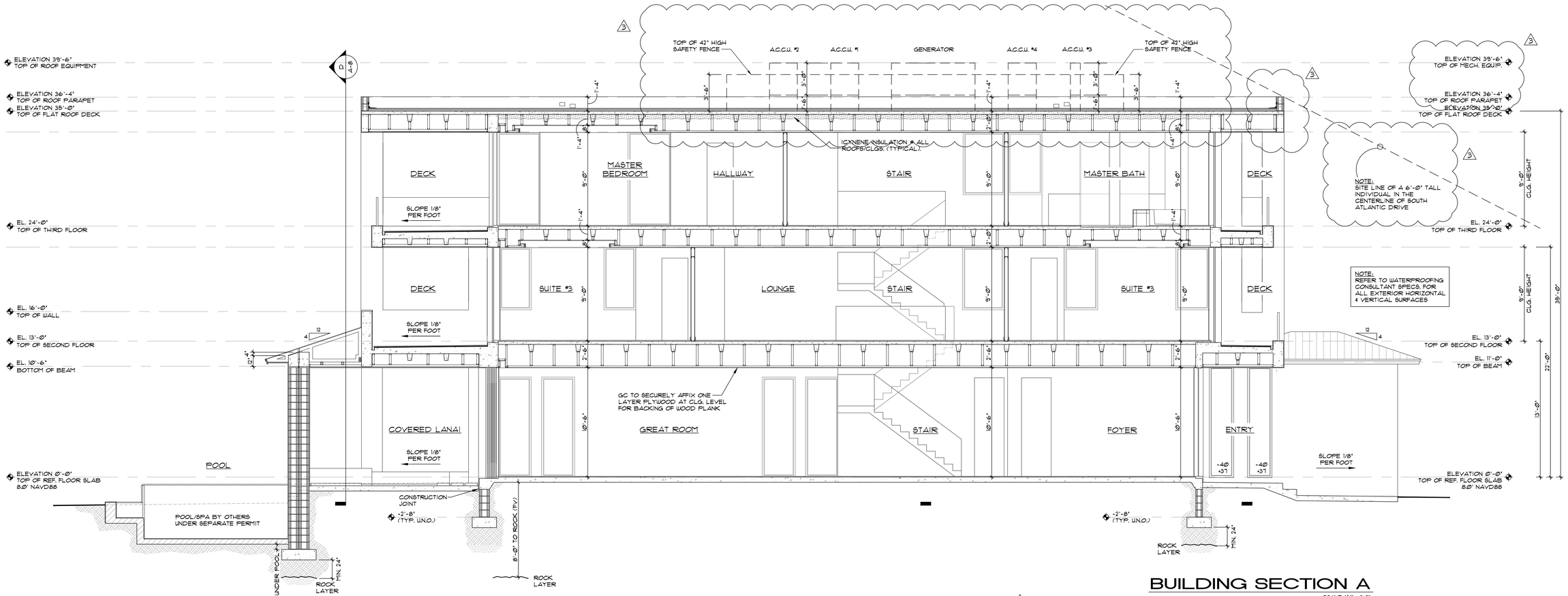
ELEVATIONS

CALZARETTA RESIDENCE
325 SOUTH ATLANTIC DRIVE
LANTANA, FLORIDA 33462

PROJECT #: 23507

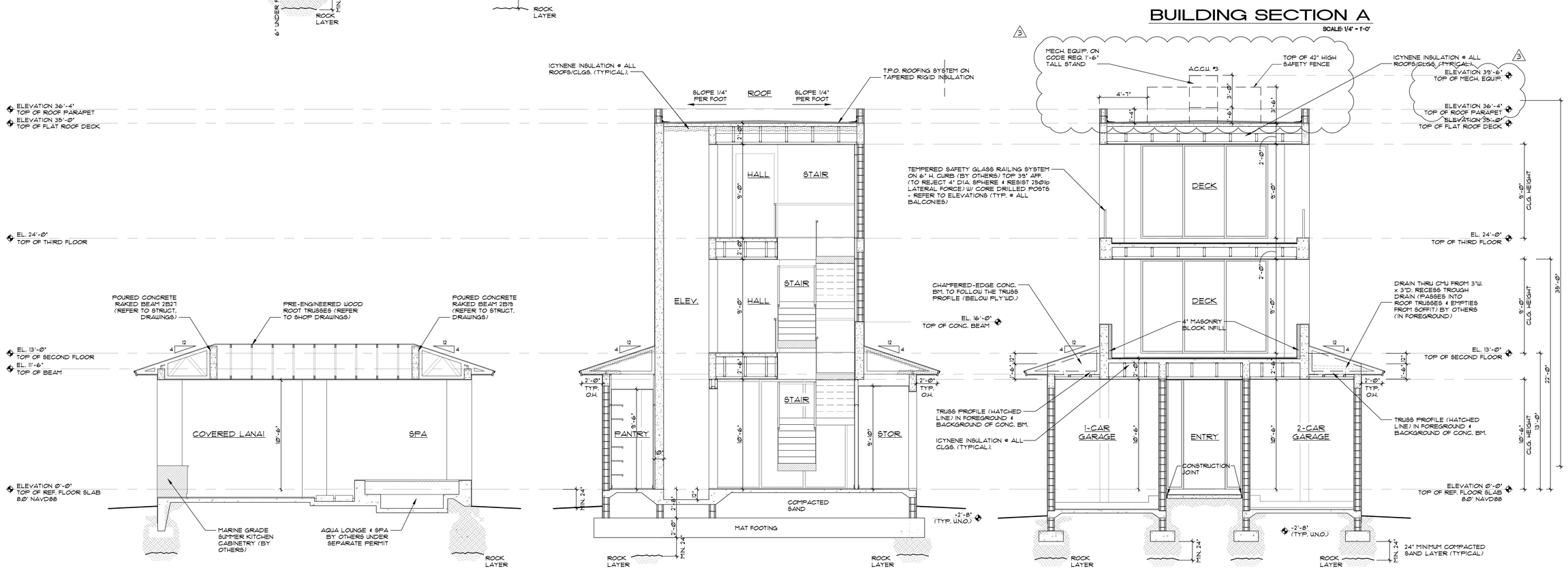
SHEET

A-7



BUILDING SECTION A

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



BUILDING SECTION D

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

BUILDING SECTION C

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

BUILDING SECTION B

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

NO.	REVISIONS	DATE
1.	REVISE PERM. LADDER NOTE	12-18-23
2.		
3.	WINDOW / DOOR / M.O. REVISIONS	01.17.24
	ROOFTOP EQUIP., FENCE & ROOF PARAPET	03.14.24
4.		
5.		

GREGORY A. JONES ARCHITECTURE

SEAL

REVIEWED BY:	G.J.
DESIGN BY:	G.J.
DRAWN BY:	GSJ
DATE:	11-21-23

BUILDING SECTIONS

CALZARETTA RESIDENCE

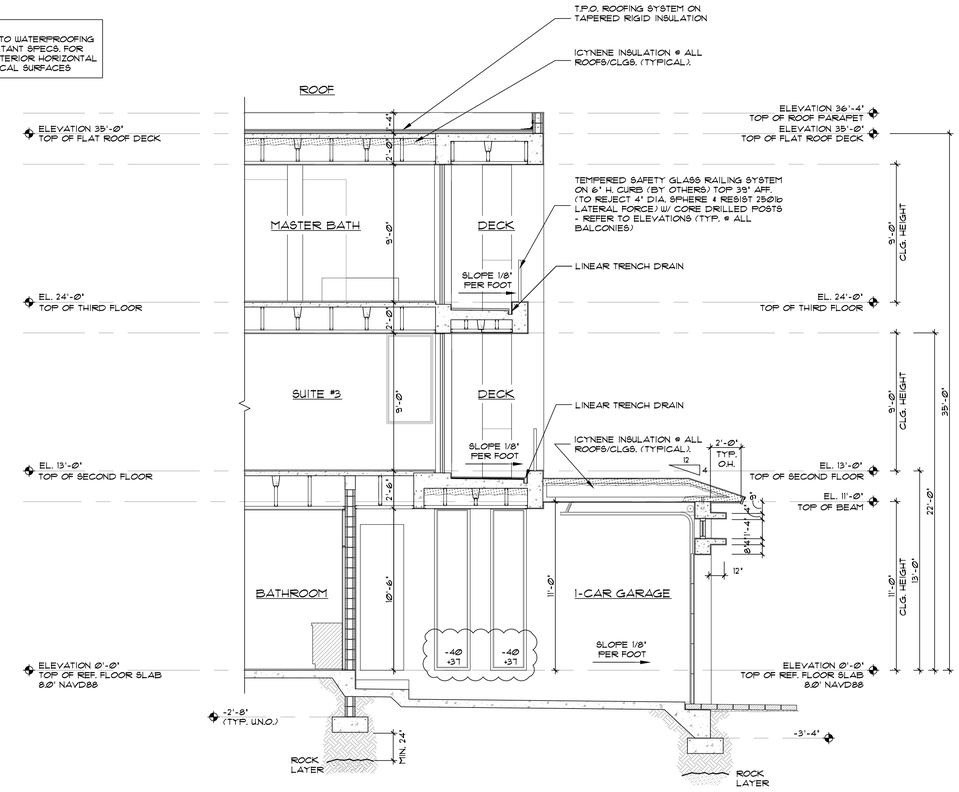
325 SOUTH ATLANTIC DRIVE
LANTANA, FLORIDA 33462

PROJECT #: 23507

SHEET

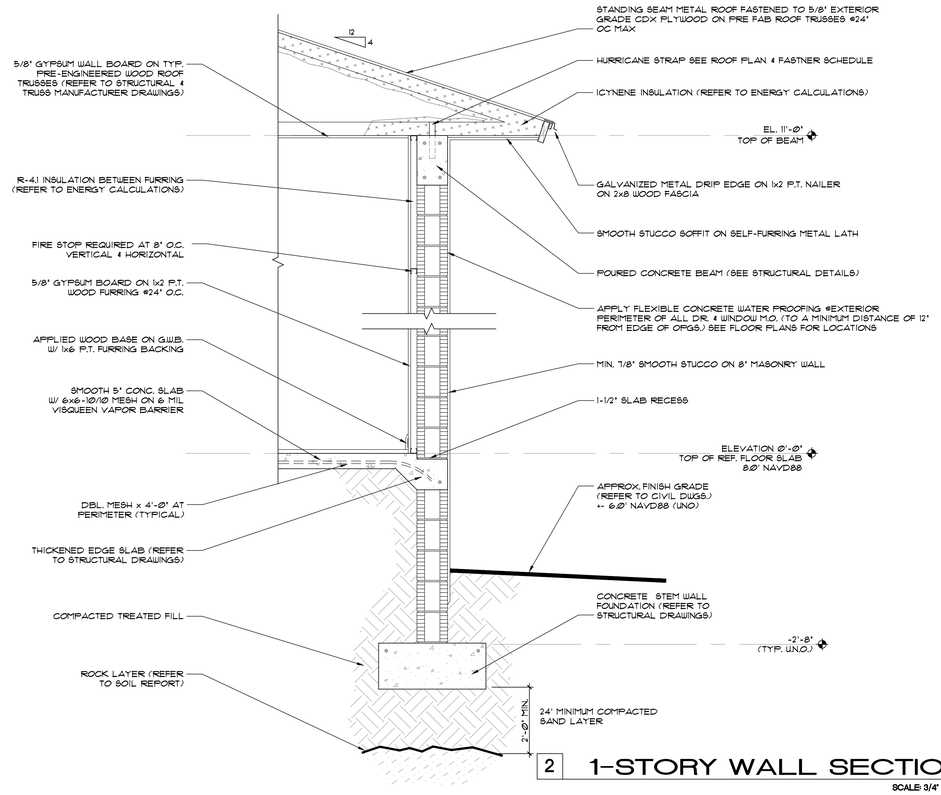
A-8

NOTE:
REFER TO WATERPROOFING CONSULTANT SPECS. FOR ALL EXTERIOR HORIZONTAL & VERTICAL SURFACES



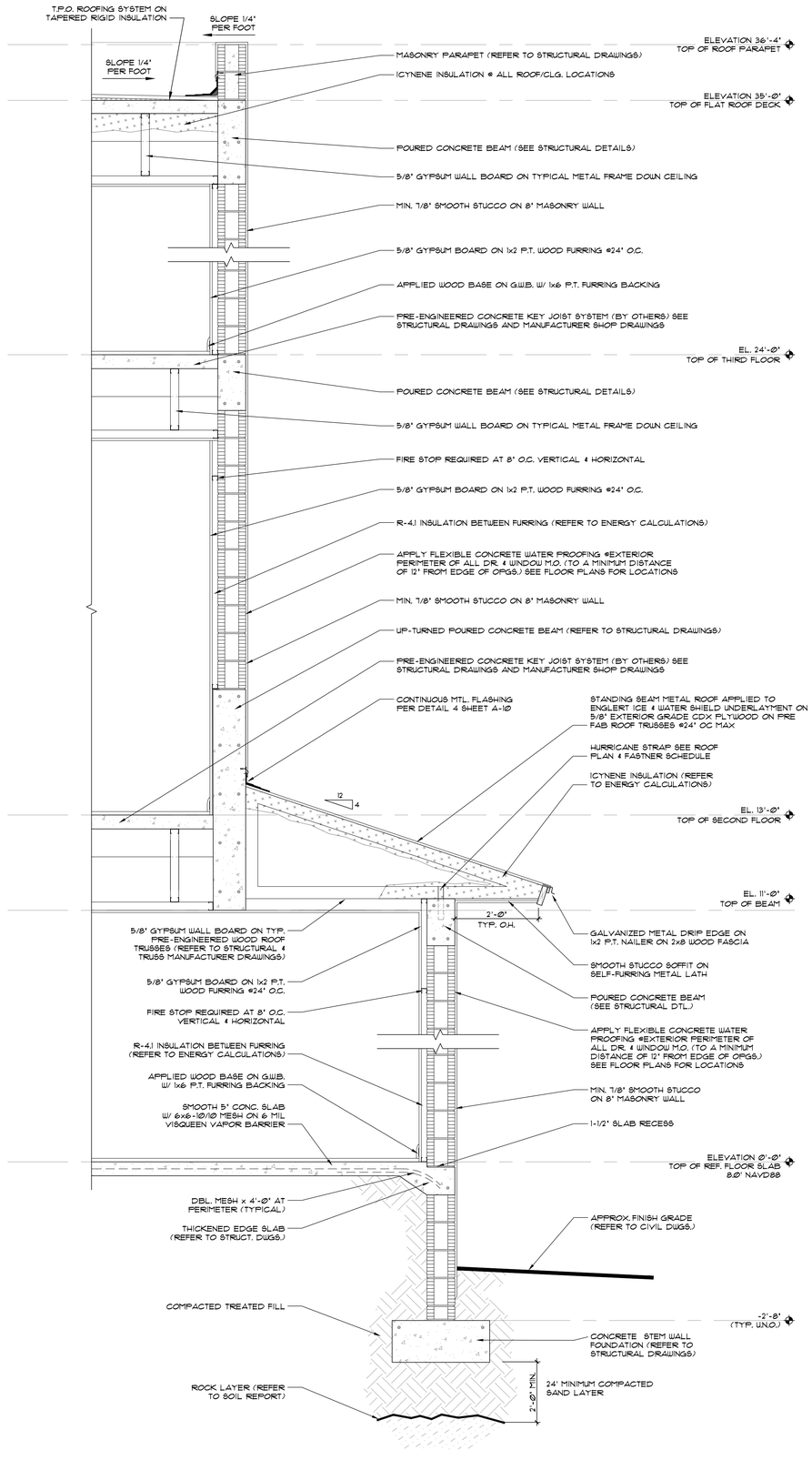
BUILDING SECTION E

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



2 1-STORY WALL SECTION

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



1 3-STORY WALL SECTION

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

NO.	REVISIONS	DATE
1.	REVISE PERM. LADDER NOTE	12-8-23
2.		
3.		
4.		
5.		
6.		

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SEAL

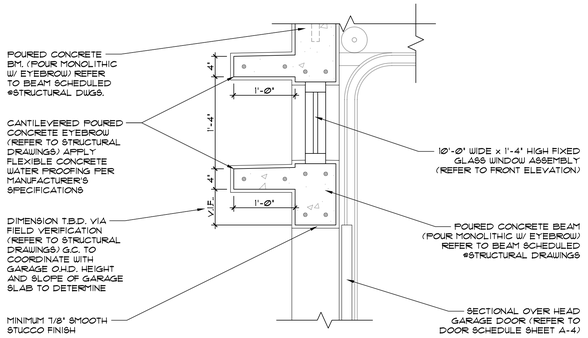
DATE:	DRAWN BY:	DESIGN BY:	REVIEWED BY:
11-21-23	GSJ	G.J.	G.J.

BUILDING / WALL SECTIONS

CALZARETTA RESIDENCE
325 SOUTH ATLANTIC DRIVE
LANTANA, FLORIDA 33462

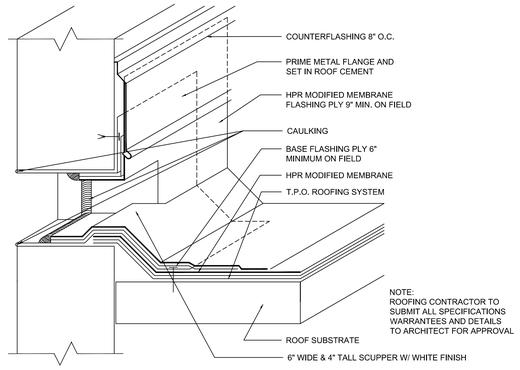
PROJECT # : 23507

SHEET
A-9



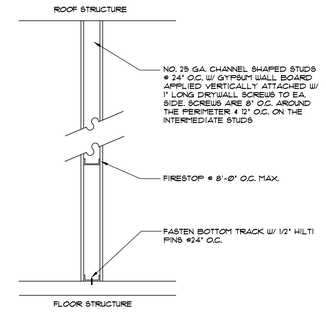
1 ENLARGED OVER HEAD DOOR CLERESTORY WINDOW DETAIL

SCALE: 1" = 1'-0"



2 ROOF SCUPPER DETAIL

NOT TO SCALE

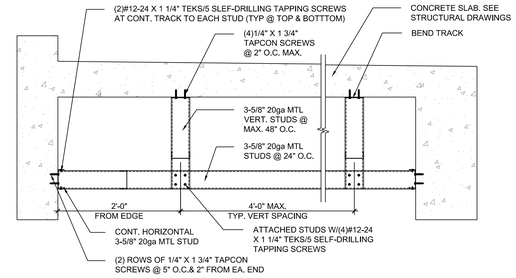


3 INTERIOR NON-BRG. PARTITION

NOT TO SCALE

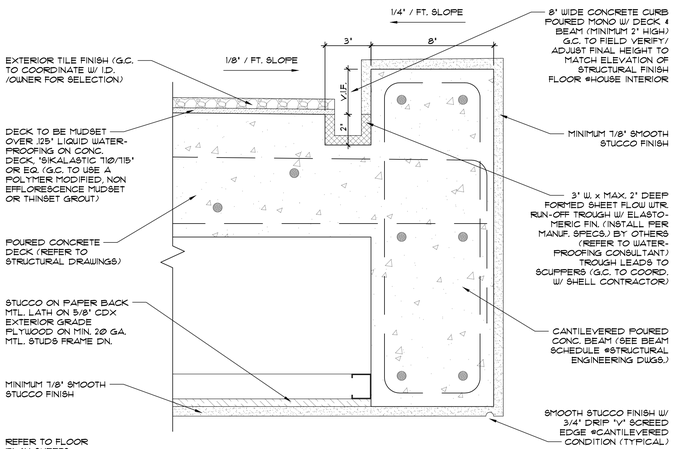
4 NOT USED

SCALE: 1-1/2" = 1'-0"



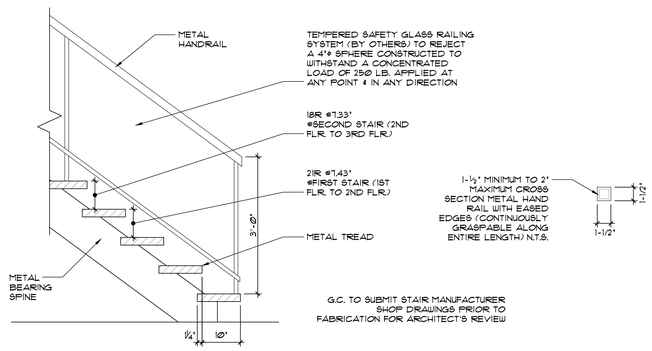
5 TYP. EXTERIOR FRAME DOWN DTL.

NOT TO SCALE



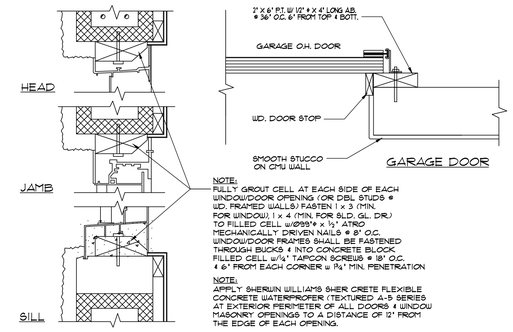
6 DECK/BALCONY DRAINAGE TROUGH ENLARGED DETAIL

SCALE: 3" = 1'-0"



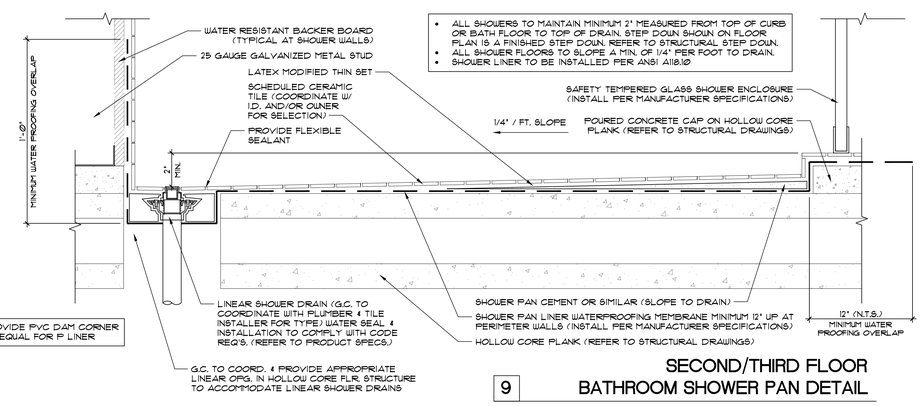
7 TYPICAL METAL STAIR SECTION

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



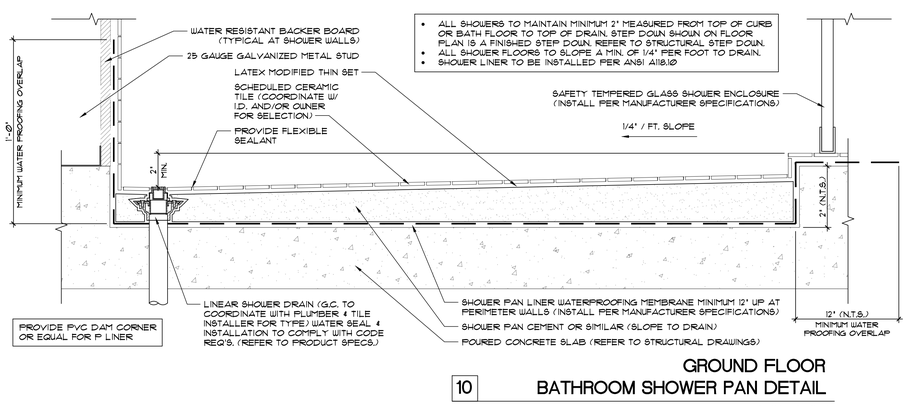
8 BUCK DETAILS @ WINDOWS/DOORS

NOT TO SCALE



9 SECOND/THIRD FLOOR BATHROOM SHOWER PAN DETAIL

SCALE: 3" = 1'-0"



10 GROUND FLOOR BATHROOM SHOWER PAN DETAIL

SCALE: 3" = 1'-0"

NO.	REVISIONS	DATE
1.		
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DATE:	DRAWN BY:	DESIGN BY:	REVIEWED BY:	G.J.
11-21-23	GSJ	G.J.	G.J.	

DETAILS

CALZARETTA RESIDENCE
325 SOUTH ATLANTIC DRIVE
LANTANA, FLORIDA 33462

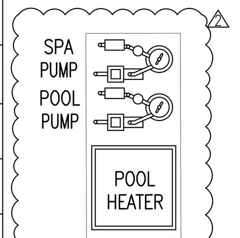
PROJECT #: 23507

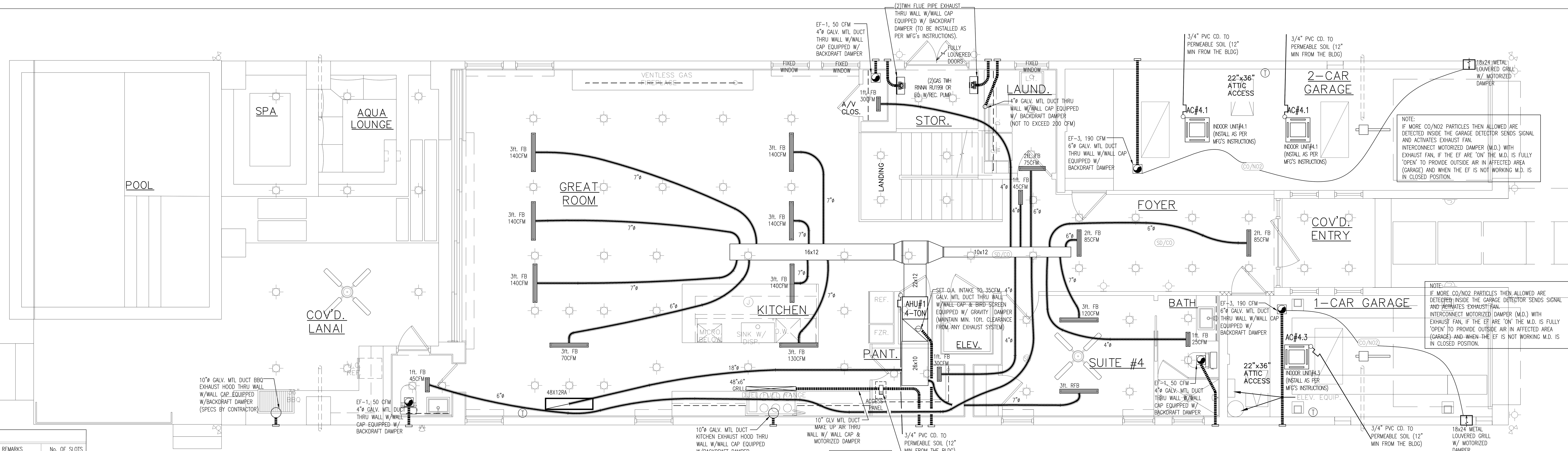
SHEET

A-10

MECHANICAL SYMBOL

Symbol	Description
(T)	Programmable THERMOSTAT
	4-WAY SUPPLY AIR DIFFUSER
	3-WAY SUPPLY AIR DIFFUSER
	2-WAY SUPPLY AIR DIFFUSER
	1-WAY SUPPLY AIR DIFFUSER
	SIDEWALL DIFFUSER
FB	LINEAR DIFFUSER
RFB	RETURN AIR LINEAR DIFFUSER
	RETURN AIR DIFFUSER
	EXHAUST FAN
	FLEXIBLE VINYL DUCT R-6
LxW	FIBERGLASS DUCT R-6
AHU	AIR HANDLER UNIT
RLBD	RETURN AIR LINEAR BAR DIFFUSER
CFM	CUBIC FEET PER MINUTE





LINEAR FLOW BAR DIFFUSERS (DRY WALL CEILING)					
MARK	MODEL	SERVICE	FINISH'	REMARKS	No. OF SLOTS
TITUS OR EQUAL	FL-15	SUPPLY & RETURN AIR	*	HIGHTHROW PATERN	1

RECTANGULAR DIFFUSERS, GRILLES & REGISTER SCHEDULE (DRY WALL CEILING)					
MARK	MODEL	SERVICE	FINISH'	DESIGN	REMARKS
TITUS OR EQUAL	300R	SUPPLY AIR	*	SURFACE MOUNT	①
TITUS OR EQUAL	55F	RETURN AIR	*	SURFACE MOUNT	①

REMARKS: ① PROVIDE OPPOSED BLADE DAMPERS

EXHAUST FAN SCHEDULE

TAG	BASIS OF DESIGN		FLOW RATE	DUCT SIZE	STATIC PRESSURE	ELECTRICAL DATA		MOUNTING OPENING (LxW)	WEIGHT
	MANUFACTURER	MODEL OR SERIES	CFM	Inch	Inch w.g.	POWER (W)	VOLT	Inch	(lb)
EF-1	PANASONIC OR EQUAL	FV-05VQ5	50	4	0.1	11.1	115	10-1/2x10-1/2	10.36
EF-2	PANASONIC OR EQUAL	FV-11VQ5	110	4	0.1	21.1	115	10-1/2x10-1/2	10.36
EF-3	PANASONIC OR EQUAL	FV-20VQ3	190	6	0.1	44.5	115	12-9/32x12-3/16	11.46

GROUND FLOOR MECHANICAL PLAN

SCALE: 1/4"=1'0"

CALCS FOR FIRE-PLACE MAKE-UP AIR FROM INSIDE THE BUILDING

FIRE-PLACE 50,000 BTUH (SPECS BY CONTRACTOR)

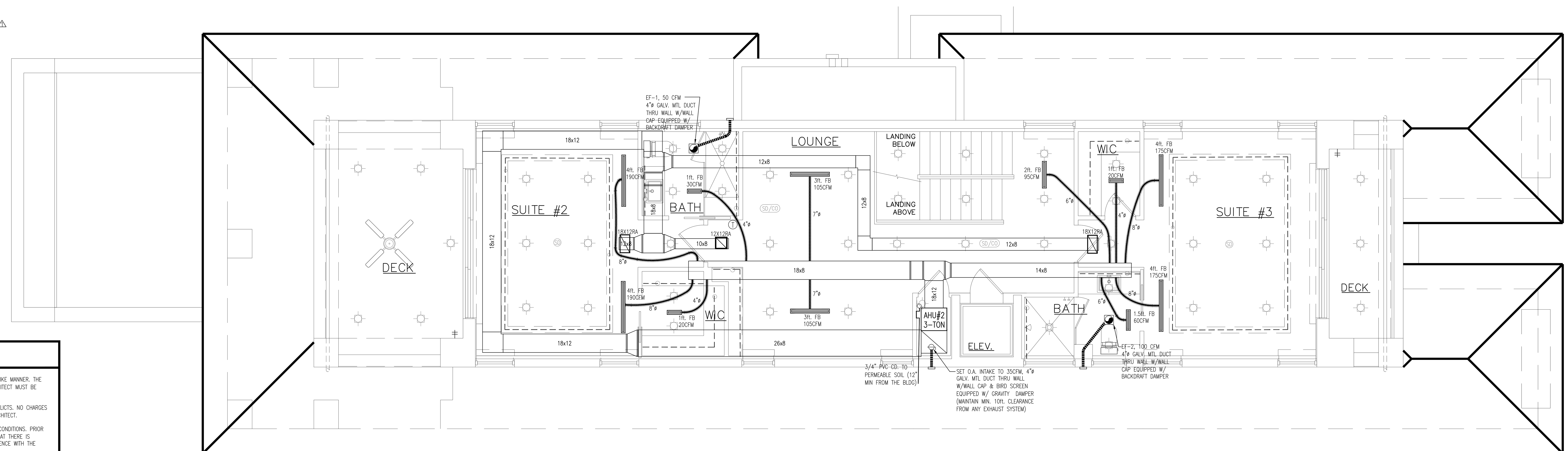
MINIMUM REQUIRED VOLUME G2407.5.1 2020 FBC RES 7TH EDITION: 50 FT³ PER 1000 BTUH FOR FIRE-PITH IS 2500 FT³.

AVALAIBLE VOLUME IS 12 000+ FT³ APROX.

KITCHEN MAKE-UP AIR CALCS: COOKTOP 150,000 BTUH

MAKE-UP AIR OPENING REQUIRED: G2407.6.2(304.6.2) 2020 FBC RES 7th EDITION
1 SQUARE INCH PER 3,000BTUH
1/3,000=X/150,000
X=50 SQUARE INCH

MAKE-UP AIR OPENING PROVIDED: 10"ø GALV. MTL. DUCT
$D^2\pi/4$= 78 SQUARE INCH



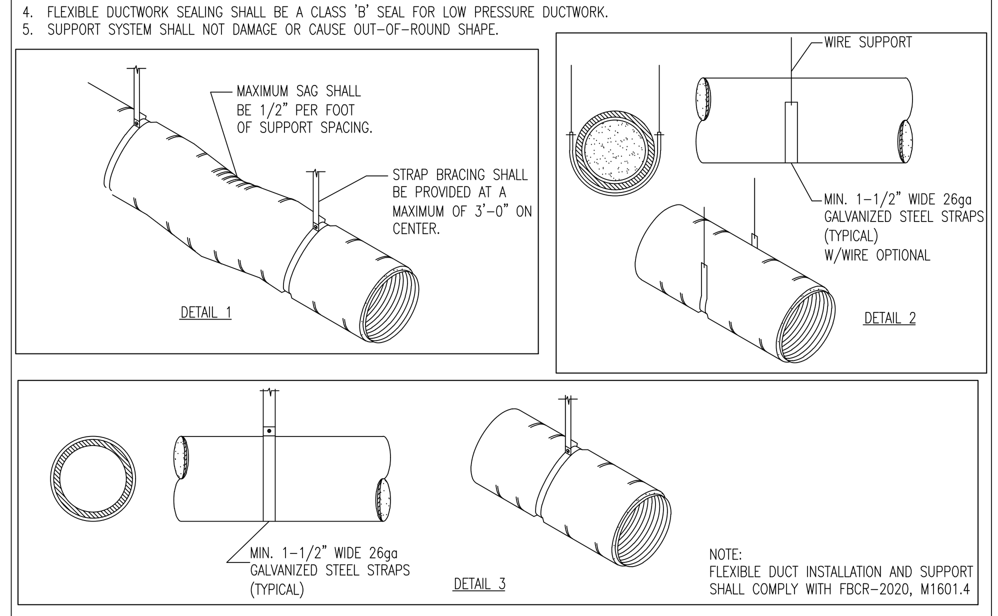
SECOND FLOOR MECHANICAL PLAN

SCALE: 1/4"=1'0"

H.V.A.C. GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTANCE BY THE OWNER AND/OR ARCHITECT MUST BE CONDITION OF THE CONTRACT.
2. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL TRADES IN ORDER TO AVOID CONFLICTS. NO CHARGES WILL BE ACCEPTED UNLESS A PRIOR WRITTEN APPROVAL HAS BEEN ISSUED BY THE OWNER/ARCHITECT.
3. THE CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE WITH EXISTING CONDITIONS. PRIOR TO INSTALLING EQUIPMENT AND/OR FABRICATING DUCTWORK, A.C. CONTRACTOR SHALL CHECK THAT THERE IS SUFFICIENT CLEARANCES FOR EQUIPMENT , DUCTWORK, ETC. AND ALSO TO AVOID ANY INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
4. ALL AIRCONDITIONING AND VENTILATION DUCTS MUST CONFORM WITH SMACNA STANDARDS AND ALL LOCAL CODES. DUCT DROPS TO CEILINGS MAY BE INSULATED FLEXIBLE DUCT AS INDICATED ON THE HVAC PLAN. "FLEX" DUCTS SHALL BE FULLY EXTENDED AND OPEN. FIBERGLASS DUCT INSULATION VALUE SHALL BE MIN. R-6 IN ATTICS AND MIN. R-4.2 IN AIRCONDITIONED SPACE.
5. DRAWINGS ARE DIAGRAMMATIC ILLUSTRATIONS. DO NOT SCALE DRAWINGS FOR THE EXACT LOCATION OF EQUIPMENT. PIPING, DUCTWORK, ETC. THESE DRAWINGS ARE NOT INTENDED TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. BUT THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE ACCEPTABLE WORKING SYSTEM.
6. ALL REQUIRED INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OD THE WORK. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE APPLICABLE NATIONAL, STATE, AND LOCAL CODES, RULES, AND ORDINANCES.
7. AIR CONDITIONING CONDENSATE PIPING AND FITTINGS SHALL BE PVC OR DWV (ASTM-D2662). COPPER IN PLENUM AREAS. ALL INTERIOR CONDENSATE PIPING IN UNAIRCONDITIONED SPACES SHALL BE WRAPPED WITH A MINIMUM 1/2" SELF SEALING INSULATING FOAM JACKET. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY CONTROLS FOR THE OPERATION OF THE HVAC SYSTEM.
8. MAINTAIN CLEARANCE AROUND ALL AIR HANDLING UNITS AS PER FBC 7th EDITION (2020) R M1305.1.1.
9. ALL MATERIAL EXPOSED WITHIN PLENUM MUST BE NON COMBUSTIBLE OR RATED 25/50 FLAME SPREAD.
10. DUCT SIZES SHOWN OR INDICATED ON DRAWINGS ARE INSIDE CLEAR DIMENSIONS.
11. WHERE RETURN TRANSFER AIR DUCTS OR GRILLS ARE USED, UNDERCUT THE ROOM DOOR BY 1".
12. THE AIR DISTRIBUTION SYSTEM IS SIZED AND DESIGNED WITH THE USE OF DUCTULATOR.
13. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCY TO ENGINEER.
14. MECHANICAL EQUIPMENT MUST COMPLY WITH BASE FLOOD ELEVATION FRC 322.1.6.
15. MINIMUM REFRIGERANT LINES INSULATION SHALL BE R-4 AND EXTERNAL PERMEANCE SHALL NOT EXCEED 0.05.
16. MINIMUM METAL EXHAUST DUCT THICKNESS SHALL BE28 GAUGE.
17. GAS APPLIANCE IGNITION SOURCE TO BE HIGHER THAN 18" ABOVE FLOOR.
18. APPLIANCES ACCESS SHALL COMPLY WITH FMC-1305.
19. MANUFACTURER'S DUCT SUPPORT INSTRUCTIONS SHALL BE ON SITE FOR ROUGH INSPECTION.

NOTES:
1. METALLIC FLEXIBLE DUCTWORK SHALL BE ATTACHED USING A MINIMUM OF THREE #8 SHEET METAL SCREWS EQUALLY SPACED AROUND THE DUCTWORK CIRCUMFERENCE. DUCTWORK LARGER THAN 12" SHALL HAVE A MINIMUM OF FIVE #8 SHEET METAL SCREWS. SCREWS SHALL BE LOCATED AT LEAST 8" FROM THE DUCTWORK END.
2. NON-METALLIC FLEXIBLE DUCTWORK SHALL BE SECURED TO THE SLEEVE OR COLLAR USING A DRAW BAND. IF THE DUCTWORK COLLAR EXCEEDS 12", THE DRAW BAND MUST BE POSITIONED BEHIND A BEAD ON THE METAL COLLAR.
3. INSULATION AND VAPOR BARRIERS PRESENT ON FACTORY-FABRICATED DUCTWORK SHALL BE FITTED OVER THE CORE CONNECTION AND SHALL BE SUPPLEMENTALLY SECURED WITH A DRAW BAND.
4. FLEXIBLE DUCTWORK SEALING SHALL BE A CLASS 'B' SEAL FOR LOW PRESSURE DUCTWORK.
5. SUPPORT SYSTEM SHALL NOT DAMAGE OR CAUSE OUT-OF-ROUND SHAPE.



NOTE: FLEXIBLE DUCT INSTALLATION AND SUPPORT SHALL COMPLY WITH FBCR-2020, M1601.4

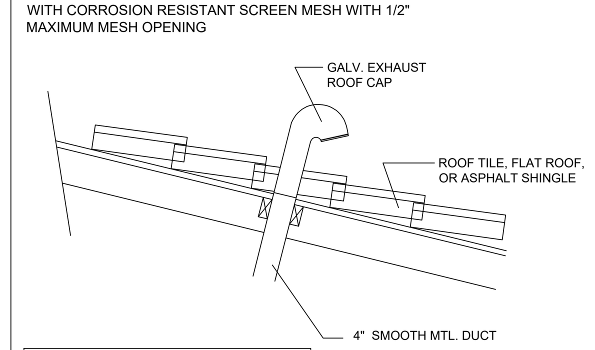
INSULATED FLEXIBLE DUCTWORK DETAIL

NTSC

V:1 061026

DRYER & KITCHEN HOOD EXHAUST DUCT SHALL BE GALVANIZED STEEL W/ 0.0157 inch (28 GAUGE) THICKNESS WITH BACKDRAFT DAMPER, VENT THRU ROOF 6" ABOVE ROOF SURFACE WITH GOOSE NECK TERMINATION

BATHROOM EXHAUST & MAKE-UP AIR DUCT SHALL BE GALVANIZED STEEL W/ 0.013 inch THICKNESS WITH BACKDRAFT DAMPER, VENT THRU ROOF 6" ABOVE ROOF SURFACE WITH GOOSE NECK TERMINATION AND WITH CORROSION RESISTANT SCREEN MESH WITH 1/2" MAXIMUM MESH OPENING



NOTES:
- dryer & kitchen hood roof cap equipped with backdraft damper (no screen)
- bathroom & make-up air roof cap equipped with backdraft damper & screen.

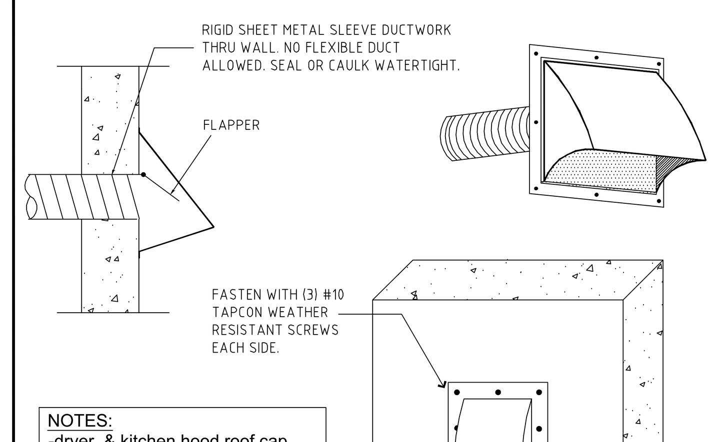
ROOFING NOTE: ROOFING CONTRACTOR TO INSTALL ROOFING MEMBRANE, METAL FLASHING AND ROOFING CEMENT AROUND ALL ROOF PENETRATION TYPICAL.

EXHAUST ROOF CAP DETAIL

NTS

DRYER & KITCHEN HOOD EXHAUST DUCT SHALL BE GALVANIZED STEEL W/ 0.0157 inch (28 GAUGE) THICKNESS WITH BACKDRAFT DAMPER, VENT THRU WALL

BATHROOM EXHAUST & MAKE-UP AIR DUCT SHALL BE GALVANIZED STEEL W/ 0.013 inch THICKNESS WITH BACKDRAFT DAMPER, VENT THRU WALL AND WITH CORROSION RESISTANT SCREEN MESH WITH 1/2" MAXIMUM MESH OPENING



NOTES:
- dryer & kitchen hood roof cap equipped with backdraft damper (no screen)
- bathroom & make-up air roof cap equipped with backdraft damper & screen.

DETAIL	WALL CAP DETAIL	NOT TO SCALE

ICED INTERNATIONAL CONSULTING ENGINEERS & DESIGN
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CERTIFICATE OF AUTHORIZATION#30734

SEAL
JOE SPASOVSKI LICENSE No.76217 STATE OF FLORIDA PROFESSIONAL ENGINEER

NO.	REVISIONS	DATE
1.	CITY COMMENTS	12-20-23
2.	CITY COMMENTS	12-29-23
3.		
4.		
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6.		

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DATE:	DRAWN BY:	DESIGN BY:	REVIEWED BY:
11-01-23	GSJ	G.J.	G.J.

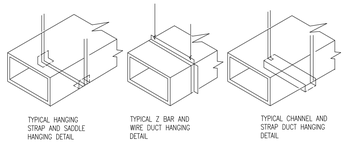
GROUND AND SECOND FLOOR MECHANICAL PLAN

CALZARETTA RESIDENCE
325 SOUTH ATLANTIC DRIVE
LANTANA, FLORIDA 33462

PROJECT #: 23507

SHEET

M-1

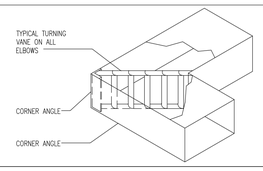


NOTES:
1. HANG DUCTS ACCORDING TO SMACNA STANDARDS
2. ALL STRAP SHALL BE A MINIMUM OF 1-1/2", 22 GA GALVINIZED STEEL. WITH A 5 FT MAXIMUM SPACING.

METHODS OF HANGING DUCTS

NTSC

V:1 061026



TURNING VANE DETAIL

NTSC

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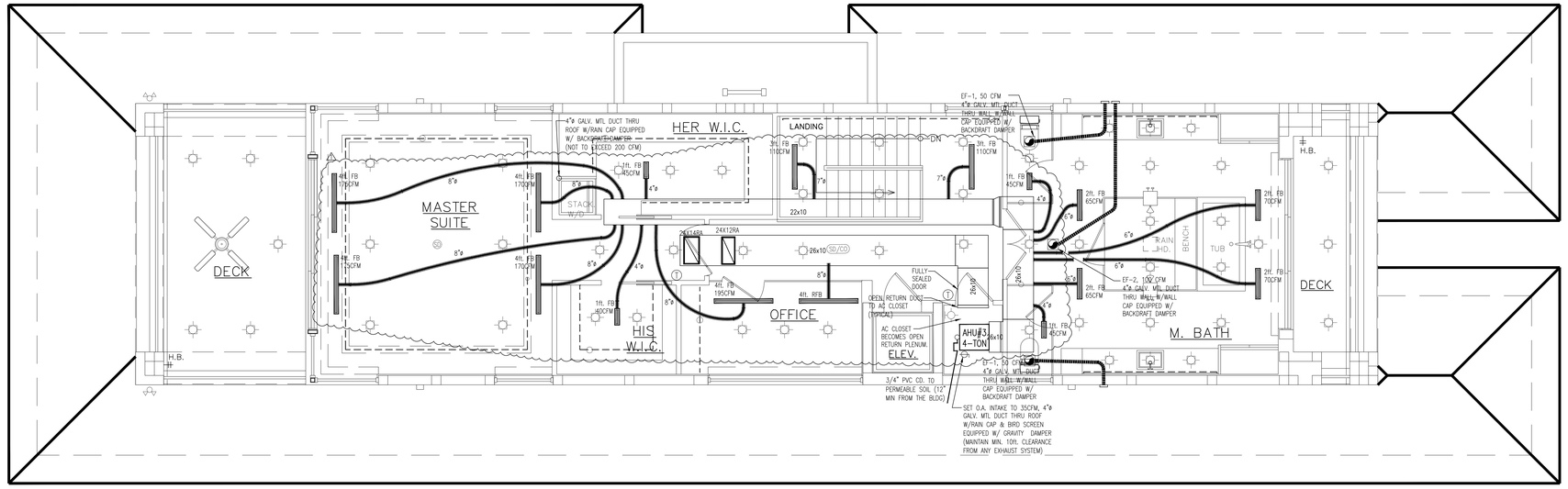
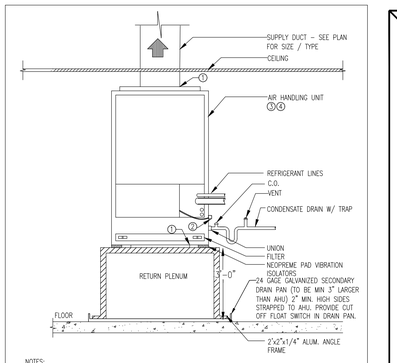


THIRD FLOOR MECHANICAL PLAN

SCALE: 1/4"=1'0"



NOTES:
1. AHU SHALL BE MECHANICALLY ATTACHED TO SUPPLY AIR PLENUM. ALL JOINTS BETWEEN SECTIONS OF AIR DUCTS & PLENUMS, BETWEEN INTERMEDIATE & TERMINAL FITTINGS & OTHER COMPONENTS OF AIR DISTRIBUTION SYSTEM, & BETWEEN SUBSECTIONS OF THESE COMPONENTS SHALL BE MECHANICALLY FASTENED TO SECURE SECTIONS INDEPENDENTLY OF THE CLOSURE SYSTEM.

2. PRIMARY & SECONDARY DRAIN OF AHU TO BE EQUIPPED WITH A WATER-LEVEL DETECTION DEVICE, WIRED INTO FAN CONTROL CIRCUIT, THAT WILL SHUT OFF THE EQUIPMENT SERVED PRIOR TO OVERFLOW.

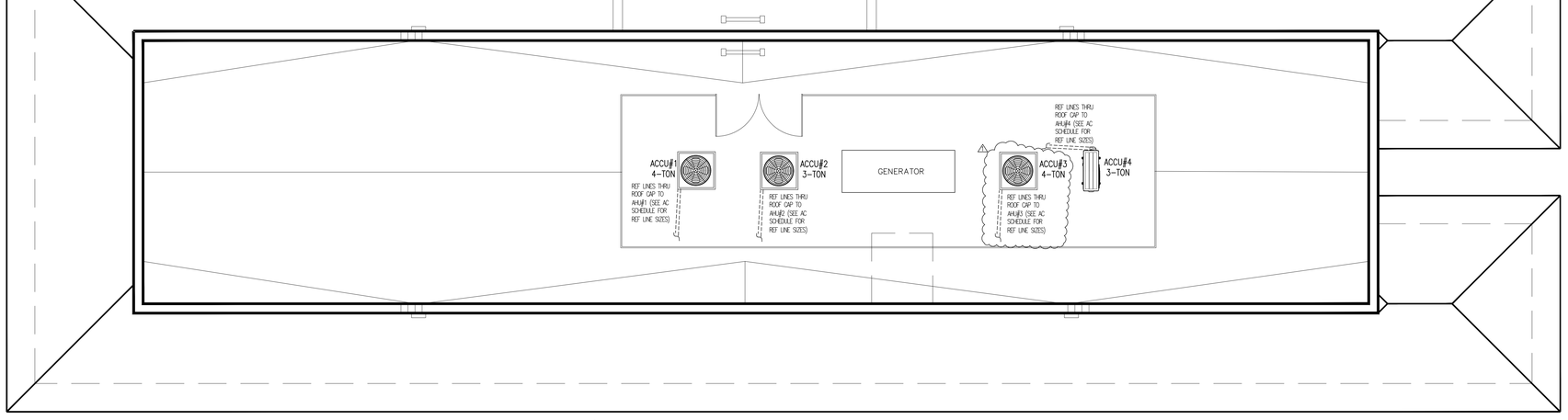
3. AHU TO HAVE 3" MINIMUM CLEARANCE ALL AROUND THE UNIT, WITH A TOTAL WIDTH OF THE ENCLOSING SPACE BEING AT LEAST 12" WIDER THAN AHU AS PER M1305.1.1 FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL.

4. SEE SCHEDULE FOR MANUFACTURER, PART NO., ETC.

AHU MOUNTING DETAIL

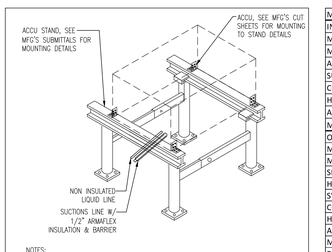
NTSC

V:1 061211



ROOF DECK MECHANICAL PLAN

SCALE: 1/4"=1'0"



NOTES:
- CORROSION PROTECTION: BUILDINGS LOCATED WITHIN 3,000 FEET (914 400 MM) OF THE OCEAN SHOULD UTILIZE NONFERROUS METAL, STAINLESS STEEL OR STEEL WITH MINIMUM G-90 HOT-DIP GALVANIZED COATING FOR EQUIPMENT STANDS AND ANCHORS AND STAINLESS STEEL SCREWS.
-CONTRACTOR TO VERIFY ACCU EXACT DIMENSIONS TO FIT ON STAN PRIOR TO INSTALLATION.

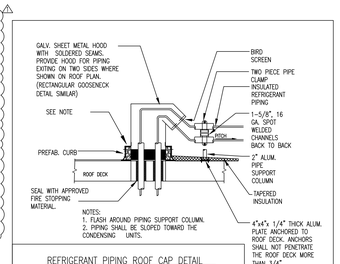
ACCU MOUNTING DETAIL TO STAND

NTSC

MULTI SPLIT SYSTEM SCHEDULE	SYSTEM-CS		
INDOOR UNIT TAG	AC#4.1	AC#4.2	AC#4.3
MANUFACTURER	LENNOX	LENNOX	LENNOX
MODEL NUMBER	V22B012H4	V22B012H4	V22B012H4
AREA SERVED	AC GARAGE	AC GARAGE	AC GARAGE
SUPPLY AIR CFM	359	359	359
COOLING BTUH	12000	12000	12000
HEATING BTUH	13000	13000	13000
APPLIED VOLTAGE	230/1/60	230/1/60	230/1/60
MCA(A)/MOP(A)	0.53/15	0.53/15	0.53/15
OUTDOOR UNIT TAG	ACCU#4		
MANUFACTURER	LENNOX		
MODEL NUMBER	VPC036H4M-3P5		
SEER2	18.4		
HSPF2	9		
SYSTEM TYPE	INVERTER-MULTI		
COOLING BTUH	36000		
HEATING BTUH	40000		
APPLIED VOLTAGE	230/1/60		
MCA PER MODULE (A)	20		
RECOMMENDED BREAKER SIZE(A)	25		
AHRI	212396530		

A/C NO:	2		
LENNOX	3 TON	VARIABLE SPEED AC	
C.U:	EL18XCVS036	17.0 SEER	17.2 SEER 2
VOLTS:	208-230/1/60	MIN/MAX BRK:	30/30
A.H:	CBA27UHE-036-230+TDR	HEAT:	10KW
VOLTS:	208-230/1/60	MIN/MAX BRK:	60/60
TOTAL	MBTUH COOLING:33.400	SENS:	LAT:
TOTAL	MBTUH HEATING:34.000		
	SUCT:7/8	LIQ:3/8	AHRI# 206235575

A/C NO:	1 & 3		
LENNOX	4 TON	VARIABLE SPEED AC	
C.U:	EL18XCVS048	17.0 SEER	17.2 SEER 2
VOLTS:	208-230/1/60	MIN/MAX BRK:	40/40
A.H:	CBA27UHE-048-230+TDR	HEAT:	10KW
VOLTS:	208-230/1/60	MIN/MAX BRK:	60/60
TOTAL	MBTUH COOLING:47.000	SENS:	LAT:
TOTAL	MBTUH HEATING:34.000		
	SUCT:7/8	LIQ:3/8	AHRI# 206221388



REFRIGERANT PIPING ROOF CAP DETAIL

NTSC

NO.	REVISIONS	DATE
1.	OWNER CHANGES	01-23-24
2.		
3.		
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5.		
6.		

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DATE:	DRAWN BY:	DESIGN BY:	REVIEWED BY:
11-01-23	GSJ	G.J.	G.J.

THIRD FLOOR AND ROOF DECK MECHANICAL PLAN

CALZARETTA RESIDENCE
325 SOUTH ATLANTIC DRIVE
LANTANA, FLORIDA 33462

PROJECT #: 23507

SHEET

M-2

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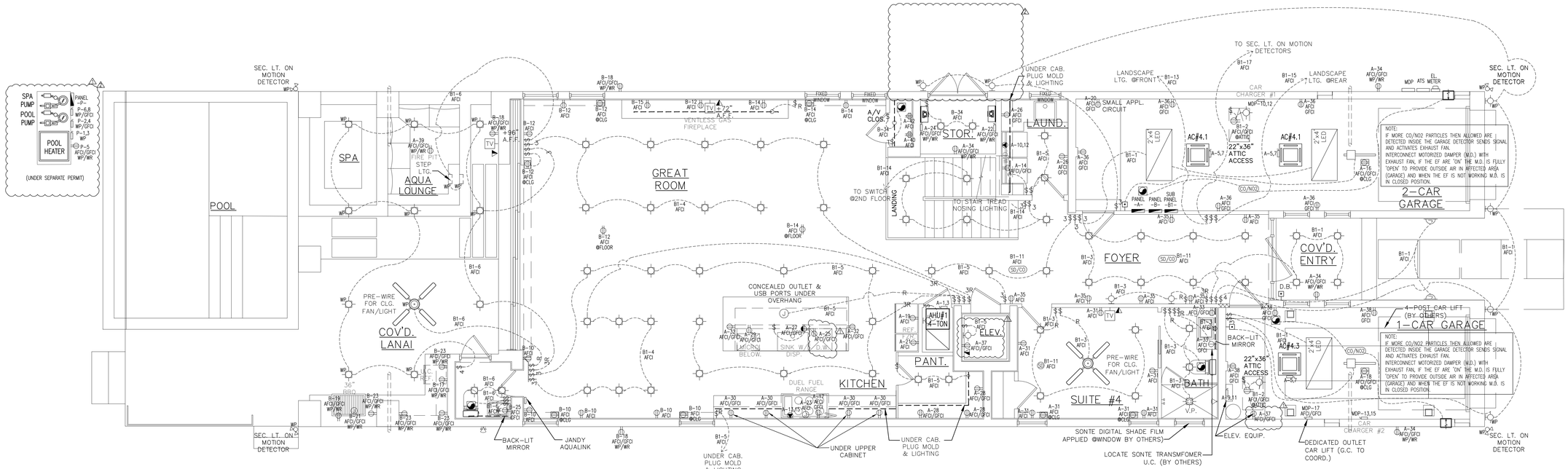
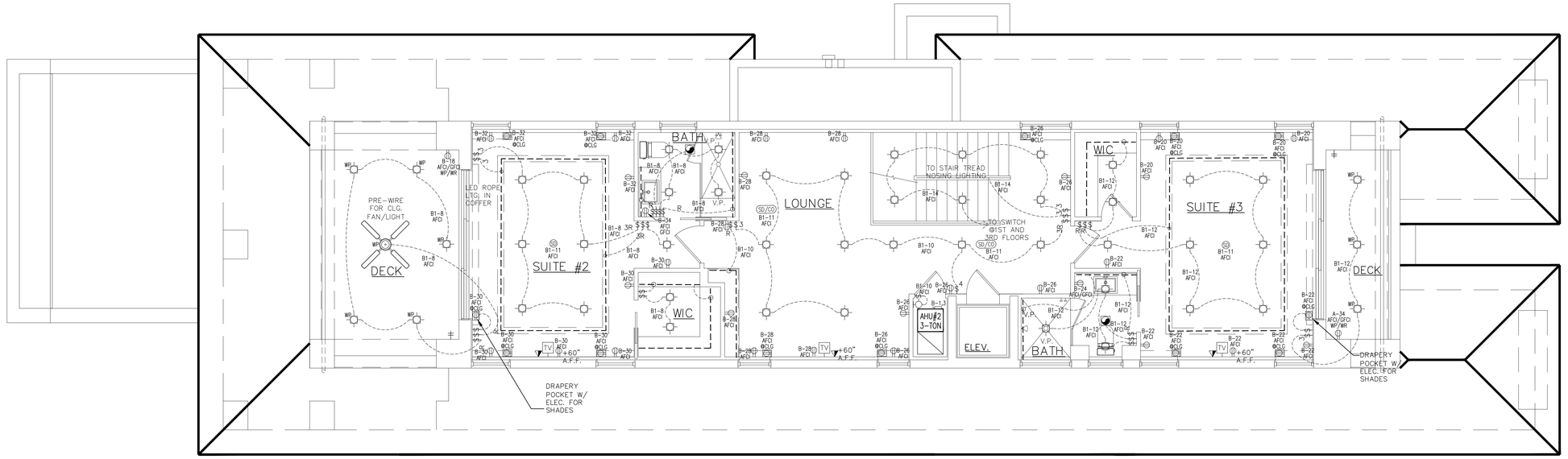


GROUND FLOOR ELECTRICAL PLAN

SCALE: 1/4"=1'0"



SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/4"=1'0"

NO.	REVISIONS	DATE
1.	CITY COMMENTS	12-20-23
2.	CITY COMMENTS	12-29-23
3.		
4.		
5.		
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SEAL

REVIEWED BY: G.J.

DESIGN BY: G.J.

DRAWN BY: GSJ

DATE: 11-01-23

GROUND AND SECOND FLOOR ELECTRICAL PLAN

CALZARETTA RESIDENCE
325 SOUTH ATLANTIC DRIVE
LANTANA, FLORIDA 33462

PROJECT #: 23507

SHEET

E-1

ICED INTERNATIONAL CONSULTING ENGINEERS & DESIGN
MECHANICAL ◦ ELECTRICAL ◦ PLUMBING & CONSULTING ENGINEERING
965 WEST COMMERCIAL BOULEVARD
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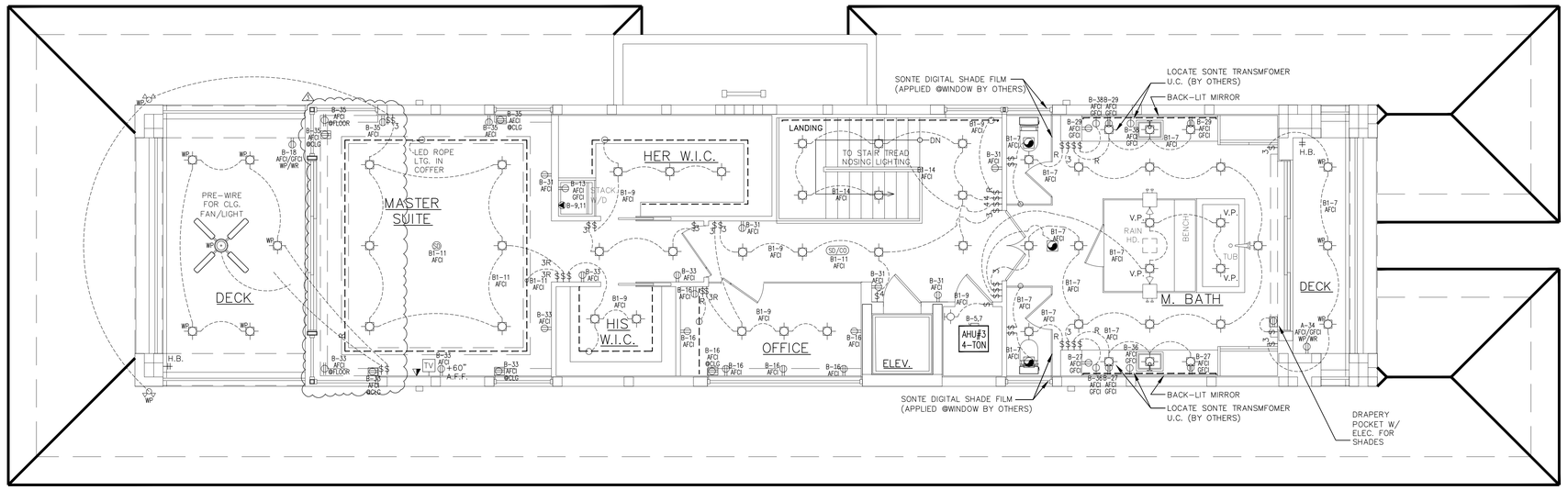
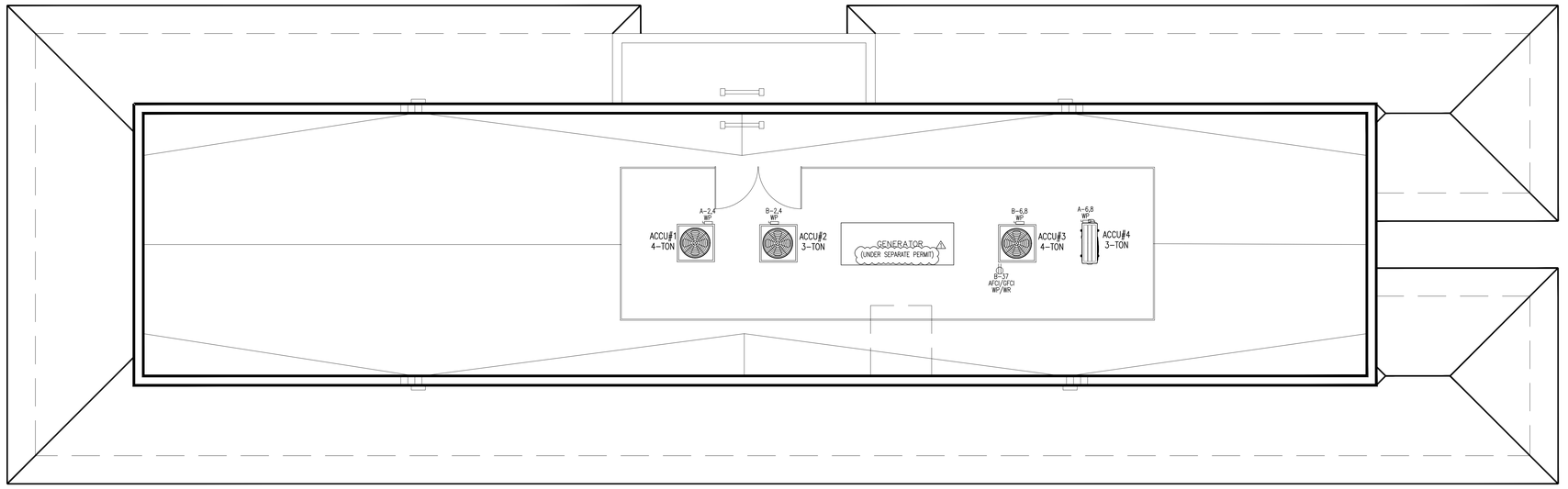
JOE SPASOVSKI, P.E.
FL.P.E.#76217
CERTIFICATE OF AUTHORIZATION#30734

SEAL: JOE SPASOVSKI LICENSE No.76217 STATE OF FLORIDA PROFESSIONAL ENGINEER



THIRD FLOOR ELECTRICAL PLAN

SCALE: 1/4"=1'0"



ROOF DECK ELECTRICAL PLAN

SCALE: 1/4"=1'0"

SITE PLAN

SCALE: 1/8"=1'0"

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SEAL
JOE SPASOVSKI
LICENSE
No.76217
STATE OF FLORIDA
PROFESSIONAL ENGINEER

NO.	REVISIONS	DATE
1.	CITY COMMENTS	12-20-23
2.	CITY COMMENTS	12-29-23
3.	OWNER CHANGES	01-23-24
4.		
5.		
6.		

GREGORY A. JONES ARCHITECTURE
GREGORY A. JONES ARCHITECTURE INDC #AB0014664
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SEAL

REVIEWED BY: G.J.

DESIGN BY: G.J.

DRAWN BY: GSJ

DATE: 11-01-23

SITE, THIRD FLOOR AND ROOF DECK ELECTRICAL PLAN

CALZARETTA RESIDENCE

325 SOUTH ATLANTIC DRIVE
LANTANA, FLORIDA 33462

PROJECT #: 23507

SHEET

E-2

ELECTRICAL SYMBOL LEGEND

	RECEPTACLE DUPLEX 120V
	SWITCHED RECEPTACLE
	RECEPTACLE @ CEILING
	FLOOR RECEPTACLE
	FOURPLEX RECEPTACLE
	220V RECEPTACLE
	DISCONNECT SWITCH
	ELECTRICAL PANEL
WR	WEATHER RESISTANT
WP	WEATHER PROOF
GFCI	GROUND FAULT CURRENT INTERRUPTER
VP	VAPOR PROOF
AFCI	ARC FAULT CURRENT INTERRUPTER
J	JUNCTION BOX
	RECESSED LIGHTS FIXTURE
	SURFACE MOUNTED LIGHT
	FLOOD LIGHT
	WALL MOUNTED LIGHT FIXTURE
	CEILING FAN/LIGHT
	UNDER CABINET LIGHTS
	EXHAUST FAN
$	SWITCH
$3	3 WAY SWITCH
$4	4 WAY SWITCH
$D	DIMMER SWITCH
$T	AUTOMATED SWITCH
	PUSHBUTTON
SD	SMOKE DETECTOR CEILING MTD
SD/CO	SMOKE DETECTOR CARBON MONOXIDE HARD WIRED W/ BATTERY BACKUP
	RECESSED STEP LIGHT
	SURFACE MOUNTED LED. FIXTURE
	PURE LINE LED LIGHT FIXTURE
TV	TV JACK
	COMPUTER/PHONE JACK
	CHIME

PANEL-MDP

SPECIFICATIONS: SQUARE D NQOD OR EQUAL
AMPACITY 600 AMPS
VOLTAGE: 120/240V, 1PH, 3WIRE
MAINS: 600A
LOCATION: NORTH EXTERIOR WALL
MOUNTING: SURFACE

AMPS	POLE	TOTAL VA	WIRE SIZE	GRD SIZE	DESCRIPTION	CIRC No.	CIRC No.	DESCRIPTION	GRD SIZE	WIRE SIZE	TOTAL VA	POLE	AMPS
200	2	59130	3/0	6	PANEL-A	1	2	PANEL-P	8	3	18760	2	100
200	2		3/0	6		3	4		8	3		2	100
200	2	46750	3/0	6	PANEL-B	5	6	DOCK PANEL	6	1	21800	2	125
200	2		3/0	6		7	8		6	1		2	125
20	2	2400	12	12	GATE MOTOR #1	9	10	CAR CHARGER #1	10	6	11520	2	60
20	2		12	12		11	12		10	6		2	60
60	2	11520	6	10	CAR CHARGER #2	13	14	GATE MOTOR #2	12	12	2400	2	20
60	2		6	10		15	16		12	12		2	20
20	1	1500	12	12	CAR LIFT	17	18	RECEPT EXTERIOR	12	12	600	1	20

PANEL-MDP
DEMAND LOAD CALCULATIONS

AREA (SQ FT)	=	INCLUDED IN PANELS		
GENERAL LIGHTING LOAD @ 3VA PER SQ. FT.	=	0 INCLUDED IN PANELS		
TOTAL GENERAL LOAD	=	69,040 VA		
RECEP. 1st 10,000 VA @ 100%	10,000	@ 100% =	10,000	VA
REST @ 40%	59,040	@40% =	23,616	VA
AIR CONDITIONERS @ 65%	= 35,200	@65% =	22,880	VA
OTHERS @ 100%	72,140	@ 100% =	72,140	VA

TOTAL LOAD = 128,636 VA
CURRENT PER PHASE TOTAL LOAD (VA) / (240V)
= **536 AMPS**

NOTES:
* NON SIMULTANEOUS LOAD. 100% OF COOLING IS LARGER THAN 65% OF HEAT.
# INCLUDED IN GENERAL LIGHTING LOAD PER AREA.

VERIFY ALL EQUIPMENT LOAD, BREAKERS AND WIRE SIZES PRIOR TO INSTALLATION/ORDERING OF MATERIALS

GENERATOR DEMAND LOAD CALCULATIONS WITH SHEDDING:
DOCK PEDESTAL, (2) x CAR CHARGERS, PANEL-P, AHU4, AHU#3, AHU#2 & AHU#1

AREA (SQ FT)	=	INCLUDED IN PANELS		
GENERAL LIGHTING LOAD @ 3VA PER SQ. FT.	=	0 INCLUDED IN PANELS		
TOTAL GENERAL LOAD	=	66,280 VA		
RECEP. 1st 10,000 VA @ 100%	10,000	@ 100% =	10,000	VA
REST @ 40%	56,280	@40% =	22,512	VA
AIR CONDITIONERS @ 65%	= 0	@65% =	0	VA
OTHERS @ 100%	11,300	@ 100% =	11,300	VA

TOTAL LOAD = 43,812 VA
CURRENT PER PHASE TOTAL LOAD (VA) / (240V)
= **183 AMPS**

VERIFY ALL EQUIPMENT LOAD, BREAKERS AND WIRE SIZES PRIOR TO INSTALLATION/ORDERING OF MATERIALS

PANEL-A

SPECIFICATIONS: SQUARE D QO OR EQUAL
AMPACITY 200 AMPS
VOLTAGE: 120/240V, 1PH, 3WIRE
MAINS: MLO
LOCATION: 2 CAR GARAGE
MOUNTING: FLUSH

AMPS	POLE	TOTAL VA	WIRE SIZE	GRD SIZE	DESCRIPTION	CIRC No.	CIRC No.	DESCRIPTION	GRD SIZE	WIRE SIZE	TOTAL VA	POLE	AMPS
60	2	10000	6	10	AHU#1	1	2	ACCU#1	10	8	*	2	40
60	2		6	10		3	4		10	8		2	40
15	2	400	12	12	AHU#4	5	6	ACCU#4	10	10	4800	2	25
15	2		12	12		7	8		10	10		2	25
30	2	5000	10	10	ELEVATOR	9	10	DRYER	10	10	5000	2	30
30	2		10	10		11	12		10	10		2	30
50	2	8200	6	10	RANGE	13	14	WASHER	12	12	1500	1	20
50	2		6	10		15	16	GARAGE DOOR OPENER	12	12	1500	1	20
20	1	360	12	12	RANGE GAS IGNITION	17	18	GARAGE DOOR OPENER	12	12	1500	1	20
20	1	1500	12	12	REFRIGERATOR	19	20	GARAGE SMALL APPLIANCE	12	12	1500	1	20
20	1	1500	12	12	FREEZER	21	22	WH GAS IGNITION W/REC. PUMP	12	12	800	1	20
20	1	1500	12	12	KITCHEN HOOD	23	24	WH GAS IGNITION	12	12	360	1	20
20	1	1500	12	12	DISHWASHER	25	26	RECEPT LAUNDRY	12	12	1500	1	20
20	1	1500	12	12	DISPOSAL	27	28	PANTRY APPLIANCES	12	12	1500	1	20
20	1	1500	12	12	MICROWAVE	29	30	KITCHEN APPLIANCES	12	12	1500	1	20
20	1	#	12	12	RECEPT BEDROOM #4	31	32	ISLAND APPLIANCES	12	12	1500	1	20
20	1	#	12	12	RECEPT BATH #4	33	34	RECEPT EXTERIOR	12	12	#	1	20
20	1	#	12	12	RECEPT FOYER	35	36	RECEPT 2 CAR GARAGE	12	12	#	1	20
20	1	#	12	12	ELEVATOR LIGHT & RECEPT	37	38	RECEPT 1 CAR GARAGE	12	12	#	1	20
20	1	360	12	12	FIRE PIT GAS IGNITION	39	40	RECEPT AV	12	12	#	1	20
					SPACE	41	42	RECEPT AV	12	12	#	1	20

PANEL-A
DEMAND LOAD CALCULATIONS

AREA (SQ FT)	=	950		
GENERAL LIGHTING LOAD @ 3VA PER SQ. FT.	=	2,850		
TOTAL GENERAL LOAD	=	38,930 VA		
RECEP. 1st 10,000 VA @ 100%	= 10,000	@ 100% =	10,000	VA
REST @ 40%	28,930	@40% =	11,572	VA
AIR CONDITIONERS @ 65%	= 15,200	@ 65% =	9,880	VA
OTHERS @ 100%	= 5,000	@ 100% =	5,000	VA

TOTAL LOAD = 36,452 VA
CURRENT PER PHASE TOTAL LOAD (VA) / (240V)
= **152 AMPS**

NOTES:
* NON SIMULTANEOUS LOAD. 100% OF COOLING IS LARGER THAN 65% OF HEAT.
# INCLUDED IN GENERAL LIGHTING LOAD PER AREA.

VERIFY ALL EQUIPMENT LOAD, BREAKERS AND WIRE SIZES PRIOR TO INSTALLATION/ORDERING OF MATERIALS

PANEL-B

SPECIFICATIONS: SQUARE D QO OR EQUAL
AMPACITY 200 AMPS
VOLTAGE: 120/240V, 1PH, 3WIRE
MAINS: MLO
LOCATION: 2 CAR GARAGE
MOUNTING: FLUSH

AMPS	POLE	TOTAL VA	WIRE SIZE	GRD SIZE	DESCRIPTION	CIRC No.	CIRC No.	DESCRIPTION	GRD SIZE	WIRE SIZE	TOTAL VA	POLE	AMPS
60	2	10000	6	10	AHU#2	1	2	ACCU#2	10	10	*	2	30
60	2		6	10		3	4		10	10		2	30
60	2	10000	6	10	AHU#3	5	6	ACCU#3	10	8	*	2	40
60	2		6	10		7	8		10	8		2	40
30	2	5000	10	10	DRYER	9	10	RECEPT DINING	12	12	1500	1	20
30	2		10	10		11	12	RECEPT GREAT ROOM	12	12	#	1	20
20	1	1500	12	12	WASHER	13	14	RECEPT GREAT ROOM	12	12	#	1	20
20	1	360	12	12	FIREPLACE GAS IGNITION	15	16	RECEPT OFFICE	12	12	#	1	20
20	1	1500	12	12	UC REFRIGERATOR	17	18	RECEPT EXTERIOR	12	12	#	1	20
20	1	360	12	12	BBQ GAS IGNITION	19	20	RECEPT BEDROOM #3	12	12	#	1	20
20	1	1500	12	12	BBQ HOOD	21	22	RECEPT BEDROOM #3	12	12	#	1	20
20	1	1500	12	12	BBQ APPLIANCES	23	24	RECEPT BATH #3	12	12	#	1	20
20	1	#	12	12	RECEPT POWDER	25	26	RECEPT LOUNGE	12	12	#	1	20
20	1	#	12	12	RECEPT MASTER BATH	27	28	RECEPT LOUNGE	12	12	#	1	20
20	1	#	12	12	RECEPT MASTER BATH	29	30	RECEPT BEDROOM #2	12	12	#	1	20
20	1	#	12	12	RECEPT HALL	31	32	RECEPT BEDROOM #2	12	12	#	1	20
20	1	#	12	12	RECEPT MASTER BEDROOM	33	34	RECEPT BATH #2	12	12	#	1	20
20	1	#	12	12	RECEPT MASTER BEDROOM	35	36	RECEPT MASTER BATH	12	12	#	1	20
20	1	#	12	12	RECEPT ROOF	37	38	RECEPT MASTER BATH	12	12	#	1	20
60	2	5100	6	10	SUB PANEL-B1	39	40	SPACE					
60	2		6	10		41	42	SPACE					

PANEL-B
DEMAND LOAD CALCULATIONS

AREA (SQ FT)	=	2810		
GENERAL LIGHTING LOAD @ 3VA PER SQ. FT.	=	8,430		
TOTAL GENERAL LOAD	=	26,750 VA		
RECEP. 1st 10,000 VA @ 100%	10,000	@ 100% =	10,000	VA
REST @ 40%	16,750	@40% =	6,700	VA
AIR CONDITIONERS @ 65%	= 20,000	@ 65% =	13,000	VA
OTHERS @ 100%	0	@ 100% =	0	VA

TOTAL LOAD = 29,700 VA
CURRENT PER PHASE TOTAL LOAD (VA) / (240V)
= **124 AMPS**

NOTES:
* NON SIMULTANEOUS LOAD. 100% OF COOLING IS LARGER THAN 65% OF HEAT.
# INCLUDED IN GENERAL LIGHTING LOAD PER AREA.

VERIFY ALL EQUIPMENT LOAD, BREAKERS AND WIRE SIZES PRIOR TO INSTALLATION/ORDERING OF MATERIALS

SUB PANEL-B1

SPECIFICATIONS: SQUARE D QO OR EQUAL
AMPACITY 60 AMPS
VOLTAGE: 120/240V, 1PH, 3WIRE
MAINS: MLO
LOCATION: 2 CAR GARAGE
MOUNTING: FLUSH

AMPS	POLE	TOTAL VA	WIRE SIZE	GRD SIZE	DESCRIPTION	CIRC No.	CIRC No.	DESCRIPTION	GRD SIZE	WIRE SIZE	TOTAL VA	POLE	AMPS
20	1	#	12	12	LIGHTS GARAGE / EXTERIOR	1	2	ATTIC LIGHT & RECEPT	12	12	#	1	20
20	1	#	12	12	LIGHTS FOYER / SUITE #4	3	4	LIGHTS GREAT ROOM / DINING	12	12	#	1	20
20	1	#	12	12	LIGHTS KITHEN / PANTRY / LAUNDR	5	6	LIGHTS COVERED LANAI	12	12	#	1	20
20	1	#	12	12	LIGHTS MASTER BATH	7	8	LIGHTS SUITE #2	12	12	#	1	20
20	1	#	12	12	LIGHTS OFFICE / HALL / WIC	9	10	LIGHTS LOUNGE	12	12	#	1	20
20	1	#	12	12	LIGHTS MASTER BEDROOM	11	12	LIGHTS SUITE #3	12	12	#	1	20
20	1	1200	12	12	FRONT LANDSCAPE LIGHTS	13	14	LIGHTS STAIRS	12	12	#	1	20
20	1	1200	12	12	REAR LANDSCAPE LIGHT	15	16	SPACE					
20	1	1200	12	12	SECURITY LIGHTS	17	18	SPACE					
					SPACE	19	20	SPACE					
					SPACE	21	22	SPACE					
					SPACE	23	24	SPACE					

SUB PANEL-B1
DEMAND LOAD CALCULATIONS

AREA (SQ FT)	=	500		
GENERAL LIGHTING LOAD @ 3VA PER SQ. FT.	=	1,500		
TOTAL GENERAL LOAD	=	5,100 VA		
RECEP. 1st 10,000 VA @ 100%	5,100	@ 100% =	5,100	VA
REST @ 40%	0	@40% =	0	VA
AIR CONDITIONERS @ 65%	= 0	@ 65% =	0	VA
OTHERS @ 100%	0	@ 100% =	0	VA

TOTAL LOAD = 5,100 VA
CURRENT PER PHASE TOTAL LOAD (VA) / (240V)
= **21 AMPS**

NOTES:
* NON SIMULTANEOUS LOAD. 100% OF COOLING IS LARGER THAN 65% OF HEAT.
# INCLUDED IN GENERAL LIGHTING LOAD PER AREA.

VERIFY ALL EQUIPMENT LOAD, BREAKERS AND WIRE SIZES PRIOR TO INSTALLATION/ORDERING OF MATERIALS

PANEL-P

SPECIFICATIONS: SQUARE D QO OR EQUAL
AMPACITY 100 AMPS
VOLTAGE: 120/240V, 1PH, 3WIRE
MAINS: 100A
LOCATION: NORTH S. OF PROPERTY
MOUNTING: SURFACE

AMPS	POLE	TOTAL VA	WIRE SIZE	GRD SIZE	DESCRIPTION	CIRC No.	CIRC No.	DESCRIPTION	GRD SIZE	WIRE SIZE	TOTAL VA	POLE	AMPS
60	2	12000	6	10	POOL HEATER	1	2	POOL PUMP	12	12	2400	2	20
60	2		6	10		3	4		12	12		2	20
20	1	360	12	12	POOL HEATER GAS IGNITION	5	6	SPA PUMP	12	12	2400	2	20
20	1	800	12	12	POOL LIGHTS	7	8		12	12		2	20
20	1	800	12	12	SPA LIGHTS	9	10	SPACE					

PANEL-P
DEMAND LOAD CALCULATIONS

AREA (SQ FT)	=	0		
GENERAL LIGHTING LOAD @ 3VA PER SQ. FT.	=	0		
TOTAL GENERAL LOAD	=	1,960 VA		
RECEP. 1st 10,000 VA @ 100%	1,960	@ 100% =	1,960	VA
REST @ 40%	0	@40% =	0	VA
AIR CONDITIONERS @ 65%	= 0	@ 65% =	0	VA
OTHERS @ 100%	16,800	@ 100% =	16,800	VA

TOTAL LOAD = 18,760 VA
CURRENT PER PHASE TOTAL LOAD (VA) / (240V)
= **78 AMPS**

NOTES:
* NON SIMULTANEOUS LOAD. 100% OF COOLING IS LARGER THAN 65% OF HEAT.
# INCLUDED IN GENERAL LIGHTING LOAD PER AREA.

VERIFY ALL EQUIPMENT LOAD, BREAKERS AND WIRE SIZES PRIOR TO INSTALLATION/ORDERING OF MATERIALS

DOCK PANEL

SPECIFICATIONS: SQUARE D QO OR EQUAL
AMPACITY 125 AMPS
VOLTAGE: 120/240V, 1PH, 3WIRE
MAINS: 125A
LOCATION: WEST S. OF PROPERTY
MOUNTING: SURFACE

AMPS	POLE	TOTAL VA	WIRE SIZE	GRD SIZE	DESCRIPTION	CIRC No.	CIRC No.	DESCRIPTION	GRD SIZE	WIRE SIZE	TOTAL VA	POLE	AMPS
50	2	10000	8	10	DOCK PEDESTAL	1	2	JET SKI LIFT #1	12	12	2000	2	20
50	2		8	10		3	4		12	12		2	20
30	2	5000	10	10	BOAT LIFT	5	6	JET SKI LIFT #2	12	12	2000	2	20
30	2		10	10		7	8		12	12		2	20
20	1	800	12	12	DOCK LIGHTS	9	10	JET SKI LIFT #3	12	12	2000	2	20
					SPACE	11	12		12	12		2	20

DOCK PANEL
DEMAND LOAD CALCULATIONS

AREA (SQ FT)	=	0		
GENERAL LIGHTING LOAD @ 3VA PER SQ. FT.	=	0		
TOTAL GENERAL LOAD	=	800 VA		
RECEP. 1st 10,000 VA @ 100%	800	@ 100% =	800	VA
REST @ 40%	0	@40% =	0	VA
AIR CONDITIONERS @ 65%	= 0	@ 65% =	0	VA
OTHERS @ 100%	21,000	@ 100% =	21,000	VA

TOTAL LOAD = 21,800 VA
CURRENT PER PHASE TOTAL LOAD (VA) / (240V)
= **91 AMPS**

NOTES:
* NON SIMULTANEOUS LOAD. 100% OF COOLING IS LARGER THAN 65% OF HEAT.
# INCLUDED IN GENERAL LIGHTING LOAD PER AREA.

VERIFY ALL EQUIPMENT LOAD, BREAKERS AND WIRE SIZES PRIOR TO INSTALLATION/ORDERING OF MATERIALS

AIC CALCULATIONS
AT 600A ATS & MDP

L =	LENGTH OF CIRCUIT TO FAULT IN FT	=	45	FT *
I =	AVAILABLE AIC AT CIRCUIT	=	52,000	AMPS
c =	CONSTANT FROM TABLE	=	22,736	
n=	NUMBER OF WIRES PER PHASE		2	
C =	CONSTANT c * n		45,472	
V =	VOLTS	=	240	VOLTS
	F = 2 * L * I / C * V	=	0.429	
	M = 1 / (1+ F)	=	0.700	
	AIC = I * M	=	**36,393**	**AMPS**

* THESE CALCULATIONS ARE BASED ON AN ESTIMATED DISTANCE FROM TRANSFORMER TO 1ST MEANS OF DISCONNECT AND FEEDER WIRE SIZE.. IF LARGER WIRE IS USED OR THE DISTANCE (L) IS LESS THAN 45 FEET THEN THE AIC VALUES WILL BE LARGER. CONTACT ENGINEER FOR NEW CALCS.

AIC CALCULATIONS
AT SUB PANEL-B1

L =	LENGTH OF CIRCUIT TO FAULT IN FT	=	1	FT *
I =	AVAILABLE AIC AT CIRCUIT	=	20,908	AMPS
c =	CONSTANT FROM TABLE	=	2,430	
n=	NUMBER OF WIRES PER PHASE		1	
C =	CONSTANT c * n		2,430	
V =	VOLTS	=	240	VOLTS
	F = 2 * L * I / C * V	=	0.072	
	M = 1 / (1+ F)	=	0.933	
	AIC = I * M	=	**19,510**	

* THESE CALCULATIONS ARE BASED ON AN ESTIMATED DISTANCE FROM TRANSFORMER TO 1ST MEANS OF DISCONNECT AND FEEDER WIRE SIZE.. IF LARGER WIRE IS USED OR THE DISTANCE (L) IS LESS THAN 1 FEET THEN THE AIC VALUES WILL BE LARGER. CONTACT ENGINEER FOR NEW CALCS.

AIC CALCULATIONS
AT PANEL-A

L =	LENGTH OF CIRCUIT TO FAULT IN FT	=	35	FT *
I =	AVAILABLE AIC AT CIRCUIT	=	36,393	AMPS
c =	CONSTANT FROM TABLE	=	13,923	
n=	NUMBER OF WIRES PER PHASE		1	
C =	CONSTANT c * n		13,923	
V =	VOLTS	=	240	VOLTS
	F = 2 * L * I / C * V	=	0.762	
	M = 1 / (1+ F)	=	0.567	
	AIC = I * M	=	**20,650**	

* THESE CALCULATIONS ARE BASED ON AN ESTIMATED DISTANCE FROM TRANSFORMER TO 1ST MEANS OF DISCONNECT AND FEEDER WIRE SIZE.. IF LARGER WIRE IS USED OR THE DISTANCE (L) IS LESS THAN 35 FEET THEN THE AIC VALUES WILL BE LARGER. CONTACT ENGINEER FOR NEW CALCS.

AIC CALCULATIONS
AT PANEL-P

L =	LENGTH OF CIRCUIT TO FAULT IN FT	=	115	FT *
I =	AVAILABLE AIC AT CIRCUIT	=	36,393	AMPS
c =	CONSTANT FROM TABLE	=	4,802	
n=	NUMBER OF WIRES PER PHASE		1	
C =	CONSTANT c * n		4,802	
V =	VOLTS	=	240	VOLTS
	F = 2 * L * I / C * V	=	7.263	
	M = 1 / (1+ F)	=	0.121	
	AIC = I * M	=	**4,404**	

* THESE CALCULATIONS ARE BASED ON AN ESTIMATED DISTANCE FROM TRANSFORMER TO 1ST MEANS OF DISCONNECT AND FEEDER WIRE SIZE.. IF LARGER WIRE IS USED OR THE DISTANCE (L) IS LESS THAN 115 FEET THEN THE AIC VALUES WILL BE LARGER. CONTACT ENGINEER FOR NEW CALCS.

AIC CALCULATIONS
AT PANEL-B

L =	LENGTH OF CIRCUIT TO FAULT IN FT	=	34	FT *
I =	AVAILABLE AIC AT CIRCUIT	=	36,393	AMPS
c =	CONSTANT FROM TABLE	=	13,923	
n=	NUMBER OF WIRES PER PHASE		1	
C =	CONSTANT c * n		13,923	
V =	VOLTS	=	240	VOLTS
	F = 2 * L * I / C * V	=	0.741	
	M = 1 / (1+ F)	=	0.575	
	AIC = I * M	=	**20,908**	

* THESE CALCULATIONS ARE BASED ON AN ESTIMATED DISTANCE FROM TRANSFORMER TO 1ST MEANS OF DISCONNECT AND FEEDER WIRE SIZE.. IF LARGER WIRE IS USED OR THE DISTANCE (L) IS LESS THAN 34 FEET THEN THE AIC VALUES WILL BE LARGER. CONTACT ENGINEER FOR NEW CALCS.

AIC CALCULATIONS
AT DOCK PEDESTAL

L =	LENGTH OF CIRCUIT TO FAULT IN FT	=	140	FT *
I =	AVAILABLE AIC AT CIRCUIT	=	36,393	AMPS
c =	CONSTANT FROM TABLE	=	7,493	
n=	NUMBER OF WIRES PER PHASE		1	
C =	CONSTANT c * n		7,493	
V =	VOLTS	=	240	VOLTS
	F = 2 * L * I / C * V	=	5.666	
	M = 1 / (1+ F)	=	0.150	
	AIC = I * M	=	**5,459**	

* THESE CALCULATIONS ARE BASED ON AN ESTIMATED DISTANCE FROM TRANSFORMER TO 1ST MEANS OF DISCONNECT AND FEEDER WIRE SIZE.. IF LARGER WIRE IS USED OR THE DISTANCE (L) IS LESS THAN 140 FEET THEN THE AIC VALUES WILL BE LARGER. CONTACT ENGINEER FOR NEW CALCS.

ALLOWED LUMINAIRES IN CLOTH CLOSETS:

1. SURFACE MOUNTED OR RECESSED INCANDESCENT LUMINAIRES (FIXTURE) WITH A COMPLETELY ENCLOSED LAMP.
2. SURFACE MOUNTED OR RECESSED FLUORESCENT LUMINAIRES (FIXTURE).
3. SURFACE MOUNTED OR RECESSED LED LUMINAIRES (FIXTURE).

NOTES:
ALL EXTERIOR RECEPTACLES TO BE RECESSED.

ALL RECEPTACLES IN DAMP LOCATIONS INDICATED AS WEATHERPROOF ON PLAN (WP) SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. ALL NEW RECEPTACLES IN WET LOCATIONS INDICATED AS WEATHER-RESISTANT ON PLAN (WR) SHALL HAVE AN ENCLOSURE THAT IS WEATHER-PROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. NONLOCKING RECEPTACLES SHALL BE LISTED WEATHER-RESISTANT TYPE.

ALL 120V, 15A AND 20A RECEPTACLES INSTALLED IN ALL AREAS (KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN AND RECREATION ROOM) SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.

NOT LESS THAN 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LUMINAIRES SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT. 2020-FBC-EC R404.

LIGHTING SPECIFICATIONS ARE SUPPLIED BY OTHERS. CONTRACTOR TO COORDINATE WITH OWNER/OWNER REP OR OWNER'S INTERIOR DESIGNER. VERIFY THAT THE SPECIFICATIONS ON THIS PLAN ARE WHAT THE OWNER ASKED FOR AND PROPERLY WIRE CONTROLS PER MANUFACTURER SPECIFICATIONS. ELECTRICAL CONTRACTOR TO CHECK MANUFACTURER SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR LIGHTS AND CONTROLS FOR LIGHTS PRIOR TO ORDERING AND ROUGH-IN.

CONTRACTOR TO REFER TO CUT SHEETS AND SPECIFICATIONS FOR THE APPLIANCES & FIXTURES REQUIREMENT PRIOR TO INSTALLATION

RECESSED LUMINARIES IN THE THERMAL ENVELOPE SHALL BE IC RATED AND AIRTIGHT

GENERAL ELECTRICAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (N.E.C. 2017), 2020 FBC, 2018 NFPA-101, 2018 NFPA-1, ALL MATERIAL SHALL BE NEW AND SHALL BEAR THE U.L. LABEL WHERE APPLICABLE.
2. CONTRACTOR SHALL MAKE ALL NECESSARY CUTTING AND DO ALL THE REPATCHING AS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK.
3. AFTER COMPLETION OF THE INSTALLATION, THE SYSTEM SHALL TEST FREE FROM SHORT CIRCUITS AND GROUNDS.
4. WHERE ELECTRICAL CONDUCTORS ARE INSTALLED IN CONDUIT, THE CONDUIT SHALL COMPLY WITH THE N.E.C. REQUIREMENTS.
5. ALL CONDUCTORS SHALL BE COPPER. NO CONDUCTOR SHALL BE SMALLER THAN #12 AWG AND SHALL BE RATED FOR 600 VOLTS THWN OR THHN INSULATION. INSTALL A GROUNDING CONDUCTOR WITH ALL CIRCUITS, UNLESS NOTED OTHERWISE, SIZED PER N.E.C. 250-122.
6. VERIFY BREAKER AND CORRESPONDING WIRE SIZES FOR ALL ELECTRICAL EQUIPMENT. DO NOT ORDER MATERIAL BEFORE VERIFYING BREAKER AND WIRE SIZE. REPORT ANY DISCREPANCY IMMEDIATELY TO THE ENGINEER OF RECORD.
7. VERIFY AVAILABLE INTERRUPTING CURRENT (AIC) WITH POWER COMPANY. EQUIPMENT AIC RATING MUST BE LARGER THAN THE POWER COMPANY AIC.
8. SAFETY SWITCHES SHALL BE SQUARE 'D', GENERAL ELECTRIC, OR WESTINGHOUSE, FUSED OR NON-FUSED AND SIZED AS INDICATED, NEMA 3R WHEN EXPOSED TO WEATHER.
9. PANELS SHALL BE SQUARE 'D', GENERAL ELECTRIC OR EQUAL, TYPE AND NUMBER OF BREAKERS AS INDICATED ON PANEL SCHEDULE. STENCIL PANEL DESIGNATION ON INSIDE OF PANEL. ALL TWO-POLE BREAKERS SHALL BE COMMON TRIP. PROVIDE TYPE WRITTEN SCHEDULE IN EACH LOAD CENTER. CONNECTION TO MAIN BUS SHALL BE WITH BURNDY ANNULAR COMPRESSION LUGS.
10. ALL EXTERIOR ELECTRICAL EQUIPMENT SHALL BE ANCHORED TO COMPLY WITH LOCAL CODE FOR WIND RESISTANCE.
11. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
12. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY THE OWNER.
13. LOAD DATA IS BASED ON INFORMATION GIVEN ENGINEER AT TIME OF DESIGN. VERIFY ALL EQUIPMENT AND PANEL SIZES BEFORE ORDERING AND BEFORE INSTALLATION.
14. ALL ELECTRICAL AND COMMUNICATIONS OUTLETS TO BE AT 15" A.F.F. TO BOTTOM OF OUTLET UNLESS OTHERWISE NOTED, ALL LIGHT SWITCHES SHALL BE @ 42" A.F.F. TO BOTTOM OF SWITCH.
15. SERVICE MUST BE 3' ABOVE MSL, VERIFY AT SITE.
16. CONTRACTOR MUST VISIT THE SITE PRIOR TO BID OR CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS.
17. WHEN NEW ELECTRIC SERVICE IS BEING INSTALLED, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH FPL/FPL ENGINEERS ON THE SIZE OF THE FPL TRANSFORMER THAT IS REQUIRED TO PROVIDE THE NEW ELECTRIC SERVICE SHOWN ON ELECTRIC PLANS, GC HAS TO INFORM THE OWNER ABOUT ANY EXTRA FPL CHARGES THAT MIGHT OCCUR IN ORDER TO PULL NEW SERVICE. THIS HAS TO BE DONE AS EARLY AS POSSIBLE DURING THE BIDDING PROCESS.

ELECTRICAL CODE NOTES:

THESE NOTES TAKE PRECEDENCE IF THERE IS ANY DISCREPANCY WITH THE PLANS.

ALL BATHROOMS, GARAGES, EXTERIOR RECEPTACLES, KITCHEN APPLIANCE CIRCUITS, DINING ROOM RECEPTACLES, AND BREAKFAST ROOM TO BE ON 20 AMP BREAKERS.

GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTION FOR PERSONNEL SHALL BE PROVIDED AS REQUIRED IN 2017 N.E.C. 210.8(A) THROUGH (E).

ALL EXTERIOR RECEPTACLES TO BE WEATHER PROOF.

ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN ROOMS OR AREAS SPECIFIED IN 2017 N.E.C. SECTION 210.12 SHALL BE PROTECTED BY A LISTED ARC FAULT CURRENT INTERRUPTER (AFCI).

SMOKE DETECTORS TO BE HARD WIRED 110V WITH BATTERY BACKUP AND ON MASTER SUITE LIGHTING CIRCUITS, INTERCONNECTED WITH EACH OTHER (EXCEPT FOR GARAGE DETECTORS) AHEAD OF SWITCHES. ALL SMOKE DETECTORS SHALL BE MOUNTED AT THE HIGHEST POINT OF THE CEILING PER ROOM.

DO NOT MOUNT SMOKE DETECTORS WITHIN 3 FEET OF BATHROOM DOOR OR HVAC DIFFUSERS OR TIP OF FAN BLADE OR 10 FEET FROM COOKTOP.

RECEPTACLES FOR DWELLING UNITS SHALL BE LISTED TAMPER RESISTANT IN ACCORDANCE WITH N.E.C. 2017 406.12.

SMOKE DETECTORS WITHIN 20FT HORIZONTAL PATH OF COOKING APPLIANCES SHALL BE EQUIPPED WITH ALARM SILENCING MEANS OR BE PHOTOELECTRIC TYPE.

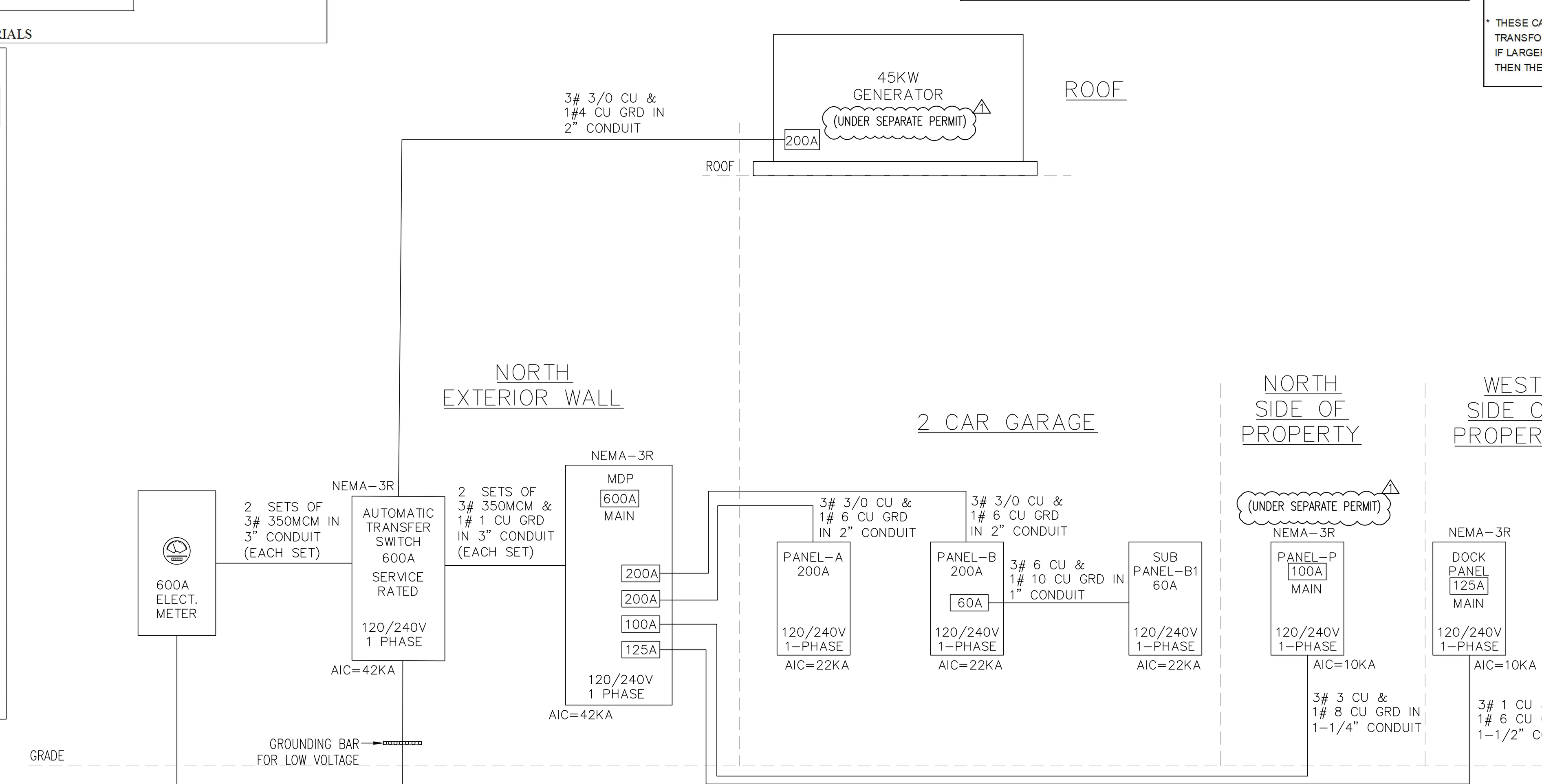
MORE THAN 12 INTERCONNECTED SMOKE DETECTORS ARE REQUIRED TO BE SUPERVISED (ALARM COMPANY MUST BE CONTRACTED FOR MONITORING).

ESSENTIAL SWITCHES AND CONTROLS TO BE LOCATED BETWEEN 42" AND 52" FROM THE FLOOR AS PER THE STATE ACCESSIBILITY CODE.

ALL RECEPTACLES TO BE @ 15" A.F.F. TO BOTTOM OF RECEPTACLE UNLESS NOTED OTHERWISE OR ABOVE COUNTER.

MAXIMUM TOTAL VOLTAGE DROP ON BOTH FEEDERS AND BRANCH CIRCUITS TO THE FARTHEST OUTLET SHALL NOT EXCEED 5%.

ELECTRICAL EQUIPMENT MUST COMPLY WITH BASE FLOOD ELEVATION FRC 322.1.6.



ELECTRICAL RISER DIAGRAM
SCALE: N.T.S.

NOTE:
THE OVERCURRENT PROTECTIVE DEVICES THAT SUPPLY THE MARINA, BOATYARDS, AND COMMERCIAL AND NONCOMMERCIAL DOCKING FACILITIES SHALL HAVE GROUND-FAULT PROTECTION NOT EXCEEDING 30 MA AS PER NFPA NEC 2017

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CERTIFICATE OF AUTHORIZATION#30734

SEAL
JOE SPASOVSKI LICENSE No.76217 STATE OF FLORIDA PROFESSIONAL ENGINEER

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NO.	REVISIONS	DATE
1.	CITY COMMENTS	12-20-23
2.		
3.		
4.		
5.		
6.		

SEAL

DATE: 11-01-23
DRAWN BY: GSJ
DESIGN BY: G.J.
REVIEWED BY: G.J.

ELECTRICAL CALCULATIONS AND RISER DIAGRAM

CALZARETTA RESIDENCE
325 SOUTH ATLANTIC DRIVE
LANTANA, FLORIDA 33462

PROJECT #: 23507

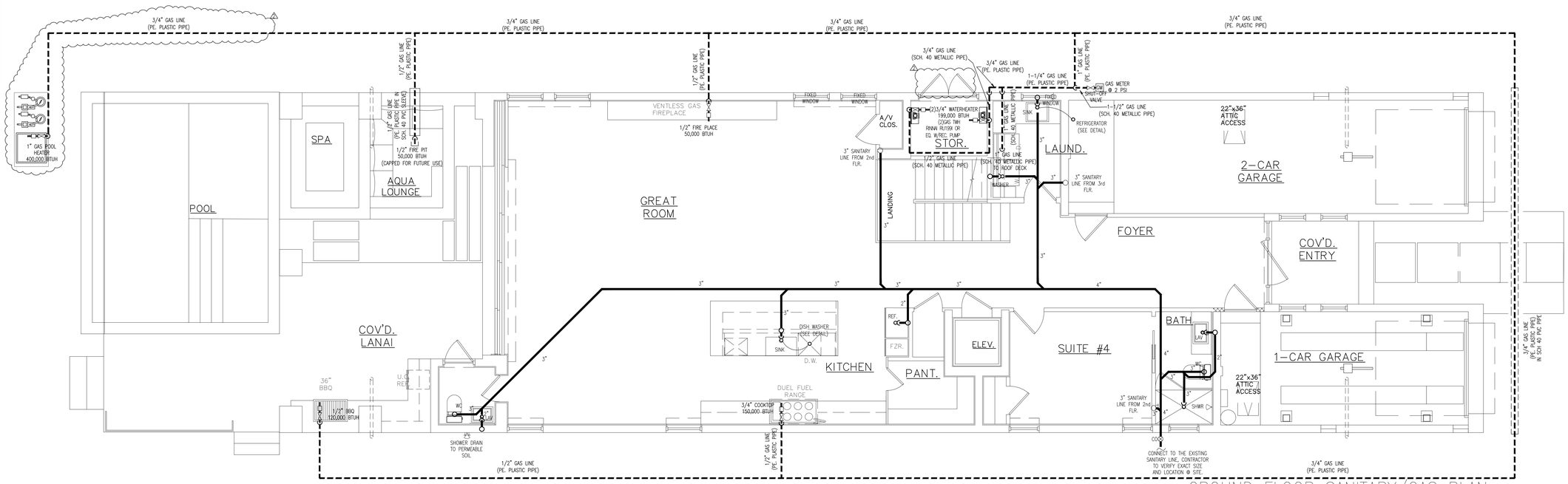
SHEET
E-3

MAX. DISTANCE OF FIXTURE TRAP FROM VENT TABLE 906.1 (F.B.C. 2020 PLUMBING)		
SIZE OF TRAP (inches)	SLOPE (inch per foot)	DISTANCE FROM TRAP (feet)
1-1/4"	1/4"	5'
1-1/2"	1/4"	6'
2"	1/4"	8'
3"	1/8"	12'
4"	1/8"	16'

	MIN. SLOPE (INCH PER FOOT)
2 1/2 OR LESS	1/4
3 TO 6	1/8
8 OR LARGER	1/16

PLUMBING MATERIALS:

SANITARY AND VENT PIPING MATERIALS SHALL COMPLY WITH 2020 FBC P 702.1, 702.2 & 702.3. WATER PIPING MATERIALS SHALL COMPLY WITH 2020 FBC P 605.3 AND 605.4.



GROUND FLOOR SANITARY/GAS PLAN

SCALE: 1/4"=1'0"

GAS NOTES & CALCULATIONS

EXPOSED GAS PIPING SHALL BE IDENTIFIED BY A YELLOW LABEL MARKED "GAS" IN BLACK LETTERS. THE MARKING SHALL BE SPACED AT INTERVALS NOT EXCEEDING 5 FEET. *NOT REQUIRED ON STEEL PIPE OR PIPE LOCATED IN SAME ROOM AS EQUIPMENT SERVED.

GAS PIPING TO BE INSTALLED BY LICENSED CONTRACTOR

TOTAL DEVELOPED GAS PIPE LENGTH FROM REGULATOR TO FURTHEST APPLIANCE = 207'

TOTAL BTUH LOAD = 2,030,000 BTUH. REQUIRES A 1-1/2" GAS LINE PER: TABLE 402.4(5) = NATURAL (F.B.C. 2020 FUEL GAS) SCHEDULE 40 METALLIC PIPE INLET PRESSURE: 2.0 P.S.I. PRESSURE DROP: 1.0 P.S.I. SPECIFIC GRAVITY: 0.6

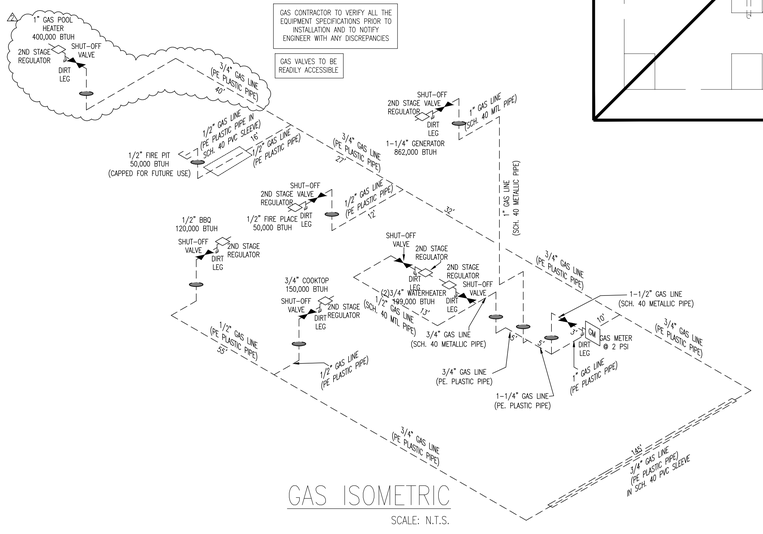
NOTE:
-PRESSURE REGULATORS THAT REQUIRE A VENT SHALL BE VENTED DIRECTLY TO THE OUTDOORS. THE VENT SHALL BE DESIGNED TO PREVENT THE ENTRY OF INSECTS, WATER AND FOREIGN OBJECTS. AS PER 2020 FBC G 410.3

PIPING MATERIAL:
-OUTSIDE UNDERGROUND PIPING: POLYETHYLENE PLASTIC PIPE
-ABOVE GROUND & UNDER CONCRETE SLAB PIPING: SCHEDULE 40 METALLIC PIPE.

PIPE SIZING:
-2 PSI PIPE SIZING PER F.B.C. 2020 FUEL GAS TABLE: 402.4(5) & 402.4(22)
-LESS THAN 2 P.S.I. PIPE SIZING PER F.B.C. 2020 FUEL GAS TABLE: 402.4(1)

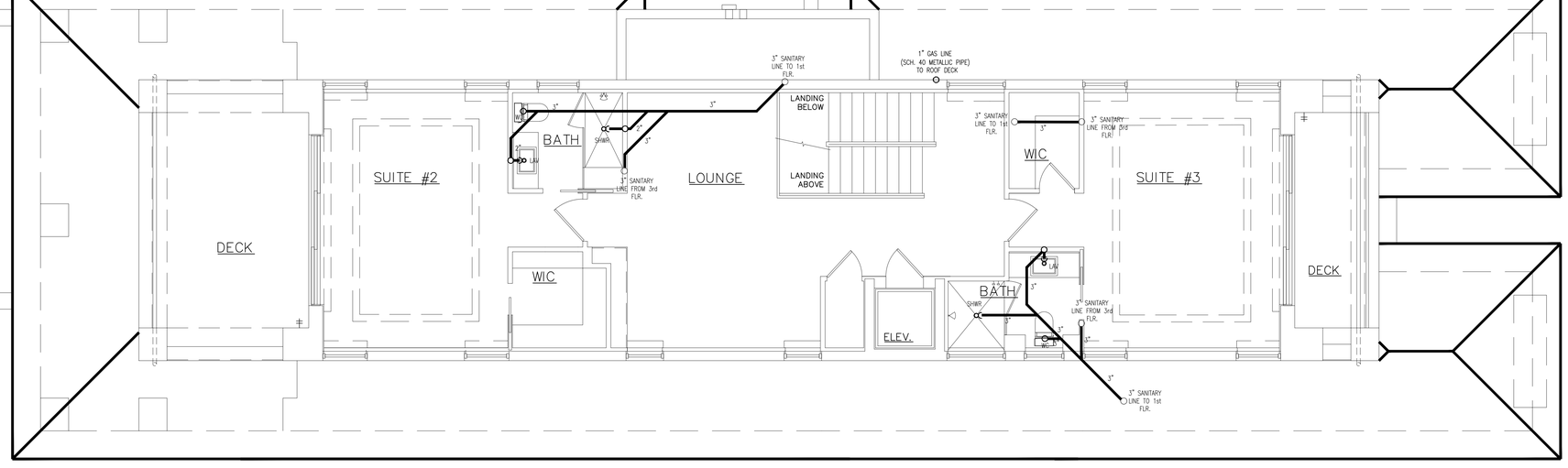
GAS CONTRACTOR TO VERIFY ALL THE EQUIPMENT SPECIFICATIONS PRIOR TO INSTALLATION AND TO NOTIFY ENGINEER WITH ANY DISCREPANCIES

GAS VALVES TO BE READILY ACCESSIBLE



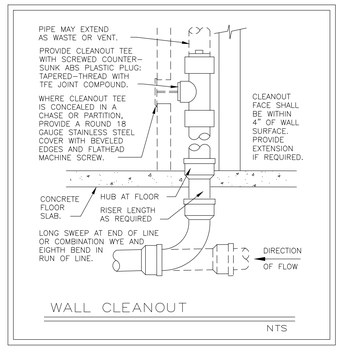
GAS ISOMETRIC

SCALE: N.T.S.



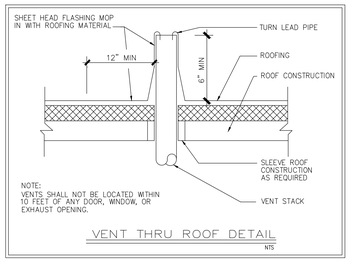
SECOND FLOOR SANITARY PLAN

SCALE: 1/4"=1'0"



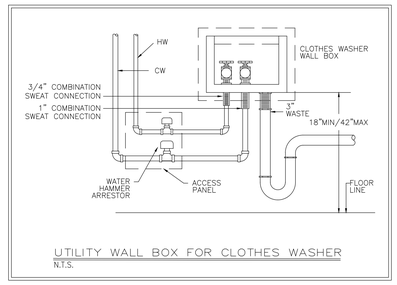
WALL CLEANOUT

NTS



VENT THRU ROOF DETAIL

NTS



UTILITY WALL BOX FOR CLOTHES WASHER

N.T.S.

NO.	REVISIONS	DATE
1.	CITY COMMENTS	12-20-23
2.	CITY COMMENTS	12-29-23
3.		
4.		
5.		
6.		

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SEAL

DESIGN BY:	DRAWN BY:	CHECKED BY:
G.J.	11-01-23	G.J.

GROUND AND SECOND FLOOR SANITARY/GAS PLAN

CALZARETTA RESIDENCE
325 SOUTH ATLANTIC DRIVE
LANTANA, FLORIDA 33462

PROJECT #: 23507

SHEET

P-1

ICED INTERNATIONAL CONSULTING ENGINEERS & DESIGN
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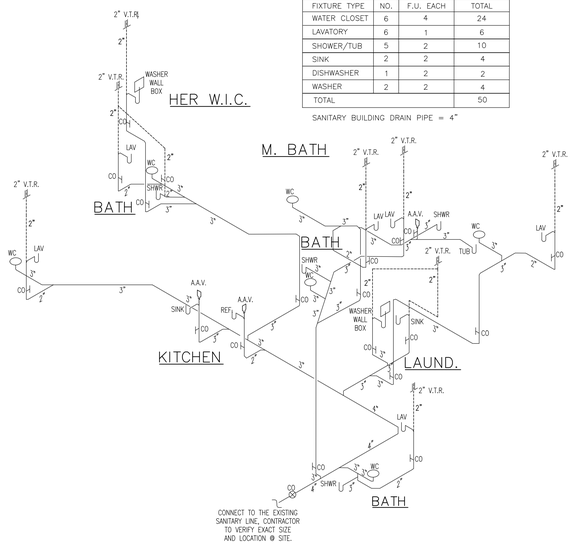
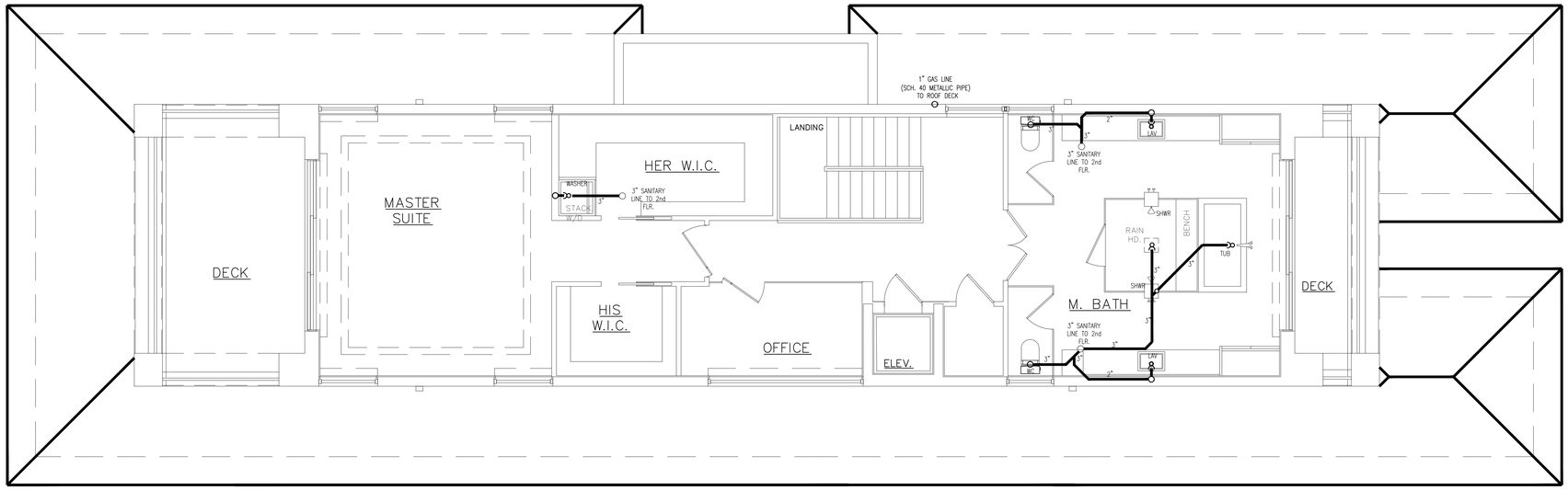
PROFESSIONAL ENGINEER

SANITARY SIZING CALCULATION TABLE 709.1			
FIXTURE TYPE	NO.	F.U. EACH	TOTAL
WATER CLOSET	6	4	24
LAVATORY	6	1	6
SHOWER/TUB	5	2	10
SINK	2	2	4
DISHWASHER	1	2	2
WASHER	2	2	4
TOTAL			50

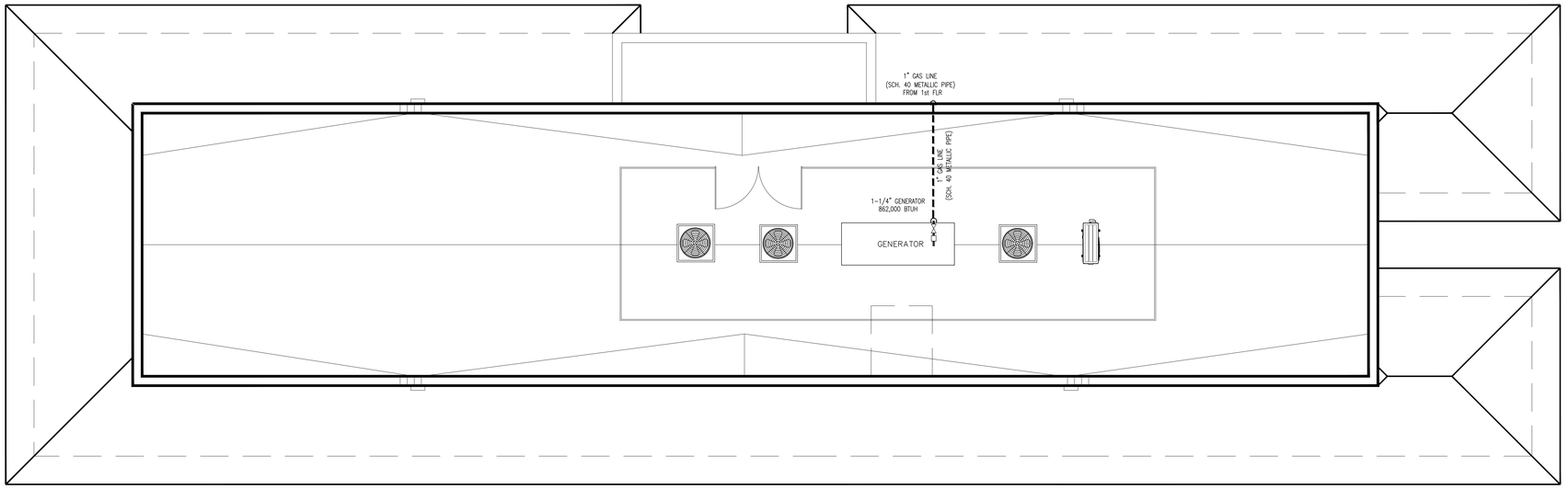
SANITARY BUILDING DRAIN PIPE = 4"





THIRD FLOOR SANITARY PLAN

SCALE: 1/4"=1'0"



ROOF DECK PLAN

SCALE: 1/4"=1'0"

GENERAL PLUMBING NOTES

PLUMBING FIXTURES SHALL COMPLY WITH (F.B.C. 2020 PLUMBING TABLE 604.4)

DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL PLUMBING FIXTURES, EQUIPMENT, ETC. THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE AND ACCEPTABLE WORKING INSTALLATION.

ALL WORK AND MATERIALS SHALL COMPLY WITH LATEST EDITIONS OF THE NATIONAL, STATE, AND ALL LOCAL CODES AND ORDINANCES HAVING JURISDICTION.

THE PLUMBING CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE PART OF THIS CONTRACT.

ALL MATERIALS SHALL BE NEW AND FREE OF NOTICEABLE DEFECTS.

ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR AND IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY THE ENGINEER/ARCHITECT AS SUCH.

ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. IMMEDIATELY ADVISE THE ENGINEER/ARCHITECT OF ANY DISCREPANCIES.

PROVIDE A MINIMUM PITCH OF 1/8" FOR 3" OR LARGER PIPES, 1/4" PITCH FOR LESS THAN 3" PIPES.

PROVIDE A CLEANOUT AT THE BASE OF EACH SOIL AND WASTE STACK.

PROVIDE MEANS OF RESEALING ALL FLOOR DRAINS.

AN OPEN VENT TERMINAL FROM A DRAIGAGE SYSTEM SHALL NOT BE LOCATED DIRECTLY BENEATH ANY DOOR, OPENABLE WINDOW, OR OTHER AIR INTAKE OPENING OF THE BUILDING OR OF AN ADJACENT BUILDING, AND ANY SUCH VENT TERMINAL SHALL NOT BE WITHIN 10 FEET HORIZONTALLY OF SUCH AN OPENING UNLESS IT IS AT LEAST 2 FEET ABOVE THE TOP OF SUCH OPENING. (F.B.C. 2020 PLUMBING 904.5)

SHUTOFF VALVE SHALL BE INSTALLED ON THE WATER SUPPLY PIPE TO EACH APPLIANCE OR MECHANICAL EQUIPMENT AS PER (F.B.C. 2020 PLUMBING 606.2.3)

ALL DEVICES INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECT TO THE WATER SUPPLY SYSTEM SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM. (F.B.C. 2020 PLUMBING 608.3)

NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE PURGED OF DELETERIOUS MATTER AND, DISINFECTED PRIOR TO UTILIZATION. (F.B.C. 2020 PLUMBING 610.1)

NO HOT WATER WITH A TEMPERATURE HIGHER THAN 140° TO DISCHARGE INTO SANITARY.

HOT WATER AND DRAIN PIPES UNDER SINKS AND/OR LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. (F.B.C. 2020 BUILDING 11-4.19.4 & 11-4.24.6)

ALL INDIRECT WASTE PIPING SHALL DISCHARGE THROUGH AN AIR GAP OR AIR BREAK INTO A WASTE RECEPTOR OR STANDPIPE. WASTE RECEPTORS AND STANDPIPES SHALL BE TRAPPED AND VENTED AND SHALL CONNECT TO THE BUILDING DRAINAGE SYSTEM. ALL INDIRECT WASTE PIPING THAT EXCEEDS 2 FT IN DEVELOPED LENGTH MEASURED HORIZONTALLY, OR 4 FT IN TOTAL DEVELOPED LENGTH, SHALL BE TRAPPED. (F.B.C. 2020 PLUMBING 802.2)

HOT & RECIRCULATION WATER PIPES OF SIZE <3/4" TO HAVE MINIMUM R-3 INSULATION AS PER FLORIDA CONSERVATION CODE 2020 R403.5.3.

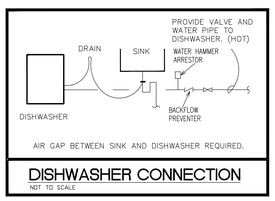
LONGEST NON-RECIRCULATED HOT WATER LINE SHALL NOT EXCEED 100ft. AS PER 2020 FBC R P2905.3.

CONTRACTOR TO REFER TO CUT SHEETS AND SPECIFICATIONS FOR THE FIXTURES & APPLIANCES REQUIREMENT PRIOR TO INSTALLATION.

INDIVIDUAL SHOWERS AND COMBINATION TUB/SHOWER VALVES SHALL BE ANTI SCALD AND SHALL COMPLY WITH ASSE 1016.

ALL DRAINAGE PIPING UNDER ANY SLAB THAT IS ON PILINGS OR GRADE BEAMS SHALL BE MINIMUM SCHEDULE 40 PVC ASTM D2665, INSTALLATION OF WHICH SHALL COMPLY WITH ASTM F2536 OR ANOTHER APPROVED/TESTED METHOD

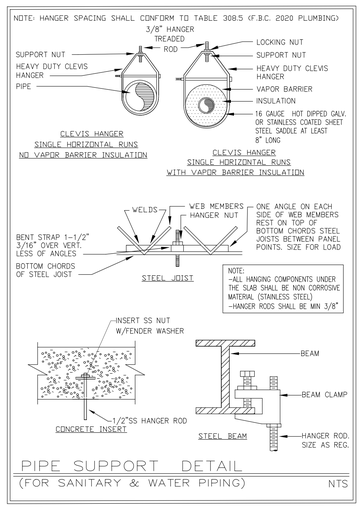
ALL PIPES AND PLUMBING SYSTEM COMPONENTS SHALL BE PROTECTED AGAINST PHYSICAL DAMAGE AS PER 305.6, (F.B.C. 2020 – PLUMBING).



AIR GAP BETWEEN SINK AND DISHWASHER REQUIRED.

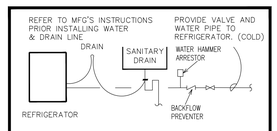
DISHWASHER CONNECTION

NOT TO SCALE



PIPE SUPPORT DETAIL

(FOR SANITARY & WATER PIPING) NTS



AIR GAP BETWEEN SANITARY DRAIN AND REF. REQUIRED.

REFRIGERATOR CONNECTION

NOT TO SCALE

NO.	REVISIONS	DATE
1.		
2.		
3.		
4.		
5.		
6.		

GREGORY A. JONES ARCHITECTURE

GREGORY A. JONES ARCHITECTURE 8302 #AA0014664
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SEAL

DATE:	DRAWN BY:	DESIGN BY:	REVIEWED BY:
11-01-23	GSJ	G.J.	G.J.

THIRD FLOOR AND ROOF DECK SANITARY/GAS PLAN

CALZARETTA RESIDENCE

325 SOUTH ATLANTIC DRIVE
LANTANA, FLORIDA 33462

PROJECT #: 23507

SHEET

P-2

ICED INTERNATIONAL CONSULTING ENGINEERS & DESIGN
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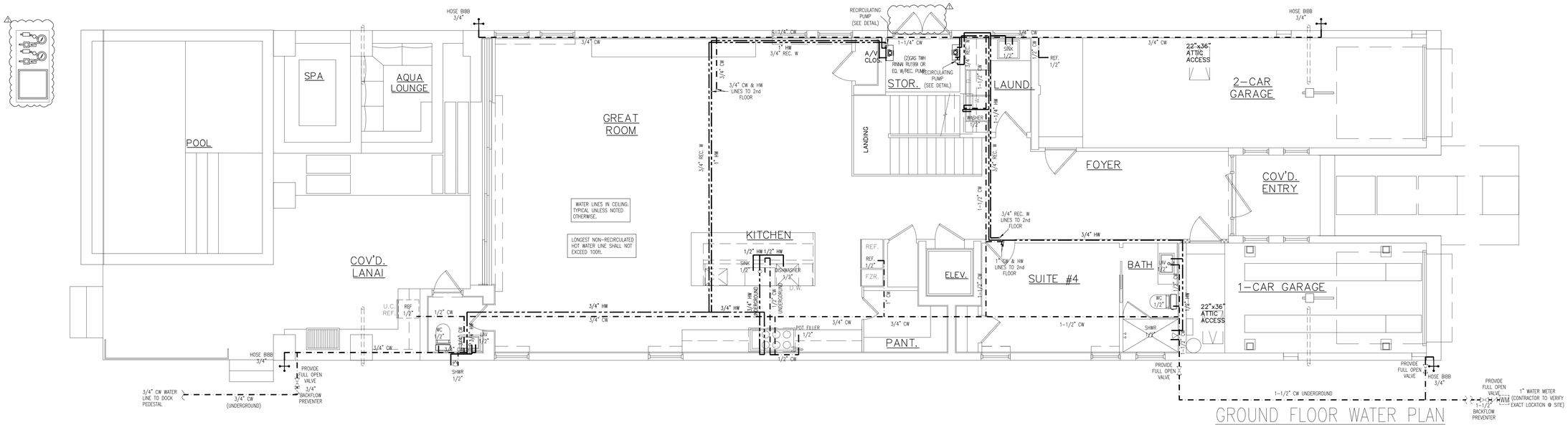
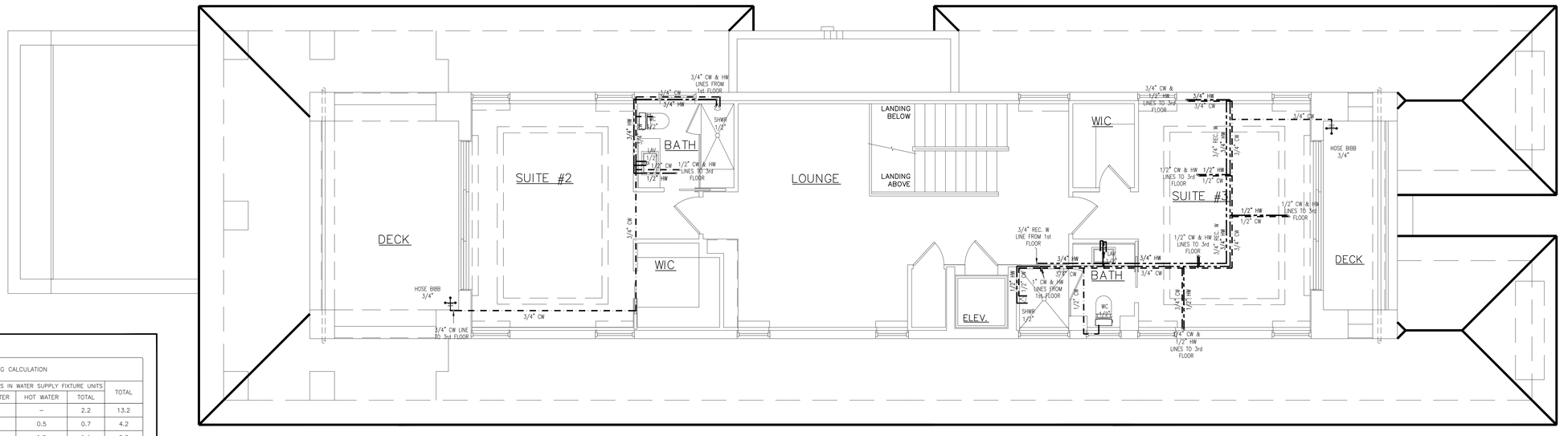
JOE SPASOVSKI, P.E.
FL P.E.#76217
CERTIFICATE OF AUTHORIZATION#30734

SEAL
JOE SPASOVSKI
LICENSE
No.76217
STATE OF
FLORIDA
PROFESSIONAL ENGINEER



GROUND FLOOR WATER PLAN

SCALE: 1/4"=1'0"



SECOND FLOOR WATER PLAN

SCALE: 1/4"=1'0"

WATER SUPPLY FIXTURE UNITS CALCULATION:

WATER SIZING CALCULATION

FIXTURE TYPE	NO.	LOAD VALUES IN WATER SUPPLY FIXTURE UNITS			TOTAL
		COLD WATER	HOT WATER	TOTAL	
WATER CLOSET	6	2.2	–	2.2	13.2
LAVATORY	6	0.5	0.5	0.7	4.2
SHOWER/TUB	7	1.0	1.0	1.4	9.8
SINK	2	1.0	1.0	1.4	2.8
DISHWASHER	1	1.0	1.0	1.4	1.4
WASHER	2	1.0	1.0	1.4	2.8
TOTAL					34.2

SIZE OF WATER SERVICE AND METER CALCULATION:

– STATIC SERVICE PRESSURE:	60+ PSI (ASSUMED)
– DIFFERENCE IN ELEVATION BETWEEN SOURCE AND HIGHEST WATER SUPPLY OUTLET: (36 FT.)	-18 PSI
– IF WATER PRESSURE REDUCING VALVE IS INSTALLED THE MINIMUM STATIC PRESSURE SHALL BE 80%	NOT APPLICABLE
– PRESSURE LOSSES DUE TO SPECIAL EQUIPMENT BACKFLOW PREVENTOR, SOFTENER, WATER FILTER:	-6 PSI
– DEDUCT THE PRESSURE IN EXCESS OF 8 PSI DUE TO INSTALLATION OF TEMPERATURE CONTROLLED SHOWER	-0 PSI
A – MINIMUM AVAILABLE PRESSURE:	36 PSI
– ACTUAL DEVELOPMENT LENGHT:	225 FT
B – MAXIMUM DEVELOPMENT LENGHT (225 X 1.2)	270 FT
– MINIMUM WATER METER SIZE REQUIRED:	1"
– MINIMUM WATER DISTRIBUTION PIPE SIZE REQUIRED:	1-1/2"

NO.	REVISIONS	DATE
1.	CITY COMMENTS	12-29-23
2.		
3.		
4.		
5.		
6.		

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SEAL:

DATE:	DRAWN BY:	DESIGN BY:	REVIEWED BY:
11-01-23	GSJ	G.J.	G.J.

GROUND AND SECOND FLOOR WATER PLAN

CALZARETTA RESIDENCE

325 SOUTH ATLANTIC DRIVE
LANTANA, FLORIDA 33462

PROJECT # : 23507

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P-3

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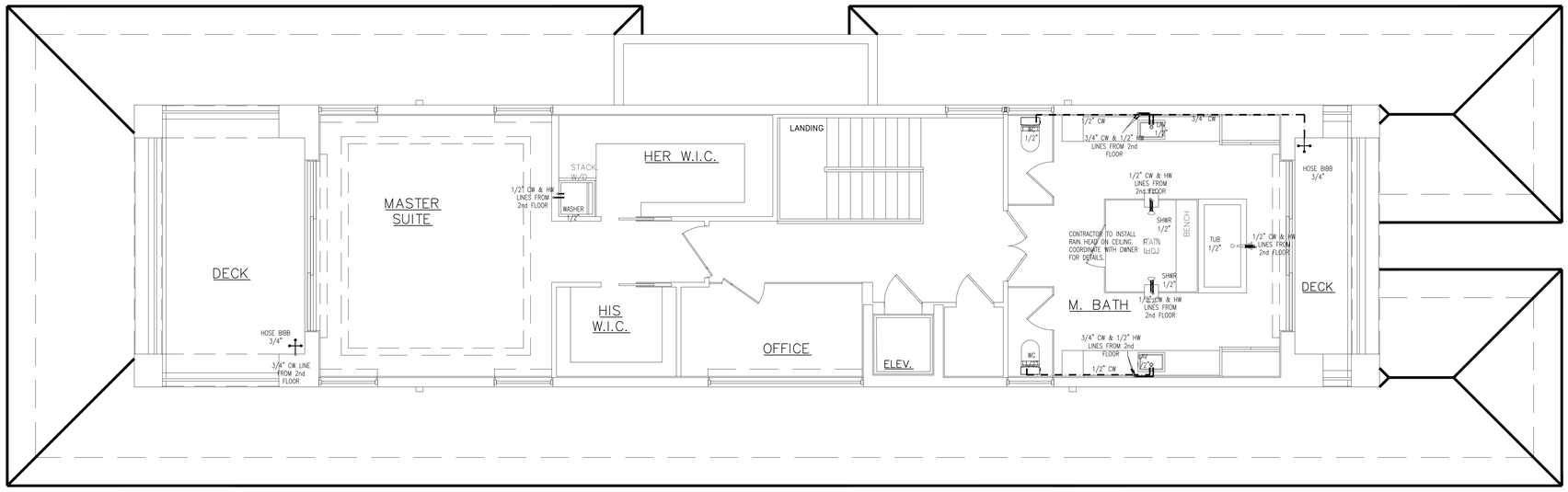
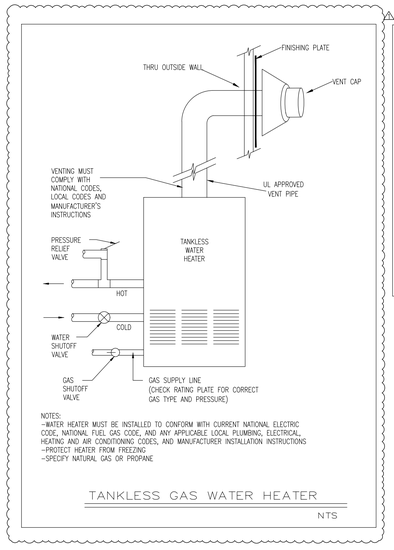


THIRD FLOOR WATER PLAN

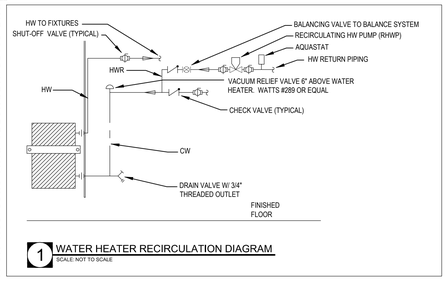
SCALE: 1/4"=1'0"



NOTES:
-WATER HEATER MUST BE INSTALLED TO CONFORM WITH CURRENT NATIONAL ELECTRIC CODE, NATIONAL FUEL GAS CODE, AND ANY APPLICABLE LOCAL PLUMBING, ELECTRICAL, HEATING AND AIR CONDITIONING CODES, AND MANUFACTURER INSTALLATION INSTRUCTIONS
-PROTECT HEATER FROM FREEZING
-SPECIFY NATURAL GAS OR PROPANE

TANKLESS GAS WATER HEATER

NTS



1 WATER HEATER RECIRCULATION DIAGRAM

SCALE: NOT TO SCALE

WATER HEATER NOTES:

POTABLE WATER EXPANSION TANK IS NOT REQUIRED FOR TANKLESS WATER HEATER. (F.B.C. 2020 PLUMBING 607.3.2)

SET WATER HEATER TEMP @ 110°

THE RELIEF VALVE SHALL DISCHARGE FULL SIZE TO A SAFE PLACE OF DISPOSAL. THE DISCHARGE PIPE SHALL NOT HAVE ANY TRAPPED SECTIONS AND SHALL HAVE A VISIBLE AIR GAP LOCATED IN THE SAME ROOM AS THE WATER HEATER. (F.B.C. 2020 PLUMBING 504.6.1)

THE MINIMUM DIAMETER OF WATER SERVICE PIPE SHALL BE 3/4 INCH WATER SERVICE SHALL BE SIZED IN ACCORDANCE WITH TABLE 603.1 OR OTHER APPROVED METHODS. (F.B.C. 2020 PLUMBING 603.1)

PROVIDE WATER TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 FOR ALL LAVATORIES AND HAND SINKS. TEMPERED WATER LIMITING DEVICE SHALL LIMIT THE TEMPERATURE TO 110F

NO.	REVISIONS	DATE
1.	CITY COMMENTS	12-20-23
2.		
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11-01-23	GSJ	G.J.	G.J.

THIRD FLOOR WATER PLAN

CALZARETTA RESIDENCE
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P-4

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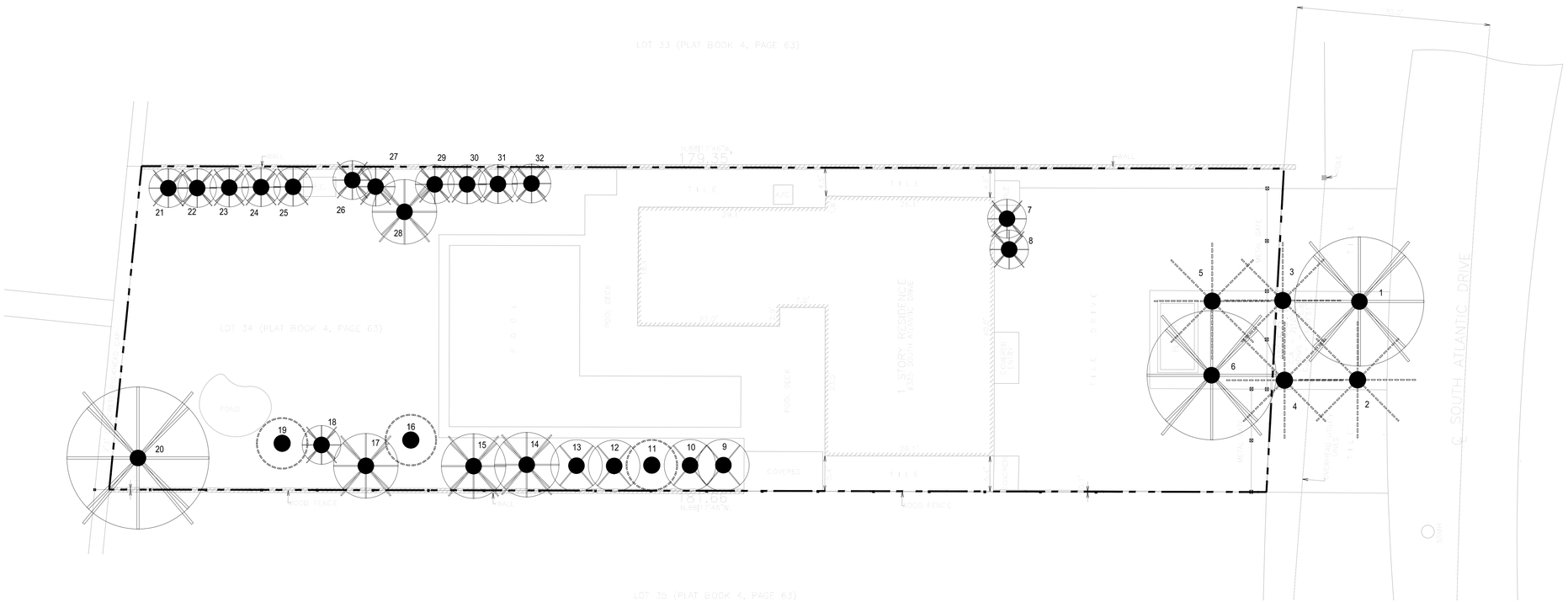

PLANT SYMBOLS

	TREES	PALMS
EXISTING TO BE REMOVED	●	●
EXISTING TO BE RELOCATED	●	✳

TREE DISPOSITION

TREE NUMBER	BOTANICAL NAME	COMMON NAME	DBH (IN)	HEIGHT (FT)	CANOPY (FT)	DISPOSITION	CONDITION
1	Cocos nucifera	COCONUT PALM	12	20	20	REMOVE	FAIR
2	Cocos nucifera	COCONUT PALM	12	20	20	RELOCATE	GOOD
3	Cocos nucifera	COCONUT PALM	18	20	20	RELOCATE	GOOD
4	Cocos nucifera	COCONUT PALM	12	20	20	RELOCATE	GOOD
5	Cocos nucifera	COCONUT PALM	12	20	20	RELOCATE	GOOD
6	Cocos nucifera	COCONUT PALM	18	20	20	REMOVE	GOOD
7	Dypsis lutescens	ARECA PALM	CLUSTER	10	8	REMOVE	FAIR
8	Dypsis lutescens	ARECA PALM	CLUSTER	10	8	REMOVE	FAIR
9	Plumeria	FRANGIPANI	3	12	8	REMOVE	FAIR
10	Plumeria	FRANGIPANI	3	12	8	REMOVE	FAIR
11	Plumeria	FRANGIPANI	3	12	8	RELOCATE	GOOD
12	Plumeria	FRANGIPANI	3	12	8	REMOVE	FAIR
13	Plumeria	FRANGIPANI	3	12	8	REMOVE	FAIR
14	Dypsis lutescens	ARECA PALM	CLUSTER	20	10	REMOVE	FAIR
15	Dypsis lutescens	ARECA PALM	CLUSTER	20	10	REMOVE	FAIR
16	Plumeria	FRANGIPANI	4	12	10	RELOCATE	GOOD
17	Dypsis lutescens	ARECA PALM	CLUSTER	15	10	REMOVE	GOOD
18	Andonidia merrillii	CHRISTMAS PALM	4	12	6	REMOVE	GOOD
19	Plumeria	FRANGIPANI	4	12	10	RELOCATE	GOOD
20	Cocos nucifera	COCONUT PALM	12	20	20	REMOVE	FAIR
21	Dypsis lutescens	ARECA PALM	CLUSTER	10	10	REMOVE	GOOD
22	Dypsis lutescens	ARECA PALM	CLUSTER	10	10	REMOVE	GOOD
23	Dypsis lutescens	ARECA PALM	CLUSTER	10	10	REMOVE	GOOD
24	Dypsis lutescens	ARECA PALM	CLUSTER	10	10	REMOVE	GOOD
25	Dypsis lutescens	ARECA PALM	CLUSTER	10	10	REMOVE	GOOD
26	Ptychosperma elegans	ALEXANDER PALM	3	20	6	REMOVE	GOOD
27	Ptychosperma elegans	ALEXANDER PALM	3	20	6	REMOVE	GOOD
28	Roystonea regia	ROYAL PALM	18	22	10	REMOVE	GOOD
29	Dypsis lutescens	ARECA PALM	CLUSTER	20	10	REMOVE	GOOD
30	Dypsis lutescens	ARECA PALM	CLUSTER	20	10	REMOVE	GOOD
31	Dypsis lutescens	ARECA PALM	CLUSTER	20	10	REMOVE	GOOD
32	Dypsis lutescens	ARECA PALM	CLUSTER	20	10	REMOVE	GOOD

Know what's below. Call before you dig.

0 4' 8' 16'
SCALE: 1/8" = 1'- 0"

N

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www.cabezasalvarez.com

PROJECT:
325 SOUTH ATLANTIC DRIVE, LANTANA, FL 33462
LANDSCAPE PERMIT DRAWINGS
CLIENT:
CALZARETTA RESIDENCE

REVISIONS:

No.	Date	Description

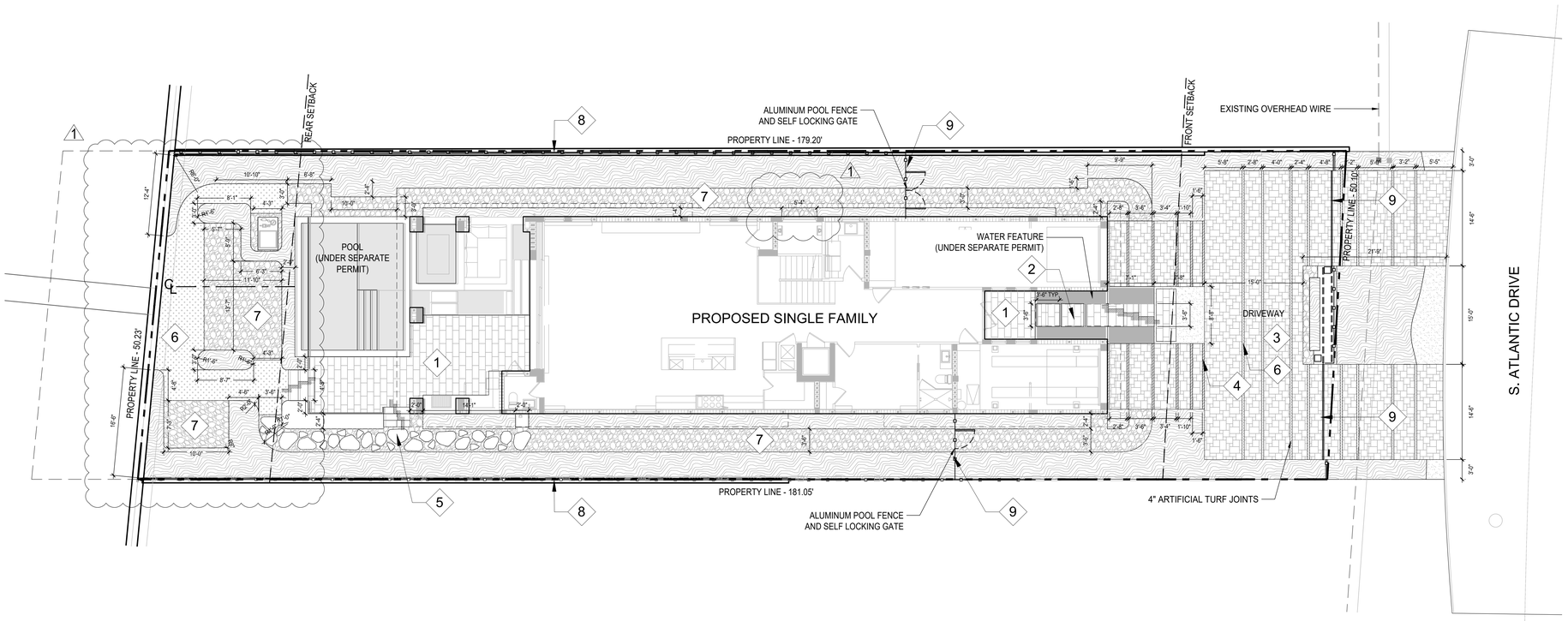
SEAL:
LANDSCAPE ARCHITECT: Jose M Alvarez

REGISTRATION NO. RLA 6667245

SHEET TITLE:
TREE DISPOSITION

Scale: 1/8" = 1' - 0"
Drawn By: CA
Checked By: JMA
Date: 11/09/2023

SHEET NUMBER:
L-1



LEGEND

PROPOSED:

PAVER AREA

PLANTING AREA

CRUSHED SHELL AREA

LAWN AREA

PERVIOUS PAVER AREA

ARTIFICIAL TURF AREA

MATERIALS SCHEDULE

SYM	MATERIAL	DESCRIPTION	LOCATION	NOTES
1	STONE PAVER	MATERIAL: TRAVERTINE COLOR: IVORY / NATURAL SIZE: 12" X 24" X 5/8" THICK PATTERN: STAGGERED	POOL DECK + REAR YARD + ENTRY WALK	STONE HARDSCAPES LINDA ABBOTT labbott@stonehardscapes.com T: 954.261.3551
2	STONE PAVER AT FLOATING STEPS	MATERIAL: TRAVERTINE COLOR: IVORY / NATURAL SIZE: TBD	ENTRY WATER FEATURE	STONE HARDSCAPES LINDA ABBOTT labbott@stonehardscapes.com T: 954.261.3551
3	PERVIOUS PAVER	MANUFACTURER: TECHO BLOC MODEL: BLU 80MM POLISHED COLOR: BEIGE PATTERN: STAGGERED	DRIVEWAY	
4	PERVIOUS PAVER INLAY	MANUFACTURER: TECHO BLOC MODEL: TBD COLOR: TBD	DRIVEWAY	
5	FLAGSTONE	MATERIAL: TRAVERTINE COLOR: IVORY / NATURAL SIZE: VARIES PATTERN: TBD	SIDE YARD	STONE HARDSCAPES LINDA ABBOTT labbott@stonehardscapes.com T: 954.261.3551
6	ARTIFICIAL TURF	TYPE: ARTIFICIAL TURF SIZE: 1.56" PILE COLOR: FRESH GREEN / JUTE GREEN THATCH FINISH: HYDROCHILL COATING	REAR YARD	SOUTHWEST GREENS MIKE PETROSIAN T: 561.694.1557
7	CRUSHED SHELL	MATERIAL: CRUSHED SHELL FINES	NORTH + SOUTH SIDE YARD + REAR YARD	
8	CHAIN LINK		SIDE YARDS	
9	GATE + FRONT FENCE	MATERIAL: ALUMINUM COLOR: TBD	SIDE POOL GATE / VEHICULAR GATE + FENCE	

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325 SOUTH ATLANTIC DRIVE, LANTANA, FL 33462
LANDSCAPE PERMIT DRAWINGS
CLIENT:
CALZARETTA RESIDENCE

REVISIONS:

No.	Date	Description
1	01/02/24	CITY COMMENTS

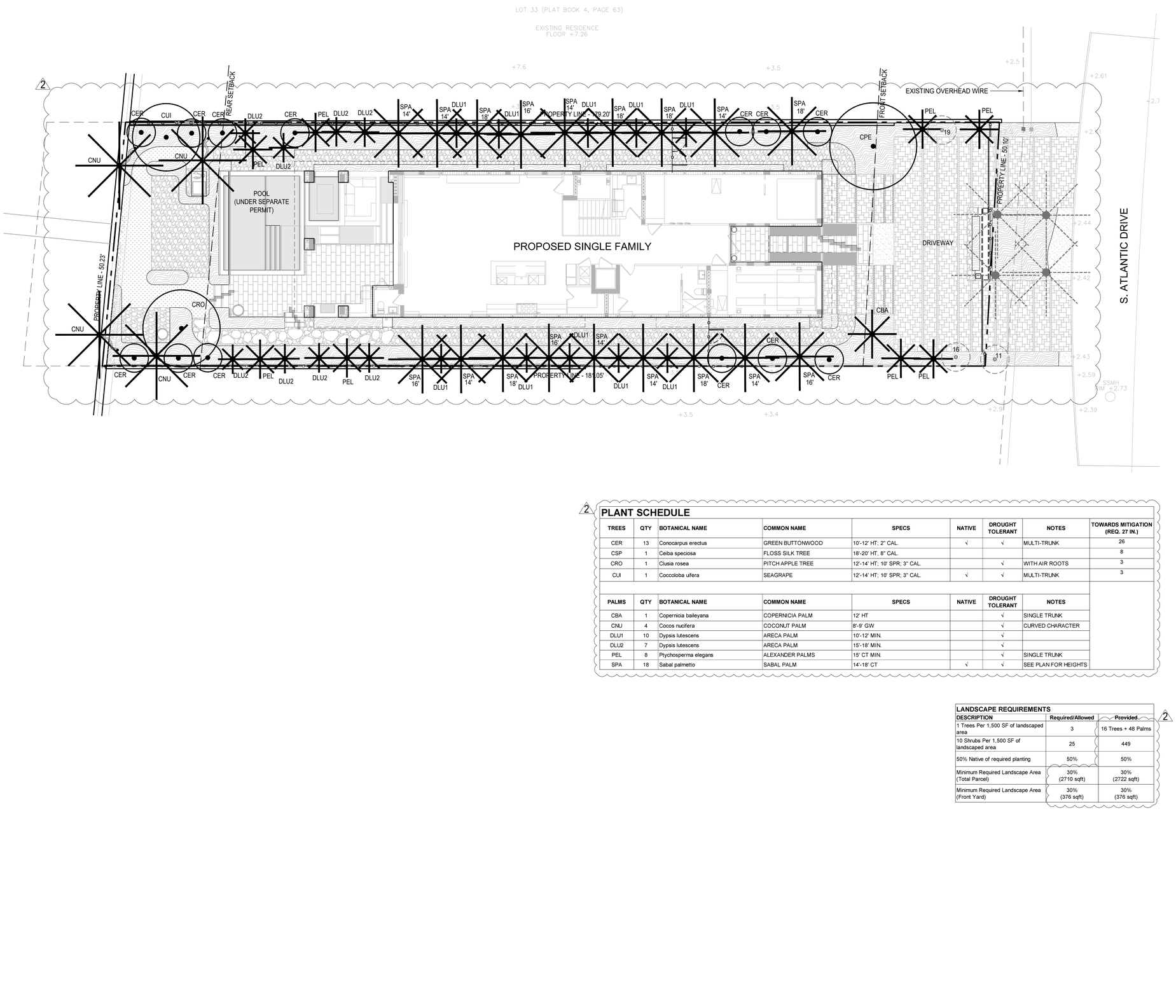
SEAL:
LANDSCAPE ARCHITECT: Jose M Alvarez

REGISTRATION NO. RLA 6667245

SHEET TITLE:
HARDSCAPE PLAN

Scale: 1/8" = 1' - 0"
Drawn By: CA
Checked By: JMA
Date: 11/09/2023

SHEET NUMBER:
L-2



LEGEND

PROPOSED:

- TREE — XXX
- PALM — XXX
- CHARACTER PALM — XXX
- PLANTING AREA
- LAWN AREA
- ARTIFICIAL TURF AREA
- SHRUB / ACCENT PLANT — XX

EXISTING:

- RELOCATED TREE
- RELOCATED PALM

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SPECS	NATIVE	DROUGHT TOLERANT	NOTES	TOWARDS MITIGATION (REQ. 27 IN.)
CER	13	Conocarpus erectus	GREEN BUTTONWOOD	10'-12' HT; 2" CAL.	√	√	MULTI-TRUNK	26
CSP	1	Ceiba speciosa	FLOSS SILK TREE	18'-20' HT, 8" CAL.				8
CRO	1	Clusia rosea	PITCH APPLE TREE	12'-14' HT; 10' SPR; 3" CAL.		√	WITH AIR ROOTS	3
CUI	1	Coccoloba ufera	SEAGRAPE	12'-14' HT; 10' SPR; 3" CAL.	√	√	MULTI-TRUNK	3

PALMS	QTY	BOTANICAL NAME	COMMON NAME	SPECS	NATIVE	DROUGHT TOLERANT	NOTES
CBA	1	Copernicia baileyana	COPERNICIA PALM	12' HT		√	SINGLE TRUNK
CNU	4	Cocos nucifera	COCONUT PALM	8'-9' GW		√	CURVED CHARACTER
DLU1	10	Dypsis lutescens	ARECA PALM	10'-12' MIN.		√	
DLU2	7	Dypsis lutescens	ARECA PALM	15'-18' MIN.		√	
PEL	8	Ptychosperma elegans	ALEXANDER PALMS	15' CT MIN.		√	SINGLE TRUNK
SPA	18	Sabal palmetto	SABAL PALM	14'-18' CT	√	√	SEE PLAN FOR HEIGHTS

LANDSCAPE REQUIREMENTS

DESCRIPTION	Required/Allowed	Provided
1 Trees Per 1,500 SF of landscaped area	3	16 Trees + 48 Palms
10 Shrubs Per 1,500 SF of landscaped area	25	449
50% Native of required planting	50%	50%
Minimum Required Landscape Area (Total Parcel)	30% (2710 sqft)	30% (2722 sqft)
Minimum Required Landscape Area (Front Yard)	30% (376 sqft)	30% (376 sqft)

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CLIENT:
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REVISIONS:

No	Date	Description
1	01/02/24	CITY COMMENTS
2	02/06/24	CITY COMMENTS

SEAL:
LANDSCAPE ARCHITECT: Jose M Alvarez

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SHEET TITLE:
CANOPY PLAN

Scale: 1/8" = 1' - 0"
Drawn By: CA
Checked By: JMA
Date: 11/09/2023

SHEET NUMBER:
L-3

0 4' 8' 16'
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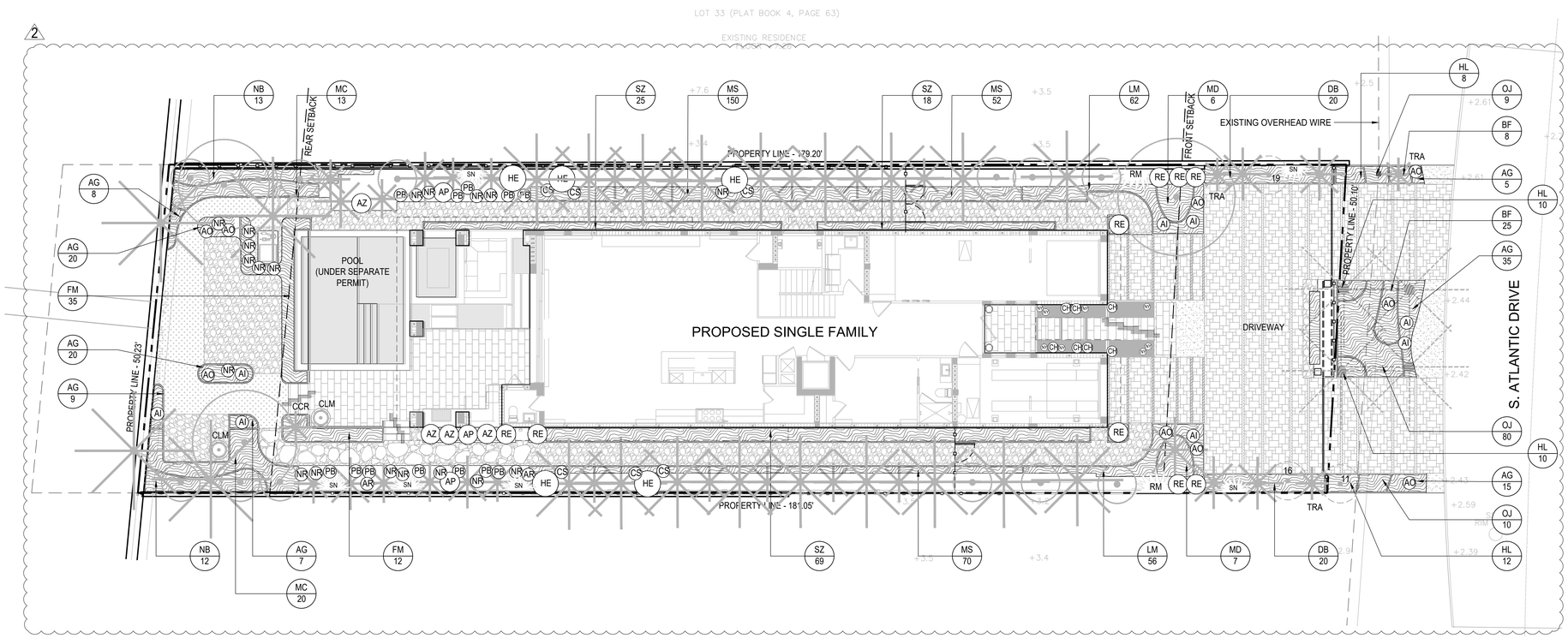

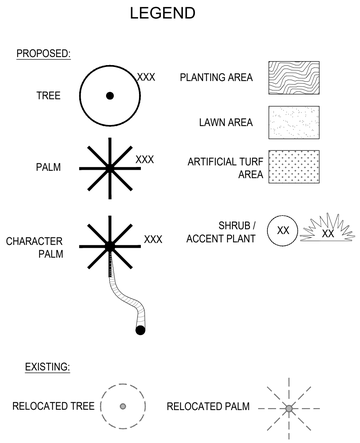

PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SPECS	NATIVE	DROUGHT TOLERANT	NOTES
CLM	2	Citrus limon 'Meyer'	LEMON MEYER TREE (EDIBLE)	15G; 3'-4' HT			PLANTED IN POT
DB	40	Dietes bicolor	YELLOW AFRICAN IRIS	3 GALLON		√	18" O.C.
FM	47	Ficus microcarpa 'Green Island'	GREEN ISLAND FICUS	3 GALLON, 18" HT		√	18" O.C.
HL	40	Hymenocallis littoralis	SPIDER LILY	1 GALLON	√	√	12" O.C.
LM	118	Liriope muscari 'Big Blue'	LIRIOPE 'BIG BLUE'	1 GALLON			12" O.C
MC	33	Muhlenbergia capillaris	PINK MUHLY GRASS	3 GALLON, 2' HT FULL	√	√	24" O.C.
MD	13	Monstera deliciosa	SWISS CHEESE PLANT	7 GALLON; 2'-3' HT			24" O.C.
NB	25	Nephrolepis biserrata 'Macho'	MACHO FERN	3 GALLON	√	√	24" O.C.
PB	12	Philodendron 'Burle Marx'	SAME	3 GALLON			AS SHOWN
RE	9	Rhapis excelsa	LADY PALM	55 GALLON, 4' HT		√	AS SHOWN
SZ	112	Sansevieria zeylanica	SNAKE PLAN	3 GALLON, 2' HT		√	18" O.C.

GROUND COVER	QTY	SCIENTIFIC NAME	COMMON NAME	SPECS	NATIVE	DROUGHT TOLERANT	NOTES
AG	119	Arachis glabrata	PERENNIAL PEANUT	1 GALLON, FULL		√	12" O.C.
BF	33	Bulbine frutescens	BULBINE	1 GALLON, ORANGE		√	12" O.C
MS	272	Microsorum scoloropendria	WART FERN	1 GALLON, FULL			12" O.C.
OJ	99	Ophiopogan japonicus	MONDO GRASS	1 GALLON			12" O.C.

ACCENTS	QTY	SCIENTIFIC NAME	COMMON NAME	SPECS	NATIVE	DROUGHT TOLERANT	NOTES
AI	8	Alcantarea 'Imperialis'	IMPERIALIS BROMELIAD	3 GALLON, 2' HT		√	AS SHOWN
AO	9	Alcantarea 'Odorata'	SILVER BROMELIAD	3 GALLON, 2' HT		√	AS SHOWN
AP	3	Alpinia purpurata	RED GINGER	7 GALLON; 3'-4' HT			AS SHOWN
AR	2	Alocasia 'Regal Shields'	ELEPHANT EAR	3 GALLON, 3' HT			AS SHOWN
AZ	4	Alpinia zerumbet 'Variegata'	VARIEGATED SHELL GINGER	7 GALLON; 2'-3' HT			AS SHOWN
CCR	1	Coccothrinax crinita	OLD MAN PALM	7 GALLON, 3' HT		√	SINGLE TRUNK
CS	4	Cordyline 'Singapore Twist'	TI PLANT	3 GALLON, 3' HT			AS SHOWN
HE	5	Heliconia rostratta	HELICONIA	15 GALLON			AS SHOWN
NR	19	Neomarica caerulea 'Regina'	GIANT APOSTLE'S IRIS	3 GALLON, FULL 2' HT		√	AS SHOWN
RM	2	Ravenala madagascariensis	TRAVELERS PALM	45 GALLON; 12'-14' OA			AS SHOWN
SN	6	Strelitzia nicolai	WHITE BIRD OF PARADISE	15 GALLON, 7'-8' HT			AS SHOWN
TRA	3	Thrinax radiatta	FLORIDA THATCH PALM	4'-6' HT		√	SINGLE TRUNK

AQUATIC	QTY	SCIENTIFIC NAME	COMMON NAME	SPECS	NATIVE	DROUGHT TOLERANT	NOTES
CH	7	Cyperus haspan	CYPERUS PAPYRUS	7 GALLON			AS SHOWN
NY	8	Nymphaea 'Wood's Blue Goddess'	TROPICAL WATER LILY				AS SHOWN

SOD	QTY	BOTANICAL NAME	COMMON NAME	SPECS	NATIVE	DROUGHT TOLERANT	NOTES
		Stenotaphrum secundatum	ST. AUGUSTINE	PALLET			

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80 NE 5TH AVENUE
DELRAY BEACH, FL 33483
561.515.1275 |studio@cabezasalvarez.com
www.cabezasalvarez.com

PROJECT:
325 SOUTH ATLANTIC DRIVE, LANTANA, FL 33462
LANDSCAPE PERMIT DRAWINGS
CLIENT:
CALZARETTA RESIDENCE

REVISIONS:

No	Date	Description
1	01/02/24	CITY COMMENTS
2	02/06/24	CITY COMMENTS

SEAL:
LANDSCAPE ARCHITECT: Jose M Alvarez

REGISTRATION NO. RLA 6667245

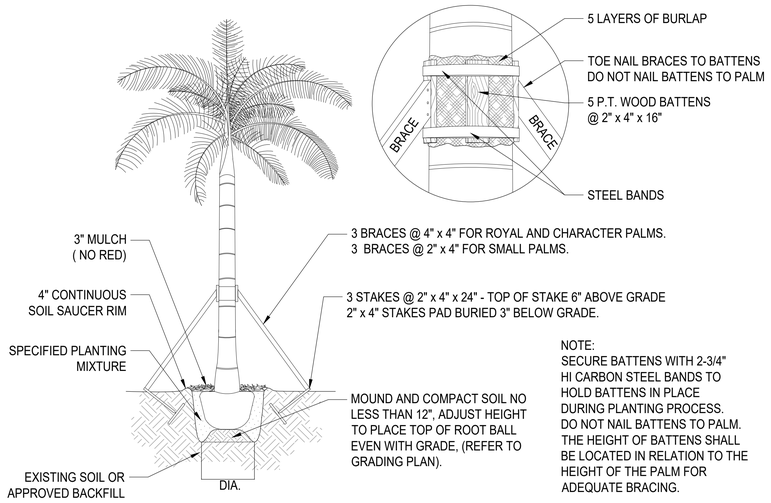
SHEET TITLE:
UNDERSTORY PLAN

Scale: 1/8" = 1' - 0"
Drawn By: CA
Checked By: JMA
Date: 11/09/2023

SHEET NUMBER:
L-4

Know what's below. Call before you dig.

0 4' 8' 16'
SCALE: 1/8" = 1'- 0"



1 PALM PLANTING AND STAKING DETAIL
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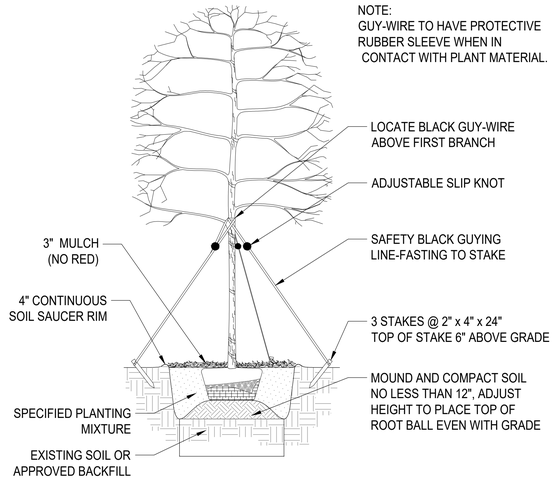
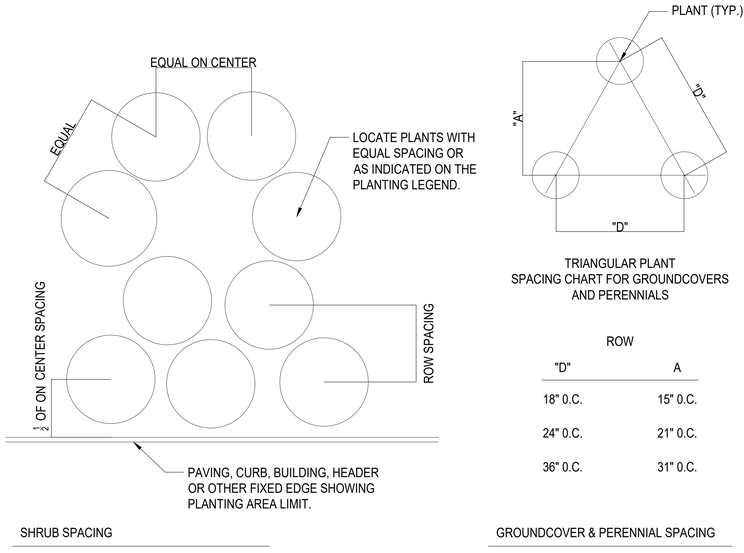


2 UNDERSTORY TREE PLANTING AND STAKING DETAIL
SCALE: N/A



3 PLANT & SHRUB SPACING DETAIL
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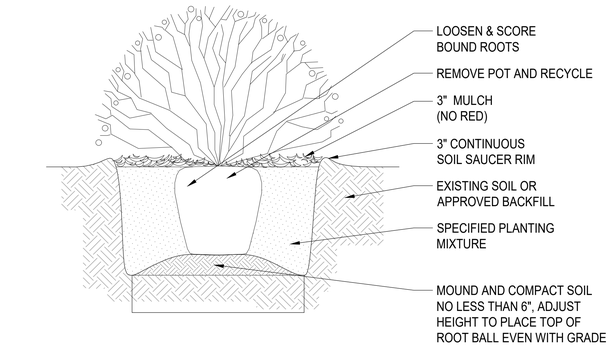
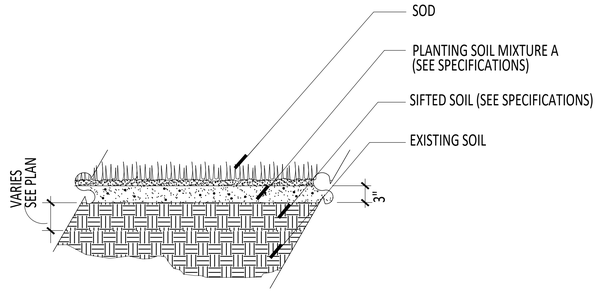


4 SHRUB PLANTING DETAIL
SCALE: N/A



5 SOD SECTION
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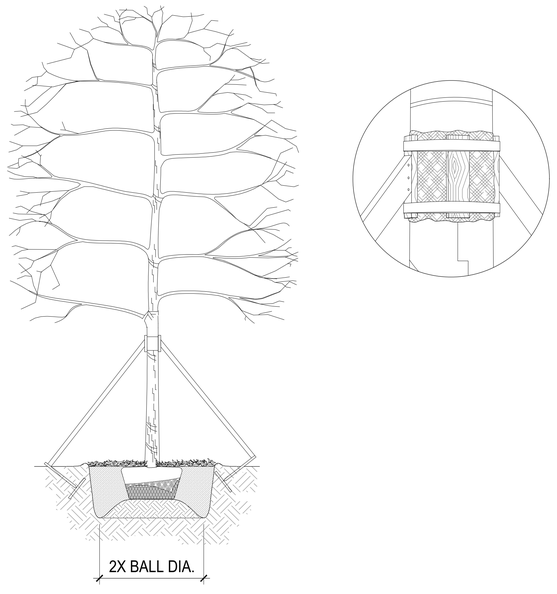

6 TREE PLANTING AND STAKING DETAIL
SCALE: 3/32" = 1'- 0"

GENERAL LANDSCAPE NOTES AND SPECIFICATIONS

1. LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO SUBMITTING A BID.
2. LANDSCAPE CONTRACTOR SHOULD VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS PRIOR TO SUBMITTING A BID.
3. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
4. ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLANS SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS.
5. ALL SIZES SPECIFIED FOR PLANT MATERIAL ON THE PLAN AND PLANT LIST SHALL BE CONSIDERED MINIMUM.
6. ALL PLANT MATERIAL MUST MEET OR EXCEED THE SPECIFIED MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD.
7. ALL MATERIAL SHALL BE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. .
8. ALL TREES, PALMS, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR FROM DATE OF FINAL ACCEPTANCE.
9. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING.
10. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, THE REMOVAL OF ALL BUILDING CONSTRUCTION DEBRIS AND FOREIGN MATERIAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
11. SITE PREPARATION SHOULD INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS OR GRASS, REMOVAL AND CLEAN UP OF ANY DEAD MATERIAL AND ROUGH AND FINISH GRADING PER SPECS AND OR LANDSCAPE PLANS.
12. FOR PLANT MATERIAL DESIGNATED TO BE REMOVED, THE ENTIRE ROOT SYSTEM SHALL BE DUG AND REMOVED FROM THE SITE.
13. ALL PLANTING AREAS SHOULD RECEIVE AN 80/20 MIX FILL SOIL. SAND USED IN PLANTING SOIL MIX SHALL BE SILICA SAND.
14. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS SET FORTH IN THE FLORIDA DEPARTMENT OF AGRICULTURE 'GRADES AND STANDARDS FOR NURSERY PLANTS" SECOND EDITION FEB. 1998 INCLUDING REVISIONS AND WHICH MEET OR EXCEED THE SIZES INDICATED IN THE PLANTING SCHEDULE AND DETAILS.
15. ALL TREES SHALL BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO BRACING NOTES AND PLANTING DETAILS)
16. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, ALL REMAINING HOLES SHALL BE BACK FILLED AROUND AND UNDER ROOT BALL.
17. ALL EXISTING PLANT MATERIAL TO REMAIN, SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY PLANT MATERIAL SCARRED OR DESTROYED DESIGNATED TO REMAIN MUST BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH SIMILAR SPECIES SIZE AND QUALITY.
18. ALL TREES AND ALL PLANTING BEDS TO BE TOPPED WITH 3" MIN. "GRADE A" ORGANIC MULCH (MELALEUCA IS PREFERRED), UNLESS OTHERWISE NOTED. (CYPRESS MULCH AND RED MULCH SHALL NOT BE USED).
19. ALL TREES SHALL HAVE 2" CALIPER AT D.B.H. MINIMUM FOR A 12' HEIGHT TREE, UNLESS NOTED OTHERWISE.
20. ALL 1 GALLON MATERIAL SHALL HAVE 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE 18-24" SPREAD MINIMUM.
21. ALL PLANTING AREAS WITHIN THE LIMITS OF WORK SHALL RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIP PREFERRED) UNLESS OTHERWISE DIRECTED BY OWNER. SEE IRRIGATION PLANS FOR ADDITIONAL SPECIFICATIONS.
22. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH IRRIGATION CONTRACTOR. IRRIGATION TIME CLOCK TO BE HARD WIRED ON COMPLETION - RESPONSIBILITY OF IRRIGATION CONTRACTOR. LANDSCAPE CONTRACTOR SHALL HAND WATER OR ARRANGE FOR WATERING DURING PLANTING UNTIL IRRIGATION SYSTEM IS 100% OPERABLE. THIS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
23. LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER APPROPRIATE CONTRACTORS.
24. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.
25. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
26. THESE DRAWINGS, DOCUMENTS, AND ALL CONTENTS ARE THE PROPERTY OF CABEZAS ALVAREZ LANDSCAPE ARCHITECTS, INC. ALL RIGHTS ARE RESERVED. UNAUTHORIZED USE OR PRODUCTION, IN PART OR WHOLE, FOR ANY PURPOSE IS UNLAWFUL AND PROHIBITED EXCEPT BY EXPRESS WRITTEN CONSENT.
27. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS OR APPROVALS FROM THE FEDERAL, STATE OR LOCAL GOVERNMENT REQUIRED FOR THE WORK INCLUDED IN THIS CONTRACT AND ON THESE DRAWINGS.
28. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY UNFORESEEN CONDITIONS, I.E., COMPACTED SOIL / SUBGRADE, POOR DRAINAGE, UNCONSOLIDATED SOIL, EROSION, UTILITY CONFLICTS, EXCESSIVE SUN OR SHADE, ETC., PRIOR TO PROCEEDING WITH LANDSCAPE INSTALLATION.
29. ALL PLANTS, MATERIALS AND WORKMANSHIP ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER.

ca
CABEZAS ALVAREZ
LANDSCAPE ARCHITECTS, INC.
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www.cabezasalvarez.com

PROJECT:
325 SOUTH ATLANTIC DRIVE, LANTANA, FL 33462
LANDSCAPE PERMIT DRAWINGS
CLIENT:
CALZARETTA RESIDENCE

REVISIONS:

No.	Date	Description

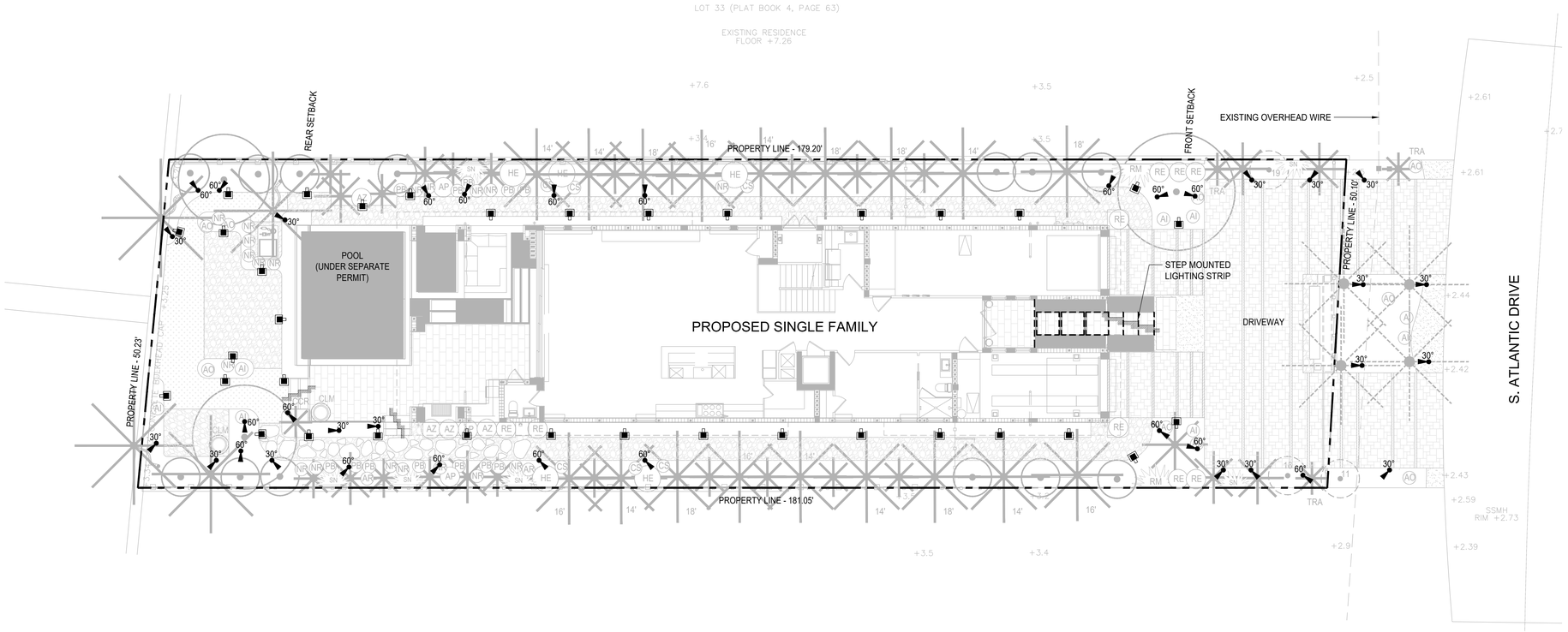
SEAL:
LANDSCAPE ARCHITECT: Jose M Alvarez

REGISTRATION NO. RLA 6667245

SHEET TITLE:
PLANTING NOTES
+ DETAILS

Scale: 1/8" = 1' - 0"
Drawn By: CA
Checked By: JMA
Date: 11/09/2023

SHEET NUMBER:
L-5



FIXTURE SCHEDULE					
SYM	FIXTURE	MODEL	MANUFACTURER	CONTACT	QTY
30°	30° DIRECTIONAL / UPLIGHT	MODEL: E16 - 11W-827-NFL TEMPERATURE: 2700K FINISH: DARK BRONZE	BEACHSIDE LIGHTING www.beachsidelighting.com	LIGHTING DYNAMICS CONTACT: STEVE SANDERS C: 954.295.9766	17
60°	60° DIRECTIONAL / UPLIGHT	MODEL: E16 - 11W-827-FL TEMPERATURE: 2700K FINISH: DARK BRONZE	BEACHSIDE LIGHTING www.beachsidelighting.com	LIGHTING DYNAMICS CONTACT: STEVE SANDERS C: 954.295.9766	19
	PATH LIGHT	MODEL: MB1- 3W-SP~2700K TEMPERATURE: 2700K FINSIH: DARK BRONZE	BEACHSIDE LIGHTING www.beachsidelighting.com	LIGHTING DYNAMICS CONTACT: STEVE SANDERS C: 954.295.9766	38
– – –	LED LIGHTING STRIP	MODEL: HYDRALUX SLD IP67 TEMPERATURE: 2700K FINSIH: NA	LED LINEAR www.ledlinearusa.com	LED LINEAR www.ledlinearusa.com	65 LF

DIRECTIONAL LIGHT

FIXTURE FINISH - DARK BRONZE

PATH LIGHT

FIXTURE FINISH - DARK BRONZE

LED LIGHT STRIP

CABEZAS ALVAREZ
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PROJECT:
325 SOUTH ATLANTIC DRIVE, LANTANA, FL 33462
LANDSCAPE PERMIT DRAWINGS
CLIENT:
CALZARETTA RESIDENCE

REVISIONS:

No.	Date	Description

SEAL:
LANDSCAPE ARCHITECT: Jose M Alvarez

REGISTRATION NO. RLA 6667245

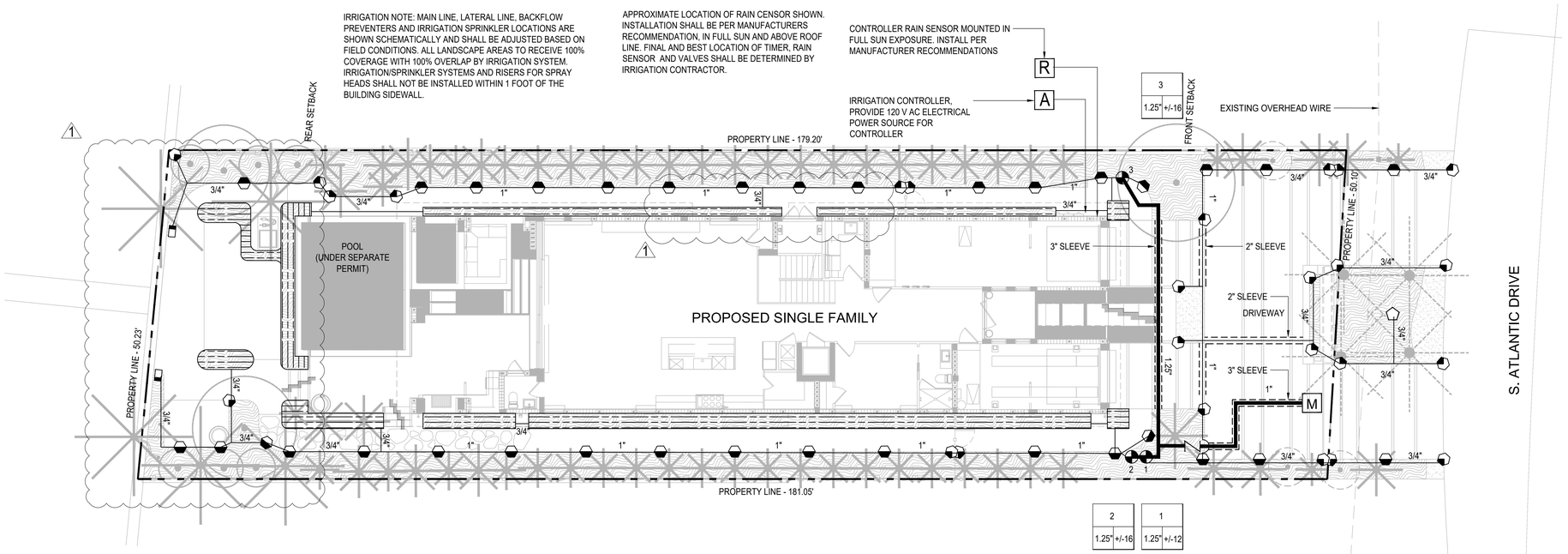
SHEET TITLE:
LIGHTING PLAN

Scale: 1/8" = 1' - 0"
Drawn By: CA
Checked By: JMA
Date: 11/09/2023

SHEET NUMBER:
L-6

811 Know what's below. Call before you dig.

0 4' 8' 16'
SCALE: 1/8" = 1'- 0"



Irrigation Notes

LAYOUT

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. AS REQUIRED TO INSURE 100% COVERAGE AND 50% OVERLAP.

LOW ANGLE TRAJECTORY NOZZLES SHALL BE USED WHEN ALL SPRINKLERS AND ROTORS ARE LOCATED WITHIN 100' OF POOLS OR PUBLIC GATHERING AREAS.

PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHEREVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS.

PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

PIPES 4" AND UNDER TO BE SOLVENT WELD. LARGER PIPES TO BE GASKETED 'O' RING PIPES AND USE THRUST BLOCKS OR MEGA LUGS AND DUCTILE IRON FITTINGS AT TURNING LOCATIONS.

***SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND**
***INSTALL RAIN SENSOR AS PER LOCAL CODE**

PIPES CONVEYING RECLAIM WATER SHALL HAVE A 3' HORIZONTAL DISTANCE SEPARATION FROM OTHER PIPING OR UTILITY SERVICES. AN 18" VERTICAL SEPARATION SHALL BE MAINTAINED WHEN APPLICABLE.

AIR RELEASE VALVES TO BE USED AT THE END OF ALL MAINLINE RUNS.

WIRES

LOW VOLTAGE WIRE TO BE INSTALLED ALONG MAINLINE INSTALLATION. USE 2" SCH. 40 PVC WITH SWEEP ELBOWS AT TURNING LOCATIONS WHEN SLEEVING IS REQUIRED. ALL SPLICES SHALL BE ENCLOSED WITHIN A VALVE/SPLICE BOX.

WIRE SIZED AND COLORED AS FOLLOWS:
#12 WHITE FOR COMMON
#12 SPARE BLACK COMMON (1 SPARE NEEDED PER 10 HOT WIRES)
#14 RED HOT WIRES
#14 SPARE YELLOW HOT WIRE (1 SPARES NEEDED PER 10 HOT WIRES, 3 SPARE MINIMUM)

WHEN WIRE RUNS EXCEEDS 3,500 LINEAR FEET, USE #10 FOR COMMON WIRES AND #12 FOR HOT/SPARE WIRES.

ALL IRRIGATION CONTROLLERS TO BE PROPERLY GROUNDED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.

FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.

TRENCHING

TRENCH BOTTOM TO BE UNIFORM AND FREE OF DEBRIS. NATIVE EXCAVATED MATERIAL USED TO BACKFILL TRENCH SHALL BE FREE FROM ROCKS OR STONES LARGER THAN 1" IN DIAMETER.

MISC.

PRESSURE TEST MAINLINE AS PER FLORIDA BUILDING CODE. INSTALL IRRIGATION SYSTEM AS PER LATEST EDITION OF THE FLORIDA BUILDING CODE, APPENDIX F., AND ALL PERTINENT LOCAL CODES.

SPRAY HEADS INSTALLED IN SHRUB AREAS TO BE 12 INCH POP-UPS OR INSTALLED ON RISERS.

DESIGN

THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SUCH AS PIPES, VALVES, , ETC., SHOWN WITHIN PERVIOUS AREAS ARE FOR DESIGN CLARIFICATION ONLY. THE IRRIGATION CONTRACTOR SHALL INSTALL IRRIGATION EQUIPMENT IN PLANTING AREAS WHEREVER POSSIBLE.

THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE741 THEMSELVES WITH THE SCOPE OF WORK, INCLUDING BUT NOT LIMITED TO GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, UTILITIES AND EXISTING IRRIGATION EQUIPMENT. THE IRRIGATION CONTRACTOR IS RESPONSIBLE SHALL REPAIR AND/OR REPLACE ANY DAMAGE CREATED BY THEIR WORK. THEY SHALL COORDINATE HIS WORK WITH OTHER CONTRACTOR OR MUNICIPAL AUTHORITIES FOR THE LOCATION AND INSTALLATION OF IRRIGATION EQUIPMENT UNDER ROADWAYS AND PAVING, SLEEVES THROUGH WALLS AND FLOORS, ETC.

INSTALL ALL IRRIGATION EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. SUBSTITUTIONS FOR IRRIGATION EQUIPMENT TO BE APPROVED BY THE IRRIGATION DESIGNER. EQUIPMENT CHANGES TO INCLUDE BUT NOT LIMITED TO PUMP, CONTROLLER, SPRAY HEADS, ROTORS, AND VALVES.

DO NOT INSTALL IRRIGATION EQUIPMENT AS SHOWN ON THE DRAWINGS WHEN FIELD CONDITIONS DIFFER. OBSTRUCTIONS OR DIFFERENCES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR TO ASSUME FULL RESPONSIBILITY.

EQUIPMENT TABLE

Backflow Preventers

Symbol	Description
	Pressure Vacuum Breaker

Controllers

Symbol	Description
A	Rainbird ESP-Me
R	Rain Sensor

Irrigation Heads

Symbol	Description
	RAINBIRD 1800 SERIES 15 Strip Series trajectory 30 deg EST"
	RAINBIRD 1800 SERIES 15 Strip Series trajectory 30 deg SST"
	RAINBIRD 1800 SERIES HE-VAN 08 Series 90"
	RAINBIRD 1800 SERIES HE-VAN 08 Series 180"
	RAINBIRD 1800 SERIES HE-VAN 10 Series 90"
	RAINBIRD 1800 SERIES HE-VAN 10 Series 180"
	RAINBIRD 1800 SERIES HE-VAN 12 Series 90"
	RAINBIRD 1800 SERIES HE-VAN 12 Series 180"
	RAINBIRD 1800 SERIES HE-VAN 12 Series 360"
	RAINBIRD 1800 SERIES HE-VAN 15 Series 90"
F	RAINBIRD 5000 SERIES ROTARY FULL CIRCLE
P	RAINBIRD 5000 SERIES ROTARY PART CIRCLE

Pipe (Lateral)

Symbol	Description
	Class 160 PVC (Lateral)

Pipe (Mainline)

Symbol	Description
	Schedule 40 PVC Pipe

Pipe (Sleeve)

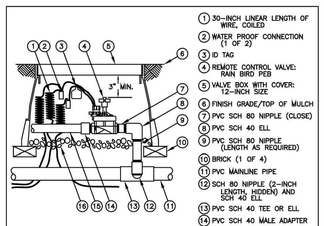
Symbol	Description
	Schedule 40 PVC Pipe

Valves

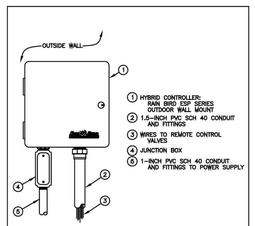
Symbol	Description
	Rainbird PGA Valve

Water Meters

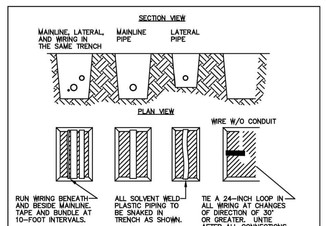
Symbol	Description
M	1" Water Meter



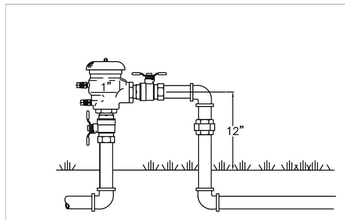
RAIN BIRD PGA VALVE



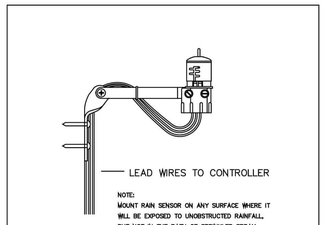
RAIN BIRD CONTROLLER DETAIL



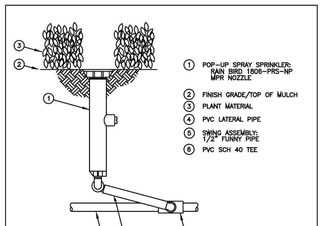
TRENCH DETAIL



PRESSURE VACUUM BREAKER



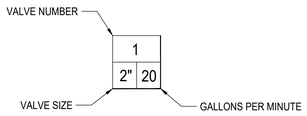
RAIN BIRD RAIN SENSOR



RAIN BIRD 1800 SERIES SPRINKLER

RAINBIRD 1800 Series - EST 15' END STRIP

RAINBIRD 1800 Series - CST 15' CENTER STRIP



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LANDSCAPE PERMIT DRAWINGS
CLIENT:
CALZARETTA RESIDENCE

REVISIONS:

No.	Date	Description
1	01/02/24	CITY COMMENTS

SEAL:
LANDSCAPE ARCHITECT: Jose M Alvarez

REGISTRATION NO: RLA 6667245

SHEET TITLE:
IRRIGATION PLAN

Scale: 1/8" = 1' - 0"
Drawn By: CA
Checked By: JMA
Date: 11/09/2023

SHEET NUMBER:
IR-1

811 Know what's below. Call before you dig.

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

ben@southshorebuildersfl.com

From: Joan Appel <joan@marktwaintravel.com>
Sent: Monday, May 6, 2024 11:04 AM
To: Nicole Dritz
Cc: ben@southshorebuildersfl.com; markcalzaretta@gmail.com
Subject: Re: Calzaretta - Height Exception Request
Attachments: Height Variance Letter.docx; Untitled attachment 00369.htm

Joan R. Appel/William J. Reilly
321 S Atlantic Drive
Lantana, Florida

RE: 325 S. Atlantic Drive – Height Exception Request

Our neighbors, Carrie and Mark Calzaretta, have discussed with us their pending request for an exception to the height restrictions for their new residence planned for 325 S. Atlantic Drive. Please know that we feel placing a generator and AC on the roof of a waterfront home makes total sense. It is our understanding that the design to enable same will be such that no visual impediments will be created. As such, we support their height variance request.

Respectfully,

Joan R. Appel/ William J. Reilly
321 S. Atlantic Drive

On May 6, 2024, at 10:33 AM, ben@southshorebuildersfl.com wrote:

SOUTHSHORE
BUILDERS

Southshore Builders
223 NE 5th Avenue
Delray Beach. FL 33483

RE: 325 S. Atlantic Drive – Height Exception Request

Our neighbor, Mark Calzaretta, has discussed with us his pending request for an exception to the height restrictions for the new residence planned for 325 S. Atlantic Drive. Following this discussion, we would like to express that we have no concerns with the design, including the location of equipment on the roof.

Please accept this letter as our support for granting the height variance to Mr. and Mrs. Calzaretta.

Respectfully,
Frank Litteken

406 S Atlantic Drive
Lantana, FL 33462

SOUTHSHORE

Southshore Builders
223 NE 5th Avenue
Delray Beach. FL 33483

RE: 325 S. Atlantic Drive – Height Exception Request

Our neighbor, Mark Calzaretta, has discussed with us his pending request for an exception to the height restrictions for the new residence planned for 325 S. Atlantic Drive. Following this discussion, we would like to express that we have no concerns with the design, including the location of equipment on the roof.

Please accept this letter as our support for granting the height variance to Mr. and Mrs. Calzaretta.

Respectfully,
Name

Street Address

326 S. ATLANTIC DR

LANTANA, FL 33462

CUSTOM RESIDENCE
325 SOUTH ATLANTIC DRIVE
LANTANA, FL

A PROJECT FOR
MR. MARK CALZARETTA

LOCATOR MAP

CODE INFORMATION

BUILDING CODE	FLORIDA BUILDING CODE 7TH EDITION (2020)	FEMA FLOOD ZONE	ZONE AE (EL 8.0')
BUILDING DESIGNED AS	ENCLOSED	CONSTRUCTION TYPE	TYPE V UNSPRINKLERED
TYPE OF OCCUPANCY	SINGLE FAMILY RESIDENTIAL GROUP R	WIND SPEED DESIGN	170 MPH ULTIMATE WIND SPEED
ZONING DISTRICT	R1A RESIDENTIAL	EXPOSURE CONDITION	CATEGORY C
ROOF HEIGHT LIMIT	35'-0" TO HIGHEST ROOF RIDGE		

BUILDER

STRUCTURAL ENGINEER

MANUEL E. GARCIA, P.E., INC.
PE #40986 / CA LIC. NO. 31447
7410 S. CYPRESSHEAD DR.
PARKLAND, FLORIDA 33067
954.757.6979
MANUEL_GARCIAPEINC@GMAIL.COM

MEP ENGINEER

INTERNATIONAL CONSULTING ENGINEERS + DESIGN, LLC
JOE SPASOVSKI, P.E.
REG. #PE76217
4310 WEST BROWARD BOULEVARD
PLANTATION, FLORIDA 33317
561.707.6795
JOE@ICEDENGINEERING.COM

CIVIL ENGINEER

JUPITER CIVIL ENGINEERING COMPANY, LLC
JOESEPH M. KUSNIR JR. P.E.
REG. #66592
5500 MILITARY TRAIL SUITE #22-215
JUPITER, FLORIDA 33458
954.277.6602
JOE@JUPITERCIVIL.COM

LANDSCAPE ARCHITECT

CHRIS CABEZAS LANDSCAPE ARCHITECTURE, INC
CHRIS CABEZAS
CHRISCABEZASLANDSCAPE.COM
LIC. #LA6667347
80 NE 5TH AVENUE
DELRAY BEACH, FLORIDA 33483
561.596.6771
CHRISCABEZAS@GMAIL.COM

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LANDSCAPE REAR GARDEN + POOL	L-3	8	OF 8

NO. | REVISIONS | DATE
1.
2.
3.
4.
5.

GREGORY A. JONES ARCHITECTURE

SEAL

REVIEWED BY: G.J.
DESIGN BY: G.J.
DRAWN BY: CSZ
DATE: 5-8-24

COVER SHEET

CALZARETTA RESIDENCE
325 SOUTH ATLANTIC DRIVE
LANTANA, FLORIDA 33462

PROJECT #: 23507

SHEET
CVR

PROJECT DESCRIPTION

A NEW 3-STORY SINGLE FAMILY RESIDENCE WITH 5,668 SF UNDER ROOF (PROPOSED). PROJECT SHALL INCLUDE 4 BEDROOMS, 5 BATHS, GREAT ROOM, DINING AREA, KITCHEN, OFFICE, LAUNDRY, 3RD FLR. GYM, 4-CAR GARAGE, 2ND FLOOR LOUNGE, COVERED ENTRY, COVERED LANAI, 2ND + 3RD FLOOR DECKS.

FLOOD ZONE INFO

REFERENCED FIN. FLR. ELEVATION — 9.00' NAVD88

FEMA MIN. ELEVATION (ZONE AE 6') — 6.88' + 1' FREEBOARD = 7.88' NAVD88

AUTHORITY HAVING JURISDICTION

CITY OF LANTANA

PALM BEACH COUNTY, FLORIDA

SITE DATA

ZONING: RSA RESIDENTIAL

BUILDING TYPE V UNSPRINKLERED

LOT SIZE	11,834 SF.
MAX. ALLOWABLE LOT COVERAGE: 35%	3,362 SF.
PROPOSED LOT COVERAGE: 34.5%	3,668 SF.

LOT COVERAGE CALCULATION (ALL ROOFED STRUCTURES)

FIRST FLOOR A/C	1,648 SF.
GARAGES	638 SF.
COVERED PATIOS + BUTLER KITCHEN	1,138 SF.
COVERED ENTRY	242 SF.
TOTAL PROPOSED ROOFED AREAS/LOT COVERAGE	3,866 SF.
PROPOSED POOL	726 SF.
PROPOSED POOL	3,668 SF.

MAX FRONT YARD IMPERVIOUS AREA

50% ALLOWABLE (1,012.2 SF/2) = 506.1 SF IMPERVIOUS ALLOWED

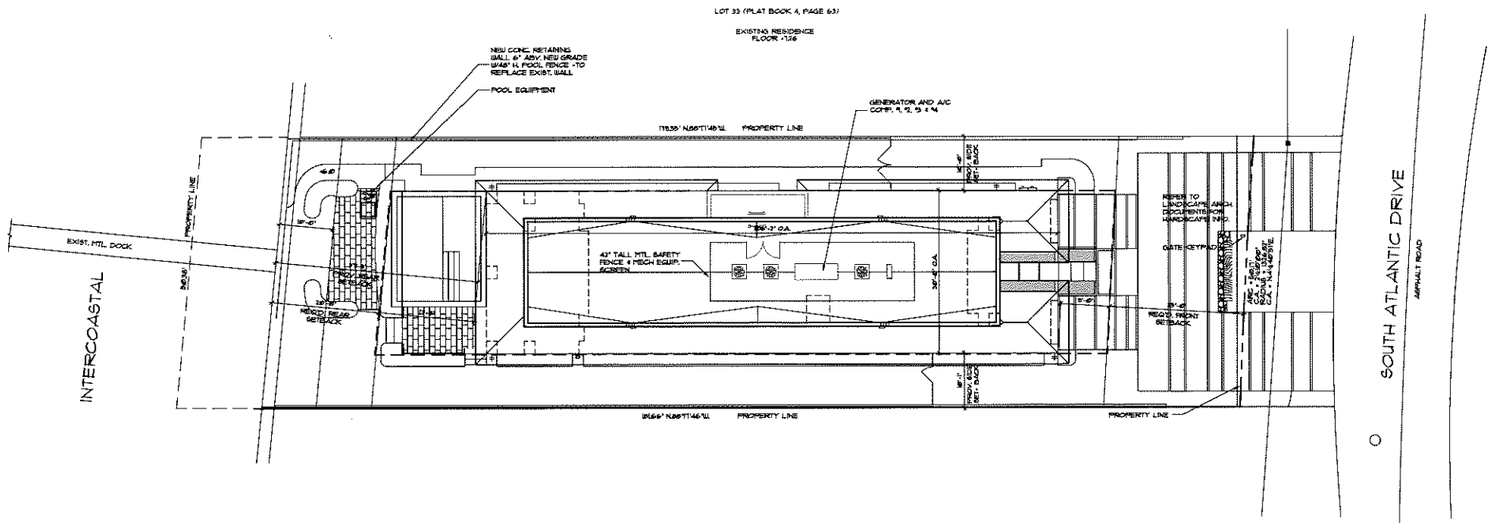
AMOUNT PROPOSED PERVIOUS PAVERBLOCK = 787.1 SF — 61.8%

SITE DATA CHART

TOTAL SITE AREA	11,834 SQFT. (100%)
MAXIMUM ALLOWABLE BUILDING HEIGHT (TO HIGHEST ROOF RIDGE)	35'-0"
BUILDING HEIGHT (TOP OF FLAT ROOF DECK)	25'-0"

SETBACK DATA

	REQUIRED	PROVIDED
FRONT SETBACK - HOUSE (EAST)	25'-0"	34'-8"
REAR SETBACK (WEST)	25'-0"	37'-8"
SIDE SETBACK (NORTH)	10'-0"	10'-0"
SIDE SETBACK (SOUTH)	10'-0"	10'-1"



LEGAL DESCRIPTION
RIO VISTA PLSD UNIT
S 8-1 B LOT 8 LESS
R W/ANP U/35 DLC

SITE PLAN

SCALE 1" = 10'

N

NO.	REVISIONS	DATE
1.	MOVE POOL EQUIPMENT + RESHAPE STEPS/PATIO/OOP	12-18-23
2.	REVISE REAR HARDSCAPE TO 18' FOOT SETBACK	3-19-24
3.	ADJUST HARDSCAPE TO MATCH LANDSCAPE PLAN	4-16-24
	EQUIP. HEIGHT EXCEPTION REQUEST	
4.		
5.		

GREGORY A. JONES
ARCHITECTURE

CORPORATE AL JONES ARCHITECTURAL SERVICES, INC.
1000 S. DIXIE HIGHWAY, SUITE 2, LAKE WORTH, FLORIDA 33460
TEL: 561.547.6568 EMAIL: greg@gregoryajones.com

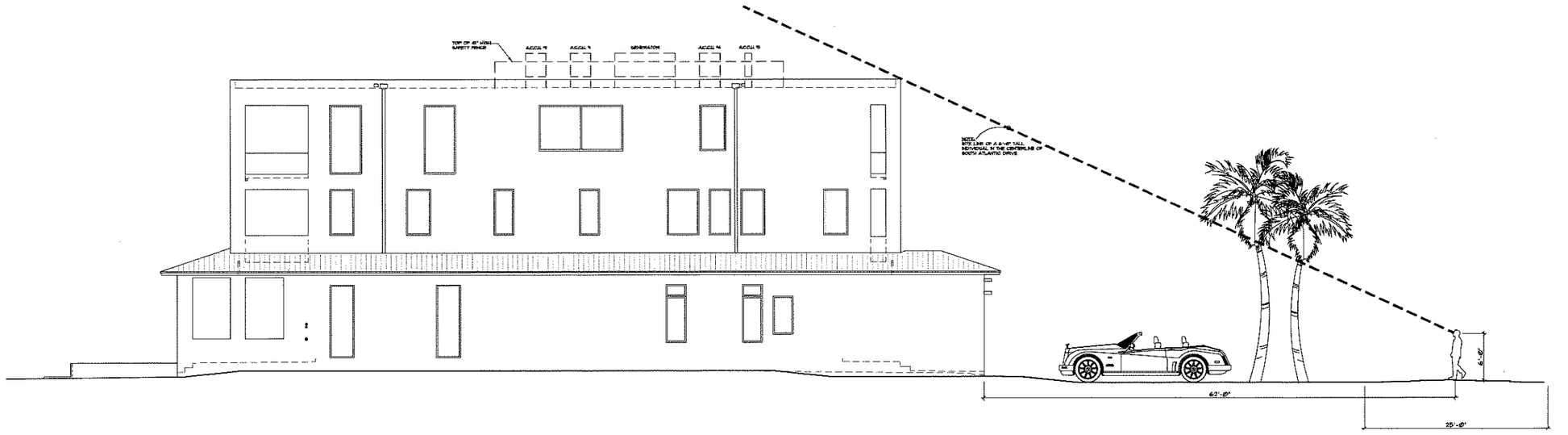
DATE:	6-6-24
DRAWN BY:	CSD
DESIGN BY:	G.J.
REVIEWED BY:	G.J.
SEAL:	

SITE PLAN

CALZARETTA RESIDENCE
325 SOUTH ATLANTIC DRIVE
LANTANA, FLORIDA 33462

PROJECT #: 23507

SHEET
SP-1



PROPOSED RESIDENCE

S. ATLANTIC DRIVE

NO.	REVISIONS	DATE
1.		
2.		
3.		
4.		
5.		

GREGORY A. JONES ARCHITECTURE
GREGORY A. JONES ARCHITECTURE (GAJA) #AR0014464
1000 N. DIXIE HIGHWAY, SUITE 2, WEST PALM BEACH, FLORIDA, 33401
TEL: 561.707.8249 E-MAIL: GREGORYAJONES@COMCAST.NET

REAL

C.J.	REVIEWED BY:
C.J.	DESIGN BY:
GAJ	DRAWN BY:
6-4-24	DATE:

SITELINE ELEVATION STUDY

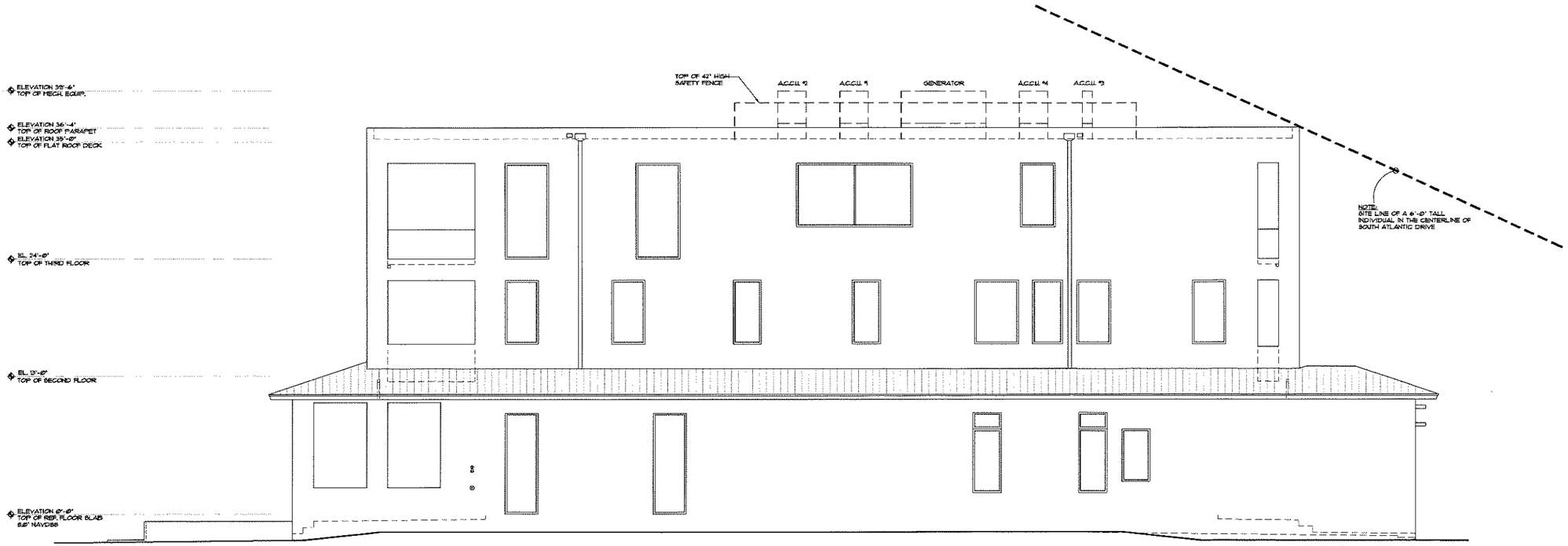
CALZARETTA RESIDENCE

325 SOUTH ATLANTIC DRIVE
LANTANA, FLORIDA 33462

PROJECT #: 23507

SHEET

A-1



SOUTH ELEVATION

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

NO.	REVISIONS	DATE
1.		
2.		
3.		
4.		
5.		

GREGORY A. JONES
ARCHITECTURE
GREGORY A. JONES ARCHITECTURE, INC. AA26001884
1000 N. DIXIE HIGHWAY, SUITE 2 LAKE WORTH, FLORIDA 33460
TEL: 561.777.5306 E-MAIL: jonesarch@bellsouth.net

SEAL

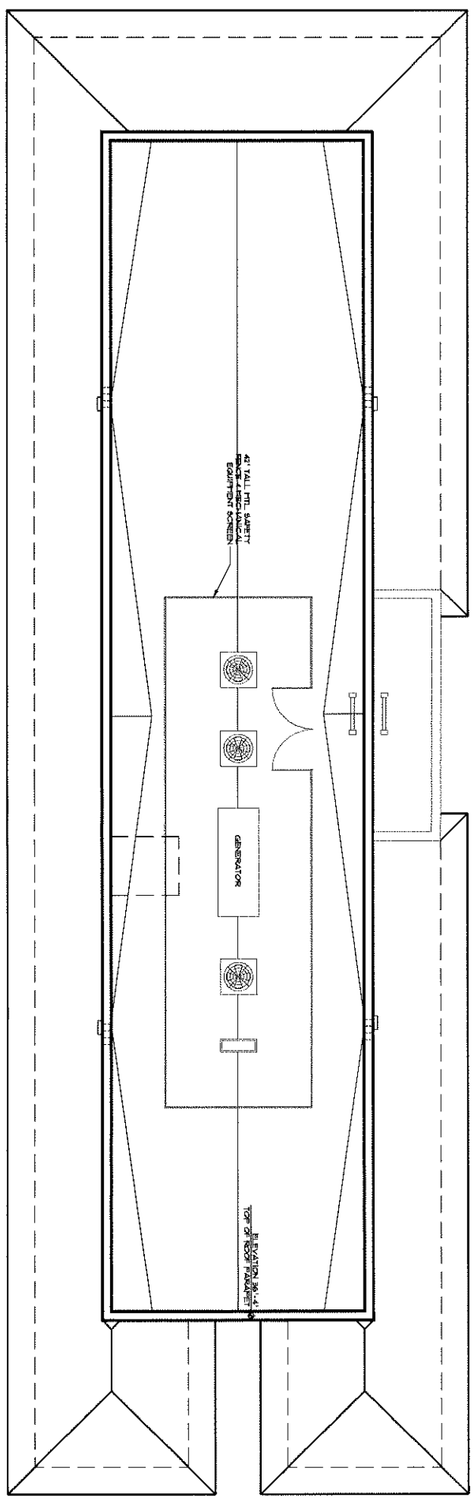
DRAWN BY:	G.J.
DESIGN BY:	G.J.
REVIEWED BY:	G.J.
DATE:	5-6-24

ENLARGED SITELINE ELEVATION STUDY

CALZARETTA RESIDENCE
325 SOUTH ATLANTIC DRIVE
LANTANA, FLORIDA 33462

PROJECT #: 23507

SHEET
A-2



ROOF PLAN

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

N

DATE: 6-6-24	DRAWN BY: CBJ	DESIGN BY: G.J.	REVIEWED BY: G.J.	SEAL	

ROOF PLAN

CALZARETTA RESIDENCE
325 SOUTH ATLANTIC DRIVE
LANTANA, FLORIDA 33462

PROJECT # : 2307

SHEET
A-3

GREGORY A. JONES
ARCHITECTURE

GREGORY A. JONES ARCHITECTURE REG. AA26014684
602 E. ATLANTIC AVENUE, SUITE 604, DELRAY BEACH, FLORIDA 33483
TEL. 561.737.9426 E-MAIL: jonesarch@bellsouth.net

NO.	REVISIONS	DATE
1.		
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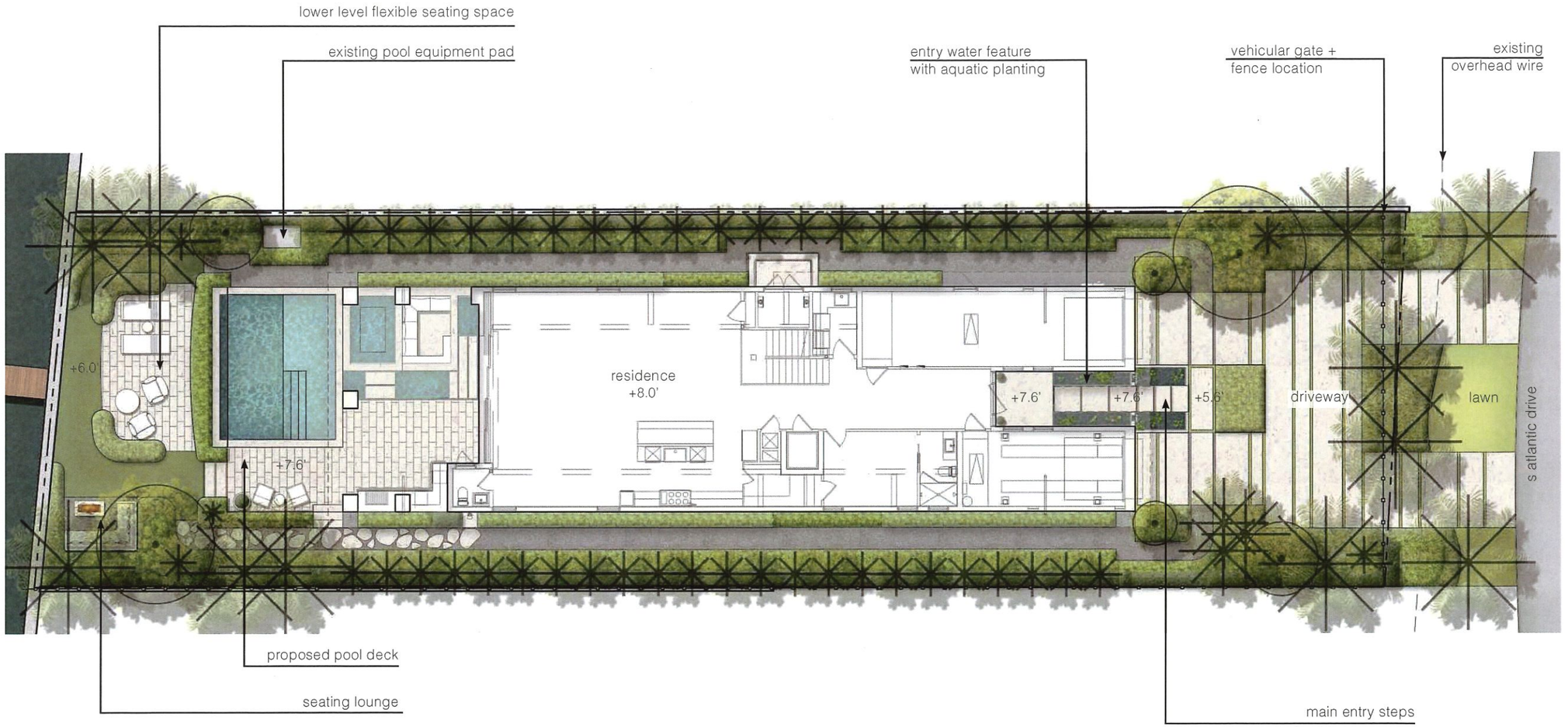
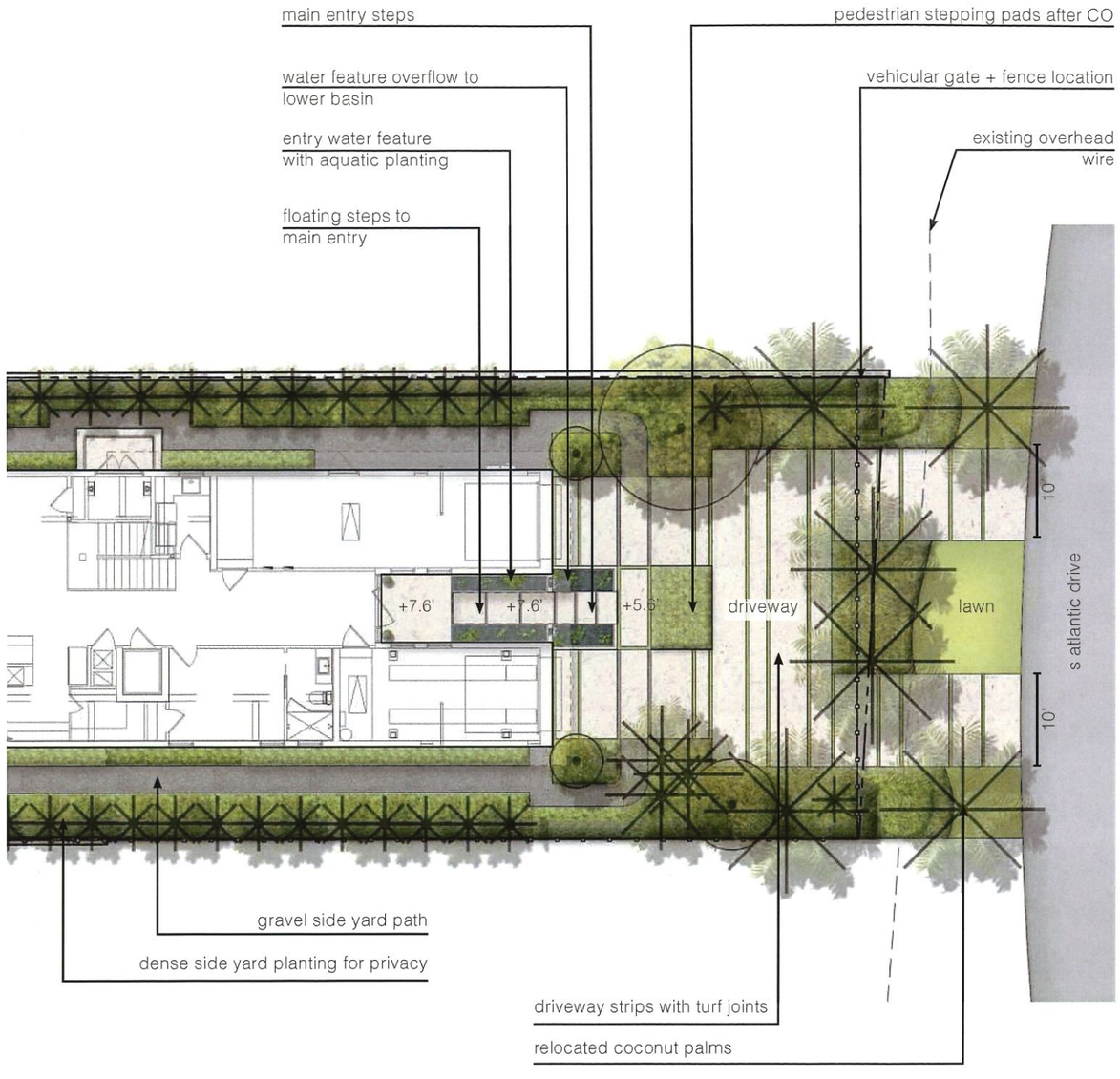
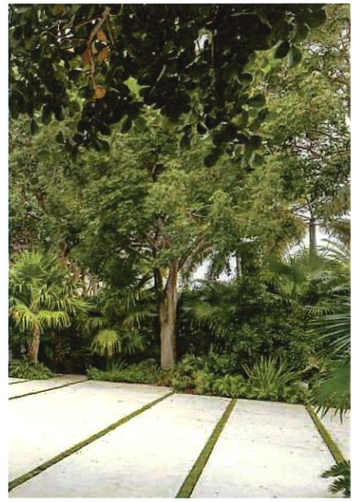
Overall Siteplan

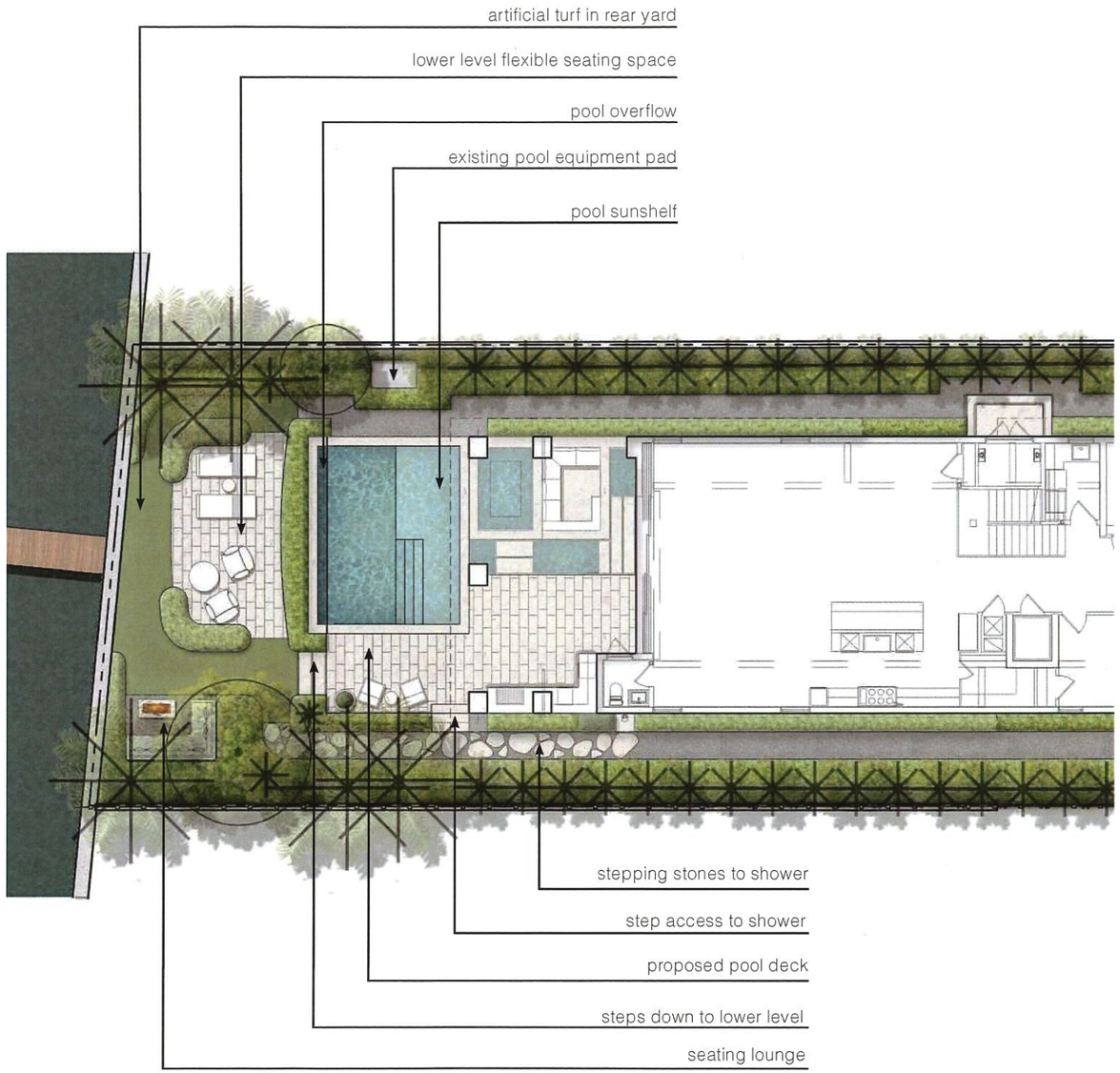


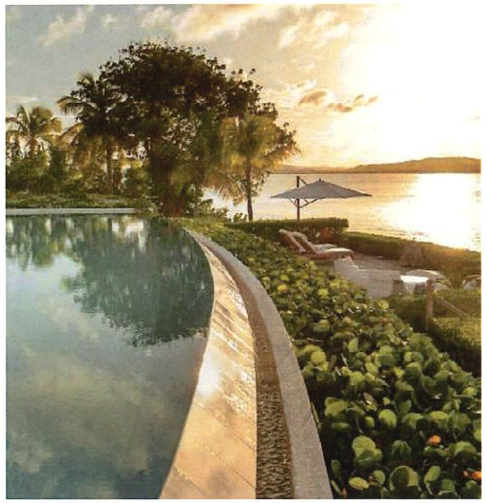
Front Garden





Rear Garden


artificial turf in rear yard
lower level flexible seating space
pool overflow
existing pool equipment pad
pool sunshelf
stepping stones to shower
step access to shower
proposed pool deck
steps down to lower level
seating lounge



TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 8a

PREPARED BY: Kathleen Dominguez, CMC, Town Clerk

REVIEWED BY: Brian K. Raducci, Town Manager

MEETING DATE: May 13, 2024

AGENDA ITEM: Consideration of renewing an agreement with Ballard Partners, Inc. for lobbying services in the amount of $60,000.00.

ISSUE/BACKGROUND:

On 05/22/2023, the Town Council approved entering into a one (1) year agreement with Ballard Partners Inc. ("Ballard") for lobbying services to assist the Town in securing State appropriation funding and to advance the Town's legislative priorities during the legislative session. The agreement expires on 09/30/2024 and staff desires to continue working with Ballard and renew our contract for another year, from 10/01/2024 - 09/30/2025.

Ballard Partners, through our lobbyist Mat Forrest, has been very successful securing critical funding for our community. Last year, by connecting us with key legislators during Palm Beach County Days, Mr. Forrest helped secure a $1.2M appropriation for our Water Main Replacement Project.

During this year's legislative session, Mr. Forrest was instrumental in the Town's submission of two (2) projects totaling $2.5M in State appropriation funding requests in the State's 2024-2025 fiscal year budget. On 02/10/2024, Mr. Forrest confirmed that the Senate had tentatively appropriated $350k of the $1.3M the Town requested for the Water Treatment Plant (WTP) infrastructure project and that he would continue to work to keep the Senate funded and to have the House agree to the Senate's position during the Budget Conference. On 03/05/2024, Mr. Forest confirmed that the Legislature completed their budget negotiations and unfortunately, we were unable to maintain the funding for the WTP infrastructure project.

Mat's customer service, responsiveness and lobbying experience are excellent, and he is very well respected by the legislators as we saw firsthand during session. He represents the Town well and we look forward to working with him again as we continue trying to secure State funding to assist us with making improvements to our infrastructure.

Considering the above, staff recommends renewing the agreement with Ballard at the same terms, rate and scope of services as in the current agreement. In addition, staff requests that the Town Council authorize the Town Manager to execute future Agreements with Ballard Partners (barring any substantive changes other than reasonable fee increases from time to time) so long as the Town Manager deems such approvals to be in the best interests of the Town.

The total cost for the 12 months (10/01/2024 - 09/30/2025) would be $60,000.00 (payable as $5,000.00/month) and will be included in the FY 2024/25 budget upon approval. This procurement is exempt from the competitive bid process under section 7.5-30 of the Town Code of Ordinances. The Town Attorney has reviewed and approved this agreement for legal sufficiency.

ATTACHMENT(S):

1. Ballard Partners-Lobbying Services-2024-2025.pdf
2. Exhibit A - Town of Lantana State Gov Affairs Proposal 4.14.22.pdf

SAMPLE MOTION:

I move to (approve) (disapprove) the agreement for lobbyist services effective 10/01/2024 - 09/30/2025 with Ballard Partners, Inc. for a cost not to exceed $60,000.00 and authorize the Town Manager to execute same and any amendments thereto.

I move to (approve) (disapprove) authorizing the Town Manager to administratively renew the contract annually for subsequent years, unless either party requests substantive changes to the scope of services that would result in significant fee increases.

TOWN OF LANTANA

AGREEMENT
FOR
LOBBYING SERVICES

THIS AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 2024 (the "effective date") by and between the **Town of Lantana**, a Florida municipal corporation (the "Town"), located at 500 Greynolds Circle, Lantana, Florida 33462, and **Ballard Partners, Inc.**, a Florida corporation (the "Consultant"), with a principal address of 201 E. Park Avenue, 5th Floor, Tallahassee, Florida 32301.

WHEREAS, for multiple years, the Town has had an existing relationship with Ballard Partners, Inc. for Lobbying Services, and the relationship involves certain inherent sensitive information and political strategies; and

WHEREAS, pursuant to Section 7.5-30 of the Town Code of Ordinances, the procurement of lobbying services is exempt from the competitive process as such services require special skills, ability and expertise; and

WHEREAS, the Town deems it in its best interests to continue its strategic relationship with Ballard Partners, Inc. for an additional year.

NOW, THEREFORE, in consideration of the mutual covenants and promises hereafter set forth, the Consultant and the Town agree as follows:

ARTICLE 1. SCOPE OF SERVICES.

The Consultant shall perform certain legislative consulting services on behalf of the Town before the Florida Legislature, the executive branch of the Florida Government, and various regional and local governments.

Specifically, the Consultant shall perform the following Services:

A. No less than once per year meet with the Town Manager to assist the Town in developing a strategic legislative program.

B. Monitor and report on all state agency programs of interest to the Town, including any programs that could assist with the funding, planning and operations of the Town.

C. Represent the Town's interests before the Florida Legislature and any executive branch body, including other agencies of the state, and any other entity where such representation could be of benefit to the Town.

D. Monitor and track all legislation of interest to the Town.

E. Provide timely reports during the Legislative Session and quarterly reports during the non-session months to the Town Manager on all legislation being tracked. These reports shall be electronically transmitted to the Town Manager.

F. Host Town officials during the Legislative Session in Tallahassee and arrange all appropriate meetings.

G. Attend staff meetings, workshops or Town Council meetings in Lantana at the request of the Town Manager.

ARTICLE 2. PAYMENT.

For the professional services to be rendered under this Agreement, the Town shall pay the Consultant an annual fee of Sixty Thousand Dollars ($60,000), payable in twelve (12) equal monthly installments of Five Thousand Dollars ($5,000), per the Consultant's Proposal, attached hereto and incorporated herein as Exhibit "A."

All payments shall be made in accordance with the Florida Prompt Payment Act, Section 218.74, *Florida Statutes*, on the presentation of a proper invoice by the Consultant.

ARTICLE 3. TERM OF AGREEMENT.

The term of this Agreement shall be from October 1, 2024, through September 30, 2025 unless terminated beforehand as provided for in this Agreement. The Town's obligation pursuant to this Agreement is specifically contingent upon the lawful appropriation of funds. Failure to lawfully appropriate funds for this Agreement awarded shall result in automatic termination of the Agreement.

A non-appropriation event shall not constitute a default or breach of said Agreement by the Town.

ARTICLE 4. TERMINATION.

This Agreement may be canceled or terminated by the Town, with or without cause, upon providing written prior notice to the Consultant. This Agreement may be canceled or terminated by the Consultant upon thirty (30) days' prior written notice to the Town. Upon any such termination, the Consultant waives any claims for damages from such termination, including, but not limited to, loss of anticipated profits. Unless the Consultant is in breach of this Agreement, the Town shall pay the Consultant for all aspects of the Services that have been completed or partially completed, provided such completion or partial completion occurred before the date of termination.

ARTICLE 5. INDEMNIFICATION.

The Consultant recognizes that it is an independent consultant and not an agent or servant of the Town. The Consultant shall indemnify, defend and hold harmless the Town and its officers, employees, agents and instrumentalities from any and all liabilities, losses or damages, including attorney's fees and cost of defense, that the Town or its officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the performance of this Agreement by the Consultant or its employees, agents, servants, partners, principals or subcontractors.

Indemnification shall be limited to claims resulting from the Consultant's negligent acts, omissions, or willful misconduct and shall not include the acts, actions, omissions or negligence of the Town or of a party not indemnified hereunder.

The Consultant expressly understands and agrees that any insurance protection required by this Agreement or otherwise provided by the Consultant shall in no way limit the responsibility to indemnify, defend and hold harmless the Town or its officers, employees, agents and instrumentalities as herein provided. This Article shall survive the termination of this Agreement.

ARTICLE 6. INSURANCE.

The Consultant shall not commence any performance pursuant to the terms of this Agreement until certification or proof of insurance has been received and approved by the Town's Risk Management Coordinator or designee.

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

The Consultant must submit a current Certificate of Insurance naming the Town of Lantana as an additional insured and listed as such on the insurance certificate. New Certificates of Insurance are to be provided to the Town upon expiration.

The Consultant shall provide insurance coverage as follows:

A. Workers' Compensation.
Workers' Compensation Insurance to apply for all employees in compliance with the "Workers' Compensation Law" of the State of Florida and all applicable federal laws. The Town reserves the right not to accept exemptions to the Workers' Compensation requirements of this Agreement.

B. Comprehensive General Liability.
Comprehensive General Liability Insurance with minimum limits of One Million Dollars ($1,000,000.00), and include Products/Completion Liability of One Million Dollars ($1,000,000.00). Personal Injury and Advertising Liability coverage.
Such certificate shall list the Town as an additional insured.

NOTE: If Comprehensive General Liability limits are less than One Million Dollars ($1,000,000.00), the sum of Comprehensive General Liability limits and Excess Liability limits must equal no less than One Million Dollars ($1,000,000.00).

C. Professional Liability (Errors and Omissions) Insurance – One Million Dollars ($1,000,000.00).

D. Automobile Liability.
Automobile Liability Insurance to include owned, non-owned, and hired, with minimum limits of One Million Dollars ($1,000,000.00) each occurrence.

The Consultant must submit, no later than fifteen (15) days after execution of this Agreement and prior to commencement of any work, a Certificate of Insurance naming the Town of Lantana as an additional insured.

ARTICLE 7. MISCELLANEOUS PROVISIONS.

A. Notice Format.
All notices or other written communications required, contemplated, or permitted under this Agreement shall be in writing and shall be hand delivered, telecommunicated, or sent by overnight delivery service to the following addresses:

As to the Town:

Town of Lantana
500 Greynolds Circle
Lantana, Florida 33462
Attn: Town Manager
Email: braducci@lantana.org

With a copy to:

Town of Lantana
515 N. Flagler Drive, Ste. 350
West Palm Beach, Florida 33401
Attn: Town Attorney
Email: max@lohmanlawgroup.com

As to the Consultant:

Ballard Partners, Inc.
201 E. Park Avenue, 5th Floor
Tallahassee, Florida 32301
Attn: Mat Forrest
Email: mat@ballardpartners.com

B. Entire Agreement.
This Agreement constitutes the entire understanding and agreement between the parties with respect to the subject matter hereof. Accordingly, this Agreement may only be modified by mutual written consent of the parties through an amendment, purchase order or change order, as appropriate.

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

D. Assignability.
This Agreement may not be assigned without the prior written consent of all parties to this Agreement.

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

F. Governing Law and Venue.
This Agreement and all transactions contemplated by this Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Florida without regard to any contrary conflict of laws principle. Venue for all proceedings in connection herewith shall lie exclusively in Palm Beach County, Florida, and each party hereby waives whatever its respective rights may have been in the selection of venue. This Agreement shall not be construed against the party who drafted the same as all parties to this Agreement have had legal and business experts review the adequacy of the same.

G. Headings.
The headings contained in this Agreement are for convenience of reference only and shall not limit or otherwise affect in any way the meaning or interpretation of this Agreement.

H. Construction.
The parties acknowledge that each has shared equally in the drafting and preparation of this Agreement, and accordingly, no Court or Administrative Hearing Officer construing this Agreement shall construe it more strictly against one party than the other, and every covenant, term and provision of this Agreement shall be construed simply according to its fair meaning.

I. Attorney's Fees and Costs.
It is hereby understood and agreed that in the event any lawsuit in the judicial system, federal or state, is brought to enforce the terms, conditions, and/or obligations set forth in this Agreement or interpret same, or if any administrative proceeding is brought for the same purposes, each party to this Agreement shall be responsible for its own attorney's fees and costs, including fees and costs on appeal.

J. Equal Opportunity.
The Town and the Consultant agree that no person shall be discriminated against in the performance of this Agreement on the grounds of race, color, gender, national origin, ancestry, marital status, disability, religion, creed or age.

ARTICLE 8. ACCESS AND AUDIT OF RECORDS.

The Town reserves the right to require the Consultant to submit to an audit by an auditor of the Town's choosing at the Consultant's expense. The Consultant shall provide, at its place of business during regular business hours, access to all of its records that relate directly or indirectly to this Agreement. The Consultant shall retain all records pertaining to this Agreement and upon request make them available to the Town for ten (10) years following expiration of this Agreement. The Consultant agrees to provide such assistance as may be necessary to facilitate the review or audit by the Town to ensure compliance with applicable accounting and financial standards.

ARTICLE 9. OFFICE OF THE INSPECTOR GENERAL.

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

ARTICLE 10. PUBLIC RECORDS.

Pursuant to Chapter 119, *Florida Statutes*, the Consultant shall comply with the public records law by keeping and maintaining public records required by the Town of Lantana in order to perform the service. Upon request from the Town of Lantana's custodian of public records, the Consultant shall provide the Town of Lantana with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes,* or as otherwise provided by law. The Consultant shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of this Agreement. Upon completion of this Agreement, the Consultant shall transfer at no cost to the Town of Lantana all public records in possession of the Consultant or keep and maintain public records required by the Town of Lantana in order to perform the service. If the Consultant transfers all public records to the Town of Lantana upon completion of this Agreement, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Consultant keeps and maintains public records upon completion of this Agreement, the Consultant shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Town of Lantana, upon request from the Town of Lantana's custodian of public records, in a format that is compatible with the information technology systems of the Town of Lantana.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT THE OFFICE OF THE TOWN CLERK LOCATED AT 500 GREYNOLDS CIRCLE, LANTANA, FLORIDA 33462, PHONE NUMBER (561) 540-5016, EMAIL ADDRESS: KDOMINGUEZ@LANTANA.ORG**.**

ARTICLE 11. SUPERIORITY OF OTHER FORMS OR DOCUMENTS.

If the Town is required by the Consultant to complete and execute any other forms or documents in relation to this Agreement, the terms, conditions, and requirements in this Agreement shall take precedence to any and all conflicting or modifying terms, conditions, or requirements of the Consultant's forms or documents. Additionally, in the event of a conflict between the terms and conditions set forth in this Agreement and any attachments or exhibits hereto, the terms and conditions set forth herein shall prevail.

ARTICLE 12. FORCE MAJEURE.

The Town and the Consultant are excused from the performance of their respective obligations under this Agreement when and to the extent that their performance is delayed or prevented by any circumstances beyond their control, including fire, flood, explosion, strike or other labor dispute, natural disaster, pandemic, public emergency, war, riot, civil commotion, malicious damage, act or omission of any governmental authority, delay or failure or shortage of any type of transportation, equipment, or service from a public utility needed for their performance, provided that:

The non-performing party gives the other party prompt written notice describing the particulars of the force majeure, including, but not limited to, the nature of the occurrence and its expected duration, and continues to furnish timely reports with respect thereto during the period of the force majeure.

The excuse of performance is of no greater scope and of no longer duration than is required by the force majeure.

No obligations of either party that arose before the force majeure causing the excuse of performance are excused as a result of the force majeure.

The non-performing party uses its best efforts to remedy its inability to perform.

Notwithstanding the above, performance shall not be excused for a period in excess of two (2) months, provided that in extenuating circumstances the Town may excuse performance for a longer term. Economic hardship of the Consultant shall not constitute a force majeure. The term of the Agreement shall be extended by a period equal to that during which either party's performance is suspended under this section.

ARTICLE 13. COMPLIANCE AND CONDUCT

The Consultant shall at all times comply with all rules, regulations, and ordinances of the Town and other governmental agencies having jurisdiction. The Consultant shall further take all precautions and extreme care to conduct its activities in a safe, professional, and prudent manner with respect to its agents, employees, members, visitors and participants.

By entering into this Agreement, the Consultant is obligated to comply with the provisions of Section 448.095, *Florida Statutes*, "Employment Eligibility." This includes, but is not limited to, utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with an alien unauthorized to work in the United States of America. Failure to comply will lead to termination of this Agreement, or if a subcontractor knowingly violates the statute, the subcontractor must be terminated immediately.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date hereinabove first written.

TOWN OF LANTANA, FLORIDA

By:_____
Brian K. Raducci, Town Manager

ATTEST:

By:_____
Kathleen Dominguez, CMC, Town Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By:_____
R. Max Lohman, Town Attorney

BALLARD PARTNERS, INC.

By:_____
Brian D. Ballard, President

EXHIBIT “A”

PROPOSAL
FOR
LEGISLATIVE REPRESENTATION

Prepared by:

BALLARD | PARTNERS

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201 East Park Avenue, 5th Floor
Tallahassee, Florida 32301
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850.577.0022 Fax

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EXECUTIVE SUMMARY

On behalf of Ballard Partners, Inc. (Firm), I am pleased to submit this proposal to provide Legislative Representation on behalf of the Town of Lantana. The Firm's headquarters is located at 201 East Park Avenue, 5th Floor, Tallahassee, Florida 32301.

This proposal represents a full-service agreement for representation of any and all issues before the legislative and executive branches of Florida government in the categories of General Legislation, Budget Appropriations and Infrastructure Initiatives. This includes, but is not limited to, the filing of specific legislation, monitoring, identifying, prioritizing, tracking and reporting of general legislation, as well as all issues pertaining to State agencies, departments and the Executive Office of the Governor.

The Firm has extensive experience in advocacy before the Florida Legislature and the Executive Branch, the cornerstone of our practice. We are well versed in bill and amendment drafting, appropriations, and all other components of effective legislative and executive branch representation. More importantly, our team understands how to accomplish the tasks given to us by our clients, working to identify their priority issues and implementing the best course of action to address those issues.

Whether it is a complex problem involving multiple branches of government, strictly a legislative matter, or advocacy beyond the halls of the Capitol, we believe our combined team experience will give your cause a competitive edge.

The following persons are authorized to make representations for the Firm.

Brian Ballard, President
201 East Park Avenue, 5th Floor
Tallahassee, FL 32301
850.577.0444 Telephone
ballard@ballardpartners.com

Mathew Forrest, Partner
1400 Centre Park Boulevard, Suite 1010
West Palm Beach, FL 33401
561.253.3232 Telephone
mat@ballardpartners.com

Please feel free to contact me if you have any questions.

Signed: _____ Date: 4/14/2022

Brian Ballard, President
Ballard Partners, Inc.

OUR TEAM

The key personnel assigned to the Town of Lantana will be Brian Ballard, President and Mathew Forrest, Partner. Beyond the primary contacts, all the Firm's principals will be utilized when necessary. We believe it is our combined expertise and relationships at all levels of government that will be uniquely beneficial. Our organizational structure and team approach allow us to offer our full availability to handle the needs and concerns of the Town. All representatives of the Firm may be contacted through our Tallahassee office.

BRIAN D. BALLARD, PRESIDENT

Brian has earned a reputation as a tireless, persistent, and effective advocate for his clients' interests. He has been recognized in The Hill: Top Lobbyists / Hired Guns 2021, 2020, Florida Trend's 2021, 2020 Most Influential Business Leaders, named a member of Vanity Fair's "New Establishment for 2019", and listed among the 18 to watch in 2018 by Politico Playbook Power List. His accomplishments have spanned over 25 years and includes legislative successes on hundreds of policy and funding initiatives in Florida and Washington, DC.

Brian has taken his passion for politics and policy to the national scene, opening up Ballard Partners' Washington, DC office in February 2017. He is spearheading the firm's successful efforts with a first-class bi-partisan government relations team that represents clients across the federal landscape and impacting a myriad of domestic and foreign affairs issues.

As one of the top political insiders in Florida and Washington, Brian's political portfolio includes meaningful roles in several presidential and gubernatorial campaigns. He chaired the Florida Finance Committee of Republican presidential nominees John McCain in 2008, Mitt Romney in 2012 and Donald J. Trump in 2016. Additionally, Brian has served as vice chairman of the Presidential Inaugural Committee and was appointed as a member of the Presidential Transition Finance Committee. Recognizing his formidable fundraising and political skills, the Republican National Committee tapped Brian to serve as the Finance Vice Chairman to help build resources for key national races.

Brian and his wife Kathryn were honored to be selected by three Florida Governors to plan and execute their inaugural ceremony and events, serving as Co-Chairs of the inauguration for Governor Ron DeSantis, Governor Rick Scott and Governor Charlie Crist.

Among his important public service experience, Brian currently serves on the Board of Trustees for the John F. Kennedy Center for the Performing Arts. He previously served on the U.S. and Foreign Commercial Service Advisory Council, after appointment by the U.S. Secretary of Commerce. He also directed the transition and assisted in the U.S. Senate confirmation of Governor Bob Martinez as the Director of the Office of National Drug Control Policy (Drug Czar) in the Executive Office of the President.

As chief of staff in the Executive Office of the Governor, Brian developed a special interest in environmental issues. Among his accomplishments, he served as chief architect of Preservation 2000, the largest public acquisition program for environmentally sensitive lands in the nation. He also served as Florida's chief negotiator with the U.S. Department of the Interior to end offshore drilling along the state's southeast coastline and the Florida Keys. The American Lawyer magazine rated Brian as one of America's top-rated lawyers in the field of Energy, Environmental and Natural Resources law.

Committed to community service, Brian has been a member of the Council of 100, the Collins Center for Public Policy, Florida Governor's Mansion Foundation, and the City of Tallahassee Architectural Review Board. He has received Florida's highest award for historic preservation recognizing his efforts involving preservation of historic buildings. In 2016, Brian and Kathryn were inducted into Florida State University's Francis Eppes Society for their philanthropic support to the University.

Before establishing Ballard Partners, Brian served as managing shareholder for Bryant Miller Olive P.A. He currently serves as counsel to Panza, Maurer & Maynard, P.A. He received both his Bachelor of Science degree in Business Administration and his Juris Doctorate from the University of Florida, where he was later inducted into the University's Hall of Fame.

MATHEW J. FORREST, PARTNER

Mat began his career in governmental affairs in the West Palm Beach Mayor's Office serving in three different administrations. He joined Ballard Partners in 2007 and works with clients in a variety of fields including local governments, gaming, arts & culture, tourism and transportation.

Mat is a passionate advocate for local governments and has represented a select handful for over a decade. Through these many Sessions he has been a positive force for protecting home rule and advocating for unique solutions that help his specific local governments.

Mat works extensively in the legislative appropriations process. For years he has helped guide clients through the complicated process of creating projects and defining them for successful inclusion in the annual General Appropriations Act that is passed by the Legislature. Mat's clients have secured funding for such things as stormwater infrastructure, transportation improvements, cultural facilities, crime prevention, park improvements, beach re-nourishment and many more.

He resides in West Palm Beach with his wife, Jillian, and three young children. Personally, Mat is an avid traveler, outdoor enthusiast, and endurance athlete. He is very involved in a variety of local and national philanthropies including Pi Kappa Alpha and the Boy Scouts of America.

QUALIFICATIONS

HISTORY AND BACKGROUND

Brian Ballard founded the Firm in March of 1998 with one office located in Tallahassee, Florida. The Tallahassee office was first located in the Lively House, which was originally built in 1912 and is listed on the National Historic Register. The headquarters in Tallahassee is now the Firm's office building a few blocks from the State Capitol and key administrative agencies. The Firm has expanded since its inception, and currently has offices in Miami, Jacksonville, West Palm Beach, Tampa, Orlando, Ft. Lauderdale, Tel Aviv, Boston, Istanbul, and Washington D.C. We continue to provide our clients with direct and ongoing access to the Firm's team and its services.

The Firm is comprised of 42 professional, full time governmental consultants with substantial backgrounds in legislative and administrative issues. Combined with our experienced administrative support staff, we offer a close-knit, effective team to address our clients' respective needs.

Our Partners join the Firm after serving in senior positions at the highest levels of federal, local, and state government, business, politics, and media. They are experts in public policy and campaigns who have cultivated lifelong relationships with key leaders and decision makers. Every member of our team is a passionate and persuasive advocate. Our distinct advantage comes from our highly-skilled, bipartisan team – all of whom are available to the Town of Lantana as needed. Every member of our team is a passionate and persuasive advocate.

PERFORMANCE AND EXPERIENCE

The Firm has an extensive client list and we have been privileged to represent several diverse clients for over two decades, working in partnership to achieve many successes. The focus of the Firm's services includes the advocacy for passage and defeat of legislation, policy, and appropriations relevant to the client. These accomplishments required our lobbying team to work closely with House and Senate leaders, budget chairs, key legislative members and their staff, and the Governor's Office.

The success of the Firm and that of our clients relies upon our ability to maintain important relationships within various levels of government, as well as our ability to grasp policies and

priorities unique and important to our clients. All our consultants spend time building working relationships with important legislative members and their staff. Broad relationships from both the legislative and executive branch of government have been cultivated by our staff prior to their joining the Firm, and these relationships allow us consistent interaction with government leaders and key staffers.

As a Firm, we have experienced over two decades of continuous growth and success at the state and local levels of government relations, routinely topping the list of governmental firms in Florida, and are working tirelessly to achieve the same scale of success in the federal arena. With unparalleled experience and knowledge of national and Florida politics, our Firm's proficiency, and expertise in navigating the ins-and-outs of Washington and the halls of the Florida Capitol, is a distinct advantage to our clients.

SPECIFIC ACCOMPLISHMENTS

The Firm is proud of the reputation we have earned as the top government relations firm in Florida and the long list of satisfied and successful clients who have chosen to partner with us. We represent a select list of local governments and are proud to list most of them as clients for over a decade.

In that time we have worked on numerous bills ranging from local bills that impact Town Charters, to growth management, and of course a continued defense against State preemptions that erode at Home Rule. We have also successfully assisted them in securing State funds through the annual appropriations process.

Our team members understand this evolving process and have developed relationships with the elected officials that oversee Florida's budget. The process of obtaining funding can be a vastly different process from year to year, and our involvement is a continual exercise.

Listed below are the various appropriations items the Firm successfully obtained from the 2022 Legislative Session and awaiting approval by the Governor. These accomplishments required our lobbying team to work closely with House and Senate leaders, budget chairs, key legislative members and their staff, and the Governor's Office.

2022-23 Appropriations

Recipient	Issue/Line Item	Amount
ACOG The Promise Fund	Promise for Women's Health Equity	$ 450,000
AXON	Corrections Security & Institutional Operations – Critical Security equipment	$ 3,000,000
AXON	Procurement of 1,800 extended warranty tasers, 300 holsters and training	$ 1,540,000
Barry University	Expansion of Nursing and Health Sciences Simulation Program	$ 276,483
Boca Raton Habilitation Center	AWD Workforce Programs	$ 300,000
Boca Raton Habilitation Center	PEAR Project	$ 250,000
Broward County	Nancy J. Cotterman Center Advocacy Program	$ 306,000
Broward County Public Schools	Mentoring Tomorrow's Leaders	$ 250,000
Broward County Sheriffs Office	Digital Forensic Unit Expansion	$ 505,481
Broward Health	200 Program of All-Inclusive Care (PACE) Slots for the Broward Health PACE Program (with proviso)	$ 4,151,727
Broward Health	Broward Medical Alert Team	$ 1,000,000
Camillus House	Phoenix Human Trafficking Recovery Program	$ 250,000
Citrus Health Network	Graduate Medical Education (GME) - Psychiatry	$ 1,344,447
Citrus Health Network	Citrus Health Network Capital Project	$ 2,500,000
City of Boynton Beach	Regional Crime Prevention Strategy	$ 525,000
City of Delray Beach	Catherine Strong Park Improvements	$ 100,000
City of Delray Beach	Pompey Park Improvements	$ 935,000
City of Delray Beach	Thomas Street Stormwater Pump Station Improvement	$ 1,837,500
City of Delray Beach	City-Wide Tidal Backflow Prevention-WaStop Inline Check Valve Installation	$ 445,000
City of Hallandale Beach	Mental Health Wraparound Services	$ 469,024
City of Hallandale Beach	Austin Hepburn Senior Center	$ 103,181

City of Jacksonville	Fire and Rescue Department Health and Wellness Center	$	2,500,000
City of Miami	Miami Pump Stations Upgrade District 3	$	2,500,000
City of Miami	Miami East Flagami Flood Mitigation, Stormwater and Drainage Improvements	$	3,000,000
City of Miami	Miami Kinloch Flooding Mitigation and Road Reconstruction	$	2,269,619
City of Miami	East Auburndale Drainage & Flooding Mitigation	$	1,500,000
City of Miami	Fairlawn Community Storm Water & Drainage	$	800,000
City of Miami	Localized Flooding Improvements	$	1,052,000
City of Miami	Tidal Valves and Flood Improvements	$	100,000
City of Palm Beach Gardens	Stormwater System Improvements	$	500,000
City of Pembroke Pines	Sen. Howard C. Forman Human Services Campus Utilities Improvements/Connections	$	1,236,792
City of Pembroke Pines	Senator Howard C. Forman Human Services Campus: Compass Place Independent Living Expansion	$	294,145
City of Winter Haven	Funding for the Florida Recreation Development Assistance Program - Large Project List - Projects #1 & #2	$	10,721,968
City of Winter Haven	Funding for the Heartland Headwaters Act - Lake Howard Watershed Treatment Enhancement ($450,000)	$	450,000
City of Winter Haven	Lake Conine Recreation Elements	$	200,000
Council on Public University Reform	Hamilton Center for Classical and Civic Education	$	3,000,000
COVE Behavioral Health	Men's Residential Program Renovations	$	105,000
COVE Behavioral Health	Mobile Health Services Vehicle	$	181,871
DMF Employment Opportunities	Bridging the Gap in Employment of Young Adults with Unique Abilities	$	395,665
Early Childhood Initiative	Help Me Grow Florida Program	$	1,808,957
Embarc Collective	Supercharge Startup Growth Florida	$	3,000,000
FAMU	FAMU/FSU College of Engineering (increase)	$	6,620,000

FAMU	Increase to recurring base funding	$	5,000,000
FAMU	College of Pharmacy - Crestview Campus	$	1,500,000
FAMU	Campus-Wide Utility Infrastructure	$	27,700,000
FAU	Operational Support	$	5,000,000
Feeding Florida	Feeding Florida Healthy Food Initiative and Infrastructure Improvements	$	3,000,000
Five Point Solutions	Safe Schools Assessment Tool for all public schools - Governor's Recommendations	$	640,000
Florida Epilepsy	Florida Epilepsy Services Program	$	976,364
Florida Keys/City of Marathon	Florida Keys Area of Critical State Concern – Keys Stewardship (wastewater treatment and water quality improvement)	$	20,000,000
Ft. Lauderdale DDA	Ft. Lauderdale Huizenga Park Capital Project	$	950,000
Hillsborough County BOCC	Veterans Resource Center Phase II	$	1,650,000
Hillsborough County BOCC	Harvest Hope Park Sidewalks	$	1,170,000
Hillsborough County BOCC	Safe Routes to School - Limona Elementary	$	1,380,000
K9s for Warriors	Lifetime Care & Mental Health Support for Veterans	$	750,000
K9s for Warriors	The Nation's Largest Service Dog Training Center for American Veterans	$	2,500,000
Kitson	Bridge Construction SR 31	$	30,000,000
L3Harris	SLERS Contract Funding Line 2923	$	19,000,000
Lion's Eye	Pediatric Vision Center - USF Eye Institute & Lions Eye Institute for Transplant & Research	$	700,000
Martin County	Cypress Creek Floodplain Restoration Project	$	750,000
Martin County	Seven J's Sewer Project	$	2,000,000
Martin County	Martin County REACH Program	$	1,000,000
Max Planck	FAU - Max Planck Scientific Fellows Program	$	750,000
Miami Dade College	Workforce Training for Mechatronics Careers (MECCA) Hub	$	1,000,000
Miami Dade College	Registered Nurses Growth Plan	$	600,050
Miami Learning Experience	Miami Learning Experience School Adult Program	$	1,300,000

Miami Lighthouse	Florida Heiken Children's Vision Program	$	1,000,000
Miami-Dade College	Freedom Tower Restoration	$	25,000,000
MT. Sinai Medical Center	50 Program of All-Inclusive Care (PACE) Slots for the Mt. Sinai PACE Program (with proviso)	$	3,921,644
Nova Southeastern	Enhanced Funding to Support Individuals with Autism and Developmental Disabilities	$	300,000
Nova Southeastern University	Clinic-Based Service Outreach (Veterans Access Clinic)	$	1,000,000
Pensacola State College	Nursing Expansion to Increase graduates of LPN, RN-AS and BSN Programs	$	765,645
Pensacola State College	Asphalt improvement/Replacement	$	5,578,528
Re Entry Alliance Pensacola	Re-Entry Portal Pensacola	$	300,000
Re Entry Alliance Pensacola	Re-Entry Portal Santa Rosa	$	100,000
Selah Freedom	Programs and Services for Victims of Sex Trafficking and Exploitation	$	750,000
Seminole State College	Construction Trades Training Equipment	$	756,722
Seminole State College	Building D - Renovation of Construction Trades Building	$	5,841,111
South Florida Science Center	Southern Florida Science Center and Aquarium Expansion (Cox Science Center)	$	10,000,000
St. Leo University	"The Farm" Organic farm initiative	$	311,700
St. Leo University	Robotics Engineering Degree & Microcredentials Program	$	247,500
St. Leo University	Robotics Engineering Degree & Microcredentials Program	$	1,000,000
St. Leo University	Saint Leo Multipurpose Arena Complex	$	15,000,000
Tampa General Hospital	Global Emerging Diseases Institute (GEDI)	$	10,000,000
Teach Florida	STEM Teacher Pilot Program	$	1,000,000
Teach Florida	School Hardening in Jewish Day Schools	$	3,500,000
Teach Florida	Security Funding in Jewish Day Schools	$	500,000
The Fire Watch	Veterans Suicide Prevention Programming	$	540,000
Town of Palm Beach	Palm Beach Historic North Fire Station Renovation	$	450,000
UF Health-Shands	UF Health Indigent Care Expansion	$	6,000,000
UF Leesburg	Leesburg Hospital - Indigent Care	$	1,000,000

Village of North Palm Beach	Stormwater Master Plan	$	150,000
Village of North Palm Beach	Emergency Operations Center Emergency Generator	$	200,000
WeatherSTEM	Severe Weather Mesonet	$	971,400
WIN Learning	Florida Ready-to-Work Program	$	2,000,000
Workforce Development Partners Corp	Future Career Academy	$	400,000
UF Health-Shands	UF Health Indigent Care Expansion	$	6,000,000
UF Leesburg	Leesburg Hospital - Indigent Care	$	1,000,000
Village of North Palm Beach	Stormwater Master Plan	$	150,000
Village of North Palm Beach	Emergency Operations Center Emergency Generator	$	200,000
WeatherSTEM	Severe Weather Mesonet	$	971,400
WIN Learning	Florida Ready-to-Work Program	$	2,000,000
Workforce Development Partners Corp	Future Career Academy	$	400,000
Youth Opportunity/Florida Network	Governor's Recommended Budget - pay increases for DJJ private providers/direct care staff	$	5,349,661
	TOTAL	**$**	**296,025,185**

LOCAL GOVERNMENT KNOWLEDGE

Ballard Partners has a strong understanding of the issues that are unique to local governments, pre and post pandemics and natural disasters.

As with other local government clients, a main legislative priority would be to protect the Town of Lantana from the legislature's infringement of Home Rule - allowing you to make decisions that best fits your community. Home Rule is one of the most important issues for municipalities, as preemption from the state causes enormous burdens on local governments and their ability to operate with autonomy and best serve their constituents.

Our Firm has a track record of working in conjunction with other local government advocates to stop potentially damaging preemption bills from passage. For example, legislation regarding vacation rentals has been a major point of contention over the last several legislative sessions. While the bill has taken several different forms over the years, our firm along with other municipal lobbying teams have successfully prevented preemption bills that would eliminate local authority to regulate vacation rentals from becoming law.

Our Firm is incredibly proud of our ability to secure funding for our clients in the state's budget, while also understanding that there are equally important policy issues affecting local governments.

Working with and amplifying our client's voice is critical in this process. We have a proven track record of working closely with our clients and other allies to ensure that their voices are heard especially on issues of great importance such as when opposing broad preemption bills regarding local business taxes, development mandates, and even signage ordinances. We have also advocated for changes that our local government clients identified that would help them as well as others.

For example, our client the City of Palm Beach Gardens was looking at ways to address several enclaves contained in the city. An enclave is any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality. Through the city's leadership, enclaves that are 110 acres or less may now be incorporated to the appropriate municipality by an interlocal agreement with the county having jurisdiction of the enclave.

We also assisted the City of Jacksonville when it needed to address major pension reform. In 2016, we assisted in the passage of legislation that allowed them to re-purpose an existing 1/2 penny surtax to fund their pension liability.

Lastly, we have a proven track record of securing funds for the Town of Lantana during our past representation of the Town. In 2014, when the State sold the A.G. Holley State Hospital property, we successfully advocated that the Town deserved $1 million from the sale as well as a long-term lease with the State for recreation fields, and a community center, on the adjacent State property. Because of our involvement, the Town benefited not only from the economic development of the old hospital site and new recreation fields, but the State also appreciated the improved and managed State lands. We followed up in 2016 and secured an additional $500,000 for renovations of the Community Center.

APPROACH TO PROVIDING LOBBYING SERVICES

The Firm specializes in all aspects of governmental and public affairs, including legislative advocacy and administrative issues affecting agency decisions. Our philosophy is simple: We combine extensive government experience with unwavering advocacy to maximize clients' results. We bring a broad range of governmental and political expertise to meet the needs of our clients. Our lobbying success is grounded in our collective years of experience, a keen understanding of local, state, and federal politics, and effective representation in a myriad of policy areas, impacting a wide spectrum of government.

Once retained, our team will work with the Town of Lantana staff to identify and review all areas of concern and interest and establish the goals and priorities of the Town. We will then develop an overall strategy, timelines, and deliverables to address those issues and compile and produce the necessary supporting information. The team will assist the Town with the development and preparation of its legislative program and supporting materials, position statements, brochures, etc. Beyond a list of identified action items, the team will track, monitor and report on all filed bills that may have an impact on the Town.

Once priorities and goals are established, we will devise and communicate an approach for accomplishing those legislative and policy needs. We are well versed in bill and amendment drafting, appropriations, and all other components of effective legislative and executive branch representation. The team will immediately begin to implement the strategy by identifying and working with key legislators and legislative committee staff. We will also maintain an active and ongoing engagement with committee chairs, key policymakers, and staff of the legislative and executive branches throughout the year.

2023 LEGISLATIVE PLANNING

The 2022 Regular Legislative Session is over and barring a special session on a narrow scope of policy issues, the campaigns for the 2022 election now begin in earnest. As this year's election takes place following redistricting, every seat in both the Florida House and Florida Senate will be voted on in the August primaries and the November General Election. The Florida House and Senate districts have undergone significant revisions during the redistricting process. It is highly likely that the Town will be in the district of a new State Representative next Session. I would encourage the Town to engage in the election and make sure all candidates know the Town's priorities.

As it happens every cycle, following the General Election, the Florida House and Florida Senate will have new leadership with different policy priorities than in previous years. Representative Paul Renner (R-Palm Coast) is expected to be the new Speaker of the Florida House, and Senator Kathleen Passidomo (R-Naples) is expected to be the next Senate President. They will oversee their respective chambers for the next two legislative sessions (2023 and 2024) and will appoint new members to be on their leadership teams and to be committee chairs. Those picked for either their leadership team or as committee chairs will be very influential on which policy and budget priorities are successful in the coming years.

To be successful in 2023, we would begin to meet with your respective department and policy staff to plan for the 2023 Session. The new leadership teams for the Florida House and Senate will be complete in November 2022, and Committee Weeks will begin in December 2022 and run through March 2023 when the Session begins. It is never too early to identify local initiatives and lock in support from your delegation, even while they are campaigning. We look forward to working with you to be ready to hit the ground running in the fall of 2022 for the quick lead up to the 2023 Session.

FEE PROPOSAL

Ballard Partners proposes an annual fee of $60,000 for this agreement, plus the reasonable and approved costs associated with the representation, including but not limited to, lobbyist registration fees and Town related travel expenses, excluding costs typically associated with the operation of an office, such as overhead, staff, and equipment. The fee can be paid in 12 equal installments of $5,000 a month. The Firm will bill costs monthly and payment terms are net thirty (30) days.

BALLARD | PARTNERS

City of Delray Beach
2022 Session Summary
March 23, 2022

The 2022 Legislative Session concluded on March 14th. In total 3,685 Bills and PCBs were filed for consideration during the 6 pre-Session committee weeks and the 63 days of actual Session. From that, 285 or roughly 7.7% passed both chambers and await approval from the Governor.

As I'm sure you are aware several preemption bills were filed this year, and some did pass. They covered a variety of issues ranging from tree removal to local ordinances that may affect businesses. Many of these issues were heavily amended throughout the process so it's important to have your legal team dive into the actual bills that passed to determine how they impact you. A summary of the most relevant legislation is below but if there is a bill or issue you don't see please let me know.

What's Next?

The 2022 Regular Legislative Session is over and barring a special session on a narrow scope of policy issues, the campaigns for the 2022 election now begin in earnest. As this year's election takes place following redistricting, every seat in both the Florida House and Florida Senate will be voted on in the August primaries and the November General Election. The Florida House and Senate districts have undergone significant revisions during the redistricting process, and we would suggest that your staff review how these changes will affect who represents your jurisdiction following November's elections.

As it happens every cycle, following the General Election, the Florida House and Florida Senate will have new leadership with different policy priorities than in previous years. Representative Paul Renner (R-Palm Coast) is expected to be the new Speaker of the Florida House, and Senator Kathleen Passidomo (R-Naples) is expected to be the next Senate President. They will be in charge of their respective chambers for the next two legislative sessions (2023 and 2024), and will appoint new members to be on their leadership teams and to be committee chairs. Those picked for either their leadership team or as committee chairs will be very influential on which policy and budget priorities are successful in the coming years.

We will keep you up to date on the latest developments, and we suggest that you begin to meet with your respective department and policy staff to begin to plan for the 2023 Session. The new leadership teams for the Florida House and Senate will not be complete until mid-to-late November 2022, and Committee Weeks are not expected to begin until January 2023. But it is never too early to prepare, and we look forward to working with you to be ready to hit the ground running in the lead up to the 2023 Session.

Appropriations

As you have no doubt heard, Florida's economy is doing well. Strong sales tax collection, increased tourism, and various Federal aid programs have resulted in revenue collections exceeding estimates. Legislators have known for months that they would have a budget surplus, rather than a deficit, which resulted in even more member appropriation requests than previous years. For the 2022 Session, more than 1,700 appropriation requests were filed in the House and 1,800 in the Senate, totaling multiple billions of dollars.

In total, the Legislature passed a $112.1 billion budget for fiscal year 2022-2023. The largest portion of the budget was Health and Human Services with an allocation total of $48.9 billion. The second largest piece of the budget was the Prek-12 and Higher Education silo with a $25.7 billion allocation. Transportation followed the education budget with $16.5 billion allocated, and Agriculture received $9.3 billion for fiscal year 2022-2023. In total, the overall size of the state's budget increased 10% from last year.

The Legislature allocated $362.7 million towards Affordable Housing programs. Under the Department of Economic Opportunity, the Legislature has allocated $153.3 million to programs like the State Apartment Incentive Loan program (SAIL) and $100 million for the Florida Hometown Heroes program. $209.5 million was also allocated for the State Housing Initiatives Partnership (SHIP). The FY 2022-2023 budget also includes $782.4 million towards improving water quality, while $4.2 billion has been given to the Department of Environmental Protection overall. Projects under this amount include a Wastewater grant program as well as a Flood and Sea Level Rise program.

The Tax package is another important part of Budget Conference that has vast impacts around the State. This year's package included a 14-day "back-to-school" tax holiday in July and August, a two-year tax exemption for impact-resistant windows, doors and garage doors, and increases the value of property exempt from ad valorem taxation for residents who are widows, widowers, blind, or totally and permanently disabled from $500 to $5,000. The package also provides an additional $5 million annually for the Community Contribution Tax Credit program, creates a tax credit for investment in short line railroads and creates a one-month motor fuel tax holiday to reduce motor fuel taxes in October 2022. These are just a few of the exemptions and credits agreed upon by this year's legislature.

City of Delray Beach Appropriation Requests 2022

This year the City of Delray Beach submitted four projects to be funded during the 2022-2023 Fiscal Year. We are very happy to report that with steady advocacy throughout the process all projects were eventually fully funded. With the final passage of the budget, the City received a total of $3,317,500 for four projects. Each project and their respective funding amounts are listed below.

1) Pompey Park Improvements

HB 3341 by Rep. Caruso — Senate Form 1465 by Sen. Berman
Requesting: $935,000 — Local Match: $0

The funding for this project will contribute to MEP Engineering & Permitting, the purchase of new commercial kitchen and pool equipment, pool resurfacing, pavilion purchase and installation, parking lot improvements including mill & resurfacing and striping. The installation of a commercial kitchen will provide a healthier environment for the preparation of food for after-school programs, senior programs, and other community events. Resurfacing the pool will allow for the facility to be available for a wider range of participants in swimming and water aerobics classes and improvements to the pool equipment room will provide a safer environment and pool equipment upgrades for the community. The purchase and installation of a pavilion shade structure will provide a safe outlet for play in a high use, economically challenged community for neighborhood children, seniors, program participants and local organizations.

2) Thomas Street Stormwater Pump Station Improvement

HB 3357 by Rep. Caruso — Senate Form 1419 by Sen. Berman
Requesting: $1,837,500 — Local Match: $1,837,500

The general public living in the Thomas Street basin area have been suffering flooding issues that has been damaging to their properties, landscape and has caused inconvenience for the residents coming and going through the area. The objective of this project is to construct a new stormwater pump station which has reliable and adequate pumping capacity as defined by South Florida Water Management District (SFWMD) Level of Service criteria for the residents that are living in Thomas Street drainage basin. The City of Delray Beach will hire a licensed general contractor and full-time project representative (construction, engineering, and inspection (CEI) services) to construct the Thomas Street Pump Station.

3) Catherine Strong Park Improvements

HB 3359 by Rep. Caruso — Senate Form 2061 by Sen. Berman
Requesting: $100,000 — Local Match: $0

The funds requested for this improvement will provide the purchase and installation of a new playground shade structure. This will offer a safe outlet for play in a high use, economically depressed community for neighborhood children, program participants, youth organizations and sports teams.

4) City-Wide Tidal Backflow Prevention - WaStop Inline Check Valve Installation

HB 3559 by Rep. Caruso — Senate Form 1418 by Sen. Berman
Requesting: $445,000 — Local Match: $445,000

The City of Delray Beach is requesting $445,000 to install WaStop Inline Check Valves at 13 prioritized locations along intracoastal waterway. The goal is to protect the city stormwater drainage system from seawater intrusion during King Tide, severe storm events like hurricanes and Projected Sea Level Rise (SLR). The purpose is to protect the general public from potential loss or personal injuries because of flooding damage to houses or roadways and protect properties, roadways, businesses from flooding damage as well. The city will purchase WaStop Check Valve and use internal staff or hire a licensed general contractor to install WaStop Check Valves on various locations throughout the city.

In the final Budget:

1665A GRANTS AND AIDS TO LOCAL GOVERNMENTS AND NONSTATE ENTITIES - FIXED CAPITAL OUTLAY GRANTS AND AIDS - WATER PROJECTS

Delray Beach Thomas Street Stormwater Pump Station Improvement (HB 3357) (Senate Form 1419)..... 1,837,500

Delray Beach City-Wide Tidal Backflow Prevention - WaStop Inline Check Valve Installation (HB 3559) (Senate Form 1418)... 445,000

1755A GRANTS AND AIDS TO LOCAL GOVERNMENTS AND NONSTATE ENTITIES FIXED CAPITAL OUTLAY LOCAL PARKS FROM GENERAL REVENUE FUND . . .

Delray Beach Catherine Strong Park Improvements (HB 3359) (Senate Form 2061)..... 100,000

Delray Beach Pompey Park Improvements (HB 3341) (Senate Form 1465)..... 935,000

Congratulations! Now that the budget has been passed by the Legislature our attention turns towards the Governor's Office as the budget will be sent to him for his signature. In Florida, the Governor has line-item veto authority, meaning that he can veto any and all parts of the budget - including line items.

We will work with city staff to provide information to the Governor's Office about your projects, and why they should keep your projects in this year's budget. The Legislature can send the budget to the Governor at any time between now and the next several weeks, and we will begin immediately to protect your projects from a line-item veto.

We are also happy to report that the Legislature also fully funded the Sea Level Rise Resilience Plan which includes a project for the City.

The Sea Level Rise Resilience Plan had a specific appropriation with $170,874,990 in General Revenue and $100,000,000 from the Resilient Florida Trust Fund.

1775A GRANTS AND AIDS TO LOCAL GOVERNMENTS AND NONSTATE ENTITIES - FIXED CAPITAL OUTLAY FLOODING AND SEA LEVEL RISE RESILIENCE PLAN - STATEWIDE
FROM GENERAL REVENUE FUND 170,874,990
FROM RESILIENT FLORIDA TRUST FUND . 100,000,000

Funds in Specific Appropriation 1775A are provided to the Department of Environmental Protection for the Statewide Flooding and Sea Level Rise Resilience Plan, years one through three, as submitted to the Governor, the President of the Senate, and the Speaker of the House of Representatives on December 1, 2021, pursuant to section 380.093(5), Florida Statutes. In the event that projects included in the plan are unable to continue, the department may include a revised list of projects in its Statewide Flooding and Sea Level Rise Resilience Plan submission on December 1, 2022.

In the back of the bill, there is proviso about the Resilient Florida Grant Program (page 499).

RESILIENT FLORIDA GRANT PROGRAM
The Chief Financial Officer shall transfer $200,000,000 from the General Revenue Fund to the Resilient Florida Trust Fund in the Department of Environmental Protection. The nonrecurring sum of $200,000,000 from the Resilient Florida Trust Fund is appropriated in Fixed Capital Outlay and placed in reserve for the Resilient Florida Program pursuant to section 380.093, Florida Statutes. The department is authorized to submit budget amendments to request the release of funds pursuant to chapter 216, Florida Statutes. Up to $20,000,000 may be used to provide grants for the Resilient Florida Grant Program. The remaining funds are provided for projects included in the Statewide Flooding and Sea Level Rise Resilience Plan to be submitted on December 1, 2022.

Bills of Interest Filed for the 2022 Session

Cause of Action for Local Businesses Damages
SB 620 (by Hutson) /HB 569 (by McClure) – (Passed)

SB 620 and its identical house companion, HB 569, were two of the most controversial bills of the 2022 Legislative Session. Local governments and statewide advocacy groups such as the Florida League of Cities and the Florida Association of Counties were deeply concerned with the bills' impact on the ability to effectively govern at the local level. SB 620 and HB 569 were amended several times and included some suggested changes from the Florida League of Cities. Included below is a summary of the bill text and its impacts.

The bills create a cause of action for an established business to recover loss of business damages from a county or municipality whose regulatory action has caused a significant negative impact (greater than 15% loss of profit) on the business as long as the business has engaged in lawful practice for 3 years before the ordinance. The business cannot claim damages for more than 7 years of lost profits.

> (2) CLAIMS FOR BUSINESS DAMAGES.—
>
> (a) Except as provided in paragraph (c), a private, for profit business may claim business damages from a county or municipality if:
>
> 1. The county or municipality enacts or amends an ordinance or a charter provision that has or will cause a reduction of at least 15 percent of the business' profit as applied on a per location basis of a business operated within the jurisdiction; and
>
> 2. The business has engaged in lawful business in the jurisdiction for the 3 years preceding the enactment of or amendment to the ordinance or charter.
>
> (b) The amount of business damages may be established by any reasonable method, but the amount of business damages that may be recovered by a business may not exceed the present value of the business' future lost profits for the lesser of 7 years or the number of years the business had been in operation in the jurisdiction before the ordinance or charter provision was enacted.

The bill was amended in the Senate Appropriations Committee. It provides for business damages to be calculated on a per location basis within the offending jurisdiction. It also makes the bill prospective in nature. Finally, it exempts the following ordinances:

4. An ordinance or charter provision enacted to implement:

a. Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation;

b. Section 553.73, relating to the Florida Building Code; or

c. Section 633.202, relating to the Florida Fire Prevention Code;

5. An ordinance or charter provision required to implement a contract or agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a county or municipal government;

6. An ordinance or charter provision relating to the issuance or refinancing of debt; or

7. An ordinance or charter provision relating to the adoption of a budget or budget amendment.

Further changes state that action for business damages must be filed within one year after the effective date of the ordinance. The court may also award attorneys fees to the prevailing party.

Finally, the county has the option to grant a waiver to the business if damages greater than 15 percent are found, or may provide notice to amend or repeal the ordinance by charter provision. We recommend that you and your legal team review the bill language due to the impacts it may have on your local government and residents, and the vast changes that have taken place since the bill has been filed in both chambers.

SB 620 has passed the Florida Senate by a vote of 22-14 and has passed the House by a vote of 69-45. It is now on its way to the Governor for final approval.

School Concurrency
SB 706 (by Perry)/ HB 851 (by McClain) – (Passed)

SB 706 and its similar House companion, HB 851, requires local governments that adopt school concurrency to apply such concurrency to development on a districtwide basis and removes provisions allowing for local governments to apply concurrency on a less than districtwide basis.

The bill provides that school concurrency is deemed satisfied when the developer tenders a written legally binding commitment, rather than actually executes such commitment, to provide mitigation proportionate to the demand created by the development. A district school board must notify the local government that capacity is available for the development within 30 days after receipt of the developer's commitment. The bill also provides that such mitigation paid by a developer, rather than being immediately directed toward a school capacity improvement, may be set aside and not spent until an appropriate improvement is identified.

Bill text is below for reference:

Section 1-

2.
School concurrency is deemed satisfied when ~~if~~ the developer tenders a written, ~~executes a~~ legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by actual development of the property, including, but not limited to, the options described in sub-subparagraph a. The district school board shall notify the local government that capacity is available for the development within 30 days after receipt of the developer's legally binding commitment. Options for proportionate-share mitigation of impacts on public school facilities must be established in the comprehensive plan and the interlocal agreement pursuant to s. 163.31777.

c. Any proportionate-share mitigation must be directed by the school board toward a school capacity improvement identified in the 5-year school board educational facilities plan or must be set aside and not spent until such an improvement has been identified that satisfies the demands created by the development in accordance with a binding developer's agreement.

SB 706 has passed the House by a vote of 113 to 0, and passed the Senate by a vote of 38 to 0. Overall, this legislation received unanimous support along all committee stops and for its final votes.

Legal Notices
CS/HB 7049 (By Grall) – (Passed)

CS/HB 7049 allows a governmental agency the option to publish legal notices on a publicly accessible website owned by the county instead of in a print newspaper under specified conditions. The sponsor of the legislation, Rep. Erin Grall, R-Vero Beach, said the bill was needed to cut costs to governments for publishing notices.

50.011 Publication of legal notices.—Whenever by statute an official or legal advertisement or a publication, or notice in a newspaper or on a governmental agency website. . .

HB 7049 passed the House by a vote of 78-39, and has passed the Senate by a vote of 23-16. It will now head to the Governor for final approval before becoming law. We recommend that your team review the above bill to determine how it affects you.

Private Property Rights to Prune, Trim, and Remove Trees
SB 518 (By Brodeur) / HB 1555 (By McClain) – (Passed)

Several years ago, the Legislature preempted local governments' tree ordinances, and unlike in the past, this year's tree-related bill had broad bipartisan support. SB 518 states that a local government may not burden a property owner's right to prune, trim, or remove trees on his or her own property if the tree "poses an unacceptable risk" to persons or property.

(2) A local government may not require a notice, application, approval, permit, fee, or mitigation for the pruning, trimming, or removal of a tree on a residential property if the property owner possesses ~~obtains~~ documentation from an arborist certified by the ISA ~~International Society of Arboriculture~~ or a Florida licensed landscape architect that the tree poses an unacceptable risk ~~presents a danger~~ to persons or property. A tree poses an unacceptable risk if removal is the only means of practically mitigating its risk below moderate, as determined by the tree risk assessment procedures outlined in Best Management Practices - Tree Risk Assessment, Second Edition (2017).

The bill also provides new definitions for "Documentation" and "Residential Property".
SB 518 passed the Senate by a vote of 38-0 and passed the House by a vote of 116-1. It is now on its way to the Governor for final approval.

Covid Liability
SB 7014 (By Judiciary)/(HB 7021 By Health and Human Services) – (Passed)

SB 7014 extends the application period of liability protections against Covid-19 to claims before June 1, 2023 - making the window of liability protections open from March 29, 2022, to June 1, 2023. This liability protection applies to Health Care Providers and protects them from potential civil suits stemming from the Covid-19 pandemic.
Existing liability protections require a plaintiff to satisfy heightened pleading requirements of alleging facts in sufficient detail to support each element of his or her claim, prove by the greater weight of the evidence that the health care provider was grossly negligent or engaged in intentional misconduct, and overcome any affirmative defense recognized in the statute that is properly raised by the health care provider defendant.

The bill text is below:

(6) APPLICATION PERIOD.—This section applies to claims that have accrued before the effective date of this act and before June 1, 2023 ~~within 1 year after the effective date of this act~~.

The effective date of the previous legislation that established protections (CS/SB 72) was March 29, 2021 and extended them "within 1 year after the effective date of this act". SB 7014 extends this time frame from March 29, 2022 to June 1, 2023.

This legislation has been signed by the Governor, after passing the Senate by a vote of 22 yeas to 13 nays, and 87 yeas to 31 nays in the House.

Business Impact Statements
SB 280 (by Hutson) /HB 403 (by Giallambardo) – (Failed)

SB 280 and its similar House companion, HB 403, were another pair of controversial bills that affected local governments, but unlike SB 620 and HB 569, these bills saw dramatic changes that limited their scope, added protections for local governments, and gave judges more discretion. The Florida League of Cities worked closely with the Senate sponsor, Senator Travis Hutson, to make the bill significantly better for local governments, and as a result, the Florida League of Cities and many local jurisdictions were neutral or in support of the bill.

The bills provided that a court may award attorney fees to the complainant successfully challenging a local government ordinance on the grounds that the ordinance is arbitrary or unreasonable.

> *Section 1-*
> (3) If a civil action is filed against a local government to challenge the adoption or enforcement of a local ordinance on the grounds that the ordinance is arbitrary or unreasonable, or is prohibited by law other than via express preemption, the court may assess and award reasonable attorney fees and costs and damages to the complainant if successful.

The bills also required counties and municipalities to adopt a "business impact statement" before the adoption of any proposed ordinances and required the suspension of enforcement of any newly enacted ordinance if a party challenging the ordinance requested suspension by the court.

> Section 4 -
> (4)(a) Before the adoption of each proposed ordinance, the governing body of a municipality shall prepare a business impact statement in accordance with this subsection. The business impact statement must be posted on the municipality's website on the same day the notice of

proposed enactment is published pursuant to paragraph (3)(a) and must include:

1. A statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, or welfare of the municipality;
2. A statement of the reasonable connection between the public purpose and the expected effects of the ordinance;
3. The estimated economic effect of the proposed ordinance on businesses both within and outside the municipality, including both adverse and beneficial effects and both direct and indirect effects;
4. A good faith estimate of the number of businesses likely to be affected by the ordinance;
5. An analysis of the extent to which the proposed ordinance is likely to deter or encourage the formation of new businesses within the municipality's jurisdiction;
6. An analysis of the extent to which the proposed ordinance will impede the ability of businesses within the municipality to compete with other businesses in other areas of this state or other domestic markets;
7. If applicable, the scientific basis for the proposed ordinance;
8. Alternatives considered by the municipality which would reduce the impact of the proposed ordinance on businesses; and
9. Any additional information the governing body determines may be useful.

Section 5 –

(1) A municipality must suspend enforcement of an ordinance that is the subject of an action, including appeals, challenging the ordinance's validity on the grounds that it is preempted by the State Constitution or by state law, is arbitrary or unreasonable, or is otherwise prohibited by law, if:

(a) The action was filed with the court no later than 20 days after the effective date of the ordinance;
(b) The plaintiff or petitioner requests suspension in the initial complaint or petition, citing this section; and
(c) The municipality has been served with a copy of the complaint or petition.

SB 280 received some support in the Senate, passing by a vote of 28-8 on the Senate floor. However, the House indefinitely postponed the bill where it died. HB 403 made it past all

committee stops, but did not make it to a vote on the House floor. We do expect this legislation to be filed again so please review it in preparation for next session.

Sovereign Immunity
SB 974 (by Gruters) /HB 985 (by Beltran) – (Failed)

SB 974 and its similar house companion, HB 985, would have increased the limits of the state's waiver of sovereign immunity. There was robust discussion this session surrounding the current limits and the size of the prospective increase. The bill saw multiple iterations, and the cap for per person injured and per incident fluctuated significantly.

In its final form, SB 974 created a three-tier system where a county or municipality that has a population of 50,000 or less is liable for $200,000 per claimant $300,000 per occurrence. Universities, public colleges and other entities with sovereign immunity that are not a state agency, county, county constitutional officer, or municipality, would have been liable for $200,000 per claim and $300,000 per occurrence. For counties or municipalities with populations of 50,000 to 250,000, would have been liable for $300,000 per claim and $400,000 per occurrence. Finally, for the state or state agency or county or municipality having a population of more than 250,000, would have been liable for $400,000 per claim and $600,000 per occurrence. In its final form, HB 985 increased the sovereign immunity caps for damages against the state and local government entities to $400,000 per person and $600,000 per incident.

SB 974 and HB 985 both failed to reach the floors of their respective chambers this Session, and thus will not become law. SB 974 died in its fourth and final committee, and HB 985 died right as it was scheduled to be read on the House floor. HB 985 passed all of its committees of reference with minimal opposition. This legislation will likely be back next session so please review the bill text to prepare.

Vacation Rentals
SB 512 (by Burgess)/ HB 325 (by Fischer) – (Failed)

SB 512 and its House companion, HB 325, was the Legislature's attempt to preempt the regulation of vacation rentals – also known as short-term rentals – to the State. The regulation of vacation rentals has been a contentious issue for many years, with each previous attempt also falling short of passage.

Unlike SB 512, HB 325 included additional provisions that limit local governments' ability to enforce short term rental ordinances including prohibiting local governments from charging a vacation rental registration fee and creating a cure period for vacation rental owners who fail to register with the local government. The bill now mandates local governments waive the fine for failure to register if the owner becomes compliant within 30 days of receiving the notice.

SB 512 died in its last committee stop, and HB 325 died in its second to last committee stop and received opposition on partisan lines in its first committee. Please review the information in these bills as the issue of Vacation Rentals is expected to come back in the future.

Preemption of Local Government Wage Mandates
SB 1124 (by Gruters)/ HB 943 (by Harding) – (Failed)

SB 1124 and its similar House companion, HB 943, would have preempted political subdivisions from enacting, maintaining, or enforcing wage mandates in an amount greater than the state minimum wage rate. Local governments across the state (including the Florida League of Cities) opposed SB 1124 and HB 943.

The bill was amended to remove the statutory exception allowing local governments to require a different minimum wage for employees, or the employees of a subcontractor, of an employer who contracts to provide goods and services to the local government, while leaving the other exceptions to state preemption currently in the statute intact.

SB 1124 died in its second committee stop, and HB 943 died in its third committee stop. Both bills passed their committee stops along generally partisan lines.

Mobility Funding Systems
HB 1415 (by Robinson, W.) /SB 1824 (by Brodeur) – (Failed)

HB 1415 and similar SB 1824, specified procedures and requirements for local governments to adopt or update current mobility plans.

The bill text also defines “Mobility Fee” and “Mobility Plan” for use in the bill.

The bill stated that local governments should adhere to the methods outlined in their comprehensive plan to measure potential impacts of developments. The bill also stated that if a local government repeals transportation concurrency, then it must adopt another mobility funding system outlined by s. 163.38103.

Unfortunately, despite our advocacy these bills were never heard this session. SB 1824 died in its first committee of reference since it was never heard, and HB 1415 also died in its first committee stop after not being heard. However, we have already spoken with legislators and expect a version to be filed in this upcoming session.

Mandatory Building Inspections
SB 1702 (By Bradley)/ HB 7069 (By Pandemics and Public Emergencies) – (Failed)

In the aftermath of the tragedy in Surfside, multiple efforts were undertaken by the Legislature to prevent another catastrophic building failure from happening in the future. There was a comprehensive debate to address the failures which led to this tragedy.

SB 1702 and HB 7069 require a mandatory structural inspection program for multi-family residential buildings in the state of Florida, and also requires that multi-family residential buildings greater than 3 stories need to have an inspection done once the building reaches 30 years in age and every 10 years after that. The inspection report must be submitted to the building owner by a licensed engineer or architect, and the report must then be given to all unit owners in the building.

If located within 3 miles of the coastline, the building must receive the inspection once it reaches 25 years old and every 10 years after that.

The inspector must then submit a sealed copy of the report to the building owner and building officials of the local government. For the milestone report, the board of administration must distribute a copy of each report to all unit owners in the building.

The bill authorizes local enforcement agencies to develop timelines and penalties with respect to this legislation. The Florida Building Commission shall develop standards for inspecting all building types and structures in this state by December 31, 2022.

HB 7069 was substituted for SB 1702, meaning both chambers took up one form of the legislation and the Senate passed it with 38 yeas and 0 nays, but then HB 7069 was not passed again in the House due to further amendments being added to it. Until the legislation died, it had received unanimous support.

Certificates of Public Convenience and Necessity
SB 502 (By Rodriguez) – (Failed)

SB 502 did not have a house companion bill. It required a county that has a population exceeding one million to issue a certificate of public convenience and necessity to any applicant that has been operating in Florida for 10 years and has a certificate of public convenience and necessity from at least three other Florida counties. This requirement would not have applied to a county operating under a home rule charter.

SB 502 was supposed to be heard in its first committee stop, but was then temporarily postponed and never heard again. Subsequently, the legislation died.

Advanced Life Support Nontransport Services and Medical Countermeasures
CS/SB 1144 (By Brodeur) / HB 1321 (By Melo)– (Failed)

CS/SB 1144 creates an exemption from certificate of public convenience and necessity (COPCN) requirements for licensure as a non-transport advanced life support service for a governmental entity that maintains a fire rescue infrastructure that dispatches first responders. The bill requires such a governmental entity who applies for licensure to implement the medical standards of any countywide common medical protocol, if such a protocol is instituted. The bill provides exclusions from the COPCN exemption and prohibits a county from limiting, prohibiting, or preventing a

governmental entity who is exempted from COPCN requirements from providing non-transport advanced life support services.

CS/SB 1144 passed its first committee unanimously, but died in its second committee stop due to never being heard. HB 1321 died due to never being heard in its first committee stop.

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TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 8b

PREPARED BY: Eddie Crockett, Public Services Director

REVIEWED BY: Brian K. Raducci, Town Manager

MEETING DATE: May 13, 2024

AGENDA ITEM: Consideration of a piggyback contract with M&M Asphalt Maintenance Inc., d/b/a All County Paving through the Palm Beach County (PBC) School District Solicitation No. 20C-46V for repaving Town roads in an amount not to exceed $129,550.50.

ISSUE/BACKGROUND:

In 2006, the Town hired Keith and Schnars and in 2008, Mathews Consulting Inc., to develop roadway master plans. Both plans rated Town streets to determine the condition based on rutting, cracking, patching, raveling and subgrade failure.

You may recall that on 03/11/2024, the Town Council approved a Piggyback Agreement with M&M Asphalt Maintenance Inc., d/b/a All County Paving to pave various Town roads in an amount approximating $554k (Phase I) that was to be funded from American Rescue Plan Act (ARPA) funds.

Since that time and upon further review, four (4) additional roads have been identified as being in need of repaving as well (Phase II) in order to optimize road conditions. In accordance with the Master Plans, staff recommends a combined milling, paving and striping program (if required) for the following four (4) additional roads:

LOCATION	ESTIMATED COST
Lake Worth Ave (from S Lake Dr to Dead End)	$7,861.50
Sea Pines Ln/Garnett St (from Broadway to Sea Pines Way)	$75,100.00
W 13th St (from W Pine St to W Ocean Ave)	$24,539.00
W Perry St (from S Arnold Ave to S 10th Pl)	$22,050.00
TOTAL	**$129,550.50**

Staff is recommending the Town Council award the contract to M&M Asphalt Maintenance Inc., d/b/a All County Paving through a piggyback contract with the School District of PBC, Florida (on file with the Town Clerk and available for inspection upon request). The total cost for the entire project is not to exceed $129,550.50. The source of the funds will come from either remaining available funds from the American Rescue Plan Act (ARPA) Fund, and/or the Infrastructure Surtax Fund or any available reserves and will be included in a future FY 2023/24 Budget Amendment, if approved.

Assuming approval, the scheduling of Phase I and Phase II paving projects will be coordinated with the vendor so as to provide proper notice to our residents and visitors and to minimize overall traffic disruption.

ATTACHMENT(S):

1. MM All County FY24 TOWN WIDE PAVING AGREEMENT - 2024-1 - Final.docx
2. Town-wide_Road_Improvements_Ph2 - Exhibit B.pdf

SAMPLE MOTION:

I move to (approve)(deny approval of) the Piggyback Agreement with M&M Asphalt Maintenance, Inc., d/b/a All County Paving, to re-pave roads Town-wide in the amount of $129,550.50 using either remaining available funds from the American Rescue Plan Act (ARPA) Fund, and/or the Infrastructure Surtax Fund or any available reserves to authorize the Town Manager to execute same and any amendments thereto.

AGREEMENT	
Town of Lantana	Contractor: M & M Asphalt Maintenance, Inc.
Piggy-back Agreement: School District of Palm Beach County Florida ***Bid Document No. 20C-46V***	d/b/a All County Paving 1180 SW 10th Street Delray Beach, FL 33444

This Agreement is hereby entered into this _____ day of _____, 2024, the effective date, by and between M & M Asphalt Maintenance, Inc., a Florida corporation, d/b/a All County Paving ("Contractor") and the Town of Lantana, Florida, a municipal corporation ("Town").

WITNESSETH:

Town and Contractor, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby agree as follows:

1. Town and Contractor hereby enter into this Agreement for the Asphalt Milling, Resurfacing, and Striping pursuant to the Contractor's Proposal No. 2024-86226, dated 4/10/2024 ("Scope of Work") attached hereto, at the piggy-backed unit rates and service pricing rates set forth in Palm Beach County School District ITB No. 20C-46V, as extended, the Contractor's response to same and the contract between the School District of Palm Beach County, Florida, and the Contractor (the "Piggy-back Agreement"). This Agreement will commence on the date first written above and shall continue in full force and effect for a period of one (1) year.

2. All terms of the Agreement are as specifically set forth herein and the Piggy-back Agreement, including all documentation required thereunder as Exhibit "A" and the Scope of Work, as Exhibit "B", which is the Contractors price schedule for the work contemplated by this Agreement, both exhibits are hereby incorporated herein and made a part hereof. Contractor shall not commence any work pursuant to this Agreement until the Town properly issues a Notice to Proceed, which shall be incorporated herein and made part hereof Exhibit "C". The parties hereby agree and acknowledge that this two (2) page Agreement, together with Exhibits A, B, and C; including all bonds or insurance documents referencing the "Town of Lantana" pursuant to the Piggy-back Agreement's requirements, shall constitute the entire Agreement.

3. Notice as required in the Agreement documents shall be sufficient when sent by certified mail, return receipt requested or hand delivered to the parties at the following address:

Town:	**Contractor:**
Town of Lantana 500 Greynolds Circle Lantana, Florida 33462 Attention: Nicole Dritz	M & M Asphalt Maintenance, Inc. 1180 SW 10th Street Delray Beach, FL 33444 Attention: Kenneth R. Goldberg, President

4. The parties hereby recognize and acknowledge that time is of the essence for the completion of the work described in this Agreement. The parties further agree that all work described herein will be

completed within sixty (60) days of issuance of the Notice to Proceed, and that any delay in the completion of the work described herein shall constitute a material breach of this contract. The parties further recognize that the Town will suffer damage and/or financial loss if the work is not timely completed in accordance with the construction schedule set forth in the Notice to Proceed. The parties also recognize the time, expense and difficulties involved in proving in a legal proceeding, the actual losses or damages suffered by the Town if the work is not completed on time. Accordingly, instead of requiring any such proof, the parties agree that Contractor shall pay liquidated damages for delay, but not as a penalty, in the amount of Two Hundred Dollars ($200.00) for each calendar day that expires, beginning with the 61st day following the Town's issuance of the Notice to Proceed, notwithstanding any proper extension of time granted by the Town.

5. This Agreement and all services contemplated by this Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of Florida. Venue for all proceedings in connection herewith shall be exclusively in Palm Beach County, Florida.

6. This Agreement may be terminated by the Town, with or without cause, immediately upon providing written notice to the Contractor. Unless the Contractor is in breach of this Agreement, the Contractor shall be paid for services rendered to the Town's reasonable satisfaction through the date of termination.

7. This two (2) page Agreement, along with other documents referenced in paragraph 2 above, constitutes the entire Agreement between the parties; no modification shall be made to this Agreement unless such modification is in writing, agreed to by both parties and attached hereto as an addendum to this Agreement.

TOWN OF LANTANA

_____

Brian K. Raducci, Town Manager

M & M ASPHALT MAINTENANCE INC.

_____

Kenneth R. Goldberg, President

ATTEST:

_____

Kathleen Dominguez, Town Clerk

Approved as to Form and Legal sufficiency

_____

R. Max Lohman, Town Attorney

Glenn Ellis
Town of Lantana
510 West Pine Street
Lantana,FL 33462
gellis@lantana.org
1-561-540-5750

Exhibit B

PROJECT INFORMATION:

Town-wide Road Improvements Ph2
Misc Streets
Lantana,FL 33462
04 / 10 / 2024
PROPOSAL NUMBER: 2024-86116

SCOPE OF WORK:

20C-46V BID SUMMARY DOCUMENT

This Bid Summary Document must be used to submit prices and must be uploaded to Demandstar. Prices submitted in any other format shall not be accepted. Vendor to complete ALL highlighted areas.

VENDOR NAME: M & M Asphalt Maintenance, Inc. dba All County Paving

GROUP 3: PAVING /ALL WORK SHALL BE IN ACCORDANCE WITH LATEST FDOT STANDARDS)

ITEM	DESCRIPTION	UNIT	ESTIMATED QTY	UNIT PRICE	TOTAL
	Milling of Existing Asphalt Pavement (Includes Disposal)				
JJ.	1" Average Depth	sy	8755	$ 4.25	$ 37,208.75
	TOTAL COST GROUP "3" (ITEMS A.-KK.)				$ 37,208.75

GROUP 4: RESURFACING /Includes broom sweeo/surface oreo and disoosall

ITEM	DESCRIPTION	UNIT	ESTIMATED QTY	UNIT PRICE	TOTAL
	Pavement Resurfacing				
B.	Type III, 1"Compacted Thickness	SY	8755	$ 9.25	$ 80,983.75
	TOTAL COST GROUP "4" (ITEMS A.-E.)				$ 80,983.75

GROUP 5: REPAIRS

ITEM	DESCRIPTION	UNIT	ESTIMATED QTY	UNIT PRICE	TOTAL
A.	Mobilization, East of Twenyv-mile Bend	ea	3	$ 1,350.00	$ 4,050.00
	TOTAL COST GROUP 5 (ITEMS A.-D.)				$ 4,050.00

GROUP 12: MISCELLANEOUS ITEMS

ITEM	DESCRIPTION	UNIT	ESTIMATED QTY	UNIT PRICE	TOTAL
H.	12" White Striping (Paint)**	lf	242	$ 2.00	$ 484.00
K.	12" White Striping (Thermoplastic)**	lf	242	$ 4.00	$ 968.00
M.	6" Colored (any) Striping (Paint)**	lf	1464	$ 1.00	$ 1,464.00
O.	6" Colored (any) Striping (Thermoplastic)**	lf	1464	$ 3.00	$ 4,392.00
	TOTAL COST GROUP 12 (ITEMS **A.-BB.**)				$ 7,308.00

TOTAL COST..... $ 129,550.50

TOTAL TOWN-WIDE ROAD IMPROVEMENTS PH2

ITEM NUMBER	DESCRIPTION	UNIT	EST. QTY	UNIT PRICE	TOTAL
	GROUP 3: PAVING (ALL WORK SHALL BE IN ACCORDANCE WITH LATEST FDOT STANDARDS)				
JJ	1" Average Depth	SY	8,755	$ 4.25	$ 37,208.75
	GROUP 4: RESURFACING (Includes broom sweep/surface prep and disposal)				
B	Type III, 1" Compacted Thickness	SY	8,755	$ 9.25	$ 80,983.75
	GROUP 5: REPAIRS				
A	Mobilization, East of Twenty-mile Bend	EA	3	$1,350.00	$ 4,050.00
	GROUP 12: Miscellaneous Items				
G	6" White Striping (Paint)	LF	0	$ 1.00	$ -
H	12" White Striping (Paint)	LF	242	$ 2.00	$ 484.00
J	6" White Striping (Thermoplastic)	LF	0	$ 3.00	$ -
K	12" White Striping (Thermoplastic)	LF	242	$ 4.00	$ 968.00
M	6" Yellow Striping (Paint)	LF	1,464	$ 1.00	$ 1,464.00
O	6" Yellow (Thermoplastic)	LF	1,464	$ 3.00	$ 4,392.00
TOTAL					**$ 129,550.50**

ALL COUNTY
NATIONAL PAVEMENT MANAGEMENT SOLUTIONS

Glenn Ellis
Town of Lantana
510 West Pine Street
Lantana,FL 33462
gellis@lantana.org
1-561-540-5750

LAKE WORTH AVE (FROM S LAKE DR TO DEAD END)					
ITEM NUMBER	DESCRIPTION	UNIT	EST. QTY	UNIT PRICE	TOTAL
GROUP 3: PAVING (ALL WORK SHALL BE IN ACCORDANCE WITH LATEST FDOT STANDARDS)					
JJ	1" Average Depth	SY	469	$ 4.25	$ 1,993.25
GROUP 4: RESURFACING (Includes broom sweep/surface prep and disposal)					
B	Type III, 1" Compacted Thickness	SY	469	$ 9.25	$ 4,338.25
GROUP 5: REPAIRS					
A	Mobilization, East of Twenty-mile Bend	EA	1	$1,350.00	$ 1,350.00
GROUP 12: Miscellaneous Items					
G	6" White Striping (Paint)	LF	0	$ 1.00	$ -
H	12" White Striping (Paint)	LF	30	$ 2.00	$ 60.00
J	6" White Striping (Thermoplastic)	LF	0	$ 3.00	$ -
K	12" White Striping (Thermoplastic)	LF	30	$ 4.00	$ 120.00
M	6" Yellow Striping (Paint)	LF	0	$ 1.00	$ -
O	6" Yellow (Thermoplastic)	LF	0	$ 3.00	$ -
TOTAL					$ 7,861.50

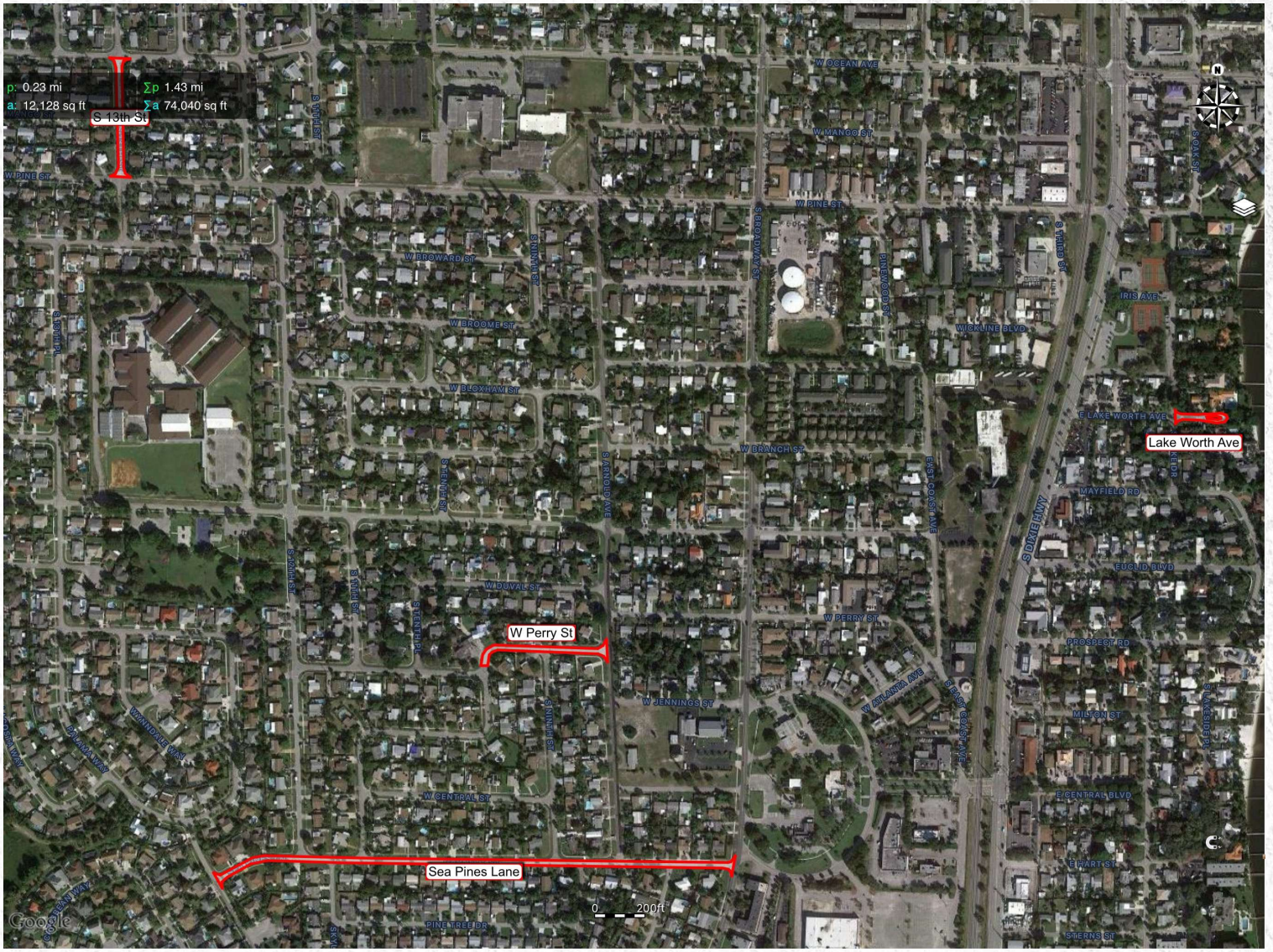
SEA PINES LN/GARNETT ST (FROM BROADWAY TO SEA PINES WAY)					
ITEM NUMBER	DESCRIPTION	UNIT	EST. QTY	UNIT PRICE	TOTAL
GROUP 3: PAVING (ALL WORK SHALL BE IN ACCORDANCE WITH LATEST FDOT STANDARDS)					
JJ	1" Average Depth	SY	5,312	$ 4.25	$ 22,576.00
GROUP 4: RESURFACING (Includes broom sweep/surface prep and disposal)					
B	Type III, 1" Compacted Thickness	SY	5,312	$ 9.25	$ 49,136.00
GROUP 5: REPAIRS					
A	Mobilization, East of Twenty-mile Bend	EA	0	$1,350.00	$ -
GROUP 12: Miscellaneous Items					
G	6" White Striping (Paint)	LF	0	$ 1.00	$ -
H	12" White Striping (Paint)	LF	122	$ 2.00	$ 244.00
J	6" White Striping (Thermoplastic)	LF	0	$ 3.00	$ -
K	12" White Striping (Thermoplastic)	LF	122	$ 4.00	$ 488.00
M	6" Yellow Striping (Paint)	LF	664	$ 1.00	$ 664.00
O	6" Yellow (Thermoplastic)	LF	664	$ 3.00	$ 1,992.00
TOTAL					$ 75,100.00

W 13TH ST (FROM W PINE ST TO W OCEAN AVE)					
ITEM NUMBER	DESCRIPTION	UNIT	EST. QTY	UNIT PRICE	TOTAL
GROUP 3: PAVING (ALL WORK SHALL BE IN ACCORDANCE WITH LATEST FDOT STANDARDS)					
JJ	1" Average Depth	SY	1,454	$ 4.25	$ 6,179.50
GROUP 4: RESURFACING (Includes broom sweep/surface prep and disposal)					
B	Type III, 1" Compacted Thickness	SY	1,454	$ 9.25	$ 13,449.50
GROUP 5: REPAIRS					
A	Mobilization, East of Twenty-mile Bend	EA	1	$1,350.00	$ 1,350.00
GROUP 12: Miscellaneous Items					
G	6" White Striping (Paint)	LF	0	$ 1.00	$ -
H	12" White Striping (Paint)	LF	60	$ 2.00	$ 120.00
J	6" White Striping (Thermoplastic)	LF	0	$ 3.00	$ -
K	12" White Striping (Thermoplastic)	LF	60	$ 4.00	$ 240.00
M	6" Yellow Striping (Paint)	LF	800	$ 1.00	$ 800.00
O	6" Yellow (Thermoplastic)	LF	800	$ 3.00	$ 2,400.00
TOTAL					$ 24,539.00

W PERRY ST (FROM S ARNOLD AVE TO S 10TH PL)					
ITEM NUMBER	DESCRIPTION	UNIT	EST. QTY	UNIT PRICE	TOTAL
GROUP 3: PAVING (ALL WORK SHALL BE IN ACCORDANCE WITH LATEST FDOT STANDARDS)					
JJ	1" Average Depth	SY	1,520	$ 4.25	$ 6,460.00
GROUP 4: RESURFACING (Includes broom sweep/surface prep and disposal)					
B	Type III, 1" Compacted Thickness	SY	1,520	$ 9.25	$ 14,060.00
GROUP 5: REPAIRS					
A	Mobilization, East of Twenty-mile Bend	EA	1	$1,350.00	$ 1,350.00
GROUP 12: Miscellaneous Items					
G	6" White Striping (Paint)	LF	0	$ 1.00	$ -
H	12" White Striping (Paint)	LF	30	$ 2.00	$ 60.00
J	6" White Striping (Thermoplastic)	LF	0	$ 3.00	$ -
K	12" White Striping (Thermoplastic)	LF	30	$ 4.00	$ 120.00
M	6" Yellow Striping (Paint)	LF	0	$ 1.00	$ -
O	6" Yellow (Thermoplastic)	LF	0	$ 3.00	$ -
TOTAL					$ 22,050.00

ALL COUNTY
NATIONAL PAVEMENT MANAGEMENT SOLUTIONS

Glenn Ellis
Town of Lantana
510 West Pine Street
Lantana,FL 33462
gellis@lantana.org
1-561-540-5750



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Paving Advisor
Josh Marfleet
T: +1 561-302-9361
E: jmarfleet@allcountypaving.com

www.ALLCOUNTYPAVING.com

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NATIONAL PAVEMENT MANAGEMENT SOLUTIONS

Glenn Ellis
Town of Lantana
510 West Pine Street
Lantana,FL 33462
gellis@lantana.org
1-561-540-5750

PROPOSAL TOTAL:

We propose to furnish the material and perform the labor necessary for the completion of project in accordance to specifications, and subject to conditions stated herein for the sum of:

$ 129,550.50

** this price excludes any options.*

Checks payable to M&M ASPHALT MAINTENANCE, INC. D/B/A ALL COUNTY PAVING

AUTHORIZATION TO PROCEED & CONTRACT:

All Prices quoted are subject to change based on market conditions. This proposal price is based on work being completed during the hours of 7:00 AM and 6:00 PM, Monday-Friday, excluding holidays. Additional fees will apply if work is required to be completed at night or on the weekends. Please contact your sales representative for details.

ACCEPTED: Prices, specifications, terms, and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. We agree to pay the total sum or balance in full upon completion of this project. Payment will be made as outlined below.

PAYMENT TERMS:

As Per Terms & Conditions of Purchase Order

M&M ASPHALT MAINTENANCE, INC.
D/B/A ALL COUNTY PAVING

Joshua Marfleet

Josh Marfleet

Paving Advisor Printed Name

04 / 10 / 2024
Date

Town of Lantana

Signature of Approval by Customer

Printed Name & Title/Position

Date

☐ Please select if billing information differs from above.

Glenn Ellis
Town of Lantana
510 West Pine Street
Lantana,FL 33462
gellis@lantana.org
1-561-540-5750

TERMS AND CONDITIONS

Work Area Preparation

1. All County needs suitable access to the work area, and if it is dependent upon, or in conjunction with the work of others, such work shall be performed and completed prior to arrival, so All County can work uninterrupted in a single shift operation.
2. All vehicles must be removed from the work area no later than 7:15 am, unless otherwise agreed, to deliver the project work on schedule.
3. Tow Trucks need to be arranged 5 days prior to the start of work and must be on call to remove cars from the scheduled work zone as necessary. The Customer is responsible for towing services and any created delays. If any cars are left on the area of work, All County Paving cannot beheld responsible for any damage to the vehicle.
4. All County Paving will not be responsible for persons violating the work area, tracking of materials or paint, or any damages to cars, personal injury or persons trespassing in the designated work areas.
5. Existing asphalt or concrete cracks with vegetation growing in them should be prepared with several treatments of weed killer prior to All County Paving arrival.
6. The sprinkler system should be off 24 hours prior to the commencement of your project and stay off 48 hours after completion of project. The surface must be dry for our arrival as areas where the newly sealed pavement is wet may wear prematurely.
7. Suspend lawn cutting during the work period.
8. Please make sure street sweepers are cancelled during the sealcoating projects and should not be used on newly sealcoated areas.
9. Dumpsters in the scheduled area must be removed or moved to another area. Dumpsters not moved, will be subject to additional fees.

Customer Expectation

1. New pavement is susceptible to scuffing and marks until it has properly cured.
2. Cracks in the existing asphalt will reflect through the new asphalt in time.
3. There will be a tire 'tracking'-this cannot be avoided, but the tracking marks will disappear in time.
4. The asphalt surface that will be placed on this project will not have the finish and look of a sealcoat application. If sealcoat is desired later, All County Paving will be happy to quote you separately.
5. Sealcoating is not a crack filler. All existing cracks in the pavement will still be visible after sealcoating.
6. All County Paving cannot guarantee elimination of standing water.

CONTRACT TERMS AND CONDITIONS

1. Our proposals are limited to included items only, anything not specifically included is excluded from the contract. Any alteration or deviation from proposal specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the contract.
2. The proposal or contract provided, including all stated terms and conditions, shall become a legally binding attachment to any contract entered between All County Paving and the financially responsible company for which the work will be performed.
3. All County Paving recommends a Civil Engineer be retained for ADA upgrades. As such All County Paving makes no claim that existing or ADA upgrades will meet any/all local, state and federal guidelines on ADA compliance.
4. For projects requiring city or county permits, All County Paving will coordinate the process and charge Procurement Fees of $550.00 - $895.00 per application , plus cost of permit(s). Any additional work required by the permit(s) will be a change order to the contract.
5. Any work performed by All County Paving which work is on public property, the (Client/Owner) agrees and understands that the project property which it owns shall be charged with all indebtedness here under.
6. In the event of any litigation or other proceeding arising out of this agreement, the prevailing party shall be entitled to collect its attorneys' fees and all costs of litigation from the other party, including appellate attorneys' fees.
7. All accounts past due will incur a finance charge of 18% per annum.
8. All County Paving reserves the right to withdraw the contract at any time prior to the commencement of work should material price fluctuations rise significantly.
9. This proposal is based on the price of the liquid asphalt index as per FDOT. If there is an increase from the date of this proposal additional costs will be incurred.
10. This proposal is good for 30 days. If work is unable to start based upon permit requirements or weather additional cost will be charged for the increase of FDOT by Bituminous index, based upon proposal date above and the stated published index prior to mobilization a change order will be presented prior to mobilization.
11. Due to aggregate shortages, this proposal is based on FOB asphalt prices. If the price increases from the date of this proposal, additional costs will apply
12. All County reserves the right to revisit the site if time has elapsed from the original proposal to acceptance.
13. Any additional mobilizations for Paving will be billed at a rate of $6,500.00 each.
14. Any additional mobilizations for Sealcoating will be billed at a rate of $2,000.00 each.
15. Delays to All County Paving of a Maintenance Crew will be invoiced at a rate of $200.00 per half hour and delays to All County Paving of a Paving /Milling Crew will be invoiced at a rate of $350.00 per half hour.
16. Any broken car stops will be replaced at an additional cost of $85.00 each.
17. There will be a charge of $47.50 above the Contract amount to dispose of used materials at an approved environmentally compliant waste facility.
18. Due to the fluctuations in the petroleum markets, All County Paving will impose a fuel surcharge.
19. Reflective Pavement Markers are excluded from the warranty. Any additional reflective pavement markers that are required by the city code will be an additional charge of $10.00 each to the contract amount.
20. A certificate of Insurance will be issued upon request prior to commencement of work.
21. All County Paving will not be responsible for damage to grass, sod, irrigation or any other underground utilities. Excavated materials will be left in the islands/landscaped areas.
22. All County Paving will not be responsible for unforeseen conditions that arise; they may result in additional costs to the customer.
23. All County guarantees its' sealer products against peeling or flaking of stable asphalt for a period of (1) year, excluding normal wear and tear.
24. Newly seal coated areas will be barricaded for 24-48 hours after project completion. It is the responsibility of the customer to keep the area clear to allow proper curing of the material. Failure to do so will void any warranty.
25. All work is to be completed in a workmanlike manner according to standard practices. Our workers are covered by Worker's Compensation Insurance.
26. No warranties will be honored unless payment is made in full. All County Paving will provide a one (1) year warranty , starting on the last day of substantial completion, on materials and workmanship. Normal wear and tear is not covered by this warranty.

_____
Customer Initials

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 8c

PREPARED BY: Jerry Darr, Assistant Utilities Director

REVIEWED BY: Brian K. Raducci, Town Manager

MEETING DATE: May 13, 2024

AGENDA ITEM: Consideration of CSA No. 2024-02 with Baxter & Woodman, Inc. authorizing engineering services in the amount of $172,742.30 for the Water Treatment Plant Instrumentation and Controls Improvement Project.

ISSUE/BACKGROUND:

As discussed during the 04/19/2024 Visioning Session, now that the High Service Pump Project is complete, the Town needs to make the following related improvements in order to achieve optimal utilization of the new equipment; upgrade existing obsolete control panels and instrumentation equipment at the existing Water Treatment Plant (WTP), perform an overall evaluation of the existing instrumentation and controls (I&C) components, SCADA system; and review considerations for Cybersecurity based on EPA guidelines at the existing WTP.

Accordingly, staff and the Town's consultant have reviewed and recommend approval of CSA No. 2024-02 with Baxter & Woodman, Inc. authorizing engineering services for $172,742.30.

If approved, funding for this CSA will be provided either from American Rescue Plan Act (ARPA) funds or from available reserves and will be included in a future FY 2023/24 Budget Amendment. In addition, on 04/29/2024, the Town submitted a Community Project Funding (CPF) Federal appropriation request for FY 2024/25, through Congresswoman Lois Frankel's office to hopefully assist the Town in funding the eventual construction cost of the aforementioned upgrades.

ATTACHMENT(S):

1. CSA 2024-02 WTP I&C Improvements.pdf

SAMPLE MOTION:

I move to (approve) (deny) CSA No. 2024-02 with Baxter & Woodman, Inc. authorizing engineering services for the Water Treatment Plant Instrumentation and Controls Improvements in an amount not to exceed in the amount of $172,742.30 and authorize the Town Manager to execute this agreement and any amendments thereto.

TOWN OF LANTANA
BAXTER & WOODMAN, INC.
CONSULTANT SERVICE AUTHORIZATION NO. 2024-02

Water Treatment Plant Instrumentation and Controls Improvements

Date: February 27, 2024

CSA NO. 2024-02 FOR PROFESSIONAL CONSULTING SERVICES: Engineering services for design, permitting, and bidding services for the Town of Lantana Water Treatment Plant Instrumentation and Controls Improvements project.

The Town of Lantana has entered into an engineering consulting services agreement entitled "Agreement for Professional Engineering Services" with Baxter & Woodman ("B&W") on the 12th day of March, 2001, as extended by a "First Addendum" dated February 27th, 2006, as amended by a "Second Addendum" dated November 27, 2006, as amended by a "Third Addendum" dated February 14, 2011, as amended by a "Fourth Addendum" dated January 25, 2016, as amended by a "Fifth Addendum" dated August 22, 2016, as amended by a "Sixth Addendum" dated September 9, 2019, and as amended by a "Seventh Addendum" dated March 12, 2021 and as amended by an "Eighth Addendum" dated March 22, 2022 (the "Agreement"). This B&W Services Authorization ("CSA") shall be performed under the terms and conditions described in that Agreement.

PROJECT DESCRIPTION

The Town of Lantana has observed the need to upgrade existing obsolete control panels and instrumentation equipment at the existing Water Treatment Plant (WTP), perform an overall evaluation of the existing instrumentation and controls (I&C) components, SCADA system, and review considerations for Cybersecurity based on EPA guidelines at the existing WTP.

It is also understood that there are several ongoing projects such as the Water Treatment Plant Resin Replacement and Improvements Project and the Water Treatment Plant High Service Pump Improvements project which include I&C and electrical upgrades. The I&C and electrical design upgrades provided in this scope are coordinated to facilitate these new projects as well the overall WTP. Consideration will be given for the provision of spare I/O modules, fiber/ethernet ports and spare conduits for the overall design.

The WTP processes currently include ten (10) existing raw water supply wells (3 on-site hard-wired wells, 1 off-site hard-wired well, and remote radio monitoring of 6 off-site wells), aeration, dual media filtration, backwash pond, clearwell, ion exchange softening, anion exchange, disinfection, two (2) ground storage tanks, and high service pumping systems. The existing WTP control system includes a Main Control Panel (MCP) within the Control Room (Allen-Bradley SLC-5/05 PLC); a desktop HMI computer within the Control Room; an A-B Remote I/O (SLC-5/05 type) within the HSP Room; Filter Control Panel with A-B SLC-5/05 PLC; Ion Exchange Control Panel with A-B SLC-5/05 PLC; an A-B Device Net Control Panel for communications with Backwash Pump VFDs/Starters, and Transfer Pump VFDs, and associated field devices. Existing WTP SCADA monitoring also includes remote monitoring of six (6) off-site raw water wells via radio telemetry system, the wastewater collection system (eighteen (18) off-site lift stations) via radio telemetry system, and three (3) stormwater pump stations (2 existing and 1 currently under construction) via radio telemetry system.

The objective of this scope of work is to design upgrades to the I&C components of the WTP. This will improve daily operation of the system and facilitate overall improvements for the WTP.

SCOPE OF SERVICES

Task 1: Project Management and Preliminary Design Phase (PDR)

Task 1.1 Project Management

- B&W shall provide project management coordination for the design project, including scheduling and conducting meetings between Town staff and the design team, team coordination for receipt of comments, addressing comments, design coordination relative to site improvements, specifications and cost estimate submittals, etc. B&W shall subcontract the electrical and instrumentation design services to Electrical Design Associates Inc. (EDA). B&W shall provide internal quality control and coordination for the design documents and shall provide a detailed review prior to each document submittal to the Town. B&W's Concentric Integration Group will provide quality control and management assistance.

Task 1.2 Project Kickoff Meeting

- B&W shall schedule and attend a project kickoff meeting with the Town to identify the design elements and to discuss issues pertaining to the project. This will include a discussion of current operation of the WTP, operational issues, upcoming projects, data requests, project schedule and future site visits.

Task 1.3 Data Collection & Field Investigation

- B&W's design team shall collect and review all available documentation at the WTP. Field investigation will include review of all major SCADA/telemetry equipment and computers at the WTP. A condition assessment will be performed for each piece of equipment with the goal of determining the instrumentation and controls status, condition, and functionality of each part of the system.
- Investigation will include coordination with the Town's preferred I&C integrator (C.C. Control Corp) who have extensive knowledge of the existing system.
- Investigation will include an assessment of the existing systems Cybersecurity measures based on EPA guidelines.
- The Town shall provide representatives to provide access to all necessary equipment.

Task 1.4 Draft PDR Report & Meeting

- B&W design team shall attend one meeting with Town staff to review and discuss the draft PDR submittal and receive the Town's comments.
- PDR recommendations shall be based on the following criteria:
    - Immediate - System failure imminent
    - Short Term – Five (5) year upgrade plan
    - Long Term – Ten (10) year upgrade plan.

Task 1.5 Final PDR Report

- B&W design team shall attend one meeting with Town staff to review and discuss the Final PDR submittal and receive the Town's final comments.
- Recommendation will be provided along with B&W design team's Opinion of Probable Construction Cost (OPCC).

Task 2: Design Services

Final design shall consist of the preparation of Contract Documents consisting of Contract Drawings (plans and details), Contract Specifications, and Final Opinion of Probable Construction Cost for the improvements (75% ,100%, and Bid Set Design Stages). A summary of the work items to be performed as part of Task No. 2 are included herein.

Task 2.1 75% – Design Submittal

- Deliverables shall include drawings, technical specifications and an opinion of probable construction cost.
- B&W Design Team shall attend a design review meeting to review Town comments.

Task 2.2 100% – Design Submittal

- Based upon comments received the B&W design team shall proceed to the 100% submittal.
- Deliverables shall include drawings, technical specifications, front end documentation and an opinion of probable construction cost.
- B&W design team shall meet with the Town to discuss comments on the 100% submittal.

Task 2.3 Bid Set – Design Submittal

- B&W shall furnish with the Bid Set, design drawings in PDF and native AutoCAD Version 2020 files and technical specifications in PDF and .docx format for the Town's use in advertising for bids on "Demand Star".

Task 3: Permitting Applications

During the Final Design Phase, the design team shall submit a set of signed and sealed plans to the Town Building Department for cursory review prior to the Contractor submitting for Building Department permit. Changes will be made to the Bid Set Design Submittal based on comments provided by any appropriate regulatory agencies. This scope does not include any fire alarm systems required by PBC Fire Rescue. It is assumed, based on the fact these are existing buildings receiving improvements that PBC Fire Rescue review will not be required. B&W shall assist the Town in consultations with the appropriate authorities and in the responses for additional information as requested. Potential Agencies requiring permit coordination:

Task 3.1 Town of Lantana Building Department
Task 3.2 FDEP Permit Exemption Request

Task 4: Bidding Services

Task 4.1 Bid Advertisement **-** B&W shall assist the Town in advertising for and obtaining bids or negotiating proposals for construction. It is anticipated that work shall be awarded under a single construction contract. The Town will be responsible for providing Contract Documents to the prospective bidders.

Task 4.2 Pre-Bid Conference **-** B&W shall conduct pre-bid conference in conjunction with Town staff and provide a written summary of issues discussed.

Task 4.3 Bid Clarification/Addenda **-** B&W shall prepare addenda and shall provide supplemental information or clarification, as appropriate, to interpret, clarify, or expand the bidding documents to all prospective bidders during the bid period. The Town shall submit any addenda to the prospective bidders.

Task 4.4 Contract Award **-** B&W shall attend the bid opening, prepare bid tabulation sheets (if required) and assist the Town in evaluating bids and the proposals, and in assisting the Town in assembling and awarding the contract for construction. B&W shall submit to Town written recommendation concerning contract award.

ASSUMPTIONS

1. The Town shall be responsible to pay for all permit application fees.

2. Town personnel will assist in field verification of affected existing Town facilities.

3. Town is responsible for safety of staff onsite.

4. Construction administration and inspection services are not included.

5. AutoCAD base drawings provided for the 2004 WTP Design Project and subsequent plant improvement projects shall be utilized to prepare base drawings for this project. No additional topographic survey or field measurements of treatment units, piping, building layouts, conduit, and wiring will be obtained.

6. Fire alarm or suppression systems are not included in this design.

7. It is assumed these systems are not required as a part of this design because the improvements are being made to existing buildings. If the Town of Lantana Building Department and PBC fire Rescue determine that fire alarm or suppression system are required, B&W shall provide a proposal for the design based on comments provided.

CONTRACT PERFORMANCE

Proposed fees and schedule for completion of tasks listed above are summarized below.

COMPLETION DATES

The proposed schedule of work is as follows:

Task - Name	Time per Task (Days)	Cumulative Duration (Days)
Task 1 – Preliminary Design Phase	90	90
Task 2 – Design Services – 75% Submittal	60	150
Task 2 – Design Services – 100% Submittal	60	210
Task 2 – Design Services – Bid Set Submittal	30	240
Task 3 – Permitting Applicatiopn	30	240
Task 4 – Bidding Services	60	300
	Total Time:	**300 Days**

*Tasks will begin upon Town's contract NTP

SUMMARY OF PROPOSED FEES

Proposed labor costs and associated expense for engineering services is estimated to be **$172,742.30 (Lump Sum).** Refer to **Attachment A** for a breakdown.

ATTACHMENT A

Town of Lantana

Water Treatment Plant Instrumentation and Controls Improvements

Baxter & Woodman, Inc. Fee Table

Task No.	Task Description	Labor Classification and Hourly Rates							
		Principal Engineer $178.61	Senior Engineer II $162.37	Engineer I $124.49	Electrical II Engineer $162.37	Senior Engineer Tech $119.07	Clerical $75.78	Total Labor	Sub-Consultant Services
1	**Project Management Preliminary Design Phase (PDR Report) & Meetings**								$ 40,139.20
1.1	Project Management		70					$11,365.90	
1.2	Project Kickoff Meeting	4	8		4			$2,662.88	
1.3	Data Collection & Field Investigation		4		4	8		$2,251.52	
1.4	Draft PDR		4		4			$1,298.96	
1.5	Final PDR	4	3		4		2	$2,002.59	
								$0.00	
	Subtotal	**8**	**89**	**0**	**16**	**8**	**2**	**$19,581.85**	**$40,139.20**
2	**Design Services**								**$67,799.34**
2.1	75% Design Submittal	4	20		10	20	4	$8,270.06	
2.2	100% Design Submittal	4	8		8	8		$4,264.92	
2.3	Bid Set Final Submittal	2	2		4	4	4	$2,110.84	
	Subtotal	**10**	**30**	**0**	**22**	**32**	**8**	**$14,645.82**	**$67,799.34**
3	**Permitting Applications**								$2,761.70
3.1	Lantana Building Department Application		4				2	$801.04	
3.2	FDEP Permit Exemption		2					$324.74	
	Subtotal	**0**	**6**	**0**	**0**	**0**	**2**	**$1,125.78**	**$2,761.70**
4	**Bidding Services**								**$5,554.20**
4.1	Bid Advertisement	2	12				2	$2,457.22	
4.2	Pre-Bid Conference		6					$974.22	
4.3	Bid Clarification		10		12	2		$3,810.28	
4.4	Contract Award Recommendation	1	6			6		$1,867.25	
	Subtotal	**3**	**34**	**0**	**12**	**8**	**2**	**$9,108.97**	**$5,554.20**
	Labor Subtotal Hours	21	159	0	50	48	14		
	Labor Subtotal Costs	$3,750.81	$25,816.83	$0.00	$8,118.50	$5,715.36	$1,060.92	**$44,462.42**	**$116,254.44**
	Labor Total Costs	**$44,462.42**							
	Subconsultant Costs Total	$116,254.44							
	Subconsultant Multiplier	1.1							
	Subconsultant Total	**$127,879.88**							
	Reimbursable Expenses (printing, postage, mileage)	**$400.00**							
	Project Total (Lump Sum)	**$172,742.30**							

The Consultant may not commence work on any Consultant Service Authorization approved by the Town without a further written notice to proceed.

Approved by:

TOWN OF LANTANA

Date: _____

_____
Town Manager

Attest: _____

_____
Reviewed by: Town Attorney

BAXTER & WOODMAN, INC.

Date: 2/27/24

_____
Rebecca Travis, P.E., Exec. Vice President

Attest: _____

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me this 27th day of February, 2024 by Rebecca Travis, Executive Vice President of Baxter & Woodman, Inc., an Illinois corporation, on behalf of the corporation. He/She is (personally known to me) or (has produced identification), Florida Driver's License _____ _____ and (did/did not) take an oath.

_____
Signature of person taking Acknowledgement

_____
Signature of Acknowledger Typed, Printed or Stamped

Notary Public State of Florida
Lisa Alonso
My Commission HH 451811
Expires 10/5/2027