TOWN OF LANTANA

Town Hall
500 Greynolds Circle
Lantana, FL 33462

Regular Meeting
August 12, 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, ICMA-CM, 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.** Presentation of the Police Department's Life Saving Award.
   - **b.** Proclamation Recognizing September as National Hunger Month.

5. **APPROVAL OF THE CONSENT AGENDA:**
   - **a.** Approval of the July 22, 2024 Workshop Meeting Minutes.
   - **b.** Approval of the July 22, 2024 Town Council Meeting Minutes.

6. **ORDINANCES AND RESOLUTIONS:**
   - **a.** Consideration of Ordinance No. O-05-2024, Amending Chapter 18 - Taxation, by repealing

Section 18-55 - Levying Special Assessment, and readopting same as revised, to conform with State Law. **REMARKS: SECOND READING.**

b. Consideration of Ordinance No. O-06-2024, amending Chapter 18 - Taxation. at various sections and adopting new sections to facilitate the creation of a Townwide Stormwater and Flooding Improvement Program. **REMARKS: FIRST READING.**

c. Consideration of Ordinance O-04-2024, by amending section 23-81(j)(4), to modify the maximum permitted fence height in the Public (P) Zoning District. **REMARKS: FIRST READING**

d. Consideration of Resolution No. R-08-2024, adopting a non-ad valorem assessment roll for Solid Waste and Recyclables Collection.

7. QUASI-JUDICIAL HEARINGS:

a. Consideration of a request to amend a previously approved Special Exception in accordance with Section 23-75 and Section 23-101(d)(12) of the Town of Lantana Code of Ordinances for the commercial portion of the Water Tower Commons Planned Mixed Use Development (PMXD), to accommodate modifications to the commercial site plan at 1001 W Lantana Rd (Case #: SE24-0001). Remarks: Companion items 7b and 7c.

b. Consideration of a request to amend a previously approved Site Plan in accordance with Section 23-47 of the Town of Lantana Code of Ordinances for the commercial portion of the Water Tower Commons Planned Mixed Use Development (PMXD), to accommodate modifications to the commercial site plan at 1001 W Lantana Rd (Case # SP24-0001). Remarks: Companion items 7a and 7c.

c. Consideration of a request to amend a previously approved Landscape Plan in accordance with Section 10.5-22 of the Town of Lantana Code of Ordinances for the commercial portion of the Water Tower Commons Planned Mixed Use Development (PMXD), to accommodate modifications to the commercial site plan at 1001 W Lantana Rd (Case # LP24-0005). Remarks: Companion items 7a and 7b.

8. MISCELLANEOUS:

a. Consideration of ratifying the emergency purchase of a new radiator for the Water Treatment Plant's (WTP's) Generator from Pantropic Power in an amount not to exceed $26,775.00.

9. PUBLIC COMMENTS:

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

- 08/15/2024 - Special Magistrate Hearing, Town Hall Council Chambers, 5:30 p.m.
- 08/20/2024 - Primary Election Day, 7:00 a.m. to 7:00 p.m.
- 08/28/2024 - Planning Commission Meeting, Town Hall Council Chambers, 6:30 p.m.
- 09/02/2024 - Town Offices Closed in Observance of Labor Day.
- 09/09/2024 - First Public Budget Hearing, Town Hall Council Chambers, 5:30 p.m.
- 09/09/2024 - Town Council Meeting, Town Hall Council Chambers, 6:00 p.m.
- 09/18/2024 - Second Public Budget Hearing, Town Hall Council Chambers, 5:30 p.m.
- 09/19/2024 - Special Magistrate Hearing, Town Hall Council Chambers, 5:30 p.m.
- 09/23/2024 - Town Council Meeting, Town Hall Council Chambers, 6:00 p.m.
- 09/25/2024 - Planning Commission Meeting, Town Hall Council Chambers, 6:30 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.

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 4a

PREPARED BY: Sean Scheller, Chief of Police

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

MEETING DATE: August 12, 2024

AGENDA ITEM: Presentation of the Police Department's Life Saving Award.

ISSUE/BACKGROUND:

Presentation of the Police Department's Life Saving Award to Officer Kevin Neus and Officer Jace Alexander for an act which through disregard for personal safety or prompt and alert action resulted in the saving of a human life.

ATTACHMENT(S):

SAMPLE MOTION:

N/A

Proclamation

DECLARING SEPTEMBER AS HUNGER ACTION MONTH

WHEREAS: since 1981 Feeding South Florida® has worked to end hunger in Lantana by providing our community in need with immediate access to nutritious food, and

WHEREAS: hunger does not discriminate. It knows no race, religion or age. In South Florida approximately one million individuals face hunger. Food should not be an impossible choice for the community of Lantana, and

WHEREAS: Feeding South Florida leads hunger and poverty advocacy efforts in our community while transforming lives through innovative programming and education that provides economic growth and overall well-being, and

WHEREAS: the Town of Lantana is therefore committed to supporting Feeding South Florida, so that together we can achieve a hunger-free South Florida.

IN OBSERVANCE THEREOF: I call upon the good people of Town of Lantana to join me in supporting Feeding South Florida during this month of action!

NOW, THEREFORE, BE IT RESOLVED that I, Karen Lythgoe, Mayor of the Town of Lantana, Florida, do hereby recognize the month of September, as National Hunger Month, and encourage all citizens to support their local communities' efforts to prevent the tragic effects of hunger in South Florida.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the Town of Lantana, Florida to be affixed this 12th day of August 2024.

_____
Mayor Karen Lythgoe

Attest:

_____
Kathleen Dominguez, CMC, Town Clerk

TOWN OF LANTANA
Workshop Meeting Minutes
July 22, 2024

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

Mayor Lythgoe called the Town Council Workshop meeting to order at 5:30 p.m. Town Clerk Dominguez called the roll and established a quorum. All elected officials were in attendance.

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

Mayor Lythgoe reviewed housekeeping items and public comment procedures.

2. APPROVAL OF AGENDA.

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

3. MISCELLANEOUS:

a. Stormwater and Flooding Improvements Special Assessment Update presented by Brent Whitfield, PE, ENV SP, Chen Moore and Associates (CMA).

Mayor Lythgoe introduced the agenda item.

Town Manager Raducci provided a brief overview of the item and introduced the presenter.

Brent Whitfield, Project Engineer, Environmental Specialist, Chen Moore and Associates, presented a comprehensive overview of the Town's proposed stormwater and flooding improvements special assessment program. During the presentation, Mr. Whitfield explained the reason for the program, which is to improve the Town's infrastructure to mitigate flooding within the coastal community. He detailed the Equivalent Residential Unit (ERU) assessment methodology and how the funds would be allocated. He presented annual maintenance, operations, and capital project costs, along with comparisons to neighboring cities. Lastly, he provided a projected schedule for program implementation.

He answered questions from the Councilmembers.

4. PUBLIC COMMENTS:

There were no public comments.

5. COUNCIL COMMENTS:

There were no further comments from the Councilmembers.

6. ADJOURNMENT.

The motion was made and carried unanimously. There being no further discussion, the meeting adjourned at 6:06 p.m.

_____
Mayor Karen Lythgoe

ATTEST:

_____
Kathleen Dominguez, CMC, Town Clerk

TOWN OF LANTANA
Regular Meeting Minutes
July 22, 2024

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

Mayor Lythgoe called the regular Town Council meeting to order at 6:08 p.m. Town Clerk Dominguez called the roll and established a quorum. All elected officials were in attendance.

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. Vice Mayor Zeitler seconded the motion. Motion passed 5-0.

3. STAFF AND COMMITTEE REPORTS:

a. Town Council

There were no reports from the Councilmembers.

b. Town Manager

Town Manager Raducci briefed the Councilmembers on discussions between the County Administrator and the Palm Beach County City Managers Association (PBCCMA) about the upcoming expiration of the Palm Beach County infrastructure surtax (penny tax) and potential plans for a new transportation tax and indicated that he would keep them apprised as new developments occur.

Mr. Raducci yielded his time to Public Services Director Eddie Crockett for updates on important Town projects.

Director Crockett provided updates on several ongoing projects:

- **Infrastructure:** Water main replacement on Pine Street and water treatment plant improvements are underway. Road milling and paving projects are in progress throughout the community.
- **Public Safety:** A precautionary boil water notice was issued for residents on Sandpiper Lane due to a water service line break.

4. SPECIAL PRESENTATIONS:

a. Presentation of the Police Department's Unit Citation Award.

Mayor Lythgoe introduced the above agenda item and invited Chief Scheller to the podium.

Chief Scheller recognized Officers Morris, Tuang, Murdock and Sanchez with the Police Department's Unit Citation Award and described their heroic actions.

5. APPROVAL OF THE CONSENT AGENDA:

a. Approval of the July 08, 2024 Second Budget Workshop Meeting Minutes.
b. Approval of the July 08, 2024 Regular Town Council Meeting Minutes.

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

6. ORDINANCES AND RESOLUTIONS:

Consideration of Ordinance No. O-05-2024, Amending Chapter 18 - Taxation, by repealing Section 18-55 - Levying Special Assessment, and readopting same as revised, to conform with State Law. **REMARKS: FIRST READING.**

Mayor Lythgoe introduced the above agenda item.

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

ORDINANCE NO. O-05-2024

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, AMENDING CHAPTER 18 - TAXATION, BY REPEALING SUBSECTION 18-55. – LEVYING SPECIAL ASSESSMENT. AND READOPTING SAME, AS RESIVED TO CONFORM THE NOTICE REQUIREMENTS SET FORTH THEREIN WITH STATE LAW; PROVIDING THAT THE REMAINDER OF CHAPTER 18 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.

Town Attormey Lohman and Town Clerk Dominguez provided an overview of the ordinance.

There were no public comments.

There was no discussion from the Councilmembers.

Motion: Vice Mayor Pro Tem Mason made a motion to approve Ordinance No. O-05-2024. Councilmember Castle seconded the motion. Motion passed 5-0.

7. QUASI-JUDICIAL HEARINGS:

a. Consideration of a Variance request from Section 23-92(e), Code of Ordinances, to allow for a seven (7) foot side setback for the placement of a ground mounted generator, where the Town

Code requires a minimum of ten (10) feet, for the property located at 808 N Atlantic Dr (Case #: VAR24-0004).

Mayor Lythgoe introduced the above agenda item and reviewed quasi-judicial hearing procedures.

Town Attorney Lohman swore in two (2) people.

Elizabeth Eassa, Assistant Development Services Director, presented an overview on the request for a seven (7) foot side setback where the Town Code requires a minimum of ten (10) feet for the placement of a ground mounted generator.

Albert Wadsworth, Wadsworth Development, PO Box 3918, Lantana, FL 33465, presented a project overview and the justification on behalf of the applicant. He answered questions from the Councilmembers.

There were no public comments.

There was no discussion among the Councilmembers.

Motion: Councilmember Castle made a motion to approve Case No. VAR24-0004 for the property located at 808 N Atlantic Dr. Councilmember Moorhouse seconded the motion. Motion passed 5-0.

8. MISCELLANEOUS:

a. Consideration of awarding a contract for the roof replacements at Development Services and the Water Treatment Plant (WTP) to A-1 Property Services in the aggregate amount of $353,166.31.

Mayor Lythgoe introduced the above agenda item.

Eddie Crockett, Public Services Director, presented an overview of the item 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 awarding a contract for the roof replacements at Development Services and the Water Treatment Plant (WTP) to A-1 Property Services in the aggregate amount of $353,166.31, and authorize the Town Manager to execute the agreement and any amendments thereto. Councilmember Castle 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:

There were no comments from the Councilmembers.

12. ADJOURNMENT.

The motion was made and carried unanimously. There being no further discussion, the meeting adjourned at 6:39 p.m.

_____

Mayor Karen Lythgoe

ATTEST:

_____

Kathleen Dominguez, CMC, Town Clerk

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 6a

PREPARED BY: Kathleen Dominguez, CMC, Town Clerk

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

MEETING DATE: August 12, 2024

AGENDA ITEM: Consideration of Ordinance No. O-05-2024, Amending Chapter 18 - Taxation, by repealing Section 18-55 - Levying Special Assessment, and readopting same as revised, to conform with State Law. **REMARKS: SECOND READING.**

ISSUE/BACKGROUND:

Staff proposes Ordinance No. O-05-2024, amending the language in Section 18-55 of the Town Code of Ordinances, to conform the special assessment notice requirements with Section 197.3632(4)(b), Florida Statutes. The key changes include:

- **Notice delivery:** The amended ordinance requires the Town Clerk to notify assessed property owners by first-class mail (replacing certified mail) 20 days before the public hearing where the special assessment will be set.
- **Newspaper notice:** The amended language modifies the legal notice publishing requirements to once per week for two (2) consecutive weeks in a local newspaper (replacing twice, one (1) week apart).

The Town Attorney has reviewed and approved the ordinance for legal sufficiency. The Town Council reviewed and discussed this ordinance at their regular meeting on July 22, 2024 and approved it unanimously on first reading. Staff properly advertised the ordinance on August 1, 2024 in the Palm Beach Post.

ATTACHMENT(S):

1. O-05-2024_-_Section_18-55_-_Special_Assessment_Notice.docx

SAMPLE MOTION:

I move to (adopt) (deny adoption of) Ordinance No. O-05-2024 on second and final reading.

ORDINANCE NO. O-05-2024

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, AMENDING CHAPTER 18 - TAXATION, BY REPEALING SUBSECTION 18-55. – LEVYING SPECIAL ASSESSMENT. AND READOPTING SAME, AS RESIVED TO CONFORM THE NOTICE REQUIREMENTS SET FORTH THEREIN WITH STATE LAW; PROVIDING THAT THE REMAINDER OF CHAPTER 18 SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ENACTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Town Council of the Town of Lantana has determined that a need exists to amend Chapter 18 – Taxation. of the Town's Code of Ordinances to conform the special assessment notice requirement with Section 197.3632(4)(b), Fla. Stat.; and

WHEREAS, the Town Council has determined this revision to be in the best interests of the health, safety, and welfare of the citizens of the Town of Lantana.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, that:

SECTION 1: Chapter 18 – Taxation. of the Code of Ordinances of the Town of Lantana is amended by repealing Section 18-55. – Levying special assessment. and readopting same, as revised to conform the notice requirements set forth therein with Section 197.3632(a), Fla. Stat.; providing that Section 18-55 shall hereafter read as follows:

Section 18-55.- Levying special assessment.

(a) Upon completion of the preliminary assessment roll, the town shall by resolution or motion fix a time and place at which the owners of property to be assessed, or any other persons interested therein, may appear before the town and be heard with respect to the propriety and advisability of making the improvements and funding them with special assessments, the cost of the improvement, and the amount to be assessed against each property so improved. The town clerk shall provide written notice of such hearing to each of the property owners whose property is subject to being assessed. Such notice shall be provided by first class U.S. mail, ~~postage prepaid, certified with return receipt requested,~~ not less than ~~two (2)~~ 20 days ~~in advance of the~~ prior to the date of the hearing. In addition, notice of the time and place of such hearing shall be ~~given by two (2) publications approximately~~

~~one (1) week apart~~ provided by publishing such notice once per week for 2 weeks, in a newspaper of general circulation in Palm Beach County; the last publication shall appear not less than one (1) week prior to the hearing date; provided however that any mistake in such advertised notice or in any mailed notice shall not void any assessment levied in accordance with the provisions of this article. Said notice shall contain ~~the date, time and place of the hearing, describe the area to be improved, and advise persons interested that the description of individual properties to be assessed and the amount of the assessment can be ascertained at the office of the town clerk~~ the purpose of the assessment; the total amount to be levied against each parcel; the unit of measurement to be applied against each parcel to determine the assessment; the number of such units contained within each parcel; the total revenue the local government will collect by the assessment; a statement that failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title; a statement that all affected property owners have a right to appear at the hearing and to file written objections with the local governing board within 20 days of the notice; and the date, time, and place of the hearing.

(b) At such ~~meeting~~ public hearing, the town shall receive the written objections and shall hear testimony from all interested persons ~~consider all objections~~ relating to the assessments ~~and shall make a final decision on whether to levy the special assessments~~. The town council may adjourn the hearing from time to time by providing verbal notice of the time certain for the hearing to be continued. Thereafter, if the ~~decision is to levy the special assessments, the town shall equalize or adjust such assessments where justice and right so dictate, and shall approve~~ town council adopts the special assessment, it shall specify the unit of measurement for the assessment and the amount of the assessment and shall confirm the assessment roll by resolution (the "assessment resolution"). Notwithstanding the notices provided for in paragraph (a), the town council may adjust the assessment or the application of the assessment to any affected property based on the benefit which the board will provide or has provided to the property with the revenue generated by the assessment. When so equalized and approved, a final assessment roll shall be filed in the office of the town clerk, and such assessments shall stand confirmed and remain legal, valid and binding first liens upon the property against which such assessments are made until paid.

(c) A statement of the confirmed assessment ~~shall~~ may be provided to each property owner

listed on the roll via their property tax bill. The property owner shall have such time as may be provided in the assessment resolution within which to pay the total assessment, if applicable.

(d) The town shall determine in the assessment resolution when the payment of any special assessment levied pursuant to this article shall commence, and the frequency and amount of any scheduled collections of such assessments upon determination of the confirmed assessment roll, and the terms and conditions under which such assessments may be prepaid by the property owner, if applicable.

(e) Upon completion of the improvement, any excess in the special assessment as originally made, approved and confirmed over the actual cost of the improvement to be paid by such special assessment, shall be credited proportionately against each special assessment against each parcel in the manner set forth in the assessment resolution, as applicable.

SECTION 2: Each and every other Section and Subsection of Chapter 18 - Taxation. shall remain in full force and effect as previously enacted.

SECTION 3: All Ordinances or parts of Ordinances in conflict be and the same are hereby repealed.

SECTION 4: Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

SECTION 5: Specific authority is hereby granted to codify this Ordinance.

SECTION 6: This Ordinance shall take effect immediately upon adoption.

(The remainder of this page is intentionally left blank.)

FIRST READING this 22nd day of July, 2024.

SECOND AND FINAL READING this 12th day of August, 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

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 6b

PREPARED BY: Kathleen Dominguez, CMC, Town Clerk

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

MEETING DATE: August 12, 2024

AGENDA ITEM: Consideration of Ordinance No. O-06-2024, amending Chapter 18 - Taxation. at various sections and adopting new sections to facilitate the creation of a Townwide Stormwater and Flooding Improvement Program. **REMARKS: FIRST READING.**

ISSUE/BACKGROUND:

Staff recommends that the Town Council adopt Ordinance No. O-06-2024, which establishes a comprehensive townwide Stormwater and Flooding Improvement Program. This ordinance seeks to express the Town Council's intent to address the increasing challenges posed by stormwater runoff and flooding within our coastal community and outline a proactive approach to mitigating flooding risks by implementing strategies that reduce stormwater runoff and improve drainage infrastructure.

The ordinance includes provisions for the following powers and duties relative to Stormwater and Flooding Improvements:

(a) Prepare plans for improvements to the stormwater management system and necessary flooding improvements;

(b) Construct, operate and maintain the facilities which comprise the stormwater management system and flooding improvements located on public property and within public rights-of-way and public easements;

(c) Recommend regulations for adoption by the Town Council for the operation and maintenance of the subject improvements, including provisions for enforcement;

(d) Review and approve development permits for compliance with stormwater management system regulations and/or necessary flooding improvements;

(e) Enter private property for the purpose of inspecting private stormwater or flooding improvement facilities and otherwise enforcing the provisions of this chapter;

(f) Evaluate water quality concerns for discharge into the stormwater management system; and

(g) Recommend stormwater and flooding improvement assessments and amendments thereto to pay the stormwater and flooding improvement costs provided by the Town.

Staff believes that this comprehensive program is essential to protecting our community, enhancing the environment and improving the overall quality of life for our residents. This ordinance was prepared by Erin L. Deady, Esquire, special legal consultant for CMA, in partnership with the Town Attorney and is approved for legal sufficiency.

ATTACHMENT(S):

1. O-06-2024 - Chapter 18 - Stormwater and Flooding Improvement Assessment - FINAL.docx

SAMPLE MOTION:

I move to (approve) (deny approval of) Ordinance No. O-06-2024 on first reading.

ORDINANCE NO. O-06-2024

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, AMENDING CHAPTER 18 - TAXATION, BY AMENDING SECTION 18-52. – DEFINITIONS. ADOPTING NEW DEFINITIONS TO FACILITATE THE CREATION OF A STORMWATER AND FLOODING IMPROVEMENT ASSESSMENT PROGRAM WITHIN THE TOWN IN ACCORDANCE WITH SECTION 403.0893, AND CHAPTER 170, FLORIDA STATUTES IN ORDER TO PROVIDE A DEDICATED FUNDING SOURCE FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORMWATER SYSTEMS AND FLOODING IMPROVEMENTS; FURTHER AMENDING CHAPTER 18 BY REPEALING SECTION 18-53, AND READOPTING SAME AS REVISED; FURTHER AMENDING CHAPTER 18 BY REPEALING SUB-SECTIONS 18-56(a) AND (b) AND READOPTING SAME, AS REVISED IN ORDER TO AMEND REGULATIONS RELATING TO COLLECTION OF ASSESSMENTS; FURTHER AMENDING CHAPTER 18 BY REPEALING SECTION 18-58. – SANITARY SEWER EXTENSION AND READOPTING SAME, AS REVISED WITH A NEW TITLE, "STORMWATER AND FLOODING IMPROVEMENTS"; FURTHER AMENDING CHAPTER 18 BY RENUMBERING SECTIONS 18-59 THROUGH 18-62 AS NEW SECTIONS 18-67 THROUGH 18-70; FURTHER AMENDING CHAPTER 18 BY ADOPTING THE FOLLOWING NEW SECTIONS WITH THE FOLLOWING NEW TITLES, SECTION 18-59. - FINDINGS FOR STORMWATER AND FLOODING IMPROVEMENTS., SECTION 18-60. - POWERS AND DUTIES TO IMPLEMENT STORMWATER FLOODING IMPROVEMENTS., SECTION 18-61. - STORMWATER AND FLOODING IMPROVEMENT ASSESSMENTS.; SECTION 18-62. – STORMWATER AND FLOODING IMPROVEMENT ASSESSMENT BILLINGS., SECTION 18-63. – STORMWATER AND FLOODING IMPROVEMENT FUND., SECTION 18-64. – APPEALS., SECTION 18-65. – DELINQUENT CHARGE; LIENS., SECTION 18-66. – FLOODING; LIABILITY., ALL TO ADOPT NEW REGULATIONS NECESSARY TO PROVIDE FOR THE ADMINSTRATION OF THE STORMWATER UTILITY INCLUDING IMPOSING THE LEVY OF A NON-AD VALOREM ASSESSMENT; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 18. SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ENACTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, Chapter 166, Florida Statutes, which is known as the "Municipal Home Rule Powers Act" provides that municipalities shall have the governmental, corporate, and proprietary

powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, the Town Council of the Town of Lantana has determined that the creation of a stormwater and flooding improvement assessment program constitutes a municipal purpose pursuant to Chapter 166, 170, and Section 403.0893, Florida *Statutes*; and

WHEREAS, the Town Council has determined that a need exists to create a stormwater and flooding improvement assessment program and impose a stormwater and flooding improvement fee, to provide a dedicated funding source for the construction, operation, and maintenance of a stormwater system and flooding improvements; and

WHEREAS, it is right and just that a non-ad valorem special assessment should be imposed upon the properties that are specially benefited in order to pay the costs associated with the stormwater systems and flooding improvements; and

WHEREAS, the Town Council of the Town of Lantana has determined that adoption of this ordinance is in the best interests of the health, safety and welfare of the public and of the citizens of the Town of Lantana.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA:

SECTION 1: Chapter 18 – Taxation. of the Code of Ordinances of the Town of Lantana is amended at Section 18-52. – Definitions. by amended certain definitions and adopting entirely new definitions and inserting them within Section 18-52 in alphabetical order; providing that the amended and newly adopted definitions shall hereafter read as follows:

Assessed Property means developed property, non-residential property, residential property, and unimproved property, but does not mean exempt property.

Estimated Stormwater and Flooding Improvement Service Assessment Rate Schedule means Stormwater and Flooding Improvement Costs determined in the Intent Resolution and the estimated Stormwater and Flooding Improvement Service Assessments established in the Intent Resolution.

Equivalent residential unit or *ERU* means the equivalent residential unit as determined in the intent resolution for those special assessment improvements using equivalent residential units as the basis for assessment. For stormwater and flooding improvements the average single family residential

home on a parcel of land less than 0.25 acres in size which serves as the basic unit for computation of the stormwater and flooding improvement assessment.

ERU Rate means the rate established by resolution of the Town Council whereby the stormwater management and flooding improvement assessment is determined for each property within the Town.

Flooding improvement means any improvement from all other types of flooding not specifically caused by rainfall events, including but not limited to, tidal flooding, storm surge or compound flooding impacts caused by a combination of multiple types of flooding.

Impervious area means the surface area of a property into which the percolation and infiltration of stormwater is prevented or significantly restricted.

Pervious area means the surface area of a property which is not impervious area.

Property means the land parcel as geographically defined by the Palm Beach County Property Appraiser.

Stormwater and Flooding Improvement Cost means the amount necessary to fund the Town's Stormwater and Flooding Improvement Services that are allocable to Assessed Property during a Fiscal Year and shall include, but not be limited to: (A) the cost, whether direct or indirect, of all services, programs or facilities provided by the Town, or through contractual arrangements with the Town relating to Stormwater and Flooding Improvement management activities; (B) the cost of any indemnity or surety bonds and premiums for insurance; (C) the cost of salaries, volunteer pay, workers compensation insurance, or other employment benefits; (D) the cost of computer services, data processing, and communications; (E) the cost of training, travel and per diem; (F) the recovery of unpaid or delinquent fees or charges advanced by the Town and due for Stormwater management and disposal services, programs or facilities allocable to specific parcels; (G) the cost of engineering, financial, legal or other professional services; (H) all costs associated with the structure, implementation, collection, and enforcement of the Stormwater and Flooding Improvement Service Assessments or a prior year's assessment for a comparable service, facility or program, including any service charges of the Tax Collector or Property Appraiser; (I) all other costs and expenses necessary or incidental to the acquisition, provision, or delivery of the services, programs or facilities funded by the Stormwater and Flooding Improvement Service Assessment, and such other expenses as may be necessary or incidental to any related financing authorized by the Town Council; (J) a reasonable amount for contingency and anticipated delinquencies and

uncollectible Stormwater and Flooding Improvement Service Assessments; and (K) reimbursement to the Town or any other Person for any monies advanced for any costs incurred by the Town or such Person in connection with any of the foregoing items of Stormwater and Flooding Improvement Cost.

Stormwater and Flooding Improvement Assessments means a special assessment lawfully imposed by the Town against Assessed Property to fund all or any portion of the Stormwater and Flooding Improvement Cost, providing a special benefit to property as a consequence of possessing a logical relationship to the value, use, or characteristics of the Assessed Property.

Stormwater management system means a system designed and constructed or implemented to control discharges that are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use, or reuse water to prevent or reduce flooding, overdrainage, environmental degradation and water pollution or otherwise affect the quantity and quality of discharges from the system.

Stormwater runoff means the stormwater which impacts (falls on) a property and does not percolate or infiltrate the ground onto which it falls.

User means any individual or legal entity which owns property within the village and thereby uses and benefits from the operation and maintenance of the stormwater management system by the Town.

SECTION 2: Chapter 18 – Taxation. of the Code of Ordinances of the Town of Lantana is amended by repealing Section 18-53. – Declaration of intent; notice. and readopting same, as revised; providing that Section 18-53. shall hereafter read as follows:

Sec. 18-53. - Declaration of intent; notice.

(a) Whenever the town shall decide that a special assessment improvement needs to be accomplished, the town council shall by resolution (the "intent resolution") declare the town's intention to have such work performed, designating the nature of the work; the general location of the work; the part or portion of the cost to be paid by special assessment; the manner in which special assessments shall be made; when such assessments are to be paid; and what part, if any, shall be apportioned to be paid from other funds of the town or another participating governmental unit. Such intent resolution shall also describe the lands on which the special assessment is to be levied and it shall be sufficient to describe such lands as all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby. Such intent

resolution shall also state the estimated total improvement costs.

(b) At the time of the adoption of the intent resolution there shall be on file with the town clerk an assessment ~~plat showing~~ map depicting the area to be assessed, together with ~~preliminary plans and specifications and~~ an estimate of the total improvement cost, both of which ~~assessment plat, preliminary plans and specifications, and estimate~~ shall be open to the inspection of the public.

(c) Promptly after adoption of the intent resolution, the town clerk shall cause notice of the adoption of said intent resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation in Palm Beach County, Florida.

SECTION 3: Chapter 18 – Taxation. of the Code of Ordinances of the Town of Lantana is amended by repealing sub-sections 18-56(a) and (b) and readopting same, as revised to revise the regulation related to collection of assessments; providing that Section 18-56. shall hereafter read as follows:

Sec. 18-56. - Collection of payments; installment payments; certificate of indebtedness.

(a) *Notice of assessment; collection.* ~~Promptly after adoption of the assessment resolution, a statement of the confirmed assessment shall be provided to each property owner listed on the confirmed roll.~~ The special assessments ~~shall~~ may bear interest and shall be payable at the time and in the manner stipulated in the assessment resolution, and shall remain liens, co-equal with the lien of all state, county, district, and municipal taxes, other non-ad valorem assessments which are duly levied and collected pursuant to the uniform method of levy, collection and enforcement of non-ad valorem assessments pursuant to Sections 197.3632 and 197.3635, Florida Statutes (the "uniform method"), superior in dignity to all other liens, titles, and claims, until paid. The town may elect to either collect its own assessment or to utilize the uniform method.

(b) *Installment payments.* The assessment, subject to the interest provided in this section, may be satisfied through weekly, monthly or annual installments as provided for in the assessment resolution with such installment payment period to run ~~not more than twenty (20) years from the completion date of the improvement or~~ for such ~~other~~ period as determined in the assessment resolution.

(c) - (e) (These sub-sections shall remain in full force and effect as previously adopted.)

SECTION 4: Chapter 18 – Taxation. of the Code of Ordinances of the Town of Lantana is amended by repealing Section 18-58. Sanitary sewer extension. and readopting same, as revised with a new title, which shall now read “Stormwater and Flooding Improvements.”; providing that

Section 18-58. shall hereafter read as follows:

Sec. 18-58. - ~~Sanitary sewer extension.~~ Stormwater and Flooding Improvements.

The town shall have the power to construct, install, ~~improve~~ and maintain ~~sanitary sewer lines and facilities, storm sewers and drains~~ stormwater and flooding improvements within the corporate limits of the town, and without the corporate limits where provided by general law or special act, or by interlocal agreement ~~pursuant thereto~~. Benefitting properties shall be assessed by the town for the cost of the stormwater and flooding improvements ~~to extend the service to their property from the nearest main or sanitary sewer connection~~.

SECTION 5: Chapter 18 – Taxation. of the Code of Ordinances of the Town of Lantana is amended by renumbering Sections 18-59 through 18-62 as new Sections 18-67 through 18-70; providing that Sections 18-67 through 18-70 shall hereafter read as follows:

Former **Section 18-59** shall now be new **Section 18-67**

Former **Section 18-60** shall now be new **Section 18-68**

Former **Section 18-61** shall now be new **Section 18-69**

Former **Section 18-62** shall now be new **Section 18-70**

The content and titles Sections 18-59 through 18-62 shall remain in full force and effect as previously enacted but renumbered.

SECTION 6: Chapter 18 – Taxation. of the Code of Ordinances of the Town of Lantana is amended by adopting new Section 18-59. to be entitled "Findings for Stormwater and Flooding Improvements."; providing that Section 18-59. shall hereafter read as follows:

Sec. 18-59. - Findings for Stormwater and Flooding Improvements.

The Town Council finds as follows:

(a) Stormwater runoff is capable of carrying pollutants into receiving bodies, thereby degrading water quality; and

(b) The increase in nutrients, such as phosphorous and nitrogen, resulting from stormwater runoff accelerates eutrophication of receiving water bodies and adversely affects flora and fauna; and

(c) Improperly channeling water increases the velocity of stormwater runoff and increases erosion and sedimentation; and

(d) Construction requiring the alteration of natural topography and removal of vegetation tends

to increase erosion; and

(e) Siltation of water bodies resulting from increased erosion decreases the capacity of water bodies to hold and transport water, interferes with navigation, and harms flora and fauna; and

(f) Impervious surfaces increase the volume and rate of stormwater runoff and allow less water to percolate into the soil, thereby decreasing groundwater recharge; and

(g) Improperly managed stormwater runoff may increase the incidence and intensity of flooding, which endangers property and human welfare; and

(h) The Town conducted an Integrated Master Plan finding that the Town maintains a system of storm and surface water management facilities, inlets, conduits, pipes, manholes, channels, ditches, drainage easements, retention and detention basins, infiltration facilities, and natural waterways; and

(i) General flooding improvements are also necessary to address other types of flooding not specifically caused by just rainfall including but not limited to, tidal flooding, storm surge or compound flooding impacts caused by a combination of multiple types of flooding; and

(j) Elements of the Town stormwater management system that provide for the collection, storage, treatment, and conveyance of stormwater benefit and provide services to all assessed property within the Town; and

(k) The cost of operating and maintaining the stormwater management system, providing flooding improvements and the financing of existing and future repairs, replacements, improvements, and extensions thereof should, to the extent practicable, be allocated in relationship to the contribution to the need for services; and

(l) The stormwater management system and flooding improvements require scheduled maintenance, rehabilitation and replacement; and

(m)Real property either uses or benefits from the presence and operation of a stormwater management system and flooding improvements; and

(n) The use of the stormwater management system and flooding improvements are dependent on land use, elevation, impervious area, location as relative to proximity from tidal influence and other factors that influence runoff or general flooding; and

(o) Florida municipalities have the authority to assess for stormwater and flooding improvements pursuant to the home rule powers provided in the Florida Constitution and Florida Statutes.

(p) The uniform method of collection for non-ad valorem assessments is expressly permitted for the collection of stormwater management fees by Section 403.0893, Florida Statutes and for flooding improvements by Chapter 170, Florida Statutes.

SECTION 7: Chapter 18 – Taxation. of the Code of Ordinances of the Town of Lantana is amended by adopting new Section 18-60. to be entitled "Powers and Duties to Implement Stormwater and Flooding Improvements."; providing that Section 18-60. shall hereafter read as follows:

Sec. 18-60. - Powers and Duties to Implement Stormwater and Flooding Improvements.

The Town Manager and the Public Services director shall have the following powers and duties relative to Stormwater and Flooding Improvements:

(a) Prepare plans for improvements to the stormwater management system and necessary flooding improvements;

(b) Construct, operate and maintain the facilities which comprise the stormwater management system and flooding improvements located on public property and within public rights-of-way and public easements;

(c) Recommend regulations for adoption by the Town Council for the operation and maintenance of the subject improvements, including provisions for enforcement;

(d) Review and approve development permits for compliance with stormwater management system regulations and/or necessary flooding improvements;

(e) Enter private property for the purpose of inspecting private stormwater or flooding improvement facilities and otherwise enforcing the provisions of this chapter;

(f) Evaluate water quality concerns for discharge into the stormwater management system; and

(g) Recommend stormwater and flooding improvement assessments and amendments thereto to pay the stormwater and flooding improvement costs provided by the Town.

SECTION 8: Chapter 18 – Taxation. of the Code of Ordinances of the Town of Lantana is amended by adopting new Section 18-61. to be entitled "Stormwater and Flooding Improvement Assessments."; providing that Section 18-61. shall hereafter read as follows:

Sec. 18-61. - Stormwater and Flooding Improvement Assessments.

(a) Stormwater and flooding improvement assessments are as currently established or as hereafter adopted by resolution of the Town Council from time to time to pay the costs of the

stormwater management and flooding improvement services including, but not limited to, administration, planning, design, permitting, construction, maintenance, regulation, inspection, and enforcement activities.

(b) Stormwater and flooding improvement assessments shall be based on the cost of providing stormwater and flooding improvement services to types of property uses within the Town. The Town Council may revise the schedule of stormwater and flooding improvement rates from time to time to reflect changes in the cost of providing such services.

(c) The rates for the stormwater and flooding improvement assessments shall be according to the following types of land uses:

	Description	**ERU Count**
ERU-01	-Single Family Home on Parcel less than 0.25 acres in size	1 ERU regardless of the impervious area
ERU-02	-Single Family Home on Parcel Greater than 0.25 acres in size -Commercial or Industrial Property (including churches, medical, private schools) -Town of Lantana Property	Number of ERUs is determined by a ratio of total impervious area divided by the average SF home (3,066 SF)
ERU-03	-Multi-Owner Property (Residential or Commercial Condo)	Total ERUs for the development divided by the number of units in the development
ERU-04	-State/County/Public Schools	0 ERUs

Stormwater and flooding improvement assessments shall apply to all properties within the Town that are benefited by them except those that are exempt by law. Public schools are exempt from stormwater management assessments pursuant to the case of *The School Board of Palm Beach County v. City of West Palm Beach.*

SECTION 9: Chapter 18 – Taxation. of the Code of Ordinances of the Town of Lantana is amended by adopting new Section 18-62. to be entitled "Stormwater and Flooding Improvement Assessment billings."; providing that Section 18-62. shall hereafter read as follows:

Sec. 18-62. - Stormwater and Flooding Improvement Assessment billings.

(a) Stormwater and flooding improvement assessments may be levied on the Palm Beach County tax bill as a non-ad valorem assessment through the uniform method of collection.

(b) The owner of a property is ultimately responsible for all assessments imposed pursuant to this chapter.

SECTION 10: Chapter 18 – Taxation. of the Code of Ordinances of the Town of Lantana is amended by adopting new Section 18-63. to be entitled "Stormwater and Flooding Improvement fund."; providing that Section 18-63. shall hereafter read as follows:

Sec. 18-63. - Stormwater and Flooding Improvement fund.

A stormwater and flooding improvement fund is hereby established into which all revenues from the stormwater and flooding improvement assessments, grants, and other funding sources shall be deposited and from which expenditures relating to the stormwater and flooding improvements shall be paid.

SECTION 11: Chapter 18 – Taxation. of the Code of Ordinances of the Town of Lantana is amended by adopting new Section 18-64. to be entitled "Appeals."; providing that Section 18-64. shall hereafter read as follows:

Sec. 18-64. - Appeals.

Any user who believes that a stormwater and flooding improvement assessment has been computed incorrectly may appeal in writing to the Public Services Director for a correction. The decision of the Public Services Director may be appealed to the Town Manager. The decision of the Town Manager shall be final.

SECTION 12: Chapter 18 – Taxation. of the Code of Ordinances of the Town of Lantana is amended by adopting new Section 18-65. to be entitled "Delinquent charge; liens."; providing that Section 18-65. shall hereafter read as follows:

Sec. 18-65. - Delinquent charge; liens.

Stormwater and flooding improvement assessments collected as non-ad valorem assessments via the tax bill shall be subject to all collection provisions of Chapter 197, Florida Statutes including provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for nonpayment.

SECTION 13: Chapter 18 – Taxation. of the Code of Ordinances of the Town of Lantana

is amended by adopting new Section 18-66. to be entitled “Flooding; liability.”; providing that Section 18-66. shall hereafter read as follows:

Sec. 18-66. - Flooding; liability.

(a) Floods from stormwater runoff and general flooding may occur which exceed the capacity of the stormwater management system and flooding improvements constructed. Nothing in this chapter shall be deemed to mean that property subject to the stormwater and flooding improvement assessments established hereby will always be free from stormwater and general flooding and flood damage.

(b) Nothing in this chapter shall be deemed to create any liability on the part of, or create a cause of action against, the Town, or any official or employee thereof, for any flood damage that results from the runoff of floods or storms or tidal flooding, storm surge or combined flooding which cannot be accommodated by the stormwater management system or flooding improvements.

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FIRST READING this 12th day of August, 2024.

SECOND AND FINAL READING this 9th day of September, 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

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 6c

PREPARED BY: Nicole Dritz, Development Services Director

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

MEETING DATE: August 12, 2024

AGENDA ITEM: Consideration of Ordinance O-04-2024, by amending section 23-81(j)(4), to modify the maximum permitted fence height in the Public (P) Zoning District. **REMARKS: FIRST READING**

ISSUE/BACKGROUND:

Currently, fences are permitted to be a maximum of eight (8) feet tall in the Public (P) Zoning District. The proposed Ordinance would allow for fences to be permitted to a maximum of ten (10) feet tall in the Public (P) Zoning District. This change is being sought as a result of Town Staff applying for a building permit for new fencing at the Town tennis courts that will replace the existing fencing.

It is important to note that this proposed ordinance:

- Would allow all properties in the Public (P) Zoning District to install fences to a maximum of ten (10) feet.
- Does not make any adjustments to any other maximum fence height in any other Zoning District.

The Planning Commission reviewed this ordinance at the regularly scheduled meeting of July 24, 2024 and recommended unanimous approval on a 5-0 vote. Voting members were: Joseph Farrell, Rosemary Mouring, Michelle Donahue, Annemarie Joyce and Lyn Tate.

ATTACHMENT(S):

1. Ord-O-04-2024_Chapter_23_-_Fences_in_P.docx

SAMPLE MOTION:

I move to (approve)(disapprove) Ordinance O-04-2024 on first reading.

ORDINANCE NO. O-04-2024

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, AMENDING CHAPTER 23 ZONING, AT SECTION 23-81 – GENERAL PROVISIONS. BY REPEALING SUBSECTION (j)(4) AND READOPTING SAME AS REVISED, IN ORDER TO REVISE THE MAXIMUM PERMITTED FENCE HEIGHT IN THE PUBLIC (P) ZONING DISTRICT; PROVIDING THAT THE REMAINDER OF CHAPTER 23 SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ENACTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Town Council of the Town of Lantana has determined that a need exists to amend the regulations related to fence height in the Public (P) zoning district; and

WHEREAS, the Town Council has determined this revision to be in the best interests of the health, safety, and welfare of the citizens of the Town of Lantana.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA:

SECTION 1: Chapter 23 – Zoning. of the Code of Ordinances of the Town of Lantana is amended at Section 23-81. General provisions. by repealing subsection (j)(4) and readopting same, as revised, in order to revise the maximum permitted fence height in the Public (P) zoning district; providing that subsection (j)(4) shall hereafter read as follows:

Sec. 23-81. General provisions.

(a) – (i) (These subsections shall remain in full force and effect as previously adopted).

(j) *Walls, fences, shrubbery, height limitations.* No wall, fence or other solid structure shall be erected or maintained, and no hedge, shrubbery, wall or other growth shall be maintained upon any property within the town in such a manner as to cause danger to traffic by obscuring the view, or in such manner as to impair visibility at street intersections. See subsections 23-81(e) and (f) hereinabove. All exposed structural supports for fencing shall face the owner's property.

(1) – (3) (These subsections shall remain in full force and effect as previously adopted).

(4) In the P-Public ownership zoning district, all shrubbery, hedge material, walls, fences, or other such structures shall be limited to a height of ten (10) ~~eight (8)~~ feet above the

lot level from the front property line back to the front building setback line. It is recommended and encouraged that chain link or open mesh fencing in the front setback area be dark green or black vinyl coated. In areas outside the front setback area, chain link or open mesh fencing need not be vinyl coated and is limited to a maximum height of ten (10) ~~eight (8)~~ feet. Shrubbery and hedge material shall be neatly maintained, trimmed and kept in a healthy condition; and may not be allowed to create a visual obstruction or impair visibility at street intersections. Notwithstanding the foregoing, any municipally owned property or facility, regardless of the zoning district in which it is located, may be enclosed with a wall, fence, or other such structure, subject to the regulations set forth hereinabove if enclosing the property or facility is required by any federal, state, and/or local regulation or to protect the health, safety, and welfare of the public.

(5) – (7) (These subsections shall remain in full force and effect as previously adopted).

(k) – (n) (These subsections shall remain in full force and effect as previously adopted).

SECTION 3: Each and every other Section and Subsection of Chapter 23 Zoning. shall remain in full force and effect as previously enacted.

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: Specific authority is hereby granted to codify this Ordinance.

SECTION 7: This Ordinance shall take effect immediately upon adoption.

(The remainder of this page is intentionally left blank.)

FIRST READING this 12th day of August, 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

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 6d

PREPARED BY: Stephen Kaplan, Finance Director

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

MEETING DATE: August 12, 2024

AGENDA ITEM: Consideration of Resolution No. R-08-2024, adopting a non-ad valorem assessment roll for Solid Waste and Recyclables Collection.

ISSUE/BACKGROUND:

On November 26, 2012, the Town Council approved Resolution No. R-14-2012 in order to use the uniform method for collecting a non-ad valorem assessment for garbage, trash and recyclables collection and related services. Section 197.3632, *Florida Statutes*, requires a local government to adopt a non-ad valorem assessment roll at a public hearing if the non-ad valorem assessment is increased. Coastal Waste and Recycling of Florida, Inc. notified the Town of their intent to increase rates as allowed per their agreement and was discussed at the budget workshops on June 17, 2024 and July 8, 2024. This assessment provides the funding for the Town to pay for these services.

Town Council approval is sought for Resolution No. R-08-2024 which sets the amount of the annual Residential Solid Waste Collection Assessment on residents' property tax bills. These fees are for the collection portion of garbage, tree trimmings/vegetation (single-family only) and recyclables. Palm Beach County imposes a separate fee for landfills and transfer stations. The Town placed a newspaper advertisement and mailed a letter to all affected property owners on July 11, 2024, notifying them of the assessment which includes an increase over the current year. The annual Residential Solid Waste Collection Assessment is as follows:

- Solid Waste Authority's categories 1, 2, and 3 which are typically single-family parcels, mobile homes, and parcels with buildings of less than five (5) units: $341.28 per residential equivalent unit – an increase of $11.88 (3.6%) per unit per year ($0.99/month).
- Solid Waste Authority's category 4 which are typically parcels with greater than four (4) units per building: $183.24 per residential equivalent unit – an increase of $5.04 (2.8%) per unit per year ($0.42/month).

Based on an estimated 6,021 units, the total revenue levied by the Town will be $1,618,815 (this does not include discounts for early payment of taxes).

ATTACHMENT(S):

1. R-08-2024 Non-Ad Valorem Assessment Solid Waste.docx

SAMPLE MOTION:

I move to (approve) (deny) Resolution No. R-08-2024, adopting a non-ad valorem assessment roll for Solid Waste and Recyclables Collection.

RESOLUTION NO. R-08-2024

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LANTANA FLORIDA, ADOPTING A NON-AD VALOREM ASSESSMENT ROLL FOR SOLID WASTE AND RECYCLABLES COLLECTION AND RELATED SERVICES IN ACCORDANCE WITH SECTION 197.3632, *FLORIDA STATUTES*; STATING THE UNIT OF MEASUREMENT FOR THE ASSESSMENT AND THE AMOUNT OF THE ASSESSMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Town of Lantana desires to use the uniform method for collecting a non-ad valorem assessment for garbage, trash and recyclables collection and related services, as provided in Section 197.3632, *Florida Statutes*; and

WHEREAS, said assessment is necessary to offset costs to the Town for these services; and

WHEREAS, the preferred method of collection of special or non-ad valorem assessments is placement of assessments on the tax bill as a non-ad valorem assessment; and

WHEREAS, the Notice of Hearing and legal advertisement to consider adoption of a non-ad valorem assessment roll, in accordance with the requirements of Section 197.3632(4), *Florida Statutes*, at a public hearing scheduled for August 12, 2024 was mailed July 11, 2024 to each person owning residential property within the Town and was published in a newspaper of general circulation within the Town and County on July 11, 2024; and

WHEREAS, the Town Council of the Town of Lantana has determined that the adoption of this Resolution is in the best interests of the health, safety and welfare of the residents and citizens at large.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, that:

SECTION 1: The foregoing recitals are hereby affirmed and ratified.

SECTION 2: The Town Council of the Town of Lantana, Florida has determined that non-ad valorem assessments are necessary and proper and hereby approves and adopts the following assessment roll for assessing and collecting a non-ad valorem assessment for garbage, trash, and recyclables collection and related services on all residential property within the corporate limits of the Town of Lantana, pursuant to Section 197.3632, *Florida Statutes*:

- Solid Waste Authority's categories 1, 2, and 3 which are typically single-family parcels,

mobile homes, and parcels with buildings of less than five units: $341.28 per residential equivalent unit

- Solid Waste Authority's category 4 which are typically parcels with greater than four units per building: $183.24 per residential equivalent unit

SECTION 3: The real property subject to this non-ad valorem assessment shall include only all residential property lying within the corporate limits of the Town of Lantana, Florida and shall be assessed for each residential equivalent unit.

SECTION 4: It is the express intent of the Town Council that this non-ad valorem assessment shall commence with tax year 2024 and shall continue until such time as the Town Council provides notice of its intent to cease such collection method.

SECTION 5: This resolution shall become effective immediately upon its adoption.

(The remainder of this page intentionally left blank.)

PASSED AND ADOPTED THIS 12th day of August, 2024.

TOWN OF LANTANA

_____
Mayor Karen Lythgoe

ATTEST: (SEAL)

_____
Kathleen Dominguez, CMC, TOWN CLERK

Approved as to form and legal sufficiency.

_____
R. Max Lohman, TOWN ATTORNEY

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 7a

PREPARED BY: Nicole Dritz, Development Services Director

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

MEETING DATE: August 12, 2024

AGENDA ITEM: Consideration of a request to amend a previously approved Special Exception in accordance with Section 23-75 and Section 23-101(d)(12) of the Town of Lantana Code of Ordinances for the commercial portion of the Water Tower Commons Planned Mixed Use Development (PMXD), to accommodate modifications to the commercial site plan at 1001 W Lantana Rd (Case #: SE24-0001). Remarks: Companion items 7b and 7c.

ISSUE/BACKGROUND:

The applicant's agent, Urban Design Studio, is requesting to modify the commercial portion of Water Tower Commons for the reconfiguration of the commercial space along W Lantana Rd. This Special Exception application includes requests to modify both the previously approved Site Plan and Landscape Plan for the commercial portion of the property.

The proposed modifications include the following:

1. Amend the Master Sign Program to reflect the preferred signage/menu boards of the incoming national tenants Panda Express and Carl's Jr, the signage for constructed Dunkin tenant, and update of the Key Plan.
2. Amend the Master Plan to update the current property control numbers issued for the development.

ATTACHMENT(S):

1. WTC Carls Jr. and Panda Express SE.pdf

SAMPLE MOTION:

I move to (approve) (disapprove) Special Exception SE24-0001 for the property located at 1001 W Lantana Rd, known as Water Tower Commons.

CASE #: SE24-0001 SUBMITTAL DATE: January 17, 2024

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: Wexford Capital, for Lantana Development LLC
Address: 777 South Flagler Drive, #602E
WPB, FL 33401
Phone: (561) 273-8600
Fax: (____) _____
Email: hmonsour@wexfordrei.com

~~APPLICANT~~ / AGENT

Name: Urban Design Studio
Address: 610 Clematis Street, STE CU02
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: [signature] Date: 1/17/24 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:

General Information about the Property

Property Name: Water Tower Commons

Property Address: 1001 W Lantana Road, Lantana

Property Control Number: 40-43-44-33-50-001-0010 thru 40-43-44-33-50-001-0100

Existing Zoning: Mixed Use Development with SE for PMXD

Proposed Zoning: No Change

Existing Comprehensive Plan Designation: Mixed Use Development with SE for PMXD

Proposed Comprehensive Plan Designation: No Change

Existing Use of Property: mixed use development of residential and non-residential uses

Proposed Use of Property: No Change

Total Site Area: 3,193,819.2 sq. ft. OR 73.32 Acres

Total Building Square Footage: 343,187 (Commercial)

Front Footage of Property (feet): 1,997.49'

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~~ Site Plan Approved: 708 ~~Proposed~~ Approved Entitlement: 1091

Density (Units per acre): ~~Existing~~ Site Plan Approved: 9.7 ~~Proposed~~ Approved Entitlement: 14.88

COMMERCIAL

Total square footage: 343,187 Number of Buildings: 11

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

This is a request to amend the PMXD Special Exception approval to allow for reconfigurations of the approved site and landscape plans of record for the commercial development (Parcel A) of the Water Tower Commons PMXD and to amend the associated approved Master Signage Program to include signage for the proposed national tenant Panda Express.

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)

See attached legals.

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: Ken Tuma and Sandra Megrue	Name: Hunter Monsour / Phil Braunstein
Company Name: Urban Design Studio	Company Name: Wexford Capital, for Lantana Development LLC
Address: 610 Clematis Street, WPB, FL 33401	Address: 777 South Flagler Drive, #602E, WPB, FL 33401
Phone: 561-366-1100	Phone: 561-273-8600
Email: ktuma@udsflorida.com and smegrue@udsflorida.com	Email: hmonsour@wexfordrei.com

Planner	**Architect**
Name: Same as Agent	Name: Tenant Supplied Architecture Documents
Company Name:	Company Name:
Address:	Address:
Phone:	Phone: Email:
Email:	Florida Registration Number:
Engineer	**Landscape Architect**
Name: Chris Hollen, P.E.	Name: Helen Cohen
Company Name: Kimley Horn & Associates	Company Name: Urban Design Studio
Address: 445 24th St., Suite 200 Vero Beach, FL 32960	Address: 610 Clematis Street, #CU-02, WPB, FL 33401
Phone: Email: 772-794-4087 chris.hollen@kimley-horn.com	Phone: Email: 561-366-1100 hcohen@udsflorida.com
Florida Registration Number: 74685	Florida Registration Number: FL LA0000734
Surveyor	**Attorney**
Name: David P. Lindley, P.L.S.	Name: Harvey Oyer
Company Name: Caulfield & Wheeler, Inc.	Company Name: Shutts & Bowen
Address: 7900 Glades Road, Suite 100, Boca Raton, FL 33434	Address: 525 Okeechobee Blvd, Ste 1100, WPB, FL 33401
Phone: 561-392-1991	Phone: Email: 561-650-8517 Hoyer@shutts.com
Email: Dave Lindley <dave@cwiassoc.com>	Florida Registration Number:

Current Occupant of Building or Property	**Other**
Name: Address: Aldi - Tenant	Name: Address:
Phone: Email:	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

Witness

1/9/24
Date

Signature of Applicant

Hunter Monsour
Printed Name of Applicant

Applicant is:

X Owner
____ Optionee
____ Lessee
____ Agent
____ Contract Purchaser

Address:
Wexford Capital LP, for Lantana Development, LLC
777 South Flagler Drive, #602E
WPB, FL 33401
Phone: (561) 273-8600 Fax (___) _____
Email: hmonsour@wexfordrei.com

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

Witness

1/9/24
Date

Signature of Owner

Phil Braunstein
Printed Name of Owner
Wexford Capital LP, for Lantana Development, LLC
777 South Flagler Drive, #602E
WPB, FL 33401

Water Tower Commons PMXD
Special Exception, Site Plan Review & Landscape Review Amendments
Project Narrative
January 17, 2024
May 15, 2024 Rev.
June 14, 2024 Rev.

urban design studio

Urban Design
Land Planning
Landscape Architecture

LOCATION / REQUEST

On behalf of the commercial development Owner/Applicant, Lantana Development LLC, Urban Design Studio, as Agent, has prepared and hereby respectfully submits these requests for 1) an amendment to the Water Tower Commons Planned Mixed Use Development (PMXD) Special Exception, 2) an amendment to the approved commercial phases of development's site plan, and 3) an amendment to the approved commercial phases of development's landscape plan, for the Water Tower Commons PMXD (Project).

Location

The Project is located on West Lantana Road, east of Interstate 95 and Andrew Redding Road and west of North 8th Street, in the Town of Lantana (Town). The PMXD Project is 73.32 acres in size overall, and was purchased from the State of Florida by Lantana Development LLC, in August of 2014. The Project's Property Control Numbers are 40-43-44-33-50-001-0010 through 40-43-44-33-50-001-0100, of which -0060 through -0100 have been more recently issued by Palm Beach County's (County) Property Appraiser's office to reflect the metes and bounds subdivision of the leased outparcel sites. Ownership of all commercial properties remains under Lantana Development LLC. The PMXD continues to be accessed from the west via Andrew Redding Road and from the east via North 8th Street and the south from West Lantana Road. There is no access from the north.

Request

The Applicants are seeking approval of the following requests as part of this application:

- Special Exception
- Amend the Special Exception to:
    1. Amend the Master Sign Program to reflect the preferred signage/menu boards of the incoming national tenants Panda Express and Carl's Jr, the signage for constructed Dunkin tenant, and update of the Key Plan.
    2. Amend the Master Plan to update the current property control numbers issued for the development.

Commercial Pod – Site Plan

- A request to amend the Site Plan of record to modify the Dunkin Donut site (Building M) to remove the second menu board and associated equipment as the lane has

become an online pick-up lane that operates based on the customers phone location and the ordering application.

- A request to amend the Site Plan of record to modify the site configuration Building O/Phase 7 to remove the approved drive through facility. The approved 2,500 square foot restaurant is proposed to remain.
- A request to amend the Site Plan of record to modify the site configuration of Building P/Phase 8 to remove the approved multi-tenant building consisting of a 1,600 square foot restaurant with drive through, 2,500 square foot sit down restaurant, 1,128 square feet of outdoor seating, and a 4,085 square foot retail use. Phase 8 is proposed to be divided into two (2) leased parcels, both with a single tenant building, to accommodate two (2) new national tenants as noted below:
    1. Building P / Phase 8 – 2,494 square foot restaurant building with drive through facility for Carl's Jr.
    2. Building R / Phase 10 – 2,700 square foot restaurant building with drive through facility for Panda Express.
- Relocation of one (1) EV parking location to Building O, providing for two (2) total EV spaces.

Commercial Pod – Landscape Plan

- A request to amend the Landscape Plan approval for the commercial phase of development to adjust for the requested site plan changes proposed for Phases 7, 8 and 10.
- At the request of Council Member Mason, replace three (3) Ligustrum trees within the east buffer, screening the Car Wash's east elevation, with three (3) Beauty Leaf trees. The Ligustrums are proposed to be between relocated to the south buffer of the Car Wash. Intent is to provide increased screening of the Car Wash façade for the residents to the east.
- Add the recently installed hedge plantings around existing mechanical equipment.

APPROVAL HISTORY

On April 25, 2016, the Town executed an Order of the Town Council for Case No. SE15-0002 approving a Special Exception, pursuant to Section 23-101(d)(12) of the Lantana Code of Ordinances, allowing a Planned Mixed Use Development including waivers for Drive-Thru Facilities and Restaurants over 2,500 SF and waivers for signage. Also on April 25, 2016, Town executed an Order of the Town Council for Case No. SP15-0001 approving a Site Plan for the southern 36.50 acres of the Water Tower Commons MPUD for commercial, office, and retail space uses, including a landscape plan and master signage plan within the Mixed-Use District, established by Case No. SE15-0002.

On September 13, 2016, the Town executed an Order of the Town Council for Case No. SE16-0004, approving an amendment to the Special Exception, pursuant to Section 23-101(d)(12) of the Lantana Code of Ordinances, allowing a revision to Condition of Approval number 33 and to revise the Master Signage Program for the Commercial Pod Master Signage Program. On September 13, 2016, the Town also executed an Order of the Town

Council for Case No. SP16-0001, approving modifications to commercial development site plan of record, including amendments to the landscape plan.

On October 3, 2016, the Town executed an Order of the Town Council for Case No. SE16-0004, approving an amendment to the Special Exception, pursuant to Section 23-101(d)(12) of the Lantana Code of Ordinances, allowing a revision to Condition of Approval number 33 and to revise the Master Signage Program for the Commercial Pod Master Signage Program. On October 3, 2016, the Town also executed an Order of the Town Council for Case No. SP16-0002, approving modifications to commercial development site plan of record, including amendments to the landscape plan.

On April 19, 2017, the Town executed an Order of the Town Council for Case No. SE17-0002, approving an amendment to the Special Exception, pursuant to Section 23-101(d)(12) of the Lantana Code of Ordinances, allowing for one (1) additional restaurant over 2,500 SF a modification to the Master Plan to reflect revisions in the commercial phase and residential development area, and to amend the Master Signage Program. On April 19, 2017, the Town also executed an Order of the Town Council for Case No. SP17-0004, approving modifications to commercial development site plan of record, including amendments to the landscape plan.

On January 29, 2018, the Town executed an Order of the Town Council for Case No. SE17-0012 approving an amendment to the Special Exception, pursuant to Section 23-101(d)(12) of the Lantana Code of Ordinances, allowing a reduction in the required parking (Section 23-131), amend the Master Signage Program to add three (3) additional monument signs for the west residential pod, and to amend the Master Plan. On November 26, 2018, the Town also executed an Order of the Town Council for Case No. SP17-0007, approving the site plan for the residential development within the westernmost 16+/- acres within the Water Commons Tower development, including approval of the associated landscape plan.

On November 26, 2018, the Town executed an Order of the Town Council for Case No. SE18-0003, approving an amendment to the Special Exception, pursuant to Section 23-101(d)(12) of the Lantana Code of Ordinances, allowing a reduction in the required parking (Section 23-131), amend the Master Signage Program to add three (3) additional monument signs for the east residential pod, and to amend the Master Plan. On November 26, 2018, the Town also executed an Order of the Town Council for Case No. SP18-0003, approving the site plan for the residential development within the easternmost 18+/- acres within the Water Commons Tower development, including approval of the associated landscape plan.

On December 5, 2019, the Town executed an Order of the Town Council for Case No. SE19-0004, approving an amendment to the Special Exception, allowing 1) the addition of the use of Service Station within the PMXD, 2) adding a use of Restaurant over 2,500 SF, and 3) amend the Master Signage Program to add three custom signage for the Service Station Use. Additionally on this date, the Town executed an Order of the Town Council for Case No. SP19-0003 and LP19-0002, approving the Site Plan and Landscape Plan to

reflect the approvals granted above. Which was subsequently amended by Case No. SE20-0001, SP20-0001, and LP20-001, to modify the Service Station use canopy and minor site reconfiguration.

On March 1, 2021, the Town executed an Order of the Town Council for Case No. SE20-0008, approving an amendment to the Special Exception, allowing 1) the additional of construction phase lines to the commercial development, amend lighting locations, and modify landscaping locations as required. Additionally on this date, the Town executed an Order of the Town Council for Case No. SP20-0007 and LP20-0008, approving the Site Plan and Landscape Plan to reflect the approvals granted above.

On May 10, 2021, the Town executed an Order of the Town Council for Case No. SE21-0003, approving an amendment to the Special Exception, allowing 1) the realignment of the eastern portion of the spine road and an increase in the overall SF of the Commercial Pod. Additionally on this date, the Town executed an Order of the Town Council for Case No. SP21-0003 and LP21-0009, approving the Site Plan and Landscape Plan to reflect the approvals granted above.

On November 21, 2022, the Town Planning Director executed Order MSP21-0001, approving a minor amendment to the plans of record, allowing a parking island to be redesigned to add a diamond configuration to allow for a light pole to be shifted to accommodate a drainage line.

On May 6, 2022, the Town executed an Order of the Town Council for Case No. SE21-0005, approving an amendment to the Special Exception, allowing for site modifications to add a 4,986 SF Chick-Fil-A restaurant and modifications to the Water Tower Commons Master Sign Program. Additionally on this date, the Town executed an Order of the Town Council for Case No. SP21-0004 and LP21-0021, approving the Site Plan and Landscape Plan to reflect the approvals granted above.

On September 27, 2022, the Town executed an Order of the Town Council for Case No. SE22-0006, approving an amendment to the Special Exception, allowing for one additional drive through business use, the addition of a car was use, and modifications to the Water Tower Commons Master Sign Program. Additionally on this date, the Town executed an Order of the Town Council for Case No. SP22-0004 and LP22-0010, approving the Site Plan and Landscape Plan to reflect the approvals granted above and the redesign/reconfiguration of the four (4) outparcels located east of the project's main street.

On May 9, 2023, the Town executed an Order for Cases SP22-004 and LP23-0006, allowing for modifications to the site and landscape plans to address changes to Building N/Phase 5 site (Dunkin Donut), addition of Tesla Charging Stations in Phase 2B (Wawa), shifted/modified the approved wall and planting locations for Building Q/Phase 6 (El Car Wash), add EV charging station locations at Buildings O/Phase 7 and Building P/Phase 8, and Modify the plantings around the installed Art in Public Places.

More recently on August 29, 2023, the Town executed an Order for Case SE23-0001 allowing an amendment to the Special Exception PMXD to allow the addition of a Financial Institution as a permitted use and modify the Water Tower Commons Master Sign Program. Additionally on this date, the Town executed an Order of the Town Council for Case Numbers SP23-0001 and LP23-0015, approving the Site Plan and Landscape Plan to reflect the approvals granted above and the redesign/reconfiguration of the Bank use site (Building M/Phase 9) and changes proposed for the EV parking proposed at the Wawa site.

EXISTING AND FUTURE LAND USE AND ZONING DESIGNATIONS

The PMXD will maintain its existing Zoning and Future Land Use Plan designations. There is no change proposed as a result of the requests made part of this application to amend the Special Exception Use, Commercial Site Plan and Landscape Plan. Existing Zoning and Future Land Use Plan designations for the site are Mixed Use Development (MXD).

DEVELOPMENT / PHASING OVERVIEW

It is the continued goal of the Owner/Applicant to create a well-designed and integrated community offering a residential component within walking distance to both commercial and restaurant uses, via horizontal integration between the uses. Additionally, the Owner/Applicant was granted approval to develop the 0.89-acre Water Tower Commons Park (‘Park’) and rotary to the north of the non-residential uses that is accessible to the public for passive uses. The Park has been constructed simultaneously with the Main Street and Rotary elements and the first phase of residential development. The Owner/Applicant continues to propose phasing for the construction of those portions of the non-residential inline and outparcel buildings. It has been previously established that the phasing will be determined as end users enter into lease agreements and/or the developer initiates construction. The residential developments have been previously completed.

The Owner/Applicant reserves the design and development flexibility to allow for future development opportunities, which may include combined non-residential and residential uses as well. These future development phases will be brought before the Town Council at a future date and are not part of this request.

MASTER PLAN

The Master Plan has been amended to include the newly established property control numbers within the PXMD as part of this request. There are no proposed changes to the master development plan, which remain consistent with the approved uses, intensities, and densities reflected in prior approvals. This program will continue to be refined over time during the site planning processes; however, the proposed development program remains equivalent with the traffic study approved by the Town Council as part of the

initial Land Use Amendment and Rezoning approvals. As the development program is refined in the future, the Master Plan for the development will continue to be amended with traffic equivalency statements, as necessary, based on the proposed future uses. This flexibility is critical as the developer will continue to assess the market in regard to potential permitted uses for the site.

The current approved master development approval includes the following:

USE	APPROVED	PROPOSED	CHANGE
Residential DUs	1,091	1,091	0
Commercial *(including Office)*	343,187 SF	343,187 SF	0

Based on the Traffic Report prepared by Kimley-Horn and Associates, dated January 2024, the proposed amendments to the commercial development program continue to be consistent with the overall approvals.

Note: Any unutilized commercial square footage resulting from the commercial development's completion is proposed to be reallocated to the undeveloped portion of the PMXD for future development opportunities.

COMMERCIAL POD – SITE PLAN /LANDSCAPE PLAN AMENDMENT

As part of this petition, the Applicants are requesting to amend the prior Site Plan and Landscape Plan approvals for the commercial phase of the PMXD development as a concurrent component. The commercial development continues to front Lantana Road, with a 'Future Development' portion of the PMXD being situated in the northeast corner, adjacent the commercial site. The commercial phase of development was previously amended to include the Water Tower Commons Park site as a functioning roundabout for residential development access as well as for non-residents. The commercial phase of development will be phased over time in multiple phases of construction. Below is a summary of the past/current activity on the commercial site:

Phase/Building	Current Use/User	Status
Phase 1	main street and rotary	Constructed
Phase 2A / Building A	Aldi and portion of the south spine road and access points	Constructed
Phase 2B / Building K	Wawa	Constructed
Phase 3 / Roadways	remaining portion of the south spine road and access points	Constructed
Phase 4 / Building L	Chick-Fil-A	Constructed
Phase 5 / Building N	Dunkin Donut	Constructed, Signage Pending
Phase 6 / Building Q	El Car Wash	Constructed
Phase 7 / Building O	Mixed Non-Res Uses	In Design
Phase 8 / Building P	Carl's Jr.	Requesting Entitlements

Phase 9 / Building M	Fifth Third Bank	Under Construction
Phase 10 / Building R	Panda Express	Requesting Entitlements
Remaining commercial site not yet developed.		

RESIDENTIAL POD – SITE PLAN /LANDSCAPE PLAN

There are no changes proposed to the approved residential developments.

CONCURRENCY

The Owner/Applicant has previously secured concurrency for the entire PMXD development as part of the Rezoning approval. The traffic report has also been previously approved by Palm Beach County and the Town of Lantana.

A Traffic Equivalency Statement has been provided as part of this amendment request providing for the additional uses requested.

There are no other changes to the approved concurrency as a result of this request.

Remainder of page left intentionally blank.

REQUEST – OVERALL DEVELOPMENT
SPECIAL EXCEPTION USE

The Applicants are requesting to amend the Special Exception for the Water Tower Commons PMXD to allow for the following modifications:

1. Amend the Master Sign Program to reflect the preferred signage/menu boards of the incoming national tenants Panda Express and Carl's Jr, the signage for constructed Dunkin tenant, and update of the Key Plan.
2. Amend the Master Plan to update the current property control numbers issued for the development.

COMMERCIAL DEVELOPMENT

MASTER PLAN USES
There are no Master Plan changes being requested as a result of this request, with the exception to add the latest PCNs to the plan for updated reference.

SIGNAGE
The developer has been working with the incoming Panda Express and Carl's Jr. tenants which has resulted in the compilation of specific sign needs for those users, including the addition of second menu boards. As an outparcel development, the proposed uses are permitted to have two (2) Primary Wall Signs. The first is required to be located on the same elevation as the main entrance and the second is permitted to face Lantana Road. Outparcel uses are additionally permitted two (2) Ancillary Wall Signs that may be placed on any elevation, per the Master Sign Plan.

PANDA EXPRESS
For Panda Express, these regulations allow the tenant to incorporate two (2) Primary Wall Signs, one (1) on the south elevation facing Lantana Road and one (1) facing east over their main pedestrian entry. Panda Express is proposing one (1) Primary Wall Sign, consisting of their logo and business name on the south elevation facing Lantana. They are proposing the second permitted Primary Wall Sign on their east elevation, over their main entry. They are additionally proposing a third Primary Wall Sign on their west elevation, allowing for better visibility and wayfinding for both east and west bound traffic along Lantana Road. Below is an accounting of their compliance with the Master Sign Program for outparcel signage.

South Elevation *(Lantana Road)*

	Total Wall Width (N)	**Max OA Sign Area**	**Max Letter Height**	**Max Width** *(% x N)*
Required	15'+	75 SF	4'	70% *(or 30.27')*
Proposed	43.25'	104.66 SF	4'	60.5% (26.16')

East Elevation

	Total Wall Width (N)	Max OA Sign Area	Max Letter Height	Max Width *(% x N)*
Required	50'+	125 SF	4'	55% *(or 36.41')*
Proposed	66.2'	16 SF	4'	6% (4')

West Elevation ***(ADDITIONAL PRIMARY WALL SIGN)***

	Total Wall Width (N)	Max OA Sign Area	Max Letter Height	Max Width *(% x N)*
Required	50'+	125 SF	4'	55% *(or 36.41')*
Proposed	66.2'	16 SF	4'	6% (4')

There are no Ancillary signs proposed. Panda Express has also provided a signage package, which has been included with this request, outlining their other specific site/directional signage.

CARL'S JR.

For Carl's Jr., these regulations also allow this tenant to incorporate two (2) Primary Wall Signs, one (1) on the south elevation facing Lantana Road and one (1) facing east over their main pedestrian entry. Carl's Jr. is proposing one (1) Primary Wall Sign, consisting of their logo, business name, and the verbiage 'Charbroiled Burgers' on the south elevation facing Lantana. They are proposing the second permitted Primary Wall Sign consisting of their logo and name on their east elevation, over their main entry. They are additionally requesting a blade sign consisting of the star from their logo and the verbiage 'Charbroiled Burgers'. Additionally on the east and west elevations, the tenant is proposing their typical branding signs that include three (3) each 16.90 SF signs depicting products and verbiage and four (4) 10.75 SF circular aluminum signs depicting white on grey images of food product. There is no signage proposed for the north elevation. Below is an accounting of their compliance with the Master Sign Program for outparcel signage.

South Elevation *(Lantana Road) – Primary Signage*

	Total Wall Width (N)	Max OA Sign Area	Max Letter Height	Max Width *(% x N)*
Required	15'+	75 SF	4'	70% *(or 28')*
Proposed Sign A	40'	73 SF	3.4'	36.45% (14.58') Overall All Sign
Proposed Sign B	Not Permitted	25 SF	Two lines at 1' ea. for 2'-4"+ total w/spacing	19.57% (7.83') Overall All Sign

East Elevation – *Primary Signage*

	Total Wall Width (N)	Max OA Sign Area	Max Letter Height	Max Width *(% x N)*
Required	50'+	125 SF	4'	55% *(or 36.41')*
Proposed Sign A	55'	73 SF	3.4'	36.45% (14.58') Overall All Sign

East Elevation – *Ancillary Signage*

	Total Wall Width (N)	Sign Width (W) (10% of N = W)	Max Letter Height	Max OA Sign Area Width *(W x 2)*
Required	50'+	5'	1'	10 SF
Proposed Sign D	55'	10.71+'	N/A	16.90 SF
Proposed Sign E	55'	13+'	N/A	10.75 SF

East Elevation – *Projecting Sign*

	Projection from wall	Projection from ground	Max OA Sign Area
Required	3'-6" max	8' min	9 SF
Proposed Sign C (Projecting)	2'+	10'+/-	4 SF

West Elevation – *Ancillary Signage*

	Total Wall Width (N)	Sign Width (W) (10% of N = W)	Max Letter Height	Max OA Sign Area Width *(W x 2)*
Required	50'+	5'	1'	10 SF
Proposed Sign D (Add Ancillary Sign #3)	55'	10.71+'	N/A	16.90 SF
Proposed Sign E (Add Ancillary Sign #4)	55'	13+'	N/A	10.75 SF

Carl's Jr. has also provided a signage package, which has been included with this request, outlining their specific site/directional signage as well.

DUNKIN DONUT

For the existing Dunkin Donut, these regulations allow the tenant to incorporate two (2) Primary Wall Signs, one (1) on the south elevation facing Lantana Road and one (1) facing east over their main pedestrian entry. Dunkin Donut is proposing one (1) Primary Wall Sign, consisting of their business name 'Dunkin', on the building's east elevation over their main pedestrian entry. The Primary Wall Sign permitted on the south elevation, facing Lantana, is being proposed on their west elevation as the tenant believes signage on the west and east are more appropriate due to the placement of the building. They are proposing one (1) Ancillary Sign on the east elevation, consisting of a to-go cup with the a 'D' on it. They are additionally proposing one (1) Ancillary Sign on the north elevation consisting of the verbiage 'Lantana Runs on Dunkin'. Neither of these Ancillary Signs are

consistent with the Master Sign Program, and must be approved by the Town Council. Below is an accounting of their compliance with the Master Sign Program for outparcel signage.

South Elevation *(Lantana Road) – No Signage Proposed*

	Total Wall Width (N)	**Max OA Sign Area**	**Max Letter Height**	**Max Width** *(% x N)*
Required	50+	125 SF	4’	70%
N/A	N/A	N/A	N/A	N/A

East Elevation – *Primary Signage*

	Total Wall Width (N)	**Max OA Sign Area**	**Max Letter Height**	**Max Width** *(% x N)*
Required	15+	125 SF	4’	55% *(or 19.25’)*
Proposed	35’	26 SF	2’	30.7% (10.75’)

East Elevation – *Ancillary Signage*

	Total Wall Width (N)	**Sign Width (W) (10% of N = W)**	**Max Letter Height**	**Max OA Sign Area Width** *(W x 2)*	**Text/ Logo**
Required	15’+	2’	1’	3 SF	1 line
Proposed	35’	3.6’	3’	7 SF	Does not conform

West Elevation – *Primary Signage*

	Total Wall Width (N)	**Max OA Sign Area**	**Max Letter Height**	**Max Width** *(% x N)*
Required	15+	125 SF	4’	55% *(or 19.25’)*
Proposed	35’	16 SF	4’	6% (4’)

North Elevation – *Ancillary Signage*

	Total Wall Width (N)	**Sign Width (W) (10% of N = W)**	**Max Letter Height**	**Max OA Sign Area Width** *(W x 2)*	**Text/ Logo**
Required	50’+	5’	1’	10 SF	1 line
Proposed	50’	8.166’	8.25” & 7.5” 1’ 7.4” Combined	14 SF	2

SPECIAL EXCEPTION STANDARDS

Applicants have reviewed the standards set forth in the Town’s development regulations for the granting of Special Exception Uses and has responded accordingly below.

As permitted per Section 23-101(d)(12), MXD mixed use development district, in the Town’s land development regulations, the Applicants are requesting to amend the Special Exception for the PMXD to allow for the proposed modifications to the commercial site plan and the Master Sign Program.

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.

This is an amendment to a previous approved Special Exception for the Water Tower Commons PMXD*. No changes to the prior approval are proposed that would negatively impact the prior approval. The PMXD was previously granted approval for a 10' perimeter buffer and adjacent 10' utility easement, which surround the entire 73+ acres. All adjacent perimeter buffers continue to meet or exceed the 6' width with 10' of landscape buffer planting area and an additional 10' of green area for the established utility easement, which Applicants are also utilizing in part for smaller shrub and ground cover plantings. The data changes proposed to the Master Plan have no impact on the approved development.*

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

Owner/Applicant *has previously addressed the matter of excessive vehicular traffic for the site. In accordance with the current approval, the* Owner/Applicant *has committed to and/or constructed numerous improvements to Lantana Road, including additional signalization and turn lanes that will alleviate negative impacts of additional traffic proposed to be generated by the PMXD project. It is the intent of the constructed design to allow for multiple ingress and egress points for the uses within the site, thus diffusing the flow of traffic around the site and away from local residential streets. Additionally, the overall project is required to comply with the country-wide Traffic Performance Standards and those set forth by the Town of Lantana. This request to amend the Water Tower Commons PMXD Special Exception complies with this standard and does not result in any additional vehicular traffic. The data changes proposed to the Master Plan have no impact on the approved development.*

(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).

Owner/Applicant *has committed to and/or constructed numerous improvements to the surrounding roadways, including additional signalization and turn lanes that will alleviate negative impacts of additional traffic proposed to be generated for the project. It is the intent of the design to allow for multiple ingress and egress points for the site, thus diffusing the flow of traffic around the site. Parking for the commercial phase of development is in excess of that required by the Town's Off-street Parking regulations. A traffic report prepared by Kimley-Horn and Associates was previously approved in this respect. A Traffic Equivalency Statement also prepared by Kimley-Horn and Associates has also been provided as part of this request.*

No parking or traffic problems are anticipated as a result of the site change proposed, the proposed modifications to the Master Sign Program, or the updated Master Plan data, for the commercial phase of development.

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

The Special Exception amendment allows the Applicants the continued flexibility to develop the proposed commercial and residential developments, providing for buffers, green areas, community amenities, and other improvements for pedestrian access throughout the site and connecting to adjacent roadways. The request to modify a use within the commercial development does not negatively impact the previously approved development program or site design. All drives and sidewalks are proposed to meet the current standards of the Town of Lantana with the new buildings providing pedestrian access to both Lantana Road and internal to the PMXD. This request to amend the Water Tower Commons PMXD Special Exception complies with this standard. The data changes proposed to the Master Plan have no impact on the approved development.

(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.

The proposed amendments to the Special Exception to modify uses that were previously approved, along with the request to modify the Master Sign Program and update the Master Plan data, continues to allow the Applicants the flexibility to provide for a well-designed integrated community minded development offering commercial and residential components that are within walking distance of each other and other existing residential, commercial, and public uses. All proposed drives and sidewalks meet the current standards of the Town of Lantana. The existing residential and existing/proposed commercial uses allow for the provision of services and goods to the Town's residents as well as providing additional housing choices, making a substantial contribution to the area. This request to amend the Water Tower Commons PMXD Special Exception continues to comply with this standard.

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

The proposed amendments to the Special Exception to modify uses that were previously approved, along with the request to modify the Master Sign Program and update the Master Plan data, do not endanger, restrict, or impair the public's welfare or safety. The development of this site, as proposed or amended, continues to provide the Town with modern commercial and residential uses that enhance the community as a whole and do not affect the public's safety. This request to amend the Water Tower Commons PMXD Special Exception complies with this standard.

REQUEST – COMMERCIAL
AMENDMENT TO THE SITE PLAN REVIEW

Applicants are requesting to amend the prior approval for Site Plan Review and Landscape Plan review to allow for:

- A request to amend the Site Plan of record to modify the Dunkin Donut site (Building M) to remove the second menu board and associated equipment as the lane has become an online pick-up lane that operates based on the customers phone location and the ordering application.
- A request to amend the Site Plan of record to modify the site configuration Building O/Phase 7 to remove the approved drive through facility. The approved 2,500 square foot restaurant is proposed to remain.
- A request to amend the Site Plan of record to modify the site configuration of Building P/Phase 8 to remove the approved multi-tenant building consisting of a 1,600 square foot restaurant with drive through, 2,500 square foot sit down restaurant, and 4,085 square foot retail use. Phase 8 is proposed to be divided into two (2) leased parcels, both with a single tenant building, to accommodate two (2) new national tenants as noted below:
    1. Building P / Phase 8 – 2,494 square foot restaurant building with drive through facility for Carl's Jr.
    2. Building R / Phase 10 – 2,700 square foot restaurant building with drive through facility for Panda Express.
- Relocation of one (1) EV parking from prior approved Building P location to Building O, providing for two (2) total EV spaces.

SITE RECONFIGURATION

All proposed modifications are internal to the commercial pod and do not adversely affect the surrounding communities or adjacent businesses. There are no modifications to the internal roadways or driveway connections to the adjacent roadways. Aside from the proposed redesign of the outparcel sites, there are no other proposed changes to the previously approved site design or other approved access points.

Based on the updated Commercial Site Plan, the amended development program for the commercial site includes the following square footage breakdown:

USE	Approved SF	Proposed SF	Change
Financial Institution/Bank	1,900 SF	1,900 SF	No Change
Restaurant	24,362 SF	25,034 SF	+ 672 SF
Retail (includes Fitness, Car Wash and Service Station retail space)	170,631 SF	166,546 SF	- 4,085 SF
Service Station	16 Fuel Pumps	16 Fuel Pumps	No Change
TOTAL SF	194,993 SF / 16 Fuel Pumps	191,580 SF / 16 Fuel Pumps	- 3,413 SF

The proposed modifications to the commercial development remain in keeping with the intent of the Town's development regulations and will provide for an enhanced overall design and development and service to the surrounding communities and businesses.

PROPOSED USES

The approved site plan currently permits the uses of restaurant, general retail, fitness center, pharmacy, bank, and residential. Approved Special Exception uses include seven (7) Restaurants over 2,500 SF, six (6) Businesses with drive-thru, one (1) Service Station and one (1) car wash. Applicants are not proposing to add any additional uses or Special Exception uses as a result of this request.

Per the Master Plan, the current development program includes 343,187 SF of commercial/retail uses and 1,091 multi-family units. This is consistent with the approved Traffic Report and Traffic Equivalency Statement prepared by Kimley Horn and Associates, submitted as part of this request. The proposed modifications to the commercial site have been previously accounted for in the traffic approvals.

PEDESTRIAN AND TRANSPORTATION LINKAGES

The commercial phase of development continues to reflect continuous and enhanced pedestrian and vehicular circulation throughout the site. Enhancements continue to include landscape and palm lined major pedestrian avenues that provide connectivity from the residential components to the commercial components, and out to the adjacent roadways. Vehicular connectivity is also proposed between the residential and commercial components via Water Tower Way, the Project's main street, and multiple alternative secondary connections to the surrounding roadways. This provides convenience to not only the residents within the Project, but also for patrons of the commercial uses who may utilize both pedestrian and vehicular connections.

The Town's Land Development Regulations additionally require that uses provide for public access facing Lantana Road. With exception of the Car Was use, the approved

and proposed outparcel uses provide for public access to Lantana Road and the interior adjacent east west spine road.

ACCESS

Owner/Applicant has competed all connecting driveways for the development, and continues to work with the Town and Palm Beach County Traffic Division to provide for future improvements for signalization along Lantana Road at the Main Street. All improvements resulting from this PMXD development benefit not only those associated with the PMXD but the neighboring uses and community as a whole.

Access to the commercial portion of the site continues to include one (1) primary point of two-way entry (signalization TBD) and four (5) secondary points of two-way entry. Owner/Applicant has previously gained approval to eliminate the previously approved right-out-only exit onto North 8th Street due to the redesign of the southeast corner outparcel site.

EXISTING UTILITIES AND EASEMENTS

Owner/Applicant has previously secured determination from the Town's providers that water and sewer capacity exist for this development. The Owner/Applicant continues to work with the Town and other entities to determine final design requirements and structural needs. The intensity proposed as a result of the site development for the commercial phase of development and residential phases of development are less than that proposed as part of the Land Use Modification and Rezoning.

ARCHITECTURAL STANDARDS

There are no modifications to the approved architectural theme and design of the commercial development as a result of this request. Architectural elevations for the two (2) proposed restaurant uses (Phases 8 and 10) has been included and comply with aspects of the approved architectural theme and character as provided in the PMXD Design Guidelines.

More specifically, the architectural design styles of the proposed buildings provide for a variety of textures and materials, including manufactured stone, stucco, canopy, aluminum composite materials reflecting national branding, and flat roof features with custom colors based on the national branding. The colors and materials are continued on all four sides of the building. Colors proposed are both in close harmony with the colors suggested in the design guidelines with the addition of colors associated with national branding, as appropriate.

PARKING AND LOADING AREAS

Applicants are proposing to reduce the overall provided parking from 970 to 964 parking spaces, a reduction of 6 parking spaces. Based on the adjusted development program, the project is required 767 parking spaces based on a 1/250 parking ratio for a Large-Scale Shopping Center. Owner/Applicant continues to meet the requirements for parking on this site and is compliant with the Town's Off-Street Parking regulations. There is no

shared parking proposed for the site or between the commercial and residential phases of development. All parking spaces are compliant with the Town's Code and are proposed at 9' x 18.5', 9.5' x 18.5', including any parking spaces designed with overhangs. Applicants are required to provide 19 handicap spaces based on the square footage proposed and is providing for 46 handicap spaces distributed at the front of the proposed buildings, as required by Florida Building Code, some within EV Charging areas.

Applicants are also in compliance with Order SE17-0007, allowing for up to 819 parking spaces to be constructed without wheel stops. With this request, the Owner/Applicant is proposing for 269 parking spaces to be provided without wheel stops, and the remaining 695 parking spaces with wheel stops.

The proposed modifications to the approved Phase 8 development area continue to provide for one (1) shared loading space. In all, the Owner/Applicant is required to provide for thirteen (13) 15'x35' loading spaces, and is providing fourteen (14) across the commercial development.

There are 20 EV charging parking spaces provided site wide.

OUTDOOR SEATING

Buildings O and P are proposing 788 SF and 240 SF of outdoor seating, respectively, for a total of 1,028 SF of outdoor seating. Prior approved outdoor seating totaled 1,450 SF. This is a reduction of 422 SF of outdoor seating. At this time there is no outdoor seating area proposed for Building R (Panda Express). Tenant understands that the addition of outdoor seating to their program would require an administrative amendment.

COMPATIBLE AMENITIES AND FURNITURE

It remains the intent of the Applicants to provide street furniture, street lighting, pedestrian lighting, traffic signage, trash receptacles, and pedestrian benches that are consistent in style, color, or material throughout the PMXD. The applicants request that final selections be permitted to be approved at a Staff level as part of the permitting process.

MECHANICAL EQUIPMENT / DUMPSTERS

The prior approved dumpster locations within Phase 8, adjacent to Lantana Road, have been divided and relocated to the north sides of the two (2) proposed restaurant buildings, in closer proximity to the east west spine road, per tenant requests.

Additionally, the Owner/Applicant has recently provided for additional landscape screening of ground mounted mechanical equipment, including Florida Power and Light power boxes, where permitted.

There are other changes to the current approved screening of mechanical equipment and dumpsters proposed within the commercial development. Owner/Applicant is committed

to continue to completely screen mechanical equipment with walls and/or opaque landscaping from adjacent properties and the view from the adjacent public streets.

DRAINAGE

The proposed commercial site will continue to meet or exceed the requirements for drainage within the overall commercial and PXMD developments with treatment provided through proposed exfiltration trench on-site. This overall site has very good percolation rates and a deep-water table and is a good candidate for the use of exfiltration trench rather than ponds. The plan for the overall commercial site is to continue retaining all runoff for a 25-year – 72-hour storm onsite, since the site has no outfall. Please see Drainage Statement prepared by Kimley-Horn and Associates dated January 2024.

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REQUEST – COMMERCIAL
LANDSCAPE PLAN

Overall Commercial Center

The 30.1-acre commercial pod fronts on Lantana Road, and has been designed to provide for the required 20% of overall and 20% of vehicular landscape areas at a total of 6.01 acres. The calculation of 6.01 acres is based on the revised site configuration as it relates to the vehicular use areas. The overall landscape area includes the landscape around the proposed buildings, perimeter buffers, and landscape islands at a total of 3.05 acres, an increase of .02 acres. The proposed parking and vehicular areas within the commercial parcel total 14.83 acres. This area includes landscape areas within and directly adjacent to these parking areas that are or exceed the 6' minimum width requirement, which have been utilized to meet the required planting areas. These landscape areas total 2.96 acres in size, or 20% of the parking area. The mixed-use district overall landscape requirement of 1 tree per 2,500 SF and outdoor parking/vehicle use area requirement of 1 tree per 250 SF of landscape, as well as other landscape requirements, are being met on the site within the commercial development. The proposed amended landscape plan is Complaint with Chapter 10.5 of the Town's Code.

The intent of the overall blended landscape design is to display a tropical coastal image utilizing materials such as the stately Silver Date Palms that flank the project and major retail entries. For the subject site specific, applicants are proposing Montgomery and Alexander Palms, East Palatka Holly, Red Tip Coco Plum, Red Sister Ti Plants, Jatropha, Wax Jasmine, Green Island Ficus internal to the project site. The buffer areas have been designed to utilize materials previously approved along Lantana Road and the main street buffer sections for uniformity.

Owner/Applicant is proposing to provide more than the required 50% native plant material in the form of required trees and shrubs across the site, with approximately 75.5% native trees and 61.5% native shrubs. The trees and palms proposed for the PMXD include Silver Button Wood Orange Geiger Tree, White Crape Myrtle Multi-Trunk, Sweet Bay, Slash Pine, Southern Live Oak, Desert Cassia and a number of previously mitigated 'Legacy Oaks' from the site, as well Silver Palms, Areca Palms, Bottle Palms, Spindle Palms, Wild Date Palms, Alexander Palms, Cabbage Palmetto, and Montgomery Palms. Along with this large palette of materials, several diverse shrub and ground covers are also proposed across the site. Owner/Applicant is providing for more than 110% of the required trees on the commercial site with 569 trees required at 100%, 625 trees required at 110%, and 639 trees being provided, thus continuing to meet the requirements of the prior approved waivers for the east outparcels.

Landscape material changes include the following:

Code	Name	Quantity	Increase	Decrease
TREES				
CB	Brazilian Beauty Leaf	3	3	
CE	Buttonwood	27	11	
CS	Silver Button Wood	53	4	
CS4	Silver Button Wood	16	16	
IE2	East Palatka Holly	29	7	
LT	Japanese Crape Myrtle	29		4
LW	White Crape Myrtle	16	4	
PD	Slash Pine	30		2
PD2	Slash Pine	52		6
PD3	Slash Pine	34		3
QV2	Southern Live Oak	34		2
PALMS				
PE2	Alexander Palm Single	14	1	
VM	Montgomery Palm	183		1
SHRUBS				
CHI	Red Tip Cocoplum	1,876		225
CHR3	Red Tip Cocoplum	39		54
CLU7	Sm Leaf Clusia	105	1	
CON	Silver Button Wood	2,119		2
CRQ	Queen Emma Crinum	40		2
EUG	Spanish Stopper	215	41	
HAM	Dwarf Scarlet Bush	471	10	
PD7	Southern Yew	21	21	
POD	Southern Yew	270	154	
SCH	Schefflera	785		11
Ground Covers				
BOU	Dwarf Boug	48		24
CYR	Holly Fern	409	11	
FGI	Green Island Ficus	2,569		132
HPD	Dwarf Fire Bush	108		63
JAS	Wax Jasmine	4,177		90
JUN	Parsoni Juniper	1,606		125
PIT	Vari. Pittosporum	906		43
TRJ	Sm Leaf Confederate Jasmine	1,862	34	
TRF	Fakahatchee Grass	71		2
		TOTALS	**+318**	**−791**

Applicant would like to state that during the redesign of the landscape for the noted site modifications, it was discovered that some of the plant counts for the Chick Fil-A site area were not being accrued within the overall commercial site plant counts due to a formula breakdown within the CAD program. This has been corrected with the update of the landscape plan being submitted, resulting in an increase in number of shrubs provided.

At the request of a Town Council member, the Owner/Applicant is additionally replacing three (3) Ligustrum trees with three (3) Beauty Leaf trees along the east façade of the constructed Car Wash to provide increased future screening for the residents of the community to the east. The three (3) Ligustrum trees have been relocated to the Car Wash's south buffer area against Lantana Road.

The Owner/Applicant has additionally worked with the Town staff to provide for screening around existing mechanical equipment along the adjacent roadways of the commercial parcel that were previously not screened. This has added a total of 155 additional shrubs to the overall development.

Lastly, landscape located on the main street has been modified to replace those materials that have either not been doing well in the poor sandy soils or been the target of local iguanas and other pests, resulting in plants being stripped. Below is a brief description of the changes made and tally of the plant changes made that are in addition to the above general changes.

The project's main street has been amended to remove the bougainvillea (BVP/BVF) from the base of the palm trees at the rotary fountain and medians. In these cases, no replacement is proposed. Annuals (AA) have also been removed from the design around the fountain equipment and rotary and replaced with Dwarf Stokes Holly (ILX) and Green Island Ficus (FGI) respectively. Other bougainvillea (BOS) species have also been removed along the main street and replaced with Dwarf Ruby Fringe Flower (LOR). The 25 bougainvillea (BOS) at the south tip of the main street, south of the project sign, have also been replaced but with Queen Emma Crinum Lily (CRQ) as an entry feature before the project sign. Owner has also removed Dwarf Schillings Holley from this area and replaced it with Green Island Ficus (FGI). Liriope along the main street has been removed and replaced with Parsons Juniper. Liriope (LIR) and Sloppy Painter Croton (CSP) have also been removed around the site's art piece and median area, and been replaced with Wax Jasime (JAS) and Green Island Ficus (FGI), Schefflera (SCH), and Pink Muhly Grass (MUH).

Code	Name	Quantity	Increase	Decrease
TREES/PALMS				
LL3	Ligustrum Glossy Privet	6	6	
SHRUBS/ACCENT PLANTS/VINES				
BVP	Palm Beach Purple Bougainvillea	0		4
BVF	Barbara Karst Bougainvillea	0		30
CSP	Sloppy Painter Croton	0		111
CRQ	Queen Emma Crinum	47	7	
Ground Covers				
AA	Annuals	0		249
BOS	Lilac Throniess Bougainvillea	217		88
FGI	Green Island Ficus	2,638	69	
ILX	Dwarf Stokes Holly	303	41	
LIR	Liriope Super Blue	0		127

LOR	Dwarf Ruby Fringe Flower	494	77	
JAS	Wax Jasmine	4,286	109	
JUN	Parsons Juniper	1,619	13	
ID	Dwarf Schillings Holley	684		27
MUH	Pink Muhly Grass	304	134	
SCH	Schefflera	868	83	
TOP	Brush Cherry	2		6
		TOTALS	**+519**	**−642**

CONCLUSION

On behalf of Lantana Development LLC, Urban Design Studio respectfully requests favorable review and consideration of these requests for Special Exception Amendment, Site Plan Review amendment, and Landscape Plan amendment to the commercial development. The project managers at Urban Design Studio are Ken Tuma and Sandra Megrue. Please feel free to contact either of these project representatives with any questions or for additional information in support of these applications at 561-366-1100 or via email at ktuma@udsflorida.com or smegrue@udsflorida.com.

Sales: Josh Wolfe
Project Manager:

1199 Lantana Rd
Lantana, FL 33462

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Revision Notes

Rev #1 - JAC 4/1/24 Added breakaway canopy

Rev #2 - DS 4/3/24 Added Directional’s

Courtesy of

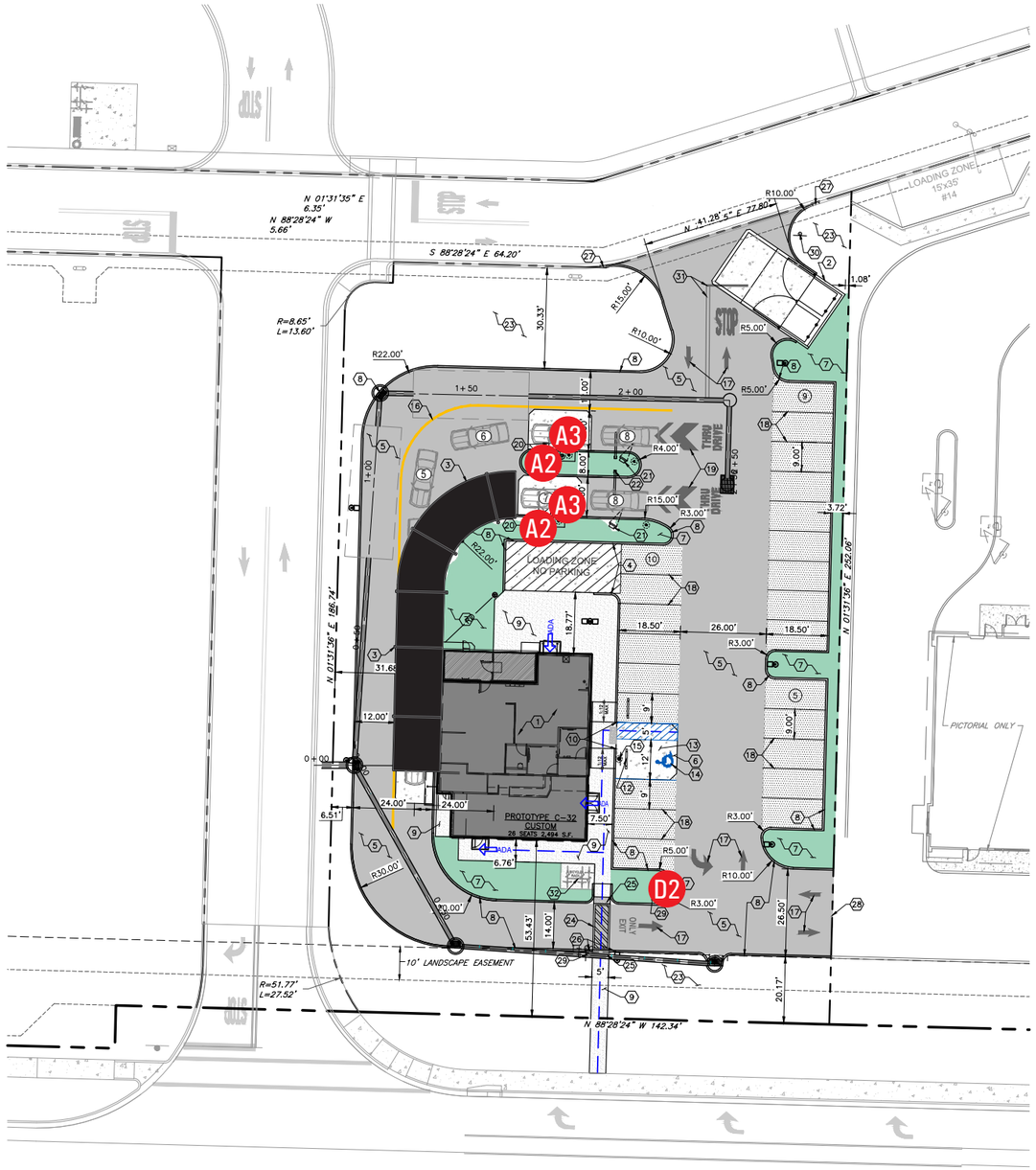
Design Team

SIGN COMPANY LLC.

731-925-4448 • 800-953-3744 • Fax 731-926-2022

www.designteam.net

Site Plan



Rev 1 DS 3/19/24 Added DT Menu Board
Rev 2 JAC 3/38/24 Updated drive thru canopy
Rev 3 JAC 4/1/24 Added breakaway canopy
Rev 4 DS 4/3/24 Added Directional's
Rev 5
Rev 6



A2 Drive Thru Menu Board

A3 Breakaway Canopy



D2 Directional

Design Team SIGN COMPANY LLC.

Designer: DS	Date: 3/6/24	Option # 1 - DS
Client: Carl's Jr - Lantana, FL		
File Path: Z:\Restaurants\Carls Jr\FL\Lantana\1199 Lantana Rd\ New Signage Feb 24\Concepts Proofs		

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Signature: _____

I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

Print Name: _____

Date: _____

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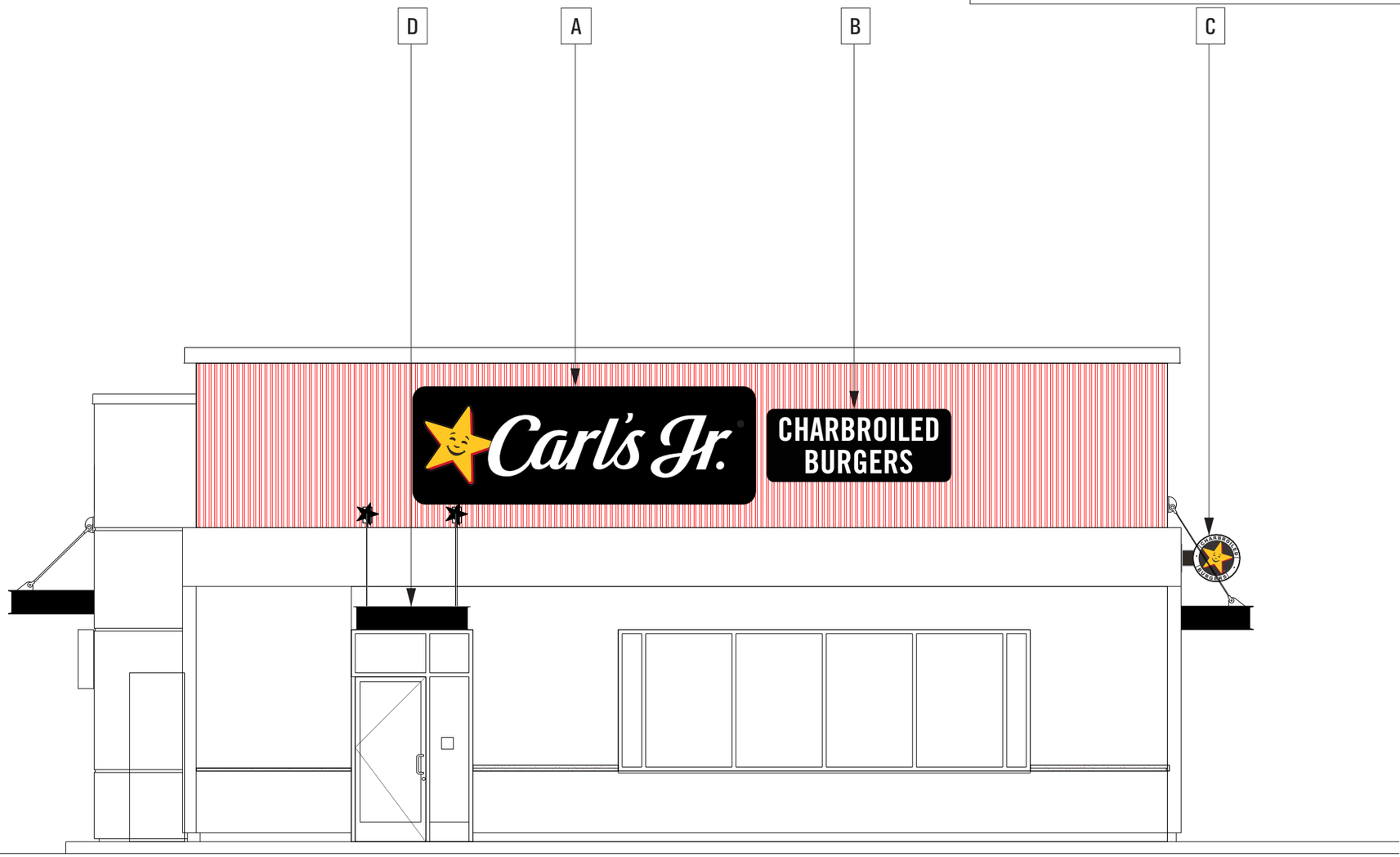
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Front Elevation

A	41" FLRL Channel Letters - on Backer
B	37" x 94" Wall Sign
C	Blade Sign
D	12" X 60" X 48" Canopy

Rev 1
Rev 2
Rev 3
Rev 4
Rev 5



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Designer: DS	Date: 3/6/24	Option # 1 - DS
Client: Carl's Jr - Lantana, FL		
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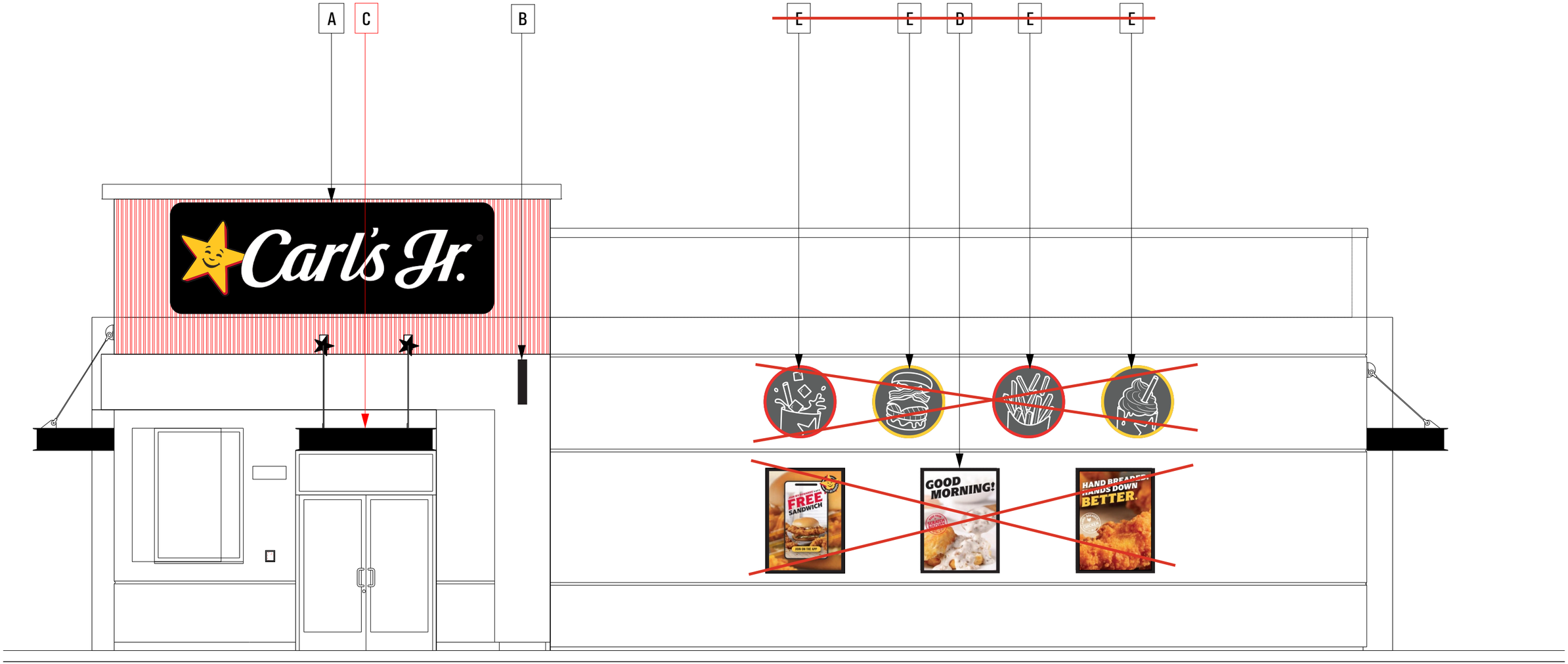
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Right Elevation

A	41" FLRL Channel Letters - on Backer
B	Blade Sign
C	12" x 76" x 48" Canopy
~~D~~	~~Exterior Prints - Flip Frame~~
~~E~~	~~Illuminated Food Icon~~

Signs 'D' and 'E' are not included in this proposed signage. Signs 'D' and 'E' are not included in this proposed signage.

Rev 1 - JAC 3/28/24 Updated food icons
Rev 2
Rev 3
Rev 4
Rev 5
Rev 6



Design Team SIGN COMPANY LLC.

Designer: DS	Date: 3/6/24	Option # 1 - DS
Client: Carl's Jr - Lantana, FL		
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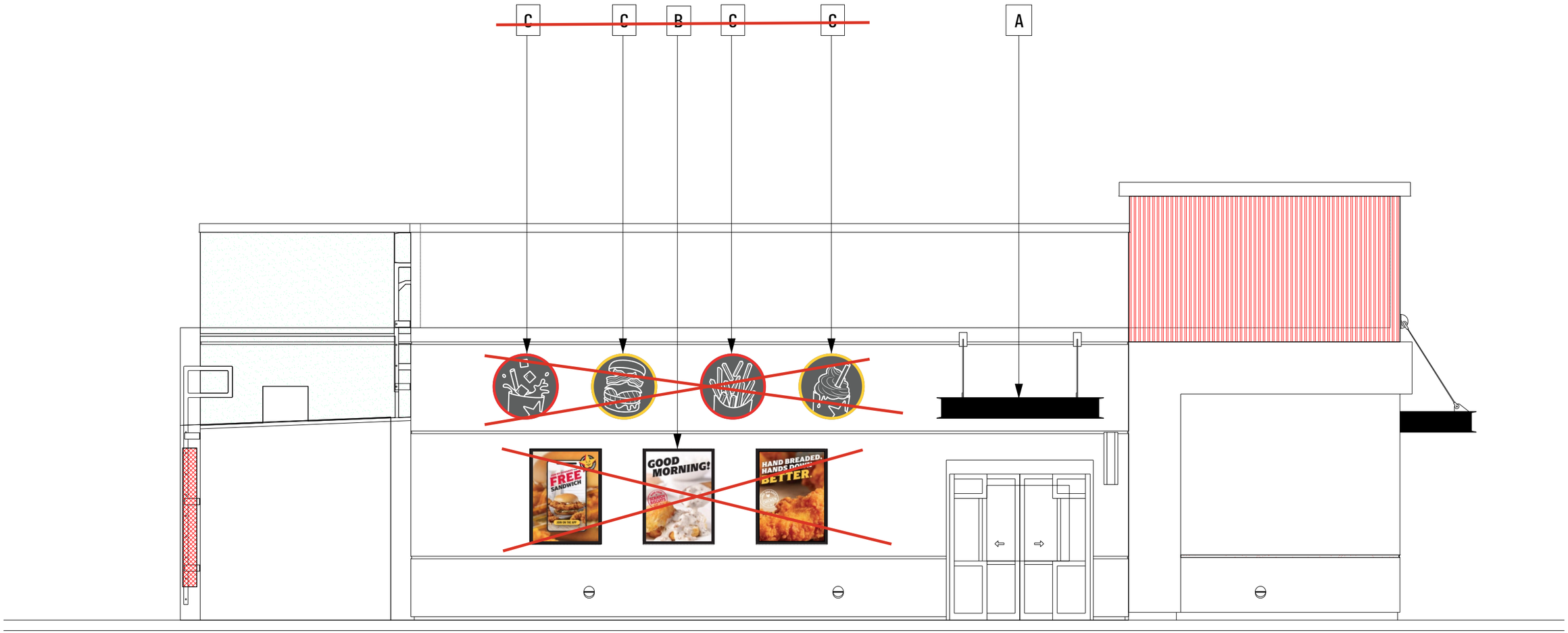
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Left Elevation

A	12" x 96" x 48" Canopy
~~B~~	~~Exterior Prints - Flip Frame~~
~~C~~	~~Illuminated Food Icon~~

Signs 'B' and 'C' are not included in this proposed signage.

Rev 1 - JAC 3/28/24 Updated food icons
Rev 2
Rev 3
Rev 4
Rev 5
Rev 6



Design Team SIGN COMPANY LLC.

Designer: DS	Date: 3/6/24	Option # 1 - DS
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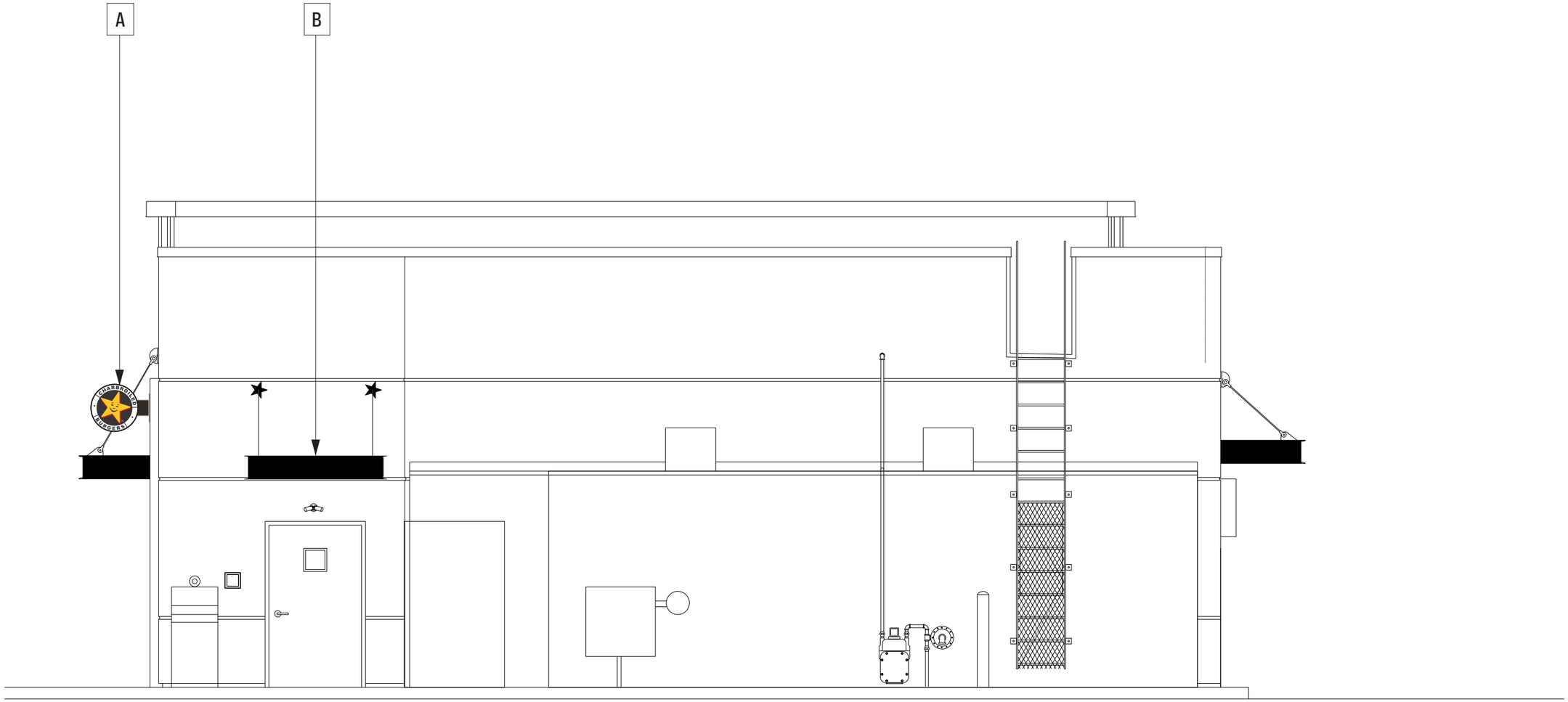
nec

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Rear Elevation

A	Blade Sign
B	12“ x 72” x 48” Canopy

Rev 1
Rev 2
Rev 3
Rev 4
Rev 5
Rev 6



Design Team SIGN COMPANY LLC.

Designer: DS	Date: 3/6/24	Option # 1 - DS
Client: Carl’s Jr - Lantana, FL		
File Path: Z:\Restaurants\Carls Jr\FL\Lantana\1199 Lantana Rd\ New Signage Feb 24\Concepts Proofs		

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Print Name: _____

Date: _____

MSSA MID SOUTH SIGN ASSOCIATION INC

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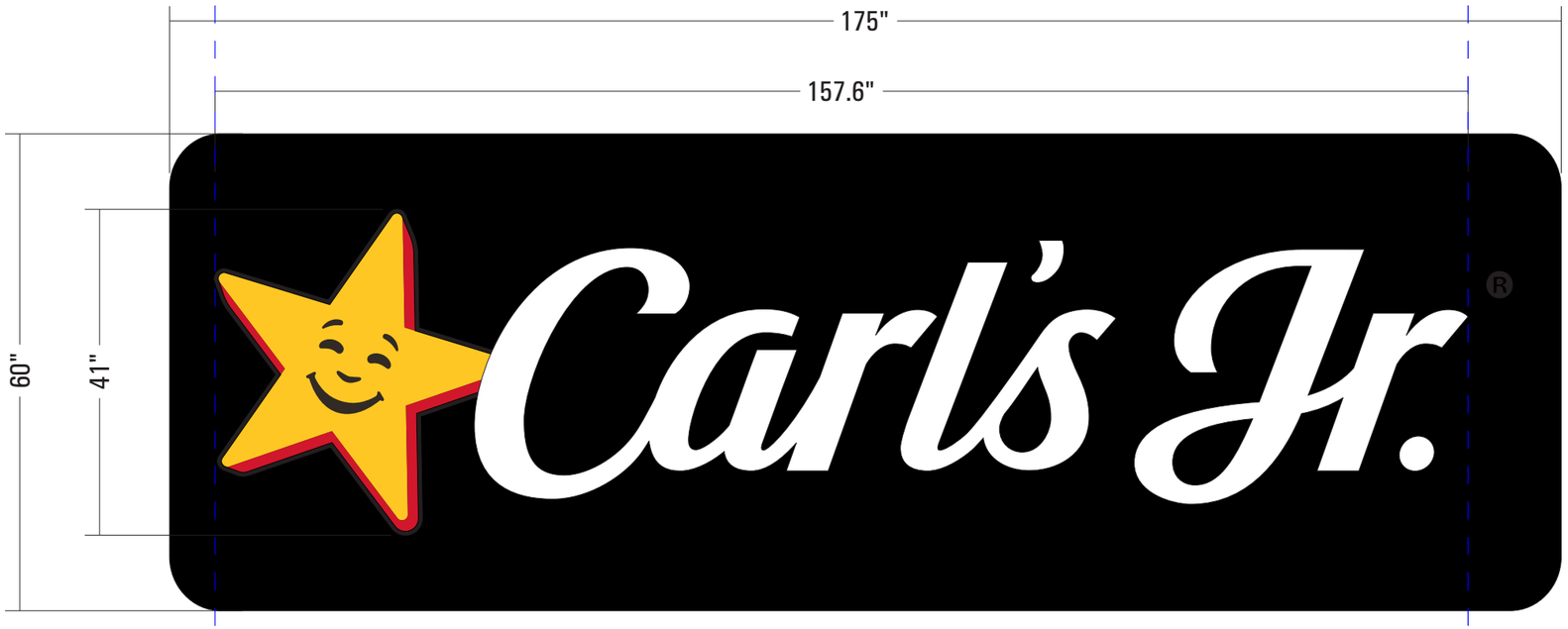
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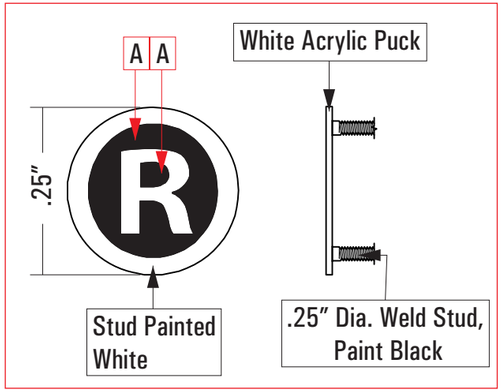
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Face Lit and Reverse Lit Channel Letters

Opt 2



Detail A

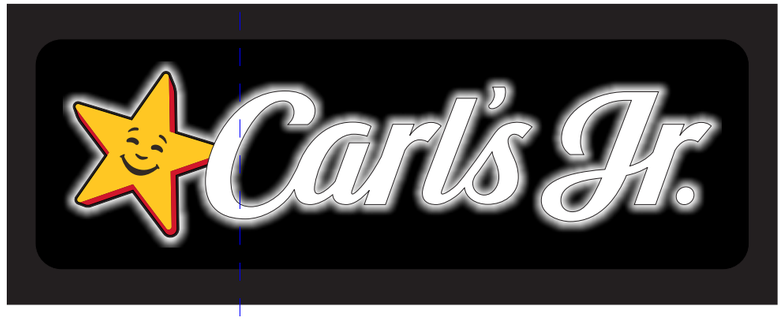


Materials	
1	.050 Aluminum Returns
2	1" Trimcap
3	3/16" Acrylic Face
4	24V Tetra Max LED White Mounted Inside/White Mounted Outside
5	Lexan Backs
6	.25" Weep Holes
7	Mounting Hardware (Varies per Building)
8	.5" Flex Conduit
9	Transformer Mounting Box
10	Toggle Switch Mounted at End of Box
11	Power Supply
12	Primary Electrical Leads (Power by Others)
13	.090 Alum. Backer

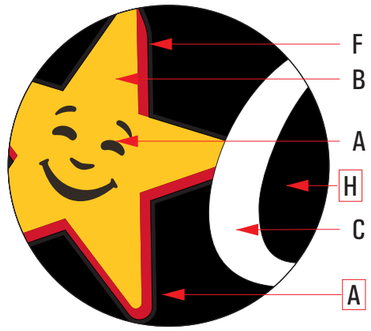
Colors & Finishes		
A		1st Surface 3630-22 Black Vinyl
B		3M 3630-125 Golden Yellow Vinyl
C		7328 White Acrylic Faces (Hardees)
D		1" Black Trimcap
E		Returns Ptd. SW 6258 Tricorn Black (All)
F		3M 3630-73 Red Vinyl
G		2447 White Acrylic Faces (Star)
H		Backer Painted Black

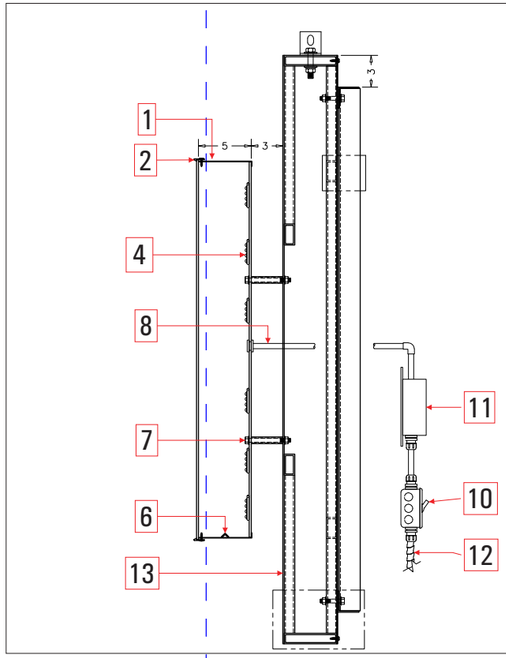
Notes
Face Lit with White LED; Reverse Lit with White LED

Night View



Color Schedule





Design Team SIGN COMPANY LLC.

Designer: DS	Date: 3/6/24	Option # 1 - DS
Client: Carl's Jr - Lantana, FL		
File Path: Z:\Restaurants\Carls Jr\FL\Lantana\1199 Lantana Rd\ New Signage Feb 24\Concepts Proofs		

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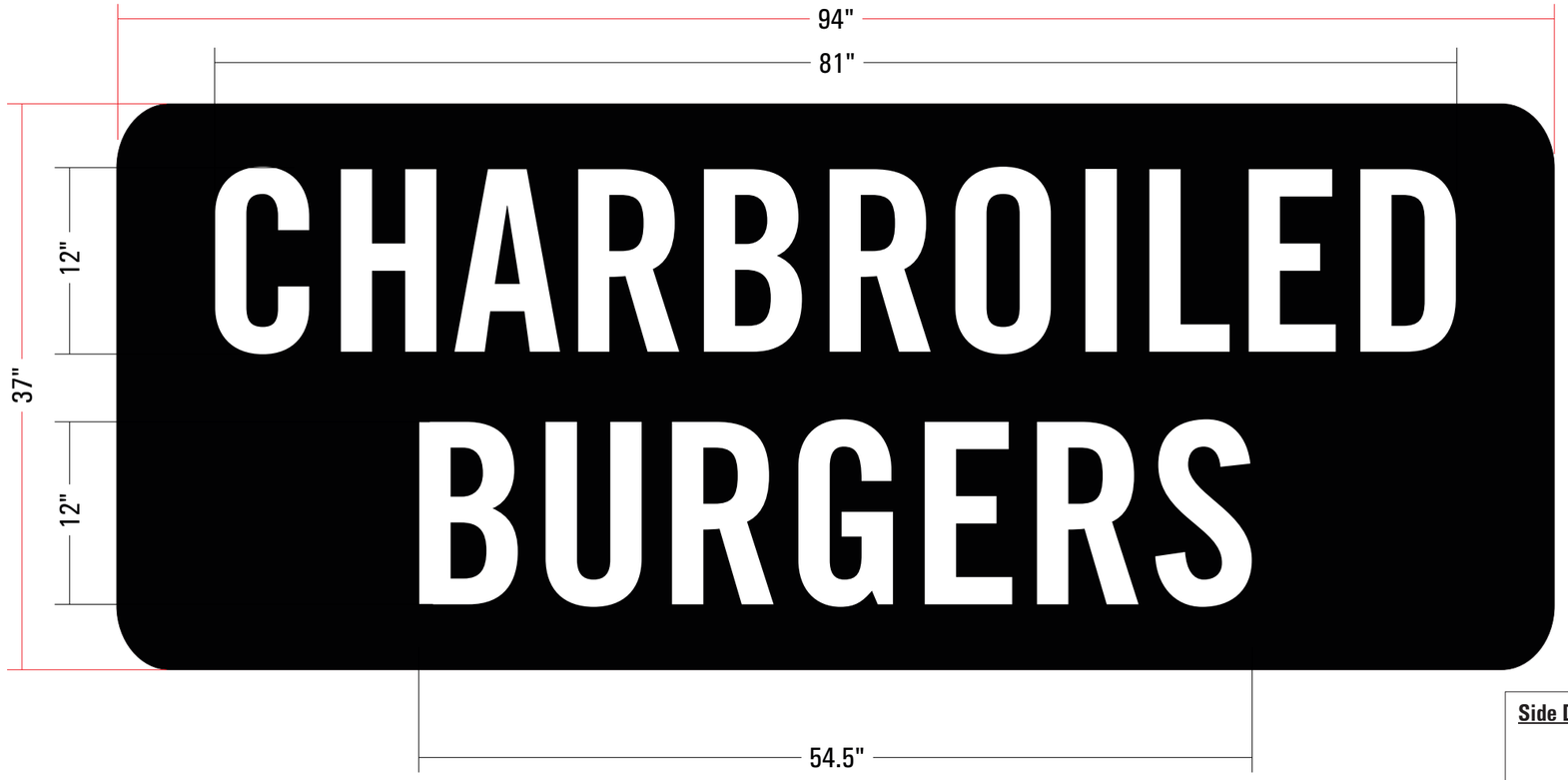
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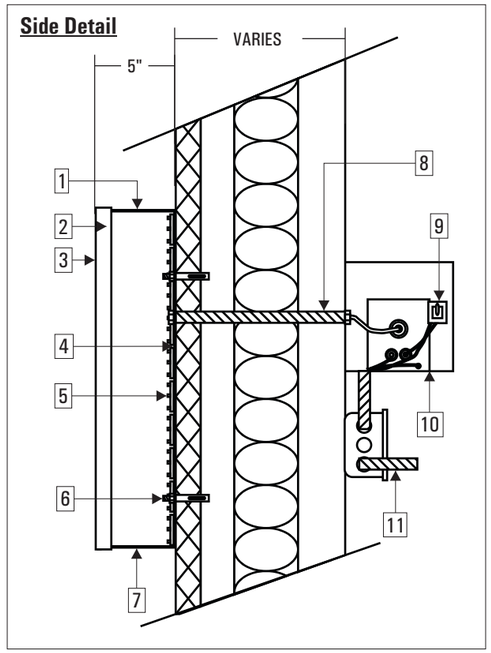
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Side Detail



Materials	
1	.050 Aluminum Returns
2	1" Trimcap
3	3/16" Acrylic Face
4	.090 Aluminum Back
5	24V GE Max LED Mounted to Back of CL's
6	Mounting Hardware
7	1/4" Weep Hole
8	1/2" Flex Conduit
9	Toggle Switch Mounted to Box
10	Power Supply
11	Primary Electrical Leads

Colors & Finishes		
A		Returns Painted PMS 186 C
B		1st Surface 3M 3630-22 Black
C		White Acrylic

Rev # 1 -
Rev # 2 -
Rev # 3 -
Rev # 4 -
Rev # 5 -
Rev # 6 -

Notes

Design Team SIGN COMPANY LLC.

Designer: DS	Date: 3/6/24	Option # 1 - DS
Client: Carl's Jr - Lantana, FL		
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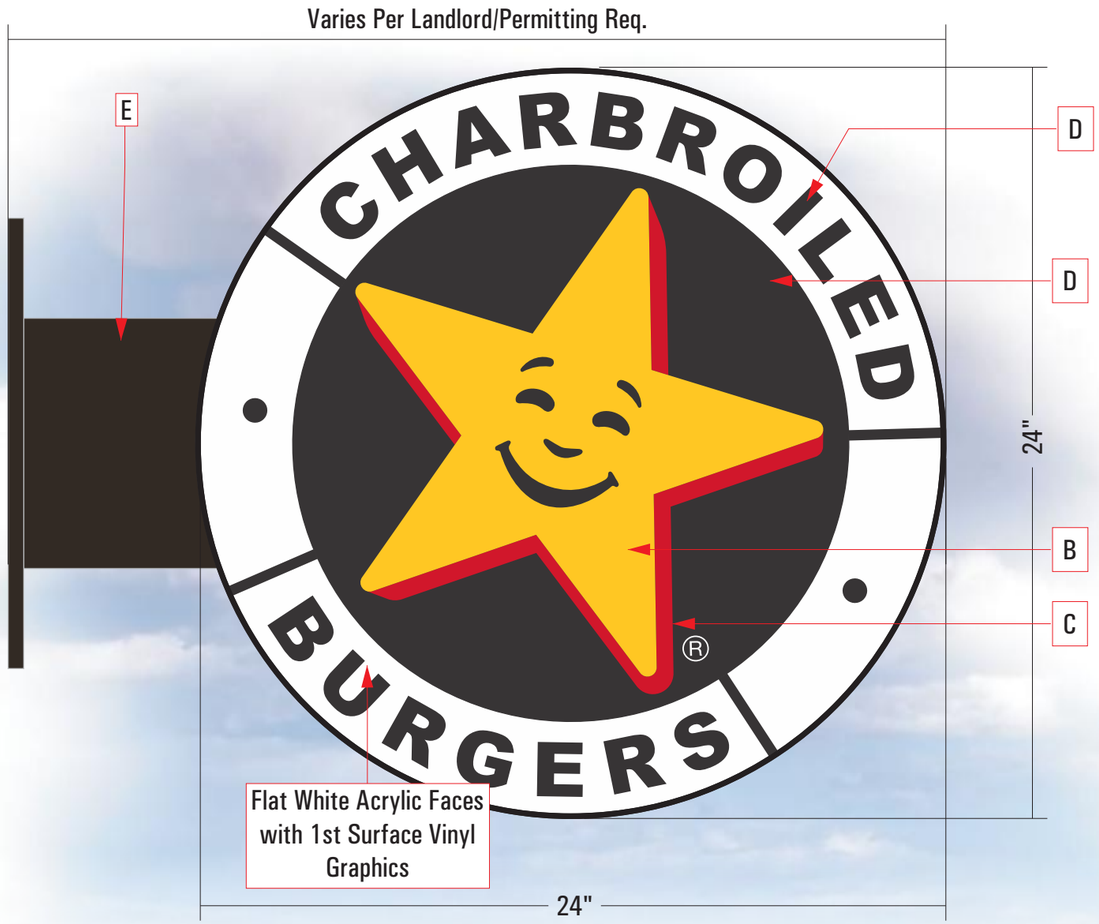
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Double-Sided Blade Sign





Opposite View:



Stock Code
HAR-V2-BLD24x24

Materials	
1	2447 White Acrylic Faces
2	1st Surface Vinyl Graphics
3	Internally Illuminated w/ White LED Modules
4	Mounting Hardware
5	1/4" Weep Hole
6	1" White Jewelite Trimcap

Colors & Finishes		
A		White Acrylic
B		1st Surface 3630-125
C		1st Surface 3630-73
D		Opaque Black Vinyl
E		Ptd. Gloss Black Returns & Mounting Bracket

Rev 1 CM 5-30-18 Revised Color
Rev 2 CM 4-16-21 Revised Specs
Rev 3 DS 1-9-24 Added Opposite View
Rev 4
Rev 5
Rev 6

Notes

Design Team SIGN COMPANY LLC.

Designer: DS	Date: 3/6/24	Option # 1 - DS
Client: Carl's Jr - Lantana, FL		
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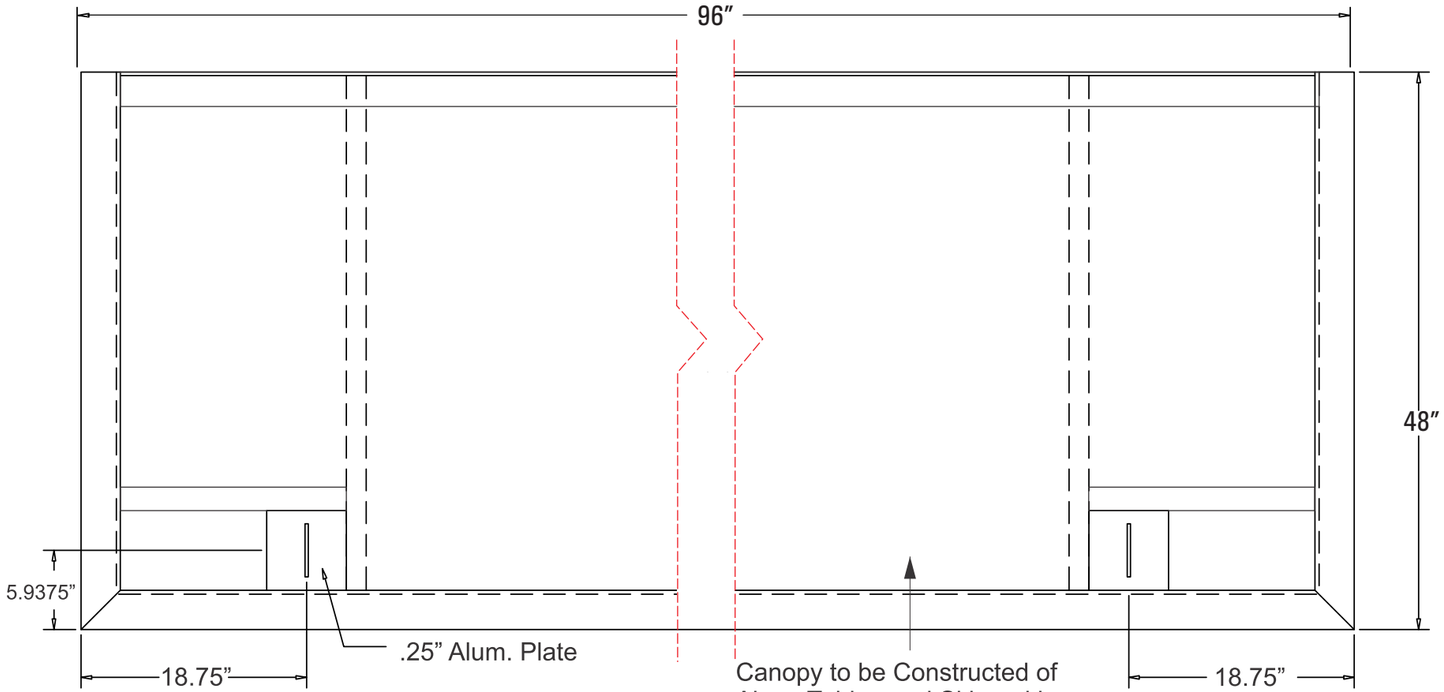
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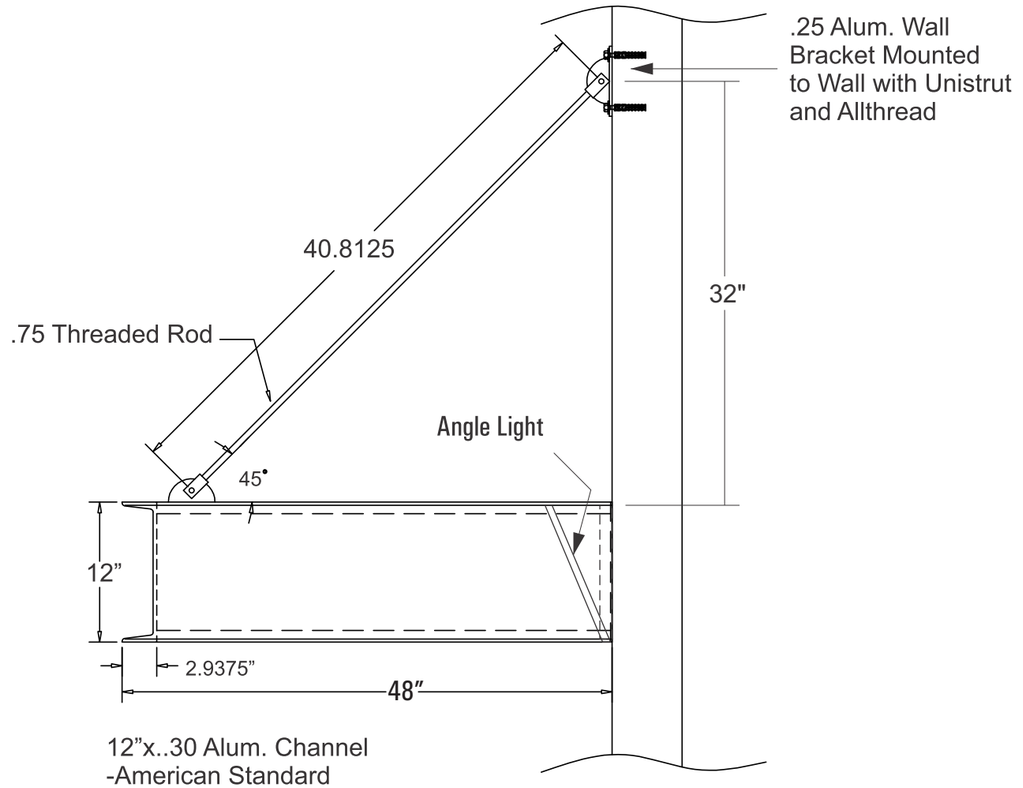
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Colors & Finishes

A		Paint Matte Black

Rev #1 -
Rev #2 -
Rev #3 -
Rev #4 -
Rev #5 -
Rev #6 -

Notes

SIGN COMPANY LLC.

Designer: DS	Date: 3/6/24	Option # 1 - DS
Client: Carl’s Jr - Lantana, FL		
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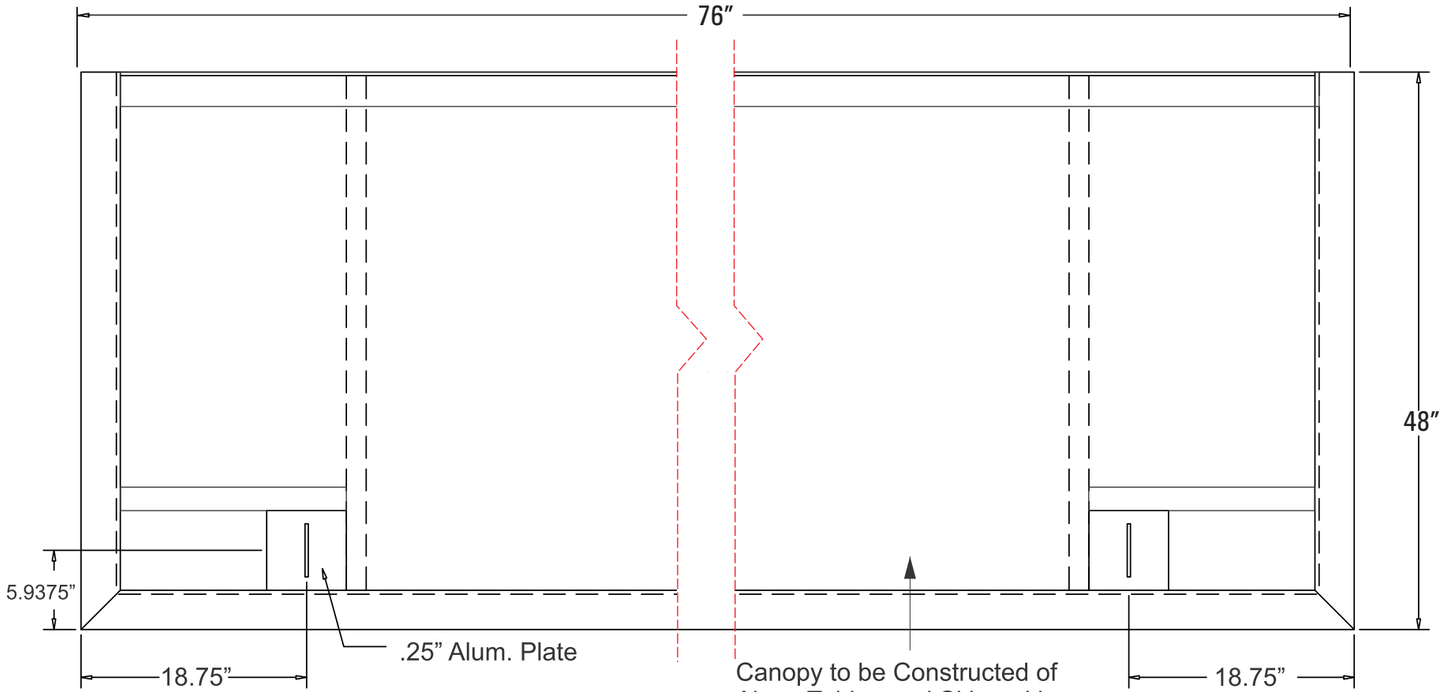
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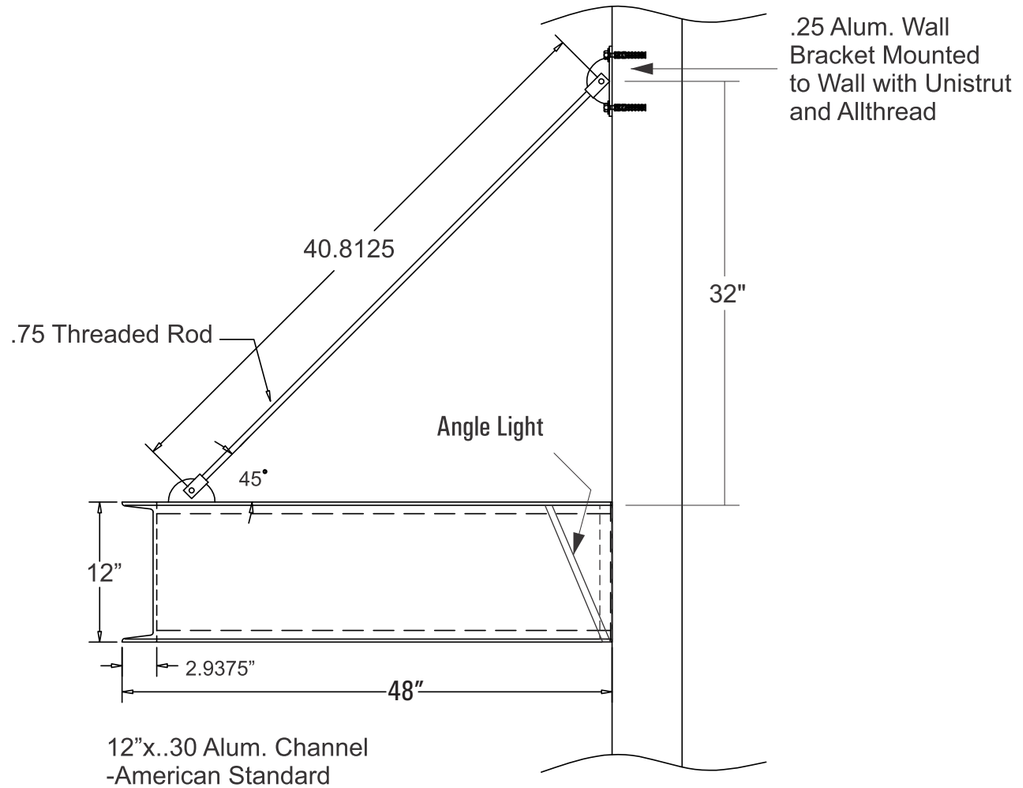
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Colors & Finishes

A		Paint Matte Black

Rev #1 -
Rev #2 -
Rev #3 -
Rev #4 -
Rev #5 -
Rev #6 -

Notes

SIGN COMPANY LLC.

Designer: DS	Date: 3/6/24	Option # 1 - DS
Client: Carl’s Jr - Lantana, FL		
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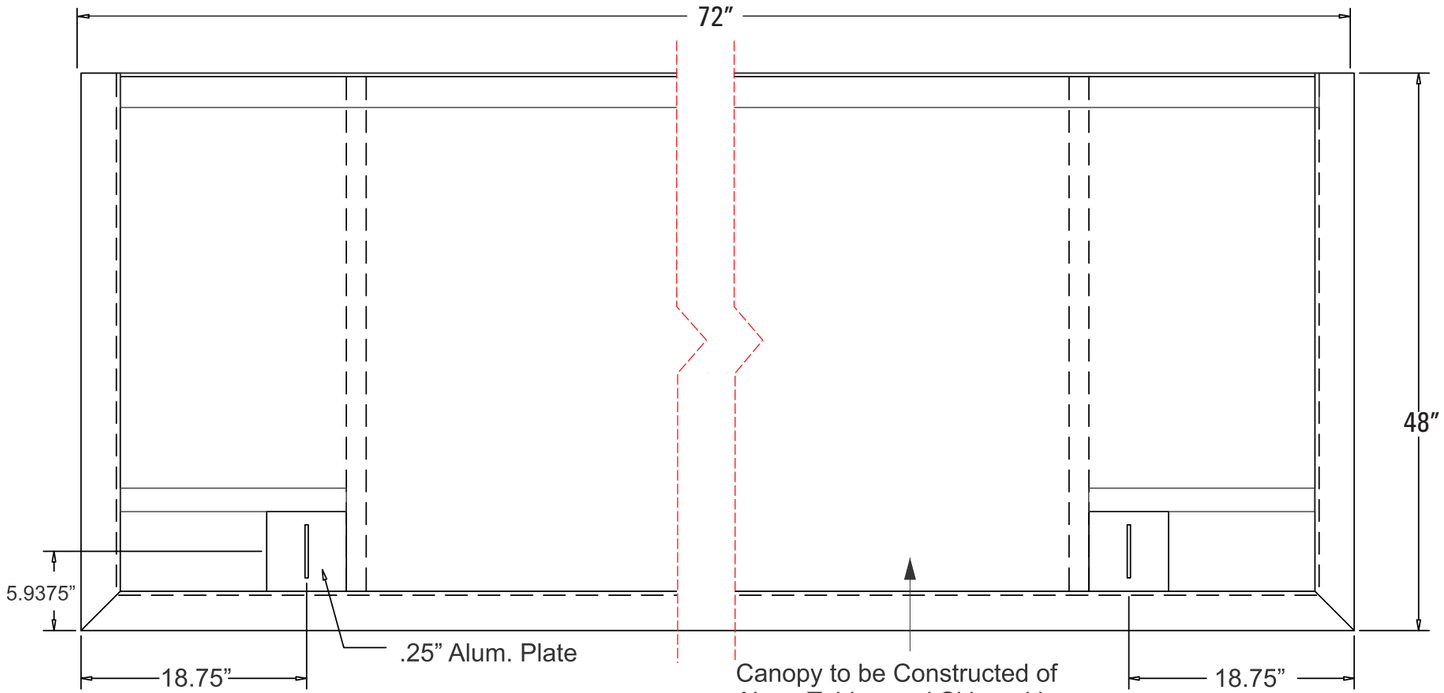
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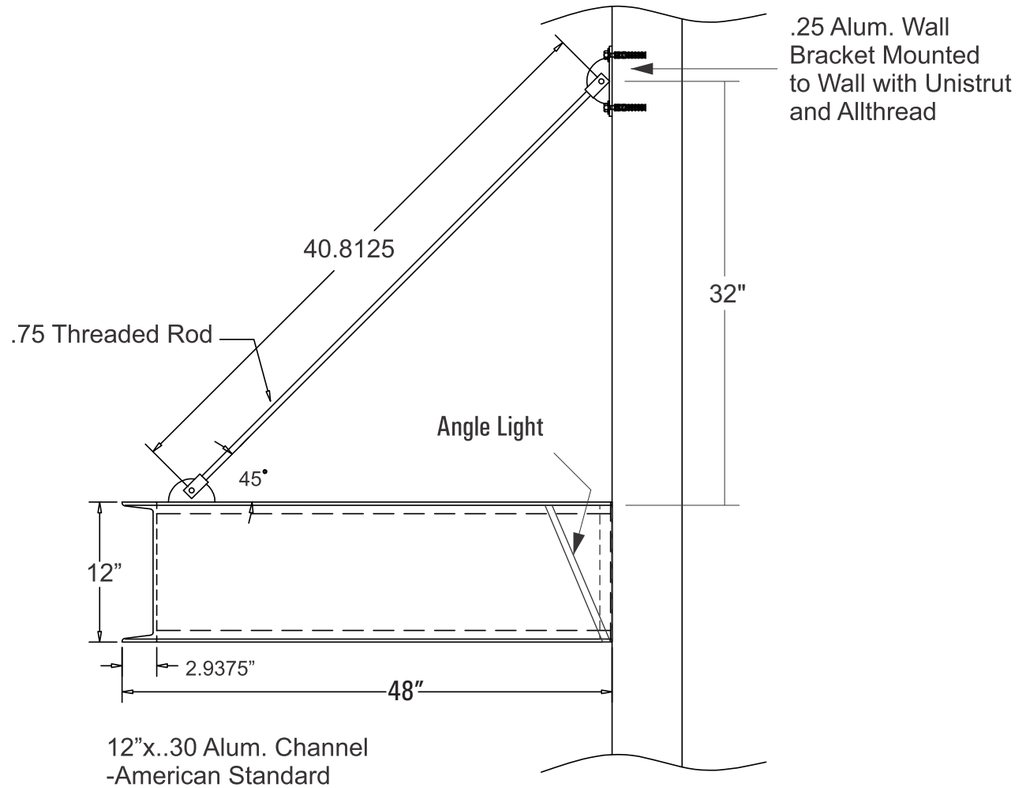
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Colors & Finishes

A		Paint Matte Black

Rev #1 -
Rev #2 -
Rev #3 -
Rev #4 -
Rev #5 -
Rev #6 -

Notes

SIGN COMPANY LLC.

Designer: DS	Date: 3/6/24	Option # 1 - DS
Client: Carl’s Jr - Lantana, FL		
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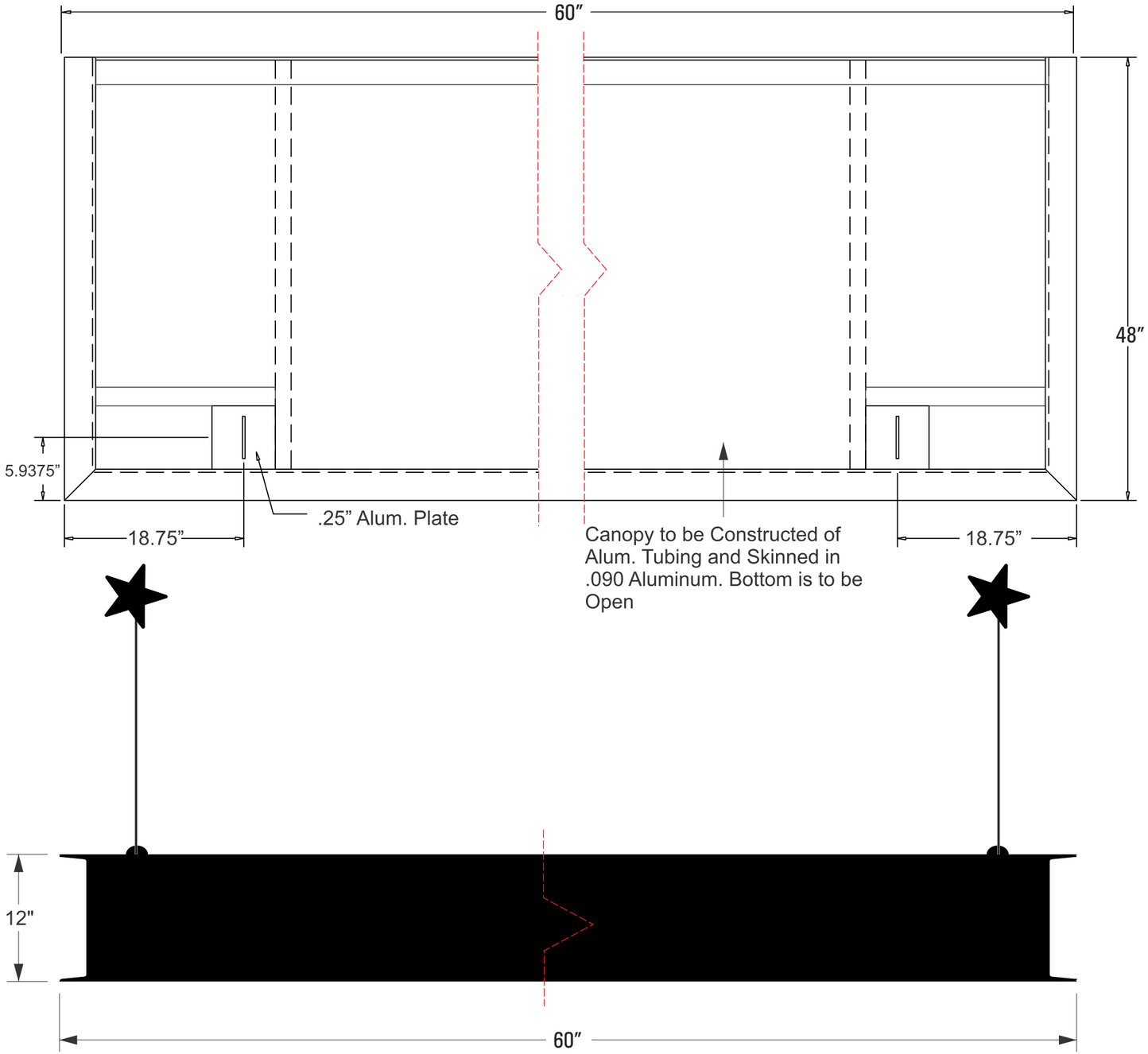
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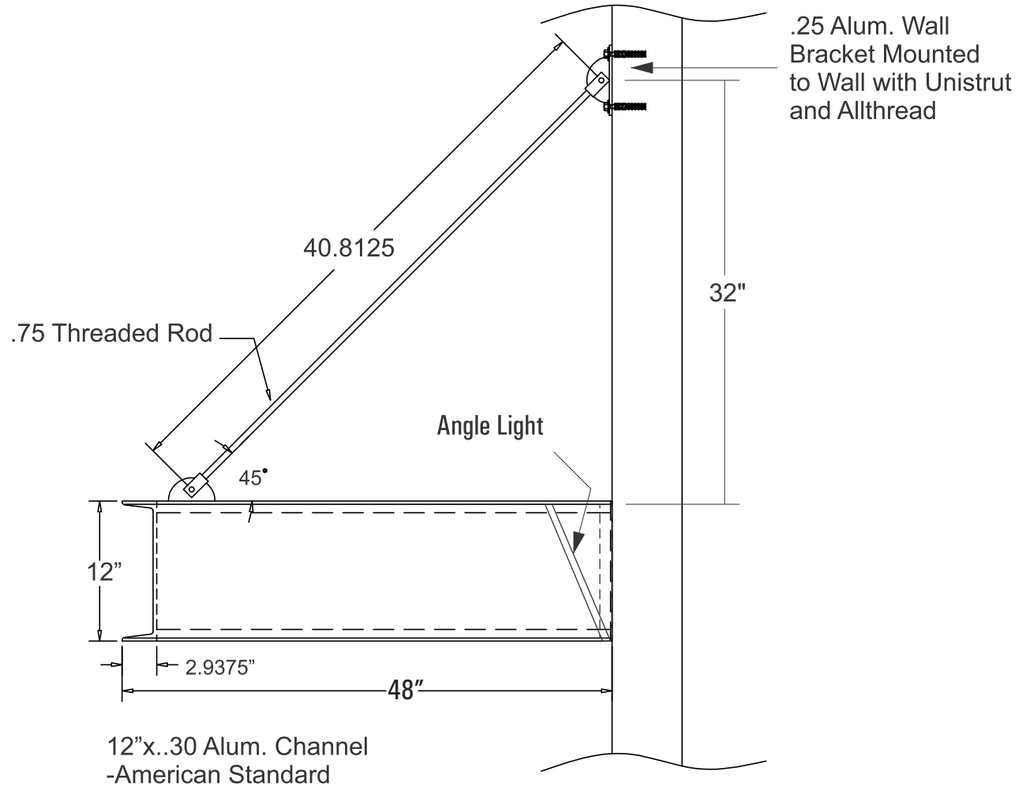
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Colors & Finishes

A		Paint Matte Black

Rev #1 -
Rev #2 -
Rev #3 -
Rev #4 -
Rev #5 -
Rev #6 -

Notes

SIGN COMPANY LLC.

Designer: DS	Date: 3/6/24	Option # 1 - DS
Client: Carl’s Jr - Lantana, FL		
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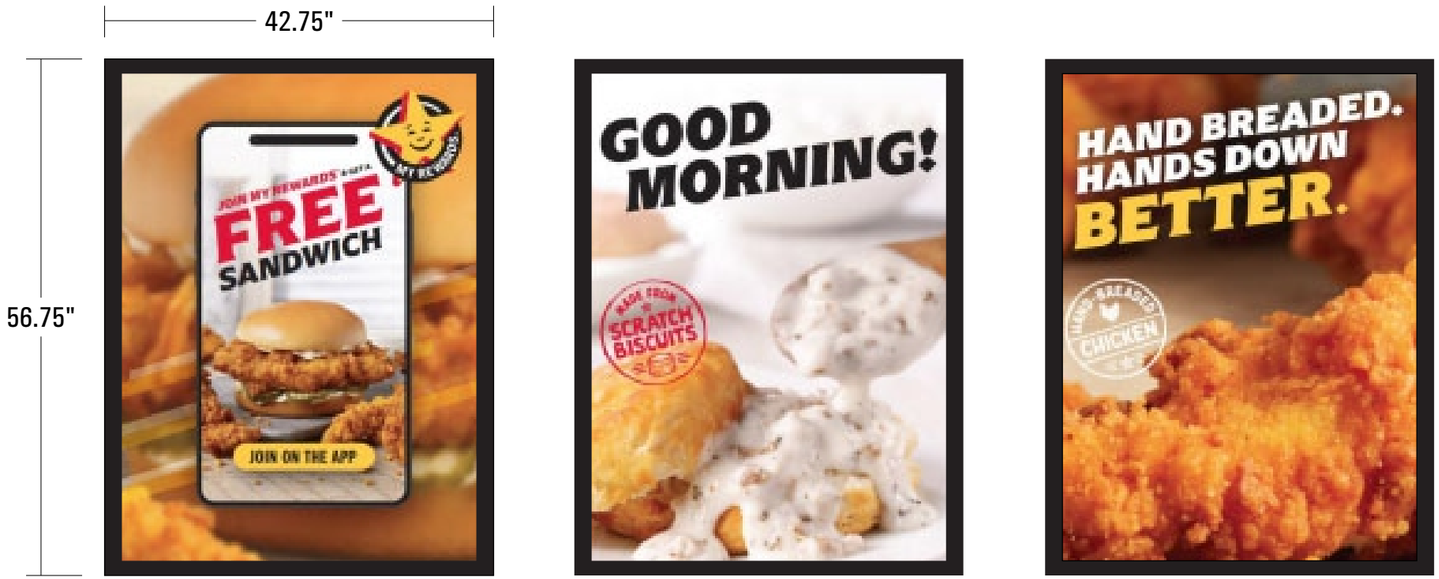
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Print Image	Stock Code
Free Sandwich	9009651903
Good Morning	9009651904
Chicken Tenders	9009651905

Materials

1	56.75” x 42.75” FFST 1.25 Black Flip Frame

Colors & Finishes

A	Painted SW Tricorn Black

Rev # 1 -
Rev # 2 -
Rev # 3 -
Rev # 4 -
Rev # 5 -
Rev # 6 -

Notes

Plant 2 Item

Design Team SIGN COMPANY LLC.

Designer: DS	Date: 3/6/24	Option # 1 - DS
Client: Carl’s Jr - Lantana, FL		
File Path: Z:\Restaurants\Carls Jr\FL\Lantana\1199 Lantana Rd\ New Signage Feb 24\Concepts Proofs		

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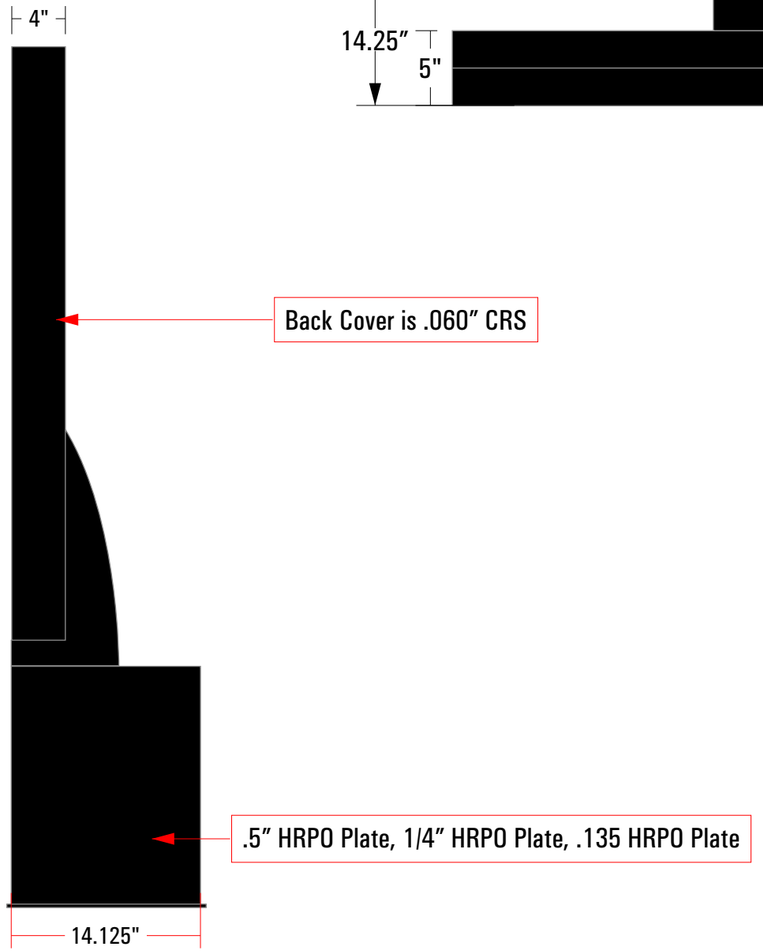
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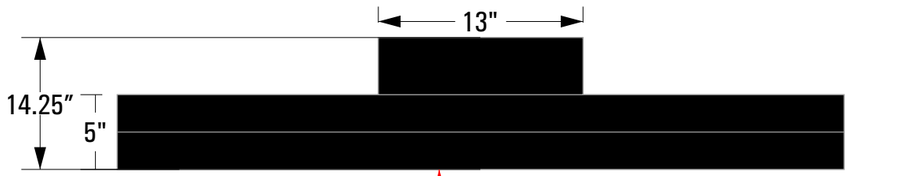
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Design Team SIGN COMPANY LLC.

Designer: DS	Date: 3/6/24	Option # 1 - DS
Client: Carl's Jr - Lantana, FL		
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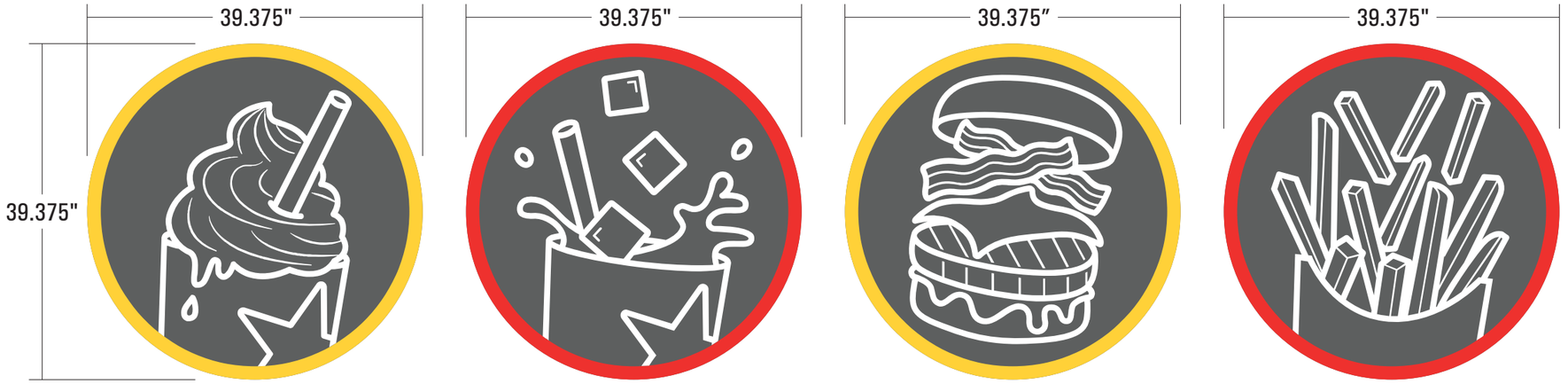
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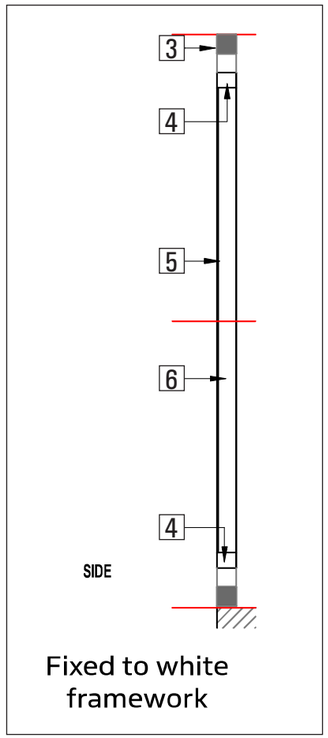
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Front Elevation

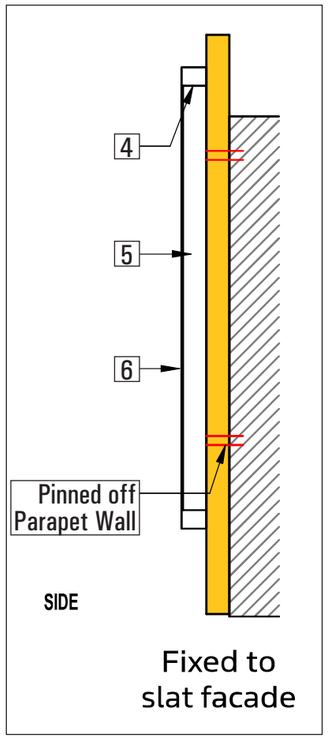


Materials	
1	3", .050 Aluminum Returns
2	1" Trimcap
3	Powdercoated Frame
4	40mm Colored Ring - Illuminated Plexiglass
5	White Plexiglass - Internally Illuminated
6	Laser Cut Acrylic
7	Mounting Hardware
8	1/4" Weep Hole
9	1/2" Flex Conduit
10	Toggle Switch Mounted to Box
11	Power Supply
12	Primary Electrical Leads

Colors & Finishes		
A		Black Returns
B		RAL 7016 Sprayed Anthracite Grey
C		PMS 186 C Red
D		PMS 123 C Yellow



Fixed to white framework



Fixed to slat facade

Rev #1 -
Rev #2 -
Rev #3 -
Rev #4 -
Rev #5 -
Rev #6 -

Notes

Design Team SIGN COMPANY LLC.

Designer: JAC	Date: 3/28/24
Client: Carl's Jr	
File Path: Z/restaurant/Carls Jr	

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Date: _____

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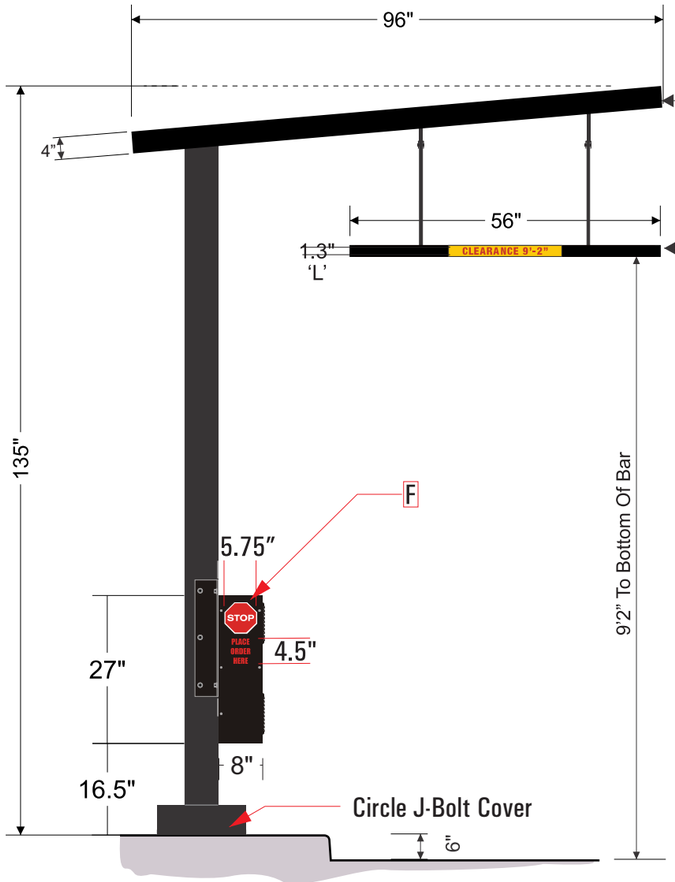
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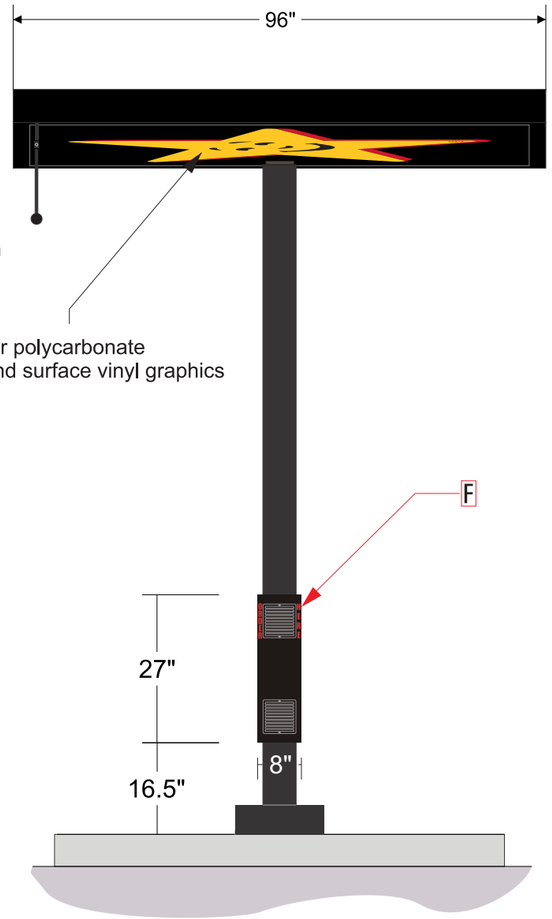
nec

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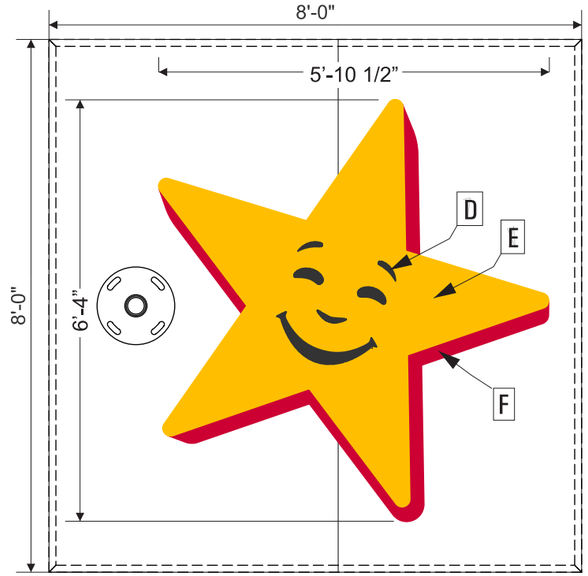
Breakaway Canopy

Stock Code
HAR-V2-DTC135-B





Bottom Canopy View



Colors & Finishes		
A		Paint SW Tricorn Black
B		PMS 123C Yellow
C		Paint SW Tricorn Black
D		Opaque Black Vinyl
E		3M #3630-125 Golden Yellow Vinyl
F		3M 3630-73 Red Vinyl

Revisions
Rev # 1 - MBJ 12-4-19 Changed Canopy Color
Rev # 2 - MBJ 12-9-19 Changed Clearance Bar Color
Rev # 3 - MBJ 12-10-19 Added New Speaker Box
Rev # 4 - LR 1-21-20 updated colors
Rev # 5 - MBJ 02-25-20 Updated Speaker Box Dimensions
Rev # 6 - JAC 1-5-22 Added j-bolt covers. Updated colors.
Rev # 7 - CAS 12-27-23 Revised ground height of clearance bar

Notes

Design Team SIGN COMPANY LLC.

Designer: CM	Date: 4/2/20	Option # 1 - CM
Client: Hardee's		
File Path: Z/restaurant/Hardees/		

☐ Proof Is Approved. Proceed With Production Of Order

☐ Proof Is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

Signature: _____
I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

Print Name: _____

Date: _____

MSSA MID SOUTH SIGN ASSOCIATION INC
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Materials	
1	Fabricated Alum. Returns
2	White Polycarbonate Faces
3	1st Surface Vinyl
4	3"x3" Steel Tube
5	Illuminated with LED

Colors & Finishes		
A		Gloss Black Paint
B		3M 3630-73 Red Vinyl
C		3M 3630-15 Yellow Vinyl

Rev # 1 -
Rev # 2 -
Rev # 3 -
Rev # 4 -
Rev # 5 -
Rev # 6 -

Notes

Additional Information Goes Here

Design Team SIGN COMPANY LLC.

Designer: DS	Date: 4/3/24	Option # 1 - DS
Client: Carl's Jr - Lantana, FL		
File Path: Z:\Restaurants\Carls Jr\FL\Lantana\1199 Lantana Rd\ New Signage Feb 24\Concepts Proofs		

☐ Proof Is Approved. Proceed With Production Of Order

☐ Proof Is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

Signature: _____

I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

Print Name: _____

Date: _____

MSSA MID SOUTH SIGN ASSOCIATION INC

IFAI MEMBER ISA

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nec

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TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 7b

PREPARED BY: Nicole Dritz, Development Services Director

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

MEETING DATE: August 12, 2024

AGENDA ITEM: Consideration of a request to amend a previously approved Site Plan in accordance with Section 23-47 of the Town of Lantana Code of Ordinances for the commercial portion of the Water Tower Commons Planned Mixed Use Development (PMXD), to accommodate modifications to the commercial site plan at 1001 W Lantana Rd (Case # SP24-0001). Remarks: Companion items 7a and 7c.

ISSUE/BACKGROUND:

The applicant's agent, Urban Design Studio, is requesting to modify the previously approved commercial portion of the Water Tower Commons Site Plan.

The proposed site plan modifications include the following:

- A request to amend the Site Plan of record to modify the Dunkin Donut site (Building M) to remove the second menu board and associated equipment as the lane has become an online pick-up lane that operates based on the customers phone location and the ordering application.
- A request to amend the Site Plan of record to modify the site configuration Building O/Phase 7 to remove the approved drive through facility. The approved 2,500 square foot restaurant is proposed to remain.
- A request to amend the Site Plan of record to modify the site configuration of Building P/Phase 8 to remove the approved multi-tenant building consisting of a 1,600 square foot restaurant with drive through, 2,500 square foot sit down restaurant, 1,128 square feet of outdoor seating and a 4,085 square foot retail use. Phase 8 is proposed to be divided into two (2) leased parcels, both with a single tenant building, to accommodate two (2) new national tenants as noted below:
    1. Building P / Phase 8 – 2,494 square foot restaurant building with drive through facility for Carl's Jr.
    2. Building R / Phase 10 – 2,700 square foot restaurant building with drive through facility for Panda Express.
- Relocation of one (1) EV parking location to Building O, providing for two (2) total EV spaces.

ATTACHMENT(S):

1. Back up Information

SAMPLE MOTION:

I move to (approve) (disapprove) the amended site plan in Case SP24-0001 for the property located at 1001 W Lantana Rd, known as Water Tower Commons.

TOWN OF LANTANA

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

SITE PLAN / CONCURRENCY REVIEW APPLICATION

PROJECT NAME: Water Tower Commons PMXD

APPLICANT NAME: Lantana Development LLC

PARCEL CONTROL NUMBER: 40-43-44-33-50-001-0010 thru 0100

ADDRESS / LEGAL DESCRIPTION: 1001 W Lantana Road, Lantana

PROPOSED USE: Mixed Use Development

ZONING: Mixed Use Development with SE for PMXD

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

Site is approved for 1,091 DU (780 constructed) and 343,187 SF of commercial uses, including SE approvals for Rests. over 2,500 SF, businesses w/DT, Car Wash and a service station.

DESCRIBE THE PROPOSED SITE:

This is a request to amend the site plan of record to reconfigure the approved site area for Building O (Phase 7) to remove the drive through facility and reconfigure the site area for Building P (Phase 8) to remove the approved multi-tenant building with drive through facility and replace it with two single tenant buildings with drive through facilities to accommodate two national fast food restaurants over 2,500 square feet, within the commercial development parcel (Parcel A). The two new buildings are now referenced as Building P (Phase 8) and Building R (Phase 10). There are no requests to increase the current approved Special Exception uses for the commercial development as a result of this request.

TOWN OF LANTANA

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

SITE PLAN / CONCURRENCY REVIEW APPLICATION

PROJECT NAME: Water Tower Commons PMXD

APPLICANT NAME: Lantana Development LLC

PARCEL CONTROL NUMBER: 40-43-44-33-50-001-0010 thru 0100

ADDRESS / LEGAL DESCRIPTION: 1001 W Lantana Road, Lantana

PROPOSED USE: Mixed Use Development

ZONING: Mixed Use Development with SE for PMXD

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

Site is approved for 1,091 DU (780 constructed) and 343,187 SF of commercial uses, including SE approvals for Rests. over 2,500 SF, businesses w/DT, Car Wash and a service station.

DESCRIBE THE PROPOSED SITE:

This is a request to amend the site plan of record to reconfigure the approved site area for Building O (Phase 7) to remove the drive through facility and reconfigure the site area for Building P (Phase 8) to remove the approved multi-tenant building with drive through facility and replace it with two single tenant buildings with drive through facilities to accommodate two national fast food restaurants over 2,500 square feet, within the commercial development parcel (Parcel A). The two new buildings are now referenced as Building P (Phase 8) and Building R (Phase 10). There are no requests to increase the current approved Special Exception uses for the commercial development as a result of this request.

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: Ken Tuma / Sandra Megrue	Name: Hunter Monsour / Phil Braunstein
Company Name: Urban Design Studio	Company Name: Wexford Capital, for Lantana Development LLC
Address: 610 Clematis Street, WPB, FL 33401	Address: 777 South Flagler Drive, #602E, WPB, FL 33401
Phone: 561-366-1100	Phone: 561-273-8600
Email: ktuma@udsflorida.com and smegrue@udsflorida.com	Email: hmonsour@wexfordrei.com

Planner	**Architect**
Name: Same as Agent	Name: Tenant Supplied Architecture Documents
Company Name:	Company Name:
Address:	Address:
Phone:	Phone: Email:
Email:	Florida Registration Number:
Engineer	**Landscape Architect**
Name: Chris Hollen, P.E.	Name: Helen Cohen
Company Name: Kimley Horn & Associates	Company Name: Urban Design Studio
Address: 445 24th St., Suite 200 Vero Beach, FL 32960	Address: 610 Clematis Street, WPB, FL 33401
Phone: Email: 772-794-4087 chris.hollen@kimley-horn.com	Phone: Email: 561-366-1100 hcohen@udsflorida.com
Florida Registration Number: 74685	Florida Registration Number: FL LA0000734
Surveyor	**Attorney**
Name: David P. Lindley, P.L.S.	Name: Harvey Oyer
Company Name: Caulfield & Wheeler, Inc.	Company Name: Shutts & Bowen
Address: 7900 Glades Road, Suite 100, Boca Raton, FL 33434	Address: 525 Okeechobee Blvd, Ste 1100, WPB, FL 33401
Phone: 561-392-1991	Phone: Email: 561-650-8517 Hoyer@shutts.com
Email: dave@cwiassoc.com	Florida Registration Number: 154024

Current Occupant of Building or Property Not Applicable for Commercial Component	**Other**
Name: Address:	Name: Address:
Phone: Email:	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

Witness

1/9/24
Date

Signature of Applicant

Hunter Monsour
Printed Name of Applicant/Owner

Applicant is:

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

Address:
Wexford Capital LP, for Lantana Development, LLC
777 South Flagler Drive, #602E
WPB, FL 33401
Phone: (561) 273-8600 Fax (___) ___
Email: hmonsour@wexfordrei.com

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

Witness

1/9/24
Date

Signature of Owner

Phil Braunstein
Printed Name of Owner

Wexford Capital LP, for Lantana Development, LLC
777 South Flagler Drive, #602E
WPB, FL 33401

All applicable required information provided.

Town of Lantana

Checklist for Site Plan Submittals

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

1. Existing Conditions

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

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

a. Site Plan

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

b. Building and other structures

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

c. Potable water and wastewater systems.

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

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

☐ Cross sections and specifications of all proposed pavement.

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

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

e. Stormwater management

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

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

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

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

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

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

f. Landscaping and tree removal protection LA Application Provided

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

g. School Concurrency for Residential Development N/A

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

Water Tower Commons PMXD
Special Exception, Site Plan Review & Landscape Review Amendments
Project Narrative
January 17, 2024
May 15, 2024 Rev.
June 14, 2024 Rev.

urban design studio

Urban Design
Land Planning
Landscape Architecture

LOCATION / REQUEST

On behalf of the commercial development Owner/Applicant, Lantana Development LLC, Urban Design Studio, as Agent, has prepared and hereby respectfully submits these requests for 1) an amendment to the Water Tower Commons Planned Mixed Use Development (PMXD) Special Exception, 2) an amendment to the approved commercial phases of development's site plan, and 3) an amendment to the approved commercial phases of development's landscape plan, for the Water Tower Commons PMXD (Project).

Location

The Project is located on West Lantana Road, east of Interstate 95 and Andrew Redding Road and west of North 8th Street, in the Town of Lantana (Town). The PMXD Project is 73.32 acres in size overall, and was purchased from the State of Florida by Lantana Development LLC, in August of 2014. The Project's Property Control Numbers are 40-43-44-33-50-001-0010 through 40-43-44-33-50-001-0100, of which -0060 through -0100 have been more recently issued by Palm Beach County's (County) Property Appraiser's office to reflect the metes and bounds subdivision of the leased outparcel sites. Ownership of all commercial properties remains under Lantana Development LLC. The PMXD continues to be accessed from the west via Andrew Redding Road and from the east via North 8th Street and the south from West Lantana Road. There is no access from the north.

Request

The Applicants are seeking approval of the following requests as part of this application:

- Special Exception
- Amend the Special Exception to:
    1. Amend the Master Sign Program to reflect the preferred signage/menu boards of the incoming national tenants Panda Express and Carl's Jr, the signage for constructed Dunkin tenant, and update of the Key Plan.
    2. Amend the Master Plan to update the current property control numbers issued for the development.

Commercial Pod – Site Plan

- A request to amend the Site Plan of record to modify the Dunkin Donut site (Building M) to remove the second menu board and associated equipment as the lane has

become an online pick-up lane that operates based on the customers phone location and the ordering application.

- A request to amend the Site Plan of record to modify the site configuration Building O/Phase 7 to remove the approved drive through facility. The approved 2,500 square foot restaurant is proposed to remain.
- A request to amend the Site Plan of record to modify the site configuration of Building P/Phase 8 to remove the approved multi-tenant building consisting of a 1,600 square foot restaurant with drive through, 2,500 square foot sit down restaurant, 1,128 square feet of outdoor seating, and a 4,085 square foot retail use. Phase 8 is proposed to be divided into two (2) leased parcels, both with a single tenant building, to accommodate two (2) new national tenants as noted below:
    1. Building P / Phase 8 – 2,494 square foot restaurant building with drive through facility for Carl's Jr.
    2. Building R / Phase 10 – 2,700 square foot restaurant building with drive through facility for Panda Express.
- Relocation of one (1) EV parking location to Building O, providing for two (2) total EV spaces.

Commercial Pod – Landscape Plan

- A request to amend the Landscape Plan approval for the commercial phase of development to adjust for the requested site plan changes proposed for Phases 7, 8 and 10.
- At the request of Council Member Mason, replace three (3) Ligustrum trees within the east buffer, screening the Car Wash's east elevation, with three (3) Beauty Leaf trees. The Ligustrums are proposed to be between relocated to the south buffer of the Car Wash. Intent is to provide increased screening of the Car Wash façade for the residents to the east.
- Add the recently installed hedge plantings around existing mechanical equipment.

APPROVAL HISTORY

On April 25, 2016, the Town executed an Order of the Town Council for Case No. SE15-0002 approving a Special Exception, pursuant to Section 23-101(d)(12) of the Lantana Code of Ordinances, allowing a Planned Mixed Use Development including waivers for Drive-Thru Facilities and Restaurants over 2,500 SF and waivers for signage. Also on April 25, 2016, Town executed an Order of the Town Council for Case No. SP15-0001 approving a Site Plan for the southern 36.50 acres of the Water Tower Commons MPUD for commercial, office, and retail space uses, including a landscape plan and master signage plan within the Mixed-Use District, established by Case No. SE15-0002.

On September 13, 2016, the Town executed an Order of the Town Council for Case No. SE16-0004, approving an amendment to the Special Exception, pursuant to Section 23-101(d)(12) of the Lantana Code of Ordinances, allowing a revision to Condition of Approval number 33 and to revise the Master Signage Program for the Commercial Pod Master Signage Program. On September 13, 2016, the Town also executed an Order of the Town

Council for Case No. SP16-0001, approving modifications to commercial development site plan of record, including amendments to the landscape plan.

On October 3, 2016, the Town executed an Order of the Town Council for Case No. SE16-0004, approving an amendment to the Special Exception, pursuant to Section 23-101(d)(12) of the Lantana Code of Ordinances, allowing a revision to Condition of Approval number 33 and to revise the Master Signage Program for the Commercial Pod Master Signage Program. On October 3, 2016, the Town also executed an Order of the Town Council for Case No. SP16-0002, approving modifications to commercial development site plan of record, including amendments to the landscape plan.

On April 19, 2017, the Town executed an Order of the Town Council for Case No. SE17-0002, approving an amendment to the Special Exception, pursuant to Section 23-101(d)(12) of the Lantana Code of Ordinances, allowing for one (1) additional restaurant over 2,500 SF a modification to the Master Plan to reflect revisions in the commercial phase and residential development area, and to amend the Master Signage Program. On April 19, 2017, the Town also executed an Order of the Town Council for Case No. SP17-0004, approving modifications to commercial development site plan of record, including amendments to the landscape plan.

On January 29, 2018, the Town executed an Order of the Town Council for Case No. SE17-0012 approving an amendment to the Special Exception, pursuant to Section 23-101(d)(12) of the Lantana Code of Ordinances, allowing a reduction in the required parking (Section 23-131), amend the Master Signage Program to add three (3) additional monument signs for the west residential pod, and to amend the Master Plan. On November 26, 2018, the Town also executed an Order of the Town Council for Case No. SP17-0007, approving the site plan for the residential development within the westernmost 16+/- acres within the Water Commons Tower development, including approval of the associated landscape plan.

On November 26, 2018, the Town executed an Order of the Town Council for Case No. SE18-0003, approving an amendment to the Special Exception, pursuant to Section 23-101(d)(12) of the Lantana Code of Ordinances, allowing a reduction in the required parking (Section 23-131), amend the Master Signage Program to add three (3) additional monument signs for the east residential pod, and to amend the Master Plan. On November 26, 2018, the Town also executed an Order of the Town Council for Case No. SP18-0003, approving the site plan for the residential development within the easternmost 18+/- acres within the Water Commons Tower development, including approval of the associated landscape plan.

On December 5, 2019, the Town executed an Order of the Town Council for Case No. SE19-0004, approving an amendment to the Special Exception, allowing 1) the addition of the use of Service Station within the PMXD, 2) adding a use of Restaurant over 2,500 SF, and 3) amend the Master Signage Program to add three custom signage for the Service Station Use. Additionally on this date, the Town executed an Order of the Town Council for Case No. SP19-0003 and LP19-0002, approving the Site Plan and Landscape Plan to

reflect the approvals granted above. Which was subsequently amended by Case No. SE20-0001, SP20-0001, and LP20-001, to modify the Service Station use canopy and minor site reconfiguration.

On March 1, 2021, the Town executed an Order of the Town Council for Case No. SE20-0008, approving an amendment to the Special Exception, allowing 1) the additional of construction phase lines to the commercial development, amend lighting locations, and modify landscaping locations as required. Additionally on this date, the Town executed an Order of the Town Council for Case No. SP20-0007 and LP20-0008, approving the Site Plan and Landscape Plan to reflect the approvals granted above.

On May 10, 2021, the Town executed an Order of the Town Council for Case No. SE21-0003, approving an amendment to the Special Exception, allowing 1) the realignment of the eastern portion of the spine road and an increase in the overall SF of the Commercial Pod. Additionally on this date, the Town executed an Order of the Town Council for Case No. SP21-0003 and LP21-0009, approving the Site Plan and Landscape Plan to reflect the approvals granted above.

On November 21, 2022, the Town Planning Director executed Order MSP21-0001, approving a minor amendment to the plans of record, allowing a parking island to be redesigned to add a diamond configuration to allow for a light pole to be shifted to accommodate a drainage line.

On May 6, 2022, the Town executed an Order of the Town Council for Case No. SE21-0005, approving an amendment to the Special Exception, allowing for site modifications to add a 4,986 SF Chick-Fil-A restaurant and modifications to the Water Tower Commons Master Sign Program. Additionally on this date, the Town executed an Order of the Town Council for Case No. SP21-0004 and LP21-0021, approving the Site Plan and Landscape Plan to reflect the approvals granted above.

On September 27, 2022, the Town executed an Order of the Town Council for Case No. SE22-0006, approving an amendment to the Special Exception, allowing for one additional drive through business use, the addition of a car was use, and modifications to the Water Tower Commons Master Sign Program. Additionally on this date, the Town executed an Order of the Town Council for Case No. SP22-0004 and LP22-0010, approving the Site Plan and Landscape Plan to reflect the approvals granted above and the redesign/reconfiguration of the four (4) outparcels located east of the project's main street.

On May 9, 2023, the Town executed an Order for Cases SP22-004 and LP23-0006, allowing for modifications to the site and landscape plans to address changes to Building N/Phase 5 site (Dunkin Donut), addition of Tesla Charging Stations in Phase 2B (Wawa), shifted/modified the approved wall and planting locations for Building Q/Phase 6 (El Car Wash), add EV charging station locations at Buildings O/Phase 7 and Building P/Phase 8, and Modify the plantings around the installed Art in Public Places.

More recently on August 29, 2023, the Town executed an Order for Case SE23-0001 allowing an amendment to the Special Exception PMXD to allow the addition of a Financial Institution as a permitted use and modify the Water Tower Commons Master Sign Program. Additionally on this date, the Town executed an Order of the Town Council for Case Numbers SP23-0001 and LP23-0015, approving the Site Plan and Landscape Plan to reflect the approvals granted above and the redesign/reconfiguration of the Bank use site (Building M/Phase 9) and changes proposed for the EV parking proposed at the Wawa site.

EXISTING AND FUTURE LAND USE AND ZONING DESIGNATIONS

The PMXD will maintain its existing Zoning and Future Land Use Plan designations. There is no change proposed as a result of the requests made part of this application to amend the Special Exception Use, Commercial Site Plan and Landscape Plan. Existing Zoning and Future Land Use Plan designations for the site are Mixed Use Development (MXD).

DEVELOPMENT / PHASING OVERVIEW

It is the continued goal of the Owner/Applicant to create a well-designed and integrated community offering a residential component within walking distance to both commercial and restaurant uses, via horizontal integration between the uses. Additionally, the Owner/Applicant was granted approval to develop the 0.89-acre Water Tower Commons Park (‘Park’) and rotary to the north of the non-residential uses that is accessible to the public for passive uses. The Park has been constructed simultaneously with the Main Street and Rotary elements and the first phase of residential development. The Owner/Applicant continues to propose phasing for the construction of those portions of the non-residential inline and outparcel buildings. It has been previously established that the phasing will be determined as end users enter into lease agreements and/or the developer initiates construction. The residential developments have been previously completed.

The Owner/Applicant reserves the design and development flexibility to allow for future development opportunities, which may include combined non-residential and residential uses as well. These future development phases will be brought before the Town Council at a future date and are not part of this request.

MASTER PLAN

The Master Plan has been amended to include the newly established property control numbers within the PXMD as part of this request. There are no proposed changes to the master development plan, which remain consistent with the approved uses, intensities, and densities reflected in prior approvals. This program will continue to be refined over time during the site planning processes; however, the proposed development program remains equivalent with the traffic study approved by the Town Council as part of the

initial Land Use Amendment and Rezoning approvals. As the development program is refined in the future, the Master Plan for the development will continue to be amended with traffic equivalency statements, as necessary, based on the proposed future uses. This flexibility is critical as the developer will continue to assess the market in regard to potential permitted uses for the site.

The current approved master development approval includes the following:

USE	APPROVED	PROPOSED	CHANGE
Residential DUs	1,091	1,091	0
Commercial *(including Office)*	343,187 SF	343,187 SF	0

Based on the Traffic Report prepared by Kimley-Horn and Associates, dated January 2024, the proposed amendments to the commercial development program continue to be consistent with the overall approvals.

Note: Any unutilized commercial square footage resulting from the commercial development's completion is proposed to be reallocated to the undeveloped portion of the PMXD for future development opportunities.

COMMERCIAL POD – SITE PLAN /LANDSCAPE PLAN AMENDMENT

As part of this petition, the Applicants are requesting to amend the prior Site Plan and Landscape Plan approvals for the commercial phase of the PMXD development as a concurrent component. The commercial development continues to front Lantana Road, with a 'Future Development' portion of the PMXD being situated in the northeast corner, adjacent the commercial site. The commercial phase of development was previously amended to include the Water Tower Commons Park site as a functioning roundabout for residential development access as well as for non-residents. The commercial phase of development will be phased over time in multiple phases of construction. Below is a summary of the past/current activity on the commercial site:

Phase/Building	Current Use/User	Status
Phase 1	main street and rotary	Constructed
Phase 2A / Building A	Aldi and portion of the south spine road and access points	Constructed
Phase 2B / Building K	Wawa	Constructed
Phase 3 / Roadways	remaining portion of the south spine road and access points	Constructed
Phase 4 / Building L	Chick-Fil-A	Constructed
Phase 5 / Building N	Dunkin Donut	Constructed, Signage Pending
Phase 6 / Building Q	El Car Wash	Constructed
Phase 7 / Building O	Mixed Non-Res Uses	In Design
Phase 8 / Building P	Carl's Jr.	Requesting Entitlements

Phase 9 / Building M	Fifth Third Bank	Under Construction
Phase 10 / Building R	Panda Express	Requesting Entitlements
Remaining commercial site not yet developed.		

RESIDENTIAL POD – SITE PLAN /LANDSCAPE PLAN

There are no changes proposed to the approved residential developments.

CONCURRENCY

The Owner/Applicant has previously secured concurrency for the entire PMXD development as part of the Rezoning approval. The traffic report has also been previously approved by Palm Beach County and the Town of Lantana.

A Traffic Equivalency Statement has been provided as part of this amendment request providing for the additional uses requested.

There are no other changes to the approved concurrency as a result of this request.

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REQUEST – OVERALL DEVELOPMENT
SPECIAL EXCEPTION USE

The Applicants are requesting to amend the Special Exception for the Water Tower Commons PMXD to allow for the following modifications:

1. Amend the Master Sign Program to reflect the preferred signage/menu boards of the incoming national tenants Panda Express and Carl's Jr, the signage for constructed Dunkin tenant, and update of the Key Plan.
2. Amend the Master Plan to update the current property control numbers issued for the development.

COMMERCIAL DEVELOPMENT

MASTER PLAN USES
There are no Master Plan changes being requested as a result of this request, with the exception to add the latest PCNs to the plan for updated reference.

SIGNAGE
The developer has been working with the incoming Panda Express and Carl's Jr. tenants which has resulted in the compilation of specific sign needs for those users, including the addition of second menu boards. As an outparcel development, the proposed uses are permitted to have two (2) Primary Wall Signs. The first is required to be located on the same elevation as the main entrance and the second is permitted to face Lantana Road. Outparcel uses are additionally permitted two (2) Ancillary Wall Signs that may be placed on any elevation, per the Master Sign Plan.

PANDA EXPRESS
For Panda Express, these regulations allow the tenant to incorporate two (2) Primary Wall Signs, one (1) on the south elevation facing Lantana Road and one (1) facing east over their main pedestrian entry. Panda Express is proposing one (1) Primary Wall Sign, consisting of their logo and business name on the south elevation facing Lantana. They are proposing the second permitted Primary Wall Sign on their east elevation, over their main entry. They are additionally proposing a third Primary Wall Sign on their west elevation, allowing for better visibility and wayfinding for both east and west bound traffic along Lantana Road. Below is an accounting of their compliance with the Master Sign Program for outparcel signage.

South Elevation *(Lantana Road)*

	Total Wall Width (N)	**Max OA Sign Area**	**Max Letter Height**	**Max Width** *(% x N)*
Required	15'+	75 SF	4'	70% *(or 30.27')*
Proposed	43.25'	104.66 SF	4'	60.5% (26.16')

East Elevation

	Total Wall Width (N)	Max OA Sign Area	Max Letter Height	Max Width *(% x N)*
Required	50'+	125 SF	4'	55% *(or 36.41')*
Proposed	66.2'	16 SF	4'	6% (4')

West Elevation ***(ADDITIONAL PRIMARY WALL SIGN)***

	Total Wall Width (N)	Max OA Sign Area	Max Letter Height	Max Width *(% x N)*
Required	50'+	125 SF	4'	55% *(or 36.41')*
Proposed	66.2'	16 SF	4'	6% (4')

There are no Ancillary signs proposed. Panda Express has also provided a signage package, which has been included with this request, outlining their other specific site/directional signage.

CARL'S JR.

For Carl's Jr., these regulations also allow this tenant to incorporate two (2) Primary Wall Signs, one (1) on the south elevation facing Lantana Road and one (1) facing east over their main pedestrian entry. Carl's Jr. is proposing one (1) Primary Wall Sign, consisting of their logo, business name, and the verbiage 'Charbroiled Burgers' on the south elevation facing Lantana. They are proposing the second permitted Primary Wall Sign consisting of their logo and name on their east elevation, over their main entry. They are additionally requesting a blade sign consisting of the star from their logo and the verbiage 'Charbroiled Burgers'. Additionally on the east and west elevations, the tenant is proposing their typical branding signs that include three (3) each 16.90 SF signs depicting products and verbiage and four (4) 10.75 SF circular aluminum signs depicting white on grey images of food product. There is no signage proposed for the north elevation. Below is an accounting of their compliance with the Master Sign Program for outparcel signage.

South Elevation *(Lantana Road) – Primary Signage*

	Total Wall Width (N)	Max OA Sign Area	Max Letter Height	Max Width *(% x N)*
Required	15'+	75 SF	4'	70% *(or 28')*
Proposed Sign A	40'	73 SF	3.4'	36.45% (14.58') Overall All Sign
Proposed Sign B	Not Permitted	25 SF	Two lines at 1' ea. for 2'-4"+ total w/spacing	19.57% (7.83') Overall All Sign

East Elevation – *Primary Signage*

	Total Wall Width (N)	Max OA Sign Area	Max Letter Height	Max Width *(% x N)*
Required	50'+	125 SF	4'	55% *(or 36.41')*
Proposed Sign A	55'	73 SF	3.4'	36.45% (14.58') Overall All Sign

East Elevation – *Ancillary Signage*

	Total Wall Width (N)	Sign Width (W) (10% of N = W)	Max Letter Height	Max OA Sign Area Width *(W x 2)*
Required	50'+	5'	1'	10 SF
Proposed Sign D	55'	10.71+'	N/A	16.90 SF
Proposed Sign E	55'	13+'	N/A	10.75 SF

East Elevation – *Projecting Sign*

	Projection from wall	Projection from ground	Max OA Sign Area
Required	3'-6" max	8' min	9 SF
Proposed Sign C (Projecting)	2'+	10'+/-	4 SF

West Elevation – *Ancillary Signage*

	Total Wall Width (N)	Sign Width (W) (10% of N = W)	Max Letter Height	Max OA Sign Area Width *(W x 2)*
Required	50'+	5'	1'	10 SF
Proposed Sign D (Add Ancillary Sign #3)	55'	10.71+'	N/A	16.90 SF
Proposed Sign E (Add Ancillary Sign #4)	55'	13+'	N/A	10.75 SF

Carl's Jr. has also provided a signage package, which has been included with this request, outlining their specific site/directional signage as well.

DUNKIN DONUT

For the existing Dunkin Donut, these regulations allow the tenant to incorporate two (2) Primary Wall Signs, one (1) on the south elevation facing Lantana Road and one (1) facing east over their main pedestrian entry. Dunkin Donut is proposing one (1) Primary Wall Sign, consisting of their business name 'Dunkin', on the building's east elevation over their main pedestrian entry. The Primary Wall Sign permitted on the south elevation, facing Lantana, is being proposed on their west elevation as the tenant believes signage on the west and east are more appropriate due to the placement of the building. They are proposing one (1) Ancillary Sign on the east elevation, consisting of a to-go cup with the a 'D' on it. They are additionally proposing one (1) Ancillary Sign on the north elevation consisting of the verbiage 'Lantana Runs on Dunkin'. Neither of these Ancillary Signs are

consistent with the Master Sign Program, and must be approved by the Town Council. Below is an accounting of their compliance with the Master Sign Program for outparcel signage.

South Elevation *(Lantana Road) – No Signage Proposed*

	Total Wall Width (N)	**Max OA Sign Area**	**Max Letter Height**	**Max Width** *(% x N)*
Required	50+	125 SF	4’	70%
N/A	N/A	N/A	N/A	N/A

East Elevation – *Primary Signage*

	Total Wall Width (N)	**Max OA Sign Area**	**Max Letter Height**	**Max Width** *(% x N)*
Required	15+	125 SF	4’	55% *(or 19.25’)*
Proposed	35’	26 SF	2’	30.7% (10.75’)

East Elevation – *Ancillary Signage*

	Total Wall Width (N)	**Sign Width (W) (10% of N = W)**	**Max Letter Height**	**Max OA Sign Area Width** *(W x 2)*	**Text/ Logo**
Required	15’+	2’	1’	3 SF	1 line
Proposed	35’	3.6’	3’	7 SF	Does not conform

West Elevation – *Primary Signage*

	Total Wall Width (N)	**Max OA Sign Area**	**Max Letter Height**	**Max Width** *(% x N)*
Required	15+	125 SF	4’	55% *(or 19.25’)*
Proposed	35’	16 SF	4’	6% (4’)

North Elevation – *Ancillary Signage*

	Total Wall Width (N)	**Sign Width (W) (10% of N = W)**	**Max Letter Height**	**Max OA Sign Area Width** *(W x 2)*	**Text/ Logo**
Required	50’+	5’	1’	10 SF	1 line
Proposed	50’	8.166’	8.25” & 7.5” 1’ 7.4” Combined	14 SF	2

SPECIAL EXCEPTION STANDARDS

Applicants have reviewed the standards set forth in the Town’s development regulations for the granting of Special Exception Uses and has responded accordingly below.

As permitted per Section 23-101(d)(12), MXD mixed use development district, in the Town’s land development regulations, the Applicants are requesting to amend the Special Exception for the PMXD to allow for the proposed modifications to the commercial site plan and the Master Sign Program.

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.

This is an amendment to a previous approved Special Exception for the Water Tower Commons PMXD*. No changes to the prior approval are proposed that would negatively impact the prior approval. The PMXD was previously granted approval for a 10' perimeter buffer and adjacent 10' utility easement, which surround the entire 73+ acres. All adjacent perimeter buffers continue to meet or exceed the 6' width with 10' of landscape buffer planting area and an additional 10' of green area for the established utility easement, which Applicants are also utilizing in part for smaller shrub and ground cover plantings. The data changes proposed to the Master Plan have no impact on the approved development.*

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

Owner/Applicant *has previously addressed the matter of excessive vehicular traffic for the site. In accordance with the current approval, the* Owner/Applicant *has committed to and/or constructed numerous improvements to Lantana Road, including additional signalization and turn lanes that will alleviate negative impacts of additional traffic proposed to be generated by the PMXD project. It is the intent of the constructed design to allow for multiple ingress and egress points for the uses within the site, thus diffusing the flow of traffic around the site and away from local residential streets. Additionally, the overall project is required to comply with the country-wide Traffic Performance Standards and those set forth by the Town of Lantana. This request to amend the Water Tower Commons PMXD Special Exception complies with this standard and does not result in any additional vehicular traffic. The data changes proposed to the Master Plan have no impact on the approved development.*

(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).

Owner/Applicant *has committed to and/or constructed numerous improvements to the surrounding roadways, including additional signalization and turn lanes that will alleviate negative impacts of additional traffic proposed to be generated for the project. It is the intent of the design to allow for multiple ingress and egress points for the site, thus diffusing the flow of traffic around the site. Parking for the commercial phase of development is in excess of that required by the Town's Off-street Parking regulations. A traffic report prepared by Kimley-Horn and Associates was previously approved in this respect. A Traffic Equivalency Statement also prepared by Kimley-Horn and Associates has also been provided as part of this request.*

No parking or traffic problems are anticipated as a result of the site change proposed, the proposed modifications to the Master Sign Program, or the updated Master Plan data, for the commercial phase of development.

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

The Special Exception amendment allows the Applicants the continued flexibility to develop the proposed commercial and residential developments, providing for buffers, green areas, community amenities, and other improvements for pedestrian access throughout the site and connecting to adjacent roadways. The request to modify a use within the commercial development does not negatively impact the previously approved development program or site design. All drives and sidewalks are proposed to meet the current standards of the Town of Lantana with the new buildings providing pedestrian access to both Lantana Road and internal to the PMXD. This request to amend the Water Tower Commons PMXD Special Exception complies with this standard. The data changes proposed to the Master Plan have no impact on the approved development.

(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.

The proposed amendments to the Special Exception to modify uses that were previously approved, along with the request to modify the Master Sign Program and update the Master Plan data, continues to allow the Applicants the flexibility to provide for a well-designed integrated community minded development offering commercial and residential components that are within walking distance of each other and other existing residential, commercial, and public uses. All proposed drives and sidewalks meet the current standards of the Town of Lantana. The existing residential and existing/proposed commercial uses allow for the provision of services and goods to the Town's residents as well as providing additional housing choices, making a substantial contribution to the area. This request to amend the Water Tower Commons PMXD Special Exception continues to comply with this standard.

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

The proposed amendments to the Special Exception to modify uses that were previously approved, along with the request to modify the Master Sign Program and update the Master Plan data, do not endanger, restrict, or impair the public's welfare or safety. The development of this site, as proposed or amended, continues to provide the Town with modern commercial and residential uses that enhance the community as a whole and do not affect the public's safety. This request to amend the Water Tower Commons PMXD Special Exception complies with this standard.

REQUEST – COMMERCIAL
AMENDMENT TO THE SITE PLAN REVIEW

Applicants are requesting to amend the prior approval for Site Plan Review and Landscape Plan review to allow for:

- A request to amend the Site Plan of record to modify the Dunkin Donut site (Building M) to remove the second menu board and associated equipment as the lane has become an online pick-up lane that operates based on the customers phone location and the ordering application.
- A request to amend the Site Plan of record to modify the site configuration Building O/Phase 7 to remove the approved drive through facility. The approved 2,500 square foot restaurant is proposed to remain.
- A request to amend the Site Plan of record to modify the site configuration of Building P/Phase 8 to remove the approved multi-tenant building consisting of a 1,600 square foot restaurant with drive through, 2,500 square foot sit down restaurant, and 4,085 square foot retail use. Phase 8 is proposed to be divided into two (2) leased parcels, both with a single tenant building, to accommodate two (2) new national tenants as noted below:
    1. Building P / Phase 8 – 2,494 square foot restaurant building with drive through facility for Carl's Jr.
    2. Building R / Phase 10 – 2,700 square foot restaurant building with drive through facility for Panda Express.
- Relocation of one (1) EV parking from prior approved Building P location to Building O, providing for two (2) total EV spaces.

SITE RECONFIGURATION

All proposed modifications are internal to the commercial pod and do not adversely affect the surrounding communities or adjacent businesses. There are no modifications to the internal roadways or driveway connections to the adjacent roadways. Aside from the proposed redesign of the outparcel sites, there are no other proposed changes to the previously approved site design or other approved access points.

Based on the updated Commercial Site Plan, the amended development program for the commercial site includes the following square footage breakdown:

USE	Approved SF	Proposed SF	Change
Financial Institution/Bank	1,900 SF	1,900 SF	No Change
Restaurant	24,362 SF	25,034 SF	+ 672 SF
Retail (includes Fitness, Car Wash and Service Station retail space)	170,631 SF	166,546 SF	- 4,085 SF
Service Station	16 Fuel Pumps	16 Fuel Pumps	No Change
TOTAL SF	194,993 SF / 16 Fuel Pumps	191,580 SF / 16 Fuel Pumps	- 3,413 SF

The proposed modifications to the commercial development remain in keeping with the intent of the Town's development regulations and will provide for an enhanced overall design and development and service to the surrounding communities and businesses.

PROPOSED USES

The approved site plan currently permits the uses of restaurant, general retail, fitness center, pharmacy, bank, and residential. Approved Special Exception uses include seven (7) Restaurants over 2,500 SF, six (6) Businesses with drive-thru, one (1) Service Station and one (1) car wash. Applicants are not proposing to add any additional uses or Special Exception uses as a result of this request.

Per the Master Plan, the current development program includes 343,187 SF of commercial/retail uses and 1,091 multi-family units. This is consistent with the approved Traffic Report and Traffic Equivalency Statement prepared by Kimley Horn and Associates, submitted as part of this request. The proposed modifications to the commercial site have been previously accounted for in the traffic approvals.

PEDESTRIAN AND TRANSPORTATION LINKAGES

The commercial phase of development continues to reflect continuous and enhanced pedestrian and vehicular circulation throughout the site. Enhancements continue to include landscape and palm lined major pedestrian avenues that provide connectivity from the residential components to the commercial components, and out to the adjacent roadways. Vehicular connectivity is also proposed between the residential and commercial components via Water Tower Way, the Project's main street, and multiple alternative secondary connections to the surrounding roadways. This provides convenience to not only the residents within the Project, but also for patrons of the commercial uses who may utilize both pedestrian and vehicular connections.

The Town's Land Development Regulations additionally require that uses provide for public access facing Lantana Road. With exception of the Car Was use, the approved

and proposed outparcel uses provide for public access to Lantana Road and the interior adjacent east west spine road.

ACCESS

Owner/Applicant has competed all connecting driveways for the development, and continues to work with the Town and Palm Beach County Traffic Division to provide for future improvements for signalization along Lantana Road at the Main Street. All improvements resulting from this PMXD development benefit not only those associated with the PMXD but the neighboring uses and community as a whole.

Access to the commercial portion of the site continues to include one (1) primary point of two-way entry (signalization TBD) and four (5) secondary points of two-way entry. Owner/Applicant has previously gained approval to eliminate the previously approved right-out-only exit onto North 8th Street due to the redesign of the southeast corner outparcel site.

EXISTING UTILITIES AND EASEMENTS

Owner/Applicant has previously secured determination from the Town's providers that water and sewer capacity exist for this development. The Owner/Applicant continues to work with the Town and other entities to determine final design requirements and structural needs. The intensity proposed as a result of the site development for the commercial phase of development and residential phases of development are less than that proposed as part of the Land Use Modification and Rezoning.

ARCHITECTURAL STANDARDS

There are no modifications to the approved architectural theme and design of the commercial development as a result of this request. Architectural elevations for the two (2) proposed restaurant uses (Phases 8 and 10) has been included and comply with aspects of the approved architectural theme and character as provided in the PMXD Design Guidelines.

More specifically, the architectural design styles of the proposed buildings provide for a variety of textures and materials, including manufactured stone, stucco, canopy, aluminum composite materials reflecting national branding, and flat roof features with custom colors based on the national branding. The colors and materials are continued on all four sides of the building. Colors proposed are both in close harmony with the colors suggested in the design guidelines with the addition of colors associated with national branding, as appropriate.

PARKING AND LOADING AREAS

Applicants are proposing to reduce the overall provided parking from 970 to 964 parking spaces, a reduction of 6 parking spaces. Based on the adjusted development program, the project is required 767 parking spaces based on a 1/250 parking ratio for a Large-Scale Shopping Center. Owner/Applicant continues to meet the requirements for parking on this site and is compliant with the Town's Off-Street Parking regulations. There is no

shared parking proposed for the site or between the commercial and residential phases of development. All parking spaces are compliant with the Town's Code and are proposed at 9' x 18.5', 9.5' x 18.5', including any parking spaces designed with overhangs. Applicants are required to provide 19 handicap spaces based on the square footage proposed and is providing for 46 handicap spaces distributed at the front of the proposed buildings, as required by Florida Building Code, some within EV Charging areas.

Applicants are also in compliance with Order SE17-0007, allowing for up to 819 parking spaces to be constructed without wheel stops. With this request, the Owner/Applicant is proposing for 269 parking spaces to be provided without wheel stops, and the remaining 695 parking spaces with wheel stops.

The proposed modifications to the approved Phase 8 development area continue to provide for one (1) shared loading space. In all, the Owner/Applicant is required to provide for thirteen (13) 15'x35' loading spaces, and is providing fourteen (14) across the commercial development.

There are 20 EV charging parking spaces provided site wide.

OUTDOOR SEATING

Buildings O and P are proposing 788 SF and 240 SF of outdoor seating, respectively, for a total of 1,028 SF of outdoor seating. Prior approved outdoor seating totaled 1,450 SF. This is a reduction of 422 SF of outdoor seating. At this time there is no outdoor seating area proposed for Building R (Panda Express). Tenant understands that the addition of outdoor seating to their program would require an administrative amendment.

COMPATIBLE AMENITIES AND FURNITURE

It remains the intent of the Applicants to provide street furniture, street lighting, pedestrian lighting, traffic signage, trash receptacles, and pedestrian benches that are consistent in style, color, or material throughout the PMXD. The applicants request that final selections be permitted to be approved at a Staff level as part of the permitting process.

MECHANICAL EQUIPMENT / DUMPSTERS

The prior approved dumpster locations within Phase 8, adjacent to Lantana Road, have been divided and relocated to the north sides of the two (2) proposed restaurant buildings, in closer proximity to the east west spine road, per tenant requests.

Additionally, the Owner/Applicant has recently provided for additional landscape screening of ground mounted mechanical equipment, including Florida Power and Light power boxes, where permitted.

There are other changes to the current approved screening of mechanical equipment and dumpsters proposed within the commercial development. Owner/Applicant is committed

to continue to completely screen mechanical equipment with walls and/or opaque landscaping from adjacent properties and the view from the adjacent public streets.

DRAINAGE

The proposed commercial site will continue to meet or exceed the requirements for drainage within the overall commercial and PXMD developments with treatment provided through proposed exfiltration trench on-site. This overall site has very good percolation rates and a deep-water table and is a good candidate for the use of exfiltration trench rather than ponds. The plan for the overall commercial site is to continue retaining all runoff for a 25-year – 72-hour storm onsite, since the site has no outfall. Please see Drainage Statement prepared by Kimley-Horn and Associates dated January 2024.

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REQUEST – COMMERCIAL
LANDSCAPE PLAN

Overall Commercial Center

The 30.1-acre commercial pod fronts on Lantana Road, and has been designed to provide for the required 20% of overall and 20% of vehicular landscape areas at a total of 6.01 acres. The calculation of 6.01 acres is based on the revised site configuration as it relates to the vehicular use areas. The overall landscape area includes the landscape around the proposed buildings, perimeter buffers, and landscape islands at a total of 3.05 acres, an increase of .02 acres. The proposed parking and vehicular areas within the commercial parcel total 14.83 acres. This area includes landscape areas within and directly adjacent to these parking areas that are or exceed the 6' minimum width requirement, which have been utilized to meet the required planting areas. These landscape areas total 2.96 acres in size, or 20% of the parking area. The mixed-use district overall landscape requirement of 1 tree per 2,500 SF and outdoor parking/vehicle use area requirement of 1 tree per 250 SF of landscape, as well as other landscape requirements, are being met on the site within the commercial development. The proposed amended landscape plan is Complaint with Chapter 10.5 of the Town's Code.

The intent of the overall blended landscape design is to display a tropical coastal image utilizing materials such as the stately Silver Date Palms that flank the project and major retail entries. For the subject site specific, applicants are proposing Montgomery and Alexander Palms, East Palatka Holly, Red Tip Coco Plum, Red Sister Ti Plants, Jatropha, Wax Jasmine, Green Island Ficus internal to the project site. The buffer areas have been designed to utilize materials previously approved along Lantana Road and the main street buffer sections for uniformity.

Owner/Applicant is proposing to provide more than the required 50% native plant material in the form of required trees and shrubs across the site, with approximately 75.5% native trees and 61.5% native shrubs. The trees and palms proposed for the PMXD include Silver Button Wood Orange Geiger Tree, White Crape Myrtle Multi-Trunk, Sweet Bay, Slash Pine, Southern Live Oak, Desert Cassia and a number of previously mitigated 'Legacy Oaks' from the site, as well Silver Palms, Areca Palms, Bottle Palms, Spindle Palms, Wild Date Palms, Alexander Palms, Cabbage Palmetto, and Montgomery Palms. Along with this large palette of materials, several diverse shrub and ground covers are also proposed across the site. Owner/Applicant is providing for more than 110% of the required trees on the commercial site with 569 trees required at 100%, 625 trees required at 110%, and 639 trees being provided, thus continuing to meet the requirements of the prior approved waivers for the east outparcels.

Landscape material changes include the following:

Code	Name	Quantity	Increase	Decrease
TREES				
CB	Brazilian Beauty Leaf	3	3	
CE	Buttonwood	27	11	
CS	Silver Button Wood	53	4	
CS4	Silver Button Wood	16	16	
IE2	East Palatka Holly	29	7	
LT	Japanese Crape Myrtle	29		4
LW	White Crape Myrtle	16	4	
PD	Slash Pine	30		2
PD2	Slash Pine	52		6
PD3	Slash Pine	34		3
QV2	Southern Live Oak	34		2
PALMS				
PE2	Alexander Palm Single	14	1	
VM	Montgomery Palm	183		1
SHRUBS				
CHI	Red Tip Cocoplum	1,876		225
CHR3	Red Tip Cocoplum	39		54
CLU7	Sm Leaf Clusia	105	1	
CON	Silver Button Wood	2,119		2
CRQ	Queen Emma Crinum	40		2
EUG	Spanish Stopper	215	41	
HAM	Dwarf Scarlet Bush	471	10	
PD7	Southern Yew	21	21	
POD	Southern Yew	270	154	
SCH	Schefflera	785		11
Ground Covers				
BOU	Dwarf Boug	48		24
CYR	Holly Fern	409	11	
FGI	Green Island Ficus	2,569		132
HPD	Dwarf Fire Bush	108		63
JAS	Wax Jasmine	4,177		90
JUN	Parsoni Juniper	1,606		125
PIT	Vari. Pittosporum	906		43
TRJ	Sm Leaf Confederate Jasmine	1,862	34	
TRF	Fakahatchee Grass	71		2
		TOTALS	**+318**	**−791**

Applicant would like to state that during the redesign of the landscape for the noted site modifications, it was discovered that some of the plant counts for the Chick Fil-A site area were not being accrued within the overall commercial site plant counts due to a formula breakdown within the CAD program. This has been corrected with the update of the landscape plan being submitted, resulting in an increase in number of shrubs provided.

At the request of a Town Council member, the Owner/Applicant is additionally replacing three (3) Ligustrum trees with three (3) Beauty Leaf trees along the east façade of the constructed Car Wash to provide increased future screening for the residents of the community to the east. The three (3) Ligustrum trees have been relocated to the Car Wash's south buffer area against Lantana Road.

The Owner/Applicant has additionally worked with the Town staff to provide for screening around existing mechanical equipment along the adjacent roadways of the commercial parcel that were previously not screened. This has added a total of 155 additional shrubs to the overall development.

Lastly, landscape located on the main street has been modified to replace those materials that have either not been doing well in the poor sandy soils or been the target of local iguanas and other pests, resulting in plants being stripped. Below is a brief description of the changes made and tally of the plant changes made that are in addition to the above general changes.

The project's main street has been amended to remove the bougainvillea (BVP/BVF) from the base of the palm trees at the rotary fountain and medians. In these cases, no replacement is proposed. Annuals (AA) have also been removed from the design around the fountain equipment and rotary and replaced with Dwarf Stokes Holly (ILX) and Green Island Ficus (FGI) respectively. Other bougainvillea (BOS) species have also been removed along the main street and replaced with Dwarf Ruby Fringe Flower (LOR). The 25 bougainvillea (BOS) at the south tip of the main street, south of the project sign, have also been replaced but with Queen Emma Crinum Lily (CRQ) as an entry feature before the project sign. Owner has also removed Dwarf Schillings Holley from this area and replaced it with Green Island Ficus (FGI). Liriope along the main street has been removed and replaced with Parsons Juniper. Liriope (LIR) and Sloppy Painter Croton (CSP) have also been removed around the site's art piece and median area, and been replaced with Wax Jasime (JAS) and Green Island Ficus (FGI), Schefflera (SCH), and Pink Muhly Grass (MUH).

Code	Name	Quantity	Increase	Decrease
TREES/PALMS				
LL3	Ligustrum Glossy Privet	6	6	
SHRUBS/ACCENT PLANTS/VINES				
BVP	Palm Beach Purple Bougainvillea	0		4
BVF	Barbara Karst Bougainvillea	0		30
CSP	Sloppy Painter Croton	0		111
CRQ	Queen Emma Crinum	47	7	
Ground Covers				
AA	Annuals	0		249
BOS	Lilac Throniess Bougainvillea	217		88
FGI	Green Island Ficus	2,638	69	
ILX	Dwarf Stokes Holly	303	41	
LIR	Liriope Super Blue	0		127

LOR	Dwarf Ruby Fringe Flower	494	77	
JAS	Wax Jasmine	4,286	109	
JUN	Parsons Juniper	1,619	13	
ID	Dwarf Schillings Holley	684		27
MUH	Pink Muhly Grass	304	134	
SCH	Schefflera	868	83	
TOP	Brush Cherry	2		6
		TOTALS	**+519**	**−642**

CONCLUSION

On behalf of Lantana Development LLC, Urban Design Studio respectfully requests favorable review and consideration of these requests for Special Exception Amendment, Site Plan Review amendment, and Landscape Plan amendment to the commercial development. The project managers at Urban Design Studio are Ken Tuma and Sandra Megrue. Please feel free to contact either of these project representatives with any questions or for additional information in support of these applications at 561-366-1100 or via email at ktuma@udsflorida.com or smegrue@udsflorida.com.

SITE DATA:

NAME OF DEVELOPMENT/PROJECT	WATER TOWER COMMONS
USE(S) - PRINCIPAL	RESTAURANT, RETAIL, FITNESS CENTER, PHARMACY , FINANCIAL INST. & RESIDENTIAL
SPECIAL EXCEPTION USES	RESTAURANT OVER 2,500 SF (7), BUSINESS w/ DRIVE THROUGH (6), SERVICE STATION (1), CAR WASH (1)
LAND USE DESIGNATION	MIXED USE DEVELOPMENT
ZONING	MIXED USE DEVELOPMENT with a special exception for PMXD
SECTION, TOWNSHIP, RANGE	Sec 44, Twp 43, Range 40
PROPERTY CONTROL #'S	40-43-44-33-50-001-0010 thru -0100
TRAFFIC ANALYSIS ZONE (TAZ)	931
TOTAL LOT AREA	73.32 AC (3,193,819 S.F.)
PARCEL A - COMMERCIAL	30.10 AC (1,311,160 S. F.)
COMMERCIAL SITE 29.2 AC	
LOOP ROAD .9 AC	
PARCEL B - RESIDENTIAL	41.89 AC (1,824,686 S. F.)
ROW DEDICATION	1.33 AC (57,933 S.F.)
GROSS FLOOR AREA (PARCEL A)	
191,580 S.F.	
FINANCIAL INSTITUTION	1,900 S.F.
RESTAURANT	25,034 S.F.
(includes OUTDOOR SEATING = 1,028 S.F.)	
RETAIL	166,546 S.F.
SERVICE STATION	16 PUMPS

MAXIMUM FAR		1.0
PROPOSED F.A.R.		.146
BUILDING COVERAGE (40% MAX.)		14.6%
SITE LANDSCAPE AREA REQUIRED (20% MIN. OF 664,928.4 S.F.)	3.05 Ac.	20.0%
VEHICULAR USE AREA LANDSCAPE AREA REQUIRED (20% MIN. OF 646,231.64 S.F.)	2.96 Ac.	20.0%
OVERALL REQUIRED LANDSCAPE AREA (3.05 Ac. + 2.96 Ac. = 6.01 Ac.)	6.01 Ac.	20.0%
LANDSCAPE AREA PROVIDED	6.43 Ac.	21.3%
MAX. BLDG. HT.		35'
PROPOSED BUILDING HEIGHT (35' BLDG/ 45' APPURTENANCES		45'
TOTAL PARKING REQUIRED		767 SPACES
1 SPACE PER 250 SF		
TOTAL PARKING PROVIDED		964 SPACES
H/C PARKING REQUIRED (2% OF REQUIRED)		16 SPACES
H/C PARKING PROVIDED		46 SPACES
PARKING SPACES WITH WHEEL STOPS OR BOLLARDS		695 SPACES
PARKING SPACES WITHOUT WHEEL STOPS OR BOLLARDS		269 SPACES
*ORDER SE17-0007 ALLOWS FOR UP TO 819 PARKING SPACES WITHOUT WHEEL STOPS.		
LOADING REQUIRED (15' X 35' OR 12' x 35' IF ADJACENT TO ANOTHER)		13 SPACES
LOADING PROVIDED (15' X 35')		14 SPACES
EV SPACES PROVIDED		20 SPACES

NOTES:

- BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY CAULFIELD & WHEELER INC. DATED 01-28-2022.
- SIGNS: SEE MASTER SIGN PLAN FOR DETAILS
- OD = OUTDOOR SEATING
- ALL BUILDINGS SHOWN ON THIS PLAN ARE 1 STORY
- BIKE RACKS TO PROVIDE 2 OR MORE STORAGE POSITIONS

Development Team

Owner
Lantana Development, LLC
902 Clint Moore Road, Suite 202
Boca Raton, FL 33487

Surveyor
Caulfield & Wheeler Inc.
7900 Glades Road - Suite 100
Boca Raton, FL 33434

Land Planner & Landscape Architect
Urban Design Studio
610 Clematis Street, CU02
West Palm Beach, FL 33401
(561) 366-1100

Civil & Traffic Engineer
Kimley-Horn & Assoc.
445 24th Street, Suite 200,
Vero Beach, FL 32960

Financial Institution Additional Development Team

Civil Engineer
The Kleingers Group
6219 Centre Park Drive
West Chester Township, OH 45069

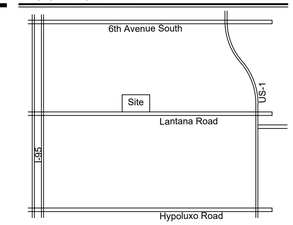
Architect
BHDP
302 West Third Street
Cincinnati, OH 45202

Property Development Regulations

	MINIMUM LOT DIMENSIONS			MAX. HEIGHT	LOT COVER.	SETBACKS			
	SIZE	WIDTH/ FRONTAGE	DEPTH			FRONT	SIDE	SIDE STREET	REAR
Required	50,000 SF MAX.	75'	60'	35'	40% MAX.	29'	7.5'	7.5'	10'
Provided	73.32 Ac. *	1,998'	1,582'	45' *	14.6%	50'/68.4*	NA	29.7'	NA

*WAIVER APPROVED

LOCATION MAP:



PRIOR REVISION HISTORY:

01.14.15	Submit to Lantana	SCM
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Water Tower Commons
Pod A Commercial Site Plan
Lantana, Florida
Site Plan Cover Sheet

NORTH
0 50' 100' 200'
Scale: 1" = 100'-0"

Date:	Jan. 30, 2023
Project No.:	12-069.032
Designed By:	JWB/HLC
Drawn By:	JWB/HLC
Checked By:	SM

Revision Dates:

03.08.23 Bank Submittal	HLC
06.05.23 Bank Resubmittal	HLC
01.17.24 SP Submittal	HLC
05.15.24 SP Resubmittal	HLC
07.16.24 SP Resubmittal	HLC

SP-1
of 4

Drawing name: H:\JOBS\AG Holley Property - Lantana_12-069\Lantana Dev_WTC Parcels O & P Mod_DD_ 2023\Drawings\Site Plan\2024-07-16 SP - WTC Carls & Panda Res\cmittal.dwg

FUTURE PHASE

PHASE 1

FUTURE PHASE

PHASE 2 A

PHASE 2 B

ANDREW REDDING ROAD

LANTANA ROAD

BUILDING A
Ret.: 19,658 SF
FFE: 19.50'

Building B1
Ret.: 12,800 SF
FFE: 18.00'

Building B2
Ret.: 21,000 SF
FFE: 18.00'

Building C
Ret.: 25,000 SF
FFE: 18.00'

Building D
Ret.: 10,000 SF
FFE: 18.00'

Building E
Ret.: 8,313 SF
FFE: 18.00'

Building F
Ret.: 6,000 SF
FFE: 18.00'

Building G
Ret.: 3,750 SF
Rest.: 6,000 SF
FFE: 18.00'

Building I
Ret.: 8,000 SF
FFE: 18.00'

Building J
Ret.: 8,000 SF
FFE: 18.00'

Building K
Rest.: 3,500 SF
Conv.: 2,037 SF
16 Pumps
FFE: 19.00'

Building L
Rest.: 4,986 SF
FFE: 19.00'

Building M
Bank:
1,900 SF
FFE: 20.00'

Building N
Rest.: 1,826 SF
FFE: 19.00'

16 PUMPS/CONV. 2,037 SF
RESTAURANT 3,500 SF

PLAZA
Fountain Feature

MAIN STREET
ART FEATURE

Zoning - MI
Land Use - MI
Gov. Service

Zoning - C1
Land Use - C1
Commercial

Zoning - C1
Land Use - C1
Commercial

PHASE 4

PHASE 9

PHASE 1

PHASE 5

ADA Accessible Route with handrails to Public Sidewalk

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Lantana, Florida
Site Plan

NORTH

0 25' 50' 100'

Scale: 1" = 50'-0"

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03.01.23	Resubmittal	HLC

SP-2
of 4

Drawing name: H:\JOBS\AD Hotley Property - Lantana_12-069\Lantana Dev_WTC Parcels O & P Mod_JDL_2023\Drawings\Site Plan\2024-07-16 SP - WTC Carls & Panda Res\smittal.dwg

PHASE 1 FUTURE PHASE

6' Screen Wall - see detail
Landscape Plan Review for buffer treatments associated with the future residential development are not part of this request and will be provided under separate application

FUTURE DEVELOPMENT

FUTURE PHASE

PHASE 3

PHASE 1

PHASE 5

PHASE 7

PHASE 3

PHASE 8

PHASE 10

PHASE 6

Zoning - R15
Land Use - R15
Residential

Zoning - R15
Land Use - R15
Residential

Zoning - C1
Land Use - C1
Commercial

Zoning - C1
Land Use - C1
Commercial

Zoning - P
Land Use - P
Public

Building G
Ret.: 3,750 SF
Rest.: 6,000 SF
FFE: 18.00'

Building H
Fitness: 32,000 SF
FFE: 18.00'

Building I
Ret.: 8,000 SF
FFE: 18.00'

Building J
Ret.: 8,000 SF
FFE: 18.00'

Building M
Bank:
1,900 SF
FFE: 20.00'

Building N
Rest.: 1,826 SF
FFE: 19.00'

Building O
Rack 7,261 SF
RET.: 4,761 SF
REST.: 2,500 SF
OD Seating 788 SF
FFE: 18.00'
EV Charging Spaces (2)

Building P
Rest.:
2,494 SF
FFE: 18.00'
OD Seating
240 SF

Building R
Rest.:
2,700 SF
FFE:
18.30'

Building Q
Car Wash: 3,327 SF
FFE: 18.00'

PLAZA
Fountain Feature

Specialty Paving, Typ.

Tree Grates Typ.

Bike Rack

Dumpster, Typ.

Commercial Loading/ Directional Sign, Typ.

Type F Curb, Typ.

Accessible route to public ROW, Typ.

EV Charging Spaces (2)

Trellis, Typ.

MAIN STREET

ART FEATURE

Stop Bar

Light Pole

126' of Stacking

Online Order Drive Thru

Menu Board

Electrical U.E.

OUTDOOR SEATING 788 SF

OPTIONAL 3'-4" HT. HANDRAIL

OUTDOOR SEATING 240 SF

Do Not Enter Signs

10' Landscape Buffer
10' Utility Easement

25' Sight Triangle

Project ID Sign Typ.

Property Line

LANTANA ROAD

10,822 ADT

3,783 ADT

13' Additional ROW dedication for turn lane

13' Additional ROW dedication for turn lane

Dedication

10' Sight Corner, Typ.

3,167 ADT

65' ROW

6' HT. WALL

WALL HT. TRANSITION POINT

VACUUM PUMP ENCLOSURE

4' HT. WALL

Commercial Project ID Sign, Typ.

Existing power pole to be relocated, Typ.

25' Corner Clip

Menu Board
10' Utility Easement

Bypass Lane

F.H.

LOADING 15'x35'

Dumpster

Dumpster, Typ.

Bike Rack

Menu Board

Building Setback Line

10' UTILITY EASEMENT O.R.B. 27445 / 1859

S00°36'10"E 1582.81'

S01°32'20"W 324.60'

S88°28'24"E 615.18'

N88°28'24"W 997.49'

N88°28'24"W 127.50'

N88°28'24"W 297.56'

N88°28'24"W 105.93'

N88°28'24"W 386.52'

N88°28'24"W 88.76'

S74°01'04"W 52.08'

S45°27'43"W 34.72'

S01°31'36"W 13.00'

N43°28'24"W 35.38'

N73°53'56"W 51.66'

S01°31'36"W 11.17'

R=68.07'
Δ=64°28'44"
L=76.60'

R=27.93'
Δ=63°43'30"
L=31.07'

S18°47'26"E
37.81'

R=22.93'
Δ=28°08'32"
L=11.26'

R=49.27'
Δ=63°07'12"
L=54.28'

R=76.69'
Δ=63°06'29"
L=84.87'

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NORTH

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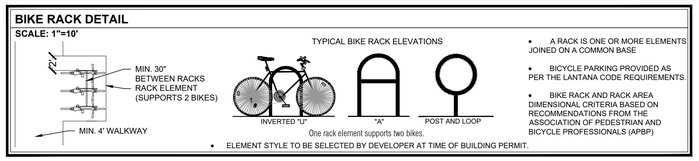
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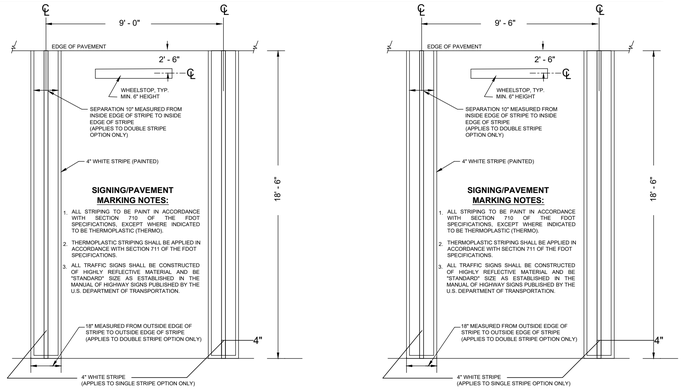
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01.16.23	Submittal	HLC
02.09.23	Resubmittal	HLC
03.01.23	Resubmittal	HLC

SP-3
of 4

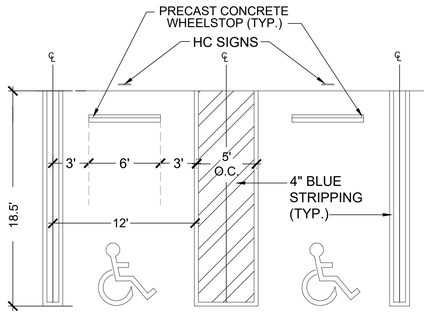
Bike Rack Detail:



Parking Space Detail:



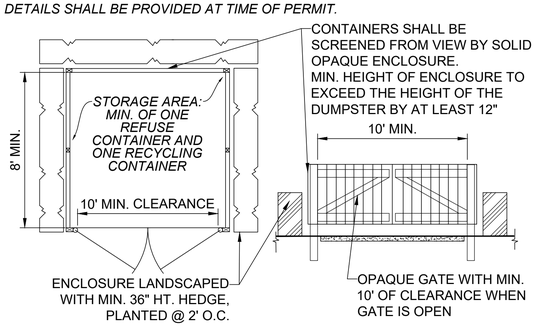
Accessible Parking Space Detail:



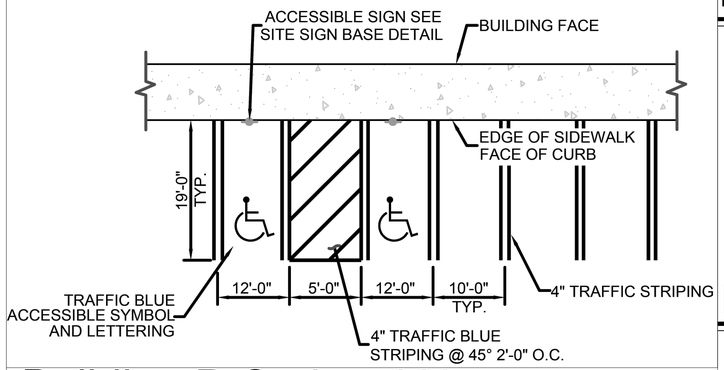
NOTE: ALL HC PARKING STALLS SHALL MEET THE FLORIDA ACCESSIBILITY CODE FOR BLDG.

Typical Dumpster Detail:

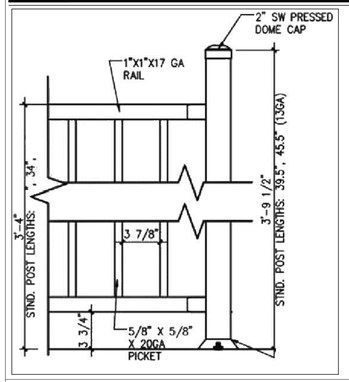
NOTE: THIS DETAIL REPRESENTS THE MINIMUM STANDARDS OUTLINED IN THE LANTANA CODE IN EFFECT AT THE TIME OF SITE PLAN SUBMITTAL. FINAL DETAILS SHALL BE PROVIDED AT TIME OF PERMIT.



Building L Parking Space Details

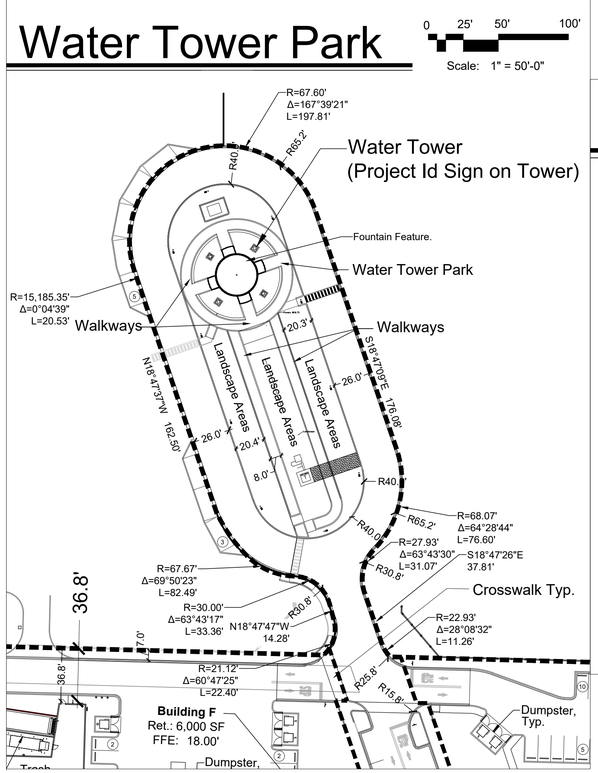


Building P Optional Handrail

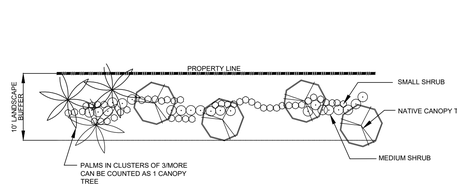


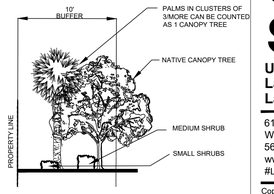
Actual Handrail Detail to be submitted at time of Permitting.

Water Tower Park

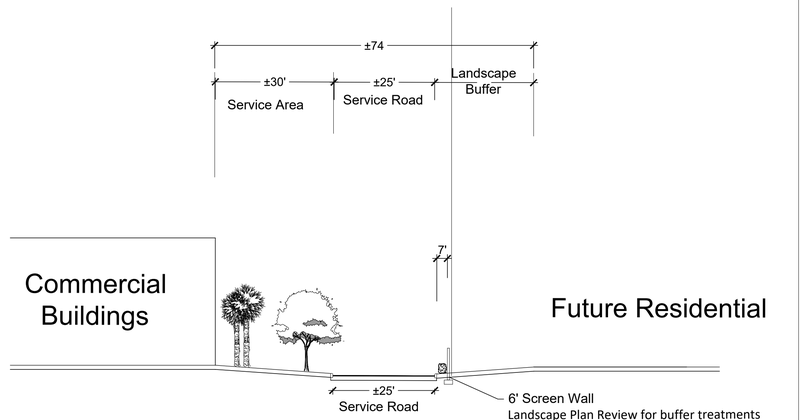


South, East & West Perimeter Landscape Buffer Detail:

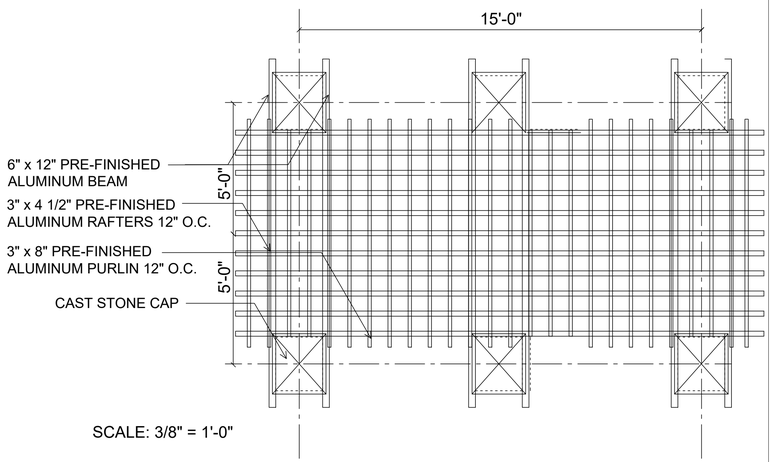




North Perimeter Landscape Buffer Detail:



Plaza Trellis Framing Detail:



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

PRIOR REVISION HISTORY:

01.14.15	Submit to Lantana	SCM
06.24.15	Site Plan Modification	SCM
07.02.15	Resubmittal to Lantana	SCM
09.15.15	Resubmittal	JWB
10.05.15	Resubmittal	JWB
12.21.15	Resubmittal	
03.31.16	Certification Resubmittal	
07.13.16	Resubmittal	JWB
02.22.17	Resubmittal	JWB
03.21.17	Resubmittal	JWB
03.28.17	Resubmittal	JWB
03.30.17	Revisions	BB
07.17.19	Revisions	JWB
08.14.19	Revisions	JWB
12.12.19	Revisions	JWB
01.30.20	Revisions	JWB
01.14.21	Resubmission	JWB
03.17.21	Resubmission	JWB
05.04.21	Resubmission	JWB
10.14.21	Minor SP Mod	JWB
12.02.21	Resubmission	JWB
12.28.21	Resubmission	JWB
04.13.22	Submittal	NTD
07.06.22	Resubmittal	NTD
01.16.23	Submittal	HLC
02.09.23	Resubmittal	HLC
03.01.23	Resubmittal	HLC

urban design studio
Urban Design
Land Planning
Landscape Architecture
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsflorida.com
#LA0001739

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Water Tower Commons
Pod A Commercial Site Plan
Lantana, Florida
Site Plan Details

Drawing name: H:\JOBS\HLH Holey Property - Lantana_12-069\Lantana Dev_WTC Parcels O & P Mod_DD_ -3D\Drawings\Site Plan\2024-07-16 SP - WTC Cafe & Panda Resubmittal.dwg

NORTH

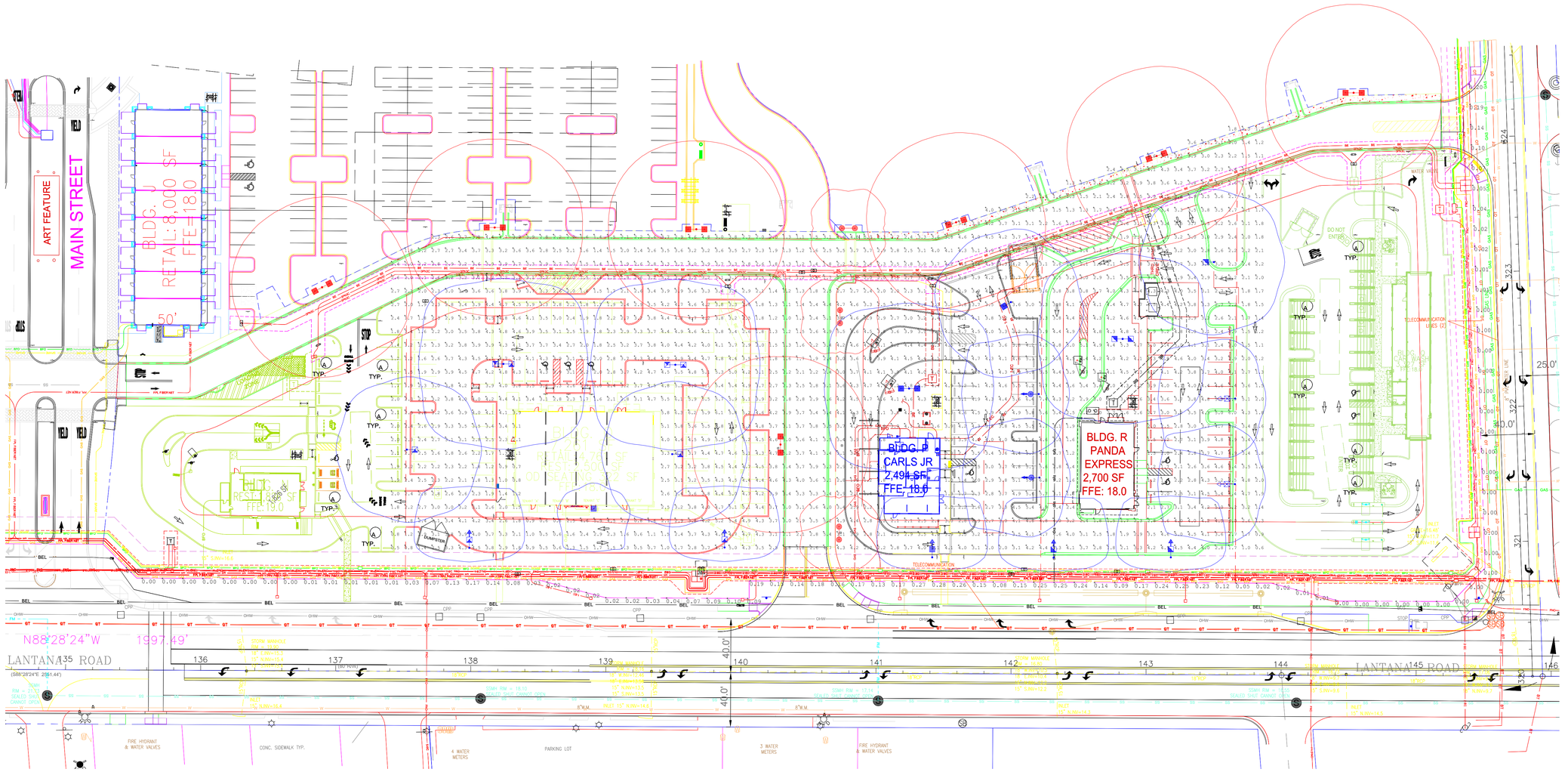
Date:	Jan. 30, 2023
Project No.:	12-069.032
Designed By:	JWB/HLC
Drawn By:	JWB/HLC
Checked By:	SM

Revision Dates:

03.08.23 Bank Submittal	HLC
06.05.23 Bank Resubmittal	HLC
01.17.24 SP Submittal	HLC
05.15.24 SP Resubmittal	HLC

SP-4
of 4

REVISIONS											
Rev #	Date	BY:	2	5/27/22	J.P.	5	11/3/23	J.P.	8	7/15/24	J.P.
1	4/6/22	J.P.	3	6/3/22	J.P.	6	11/6/23	J.P.			
			4	6/22/22	J.P.	7	5/14/24	J.P.			



Calculation Summary									
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb	REQUIREMENTS
BLDG O PARKING	Fc	3.60	6.2	1.2	3.00	5.17	10	10	VEHICLE USE AREA: 1.2 MIN - 15 MAX - 12:1 MAX/MIN
BLDG O REAR	Fc	2.24	5.4	0.5	4.48	10.80			VEHICLE USE AREA: 1.2 MIN - 15 MAX - 12:1 MAX/MIN
CARLS JR DRIVE THRU	Fc	3.48	4.9	0.8	4.35	6.13			VEHICLE USE AREA: 1.2 MIN - 15 MAX - 12:1 MAX/MIN
CARLS JR PARKING	Fc	3.92	6.4	1.4	2.80	4.57			VEHICLE USE AREA: 1.2 MIN - 15 MAX - 12:1 MAX/MIN
PANDA EXPRESS DRIVE THRU	Fc	3.47	5.1	1.2	2.89	4.25			VEHICLE USE AREA: 1.2 MIN - 15 MAX - 12:1 MAX/MIN
PANDA EXPRESS PARKING	Fc	3.56	6.5	1.2	2.97	5.42			VEHICLE USE AREA: 1.2 MIN - 15 MAX - 12:1 MAX/MIN
PROPERTY LINE @ 6' AG	Fc	0.07	0.28	0.00	N.A.	N.A.	15	N.A.	OFFSITE: 0.33 MAX @ 6' AG

Luminaire Schedule

WLS13598B WATER TOWER COMMONS - PHASE III LANTANA, FL PM: KEN PLEASE EMAIL US FOR PRICING AT KBRONSTAD@WLSLIGHTING.COM

Symbol	Qty	Label	Lum. Lumens	LLF	Description	Lum. Watts
	2	A7	22000	0.950	WLS-A-L-C-22L-40K7-5L-SLW 25' MOUNTING HEIGHT	131
	2	B7	22000	0.950	WLS-A-L-C-22L-40K7-5L-SLW 25' MOUNTING HEIGHT	131
	2	C7	13175	0.950	WLS-A-L-C-22L-40K7-4B-SLW 25' MOUNTING HEIGHT	131
	1	D7	8600	0.950	WLS-AW-C-8L-40K7-4M-SIW-SLW 14' MOUNTING HEIGHT	55
	1	A8	22000	0.950	WLS-A-L-C-22L-40K7-5L-SLW 25' MOUNTING HEIGHT	131
	1	B8	22000	0.950	WLS-A-L-C-22L-40K7-5L-SLW 25' MOUNTING HEIGHT	131
	1	C8	13175	0.950	WLS-A-L-C-22L-40K7-4B-SLW 25' MOUNTING HEIGHT	131
	2	D8	20900	0.950	WLS-A-L-C-22L-40K7-4M-SLW 25' MOUNTING HEIGHT	131
	1	A10	22000	0.950	WLS-A-L-C-22L-40K7-5L-SLW 25' MOUNTING HEIGHT	131
	1	B10	22000	0.950	WLS-A-L-C-22L-40K7-5L-SLW 25' MOUNTING HEIGHT	131
	2	C10	13175	0.950	WLS-A-L-C-22L-40K7-4B-SLW 25' MOUNTING HEIGHT	131
	2	D10	20900	0.950	WLS-A-L-C-22L-40K7-4M-SLW 25' MOUNTING HEIGHT	131
	7	A-III	22900	0.950	WLS-OSQ-A-5SH-T-40K-SLW 25' MOUNTING HEIGHT	132
	3	B-III	5027	0.950	WLS-LXL-5-63-LED-450-CW-UE 14' MOUNTING HEIGHT	96.6

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

WLS LIGHTING
a WLS company
6820 CORPORATION PKWY
FORT WORTH, TX 76126
WWW.WLSLIGHTING.COM
800-633-8711

SHEET 1 OF 2

BY: J.P.

PM:KEN

WATER TOWER COMMONS
PHASE III
LANTANA, FL

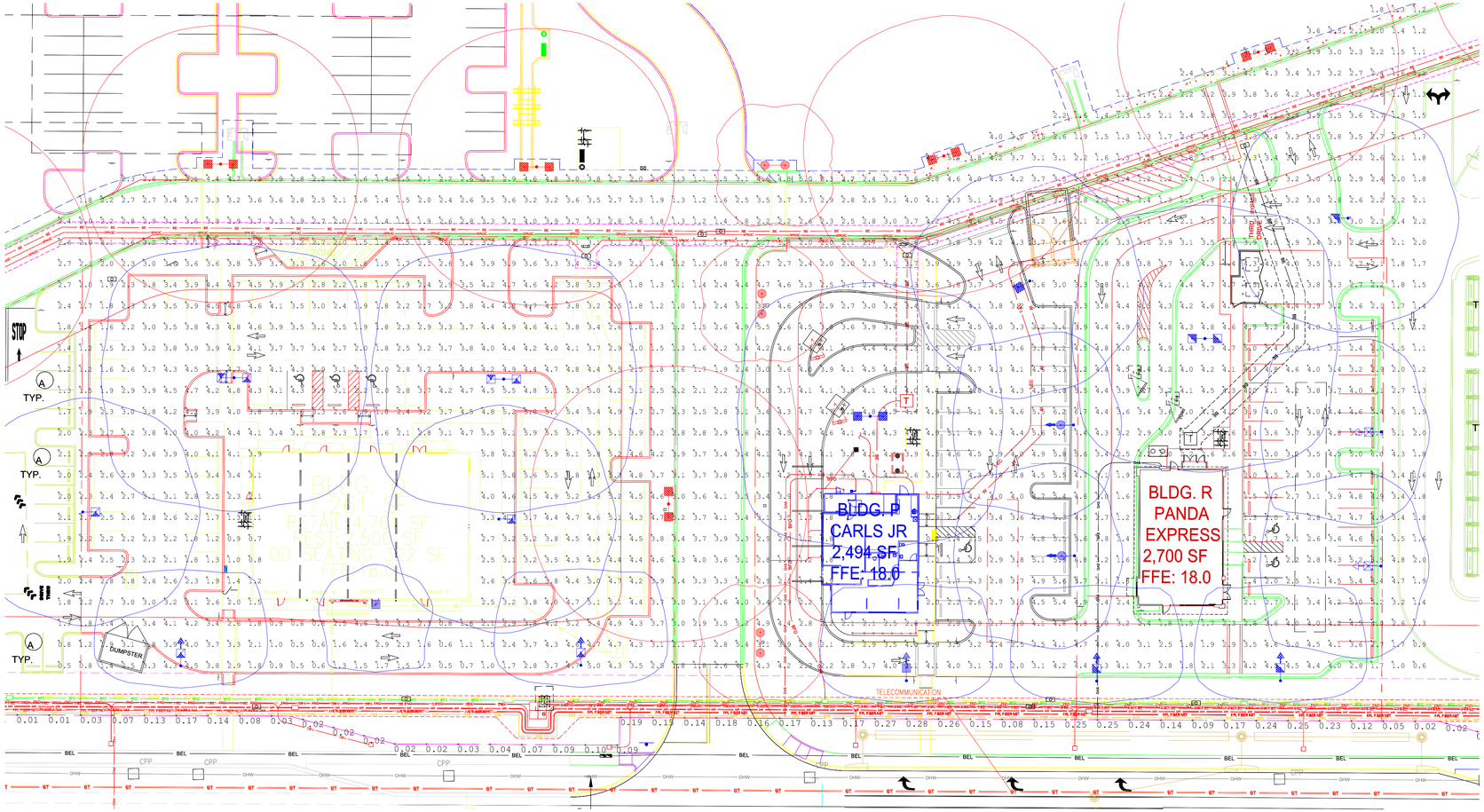
SCALE: 1"=40'

DATE -3/30/22

WLS-13598B

REVISIONS

Rev #	Date	BY:
1	4/6/22	J.P.
2	5/27/22	J.P.
3	6/3/22	J.P.
4	6/22/22	J.P.
5	11/3/23	J.P.
6	11/6/23	J.P.
7	5/14/24	J.P.
8	7/15/24	J.P.



Calculation Summary									
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb	REQUIREMENTS
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CARLS JR PARKING	Fc	3.92	6.4	1.4	2.80	4.57			VEHICLE USE AREA: 1.2 MIN - 15 MAX - 12:1 MAX/MIN
PANDA EXPRESS DRIVE THRU	Fc	3.47	5.1	1.2	2.89	4.25			VEHICLE USE AREA: 1.2 MIN - 15 MAX - 12:1 MAX/MIN
PANDA EXPRESS PARKING	Fc	3.56	6.5	1.2	2.97	5.42			VEHICLE USE AREA: 1.2 MIN - 15 MAX - 12:1 MAX/MIN
PROPERTY LINE @ 6' AG	Fc	0.07	0.28	0.00	N.A.	N.A.	15	N.A.	OFFSITE: 0.33 MAX @ 6' AG

Luminaire Schedule						
WLS13598B WATER TOWER COMMONS - PHASE III LANTANA, FL PM: KEN PLEASE EMAIL US FOR PRICING AT KBRONSTAD@WLSLIGHTING.COM						
Symbol	Qty	Label	Lum. Lumens	LLF	Description	Lum. Watts
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	1	B8	22000	0.950	WLS-A-L-C-22L-40K7-5L-SLW 25' MOUNTING HEIGHT	131
	1	C8	13175	0.950	WLS-A-L-C-22L-40K7-4B-SLW 25' MOUNTING HEIGHT	131
	2	D8	20900	0.950	WLS-A-L-C-22L-40K7-4M-SLW 25' MOUNTING HEIGHT	131
	1	A10	22000	0.950	WLS-A-L-C-22L-40K7-5L-SLW 25' MOUNTING HEIGHT	131
	1	B10	22000	0.950	WLS-A-L-C-22L-40K7-5L-SLW 25' MOUNTING HEIGHT	131
	2	C10	13175	0.950	WLS-A-L-C-22L-40K7-4B-SLW 25' MOUNTING HEIGHT	131
	2	D10	20900	0.950	WLS-A-L-C-22L-40K7-4M-SLW 25' MOUNTING HEIGHT	131
	7	A-III	22900	0.950	WLS-OSQ-A-5SH-T-40K-SLW 25' MOUNTING HEIGHT	132
	3	B-III	5027	0.950	WLS-LXL-5-63-LED-450-CW-UE 14' MOUNTING HEIGHT	96.6

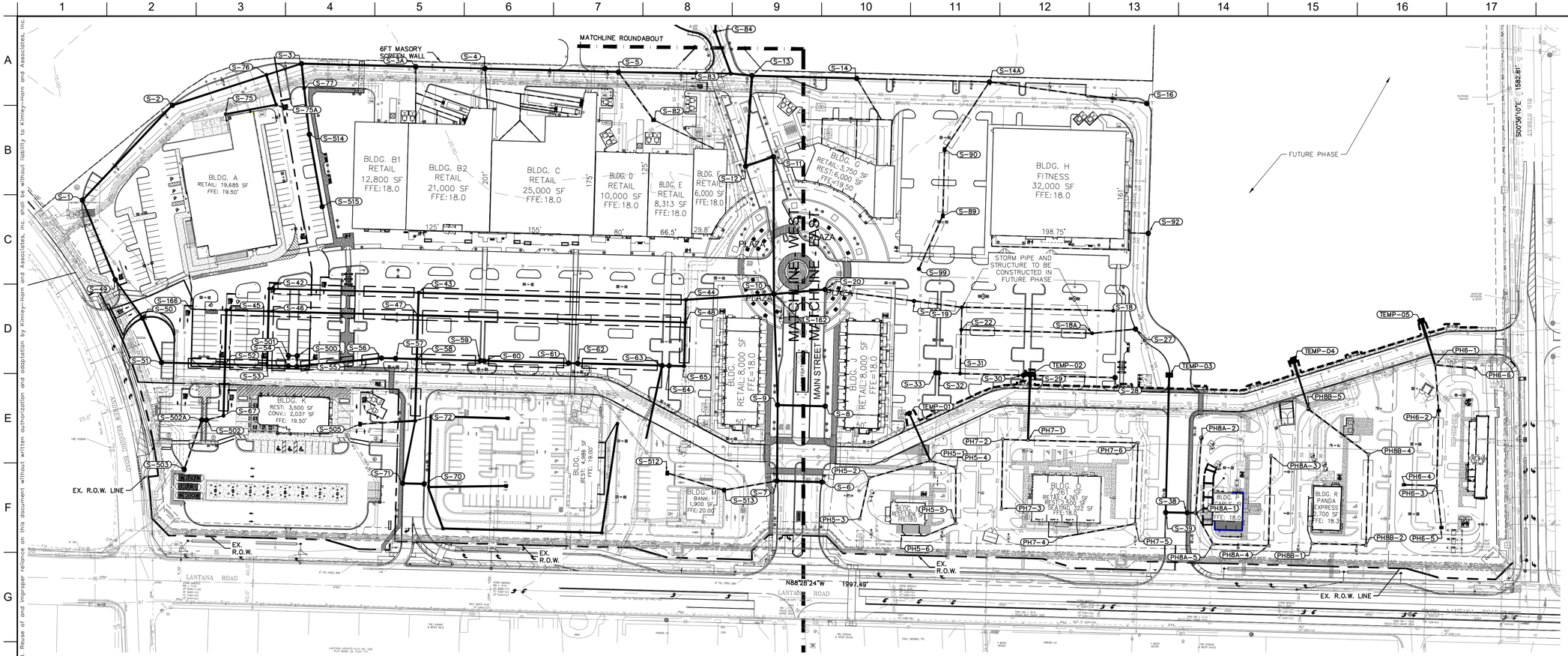
Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

WLS LIGHTING
a WLS company
6820 CORPORATION PKWY
FORT WORTH, TX 76126
WWW.WLSLIGHTING.COM
800-633-8711

WATER TOWER COMMONS
PHASE III
LANTANA, FL

WLS-13598B | DATE -3/30/22 | SCALE: 1"=30' | PM:KEN | BY: J.P. | SHEET 1 OF 2



STORM STRUCTURE TABLE

STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)
PH5-1	MANHOLE	RIM: 18.54	11.00(W) 11.00(E) 11.00(NW)
PH5-2	TYPE C	RIM: 17.74	11.00(E) 11.00(S)
PH5-3	TYPE C	RIM: 17.74	11.00(N)
PH5-4	TYPE C	RIM: 17.43	11.00(S) 11.00(W)
PH5-5	TYPE C	RIM: 17.60	12.00(W) 11.00(N)
PH7-1	MANHOLE	RIM: 16.54	13.22(N) 13.22(E) 13.22(W)
PH7-2	TYPE C	RIM: 16.16	11.00(E) 11.00(S)
PH7-3	TYPE C	RIM: 16.59	11.00(N)
PH7-4	TYPE C	RIM: 16.62	11.00(W) 11.00(E)
PH7-5	TYPE C	RIM: 16.16	11.00(W) 11.00(N)
PH7-6	TYPE C	RIM: 16.16	11.00(S) 11.00(W)
PH8A-1	CURB INLET	RIM: 17.02	11.00(N) 11.00(W) 11.00(SE)
PH8A-2	CURB INLET	RIM: 16.71	11.00(S)
PH8A-3	CATCH BASIN	RIM: 16.68	11.00(S)
PH8A-4	CATCH BASIN	RIM: 16.39	11.00(N) 11.00(W)
PH8A-5	CATCH BASIN	RIM: 17.30	11.00(E) 11.00(NW)
PH8B-1	CATCH BASIN	RIM: 16.45	11.00(E) 12.00(N)
PH8B-2	P-9	RIM: 18.49	11.00(W) 11.00(N)
PH8B-4	TYPE C	RIM: 16.11	11.00(NW) 11.00(S)
PH8B-5	TYPE C	RIM: 16.32	11.00(SE) 11.00(N)
S-1	EX. TYPE C	RIM: 16.27	11.00(S) 11.00(NE)

STORM STRUCTURE TABLE

STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)
S-2	EX. P-9 ADJUST TOP TO MATCH FINISHED GRADE	RIM: 16.30	11.00(E) 11.00(SW)
S-3	EX. P-9 ADJUST TOP TO MATCH FINISHED GRADE	RIM: 16.59	11.00(E) 11.00(W) 11.00(S)
S-3A	EX. P-9 ADJUST TOP TO MATCH FINISHED GRADE	RIM: 16.48	11.00(E) 11.00(W) 11.00(S)
S-4	EX. P-9 ADJUST TOP TO MATCH FINISHED GRADE	RIM: 17.50	11.00(E) 11.00(W) 11.00(S)
S-5	EX. P-9	RIM: 17.35	11.00(E) 11.00(W) 11.00(SE)
S-6	EX. P-9	RIM: 18.05	11.00(W)
S-7	EX. P-9	RIM: 16.05	11.00(N) 11.00(E) 11.00(S)
S-8	EX. P-9	RIM: 16.50	11.00(W)
S-9	EX. P-9	RIM: 16.50	11.00(S) 11.00(E) 11.00(N)
S-10	EX. P-9 PRB W INV.	RIM: 15.86	11.00(S) 11.00(E) 11.00(N) 11.00(W) 11.00(SE)
S-11	EX. P-9	RIM: 17.48	11.00(W) 11.00(S)
S-12	EX. P-9	RIM: 17.11	11.00(E) 11.00(N)
S-13	EX. P-9	RIM: 17.52	11.00(S) 11.00(W) 11.00(S)
S-14	EX. P-9	RIM: 17.17	11.00(E) 11.00(W) 11.00(SE)
S-14A	P-9	RIM: 17.17	11.00(E) 11.00(W) 11.00(SW)
S-16	P-9	RIM: 15.96	11.00(W)
S-18	MANHOLE	RIM: 16.86	11.00(W)
S-18A	MANHOLE	RIM: 16.97	11.00(W) 11.00(E)
S-19	MANHOLE	RIM: 17.18	11.00(E) 11.00(S) 11.00(W)
S-20	EX. P-9 PRB E INV.	RIM: 15.86	11.00(E) 11.00(W)
S-22	MANHOLE	RIM: 17.15	11.00(E) 11.00(N) 11.00(S)

STORM STRUCTURE TABLE

STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)
S-27	P-9 PRB E INV.	RIM: 17.56	11.00(W)
S-28	P-9 PRB W INV.	RIM: 17.35	11.00(W)
S-29	P-9 PRB E INV. COMBO STRUCTURE #2	RIM: 16.74	11.00(E)
S-30	P-9 PRB W INV. COMBO STRUCTURE #2	RIM: 16.76	11.00(W)
S-31	MANHOLE	RIM: 16.99	11.00(W) 11.00(E) 11.00(N)
S-32	P-9 PRB E INV. COMBO STRUCTURE #1	RIM: 16.97	11.00(E)
S-33	P-9 COMBO STRUCTURE #1	RIM: 16.96	
S-38	EX. P-9	RIM: 16.14	11.00(W) 11.00(E)
S-39	EX. P-9 PRB N. INV.	RIM: 16.14	8.13(N) 12.32(E)
S-42	EX. MANHOLE	RIM: 17.77	11.00(E) 11.00(S)
S-43	EX. MANHOLE ADJUST TOP TO MATCH FINISHED GRADE	RIM: 16.62	11.00(W) 11.00(E) 11.00(S)
S-44	EX. MANHOLE	RIM: 16.67	11.00(W) 11.00(S) 11.00(E)
S-45	EX. MANHOLE ADJUST TOP TO MATCH FINISHED GRADE	RIM: 17.98	11.00(E) 11.00(S) 11.00(W)
S-46	EX. MANHOLE ADJUST TOP TO MATCH FINISHED GRADE	RIM: 16.93	11.00(E) 11.00(W) 11.00(S) 11.00(W)
S-47	EX. MANHOLE ADJUST TOP TO MATCH FINISHED GRADE	RIM: 16.63	11.00(E) 11.00(W) 11.00(S) 11.00(E)
S-48	EX. MANHOLE	RIM: 16.63	11.00(W) 11.00(S) 11.00(N)
S-49	EX. P-9	RIM: 15.42	11.00(N) 11.00(SE)
S-50	EX. P-9 ADJUST TOP TO MATCH FINISHED GRADE	RIM: 15.93	11.00(SE) 11.00(W)
S-51	EX. P-9 PRB E INV. ADJUST TOP TO MATCH FINISHED GRADE	RIM: 15.68	11.00(NW) 11.00(E)
S-52	EX. MANHOLE ADJUST TOP TO MATCH FINISHED GRADE	RIM: 16.60	11.00(W) 11.00(E) 11.00(N) 10.73(S)
S-53	EX. MANHOLE ADJUST TOP TO MATCH FINISHED GRADE	RIM: 16.65	11.00(W) 11.00(E) 11.00(N)

STORM STRUCTURE TABLE

STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)
S-54	EX. P-9 REPLACE TOP MANHOLE LID AND MATCH FINISHED GRADE	RIM: 16.76	11.00(W) 11.00(E)
S-55	EX. P-9 REPLACE TOP MANHOLE LID AND MATCH FINISHED GRADE	RIM: 16.71	11.00(W) 11.00(E) 11.00(N)
S-56	EX. P-9 PRB W INV.	RIM: 15.25	11.00(N) 11.00(E)
S-57	EX. P-9 PRB E INV.	RIM: 15.25	11.00(W) 11.00(E)
S-58	EX. MANHOLE ADJUST TOP TO MATCH FINISHED GRADE	RIM: 17.27	11.00(W) 11.00(E) 11.00(W) 11.00(S)
S-59	EX. P-9 PRB W INV.	RIM: 15.25	11.00(E) 11.00(W)
S-60	EX. P-9 PRB E INV.	RIM: 15.26	11.00(E) 11.00(W)
S-61	EX. P-9 PRB W INV.	RIM: 15.25	11.00(W) 11.00(E)
S-62	EX. P-9 PRB E INV. AND S INV.	RIM: 15.25	11.00(E) 11.00(W)
S-63	EX. P-9 PRB W INV.	RIM: 15.25	11.00(W) 10.73(S) 11.00(E)
S-64	EX. P-9 PRB E INV.	RIM: 15.72	11.00(W) 11.00(E)
S-65	EX. MANHOLE	RIM: 16.31	11.00(W) 11.00(S)
S-70	EX. P-9	RIM: 15.89	11.00(W)
S-71	EX. P-9 PRB N INV.	RIM: 15.88	11.00(E) 11.00(N)
S-72	EX. MANHOLE ADJUST TOP TO MATCH FINISHED GRADE	RIM: 17.09	11.00(N) 11.00(S) 11.00(W)
S-75	MANHOLE	RIM: 19.20	11.00(E)
S-76	EX. MANHOLE ADJUST TOP TO MATCH FINISHED GRADE	RIM: 17.66	11.00(E) 11.00(W) 11.00(S)
S-82	TYPE C	RIM: 16.77	11.00(SE) 11.00(NW)
S-83	EX. MANHOLE	RIM: 17.03	11.00(E) 11.00(W) 11.00(N)
S-84	EX. MANHOLE	RIM: 18.36	11.00(S) 11.00(NE)
S-85	P-9	RIM: 19.17	11.00(SE) 11.00(SE)

STORM STRUCTURE TABLE

STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)
S-86	P-9	RIM: 18.36	11.00(S) 11.00(NW) 11.00(W)
S-87	MANHOLE	RIM: 19.10	11.00(SE) 11.00(NW)
S-88	MANHOLE	RIM: 17.33	11.00(W) 11.00(E)
S-89	TYPE C	RIM: 17.17	11.00(SW) 11.00(N)
S-90	TYPE C	RIM: 17.16	11.00(S) 11.00(NE)
S-92	P-9	RIM: 16.06	11.00(W)
S-99	MANHOLE	RIM: 17.05	11.00(NE)
S-100	P-9	RIM: 18.18	11.00(E)
S-200	Null Structure	RIM: 12.87	11.00(S) 9.75(N)
S-500	P-9 PRB S INV.	RIM: 15.25	11.00(W) 11.00(S)
S-501	P-9	RIM: 15.66	11.00(E)
S-502	P-9	RIM: 16.34	11.00(W) 11.00(E)
S-502A	P-9	RIM: 16.34	11.00(S) 11.00(E)
S-503	P-9 PRB W INV.	RIM: 16.72	11.00(N)
S-505	TYPE C	RIM: 16.89	11.00(E)
S-512	TYPE C	RIM: 17.12	11.00(E)
S-513	TYPE C	RIM: 17.20	11.00(W) 11.00(E)

STRUCTURES INTENTIONALLY REMOVED

S-15	S-73	
S-17	S-74	
S-21	S-77	
S-23	S-78	
S-26	S-79	
S-27	S-80	
S-66	S-81	
S-66A	S-95	
S-68	S-96	
S-69	S-97	

GRADING NOTES

1. ALL SPOT ELEVATIONS ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
5. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
6. STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED: (SEE MASTER SITE SPECIFICATIONS SECTION 02630 FOR ALLOWED MATERIALS. CEC TO LIST SPECIFIC PIPE MATERIALS ON THIS PLAN IF REQUIRED.)
7. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
8. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
9. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
10. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
11. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
12. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
13. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THE SPECIAL CONDITIONS, SECTION 8, ENVIRONMENTAL COMPLIANCE AND STORM WATER POLLUTION PREVENTION.
14. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
15. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
16. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
17. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
18. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
19. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
20. ALL ELEVATIONS REFERENCE NORTH AMERICAN VERTICAL DATUM 1988.
21. CONTRACTOR SHALL PROVIDE DOCUMENTATION THAT ALL ON-SITE STORM STRUCTURES AND ON-SITE STORM PIPES HAVE BEEN JETTED AND VACUUMED FROM ANDREW REDDING ROAD'S RIGHT OF WAY TO THE EASTERN PAVEMENT LIMITS OF "MAIN STREET", INCLUDING S-6, S-8, S-13, S-11, AND S-20.

LEGEND

- PROPERTY LINE
- OUTPARCEL PROPERTY LINE
- X.XX — EXISTING CONTOUR
- X.XX — PROPOSED CONTOUR
- X.XX — PROPOSED SLOPE
- 23.62× — PROPOSED SPOT GRADE
- TOB — PROPOSED TOP OF BANK
- S-XX — PROPOSED STORM STRUCTURE
- PROPOSED STORM SEWER PIPE
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PHASING LINE

SITE STORMWATER DESIGN SUMMARY

RAINFALL EVENT	PEAK Q (CFS)	PEAK STAGE NAVD '88	DESIGN ELEMENT
25 YR - 72 HR (11.0")	0	14.50	DESIGN STORM
100 YR - 72 HR "ZERO Q" (13.5")	0	16.00	MINIMUM FFE
FEMA FLOOD DESIGNATION		ZONE C	
MIN. REQUIRED PERIMETER BERM EL.		14.50 (NAVD '88)	
MAX. PEAK DISCHARGE		0.00 CFS	
MINIMUM SPECIFIED FFE		18.00 (NAVD '88)	
APPROX. WATER TABLE ELEV.		9.00 (NAVD '88)	

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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ALERT TO CONTRACTOR:

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2. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

No.	REVISIONS	DATE
2	CURB CHANGE	10/15/2021 DFD
1	PHASE LINE REVISION	12/7/2020 DFD

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CHRISTOPHER J. HOLLEN
LICENSE
No. 74685
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SCALE: AS NOTED
DESIGNED BY: DFD
DRAWN BY: DFD
CHECKED BY: CJH

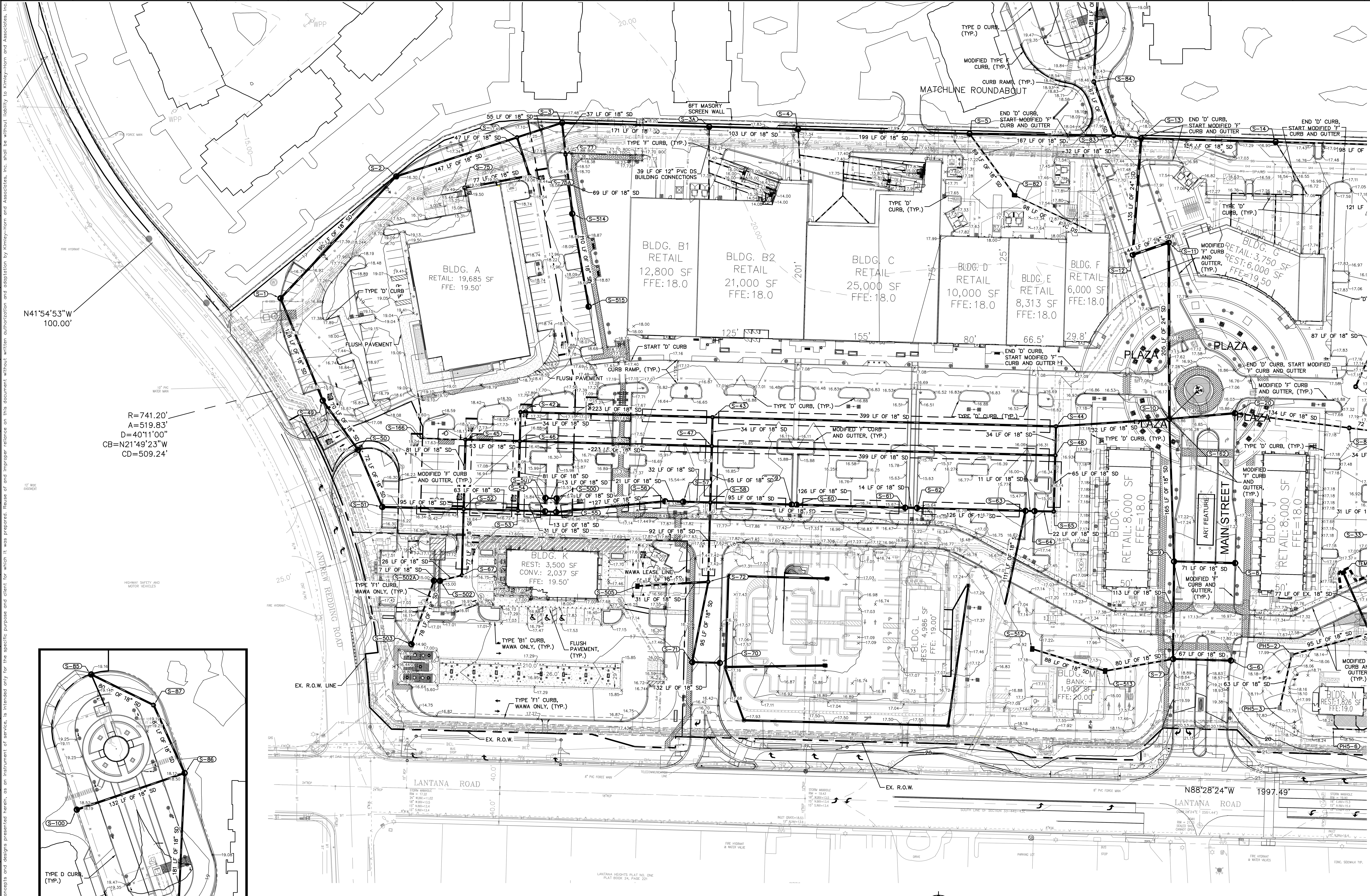
GRADING AND DRAINAGE PLAN

WATER TOWER COMMONS
TOWN OF LANTANA, FLORIDA
LANTANA DEVELOPMENT LLC
TOWN OF LANTANA FLORIDA

DATE
11-22-2017
PROJECT NO.
147502000
SHEET NUMBER
6250

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Plotted By:Durr, Domenic Sheet Set:Water Tower Commons Layout:6250 GRADING AND DRAINAGE PLAN July 16, 2024 10:20:33am K:\VRB_LDEV\147502000 - Water Tower Commons\CAD\PlanSheets\6250 - GRADING AND DRAINAGE PLAN - 2000.dwg
K:\VRB_LDEV\147502000 - Water Tower Commons\CAD\PlanSheets\6250 - GRADING AND DRAINAGE PLAN - 2000.dwg



ALERT TO CONTRACTOR:

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No.	REVISIONS	DATE
C	CURB CHANGE	10/15/2021 DFD

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CHRISTOPHER J. HOLLEN
LICENSE No. 74685
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SCALE AS NOTED
DESIGNED BY DFD
DRAWN BY DFD
CHECKED BY CJH

GRADING AND DRAINAGE PLAN - WEST

WATER TOWER COMMONS
TOWN OF LANTANA, FLORIDA
LANTANA DEVELOPMENT LLC
TOWN OF LANTANA FLORIDA

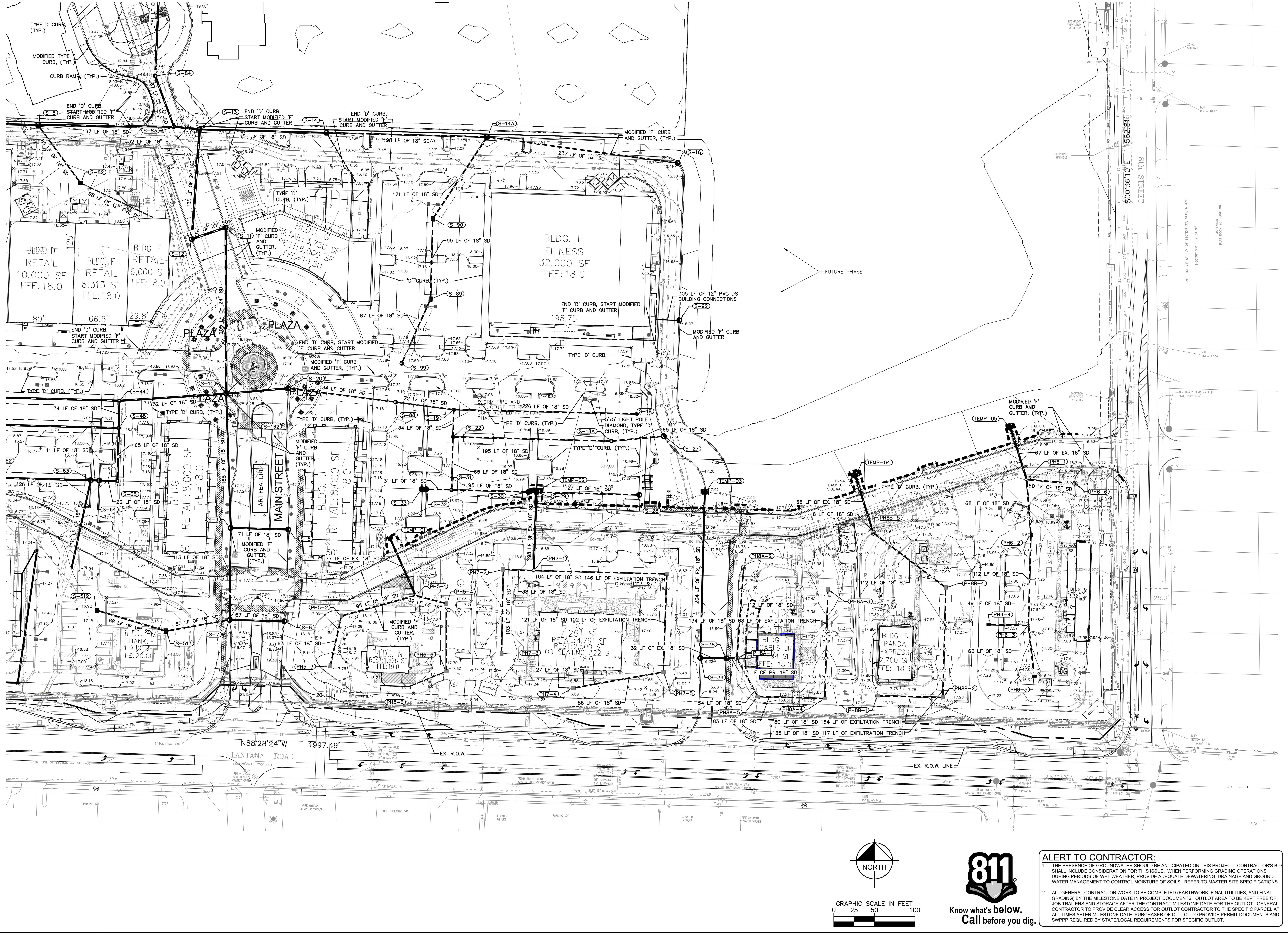
DATE 11-22-2017
PROJECT NO. 147502000
SHEET NUMBER 6251

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Plotted By:Durr, Domenic Sheet Set:Water Tower Commons Layout:6252 GRADING AND DRAINAGE PLAN - EAST July 16, 2024 10:21:51am K:\VRB_LDEV\147502000 - Water Tower Commons\CAD\PlanSheets\6250 - GRADING AND DRAINAGE PLAN - 2000.dwg

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811
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No.	REVISIONS	DATE

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CHRISTOPHER J. HOLLEN LICENSE No. 74685 STATE OF FLORIDA PROFESSIONAL ENGINEER

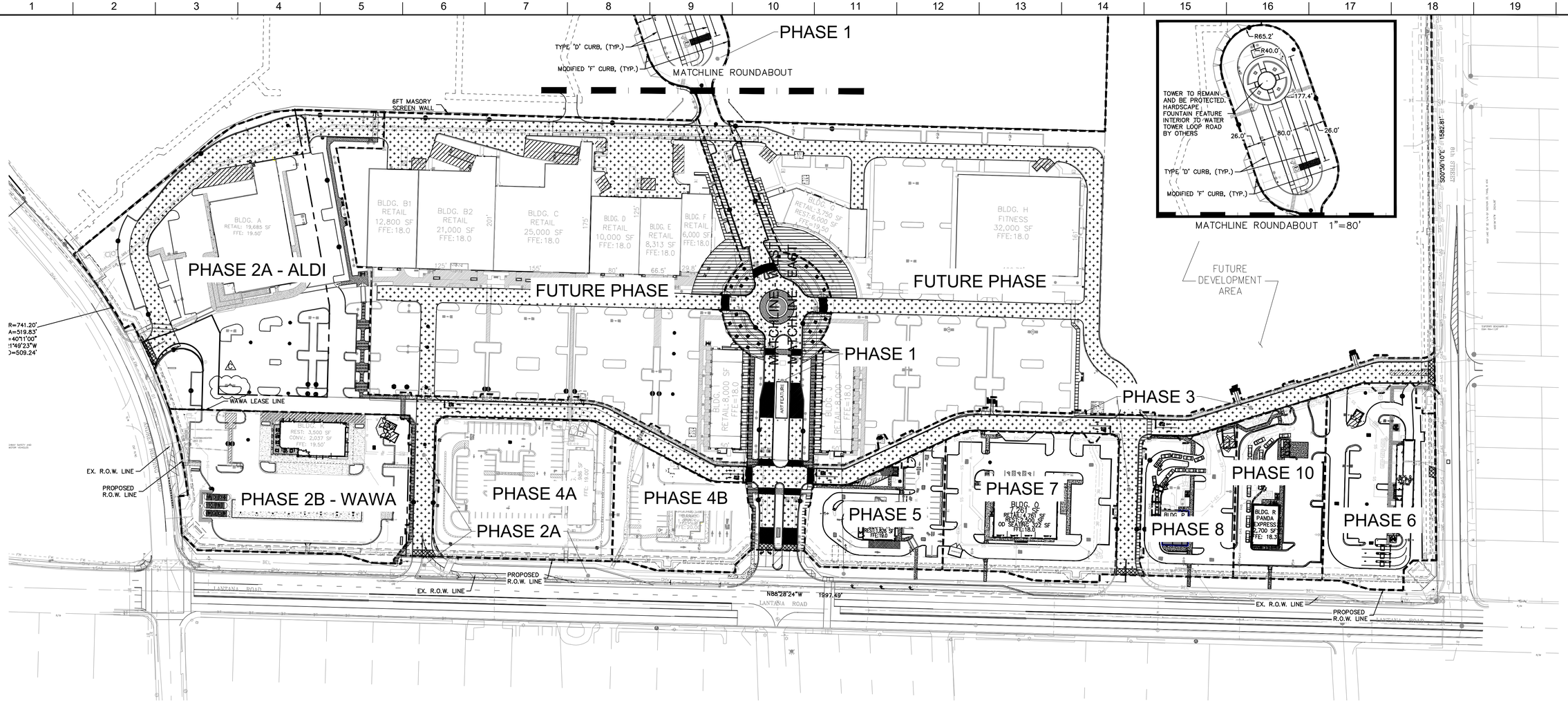
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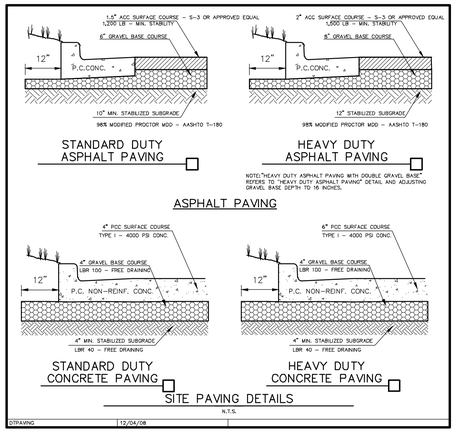
GRADING AND DRAINAGE PLAN - EAST

WATER TOWER COMMONS
TOWN OF LANTANA, FLORIDA
LANTANA DEVELOPMENT LLC

TOWN OF LANTANA FLORIDA

DATE 11-22-2017
PROJECT NO. 147502000
SHEET NUMBER
6252





1. CONCRETE PAVEMENT (TYPE I) SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI
2. CONCRETE PAVEMENT SHALL PROVIDE A MINIMUM 28-DAY FLEXURAL STRENGH (MODULUS OF RUPTURE) OF 550 PSI.
3. CONTROL JOINTS FOR CONCRETE PAVEMENT SHALL BE BETWEEN 8 AND 12 FEET APART AND SHALL BE INSTALLED IN A UNIFORM SQUARE OR RECTANGULAR PATTERN.
4. STABILIZED SUBGRADE SHOULD BE COMPACTED TO A MINIMUM OF 98% OF THE MATERIAL'S MODIFIED PROCTOR (AASHTO T 180 / ASTM D 1557) MAXIMUM DRY DENSITY.
5. STABILIZED SUBGRADE SHOULD ACHIEVE A MINIMUM LBR 40, AS SPECIFIED BY FDOT REQUIREMENTS FOR TYPE B OR TYPE C STABILIZED SUBGRADE.
6. BASE COURSE SHALL HAVE A MINIMUM LBR OF 100, PLACED IN (6" MAX.) LIFTS, AND COMPACTED TO 98% MODIFIED PROCTOR (AASHTO T 180) MAXIMUM DRY DENSITY.
7. COMPLIANCE TESTING SHALL BE AT A FREQUENCY OF ONE TEST PER 10,000 SF.
8. ASPHALT TO BE COMPACTED TO A MINIMUM OF 95% OF THE MARSHALL DESIGN DENSITY.
9. COMPLIANCE CORE TESTING FOR ASPHALT TO BE OBTAINED AT A FREQUENCY OF 1 CORE PER 3,000 SF OF PLACED ASPHALT PAVEMENT OR A MINIMUM OF 2 CORES PER DAY'S PRODUCTION.

LEGEND

- PROPERTY LINE
- OUTPARCEL PROPERTY LINE
- HEAVY DUTY ASPHALT
- HEAVY DUTY ASPHALT WITH DOUBLE GRAVEL BASE
- HEAVY DUTY CONCRETE
- STANDARD DUTY ASPHALT
- CONCRETE SIDEWALK
- DECORATIVE PAVERS
- REFER TO KRENT WIELAND HARDSCAPE DESIGN PLANS
- PHASING LINE

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

NOTES

1. COORDINATE WITH WALMRT ARCHITECTURAL PLANS FOR WALMART'S BUILDING CONTRACTOR LIMITS OF CONCRETE PAVEMENT.

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No.	REVISIONS	DATE
A	CURB CHANGE	10/15/2021 DFD
B	REVISION PER CITY OF LANTANA COMMENTS	1/13/2021 DFD
C	PHASE LINE REVISION	12/7/2020 DFD

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CHRISTOPHER J. HOLLEN LICENSE No. 74685 STATE OF FLORIDA PROFESSIONAL ENGINEER

SCALE: AS NOTED
DESIGNED BY: DFD
DRAWN BY: DFD
CHECKED BY: C.JH

PAVING PLAN

WATER TOWER COMMONS
TOWN OF LANTANA, FLORIDA
LANTANA DEVELOPMENT LLC
FLORIDA
TOWN OF LANTANA

DATE

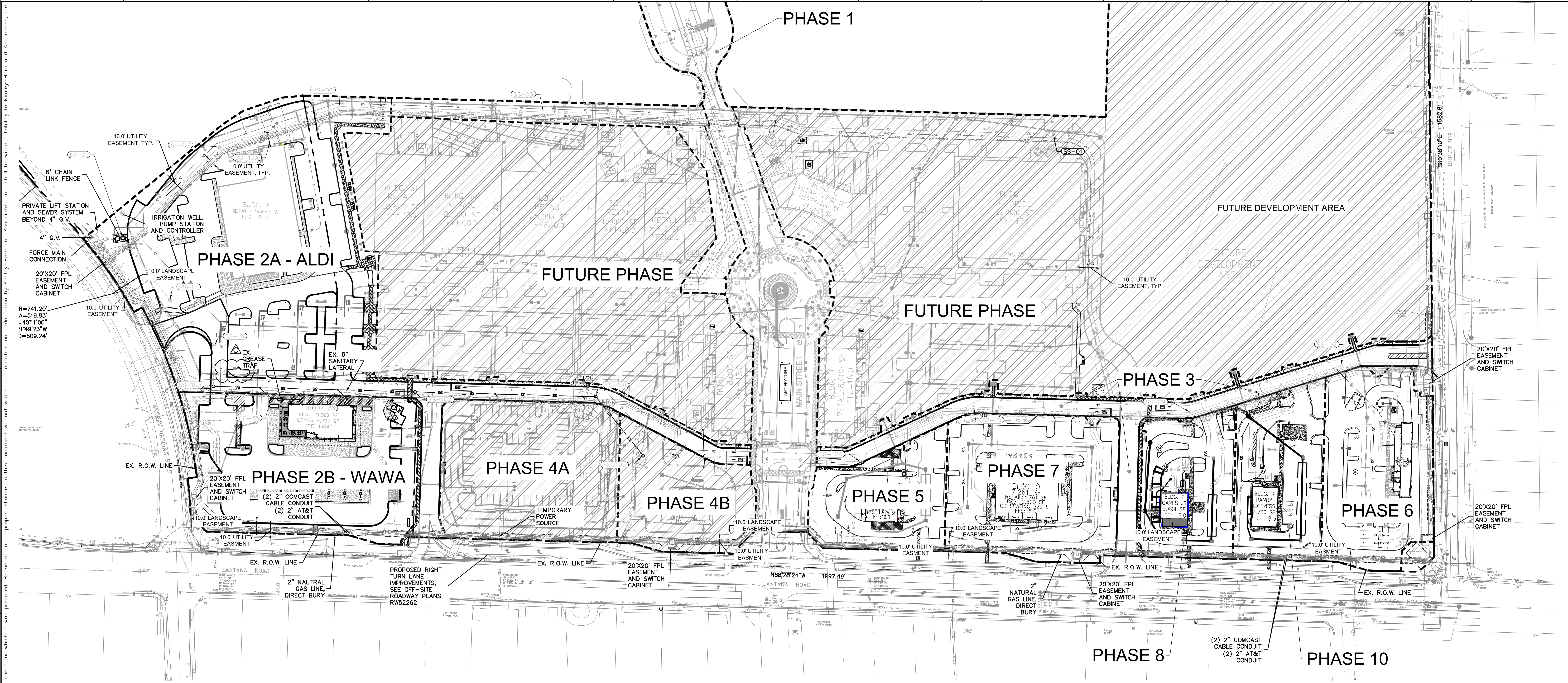
PROJECT NO. 147502000

SHEET NUMBER 6253

Plotted By:Durr, Domenic Sheet Set:Water Tower Commons Layout:6253 PAVING PLAN July 16, 2024 10:22:47am K:\VRB_LDEV\147502000 – Water Tower Commons\CAD\PlanSheets\6253 – PAVING PLAN – 2000.dwg
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SANITARY STRUCTURE TABLE				
STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)	PIPE SLOPES
CO-01	6" CO	RIM: 16.86	INV. IN: 12.96(W) INV. OUT: 12.96(NE)	6" LAT IN: 1.91% 6" LAT OUT: 1.91%
CO-02	6" CO	RIM: 17.42	INV. IN: 14.41(N) INV. OUT: 14.41(S)	6" LAT IN: 5.19% 6" LAT OUT: 5.19%
CO-02A	6" CO	RIM: 17.41	INV. IN: 14.37(S) INV. OUT: 14.37(N)	6" LAT IN: 5.88% 6" LAT OUT: 5.88%
CO-03	6" CO	RIM: 17.93	INV. IN: 14.44(N) INV. OUT: 14.44(S)	6" LAT IN: 6.65% 6" LAT OUT: 6.65%
CO-04	6" CO	RIM: 17.86	INV. IN: 14.14(E) INV. OUT: 14.14(S)	6" LAT IN: 5.46% 6" LAT OUT: 5.46%
CO-05	6" CO	RIM: 17.86	INV. IN: 13.87(NE) INV. OUT: 13.87(SW)	6" LAT IN: 8.32% 6" LAT OUT: 8.32%
CO-06	6" CO	RIM: 17.83	INV. IN: 13.75(N) INV. OUT: 13.75(S)	6" LAT IN: 10.64% 6" LAT OUT: 10.64%
CO-07	6" CO	RIM: 17.84	INV. IN: 13.84(N) INV. OUT: 13.84(S)	6" LAT IN: 10.99% 6" LAT OUT: 10.99%
CO-08	6" CO	RIM: 17.79	INV. IN: 13.67(N) INV. OUT: 13.67(S)	6" LAT IN: 10.44% 6" LAT OUT: 10.44%
CO-09	6" CO	RIM: 17.76	INV. IN: 13.76(N) INV. OUT: 13.76(S)	6" LAT IN: 9.49% 6" LAT OUT: 9.49%
CO-10	6" CO	RIM: 17.87	INV. IN: 14.47(S) INV. OUT: 14.47(N)	6" LAT IN: 5.76% 6" LAT OUT: 5.76%
CO-11	6" CO	RIM: 17.92	INV. IN: 14.52(S) INV. OUT: 14.52(N)	6" LAT IN: 5.36% 6" LAT OUT: 5.36%
CO-12	6" CO	RIM: 17.99	INV. IN: 13.35(W) INV. OUT: 13.35(E)	6" LAT IN: 8.73% 6" LAT OUT: 8.73%
CO-13	6" CO	RIM: 17.93	INV. IN: 13.90(N) INV. OUT: 13.90(S)	6" LAT IN: 4.40% 6" LAT OUT: 4.40%
CO-14	6" CO	RIM: 14.37	INV. IN: 13.82(N) INV. OUT: 13.82(S)	6" LAT IN: 5.13% 6" LAT OUT: 5.13%
CO-15	6" CO	RIM: 17.54	INV. IN: 12.78(N) INV. OUT: 12.78(S)	6" LAT IN: 42.40% 6" LAT OUT: 42.40%
CO-16	6" CO	RIM: 17.95	INV. IN: 11.28(N) INV. OUT: 11.28(S)	6" LAT IN: 16.12% 6" LAT OUT: 16.12%
CO-17A	6" C.O.	RIM: 18.94	INV. IN: 9.86(N) INV. OUT: 9.86(S)	6" LAT IN: 37.44% 6" LAT OUT: 37.44%
CO-18	6" CO	RIM: 18.00	INV. OUT: 15.33(E)	6" LAT OUT: 29.67%
CO-20	6" CO	RIM: 18.00	INV. OUT: 15.33(E)	6" LAT OUT: 31.88%
CO-21	6" CO	RIM: 18.00	INV. OUT: 15.33(E)	6" LAT OUT: 33.15%
CO-22	6" CO	RIM: 17.99	INV. OUT: 15.33(W)	6" PVC OUT: 18.05%
CO-23	6" CO	RIM: 18.00	INV. OUT: 15.33(E)	6" LAT OUT: 35.68%
CO-24	6" C.O.	RIM: 18.00	INV. OUT: 15.33(E)	6" LAT OUT: 36.94%

MINIMUM SANITARY LATERAL PIPE SLOPE IS 1.0%
MINIMUM SANITARY MAIN PIPE SLOPE IS 0.4%

SANITARY STRUCTURE TABLE				
STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)	PIPE SLOPES
CO-25	6" C.O.	RIM: 17.98	INV. OUT: 15.33(E)	6" PVC OUT: 17.39%
CO-26	6" C.O.	RIM: 18.00	INV. OUT: 15.33(E)	6" LAT OUT: 38.22%
CO-27	6" C.O.	RIM: 18.00	INV. OUT: 15.33(E)	6" LAT OUT: 39.49%
CO-28	6" C.O.	RIM: 17.99	INV. OUT: 15.33(W)	6" PVC OUT: 39.66%
CO-29	6" C.O.	RIM: 17.99	INV. OUT: 15.33(W)	6" PVC OUT: 41.94%
CO-30	6" C.O.	RIM: 17.99	INV. OUT: 15.33(W)	6" PVC OUT: 44.12%
CO-31	6" C.O.	RIM: 17.99	INV. OUT: 15.33(W)	6" PVC OUT: 45.49%
CO-32	6" C.O.	RIM: 17.99	INV. OUT: 15.33(W)	6" PVC OUT: 47.49%
CO-33	6" C.O.	RIM: 17.99	INV. OUT: 15.33(W)	6" PVC OUT: 47.78%
CO-34	6" C.O.	RIM: 17.98	INV. OUT: 15.33(W)	6" PVC OUT: 50.15%
CO-35	6" C.O.	RIM: 17.00	INV. OUT: 3.85(E)	6" LAT OUT: 312.19%
CO-36	6" C.O.	RIM: 17.73	INV. OUT: 3.85(NW)	6" LAT OUT: 191.14%
CO-501	6" CO	RIM: 18.23	INV. IN: 10.98(S) INV. OUT: 10.98(NE)	6" LAT IN: 11.05% 6" LAT OUT: 10.00%
CO-502	6" CO	RIM: 18.78	INV. IN: 11.98(S) INV. OUT: 11.98(N)	6" LAT IN: 14.45% 6" LAT OUT: 11.05%
CO-503	6" CO	RIM: 18.99	INV. OUT: 14.00(N)	6" LAT OUT: 14.45%
CO-504	6" CO	RIM: 18.99	INV. OUT: 14.00(N)	6" LAT OUT: 13.30%
CO-601	6" CO	RIM: 17.80	INV. OUT: 18.25(W)	6" SS OUT: 1.40%
CO-604	6" CO	RIM: 17.97	INV. OUT: 14.87(NW)	6" SS OUT: 1.04%
CO-703	6" CO	RIM: 17.08	INV. IN: 11.46(S) INV. OUT: 11.46(N)	6" LAT IN: 1.10% 6" LAT OUT: 0.91%
CO-704	6" CO	RIM: 17.23	INV. IN: 11.58(N)	6" PVC IN: 1.10%
CO-706	6" CO	RIM: 17.03	INV. OUT: 13.16(W)	6" LAT OUT: 1.10%
CO-707	6" CO	RIM: 17.96	INV. OUT: 13.38(SW)	6" LAT OUT: 1.15%
CO-708	6" CO	RIM: 17.08	INV. IN: 11.56(N)	6" LAT IN: 1.10%
CO-709	6" CO	RIM: 17.96	INV. OUT: 12.34(S)	6" LAT OUT: 1.10%

MINIMUM SANITARY LATERAL PIPE SLOPE IS 1.0%
MINIMUM SANITARY MAIN PIPE SLOPE IS 0.4%

SANITARY STRUCTURE TABLE				
STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)	PIPE SLOPES
CO-710	6" CO	RIM: 17.96	INV. OUT: 12.65(S)	6" LAT OUT: 1.10%
CO-711	6" CO	RIM: 17.96	INV. OUT: 12.92(S)	6" LAT OUT: 1.10%
CO-712	6" CO	RIM: 17.01	INV. OUT: 13.01(N)	6" LAT OUT: 1.10%
CO-713	6" CO	RIM: 17.96	INV. OUT: 13.08(S)	6" LAT OUT: 1.10%
CO-806	EX. 6" CO	RIM: 14.35	INV. IN: 12.02(S) INV. OUT: 12.02(N)	6" PVC IN: 1.10% EX. 6" SS LAT. OUT: 1.26%
CO-807	6" CO	RIM: 17.33	INV. OUT: 14.13(N)	6" PVC OUT: 1.10%
CO-808	6" CO	RIM: 17.91	INV. IN: 14.35(E) INV. OUT: 14.35(W)	6" PVC IN: 4.51% 6" PVC OUT: 1.10%
CO-809	6" CO	RIM: 18.22	INV. IN: 14.85(SE) INV. OUT: 14.85(W)	6" PVC IN: 1.10% 6" PVC OUT: 4.51%
CO-810	6" CO	RIM: 18.29	INV. OUT: 14.92(N)	6" PVC OUT: 1.10%
CO-811	6" CO	RIM: 18.01	INV. OUT: 14.52(W)	6" PVC OUT: 1.10%
CO-812	6" CO	RIM: 17.75	INV. OUT: 14.38(W)	6" PVC OUT: 1.10%
CO-813	6" CO	RIM: 16.76	INV. IN: 13.33(NE)	6" PVC IN: 1.10%
CO-814	6" CO	RIM: 18.30	INV. OUT: 14.53(N)	6" PVC OUT: 1.00%
LS-01	EX. LIFT STATION *	RIM: 16.89	INV. IN: -0.21(NE) INV. IN: -0.21(SE) INV. OUT: -0.17(W)	EX. IN: 0.55% EX. IN: 0.55% 4" FM OUT: 0.15%
PH8A-01	6" CO	RIM: 15.73	INV. IN: 12.33(S) INV. OUT: 12.33(N)	6" PVC IN: 1.10% 6" PVC OUT: 1.10%
PH8A-02	6" CO	RIM: 16.78	INV. IN: 13.37(E)	6" PVC IN: 1.10%
PH8A-04	6" CO	RIM: 18.00	INV. IN: 13.68(S) INV. OUT: 13.68(N)	6" PVC IN: 1.10% 6" PVC OUT: 1.76%
PH8A-05	6" CO	RIM: 18.00	INV. IN: 13.74(S) INV. OUT: 13.74(N)	6" PVC IN: 1.10% 6" PVC OUT: 1.10%
PH8A-06	6" CO	RIM: 17.17	INV. IN: 13.74(S) INV. OUT: 13.74(N)	6" PVC IN: 4.29% 6" PVC OUT: 1.32%
SF-5	MH	RIM: 16.82	INV. IN: 12.49(S) INV. OUT: 12.49(NW)	6" LAT IN: 1.43% 6" LAT OUT: 2.01%
SS-01	SANITARY MANHOLE	RIM: 16.11	INV. OUT: 9.14(W)	8" SS OUT: 0.55%
SS-02	SANITARY MANHOLE	RIM: 17.28	INV. IN: 7.90(E) INV. OUT: 7.80(W)	8" SS IN: 0.55% 8" SS OUT: 0.55%
SS-03	SANITARY MANHOLE	RIM: 16.62	INV. IN: 6.79(E) INV. OUT: 6.69(W)	8" SS IN: 0.55% 8" SS OUT: 0.55%
SS-04	EX.	RIM: 17.19	INV. IN: 6.45(E) INV. OUT: 6.35(W)	8" SS IN: 0.55% EX. OUT: 0.55%

MINIMUM SANITARY LATERAL PIPE SLOPE IS 1.0%
MINIMUM SANITARY MAIN PIPE SLOPE IS 0.4%

* SEE SHEET 6349 FOR LIFT STATION DETAILS.

SANITARY STRUCTURE TABLE				
STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)	PIPE SLOPES
SS-05	EX.	RIM: 17.60	INV. IN: 4.25(E) INV. OUT: 4.15(W)	EX. IN: 0.55% EX. OUT: 0.55%
SS-06	EX.	RIM: 18.88	INV. IN: 2.32(E) INV. OUT: 2.22(W)	EX. IN: 0.55% EX. OUT: 0.55%
SS-07	EX.	RIM: 16.53	INV. IN: 1.08(E) INV. OUT: 0.98(SW)	EX. IN: 0.55% EX. OUT: 0.55%
SS-08	EX.	RIM: 16.90	INV. IN: 13.21(W)	EX. IN: 0.57%
SS-09	EX.	RIM: 17.36	INV. OUT: 11.75(E) INV. OUT: 11.65(W)	EX. OUT: 0.57% EX. OUT: 0.51%
SS-10	EX.	RIM: 16.40	INV. IN: 9.85(E) INV. OUT: 9.75(SW)	EX. IN: 0.51% EX. OUT: 0.59%
SS-12	EX.	RIM: 17.62	INV. IN: 7.85(E) INV. OUT: 7.77(W)	EX. IN: 0.57% EX. OUT: 0.74%
SS-16	EX.	RIM: 16.53	INV. IN: 1.26(S) INV. OUT: 1.16(NW)	EX. IN: 0.55% EX. OUT: 0.55%
SS-17	EX.	RIM: 18.00	INV. IN: 0.59(SE) INV. OUT: 0.49(NW)	EX. IN: 0.55% EX. OUT: 0.55%
SS-100	SANITARY MANHOLE	RIM: 18.98	INV. IN: 6.02(E) INV. OUT: 5.95(NW)	EX. IN: 0.58% 8" PVC OUT: 0.34%
SS-101	SANITARY MANHOLE	RIM: 16.65	INV. IN: 5.53(SE) INV. OUT: 5.43(W)	8" PVC IN: 0.34% 8" PVC OUT: 0.56%
SS-102	SANITARY MANHOLE	RIM: 17.92	INV. IN: 3.78(E) INV. OUT: 3.68(W)	8" PVC IN: 0.56% 8" PVC OUT: 0.59%
SS-103	SANITARY MANHOLE	RIM: 16.10	INV. IN: 1.73(E) INV. OUT: 1.63(N)	8" PVC IN: 0.59% EX. OUT: 0.55%
SS-514	6" CO	RIM: 16.78	INV. IN: 13.43(SE) INV. OUT: 13.43(NW)	6" SS IN: 0.81% 6" SS OUT: 3.73%

LEGEND

- COMMERCIAL PROPERTY LINE
- OUTPARCEL PROPERTY LINE
- D1F12 PROPOSED LIGHT POLE
- PROPOSED CLEANOUT
- PROPOSED GREASE TRAP
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED TRANSFORMER PAD WITH BOLLARD
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED GATE VALVE (G.V) OR BALL VALVE (B.V.) (SEE SITE PLAN FOR SIZE)
- PROPOSED REDUCER (SEE SITE PLAN FOR SIZE)
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED STORM SEWER PIPE
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PHASING LINE

UTILITY NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D 3034, FOR PIPES LESS THAN 12' DEEP
   8" PVC SDR26 PER ASTM D 3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40
   DUCTILE IRON PIPE PER AWWA C150
4. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 (DR-14) PER ASTM D 2241
   CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
   6" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 6" EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
   *DUCTILE IRON PIPE USED FOR POTABLE WATER MUST BE PAINTED IN ACCORDANCE WITH FEC 620555.320(21)(b)3 FOR COLOR CODING.
5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
6. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
7. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
8. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" COVER ON ALL WATERLINES.
9. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
10. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
11. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, OR TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS IF WITHIN UNPAVED AREAS ON THE SITE.
12. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
13. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
14. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
15. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES FROM THE TOWN OF LANTANA WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
16. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
18. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
19. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
20. REFLECTIVE PAVEMENT MARKERS (RPM) SHALL BE INSTALLED AT ALL FIRE HYDRANTS PER PALM BEACH COUNTY FIRE CODE REQUIREMENTS AND STANDARDS.
21. CONTRACTOR TO FIELD VERIFY CONDITION OF PARTIALLY INSTALLED PRIVATE LIFT STATION AND COORDINATE WITH ENGINEER OF RECORD ON REQUIRED EQUIPMENT STILL REQUIRED TO PERFORM LIFT STATION START UP.

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

Know what's below. Call before you dig.

ALERT TO CONTRACTOR:

1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
2. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

No.	REVISIONS	DATE	
C	CURB CHANGE	10/15/2021	DFD
A	PHASE LINE REVISION	12/7/2020	DFD

Kimley»Horn

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445 24th STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

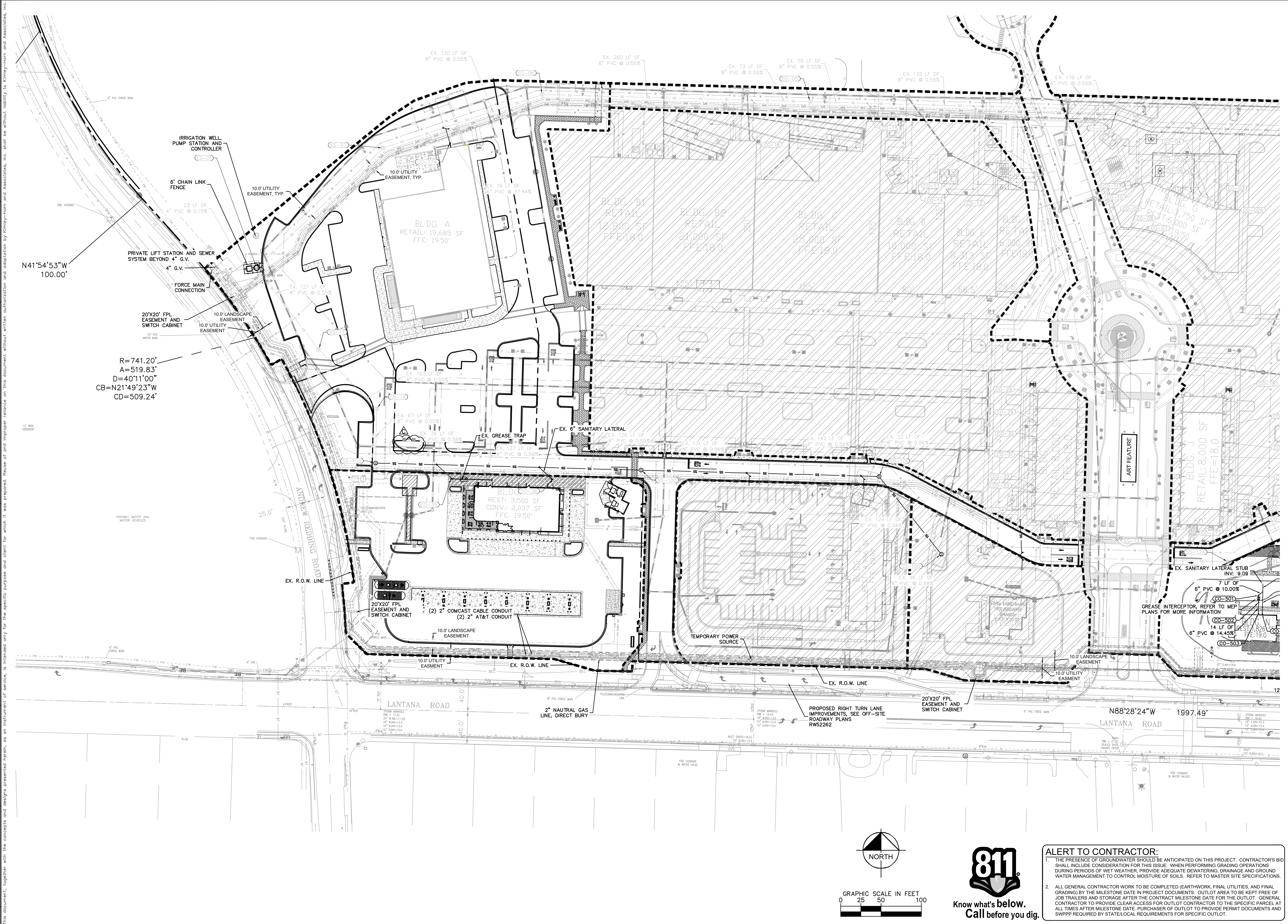
CHRISTOPHER J. HOLLEN LICENSE No. 74685 STATE OF FLORIDA PROFESSIONAL ENGINEER

SCALE AS NOTED
DESIGNED BY DFD
DRAWN BY DFD
CHECKED BY CJH

SANITARY UTILITY PLAN - OVERALL

WATER TOWER COMMONS
TOWN OF LANTANA, FLORIDA
LANTANA DEVELOPMENT LLC
TOWN OF LANTANA FLORIDA

DATE 11-22-2017
PROJECT NO. 147502000
SHEET NUMBER 6260



Know what's **below**. **Call** before you dig.

ALERT TO CONTRACTOR:

1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
2. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

No.	REVISIONS	DATE	
C	CURB CHANGE	10/15/2021	DFD

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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

CHRISTOPHER J. HOLLEN LICENSE No. 74685 STATE OF FLORIDA PROFESSIONAL ENGINEER

SCALE AS NOTED
DESIGNED BY DFD
DRAWN BY DFD
CHECKED BY CJH

SANITARY UTILITY PLAN - WEST

WATER TOWER COMMONS
TOWN OF LANTANA, FLORIDA
LANTANA DEVELOPMENT LLC
TOWN OF LANTANA FLORIDA

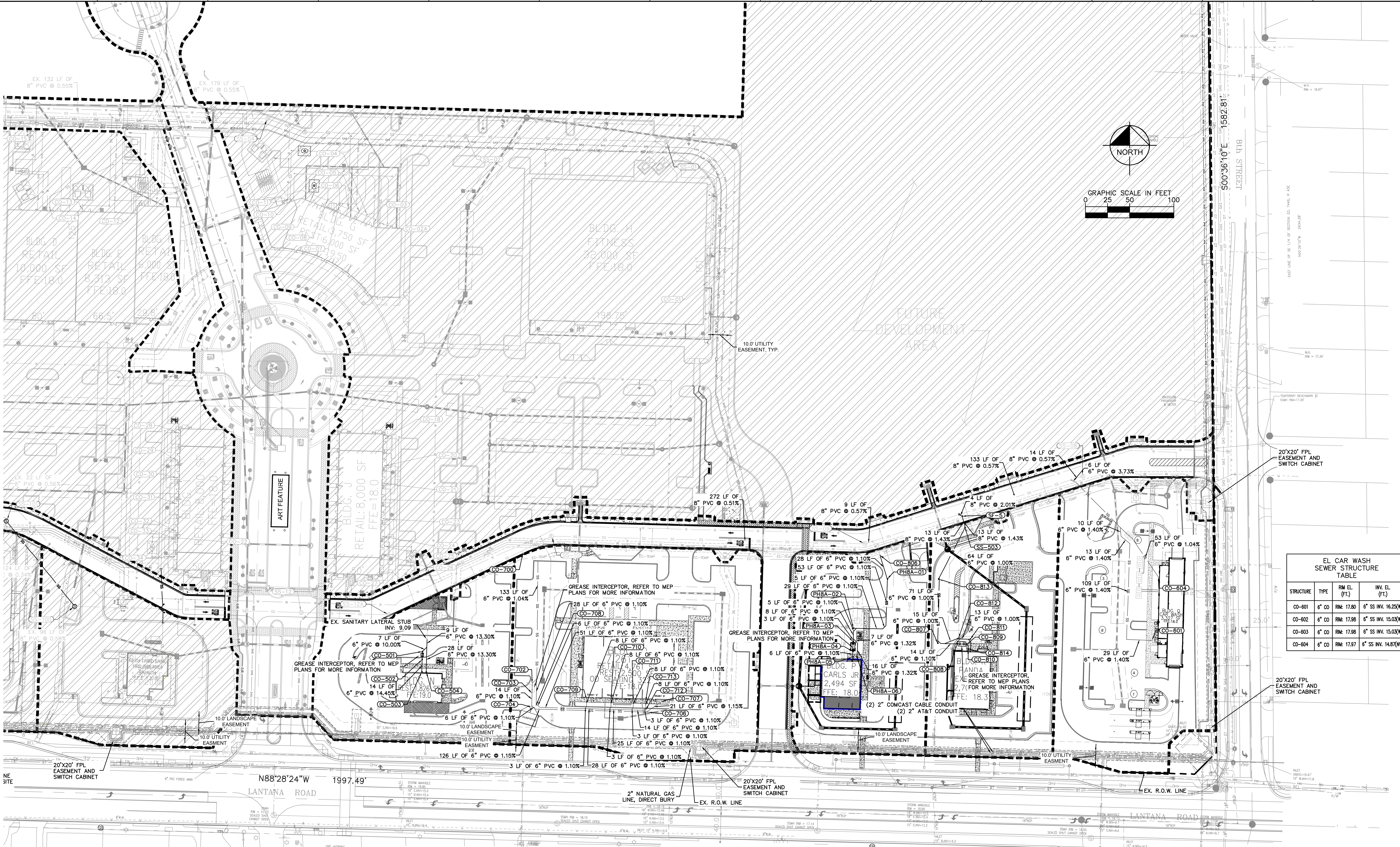
DATE 11-22-2017
PROJECT NO. 147502000
SHEET NUMBER
6261

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Plotted By: Durr, Domenic Sheet Set: Water Tower Commons Layout: 6261 SANITARY UTILITY PLAN - WEST July 16, 2024 10:23:51am K:\VRB_LDEV\147502000 - Water Tower Commons\CAD\PlanSheets\6260 - SANITARY UTILITY PLAN - 2000.dwg

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EL CAR WASH SEWER STRUCTURE TABLE			
STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)
CO-601	6" CO	RIM: 17.80	6" SS INV. 16.25(W)
CO-602	6" CO	RIM: 17.98	6" SS INV. 15.03(W)
CO-603	6" CO	RIM: 17.98	6" SS INV. 15.03(W)
CO-604	6" CO	RIM: 17.97	6" SS INV. 14.87(NW)

DUNKIN DONUTS SEWER STRUCTURE TABLE			
STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)
CO-501	6" CO	RIM: 18.23	6" LAT INV. 10.98(S) 6" LAT INV. 10.98(NE)
CO-502	6" CO	RIM: 18.78	6" LAT INV. 11.98(S) 6" LAT INV. 11.98(N)
CO-503	6" CO	RIM: 18.99	6" LAT INV. 14.00(N)
CO-504	6" CO	RIM: 18.99	6" LAT INV. 14.00(N)

MUTLI–TENANT BUILDING 'O' SEWER STRUCTURE TABLE			
STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)
CO-700	EX. 6" CO	RIM: 13.05	EX. 6" SS LAT. INV. 9.68(NW)
CO-702	6" CO	RIM: 16.91	6" LAT INV. 11.36(S) 6" LAT INV. 11.36(NE)
CO-703	6" CO	RIM: 17.08	6" LAT INV. 11.46(S) 6" LAT INV. 11.46(N)
CO-704	6" CO	RIM: 17.23	6" PVC INV. 11.58(N)
CO-706	6" CO	RIM: 17.03	6" LAT INV. 13.16(W)
CO-707	6" CO	RIM: 17.96	6" LAT INV. 13.38(SW)
CO-708	6" CO	RIM: 17.08	6" LAT INV. 11.56(N)

MUTLI–TENANT BUILDING 'O' SEWER STRUCTURE TABLE			
STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)
CO-709	6" CO	RIM: 17.96	6" LAT INV. 12.34(S)
CO-710	6" CO	RIM: 17.96	6" LAT INV. 12.65(S)
CO-711	6" CO	RIM: 17.96	6" LAT INV. 12.92(S)
CO-712	6" CO	RIM: 17.01	6" LAT INV. 13.01(N)
CO-713	6" CO	RIM: 17.96	6" LAT INV. 13.08(S)

CARL'S JR. SEWER STRUCTURE TABLE			
STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)
CO-806	EX. 6" CO	RIM: 14.35	EX. 6" SS LAT. INV. 12.02(N) 6" PVC INV. 12.02(S)
PH8A-01	6" CO	RIM: 15.73	6" PVC INV. 12.33(S) 6" PVC INV. 12.33(N)
PH8A-02	6" CO	RIM: 16.78	6" PVC INV. 13.37(E)
PH8A-03	6" CO	RIM: 17.92	6" PVC INV. 13.48(S) 6" PVC INV. 13.48(N)
PH8A-04	6" CO	RIM: 18.00	6" PVC INV. 13.68(N) 6" PVC INV. 13.68(S)
PH8A-05	6" CO	RIM: 18.00	6" PVC INV. 13.74(S) 6" PVC INV. 13.74(N)
PH8A-06	6" CO	RIM: 17.17	6" PVC INV. 13.74(N) 6" PVC INV. 13.74(S)

PANDA EXPRESS SEWER STRUCTURE TABLE			
STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)
CO-807	6" CO	RIM: 17.33	6" PVC INV. 14.13(N)
CO-808	6" CO	RIM: 17.91	6" PVC INV. 14.35(E) 6" PVC INV. 14.35(W)
CO-809	6" CO	RIM: 18.22	6" PVC INV. 14.85(W) 6" PVC INV. 14.85(SE)
CO-810	6" CO	RIM: 18.29	6" PVC INV. 14.92(N)
CO-811	6" CO	RIM: 18.01	6" PVC INV. 14.52(W)
CO-812	6" CO	RIM: 17.75	6" PVC INV. 14.38(W)
CO-813	6" CO	RIM: 16.76	6" PVC INV. 13.33(NE)
CO-814	6" CO	RIM: 18.30	6" PVC INV. 14.53(N)

Know what's below. Call before you dig.

ALERT TO CONTRACTOR:

1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
2. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

No.	REVISIONS	DATE

Kimley»Horn

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CHRISTOPHER J. HOLLEN LICENSE No. 74685 STATE OF FLORIDA PROFESSIONAL ENGINEER

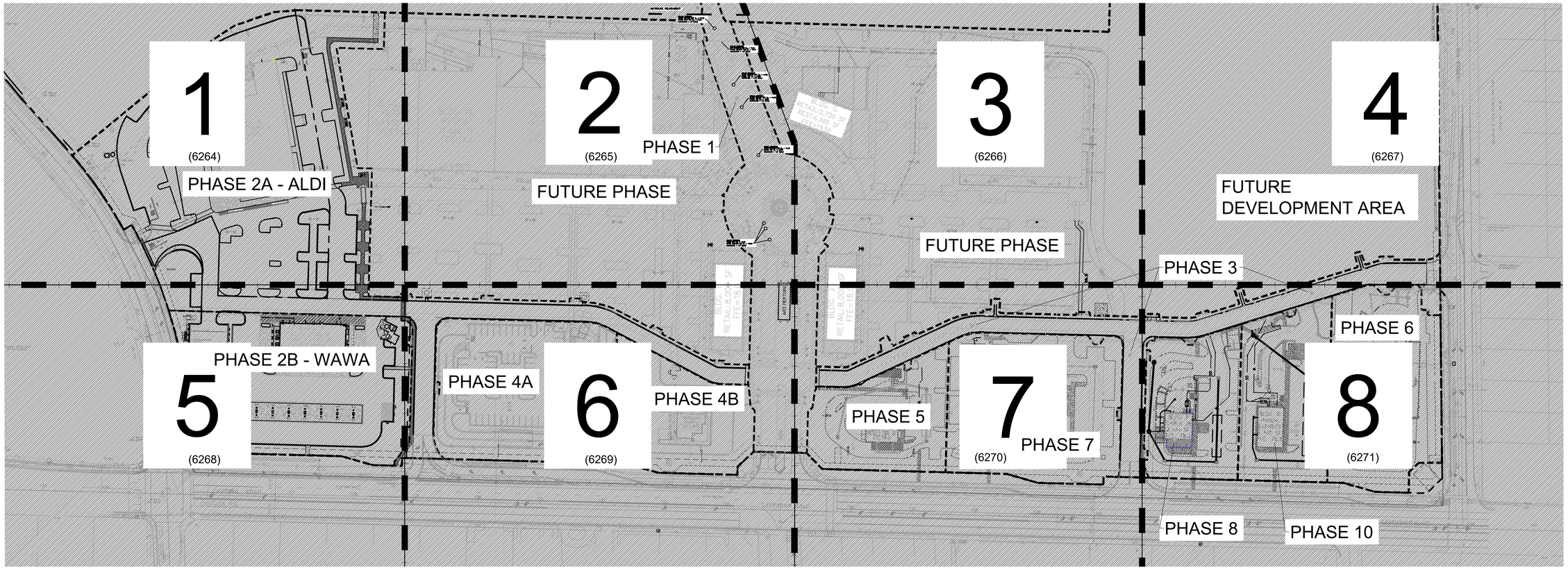
SCALE AS NOTED
DESIGNED BY DFD
DRAWN BY DFD
CHECKED BY CJH

SANITARY UTILITY PLAN - EAST

WATER TOWER COMMONS
TOWN OF LANTANA, FLORIDA
LANTANA DEVELOPMENT LLC

TOWN OF LANTANA FLORIDA

DATE 11-22-2017
PROJECT NO. 147502000
SHEET NUMBER 6262



LOCATION OF PUBLIC WATER SYSYEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (3)	Water Main — 3 ft. minimum	Water Main — 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum: Water Main
Vacuum Sanitary Sewer	Water Main — 10 ft. preferred, 3 ft. minimum	Water Main — 12 inches preferred, 6 inches minimum	Alternate 6 ft. minimum: Water Main
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main — 10 ft. preferred, 6 ft. minimum (3)	Water Main — 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum: Water Main
On-Site Sewage Treatment & Disposal System	10 ft. minimum	—	—

(1) Water mains should cross above other pipes. Where sewer mains must be below other pipes, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the sewer main is laid at least 5 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclosure – This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.



SITE LOCATION MAP
N.T.S.

LEGEND

- COMMERCIAL PROPERTY LINE
- OUTPARCEL PROPERTY LINE
- D1F12 — PROPOSED LIGHT POLE
- PROPOSED CLEANOUT
- PROPOSED GREASE TRAP
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED TRANSFORMER PAD WITH BOLLARD
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED GATE VALVE (G.V) OR BALL VALVE (B.V.) (SEE SITE PLAN FOR SIZE)
- PROPOSED REDUCER (SEE SITE PLAN FOR SIZE)
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED STORM SEWER PIPE
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PHASING LINE

UTILITY NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D 3034, FOR PIPES LESS THAN 12' DEEP
   8" PVC SDR26 PER ASTM D 3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40
   DUCTILE IRON PIPE PER AWWA C150
4. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 (DR-14) PER ASTM D 2241
   CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
   6" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 6" EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI B16.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
   *DUCTILE IRON PIPE USED FOR POTABLE WATER MUST BE PAINTED IN ACCORDANCE WITH FEC 620555.320(21)(b)3 FOR COLOR CODING.
5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
6. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
7. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
8. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" COVER ON ALL WATERLINES, UNLESS SPECIFICALLY NOTED OTHERWISE IN THE PLANS.
9. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI A21.11 (AWWA C-151) (CLASS 50).
10. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
11. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, OR TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS IF WITHIN UNPAVED AREAS ON THE SITE.
12. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
13. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
14. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
15. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES FROM THE TOWN OF LANTANA WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
16. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
18. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
19. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
20. REFLECTIVE PAVEMENT MARKERS (RPM) SHALL BE INSTALLED AT ALL FIRE HYDRANTS PER PALM BEACH COUNTY FIRE CODE REQUIREMENTS AND STANDARDS.
21. ALL WATER MAIN PIPE, INCLUDING FITTINGS SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE AT DRINKING WATER TREATMENT PLANTS SHALL BE COLOR CODED AND LABELED IN ACCORDANCE WITH SUBSECTION 62-555.320(10), F.A.C., AND ALL OTHER ABOVEGROUND PIPE SHALL BE PAINTED BLUE OR SHALL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

Know what's below. Call before you dig. 811

ALERT TO CONTRACTOR:

1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
2. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

No.	REVISIONS	DATE

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CHRISTOPHER J. HOLLEN
LICENSE
No. 74685
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SCALE: AS NOTED
DESIGNED BY: DFD
DRAWN BY: DFD
CHECKED BY: CJH

WATER UTILITY PLAN - KEY SHEET

WATER TOWER COMMONS
TOWN OF LANTANA, FLORIDA
LANTANA DEVELOPMENT LLC
TOWN OF LANTANA FLORIDA

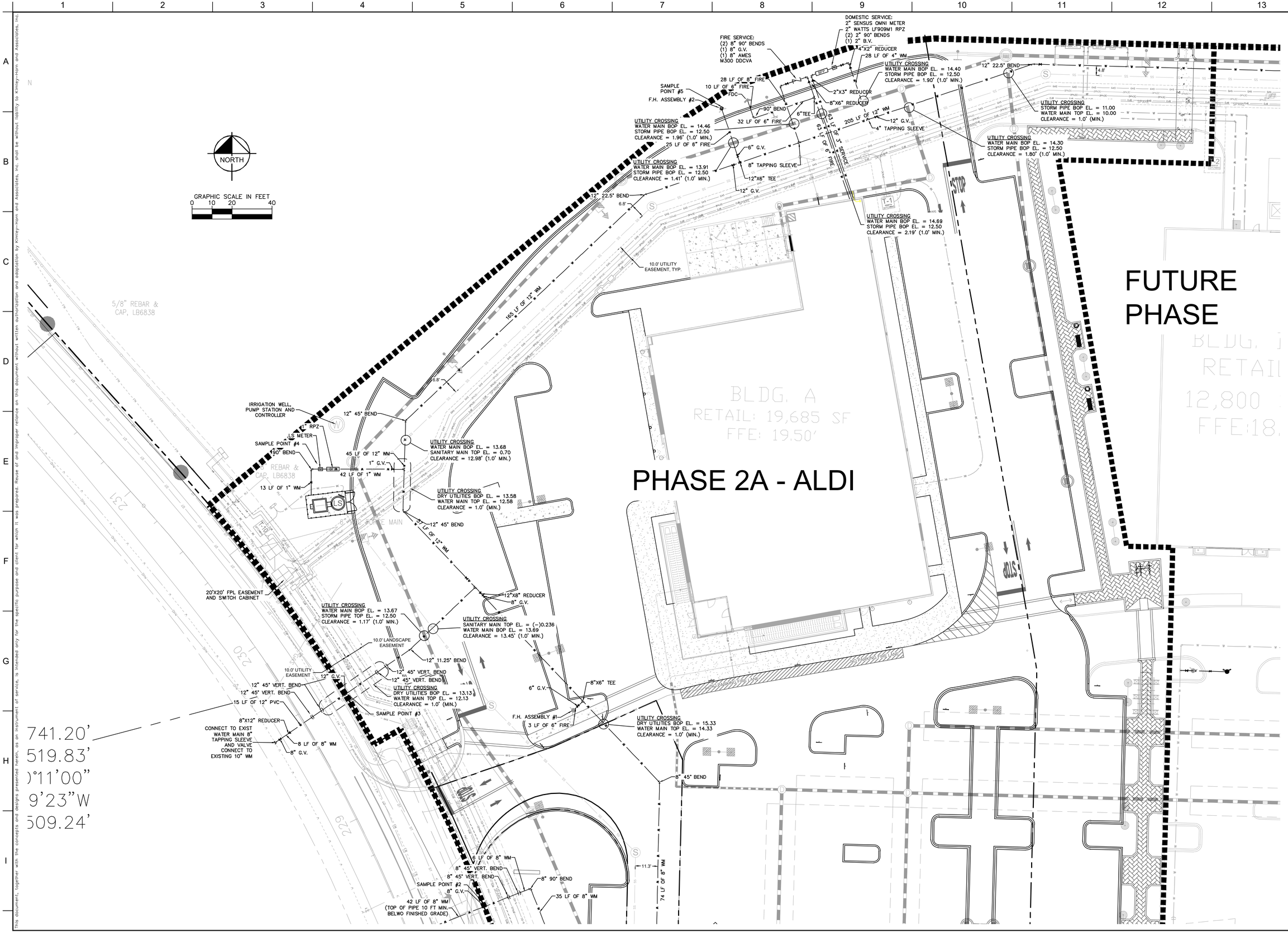
DATE
11-22-2017

PROJECT NO.
147502000

SHEET NUMBER
6263

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Plotted By:Durr, Dominic Sheet Set:Water Tower Commons Layout:6263 WATER UTILITY PLAN - KEY SHEET July 16, 2024 10:25:41am K:\VRB_LDE\V\147502000 - Water Tower Commons\CAD\PlanSheets\6263 - WATER UTILITY PLAN - 2000.dwg



No.	PHASE LINE REVISION	DATE	
A	REVISIONS	12/7/2020	DFD

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CHRISTOPHER J. HOLLEN
LICENSE
No. 74685
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SCALE AS NOTED
DESIGNED BY DFD
DRAWN BY DFD
CHECKED BY CJH

WATER UTILITY PLAN - 1

WATER TOWER COMMONS
TOWN OF LANTANA, FLORIDA
LANTANA DEVELOPMENT LLC
TOWN OF LANTANA FLORIDA

DATE
11-22-2017

PROJECT NO.
147502000

SHEET NUMBER
6264

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MATCHLINE ROUNDABOUT

554 LF OF 12" WM

12" G.V.

4.8'

12" G.V.

8" 45° BEND

SAMPLE POINT #6

CONNECT TO EXISTING WATERMAIN STUB

EXISTING WATERMAIN TO REMAIN

SAMPLE POINT #7

UTILITY CROSSING
DRY UTILITIES BOP EL. = 14.32
WATER MAIN TOP EL. = 13.32
CLEARANCE = 1.0' (MIN.)

60 LF OF 8" WM

30 LF OF 8" WM

8" TEE

8" 45° BEND

30 LF OF 8" WM

8" 45° BEND

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

BLDG. B2
RETAIL
21,000 SF
FFE:18.0

BLDG. C
RETAIL
25,000 SF
FFE:18.0

BLDG. D
RETAIL
10,000 SF
FFE:18.0

8,313 SF
FFE:18.0

PHASE 1

100 LF OF 8" WM

8" 45° BEND

79 LF OF 8" WM

45° BEND

UTILITY CROSSING
DRY UTILITIES BOP EL. = 13.94
WATER MAIN TOP EL. = 12.94
CLEARANCE = 1.0' (MIN.)

REMOVE EX. 8" 90° BEND AND REPLACE WITH 8" TEE

8" TEE

17 LF OF 8" WM

8" 90° BEND

SAMPLE POINT #8

CONNECT TO EXISTING WATERMAIN STUB

EXISTING WATERMAIN TO REMAIN

EXISTING WATERMAIN TO REMAIN

125' FUTURE PHASE

155'

80'

66.5'

29.8'

54 LF OF 1" SERVICE TO FOUNTAIN PUMP HOUSE. REFER TO FOUTAIN PLANS BY HALL FOUTAINS, INC. FOR PUMP HOUSE AND ROUTING OF PUMP DISCHARGE TO WATERTOWER FOUNTAIN.

90° BEND

1" RPZ

1" DOM. METER

1" B.V.

55 LF OF 1" SERVICE

1" 45° BEND

74 LF OF 1" SERVICE

1" 45° BEND

PHASE 1

MATCHLINE ROUNDABOUT 1"=60'

1" 22.5° BEND

56 LF OF 1" SERVICE

22.5° BEND

118 LF OF 1" SERVICE

8" 90° BEND

14 LF OF 1" SERVICE TO FOUNTAIN PUMP HOUSE. REFER TO FOUTAIN PLANS BY HALL FOUTAINS, INC. FOR PUMP HOUSE AND ROUTING OF PUMP DISCHARGE TO ROUNDABOUT FOUNTAIN

No.	REVISIONS	DATE	
A	PHASE LINE REVISION	12/7/2020	DFD
B	REVISION PER CITY OF LANTANA COMMENTS	1/13/2021	DFD

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SCALE AS NOTED
DESIGNED BY DFD
DRAWN BY DFD
CHECKED BY CJH

WATER UTILITY PLAN - 2

WATER TOWER COMMONS
TOWN OF LANTANA, FLORIDA
LANTANA DEVELOPMENT LLC
FLORIDA
TOWN OF LANTANA

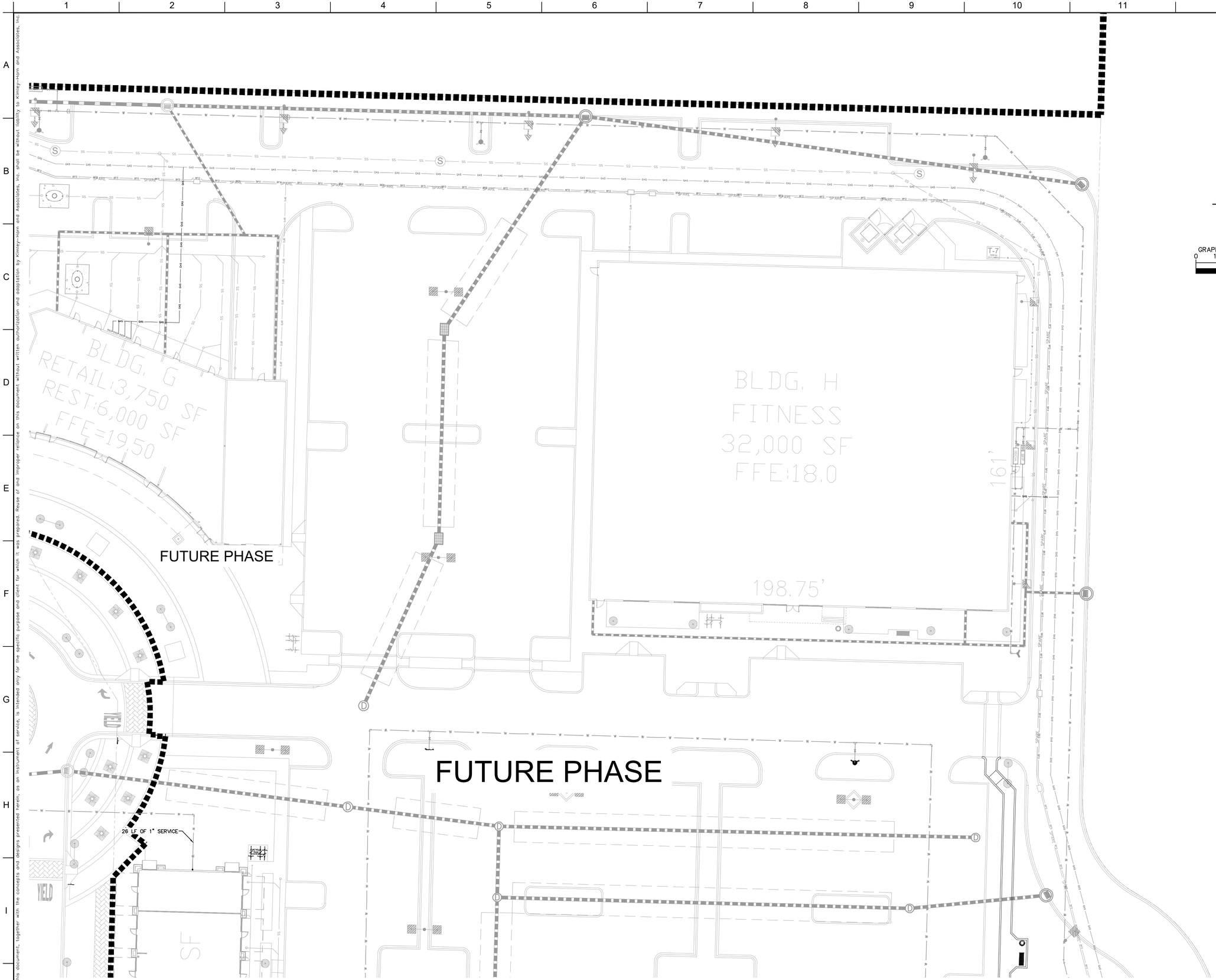
DATE
11-22-2017

PROJECT NO.
147502000

SHEET NUMBER
6265

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No.	REVISIONS	DATE	
1	PHASE LINE REVISION	12/7/2020	DFD

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PROFESSIONAL ENGINEER

SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
AS NOTED	DFD	DFD	CJH

WATER UTILITY PLAN - 3

WATER TOWER COMMONS
TOWN OF LANTANA, FLORIDA
LANTANA DEVELOPMENT LLC
TOWN OF LANTANA FLORIDA

DATE
11-22-2017

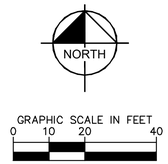
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147502000

SHEET NUMBER
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Plotted By:Durr, Domenic Sheet Set:Water Tower Commons Layout:6267 – WATER UTILITY PLAN – 4 July 16, 2024 10:27:35am K:\VRB_LDEV\147502000 – Water Tower Commons\CAD\PlanSheets\6263 – WATER UTILITY PLAN – 2000.dwg
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FUTURE DEVELOPMENT AREA

PHASE 3

No.	REVISIONS	DATE

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SCALE	AS NOTED
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DRAWN BY	DFD
CHECKED BY	CJH

WATER UTILITY PLAN - 4

WATER TOWER COMMONS
TOWN OF LANTANA, FLORIDA
LANTANA DEVELOPMENT LLC
TOWN OF LANTANA FLORIDA

DATE	11-22-2017
PROJECT NO.	147502000
SHEET NUMBER	6267

PHASE 2B - WAWA

8" G.V.
CONNECT TO EXIST WATER MAIN
8" TAPPING SLEEVE AND VALVE
CONNECT TO EXISTING 10" WM
8" 45° VERT. BEND
8" 45° VERT. BEND
8" 45° VERT. BEND
13 LF OF 8" WM
8" 22.5° BEND
8" 45° VERT. BEND
13 LF OF 8" WM
5 LF OF 8" WM
38 LF OF 8" WM
8"X6" REDUCER
25 LF OF 6" FIRE
8" CROSS
UTILITY CROSSING
STORM PIPE BOP EL. = 11.00
WATER MAIN TOP EL. = 10.00
CLEARANCE = 1.0' (MIN.)
UTILITY CROSSING
WATER MAIN BOP EL. = 13.08
SANITARY MAIN TOP EL. = 2.45
CLEARANCE = 10.63' (1.0' MIN.)
UTILITY CROSSING
DRY UTILITIES BOP EL. = 13.25
WATER MAIN TOP EL. = 12.25
CLEARANCE = 1.0' (MIN.)
8"X6" REDUCING 90° BEND
6" G.V.
20 LF OF 6" FIRE
SAMPLE POINT #1
F.H. ASSEMBLY #23
UTILITY CROSSING
WATER MAIN BOP EL. = 13.80
STORM PIPE TOP EL. = 12.80
CLEARANCE = 1.0' (MIN.)
627 LF OF 8" WM
11.4'
SAMPLE POINT #19
F.H. ASSEMBLY #21
45° BEND
6 LF OF 6" FIRE
8" G.V.
6" G.V.
8" G.V.
8" TEE
8"X6" TEE
627 LF OF 8" WM
8"X
6"
68 LF OF 6" FIRE
6" TEE
90° BEND
6" 45° BEND
6" 45° BEND
2" 45° BEND
33 LF OF 2" SERVICE
52 LF OF 6" FIRE
2" TAPPING SLEEVE
6" G.V.
6" DDCVA
6" 90° BEND
58 LF OF 6" FIRE
58 LF OF 2" SERVICE
2" 90° BEND
3/4" RPZ
2" DOM. METER
2" B.V.
2" 90° BEND
SAMPLE POINT #18
BLDG. K
REST: 3,500 SF
CONV.: 2,037 SF
FFE: 19.50'
10.0' UTILITY EASEMENT, TYP.
EX. R.O.W. LINE
20'X20' FPL EASEMENT AND SWITCH CABINET
6" PVC FORCE MAIN
10.0' LANDSCAPE EASEMENT
(2) 2" COMCAST CABLE CONDUIT
(2) 2" AT&T CONDUIT
EX. 10.0' UTILITY EASMENT
2" NAUTRAL GAS LINE, DIRECT BURY
8" PVC FORCE MAIN
ANDREW REDDING ROAD
LANTANA ROAD
LANTANA RD.
13TH STREET
R/W
25.0'
(50' R/W)
40.0'
40.0'
228
226
225
123
124
125
127
128
6" GAS
AFETY AND
/EHICLES

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

No.	DATE	REVISIONS
A	10/15/2021	CURB CHANGE
	11/18/2020	PHASE LINE REVISION

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CHRISTOPHER J. HOLLEN
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No. 74685
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SCALE: AS NOTED
DESIGNED BY: DFD
DRAWN BY: DFD
CHECKED BY: CJH

WATER UTILITY PLAN - 5

WATER TOWER COMMONS
TOWN OF LANTANA, FLORIDA
LANTANA DEVELOPMENT LLC
TOWN OF LANTANA FLORIDA

DATE
11-22-2017
PROJECT NO.
147502000
SHEET NUMBER
6268

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PHASE 4A

PHASE 4B

ART FEATURE

UTILITY CROSSING
WATER MAIN BOP EL. = 13.80
STORM PIPE TOP EL. = 12.80
CLEARANCE = 1.0' (MIN.)

UTILITY CROSSING
SANITARY MAIN TOP EL. = 4.58
WATER MAIN BOP EL. = 14.41
CLEARANCE = 1.0' (MIN.)

24 LF OF 6" FIRE

8"X6" TEE

8" G.V.

8"X6" TEE

627 LF OF 8" WM

6" G.V.

8"X6" TEE

6" G.V.

UTILITY CROSSING
WATER MAIN BOP EL. = 14.92
SANITARY MAIN TOP EL. = 4.54
CLEARANCE = 10.38' (1.0' MIN.)

UTILITY CROSSING
SANITARY MAIN TOP EL. = 4.64
WATER MAIN BOP EL. = 14.32
CLEARANCE = 9.68' (1.0' MIN.)

27 LF OF 6" WATER

6" G.V.

UTILITY CROSSING
DRY UTILITIES BOP EL. = 14.85
WATER MAIN TOP EL. = 13.85
CLEARANCE = 1.0' (MIN.)

UTILITY CROSSING
DRY UTILITIES BOP EL. = 14.43
WATER MAIN TOP EL. = 13.43
CLEARANCE = 1.0' (MIN.)

SAMPLE POINT #17

6" PLUG

FIRE HYDRANT

6" PLUG

SAMPLE POINT #16

UTILITY CROSSING
DRY UTILITIES BOP EL. = 14.35
WATER MAIN TOP EL. = 13.35
CLEARANCE = 1.0' (MIN.)

STOP

DRIVE THRU

79 LF OF 6" WM

6" 90° BEND

45° BEND

UTILITY CROSSING
DRY UTILITIES BOP EL. = 13.72
WATER MAIN TOP EL. = 12.72
CLEARANCE = 1.0' (MIN.)

EXISTING WATERMAIN TO REMAIN

CONNECT TO EXISTING 8" WM

SAMPLE POINT #9

110 LF OF 8" WM

8"X6" TEE

17 LF OF 6" WATER

SAMPLE POINT #15

6" G.V.

6"X8" TEE

6" G.V.

133 LF OF 8" WM

FIRE HYDRANT

6" PLUG

SAMPLE POINT #14

10 LF OF 6" FIRE HYDRANT STUB

UTILITY CROSSING
WATER MAIN BOP EL. = 14.04
STORM PIPE TOP EL. = 12.23
CLEARANCE = 1.81' (1.0' MIN.)

45° BEND

8" G.V.

8" G.V.

6"X6" TEE

8" G.V.

118 LF OF 8" WM

8" TEE

6" G.V.

6" G.V.

SAMPLE POINT #10

6" PLUG

13 LF OF 6" WM

SAMPLE POINT #11

6" TAPPING SLEEVE CONNECT TO EXISTING WATERMAIN STUB

8" G.V.

26 LF OF 6" FIRE

EXISTING WATERMAIN TO REMAIN

UTILITY CROSSING
WATER MAIN BOP EL. = 14.43
SANITARY MAIN TOP EL. = 7.83
CLEARANCE = 6.80' (1.0' MIN.)

UTILITY CROSSING
WATER MAIN BOP EL. = 14.54
SANITARY MAIN TOP EL. = 6.95
CLEARANCE = 7.59' (1.0' MIN.)

25 LF OF 6" WM

6" PLUG

SAMPLE POINT #13

FIRE HYDRANT

6" PLUG

SAMPLE POINT #12

UTILITY CROSSING
WATER MAIN BOP EL. = 14.54
SANITARY MAIN TOP EL. = 7.05
CLEARANCE = 7.49' (1.0' MIN.)

TEMPORARY POWER SOURCE

END TYPE "F" CURB

EX. R.O.W. LINE

10.0' LANDSCAPE EASEMENT

20'X20' FPL EASEMENT AND SWITCH CABINET

10.0' UTILITY EASMENT

8" PVC FORCE MAIN

N88°28'2

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

No.	REVISIONS	DATE
B	REVISION PER CITY OF LANTANA COMMENTS	1/13/2021 DFD
A	PHASE LINE REVISION	12/7/2020 DFD

Kimley»Horn
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PHONE: 772-794-4100
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CHRISTOPHER J. HOLLEN
LICENSE
No. 74685
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SCALE: AS NOTED
DESIGNED BY: DFD
DRAWN BY: DFD
CHECKED BY: CJH

WATER UTILITY PLAN - 6

WATER TOWER COMMONS
TOWN OF LANTANA, FLORIDA
LANTANA DEVELOPMENT LLC
TOWN OF LANTANA FLORIDA

DATE
11-22-2017

PROJECT NO.
147502000

SHEET NUMBER
6269

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PHASE 3

PHASE 7

PHASE 5

UTILITY CROSSING
STORM BOP EL. = 11.50
WATER MAIN TOP EL. = 10.50
CLEARANCE = 1.0' (MIN.)

UTILITY CROSSING
DRY UTILITIES BOP EL. = 13.52
WATER MAIN TOP EL. = 12.52
CLEARANCE = 1.0' (MIN.)

UTILITY CROSSING
WATER MAIN BOP EL. = 14.11
STORM TOP EL. = 12.50
CLEARANCE = 1.61' (MIN.)

UTILITY CROSSING
WATER MAIN BOP EL. = 14.44
STORM TOP EL. = 12.50
CLEARANCE = 1.94' (MIN.)

UTILITY CROSSING
DRY UTILITIES BOP EL. = 14.39
WATER MAIN TOP EL. = 13.39
CLEARANCE = 1.0' (MIN.)

UTILITY CROSSING
WATER MAIN BOP EL. = 11.50
STORM TOP EL. = 10.50
CLEARANCE = 1.0' (MIN.)

UTILITY CROSSING
WATER MAINS TOP EL. = 14.49
STORM BOP EL. = 10.63
CLEARANCE = 3.86' (1.0' MIN.)

SAMPLE POINT #20
6" CAP
25 LF OF 6" WM
EX. 8"X6" TEE
EX 6" GV
EX. 8" TEE
EX. 8" GV
EX. 8" GV
EX. 6" 22.5° BEND
19 LF OF EX. 6" WM
EX. 6" CAP
6"X2" REDUCER
20 LF OF 2" SERVICE
2" 45° BEND
2" 45° BEND
7 LF OF 2" SERVICE

SAMPLE POINT #21
6" PLUG
EX. SAMPLE POINT #20
14 LF OF 6" WM
EX. 8"X6" TEE
67 LF OF EX. 8" WM
EX. 8" G.V.
EX. 8"X6" TEE
EX. 8" G.V.
EX. 6" G.V.
EX. 8" 45° BEND
25 LF OF EX. 6" FIRE

EX. SAMPLE POINT #22
EX. F.H. ASSEMBLY #24

SAMPLE POINT #23
2" DOM. METER AND RPZ
2" 90° BEND
37 LF OF 2" SERVICE
2" 90° BEND
60 LF OF 2" SERVICE

SAMPLE POINT #26
EX. 6" CAP
8 LF OF EX. 8" WM
EX. 8"X6" TEE
EX. 8" GV
EX. 8"X6" TEE
EX. 6" GV
22 LF OF EX. 6" FIRE
EX. 8" 45° BEND

SAMPLE POINT #27
EX. 6" CAP
EX. 12" G.V.
9 LF OF EX. 12" WM
64 LF OF EX. 12" WM
EX. 12" 90° BEND
64 LF OF EX. 12" WM
87 LF OF EX. 9" WM

22 LF OF EX. 6" WM
EX. SAMPLE POINT #25
4 LF OF 6" WM
6" 22.5° BEND
EX. 6" CAP
97.5'
EX. F.H. ASSEMBLY #25
FDC
45° BEND
22 LF OF 6" WM
107 LF OF 6" WM
6" 45° BEND
63 LF OF 6" WM
6" 45° BEND
42 LF OF 6" WM
6" 45° BEND
30 LF OF 6" WM
2" X 1" TEE
6"X2" TEE
14 LF OF 6" WM
5 LF OF 2" SERVICE
2" X 1" 90° REDUCING BEND
2" 45° BEND
6" 45° BEND
15 LF OF 6" WM
9 LF OF 6" WM
13 LF OF 2" SERVICE
6" TEE
5 LF OF 6" FIRE LEAD
6" 90° BEND
2" 45° BEND
6" DDCVA
10 LF OF 2" SERVICE
6" 90° BEND
2" 45° BEND
1" DOM. METER & RPZ
TENANT 'A'
8 LF OF 2" SERVICE
1" DOM. METER & RPZ
TENANT 'B'
SAMPLE POINT #24
1" DOM. METER & RPZ
2" X 1" TEE
TENANT 'C'
2" X 1.5" 90° REDUCING BEND
1.5" DOM. METER & RPZ
TENANT 'D'

BLDG. J
RETAIL: 8,000
FFE=18.0

BLDG. O
7,261 SF
RETAIL: 4,761 SF
REST: 2,500 SF
SEATING 322 SF
FFE: 18.0

BLDG. N
REST: 1,826 SF
FFE: 19.0

TENANT 'B'
TENANT 'C'
TENANT 'D'

DUMPSTER
10.0' LANDSCAPE EASEMENT

10.0' UTILITY EASEMENT

2" NATURAL GAS LINE, DIRECT BURY

20'X20' FPL EASEMENT AND SWITCH CABINET

4"W 1997.49'

ROAD

136 137 138 139 140

40.0'

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

REVISIONS

No.	DATE

Kimley»Horn

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CHRISTOPHER J. HOLLEN
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No. 74685
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SCALE AS NOTED
DESIGNED BY DFD
DRAWN BY DFD
CHECKED BY CJH

WATER UTILITY PLAN - 7

WATER TOWER COMMONS
TOWN OF LANTANA, FLORIDA
LANTANA DEVELOPMENT LLC FLORIDA
TOWN OF LANTANA

DATE
11-22-2017

PROJECT NO.
147502000

SHEET NUMBER
6270

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PHASE 3

PHASE 6

PHASE 8

PHASE 10

UTILITY CROSSING
STORM BOP EL. = 11.00
WATER MAINS TOP EL. = 10.00
CLEARANCE = 1.0' (MIN.)

115 LF OF EX. 12" WM

52 LF OF EX. 8" WM

EX. 8" 22.5° BEND

EX. 8" 90° BEND

EX. 8"X12" REDUCER

CONNECT TO EXIST WATER MAIN
8" TAPPING SLEEVE AND VALVE CONNECT
EX. 8" G.V.) EXISTING 8" WM

CONCRETE MONUMENT
NO IDENTIFICATION

UTILITY CROSSING
WATER MAINS BOP EL. = 13.02
STORM TOP EL. = 11.25
CLEARANCE = 1.77' (1.0' MIN.)

205 LF OF EX. 12" WM

212 LF OF EX. 8" WM

EX. 8"X6" TEE
EX. 6" G.V.

EX. 8" GV

26 LF OF EX. 6" FIRE

EX. F.H. ASSEMBLY #27

6" TEE
6" G.V.
33 LF OF 6" WM
6" PLUG
7 LF OF 2" WM
2" DOM. METER
2" 90° BEND
6 LF OF 2" WM
2" 90° BEND
29 LF OF 2" WM
2" 45° BEND
24 LF OF 2" WM

87 LF OF EX. 8" WM
EX. 12" 22.5° BEND

EX. 8" GV
EX. 8"X6" TEE
EX. 6" G.V.
EX. 8" 22.5° BEND

EX. 6"X8" TEE

24 LF OF EX. 6" WM
EX. 6" CAP

25 LF OF EX. 6" FIRE

6"X2" REDUCER
27 LF OF 2" WM

UTILITY CROSSING
WATER MAIN BOP EL. = 14.75
SANITARY MAIN TOP EL. = 11.89
CLEARANCE = 2.86' (1.0' MIN.)

UTILITY CROSSING
DRY UTILITIES BOP EL. = 14.86
WATER MAIN TOP EL. = 13.86
CLEARANCE = 1.0' (MIN.)

EX. F.H. ASSEMBLY #26

2" 11.25° BEND

38 LF OF 2" WM

2" 90° BEND
33 LF OF 2" WM
2" 90° BEND

2" DOM. METER AND RPZ

UTILITY CROSSING
WATER MAIN BOP EL. = 13.64
SAN. LAT. TOP EL. = 12.64
CLEARANCE = 1.00' (1.0' MIN.)

2" 90° BEND
4 LF OF 2" WM
2" 90° BEND

UTILITY CROSSING
WATER MAIN BOP EL. = 14.68
SAN. LAT. TOP EL. = 13.17
CLEARANCE = 1.51 (1.0' MIN.)

64 LF OF 2" WM

2" 90° BEND

6 LF OF 2" WM

UTILITY CROSSING
WATER MAIN BOP EL. = 13.98
STORM TOP EL. = 12.67
CLEARANCE = 1.31' (1.0' MIN.)

BLDG. P
CARLS JR
2,494 SF
FFE: 18.0

UTILITY CROSSING
NGA/BFO BOP EL. = 14.46
STORM TOP EL. = 12.67
CLEARANCE = 1.79' (1.0' MIN.)

UTILITY CROSSING
SEWER LAT. BOP EL. = 13.00
STORM TOP EL. = 11.50
CLEARANCE = 1.50' (1.0' MIN.)

UTILITY CROSSING
WATER BOP EL. = 13.37
STORM TOP EL. = 11.50
CLEARANCE = 1.87' (1.0' MIN.)

75 LF OF 2" WM

38 LF OF 2" WM
2" 90° BEND
22 LF OF 2" WM

BLDG. R
PANDA EXPRESS
2,700 SF

UTILITY CROSSING
STORM BOP EL. = 12.15
SANITARY TOP EL. = 10.55
CLEARANCE = 1.6' (1.0' MIN.)

20 LF OF EX. 8" WM
EX. 8" 90° BEND
EX. 8" 90° BEND

6"X2" REDUCER
8 LF OF 2" SERVICE
2" 90° BEND
SAMPLE POINT #29
2" DOM. METER AND RPZ
8 LF OF 2" SERVICE

23 LF OF EX. 6" WM
EX. 6"X8" TEE
EX. 6" G.V.
EX. 6" CAP
8" G.V.

86 LF OF EX. 8" WM

EX. CONNECT TO EXIST WATER MAIN
8" TAPPING SLEEVE AND VALVE CONNECT TO EXISTING 8" WM

EX. 8" G.V.
EX. 8" G.V.
SAMPLE POINT #31

BLDG. Q
CAR WASH
3,327 SF
FFE: 20.0

EX. 8" 90° BEND
20 LF OF EX. 8" WM

UTILITY CROSSING
DRY UTILITIES BOP EL. = 14.52
WATER MAIN TOP EL. = 13.52
CLEARANCE = 1.0' (MIN.)

20'X20' FPL EASEMENT AND SWITCH CABINET

10.0' LANDSCAPE EASEMENT

10.0' UTILITY EASEMENT

PROPOSED R.O.W. LINE

EX. R.O.W. LINE

(2) 2" COMCAST CABLE CONDUIT
(2) 2" AT&T CONDUIT

EXISTING OVERHEAD WIRES (FPL,AT&T, AND COMCAST) TO BE RELOCATED UNDERGROUND WITHIN A PROPOSED 10' UTILITY EASEMENT OUTSIDE THE ROW. DECORATIVE STREET LIGHTS TO BE INSTALLED TO ILLUMINATE WEST BOUND LANTANA ROAD. (REFER TO OFF-STIE PLANS.)

LANTANA ROAD

GAS LINE

TELECOMMUNICATION LINES (2)

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

No.	REVISIONS	DATE

Kimley»Horn

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CHRISTOPHER J. HOLLEN
LICENSE
No. 74685
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
AS NOTED	DFD	DFD	CJH

WATER UTILITY PLAN - 8

WATER TOWER COMMONS
TOWN OF LANTANA, FLORIDA
LANTANA DEVELOPMENT LLC FLORIDA
TOWN OF LANTANA

DATE
11-22-2017

PROJECT NO.
147502000

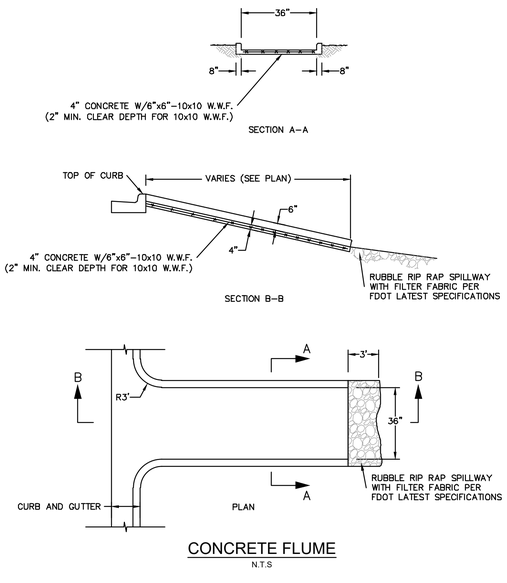
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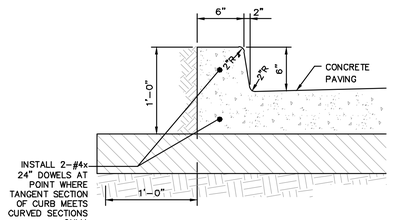
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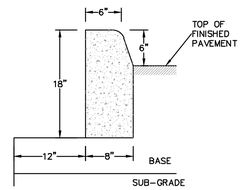
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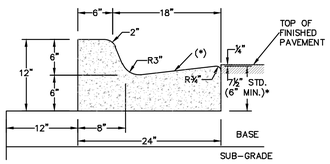
CONCRETE FLUME
N.T.S



INTEGRAL CURB
N.T.S

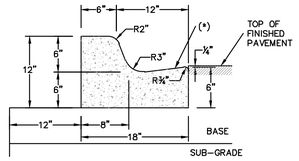


TYPE "D" CURB
N.T.S



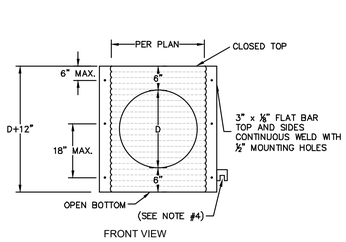
* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" UNLESS OTHERWISE SHOWN ON THE PLANS. ASPHALT SURFACE ON HIGH SIDE TO BE FLUSH WITH LIP OF CURB OR CURB & GUTTER.

TYPE "F" CURB AND GUTTER
N.T.S



* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" UNLESS OTHERWISE SHOWN ON THE PLANS. ASPHALT SURFACE ON HIGH SIDE TO BE FLUSH WITH LIP OF CURB OR CURB & GUTTER.

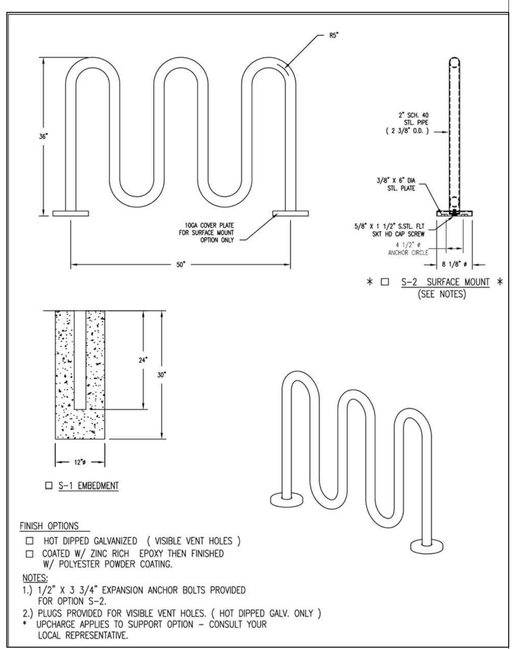
18" MODIFIED TYPE "F" CURB AND GUTTER
N.T.S



P.R.B. DETAIL

NOTES:
1. NEOPRENE ADHESIVE BACKED GASKET, OR APPROVED EQUAL (1" x 2") SHALL BE INSTALLED ON THE SIDES AND TOP.
2. POLLUTION RETARDANT BAFFLE TO BE FASTENED IN PLACE WITH ⅜" x 4" STAINLESS STEEL "RED HEADS", OR APPROVED EQUAL.
3. FIBERGLASS BAFFLES ARE NOT PERMITTED.
4. MOUNTING BRACKETS MAY BE ADDED TO FLAT BARS TO EASE INSTALLATION IN ROUND STRUCTURES. SPACING TO MATCH HOLES IN FLAT BARS.
5. POLLUTION RETARDANT BAFFLE BOTTOM TO EXTEND 6" BELOW PIPE INVERT ON WHICH POLLUTION RETARDANT BAFFLE IS PLACED.

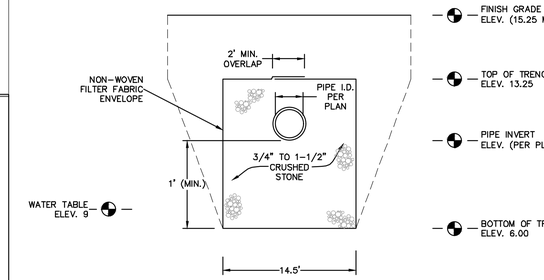
POLLUTION RETARDANT BAFFLE (PRB) DETAIL
N.T.S



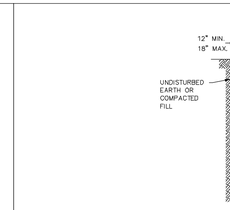
LONGITUDINAL SECTION

NOTES:
1. ALL INVERTS FROM STRUCTURES TO RUNS OF EXFILTRATION TRENCH SHALL RECEIVE A BAFFLE HOOD, PER DETAIL.

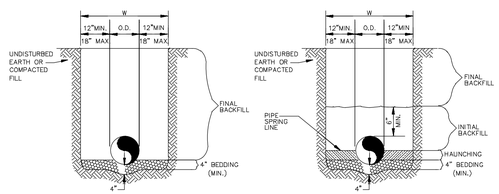
EXFILTRATION TRENCH
N.T.S



STORM SEWER CROSS SECTION



CONCRETE BOX CULVERT
N.T.S.



REINFORCED CONCRETE PIPE (RCP) AND SPIRAL RIB PIPE SMALLER THAN 60"ø
N.T.S.

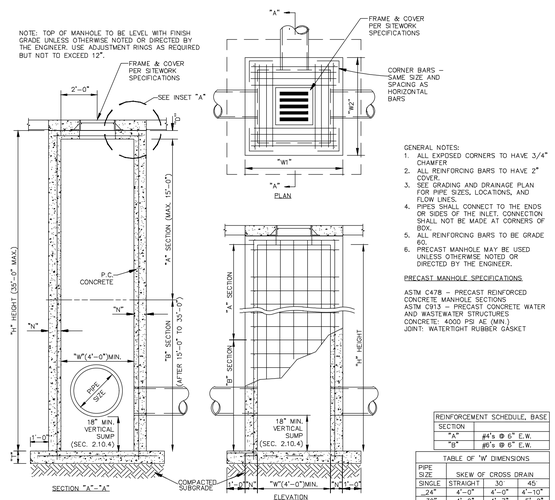
ALL OTHER PIPES INCLUDING SPIRAL RIB PIPE 60"ø AND LARGER
N.T.S.

GENERAL NOTES

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR.
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-LATEST EDITION.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

STORM SEWER TRENCH AND BEDDING
N.T.S.

DTRENCH | 12/20/04



GENERAL NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER
2. ALL REINFORCING BARS TO HAVE 2" COVER.
3. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES.
4. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF BOX.
5. ALL REINFORCING BARS TO BE GRADE 60.
6. PRECAST MANHOLE MAY BE USED UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER.

PRECAST MANHOLE SPECIFICATIONS

ASTM C478 – PRECAST REINFORCED CONCRETE MANHOLE SECTIONS
ASTM C913 – PRECAST CONCRETE WATER AND WASTEWATER STRUCTURES
CONCRETE: 4000 PSI AE (MIN.)
JOINT: WATERTIGHT RUBBER GASKET

REINFORCEMENT SCHEDULE, BASE	
SECTION	
"A"	#4's @ 6" E.W.
"B"	#6's @ 6" E.W.

TABLE OF 'W' DIMENSIONS			
PIPE SIZE	SKEW OF CROSS DRAIN		
SINGLE	STRAIGHT	30	45
24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-0"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
DOUBLE	FOR "A" SECTION ONLY		
24"	7'-0"	7'-10"	9'-5"
30"	8'-2"	9'-2"	11'-0"
36"	9'-4"	10'-6"	12'-6"
42"	10'-6"	11'-10"	14'-2"
48"	11'-8"	13'-2"	15'-10"

REINFORCEMENT SCHEDULE, WALLS			
SECTION	WIDTH ("W")	HOR.	VERT.
"A"	4'	#4's @ 9"	#4's @ 10"
	BETWEEN 4' & 7'	#5's @ 9"	#4's @ 10"
	GREATER THAN 7'	#5's @ 4 1/2"	#4's @ 10"
"B"	4'	#4's @ 6"	#4's @ 10"
	BETWEEN 4' & 7'	#5's @ 6"	#4's @ 10"

TABLE OF "T" & "N" DIMENSIONS				
SECTION	WIDTH ("W")		"N"	"D"
"A"	BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"	6"
	GREATER THAN 7'	6" + PIPE THICKNESS	8"	8"
"B"	4'	6" + PIPE THICKNESS	8"	8"
	BETWEEN 4' & 7'	6" + PIPE THICKNESS	10"	8"

REINFORCEMENT SCHEDULE, TOP		
DIMENSIONS	STEEL	SPECIAL PATTERN
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4'S @ 6" E.W.	DIAGONAL @ COVER
W1 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER

GRATE INLET
N.T.S.

DTGRTEIN | 10/12/09

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PHONE: 772-794-4100
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REGISTRY NO. 35106

CHRISTOPHER J. HOLLEN
LICENSE
No. 74685
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SCALE: AS NOTED
DESIGNED BY: DTD
DRAWN BY: DTD
CHECKED BY: CJH

STORM DRAINAGE DETAILS

WATER TOWER COMMONS
TOWN OF LANTANA, FLORIDA
LANTANA DEVELOPMENT LLC
TOWN OF LANTANA, FLORIDA

DATE
11-22-2017

PROJECT NO.
147502000

SHEET NUMBER
6360

GRADING NOTES

1. ALL SPOT ELEVATIONS ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
5. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
6. STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED: (SEE MASTER SITE SPECIFICATIONS SECTION 02630 FOR ALLOWED MATERIALS. CEC TO LIST SPECIFIC PIPE MATERIALS ON THIS PLAN IF REQUIRED.)
7. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
8. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
9. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
10. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
11. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
12. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
13. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THE SPECIAL CONDITIONS, SECTION 8, ENVIRONMENTAL COMPLIANCE AND STORM WATER POLLUTION PREVENTION.
14. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
15. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
16. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
17. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
18. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
19. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
20. ALL ELEVATIONS REFERENCE NORTH AMERICAN VERTICAL DATUM 1988.
21. LANDLORD SHALL PERFORM TWO (2) IN-PLACE COMPACTION TESTS PER 5,000 SF OF SITE AREA PER LIFT. THE PARKING AND DRIVE AISLES SHALL BE COMPACTED TO 90% OF THE MODIFIED PROCTOR SOIL TEST FOR WATER CONTENT AND COMPILATION LEVELS.

TEMPORARY DRAINAGE STRUCTURE TABLE

STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)
TEMP-01	EX. TYPE C	RIM: 17.29	11.00(SE)
TEMP-02	EX. TYPE C WITH RIP-RAP COLLAR	RIM: 16.87	11.75(S)
TEMP-03	EX. TYPE C	RIM: 17.96	8.13(S)
TEMP-04	EX. TYPE C WITH RIP-RAP COLLAR	RIM: 16.97	9.75(S)
TEMP-05	EX. TYPE C WITH RIP-RAP COLLAR	RIM: 16.47	11.00(S)

LEGEND

- PROPERTY LINE
- OUTPARCEL PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
- PROPOSED SPOT GRADE
- PROPOSED SPOT GRADE BOTTOM OF CURB
- PROPOSED SPOT GRADE TOP OF CURB
- PROPOSED TOP OF BANK
- PROPOSED STORM STRUCTURE
- PROPOSED STORM SEWER PIPE
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LIMIT OF TEMPORARY DRAINAGE DRY POND POND TO BE REMOVED OR RELOCATED UPON DEVELOPMENT OF SITE NORTH PH PHASE 3, OUTPARCEL SPINE ROAD

CONSTRUCT RIP-RAP COLLAR

DRY POND TOP 16.5 BOTTOM 13.5

LIMITS OF PHASE 3 IMPROVEMENTS

SWALE TOP 16.5 BOTTOM 14.5

EXISTING ROADWAY AND PAVERS

MAIN STREET

PLAZA

PHASE 5

BLDG. N
REST: 1,826 SF
FFE: 19.0

PHASE 7

BLDG. O
7,261 SF
RETAIL: 4,761 SF
REST: 2,500 SF
OD SEATING 322 SF
FFE: 18.0

PHASE 8

BLDG. P
CARLS JR
2,494 SF
FFE: 18.0

PHASE 10

BLDG. R
PANDA EXPRESS
2,700 SF
FFE: 18.3

PHASE 6

BLDG. Q
CAS. WAS
3,327 SF
FFE: 18.0

BLDG. I
RETAIL: 8,000 SF
FFE=18.0

BLDG. J
RETAIL: 8,000 SF
FFE=18.0

EX. R.O.W.

EX. R.O.W. LINE

N88°28'24"W 1997.49'

LANTANA ROAD

TEMPORARY BEN
SSMH RIM=17.30

ALERT TO CONTRACTOR:

1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
2. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

811 Know what's below. Call before you dig.

No.	REVISIONS	DATE

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
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PHONE: 772-794-4100
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CHRISTOPHER J. HOLLEN
LICENSE
No. 74685
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SCALE: AS NOTED
DESIGNED BY: DFD
DRAWN BY: DFD
CHECKED BY: CJH

TEMPORARY DRAINAGE PLAN

WATER TOWER COMMONS
TOWN OF LANTANA, FLORIDA
LANTANA DEVELOPMENT LLC
TOWN OF LANTANA FLORIDA

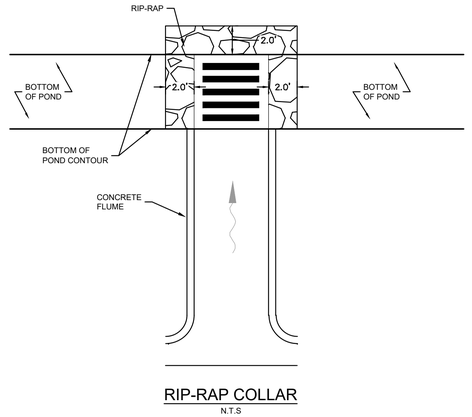
DATE

PROJECT NO.
147502000

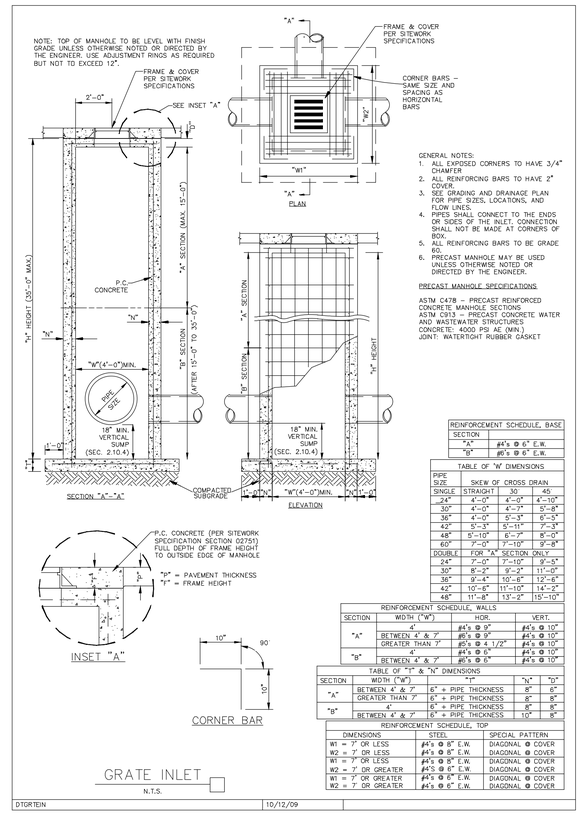
SHEET NUMBER
6600

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By:Durr, Domenic Sheet Set:Water Tower Commons Layout:6600 - TEMPORARY DRAINAGE PLAN July 16, 2024 10:29:59am K:\VRB_LDE\V\147502000 - Water Tower Commons\CAD\PlanSheets\6600 - TEMPORARY DRAINAGE PLAN.dwg



RIP-RAP COLLAR
N.T.S



GRATE INLET
N.T.S.

GENERAL NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER
2. ALL REINFORCING BARS TO HAVE 2" COVER.
3. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES.
4. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF BOX.
5. ALL REINFORCING BARS TO BE GRADE 60.
6. PRECAST MANHOLE MAY BE USED UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER.

PRECAST MANHOLE SPECIFICATIONS

ASTM C478 – PRECAST REINFORCED CONCRETE MANHOLE SECTIONS
ASTM C913 – PRECAST CONCRETE WATER AND WASTEWATER STRUCTURES
CONCRETE: 4000 PSI AE (MIN.)
JOINT: WATERTIGHT RUBBER GASKET

REINFORCEMENT SCHEDULE, BASE	
SECTION	
"A"	#4's @ 6" E.W.
"B"	#6's @ 6" E.W.

TABLE OF "W" DIMENSIONS			
PIPE SIZE	SKEW OF CROSS DRAIN		
SINGLE	STRAIGHT	30°	45°
24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
DOUBLE	FOR "A" SECTION ONLY		
24"	7'-0"	7'-10"	9'-5"
30"	8'-2"	9'-2"	11'-0"
36"	9'-4"	10'-6"	12'-6"
42"	10'-6"	11'-10"	14'-2"
48"	11'-8"	13'-2"	15'-10"

REINFORCEMENT SCHEDULE, WALLS			
SECTION	WIDTH ("W")	HOR.	VERT.
"A"	4'	#4's @ 8"	#4's @ 10"
	BETWEEN 4' & 7'	#5's @ 9"	#4's @ 10"
	GREATER THAN 7'	#5's @ 4 1/2"	#4's @ 10"
"B"	4'	#4's @ 6"	#4's @ 10"
	BETWEEN 4' & 7'	#5's @ 6"	#4's @ 10"

TABLE OF "T" & "N" DIMENSIONS				
SECTION	WIDTH ("W")	"T"	"N"	"D"
"A"	BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"	6"
	GREATER THAN 7'	6" + PIPE THICKNESS	8"	8"
"B"	4'	6" + PIPE THICKNESS	8"	8"
	BETWEEN 4' & 7'	10" + PIPE THICKNESS	10"	8"

REINFORCEMENT SCHEDULE, TOP			
DIMENSIONS	STEEL	SPECIAL PATTERN	
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL ❶ COVER	
W2 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL ❷ COVER	
W1 = 7' OR GREATER	#4's @ 8" E.W.	DIAGONAL ❶ COVER	
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL ❷ COVER	
W1 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL ❶ COVER	
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL ❷ COVER	

DTORTEIN | 10/12/09

No.	REVISIONS	DATE

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CHRISTOPHER J. HOLLEIN
LICENSE
No. 74685
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SCALE: AS NOTED
DESIGNED BY: DTD
DRAWN BY: DTD
CHECKED BY: CJH

TEMPORARY DRAINAGE DETAILS

WATER TOWER COMMONS
TOWN OF LANTANA, FLORIDA
LANTANA DEVELOPMENT LLC
TOWN OF LANTANA FLORIDA

DATE

PROJECT NO.
147502000

SHEET NUMBER
6601

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Plotted By:Durr, Domenic Sheet Set:Water Tower Commons Layout:6601 - TEMPORARY DRAINAGE DETAILS July 16, 2024 10:30:02am K:\VRB_LDEV\147502000 - Water Tower Commons\CAD\PlanSheets\6600 - TEMPORARY DRAINAGE PLAN.dwg

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 7c

PREPARED BY: Nicole Dritz, Development Services Director

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

MEETING DATE: August 12, 2024

AGENDA ITEM: Consideration of a request to amend a previously approved Landscape Plan in accordance with Section 10.5-22 of the Town of Lantana Code of Ordinances for the commercial portion of the Water Tower Commons Planned Mixed Use Development (PMXD), to accommodate modifications to the commercial site plan at 1001 W Lantana Rd (Case # LP24-0005). Remarks: Companion items 7a and 7b.

ISSUE/BACKGROUND:

The applicant's agent, Urban Design Studio, is requesting to modify the previously approved commercial portion of the Water Tower Commons Landscape Plan.

The proposed landscape plan modifications include the following:

- A request to amend the Landscape Plan approval for the commercial phase of development to adjust for the requested site plan changes proposed for Phases 7, 8 and 10.
- At the request of Vice Mayor Pro Tem Kem Mason, replace three (3) Ligustrum trees within the east buffer, screening the Car Wash's east elevation, with three (3) Beauty Leaf trees. The Ligustrums are proposed to be relocated to the south buffer of the Car Wash. Intent is to provide increased screening of the Car Wash façade for the residents to the east.
- Add the recently installed hedge plantings around existing mechanical equipment.

ATTACHMENT(S):

1. WTC Carls Jr. and Panda Express LP.pdf

SAMPLE MOTION:

I move to (approve) (disapprove) the revised landscape plan for Case LP24-0005 for the property located at 1001 W Lantana Rd, known as Water Tower Commons.

TOWN OF LANTANA
LANDSCAPE APPLICATION

STAFF USE ONLY
1/17/24
DATE RECEIVED

Instructions: Fully complete all items below, and include all applicable companion items (see pg. 2). Note submittal of this application does not constitute approval. You will be contacted regarding application status.

Select Type:
- ☑ **Landscape Plan ($375)**
- ☐ **Site Clearing ($50)**
- ☐ **Tree Removal (Protected) ($50)**
- ☐ **Tree Removal (Non-Protected) ($0)**
- ☐ **Landscape Variance ($375)**

Project Address: 1001 West Lantana Road, Lantana

Describe Your Request: Amend the Landscape Plan of record to reflect changes to the site plan to reconfigure Buildings O & P (Phases 7 and 8). See Site Plan for details.

Does the proposed project include permitted materials in the Town swale? (if so, indicate on plans) ☐ **Yes** ☑ **No**

Was a Notice of Violation issued on the property regarding landscaping? (if so, attach the NOV) ☐ **Yes** ☑ **No**

Property Owner

Name: Wexford Capital LP, for Lantana Development, LLC
Address: 777 South Flagler Drive, #602E
West Palm Beach, FL 33401
Phone: 561-273-8600
Email: hmonsour@wexfordrei.com

Applicant/Agent

☐ **Check here if same as owner**

Name: Urban Design Studio
Address: 610 Clematis Street, STE CU02
West Palm Beach, FL 33401
Phone: 561-366-1100
Email: smegrue@udsflorida.com

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

Signature of Applicant | Witness | Date 1/9/24

Owner's Certification: I affirm that either I am the applicant, or that the applicant listed above is hereby authorized to represent me in all dealings regarding this petition with the Town of Lantana.

Signature of Owner | Witness | Date 1/9/24

Water Tower Commons PMXD
Special Exception, Site Plan Review & Landscape Review Amendments
Project Narrative
January 17, 2024
May 15, 2024 Rev.
June 14, 2024 Rev.

urban design studio

Urban Design
Land Planning
Landscape Architecture

LOCATION / REQUEST

On behalf of the commercial development Owner/Applicant, Lantana Development LLC, Urban Design Studio, as Agent, has prepared and hereby respectfully submits these requests for 1) an amendment to the Water Tower Commons Planned Mixed Use Development (PMXD) Special Exception, 2) an amendment to the approved commercial phases of development's site plan, and 3) an amendment to the approved commercial phases of development's landscape plan, for the Water Tower Commons PMXD (Project).

Location

The Project is located on West Lantana Road, east of Interstate 95 and Andrew Redding Road and west of North 8th Street, in the Town of Lantana (Town). The PMXD Project is 73.32 acres in size overall, and was purchased from the State of Florida by Lantana Development LLC, in August of 2014. The Project's Property Control Numbers are 40-43-44-33-50-001-0010 through 40-43-44-33-50-001-0100, of which -0060 through -0100 have been more recently issued by Palm Beach County's (County) Property Appraiser's office to reflect the metes and bounds subdivision of the leased outparcel sites. Ownership of all commercial properties remains under Lantana Development LLC. The PMXD continues to be accessed from the west via Andrew Redding Road and from the east via North 8th Street and the south from West Lantana Road. There is no access from the north.

Request

The Applicants are seeking approval of the following requests as part of this application:

- Special Exception
- Amend the Special Exception to:
    1. Amend the Master Sign Program to reflect the preferred signage/menu boards of the incoming national tenants Panda Express and Carl's Jr, the signage for constructed Dunkin tenant, and update of the Key Plan.
    2. Amend the Master Plan to update the current property control numbers issued for the development.

Commercial Pod – Site Plan

- A request to amend the Site Plan of record to modify the Dunkin Donut site (Building M) to remove the second menu board and associated equipment as the lane has

become an online pick-up lane that operates based on the customers phone location and the ordering application.

- A request to amend the Site Plan of record to modify the site configuration Building O/Phase 7 to remove the approved drive through facility. The approved 2,500 square foot restaurant is proposed to remain.
- A request to amend the Site Plan of record to modify the site configuration of Building P/Phase 8 to remove the approved multi-tenant building consisting of a 1,600 square foot restaurant with drive through, 2,500 square foot sit down restaurant, 1,128 square feet of outdoor seating, and a 4,085 square foot retail use. Phase 8 is proposed to be divided into two (2) leased parcels, both with a single tenant building, to accommodate two (2) new national tenants as noted below:
    1. Building P / Phase 8 – 2,494 square foot restaurant building with drive through facility for Carl's Jr.
    2. Building R / Phase 10 – 2,700 square foot restaurant building with drive through facility for Panda Express.
- Relocation of one (1) EV parking location to Building O, providing for two (2) total EV spaces.

Commercial Pod – Landscape Plan

- A request to amend the Landscape Plan approval for the commercial phase of development to adjust for the requested site plan changes proposed for Phases 7, 8 and 10.
- At the request of Council Member Mason, replace three (3) Ligustrum trees within the east buffer, screening the Car Wash's east elevation, with three (3) Beauty Leaf trees. The Ligustrums are proposed to be between relocated to the south buffer of the Car Wash. Intent is to provide increased screening of the Car Wash façade for the residents to the east.
- Add the recently installed hedge plantings around existing mechanical equipment.

APPROVAL HISTORY

On April 25, 2016, the Town executed an Order of the Town Council for Case No. SE15-0002 approving a Special Exception, pursuant to Section 23-101(d)(12) of the Lantana Code of Ordinances, allowing a Planned Mixed Use Development including waivers for Drive-Thru Facilities and Restaurants over 2,500 SF and waivers for signage. Also on April 25, 2016, Town executed an Order of the Town Council for Case No. SP15-0001 approving a Site Plan for the southern 36.50 acres of the Water Tower Commons MPUD for commercial, office, and retail space uses, including a landscape plan and master signage plan within the Mixed-Use District, established by Case No. SE15-0002.

On September 13, 2016, the Town executed an Order of the Town Council for Case No. SE16-0004, approving an amendment to the Special Exception, pursuant to Section 23-101(d)(12) of the Lantana Code of Ordinances, allowing a revision to Condition of Approval number 33 and to revise the Master Signage Program for the Commercial Pod Master Signage Program. On September 13, 2016, the Town also executed an Order of the Town

Council for Case No. SP16-0001, approving modifications to commercial development site plan of record, including amendments to the landscape plan.

On October 3, 2016, the Town executed an Order of the Town Council for Case No. SE16-0004, approving an amendment to the Special Exception, pursuant to Section 23-101(d)(12) of the Lantana Code of Ordinances, allowing a revision to Condition of Approval number 33 and to revise the Master Signage Program for the Commercial Pod Master Signage Program. On October 3, 2016, the Town also executed an Order of the Town Council for Case No. SP16-0002, approving modifications to commercial development site plan of record, including amendments to the landscape plan.

On April 19, 2017, the Town executed an Order of the Town Council for Case No. SE17-0002, approving an amendment to the Special Exception, pursuant to Section 23-101(d)(12) of the Lantana Code of Ordinances, allowing for one (1) additional restaurant over 2,500 SF a modification to the Master Plan to reflect revisions in the commercial phase and residential development area, and to amend the Master Signage Program. On April 19, 2017, the Town also executed an Order of the Town Council for Case No. SP17-0004, approving modifications to commercial development site plan of record, including amendments to the landscape plan.

On January 29, 2018, the Town executed an Order of the Town Council for Case No. SE17-0012 approving an amendment to the Special Exception, pursuant to Section 23-101(d)(12) of the Lantana Code of Ordinances, allowing a reduction in the required parking (Section 23-131), amend the Master Signage Program to add three (3) additional monument signs for the west residential pod, and to amend the Master Plan. On November 26, 2018, the Town also executed an Order of the Town Council for Case No. SP17-0007, approving the site plan for the residential development within the westernmost 16+/- acres within the Water Commons Tower development, including approval of the associated landscape plan.

On November 26, 2018, the Town executed an Order of the Town Council for Case No. SE18-0003, approving an amendment to the Special Exception, pursuant to Section 23-101(d)(12) of the Lantana Code of Ordinances, allowing a reduction in the required parking (Section 23-131), amend the Master Signage Program to add three (3) additional monument signs for the east residential pod, and to amend the Master Plan. On November 26, 2018, the Town also executed an Order of the Town Council for Case No. SP18-0003, approving the site plan for the residential development within the easternmost 18+/- acres within the Water Commons Tower development, including approval of the associated landscape plan.

On December 5, 2019, the Town executed an Order of the Town Council for Case No. SE19-0004, approving an amendment to the Special Exception, allowing 1) the addition of the use of Service Station within the PMXD, 2) adding a use of Restaurant over 2,500 SF, and 3) amend the Master Signage Program to add three custom signage for the Service Station Use. Additionally on this date, the Town executed an Order of the Town Council for Case No. SP19-0003 and LP19-0002, approving the Site Plan and Landscape Plan to

reflect the approvals granted above. Which was subsequently amended by Case No. SE20-0001, SP20-0001, and LP20-001, to modify the Service Station use canopy and minor site reconfiguration.

On March 1, 2021, the Town executed an Order of the Town Council for Case No. SE20-0008, approving an amendment to the Special Exception, allowing 1) the additional of construction phase lines to the commercial development, amend lighting locations, and modify landscaping locations as required. Additionally on this date, the Town executed an Order of the Town Council for Case No. SP20-0007 and LP20-0008, approving the Site Plan and Landscape Plan to reflect the approvals granted above.

On May 10, 2021, the Town executed an Order of the Town Council for Case No. SE21-0003, approving an amendment to the Special Exception, allowing 1) the realignment of the eastern portion of the spine road and an increase in the overall SF of the Commercial Pod. Additionally on this date, the Town executed an Order of the Town Council for Case No. SP21-0003 and LP21-0009, approving the Site Plan and Landscape Plan to reflect the approvals granted above.

On November 21, 2022, the Town Planning Director executed Order MSP21-0001, approving a minor amendment to the plans of record, allowing a parking island to be redesigned to add a diamond configuration to allow for a light pole to be shifted to accommodate a drainage line.

On May 6, 2022, the Town executed an Order of the Town Council for Case No. SE21-0005, approving an amendment to the Special Exception, allowing for site modifications to add a 4,986 SF Chick-Fil-A restaurant and modifications to the Water Tower Commons Master Sign Program. Additionally on this date, the Town executed an Order of the Town Council for Case No. SP21-0004 and LP21-0021, approving the Site Plan and Landscape Plan to reflect the approvals granted above.

On September 27, 2022, the Town executed an Order of the Town Council for Case No. SE22-0006, approving an amendment to the Special Exception, allowing for one additional drive through business use, the addition of a car was use, and modifications to the Water Tower Commons Master Sign Program. Additionally on this date, the Town executed an Order of the Town Council for Case No. SP22-0004 and LP22-0010, approving the Site Plan and Landscape Plan to reflect the approvals granted above and the redesign/reconfiguration of the four (4) outparcels located east of the project's main street.

On May 9, 2023, the Town executed an Order for Cases SP22-004 and LP23-0006, allowing for modifications to the site and landscape plans to address changes to Building N/Phase 5 site (Dunkin Donut), addition of Tesla Charging Stations in Phase 2B (Wawa), shifted/modified the approved wall and planting locations for Building Q/Phase 6 (El Car Wash), add EV charging station locations at Buildings O/Phase 7 and Building P/Phase 8, and Modify the plantings around the installed Art in Public Places.

More recently on August 29, 2023, the Town executed an Order for Case SE23-0001 allowing an amendment to the Special Exception PMXD to allow the addition of a Financial Institution as a permitted use and modify the Water Tower Commons Master Sign Program. Additionally on this date, the Town executed an Order of the Town Council for Case Numbers SP23-0001 and LP23-0015, approving the Site Plan and Landscape Plan to reflect the approvals granted above and the redesign/reconfiguration of the Bank use site (Building M/Phase 9) and changes proposed for the EV parking proposed at the Wawa site.

EXISTING AND FUTURE LAND USE AND ZONING DESIGNATIONS

The PMXD will maintain its existing Zoning and Future Land Use Plan designations. There is no change proposed as a result of the requests made part of this application to amend the Special Exception Use, Commercial Site Plan and Landscape Plan. Existing Zoning and Future Land Use Plan designations for the site are Mixed Use Development (MXD).

DEVELOPMENT / PHASING OVERVIEW

It is the continued goal of the Owner/Applicant to create a well-designed and integrated community offering a residential component within walking distance to both commercial and restaurant uses, via horizontal integration between the uses. Additionally, the Owner/Applicant was granted approval to develop the 0.89-acre Water Tower Commons Park (‘Park’) and rotary to the north of the non-residential uses that is accessible to the public for passive uses. The Park has been constructed simultaneously with the Main Street and Rotary elements and the first phase of residential development. The Owner/Applicant continues to propose phasing for the construction of those portions of the non-residential inline and outparcel buildings. It has been previously established that the phasing will be determined as end users enter into lease agreements and/or the developer initiates construction. The residential developments have been previously completed.

The Owner/Applicant reserves the design and development flexibility to allow for future development opportunities, which may include combined non-residential and residential uses as well. These future development phases will be brought before the Town Council at a future date and are not part of this request.

MASTER PLAN

The Master Plan has been amended to include the newly established property control numbers within the PXMD as part of this request. There are no proposed changes to the master development plan, which remain consistent with the approved uses, intensities, and densities reflected in prior approvals. This program will continue to be refined over time during the site planning processes; however, the proposed development program remains equivalent with the traffic study approved by the Town Council as part of the

initial Land Use Amendment and Rezoning approvals. As the development program is refined in the future, the Master Plan for the development will continue to be amended with traffic equivalency statements, as necessary, based on the proposed future uses. This flexibility is critical as the developer will continue to assess the market in regard to potential permitted uses for the site.

The current approved master development approval includes the following:

USE	APPROVED	PROPOSED	CHANGE
Residential DUs	1,091	1,091	0
Commercial *(including Office)*	343,187 SF	343,187 SF	0

Based on the Traffic Report prepared by Kimley-Horn and Associates, dated January 2024, the proposed amendments to the commercial development program continue to be consistent with the overall approvals.

Note: Any unutilized commercial square footage resulting from the commercial development's completion is proposed to be reallocated to the undeveloped portion of the PMXD for future development opportunities.

COMMERCIAL POD – SITE PLAN /LANDSCAPE PLAN AMENDMENT

As part of this petition, the Applicants are requesting to amend the prior Site Plan and Landscape Plan approvals for the commercial phase of the PMXD development as a concurrent component. The commercial development continues to front Lantana Road, with a 'Future Development' portion of the PMXD being situated in the northeast corner, adjacent the commercial site. The commercial phase of development was previously amended to include the Water Tower Commons Park site as a functioning roundabout for residential development access as well as for non-residents. The commercial phase of development will be phased over time in multiple phases of construction. Below is a summary of the past/current activity on the commercial site:

Phase/Building	Current Use/User	Status
Phase 1	main street and rotary	Constructed
Phase 2A / Building A	Aldi and portion of the south spine road and access points	Constructed
Phase 2B / Building K	Wawa	Constructed
Phase 3 / Roadways	remaining portion of the south spine road and access points	Constructed
Phase 4 / Building L	Chick-Fil-A	Constructed
Phase 5 / Building N	Dunkin Donut	Constructed, Signage Pending
Phase 6 / Building Q	El Car Wash	Constructed
Phase 7 / Building O	Mixed Non-Res Uses	In Design
Phase 8 / Building P	Carl's Jr.	Requesting Entitlements

Phase 9 / Building M	Fifth Third Bank	Under Construction
Phase 10 / Building R	Panda Express	Requesting Entitlements
Remaining commercial site not yet developed.		

RESIDENTIAL POD – SITE PLAN /LANDSCAPE PLAN

There are no changes proposed to the approved residential developments.

CONCURRENCY

The Owner/Applicant has previously secured concurrency for the entire PMXD development as part of the Rezoning approval. The traffic report has also been previously approved by Palm Beach County and the Town of Lantana.

A Traffic Equivalency Statement has been provided as part of this amendment request providing for the additional uses requested.

There are no other changes to the approved concurrency as a result of this request.

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REQUEST – OVERALL DEVELOPMENT
SPECIAL EXCEPTION USE

The Applicants are requesting to amend the Special Exception for the Water Tower Commons PMXD to allow for the following modifications:

1. Amend the Master Sign Program to reflect the preferred signage/menu boards of the incoming national tenants Panda Express and Carl's Jr, the signage for constructed Dunkin tenant, and update of the Key Plan.
2. Amend the Master Plan to update the current property control numbers issued for the development.

COMMERCIAL DEVELOPMENT

MASTER PLAN USES
There are no Master Plan changes being requested as a result of this request, with the exception to add the latest PCNs to the plan for updated reference.

SIGNAGE
The developer has been working with the incoming Panda Express and Carl's Jr. tenants which has resulted in the compilation of specific sign needs for those users, including the addition of second menu boards. As an outparcel development, the proposed uses are permitted to have two (2) Primary Wall Signs. The first is required to be located on the same elevation as the main entrance and the second is permitted to face Lantana Road. Outparcel uses are additionally permitted two (2) Ancillary Wall Signs that may be placed on any elevation, per the Master Sign Plan.

PANDA EXPRESS
For Panda Express, these regulations allow the tenant to incorporate two (2) Primary Wall Signs, one (1) on the south elevation facing Lantana Road and one (1) facing east over their main pedestrian entry. Panda Express is proposing one (1) Primary Wall Sign, consisting of their logo and business name on the south elevation facing Lantana. They are proposing the second permitted Primary Wall Sign on their east elevation, over their main entry. They are additionally proposing a third Primary Wall Sign on their west elevation, allowing for better visibility and wayfinding for both east and west bound traffic along Lantana Road. Below is an accounting of their compliance with the Master Sign Program for outparcel signage.

South Elevation *(Lantana Road)*

	Total Wall Width (N)	**Max OA Sign Area**	**Max Letter Height**	**Max Width** *(% x N)*
Required	15'+	75 SF	4'	70% *(or 30.27')*
Proposed	43.25'	104.66 SF	4'	60.5% (26.16')

East Elevation

	Total Wall Width (N)	Max OA Sign Area	Max Letter Height	Max Width *(% x N)*
Required	50'+	125 SF	4'	55% *(or 36.41')*
Proposed	66.2'	16 SF	4'	6% (4')

West Elevation ***(ADDITIONAL PRIMARY WALL SIGN)***

	Total Wall Width (N)	Max OA Sign Area	Max Letter Height	Max Width *(% x N)*
Required	50'+	125 SF	4'	55% *(or 36.41')*
Proposed	66.2'	16 SF	4'	6% (4')

There are no Ancillary signs proposed. Panda Express has also provided a signage package, which has been included with this request, outlining their other specific site/directional signage.

CARL'S JR.

For Carl's Jr., these regulations also allow this tenant to incorporate two (2) Primary Wall Signs, one (1) on the south elevation facing Lantana Road and one (1) facing east over their main pedestrian entry. Carl's Jr. is proposing one (1) Primary Wall Sign, consisting of their logo, business name, and the verbiage 'Charbroiled Burgers' on the south elevation facing Lantana. They are proposing the second permitted Primary Wall Sign consisting of their logo and name on their east elevation, over their main entry. They are additionally requesting a blade sign consisting of the star from their logo and the verbiage 'Charbroiled Burgers'. Additionally on the east and west elevations, the tenant is proposing their typical branding signs that include three (3) each 16.90 SF signs depicting products and verbiage and four (4) 10.75 SF circular aluminum signs depicting white on grey images of food product. There is no signage proposed for the north elevation. Below is an accounting of their compliance with the Master Sign Program for outparcel signage.

South Elevation *(Lantana Road) – Primary Signage*

	Total Wall Width (N)	Max OA Sign Area	Max Letter Height	Max Width *(% x N)*
Required	15'+	75 SF	4'	70% *(or 28')*
Proposed Sign A	40'	73 SF	3.4'	36.45% (14.58') Overall All Sign
Proposed Sign B	Not Permitted	25 SF	Two lines at 1' ea. for 2'-4"+ total w/spacing	19.57% (7.83') Overall All Sign

East Elevation – *Primary Signage*

	Total Wall Width (N)	Max OA Sign Area	Max Letter Height	Max Width *(% x N)*
Required	50'+	125 SF	4'	55% *(or 36.41')*
Proposed Sign A	55'	73 SF	3.4'	36.45% (14.58') Overall All Sign

East Elevation – *Ancillary Signage*

	Total Wall Width (N)	Sign Width (W) (10% of N = W)	Max Letter Height	Max OA Sign Area Width *(W x 2)*
Required	50'+	5'	1'	10 SF
Proposed Sign D	55'	10.71+'	N/A	16.90 SF
Proposed Sign E	55'	13+'	N/A	10.75 SF

East Elevation – *Projecting Sign*

	Projection from wall	Projection from ground	Max OA Sign Area
Required	3'-6" max	8' min	9 SF
Proposed Sign C (Projecting)	2'+	10'+/-	4 SF

West Elevation – *Ancillary Signage*

	Total Wall Width (N)	Sign Width (W) (10% of N = W)	Max Letter Height	Max OA Sign Area Width *(W x 2)*
Required	50'+	5'	1'	10 SF
Proposed Sign D (Add Ancillary Sign #3)	55'	10.71+'	N/A	16.90 SF
Proposed Sign E (Add Ancillary Sign #4)	55'	13+'	N/A	10.75 SF

Carl's Jr. has also provided a signage package, which has been included with this request, outlining their specific site/directional signage as well.

DUNKIN DONUT

For the existing Dunkin Donut, these regulations allow the tenant to incorporate two (2) Primary Wall Signs, one (1) on the south elevation facing Lantana Road and one (1) facing east over their main pedestrian entry. Dunkin Donut is proposing one (1) Primary Wall Sign, consisting of their business name 'Dunkin', on the building's east elevation over their main pedestrian entry. The Primary Wall Sign permitted on the south elevation, facing Lantana, is being proposed on their west elevation as the tenant believes signage on the west and east are more appropriate due to the placement of the building. They are proposing one (1) Ancillary Sign on the east elevation, consisting of a to-go cup with the a 'D' on it. They are additionally proposing one (1) Ancillary Sign on the north elevation consisting of the verbiage 'Lantana Runs on Dunkin'. Neither of these Ancillary Signs are

consistent with the Master Sign Program, and must be approved by the Town Council. Below is an accounting of their compliance with the Master Sign Program for outparcel signage.

South Elevation *(Lantana Road) – No Signage Proposed*

	Total Wall Width (N)	**Max OA Sign Area**	**Max Letter Height**	**Max Width** *(% x N)*
Required	50+	125 SF	4’	70%
N/A	N/A	N/A	N/A	N/A

East Elevation – *Primary Signage*

	Total Wall Width (N)	**Max OA Sign Area**	**Max Letter Height**	**Max Width** *(% x N)*
Required	15+	125 SF	4’	55% *(or 19.25’)*
Proposed	35’	26 SF	2’	30.7% (10.75’)

East Elevation – *Ancillary Signage*

	Total Wall Width (N)	**Sign Width (W) (10% of N = W)**	**Max Letter Height**	**Max OA Sign Area Width** *(W x 2)*	**Text/ Logo**
Required	15’+	2’	1’	3 SF	1 line
Proposed	35’	3.6’	3’	7 SF	Does not conform

West Elevation – *Primary Signage*

	Total Wall Width (N)	**Max OA Sign Area**	**Max Letter Height**	**Max Width** *(% x N)*
Required	15+	125 SF	4’	55% *(or 19.25’)*
Proposed	35’	16 SF	4’	6% (4’)

North Elevation – *Ancillary Signage*

	Total Wall Width (N)	**Sign Width (W) (10% of N = W)**	**Max Letter Height**	**Max OA Sign Area Width** *(W x 2)*	**Text/ Logo**
Required	50’+	5’	1’	10 SF	1 line
Proposed	50’	8.166’	8.25” & 7.5” 1’ 7.4” Combined	14 SF	2

SPECIAL EXCEPTION STANDARDS

Applicants have reviewed the standards set forth in the Town’s development regulations for the granting of Special Exception Uses and has responded accordingly below.

As permitted per Section 23-101(d)(12), MXD mixed use development district, in the Town’s land development regulations, the Applicants are requesting to amend the Special Exception for the PMXD to allow for the proposed modifications to the commercial site plan and the Master Sign Program.

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.

This is an amendment to a previous approved Special Exception for the Water Tower Commons PMXD*. No changes to the prior approval are proposed that would negatively impact the prior approval. The PMXD was previously granted approval for a 10' perimeter buffer and adjacent 10' utility easement, which surround the entire 73+ acres. All adjacent perimeter buffers continue to meet or exceed the 6' width with 10' of landscape buffer planting area and an additional 10' of green area for the established utility easement, which Applicants are also utilizing in part for smaller shrub and ground cover plantings. The data changes proposed to the Master Plan have no impact on the approved development.*

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

Owner/Applicant *has previously addressed the matter of excessive vehicular traffic for the site. In accordance with the current approval, the* Owner/Applicant *has committed to and/or constructed numerous improvements to Lantana Road, including additional signalization and turn lanes that will alleviate negative impacts of additional traffic proposed to be generated by the PMXD project. It is the intent of the constructed design to allow for multiple ingress and egress points for the uses within the site, thus diffusing the flow of traffic around the site and away from local residential streets. Additionally, the overall project is required to comply with the country-wide Traffic Performance Standards and those set forth by the Town of Lantana. This request to amend the Water Tower Commons PMXD Special Exception complies with this standard and does not result in any additional vehicular traffic. The data changes proposed to the Master Plan have no impact on the approved development.*

(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).

Owner/Applicant *has committed to and/or constructed numerous improvements to the surrounding roadways, including additional signalization and turn lanes that will alleviate negative impacts of additional traffic proposed to be generated for the project. It is the intent of the design to allow for multiple ingress and egress points for the site, thus diffusing the flow of traffic around the site. Parking for the commercial phase of development is in excess of that required by the Town's Off-street Parking regulations. A traffic report prepared by Kimley-Horn and Associates was previously approved in this respect. A Traffic Equivalency Statement also prepared by Kimley-Horn and Associates has also been provided as part of this request.*

No parking or traffic problems are anticipated as a result of the site change proposed, the proposed modifications to the Master Sign Program, or the updated Master Plan data, for the commercial phase of development.

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

The Special Exception amendment allows the Applicants the continued flexibility to develop the proposed commercial and residential developments, providing for buffers, green areas, community amenities, and other improvements for pedestrian access throughout the site and connecting to adjacent roadways. The request to modify a use within the commercial development does not negatively impact the previously approved development program or site design. All drives and sidewalks are proposed to meet the current standards of the Town of Lantana with the new buildings providing pedestrian access to both Lantana Road and internal to the PMXD. This request to amend the Water Tower Commons PMXD Special Exception complies with this standard. The data changes proposed to the Master Plan have no impact on the approved development.

(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.

The proposed amendments to the Special Exception to modify uses that were previously approved, along with the request to modify the Master Sign Program and update the Master Plan data, continues to allow the Applicants the flexibility to provide for a well-designed integrated community minded development offering commercial and residential components that are within walking distance of each other and other existing residential, commercial, and public uses. All proposed drives and sidewalks meet the current standards of the Town of Lantana. The existing residential and existing/proposed commercial uses allow for the provision of services and goods to the Town's residents as well as providing additional housing choices, making a substantial contribution to the area. This request to amend the Water Tower Commons PMXD Special Exception continues to comply with this standard.

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

The proposed amendments to the Special Exception to modify uses that were previously approved, along with the request to modify the Master Sign Program and update the Master Plan data, do not endanger, restrict, or impair the public's welfare or safety. The development of this site, as proposed or amended, continues to provide the Town with modern commercial and residential uses that enhance the community as a whole and do not affect the public's safety. This request to amend the Water Tower Commons PMXD Special Exception complies with this standard.

REQUEST – COMMERCIAL
AMENDMENT TO THE SITE PLAN REVIEW

Applicants are requesting to amend the prior approval for Site Plan Review and Landscape Plan review to allow for:

- A request to amend the Site Plan of record to modify the Dunkin Donut site (Building M) to remove the second menu board and associated equipment as the lane has become an online pick-up lane that operates based on the customers phone location and the ordering application.
- A request to amend the Site Plan of record to modify the site configuration Building O/Phase 7 to remove the approved drive through facility. The approved 2,500 square foot restaurant is proposed to remain.
- A request to amend the Site Plan of record to modify the site configuration of Building P/Phase 8 to remove the approved multi-tenant building consisting of a 1,600 square foot restaurant with drive through, 2,500 square foot sit down restaurant, and 4,085 square foot retail use. Phase 8 is proposed to be divided into two (2) leased parcels, both with a single tenant building, to accommodate two (2) new national tenants as noted below:
    1. Building P / Phase 8 – 2,494 square foot restaurant building with drive through facility for Carl's Jr.
    2. Building R / Phase 10 – 2,700 square foot restaurant building with drive through facility for Panda Express.
- Relocation of one (1) EV parking from prior approved Building P location to Building O, providing for two (2) total EV spaces.

SITE RECONFIGURATION

All proposed modifications are internal to the commercial pod and do not adversely affect the surrounding communities or adjacent businesses. There are no modifications to the internal roadways or driveway connections to the adjacent roadways. Aside from the proposed redesign of the outparcel sites, there are no other proposed changes to the previously approved site design or other approved access points.

Based on the updated Commercial Site Plan, the amended development program for the commercial site includes the following square footage breakdown:

USE	Approved SF	Proposed SF	Change
Financial Institution/Bank	1,900 SF	1,900 SF	No Change
Restaurant	24,362 SF	25,034 SF	+ 672 SF
Retail (includes Fitness, Car Wash and Service Station retail space)	170,631 SF	166,546 SF	- 4,085 SF
Service Station	16 Fuel Pumps	16 Fuel Pumps	No Change
TOTAL SF	194,993 SF / 16 Fuel Pumps	191,580 SF / 16 Fuel Pumps	- 3,413 SF

The proposed modifications to the commercial development remain in keeping with the intent of the Town's development regulations and will provide for an enhanced overall design and development and service to the surrounding communities and businesses.

PROPOSED USES

The approved site plan currently permits the uses of restaurant, general retail, fitness center, pharmacy, bank, and residential. Approved Special Exception uses include seven (7) Restaurants over 2,500 SF, six (6) Businesses with drive-thru, one (1) Service Station and one (1) car wash. Applicants are not proposing to add any additional uses or Special Exception uses as a result of this request.

Per the Master Plan, the current development program includes 343,187 SF of commercial/retail uses and 1,091 multi-family units. This is consistent with the approved Traffic Report and Traffic Equivalency Statement prepared by Kimley Horn and Associates, submitted as part of this request. The proposed modifications to the commercial site have been previously accounted for in the traffic approvals.

PEDESTRIAN AND TRANSPORTATION LINKAGES

The commercial phase of development continues to reflect continuous and enhanced pedestrian and vehicular circulation throughout the site. Enhancements continue to include landscape and palm lined major pedestrian avenues that provide connectivity from the residential components to the commercial components, and out to the adjacent roadways. Vehicular connectivity is also proposed between the residential and commercial components via Water Tower Way, the Project's main street, and multiple alternative secondary connections to the surrounding roadways. This provides convenience to not only the residents within the Project, but also for patrons of the commercial uses who may utilize both pedestrian and vehicular connections.

The Town's Land Development Regulations additionally require that uses provide for public access facing Lantana Road. With exception of the Car Was use, the approved

and proposed outparcel uses provide for public access to Lantana Road and the interior adjacent east west spine road.

ACCESS

Owner/Applicant has competed all connecting driveways for the development, and continues to work with the Town and Palm Beach County Traffic Division to provide for future improvements for signalization along Lantana Road at the Main Street. All improvements resulting from this PMXD development benefit not only those associated with the PMXD but the neighboring uses and community as a whole.

Access to the commercial portion of the site continues to include one (1) primary point of two-way entry (signalization TBD) and four (5) secondary points of two-way entry. Owner/Applicant has previously gained approval to eliminate the previously approved right-out-only exit onto North 8th Street due to the redesign of the southeast corner outparcel site.

EXISTING UTILITIES AND EASEMENTS

Owner/Applicant has previously secured determination from the Town's providers that water and sewer capacity exist for this development. The Owner/Applicant continues to work with the Town and other entities to determine final design requirements and structural needs. The intensity proposed as a result of the site development for the commercial phase of development and residential phases of development are less than that proposed as part of the Land Use Modification and Rezoning.

ARCHITECTURAL STANDARDS

There are no modifications to the approved architectural theme and design of the commercial development as a result of this request. Architectural elevations for the two (2) proposed restaurant uses (Phases 8 and 10) has been included and comply with aspects of the approved architectural theme and character as provided in the PMXD Design Guidelines.

More specifically, the architectural design styles of the proposed buildings provide for a variety of textures and materials, including manufactured stone, stucco, canopy, aluminum composite materials reflecting national branding, and flat roof features with custom colors based on the national branding. The colors and materials are continued on all four sides of the building. Colors proposed are both in close harmony with the colors suggested in the design guidelines with the addition of colors associated with national branding, as appropriate.

PARKING AND LOADING AREAS

Applicants are proposing to reduce the overall provided parking from 970 to 964 parking spaces, a reduction of 6 parking spaces. Based on the adjusted development program, the project is required 767 parking spaces based on a 1/250 parking ratio for a Large-Scale Shopping Center. Owner/Applicant continues to meet the requirements for parking on this site and is compliant with the Town's Off-Street Parking regulations. There is no

shared parking proposed for the site or between the commercial and residential phases of development. All parking spaces are compliant with the Town's Code and are proposed at 9' x 18.5', 9.5' x 18.5', including any parking spaces designed with overhangs. Applicants are required to provide 19 handicap spaces based on the square footage proposed and is providing for 46 handicap spaces distributed at the front of the proposed buildings, as required by Florida Building Code, some within EV Charging areas.

Applicants are also in compliance with Order SE17-0007, allowing for up to 819 parking spaces to be constructed without wheel stops. With this request, the Owner/Applicant is proposing for 269 parking spaces to be provided without wheel stops, and the remaining 695 parking spaces with wheel stops.

The proposed modifications to the approved Phase 8 development area continue to provide for one (1) shared loading space. In all, the Owner/Applicant is required to provide for thirteen (13) 15'x35' loading spaces, and is providing fourteen (14) across the commercial development.

There are 20 EV charging parking spaces provided site wide.

OUTDOOR SEATING

Buildings O and P are proposing 788 SF and 240 SF of outdoor seating, respectively, for a total of 1,028 SF of outdoor seating. Prior approved outdoor seating totaled 1,450 SF. This is a reduction of 422 SF of outdoor seating. At this time there is no outdoor seating area proposed for Building R (Panda Express). Tenant understands that the addition of outdoor seating to their program would require an administrative amendment.

COMPATIBLE AMENITIES AND FURNITURE

It remains the intent of the Applicants to provide street furniture, street lighting, pedestrian lighting, traffic signage, trash receptacles, and pedestrian benches that are consistent in style, color, or material throughout the PMXD. The applicants request that final selections be permitted to be approved at a Staff level as part of the permitting process.

MECHANICAL EQUIPMENT / DUMPSTERS

The prior approved dumpster locations within Phase 8, adjacent to Lantana Road, have been divided and relocated to the north sides of the two (2) proposed restaurant buildings, in closer proximity to the east west spine road, per tenant requests.

Additionally, the Owner/Applicant has recently provided for additional landscape screening of ground mounted mechanical equipment, including Florida Power and Light power boxes, where permitted.

There are other changes to the current approved screening of mechanical equipment and dumpsters proposed within the commercial development. Owner/Applicant is committed

to continue to completely screen mechanical equipment with walls and/or opaque landscaping from adjacent properties and the view from the adjacent public streets.

DRAINAGE

The proposed commercial site will continue to meet or exceed the requirements for drainage within the overall commercial and PXMD developments with treatment provided through proposed exfiltration trench on-site. This overall site has very good percolation rates and a deep-water table and is a good candidate for the use of exfiltration trench rather than ponds. The plan for the overall commercial site is to continue retaining all runoff for a 25-year – 72-hour storm onsite, since the site has no outfall. Please see Drainage Statement prepared by Kimley-Horn and Associates dated January 2024.

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REQUEST – COMMERCIAL
LANDSCAPE PLAN

Overall Commercial Center

The 30.1-acre commercial pod fronts on Lantana Road, and has been designed to provide for the required 20% of overall and 20% of vehicular landscape areas at a total of 6.01 acres. The calculation of 6.01 acres is based on the revised site configuration as it relates to the vehicular use areas. The overall landscape area includes the landscape around the proposed buildings, perimeter buffers, and landscape islands at a total of 3.05 acres, an increase of .02 acres. The proposed parking and vehicular areas within the commercial parcel total 14.83 acres. This area includes landscape areas within and directly adjacent to these parking areas that are or exceed the 6' minimum width requirement, which have been utilized to meet the required planting areas. These landscape areas total 2.96 acres in size, or 20% of the parking area. The mixed-use district overall landscape requirement of 1 tree per 2,500 SF and outdoor parking/vehicle use area requirement of 1 tree per 250 SF of landscape, as well as other landscape requirements, are being met on the site within the commercial development. The proposed amended landscape plan is Complaint with Chapter 10.5 of the Town's Code.

The intent of the overall blended landscape design is to display a tropical coastal image utilizing materials such as the stately Silver Date Palms that flank the project and major retail entries. For the subject site specific, applicants are proposing Montgomery and Alexander Palms, East Palatka Holly, Red Tip Coco Plum, Red Sister Ti Plants, Jatropha, Wax Jasmine, Green Island Ficus internal to the project site. The buffer areas have been designed to utilize materials previously approved along Lantana Road and the main street buffer sections for uniformity.

Owner/Applicant is proposing to provide more than the required 50% native plant material in the form of required trees and shrubs across the site, with approximately 75.5% native trees and 61.5% native shrubs. The trees and palms proposed for the PMXD include Silver Button Wood Orange Geiger Tree, White Crape Myrtle Multi-Trunk, Sweet Bay, Slash Pine, Southern Live Oak, Desert Cassia and a number of previously mitigated 'Legacy Oaks' from the site, as well Silver Palms, Areca Palms, Bottle Palms, Spindle Palms, Wild Date Palms, Alexander Palms, Cabbage Palmetto, and Montgomery Palms. Along with this large palette of materials, several diverse shrub and ground covers are also proposed across the site. Owner/Applicant is providing for more than 110% of the required trees on the commercial site with 569 trees required at 100%, 625 trees required at 110%, and 639 trees being provided, thus continuing to meet the requirements of the prior approved waivers for the east outparcels.

Landscape material changes include the following:

Code	Name	Quantity	Increase	Decrease
TREES				
CB	Brazilian Beauty Leaf	3	3	
CE	Buttonwood	27	11	
CS	Silver Button Wood	53	4	
CS4	Silver Button Wood	16	16	
IE2	East Palatka Holly	29	7	
LT	Japanese Crape Myrtle	29		4
LW	White Crape Myrtle	16	4	
PD	Slash Pine	30		2
PD2	Slash Pine	52		6
PD3	Slash Pine	34		3
QV2	Southern Live Oak	34		2
PALMS				
PE2	Alexander Palm Single	14	1	
VM	Montgomery Palm	183		1
SHRUBS				
CHI	Red Tip Cocoplum	1,876		225
CHR3	Red Tip Cocoplum	39		54
CLU7	Sm Leaf Clusia	105	1	
CON	Silver Button Wood	2,119		2
CRQ	Queen Emma Crinum	40		2
EUG	Spanish Stopper	215	41	
HAM	Dwarf Scarlet Bush	471	10	
PD7	Southern Yew	21	21	
POD	Southern Yew	270	154	
SCH	Schefflera	785		11
Ground Covers				
BOU	Dwarf Boug	48		24
CYR	Holly Fern	409	11	
FGI	Green Island Ficus	2,569		132
HPD	Dwarf Fire Bush	108		63
JAS	Wax Jasmine	4,177		90
JUN	Parsoni Juniper	1,606		125
PIT	Vari. Pittosporum	906		43
TRJ	Sm Leaf Confederate Jasmine	1,862	34	
TRF	Fakahatchee Grass	71		2
		TOTALS	**+318**	**−791**

Applicant would like to state that during the redesign of the landscape for the noted site modifications, it was discovered that some of the plant counts for the Chick Fil-A site area were not being accrued within the overall commercial site plant counts due to a formula breakdown within the CAD program. This has been corrected with the update of the landscape plan being submitted, resulting in an increase in number of shrubs provided.

At the request of a Town Council member, the Owner/Applicant is additionally replacing three (3) Ligustrum trees with three (3) Beauty Leaf trees along the east façade of the constructed Car Wash to provide increased future screening for the residents of the community to the east. The three (3) Ligustrum trees have been relocated to the Car Wash's south buffer area against Lantana Road.

The Owner/Applicant has additionally worked with the Town staff to provide for screening around existing mechanical equipment along the adjacent roadways of the commercial parcel that were previously not screened. This has added a total of 155 additional shrubs to the overall development.

Lastly, landscape located on the main street has been modified to replace those materials that have either not been doing well in the poor sandy soils or been the target of local iguanas and other pests, resulting in plants being stripped. Below is a brief description of the changes made and tally of the plant changes made that are in addition to the above general changes.

The project's main street has been amended to remove the bougainvillea (BVP/BVF) from the base of the palm trees at the rotary fountain and medians. In these cases, no replacement is proposed. Annuals (AA) have also been removed from the design around the fountain equipment and rotary and replaced with Dwarf Stokes Holly (ILX) and Green Island Ficus (FGI) respectively. Other bougainvillea (BOS) species have also been removed along the main street and replaced with Dwarf Ruby Fringe Flower (LOR). The 25 bougainvillea (BOS) at the south tip of the main street, south of the project sign, have also been replaced but with Queen Emma Crinum Lily (CRQ) as an entry feature before the project sign. Owner has also removed Dwarf Schillings Holley from this area and replaced it with Green Island Ficus (FGI). Liriope along the main street has been removed and replaced with Parsons Juniper. Liriope (LIR) and Sloppy Painter Croton (CSP) have also been removed around the site's art piece and median area, and been replaced with Wax Jasime (JAS) and Green Island Ficus (FGI), Schefflera (SCH), and Pink Muhly Grass (MUH).

Code	Name	Quantity	Increase	Decrease
TREES/PALMS				
LL3	Ligustrum Glossy Privet	6	6	
SHRUBS/ACCENT PLANTS/VINES				
BVP	Palm Beach Purple Bougainvillea	0		4
BVF	Barbara Karst Bougainvillea	0		30
CSP	Sloppy Painter Croton	0		111
CRQ	Queen Emma Crinum	47	7	
Ground Covers				
AA	Annuals	0		249
BOS	Lilac Throniess Bougainvillea	217		88
FGI	Green Island Ficus	2,638	69	
ILX	Dwarf Stokes Holly	303	41	
LIR	Liriope Super Blue	0		127

LOR	Dwarf Ruby Fringe Flower	494	77	
JAS	Wax Jasmine	4,286	109	
JUN	Parsons Juniper	1,619	13	
ID	Dwarf Schillings Holley	684		27
MUH	Pink Muhly Grass	304	134	
SCH	Schefflera	868	83	
TOP	Brush Cherry	2		6
		TOTALS	**+519**	**−642**

CONCLUSION

On behalf of Lantana Development LLC, Urban Design Studio respectfully requests favorable review and consideration of these requests for Special Exception Amendment, Site Plan Review amendment, and Landscape Plan amendment to the commercial development. The project managers at Urban Design Studio are Ken Tuma and Sandra Megrue. Please feel free to contact either of these project representatives with any questions or for additional information in support of these applications at 561-366-1100 or via email at ktuma@udsflorida.com or smegrue@udsflorida.com.

Water Tower Commons

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DEVELOPMENT TEAM

OWNER
LANTANA DEVELOPMENT, LLC
902 CLINT MOORE ROAD, SUITE 202
BOCA RATON, FL 33487

LAND PLANNER & LANDSCAPE ARCHITECT
URBAN DESIGN STUDIO
610 CLEMATIS STREET, SUITE CU02
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CIVIL & TRAFFIC ENGINEER
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WEST PALM BEACH, FL 33411

SURVEYOR
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BOCA RATON, FL 33434

FINANCIAL INSTITUTION ADDITIONAL DEVELOPMENT TEAM

CIVIL ENGINEER
THE KLEINGERS GROUP
6219 CENTRE PARK DRIVE
WEST CHESTER TOWNSHIP, OH 45069

ARCHITECT
BHDP
302 WEST THIRD STREET
CINCINNATI, OH 45202

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LANDSCAPE TABULAR INFORMATION

OVERALL REQUIRED LANDSCAPE MATERIALS
(1 TREE AND 10 SHRUBS FOR EACH 2,500 SQ.F. OF LANDSCAPE AREA - 20% OF TOTAL PARCEL SQUARE FOOTAGE) 1.2(1,160 S.F.)
- EXCLUDING PARKING VEHICULAR USE AREA (140,465.80 S.F.) = 699,148.4 S.F. x .20= 139,829.68S.F./2,500 = 56

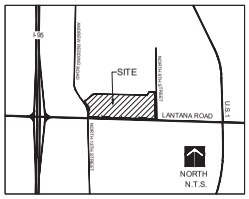
REQUIRED TREES = 53 TREES
REQUIRED SHRUBS = 530 SHRUBS
PROVIDED SHRUBS = 11,038 SHRUBS

PARKING/VEHICLE USE AREA REQUIRED TREES = 516
(1 TREE FOR EVERY 350 S.F. OF REQUIRED LANDSCAPE AREA WITHIN THE PARKING/VEHICLE USE AREA) (140,465.80 S.F.-(140,465.80 S.F. X .20 = 28,093.16 S.F.) 28 = 516 TREES
TOTAL REQUIRED TREES = 53 TREES + 516 TREES = 569 TREES
TOTAL TREES PROVIDED = 639 TREES
PERCENTAGE OF TREES PROVIDED (510 TREES) = 79.8%
PERCENTAGE OF PALMS PROVIDED (129 PALMS) = 20.2%

PERCENTAGE OF REQUIRED NATIVE PLANTS
(AT LEAST FIFTY (50) PERCENT OF THE LANDSCAPE MATERIAL SHALL BE CONSTITUENT TO THE REQUIREMENTS OF THIS CHAPTER SHALL BE NATIVE FLORIDA PLANT SPECIES)
TOTAL NATIVE TREES PROVIDED = 385 NATIVE TREES
PERCENTAGE OF REQUIRED NATIVE TREES PROVIDED = 75.5% NATIVE TREES
TOTAL NATIVE SHRUBS PROVIDED = 6,832 SHRUBS
PERCENTAGE OF REQUIRED NATIVE SHRUBS PROVIDED = 61.9% NATIVE SHRUBS

TREE REPLACEMENT TABLE
TOTAL DBH OF PROTECTED TREES TO BE REMOVED = 1,296" DBH
TOTAL REQUIRED MITIGATION DBH = 1,944" DBH
(A TOTAL OF 1-10 TREES THE DBH OF REMOVED TREE DBH)
TOTAL COMMERCIAL PARCEL REQUIRED MITIGATION DBH = 966 DBH
TOTAL RESIDENTIAL PARCEL REQUIRED MITIGATION DBH = 978 DBH
TOTAL REQUIRED MITIGATION DBH = 1,944 DBH
TOTAL COMMERCIAL PARCEL MITIGATION PROVIDED = 4,369 DBH

LOCATION MAP



NOTES:

1. ALL LANDSCAPE MATERIAL SHALL BE FLORIDA GRADE #1 OR BETTER.
2. TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS. HOWEVER IN NO CASE SHALL A TREE ENCROACH INTO A PIPE/UE WITHOUT PRIOR PROVIDED APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 7.5' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL.
3. ALL TREES LOCATED WITHIN A SIGHT TRIANGLE MUST BE SPACED A MINIMUM OF FORTY (40) LINEAR FEET ON CENTER AND HAVE AN EIGHT (8) FOOT CLEAR TRUNK.
4. ALL LANDSCAPED AREAS REQUIRING IRRIGATION SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT PROVIDES 100% COVERAGE.
5. CONTRACTOR TO VERIFY QUANTITIES AND NOTIFY OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IN QUANTITIES PRIOR TO SUBMITTING BIDS.
6. ST. AUGUSTINE FLORITAM SOD TO BE PROVIDED IN ALL LANDSCAPE AREAS PROVIDED WITH SHRUB MASSES AND / OR TREES OR PALMS
7. ALL GROUND MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED WITH LANDSCAPING TO THE HEIGHT OF THE EQUIPMENT.

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Water Tower Commons
Pod A Commercial Landscape Plan
Lantana, Florida
Landscape Plan Cover Sheet

Digitally signed by Helen L Cohen
Date: 2024.07.16 13:53:02 -04'00'

PRIOR REVISION HISTORY

01.14.15	Submit to Lantana	SCM
06.24.15	Site Plan Modification	SCM
07.02.15	Resubmittal to Lantana	SCM
09.15.15	Resubmittal	JWB
10.05.15	Resubmittal	JWB
12.21.15	Resubmittal	
01.04.16	Submittal for Resubmittal	
07.13.16	Resubmittal	JWB
02.22.17	Resubmittal	JWB
03.21.17	Resubmittal	JWB
03.28.17	Resubmittal	JWB
03.30.17	Revisions	BB
07.11.19	Revisions	JWB
10.11.19	Revisions	JWB
12.12.19	Revisions	JWB
01.30.20	Revisions	JWB
01.14.21	Resubmission	JWB
03.11.21	Resubmission	JWB
10.14.21	Minor SP Mod Sub	
12.01.21	Resubmission	JWB
12.20.21	Resubmission	JWB
04.13.22	Submittal	HLC
08.05.22	Resubmittal	HLC
10.05.22	Apply COA's Permit	HLC
01.16.23	Submittal	HLC
01.27.23	Resubmittal	HLC
02.09.23	Resubmittal	HLC
03.01.23	Resubmittal	HLC

Date:	Jan. 30, 2023
Project No.:	12-0.09.03.2
Designed By:	JWB/HLC
Drawn By:	JWB/HLC
Checked By:	SM/HLC

Revision Dates:

06.06.23 Submittal	HLC
06.09.23 Resubmittal	HLC
06.27.23 Submittal	HLC
06.30.23 Resubmittal	HLC
07.05.23 Resubmittal - Main Street UPs	HLC
07.16.24 Resubmittal	HLC

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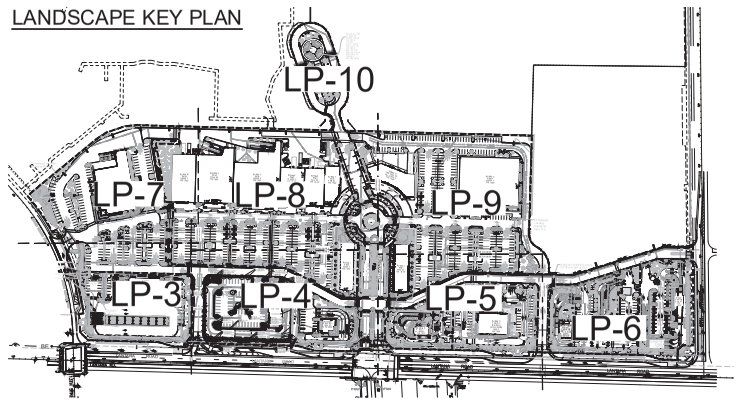
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/RMKS	DROUGHT TOLERANT
TREES					
	CB	3	Caliptr pte ecte aceliense / Brazilian Bo autiqua f 12' Ht. x 6 Sp. (L.S.)/Trunk Str ght Shia ight Trun k, Fu ll Canop y	No	Very
	CE	C7	Conocarpus s ere ctus / Bud lessus if 3.5" dia. x 14' ht. x 6' sp.	Yes	Very
	CS	C1	Conocarpus s ere ctus var lucus / Silver Button Wood 3.5" d.b.h., 14' ht. x 6' sp.	Yes	Very
	CS2	C6	Conocarpus s ere ctus var lucus / Silver Button Wood 12" ht. x 4' sp., 6' cl., 2" d.b.h.	Yes	Very
	CS4	16	Conocarpus s ere ctus `Sericeus` / Silver Button wood 12 ht. - 15' sp., 2.5" d.b.h., multi-st soked, full the mas ture str ba l cover	Yes	Very
	CU	2.8	Cupr essus sa rempervirens / Italia n Cypre ss B&B, 15' ht. x ca. 3' sp., multi-trunked g, fu ll dense foliage to base, st raight tru nk, st abilize d	No	Very
	IE	7	Ilex x at tenuata `Ea st Palatka` / East Palat ka Holly 2.5" d.b.h, 12 ft t, 4-5' sp.), 5' cl.,	Yes	Mo dera te
	IE3	2.5	Ilex x at tenuata `Ea st Palatka` / East Palat ka Holly 3.5" d.b.h, 14 ft t, 6' cl.,	Yes	Mo dera te
	JB	2.1	Junip erus virginian a `Taylor T` Bridle Ea stern Redced ar 12' Ht. x ca. x 3' sp., fu ll dense foliage to b ase,	Yes	Very
	LM	16	Lager stro emia x `Nat chez` / White Cr epe Myrtle Multi Tru nk 12' Ht. X 4' sp., 5 Tru nks, 1" cal.	No	Very
	LM3	5	Lager stro emia x `Nat chez` / White Cr epe Myrtle Multi Tru nk 14' Ht. X 6' sp., 5 Tru nks, 2" cal.	No	Very
	LT	2.9	Lager stro emia x `Tusca rora` Ca pe Myrtle Multi Trun k 9' Ht. X 6' sp., multi trunke d tre e fo rm, 2 " cal., ma tched	No	Very
	LT3	46	Ligust rum lucidum `Cleary Pr ive t` 14' Ht. X 6' sp., 3.5 x 7 multis, tree form, ma tched	No	Very
	LT3	8	Ligust rum lucidum `Cleary Pr ive t` 16' Ht. X 8' sp., 5-7 multis, st raight & fu ll d ense to be fi d ow ens, yoa ng nat ural	No	Very
	PD	2.9	Pin us elliotti `Dense ` / Slash Pine 10-12 ft t., 7-8' sp., 4.5" d.b.h., ma tch ed co nfo rmers, p rovide d by JO N on bid ite m	Yes	Very
	PD3	3.1	Pin us elliotti `Dense ` / Slash Pine 12-14 ft t., 8-7' sp., 7" d.b.h.	Yes	Very
	PD5	3.4	Pin us elliotti `Dense ` / Slash Pine 14-15 ft t., 8-7' sp., 7" d.b.h.	Yes	Very
	QV3	2.4	Que rcus vir giniana / South ern Live Oa k 4" d.b.h., 14' Ht. X 6' sp., 6' cl.,	Yes	Very
	QV4	2	Que rcus vir giniana / South ern Live Oa k 12' Ht. x 6' sp., 5' cl., 2.5"d.b.h.	Yes	Very
	QV5	3	Que rcus vir giniana `Highrise` / South ern Live Oa k 4" d.b.h., 14' Ht. X 6' sp.6' cl., Highrise	Yes	Very
	QV7	4	Que rcus vir giniana `Ha rib Sisle` / Ha rib Sisle Sou thern Live Oak 12' Ht. 6' sp., 4"cal., Fu ll dense f oliag., 4ft sp. ce ntral d ay f ull. Esa ut 5 ft and 7 ann	Yes	Very
PALM TREES					
	PH2	2	Ph oenix roeb elenii / Pigmy Date Palm Multi Trunk 10 gal to be used palms, 10' ht x 1, m atche d specim ens	No	Mo dera te
	PH32	2	Ph oenix roeb elenii / Pigmy Date Palm Multi Trunk 10 gal to be used palm, 8' x x ht., ma tched specim ens	No	Mo dera te
	PS	16	Ph oenix sy lve stris / Silver Date Palm 40' ob ove ad, 4 stemm d ate pe ra t bun k, 13" cal., match ed	No	Mo dera te
	PS2	44	Ph oenix sy lve stris / Silver Date Palm Uniorm ed form, full, ma ny ft trunks, stems wit sh aps ca l to ma ch, ha ving nat ural ap pe ar, B&B, SUBMITPHOTO TO LANDSCAPE ARCHITECT FOR APPROVAL	No	Very
	PR	71	Ph oenix ca ena ensge ns / Alexan der Pa lm 10 gal to be used, 14' clear wood, 4" cal.	No	Mo dera te
	PR2	14	Ph oenix ca ena ensge ns / Alexan der Pa lm 10 gal to be used, 14' clear wood, 4" cal.	No	Mo dera te
	PR3	2.3	Ph oenix ca ena ensge ns / Alexan der Pa lm Double Stan ded, 14' clear wo od in d rivers, 9" cal.	No	Mo dera te
	RR	5	Roystonia ca regia / Royal Palm 30' Clearwood, 8 -9" DTH.,	No	Mo dera te
	SP	2.1	Sabal p almetto / Cab bage Palm 16-2 0' clr wood, 6 ft s ov plan ted trunk cle ar wo od, 1 2-14 " d.b.h.	Yes	Very
	TR1	15	Te rminalia latifolia / Fi ckle Th ebeb Palm 10g ma ny-stemm palm, fil, e x plan tmfoad ex clear wood	Yes	Very
	VM	10.3	Veitchia merril goense x d Ma ngifera erey Palm Triple-trunked, strong fo, ver-wood st ock, 4 dad r ood s, single 16'-22' clear wood,	No	Mo dera te
	VM2	4	Veitchia merril goense x d Ma ngifera erey Palm Triple-trunked, strong fo, ver-wood st ock, 4 dad r ood s, single 16'-20' clear wood, height indicate s clear trun k	No	Mo dera te
	VM3	3	Veitchia merril goense x d Ma ngifera erey Palm 16' - 18' 20' clear wood, 17" cal.,	No	Mo dera te
	VM4	2.1	Veitchia merril goense x d Ma ngifera erey Palm Triple-trunked, strong fo, ver-wood st ock, 4 dad r ood s, single 20' clear wo od, height i	No	Mo dera te
REPLACEMENT TREES					
	CLV5	4	Cupr essus sa rempervirens `Italia n Cypress` Replace ment Pa lm #3, B&B, 10' ht. x ca. 3' sp., ma tching, full de nse fo liage to b ase, st raight t run nks, ma tched	No	Very

SHRUBS					
	CHI	1,201	Chr ysoba lanus ica ro `Red Tip` / Red Tip Cocoplu m #3 in 24" ht., 18" sp., full to base, shru b, 24" o. c.	Yes	Mode rate
	CLU2	75	Clusia guttif era / Small-l eaf Clusia #3 in 18 -24" ht., full to ba se	Yes	Mo d
	CLU7	169	Clusia guttif era / Small-l eaf Clusia #3 in. 7 g al. con t., 30 "o. c., 36" sp.c.	Yes	Mo d
	CON	2,118	Co nocarpus e rectu s erectus var / Silver Button Wood #3 in. 24 "ht., 18" sp., full to base, shru b, 24 "o. c.	Yes	Mo d
	CR15	592	Co nocarpus e rectu s erectus var / Silver Button Wood #15 in. 72 gal. con t., 96 "o. c., 36" sp.,	Yes	Mo d
	ELK3	39	Eug enia k eisha / Spanish Sto pper #3 in. 7 g al. con t., 3' H., 30" sp., full to base, shru b fo rm, 3 0" o. c.	Yes	Mo d
	ELK7	39	Eug enia k eisha / Spanish Sto pper #3 in. 7 g al. con t., 3' H., 30" sp., full to base, shru b fo rm, 3 0" o. c.	Yes	Mo d
	HM	47.1	Ham elia pa tens `Comp acta` / Dwarf Firebush Bu sh #3 in. 24 "H., 18" sp.c., full to base, shru b, 24 "o. c.	Yes	Mo d
	MJH	32.4	Mu honia bea la ma bel le / Pinch M ahoby Gr ape 3 " Cal., 12" Ht. x 10" Sp., 18" o.c., Full a nd Den se Shru b, Full to Edge of Pot, Mixed wi th 2" B ar ight	Yes	Mo d
	PTV	17	Pittosp oru m tob ira `Va riegata` / Va riega ted Mock O range #3 in. 24 "H., 20" sp.c., f ull to ba se, 4 mins shrub	No	Mode rate
	RO	21	Rud beckia hir ta `Gold en Jew el` / Gold en Jewel Co neflo wer 1" Cal., 2.5" x 24" sp., at 24 "o. c., Fu ll and dense shru b, full t o base	No	Mode rate
	RSE	28	Rud beckia hir ta `Gold en Jew el` / Gold en Jewel Co neflo wer 3" Ht. x 36 "Sp., 30" O.C. Full and Dense Sh rub, Full t o Base, Hig hly br anched at s hoots on pla n	No	Mode rate
	YO	27.1	Yuc ca gloriosa `Ba yonet` / Sp anish Bayonet #3 in. 7 g al. 3' H., 18" Sp., 24" O.C. Full and Dense Sh rub, Full to Ba se	No	Mode rate
ACCENTS					
	BVX	1	Bou gainvillea x `Rub ra Ni ell` / Ni ña de Ke ar Bougainvillea #3 in. 30 gal. co nt., 6-7' Ht., match ed in size d istr ibuti o, Ho dia n Fancy	No	Mo d
	CSR	5	Co diaeum var iegatu m `Mam my` / Mam my Co ton #3 in. 7 5 g al. Cont., 30" Ht., 18" Sp., Full Dense Pla nt	No	Mo d
	YX	13	Cry ptoloe lytrou ria `Fa st Pappa s` / Red Pap per `S #3 in. 7 5 g al. Cont., 30" Ht., 24" Sp., 3 p lants p er p ot,	No	Mode rate
	S	46	Cry ptoloe lytrou ria `Fa st Eddie` / Red Sedu l l Pla nt #3 in. 7 g al. con t., 30 "o. c., 24 "sp., 3 p lants p er p ot,	No	Mode rate
	CRG	47	Cr oton eagu stum `Dan ea Emer al` / Dan ea Emera ld Croton #3 in. 7 g al. con t., 3 plant s per p ot, 2 5" H., 24 "o. c., full dense plant, dowa se ma	No	Mo d
	FUC	20	Fuch sia hybrida `cardi gana` / Va riega ted Cla s F uchsi a Agave #3 in. 7 g al. con t., 18 "H., 18 "sp., spa ces ev	No	Mo d
	FUC2	4	Fuch sia hybrida `cardi gana` / Va riega ted Cla s F uchsi a Agave #1 Qui Co nt., 3 0" H., 3" Sp., 5 pecim en, 1 7" d Pum Pot	No	Mo d
	JA7	30	Ja tro pa ba te ogan sima `Coral pada` / Co ral spot Ja tro pha #3 in. 7 g al. con t., ma tche d bush ene, form,	No	Mo d
	SIR	6	Sa nsevieg ray ens / Sa n Re ntillo 2.4" Ht., 2.4" sp.c., full dense plan t, dowa se and d irecti ons	Yes	Mo d
ACCENTS					
	TCP	2	Tecoma ria pe ntaculata x / Bra sh Cher ry 7 gal. con t., 6' Ht., ma tched specime n	No	Mode rate
GROUNDCOVERS					
	TCP	2	Tecoma ria pe ntaculata x / Bra sh Cher ry 7 gal. con t., 6' Ht., ma tched specime n	No	Mode rate
GRASSES					
	CARS	39	Ch rysoba lanus ica ro `Red Tip` / Red Tip Cocoplu m #3 in. 3 g al. con t., 20 "H., 15" sp., 2' o. c., full t o ba se	Yes	Mode rate
	PS	127	Pas palu m exce pt. / Gree n Island Fi ms s #1 in. 1 g al. con t., 6" H. t., 12" sp., 18 "o. c., full d ense f oliage to ba se	No	Mo d
	LO	69.4	Ile x cornu ta `Sk ting s Dwarf` / Dwarf Sk ating ga rb Holly #3 in. 3 g al con t., 12" H., 12" sp., 18 "o. c.	No	Very
	GF	65	Mya ths ta pis tacia `cl Myrtle Pe rv` #3 in. 3 g al. con t., 20 "H., 18" sp., 30 "o. c., full d ense p ols	No	Mode rate
	GF	155	Pelopo rhum exaltaga nitida / Wat Fern 7 gal., 12"H. x 15" Sp., 18" o.c., Full, Dense Folia ge To Base	Yes	Mode rate
	LAS	53	Scha fflera arb oricola / Dw arf Ju mbrella #3 in. 3 g al. con t., 18 "H., 18" sp., 24" o.c., full to base, shru b fo rm	No	Very
	LSCH	66.5	Scha fflera arb oricola `Trinett e` / Sch effera #3 in. 3 g al. con t., 18 "H., 18" sp., 24" o.c., full dense foliage to b ase	No	Very

GROUNDCOVERS					
	ALO	13.1	Alcan tarea Co lumna e rum x / Dwarf Ti tropha nt Eun	No	No
	AGP	36	Aspar agus densiflo rus `Myers` / M yers Asp arag us Min. 1 gal. con t., 12" Ht., 12" sp.c., full dense plant, 24 " o.c.,	No	Mo dera te
	BOU	46	Bu gain ville a x buti kii `Ha lle Jon nson` / Dwarf Bougainvillea Min. 3 gal. cont., 24" Ht., 24" sp.c., full to base, 3-4" o.c.,	No	Very
	CAS	217	Ba gaen ville a x `Sifting ette` / Lila x Te rrabou Ba gainvillea Min. 7 gal. cont., 18" Ht., 18" sp.c., 2-4" o. c., full dense shrub	No	Very
	CVA	479	Cuphea ym o ariang aium `mam moy` / Mam moy Cl uphe Min. 20" Ht., 18" sp.c., full dee se plant, 24" o.c.	No	Very
	CYR	408	Cyrto stach hamyla na / Hardy Fe ver Min. 7 gal. cont., 18" Ht., 18" Sp., 24" o.c., no s ig n ores	No	Mo dera te
	DIC	24	Dietes v ariedes / Fortnight Lily Min. 3 gal. cont., 18" Ht., 18" sp., full	No	Mo dera te
	FOI	2,838	Ficus microca rpa `Green Island` / Gre en Isla nd Ficus Min. 3 g al con t., 12" H., 12" sp., full dee se on ste, 2-4" o. c.,	No	Very
	HAP	60	Hamelia pate ns / Fire Bush Min. 3 gal. cont., 18" Ht., 18" sp., full dee se plant, 30 " o.c.,	Yes	Very
	HPO	16.8	Hamelia pate ns `compacta` / Dwarf Fire Bush Min. 3 gal. cont., 18" Ht., 18" sp., full dee se plant, 24 " o. c. full d ense shrub	Yes	Very
	HYM	239	Hymen ocallis latifolia / Spider Lily Min. 3 gal. cont., 18" Ht., 18" sp., full dee se plant, 24 "o.c.,	Yes	Very
	JL X	852	Jas minum nitidu `Wat` / Wat Jasmine Min. 3 gal. cont., 24" Ht., 24" sp., over gro s s ed flower, 18" o.c., full to base	Yes	Very
	JAS	4,288	Jasm inum nitidu `Wat` / Wat Jasmine Min. 3 gal. cont., 18" Ht., 18" sp., full to b ase, 2-4" o. c.	No	Very
	JUA	1,616	Jus ticia a ureo ver `Fiesta ca` / Fie sta Ca nary Ju stici a Min. 7 gal. cont., 18" Ht., 18" Sp., full dee se plant, 24 "o.c.,	No	Very
	LIRI	258	Jus ticia a ureo ver `Ba ja Pacific` / Ba ja Pacific Gla s s Jung er 3 Gal. Cont., 18" Ht., 18" Sp., Full dense plant, 24" o.c.,	No	Very
	LIR	494	Lan tana tum ca mense sdi um `Ruby` / Dwarf Ruby Flo ge F lower Min. 18" Ht., 18" sp.c., full to b ase, 2-4" o. c.	No	Mo dera te
	LIR2	26	Lan tana tum ca mense sdi um `Ruby` / Dwarf Ruby Flo ge F lower Min. 18" Ht., 18" sp.c., full to b ase, 2-4" o. c.	No	Mo dera te
	PM	71	Pitt osporu m ti nifolium / Mock Or ange 7 Gal. Cont., 18" H., 18" Sp., 18" o.c.,	No	Very
	PMS	237	Pitt osporu m ti nifolium `Wheel ers Dwarf` / Dwarf Mock Or ange #3 in. 7 g al. con t., 18 "H., 18" sp., full dee se on ste, 2-4" o. c.,	No	Very
	RPA	699	Rhap his ex celsa / La ge Hardy Pa lm Min. 7 gal. cont., 18" Ht., 18" sp., full dee se plant, 24 " o.c.,	No	Mo dera te
	RWA	96	Rhoed odend ron ca `Azal` / White Indian Hawtho rn Min. 7 gal. cont., 18" Ht., 18" sp., full dee se on ste, 2-4" o. c.,	No	Mo dera te
	RPA	288	Rave nala tent `Ban d Con d` / Ban d Co ran Min. 7 gal. cont., 18" Ht., 18" sp., 40" o.c.,	Yes	Very
	RT3	14	Rho dode ndr on ben ulatum ss / Hydra Pin ke Min. 7 gal. cont., 18" Ht., 18" sp., full dee se plant, 24 "o.c.,	Yes	Very
	TAS	11.1	Ta bebuia rosea ssima `Ros ea Stella` / Pink Ta bebuia Min. 7 gal. cont., 2 1-L, 2" sp., full to ba se fo liage t o base, 18" o.c.,	No	Mo dera te
	TRU	1,662	Tra chela spermum asiaticum `M inima` / Dwarf L eaf Co nfeder ate Jasmi n F Min. 7 gal., 18" Ht., 18" spac., 18" o.c.,	No	Mo dera te
GRASSES					
	TRF	71	Tr ipsacu m do dyloides / False hairb ea Gr ass Min. 3 gal. cont., 18" Ht., 18" sp., full dee se cluma p, 42 "o. c.,	Yes	Very
VINES					
	TJA	Per Plan	TRADE SPECIFICATIONS TO INCLUDE FERTILIZER AND MULCH Pl ovid e a 3 " layer of mulch as described in th e Specifications on all Landscape Areas. Mulch shall be applied after all Landscape Work is complete. Contractor to coordinate and verify with Owner's Representative.	No	
	CCO	Per Plan	Clitoria ter natea x ocuul atum `M ariposa` / Cl itoria Ch oosew ell p lant s, cut st o ut t rellis e s ing sized by Owners Co nta ctwi th Owners Representative for exact quantities.	No	Mo dera te

LANDSCAPE KEY PLAN



ARTIFICIAL TURF:
TOWN OF LANTANA REQUIREMENTS & SPECIFICATIONS

(a) Artificial turf.

(1) *Minimum material standards.* All artificial turf shall comply with the following minimum standards:

a. Artificial turf shall consist of green fibrilla individual blades of grass that emulate natural turf in look and color and shall have a minimum pile height of one and one-half (1.5) inches and shall have a minimum tufted weight of fifty-six (56) ounces per square yard.

b. Artificial turf installations shall have a minimum permeability of 30 inches per hour per square yard.

c. All artificial turf shall have a minimum eight-year manufacturer's warranty that protects against color fading and a decrease in pile height.

d. Artificial turf shall be lead free.

e. All materials must include test documentation which declares that the artificial turf yarn and backing materials are disposable under normal conditions, at any US landfill station (Total Content Leach Protocol (TCLP) test).

f. The use of indoor or outdoor plastic or nylon carpeting as a replacement for artificial turf or natural turf shall be prohibited.

(2) *Installation, maintenance and repair:*

a. All artificial turf shall, at a minimum, be installed according to the manufacturer's specifications.

b. All artificial turf installations shall be anchored to ensure that the turf will withstand the effects of wind.

c. All seams shall be nailed and glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.

d. If artificial turf is planned to be installed immediately adjacent to a seawall, the artificial turf shall be pinned or staked behind the seawall. No artificial turf or installation mechanism shall be attached directly to or placed on a seawall or seawall cap.

e. Proper drainage shall be provided for all artificial turf installations to prevent excess runoff or pooling of water.

f. Artificial turf shall be visually level, with the grain pointing in a single direction.

g. An appropriate solid barrier device (e.g., concrete mow strip, bender board) is required to separate artificial turf from soil and live vegetation.

h. Precautions for installation around existing trees shall be monitored and may be restricted to ensure tree roots are not damaged with the installation of the base material and that the overall health of the tree will not be compromised.

i. All artificial turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, mud, stains, weeds, debris, tears, holes, and impressions. Maintenance shall include, but not be limited to cleaning, brushing, debris removal; repairing of depressions and ruts to maintain a visually-level surface; elimination of any odors, flat or matted areas, weeds, and evasive roots; and all edges of the artificial turf shall not be loose and must be maintained with appropriate edging or stakes.

j. All artificial turf must be replaced if it falls into disrepair with fading or holes or lose areas. Replacement and/or repairs shall be done with like for like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing artificial turf.

k. An owner or applicant shall obtain a duly-authorized building permit from the city's development services department prior to the installation of any artificial turf.

l. The town or other public entity or utility company may remove artificial turf at any time and for any reason, including but not limited to, in order to provide underground access for utility work. The property owner shall bear and pay any and all costs to replace or reinstall the artificial turf.



ARTIFICIAL TURF BY FOREVERLAWN OR APPROVED EQUAL.

CHICK-FIL-A PLANT LIST

PLANT LIST

Qty	Botanical Name	Common Name	Native	Scheduled Size	Remarks
Trees					
6	Conocarpus erectus	Buttonwood	Yes	4" Cal. 14' Hgt. 6' CT	B & B
6	Conocarpus erectus sericeus	Silver Buttonwood	Yes	3.5" Cal. 14' Hgt. 6' CT	
4	Lagerstroemia x 'Tonto'	Tonto Crape Myrtle	No	2" Cal. 10' Hgt.	Multi Stem; Upright Form
6	Ligustrum japonicum 'Texas Form'	Tree Form Waxleaf Ligustrum	No	10' Hgt. x 6' Spr. Multi-Trunk	B & B; Tree Form
2	Phoenix sylvestris	Silver Date Palm	No	16' Clear Wood	B & B; Diamond Shape Cut Trunk; Matched
9	Pochospermia oregens	Alexander Palm	No	Triple Trunk, 14' Clear Wood Min	Matching
8	Quercus virginiana	Live Oak	Yes	4" Cal., 14'Hgt., 6' CT	B & B
14	Veitchia merrillgeneensa	Montgomery Palm	No	16' - 22' Clear Wood	Full head, Straight, Uncovered trunk, intact fronds
Shrubs					
132	Chrysobalanus icaco 'Red Tip'	Red Tip Coco Plum	Yes	24" Hgt	
11	Clusia guttifera	Small-Leaf Clusia	Yes	24" Hgt	
262	Hamelia patens 'compacta'	Dwarf Firebush	Yes	3 Gal.	
139	Ilex vomitoria 'Stokes Dwarf'	Stokes Dwarf Yaupon Holly	Yes	3 Gal.	
36	Jatropha integerrima 'Compacta'	Compact Spicy Jatropha	No	3 Gal.	
62	Pittosporum tobira 'Variegata'	Variegated Pittosporum	No	3 Gal.	
5	Podocarpus macrophyllus 'Maki'	Shrubby Yew Podocarpus	No	15 Gal.	
56	Tripsacum floridanus	Dwarf Fakahatchee Grass	Yes	3 Gal.	
Groundcovers					
15	Bougainvillea spp.	Bougainvillea	No	3 Gal.	
236	Hymenocallis latifolia	Spider Lily	Yes	3 Gal.	
366	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	No	1 Gal.	Plant 18" O.C.
Other					

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Sheet Key Map & Plant Schedule

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NORTH

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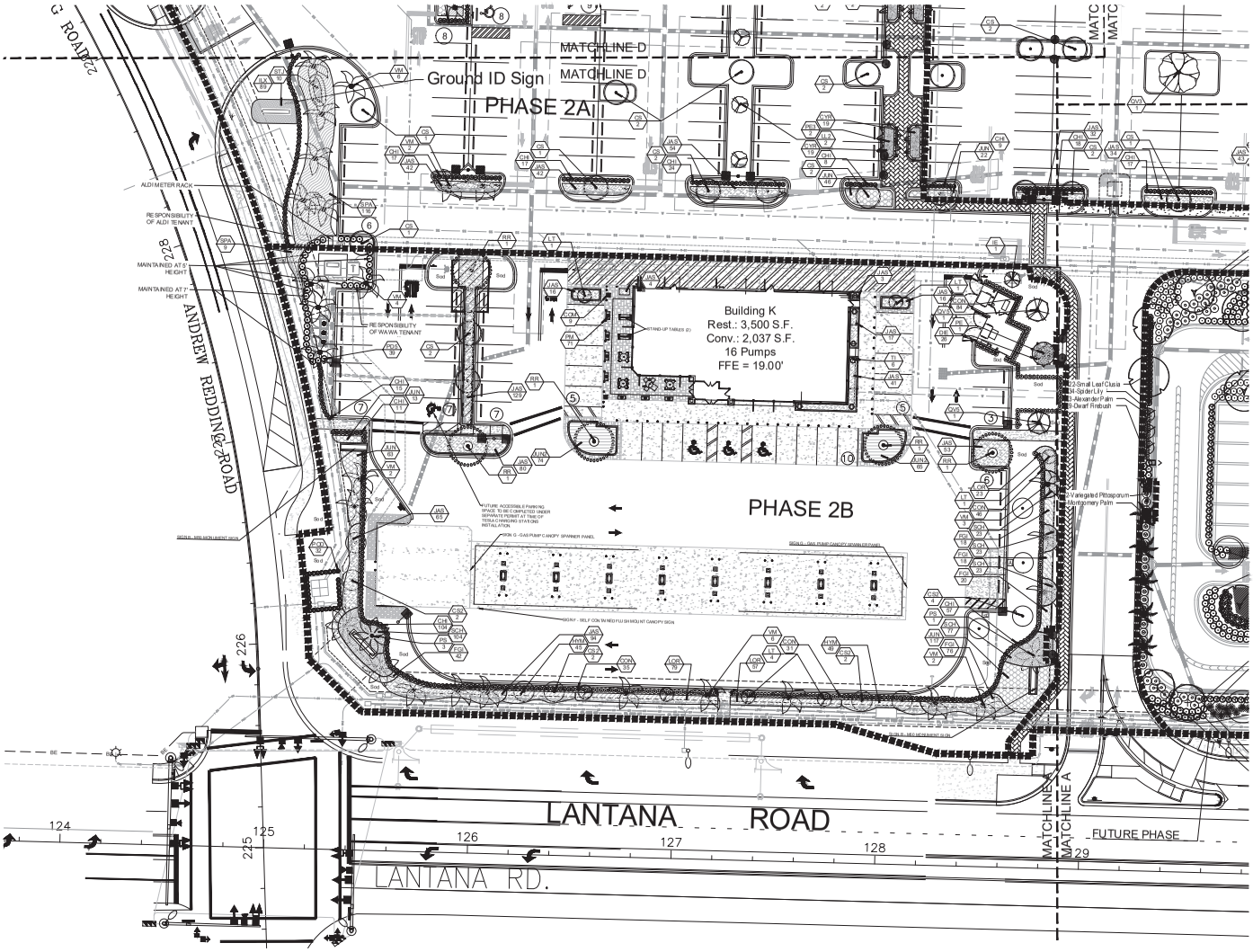
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06.13.24 Resubmittal - Mark Shrestt LPs	HLC
07.15.24 Resubmittal	HLC

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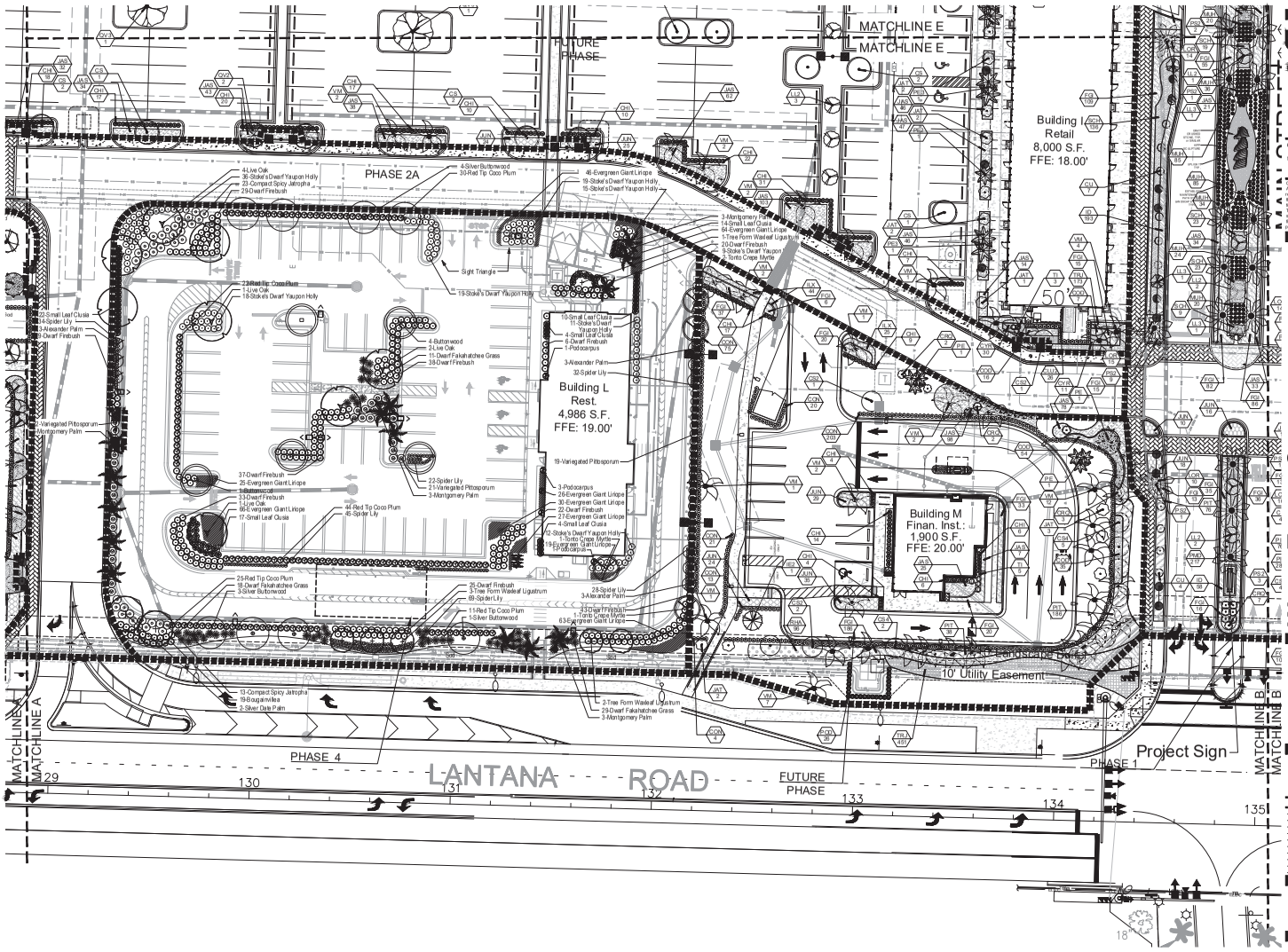
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Date:	Jan. 30, 2023
Project No.:	12-089.03.2
Designed By:	JWB/HLC
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Revision Dates:

06.09.23 Submittal	HLC
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07.17.23 Submittal	HLC
08.09.23 Resubmittal	HLC
08.16.23 Resubmittal - Main Street UPs	HLC
09.18.23 Resubmittal	HLC

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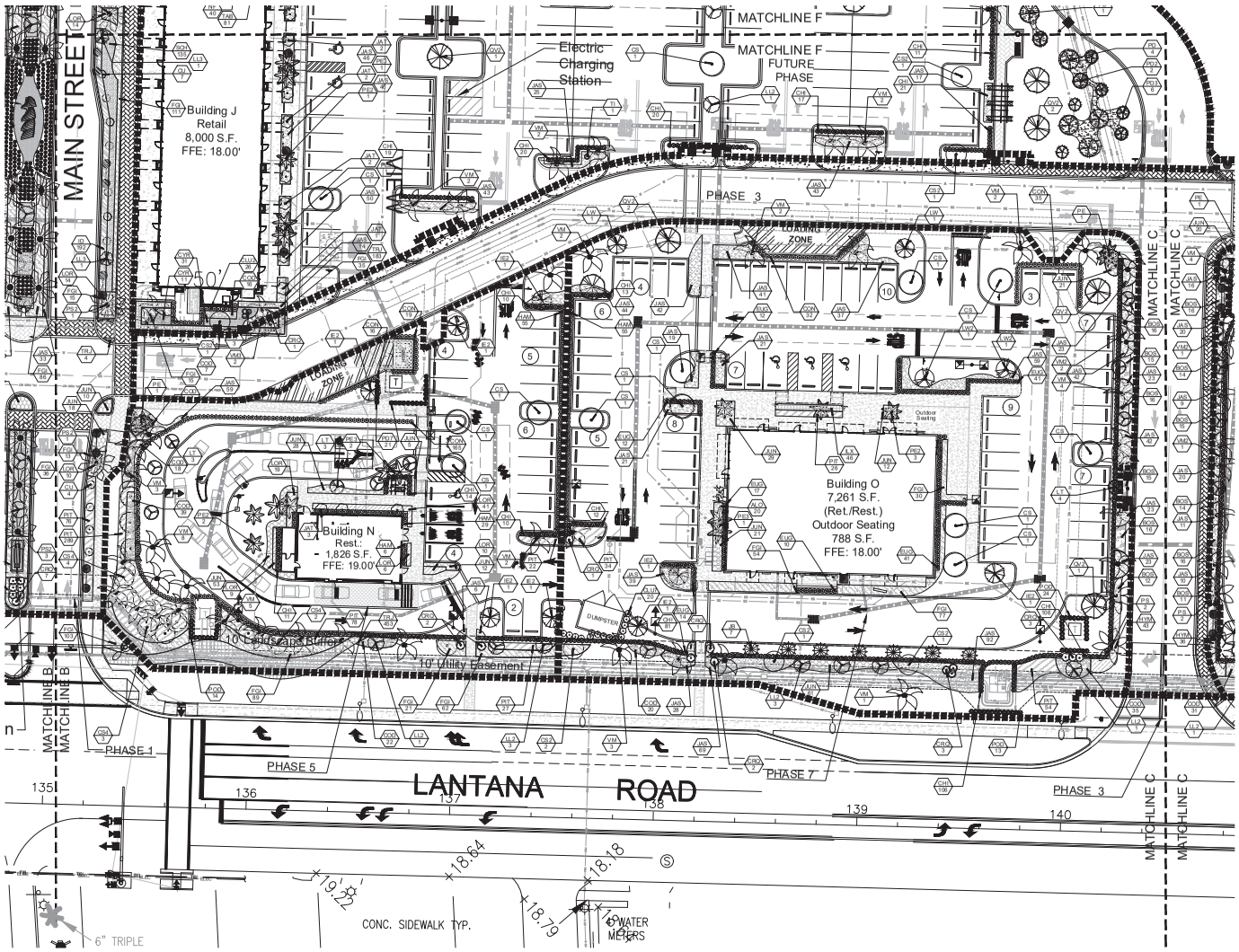
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09.19.23 Resubmittal - Main Street LP's	HLC
01.16.24 Resubmittal	HLC

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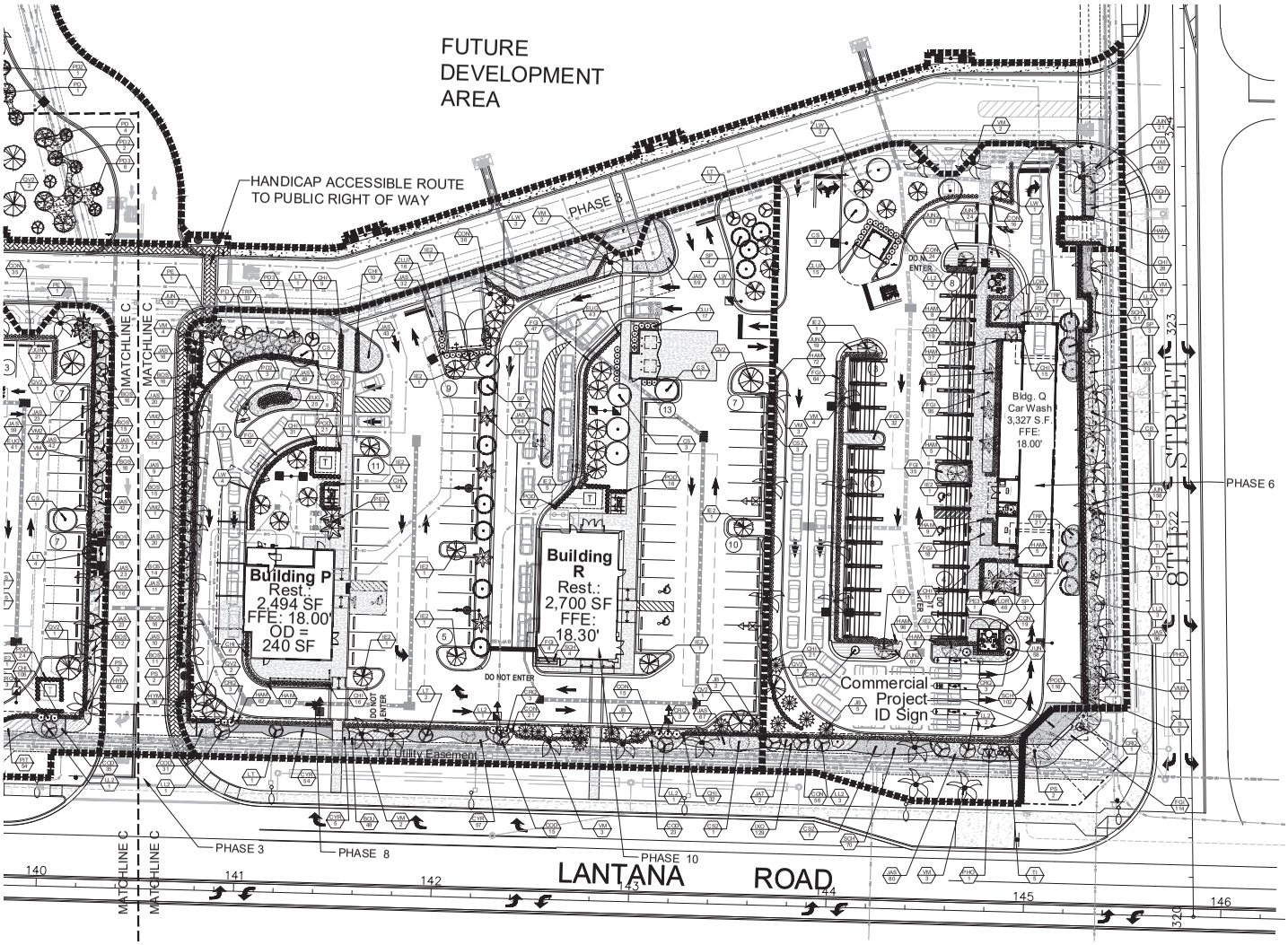
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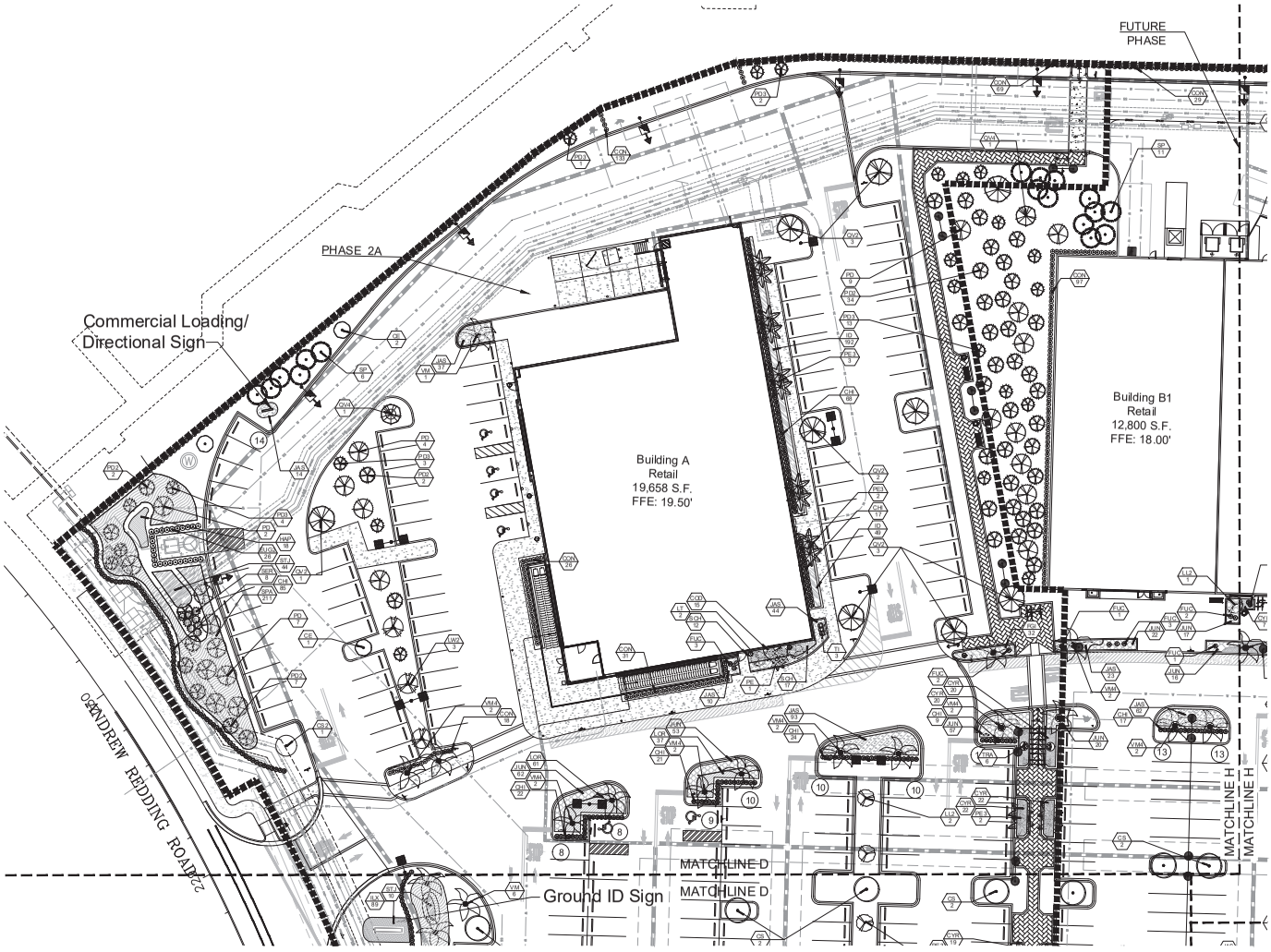
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Project No.:	12-008.03.2
Designed By:	JWB/HLC
Drawn By:	JWB/HLC
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09.19.23 Resubmittal - Multi Board LPs	HLC
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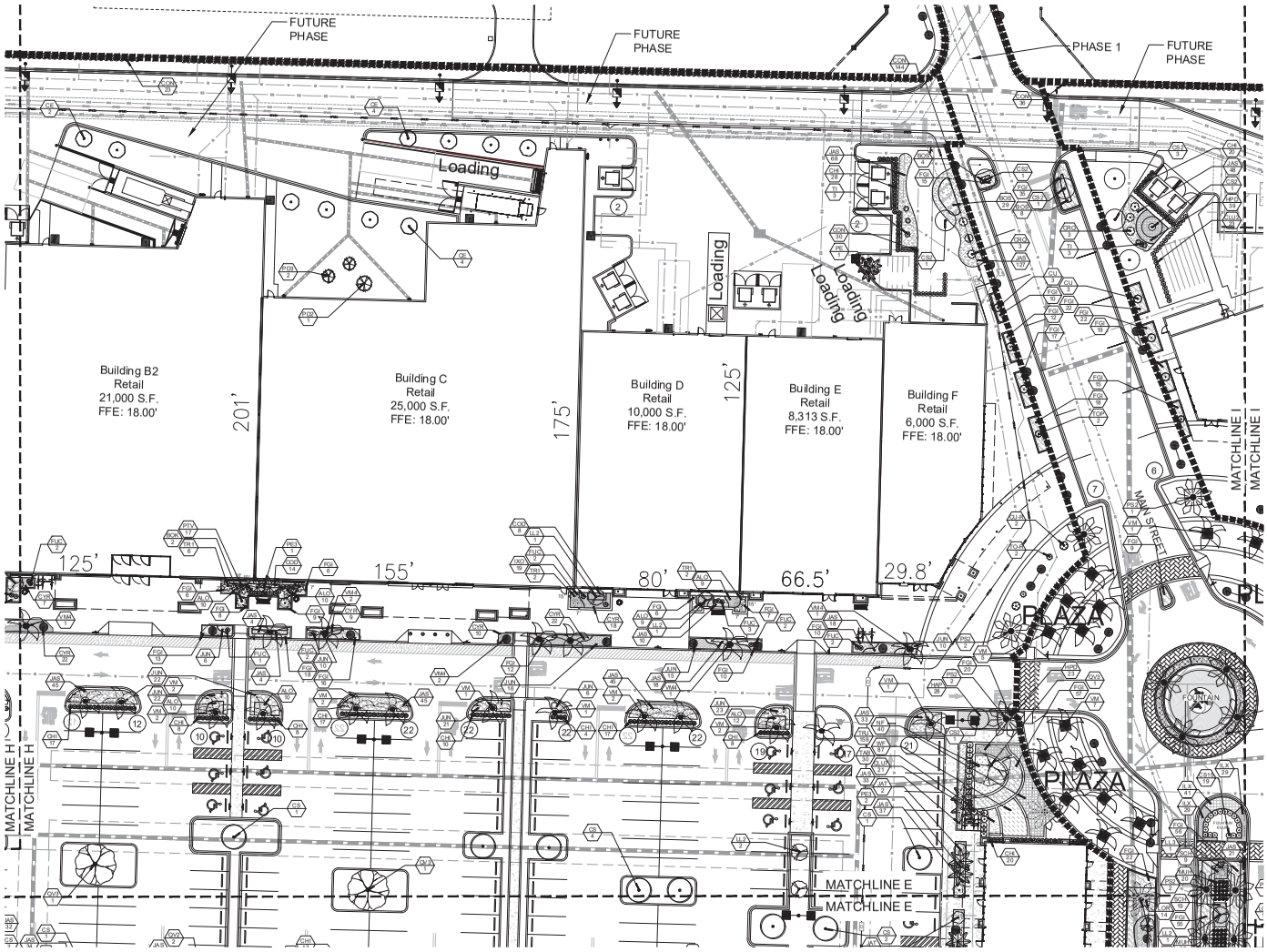
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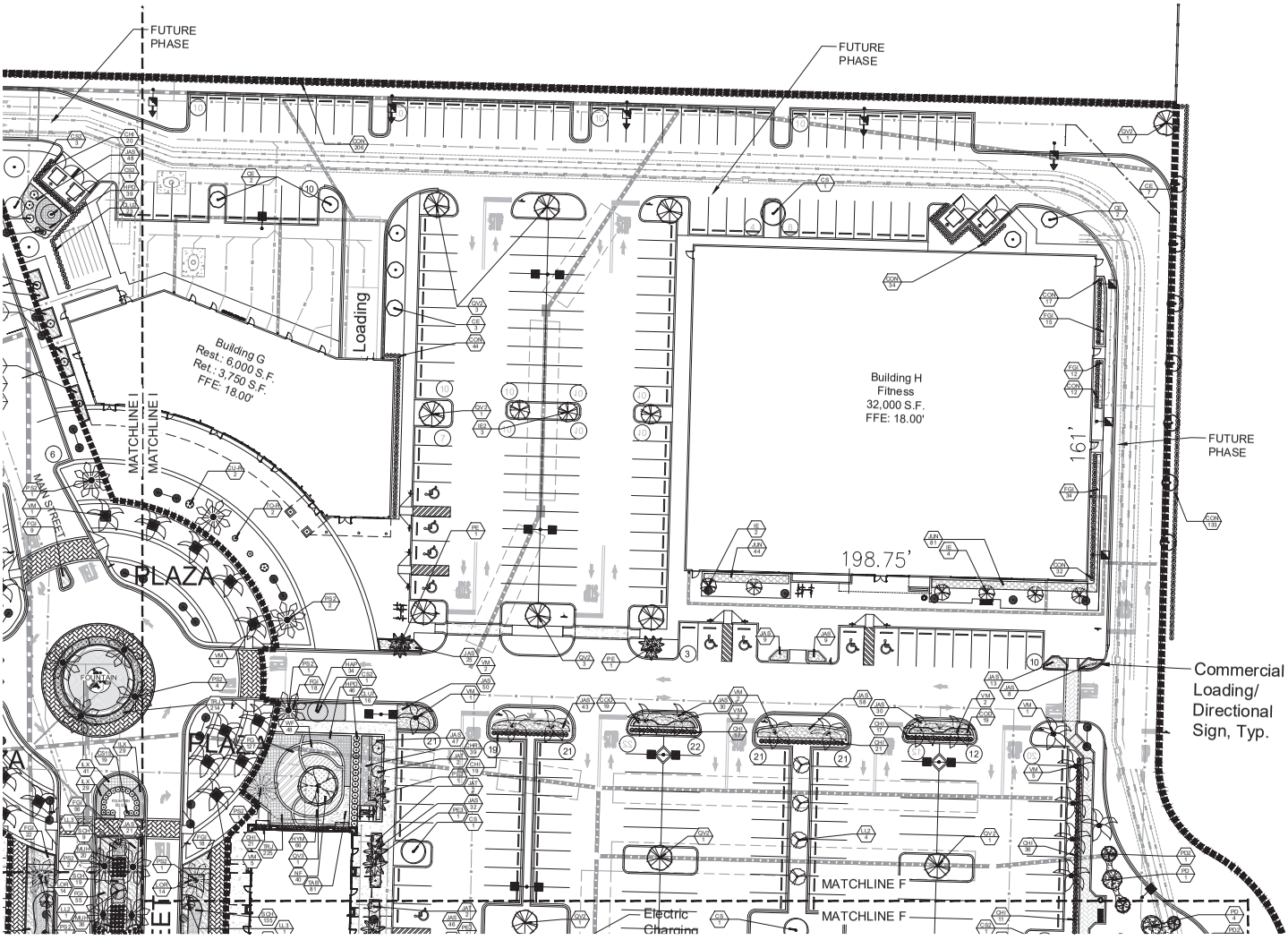
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09.15.23 Resubmittal - Main Street LP's	HLC
10.16.23 Resubmittal	HLC

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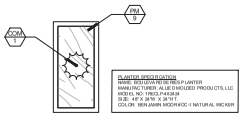
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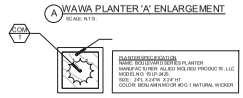
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01.16.24 Resubmittal	HLC

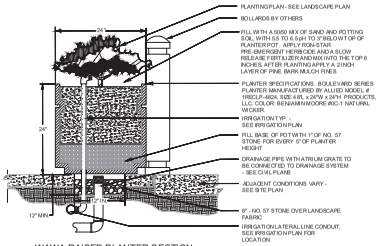
LP-9
of 12



A WAWA PLANTER 'A' ENLARGEMENT
SCALE: N.T.S.

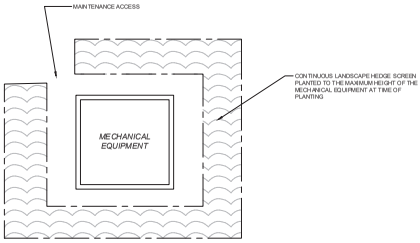


B WAWA PLANTER 'B' ENLARGEMENT
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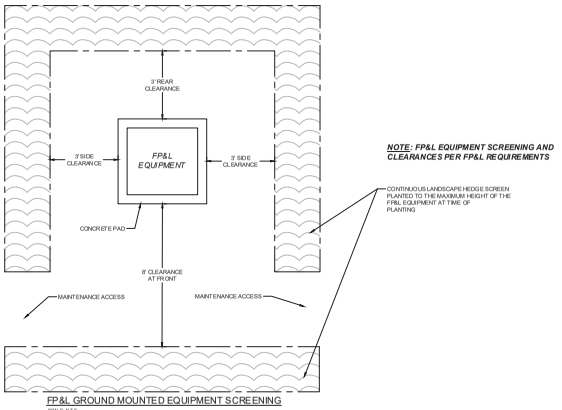


WAWA RAISED PLANTER SECTION
SCALE: 1"=1'-0"

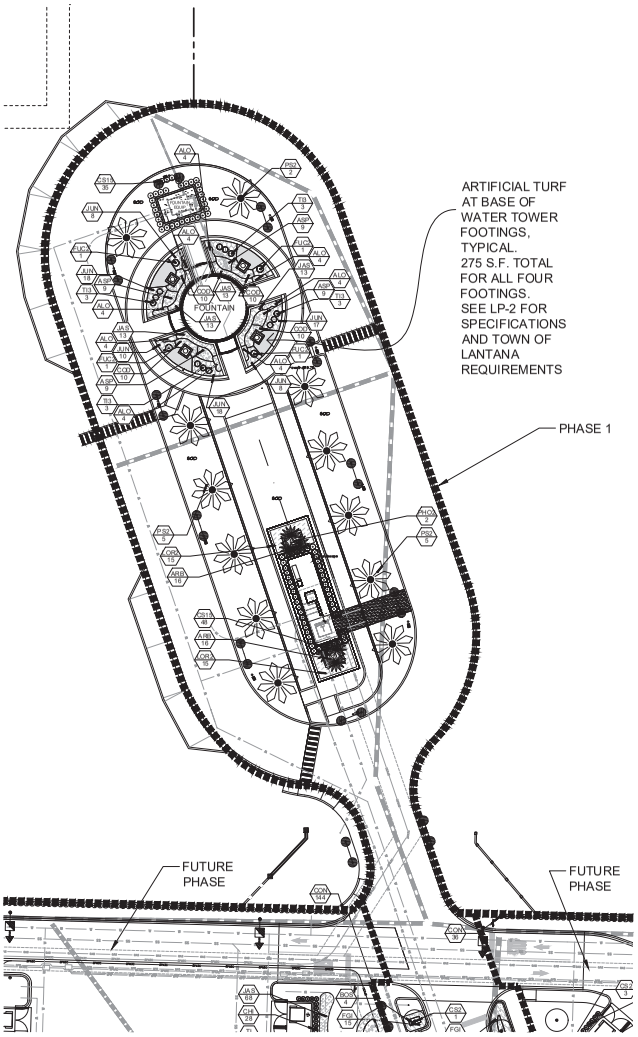
NOTE: PLANTER SPECIFICATIONS FOR 2'x2'x2' PLANTER. PLANTER MANUFACTURED BY ALLIED MOLDED PRODUCTS MODEL # 1SLP-2625. SIZE: 24"L x 24"W x 24"HT. BOULEVARD SERIES. COLOR: BENJAMIN MOORE #OC-1 NATURAL WICKER.



GROUND MOUNTED MECHANICAL EQUIPMENT SCREENING
SCALE: 1"=1'-0"



FP&L GROUND MOUNTED EQUIPMENT SCREENING
SCALE: N.T.S.



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Water Tower Commons
Pod A Commercial Landscape Plan
Lantana, Florida
Landscape Plan & Landscape Details

C:\Users\Mary Design\Documents\Projects\Water Tower Commons\Pod A Commercial\Landscape\Plans\Pod A Commercial Landscape Plan.dwg

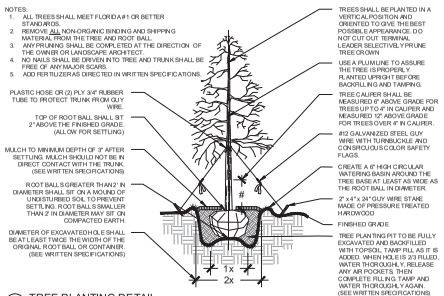
NORTH
0 10' 20' 40'
Scale: 1" = 20'-0"

Date:	Jan. 30, 2023
Project No.:	12-089.03.2
Designed By:	JWB/HLC
Drawn By:	JWB/HLC
Checked By:	SM/HLC

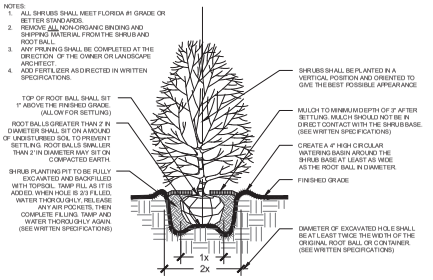
Revision Dates:

05.05.23 Submittal	HLC
06.09.23 Resubmittal	HLC
07.17.24 Submittal	HLC
08.15.24 Resubmittal	HLC
09.13.24 Resubmittal - Main Street Life	HLC
12.16.24 Resubmittal	HLC

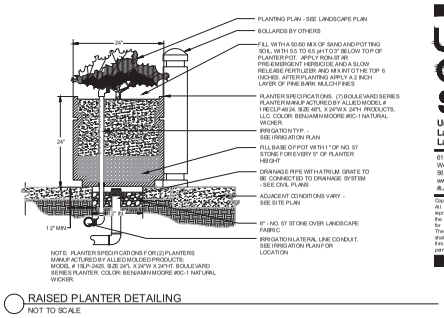
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of 12



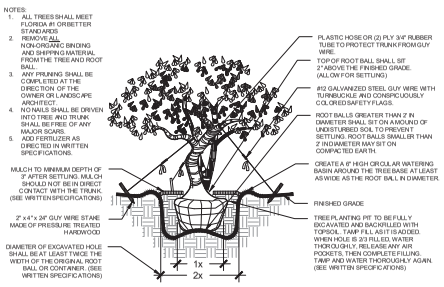
TREE PLANTING DETAIL
NOT TO SCALE



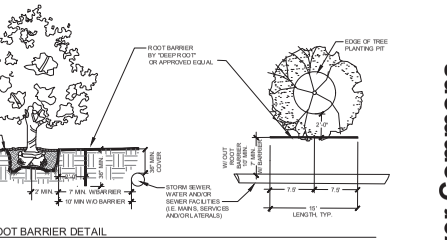
LARGE SHRUB PLANTING DETAIL
NOT TO SCALE



RAISED PLANTER DETAILING
NOT TO SCALE



IRREGULAR & MULTI-STEM TREE PLANTING DETAIL
NOT TO SCALE

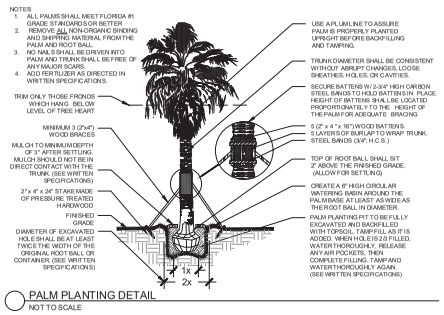


ROOT BARRIER DETAIL
NOT TO SCALE

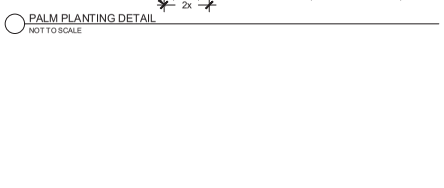
LANDSCAPE AND ROOT BARRIER NOTE:

TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREON.

ADDITIONALLY, TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY STORM SEWER, WATER AND OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS. HOWEVER, IN NO CASE SHALL A TREE BE PLACED INTO A UTILITIES EASEMENT WITHOUT PRIOR APPROVAL FROM THE UTILITIES PROVIDER AND ONLY SOD CAN BE INSTALLED WITHIN 75' OF A FIRE HYDRANT UNLESS PRIOR APPROVAL BY THE FIRE MARSHAL AND UTILITY PROVIDER.



PALM PLANTING DETAIL
NOT TO SCALE



MULCH RING IN SOD DETAIL
NOT TO SCALE

SHRUB & GROUNDCOVER LAYOUT DETAIL
NOT TO SCALE

GROUND COVERS & ROOTED CUTTING PLANTING DETAIL
NOT TO SCALE

PLANTING BED EDGE DETAIL
NOT TO SCALE

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Water Tower Commons
Pod A Commercial Landscape Plan
Lantana, Florida
Landscape Details

Date: Jan. 30, 2023
Project No.: 12-069.032
Designed By: JWB,HLC
Drawn By: JWB,HLC
Checked By: SM,HLC
Revision Dates:
03.06.23 Town Bd HLC
04.05.23 Resubmittal HLC
05.12.24 Town Bd HLC
05.15.24 Resubmittal HLC
06.13.24 Resubmittal - Main Street Lofts HLC
07.16.24 Resubmittal HLC

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SECTION 02903
TREES, SHRUBS AND GROUND COVER

PART 1 - GENERAL
By bidding on this project and/or signing a contract for landscape work, the Contractor acknowledges that he/she has read and understands these specifications in their entirety, that he/she has inspected the site, and that he/she will abide by all plans, specifications, and conditions found herein. Any perceived conflicts or concerns within the specifications or on the plant list, including unavailability of materials, are to be brought to the attention of the Landscape Architect prior to bid submission.

1.01 WORK INCLUDED
A. Contractor shall obtain or ensure that all necessary permits have been granted to the Owner for work on the Owner's properties or in any adjacent easements prior to commencement of work.
B. All planting and construction work shall be executed as shown on the provided drawings, schedules, and specifications.
C. Any additional work or materials required to install landscape elements as called for on the plans, specifications or plant list shall be provided and installed by the Contractor.
D. Finish Grade Elevations 2 inch below top of pathway edging.
E. The Contractor shall be entirely responsible for all work until final acceptance by the Owner. The Contractor shall protect all materials and work against injury and shall provide and maintain all necessary guards for the protection of the public. He shall be held responsible for any negligence during the execution of the work.

1.02 QUALITY ASSURANCE
A. All work specified herein shall be performed by a single firm specializing in landscape work. The Landscape Architect and the Owner retain the right to approve any proposed subcontractors prior to awarding the contract.
B. Ship landscape materials with certificates of inspection required by governing authorities. Comply with all regulations applicable to landscape materials.
C. Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
D. Provide trees, palms, shrubs and groundcover grown in a recognized nursery in accordance with good horticultural practice. Materials must be healthy and vigorous, free of disease, insects, eggs, larvae, and defects such as decay, rot, knots, sun scald, injuries, abrasions, and poor or unusual form. No collected material will be permitted unless specific written approval is granted.
E. Do not make substitutions. If specified landscape material is not available at time of planting, submit proof of non-availability and provide a list of proposed equivalent material. Once authorized, adjustments to the contract will be made. Owner is not financially responsible for unauthorized substitutions.
F. Plant materials of larger size than specified may be used if acceptable to Landscape Architect and if sizes of root balls are increased proportionately. Installation of larger sizes will not increase contract amount unless specifically authorized by Owner.
G. Owner and Landscape Architect reserve the right to inspect, approve or reject at any time plant materials or work either at the nursery or at the site which does not meet the condition in the plans, plant list or specifications.
H. The Contractor shall be responsible for planting the landscape in complete accordance with all applicable codes, ordinances, and laws. Any modification made to conform with said codes, laws and ordinances, after the bid is awarded, shall be completed at the Contractor's expense at no additional cost to the Owner.

1.03 SUBMITTALS
A. Certification: Submit certificates of inspections as required by governmental authorities, and manufacturers or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
B. Submit seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.
C. Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of work.
D. Maintenance Instructions: Submit type written procedures for maintenance of landscape work, through final acceptance.

1.04 DELIVERY, STORAGE AND HANDLING
A. Packaged Materials: Deliver packaged materials in original containers showing manufacturer's guaranteed weight analysis and name of manufacturer. Protect materials from damage and deterioration during delivery and storage.
B. Trees, shrubs, and ground cover: Provide freshly dug trees, palms, and shrubs. Do not prune prior to delivery. All plants shall be handled and stored so that they are adequately protected from drying out, from sun or wind burn, and from any other injury at all times. Any plant determined to be wilted or burned may be rejected at any time, whether in the ground or not. Plants shall be handled only by their containers or root balls, not by stems or trunks. Trees that are scraped or scarred during delivery, storage, or planting will be rejected. The on-site storage area shall be approved prior to delivery of any plant materials. Do not bend or bind plants in such a manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery.
C. Deliver plant materials after preparations for planting are complete, and plant immediately. Roots or balls of all plants shall be adequately protected at all times from sun and/or wind. Balled and burlapped (B&B) plants that cannot be planted immediately upon delivery shall be set on the ground and protected by having soil, wet peat, or other acceptable material covering the roots or balls keeping them moist.
D. Do not remove container grown stock from containers until planting time.
E. Label at least one tree, one palm and one shrub of each variety with a securely attached waterproof tag bearing legible designation of botanical and common name, if requested by Owner.
F. Soil Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.

1.05 JOB CONDITIONS
A. Proceed with and complete landscape work as rapidly as portions of site become available.
B. Utilities: Determine location of overhead and underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Forty eight (48) hours prior to digging, call the appropriate Utility Authority to have all utilities identified and marked in order to avoid conflicts.
C. Protection of Existing Structures: All existing building walls, walks, paving, piping, and other items of construction and planting already completed or established shall be protected from damage. All damage resulting from negligence shall be repaired or replaced, including but not limited to repair or replacement of curbs within existing walkways caused by the Contractor. The Contractor shall not allow or permit excessive any damage required by others and subsequently or sub-base charges to the Contractor.
D. Protection of Existing Plant Material: The Contractor shall be responsible for all unauthorized cutting or damage to existing trees or shrubs caused by careless operation of equipment, stockpiling of materials, etc. This shall include compaction by driving or parking inside the drip-line of any tree, or spilling of oil, gasoline, or other deleterious materials within the drip-line of any tree. No materials shall be burned.
E. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.

PART II - PRODUCTS
2.01 TOPSOIL
A. The Contractor is required to obtain a soil sample and perform a soil analysis test to determine the existing soil composition and conclude whether it complies with the composition criteria below.
B. Where topsoil does not meet the specified limits within the project site, it shall be furnished. Throughout all parts of site where finish grades and contour trees differ from existing contour lines, bring to finish grade contours shown on "Grading Plan."
C. Topsoil shall be friable, fertile soil with representative characteristics of local soils. It shall be free of heavy clay, marl, stone, extraneous lime, plant roots, refuse and/or seed weeds, sticks, brush, construction demolition debris, and any other deleterious materials. There shall be no noxious weeds or weed seeds (i.e., nut grass, Bermuda grass and the like). In no case shall there be more than five percent (5%) by dry weight of clay lumps or stones larger than 1". It shall test in the pH range of 6.0 to 7.2 and shall contain no substance that will impede plant growth. The Contractor shall have topsoil laboratory analysis at his expense and approved by Landscape Architect or Owner prior to material delivery.

Topsoil shall conform to the following specifications:

COMPONENTS	DRY WEIGHT MEASURE	PART CLAY SIZE
Organic Matter	2% - 7%	
Silt/Clay	2% - 10%	< 0.074 mm
Sand	85% - 98%	0.075 - 3.00 mm
Gravel	0% - 5%	4.75 mm - 1 inch

The analysis shall also show the following ranges:

Soluble salt	2 - 10 mmmhos/cm
Nitrogen	25-50 PPM
Phosphorus	26 - 39 PPM
Potassium	50 - 250 PPM
Calcium	500 - 2500 PPM
Magnesium	50 - 500 PPM
Iron	2.5 - 20 PPM
Manganese	2.5 - 25 PPM
Zinc	0.3 - 0.6 PPM
Copper	1.3 - 5 PPM
Boron	0.5 - 1.5 PPM
Sulphur	15 - 200 PPM
Chlorine	less than 1.00 PPM
Sodium	less than 10
Nematodes	none

2.02 SOIL AMENDMENTS AND FERTILIZERS
A. Peat Moss: Peat moss shall be a commercial, balled sphagnum material, free of woody material, minerals, or foreign matter, with a pH range of 3.5 - 5.5.
B. Sand: Sand shall be clean, sharp, and free of all deleterious material.
C. Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.
D. Humus Soil Conditioner: Consisting of yard trimmings and biosolids co-compost.
E. Fertilizer: Fertilizer shall be a commercial grade, granular, slow release "pre-plant" type fertilizer.
1. Fertilizer shall be delivered to the site in the original unopened container, bearing the manufacturer's guaranteed analysis. Any opened, caked, or damaged fertilizer will be rejected.
2. Tree, palm, shrub and grass fertilizer shall be "UF (University of Florida) Formulated" product 8-2-12 or 8-2-13 with minor elements as an all-purpose fertilizer, or equal, and applied according to the manufacturer's direction.
3. Application of fertilizer shall be consistent with the current recommendations of the Green Industries - Best Management Practices.
4. Fertilizer shall be applied by an individual who has successfully completed the GI-BMP program and holds a current Urban Fertilizer License or as required by the State and Local Ordinances.

2.03 WATER
A. All water necessary for planting and maintenance shall be of satisfactory quality to sustain adequate growth of plants and shall not contain harmful, natural or man-made elements detrimental to plants.

2.04 OTHER LANDSCAPE PRODUCTS
A. Mulch: Mulch shall be shredded Melaleuca, Eucalyptus, Grade "A" Pine Bark Nuggets, or approved equal, free of foreign materials and weed seeds. Minimum depth after settling shall be 3".
B. Guying and Staking: Tree guying and bracing shall be the responsibility of the Contractor in accordance with the planting details to insure stability and maintain plants in an upright position.
C. Anti-desiccant: Anti-desiccant shall be "Wilt-pruf" or equal, if specified on plans.
D. Tree Wound Paint: Tree wound paint shall be an asphaltic base paint containing an antibacterial agent, specially prepared for tree surgery work.
E. Super Absorbent Polymer: "Terra Sorb" or approved equal as packaged in 3 oz. Handy Pac composed of synthetic potassium copolymer, polyacrylic acrylate. Particle size of 1.0 mm to 3.0 mm and absorption rate of 300 times its weight in water, if specified on plans.

Apply dry, using the following amounts:
1. For trees and palms up to 36" diameter root ball, use one 3 oz. Handy Pac.
2. For trees and palms over 36" diameter root ball see planting details.
3. Handy Pacs - Broadcast throughout planting hole and backfill as per manufacturers specifications.

For container grown plants

Container Size	Application Rate
1 Gallon	1 Handy Pac / 8 Containers
3 Gallons	1 Handy Pac / 4 Containers
7 to 8 Gallons	1 Handy Pac / 2 Containers
20 Gallons	1 Handy Pac / 1 Container

2.05 PLANT MATERIAL
A. Plant list is part of this specification section. The Contractor shall be responsible for furnishing and installing all plant materials shown on the drawings and plant list. In case of conflict between the list and the drawing, the drawing shall rule.
B. Quality: Trees, palms, shrubs, and other plants shall be Florida #1 or better as defined in the latest edition of Grades and Standards for Nursery Plants, Florida Department of Agriculture and Consumer Services. Multi-trunked trees will not be accepted unless they are specifically specified in the planting plans. All plants shall have a normal habit of growth and shall be sound, healthy, and vigorous. Trees shall have normal well-developed branching structures and vigorous root systems that are not root or container bound.

1. Balled and burlapped plants (BB or b&b) shall be dug with firm, natural balls of earth, of sufficient depth and diameter to include the fibrous and feeding roots. Plants with cracked, dry, or broken balls will not be accepted, nor will plants with root balls of insufficient size.
2. All plants, other than those collected on site, shall be nursery grown in accordance with good horticultural practices and under climatic conditions similar to the site for at least two years. Transplanting or root pruning shall have taken place during growth.

C. Size: Plant sizes shown in the plant list are minimums. When a plant size is given by height and spread or by container size, all specifications are minimums to be met or exceeded. All trees and shrubs shall be measured when their branches are in a normal position. Spread dimensions specified refer to the main body of the plant and not from extreme branch tip to tip. Height is measured to the natural line on the average height of the canopy. Measurement does not include any terminal growth; the container or root ball is also not included.

Unless otherwise specified, the determining measurement for trees shall be caliper, which shall be measured 6" above the ground for trees up to 4" in caliper, and 12" above the ground for trees over 4" caliper.

2.06 GRASS MATERIALS
A. Types: Sod type shall be as specified on the provided landscape plan and associated plant schedule.
B. Dimensions: The sod shall be taken up in commercial size rectangles, preferably 12-inch x 24-inch.
C. Measurement: Sod shall be measured on the basis of square footage. Contractor shall be responsible for complete coverage based on the square footage shown on plans; the retina, and contractor shall adjust for any shortcomings of materials.
D. The sod shall be sufficiently thick to provide a dense stand of live grass. The sod shall be live, fresh and unmatted, at the time of planting. It shall be a sod mat of sufficient thickness, at least 2" thick, adhering firmly to the roots to withstand all necessary handling. It shall be free of weeds and other grasses. Sod harvested in the dormant of the Owner or Landscape Architect, such work shall be at the Contractor's expense.
E. Cure: Sod shall not be harvested until each tree at least as wide as the sod ball in diameter formed by a circular edge of soil at least 6" high.
F. Sod Strips: Sod strips shall be cut to a minimum depth of 3" (after settling). Mulch shall not be applied, sod strips have not been properly watered and two days have elapsed. Mulch should be placed so that it is not in direct contact with trunks.
G. All palms to be staked or guyed per these specifications. All stakes shall be painted a conspicuous color or shall be flagged for visibility and public safety; guy wires shall be flagged.
H. Palms shall be planted per above specifications.

2.07 REJECTION, SUBSTITUTION, AND RELOCATION
A. All plants not conforming to the requirements herein specified shall be considered defective and such plants shall be marked as rejected and removed from the site whether in the ground or not, at the Contractor's expense. Such removal shall take place immediately and new plants shall be brought in as replacements. The plant materials must meet all applicable inspections required by law.
B. The Owner or Landscape Architect also reserves the right to require that plants be relocated after installation if their initial installation does not conform to the plans or the intent of the plans, or if the original location poses an unforeseen threat to other facilities, human life, health, or safety, or to site utilities. Such relocation shall be at the Contractor's expense.

PART III - EXECUTION
3.01 GENERAL
A. Proceed with and complete landscape work as rapidly as portions of the site become available.
B. No planting shall be done until all operations in conjunction with the installation of the sprinkler system have been completed, final grades have been established, planting areas have been properly graded and prepared.
C. Adverse Conditions: When conditions potentially detrimental to plant growth are encountered during work, such as subbase or refuse fill, adverse drainage conditions, or obstructions, notify Owner or Landscape Architect before planting.
D. Work Scheduling: Work is to be scheduled to establish a logical sequence of steps for completion of each type and phase of landscape work, in such a way as to correspond with, and avoid damage and conflict with, other disciplines on site.
E. Coordination with Sod/Lawn: Plant trees, palms, and shrubs only after final grades are established, and prior to sodding or lawn establishment. If such planting must be done after lawn work, protect lawn and repair any damaged areas during planting and promptly repair any resulting damage.
F. Timing:
1. Planting work shall not be started until the final subgrade has been established, berms have been constructed and fine finished grading completed.
2. Under no conditions shall work be done if weather or soil conditions are not satisfactory.

G. Clean-up:
1. At all times during the construction and installation, the site shall be maintained in a clean, orderly and safe condition. Streets and pavements shall be kept clean. Materials and equipment for planting work shall be limited to the quantity required for the particular phase of work currently underway on the job site.
2. Protect landscape work and materials from damage due to landscape installation and maintenance operations, operations by other contractors and trades, and trespassers. Maintain protection during installation, Maintenance and Establishment periods. Treat, repair or replace damaged landscape work as directed.

3.02 SOIL PREPARATION
A. Grading and soil preparation work shall be performed only during periods when best results can be obtained. If the moisture content of the soil is high enough that work would damage soil structure, grading and tilling operations shall be suspended.

B. Before mixing in soil amendments, clean topsoil of roots, plants, sods, stones, clay lumps and other extraneous materials harmful or toxic to plant growth. Apply Herbicide for weed control as needed.
C. Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
D. For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

1. Mix lime with dry soil prior to mixing of fertilizer.
2. Prevent lime from contacting roots of acid-loving plants.

E. Unless drawings indicate otherwise, trees shall not exceed a 3:1 slope. Berms near buildings or in potentially trouble-some drainage situations shall be checked for correct drainage by the project Engineer or Owner prior to planting.
F. Tree and shrub planting beds which fall within or near parking lot areas shall be completely excavated and backfilled with topsoil. All shell-rock or other base materials, and all subsoil and debris, shall be completely removed from beneath such planting areas, to a minimum depth of 24".
G. All tree and/or shrub planting areas within 36" of building foundations, and any other planting areas where significant buried construction debris is encountered, shall be excavated to a minimum depth of 24" and backfilled with topsoil as specified elsewhere in these specifications.

3.03 TILLING
A. Before mixing, clean soil of roots, plants, clay lumps, stones in excess of 1" in diameter, and other extraneous or potentially harmful materials.
B. After all soil conditioning (and topsoil if called for on plans) has been spread at specified rates, the areas to be planted shall be thoroughly rotary-tilled to a depth of six (6) inches. Plowing or disking is not an acceptable substitute for rotary-tilling.

1. If the sprinkler system is installed after grading and tilling is completed, the backfill shall be refilled in the affected areas.
2. When the subsoil, grading, topsoil addition, soil conditioning, and tilling have been accomplished, all areas so treated shall be compacted and settled by application of heavy irrigation to a minimum depth of twelve (12) inches. Erosion scars shall be repaired.

3.04 FINE FINISH GRADING
A. When preliminary grading has been completed and the soil has dried sufficiently to be readily worked, all lawn and planting areas shall be graded to the elevations indicated on the Engineering Plans. The top four (4) inches that shall be completely free of stones larger than one (1) inch. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given. Positive drainage away from buildings shall always be maintained. Surface drainage shall be directed as indicated on the drawings by remodeling surfaces to facilitate the natural run-off of water. All depressions where water will stand, all voids, erosion, settled trenches and excavations, and all ridges and rises shall be amended and/or removed leaving a smooth, even finish grade. If additional amended topsoil is required to accomplish the intent of this specification, it shall be according to the foregoing specifications for topsoil.

1. All area shall be graded so that the final grades are 2" below adjacent paved areas, sidewalks, valve boxes, mowing strips, clean-outs, drains, etc., with appropriate adjustments for varying soil thicknesses. The intent is for water always to drain away from paving into lawn/sod areas.
2. Eliminate all erosion scars prior to beginning planting.
3. The Owner and/or his representative shall approve all final finish grades prior to planting.

B. Prior to the grading or the installation of plant material the Contractor shall obtain certification that the project area is at the grade levels proposed by the Civil Engineer and Landscape Architect on a revised Survey. The Contractor shall then grade the lawn and planting areas to bring the rough grade up to the finished grade allowing for thickness of sod and/or mulch depth.

3.05 PLANTING TREES AND PALMS
A. Layout individual tree locations and areas for multiple plantings. Stake all locations and outline areas, then secure Landscape Architect's acceptance before the start of planting work.
B. Prior to preparation of tree pits, ascertain the location of all electrical cables, all conduits, all utility lines, all lamp and supply fixtures, so that proper precautions may be taken not to disturb or damage any existing conditions. Properly maintain and protect existing utilities. Should such underground or overhead obstructions be encountered that interfere with planting, the Contractor will inform the Landscape Architect or Owner's representative and shall be prepared to the adjustment of the location of plants to clear such obstruction or the relocation of the obstruction.
C. Tree pit locations shall be staked by the Contractor and approved by the Owner or Landscape Architect before digging. Pits shall be excavated to the depth and width indicated and all subsoil removed.
D. Protect all areas from excessive compaction by foot traffic or machinery when bringing trees and palms to the site.
E. All excavated holes shall have vertical sides with roughened surfaces and shall be of a size sufficient to meet the widths of the original plant container or ball. In all cases the holes shall be large enough to permit handling and planting without damage to the roots or root ball.
F. Excess soil shall be removed or utilized as directed by Owner or the Owner's representative. If the excess soil will not be used, it is the responsibility of the Contractor to remove and dispose of the disposal site in an acceptable manner.
G. Tree pits shall be backfilled with a topsoil mixture as specified elsewhere in these specifications. Palm tree pits will be backfilled with a mixture of up to 85% sand and 5% organic material.
H. Add fertilizer to tree pits as specified elsewhere in these specifications.
I. Set balled and burlapped stock on a layer of 50% native soil and 50% topsoil compacted to a 6" depth. Loosen and remove the top of sides of the ball but no burlap shall be pulled from underneath. Remove non-organic binding material (if any) from tree ball. Immediately cut any damaged roots with clean shears. Using a plumb line, assure that the tree is properly upright, begin filling the hole and tamping the fill material. When the hole is 2/3 filled, water thoroughly and probe with a rod to be sure that no air pockets remain. Repeat this, complete filling the hole, re-tamp, and water again.
J. Set container grown stock as above, taking care not to damage roots when removing the container.
K. During planting, do not cover the top of the root ball with the soil mixture. All rope, wires, burlap mesh etc., shall be removed from the root ball. No synthetic burlap is allowed on any plant material. Synthetic burlap is unacceptable for rootballs. Trees shall be planted so that the top of the root ball is 2" above final grade. Allow for settling. Any trees resting deeper or planted in such a manner as to cause the perimeter of the Owner or Landscape Architect, such work shall be at the Contractor's expense.
L. Create a watering basin around each tree at least as wide as the root ball in diameter formed by a circular edge of soil at least 6" high.
M. Set palms in pits with a minimum depth of 3" (after settling). Mulch shall not be applied, sod strips have not been properly watered and two days have elapsed. Mulch should be placed so that it is not in direct contact with trunks.
N. All palms to be staked or guyed per these specifications. All stakes shall be painted a conspicuous color or shall be flagged for visibility and public safety; guy wires shall be flagged.
O. Palms shall be planted per above specifications.

3.06 PLANTING SHRUBS, VINES, AND GROUND COVERS
A. The locations of all planting beds, bed outlines and all other areas to be planted shall be clearly marked with agricultural gypsum or landscape marking paint then approved by the Owner or Landscape Architect before any holes are dug.
B. No planting shall be done until the area concerned has been satisfactorily prepared in accordance with these specifications.
C. No more plants shall be distributed in the planting area on any work day than can be planted and watered in that day.
D. Unless otherwise indicated, all plants shall be planted in pits, centered as called for on the plant list, and with 24" depth of topsoil as specified elsewhere in these specifications. In such depth that the soil line of the plants will match the surrounding grade after settling. Plants shall be planted in a vertical position and oriented to give the best possible appearance or relationship to adjacent structures or features. Remove all inorganic containers or binding. All damaged roots shall be cut away cleanly. Planting soil shall be placed and compacted carefully to fill all voids and avoid root injury. When the hole is 2/3 filled, water thoroughly. If the natural soil in the bed is very poor, a shallow saucer shall be formed around each bed. After settling, soil shall be added as needed to bring the hole to grade level.
E. Azaleas and other ericaceous and acid-loving plants shall be backfilled with a mixture of 20% topsoil and 80% acid peat. They shall be set so that the bases of the plants are slightly higher than they grew in the nursery or nursery after settling. At no time shall the soil line in any case be brought into contact with the plants or their roots. Mulch with pine straw unless noted otherwise.
F. Add fertilizer to plants as outlined in section 2.02.
G. Vines shall be planted in pits containing at least 2 cubic feet of prepared topsoil. The shall be planted in the same manner as shrubs, and shall be mulched. Vine stems shall be fastened to walls, trellises, etc. as specified in the drawings.
H. Groundcover plants shall be laid out in their proposed planting locations without being removed from their containers after the soil is properly prepared per these specifications. Planting methodology is the same as for other shrubs.
I. Any plants which, after settling, are significantly higher or even slightly lower than they grew in the nursery or container are subject to resetting or replacement at the discretion of the OWNER or Landscape Architect. Such work shall be at the Contractor's expense.
J. If called for in the plans, landscape edging shall be installed as specified.
K. All planting beds and individual plantings shall be mulched with a minimum of 3" (after settling) of mulch as specified in this document. Mulch shall be free of weed seeds and other foreign matter.

3.07 ANNUAL AND SEASONAL COLOR BEDS
A. Beds shall be mounded to a height 6" on top of the existing grade and composed of 50% topsoil and 50% compost.
B. Soil shall be covered with ½" - 1" deep layer of Pine Fines Mulch or comparable product.

3.08 PRUNING
A. All pruning shall be done in the presence of, and with the approval of, the Owner or Landscape Architect. Only clean, sharp tools designed for the purpose shall be used. The goal of pruning is always to preserve and enhance the natural character of the plant. Pruning shall be done per modern horticultural practice (see National Arborist Standards, latest edition).
B. Pruning shall be limited to the minimum necessary to remove injured twigs, branches, and fronds, to compensate for root loss suffered during digging and transplanting, and to trim and shape shrubs and trees. In no case shall more than 1/3 of the branching structure be removed. Damaged, scarred, frayed, split, or skinned twigs, branches, or limbs shall be pruned back to the next sound outside lateral bud, branch or limb. The terminal bud or leader shall never be removed.
C. Prune trees or shrubs only to retain required height and spread. Remove the minimal amount of wood necessary on flowering trees and shrubs. Remove only dead or dying fronds from palms. Cuts over 3/4" in diameter shall be treated with tree wound paint; all exposed living tissue shall be covered.
D. Existing Trees: If indicated on drawings, Contractor shall prune and thin existing trees on site. The use of climbing spurs is prohibited. All diseased, dead branches and those interfering with healthy plant growth shall be removed. Also, remove root suckers, low branches, and any others as directed by the Owner or Landscape Architect. Cuts shall be flush with the trunk or upon lateral parties. All such measures shall be at the Contractor's expense unless clear evidence establishes that the soil problem is not pre-existing and is caused by factors beyond the Contractor's control.
F. Replacement and Conditions:
1. Materials will be replaced as many times as necessary to satisfy the OWNER'S representative and the specifications. All replacement costs will be the responsibility of the Contractor.
2. Replacements will be of the same size, species, and specifications as the original. No additional soil additives will be required unless significant amounts of soil mix are lost before or during replacement.
3. Plant losses due to abnormal weather conditions such as floods, excessive wind damage (on properly staked or guyed trees), severe freezing, or hail will not be the responsibility of the Contractor.
4. Deciduous materials will be guaranteed to break dormancy at the proper season. Materials planted during their normal dormant period will be guaranteed to resume normal growth at the proper time for that species.

LANDSCAPE NOTES
GENERAL:
1. All proposed material shall be Florida No. 1 or better as set forth in "Grades & Standards for Nursery Plants," Part 1&2, Florida Dept. of Agriculture and Consumer Services, latest edition. No deviations will be permitted.
2. By submitting a bid, the landscape contractor is responsible for providing the material specified on the plans. No substitutions will be accepted without prior written approval and acceptance by the Owner or his representative, or Landscape Architect.
3. Materials to be hand-selected at the discretion of the Owner or his representative, or Landscape Architect.
4. All work shall proceed in a professional manner in accordance with standard nursery and installation practice.
5. Quantities on plant list are for convenience only. Landscape Contractor is responsible for all plants shown on planting plans. When discrepancies occur between plant list and planting plans, the plans are to override the plant list in all cases. Contractor is responsible for confirming plant quantities and certifying such to the Owner or his representative.
6. Contractor is responsible for locating all underground utilities prior to digging. Notify the Owner or his representative, or the Landscape Architect immediately regarding discrepancies or conflicts.
7. Landscape Contractor to notify the Owner or his representative, or Landscape Architect at least three (3) working days prior to beginning any stage of work.
8. Owner or Landscape Architect to be immediately notified of any discrepancies found in field.
9. Owner or his representative, or Landscape Architect reserve the right to field adjust plant material onsite to avoid conflicts or clearance issues not anticipated in the planning process.
10. Existing plant material to be removed, except as noted.

TREES & PALMS
1. All trees, new and relocated, to be staked and guyed as detailed.
2. No double or multi-trunk trees unless otherwise specified.
3. Faces of trees and palms to be located a minimum of 2'-0" off all sidewalks/bike paths or other paved surfaces, unless otherwise noted on plans.
4. Root suckers on Live Oaks are not acceptable.
5. All trees falling within paved areas to have a mulch ring 3' in diameter, mulched 3" deep with no more than 1" deep directly adjacent to the trunk of the trees.

PLANTING BEDS
1. Groundcover and shrubs to be laid out in a uniform and consistent pattern.
2. All planting beds to receive mulch per plans.
3. Landscape Contractor is responsible for verifying that clean top soil, meeting the attached specifications, exists in each planting bed prior to planting. Contractor shall add or amend top soil if necessary. Tree pits shall be backfilled as noted in attached specifications. Excavate all shrub and groundcover beds as specified and backfill with planting soil per specifications.
4. All existing palms/ bases material to be removed from planting areas and replaced with clean top soil and planting mix as specified. Landscape Contractor to be 24" below adjacent paved areas or top of curb.
5. Soil in landscape areas shall be free of debris, including paving base or fill material, and calcareous materials such as shell, lime rock, concrete, plaster and stucco. Planting areas containing excessive calcareous material shall be excavated to a minimum depth of (2') two feet.

SOD
1. Landscape Contractor is responsible for replacing any damaged sod.

IRRIGATION
1. All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing 100% coverage with 50% overlap or utilizing a drip irrigation/micro watering system. No landscape installation shall occur until the irrigation system is operational, unless approval is granted by Owner or his representative, or Landscape Architect.

AS-BUILT LANDSCAPE AND IRRIGATION PLANS
1. The landscape and irrigation contractors shall provide as-built plans for both landscape and irrigation installations.

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Water Tower Commons
Pod A Commercial Landscape Plan
Lantana, Florida
Landscape Specifications

Date: Jan. 30, 2023
Project No.: 12-080.03
Designed By: JWB/HLC
Drawn By: JWB/HLC
Checked By: SM/HLC

Revision Dates:

06.09.23 Submittal	HLC
08.09.23 Resubmittal	HLC
09.11.23 Submittal	HLC
09.15.23 Resubmittal	HLC
09.18.23 Resubmittal - Main Blvd UPs	HLC
09.19.23 Resubmittal	HLC

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of 12

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 8a

PREPARED BY: Jerry Darr, Assistant Utilities Director

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

MEETING DATE: August 12, 2024

AGENDA ITEM: Consideration of ratifying the emergency purchase of a new radiator for the Water Treatment Plant's (WTP's) Generator from Pantropic Power in an amount not to exceed $26,775.00.

ISSUE/BACKGROUND:

The radiator for the WTP's generator has failed and is beyond repair due to its deteriorated condition resulting from its age and its exposure to corrosive treatment chemicals, (i.e., salt and chlorine bleach) utilized in the surrounding environment. This condition prevents the generator from operating in emergency conditions and from undergoing required load testing as mandated by the Palm Beach County Well Field Protection Program. Pantropic Power is the region's only authorized independent dealer/provider of Caterpillar generator repairs and replacements and their repairs include the following:

- removal of the radiator from the engine and the removal of all of the cores, hoses, belts and to clean and prepare the area to be able to install the new radiator cores.
- installation of the new radiator with a new hardware kit.
- reconnection of the radiator to the engine and fan guard and refill the unit with new coolant.
- test the generator for any leaks and make sure it is running in satisfactory condition.
- includes a 5-year warranty on parts and labor + inhibiter coating.

Staff requests the ratification of the emergency purchase of the radiator at a cost of $26,775.00. This purchase was unplanned and will be funded from available reserves and included in the FY 2023/24 year-end budget amendment if necessary.

ATTACHMENT(S):

1. Town of lantana Radiator Repairs-8-6-2024.pdf
2. Town Of lantana 2024- Sole Source Letter.pdf
3. 20240806_104819.jpg
4. 20240806_104842.jpg

SAMPLE MOTION:

I move to (ratify) (deny ratification of) the emergency purchase of a new radiator from Pantropic Power in an amount not to exceed $26,775.00 and authorize the Town Manager to execute the agreement and any amendments thereto.

PANTROPIC POWER

ONE SOURCE-ONE CALL-ONE SOLUTION™
www.PantropicPower.com

Miami	West Palm Bch	Ft. Myers	Ft. Lauderdale	Stuart
305-592-4944	561-640-0818	239-337-4222	954-797-7972	772-692-3442

Estimate

Quotation No.... . . . :8-6-2024ER
Service Call.. . . . . :
Quotation Date... . . :01/30/2024
Customer No.... . . :

Expiry Date . . . . . :

Sold To: Town of Lantana
510 W. Pine Street
Lantana, Fl. 33462
Jerry Darr

Ship To:
Town of Lantana
39 Pine Place
Lantana, Fl. 33462

Pantropic Power Contact	*Phone No.*	*Division*	*Department*
Ed Riveron (SN#303)	954-214-1277	EPG	Service

Model	*Serial No.*	*ID No.*	*Customer Equipment No.*	*Service Meter*
Cat-3412	9EP02882			HOURS

The following is formal estimates to perform service on your Cat-3412 with serial number-9EP02882 **We will remove the radiator from the engine .Remove all of the cores , hoses, belts, clean and prep area to be able to install the new radiator cores. Install the new radiator with new hardware kit . Once the repairs are done we will reconnect the radiator to the engine and reconnect the fan guard and refill the unit with new coolant .Once the repairs are done we will test your generator for any leaks and make sure it is running in satisfactory condition**

5 year warranty on parts and labor + inhibiter coating

NOTES:

Jerry Darr
jdarr@lantana.org
Tax is not included

TOTAL: $26,775.00
Approver's signature

Jerry Darr

PANTROPIC POWER

ONE SOURCE-ONE CALL-ONE SOLUTION™
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Miami	West Palm Bch	Ft. Myers	Ft. Lauderdale	Stuart
305-592-4944	561-640-0818	239-337-4222	954-797-7972	772-692-3442

Estimate

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Pantropic Power Contact	*Phone No.*	*Division*	*Department*
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Model	*Serial No.*	*ID No.*	*Customer Equipment No.*	*Service Meter*
Cat-3412	9EP02882			HOURS

NOTES:

Jerry Darr
jdarr@lantana.org
Tax is not included

TOTAL: $26,775.00

Approver's signature

Jerry Darr

Pantropic Power Inc. Service Estimate Terms and Conditions

Per Customer request, Pantropic Power Inc. ("PANTROPIC") has estimated repairs on the equipment (includes all components, machines, or other miscellaneous items) listed herein. A repair description with labor and/or parts is stated herein. Upon disassembly of the equipment to be repaired, additional parts and labor may be necessary. If so, an estimate for additional repairs will be forwarded to Customer for approval. Note: by accepting this Estimate in writing, verbally, or by signing a corresponding "AUTHORIZATION FOR SERVICE WORK", Customer agrees to all terms and conditions set forth herein. **NOTE: TERMS AND CONDITIONS SET FORTH HEREIN PREVAIL OVER CUSTOMER PURCHASING TERMS.**

1. **Authority to Perform Repairs:** It is understood that, "upon receipt" of any item of equipment for repair, maintenance or other work, PANTROPIC may examine the item of equipment as to work which PANTROPIC may suggest to be performed in addition to whatever work, if any, might have been requested by customer. All work (requested by customer or suggested by PANTROPIC) to be noted on a form as supplied by PANTROPIC.
   a. **Time and Material Work:** PANTROPIC will proceed with the work agreed upon as set forth herein.
   b. **Firm Price:** If requested, a firm price in writing will be given to the customer for labor and/or parts to do a specific repair. Any agreed upon repair order not covered by a firm written proposal will be billed at current time and material prices.
   c. **Unforeseen Problems or Additional Repairs: PLEASE BE ADVISED: UNFORESEEN ISSUES/PROBLEMS AND UNANTICIPATED CONDITIONS MAY CAUSE REPAIR PRICE TO INCREASE.** In the event that during the course of the work, additional repair work (due to continuous use, unknown problems, working conditions, dirty Equipment, waiting on Customer approved support, parts exchange cores that do not meet 100% core refund criteria, conditions out of PANTROPIC's control, and items found in need of repair or replacement during disassembly that are not covered herein) is found to be necessary pursuant to Pantropic's examination and inspection of the Machine, then in such event PANTROPIC will attempt to communicate with the Customer as to the additional repair work; provided, however, that in the event Pantropic is unable to communicate with the Customer, then Pantropic, at its sole discretion, shall have the absolute right to cease any and all repairs on the Equipment until such time as the additional repairs are discussed with the Customer. In the event the Customer consents to the additional repairs, PANTROPIC shall have the right to proceed with the repair of the same without further communication with the Customer and any and all additional repairs will be charged to the Customer at current time and material prices.
   d. **Authority of Customer Personnel:** Unless Customer notifies PANTROPIC in writing, any Customer personnel communicating with PANTROPIC shall have the full authority to authorize repairs. All instructions to PANTROPIC by Customer regarding authority of Customer's personnel to bind (authorize repairs) Customer shall be in writing (via e-mail, courier, or U.S. Mail).
   e. **Purchase Order:** In the event that a purchase order number is required by Customer, Customer shall provide such purchase order number within 10 business days of receiving a Proforma Invoice from PANTROPIC. If Customer fails to provide such purchase order number within such time period (10 business days of Proforma Invoice), PANTROPIC shall have the right to Invoice the Customer without a purchase order number, and Customer thereby additionally forfeits any rights to dispute such Invoice.
2. **Hold Harmless Agreement for Customer Participation in Service Work:** In the event Customer or Customers' personnel assists PANTROPIC personnel in performing service work, Customer agrees to hold harmless and fully indemnify PANTROPIC for injuries or damages to anyone arising out of Customer assisting PANTROPIC personnel in servicing or repairing Customer's equipment.
3. **Corporate Discount:** No additional corporate discounts may be applied to the above estimated price.
4. **Warranty:** PANTROPIC warrants the work performed to be free from defects in material and workmanship for a period of ninety days. PANTROPIC's obligation under this warranty shall be limited to the repair or replacement at PANTROPIC's premises of those new parts previously installed or labor previously performed demonstrated to be defective. **SUCH REMEDY SHALL CONSTITUTE CUSTOMER'S SOLE AND EXCLUSIVE REMEDY AND CUSTOMER HEREBY AGREES THAT NO OTHER REMEDY (INCLUDING, BUT NOT LIMITED TO CLAIMS FOR INCIDENTAL, CONSEQUENTIAL OR SPECIAL DAMAGES, OR ANY CAUSE, LOSS, ACTION, CLAIM OR DAMAGE, INCLUDING LOSS OF TIME, WHATSOEVER, OR INJURY TO PERSON OR PROPERTY OR ANY OTHER CONSEQUENTIAL DAMAGE OR INCIDENTAL OR ECONOMIC LOSS) SHALL BE AVAILABLE TO CUSTOMER. THIS WARRANTY IS EXPRESSELY IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTIES OF MECHANTIBILITY OR FITNESS FOR A PARTICULAR PURPOSE. SUBSTANDARD REPAIR WORK MAY BE PROVIDED UPON REQUEST OF CUSTOMER AND ACCORDING TO CUSTOMER'S INSTRUCTIONS BUT SUCH WORK WILL CARRY ABSOLUTELY NO WARRANTY WHATSOEVER. CUSTOMER FURTHER ACKNOWLEDGES AND AGREES THAT NO VERBAL CONTRACTS, AGREEMENTS OR WARRANTIES OTHER THAT WHAT IS SET FORTH HEREIN HAVE BEEN RECEIVED OR GIVEN.**
5. **Cores:** Customer assumes liability for Lost or Damaged Cores. All Core charges shall be the responsibility of the Customer. PANTROPIC assumes ownership of all take off items removed from Machine(s) not reinstalled during the repair process.
6. **Price Adjustments:** This proposal is based on current parts and labor pricing. Customer shall assume the price increases incurred.
7. **Miscellaneous:** This proposal is prepared with the most current information available to PANTROPIC.
   a. The following charges are not included unless stated in this proposal: (State, local, indigent care, Environmental, taxes, freight, etc.) All prices are subject to all federal, state, local sales, use, excise and other taxes on the production, sale, use, or shipment of the goods sold, now or subsequently becoming effective, and if not included in the invoice for the goods, that amount may be invoiced later.
   b. This is the entire agreement between the parties and may not be modified or amended except by a written document signed by the party against whom enforcement is sought.
8. **Risk of Loss:** All risk of loss and damage not covered by insurance (including any deductibles) shall be borne solely by owner of equipment.
9. **Severability:** Any provisions herein found to be prohibited by law shall be immediately ineffective to the extent of such prohibition without invalidating the rest of this agreement.
10. **Statutory lien:** Customer hereby waives its rights to possession under Fla. Stat. 713.74, and agrees that PANTROPIC is entitled to a possessory lien in connection with the equipment identified herein until it is paid in full for any and all parts, labor, and/or services.
11. **Choice of law, forum and expenses:** Customer shall pay PANTROPIC for reasonable costs, fees and expenses (including attorney's fees and court costs incurred through appellate levels and any post judgment expenses and interest incurred), incurred by PANTROPIC in the event of a controversy regarding this transaction, or in collecting monies due or to become due or incurred in replevying the equipment as a result of Customer ordering equipment and property from PANTROPIC or as a result of a breach by Customer of any of its obligations hereunder. In the event litigation arises, the right of trial by jury is waived by both parties and Customer agrees that the suit may be brought only in Miami-Dade or Broward County. These terms and conditions shall be governed and construed in accordance with the laws of the State of Florida.

August 5, 2024

Town of Lantana
510 W. Pine Street Lantana, FL 33462
Eddie Crockett
Public Services Director
ecrockett@lantana.org
561 540 5753

RE: Authorized Cat Dealer

Pantropic Power Products Inc. with its primary offices at 8205 NW 58th St. Miami, FL 33166 ("Dealer"), is the only authorized independent dealer in South Florida and of various models of Cat® branded machines, equipment, engines, oils, and spare parts ("Cat® products"). As an authorized Cat dealer, Dealer provides prompt, competent services for Cat® products in the following counties in the state of Florida: Indian River, Okeechobee, Glades, Charlotte, Lee, Hendry, Collier, Monroe, Dade, Broward, Palm Beach, Martin, and St. Lucie (the "Service Territory"). Dealer is the only Cat dealer with approved business locations in the Service Territory. Cat Technicians can diagnose and repair Caterpillar engines and equipment, using Caterpillar Electronic Technician (CAT ET) and Cat Service Information System (Cat SIS). Cat ET is a diagnostic software required to communicate, diagnose and service electronically controlled Caterpillar engines and machines

In the event Dealer ceases to be an authorized Cat dealer, support for Equipment will be available from either a newly appointed dealer or another Cat dealer in Caterpillar's dealer network.

If you have any questions concerning Caterpillar or Cat dealers, or require additional information, please contact me at the number below.

Sincerely,



Adam Kania
Aftermarket Solutions Representative
Caterpillar, Inc.
Phone: (309) 453-0794

Caterpillar: Confidential Green



