



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

## PLANNING AND ZONING BOARD STAFF REPORT

### The Linton

Meeting	File No.	Application Type
December 14, 2020	2021-004-USE-PZB (Use) 2021-046-USE-PZB (Density) 2021-047-USE-PZB (Height)	Conditional Use
Property Owner	Applicant	
NCC Rosebud, LLC	Jordana Jarjua, Esquire	

### Request

Provide a recommendation to the City Commission regarding three (3) Conditional Use requests (pursuant to Land Development Regulation (LDR) Section 2.4.5(E)) for the properties located at 500, 510, and 520 West Linton Boulevard ("Property") to:

- Allow a free-standing multiple family residential development, pursuant to LDR Sections 4.4.12(D)(1) and 4.4.9(D)(10) (2021-004-USE-PZB)
- Allow an increase of the maximum density from 12 du/ac to 30 du/ac, pursuant to a proposed amendment to LDR Section 4.7.5 (proposed LDR 4.7.5.d.ii) (2021-046-USE-PZB)
- Allow an increase of the maximum allowable height from 48 to 52.5 feet, pursuant to a proposed amendment to LDR Section 4.3.4(J)(4)(b)(i)(7) (2021-047-USE-PZB)

### Background Information



The subject site located at 510 West Linton Boulevard ("Property"), south of West Linton Boulevard between Lavers Avenue and SW 4<sup>th</sup> Avenue, has General Commercial (GC) land use and Planned Commercial (PC) zoning. GC land use allows a maximum floor area ratio (FAR) of 3.0, and a standard residential density of 12 dwelling units per acre. A maximum of 30 dwelling units per acre is allowed in areas eligible for a revitalization incentive. PC zoning allows all permitted, accessory, and conditional uses allowed in the General Commercial zoning district; therefore, free-standing multiple family residential development is allowed as a conditional use in the PC zoning district.

The Property is part of the existing Linton Commons development, which is comprised of three (3) parcels. The Parcels totaling 9.163 acres (399,165 square feet) are currently developed as a shopping center, consisting of a 78,399 square-foot general commercial three-bay anchor building (Parcel A), a 7,420 square-foot general commercial multi-bay building outparcel (Parcel B, 520 West Linton Boulevard), and a 3,339.70 square-foot bank outparcel (Parcel C, 500 West Linton Boulevard). The proposed project (described below) is limited to Parcel A (510 West Linton Boulevard) but is reliant upon the inclusion of Parcels B and C to comply with certain LDR requirements.

The applicant has submitted a request for an amendment to the Land Development Regulations (LDRs) concurrently with this request for conditional use approval, as well as a Class V Site Plan application that will be reviewed by the Site Plan Review and Appearance (SPRAB). The proposed LDR amendment will (if approved):

- Establish the Linton Commons Overlay District.

- Allow residential development at a higher density (up to 30 du/ac) to provide an incentive for workforce housing, mixed use Linton Commons Overlay District.
- Include the Linton Commons Overlay District in the list of properties eligible for an increase in height to 60 feet, subject to conditional use approval.
- Establish regulations for the Linton Commons Overlay District, as follows:
  - At least 20 percent of all residential units must be workforce housing units that are affordable to very low, or low, or moderate-income families.
  - The maximum density allowed is 30 units per acre as a Conditional Use. To obtain a density greater than six units per acre, not only must a minimum of 20 percent of the residential units be developed as workforce housing, but the performance standards of Section 4.4.6(l), shall also be substantially met.

Subject to these proposed LDR amendments, two additional conditional use requests are also requested:

1. A request to exceed 48 feet in height, up to 52'-6" to the flat roof (current measure of building height) and 60 feet to the top of architectural features; and
2. A request for a maximum density of 30 du/ac, subject to the proposed workforce housing criteria, including 20% of the total number of units as workforce housing.

The board, by separate motions, will consider each conditional use request for recommendation to the City Commission.

### Project Description

The Applicant is proposing a free-standing multiple-family residential apartment building behind the commercial parcels that face Linton Boulevard. The new building would redevelop and replace the existing 78,399 square-foot underutilized shopping plaza on Parcel A of the Property. The two parcels fronting Linton Blvd will remain commercial use. The property will be mixed-use with the incorporation of residential uses, including workforce housing. The request is to increase the density; the exact calculation of the density will be determined through the Site Plan review process; however, at 30 du/ac the building could contain 274 units. The proposed height of the building is 60' (measured to architectural roof elements), 52' -6" (measured to flat roof) and is five stories.

The accompanying LDR amendments, if approved, will establish the Linton Commons Overlay District, which will allow for an increase in density up to a maximum of 30 du/ac, and will add the new overlay district to the geographic areas with the ability to propose a structure up to a maximum of 60 feet in height, with Conditional Use approval.

### Review and Analysis

The LDRs provide general required findings for conditional uses; there are also requirements specific to each use in the LDRs. An analysis of each is provided below.

#### Required Findings: LDR Section 3.1.1

*Prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. These findings relate to the following four areas:*

- Land Use Map
- Concurrency
- Consistency
- Compliance with the LDRs

**Land Use Map.** *The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Land Use Map.*

The Property has a LUM designation of GC, and a zoning designation of PC, which are compatible with each other. Pursuant to LDR Section 4.4.12(D)(1), any conditional use allowed within the GC zoning district is allowed in the PC district. Pursuant to LDR Section 4.4.9(D)(10), multiple family residential developments are allowed with Conditional Use approval in the GC district.

The accompanying proposed amendments to the LDR, if approved, will allow for additional density (maximum of 30 du/ac) and additional height (maximum of 60 feet) for the proposed project with Conditional Use approval.

**Concurrency.** *Concurrency as defined by Objective NDC 3.1 of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CIE, Level of Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach.*

Compliance with traffic, schools, utilities, and solid waste is described below:

**Traffic.** The Applicant has received a Traffic Performance Standards (TPS) approval letter from Palm Beach County to replace 78,399 Square Feet of General Commercial use with 278 Multi-Family Residential Dwelling Units. The proposed Project will generate 1,765 less daily trips than the existing development. New Net Daily trips, 47 (-11/58) New Net AM Peak Hour trips, and -177 (-66/-111) New Net PM Peak Hour Trips.

**Schools.** The Applicant has applied for a School Capacity Availability Determination (SCAD) from the Palm Beach County School District. It is a condition that the Applicant provide staff this determination prior to being scheduled for City Commission.

**Water.** The City's Water Atlas and the survey indicate water is provided to the site by an 8-inch D.I.P water main located within the SW 4<sup>th</sup> Avenue right-of-way.

**Sewer.** The City's Sewer Atlas indicates that sewer service provided to the site by an 8-inch PVC water main located within the boundaries of the New Century Commons plat.

**Solid Waste.** 274 units x 0.52 tons = 142.28 tons/ 284,960 lbs. per year.

The proposed development will generate 145.6 tons of solid waste per year. The existing development generates 572,312.7 tons of solid waste per year (78,399 square feet x 7.3 tons/ 1,144,625,400 lbs. per year) meaning the proposed development would result in a decrease of solid waste by 572,170.42 tons/ 1,144,340,840 lbs.) per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2047.

**Drainage.** The applicant has provided 66.6% impervious surfaces on the site. The site plan is currently under review, and the review process will ensure sufficiency of site drainage.

**Consistency.** A review of the objectives and policies of the adopted Comprehensive Plan was conducted and the following applicable objectives and policies that are relevant to Conditional Use applications are noted:

### **Housing Element**

**Policy HOU 5.1.1:** *Encourage construction of mixed-income housing developments to avoid a concentration of affordable units in one development or neighborhood and to provide a full range of residential unit types and prices.*

**Policy HOU 6.1.1:** *Provide opportunities for income diversity by allowing a mix of housing types and ownership options.*

**Objective HOU 6.1.4:** *Implement incentives in the Land Development Regulations, such as increases in density, to establish workforce housing units within targeted areas.*

**Policy HOU 6.2.8:** *Protect the affordability of units at risk of losing subsidies or being converted to market rate housing and retain workforce housing options in existing neighborhoods that will allow long-term residents to age in place.*

### **Neighborhoods, Districts, and Corridors Element**

**Policy NDC 1.3.3:** *Apply the density and intensity in mixed-use land use designations to encourage adaptive re-use, development, and redevelopment that advances strategic, policy-driven goals, such as diverse residential housing opportunities, sustainable building practices, historic preservation, public parking, civic open space, or economic development strategies.*

**Policy NDC 1.3.9:** *Allow a maximum floor area ratio of 3.0 and a maximum standard density of 12 dwelling units per acre with a revitalization/incentive density of 12-30 dwelling units per acre in the General Commercial land use designation to accommodate general commercial uses such as retail, office, commercial services, and mixed use developments with limited residential development opportunities.*

**Policy NDC 1.3.10:** *Use the General Commercial land use designation to accommodate a wide range of non-residential and mixed-use development, and limited stand-alone residential development, along major corridors and in certain districts in the city*

**Policy NDC 2.3.9:** *Continue to offer incentives to encourage strip commercial development to redevelop into mixed-use, high quality, multi-modal environments.*

**Objective NDC 2.8:** *Innovative Housing Strategies – Use innovative housing planning practices to provide a wide range of housing types at price points that serve the city’s diverse population.*

**Policy NDC 2.8.3:** *Continue to utilize workforce housing programs and incentives, such as but not limited to, increased density and smaller lot sizes where appropriate and compatible in the Land Development Code to encourage the provision of workforce housing in the city.*

**Policy NDC 2.8.4:** *To protect the long term viability of workforce housing, include provisions in the Land Development Regulations that establish a long-term period of affordability of at least 40 years, income qualifications, maximum unit cost or rent; reassess the provisions of the Land Development Regulations within one year of the completion of new housing assessment studies. Policy 2.8.5 Promote the development of workforce housing units by offering incentives, such as, increased density, in specific areas identified in the Land Development Regulations.*

The Property has a General Commercial land use designation and is located within the proposed Linton Commons Workforce Housing Area. The project proposes a density of 30 du/ac and a Floor Area Ratio of 1.38, thereby complying with the proposed density limitations in the accompanying text amendment and the existing intensity limitations of the PC zoning district. The Project provides a mix of studio, one, two and three-bedroom floor plans, with a minimum of 20% of the total proposed units provided as workforce housing units. The workforce housing units provide additional affordable units available in the City where they were not previously proposed and allow for a mix of income diversity, as well as housing types. The Property owner will be required to execute a restrictive covenant ensuring that the workforce housing units will be retained for at least 40 years. The mix of floor plans and the addition of the workforce housing units increases the range of residential uses within the City and provides a transition between commercial uses along Linton Boulevard.

**Compliance with the LDRs.** General compliance with the LDRs is discussed below, followed by a discussion of compliance with the regulations specific to each Conditional Use request.

If the Conditional Use is approved, site plan approval complying with LDR Sections 2.4.3 and 4.4.6 will be required. The site plan was reviewed initially by the City’s Technical Advisory Committee on October 30, 2020 and is undergoing revisions.

**Conditional Use Findings:** LDR Section 2.4.5(E)(5) requires that the City Commission find that the three (3) conditional use requests will not:

- a) Have a significantly detrimental effect upon the stability of the neighborhood within which it will be located;
- b) Hinder development or redevelopment of nearby properties.

The Board’s recommendation to the City Commission must take into consideration if compliance with the required development standards, in addition to the Conditional Use Findings, will not have a significantly detrimental effect upon the stability of the neighborhood, or hinder development or redevelopment of nearby properties. The chart below identifies the adjacent land uses, which are primarily commercial, with residential to the south.

Adjacent Zoning, Land Use, and Use			
	Zoning Designation	Land Use	Use
<b>North</b>	General Commercial (GC)/ Planned Office District (POD)	General Commercial (GC)/ Transitional (TRN)	Retail Center/ Office
<b>South</b>	Special Activities District (SAD)	Medium Density (MD)	Multiple Family Residential
<b>East</b>	General Commercial (GC)/ Industrial (I)	General Commercial (GC)/ Industrial (IND)	Gas Station/ Warehouse-Storage
<b>West</b>	Planned Commercial (PC)	General Commercial (GC)	Retail Center

The applicant states, in response to the required findings, that “the proposed conditional uses shall not have a detrimental effect on the stability of the neighborhood, but rather shall improve it. They will also encourage the redevelopment of nearby properties primarily because they not only result in reduced traffic impact from the existing use, but also improve the harmony and aesthetics of the area, and more importantly further the Goals, Objectives and Policies of the 2020 Comprehensive Plan.”

**Conditional Use for Free-Standing Multiple Family Residential Development**  
(LDR Sections 4.4.12(D)(1) and 4.4.9(D)(10) / 2021-004-USE-PZB)



The Project is proposed on a heavily trafficked arterial which is largely developed with commercial uses. The design of many of the retail centers in the area are outdated and likely to be redeveloped in the coming future. Immediately south of the Project is an existing low-rise multiple family residential development. While the Project is proposed at a higher density than the existing development, the location on Linton Boulevard is appropriate to support a Project on this scale. The average daily traffic trips and solid waste generated from the proposed Project indicate a significant decline in comparison to the existing shopping center development. The decline supports the benefits of mixed-use development and the inherent trip-capture that occurs. As such, the stability of the neighborhood in which the Project will be located will improve based on traffic, solid waste generation and architectural design.

Redeveloping an outdated retail shopping center with an aesthetically pleasing free-standing multiple family development is likely to encourage development and/ or redevelopment of other older properties in need of improvement along the Linton Boulevard corridor.

**Conditional Use for an Increase of the Maximum Density allowed, from 12 du/ac to 30 du/ac**

*(Proposed amendment to LDR Section 4.7.5 (proposed LDR 4.7.5.d.ii)/ 2021-046-USE-PZB)*

The Project is proposing a minimum of 20% of the total units proposed at 30 du/ac. be provided as workforce housing units that are affordable to very low, or low, or moderate-income families. The City's Comprehensive Plan has several policies (discussed above) that provide for incentives for projects that include workforce housing. The Comprehensive Plan states that "the ultimate goal is to provide housing in Delray Beach through complete, stable and attractive neighborhoods that contain quality, affordable, and accessible housing choices that serve all income levels and age groups and that preserve and reinforce livability, character and the special sense of place of Delray Beach." Should the Project be approved, a new free-standing multiple family development would be introduced into the City with a minimum of 20% of the total units proposed available to families that may otherwise not have been able to afford to live in Delray Beach in addition to the balance of units that will be available at market rate.

Additionally, as mentioned above, the Project at the proposed density of 30 du/acre indicates a significant decline in generated daily trips and solid waste production in comparison to the existing retail shopping center development. As such, the increase in density would not have a significantly detrimental effect upon the stability of the neighborhood within which it will be located but would rather improve elements that have a daily impact on the Property and surrounding area.

The Project, as discussed above, will not hinder development or redevelopment of nearby properties but will instead likely encourage development and/ or redevelopment of other similar older properties in need of improvement along the Linton Boulevard corridor.

**Density Bonus Program for the proposed Linton Commons Overlay District:** The applicant is proposing to amend LDR Section 4.7.5 (proposed LDR Section 4.7.5.d.) to specify that developers of property in the Linton Commons Overlay District shall develop the properties to afford a minimum of 20 percent of the bonus residential units as workforce housing units.

d. Developers of property in the Linton Commons Overlay District shall develop the properties to afford a minimum of 20 percent of the bonus residential units as workforce housing units.

i. The 20 percent that are developed as workforce housing units must contain units that are affordable to very low, low- or moderate-income families.

ii. In the Linton Commons Overlay District, the maximum density allowed is 30 units per acre as a Conditional Use. To obtain a density greater than six units per acre, not only must a minimum of 20 percent of the bonus residential units be developed as workforce housing, but the performance standards of Section 4.4.6(I), shall also be substantially met.

The Applicant states that (they) "shall provide workforce housing units, equal to at least 20% of the residential density (proposed)" up to a maximum of 30 du/acre. The SPRAB review will provide in depth review of the Class V Site Plan request and whether the proposed project is in compliance with the proposed amendment to LDR Section 4.7.5 (proposed LDR Section 4.7.5.d.).

Additionally, as a workforce housing project, the site plan will be subject to the Performance Standards listed in LDR Section 4.4.6(I). The intent of the Performance Standards is to mitigate the impacts of the additional density both internal and external to the site. In regard to the Performance Standards, the Project, as shown, provides for parking, open space and a proposed promenade to alleviate congestion issues from the commercial buildings on the site. The access drives off SW 4<sup>th</sup> Avenue and Lavers Circle are proposed to shift to the south, which improves both circulation and accessibility. The design of the building gives the allusion that there are two 5-story buildings with a 2-story building in between, thereby alleviating the overall massing of the structure. Additionally, the building amenities are proposed on the top of the third story thereby allowing for a staggered building design. Finally, the tree canopy is increased from 18% (existing) to 36% (proposed).

**Conditional Use for an Increase of the Maximum Allowable Height, from 48 to 52.5 feet**

*(Proposed amendment to LDR Section 4.3.4(J)(4)(b)(i)(7)/ 2021-047-USE-PZB)*

The proposed height of 60' (measured to architectural roof elements) and 52' -6" (measured to flat roof) for the Project is broken up into five stories. While the 5-story Project can be built within the 48-foot maximum height limit of the PC zoning district, the Applicant states the additional height requested will provide for a superior residential product with higher ceilings (10' ceilings on the ground floor, 9' ceilings on floors 2-5), plus architectural design elements above the flat roof to create a more attractive design.

The Project is located on a heavily trafficked arterial which is largely developed with commercial uses. The maximum building height for much the surrounding area is 48', which is the base height maximum permitted in the PC zoning district. The additional 4.5' of building height and 7.5' of architectural design elements will not have a significantly detrimental effect upon the stability of the neighborhood within which it will be located as the Project is setback from Linton Boulevard and buffered by two existing commercial developments that front the corridor directly. To the south, low rise, multi-family buildings are located on the south side of Lavers Circle. The adjacent multi-family buildings are three story garden style apartments that face the lake. There is existing linear green space on the Property which is being retained which serves as a buffer to the existing apartments. The Applicant is also proposing a new 5' high aluminum fence along the south and western property lines. The scale of the Project does not mammoth the surrounding properties and is needed to provide a better quality of housing project (with greater ceiling height) and to allow for a more aesthetically appealing design (with architectural enhancements).

The Project will not hinder the development or redevelopment of nearby properties, but rather allow for a better development than what currently exists which will encourage nearby properties to develop and/ or redevelop other similar older properties in need of improvement along the Linton Boulevard corridor.

**Increase to Height Regulations pursuant to Section 4.3.4(J):** The applicant is proposing to amend LDR Section 4.3.4(J)(b)(i)(7), Allowances, to include the proposed Linton Commons Overlay Area within the existing "Area G" described in the aforementioned LDR Section. This would allow the proposed Project's height to increase from a maximum of 48 feet to 60 feet when approved pursuant to the processing of a conditional use request and based upon a finding of compliance with each of enumerated criteria listed below, as applicable.

- (i) That the structure is to be located in one of the following geographic areas:
- (ii) That the increase in height will not provide for, nor accommodate, an increase in the floor area (within the structure) beyond that which could be accommodated by development which adheres to a height limitation of 48 feet, except for the following situations: (1) An increase in height is allowed when the increase from 48 feet to 60 feet is for the purpose of accommodating residential use on the top floor of the structure; however, the increase in height is only for the added residential use area.
- (iii) Workforce housing units, equal to at least 20 percent of the residential units on the top floor, shall be provided within the development onsite, offsite, or through monetary contributions as referenced in Article 4.7 (fractions shall be rounded up). The workforce housing units shall be at the low or moderate income levels and shall comply with other applicable provisions of Article 4.7.

The accompanying text amendment proposed to amend LDR Section 4.3.4(J)(4)(b)(i)(7) to include the Linton Commons Overlay District within the existing "Area G." The increase in height will not provide for, nor accommodate, an increase in the floor area (within the structure) beyond that which could be accommodated by development which adheres to a height limitation of 48 feet and the additional 4.5 feet above 48 feet is being proposed to allow for increased ceiling height for the apartments and ground floor lobby area. The Applicant states the additional height is necessary to provide a superior project than what would be permitted by the LDR without the additional approval. A minimum of 20% of the total bonus units proposed on the top floor of the Project are required to be workforce housing. The other conditional use requests require more workforce units that this standard and the remaining units will be dispersed throughout the Project at the discretion of the Applicant.

- (iv) That the increase in height shall be allowed if two or more of subsections 4.3.4(J)(iv)(1), (2) or (3) are met:
  - (1) That for each foot in height above 48 feet, an additional building setback of two feet is provided from the building setback lines which would be established for a 48-foot tall structure. The additional setback is required from all setback lines (i.e., front, side, and rear) for the portion of the building that extends above 48 feet;

- (2) That a minimum of 50 percent of the ground floor building frontage consist of nonresidential uses (excluding parking);
- (3) That open areas, such as courtyards, plazas, and landscaped setbacks, be provided in order to add interest and provide relief from the building mass.

The Project meets subsections 4.3.4(J)iv.(1) and (3). The Class V Site Plan depicts the required 2' setback for each foot in height above 48' as required by Subsection 1. Subsection 3 requires that open areas such as courtyards, plazas, and landscaped setbacks, be provided in order to add interest and provide relief from the building mass. The Project has an oversized linear green space lining all sides of the structure and a paved multi-modal promenade to the north. The width of the linear green spaces ranges from 25' to 65' at its widest feet and includes a 5' wide sidewalk, a Tot Lot, and a dog park. The total square footage of this linear green space is 45,000 square feet. The tree species and lay-out was designed to provide shade and to encourage the residents to walk or bike in the surrounding area. The pedestrian passageways and sidewalks are lined with canopy trees to provide adequate shading as well as natural wayfinding to enhance non-vehicular connectivity.

Staff has concluded the proposed Class V Site Plan is in compliance with the associated LDR requirements that are in conjuncture with the Conditional Use request.

### Review By Others

The City Commission will review the conditional use requests at an upcoming meeting. Subsequent to conditional use approval, the site plan will require approval by the Site Plan Review and Appearance Board (SPRAB).

### Board Action Options

By Separate Motions:

#### Free-Standing Multi-Family Building

- A. Move to recommend **approval** to the City Commission of a Conditional Use request for The Linton to allow a free-standing multi-family building for the property located at 510 West Linton Boulevard, finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- B. Move to recommend **denial** to the City Commission of a Conditional Use request for The Linton to allow a free-standing multi-family building, for the property located at 510 West Linton Boulevard, finding that the request is inconsistent with the Land Development Regulations and the Comprehensive Plan.
- C. **Continue with direction.**

#### Increase Density from 12 du/ac to 30 du/ac

- A. Move to recommend **approval** to the City Commission of a Conditional Use request for The Linton to increase the maximum density from 12 dwelling units per acre to 30 dwelling units per acre, for the property located at 510 West Linton Boulevard, finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- B. Move to recommend **denial** to the City Commission of a Conditional Use request for The Linton to increase the maximum density from 12 dwelling units per acre to 30 dwelling units per acre, for the property located at 510 West Linton Boulevard, finding that the request is inconsistent with the Land Development Regulations and the Comprehensive Plan.
- C. **Continue with direction.**

#### Increase Height

- A. Move to recommend **approval** to the City Commission of a Conditional Use request for The Linton to increase the maximum building height to 60 feet, for the property located at 510 West Linton Boulevard, finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- B. Move to recommend **denial** to the City Commission of a Conditional Use request for The Linton to increase the maximum building height to 60 feet, for the property located at 510 West Linton Boulevard, finding that the request is inconsistent with the Land Development Regulations and the Comprehensive Plan.
- C. **Continue with direction.**

## Public and Courtesy Notices

X Courtesy Notices are not required for this application.

X Public Notice was posted at the property 7 calendar days prior to the meeting.

X Public Notice was mailed to property owners within a 500' radius 10 days prior to the meeting.

N/A Public Notice was mailed to the adjacent property owners 20 days prior to the meeting.

N/A Public Notice was published in the Sun Sentinel 10 calendar days prior to the meeting.

X Public Notice was posted to the City's website 10 calendar days prior to the meeting.

X Public Notice was posted in the main lobby at City Hall 10 working days prior to the meeting.

X Agenda was posted at least 5 working days prior to meeting.