



May 30, 2007

TO: Jennifer Simon, AICP
 Senior Planner

FROM: T. Douglas Hess, P. E.
 Traffic Engineer

RE: Case No. UC 06-04
 Ocean Breeze

This petition is a request for Universal Conditional Approval for the Ocean Breeze Golf and Country Club, located at 5800 NW 2nd Avenue. The proposed new master plan consists of three components:

1. Conversion of part of the golf course into 211 new residential townhouses.
2. Renovation and expansion of the Inn.
3. Renovation of the clubhouse.

The proposed townhomes would be located south of Jeffrey Street, east of I-95, and be provided access through a full median opening, non-gated driveway on Jeffrey Street. The Inn, located on the southeast corner of Jeffrey Street and NW 2nd Avenue, would renovate the existing 46 guest rooms and add an additional 46 rooms. The clubhouse, located on the southwest corner of Jeffrey Street and NW 2nd Avenue, would also be renovated. Site circulation and access would be improved for both the Inn and the Clubhouse. The proposed build-out date was projected as the year 2010.

A traffic concurrency study was required for this project. The project traffic engineer, Carter & Burgess, Inc., estimated the development's trip generation potential as provided below:

Trip Generation Ocean Breeze Master Plan			
Development	Trip Generation (trips)		
	Daily	AM Peak Hour	PM Peak Hour
Existing Development	389	29	30
Proposed Development	2,257	153	172
Net New Trips	+ 1,868	+ 124	+ 142

The traffic study showed that NW 2nd Avenue, from Yamato Road to Jeffrey Street is currently operating at LOS F and will also fail with buildout of this project in year 2010. The study indicates that all remaining links and intersections within the study area meet the requirements of the Palm Beach County Traffic Performance Standards Ordinance. However, as of the writing of this memo, staff is still awaiting concurrency approval from the Palm Beach County

Traffic Engineer. This Palm Beach County concurrency determination will be required prior to a final approval. All project driveways, site circulation, turn lanes, and parking meet requirements of City Code.

The City Comprehensive Plan (Policy TRAN. 1.4.8) constrains NW 2nd Avenue from Yamato Road to the northern City Limit to a 2-lane undivided facility, in order to maintain the residential character of the adjacent neighborhoods. To proceed with a development order approval, it will be necessary for this petitioner to amend the City's Comprehensive Plan to lower the level-of-service on the failing link of NW 2nd Avenue, specifically for this project. However, it is recommended that the petitioner be conditioned to construct intersection improvements at the intersection of NW 2nd Avenue at Jeffrey Street.

If the petition is approved, then the following conditions are recommended:

1. Prior to issuance of a building permit, water, sewer, paving and drainage plans for onsite and offsite improvements shall be reviewed and approved by City Staff Responsible for Public Works Review and other required governmental agencies.
2. Prior to final approval of a development order, the petitioner shall provide a letter from the Palm Beach County Traffic Engineer stating that the project meets the Palm Beach County Traffic Performance Standards Ordinance and any conditions stated in that approval letter shall be incorporated into the development order.
3. The improvements within the public right-of-way as shown on the plans are considered conceptual. Prior to the issuance of a building permit, final design and construction plans, prepared by an engineer registered in the state of Florida, shall be submitted to the City's PWRS for review and approval. These improvements include:
 - a) A southbound right-turn lane on NW 2nd Avenue at Jeffrey Street with traffic signal modifications to accommodate;
 - b) Extend the northbound left-turn lane at the intersection of NW 2nd Avenue at Jeffrey Street.
 - c) A westbound left turn lane on Jeffrey Street at the Clubhouse west project driveway with median modifications.
 - d) A westbound left turn lane on Jeffrey Street at the Townhome project driveway with median modifications.
 - e) A cul-de-sac on Jeffrey Street east of NW 2nd Avenue to accommodate the circulation of a SU-30 vehicle.
 - f) A northbound left turn lane at the Clubhouse project driveway on NW 2nd Avenue.
 - g) Six foot wide sidewalks along the north and south sides of Jeffrey Street between NW 2nd Avenue and Park of Commerce Blvd.
 - h) A six foot wide sidewalk along the west side of NW 2nd Avenue between NW 52nd Terrace and the L-40 Canal.
 - i) A barrier along the median of Jeffrey Street from the west property line to NW 2nd Avenue to prevent mid-block pedestrian crossings.
 - j) Countdown pedestrian signal heads (certified by FDOT and approved for use by the City) at the intersection of Jeffrey Street at NW 2nd Avenue.
 - k) Pedestrian improvements at the intersection of Jeffrey Street and NW 2nd Avenue including, but not limited to, sidewalks, dual curb cut ramps and crosswalks.

- l) A drop off area with a 5' x20' flush area adjacent to vehicle pull up area along the south side of Jeffrey Street to serve the proposed transit use shelter.
- m) Remove or redesign the proposed landscape median island within NW 2nd Avenue to meet City standards.
- n) A transit use shelter in an easement dedication adjacent to Jeffrey Street, east of NW 2nd Avenue. The shelter shall be designed to include a bench to accommodate a minimum of 3 seats, a wheelchair area, a waste receptacle and a bicycle rack. The shelter and the surrounding area shall be the perpetual maintenance obligation of the owner.

All improvements shall be constructed per City standards. Prior to the issuance of any certificate of occupancy, the owner shall complete all construction and have it accepted by the appropriate jurisdiction(s). To ensure timely and complete construction, the owner shall provide a letter of credit, acceptable to the City Attorney and prior to building permit, in an amount equal to 110% of the cost of construction.

- 4. Prior to the final approval of a development order, the petitioner shall modify the site plan and tentative plat to include the following:
 - a) A circular drop off area on the west side of the Inn building, which will accommodate the circulation of a passenger vehicle.
 - b) Provide a convenient location for bike racks within a concrete bicycle parking area for both the Inn building and the Clubhouse building, as required per Section 28-1653 of the City Code.
 - c) Provide a turn around space at the west end of the south parking lot for the Clubhouse building.
 - d) Revisions to the Inn driveway design on NW 2nd Avenue.
 - e) Provide a 10' utility easement on all street frontages.
 - f) Provide unity of title for Tract A.
 - g) Provide preliminary water, sewer, pavement and drainage plans.
 - h) Provide exclusive 10-foot FPL easement along the west property line of the Townhomes parcel.
- 5. Since the developer has elected not to provide dumpsters, as required for the City to pick up the solid waste in multifamily developments, the developer and subsequent homeowners association shall contract with a private hauler for solid waste pick-up. The declarations for the townhouse development shall contain language stating that the City will not be responsible for solid waste pick-up and that a private hauler will be contracted by the association without recourse to the City.
- 6. Prior to the issuance of a building permit, the owner shall:
 - i) Execute a License Agreement with the City to own, operate and maintain the existing tunnel in the right-of-way, acceptable to the City Attorney.
 - j) Execute a License Agreement with the City to own, operate and maintain the existing irrigation and landscape materials within the median along Jeffrey Street, acceptable to the City Attorney.
- 7. Compliance with the Palm Beach County "Fair Share Contribution for Road Improvements" ordinance shall be required by payment of an amount to be determined at the time a building permit is issued.

8. The development is subject to a Transportation Demand Management (TDM) program, including but not limited to, kiosk at each site, financial incentives for employees and residents, and secured bicycle parking. The developer shall file a TDM application and plan acceptable to the City prior to the issuance of a building permit. In addition, an annual report shall be provided to the City each year on January 15th, describing in detail the TDM program implemented for the development.
9. The petitioner shall support and participate in a shuttle service when one is made available serving the nearest Tri Rail Station, operating during the workday, during peak hours with no greater than 20-minute headways.
10. The owner shall enter into a written mitigation agreement pursuant to proposed Comprehensive Plan Policy, TRAN. 5.1.10. The owner shall contribute \$6,000,000 to the City of Boca Raton to offset roadway capacity constraints. These dollars shall be used to improve NW 2nd Avenue as a 4-lane divided roadway or to fund multimodal improvements. The contribution shall be paid to the City prior to the issuance of the first building permit. Prior to final approval of the development order the petitioner shall execute a written mitigation agreement with the City documenting the obligation in detail.

cc: Robert J. DiChristopher, P.E., Director/Municipal Services
Maria E. Anaya de Yeats, Transportation Planning Engineer/Municipal Services
Mike Righetti, Land Development Coordinator/Development Services
Joy Puerta, Transportation Analyst