

**PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION**

Application No.: CA-2023-00369
Application Name: Court Daycare
Control No./Name: 2023-00019 (Court Daycare)
Applicant: 4298 Hypoluxo Rd LLC
Owners: 4298 Hypoluxo Rd LLC
Agent: Dunay, Miskel and Backman, LLP - Ele Zachariades and Beth Shrantz
Telephone No.: (561) 405-3349, (561) 405-3300
Project Manager: Vincent Stark, Site Planner I

Title: a Class A Conditional Use **Request:** to allow a General Day Care on 0.89 acres

APPLICATION SUMMARY: The proposed request is for the 0.89-acre Court Daycare development. The subject site has no prior Board of County Commissioners (BCC) approvals and is currently vacant. The request would allow the development of a 109-child General Day Care. The Preliminary Site Plan (PSP) indicates one building with a total of 6,000 square feet (sq. ft.), 11 parking spaces, five Drop-off spaces, and 4,088 sq. ft Outdoor Area. Access to the site is from Hypoluxo Road.

SITE DATA

Location:	South side of Hypoluxo Road, approximately 1,000 feet east of S. Military Trail
Property Control Number(s)	00-42-45-12-02-004-0010
Future Land Use Designation:	Medium Residential, 5 units per acre (MR-5)
Zoning District:	Agricultural Residential District (AR)
Total Acreage:	0.89 acres
Tier:	Urban/Suburban
Overlay District:	N/A
Neighborhood Plan:	West Boynton Area Community Plan
CCRT Area:	N/A
Municipalities within 1 Mile	Boynton Beach
Future Annexation Area	Boynton Beach
Commission District	District 2, Gregg K. Weiss

RECOMMENDATION: Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C.

ACTION BY THE ZONING COMMISSION (ZC): *Scheduled for December 7, 2023*

PUBLIC COMMENT SUMMARY: At the time of publication, Staff had received 0 contacts from the public regarding this application.

PROJECT HISTORY: The subject site has no prior approvals by the BCC and is currently vacant.

FINDINGS:

Conditional Uses, Official Zoning Map Amendment to a PDD or TDD and Development Order Amendment:

When considering a Development Order application for a Rezoning to a PDD or a TDD, a Conditional Use, excluding Conditional Use requests for Density Bonus pursuant to Art. 5.G.1, Workforce Housing Program (WHF), or a Development Order Amendment, the BCC and ZC shall utilize the Standards a – h listed in Article 2.B.7.B, Standards. The Standards and Staff Analyses are indicated below. A Conditional Use, Rezoning to PDD or TDD, or Development Order Amendment that fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved.

a. Consistency with the Plan – *The proposed use or amendment is consistent with the purposes, goals, objectives and policies of the Plan, including standards for building and structural intensities and densities, and intensities of use.*

○ *Consistency with the Comprehensive Plan:* The proposed use is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.

- *Relevant Comprehensive Plan Policy:* Future Land Use Element (FLUE) Policy 2.2.1-g.1 establishes consistent residential zoning districts with their corresponding Future Land Use designation in Table 2.2.1-j.1, Residential Future Land Use - Zoning Consistency. The existing Agricultural Residential (AR) Zoning District is consistent with the Medium Residential, 5 units per acres (MR-5) Future Land Use designation.

- *Intensity:* The request proposes a 6,000 sq. ft. Daycare, which equates to a Floor Area Ratio (FAR) of approximately 0.16 (6,000 / 38,679 sq. ft. or 0.89 acres = 0.0155 or 0.16). The maximum Floor Area Ratio (FAR) of 0.45 is allowed for an institutional use within all FLU designations in the Urban Suburban Tier, which equates to approximately 174,066 sq. ft. maximum (38,679 sq. ft. or 0.89 acres x 0.45 maximum FAR = 174,065.55).

- *Special Overlay District/Neighborhood Plan/Planning Study Area:* The site is located within the boundaries of the West Boynton Area Community Plan (WBACP), which is administered by the Coalition of Boynton West Residential Association (COBWRA). Staff advised the applicant to contact the neighborhood group, and no comments have been received to date.

b. Consistency with the Code - *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.*

- *Property Development Regulations:* Table 3.D.1.A under (Ordinance No.2023-009) Property Development Regulations indicates the required lot dimensions, Building Coverage and minimum setbacks. The site meets the minimum setbacks.

- *Day Care use:* The General Daycare meets the requirements as indicated in Article 4.B.4.C.7 for Daycare as related to; setbacks, drop-off spaces, sidewalks and outdoor play area as required by the Childcare Section of the Health Department. The Preliminary Site Plan indicates the following: one one building with a total of 6,000 sq. ft., 11 parking spaces, 5 drop-off spaces, and 4,008 sq. ft. of outdoor play area. The proposed Day Care will serve 109 children. Access to the site is proposed from Hypoluxo Road.

- *Architectural Review:* The uses are required to comply with the Architectural Guidelines specified in Article 5.C, Design Standards. The Applicant has indicated the desire to submit the required documents for Architectural review at time of Building Permit Approval. The Applicant would be required to submit the required elevations and Visual Impact

- *Parking:* The proposed use requires a 11 parking spaces (one parking x 10 students) and xx drop-off spaces.

- *Landscaping and Buffering:* The Preliminary Site Plan indicates a 20-foot ROW (Right-of-Way) landscape buffer along Hypoluxo road, and a 15-foot Type 2 Incompatibility Buffer along the south, east, and west property lines. The proposed development is in compliance with the required foundation planting. Landscape Plans will be reviewed at time of building permit.

- *Signs:* The Preliminary Site Plan indicates one free standing monument sign

c. Compatibility with Surrounding Uses – *The proposed use or amendment is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.*

The subject site is surrounding by a mix of uses and developments with single family to the north, multifamily to the south and to the west, vacant property directly to the east with detached single family beyond that, and a mixed use development of commercial and multifamily to the northeast. The proposed use is generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development. The daycare is an institutional use that service residents and workers of Palm Beach County, especially those within proximity of the subject site.

d. Design Minimizes Adverse Impact – *The design of the proposed use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.*

The design of the Daycare use and the Site Plan minimizes adverse effects and intensity of the proposed use on adjacent lands. The proposed development provides adequate setbacks and buffers around the property boundaries. The placement of the building towards the internal portion of the site, its size and scale are design to minimize any impact the structure may have towards the surrounding residential development and the road. In addition the Outdoor playing area is located behind the building and surrounded by the required Type 2 incompatibility buffers.

- e. **Design Minimizes Environmental Impact** – *The proposed use and design minimizes environmental impacts, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.*

ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS:

- **Vegetation Protection:** The site is currently undeveloped. There are native vegetation species that exist on the site. Native vegetation that cannot be preserved in place are being either relocated or mitigated. The open space and parking areas have been located to maximize onsite preservation. The application for the Protection of Native Vegetation Approval will be required, as indicated under ERM Condition number 1 to be submitted prior to the final approval by the DRO, as indicated in Article 14.C.7.C.
 - **Wellfield Protection Zone:** This property is not located within Wellfield Protection Zone.
 - **Irrigation Conservation Concerns And Surface Water:** All new installations of automatic irrigation systems shall be equipped with a water sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Palm Beach County Mandatory Year-Round Landscape Irrigation Conservation Measures Ordinance, Ordinance No. 2022-007. Any non stormwater discharge or the maintenance or use of a connection that results in a non stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93-15.
 - **Environmental Impacts:** There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.
- f. **Development Patterns** – *The proposed use or amendment will result in a logical, orderly and timely development pattern.*

The properties surrounding the site are predominantly dedicated to Residential Development and Commercial Uses. The proposed development on the site aligns logically and orderly with the development patterns along Hypoluxo Road which is predominantly a residential corridor with several MUPD with commercial uses in closed proximity to the site. The proposed development take into account the surrounding existing and proposed developments and ensures that they will not be adversely affected. The project's design and implementation is logical and orderly for the site.

- g. **Adequate Public Facilities** – *The proposed amendment complies with Art. 2.F, Concurrency (Adequate Public Facility Standards).*

ENGINEERING COMMENTS:

The proposed Daycare facility is expected to generate 223 net daily trips, 42 net AM peak trips, and 43 net PM peak hour trips. The build out of the project is assumed to be by 2026.

The project meets Traffic Performance Standards (TPS) because the traffic impacts on the roadway network will have insignificant impacts, as per the definition in the TPS.

DRAINAGE STATEMENT

The subject site is located within the Lake Worth Drainage District boundaries South Florida Water Management District's (SFWMD) C-16 Drainage Basin and is adjacent to the Lake Worth Drainage District (LWDD) L-18 Canal and service area. The Applicant's engineer states, *"It is proposed that runoff be directed to on-site water management areas (underground exfiltration trench) by means of inlets and storm sewer manholes. Legal positive outfall is available to the site via connection to the LWDD L-18 drainage system manhole adjacent to the parcel's north property line. Drainage design is to address the following:*

1. *On-site retention of the runoff from the 3 year, 1 hour rainfall event*
2. *No runoff to leave the site except through an approved control structure up to the level produced by the 25 year, 3 day rainfall event.*
3. *Building floor elevation to be at or above the level produced by the 100 year, 3 day rainfall event.*
4. *Parking lot to be protected from flooding during a 5 year, 24 hour rainfall event*
5. *Allowable discharge to be in accordance with SFWMD and LWDD criteria.*
6. *Due consideration to water quality per SFWMD criteria.*

The entire statement is found in Exhibit E. The drainage statement has been reviewed by Land Development Staff and proposes no retention or detention tracts. Further review is required prior to the issuance of a building permit for the proposed drainage improvements. Prior to issuance of any building permits, the Property Owner will have to obtain applicable approvals and permits from the Districts.

WATER AND WASTEWATER PROVIDER:

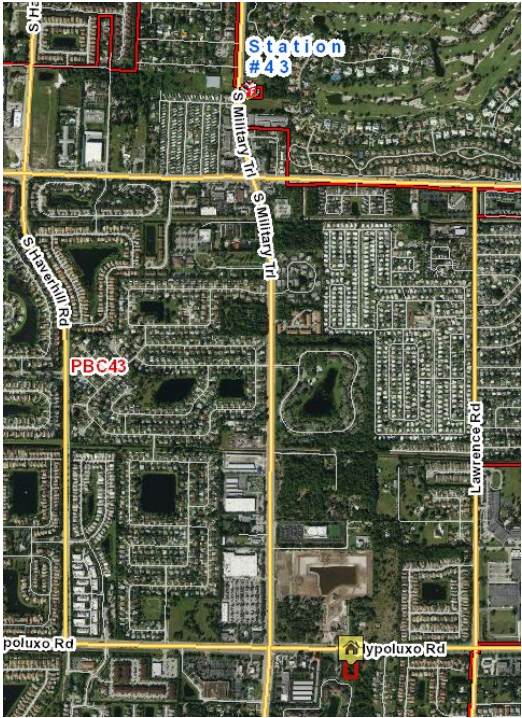
The Water and Wastewater provider will be Boynton Beach Utilities. The Applicant has provided letters from each of these entities, as part of their application (Exhibit F). The provider mention on the letter that *“The city has no gravity sewer main in the vicinity of the site; however, the City will installing a new 8” force main along Hypoluxo Road. Through a developer agreement, a 4” inch force main and stub-out can be install at the property line connection. The developer will be responsible for the cost of the work, including pavement restoration, permits and MOT at the time of permitting.* In addition I In the latter the City of Boynton Beach indicates that there is enough capacity for Water and the handling of the Wastewater. Prior to issuance of any building permits, the development will have to obtain applicable approvals and/or permits from these providers.

PALM BEACH COUNTY HEALTH DEPARTMENT:

This project has met the requirements of the Florida Department of Health.

FIRE PROTECTION:

Staff has reviewed this application and have no comment. The subject site is located within the service boundaries of PBC Fire Rescue station #43.



SCHOOL IMPACTS:

The School Board has no comment regarding this non-residential application.

PARKS AND RECREATION:

Non-residential project therefore, Park and Recreation ULDC requirements do not apply.

- h. **Changed Conditions or Circumstances** – *There are demonstrated changed site conditions or circumstances provided by the Applicant’s Justification Statement that necessitate the amendment.*

The Applicant’s Justification Statement states; *“The Conditional Use gives the Petitioner the opportunity to provide appropriate development for the Property. The local area is evolving, as are its residents, who require a variety of services, such as day care. The Project as proposed is in character with the uses and development patterns of the surrounding area. The Project represents a logical development pattern that compliments the surrounding community and provides local and convenient child care services.”* The Applicant's proposal for the Daycare will provide an increase in daycare capacity in this area on a site that has been vacant.

CONCLUSION: Staff has evaluated the standards listed under Article 2.B, and determined that the requests meet the standards of the ULDC subject to the conditions of approval as indicated in Exhibit C.

CONDITIONS OF APPROVAL

EXHIBIT C

Class A Conditional Use

ALL PETITIONS

1. The approved September 25, 2023]. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)

ENGINEERING

1. No Building Permits for the site may be issued after December 31, 2026, or as amended. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

ENVIRONMENTAL

1. Prior to the final approval by the Development Review Officer, the Plans shall be revised to identify the native vegetation to be preserved in place and the general relocation areas of all native specimen vegetation. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

Figure 1 - Land Use Map

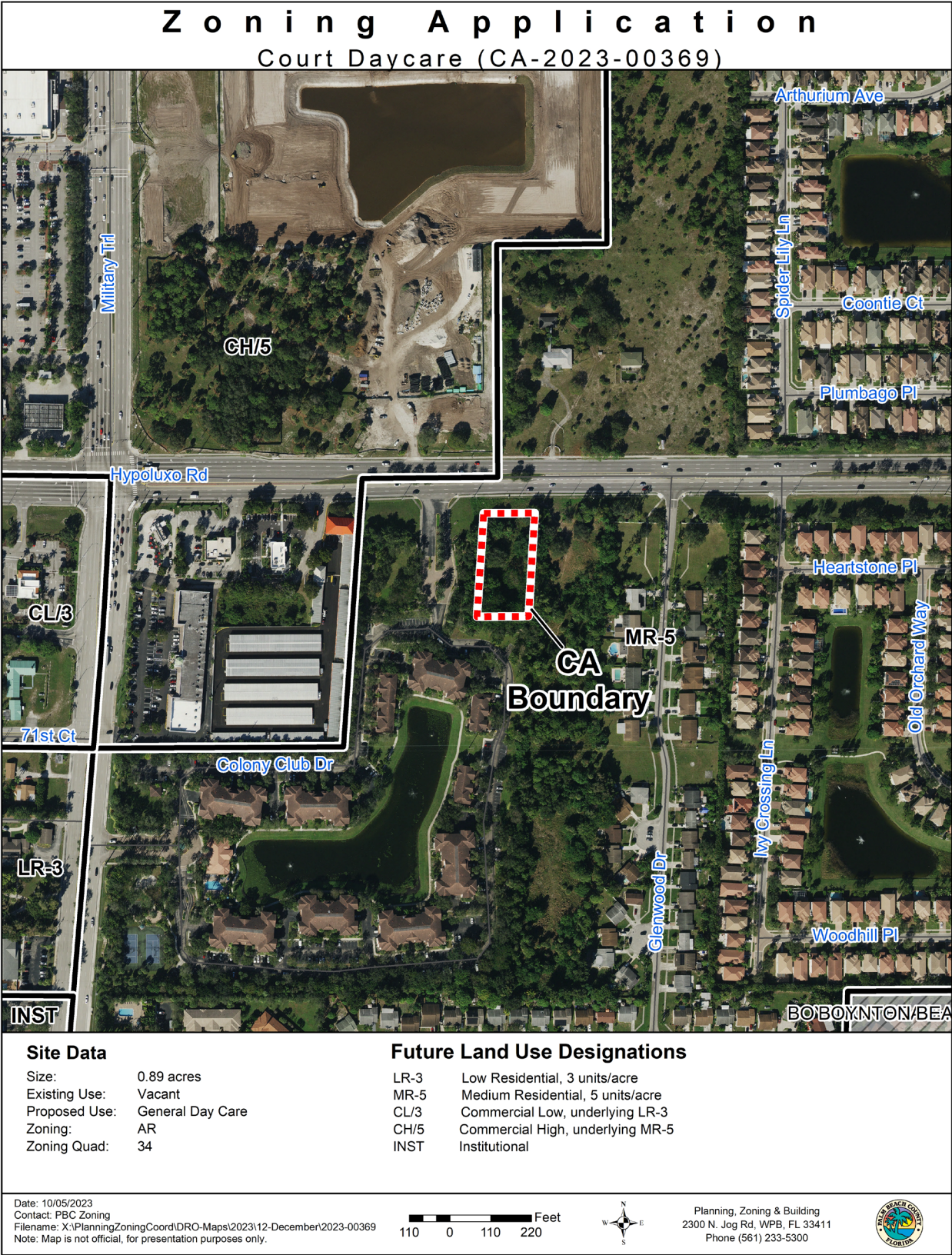


Figure 2 - Zoning Map

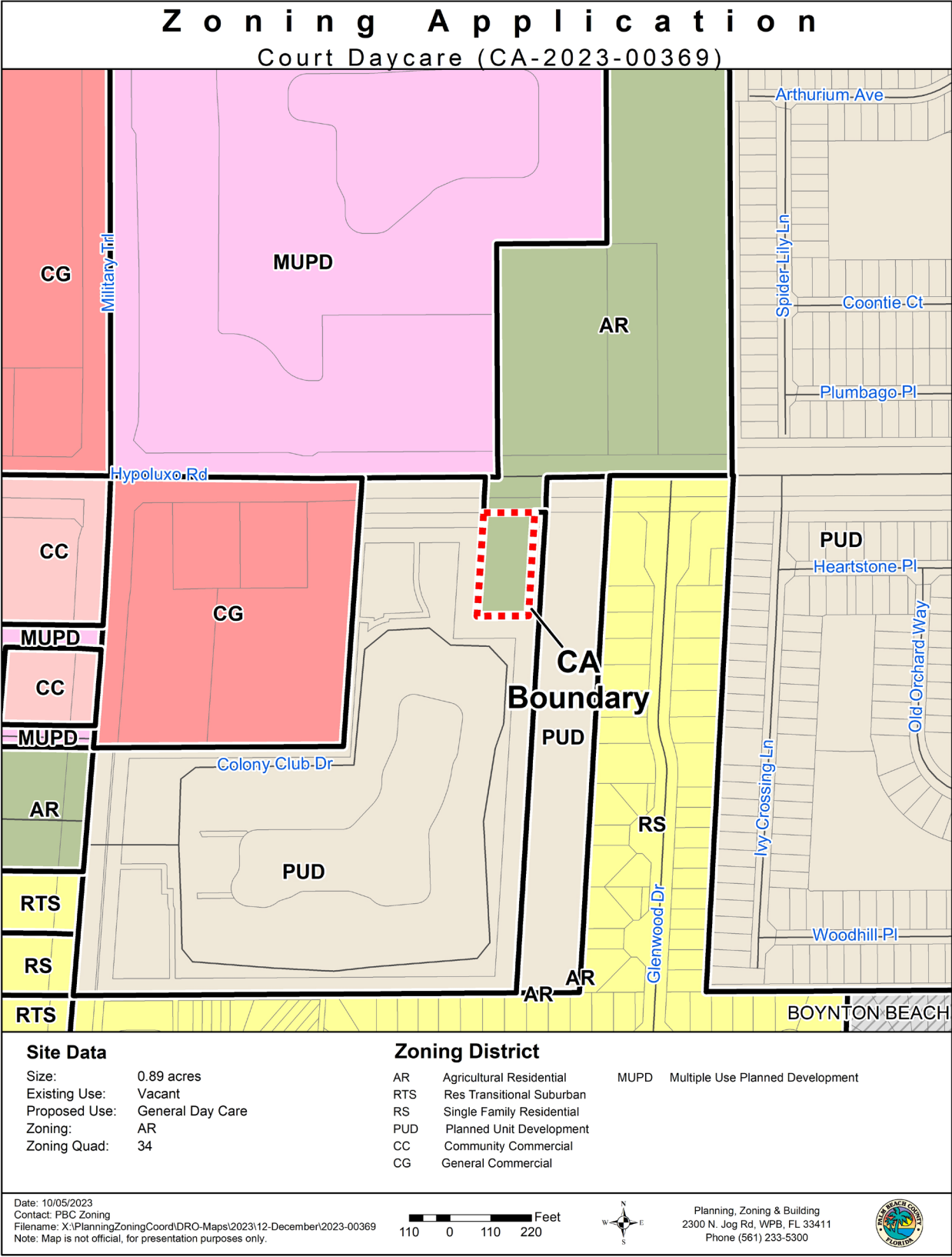


Figure 3 – Preliminary Site Plan dated September 25, 2023

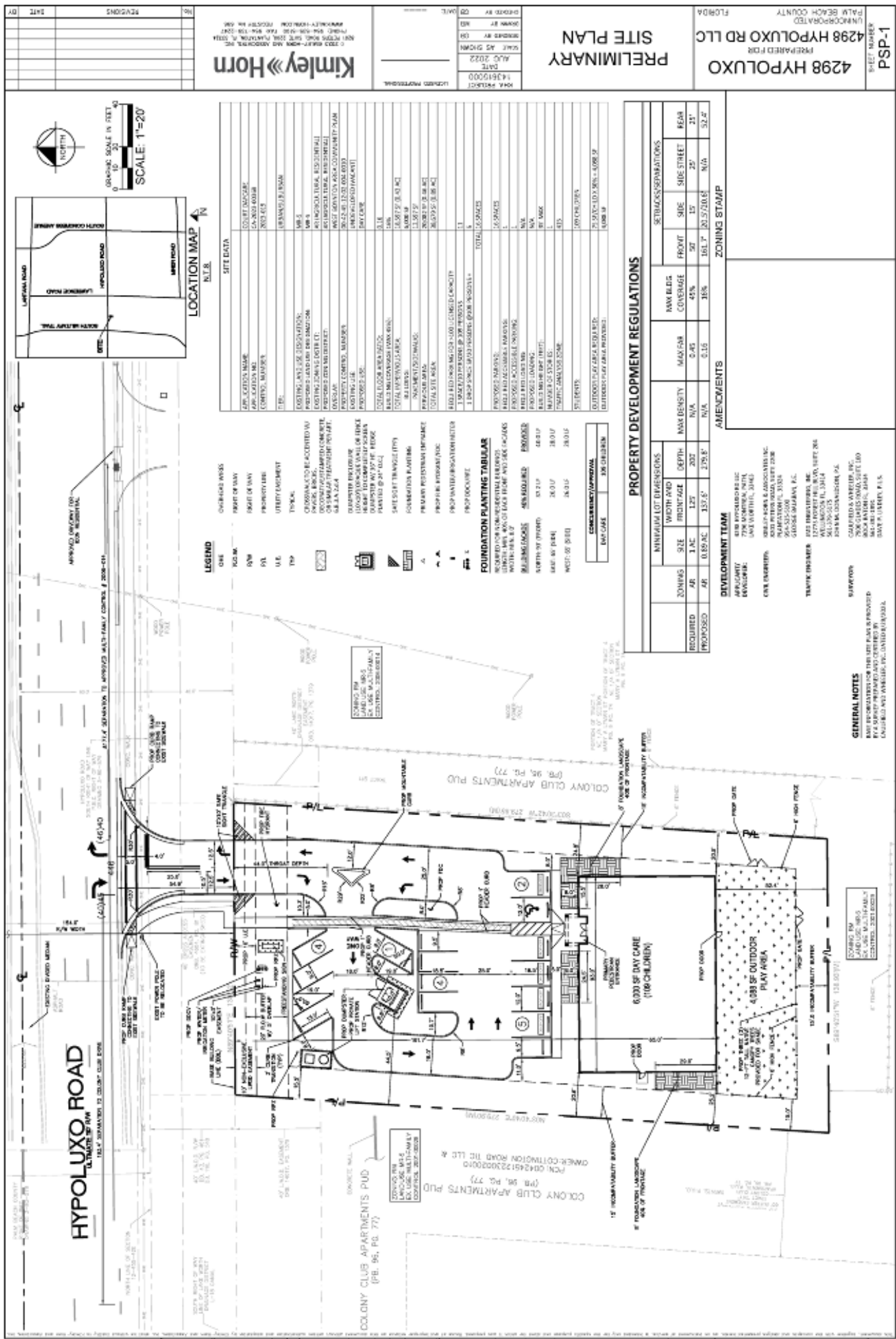


Figure 4 Preliminary Regulating Plans dated 09/25/2023 page 1 of 3

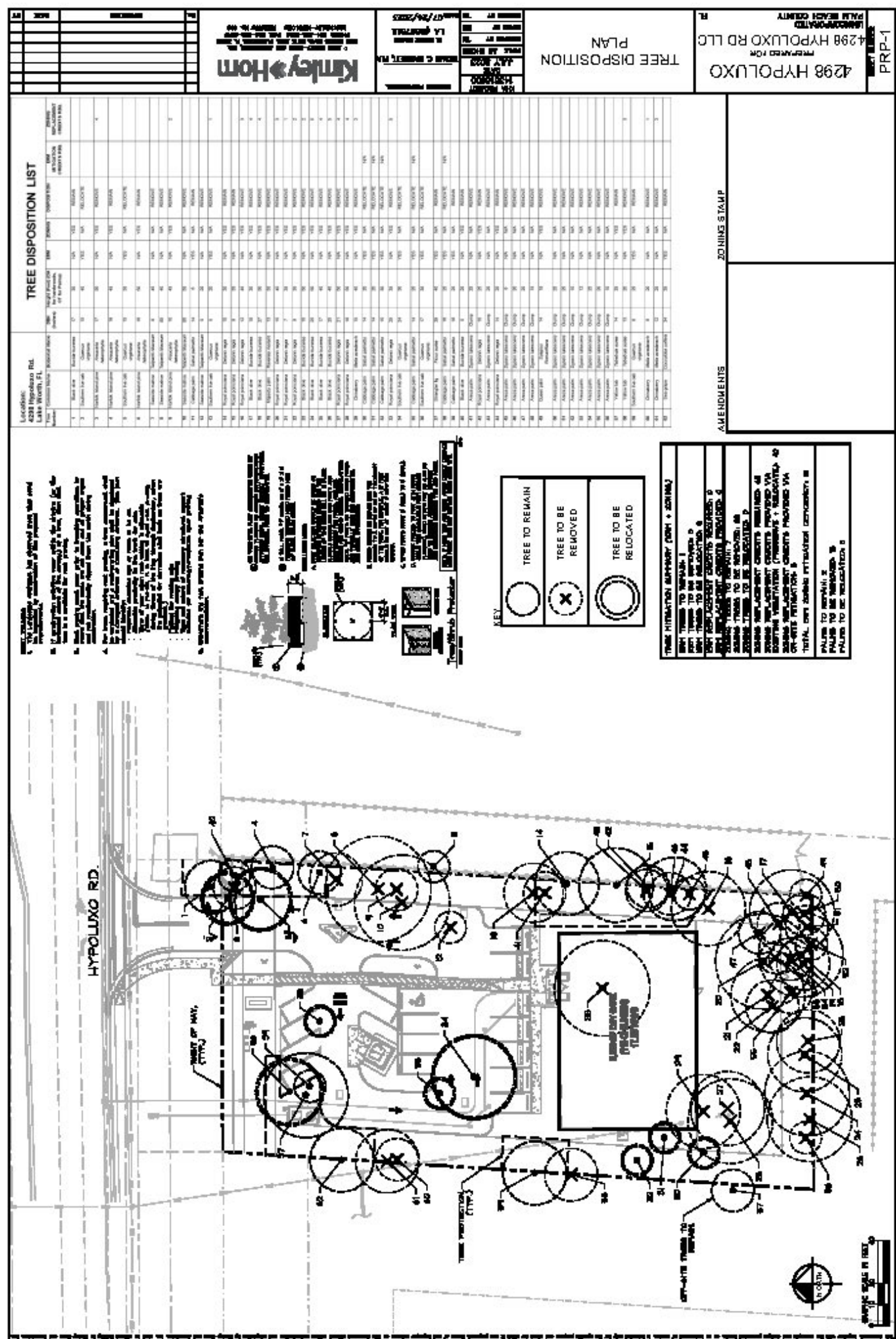


Figure 4 Preliminary Regulating Plans dated 09/25/2023 page 2 of 3

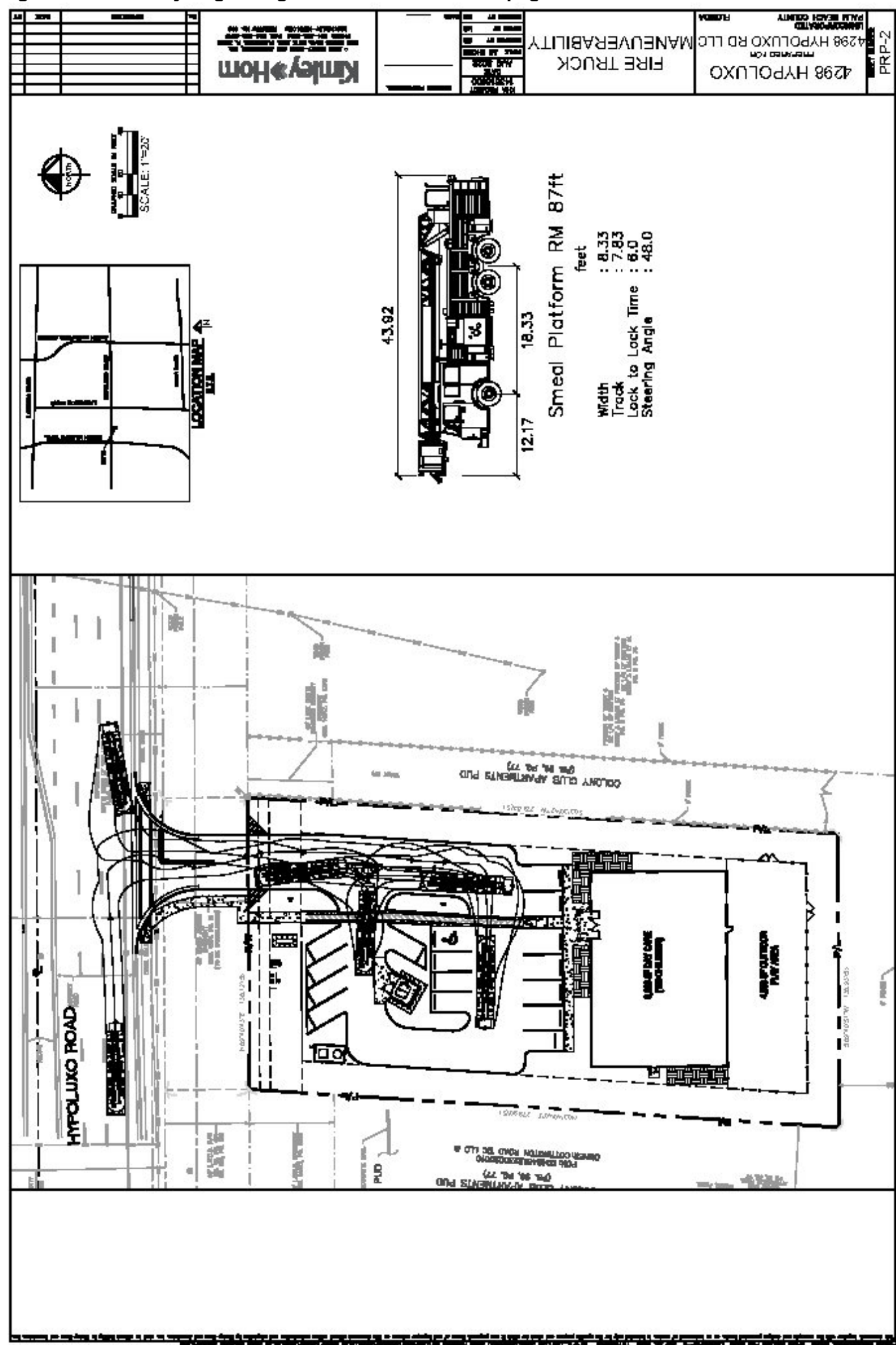


Figure 4 Preliminary Regulating Plans dated 09/25/2023 page 3 of 3

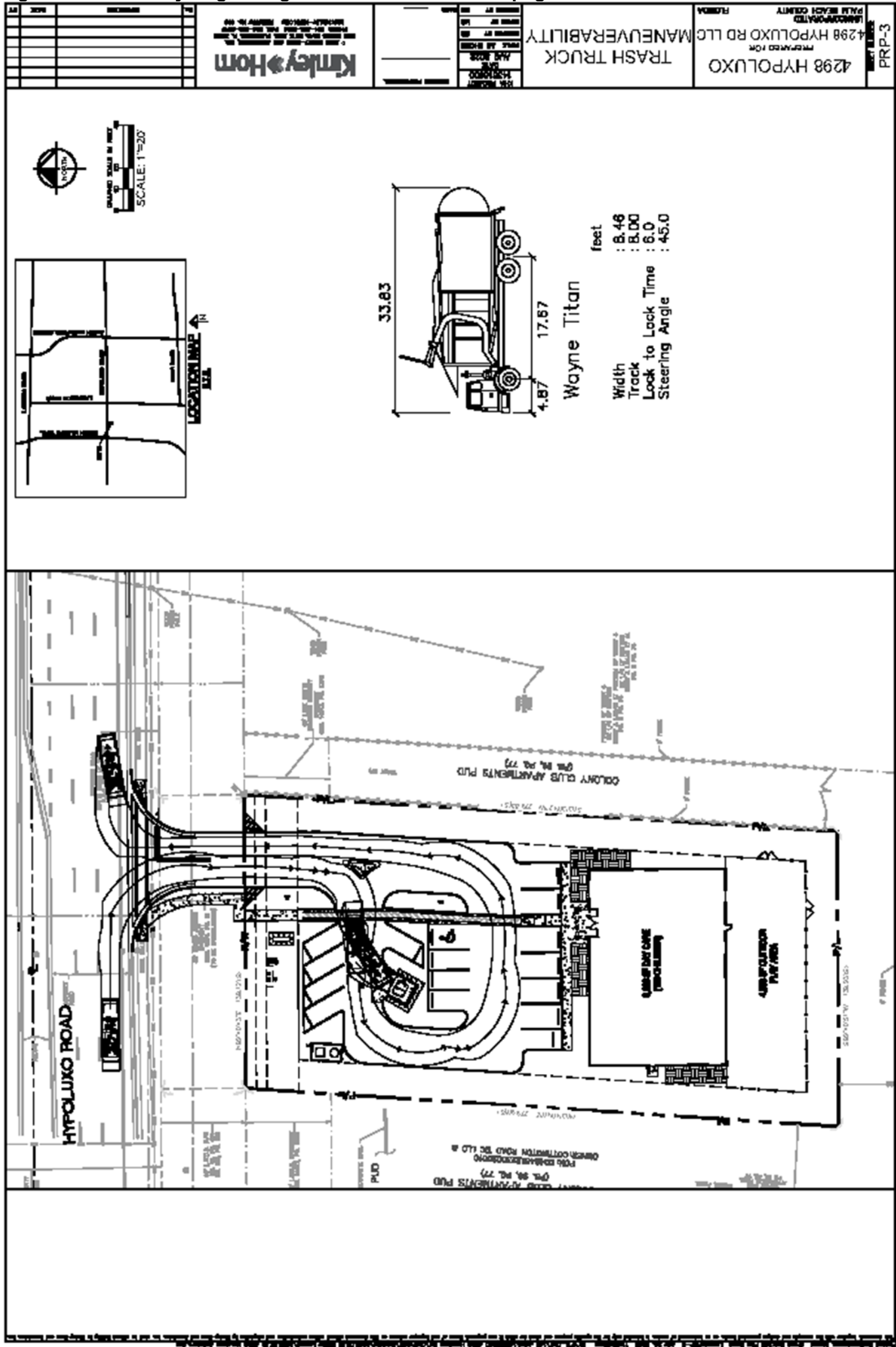


Exhibit D – Disclosure of Ownership

PALM BEACH COUNTY - ZONING DIVISION

FORM # 9

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Arafat Abu-Aziz, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the [] individual or [x] manager [position - e.g., president, partner, trustee] of 4298 Hypoluxo Rd, LLC [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 435 Court Street, Suite B
Brooklyn, NY 11231
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Arafat Abu-Aziz
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF ~~FLORIDA~~ New York
COUNTY OF ~~PALM BEACH~~ Kings

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of March, 2023 by Arafat Abu-Aziz (name of person acknowledging). He/she is personally known to me or has produced license (type of identification) as identification and ☒ did not take an oath (circle correct response).

Sophia M. Ricci
(Name - type, stamp or print clearly)

Sophia M. Ricci
(Signature)

My Commission Expires on: 07-02-2026

NOTARY'S SEAL OR STAMP

SOPHIA MARIA RICCI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01R16377561
Qualified In Kings County
My Commission Expires 07-02-2026

EXHIBIT "A"

PROPERTY

THE WEST 138.98 FEET OF THE NORTH 320 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, ALSO KNOWN AS PART OF THE WEST 1/2 OF TRACT 4, OF AMENDED PLAT OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, MARY A. LYMAN, ET AL, LESS THE NORTH 40 FEET THEREOF, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 9, PAGE 74.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name

Address

Arafat Abu-Aziz - 435 Court Street, Suite B, Brooklyn, NY 11231

Ahmad Abu-Aziz - 7126 Montereal Path, Lake Worth, FL 33463

9

Disclosure of Beneficial Interest – Property form
Form # 9

Page 4 of 4

Revised 12/27/2019
Web Format 2011



ENGINEER'S DRAINAGE STATEMENT
4298 HYPOLUXO ROAD (COURT DAYCARE)
LAKE WORTH BEACH, FL 33462

PROJECT DESCRIPTION

This project proposes a 6,000 square feet day care facility on approximately 0.89 acres, currently undeveloped. Hypoluxo Road bounds the property to the north and Colony Club Apartments PUD to the east, west and south. The Property Control Number for the subject parcel is 00-42-45-12-02-004-0010. The proposed 6,000 square feet day care building has a Finished Floor Elevation (FFE) of 17.50' NAVD and the lowest proposed pavement elevation is 16.00' NAVD.

PROPOSED DRAINAGE

The site is within South Florida Water Management District's (SFWMD) C-16 Drainage Basin and is adjacent to the Lake Worth Drainage District (LWDD) L-18 Canal and service area. It is proposed that runoff be directed to on-site water management areas (underground exfiltration trench) by means of inlets and storm sewer manholes. Legal positive outfall is available to the site via connection to the LWDD L-18 drainage system manhole adjacent to the parcel's north property line. Drainage design is to address the following:

- 1. On-site retention of the runoff from the 3 year, 1 hour rainfall event
- 2. No runoff to leave the site except through an approved control structure up to the level produced by the 25 year, 3 day rainfall event.
- 3. Building floor elevation to be at or above the level produced by the 100 year, 3 day rainfall event (zero discharge).
- 4. Parking lot to be protected from flooding during a 5 year, 24 hour rainfall event.
- 5. Allowable discharge to be in accordance with SFWMD and LWDD criteria.
- 6. Due consideration to water quality per SFWMD criteria.

Required permits/approvals to include the following:

- 1. Palm Beach County Building Department (on-site drainage review and approval)
- 2. Lake Worth Drainage District New Drainage Connection Permit
- 3. Florida Department of Environmental Protection "10-2" self-certification permit

George Balaban
Professional Engineer
Date: 9/25/2023
14:40:00

George Balaban, P.E.
Florida Registration # 74543
Kimley-Horn and Associates, Inc.
8201 Peter Road, Suite 2200
Plantation, FL 33324
(954) 535-5100
Registry No. 3510

George Balaban, Professional Engineer, License No. 74543

This item has been digitally signed and sealed by George Balaban, P.E. on 9/7/2023

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

Boynton Beach Utilities



124 East Woolbright Road
Boynton Beach, Florida 33435
Office: (561) 742-6400
Fax: (561) 742-6299
Website: www.boynton-beach.org

April 13, 2023

Via Email: George.Balaban@kimley-horn.com

George Balaban, P.E.
Kimley-Horn
8201 Peters Road, Suite 2200
Plantation, FL 33324
Tel: 954-716-8824

RE: Properties located at 4298 Hypoluxo Road, Lake Worth, FL

Dear Mr. Balaban:

Please accept this letter as confirmation that Boynton Beach Utilities will be the water and sewer service provider for the referenced project. The water main is available adjacent to the site within Hypoluxo Road’s right of way. The City has no gravity sewer main in the vicinity of the site; however, the City will be installing a new 8” force main along Hypoluxo Road. Through a developer agreement, a 4-inch force main and stub-out can be installed at the property line for connection. The developer will be responsible for the cost of the work, including pavement restoration, permits, and MOT at the time of permitting. It is required to provide detailed engineering calculations for the sizing of the force main and the on-site lift station. It is anticipated that construction of the new force main will be completed by April 2024.

“City of Boynton Beach Utilities” will be the Water Treatment Plants for the project. The total permitted maximum day operating capacity of the plants is 34.44 MGD, and the total maximum daily flow at the plants as recorded on monthly operating reports during the past 12 Months is 19.38 MGD. In addition, “South Central Regional Wastewater Treatment & Disposal Board” is the Wastewater Treatment Plant that will serve the project. Its maximum monthly average daily flow over the last 12-month period is 26.71 MGD, and the maximum three-month average daily flow over the last 12-month period is 23.25 MGD.

I trust this letter meets your needs. If you need any further information, please contact me at (561) 742-6407

Sincerely,
BOYNTON BEACH UTILITIES

Milot Emile, P.E.
Engineer IV

America's Gateway to the Gulfstream

THIS PAGE LEFT BLANK INTENTIONALLY