



**LOCAL PLANNING AGENCY BOARD AGENDA
REGULAR MEETING
Village Hall - Council Chambers
226 Cypress Lane
Palm Springs, FL 33461
Thursday, April 8, 2021
6:15 PM**

Persons who need an accommodation in order to attend or participate in this meeting should contact the Village Clerk at (561) 965-4010 at least three (3) business days prior to the meeting in order to request such assistance.

1. CALL TO ORDER

- 2. ROLL CALL** Mayor Bev Smith, Vice Mayor Gary Ready, Mayor Pro Tem Doug Gunther, Council Member Joni Brinkman, Council Member Patti Waller, Village Attorney Glen Torcivia, Village Manager Richard Reade, and Village Clerk Kimberly Wynn

3. PUBLIC HEARINGS

Public Hearing for amending the Comprehensive Land Use Plan by revising the Future Land Use Element with the designation of a College-Hospital Overlay in the Village of Palm Springs

- 3.1 Ordinance 2021-02 - Land Use and Rezoning (Small-Scale) Amendments - Fontana Townhomes - 4063 Davis Road & 4090 Coconut Road (Quasi-Judicial) (*First Reading*)
1. Proposed Ordinance No. 2021-02 - Comprehensive Plan (Small Scale) Land Use Map & Rezoning Amendment - 4063 Davis Road & 4090 Coconut Road
 2. Exhibit "A" Staff Report & Conditions of Approval (combined for both applications)
 3. Applicant's Justification Statements
 4. Proposed Site Plan, Landscape Plans, Building Elevations (informational Only)
 5. Color Site Plan and Color Rendering (informational only)
 6. Aerial, Location, FLU and Zoning Map

4. ADJOURNMENT

If a person decides to appeal any decision made by this Council with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to

ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



Village of Palm Springs

Executive Brief

AGENDA DATE: April 8, 2021

DEPARTMENT: Planning, Zoning & Building

ITEM 3.1: Ordinance 2021-02 - Land Use and Rezoning (Small-Scale) Amendments - Fontana Townhomes - 4063 Davis Road & 4090 Coconut Road (*First Reading*)

SUMMARY:

Mr. Jerrod Purser, agent for Meritage Homes of Florida, Inc., is requesting a small-scale land use plan amendment and rezoning on 4.48 acres (comprised of two parcels) located at 4063 Davis Road and 4090 Coconut Road to facilitate a multi-family (townhome) development project.

The proposed small-scale land use and zoning changes would be from Palm Beach County designations to Palm Springs designations and the combined properties are less than 10 acres in size (4.48 acres total) and are planned for urban (residential) use:

Existing PBC Future Land Use	Proposed Village Future Land Use	Existing PBC Zoning	Proposed Village Zoning
Palm Beach County Urban Infill	High Density Residential (up to 19 du/ac)	Palm Beach County Urban Infill (UI)	Residential Multiple- Family (RM)

The Applicant is requesting that the property be designated with the Village's High Density Residential future land use category (19 du/ac), which would allow up to a maximum intensity of 89 residential dwelling units. The property was annexed into the Village of Palm Springs in 2017 and 2019; however, Palm Beach County Future Land Use and Zoning designations were maintained until a specific use was proposed.

Note: The subject property is bound to the north and east by Commercial land use, to the south and west by Palm Beach County Medium Density Residential 5 (MR5) land use.

The Applicant is concurrently requesting site plan approval (SPR21-02) and four (4) waivers for a residential planned development (RPD) to construct 59 two-story fee simple townhomes within 9 buildings. The proposed community would have access via Davis Road and Coconut Road. Amenities are expected to include playground equipment, picnic table under shade structure and benches.

The Applicant is requesting four (4) waivers for the proposed RPD site plan:

1. Relief from Sec.34-1328 to allow a 20' wide drive aisle rather than 26' wide required.
2. Relief from Sec.34-1063(a)(1) to allow for one sidewalk on a street or primary driveway interconnected with other pedestrian ways instead of sidewalks on both sides of the main street.
3. Relief from Sec.34-766(1) to allow the construction of 59 residential dwelling units within 4.73 acres rather than 12.55 acres minimum required within the RM district.
4. Relief from Sec.34-1064(1)(b) to allow a 15' side setback rather than 20' minimum required.

The proposed site plan with waivers is presented (within this item) for informational purposes only (no action required at this time). If the proposed small-scale land use map and rezoning amendments are approved on 2nd and final reading, the proposed site plan will be considered by the Village Council under a separate Resolution during May 13th meeting.

Note: The Village does not typically place conditions of approval on future land use map changes. The legislative decision as to the appropriateness of the land use, irrespective of potential development plans, is generally made with consideration on compatibility, impact on services and need for the land use to fulfill Village redevelopment and growth objectives

The proposed request was submitted through the PBC Intergovernmental Plan Amendment Review Committee (IPARC) for intergovernmental review and no comments were received.

Note: IPARC is designated to provide coordination of proposed plan amendments, cooperation between affected local government and service providers and provides opportunities to resolve potential disputes only within the plan amendment process.

The Planning and Zoning Board considered this application during their March 9, 2021 meeting and recommended approval.

The Local Planning agency (LPA) will consider this item during their April 8, 2021 meeting.

If approved on 1st reading, the proposed ordinance will be considered for 2nd and final reading by the Village Council on May 13, 2021.

FISCAL IMPACT:

The proposed land use and rezoning amendments are not expected to provide a direct fiscal impact to the Village; however, it would facilitate development that will increase the Village's property valuation. Additionally, this project, if approved, would require various Village services that will result in increased expenditures to the Village.

This property is located within the Palm Springs Community Redevelopment Agency (CRA) - Lake Worth District and redevelopment would result in increased tax increment financing (TIF) revenue.

ATTACHMENTS:

Proposed Ordinance No. 2021-02 - Comprehensive Plan (Small Scale) Land Use Map & Rezoning Amendment - 4063 Davis Road & 4090 Coconut Road

Exhibit "A" Staff Report & Conditions of Approval (combined for both applications)

Applicant's Justification Statements

Proposed Site Plan, Landscape Plans, Building Elevations (informational Only)

Color Site Plan and Color Rendering (informational only)

Aerial, Location, FLU and Zoning Map

ORDINANCE NO. 2021-02

(SMALL SCALE LAND USE AMENDMENT & REZONING)

AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING THE COMPREHENSIVE LAND USE PLAN OF THE VILLAGE, PURSUANT TO THE “SMALL SCALE” COMPREHENSIVE LAND USE AMENDMENT LAWS OF THE STATE OF FLORIDA, FOR THE 4.73 GROSS ACRE PARCEL LOCATED AT 4063 DAVIS ROAD AND 4090 COCONUT ROAD, AND BEING MORE FULLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO, FROM A LAND USE DESIGNATION OF “URBAN INFILL” TO A VILLAGE FUTURE LAND USE DESIGNATION OF “HIGH DENSITY RESIDENTIAL”; FURTHER CHANGING THE ZONING DESIGNATION FROM “URBAN INFILL (UI)” TO PROVIDE FOR A ZONING DESIGNATION OF “RESIDENTIAL MULTI-FAMILY (RM)” AND A PLANNED DEVELOPMENT SITE DISTRICT ON THE VILLAGE OF PALM SPRINGS OFFICIAL ZONING MAP; PROVIDING DIRECTIONS TO THE VILLAGE CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village has determined the need to amend the land use and zoning designations for the 4.73 gross acre parcels located at 4063 Davis Road and 4090 Coconut Road; and

WHEREAS, on December 21, 2017, Resolution No. 2017-49 the property located at 4090 Coconut Road was voluntarily annexed in the Village of Palm Springs, and the property located at 4063 Davis Road, was annexed via Interlocal Agreement with Palm Beach County on the same date; and

WHEREAS, the Village will initiate the small-scale land use and zoning changes from the existing Palm Beach County designation. The subject properties are less than 10 acres in size; and

WHEREAS, the Village has adopted a Comprehensive Plan pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act (the “Act”); and

WHEREAS, the Village Council, sitting as the Village’s Local Planning Agency (the “LPA”) will consider this item on April 8, 2021 and their recommendation will be provided to the Council prior to consideration; and

WHEREAS, the Village Council has considered the request of Village Staff for small-scale land use amendments and re-zoning designations; and

WHEREAS, the Village Council has determined that granting the request for land use amendments and rezoning serves a valid public purpose.

NOW THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA:

Section 1. Findings. The Village Council finds the above statements are true and correct and serve as a basis for consideration of this ordinance.

Section 2. Future Land Use. The Future Land Use designation in the Village’s Comprehensive Land Use Plan for the lands described herein, as more particularly designated in “**Exhibit A**” shall be established as “High Density Residential”. Until such time as the appeal period expires, (if challenged, the new zoning is not effective until such time as the state land planning agency or the Administration Commission issues a final order of compliance) but not sooner than 31 days following the effective date of this ordinance, all development of said lands shall be subject to the requirement of the existing Village Land Use Plan, Zoning, and Subdivision regulations.

Section 3. Zoning. Concurrent with said small-scale land use amendments, the Land Development (Zoning) District designations on the official Village of Palm Springs Zoning Map shall be established as “Residential Multiple-Family (RM)” more particularly designated in **Exhibit “A”**, subject to the approval and appeal period stated in Section 2, above.

Section 4. Directions to the Village Clerk. The Village Clerk is hereby authorized and directed to forthwith cause the designations of the zoning of the properties described in the attached “**Exhibit A**”, as set forth in Section 3 of this Ordinance, on the official Village of Palm Springs Zoning Map.

Section 5. Repeal of Conflicting Ordinances. All Ordinances, Resolutions or parts of Ordinances and Resolutions in conflict herewith are hereby repealed.

Section 6. Severability. If any word, clause, sentence, paragraph, section, or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void, or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

Section 7. Effective Date. This Ordinance shall become effective immediately upon adoption.

Council Member _____, offered the foregoing Ordinance, and moved its adoption. The motion was seconded by Council Member _____, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
BEVERLY SMITH, MAYOR	☐	☐	☐
GARY READY, VICE MAYOR	☐	☐	☐
DOUG GUNTHER, MAYOR PRO TEM	☐	☐	☐
JONI BRINKMAN, COUNCIL MEMBER	☐	☐	☐
PATTI WALLER, COUNCIL MEMBER	☐	☐	☐

The Mayor thereupon declared this Ordinance approved and adopted by the Village Council of the Village of Palm Springs, Florida, on second reading, this _____ day of _____, 2021.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____

BEVERLY SMITH, MAYOR

First Reading _____

Second Reading _____

ATTEST:

BY: _____

KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR LEGAL FORM AND SUFFICIENCY

BY: _____

GLEN J. TORCIVIA, VILLAGE ATTORNEY



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Small-Scale Land Use Amendment, Rezoning and Site Development Plan (Residential Planned Development Site Plan with Waivers) - Fontana Townhomes – 4063 Davis Road & 4090 Coconut Road.

Application Summary			
Applicant / Petitioner	Meritage Homes of Florida, Inc.	Submittal Date	10/20/2020
Reference Name	Fontana Townhomes	Case Number	SPR21-02
		Parcel Control No	70-42-44-24-00-000-6070 & 70-43-44-30-01-009-0040
Location	Assembly of the properties 4063 Davis Rd & 4090 Coconut Road	Site Area	±4.73 gross acres ±4.48 net acres
P&Z B Meeting	March 9, 2021	Local Planning Agency	April 8, 2021
Council Meeting (after LPA, 1 st Reading)	April 8, 2021	Council Meeting (2 nd Reading)	May 13, 2021
Requests			
Proposed Use(s)	Small-Scale Land Use Amendment of the Future Land Use Map to change the land use from Urban Infill to High Density Residential, concurrent with Rezoning from Urban Infill (UI) to Residential Multiple- Family and a Planned Development Site Plan for construction of 59 two-story townhomes within nine buildings.		
Number of Buildings	9 Buildings (approximately 50,000 SF total)		
Waivers	1. Requesting a waiver from Sec.34-1328 to allow a 20’ drive aisle instead of 26’ required. 2. Requesting a waiver from Sec.34-1063(a)(1) to allow for one sidewalk on a street or primary driveway interconnected with other pedestrian ways instead of sidewalks on both sides of the main street. 3. Requesting a waiver from Sec.34-766(1) to allow the construction of 59 residential dwelling units within 4.73 acres instead of 12.55 acres minimum required within the RM district. 4. Requesting a waiver from Sec.34-1064(1)(b) to allow a 15’ side setback instead of 20’ minimum required.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	Total of 185 parking needed 2.5/ DU + 25% for guest	185 spaces total 59 garages spaces 118 driveway spaces (2 per unit) 8 guest spaces	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard (East & West)	25’	25’	Yes
Rear yard (South)	20’	N/A (two frontage)	-
Side yard (North & South)	20’	15’	No* (waiver requested)
Site Characteristics			
Existing Use	Vacant lot & Single-Family Home	Proposed Use	Residential Multiple-family
Existing Zoning	Urban Infill (UI)	Proposed Zoning	Residential Multiple-Family (RM)
Existing Future Land Use	Urban Infill	Proposed Future Land Use	High Density Residential

Proposed Density	12.5 du/acres (Maximum permitted on High Density Residential is 19 du/acre)		
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Mobile home park & medical office building	Urban Infill & Commercial	Urban Infill (UI) & Commercial General (CG)
South	Single Family Home & Vacant lot	Unknown Unincorporated Palm Beach County	Unknown Unincorporated Palm Beach County
East	Drive in theater – Swap Shop	Commercial	Commercial General (CG)
West	PBC Governmental office	Unknown Unincorporated Palm Beach County	Unknown Unincorporated Palm Beach County
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of the new residential high density planned development site plan, as depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan, compatibility with surrounding uses and generally consistent with the CRA Lake Worth Road District objectives.			



I. Site History

- Ordinance 2017-35: Annexation

The property located at 4090 Coconut Road, was voluntarily annexed into the Village of Palm Springs on December 21, 2017. Palm Beach County's Future Land Use and Zoning designations were maintained until today's date.

- Resolution 2017-49: Annexation

The property located at 4063 Davis Road, was annexed into the Village of Palm Springs via interlocal agreement with Palm Beach County, the agreement was executed by Palm Beach County on October 22, 2019, Village's Council approved the annexation on December 21, 2017. Palm Beach County's Future Land Use and Zoning designations were maintained until today's date.

II. Comprehensive Plan Consistency

- The subject property's Future Land Use designation and Zoning are Palm Beach County Urban Infill and Urban Infill (UI), respectively. The proposed small-scale land use amendment is to assign the Village's Future Land Use of High Density Residential. Concurrently, rezoning from the Palm Beach County zoning designation of Urban Infill to Residential Multiple-Family is requested, and is supported with a planned development site plan. All requests are consistent with goals, objectives and policies of the Village's Comprehensive Plan.

III. Waivers Requested

The applicant is seeking the following waivers:

Waiver #1: The applicant is requesting a waiver relief from Sec.34-1328 to allow a 20' wide drive aisle instead of 26' wide required.

Waiver #2: The applicant is requesting a waiver relief from Sec.34-1063(a)(1) to allow for one sidewalk on a street or primary driveway interconnected with other pedestrian ways instead of sidewalks on both sides of the main street.

Waiver #3: The applicant is requesting a waiver relief from Sec.34-766(1) to allow the construction of 59 residential dwelling units within 4.73 acres instead of 12.55 acres minimum required within the RM district.

Waiver #4: The applicant is requesting a waiver relief from Sec.34-1064(1)(b) to allow a 15' side setback instead of 20' minimum required.

The applicant's full justification to the waivers is attached hereto.

- a. The request is in harmony with and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code and that such waiver will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare.

Waiver 1: The request to allow a 20' wide drive aisle when adjacent to 90-degree parking is in harmony and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code. The majority of the subject site is compliant with the required drive aisle dimensions, however there are even 90-degree parking spaces in a portion of the site which require a 26' wide drive aisle. This waiver will not be injurious to the area involved, as traffic can still safely maneuver into and out of the parking spaces.

Waiver 2: The request to allow a sidewalk along one side of the street where a sidewalk is required along both sides will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare. As previously stated, this waiver will allow for greater flexibility in site design and adequate pedestrian connectivity will be provided.

Waiver 3: The request to allow a reduced lot size from the required minimum lot requirements is outside of the Applicant's control and will not affect the public health safety, and welfare.

Waiver 4: The request to allow a reduced side setback is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare. The subject area of this request is specific to lot 52, which is along the northern portion of the site. It is screened by the adjacent northern property by a 10' landscape buffer and existing 6' concrete wall. The request also applies to lots 14 and 15, along the southern portion of the site, adjacent to the LWDD L-12 Canal. These lots are screened by a 10' landscape buffer with a 5' vinyl fence.

b. The request results from innovative design in which other minimum standards are exceeded.

Waiver 1: The request to allow a reduced drive aisle width when adjacent to 90-degree parking results from innovative design in which other minimum standards are exceeded. The subject site is compliant with the required drive aisle width in all other areas.

Waiver 2: The request to allow a sidewalk along one side of the street where a sidewalk is required along both sides will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare. As previously stated, this waiver will allow for greater flexibility in site design and adequate pedestrian continuity will be provided.

Waiver 3: The request to allow a reduced lot size is not the result of innovative design. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

Waiver 4: The request to allow a reduced side setback distance results from innovative design in which other minimum standards are exceeded. The areas of focus for the reduced side setback, currently propose landscaping above code requirements and provide an existing 6' concrete wall and 5' vinyl fence.

c. The request demonstrates that granting of the waiver will result in preservation of valuable natural resources, including drainage and recharge areas, natural areas, etc.

Waiver 1: The granting of the waiver request related to reduced drive aisle width will result in the preservation of valuable natural resources. A narrower street width equates to less impervious area, as a result this will help preserve valuable natural resources.

Waiver 2: The granting of the waiver request will result in the preservation of valuable natural resources, including drainage and recharge areas, and natural areas. As aforementioned, by negating the requirement for an extra sidewalk, this will allow for increased pervious areas throughout the subject site.

Waiver 3: The request to allow a reduced lot size will not result in preservation of valuable natural resources. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

Waiver 4: The reduced side setback will result in the preservation of valuable natural resources. This will be achieved, as the reduced setback will allow for greater design freedom and allow for more opportunity to preserve natural resources.

- d. The request demonstrates public benefits to be derived, including but not limited to such benefits as dedication of rights-of-way, extensions of pedestrian linkages outside of the project boundaries, preservation of open areas and use of desirable architectural, building, and site design techniques.

Waiver 1: The request will demonstrate public benefits such as desirable site design techniques. By allowing for a narrower drive aisle adjacent to parking spaces, there is room for more pervious area and potential open spaces. This will create a more desirable community for future residents.

Waiver 2: The request will demonstrate public benefits such as extension of pedestrian linkages outside of the project boundaries. The subject site is located in an ideal area with close proximity (less than 300 feet) to the Lake Worth Road Corridor. The proposed sidewalk network will connect to the existing Davis Road sidewalk and allow walkability to the surrounding areas and services.

Waiver 3: The request to allow a reduced lot size does not demonstrate public benefits to be derived. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

Waiver 4: The waiver request will demonstrate public benefits such as desirable site design techniques and right-of-way dedication to the LWDD L-12 Canal. By allowing for a reduced side setback, the subject site will have more design freedoms to provide increased open space and additional drainage.

- e. The request provides sufficient screening and buffering to screen adjacent uses from adverse impacts caused by the granting of a waiver.

Waiver 1: The request will not jeopardize the screening of the subject site as it relates to a decreased drive aisle width in a specific portion of the site.

Waiver 2: This waiver request is specific to the pedestrian sidewalks within the subject site and would not adversely impact adjacent properties. However, appropriate landscape buffering and screening is provided.

Waiver 3: The waiver does not generate any adverse impacts related to adjacent properties; however, the applicant will sufficiently screen and buffer the property.

Waiver 4: The waiver request will provide sufficient screening and buffering to screen adjacent uses from any adverse impacts created by the reduced side setback. This reduced setback is specific to two areas of the subject site, which propose landscaping above code requirements and provide an existing 6' concrete wall and 5' vinyl fence.

- f. Economic issues may not be used to justify waivers.

Waiver 1, 2, 3 & 4: Economic issues are not used as a justification for these requests.

- g. The request is compatible with existing and potential land uses adjacent to the development site.

Waiver 1, 2, 3 & 4: The request is consistent with the existing and potential land uses adjacent to the development site. A majority of the surrounding uses are residential communities which either provide one sidewalk or no sidewalks. There is a sidewalk along Davis Road which the subject site's sidewalk system will connect to. Overall, a waiver request for a decreased street width, single sidewalk, and a reduced side setback will not generate compatibility issues.

Staff supports the applicant's request based on the intent of the applicant to maximize the utilization of the land reducing the amount of impervious surface and consistency with the Village Comprehensive Plan

allowing for innovative designs. Although the acreage is below the minimum required for 59 residential dwelling units, the property can still be developed in the proposed manner without any adverse impact to the surrounding properties.

IV. Neighborhood Compatibility

- 1) The proposed project is located on the south side of Lake Worth Road between Coconut Road and Davis Road.
- 2) Surrounding properties are a mix of residential and commercial uses.
- 3) The property is located within the Lake Worth Road District CRA.
- 4) The Village Center is located within 1.5 miles.
- 5) A mix of different uses like general retails, restaurants, grocery supermarket and professional offices are located on the proximities along Lake Worth Road.
- 6) Available public transportation on Lake Worth Road and South Military Trail are existing within less than 1 mile from the property.

V. Consistency with Palm Springs Lake Worth Road District CRA

1. Detailed Description of the Proposal's Consistency with Five (5) Key Goals of CRA

I. Improving Utilities and Infrastructure

The development proposal will extend new Utilities and install new site-serving Infrastructure to the site, as improvements are necessary in order to construct the Townhouses.

II. Expanding Job Development and Economic Growth

The development proposal does not directly fulfill the CRA's key goal to expand job development and economic growth, but it will provide additional residents to supply the workforce and economy of the Village.

III. Enhancing Public Safety

The development proposal will enhance public safety, as the subject site is currently abandoned and an ideal area for vagrancy, illegal dumping and other criminal activities to occur due to its location adjacent to the LWDD canal and separation from Lake Worth Road. The development of buffers, fencing, and additional landscape screening around the perimeter of the subject site will significantly decrease the chance of any crime occurring on this property in the future.

IV. Increasing and Maintaining Workforce Housing

While Workforce Housing is not a component of this development proposal, the overall nature of the development program will create an equal opportunity for all Village residents to increase homeownership. Townhouses offer an affordable entry level homeownership opportunity. More ideal than renting and more achievable than purchasing a single-family residential house, the development proposal will provide much needed home options for residents of the Village.

V. Advancing the Partnership with Palm Beach County

The development proposal will advance the partnership with Palm Beach County due to its location within the Hernden Park Countywide Community Revitalization Area (CCRT) neighborhood core area. The Countywide Community Revitalization Area's within Palm Beach County are overseen by the County's Office of Community Revitalization (OCR). This request will require the continued coordination with the County and surrounding Hernden Park residents to ensure the communities needs are met.

2. Proposal's effect on existing conditions (identified in CRA Community Redevelopment Plan) in the CRA District.

As evidenced by the Lake Worth Road subdistrict study, the Lake Worth Road subdistrict is currently subject to slum/and or blighted conditions. Some of the existing conditions include faulty lot layout in relation to usefulness, inadequate building density patterns, and incidence of crime in the area higher than in the remainder of the county or municipality. This proposal will improve all of the aforementioned negative existing conditions on the subject site and in turn have an effect on the immediately surrounding area.

3. Proposal's ability to assist in achieving strategies and objectives of the Palm Springs CRA.

The development proposal will assist in achieving strategies and objectives of the CRA as it addresses an existing blighted area within the Village. As evidenced by the subdistrict study, the Lake Worth Road subdistrict is subject to slum/and or blighted conditions. The subject site has sat abandoned for many years and allows for an incidence of crime in the area due to its ideal location next to the LWDD canal and separation from Lake Worth Road. Proposing a residential development such as the Fontana Townhomes development will assist in achieving the CRA's strategies to address blighted areas, by improving the area and discouraging criminal traffic.

VI. Regulatory Issues

- The site plan generally conforms to the property development standards of the Residential Planned Development.
 - 1) Proposed project plan generally meets required site development regulations.
 - 2) A High-Density Residential Land Use designation and rezoning to RM, shall be approved prior to consideration of the proposed Site Plan.
 - 3) The applicant is responsible to acquire all applicable permits from all regulatory agencies with jurisdiction over the project site, including but not limited to Palm Beach County, LWDD and the Village of Palm Springs.
 - 4) Civil/Utility plans shall be approved by the Village's Engineer.
 - 5) Proposed ROW dedications along the west, south and east shall be approved by PBC and LWDD respectively at time of Civil/Utility plan review.
 - 6) The project is located within the Airport Land Use Noise Zone (ALUNZ) for Palm Beach County Park Airport.
 - 7) The proposed development is located within the Airport Regulated area Zone 3 & Zone 1 for PBIA and Lantana Airport
 - 8) The 10' pipe easement (ORB. 2204PB. 1150) shall be abandoned at time of Civil/Utility review.
 - 9) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.
 - 10) Property shall be platted.

VII. Environmental Issues:

There are no environmental (wetlands, floodplains, etc.) issues identified.

VIII. Community Outreach/ Notification

- The subject property was posted on February 26, 2021.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on February 19, 2021.
- Legal advertisement was published in the paper on February 25, 2021 and will be re-advertise on March 25, 2021 and April 28, 2021.
- Staff has not received any inquiries or comments as a result of the notices.

IX. Proposed Development Plan Details

The petitioner's development plans dated received on October 20, 2020 depicts the following:

- Application for Small-Scale Land Use Amendment, Rezoning and Residential Planned Development Site Plan approval with 4 waivers for the construction of 59 two-story fee-simply townhomes within 9 buildings.
 1. Site Plan dated received October 20, 2020 revised and resubmitted on February 24, 2021.
 2. Landscape plans dated received October 20, 2020 revised and resubmitted on February 24,

- 2021.
3. Engineering plans dated received October 20, 2020 revised and resubmitted on January 15, 2021.
4. Architectural plans dated received October 20, 2020 revised and resubmitted on December 21, 2020.
5. Photometric plan dated received October 20, 2020 revised and resubmitted on December 21, 2020.
6. Boundary and topographic survey dated received October 20, 2020.
7. Traffic study.
8. Project narrative and Justification Statement of proposed use.
9. Drainage calculations dated received October 20, 2020 revised and resubmitted on December 21, 2020.
10. Common amenities detail plan.

X Recommendation

The applicant is proposing the development of the 4.73 acres parcel with the construction of 59 two-story fee-simple townhomes. The townhomes will be three-bedroom homes with a one car garage and a driveway with space for two cars. The buildings will be configured with five (5) 6-townhome units, three (3) 7-townhome units and one (1) 8-townhome units, for a total of nine (9) buildings. The community will have two access driveways via the existing Davis Road and Coconut Road right-of-way. Amenities include a tot lot with playground equipment, a shade structure, picnic table and sports field for lawn games.

Planning, Zoning & Building Staff has conducted a review of the application and found the proposed Residential Planned Development Site Plan to be consistent with goal, objectives and policies of the Village's Comprehensive Plan. The proposed project is generally consistent with the Land Development and zoning regulations and all other portions of the code. The proposed residential multi-family project provides internal sidewalk connections between the common amenities (tot lot with playground equipment, a shade structure, picnic table and sports field for lawn games) and the buildings, to facilitate pedestrian circulation and safety. The proposed project provides open spaces creating common areas for passive/leisure activities. The proposed use does not significantly reduce light and air on adjacent properties and would not be a deterrent to surrounding properties. The new project does not negatively impact natural systems.

A respectively 15' and 10' wide right-of-way, along Coconut Road and Davis Road, is required to be dedicated to Palm Beach County to comply with county standards.

In addition, the project exceeds some of the minimum requirement for a Planned Development as shown on the table below:

Land Development Regulations	Required	Proposed
35 percent of the gross land area for open space	68,302 sf (1.57 acres)	81,457 sf (1.87 acres)
40% maximum lot coverage	82,415 sf	50,000 sf

Planning, Zoning & Building Staff recommends approval of the Small-Scale Land Use Amendment and Rezoning. PZ&B Staff recommends conditional approval of the Residential Planned Development Site Plan with 4 waivers, for the construction of 59 two-story fee simple townhomes subject to the following forty-eight (48) conditions below and a suggestion for a voluntary monetary contribution, requested by the School District to mitigate school impacts:

1. Build out date December 31, 2025.
2. Notice of Actual Construction or Alteration form shall be filled out (form 7460) to determine if the project will be a hazard to air navigation, according to PBIA, and a final determination letter shall be provided to the Village at time of permitting.

3. Per Palm Beach Department of Airports request, each perspective tenant and/or purchaser within the ALUNZ must be informed that occasionally will observe aircraft arriving at and departing from Palm Beach County Park Airport, and shall be disclosed prior to a real estate contract. The condition will become inclusive in the contract's conditions and shall be noted in subsequent contracts. Condition shall be added into the HOA covenants/ deed restrictions document and provided to the Village at time of Platting.
4. The final plat shall be approved by the Village Council prior to issuance of a building permit.
5. The Final Plat shall be approved and recorded prior to any sales.
6. The common amenities (tot lot with playground equipment, a shade structure, picnic table and sports field for lawn games) shall be completed in their entirety, open for use and accessible to the residents, prior to the issuance of the 23rd Certificate of Occupancy (40% of the project)
7. The dedication of 10' and 15' along Davis Road and Coconut Road respectively via Right-of-way Deed to Palm Beach County free and clear of all encumbrances (to comply with county standards) shall be executed at time of platting.
8. An opaque fence shall be provided around the lift station supplemented with landscaping and details shall be provided at time of permitting.
9. A Utility/Civil Plan shall be approved by the Village Engineer and Palm Beach County Water Utility Department at time of permitting and shall be revised to match site plan.
10. Garages shall be used for parking only. The HOA covenants/ deed restrictions shall include prohibit the conversion of garages into habitable spaces or used as storage.
11. The HOA covenants/ deed restrictions shall prohibit the installation of any additional impervious or semi-impervious surface.
12. The HOA shall be responsible for all landscape maintenance, including mowing of private yards (this shall be included in the HOA documents).
13. The HOA covenants/deed restrictions shall prohibit the installation of sheds, the parking of boats, commercial vehicles, or recreational vehicles anywhere inside the property. Parking of oversized vehicles that do not fit within the typical parking stall (9'x18.5') shall also be prohibited.
14. Any/all legal instrument recorded shall include deed restrictions on the lots as follows:
 - a. Garages shall remain as garages and shall not be converted to habitable space.
 - b. Only two vehicles shall be parked in the driveways overnight and shall not be permitted to park on or block any sidewalk or drive isles.
 - c. There shall be no screen enclosures or additions permitted including screening the rear patios.
 - d. There shall be no pools permitted.
 - e. Boats, RV'S, or recreational vehicles shall only be permitted if parked in the garage.
 - f. No additional impervious or semi-impervious surface.
15. Each perspective tenant and/or purchaser shall be advised of noise issued due to the Swap Shop.
16. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
17. Conditions of approval stated in Village Engineer's letter (Engenuity Group, Inc.) issued on January 11, 2021 shall be satisfied at time of Civil/Utility application review.
18. No parking shall be allowed, under any circumstances, along the drive isle. Residents and guest parking shall only occur within designated parking stalls, private driveways and private garages.
19. The 10' pipe easement shall be abandoned at time of platting.
20. At time of permitting, provide value of construction and number of construction jobs created to be included in CRA annual report.
21. A future signalized intersection at Davis Road and Lake Worth Road will facilitate access via the Davis Road project entrance – this entrance should be enhanced as the main ingress/egress for the project.
22. Any existing or proposed utility box/cabinet shall be screened from view, Staff recommends wrapping the cabinets/box with a match design accordingly with the existing/proposed location.
23. Any existing or proposed utility easement shall not overlap more than 5' the landscape buffer.
24. Proposed 6' Vinyl fence along Davis Road and Coconut Road ROW is not a preferable material by the Village, Staff recommends providing more durable/resistant material to prevent unwanted pedestrian

traffic.

25. The property owner shall post a notice of annual boundary school assignments for students from this development. The district will provide an 11' x 17' sign to be posted in a clear and visible location in all sales offices and models with the following:

“NOTICE TO HOMEBUYERS/TENANTS”

“school age children may not be assigned to the public school closest to their residences. School Board policies regarding overcrowding or other boundary policy decisions affect school boundaries. Please contact the Palm Beach School District Boundary Office at (561)434-8100 for the most current school assignment(s)”.

26. Photometric plans shall be approved by the Planning, Zoning and Building Department at time of permitting.
27. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
28. The mail pickup and delivery system shall be approved by the United States Postal Service.
29. Irrigation plans shall be provided at the time of permitting. Non-potable water shall be used for the irrigation system per Village code.
30. Provide permits from all applicable permitting agencies, including but not limited to, Lake Worth Drainage District, PBC and Village of Palm Springs at the time of permitting.
31. The property owner shall register an Agent of Record, prior to issuance of a permit, to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.
32. A copy of the NPDES Notice of Intent for Generic Permit shall be submitted to the PZB Department at time of permitting.
33. A stabilized surface shall be provided at all time during construction for access by emergency vehicles.
34. All mechanical equipment's and above-ground infrastructure shall be screened from view.
35. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include increased on-site security at the operator's sole expense.
36. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting as needed.
37. All electric utilities shall be underground.
38. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Development Department prior to commencement of any construction activity. Permits are required from the Planning, Zoning & Building Department prior to commencing any construction or renovation. The project shall be constructed in accordance with the FBC edition in effect at the time of permitting.
39. A silt barrier shall be installed around the perimeter of the property (within the affected area for the site improvements and new building construction) prior to commencement of any site work or construction activity, and a track pad shall be installed at the construction entrance(s), both of which shall remain through substantial completion.
40. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
41. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy/Certificate of Completion of each improvement area.
42. Absolutely no occupancy, other than construction personnel, is permitted prior to TCO/CO.
43. Photometrics must be certified by an engineer prior to CO.
44. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
45. The applicant may be required to provide a resident inspector for structural elements such as concrete pours in accordance with Section 109.1.3 FBC 2010 and F.S. 553.791. Determination shall be made at time of pre-construction conference with Planning Zoning and Building Director.
46. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
47. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
48. At the time of CO, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.

49. The School District has requested the Applicant offer a voluntary commitment to make a contribution of \$24,465.00 to the School District of Palm Beach County prior to issuance of a building permit, based on School Capacity Availability Determination letter issued on January 7, 2021.



JUSTIFICATION STATEMENT
FLU Map Amendment | Rezoning | Site Plan (Planned Development)
Fontana Townhomes

Initial Submittal: October 7, 2020

Resubmittal: November 23, 2020; December 21, 2020; January 15, 2021

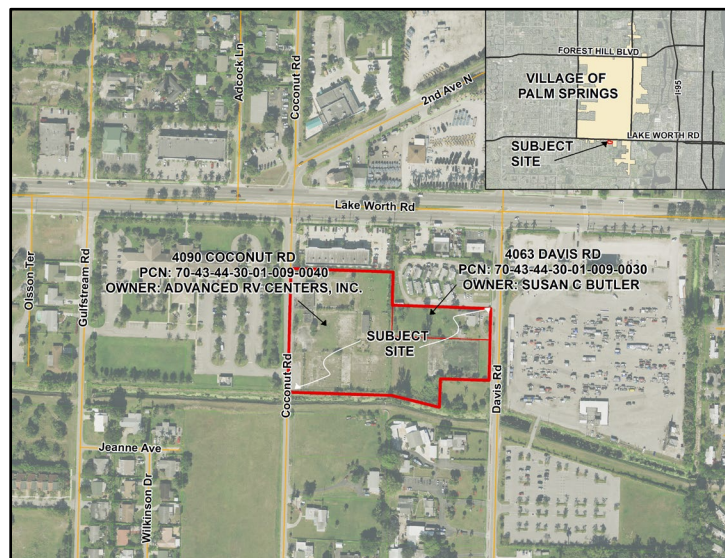
REQUEST

On behalf of Meritage Homes of South Florida, the Applicant, WGI is requesting approval of the following:

- 1) **Future Land Use Map Amendment** from unincorporated Palm Beach County Urban Infill (UI) Future Land Use designation to the Village of Palm Springs High Density Residential Future Land Use.
- 2) **Rezoning** from unincorporated Palm Beach County UI zoning district to the Village of Palm Springs Residential Multifamily (RM) zoning district as a residential planned development.
- 3) **Site Plan (Planned Development)** to allow a 59 unit fee-simple townhouse residential planned development.
 - **Waivers** from the following development standards allowed as part of Planned Development Performance Standards:
 - i. Drive aisle width adjacent to 90 degree parking.
 - ii. Number of sidewalks along a street.
 - iii. Minimum Lot Area
 - iv. Side Setback

SITE CHARACTERISTICS

The 4.73 acre subject site, known as “Fontana Townhomes”, is located approximately 0.1 miles south of the Davis Road and Lake Worth Road intersection on the west side of Davis Road. It is comprised of two parcels identified by Parcel Control Numbers (PCNs) 70-43-44-30-01-009-0030 and 70-43-44-30-01-009-0040. Both subject parcels retain an unincorporated Future Land Use (FLU) Designation of Urban Infill (UI) and are within the unincorporated UI Zoning district. While the parcels retain unincorporated FLU designations and zoning districts, they were recently annexed into the Village of Palm Springs and are thus under the jurisdiction of the Village of Palm Springs (herein referred to as “the Village”). The subject site is within the Palm Spring’s Community Redevelopment Agency (CRA) district boundary and can be further categorized under the Village’s Lake Worth Road CRA Subdistrict. The larger of the two parcels is a former recreational facility and is mostly vacant with numerous residual dilapidated facilities/structures remaining. The smaller of the two parcels is presently occupied by a single-family residential dwelling. A map has been provided below which identifies the subject sites location within the Village, as well as an adjacent parcels view which provides greater detail regarding the site characteristics and surrounding areas.



SURROUNDING PROPERTIES

The site is surrounded by a mix of uses, including a medical office, multifamily residential, single-family residential, and a flea-market/drive-in movie theater. The mix of surrounding uses adjacent to the subject site can generally be found to be consistent with the proposed development. A summary of the surrounding property information has been provided below.

	FLU Designation	Zoning District	Existing Use
North	CG (Village of Palm Springs)	CG (Village of Palm Springs)	Medical Office
	UI (Unincorporated)	UI (Unincorporated)	Mobile Home Park
South	MR-5 (Unincorporated)	RM (Unincorporated)	Vacant/Single-family Residential
East	CG (Village of Palm Springs)	CG (Village of Palm Springs)	Drive-in Movie Theater/Flea Market
West	MR-5 (Unincorporated)	PO (Unincorporated)	Government Center

DEVELOPMENT HISTORY

As previously mentioned, the subject site was recently annexed into the Village of Palm Springs. The annexation of the subject parcels was adopted in December 2017 and October 2019.

The largest of the two subject site parcels, is approximately four acres and was formerly a recreational facility. Palm Beach County (PBC) Petition Number 73-106, approved by Resolution No. 1973-429 by the PBC Board of County Commissioners (BCC) on August 7th, 1973 approved a Special Exception to allow a Tennis Recreation Facility. It is unclear how long the facility known as the *Lake Worth Racquet Club* was in operations and existed on the parcel, but aerial imagery and ownership information reflects that tennis facility site was no longer in operation by September 2000 as it was purchased by a Place of Worship entity, *Haitian Evangelical Crusade Association, Inc.* Subsequently, based on imagery, after the ownership change, many of the recreational facilities, such as tennis courts and a pool, were partially demolished but still remain on the site today in very poor condition.

According to PBC Planning & Zoning records, there were few inquiries to redevelop the tennis facility, but no formal requests were submitted.

The smaller of the two subject site parcels, is approximately 0.75 acres and presently accommodates a single family dwelling unit. No development history is associated with the single-family parcel other than the building information on file with the County, which indicates the home was built in 1946.

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DISTRICT BOUNDARY CHANGES FUTURE LAND USE MAP AMENDMENT/REZONING

Pursuant to the review requirements provided in Section 34-602.-Land Development Board, the development proposal is consistent with said requirements as outlined below.

1. A statement of the petitioner's interest in the property to be rezoned, including a copy of the last recorded warranty deed. The following shall also be included, if applicable:

(a) If the interest is a joint and several ownership, a written consent to the rezoning petition by all parties of record.

(b) If the interest is a contract purchase, a copy of the purchase contract and written consent of the seller/owner.

(c) If an authorized agent is involved, a copy of the agency agreement or written consent of the principal/owner.

(d) If a lessee is involved, a copy of the lease agreement and written consent of the owner.

(e) If a corporation or other business entity is involved, the name of the officer or person responsible for the application and written proof that the representative has the delegated authority to represent the corporation or other business entity, or in lieu thereof, written proof that he is in fact an officer of the corporation.

Response: The Applicant has provided a copy of the Agency Agreement/written consent from the applicable property owners. A copy of the latest warranty deed applicable to each property owner has been provided for review.

2. A certified boundary survey by a surveyor registered in the state, at a scale prescribed by the village, containing the following:

(a) An accurate legal description of the property to be rezoned.

(b) A computation of the total acreage of the tract to the nearest one-tenth of an acre.

Response: A certified boundary survey by a surveyor registered in the state, at a scale prescribed by the Village has been provided as part of this land Use/district boundary change request. A legal description and computation of the total acreage of the tract to the nearest one-tenth of an acre have been provided within the survey.

3. The location of the subject parcel, plotted on an official base map, land development map or other acceptable map of the village.

Response: As identified on Page One of this Justification Statement, a location map of the subject site within the Village has been provided. Furthermore, a radius map and location maps have been included to further identify the location of the subject site.

4. A property owner's location drawing, showing all properties within 300 feet of the subject property and their relation to the subject parcel.

Response: As required by the Village to provide adjacent property owner information for Public Hearing applications/notices a location map showing all properties within 300 feet of the subject property and their relation to the subject site has been provided.

5. A statement of special reasons or the basis for the rezoning request, including the intended use of the property.

Response: As aforementioned, the subject parcels were recently annexed into the Village however they were never assigned a Village Land Use Designation or Zoning district. This request to allow a high density residential land use and RM zoning are necessary in order for the subject site to remain consistent with the surrounding area and to initiate any sort of development on the subject parcels.

6. A confirmation of the provisions of all necessary facilities and systems, and attested to by the applicant or authorized agent, for storm drainage, water supply, sewage treatment, solid waste disposal, public safety protection, recreational and park areas, school sites and any other services, where applicable.

Response: Due to the subject site being previously developed for an intense recreational facility, and also accommodating a residential dwelling unit, adequate provisions of all necessary facilities and systems will be achievable for the subject site.

As part of the required application, coordination has been initiated with the appropriate facilities and system providers in order to confirm adequate provisions can be provided to the subject site. Copies of all correspondence with providers has been included with this submittal, as well as any statements received.

7. Payment of a filing fee as established by the village.

Response: The filing fee associated with the Future Land Use Map Amendment and Rezoning portion of the request required by this section have been provided as part of this submittal.

CONSISTENCY WITH PALM SPRINGS CRA COMMUNITY REDEVELOPMENT PLAN

As aforementioned, the subject site is within the Palm Springs CRA, under the Lake Worth Road CRA subdistrict. Per the CRA Community Redevelopment Plan, new development applications must demonstrate consistency with the Plan. A description of the development's proposal consistency with the Community Redevelopment Plan can be found below.

1. Detailed Description of the Proposal's Consistency with Five (5) Key Goals of CRA

- I. Improving Utilities and Infrastructure**

Response: The development proposal will improve the Utilities and Infrastructure of the area, as improvements are necessary in order to construct the Townhouses.

- II. Expanding Job Development and Economic Growth**

Response: The development proposal will remain consistent with the CRA's key goal to expand job development and economic growth, as it will provide additional residents to supply the workforce and economy of the Village.

- III. Enhancing Public Safety**

Response: The development proposal will enhance public safety, as the subject site is currently abandoned and an ideal area for crime to occur due to its location adjacent to the LWDD canal and separation from Lake Worth Road. The development of buffers, fencing, and additional landscape screening around the perimeter of the subject site will significantly decrease the chance of any crime occurring on this property in the future.

- IV. Increasing and Maintaining Workforce Housing**

Response: While Workforce Housing is not a component of this development proposal, the overall nature of the development program will create an equal opportunity for all Village residents to increase home-ownership. Townhouses offer an affordable entry level homeownership opportunity. More ideal than renting and more achievable than purchasing a single-family residential house, the development proposal will provide much needed home options for residents of the Village.

- **V. Advancing the Partnership with Palm Beach County**

Response: The development proposal will advance the partnership with Palm Beach County due to its location within the Hernden Park Countywide Community Revitalization Area (CCRT) neighborhood core area. The Countywide Community Revitalization Area's within Palm Beach County are overseen by the County's Office of Community Revitalization (OCR). This request will require the continued coordination with the County and surrounding Hernden Park residents to ensure the communities needs are met.

2. Proposal's effect on existing conditions (identified in CRA Community Redevelopment Plan) in the CRA District.

Response: As evidenced by the Lake Worth Road subdistrict study, the Lake Worth Road subdistrict is currently subject to slum/and or blighted conditions. Some of the existing conditions include faulty lot layout in relation to usefulness, inadequate building density patterns, and incidence of crime in the area higher than in the remainder of the county or municipality. This proposal will improve all of the aforementioned negative existing conditions on the subject site and in turn have an effect on the immediately surrounding area.

3. Proposal's ability to assist in achieving strategies and objectives of the Palm Springs CRA.

Response: The development proposal will assist in achieving strategies and objectives of the CRA as it addresses an existing blighted area within the Village. As evidenced by the subdistrict study, the Lake Worth Road subdistrict is subject to slum/and or blighted conditions. The subject site has sat abandoned for many years and allows for an incidence of crime in the area due to its ideal location next to the LWDD canal and separation from Lake Worth Road. Proposing a residential development such as the Fontana Townhomes development will assist in achieving the CRA's strategies to address blighted areas, by improving the area and discouraging criminal traffic.

DEVELOPMENT PROGRAM

The following outlines the development program for the proposed 59 unit multi-family residential townhouse development:

Density

The maximum density for the RM zoning district is 19 DU/AC. The proposed development remains consistent with the district's density regulations as a density of 12.5 DU/AC is proposed.

Building Height

Pursuant to Section 34-1064, the maximum height for a building within the residential planned development district shall be the same as allowed in the applicable land development district, or 35 feet, whichever is higher. The proposed RM zoning district and residential planned development height regulation remain consistent with one another, as three stories or 35 feet. The subject site is in compliance with this requirement as the proposed buildings are no more than 35 feet in height.

Minimum Acreage Requirement

The Village's code requirements state that all Residential Planned Developments shall be no less than three acres. The subject site is compliant with this requirement as it is 4.73 acres in size.

Open Space and Common Amenity Area

Pursuant to Section 34-1064(d) of the Village Code, a residential planned development is required to provide a minimum amount of open space and common amenity area. The minimum total open space requirement for residential planned developments shall be 35 percent of the gross land area, of which 20 percent shall be common amenity area. Based on the standard for required open space, the 4.73 acre subject site is required to provide 1.65 acres of open space. The subject site currently exceeds the code requirement for open space as 2.09 acres or 44 percent of the gross land are proposed to remain as open space. Of the 1.65 acre open space requirement, at least 20 percent of this area must be provided as a common amenity area to all lots such as parks, playgrounds, or other recreational purposes. Based on the open space land area requirement of 1.65 acres the subject site is required to provide 0.31 acres of common amenity area for the proposed community. This requirement is adequately satisfied, as 0.31 acres of common amenity area is proposed central to the community.

Lot Coverage

Pursuant to Sec. 34-1064(e)(2), all structures within a Residential Planned Developments shall have a maximum lot coverage of 40%, based on the net area of individual lots. The development proposal is compliant with this requirement as none of the proposed lots exceed 40% lot coverage.

Access

The subject site retains double frontage along Coconut Road and Davis Road. Two ingress/egress access points are proposed, one access point from Davis Road and another access point from Coconut Road. The two access points allow for increased circulation and flow of vehicular and pedestrian traffic throughout the subject site.

Buffering

Pursuant to Village Code *Article III, Section 34-162.-Required Landscaping*, in certain situations the Village requires landscaping around the perimeter of development parcels in order to create a buffer from adjoining land uses, streets and properties. The subject site is in compliance with this section of the Village's code as there is a 10 foot landscape buffer provided around the entirety of the subject site. This proposed perimeter buffer in conjunction with the adjacent properties' buffers will provide screening and will reduce the risk of any potential adverse impacts from the adjacent mobile home park and medical office developments to the north.

Waivers

As provided in Subdivision IX.-Planned Developments, the proposed residential planned development is subject to greater flexibility in design and development standards relative to specific dimensional regulations, in order to encourage ingenuity and originality in subdivision and site design while preserving open space to serve recreational, scenic and other public services. Therefore, this Subdivision of the Village's code allows for waivers from certain criteria. The waivers requested for the subject site, relate to the required sidewalk requirements, street width, and side setback requirements. The waiver details of these aforementioned requirements can be found within the subject site's *Conformance with Planned Development Code* section of this Justification Statement.

CONFORMANCE WITH PLANNED DEVELOPMENT CODE

As required by the Village's Development Application, demonstration must be provided that the proposed residential planned development is in conformance with the Planned Development Code Objectives and Performance Standards provided in Subdivision IX of the Village's Code. An outline of how the project conforms with standards has been provided below.

SEC. 41-1062 OBJECTIVES

- 1. To permit the creation of functional and unique residential, commercial and mixed-use developments that do not adversely impact the village's character and "small town feel".***

Response:

The proposed residential planned development is in conformance with this objective as the requested residential density of 12.5 dwelling units per acre (DU/AC) is not out of character for the surrounding area. The site is located in close proximity to many commercial services which will provide immediate service to future residents and create a functional balance between non-residential and residential uses. Furthermore, it is compatible with the surrounding residential land use designations to the north, east, south, and west. Therefore, by allowing for the approval of the proposed 59 dwelling unit townhouse development, the Village's "Small Town Feel" will not be adversely impacted.

- 2. To promote building siting that takes into consideration the context of the development, the location of nearby uses, and the new development's compatibility with existing neighborhoods.***

Response:

The site planning of the subject site took great consideration into the context of the development with the surrounding areas. The subject site's required dry detention areas and recreation area provide a great deal of open space and substantially less intensity, so they have been located adjacent to the southernmost property line which abuts residential on the opposite side of the LWDD L-12 Canal. This siting coupled with the canal along the southern property line provides for the utmost separation possible between the proposed townhouse development and neighboring single family residential.

3. To enhance landscaped open space and streetscapes.

Response: The development proposal is consistent with the aforementioned objective as areas of the subject site will exceed landscaping requirements for open space and streetscapes.

4. To bring unique and creative solutions to new development, the following elements should be considered in the context of the specific site, project and/or use:

- a) Arrangement and spacing of buildings and open spaces;**
- b) Ability to aggregate adjacent lots or parcels, and/or eliminate nonconformities;**
- c) Location of access drive and sidewalks to promote circulation and access;**
- d) Building coverage;**
- e) Sufficient and convenient parking for uses and activities;**
- f) Landscape buffers and screening mechanisms to enhance aesthetics and promote compatibility**
- g) Adequate lighting for security and pedestrian/vehicular safety; and**
- h) Development of large employment centers predominately of light industrial or high technology uses in underutilized corridors. The flexibility of design should promote revitalization of the primary commercial areas and an economic stimulus through job creation to the local economy as well.**

Response: The development proposal brings unique and creative solutions to new development, by remaining consistent with the aforementioned subobjectives. As previously mentioned, great consideration was given during the site planning of the subject site. The arrangement and spacing of buildings relative to open spaces was considered heavily to remain consistent with requirements such as the common amenity area requirements and to provide a better quality of living for future residents. Furthermore, the development proposal provides for a unique solution to develop a currently underutilized parcel by aggregating an adjacent single-family parcel rather than creating an enclave. As previously stated, the access drives have been located in a way to promote circulation and access of the unique double-frontage site. Each subobjective was weighed heavily as they relate to the specific subject site.

SEC. 34-1063 PERFORMANCE STANDARDS

The development proposal conforms with the performance standards for a Planned Development as outlined below.

Standards:

1. Sidewalks on both sides of a street or primary driveway, interconnected with other pedestrian-ways and/or providing access to each building.

Response: The development proposal is proposing sidewalks along one side of the street to provide for a greater sense of open space and to utilize the subject site's potential to the greatest extent possible. The Planned Development code requires that sidewalks be required on both sides of the streets. While sidewalks are not provided on both sides of the streets, adequate pedestrian circulation and access throughout the subject site is still achieved through the use of a five foot wide sidewalk and crosswalks throughout. The proposal of one sidewalk rather than two is subject to a waiver.

2. Consolidation of smaller parcels into a larger, unified development project.

Response: As aforementioned, consolidation of smaller parcels into a large, unified development project was incorporated into the planned development proposal. If the request were solely to develop the former tennis facility parcel, this would

result in an enclave of single-family residential. Therefore, the adjacent single-family lot is proposed to be consolidated with the larger parcel in order to provide a unified development and avoid any adverse impacts to the community.

3. Consolidation of driveways to eliminate curb cuts, with reciprocal easements for access; provision of access from secondary streets and alleys.

Response: The consolidation of driveways has been provided as evidenced within the provided site plan. Access from secondary streets and alleys is not appropriate for the subject site as Townhouse units are proposed, and the size of the subject site does not allow for the use of alleys and secondary streets.

4. Shared parking arrangements to reduce impervious surfaces and promote efficient use of facilities.

Response: As required by the Village's Parking Code, the subject site provides guest parking accommodations throughout the subject site. These guest parking locations were intentionally planned to be central to the entire development to promote efficient use by lots. Furthermore, this consideration allows for reduced impervious area as guest parking is not over abundant and throughout all areas of the subject site.

5. Provision of sufficient parking to avoid on-street parking, unless designed with on-street spaces.

Response: The subject site retains sufficient parking for the residential units per the Village's Code requirement of 2.5 spaces per unit. Parking spaces are provided for guest parking spaces as required by Village Code; the total parking provided is distributed throughout the development.

6. Pedestrian-scale street lighting along sidewalks and pedestrian ways.

Response: Street lighting will be provided along sidewalks and pedestrian-ways to create an appropriate pedestrian scale environment.

7. Aggregation of open space to create common areas of sufficient size for passive/leisure activities.

Response: The required 0.31 community amenity area is proposed to remain as one whole area located central to the development. By aggregating the amenity area into one tract rather than multiple smaller tracts throughout the subject site, the land will sufficiently be used for active and passive/leisure activities.

8. Continuity of sidewalks and pathways where disconnects occur; and provision of sidewalks to usable open spaces, recreation amenities or public facilities.

Response: As previously mentioned, crosswalks will be provided throughout the subject site to provide continuity of sidewalks and pathways where disconnects occur. The subject site has an extensive pedestrian circulation pattern which allows uninterrupted circulation from usable open spaces, recreation amenities, public facilities, and individual lots.

9. Residential setbacks that allow for a green, semi-private planting area between the sidewalk and house(s).

Response: The provided setbacks are proposed to allow for a green, semi-private planting area between the sidewalk and houses. Appropriate foundation planting has been planned to be incorporated into the individual lots.

10. Promote streetscape where feasible, with maintenance agreements assigning responsibility to adjacent properties.

Response: Streetscape is promoted throughout the subject site where feasible. This will be achieved through the use of pedestrian scale lighting, as previously mentioned, and by proposing appropriate landscaping to provide adequate streetscape.

11. Create bus waiting areas for safety, for school buses or mass transit, as may be applicable.

Response: As coordinated with Palm Beach County School Board, a 10'x15' school bus shelter has been provided along Davis Road.

12. Building setbacks or setbacks to respect existing scale and massing of adjacent neighborhoods and promote compatibility.

Response: As aforementioned, the site was planned to provide the greatest amount of separation as possible from the least intense adjacent uses to the south. Much of the structures are massed closer to the northern boundary as the adjacent uses and structures are more compatible with the proposed townhouse structures.

13. Provision of original, self-confident building design, and prohibition of metal buildings.

Response: Metal buildings are not proposed as part of this development proposal. Original, self-confident building design is provided as the townhouse buildings are proposed to be contemporary modern.

14. Buffers between differing uses to include a masonry wall and landscaping to promote compatibility.

Response: As depicted in the site photos provided with this submittal, a masonry wall currently exists along the adjacent commercial property line to the north of the subject site. This wall is proposed to remain as is to provide further screening from the medical office use and to promote compatibility. As previously mentioned, a perimeter landscape buffer is proposed in conjunction with the neighboring medical office's landscape buffer to provide the utmost screening as possible.

15. Adequate vehicular circulation, traffic maintenance and/or operational measures that does not negatively impact existing roadway conditions, including avoidance of dead-end streets and t-style turnarounds.

Response: As aforementioned, the subject site is proposed to provide adequate vehicular circulation that does not negatively impact existing roadway conditions, including avoidance of dead-end streets and t-style turn arounds. Rather than providing access along one road, access along both frontages of the double frontage subject site is provided to negate the increased need for dead-end streets and t-style turn arounds that is commonly found in development patterns today.

WAIVERS

Pursuant to the Planned Development Performance standards of the Village's Code, the Applicant may utilize waivers to promote the use of innovative and creative techniques and concepts. As previously mentioned, waivers are requested for the development proposal to allow relief from certain requirements. The waivers requested have been outlined within the table below and meet the waiver criteria as identified within this *Waivers* section.

Waiver	Subject	Code Section	Required	Proposed	Deviation
1.	Street width adjacent to 90 degree parking	Sec. 34-1328	26' wide drive aisle when adjacent to parking	20' wide drive aisle when adjacent to parking	-6'
2.	Sidewalk	Sec. 34-1063(a)(1)	Sidewalk along both sides of Street	Sidewalk along one side of street	Single-sided sidewalk
3.	Side Setback	Sec. 34-1064(e)(1)(b)	20'	15'	-5'
4.	Min. Lot Area	Sec. 34-766(1)	547,000 SF / 12.55 AC.	205,881 SF / 4.73 AC.	-341,119 SF / - 7.83 AC.

- 1. The request is in harmony with and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code and that such waiver will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare.**

Waiver 1 Response: The request to allow a 20' wide drive aisle when adjacent to 90 degree parking is in harmony and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code. The majority of the subject site is compliant with the required drive aisle dimensions, however there are seven 90 degree parking spaces in a portion of the site which require a 26' wide drive aisle. This waiver will not be injurious to the area involved, as traffic can still safely maneuver into and out of the parking spaces.

Waiver 2 Response: The request to allow a sidewalk along one side of the street where a sidewalk is required along both sides will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare. As previously stated, this waiver will allow for greater flexibility in site design and adequate pedestrian connectivity will be provided.

Waiver 3 Response: The request to allow a reduced side setback is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare. The subject area of this request is specific to lot 52, which is along the northern portion of the site. It is screened by the adjacent northern property by a 10' landscape buffer and existing 6' concrete wall. The request also applies to lots 14 and 15, along the southern portion of the site, adjacent to the LWDD L-12 Canal. These lots are screened by a 10' landscape buffer with a 5' vinyl fence.

Waiver 4 Response: The request to allow a reduced lot size from the required minimum lot requirements is outside of the Applicant's control and will not affect the public health safety, and welfare.

2. The request results from innovative design in which other minimum standards are exceeded.

Waiver 1 Response: The request to allow a reduced drive aisle width when adjacent to 90 degree parking results from innovative design in which other minimum standards are exceeded. The subject site is compliant with the required drive aisle width in all other areas.

Waiver 2 Response: The request to allow a sidewalk along one side of the street where a sidewalk is required along both sides will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare. As previously stated, this waiver will allow for greater flexibility in site design and adequate pedestrian continuity will be provided.

Waiver 3 Response: The request to allow a reduced side setback distance results from innovative design in which other minimum standards are exceeded. The areas of focus for the reduced side setback, currently propose landscaping above code requirements and provide an existing 6' concrete wall and 5' vinyl fence.

Waiver 4 Response: The request to allow a reduced lot size is not the result of innovative design. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

3. The request demonstrates that granting of the waiver will result in preservation of valuable natural resources, including drainage and recharge areas, natural areas, etc.

Waiver 1 Response: The granting of the waiver request related to reduced drive aisle width will result in the preservation of valuable natural resources. A narrower street width equates to less impervious area, as a result this will help preserve valuable natural resources.

Waiver 2 Response: The granting of the waiver request will result in the preservation of valuable natural resources, including drainage and recharge areas, and natural areas. As aforementioned, by negating the requirement for an extra sidewalk, this will allow for increased pervious areas throughout the subject site.

Waiver 3 Response: The reduced side setback will result in the preservation of valuable natural resources. This will be achieved, as the reduced setback will allow for greater design freedom and allow for more opportunity to preserve natural resources.

Waiver 4 Response: The request to allow a reduced lot size will not result in preservation of valuable natural resources. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

4. The request demonstrates public benefits to be derived, including but not limited to such benefits as dedication of rights-of-way, extensions of pedestrian linkages outside of the project boundaries, preservation of open areas and use of desirable architectural, building, and site design techniques.

Waiver 1 Response: The request will demonstrate public benefits such as desirable site design techniques. By allowing for a narrower drive aisle adjacent to parking spaces, there is room for more pervious area and potential open spaces. This will create a more desirable community for future residents.

Waiver 2 Response: The request will demonstrate public benefits such as extension of pedestrian linkages outside of the project boundaries. The subject site is located in an ideal area with close proximity (less than 300 feet) to the Lake Worth Road Corridor. The proposed sidewalk network will connect to the existing Davis Road sidewalk and allow walkability to the surrounding areas and services.

Waiver 3 Response: The waiver request will demonstrate public benefits such as desirable site design techniques and right-of-way dedication to the LWDD L-12 Canal. By allowing for a reduced side setback, the subject site will have more design freedoms to provide increased open space and additional drainage.

Waiver 4 Response: The request to allow a reduced lot size does not demonstrate public benefits to be derived. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

5. *The request provides sufficient screening and buffering to screen adjacent uses from adverse impacts caused by the granting of a waiver.*

Waiver 1 Response: The request will not jeopardize the screening of the subject site as it relates to a decreased drive aisle width in a specific portion of the site.

Waiver 2 Response: This waiver request is specific to the pedestrian sidewalks within the subject site and would not adversely impact adjacent properties. However, appropriate landscape buffering and screening is provided.

Waiver 3 Response: The waiver request will provide sufficient screening and buffering to screen adjacent uses from any adverse impacts created by the reduced side setback. This reduced setback is specific to two areas of the subject site, which propose landscaping above code requirements and provide an existing 6' concrete wall and 5' vinyl fence.

Waiver 4 Response: The waiver does not generate any adverse impacts related to adjacent properties, however, the Applicant will sufficiently screen and buffer the property.

6. *Economic issues may not be used to justify waivers.*

Waiver Response: Economic issues are not used as a justification for these requests.

7. *The request is compatible with existing and potential land uses adjacent to the development site.*

Response: The request is consistent with the existing and potential land uses adjacent to the development site. A majority of the surrounding uses are residential communities which either provide one sidewalk or no sidewalks. There is a sidewalk along Davis Road which the subject site's sidewalk system will connect to. Overall, a waiver request for a decreased street width, single sidewalk, reduced side setback, and minimum lot area will not generate compatibility issues.

8. *Waiver requests from minimum common amenity area requirements shall further demonstrate that adequate recreation area is available in the immediate vicinity of the proposed development.*

Response: This criterion is not applicable as a waiver is not requested from the common amenity area requirements. The development proposal provides adequate community amenity area.

9. ***Waiver requests from maximum height limitations shall further demonstrate that the additional height will not adversely impact adjacent properties and appropriate setbacks are provided as building height increases.***

Response: This criterion is not applicable as a waiver is not requested from the height limitation requirements. The development proposal is currently under the maximum height threshold of three stories or 35 feet.

CONCLUSION

Based on the above justification and attached information, the petitioner respectfully requests approval of the Future Land Use Map Amendment, Rezoning, and Site Plan to allow a Residential Planned Development application for the subject site.

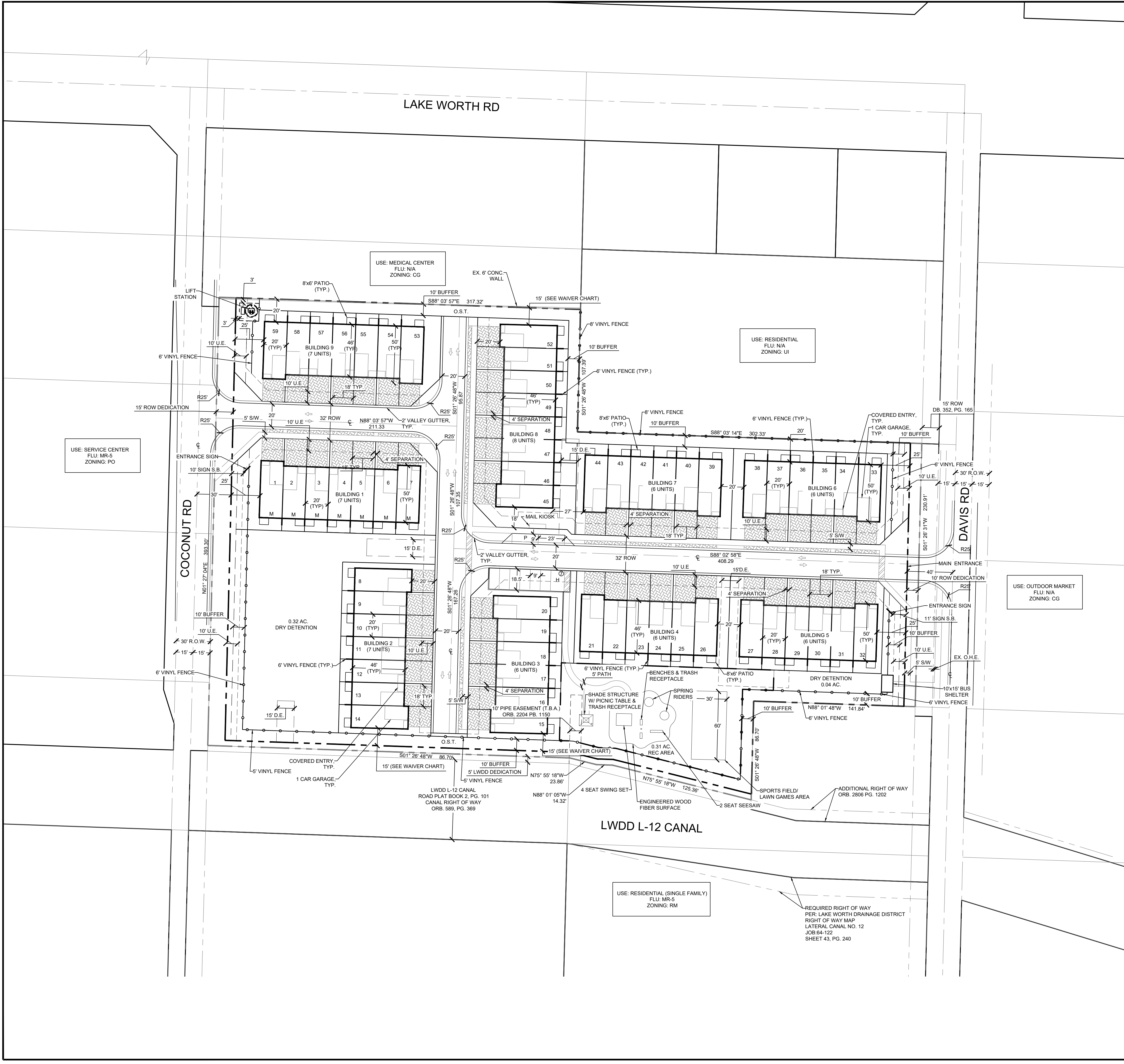


SITE DATA	
GROSS SITE AREA	4.73 AC.
NET SITE AREA	4.48 AC.
TOTAL PROPOSED UNITS (TOWNHOME)	59 D.U.
GROSS DENSITY	12.5 D.U./AC.
OPEN SPACE REQUIRED	1.57 AC. (35%)
OPEN SPACE PROVIDED	1.87 AC. (41%)
COMMON AMENITY REQUIRED/PROVIDED	0.31 AC. (20% OF OPEN SPACE)
DRY DETENTION AREA	0.36 AC.

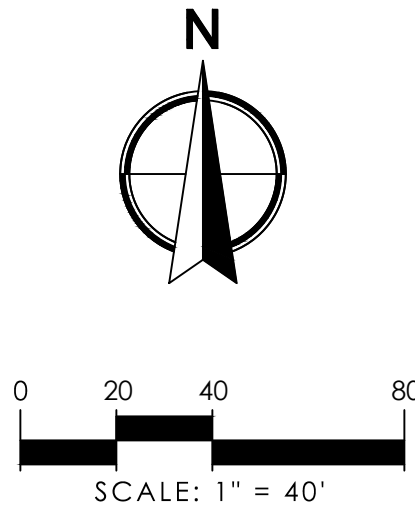
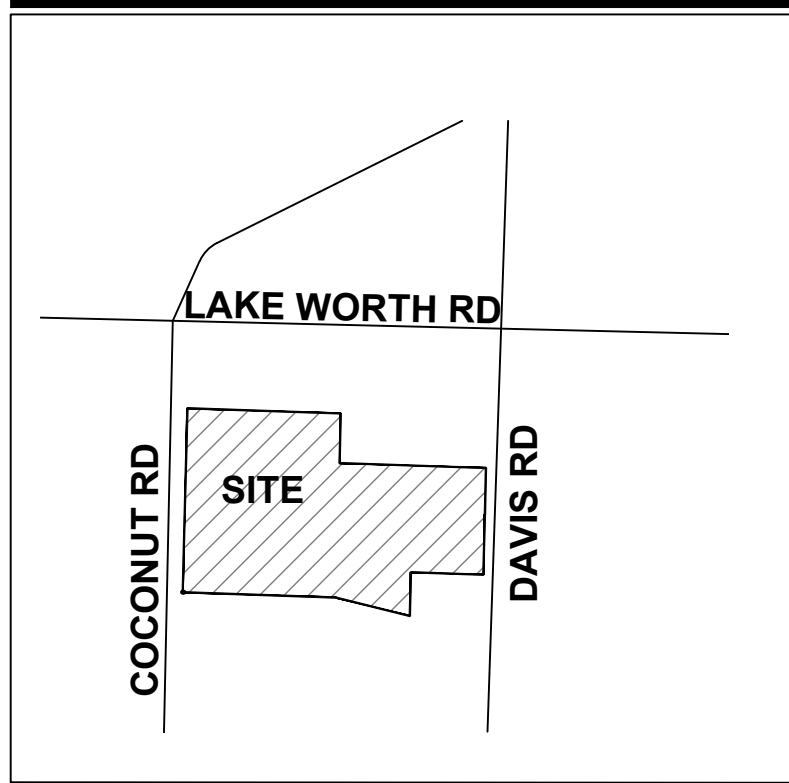


SCALE: 1" = 30'-0"





LOCATION MAP



SITE DATA

APPLICATION NAME	FONTANA TOWNHOMES
EXISTING LAND USE DESIGNATION (PBC)	UI
PROPOSED LAND USE DESIGNATION (VILLAGE)	HIGH DENSITY RESIDENTIAL
EXISTING ZONING DISTRICT (PBC)	UI
PROPOSED ZONING DISTRICT (VILLAGE)	RM/PUD
PCN	70-43-44-30-01-009-0040
	70-43-44-30-01-009-0030
EXISTING USE	SINGLE FAMILY/VACANT
PROPOSED USE	TOWNHOME RESIDENTIAL
GROSS SITE AREA	4.73 AC.
NET SITE AREA	4.48 AC.
TOTAL PROPOSED UNITS (TOWNHOME)	59 D.U.
GROSS DENSITY	12.5 D.U./AC.
OPEN SPACE REQUIRED	1.57 AC.(35%)*
OPEN SPACE PROVIDED	1.87 AC.(41%)
PROPOSED PERVIOUS	2.23 AC.(47.1%)
PROPOSED IMPERVIOUS	2.50 AC.(52.9%)
COMMON AMENITY REQUIRED/PROVIDED	0.31 AC.(20% OF OPEN SPACE)
DRY DETENTION AREA	0.36 AC.
TOTAL PARKING REQUIRED	185 SP.
RESIDENTIAL PARKING REQUIRED (2.5 SP/D.U.)	148 SP.
GUEST SPACES REQUIRED (25% OF REQ. SP.)	37 SP.
TOTAL PARKING PROVIDED	185 SP.
GARAGE SPACES	59 SP.
DRIVEWAY SPACES	118 SP.
GUEST SPACES	8 SP.
BUILDING HEIGHT	30' MAX
TRAFFIC ANALYSIS ZONE (TAZ)	362
*CALCULATION BASED ON NET SITE AREA	

PROPERTY DEVELOPMENT REGULATIONS (TOWNHOMES)

ZONING DISTRICT (RM)	MAX BLDG COVER	MIN. SETBACKS			
		FRONT	SIDE INT.	CORNER STREET	REAR
REQUIRED	40%	25'	20'	25'	20'
PROPOSED	24%	20'	15''	N/A	N/A

NOTE: PROPERTY DEVELOPMENT REGULATIONS TAKEN FROM PERIMETER OF DEVELOPMENT.
** SEE WAIVER CHART

WAIVER CHART

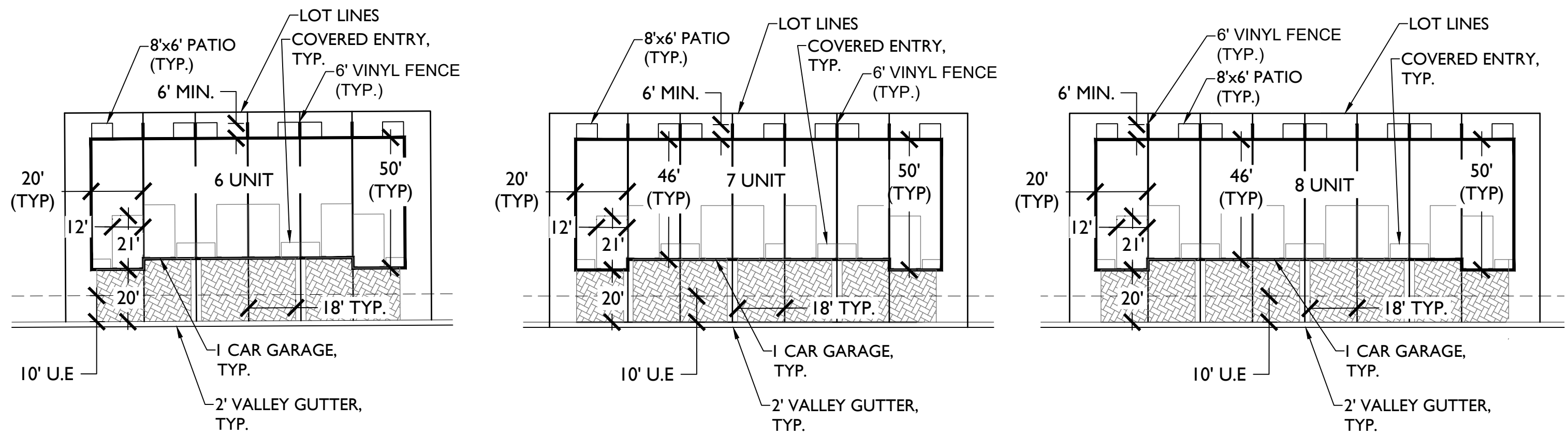
WAIVER SUBJECT	CODE SECTION	REQUIRED	PROPOSED	DEVIATION
PARKING DRIVE AISLE	34-1328	26'	20'	-6'
SIDEWALK	34-1063(a)(1)	SIDEWALK ON BOTH SIDES OF STREET	SIDEWALK ON ONE SIDE OF STREET	SINGLE SIDEWALK
SIDE SETBACK	34-1064(e)(1)(b)	20'	15'	-5'
MIN. LOT AREA	34-766(1)	547,000 SF / 12.55 AC.	205,881 SF / 4.73 AC.	341,119 SF / 7.83 AC.

LEGEND

- AC. = ACRES
- D.E. = DRAINAGE EASEMENT
- DRO = DEVELOPMENT REVIEW OFFICERS
- D.U. = DWELLING UNITS
- EX. = EXISTING
- FLU = FUTURE LAND USE
- M = MODEL UNIT
- O.H.E. = OVER-HANG EASEMENT
- O.R.B. = OFFICIAL RECORD BOOK
- O.S.T. = OPEN SPACE TRACT
- P = POSTAL DELIVERY PARKING
- P.B. = PLAT BOOK
- PDR = PROPERTY DEVELOPMENT REGULATIONS
- PG. = PAGE
- R = RADIUS
- R.O.W. = RIGHT-OF-WAY
- S.B. = SETBACK
- S/W = SIDEWALK
- S.F. = SQUARE FEET
- T.B.A. = TO BE ABANDONED
- TYP = TYPICAL
- TH = TOWNHOME
- U.E. = UTILITY EASEMENT

TYPICAL UNIT DETAILS

SCALE: NTS



ENTRANCE SIGN DETAIL

SCALE: NTS

SIGN REQUIREMENTS:

- MAXIMUM 8' SIGN HEIGHT.
- MAXIMUM 150' SQUARE FEET SIGN AREA.



OPEN SPACE PLAN EXHIBIT

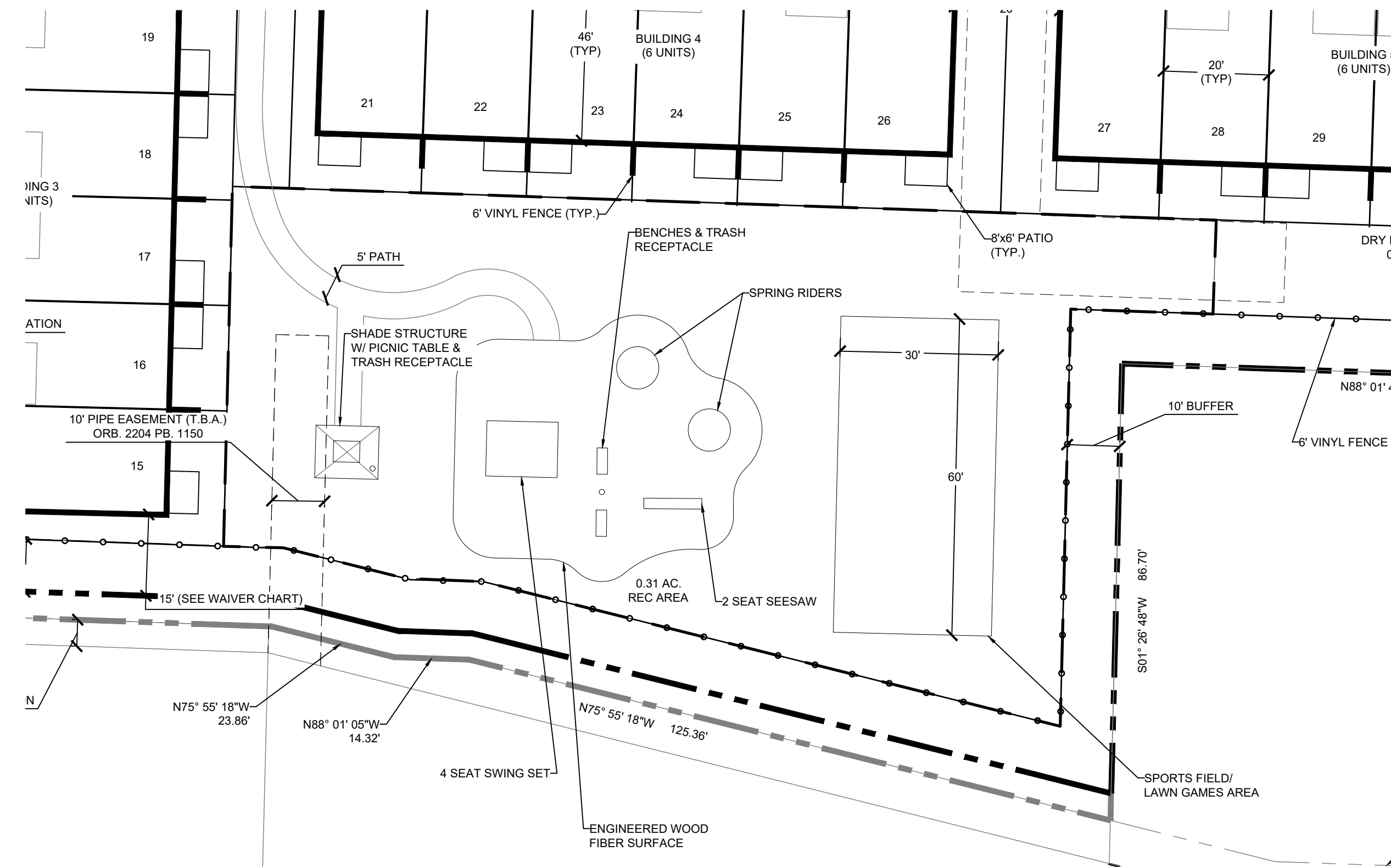
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3	2020-12-21	RESUBMITTAL	CB
4	2020-12-21	RESUBMITTAL	CB
5	2020-12-21	RESUBMITTAL	CB
CAD 540704-PL-SITEDWG		JOB NO. 5407.01	
		DRAWN BY R.C.	
		CHECK BY J.P.	
		DATE 8/27/2020	

REC. AREA DETAIL

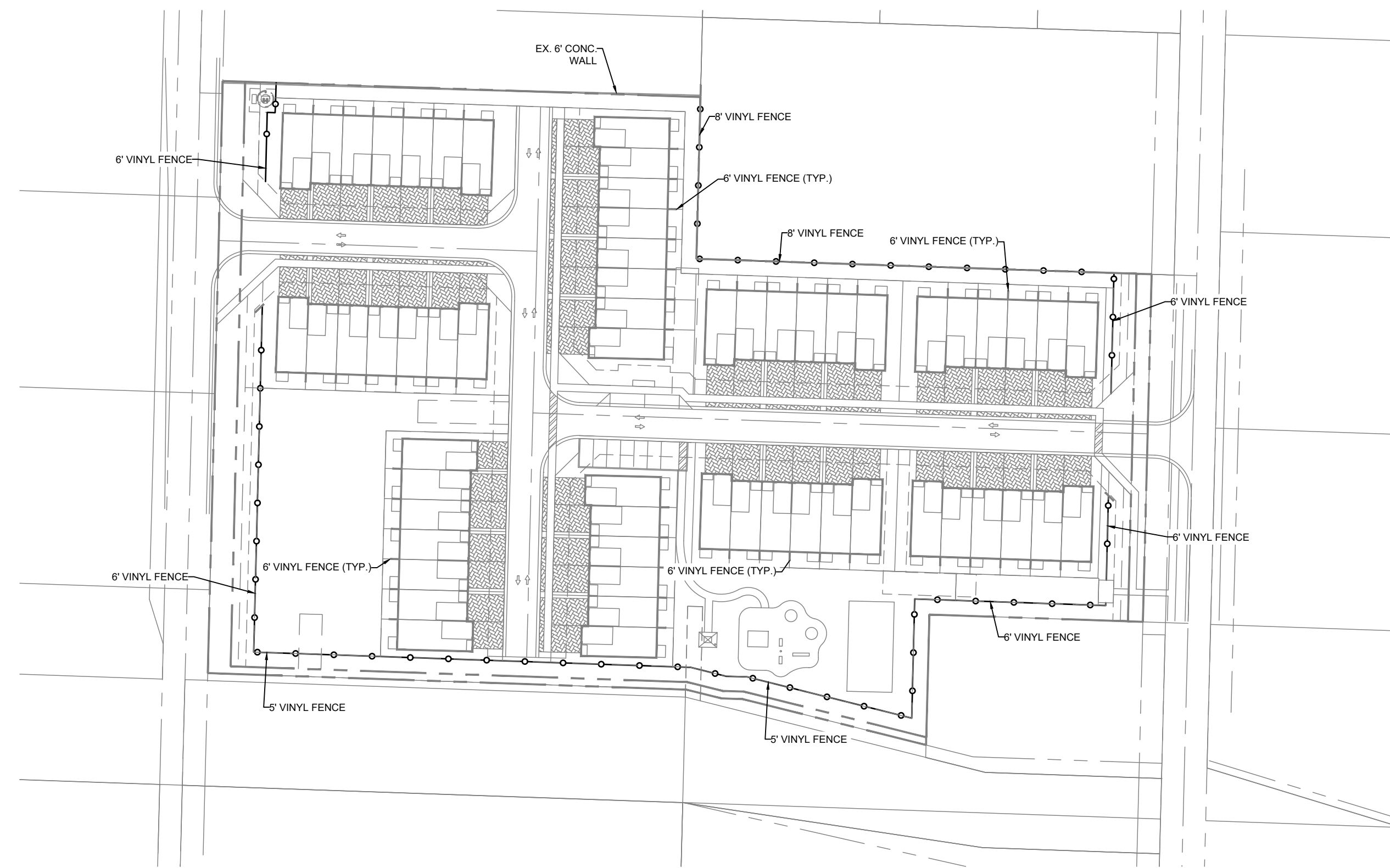
SCALE: NTS



PERVIOUS / IMPERVIOUS PLAN EXHIBIT

FENCE EXHIBIT DETAIL

SCALE: NTS

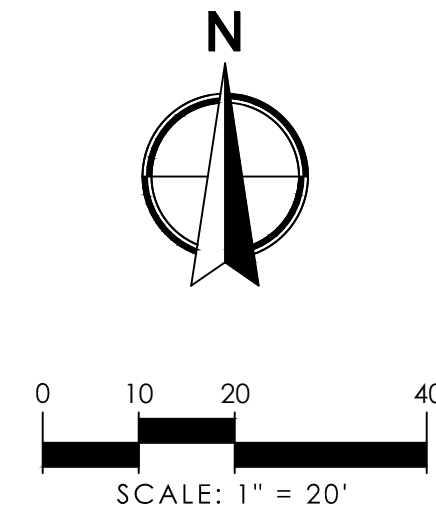
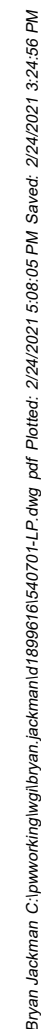


SCALE: NTS

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**FONTANA TOWNHOMES
VILLAGE OF PALM SPRINGS
REGULATING PLAN**

SHEET:
RP-2



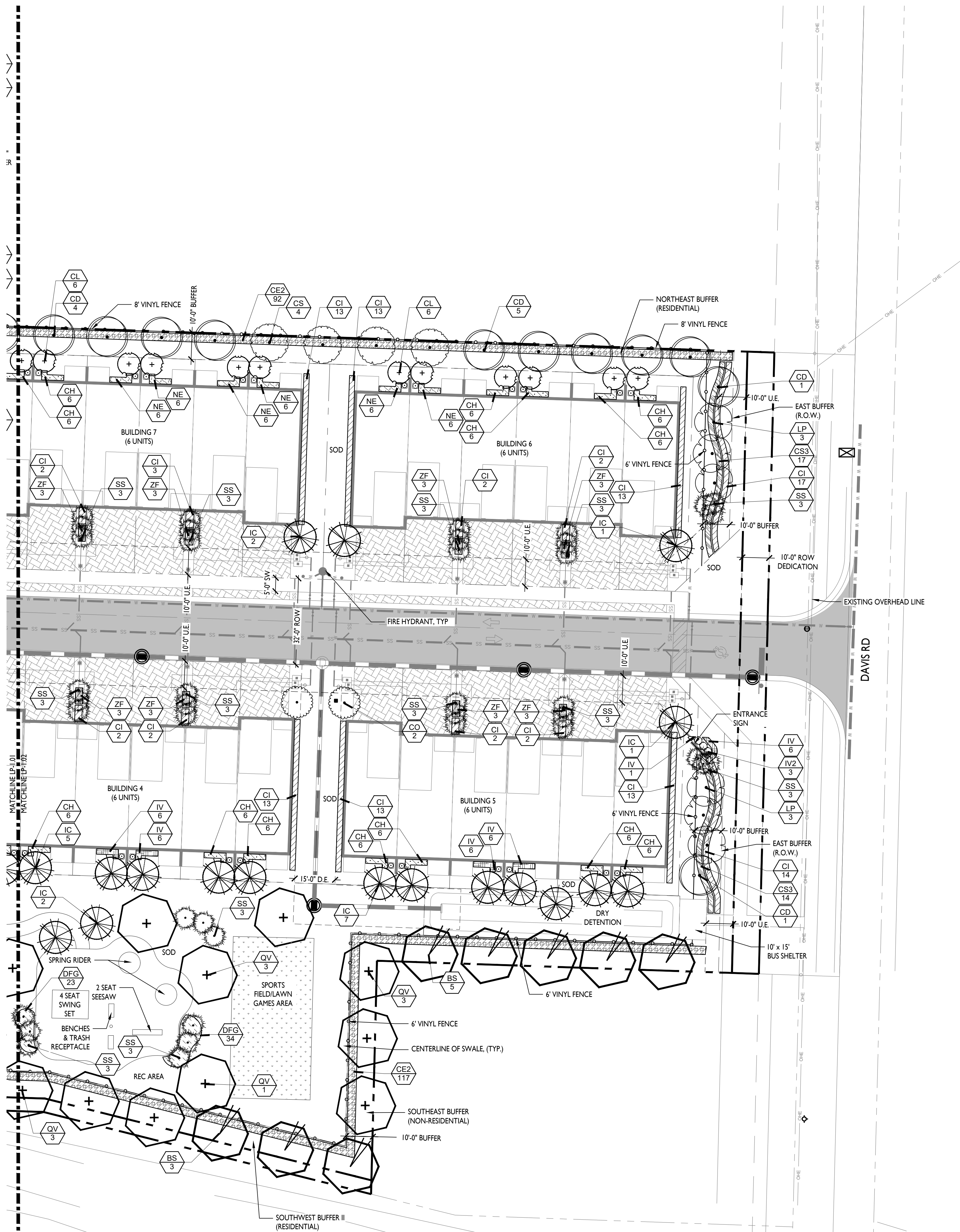
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3	01-15-2021	RESUBMITAL	BU		
4	02-24-2021	RESUBMITAL	BU		
DRAWN BY		BJL/CJN			
CHECK BY		TM			
DATE		10/07/2020			

FLORIDA ZOYSIAGRASS - ONLY TO BE USED IN SPORTS FIELD/LAWN
GAMES AREA. CONTRACTOR TO VERIFY QUANTITY IN FIELD.

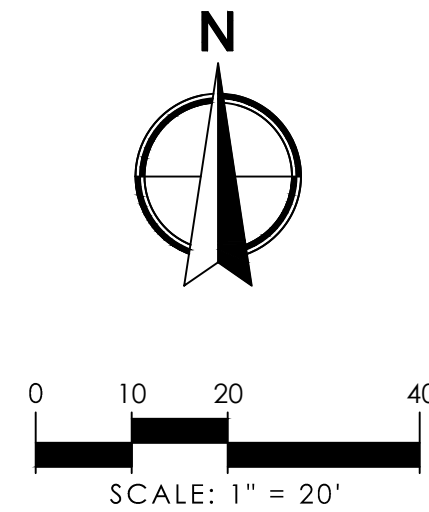
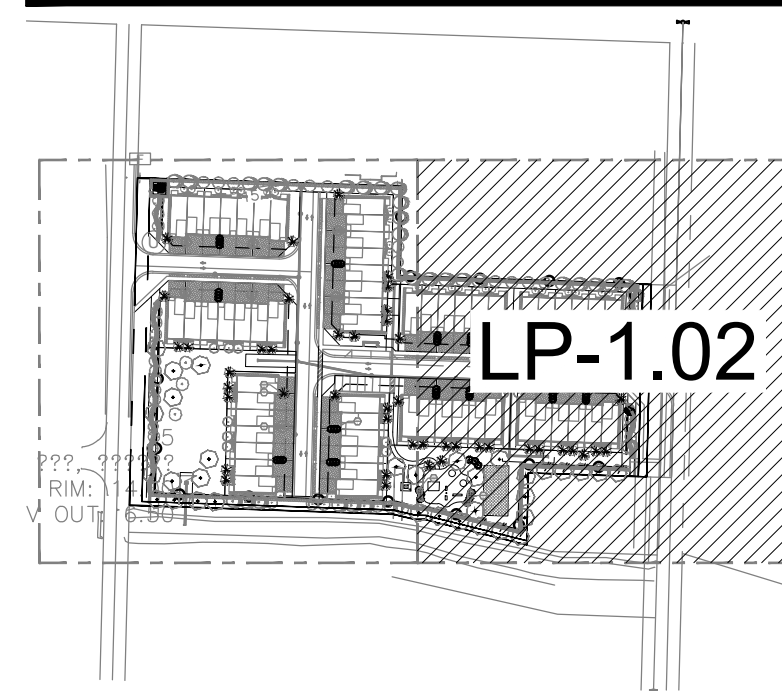
LANDSCAPE PLAN

SHEET:
LP-1.0

By: Ryan Jackson C:\projects\palm_springs\lp-1.02\lp-1.02.dwg Plot Date: 2/20/2021 5:08:07 PM Saved: 2/20/2021 3:52:56 PM



SHEET KEY MAP



LANDSCAPE REQUIREMENTS

PALM SPRINGS, FLORIDA		
PERIMETER LANDSCAPING	REQUIRED	PROVIDED
LOCAL/ PRIVATE R.O.W. BUFFER		
CATEGORY 6 STANDARD - 10' BUFFER 1 CANOPY TREE PER 20 LINEAR FEET AND A MEANDERING 3' HEDGE WITH 2 TIERS	WEST BUFFER 360 LF / 20' = 18 TREES AND A MEANDERING 3' HEDGE WITH 2 TIERS EAST BUFFER 200 LF / 20' = 10 TREES AND A MEANDERING 3' HEDGE WITH 2 TIERS	WEST BUFFER 18 TREES AND A MEANDERING 3' HEDGE WITH 2 TIERS EAST BUFFER 10 TREES AND 6 PALMS @ 3:1 AND A MEANDERING 3' HEDGE WITH 2 TIERS
RESIDENTIAL BUFFER		
CATEGORY 2 STANDARD - 10' BUFFER 1 CANOPY TREE PER 20 LINEAR FEET WALL/FENCE AND 4' HEDGE AT TIME OF PLANTING	NORTHEAST BUFFER 410 LF / 20' = 21 TREES SOUTHWEST BUFFER II 160 LF / 20' = 8 TREES	NORTHEAST BUFFER 21 TREES AND 4' HEDGE AT TIME OF PLANTING* SOUTHWEST BUFFER II 8 TREES AND 4' HEDGE AT TIME OF PLANTING* *WALL/FENCE IS NOT DEEMED NECESSARY FOR THESE SMALL PORTIONS OF THE SITE
NONRESIDENTIAL BUFFER		
NON-VEHICULAR USE AREAS - PERIMETER LANDSCAPING ALONG BOUNDARY 1 TREE PER 25 LF	NORTHWEST BUFFER 317 LF / 25' = 13 TREES SOUTHWEST BUFFER I 317 LF / 25' = 13 TREES SOUTHEAST BUFFER 225 LF / 25' = 9 TREES	NORTHWEST BUFFER 14 TREES SOUTHWEST BUFFER I 14 TREES SOUTHEAST BUFFER 8 TREES
INTERIOR LANDSCAPING	REQUIRED	PROVIDED
FOUNDATION PLANTING		
AT LEAST 1 TREE OR CLUSTER OF 3 PALMS SHALL BE INSTALLED FOR EACH 30 LF OF BUILDING FACADE FACING A STREET	6 UNIT BUILDING 120 LF / 30' = 4 TREES AT STREET FACADE FOR EACH BUILDING 7 UNIT BUILDING 140 LF / 30' = 5 TREES AT STREET FACADE FOR EACH BUILDING 8 UNIT BUILDING 160 LF / 30' = 6 TREES AT STREET FACADE FOR EACH BUILDING	6 UNIT BUILDING 4 TREES FOR EACH BUILDING (2 TREES AND 6 PALMS @ 3:1) 7 UNIT BUILDING MIN. 5 TREES FOR EACH BUILDING (4 TREES AND 3 PALMS @ 3:1) 8 UNIT BUILDING 6 TREES FOR EACH BUILDING (5 TREES AND 3 PALMS @ 3:1)
RESIDENTIAL PARCEL - TREE PLANTING		
1 TREE PLANTED FOR EVERY 2,500 SF OF A PARCEL USED FOR NON RESIDENTIAL PURPOSES	6 UNIT BUILDING 11,300 SF / 1,500 SF = 8 TREES FOR EACH BUILDING 7 UNIT BUILDING 12,540 SF / 1,500 SF = 9 TREES FOR EACH BUILDING 8 UNIT BUILDING 14,715 SF / 1,500 SF = 10 TREES FOR EACH BUILDING	6 UNIT BUILDING 10 TREES FOR EACH BUILDING (8 TREES AND 6 PALMS @ 3:1) 7 UNIT BUILDING 12 TREES FOR EACH BUILDING (11 TREES AND 3 PALMS @ 3:1) 8 UNIT BUILDING 14 TREES FOR EACH BUILDING (13 TREES AND 3 PALMS @ 3:1)
NON-RESIDENTIAL PARCEL - TREE PLANTING		
1 TREE PLANTED FOR EVERY 2,500 SF OF A PARCEL USED FOR NON RESIDENTIAL PURPOSES	WEST DETENTION AREA 19,141 SF / 2,500 SF = 8 TREES REC AREA 14,175 SF / 2,500 SF = 6 TREES EAST DRY DETENTION AREA 1,961 SF / 2,500 SF = 1 TREE	WEST DETENTION AREA 9 TREES REC AREA 11 TREES (8 TREES AND 9 PALMS @ 3:1) EAST DETENTION AREA 1 TREE

PLANT SCHEDULE OVERALL

TREES	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
BS	8	Gumbo Limbo	Bursera simaruba	YES	12' HT X 5' SPRD, MIN 2" CAL
CL	23	Spiny Fiddlewood	Citharexylum spinosum	YES	12' HT X 5' SPRD, 2" CAL, 5' CT
CD	31	Pigeon Plum	Coccoloba diversifolia	YES	12' HT X 5' SPRD, MIN 2" CAL
CE	3	Green Buttonwood	Conocarpus erectus	YES	12' HT X 5' SPRD, MIN 2" CAL
CS	24	Silver Buttonwood	Conocarpus erectus sericeus	YES	12' HT X 5' SPRD, MIN 2" CAL
CO	19	Orange Geiger Tree	Cordia sebestena	YES	12' HT X 5' SPRD, MIN 2" CAL
IC	47	Dahoon Holly	Ilex cassine	YES	12' HT X 5' SPRD, MIN 2" CAL
LP	15	Crape Myrtle	Lagerstroemia indica	NO	12' HT X 5' SPRD, MIN 2" CAL
QV	25	Southern Live Oak	Quercus virginiana	YES	12' HT X 5' SPRD, MIN 2" CAL
PALMS	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
SS	57	Cabbage Palmetto	Sabal palmetto	YES	12' - 16' OAH, STAGGERED, BOOTED
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
IV2	6	Schilling's Dwarf Holly	Ilex vomitoria 'Schilling's Dwarf'	YES	36" HT X 36" SPRD, MOUNDS
SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
CI	587	Cocoplum	Chrysobalanus icaco	YES	36" HT X 36" SPRD @ 36" O.C.
CH	143	Horizontal Cocoplum	Chrysobalanus icaco 'Horizontalis'	YES	18" HT X 18" SPRD @ 24" O.C.
CRN	16	Dwarf Clusia	Clusia fluminensis	YES	18" HT X 18" SPRD @ 24" O.C.
CE2	265	Green Buttonwood	Conocarpus erectus	NO	48" HT X 48" SPRD, @ 36" O.C.
CS3	99	Silver Buttonwood	Conocarpus erectus 'Sericeus'	YES	48" HT X 36" SPRD @ 36" O.C.
FG	3	Green Island Ficus	Ficus microcarpa 'Green Island'	NO	24" HT X 24" SPRD @ 24" O.C.
IV	103	Schilling's Dwarf Holly	Ilex vomitoria 'Schilling's Dwarf'	YES	24" HT X 24" SPRD, @ 24" O.C.
IR	19	Red Dwarf Ixora	Ixora chinensis 'Red Dwarf'	NO	24" HT X 24" SPRD, @ 30" O.C.
NE	54	Boston Fern	Nephrolepis exaltata	YES	18" HT. X 18" SPRD., @ 24" O.C.
PM	46	Podocarpus	Podocarpus macrophyllus	NO	4' HT, FULL TO BASE, @ 24" O.C.
SJ	55	Native Porterweed	Stachytarpheta jamaicensis	YES	10" HT X 10" SPRD, @ 24" O.C.
ZF	30	Coontie Palm	Zamia floridana	YES	24" HT X 24" SPRD, @ 30" O.C.
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
PO	150	Baby Rubber Plant	Florida Peperomia obtusifolia	YES	8" HT X 6" SPRD @ 6" O.C.
DFG	57	Dwarf Fakahatchee Grass	Tripsacum floridanum	YES	18" HT. X 18" SPRD., @ 24" O.C.

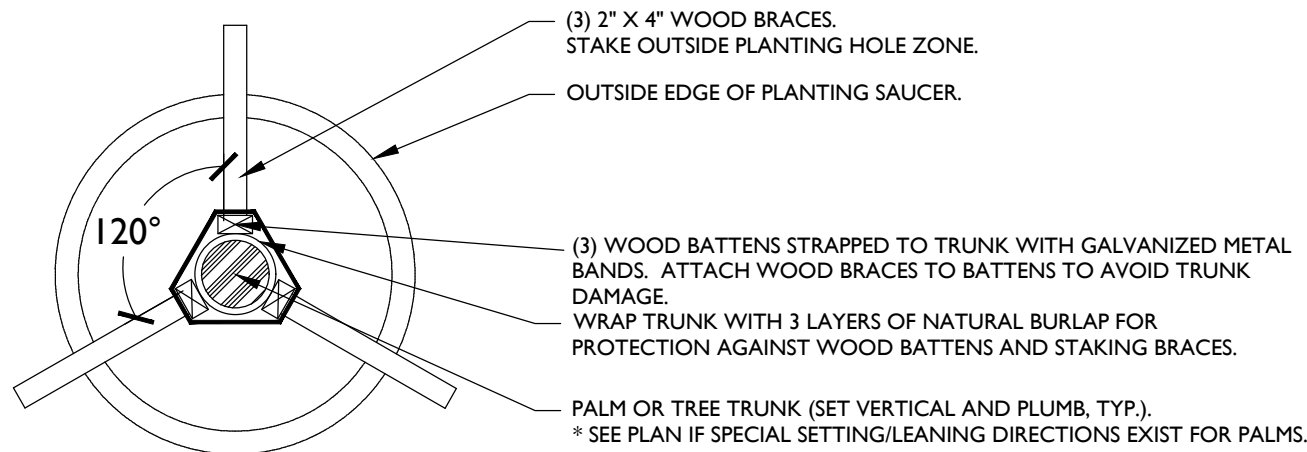
FLORIDA ZOYSIAGRASS - ONLY TO BE USED IN SPORTS FIELD/LAWN GAMES AREA. CONTRACTOR TO VERIFY QUANTITY IN FIELD.

REVISIONS		DATE		DESCRIPTION	
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2	12-21-2020	RESUBMITTAL	BU		
3	01-15-2021	RESUBMITTAL	BU		
4	02-24-2021	RESUBMITTAL	BU		
CAD 54070-LP.DWG					
JOB NO. 5407.01		DRAWN BY BUL/CIN		CHECK BY TM	
LANDSCAPE ARCHITECT OF RECORD		DATE 10/07/2020		TIFFANY DELYNN MAY	
FL# LA6667274					

SMALL PALM STAKING PLAN

NOTE:
1. APPLICABLE TO ALL PALMS WITH CALIPER SIZE OF LESS THAN SIX (6) INCHES.
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.

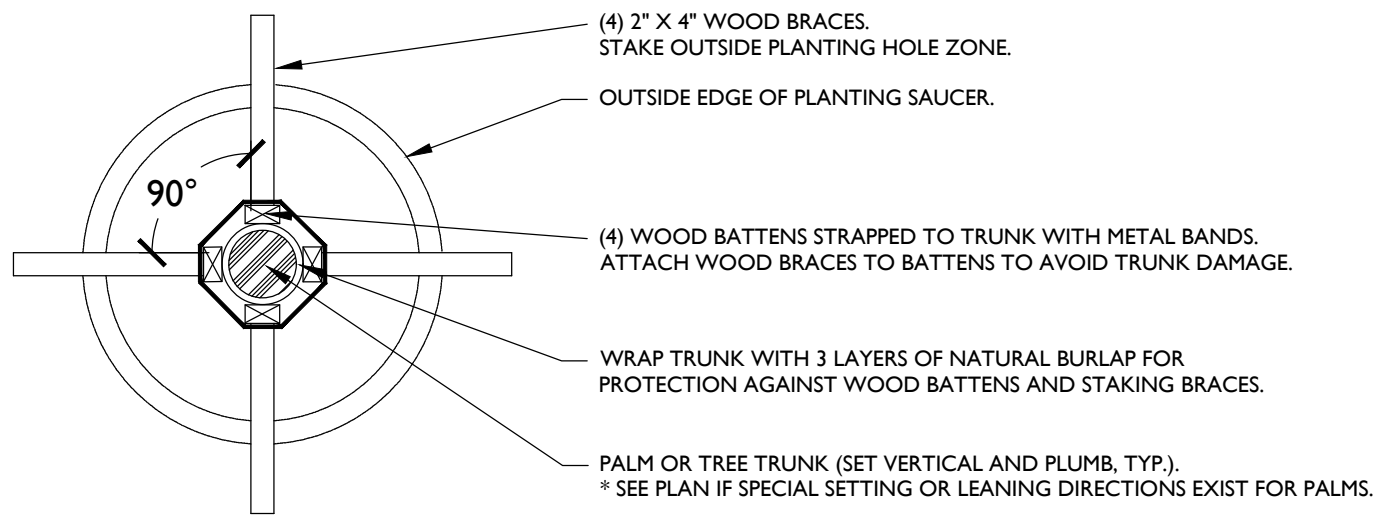
NTS.



LARGE PALM OR TREE STAKING PLAN

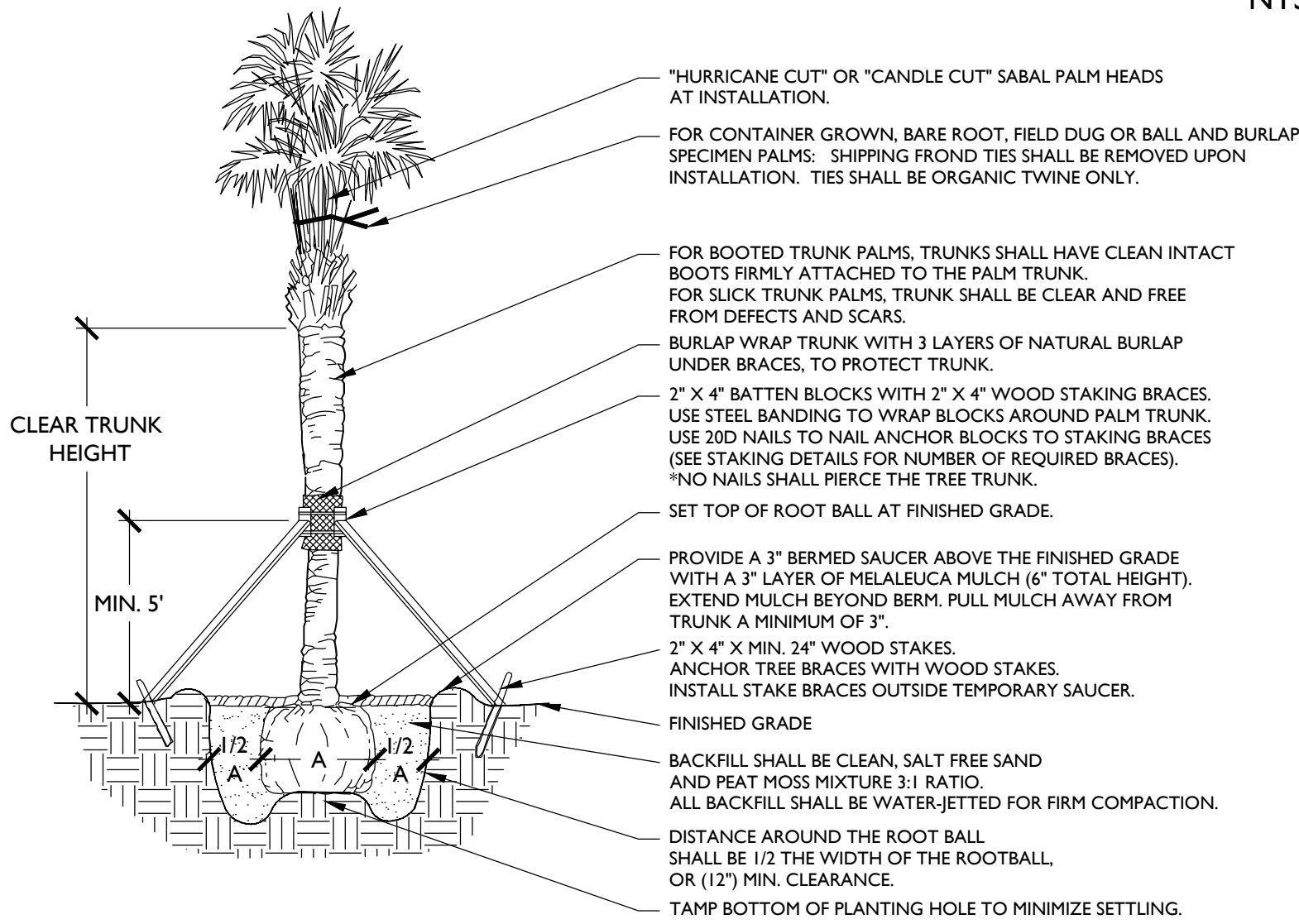
NOTE:
1. APPLICABLE TO ALL MULTI-TRUNK PALMS AND PALMS WITH CALIPER SIZE OF SIX (6) INCHES OR GREATER
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.

NTS.



PALM PLANTING DETAIL

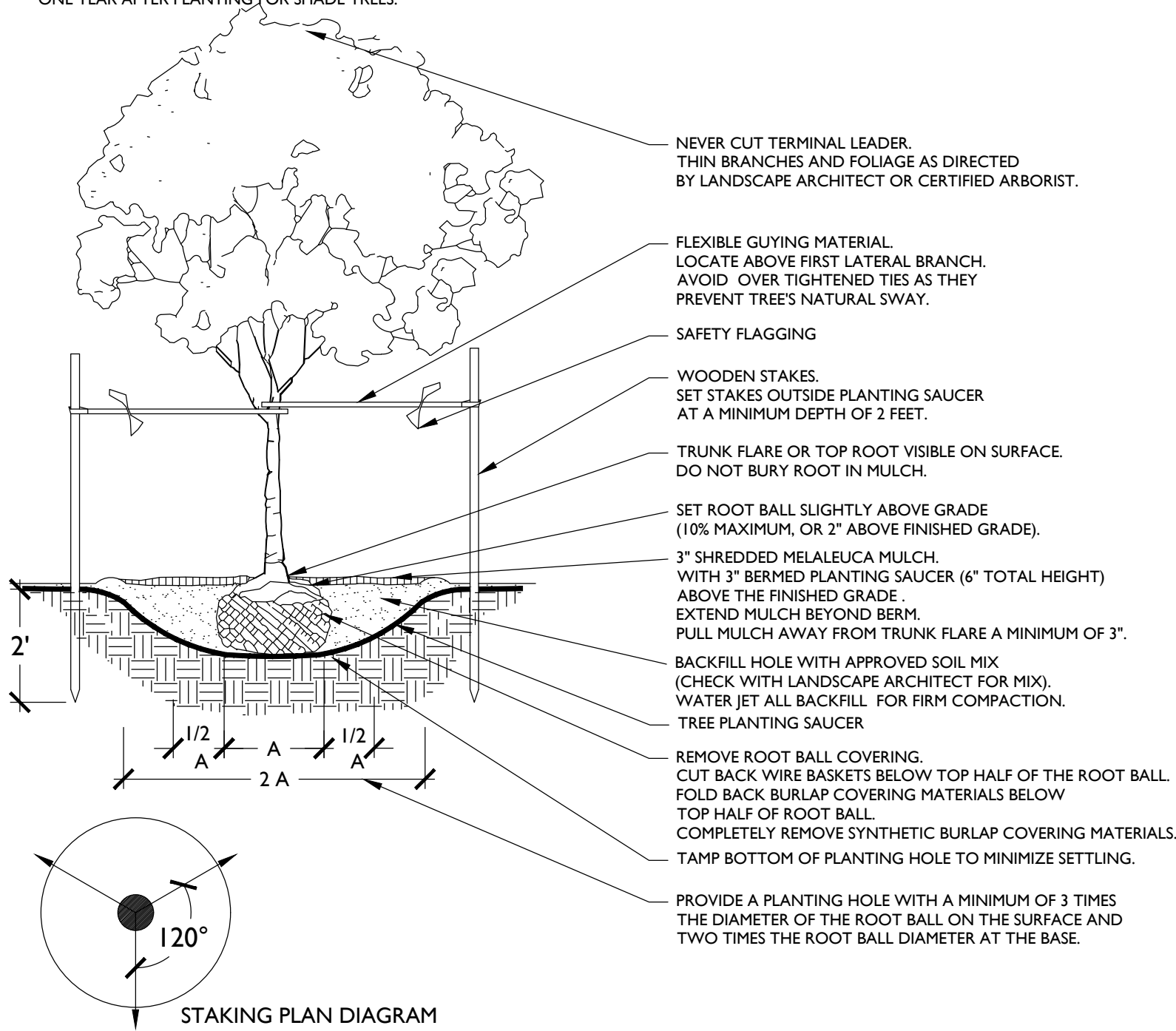
NTS.



TREE PLANTING DETAIL

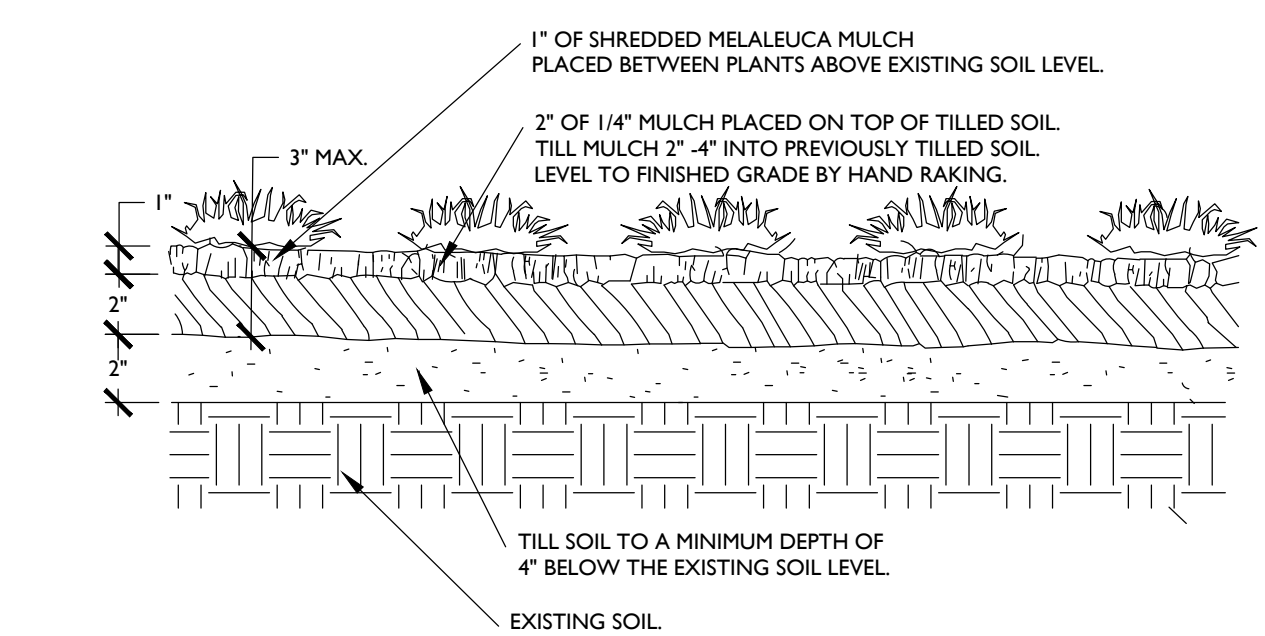
NOTE:
1. ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES.

NTS.



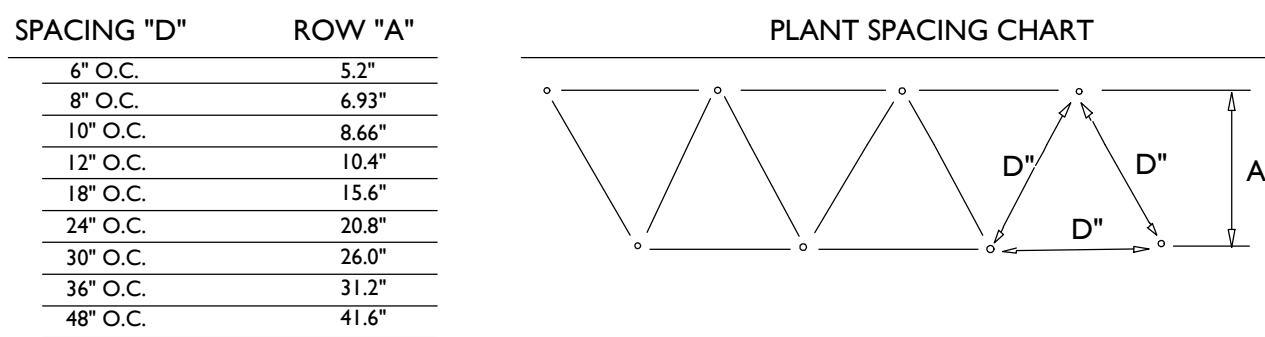
GROUNDCOVER DETAIL

NTS.



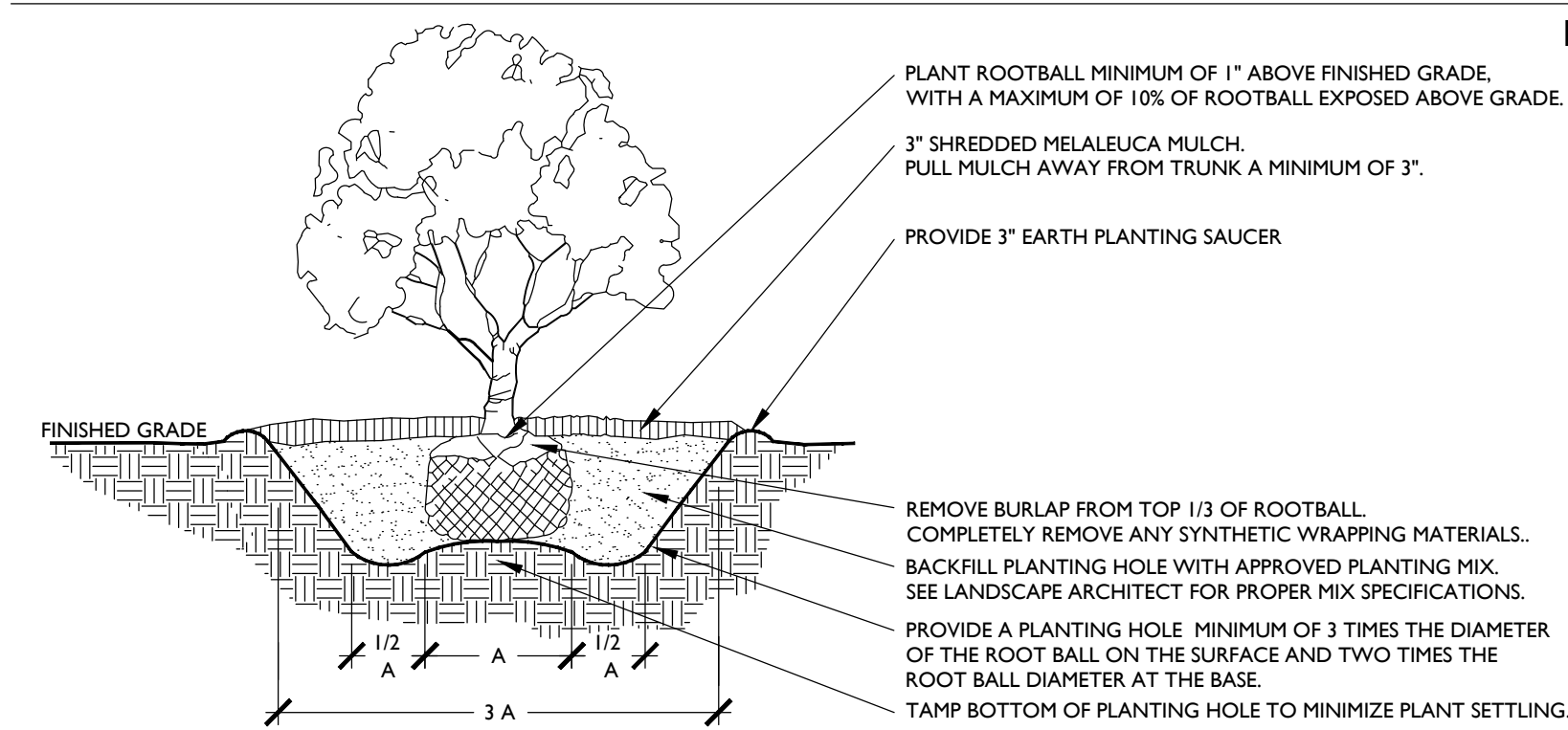
PLANT SPACING DETAIL

NTS.



SHRUB PLANTING DETAIL

NTS.

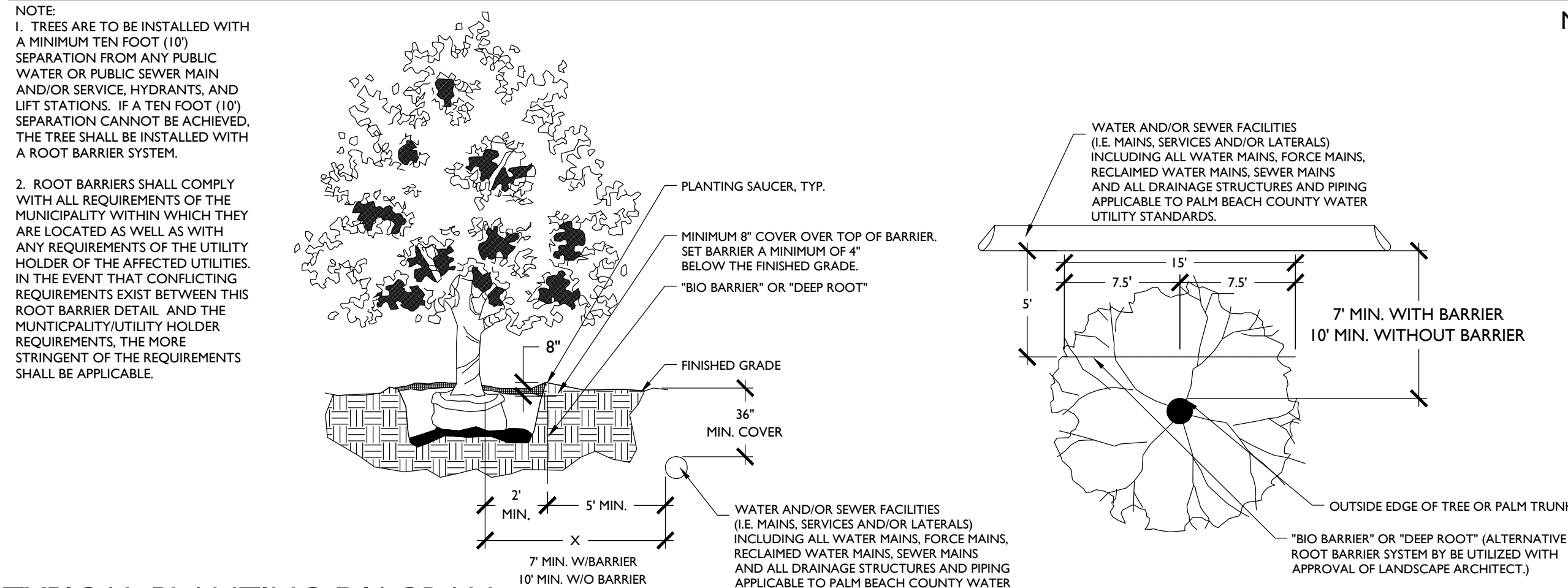


ROOT BARRIER DETAIL

NOTE:
1. TREES ARE TO BE INSTALLED WITH A MINIMUM TEN FOOT (10') SEPARATION FROM ANY PUBLIC WATER OR PUBLIC SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE SHALL BE INSTALLED WITH A ROOT BARRIER SYSTEM.

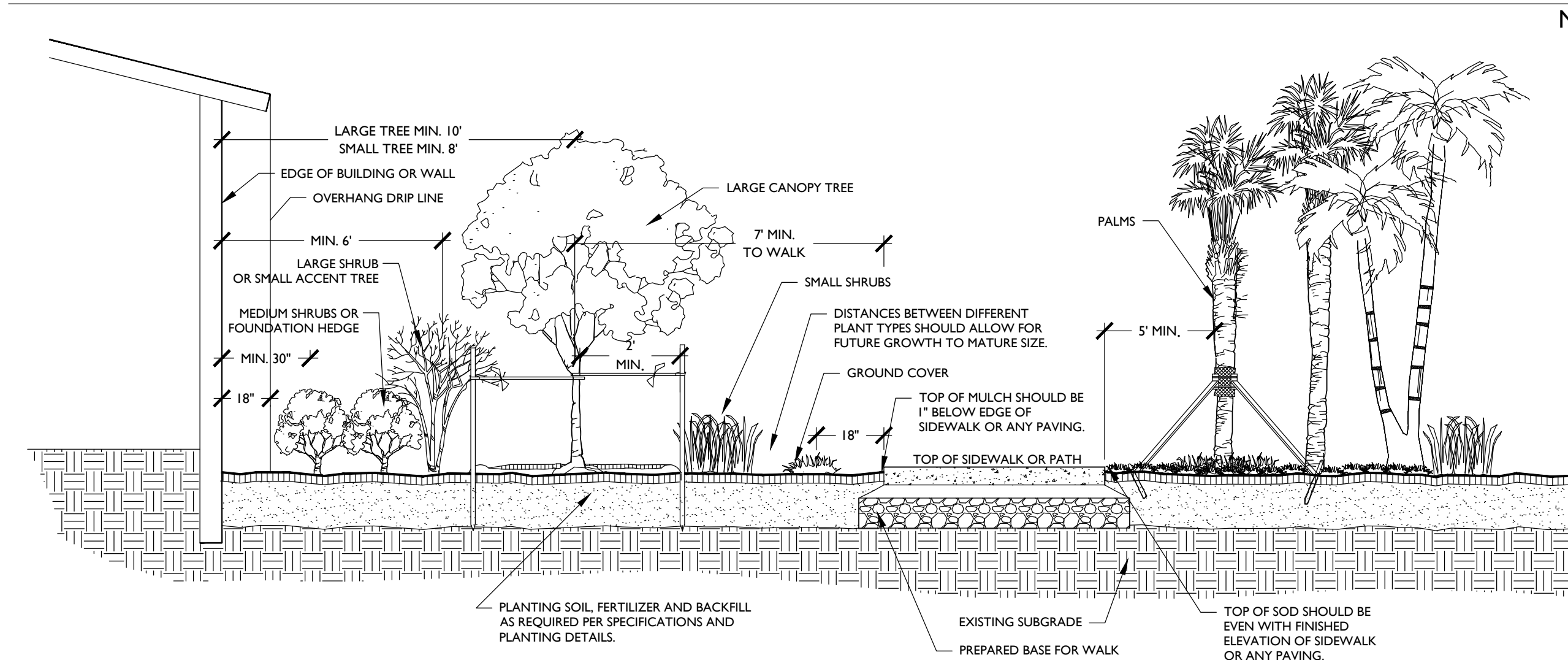
2. ROOT BARRIERS SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPALITY WITHIN WHICH THEY ARE LOCATED AS WELL AS WITH ANY REQUIREMENTS OF THE UTILITY HOLDER OF THE AFFECTED UTILITIES. IN THE EVENT THAT CONFLICTING REQUIREMENTS EXIST BETWEEN THIS ROOT BARRIER DETAIL, AND THE MUNICIPALITY/UTILITY HOLDER REQUIREMENTS, THE MORE STRINGENT OF THE REQUIREMENTS SHALL BE APPLICABLE.

NTS.



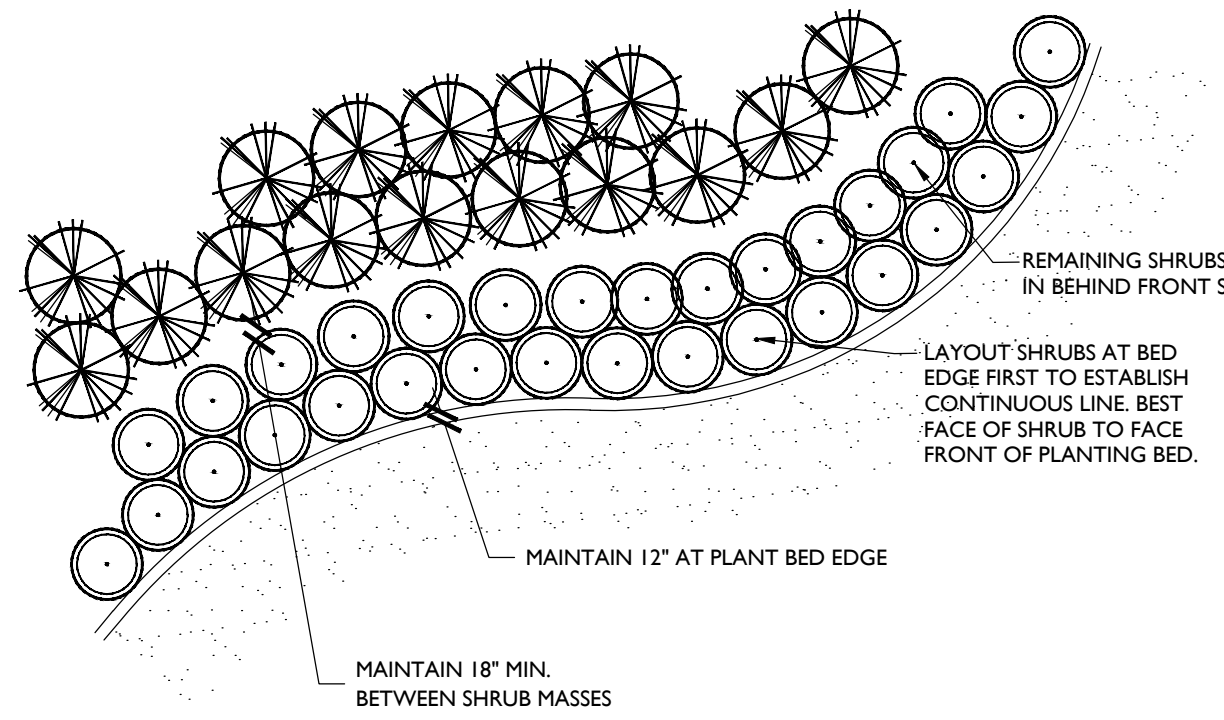
TYPICAL PLANTING DIAGRAM

NTS.



SHRUB AND GROUNDCOVER PLANTING DETAIL

NTS.



LANDSCAPE NOTES:

1. STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.

2. CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.

3. 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. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.

4. ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.

5. ALL UTILITY BOXES/ STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL.

6. IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.

7. ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHTS' (FPLS) RIGHT TREE RIGHT PLACE GUIDELINES.

8. IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.

9. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.

10. REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.

11. RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.

12. ALL PLANT MATERIAL TO BE FLORIDA GRADE #1 AT TIME OF INSTALLATION UNLESS OTHERWISE NOTED.

NO.		DATE		DESCRIPTION		BY	
1	11-20-2020	RESUBMITTAL	BU	5407.01		BU	
2	12-21-2020	RESUBMITTAL	BU			BU	
3	01-15-2021	RESUBMITTAL	BU			BU	
4	02-24-2021	RESUBMITTAL	BU			BU	
				DRAWN BY		BU/LCDN	
				CHECK BY		TM	
				DATE		10/07/2020	

CAD 540701-LP.DWG

LANDSCAPE ARCHITECT OF RECORD
TIFFANY DELYNN MAY
FLA LA6661274



T163

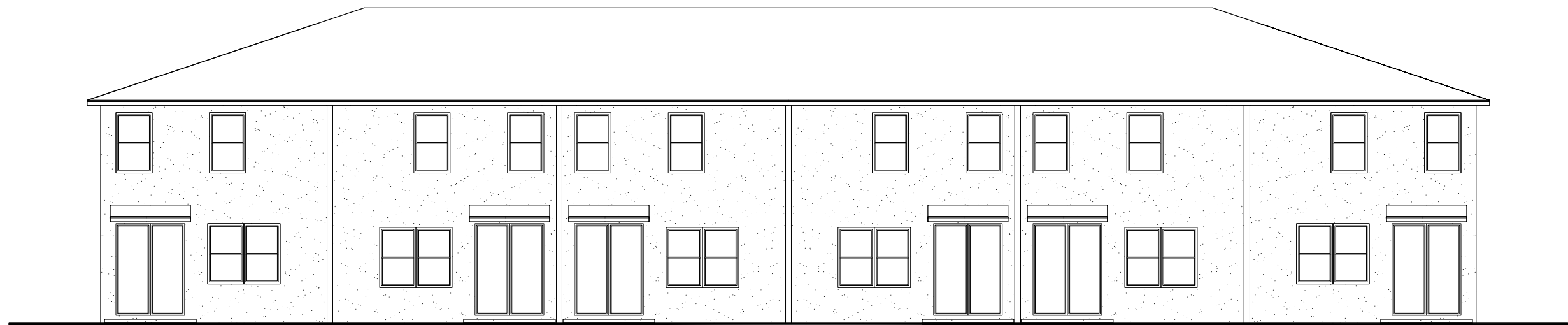
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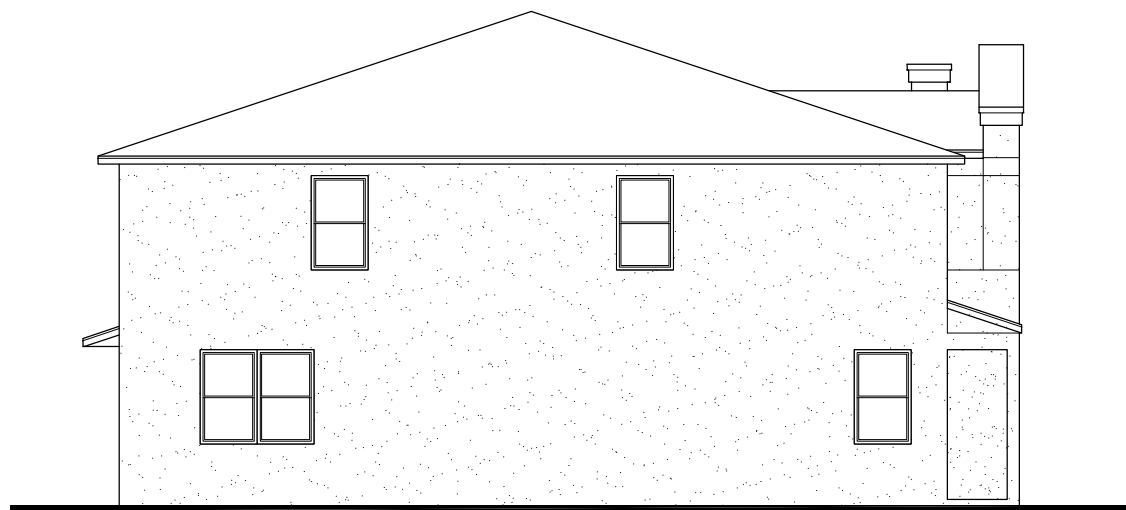
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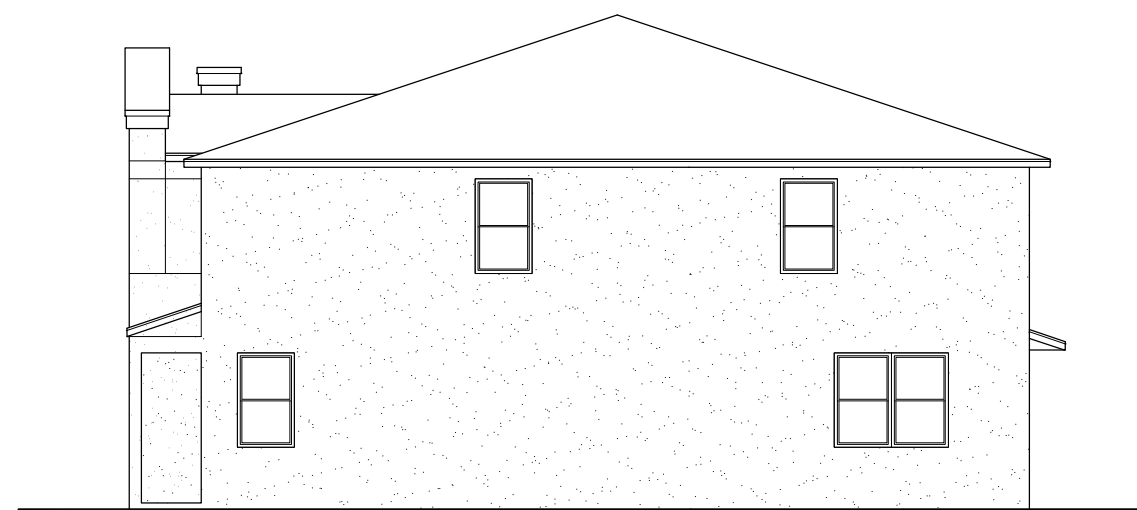
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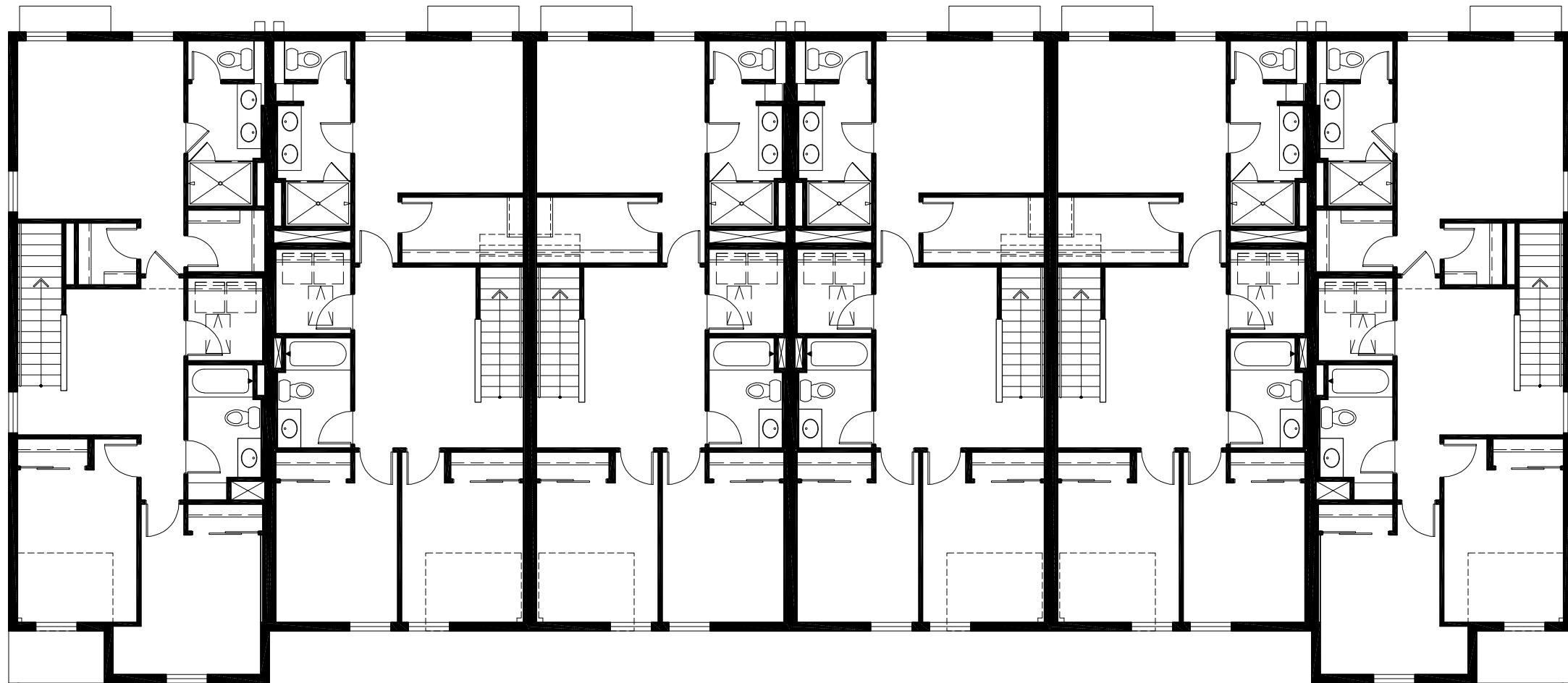
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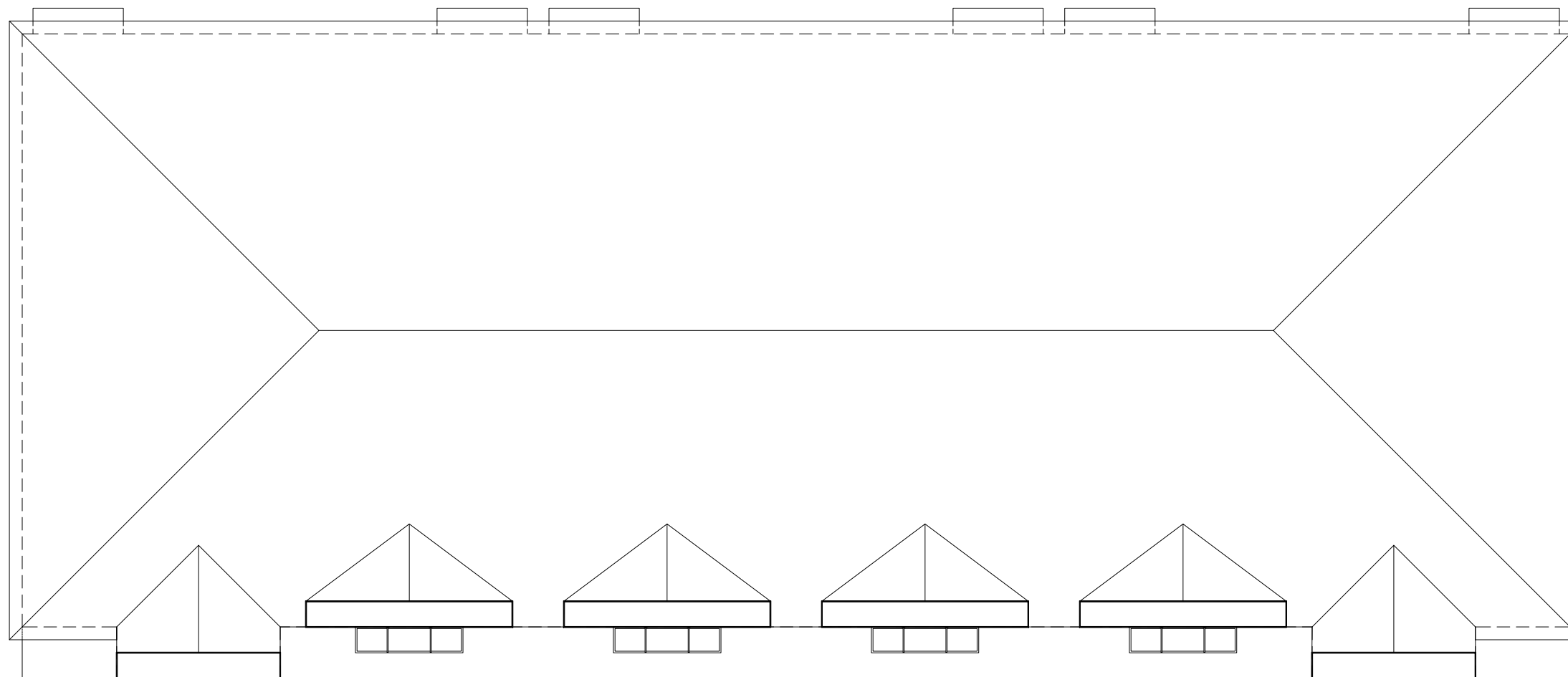
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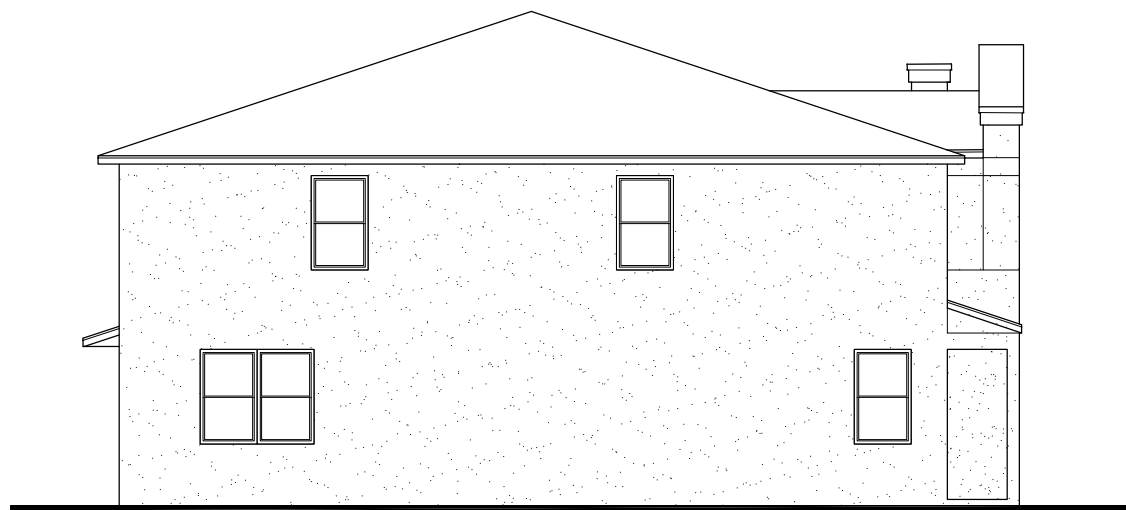
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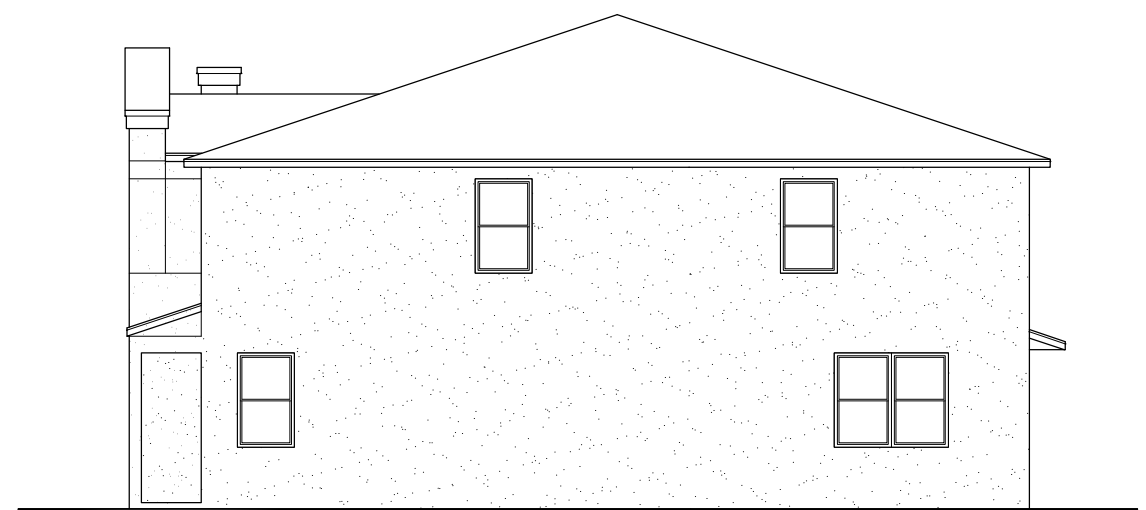
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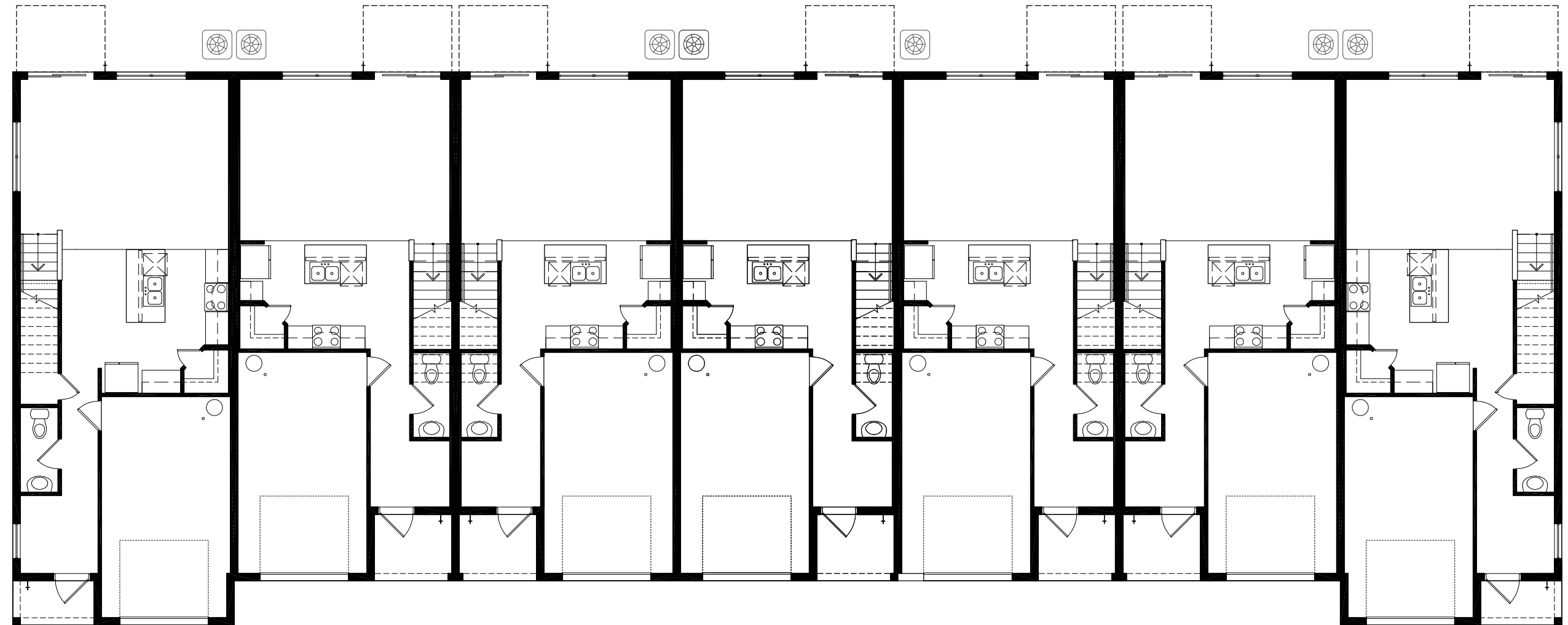
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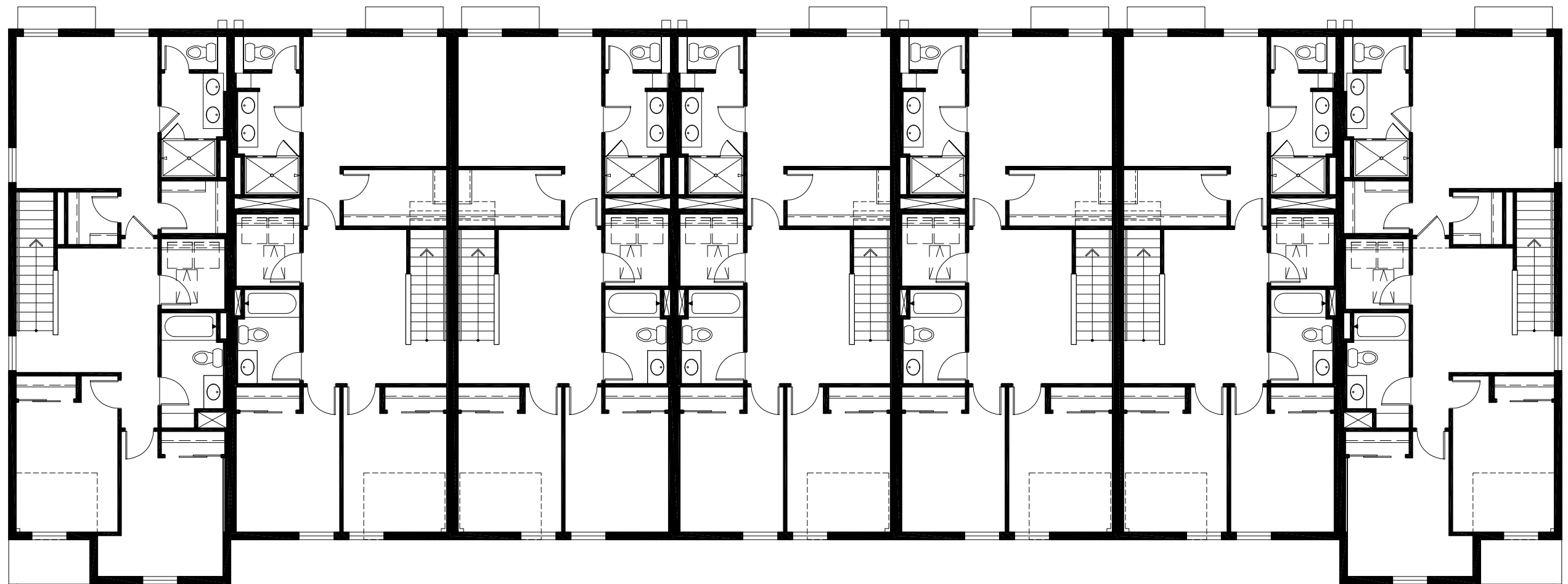
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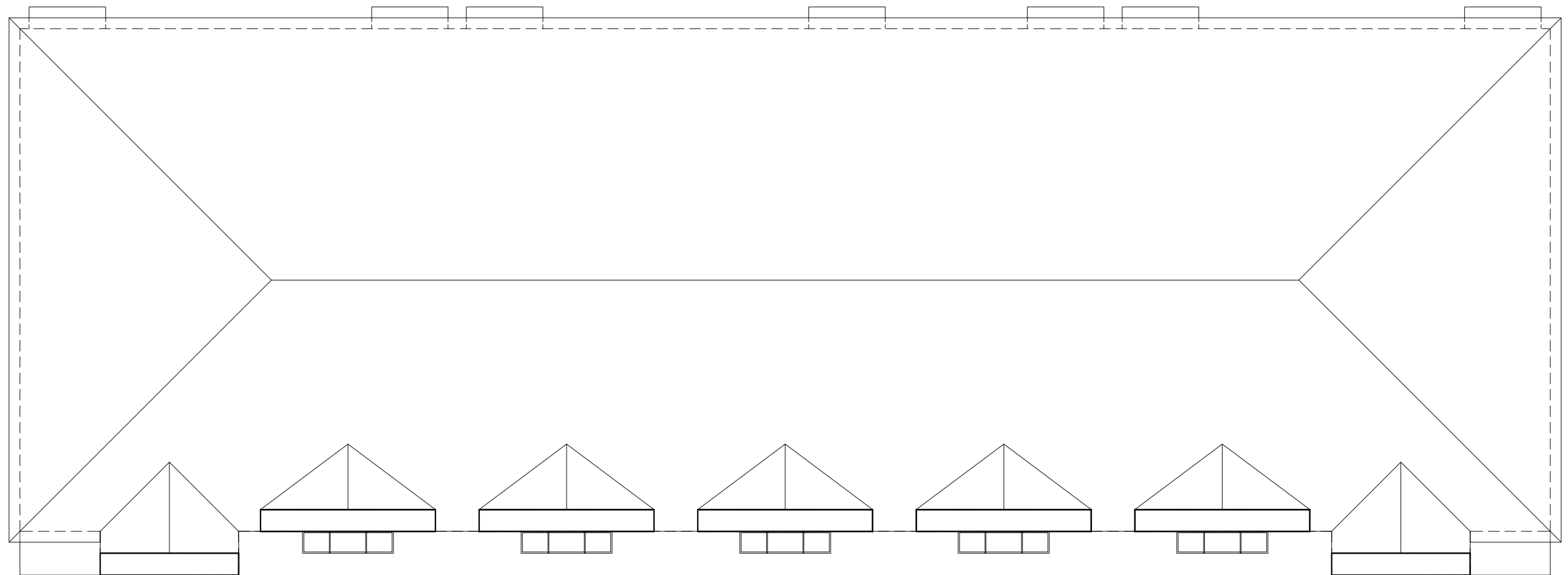
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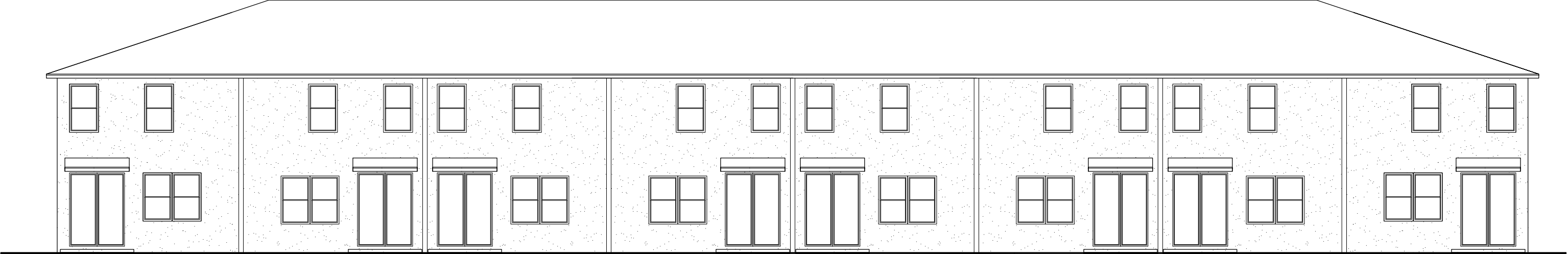
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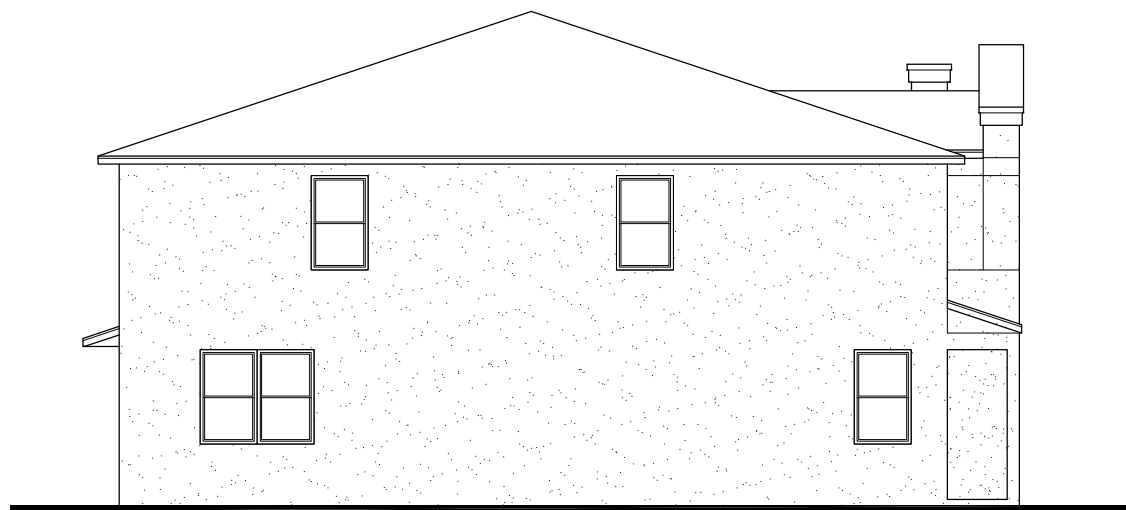
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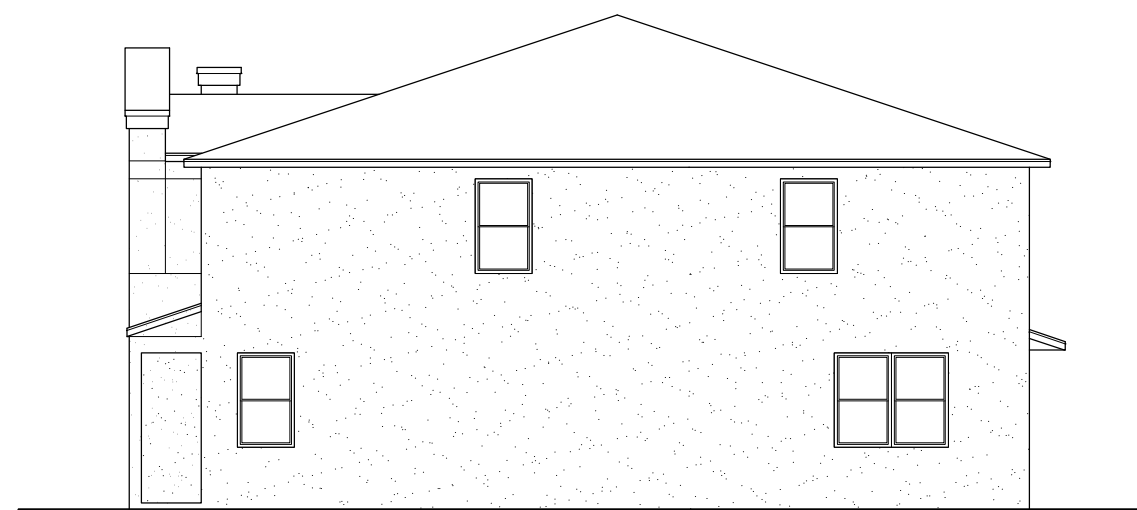
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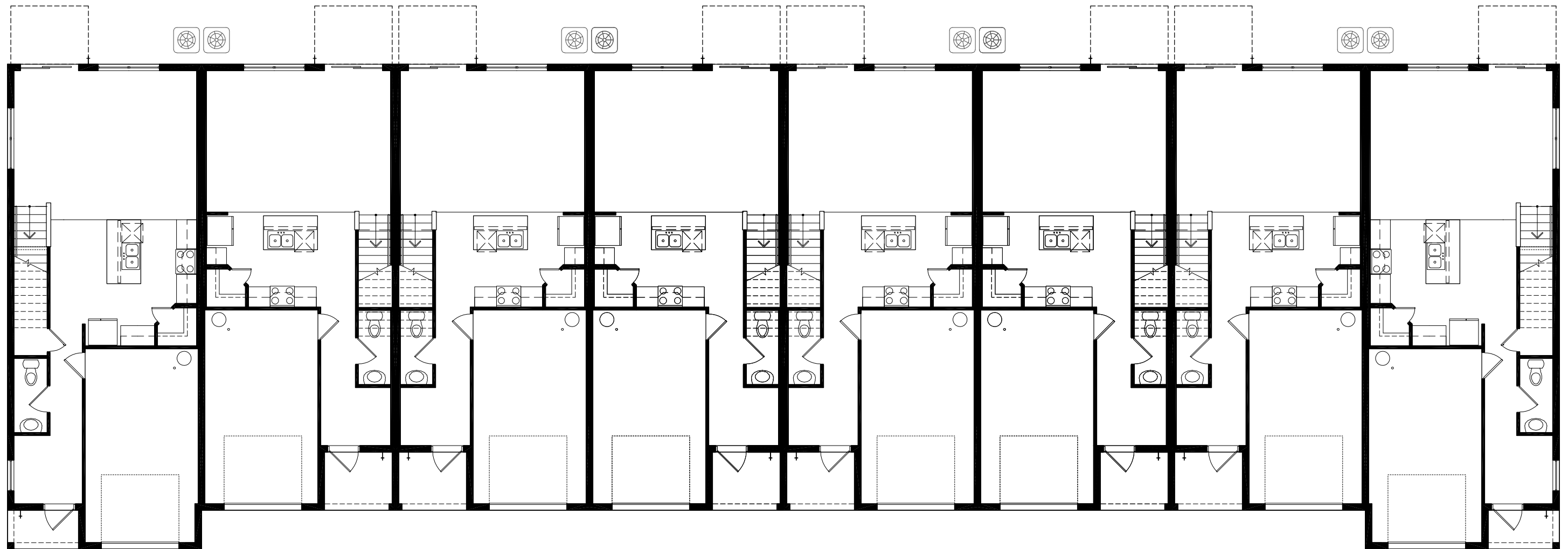
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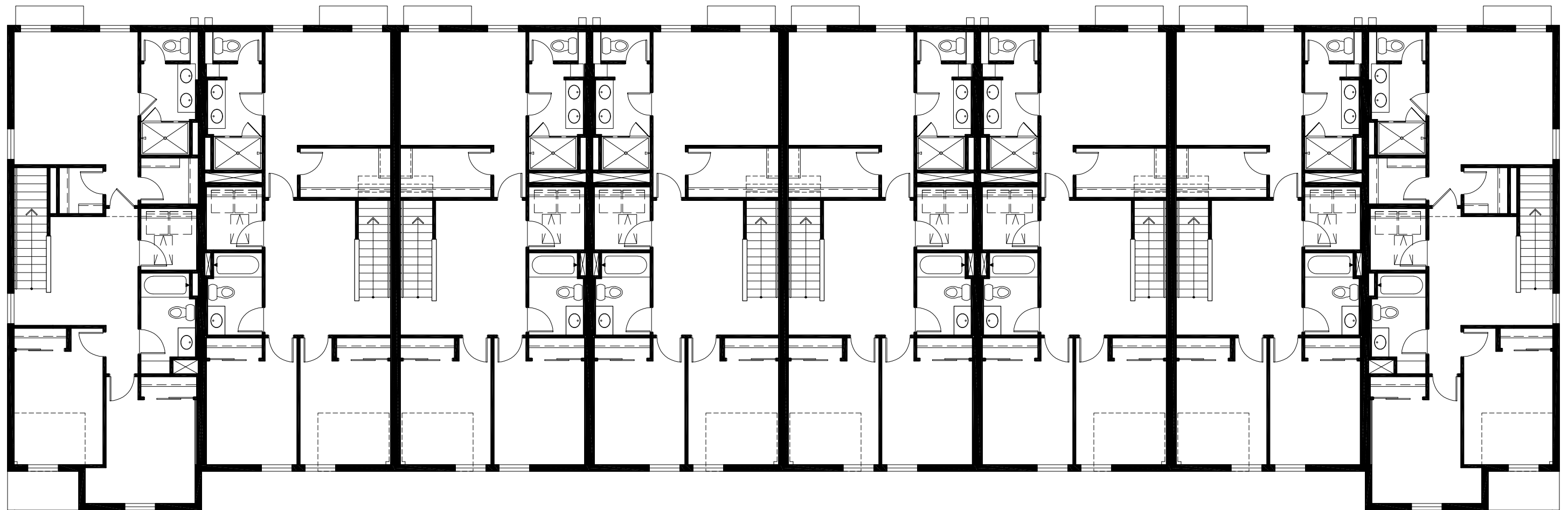
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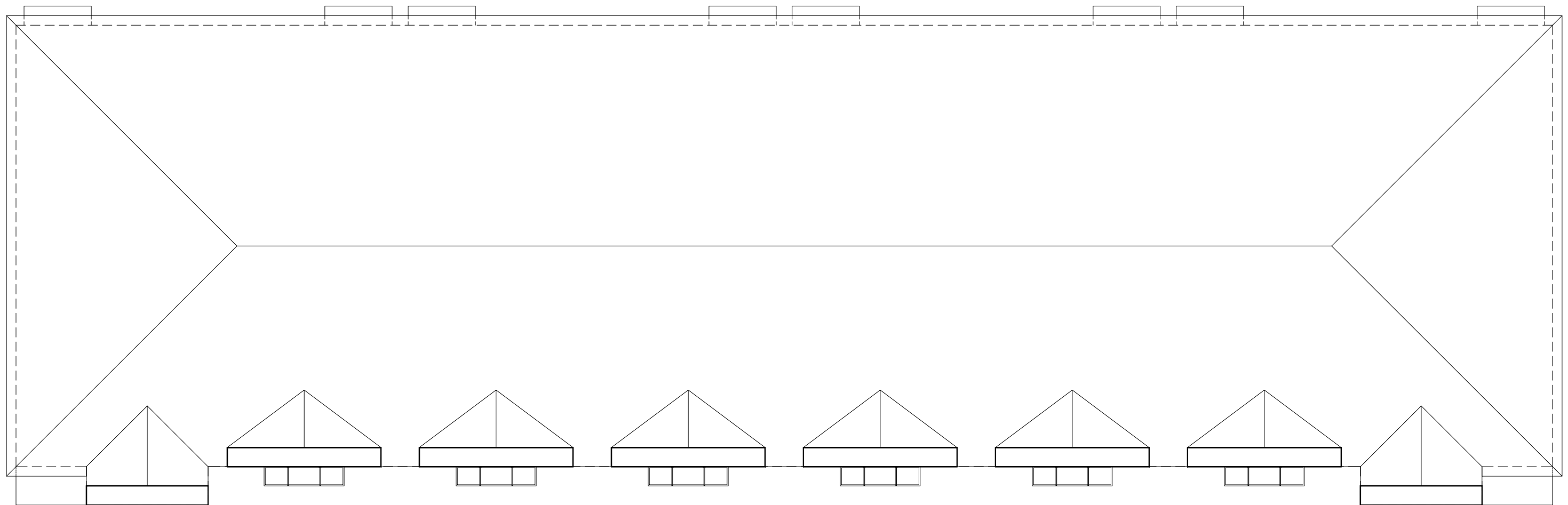
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SITE DATA	
GROSS SITE AREA	4.73 AC.
NET SITE AREA	4.48 AC.
TOTAL PROPOSED UNITS (TOWNHOME)	59 D.U.
GROSS DENSITY	12.5 D.U./AC.
OPEN SPACE REQUIRED	1.57 AC. (35%)
OPEN SPACE PROVIDED	1.87 AC. (41%)
COMMON AMENITY REQUIRED/PROVIDED	0.31 AC. (20% OF OPEN SPACE)
DRY DETENTION AREA	0.36 AC.

Fontana Townhomes
Site Plan Graphic



SCALE: 1" = 30'-0"



SCHEME 1 of 3

**DRIFT OF
MIST
SW 9166**

**ALPACA
SW 7022**

**IRON ORE
SW 7069**

**EXTRA
WHITE
SW 7006**



ACTUAL COLOR MAY VARY FROM ON-SCREEN PRESENTATION

SCHEME 2 of 3

**DRIFT OF
MIST
SW 9166**

**IRON ORE
SW 7069**

**PASSIVE
SW 7064**

**EXTRA
WHITE
SW 7006**



ACTUAL COLOR MAY VARY FROM ON-SCREEN PRESENTATION

SCHEME 3 of 3

**DRIFT OF
MIST
SW 9166**

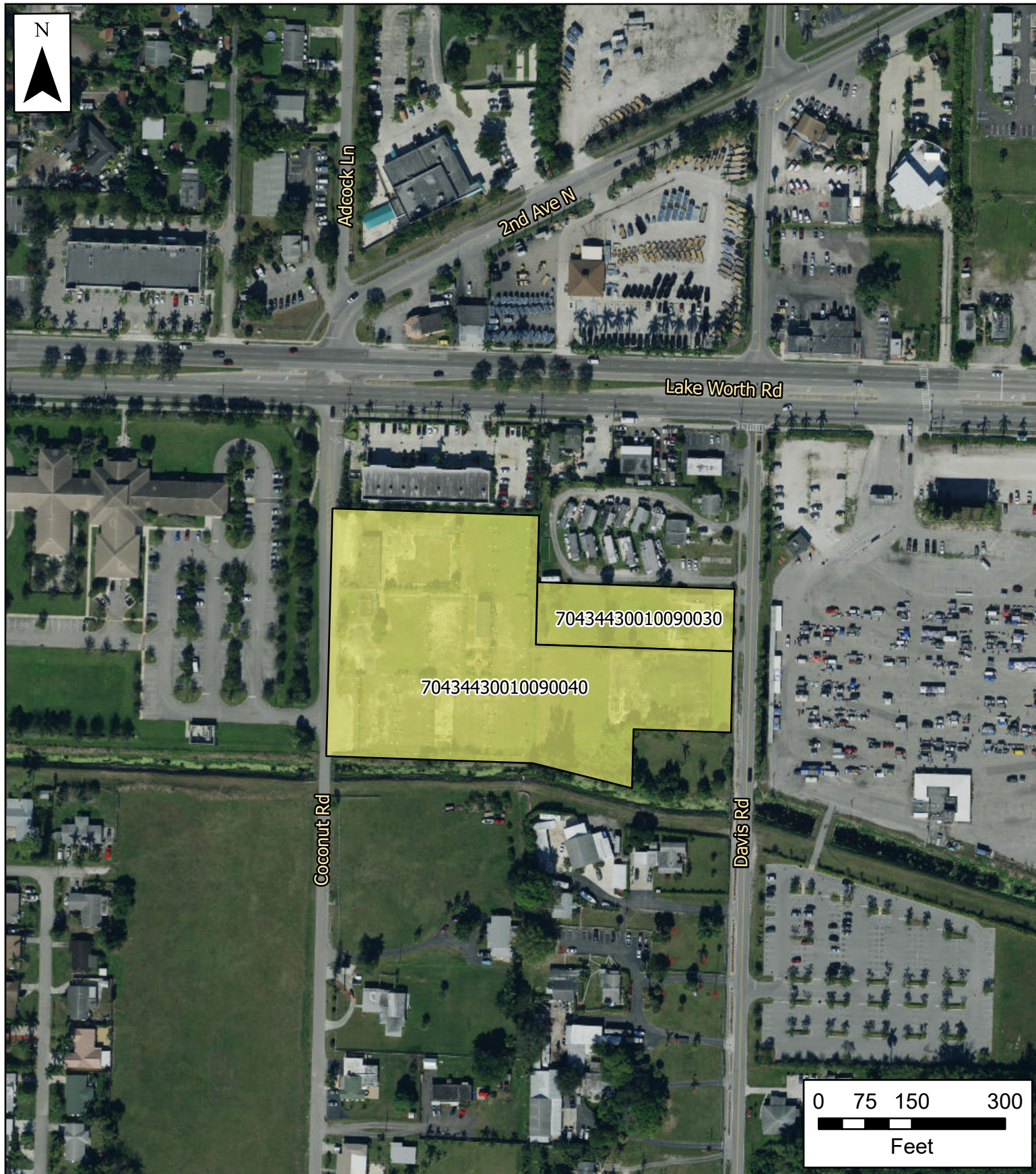
**NORTH
STAR
SW 6246**

**IRON ORE
SW 7069**

**EXTRA
WHITE
SW 7006**



ACTUAL COLOR MAY VARY FROM ON-SCREEN PRESENTATION



Village of Palm Springs

Fontana Townhomes

 Property Boundary

The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The Village of Palm Springs make no warranties, express or implied, as to the use of the licensed Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update

Data Source: Property boundary provided by Palm Beach County, World Imagery Basemap provided by ESRI Online Services.



Adcock Ln

2nd Ave N

Lake Worth Rd

70434430010090030

70434430010090040

Coconut Rd

Davis Rd

0 75 150 300
Feet



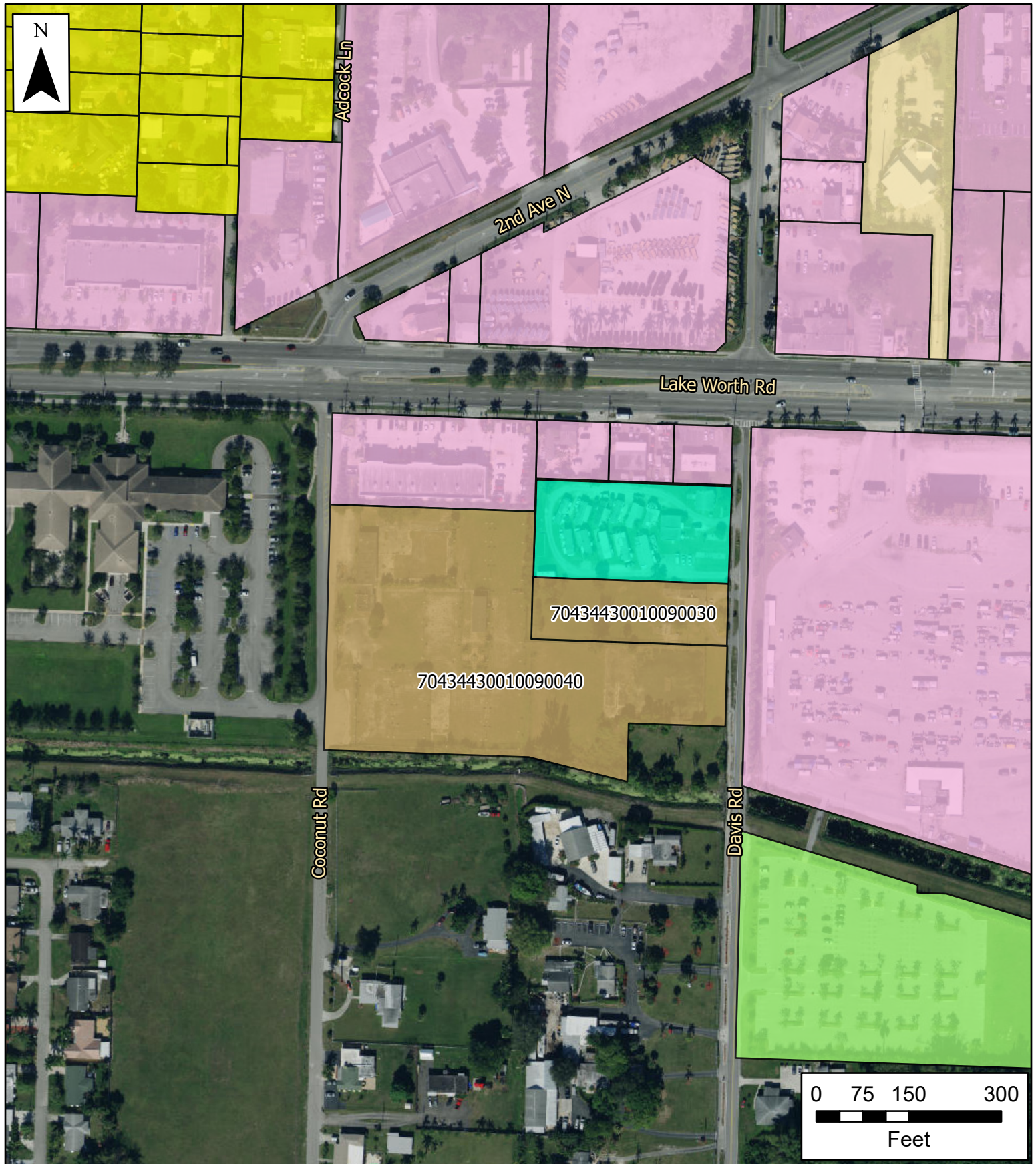
Village of Palm Springs

Fontana Townhomes

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Parcels
Property Boundary

Data Source: Parcels provided by Palm Beach County



Village of Palm Springs

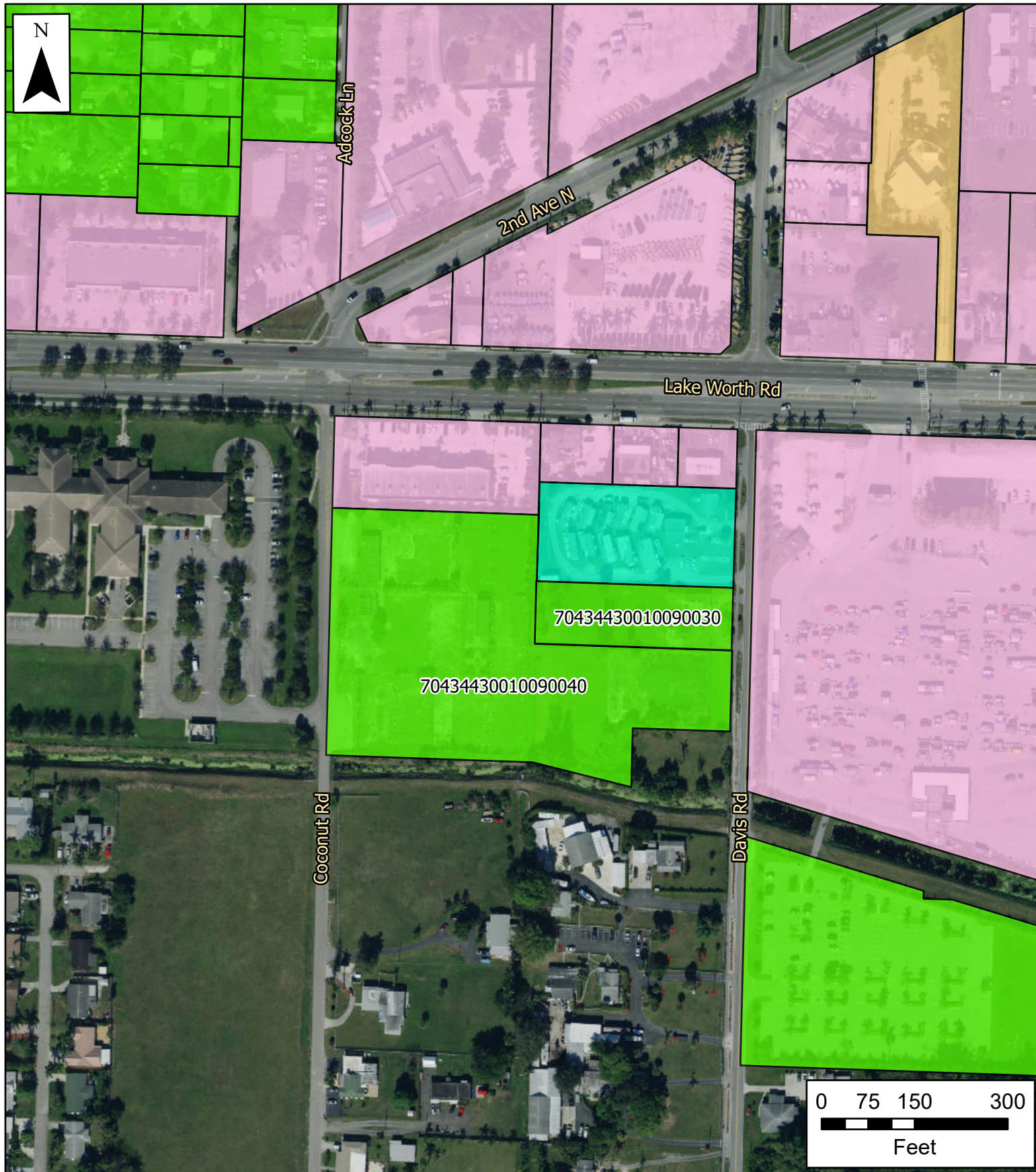
Fontana Townhomes

Future Land Use Map

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- Commercial
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Public Buildings and Facilities
- County FLU

Data Source: Parcels provided by Palm Beach County, FLU provided by the Village of Palm Springs



Village of Palm Springs

Fontana Townhomes

Zoning Map

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- County Zoning
- CG (Commercial General)
- G (Governmental)
- RM (Residential Multi-Family)

Data Source: Parcels provided by Palm Beach County, Zoning provided by the Village of Palm Springs