



**LOCAL PLANNING AGENCY BOARD AGENDA
REGULAR MEETING
Village Hall - Council Chambers
226 Cypress Lane
Palm Springs, FL 33461
Thursday, June 10, 2021
6:30 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

- 3.1 Ordinance No. 2021-05 - Land Use Plan Amendment (Large Scale) - 2085 South Congress Avenue and 3243 Lillian Road (Proposed Palm Springs Residences Residential Planned Development) (*First Reading*)
1. Proposed Ordinance No. 2021-05 - Comprehensive Plan Amendment (Large Scale) 2085 South Congress Avenue and 3243 Lillian Road
 2. Exhibit "A" - Staff Report and Recommended Conditions of Approval
 3. Applicant's Future Land Use Map Amendment Analysis and Justification
 4. Site Plan, Civil Plans, Landscape Plans, Architectural Plans & Letters (for informational purposes only)
 5. Colored Site Plan and Rendering (for informational purposes only)
 6. School Capacity Availability Determination
 7. FDOT Pre-Application Approval Letter
 8. Proposed Median Improvements
 9. Legal Description and Survey
 10. Aerial Map, Location Map and Future Land Use Map
 11. Letters to Support or Oppose
 12. LWH Advertisement for Ordinance No. 2021-05

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: June 10, 2021

DEPARTMENT: Planning, Zoning & Building

ITEM 3.1: Ordinance No. 2021-05 - Land Use Plan Amendment (Large Scale) - 2085 South Congress Avenue and 3243 Lillian Road (Proposed Palm Springs Residences Residential Planned Development) (*First Reading*)

SUMMARY:

Ms. Bonnie Miskel, Agent for M/S Congress Owner, LLC ("Applicant"), is requesting a land-use plan amendment to change the future land use designation for the 18.387 gross acre property located at 3085 South Congress Avenue and 3243 Lillian Road (the former YMCA property) to facilitate a Multi-Family development project.

The requested large-scale land use and zoning amendments from existing Village designations to new Village designations that would provide for multi-family development. The property is more than 10 acres in size (18.387 acres) and is currently approved for commercial recreation purposes and is planned for urban (residential) use:

Existing Village Future Land Use	Proposed Village Future Land Use	Existing Village Zoning	Proposed Village Zoning
Other Public Facilities and Low Density Residential (up to 5.8 du/ac)	High Density Residential (up to 19 du/ac)	Residential Multi- Family (RM)	Residential Multi- Family (RM) (no change)

Note: The subject property is bound to the north and west by lands with Medium Density Land Use, to the south with Low Density Residential Land Use and to the east with Commercial land use. Further, the existing Lakeside Village Condominium, to the west, is designated with the Village's Medium Density Residential land use category (10 dwelling units per acre), but maintains a total density of 18.74 dwelling units per acre.

Note: The property is proposed to be developed as a multi-family residential planned

development with two (2) waivers, which is expected to be considered by the Village Council at a future date. Consideration of the proposed site plan may be desirable to assist in this legislative decision.

The Applicant has provided an evaluation of the additional impacts on Public Services and Facilities created by the requested land use category. Village consultants and staff have identified three (3) main areas of concern related to the proposed project:

- The Congress Avenue/Forest Hill Boulevard intersection is currently operating at level of Service F during both peak hours, and the northbound left (west) turn queue exceeds the length of the turn lane. While the maximum intensity of the land use category generates a reduction in traffic impacts, the proposed residential development generates an additional 445 daily trips over the existing YMCA. The Applicant is requested to mitigate these impacts by covering the cost of converting the existing protected only left turn signal phasing to flashing yellow protected/permissive signal phasing on both the north and southbound approaches.
- John I. Leonard High School is currently over capacity by 654 students and CO. The proposed project will generate an additional 11 high school students. The School District recommends that the developer provide a (voluntary) monetary contribution of \$151,910 to address the school capacity deficiency.
- Village Police services will be impacted by the proposed rental community and the proposed addition of 400 to 900 new residents, per the Police Chief, and is expected to necessitate the hiring of 1 to 2 additional new police officers. The estimated \$34,795.20 law enforcement impact fee contribution (a one-time payment for capital item, based on current rate - \$52,702.32 based on consultant's proposed rate) will not be sufficient to mitigate the demand on police services (a new officer and associated equipment costs about \$100,000 with recurring annual costs).

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 of compatibility, impact on services and need for the land use to fulfill Village redevelopment and growth objectives.

The proposed land use plan amendment was submitted through the PBC Intergovernmental Plan Amendment Review Committee (IPARC) and no comments were received.

The Planning & Zoning Board considered the requested land use amendment during their regular meeting on May 11, 2021 and recommended approval (vote 3-2).

The Village Council will consider this land use amendment during their regular council meeting on June 10, 2021.

Additionally, if approved on 1st Reading, the proposed comprehensive plan amendment (large-scale land use change) will be forwarded for state and regional agency review,

including the Florida Department of Economic Opportunity (DEO) and the South Florida Water Management District (SFWMD). If no objections to the proposed amendment are received, the proposed ordinance will be presented to the Village Council to be considered for 2nd and final reading by the Village Council during a future (expected August/September 2021) meeting.

FISCAL IMPACT:

The proposed land use amendment does not have a direct fiscal impact to the Village; however, it may assist in facilitating the development of the property, which will bring increased ad valorem value to the Village.

Additionally, the property is located within the Congress Avenue District of the Palm Springs CRA. Thus, potential tax increment funding generated from this property would be directed to the CRA Trust Fund, which has been earmarked for capital projects within the Congress Avenue District.

Note: The proposed apartments' residents are expected to generate impacts to Village services, including Police, Parks and Recreation and Library services, and there have been discussions with the applicant that these costs may not be offset by revenues from this proposed development.

ATTACHMENTS:

Proposed Ordinance No. 2021-05 - Comprehensive Plan Amendment (Large Scale) 2085 South Congress Avenue and 3243 Lillian Road

Exhibit "A" - Staff Report and Recommended Conditions of Approval

Applicant's Future Land Use Map Amendment Analysis and Justification

Site Plan, Civil Plans, Landscape Plans, Architectural Plans & Letters (for informational purposes only)

Colored Site Plan and Rendering (for informational purposes only)

School Capacity Availability Determination

FDOT Pre-Application Approval Letter

Proposed Median Improvements

Legal Description and Survey

Aerial Map, Location Map and Future Land Use Map

Letters to Support or Oppose

LWH Advertisement for Ordinance No. 2021-05

ORDINANCE NO. 2021-05

(Land Use Plan Amendment Large Scale)

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE VILLAGE OF PALM SPRINGS IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT, BEING SECTIONS 163.3161, ET. SEQ., FLORIDA STATUTES, PROVIDING FOR THE AMENDMENT OF THE VILLAGE'S FUTURE LAND USE MAP PURSUANT TO THE EXPEDITED STATE REVIEW PROCESS (LARGE SCALE AMENDMENT), FOR THE PURPOSE OF INCLUDING THE 18.387 GROSS ACRES PROPERTY LOCATED AT 2085 S. CONGRESS AVENUE AND 3243 LILLIAN ROAD, AS "HIGH DENSITY RESIDENTIAL" ON THE VILLAGE'S FUTURE LAND USE MAP; AND SAID PROPERTY TO BE CONCURRENTLY DESIGNATED WITHIN A LAND DEVELOPMENT "RESIDENTIAL MULTI-FAMILY (RM)" ZONING DISTRICT ON THE VILLAGE'S OFFICIAL ZONING MAP; PROVIDING FOR DIRECTIONS TO THE VILLAGE CLERK; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OTHER PURPOSES.

WHEREAS, the Village Council ("Council") of the Village of Palm Springs, Florida ("Village"), recognizes the need to plan for orderly growth and development; and

WHEREAS, Chapter 163, Florida Statutes, provides for amendments to the Village's adopted Comprehensive Plan; and

WHEREAS, an application for a large scale Comprehensive Plan Amendment has been filed with the Village, as more particularly set forth in the attached **Exhibit**

Ordinance No. 2021-05 – Large-Scale Land Use Amendment – 2085 S. Congress Avenue and 3243 Lillian Road

“**A**”, proposing to amend the Village’s Future Land Use Map (“FLUM”); and

WHEREAS, at a duly advertised public hearing, the Village’s Local Planning Agency (“LPA”) reviewed the proposed Plan Amendment as required by Section 163.3174(4)(a), Florida Statutes, and recommended to the Council that the proposed Plan Amendment as set forth in the attached **Exhibit “A”** be adopted; and

WHEREAS, the Council considered the recommendations of the LPA at a duly advertised public hearing on May 27, 2021, June 3, 2021 and June 17, 2021, and provide for and received public participation; and, approved the proposed Plan Amendment for submittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies under the Expedited State Review Process; and

WHEREAS, the Council has also reviewed and considered the request to concurrently re-zone the property to be designated within a land development “CG” zoning district on the Village’s official zoning map; and

WHEREAS, the Council has determined and found said application for the Plan Amendment and re-zoning to be consistent with the Village’s Comprehensive Plan; and

WHEREAS, for reasons set forth in this ordinance, the Council finds and declares that the adoption of the proposed Plan Amendment and re-zoning is in the furtherance of the public health, safety, morals, order, comfort, convenience, prosperity, or general welfare of the Village.

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

Ordinance No. 2021-05 – Large-Scale Land Use Amendment – 2085 S. Congress Avenue and 3243 Lillian Road

Section 1. Finding of Fact and Conclusion of Law.

- A. The above recitals are true and correct and incorporated into this Ordinance by reference.
- B. The Plan Amendment and re-zoning is consistent with the Village's Comprehensive Plan.
- C. The Plan Amendment will not cause a reduction in the adopted level of service standards for roads, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. Plan Amendment. The Village Comprehensive Plan Future Land Use Map is hereby amended in accordance with **Exhibit "A"** attached hereto and incorporated herein.

Section 3. Re-Zoning. Concurrently with the Plan Amendment becoming effective, the Village official zoning map shall be amended with the re-designation of the property identified in **Exhibit "A"** to be within a land development "RM" zoning district.

Section 4. Directions to Clerk. The Village Clerk is hereby directed to transmit a copy of the Plan Amendment to the Florida Department of Economic Opportunity (DEO) and other reviewing agencies under the Expedited State Review Process, and to any other unit of local government who has filed a written request for a copy, within ten (10) working days after the initial public hearing and to DEO and any other reviewing agency that provided comments within ten (10) working days after adoption.

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

Ordinance No. 2021-05 – Large-Scale Land Use Amendment – 2085 S. Congress Avenue and 3243 Lillian Road

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. Unless challenged, the effective date of the Plan Amendment and re-zoning shall be in accordance with Section 163.3184, Florida Statutes; however, no later than thirty-one (31) days after DEO notifies the Village that the Plan Amendment package is complete. No development order, development permits, or land uses dependent on this Plan Amendment may be issued or commence before the Plan Amendment has become effective.

Section 8. This Ordinance shall be effective within the corporate limits of the Village of Palm Springs, Florida.

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>
BEV SMITH, MAYOR	☐	☐	☐
GARY READY, VICE MAYOR	☐	☐	☐
DOUG GUNTHER, MAYOR PRO TEM	☐	☐	☐
JONI BRINKMAN, COUNCIL MEMBER	☐	☐	☐
PATTI WALLER, COUNCIL MEMBER	☐	☐	☐

Ordinance No. 2021-05 – Large-Scale Land Use Amendment – 2085 S. Congress Avenue and 3243 Lillian Road

The Mayor thereupon declared the Ordinance duly passed and adopted this _____ day of _____, 2021.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____

BEV SMITH, MAYOR

First Reading _____

Second Reading _____

ATTEST:

BY: _____

KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: _____

GLEN J. TORCIVIA, VILLAGE ATTORNEY



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Large-Scale Land Use Amendment and Site Development Plan (Residential Planned Development Site Plan with Waivers) and Sign Variance - Palm Springs Residences – 2085 S Congress Ave and 3243 Lillian Rd

Application Summary			
Applicant / Petitioner	M/S Congress Owner, LLC, a Delaware LLC	Submittal Date	2/25/2021
Reference Name	Palm Springs Residences	Case Number	SPR21-08, PSV21-10
		Parcel Control No	70-43-44-18-00-000-1040 & 70-43-44-18-05-010-0040
Location	2085 South Congress Avenue & 3243 Lillian Road	Site Area	±18.387 acres
P&Z Bd Meeting	May 11, 2021	Local Planning Agency	June 10, 2021
Council Meeting (1 st Reading)	June 10, 2021	Council Meeting (2 nd Reading)	July 8, 2021
Requests			
Proposed Use(s)	Large-Scale Land Use Amendment of the Future Land Use Map to change the land use from Other Public Facility and Low Density Residential to High Density Residential, and concurrent Residential Planned Development Site Plan for construction of 264 rental apartments within 11 3-story buildings.		
Number of Buildings	11 3-story buildings and a Clubhouse building (150,442 SF total)		
Waivers	1. Requesting a waiver from Sec.34-1063(a)(1) to allow for one sidewalk on a street or primary driveway instead of sidewalks on both sides of the main street.		
Variances	PSV21-10 - Requesting a Variance relief from Section 34-327(b)(1) to allow two monument signs instead of only one permitted.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	Total of 825 parking needed 2.5/ DU + 25% for guest	826	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard (East)	25'	25'	Yes
Rear yard (West)	20'	93'	Yes
Side yard (North)	20'	86'	Yes
Side yard (South)	20'	91'	Yes
Site Characteristics			
Existing Use	Recreational facility with a day care and a vacuum station structure	Proposed Use	Residential Multiple-family (and existing vacuum station)
Existing Zoning	Residential Multiple-Family (RM)	Proposed Zoning	Residential Multiple-Family (RM)
Existing Future Land Use	Other Public Facilities and Low Density Residential	Proposed Future Land Use	High Density Residential
Surrounding Existing Land Use, Future Land Use, and Zoning			

Direction	Existing Use	Future Land Use	Zoning District
North	LWDD Canal 8 and a mix of residential uses and commercial properties	Medium Density Residential & Commercial	Residential Multiple-Family (RM) and Commercial General (CG)
South	Residential single-family homes & Professional offices building	Low Density Residential & Commercial	Residential Single Family (RS) & Commercial General (CG)
East	G-Star School of the Arts	Commercial	Commercial General (CG)
West	Lakeside Village residential condominium	Medium Density Residential	Residential Multiple-Family (RM)

Recommendation

Staff has concerns regarding congestion and traffic conflicts between the project traffic and G-Star School of the Arts/Keiser University traffic and queues at the Forest Hill Blvd/Congress Avenue intersection.

Staff highly recommends right-of way improvements along Congress Avenue including the median located at the access point to the project and the conversion of the existing protected only left turn signal phasing to flashing yellow arrow protected/permissive signal phasing on both the north and southbound approaches if FDOT approves the conversion.

Staff is also concerned that the proposed project's impact on Village Police Services will not be mitigated with the \$34,795.20 law enforcement impact fee contribution, based on current rate (\$52,702.32 based on consultant's proposed rate).

Even with the concerns outlined in this staff report, 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.

The Planning and Zoning Board considered the application and recommended approval- motion carried 3-2.



I. Site History

- Ordinance 1997-07: Annexation

The property was voluntarily annexed into the Village of Palm Springs on March 27, 1997. The land use designation was subsequently changed as part of a large-scale comprehensive plan amendment, Ordinance No. 97-09, on July 10, 1997. The land use was changed to Other Public Facilities. The zoning classification was changed from single family residential in Palm Beach County to Village of Palm Springs Multi-Family residential on July 10, 1997 by Ordinance No. 97-10.

- Resolution 2000-33: Site Plan

On April 27, 2000, the Village Council approved above resolution to allow an after-school day care program and three additional modular buildings on the property.

- Resolution 2001-36: Site Plan

On April 12, 2001, the Village Council approved a conceptual site plan for expanded gymnasium, day care, and playground facilities and new outdoor chapel, playing fields, outdoor pool and water park on the property.

- Resolution 2010-49: Site Plan Amendment

The Village Council approved on September 23, 2010 a site plan amendment with special exception to construct a 6,860 square foot daycare facility. This daycare facility was never constructed.

- Resolution 2012-09: Site Plan Amendment

On April 12, 2012 the Village Council approved a site plan amendment to construct 7,421 square foot daycare center to accommodate a maximum of 120 children, an expansion of the aquatics program with new outdoor pool, and a 2,425 square foot expansion to the existing fitness center. The new daycare building was completed in 2014, but the approved recreational expansions were never constructed.

II. Comprehensive Plan Consistency

- The subject property's Future Land Use designations are Other Public Facilities and Low Density Residential with a Residential Multiple-Family (RM) zoning district, respectively. The proposed large-scale land use amendment is to change the Future Land Use designation to the High-Density Residential category, with a concurrent request for a Multi-Family residential planned development.
- The Applicant has provided an evaluation of the additional impacts on public services and facilities created by the requested land use category. *Staff would like to highlight three (3) areas of concern:*
 - *The Congress Avenue/Forest Hill Boulevard intersection is currently operating at Level of Service F during both peak hours, and the northbound left (west) turn queue exceeds the length of the turn lane. While the maximum intensity of the land use category generates a reduction in traffic impacts, the proposed residential development generates an additional 445 daily trips over the existing YMCA. The Applicant is requested to mitigate these impacts by covering the cost of converting the existing protected only left turn signal phasing to flashing yellow protected/permissive signal phasing on both the north and southbound approaches.*
 - *John I. Leonard High School is currently over capacity by 654 students and CO. The proposed project will generate an additional 11 high school students. The School District recommends a monetary contribution of \$151,910 to address the school capacity deficiency.*
 - *Village police services will be significantly impacted by the rental community and addition of 400-900 residents, per the Police Chief, and necessitate the hiring of 1-2 additional officers. The estimated \$34,795.20 law enforcement impact fee (current rate) contribution (a one-time payment for capital items) [\$52,702.32 based on consultant's proposed rate] will not be sufficient to mitigate the demand on police services. (A new officer and associated equipment costs about \$100,000, with recurring annual costs.)*

III. Waivers Requested

The applicant is seeking the following waiver from Village Code requirements:

Waiver #1:

The applicant is requesting a waiver from Sec. 34-1063(a)(1) to allow for one sidewalk on a street or primary driveway instead of sidewalks on both sides of the main entrance driveway.

The Applicant contends that the project provides a well-lit, five-foot sidewalk on the south side of the Project's main entrance. Unfortunately, due to property size constraints, there is not enough space to provide a sidewalk along the north side of the main entrance. Despite the sidewalk on the north side of the main entrance not being provided, there will be a pedestrian crosswalk at the main entrance connecting the north side of the Project to the sidewalk along the south side to encourage pedestrian mobility and ensure that pedestrian safety is not compromised. Further, by eliminating this sidewalk along the north side of the main entrance, the Project will be able to provide more green space for residents to enjoy. The Project is designed with a sidewalk system providing optimal connectivity throughout the Property. The sidewalk system is located directly adjacent to all buildings and provides connective paths between all units and the amenities that are strategically located throughout the Project. In order

to promote ingenuity in design as envisioned for an RPD use, the proposed layout of the sidewalk system is designed to serve the most functional use possible and provide direct pedestrian accessways to each building and all recreational amenity areas. The proposed sidewalk system is more convenient for pedestrians to use than the sidewalks required on both sides of the street, as the Project instead provides a system with pathways circulating around the proposed buildings, adjacent to both the parking areas and the internal recreational amenity areas.

The applicant's full justification 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.

The Sidewalk Waiver 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 Sidewalk Waiver will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare. As stated above, there will be a pedestrian crosswalk at the main entrance connecting the north side of the Project to the sidewalk along the south of the main entrance to ensure pedestrian mobility is encouraged throughout the Project and pedestrian safety is not compromised. Accordingly, the Project complies with this standard.

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

The Sidewalk Waiver request results from innovative design in which other minimum standards are exceeded. The Project has exceeded the open space requirement by more than 14%, or +/- 1.14 acres. The Project's design reflects and encourages safe pedestrian mobility throughout and the elimination of the sidewalk along the north side of the Project's main entrance will not negatively impact this mobility due to the presence of strategically placed pedestrian crosswalks. Accordingly, the Project complies with this standard.

- 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.

Granting of the Sidewalk Waiver request will result in preservation of valuable natural resources, including green space. As explained above, the Project complies with this standard.

- 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.

Granting of the Sidewalk Waiver request demonstrates public benefits to be derived, including but not limited to the preservation of green open space areas and use of desirable architectural, building, and site design techniques. Further, despite the elimination of the sidewalk along the north side of the main entrance, there are still ample pedestrian linkages throughout the Project, including strategically placed cross walks. Accordingly, the Project complies with this standard.

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

Not applicable to this sidewalk waiver request.

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

There are no economic issues being used to justify the Sidewalk Waiver, and the Project complies with this standard.

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

Not applicable to this Sidewalk Waiver request.

Staff does not object 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.

IV. Variances – Village Council Consideration

- PSV20-01 Requesting a Variance relief from Section 34-327(b)(1) to allow two monument signs instead of only one permitted.

The applicant's full justification is hereto:

- a. Special and unique conditions exist which are peculiar to the applicant's case and which are not generally applicable to the property located within the RM zoning district or surrounding neighborhood, such as natural or manmade sight limitations from the public rights-of-way.

Special conditions and unique circumstances exist which are peculiar to the property and which are not generally applicable to properties within the RM zoning district. As detailed above, the Project is permitted two (2) signs – one (1) on Congress Avenue and a second on Lillian Road. However, Petitioner is not proposing a monument sign on Lillian Road in deference to the existing single-family community and instead proposes to place both permitted signs on Congress Avenue in order to provide greater aesthetic appeal and increased visibility for those traveling along the busy Congress Avenue thoroughfare. It is important to note that the Project's sole public entrance is located on South Congress Avenue, which is a 7-lane arterial thoroughfare. A second sign on the Congress Avenue frontage is necessary to provide sufficient visibility to allow safe and efficient access to the Project for travelers approaching from both the northbound and southbound sides of Congress Avenue. This visibility is only achievable through the use of two entrance monument signs: one angled to face south-bound traffic, and the other angled to face north-bound traffic. As such, two Project entrance signs symmetrically placed on both sides of the Congress Avenue entry are essential to providing appropriate visibility for the Project. Considering that the Project is permitted two (2) monuments signs (one on each frontage) and the increased visibility necessary to ensure safe and efficient access from Congress Avenue, special circumstances exist which are peculiar to the Property and which are not generally applicable to properties located within the RM zoning district.

- b. The special and unique conditions are not directly attributable to the actions of the Petitioner.

The special and unique conditions are not directly attributable to the actions of the Petitioner. As detailed above, the Property has frontage on Congress Avenue and Lillian Road and access to the Project is provided from Congress Avenue. Given the single-family residential context of the community adjacent to the frontage on Lillian Road and to the significant width and traffic on Congress Avenue, Petitioner is focusing signage for the Project at the main access point on Congress Avenue. The existing single family residential context to the south of the Project and thoroughfare-nature of Congress Avenue is not attributable to the actions of Petitioner.

- c. The literal interpretation of the Code requirements, as applied to the applicant, would deprive the applicant of rights commonly enjoyed by persons who are similarly situated.

The literal interpretation of the Code requirements would deprive the Petitioner of rights commonly enjoyed by persons who are similarly situated. The Property has frontage on both South Congress Avenue and Lillian Road, thereby allowing for a total of two monument signs for the Project in accordance with the Village's Code Article IV. However, the placement of a second entrance sign along Lillian Road would not serve the single-family nature of the community along the Lillian Road frontage. Further, the Property's main frontage and access point on Congress Avenue, given the large-scale commercial and institutional context of the corridor, is well suited for two monument signs at each side of the Property's entrance. Considering that the Project is actually permitted two monument signs and Petitioner is simply seeking to relocate a permitted sign, the literal interpretation of the Code would deprive Petitioner of rights commonly enjoyed by persons who are similarly situated.

- d. The variance granted is the minimum variance necessary for the applicant to make reasonable use of the Property.

The Sign Variance requested is the minimum variance necessary for Petitioner to make use of the Property. As detailed above, Petitioner is simply seeking to relocate a permitted monument sign from the Lillian Road frontage to the Congress Avenue frontage and is not seeking to increase the amount of monument signage permitted for the Project. In addition, a second monument sign is necessary along Congress Avenue in order to ensure the visibility necessary to allow safe access to the Property for those travelling either direction on Congress Avenue. As such, the requested Sign Variance is the minimum variance necessary to make use of the Property.

- e. Granting the variance is not detrimental to the public welfare, or injurious to property or improvements in the zoning district or neighborhood involved.

Granting the Sign Variance will not be detrimental to the public welfare, or injurious to property or improvements in the RM zoning district or neighborhood involved. Petitioner seeks to utilize the superior design of having two signs that create a symmetrical entry feature and improved community aesthetics. The Project also has a second frontage that is permitted to have a sign per Village's Code (Article IV); however, in order to avoid confusion, Petitioner proposes to place the second entry sign along Congress to better fit the surrounding community and to maintain the single-family residential community feel to the south that is surrounding the Project's second frontage on Lillian Road. Please refer to Exhibit "A" for a rendering depicting the Project's proposed entrance monument signs. Considering the foregoing, approval of the Sign Variance is necessary to ensure the Project promotes the public welfare.

Staff does not object to the applicant's request.

V. Neighborhood Compatibility

- 1) The proposed project is located on the west side of South Congress Avenue 1,300 feet south of Forest Hill Blvd.
- 2) Surrounding properties are generally residential uses.
- 3) G-Star School of Arts high school is located to the east of the property, immediately across South Congress Avenue, with similar alignment of driveways.
- 4) A mix of different uses like general retails, restaurants, grocery supermarket, gas stations and professional offices are located on the east side of the property along Congress Avenue.
- 5) Adjacent properties along the south side are generally residential single-family homes.
- 6) Lakeside Village residential condominium is located to the west of the property. While the Lakeside Village condominium, to the west, is designated with the Village's Medium Density Residential land use category (10 dwelling units per acre), the actual density is 18.74 dwelling units per acre.

VI. Regulatory Issues

- The site plan generally conforms to the property development standards of the Residential Planned Development, with the exception of the waiver requests.
 - 1) The proposed project plan generally meets required site development regulations.
 - 2) A High-Density Residential Land Use designation 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, Florida Department of Transportation and the Village of Palm Springs.
 - 4) Civil/Utility plans shall be approved by the Village's Engineer.
 - 5) Proposed median improvements plans along South Congress Avenue shall be approved by FDOT prior to issuance of any construction or building permit.
 - 6) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.
 - 7) Properties shall be unified through Unity of Title.
 - 8) Property owner shall regrade the ditch at top of bank, just west of the property line, and provide a 10' easement to the Village for maintenance purposes.
 - 9) Proposed development will negatively impact the public school system, a \$151,910.00 contribution is requested by the School District of Palm Beach County.
 - 10) Proposed development will negatively impact Village police services, the estimated \$34,795.20 law enforcement impact fee contribution based on current rate (\$52,702.32 based on consultant's proposed rate) will not mitigate the demand on police services.

VII. Environmental Issues:

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

VIII. Community Outreach/ Notification

- The subject property was posted on April 30, 2021.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on April 21, 2021.
- Legal advertisement was published in the paper on April 29, 2021 and with readvertisement dates on May 27, 2021 and June 24, 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 February 25, 2021 depicts the following:

- Application for Large-Scale Land Use Amendment and Residential Planned Development Site Plan approval with a waiver for the construction of 264 rental units within 11 3-story buildings.
 1. Site Plan dated received February 25, 2021 revised and resubmitted on April 28, 2021.
 2. Landscape plans dated received February 25, 2021 revised and resubmitted on April 5, 2021.
 3. Engineering plans dated received February 25, 2021 revised and resubmitted on April 5, 2021.
 4. Architectural plans dated received February 25, 2021 revised and resubmitted on April 5, 2021.
 5. Photometric plan dated received February 25, 2021 revised and resubmitted on April 5, 2021.
 6. Boundary survey and tree survey dated received February 25, 2021.
 7. Justification Statement and proposed use.
 8. Traffic Impact Statement dated received February 25, 2021.
 9. Land Use Plan Amendment Justification and Analysis.
 10. Drainage calculations dated received February 25, 2021 revised and resubmitted on April 5,

2021.

11. Turn lane and median improvements proposed plans.
12. Colored Site Plan.

X. Recommendation

The applicant is the contract purchaser of the +/- 17.77 net acre property located at 2085 South Congress Avenue and 3243 Lillian Road (collectively referred to herein as "Property"), which is generally located on the west side of South Congress Avenue between Lillian Road and the Lake Worth Drainage District L-8 Canal. The Property is currently designated "Other Public Facilities" and "Low Density Residential" on the Village's Future Land Use Map ("FLUM") and is located within the RM, Residential Multiple-Family, zoning district. The Property is developed as a Young Men's Christian Association of the Palm Beaches ("YMCA") facility including recreational and day care uses. The applicant is proposing to redevelop the Property with the construction of 264 residential rental dwelling unit within 11 3-story building and a clubhouse building. The community will have access via South Congress Avenue with an emergency vehicle access from Lillian Road. Amenities include a clubhouse, pool area, tot lot, fitness lawn, dog park, and lake with recreational walking path. The 264 multifamily dwelling units consists of 96 1-bedroom units, 120 2-bedroom units and 48 3-bedroom units with 826 parking spaces.

Planning, Zoning & Building Staff has conducted a review of the application and has concerns regarding congestion and traffic conflicts between the project traffic and G-Star School of the Arts/Keiser University traffic, and queues at the Forest Hill Blvd/Congress Ave intersection. Staff highly recommends right-of way improvements along Congress Avenue including the median located at the access point to the project and to the left turn signal phasing at Forest Hill Boulevard intersection, as outlined in the conditions of approval.

Outcoming traffic from the community needs to be prevented from illegally crossing Congress Avenue to head north bound and converting the existing protected only left turn signal phasing to flashing yellow arrow signal on both the north and southbound at the intersection of Forest Hill Blvd and S Congress Avenue, will alleviate general concerns with the traffic currently backing up outside of the turn lane (northbound to westbound maneuver).

The Police Chief has expressed concerns that Village police services will be significantly impacted by the rental community and addition of 400-900 residents, necessitating the hiring of 1-2 additional officers. The estimated \$34,795.20 law enforcement impact fee contribution (current rate) (\$52,702.32 based on consultant's proposed rate) (a one-time payment for capital costs) will not sufficiently mitigate the demand on police service.

In general, the proposed Residential Planned Development Site Plan provides internal sidewalk connections between the common amenities (tot lot, clubhouse, walking path around the lake, dogs park and fitness lawn) 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.

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	270,922 sf	291,450 sf
20 percent of open space shall be common amenities	54,184 sf	76,571 sf
40% maximum lot coverage	309,626 sf	306,230 sf

Planning, Zoning & Building Staff recommends conditional approval of the Large-Scale Land Use Amendment and the Residential Planned Development Site Plan with a waiver, for the construction of 264 residential dwelling units subject to the following fifty-six (56) 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, 2024.
2. The main entrance from Congress needs to be at least 20 feet in unobstructed width pursuant to PBC Fire Rescue requirements.
3. Main exit onto Congress needs to be at least 18 feet in unobstructed width pursuant to PBC Fire Rescue requirements.
4. Both sets of main entrance gates need to be equipped with a "Click2Enter" (primary) system and a Knox key switch (secondary) [not a Knox box] to allow fire department rapid entry into the complex.
5. The southwest emergency entry needs to be equipped with a Knox box or a Knox padlock.
6. Fire hydrants require a 5' clear radius.
7. Fire hydrants are required to be located within 100 feet (hose lay) of building fire department connections
8. No trees shall be planted within the 10-ft drainage easement along the west property line.
9. Proposed monument signs shall be a maximum height of 10', Sheet L-500 shall be revised at time of permitting.
10. Staff recommends providing a wall along the South and West sides of the property instead of the proposed PVC fence, plans shall be revised accordingly at time of permitting.
11. A Utility/Civil Plan shall be approved by the Village Engineer and the Village Public Service Director at time of permitting.
12. Photometric plans shall be approved by the Planning, Zoning and Building Department at time of permitting.
13. Irrigation plans shall be provided at the time of permitting. Non-potable water shall be used for the irrigation system per Village code.

Roadway / Traffic Signal Improvements

14. Proposed construction plans for the improvements at the Congress Avenue median, located at the access point to the project, shall be approved by the Village and FDOT prior to issuance of any construction or building permit. Construction of said median improvements shall be completed prior to prior to the issuance of the 106th Certificate of Occupancy (40% of the project).
15. The additional right-of-way dedication (plans depict 18' width) to FDOT along Congress Avenue for a southbound, right turn-lane into the project shall be executed and recorded prior to the issuance of the first certificate of Occupancy. Construction of said turn lane improvements shall be completed prior to the issuance of the 106th Certificate of Occupancy (40% of the project).
16. The applicant shall coordinate with FDOT and Palm Beach County, prior to issuance of any construction permit, on the evaluation of flashing yellow left-turn arrow (FYLTA) at Forest Hill Boulevard/Congress Avenue, and shall provide funding for the installation of FYLTA at this intersection if approved by FDOT and Palm Beach County.
17. The existing protected only left turn signal phasing shall be converted to flashing yellow arrow protected/permissive signal phasing on both the north and southbound approaches (with FDOT approval). The developer will also be required to provide all the information and perform any and all analysis required by FDOT to facilitate their evaluation and approval of the proposed conversion. Upon FDOT's approval, Palm Beach County will perform the signal phasing conversion including the installation of the flashing yellow arrow utilizing funding provided by the developer. The developer will be required to make upfront payment to the County in the amount as determined by the Director of the Traffic Division.
18. The turning light conversion shall be completed prior to the 264 Certificate of Occupancy for the project.

Security

19. If any security cameras are going to be provided, a security plan shall be provided to the Village Public Safety Department at time of permitting.
20. No parking shall be allowed, under any circumstances, along the drive aisles. Residents and guest parking shall only occur within designated parking stalls.
21. 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.

Utilities

22. The 10' easement along the west side shall be recorded prior to issuance of the first Certificate of Occupancy.
23. The proposed 12' wide water and sewer easement on newly added water main at the southeast corner shall be recorded prior to issuance of the first Certificate of Occupancy.
24. A utility easement, at least 67' wide by 120' depth, shall be provided to the Village over the existing vacuum station and shall be recorded prior to issuance of the first Certificate of Occupancy.
25. Landscape buffers shall only encumbered/overlapped a minimum of 5' by any utility easements.
26. Improvements of the existing ditch shall be permitted by the Village and constructed by the Applicant at time of the site work permit.
27. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting as needed.
28. All electric utilities shall be underground.

Completion of Improvements

29. Prior to the issuance of the first Certificate of Occupancy, the 10' by 15' school bus shelter shall be constructed by the Property Owner in a location and manner acceptable to the Palm Beach County School Board. Provisions for the bus shelter shall include, at a minimum, a covered area, continuous paved pedestrian and bicycle access from the subject property or use, to the shelter. Maintenance of the bus shelter shall be the responsibility of the residential Property Owner.
30. The common amenities (tot lot, club house, pool court, fitness lawn, dog park and jogging path) shall be completed in their entirety, open for use and accessible to the residents, prior to the issuance of the 106th Certificate of Occupancy (40% of the project)

Legal Review

31. A Unity of Title shall be recorder prior to issuance of any building permit.
32. The lease restrictions shall prohibit 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.
33. 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)".

Landscaping

34. Any existing or proposed utility box/cabinet that is not screened from view, shall be wrapped with a match design accordingly with the existing/proposed location at time of landscaping inspections.
35. A root barrier shall be provided on trees that are within 12' of utility lines.
36. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
37. All mechanical equipment's and above-ground infrastructure shall be screened from view.

Miscellaneous

38. Palm Beach County "Digital Inclusion infrastructure" (broadband antenna and related facilities) shall be accommodated on the property (if location is determined to be desirable for broadband coverage by Palm Beach County or School District of Palm Beach County), prior to Certificate of Completion, and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program.
39. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
40. The mail pickup and delivery system shall be approved by the United States Postal Service.
41. Provide permits from all applicable permitting agencies, including but not limited to, Lake Worth Drainage District, PBC, FDOT and Village of Palm Springs at the time of permitting.
42. 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.
43. A copy of the NPDES Notice of Intent for Generic Permit shall be submitted to the PZB Department at time of permitting.
44. A stabilized surface shall be provided at all time during construction for access by emergency vehicles.
45. 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.
46. 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.
47. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
48. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy/Certificate of Completion of each improvement area.
49. Absolutely no occupancy, other than construction personnel, is permitted prior to TCO/CO.
50. Photometrics must be certified by an engineer prior to CO.
51. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
52. 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.
53. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
54. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
55. At the time of CO, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.
56. The School District has requested the Applicant offer a voluntary commitment to make a contribution of \$151,910.00 to the School District of Palm Beach County prior to issuance of a building permit, based on School Capacity Availability Determination letter issued on March 25, 2021.

1. **LETTER OF TRANSMITTAL**

- A. **Whether the amendment is within an Area of Critical State concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.**

The amendment area is not located within an Area of Critical State concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.

- B. **Whether the amendment is an exemption to the twice per calendar year limitation on the adoption of plan amendments.**

The amendment is proposed to follow the State of Florida's published Transmittal Procedures and Timeframes.

2. **APPLICANT INFORMATION**

A. **Name, address, and telephone number of the applicant:**

Name: M/S Congress Owner, LLC, a Delaware LLC – Daniel Spear
Address: 3921 S.W. 47th Ave., Suite 1013, Ft. Lauderdale, FL 33314
Phone: 954-581-9000

B. **Name, address, and telephone number of the agent:**

Name: Dunay, Miskel & Backman, LLP – Bonnie Miskel, Esq. / Beth Schrantz, Land Planner
Address: 14 S.E. 4th Street, Suite 36, Boca Raton, FL 33432
Phone: Bonnie: 561-405-3327 / Beth: 786-763-0565
Fax: 561-409-2341
Email: Bonnie: bmiskel@dmbblaw.com / Beth: bschrantz@dmbblaw.com

C. **Name, address, and telephone number of the property owner:**

Name: Young Men's Christian Association – Timothy G. Coffield
Address: 2085 South Congress Avenue, West Palm Beach, FL 33406
Phone: 561-968-9622

D. **Village of Palm Springs fee for processing the amendment in accordance with the Village's adopted fee schedule.**

The Village of Palm Springs fee for processing the amendment in the amount of \$1,000 in accordance with the Village's adopted fee schedule is included with this submittal.

E. **Applicant's rationale for the amendment.**

M/S Congress Owner, LLC, a Delaware LLC ("Petitioner") is the contract purchaser of the +/- 18.387 gross acre (+/- 17.767 net acre) property located at 2085 South Congress Avenue and 3243 Lillian Road (collectively referred to herein as "Property"), which is generally located on the west side of South Congress Avenue between Lillian Road and the Lake Worth Drainage District L-8 Canal in the Village of Palm Springs ("Village"). The Property is comprised of two (2) parcels referenced by the following parcel control numbers: 70-43-44-18-00-000-1040 and 70-43-44-18-05-010-0040. The Property is designated Other Public Facilities and Low Density Residential on the Village's Future Land Use Map ("FLUM") and is located within the RM, Residential Multiple-Family, zoning district. The Property is approved for and developed as a Young Men's Christian Association of the Palm Beaches ("YMCA") facility including recreational and day care uses. Petitioner is seeking to redevelop the Property for use as a two hundred sixty-four (264) dwelling unit multi-family residential development with the parking and amenities necessary to provide a high-quality living experience for residents including a clubhouse, pool area, tot lot, dog park, and lake with recreational walking path ("Project"). At this time, Petitioner respectfully requests approval to amend the Property's FLUM designation from Other Public Facilities (+/- 18.2 net acres) and Low Density Residential (+/- 0.1862 net acres) to High Density Residential ("FLUM Amendment") in order to develop the Project.

The existing YMCA recreational use is an aging facility that is no longer suitable in this location considering the primarily multi-family and commercial context within the surrounding area and demand for growth in the South Florida region. As such, the YMCA has determined that a new modern facility would best serve its constituency. Accordingly, the YMCA is relocating its community center to Lake Lytal Park, approximately two miles away from the Subject Property, in partnership with Palm Beach County's newly planned aquatics center. Planning for this public private partnership between the YMCA and Palm Beach County has been ongoing for over two years; the construction manager process for the new facility has been completed and the Board of County Commissioners recently approved the YMCA Lake Lytal lease unanimously. As such, the YMCA is excited to move and improve the services offered to Village and County residents. Approval of the Project and sale of the existing YMCA site to Petitioner is necessary to facilitate the YMCA's relocation to the Lake Lytal location. It is important to note that at the time of annexation into the Village the Property was identified as RM, Residential Multiple-Family, on the Village Zoning Map in recognition of the fact that a residential development would likely be the most suitable use for the Property in the future. As such, the existing zoning is consistent with the proposed FLUM designation and allows the Project with no need for a zoning map amendment.

The Project provides 100% market rate dwelling units and includes the necessary recreational opportunities within the development to provide resort style living with opportunities to swim, exercise, walk a family pet, host a picnic, and/or play at the playground. The proposed buildings will be three (3) stories and designed to enhance the small town feel of the Village while drawing a population with higher earning potential. In addition to providing much needed residential rental housing options to the community, the Project's luxury amenities will attract tenants with disposable income. This positive demographic change in the Village will be a catalyst for redevelopment of the Congress Avenue Corridor and increase the likelihood that the Village will draw nationally recognized commercial tenants to the area, thus providing greater opportunity for Village residents at large, both from an employment and consumer standpoint.

The Project is consistent with existing and planned future land uses in the area. The existing and proposed uses surrounding the Property are described in greater detail in the table below.

Location	Current Land Use Designation	Existing Use
North	Medium Density Residential Commercial	LWDD Canal Strip Retail Residential
South	Low Density Residential Commercial	Single Family Residential Office Commercial
East	Commercial	Private School Office Commercial
West	Medium Density Residential	Lakeside Condominiums – 18.74 DU/Acre

The Project is compatible with the existing medium-density residential developments to the north and west, the single family residential uses immediately to the south, and the commercial offices and institutional uses to the north and east. The property directly to the west is developed as a three (3) and four (4) story condominium community with an existing density of 18.74 dwelling units per acre, which is complimentary with the proposed density of fifteen (15) dwelling units per acre. The nearest buildings to the west are developed as a four (4) story building type. As such, the three (3) story Project will provide a logical transition to the lower density residential

uses to the north and south. Further, the site plan for the proposed development is designed to locate the new residences interior to the Property and along Congress Avenue such that there is a significant barrier, including landscaping and buffering to the south, west, and north. In addition, the proposed multifamily use and density is more compatible with the lower density residential neighborhood to the south than the current Other Public Facilities future land use designation. The Project provides a complimentary transition from the busy Congress Avenue thoroughfare on the east and four (4) story condominiums on the west to the single-family neighborhood located to the south. Considering the foregoing, the Project, which will provide additional housing opportunities for current and future residents of the Village and employees of the surrounding commercial developments, is compatible with surrounding uses.

In addition to the foregoing, the Project is consistent with the Village Comprehensive Plan the intent, goals, objectives and policies of the Village's Future Land Use Element ("FLUE") as follows:

The Project is consistent with The Village's Future Land Use Element Goal, which states, "A residential oriented community with an appropriate mix of land uses compatible with living styles and conditions established within the village." The FLUM Amendment is consistent with this goal as the amendment and its respective proposed development seeks to further provide modern, high-quality and urban housing opportunities for current and future residents of the Village. As population growth remains steady, the provision of additional housing opportunities is important for the maintenance of appropriately mixed land uses that meet living styles and conditions established within the Village.

The Project is compatible with FLUE Objective A and related policies A.1 - A.9, which call for the preservation of the Village as a primarily residential area which offers a variety of housing types and utilizes high quality residential design construction and redevelopment activities. The proposed FLUM Amendment will help to meet future demand by actively redeveloping an under-utilized site for modern residential uses, while also applying high quality design standards as outlined by the Village in policy A.6. Further, the FLUM Amendment and proposed use aligns with the Village's Policy A.3, which mandates the promotion of locating multi-family residential development in areas with direct access to collector or arterial streets.

The Project is compliant with FLUE Objective E and the related policies E.1 – E.4 requiring that development and redevelopment activities shall be undertaken in a manner to ensure the protection of natural and historic resources as well as village character. Overall wildlife utilization on the site is classified as very poor, and as the site has been previously developed for recreational uses, the proposed amendment and intended use will support the area's natural resources or Village character. Finally, a 2-acre lake is proposed onsite within the amendment site, which will maintain adequate stormwater runoff onto the onsite lake, in accordance with Policy E.1.

The Project is consistent with Objective F and the policies F.1 – F.6 therein, requiring that Level of Service Standards for all public facilities and services facilitated by proposed future land uses are met by any development and/or redevelopment of areas within the Village. The proposed use of

the amendment site will satisfy all performance standards and requirements relating to the provision of public/community facilities and utility requirements.

The Project is consistent with Objective G and the related policies G.1 – G.4 therein, which require the management of future growth and development within the Village. The proposed use of the amendment site complies with the enforcement of the Village's land development regulations and the necessity of appropriate coordination of future land uses with the topography, soil conditions, and availability of facilities and services within the area. In addition to meeting the Village's abovementioned criteria, the proposed amendment and use aligns with the development pattern and character of the Village while also being a practical and efficient approach to providing new housing stock and managing the area's growth and demand. Further, as mandated in Policy G.1, the proposal would effectively regulate the use, intensity, and location of land development in a manner that is compatible with adjacent land uses and provides for open spaces, as well as the protection of public safety and of natural resources as delineated in the Village's Conservation Element.

The Project is consistent with Objective I, which requires the coordination with appropriate governments and agencies at the time of site plan review to mitigate potential mutual adverse impacts of future development and redevelopment activities. As such, the Project will coordinate requests with the necessary agencies, organizations and municipalities, as appropriate, for any development orders, permits, and project proposals throughout the site plan review process.

The Project is consistent with Objective K and the policies K.1 – K.4 therein, relating to the discouragement of urban sprawl in order to achieve a compact urban form. In addition to meeting the Level of Service Standards set out by the Village, the Project promotes the efficient use of land as well as public services and facilities through high-density, high-quality residential design. Further, as the Project is bounded to the west and north by Residential Medium Density land uses and to the east by an arterial roadway, the Project is complementary to the surrounding uses and development pattern of the Village while also being a sensible approach to providing new housing stock.

The Project is consistent with Objective L and the related policies L.1 – L.3 therein, concerning the need to ensure the availability of adequate facilities and services necessary to support development. The Project intends to meet the requirements relating to the issuance of permits conditional to the availability of facilities and services necessary to support the impact of said development.

The Project is consistent with Objective N and the related policies N.1 – N.3 therein, relating to encouraging the development of innovative mixed-use projects. The Project supports the creation of mixed-use corridors and urban form through the provision of complementary high-density residential uses, which in turn increases the demand for dense, walkable, and mixed-use communities nearby and increases the demand for commercial uses along the Congress Avenue corridor.

The Project is consistent with Objective Q and the related policies Q.1 – Q.8 therein, mandating for the encouragement of efficient land use patterns and sustainable design practices in development and redevelopment activities. As aforementioned, the Project promotes sustainable land uses and urban form through high quality, high-density design, in turn advancing the efficient use of land and of the procurement of infrastructure necessary to support the resident population generated, within the Village.

Considering the foregoing analysis, the requested FLUM Amendment is consistent and compatible with the City's Comprehensive Plan and surrounding area.

3. AMENDMENT SITE DESCRIPTION

A. Concise written description of the size and boundaries of the area proposed to be amended.

The amendment area is comprised of two (2) parcels consisting of +/- 18.387 gross acres (+/- 17.767 net acres) located within the Village of Palm Springs. The amendment area will be unified and developed as one (1) project; however, it is currently identified by two addresses, as follows: 2085 South Congress Avenue and 3243 Lillian Road. The Palm Beach County Property Appraiser has assigned the following parcel control numbers to the parcels: 70-43-44-18-00-000-1040 and 70-43-44-18-05-010-0040.

The amendment area is bounded by Congress Avenue on the east, Lake Worth Drainage District L-8 Canal on the north, Lakeside Village multifamily residential development on the west, and Lillian Road/Frost Park single family residential development on the south.

A letter from the Village confirming the gross acreage of the amendment area is attached hereto as Exhibit "A". A survey showing the net acreage of the amendment area is attached hereto as Exhibit "B".

4. EXISTING AND PROPOSED USES

A. Current and proposed Village of Palm Springs Comprehensive Plan Future Land Use designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation.

The amendment area's existing future land use designation is Other Public Facilities and Low Density Residential. An excerpt from the Village's Future Land Use Map is attached hereto as Exhibit "C". The proposed future land use designation for the amendment area is High Density Residential.

B. Current land use designations for the surrounding properties.

The Property is bordered by the Lake Worth Drainage District L-8 Canal on the north with a mix of commercial and residential uses located north of the L-8 Canal. Single family residences and

commercial office uses are located immediately to the south, and multifamily residential uses are located immediately to the west. G-Star School of the Arts and several office buildings are located across Congress Avenue to the east.

The current land use designations for the surrounding properties are as follows:

Location	Current Land Use Designation
North	Medium Density Residential Commercial
South	Low Density Residential Commercial
East	Commercial
West	Medium Density Residential

C. Current and proposed zoning for the amendment site.

The amendment area is currently zoned RM-Multifamily Residential on the Village’s Zoning Map. The existing Residential Multiple-Family zoning is consistent with the proposed High Density Residential future land use designation. As such, no rezoning is needed to develop the amendment area. An excerpt from the Village’s Zoning Map is attached hereto as Exhibit “D”.

D. Existing use of amendment site and adjacent areas.

The amendment area is developed as a YMCA facility with daycare and recreational facilities uses. The existing use of adjacent areas are as follows:

Location	Existing Use
North	LWDD Canal Strip Retail Residential
South	Single Family Residential Office Commercial
East	Private School Office Commercial
West	Lakeside Condominiums

E. Proposed use of amendment site including square footage and/or dwelling unit count proposed for each parcel.

The proposed use of amendment area is multifamily residential development of two hundred sixty-four (264) dwelling units and ample amenities for resident use, including a clubhouse, pool area, family park, dog park, lake, and pedestrian walking paths throughout.

F. Maximum allowable development under existing designation for the site, including square footage for each non-residential use and/or dwelling units.

The existing land use designation for the amendment area is a mix of Low Density Residential and Other Public Facilities. Future Land Use Element Policy G.3 in the City’s Comprehensive Plan establishes a maximum density of 5.8 dwelling units per acre for lands designated Low Density Residential and a maximum intensity of 0.40 Floor Area Ratio (“FAR”) for lands designated Other

Public Buildings. As such, the maximum allowable development under the existing designation is as follows:

Maximum Development Permitted by Existing Future Land Use Designation			
Land Use	Gross Acreage	Maximum Intensity Permitted	Maximum Development Potential
Low Density Residential	0.1862	5.8 DU/AC	1 DU
Other Public Facilities	18.200	0.40 FAR	317,116.8 SF

G. Maximum allowable development under proposed designation for the site, including square footage for each non-residential use and/or dwelling units.

The proposed land use designation for the amendment area is High Density Residential. Future Land Use Element Policy G.2 in the Village's Comprehensive Plan establishes a maximum density of 19.0 dwelling units per acre for lands designated High Density Residential. As such, the maximum allowable development under the proposed designation is as follows:

Maximum Development Potential Permitted by Proposed Future Land Use Designation			
Land Use	Gross Acreage	Maximum Density Permitted	Maximum Development Potential
High Density Residential	18.387	19 Dwelling Units per Acre	349 DU

It is also important to note that the Project incorporates only two hundred sixty-four (264) dwelling units, which results in a density of approximately fifteen (15) dwelling units per acre, significantly less than the maximum density allowed under the proposed High Density Residential Future Land Use designation.

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

A. Sanitary Sewer Analysis

i. **Provide the adopted level of service and the current level of service.**

The adopted Level of Service for sanitary sewer is established by Infrastructure Element Policy A.3. in the Village Comprehensive Plan, which establishes the following Level of Service Standard for Sanitary Sewer facilities within the Village:

Average Daily Sewage Generation Rate

Residential:

Single Family: 350 gallons/day/dwelling unit

Multiple Family: 250 gallons/day/dwelling unit

Non-Residential: 0.20 gallons/acre/day

ii. **Identify the sanitary sewer facilities serving the amendment site including the current plant capacity, current demand on plant capacity and committed plant capacity.**

The amendment area is located within the Village of Palm Springs utility service area. The Village Utilities Department presently owns, operates, and maintains a wastewater collection system consisting of 86 miles of gravity sewer collection piping, 54 lift stations and pumping stations, and 17 miles of wastewater transmission force mains. The utility system does not own its own wastewater treatment disposal facilities. Wastewater collected from the utility service area is pumped to Lake Worth Utilities and Palm Beach County Utilities transmission main. A letter from the Village Utility Department indicating current demand and committed plant capacity is attached hereto as Exhibit "H".

iii. **Identify the additional sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

Please see table on the next page, which identifies the net impact on sanitary sewer resulting from the proposed amendment. It is important to note that the Project does not seek to utilize the maximum development allowed under the HDR future land use category and will therefore not realize the estimated demand below.

SANITARY SEWER - Potential Change in Demand				
Land Use	Units or Acres	Estimated Demand	Total Estimated Demand (GPD)	Total Estimated Demand (MGD)
Other Public Facilities	18.20 Gross Acres	0.20 gallons/acre/day	3.64	0.00000364
Low Density Residential	1 DU	250 gallons/day/DU	250	0.000250
TOTAL EXISTING DEMAND			3.6774	0.0000036774
High Density Residential	349 Units	250 gallons/day/dwelling unit	87,250	0.08725
TOTAL POTENTIAL DEMAND			87,250	0.08725
POTENTIAL SANITARY SEWER CHANGE IN DEMAND			87,246.32	0.0872463226

- iv. **Identify the existing and planned service to site – provide information regarding existing and proposed trunk lines and lateral hookups to the amendment site.**

The proposed system is planned to connect via a gravity sewer system to a proposed lift station at the southwest corner of the amendment area and then to an existing 4" force main on Lilian Road at the southwest corner of the amendment area.

B. Potable Water Analysis:

- i. **Provide the adopted level of service and the current level of service.**

The adopted Level of Service for Potable Water is established by Infrastructure Element Policy B.2. in the Village Comprehensive Plan, which establishes the following Level of Service Standard for Potable Water facilities within the Village:

The LOS standards for residential users are:

- A. 82 GPCD (GALLONS PER CAPITA/DAILY) LOS shall be utilized for that area served by the VPSUD; however, it is understood that 110 GPCD is the average set by the SFWMD for the area.
- B. 115 GPCD LOS shall be utilized for that area served by the PBCWUD; however, it is understood that 110 GPCD is the average set by the SFWMD for the area. Please note that the amendment site is not served by the PBCWUD. As such, this LOS standard does not apply.

The LOS standards for additional water supply measures are:

- A. A minimum pressure of 20 pounds per square inch shall be maintained.

- B. 25% of the maximum daily flow + fire demand (120 min. x 1,000 gpm) shall be maintained in storage capacity.

ii. **Identify the facilities serving the amendment area.**

The Property is served by the Village Main Water Plant, which is managed and run by the Village.

iii. **Identify the wellfield serving the amendment area including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.**

The Village has reviewed this FLUM Amendment and determined sufficient capacity exists to serve the Project. A letter from the Village Utility Department indicating current demand and committed plant capacity is attached hereto as Exhibit "H".

iv. **Identify the additional potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

Please see table below, which identifies the maximum net impact on potable water demand resulting from the proposed amendment. It is important to note that the Project does not seek to utilize the maximum development allowed under the HDR future land use category and will therefore not realize the estimated demand below.

POTABLE WATER - Potential Change in Demand				
Land Use	Units or Square Feet	Estimated Demand	Total Estimated Demand (GPD)	Total Estimated Demand (MGD)
Other Public Facilities	317,116.8 SF	No Level of Service Provided in Comprehensive Plan	-	-
Low Density Residential	1 DU (2.5 pp unit)	82 Gallons per Capita Daily	205	0.000205
TOTAL EXISTING DEMAND				
High Density Residential	349 DU (2.5 pp unit)	82 Gallons per Capita Daily	71,545	0.071545
TOTAL POTENTIAL DEMAND			71,545	0.071545
POTENTIAL POTABLE WATER CHANGE IN DEMAND			-	-

v. **Identify the projected/planned capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan-provide demand projections and information regarding planned wellfield and planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.**

There are no planned improvements to increase capacity at this time.

- vi. **Identify the existing and planned service to site – provide information regarding existing and proposed trunk lines and water main hookups to the amendment site.**

The water main will loop between a 12" water main located along the north side of the amendment areas and Lake Worth Drainage District L-8 Canal and a 6" water main along Lilian Rd.

C. **Drainage Analysis:**

- i. **Provide the adopted level of service standard for the amendment area and the current level of service.**

The adopted Level of Service for drainage is established by Infrastructure Element Policy A.3. in the Village Comprehensive Plan, which establishes the following Level of Service Standard for Drainage facilities within the Village:

Design Storm: Three (3) year frequency, 24-hour (one day duration; rainfall intensity curve as established by the South Florida Water Management District).

- ii. **Identify the drainage district and drainage systems serving the amendment area.**

The amendment area is located within the Lake Worth Drainage District area and is located contiguous to the Lake Worth Drainage District L-8 Canal.

- iii. **Identify any planned drainage improvements, including year, funding sources and other relevant information.**

The Village has completed a Surface Water Master Plan, which details any planned drainage improvements including year, funding sources and other relevant information. There are no planned improvements that would affect the amendment area. In addition, the Project provides a drainage easement along the west property line in order to enable to Village to implement the regional Surface Water Master Plan in the future.

- iv. **Indicate if a Basin Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.**

Please refer to the Drainage Report attached hereto as Exhibit "E".

- v. **If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage**

authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

Please refer to the Drainage Report attached hereto as Exhibit “E” for details regarding how the amendment area will meet the adopted level of service for drainage.

D. Solid Waste Analysis:

i. Provide the adopted level of service standard and the current level of service.

The adopted Level of Service for Solid Waste is established by Infrastructure Element Policy A.3. in the Village Comprehensive Plan, which establishes the following Level of Service Standard for Solid Waste facilities within the Village:

Average Generation Rate

Garbage: 4.92 lbs./capita/day

Trash: 1.75 lbs/capita/day

ii. Identify the solid waste facilities serving the amendment area including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.

Republic Services contracts solid waste disposal for the Village. The anticipated solid waste demand is significantly lower than the existing maximum potential demand. The Solid Waste Authority manages solid waste facilities within Palm Beach County. Please refer to the January 6, 2021 Solid Waste Authority letter confirming availability of Solid Waste Disposal Capacity, which is attached hereto as Exhibit “I”. The Solid Waste Authority has confirmed that the landfill at the Palm Beach Renewable Energy Park has an estimated 26,926,868 cubic yards of landfill capacity remaining, which is sufficiency capacity to serve the County through the year 2054.

iii. Identify the additional solid waste demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Please see table below, which identifies the maximum net impact on solid waste demand resulting from the proposed amendment. It is important to note that the Project does not seek to utilize the maximum development allowed under the HDR future land use category and will therefore not realize the estimated demand below.

SOLID WASTE - Potential Change in Demand			
Land Use	Units or Square Feet	Estimated Demand	Total Estimated Demand (lbs./day)
Public Facilities	317,116.8 SF	6.67 lbs/capita/day (Garbage: 4.92 lbs/capita/day Trash: 1.75 lbs/capita/day)	1,510,835
Low Density Residential	1 DU (2.5 pp unit)	6.67 lbs/capita/day	16.675
TOTAL EXISTING DEMAND			1,510,851.67
High Density Residential	349 DU (2.5 pp unit)	4.92/capita/day	4,292.7
TOTAL POTENTIAL DEMAND			4,292.7
POTENTIAL SOLID WASTE CHANGE IN DEMAND			-1,506,558.97

iv. **Identify the existing and planned service to site.**

The project is designed to provide strategically placed solid waste pick up areas throughout the development to provide access to the service within the amendment area for all future residents.

E. **Recreation and Open Space Analysis:**

i. **Provide the adopted level of service standard.**

Active - (User-Oriented):

<u>Recreational Activity</u>	<u>Standard (Unit/Pop.)</u>
Tennis	1 court/4,500
Basketball	1 court/4,500
L. L. Basketball	1 field/18,000
S. Basketball	1 field/18,000
Adult Softball field	18,000
Football/soccer	1 field/9,000
Exercise Trail	10 Station/15,000
Playground	1 area/4,500

Passive (Resource Oriented):

<u>Recreation Activity</u>	<u>Standard (Unit/Pop.)</u>
Picnicking	1 acre/9,000
Fishing	1 site/7,500
Bicycling	1 mile/7,500

The applicant has ensured that the current level of service within the Village will not be adversely impacted with the addition of the Project through the provision well-planned amenities for the Project residents including a central park, dog park, tot lot, lakeside walking path, pool courtyard and clubhouse.

F. Traffic Circulation Analysis:

- i. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.**

Please refer to the December 10, 2019 Traffic Study by Simmons and White specific to this Future Land Use Map Amendment, which is attached hereto as Exhibit “F”.

- ii. Identify the projected level of service for the affected roadways and the quality of service (QOS) performance measures as specified in the Transportation Element of the City's comprehensive plan for the short term (2020) and long term (2035) planning horizons. Note source if not from the Metropolitan Planning Organization plans and projections.**

Please refer to the December 10, 2019 Traffic Study by Simmons and White, which is attached hereto as Exhibit “F”.

- iii. Analyze the traffic impact from this amendment – calculate anticipated number of trips for the existing and proposed land use designations. Distribute the additional trips on the roadway network and identify the resulting level of service change for the short-range (2020) and long-range (2035) planning horizons. If this proposal amends an existing development order, compare impact from previous approval to the impact from the proposed development.**

Please refer to the December 10, 2019 Traffic Study by Simmons and White, which is attached hereto as Exhibit “F”. As detailed in the Traffic Study, the existing mix of Low Density Residential and Other Public Facilities Future Land Use produces daily traffic generation of 9,149 trips per day, which is almost five (5) times the daily traffic generation of the 1,899 trips per day anticipated under the proposed High Density Residential future land use designation. Considering the significant trip reduction of the proposed High Density Residential future land use designation, approval of the requested amendment will reduce the potential traffic impact on the Village’s roadways.

- iv. Evaluate the proposed traffic impact pursuant to the Palm Beach County Traffic Performance Standards Ordinance, and of the Village of Palm Springs if applicable.**

Please refer to the December 10, 2019 Traffic Study by Simmons and White, which is attached hereto as Exhibit “F”. As detailed in the Traffic Study, the existing mix of Low Density Residential and Other Public Facilities Future Land Use produces daily traffic generation of

9,149 trips per day, which is almost five (5) times the daily traffic generation of the 1,899 trips per day anticipated under the proposed High Density Residential future land use designation. Considering the significant trip reduction of the proposed High Density Residential future land use designation, approval of the requested amendment will reduce the traffic impact on the Village's roadways.

v. Provide any special transportation studies relating to this amendment.

Please refer to the December 10, 2019 Traffic Study by Simmons and White, which is attached hereto as Exhibit "F".

G. Mass Transit Analysis:

i. Provide the adopted level of service standard and the current level of service.

Please refer to the December 10, 2019 Traffic Study by Simmons and White, which is attached hereto as Exhibit "F".

ii. Identify the facilities serving the service area in which the amendment is located.

Please refer to the December 10, 2019 Traffic Study by Simmons and White, which is attached hereto as Exhibit "F".

iii. Identify the additional demand resulting from this amendment.

Please refer to the December 10, 2019 Traffic Study by Simmons and White, which is attached hereto as Exhibit "F".

iv. Identify the projected mass transit capacity and demand for short and long range planning horizons as identified within the adopted comprehensive plan – provide demand projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information.

Please refer to the December 10, 2019 Traffic Study by Simmons and White, which is attached hereto as Exhibit "F".

v. Identify the existing and planned service to site.

Please refer to the December 10, 2019 Traffic Study by Simmons and White, which is attached hereto as Exhibit "F".

H. Public Education Analysis:

- i. **Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.**

Please refer to the following table for the elementary and secondary education facilities serving the amendment area.

SCHOOLS SERVING AMENDMENT AREA	
School Level	Name of School
Elementary School	Clifford O. Taylor/Kirklane
Middle School	Palm Springs Community
High School	John I. Leonard

- ii. **Identify the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.**

Please refer to the table below, which details the existing school enrollment and permanent design capacity of the elementary and secondary schools serving the area.

EXISTING SCHOOL ENROLLMENT AND PERMANENT CAPACITY				
Type	Facility Name	FISH Capacity	Projected Enrollment (2020-2021)	Over/Under FISH
Elem	Clifford O. Taylor/ Kirklane	1,439	1,181	258
Middle	Palm Springs Community	1,704	1,593	111
High	John I. Leonard	3,132	3,396	-264
Source: Palm Beach County School District				

- iii. **Identify the additional student demand resulting from this amendment –calculations should be based on generation rates provided by the School Board of Palm Beach County.**

Please see below for the anticipated student demand resulting from this amendment. It is important to note that the Project does not seek to utilize the maximum development allowed under the HDR future land use category and will therefore not realize the estimated demand below.

STUDENT GENERATION TABLE				
Level of School	No. of Units	Unit Type	Generation Rate*	Students Generated
Elementary School	348	Apartments	0.083	29
Middle School	348	Apartments	0.034	12
High School	348	Apartments	0.041	15

* Source: Palm Beach County School District

A School Capacity Availability Determination ("SCAD") is included with this application as Exhibit "G".

- iv. **Identify the planned and/or funded improvements to serve the area in which the amendment is located, as included within the School Board's five-year capital plan – provide student demand projections and information regarding planned permanent design capacities and other relevant information.**

No capital improvements were identified in the Palm Beach County School Board Five-Year Capital Improvements Plan for CO Taylor/Kirkland Elementary School, Palm Springs Middle School or John I. Leonard High School.

However, all of the public elementary and secondary education facilities serving the area have been modernized within the last fifteen years.

- v. **Identify other public elementary and secondary school sites or alternative (such as site improvements, nominal fee lease options, shared use of public space for school purposes, etc.) not identified in Item #4 above, to serve the area in which the amendment is located.**

The Five-Year Capital Improvements Plan has allocated significant resources to Portables and Relocatable (portable classrooms). As such, the provision of a number of such portable classrooms for the use of the public schools nearing and/or at capacity may be appropriate to support the area in which the amendment is located.

6. **ANALYSIS OF NATURAL AND HISTORIC RESOURCES:**

- A. **Historic sites or districts on the National Register of Historic Places or locally designated historic sites.**

The amendment area does not include any historic sites or districts on the National Register of Historic Places or locally designated historic sites.

- B. **Archaeological sites listed on the Florida Master Site File.**

The amendment area does not include archaeological sites listed on the Florida Master Site File.

- C. **Wetlands as determined by the SFWMD, Army Corps of Engineers and the Village of Palm Springs**

The Petitioner will coordinate the required agency review for the wetlands determination.

- D. **“Endangered” or “threatened species” or “species of special concern”. If yes, identify the species and show the habitat location on the map.**

The amendment area was previously developed. There are no known “endangered” or “threatened species” or “species of special concern”.

- E. **Plants listed in the Regulated Plants Index for protection by the Florida Department of Agriculture and Consumer Services and plants included in the Village of Palm Springs Listing of Species of Local Concern.**

No species listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services are known to exist on the amendment site.

- F. **Wellfields – indicate whether the amendment is located within a wellfield protection zone of influence. If so, specify the affected zone and any provisions that will be made to protect the wellfield.**

A small portion of the amendment area is located within Wellfield Protection Zone 4. Best management practices will be implemented as required within this zone.

- G. **Soils – describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area’s natural features.**

The soil topography will be altered within the site to construct the improvements of the amendment. Site grading will be required for development of the proposed use. Erosion and sediment control measure will be utilized to protect the adjacent natural features during

construction. All site alterations will be conducted in accordance with the Village of Palm Springs requirements.

7. LAND USE COMPATIBILITY

The proposed amendment is consistent with existing and planned future land uses in the area. The existing and proposed uses surrounding the Property are described in greater detail in the table below.

Location	Current Land Use Designation	Existing Use
North	Medium Density Residential Commercial	LWDD Canal Strip Retail Residential
South	Low Density Residential Commercial	Single Family Residential Office Commercial
East	Commercial	Private School Office Commercial
West	Medium Density Residential	Lakeside Condominiums – 18.74 DU/Acre

The proposed amendment is compatible with the existing medium-density residential developments to the north and west, the single-family residential uses immediately to the south, and the commercial offices and institutional uses to the north and east. The property directly to the west is developed as a three (3) and four (4) story condominium community with an existing density of 18.74 dwelling units per acre, which is complimentary with the proposed density of fifteen (15) dwelling units per acre. In fact, the nearest buildings to the west are developed as a four (4) story building type. As such, the three (3) story Project will provide a logical transition to the single family uses to the north and south. Further, the site plan for the proposed development is designed to locate the residences interior to the site and along Congress Avenue such that there is significant barrier, including landscaping and buffering to the south and west. In addition, the proposed multifamily use and density is more compatible with the lower density residential neighborhood to the south than the current Other Public Facilities future land use designation. The Project provides a complimentary transition from the busy Congress Avenue thoroughfare on the east and four (4) story condominiums on the west to the single-family neighborhood located to the south. Considering the foregoing, the Project, which will provide additional housing opportunities for current and future residents of the Village and employees of the surrounding commercial developments, is compatible with surrounding uses.

8. HURRICANE EVALUATION ANALYSIS

The amendment area is not located within a hurricane evacuation zone.

9. REDEVELOPMENT ANALYSIS

The amendment area is located within the Village of Palm Springs Community Redevelopment Agency (“CRA”) area. The purpose of the Village’s CRA is to stimulate and encourage economic development, provide increased public amenities, improve pedestrian/bicycle safety, and effectively manage redevelopment within the CRA to realize the Village’s vision and long-term community goals. The Project furthers this intent by establishing new high-quality residential development, which will add new residents and increase the tax base within the Village. This additional density is necessary to stimulate the commercial and economic growth envisioned by the CRA. The Urban Land Institute’s

“Ten Principles for Rebuilding Neighborhood Retail” indicate that “Great streets are always surrounded by dense residential development. Where residential growth and revitalization is occurring, retail is primed to follow; it simply will not occur the other way around. Retailers will not be attracted to a neighborhood street, regardless of how much public money they get, unless they see the cash registers ringing, and this depends on the strength of the surrounding residential market.” As such, the addition of residential development will provide the necessary population to be a catalyst for commercial development along Congress Avenue and within the Village CRA. In addition, the Project provides amenities for its residents including a clubhouse with pool, large central park, tot lot, dog park, and lakeside walking path that will promote a high quality of life within the CRA area.

10. **INTERGOVERNMENTAL COORDINATION**

The amendment area is not adjacent to other local governments.

11. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE VILLAGE OF PALM SPRINGS COMPREHENSIVE PLAN, AND THE TREASURE COAST REGIONAL PLANNING COUNCIL'S STRATEGIC REGIONAL POLICY PLAN (SRPP)

The proposed Future Land Use Map Amendment is consistent with the Village Comprehensive Plan the intent, goals, objectives and policies of the Village's Future Land Use Element ("FLUE") as follows:

The FLUM Amendment is consistent with The Village's Future Land Use Element Goal, which states, "A residential oriented community with an appropriate mix of land uses compatible with living styles and conditions established within the village." The FLUM Amendment is consistent with this goal as the amendment and its respective proposed development seeks to further provide modern, high-quality and urban housing opportunities for current and future residents of the Village. As population growth remains steady, the provision of additional housing opportunities is important for the maintenance of appropriately mixed land uses that meet living styles and conditions established within the Village.

The FLUM Amendment is compatible with FLUE Objective A and related policies A.1 - A.9, which call for the preservation of the Village as a primarily residential area which offers a variety of housing types and utilizes high quality residential design construction and redevelopment activities. The proposed FLUM Amendment will help to meet future demand by actively redeveloping an under-utilized site for modern residential uses, while also applying high quality design standards as outlined by the Village in policy A.6. Further, the FLUM Amendment and proposed use aligns with the Village's Policy A.3, which mandates the promotion of locating multi-family residential development in areas with direct access to collector or arterial streets.

The FLUM Amendment is compliant with FLUE Objective E and the related policies E.1 – E.4 requiring that development and redevelopment activities shall be undertaken in a manner to ensure the protection of natural and historic resources as well as village character. Overall wildlife utilization on the site is classified as very poor, and as the site has been previously developed for recreational uses, the proposed amendment and intended use will support the area's natural resources or Village character. Finally, an approximately 2-acre lake is proposed onsite within the amendment site, which will maintain adequate stormwater runoff onto the onsite lake, in accordance with Policy E.1.

The FLUM Amendment is consistent with Objective F and the policies F.1 – F.6 therein, requiring that Level of Service Standards for all public facilities and services facilitated by proposed future land uses are met by any development and/or redevelopment of areas within the Village. The proposed use of the amendment site will satisfy all performance standards and requirements relating to the provision of public/community facilities and utility requirements.

The FLUM Amendment is consistent with Objective G and the related policies G.1 – G.4 therein, which require the management of future growth and development within the Village. The proposed use of the amendment site complies with the enforcement of the Village's land development regulations and the necessity of appropriate coordination of future land uses with the topography, soil conditions, and availability of facilities and services within the area. In addition to meeting the Village's

abovementioned criteria, the proposed amendment and use aligns with the development pattern and character of the Village while also being a practical and efficient approach to providing new housing stock and managing the area's growth and demand. Further, as mandated in Policy G.1, the proposal would effectively regulate the use, intensity, and location of land development in a manner that is compatible with adjacent land uses and provides for open spaces, as well as the protection of public safety and of natural resources as delineated in the Village's Conservation Element.

The Proposed FLUM Amendment is consistent with Objective I, which requires the coordination with appropriate governments and agencies at the time of site plan review to mitigate potential mutual adverse impacts of future development and redevelopment activities. As such, the Project will coordinate requests with the necessary agencies, organizations and municipalities, as appropriate, for any development orders, permits, and project proposals throughout the site plan review process.

The Proposed FLUM Amendment is consistent with objective K and the policies K.1 – K.4 therein, relating to the discouragement of urban sprawl in order to achieve a compact urban form. In addition to meeting the Level of Service Standards set out by the Village, the Project promotes the efficient use of land as well as public services and facilities through high-density, high-quality residential design. Further, as the Project is bounded to the west and north by Residential Medium Density land uses and to the east by an arterial roadway, the Project is complementary to the surrounding uses and development pattern of the Village while also being a sensible approach to providing new housing stock.

The Proposed FLUM Amendment is consistent with Objective L and the related policies L.1 – L.3 therein, concerning the need to ensure the availability of adequate facilities and services necessary to support development. The Project intends to meet the requirements relating to the issuance of permits conditional to the availability of facilities and services necessary to support the impact of said development.

The Proposed FLUM Amendment is consistent with Objective N and the related policies N.1 – N.3 therein, relating to encouraging the development of innovative mixed-use projects. The Project supports the creation of mixed-use corridors and urban form through the provision of complementary high-density residential uses, which in turn increases the demand for dense, walkable, and mixed-use communities nearby and increases the demand for commercial uses along the Congress Avenue corridor.

The Proposed FLUM Amendment is consistent with Objective Q and the related policies Q.1 – Q.8 therein, mandating for the encouragement of efficient land use patterns and sustainable design practices in development and redevelopment activities. As aforementioned, the Project promotes sustainable land uses and urban form through high quality, high-density design, in turn advancing the efficient use of land and of the [procurement of] infrastructure necessary to support the resident population generated, within the Village.

Considering the foregoing analysis, the requested FLUM Amendment is consistent and compatible with the City's Comprehensive Plan.

12. POPULATION PROJECTIONS

A. **Population projections for the 20-year planning horizon (indicate year).**

Village of Palm Springs' Populations projections by year:

2025: 24,472

2030: 25,403

2035: 26,410

2040: 27,456

Source: Palm Beach County

B. **Revised population projections resulting from the proposed land use (if applicable).**

The average household is comprised of 2.50 persons according to the 2013-2017 ACS Survey 5-Year Estimates Data for the census tract wherein the amendment site is located. As such, the proposed development is likely to provide housing for approximately 660 current or future Village residents.

With the above forgoing, the revised population projections for Village of Palm Springs, resulting from proposed land use are as follows:

2025: 25,132

2030: 26,063

2035: 27,070

2040: 28,116

C. **Whether the proposed development (if it provides housing) is proposed to meet the housing needs of the projected population as identified within Village of Palm Springs Comprehensive Plan.**

The proposed development will provide new quality housing opportunities for existing and future residents of the Village. As such, by increasing the supply of housing in the form of efficient and dense multi-family housing units, the proposed development will help to further meet the housing needs of the projected population for the Village.

D. **Using population projections for the 20-year planning horizon, demonstrate the effect of the proposed amendment on the land needed to accommodate the projected population.**

The proposed land use will have a positive impact on the Village's ability to meet the needs of the population over the 20-year period by providing additional quality housing opportunity within the village.

13. ADDITIONAL SUPPORT DOCUMENT

There are no additional support documents related to this application.

14. **PLAN ELEMENTS**

A. **The entire element being amended.**

There are no text changes proposed as a part of the requested amendment.

B. **Proposed text changes.**

No text changes are proposed to the Village's Comprehensive Plan.

C. **Future Land Use Map showing, at a minimum, the boundary of the subject property, surrounding street network, surrounding future land uses, and natural resources. Please refer to Section 163.3177(6), Florida Statutes, for all items that may be applicable and will need to be depicted.**

Please refer to Exhibit "C" included with this transmittal, which shows the Village's Future Land Use Map, the boundary of the amendment area, surrounding street network, surrounding future land uses and natural resources.

D. **Evaluation and Appraisal Report (if done in conjunction with the proposed amendment)**

No Evaluation and Appraisal Report is required in conjunction with the proposed amendment.

EXHIBIT A

Letter from Village



Village of Palm Springs

"a great place to call home"

Planning, Zoning & Building

226 Cypress Lane • Palm Springs, Florida 33461-1699
561.965.4016 • Fax 561.439.4132

November 19, 2018

Jeff Spear
The Spear Group
3921 SW 47th Avenue, Suite 1013
Ft. Lauderdale, FL 33314

RE: Zoning Confirmation for: 2085 S. Congress Avenue and 3243 Lillian Road
Parcels# 70-43-44-18-00-000-1040 / 70-43-44-18-05-010-0040

Dear Mr. Spear:

The purpose of this letter is to advise you that the subject property located at 2085 S. Congress Avenue ("the Property") has a Future Land Use designation of "Other Public Facilities", in recognition of the YMCA's outreach programs and recreational activities. The existing zoning classification is Residential Multiple-Family ("RM").

As we've discussed, Village staff believes that a request for land use amendment to a Residential or Mixed-Use (MU) category would be considered favorably. The Property is bounded by Commercial land use along the Congress Avenue corridor, Low Density Residential to the south, and Medium Density Residential to the west and north.

During deliberation of a land use amendment, compatibility with adjacent uses will be considered. One-story single-family houses are located along the Property's southern perimeter. Three-story condominiums (senior housing) are located along the Property's western perimeter. It is noted that while the Lakeside Village condominium is designated with the Village's Medium Density Residential land use category (10 dwelling units per acre), the actual density is 18.74 dwelling units per acre.

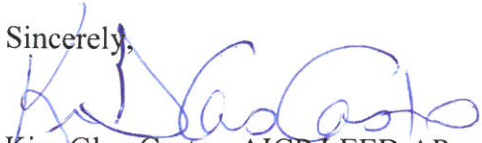
The Village encourages a mixed-use project in consideration of the neighborhood-serving commercial uses along Congress Avenue. Based on our records, the gross acreage of the Property is 18.387 acres in consideration of the Congress Avenue and Lillian Road frontages. An integrated mixed-use project comprised of Commercial and High Density Residential land use would yield up to 400,470 s.f. of commercial uses and 349 dwelling units, subject to compliance with applicable land development regulations such as landscape buffers, parking and open space area. Deviations from standards of the Village code may be granted as waivers in a planned development (rather than variances) to allow flexibility in site design and preservation of the Village's "small town feel".

Access onto Lillian Road will be restricted in any development proposal; although emergency vehicle access and pedestrian access will be permissible.

A full copy of the Village Land Development Regulations applicable within the MU and RM zoning districts are available online at: www.villageofpalmsprings.org

If you need further assistance, please do not hesitate to contact me.

Sincerely,



Kim Glas-Castro, AICP LEED AP
Planning, Zoning & Building Director

EXHIBIT B

Survey

LEGEND

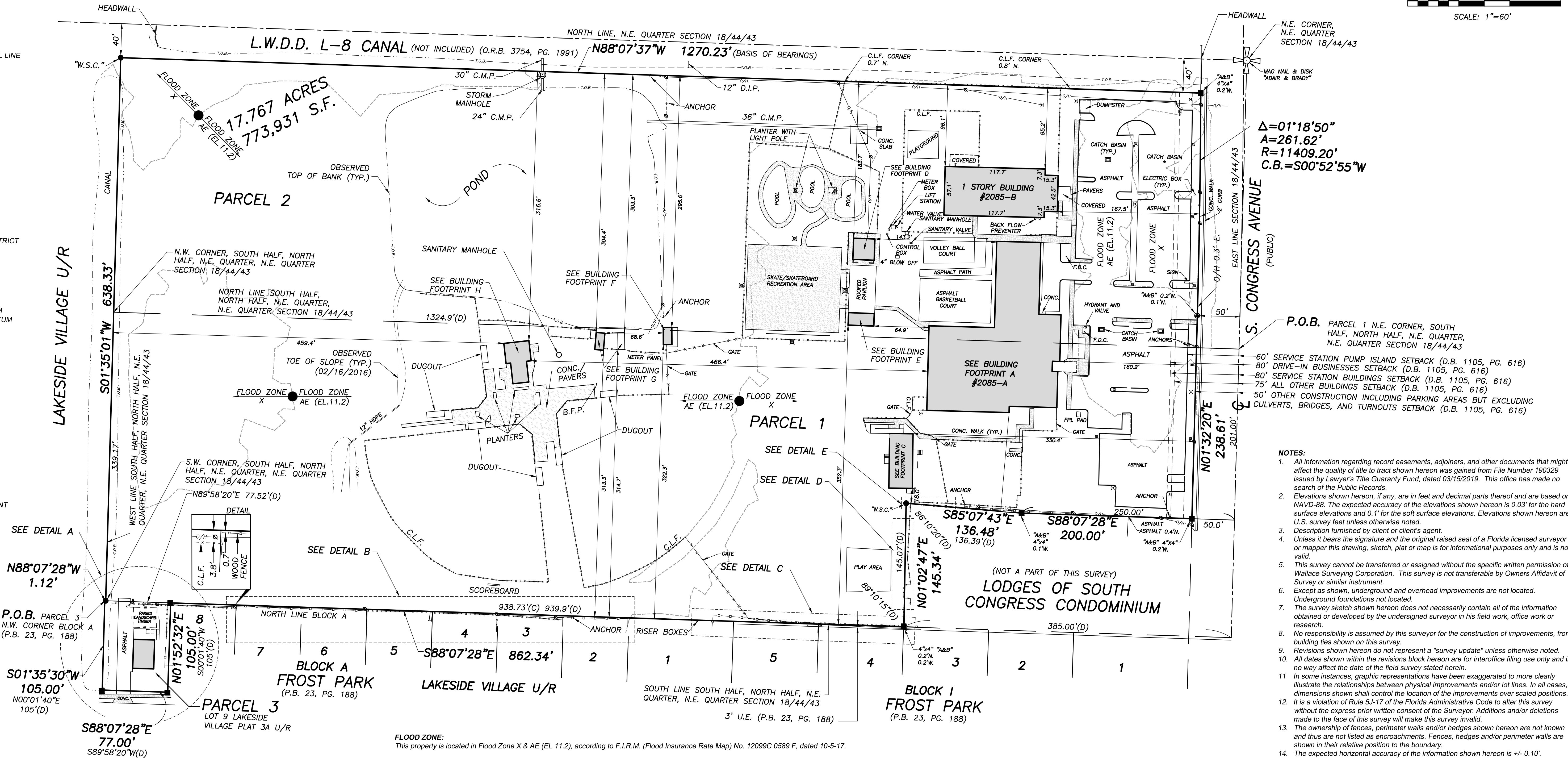
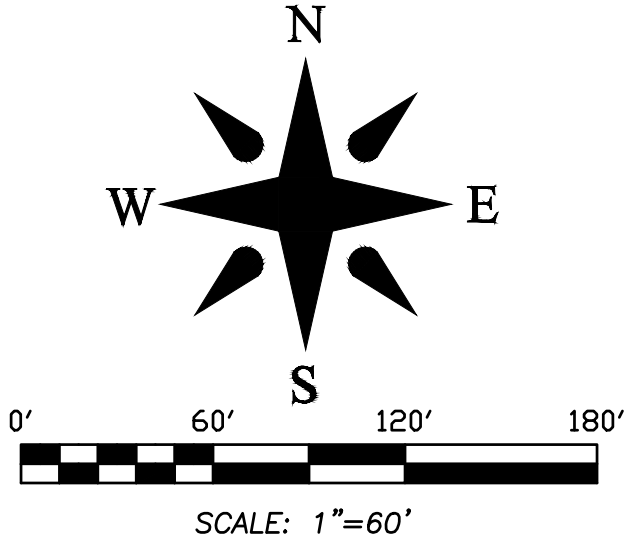
- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.G.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
D.W. = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESM'T = EASEMENT
F.F. = FINISH FLOOR
FND. = FOUND
F.O.C. = FACE OF CURB
I.D. = INSIDE DIAMETER
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D. = OUTSIDE DIAMETER
O.H. = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
O/S. = OFFSET
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PG. = PAGE
P.I. = POINT OF INTERSECTION
P.O. = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
P.V.M.T. = PAVEMENT
(R) = RADIAL
R. = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
RW. = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S/D. = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
S.W. = SIDEWALK
T.O.B. = TOP OF BANK
T.O.C. = TOP OF CURB
TWP. = TOWNSHIP
TYP. = TYPICAL
U.C. = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
= BASELINE
= CENTERLINE
= CENTRAL ANGLE/DELTA
= CONCRETE MONUMENT FOUND (AS NOTED)
= CONCRETE MONUMENT SET (LB #4569)
= ROD & CAP FOUND (AS NOTED)
= 5/8" ROD & CAP SET (LB #4569)
= IRON PIPE FOUND (AS NOTED)
= IRON ROD FOUND (AS NOTED)
= NAIL FOUND
= NAIL & DISK FOUND (AS NOTED)
= MAG NAIL & DISK SET (LB #4569)
= PROPERTY LINE
= UTILITY POLE
= FIRE HYDRANT
= WATER METER
= WATER VALVE
= LIGHT POLE

Boundary Survey For:
WAVERLY SP2, LLC

This survey is made specifically and only for the following party for the purpose of design on the surveyed property.

Waverly SP2, LLC

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.



FLOOD ZONE:
This property is located in Flood Zone X & AE (EL. 11.2), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0589 F, dated 10-5-17.

PROPERTY ADDRESS: 2085 S. Congress Avenue, West Palm Beach, FL 33406

LEGAL DESCRIPTION:

PARCEL 1
A parcel of land in Section 18, Township 44 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

BEGINNING at the northeast corner of the south half of the north half of the northeast quarter of the northeast quarter of said Section 18; thence westerly along the north line thereof a distance of 1324.9 feet to the northwest corner thereof; thence southerly along the west line thereof a distance of 339.17 feet to the southwest corner thereof; thence easterly along the south line thereof and along the north line of **FROST PARK** according to the plat thereof recorded in Plat Book 23, Page 188, Public Records of Palm Beach County, Florida, a distance of 939.9 feet, more or less, to a point 385 feet west of the east line thereof; thence northerly, making an angle with the preceding course, measured from West to North of 80 degrees 10 minutes 15 seconds, a distance of 145.07 feet; thence easterly, making an angle with the preceding course, measured from South to East of 86 degrees 10 minutes 30 seconds, a distance of 136.39 feet; thence easterly, parallel to the north line of said **FROST PARK**, a distance of 250 feet to a point in the east line of said Section 18; thence northerly along the east line of said Section 18, a distance of 201 feet to the **POINT OF BEGINNING**.

LESS AND EXCEPTING that portion of said Parcel which lies within the right-of-way of Congress Avenue.

Parcel 2
The North 1/4 of the NE 1/4 of the NE 1/4 of Section 18, Township 44 South, Range 43 East. **LESS AND EXCEPTING** thereof that portion of said Parcel which lies within the right-of-way of Congress Avenue and **LESS AND EXCEPTING** North forty feet (N. 40') as deeded to Lake Worth Drainage District in Quit Claim Deed recorded in Official Records Book 3754, Page 1991.

PARCEL 3
A portion of Block A, **FROST PARK**, as recorded in Plat Book 23, Page 188, Public Records of Palm Beach County, Florida, and being more particularly described as follows:

BEGINNING at the Northwest corner of said Block A; thence North 89°58'20" East (an assumed bearing and all other bearings are relative thereto), along the North line of said Block A, a distance of 77.52 feet; thence South 00°01'40" West, a distance of 105.00 feet; thence South 89°58'20" West, a distance of 77.0 feet; thence North 00°01'40" East, a distance of 105.00 feet to the **POINT OF BEGINNING**.

Also known as Lot 9, **LAKESIDE VILLAGE PLAT 3A** (unrecorded).

CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon conforms Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 04/22/2019

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

- NOTES:**
- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from File Number 190329 issued by Lawyer's Title Guaranty Fund, dated 03/15/2019. This office has made no search of the Public Records.
 - Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
 - Description furnished by client or client's agent.
 - Unless it bears the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
 - This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
 - Except as shown, underground and overhead improvements are not located. Underground foundations not located.
 - The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
 - No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
 - Revisions shown hereon do not represent a "survey update" unless otherwise noted.
 - All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
 - In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
 - It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
 - The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
 - The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

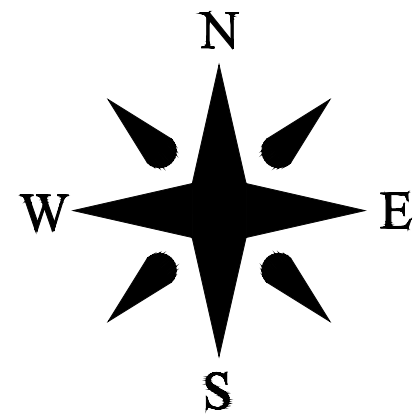
REVISIONS:			
04/22/19 SURVEY & TIE-IN UPDATE J.O./S.W. 09-1252.29 WP168/77			
02/16/16 SUR. UPD SPOT ELEVATIONS E.G./N.L. 09-1252.27 LW114/20			
07/25/14 SUR. UPD. 1/1 FINAL (OF NEWLY CONSTRUCTED IMPROVEMENTS ONLY) B.M./J.P. 09-1252.22 LW107/2			
RECORDED M.B. 09-1252.21			
02/28/14 U/C 1/1 & EL. T.S./J.P. 09-1252.17 LW106/10			
03/30/13 SURVEY AND TIE-IN UPDATE AND CANAL X-SECTIONS J.P./M.B. 09-1252.11 LW102/8			
04/03/12 PLOT FLOOD ZONE LINE M.B. 09-1252.10			
02/28/12 LOCATE FIRE HYDRANT J.P./M.B. 09-1252.9 LW98/14			
12/12/11 SURVEY AND TIE-IN UPDATE AND SPOT ELEVATIONS B.M./M.B. 09-1252.8 LW97/56			
09/15/10 SPOT ELEVATIONS R.C./M.B. 09-1252.6 WP115/70			

Boundary Survey For:

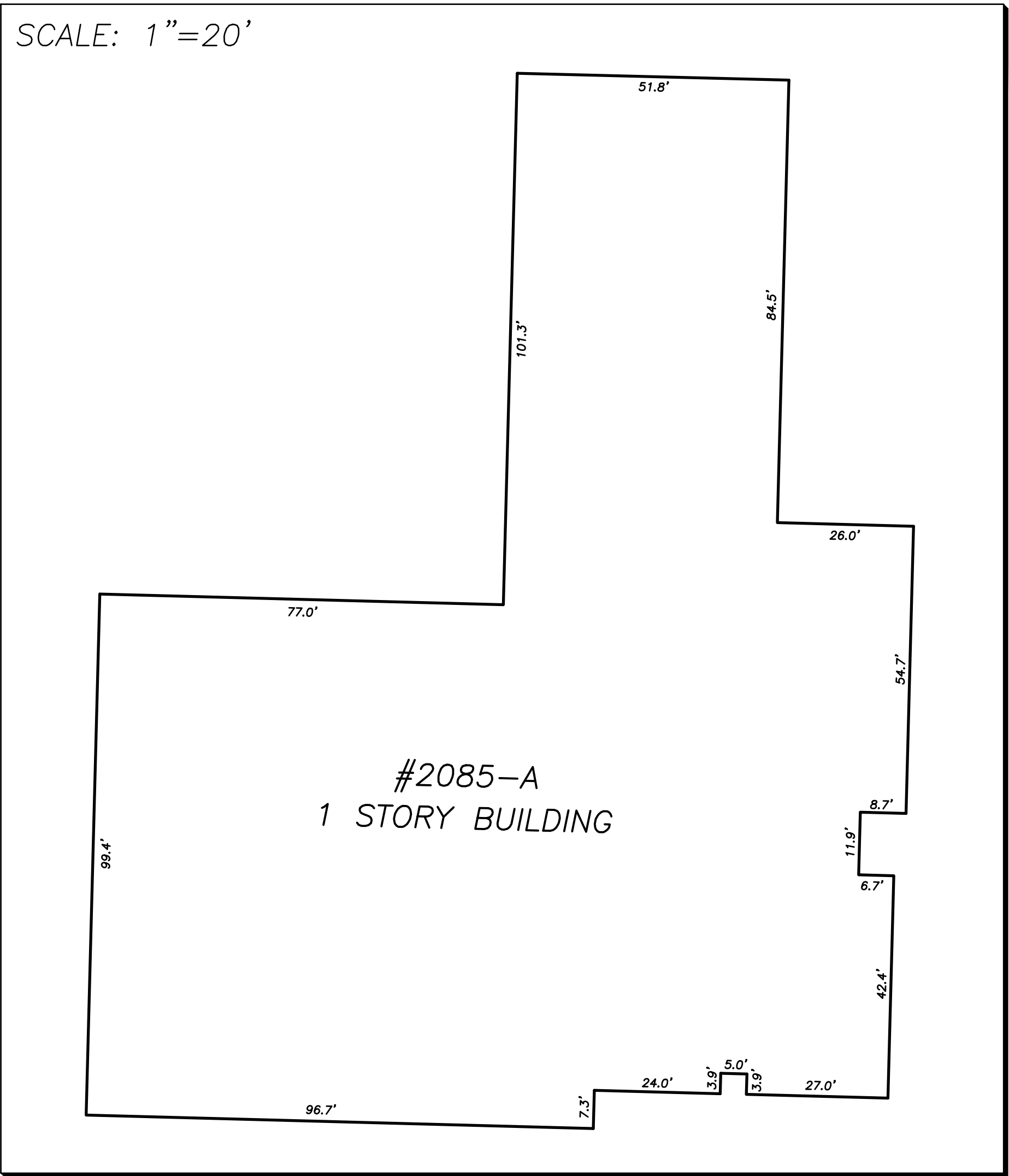
WAVERLEY SP2, LLC

WALLACE SURVEYING			
CORP. LICENSED BUSINESS # 4069			
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (961) 640-4551			
FIELD: J.P.	JOB NO: 09-1252.3	F.B. WP114 PG. 17	
OFFICE: K.S.	DATE: 6/3/10	DWG. NO: 09-1252-1	
C/K'D: C.W.	REF: 09-1252-1.DWG	SHEET 1 OF 3	

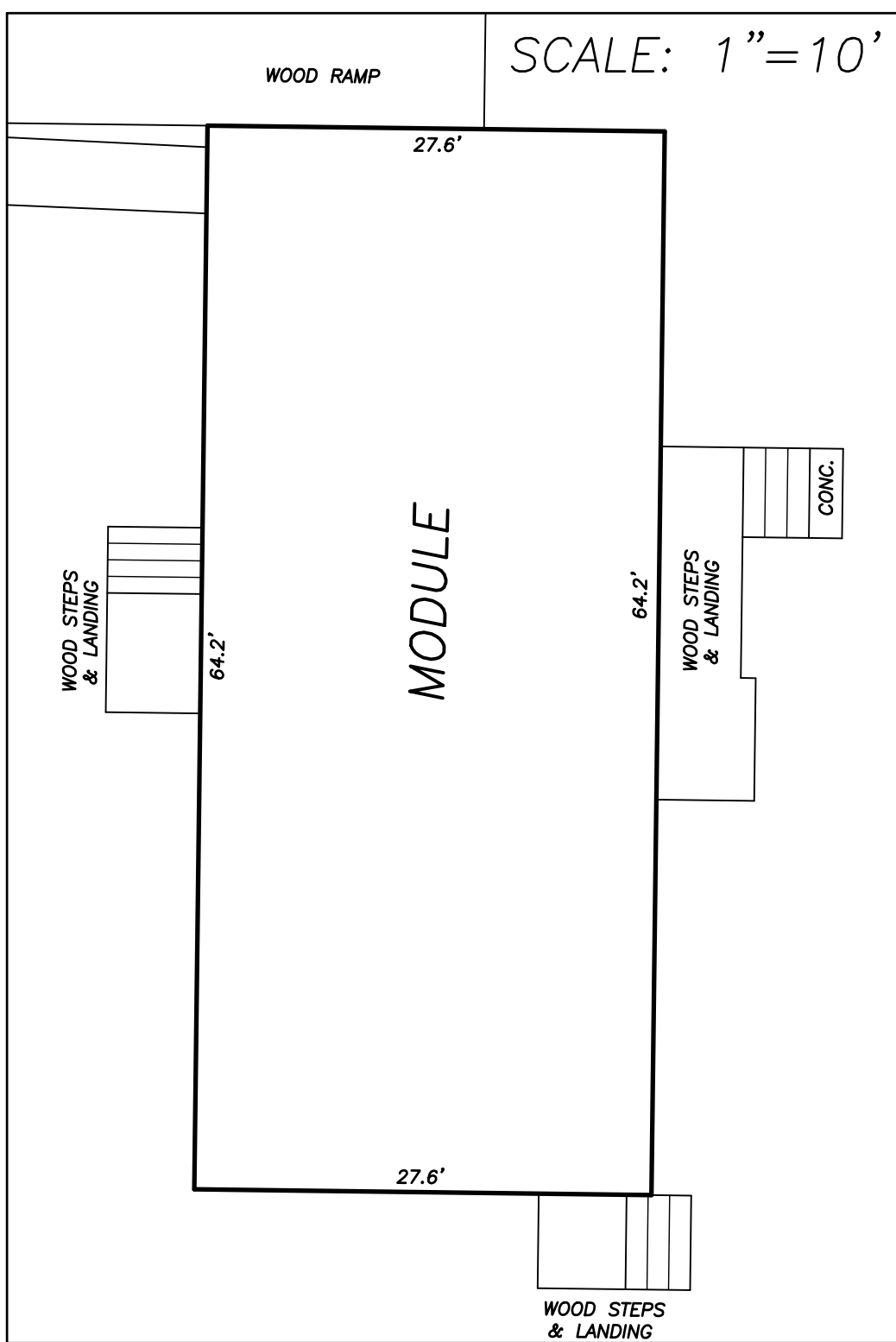
BUILDING FOOTPRINTS



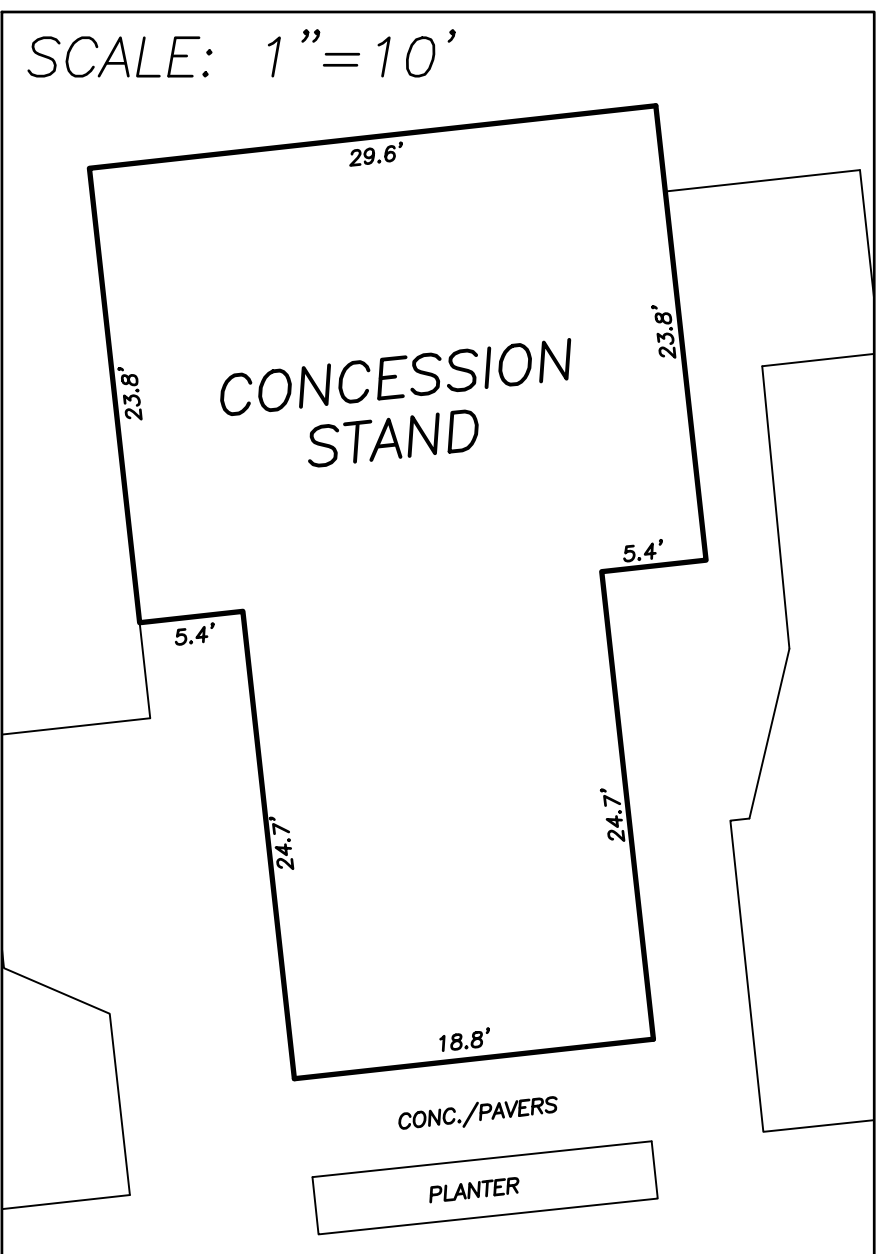
BUILDING FOOTPRINT A



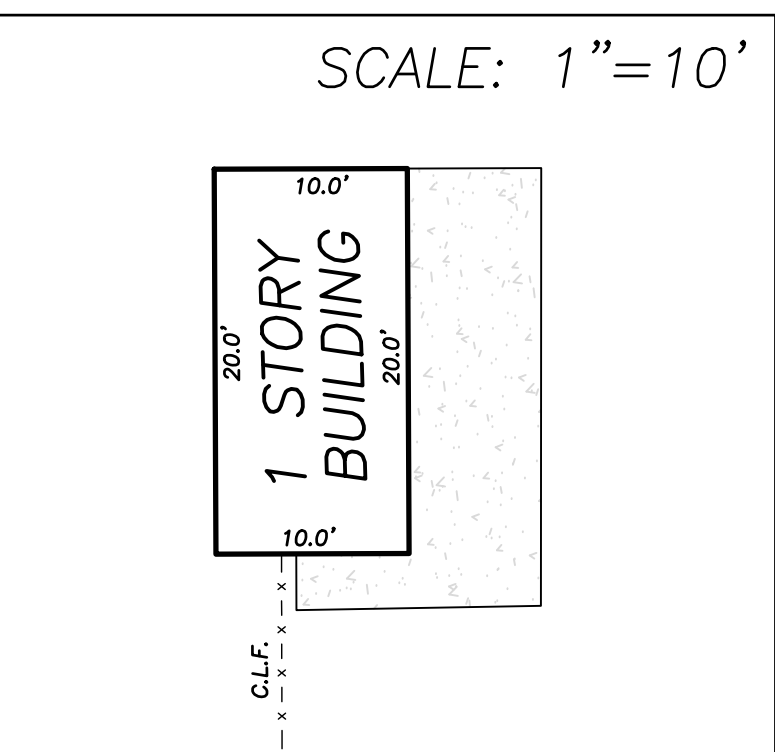
BUILDING FOOTPRINT C



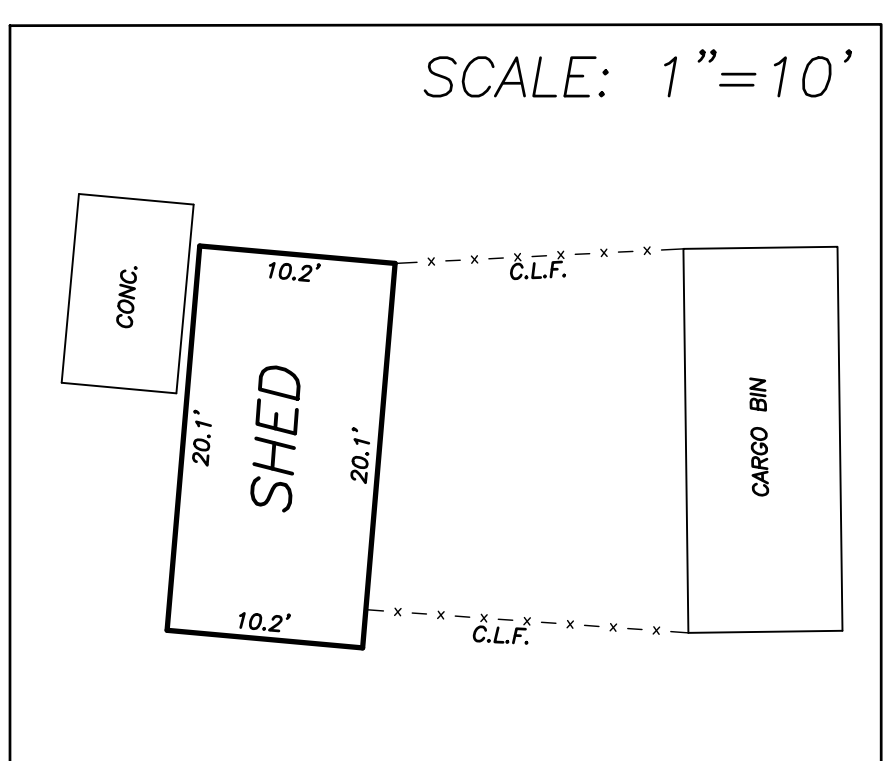
BUILDING FOOTPRINT H



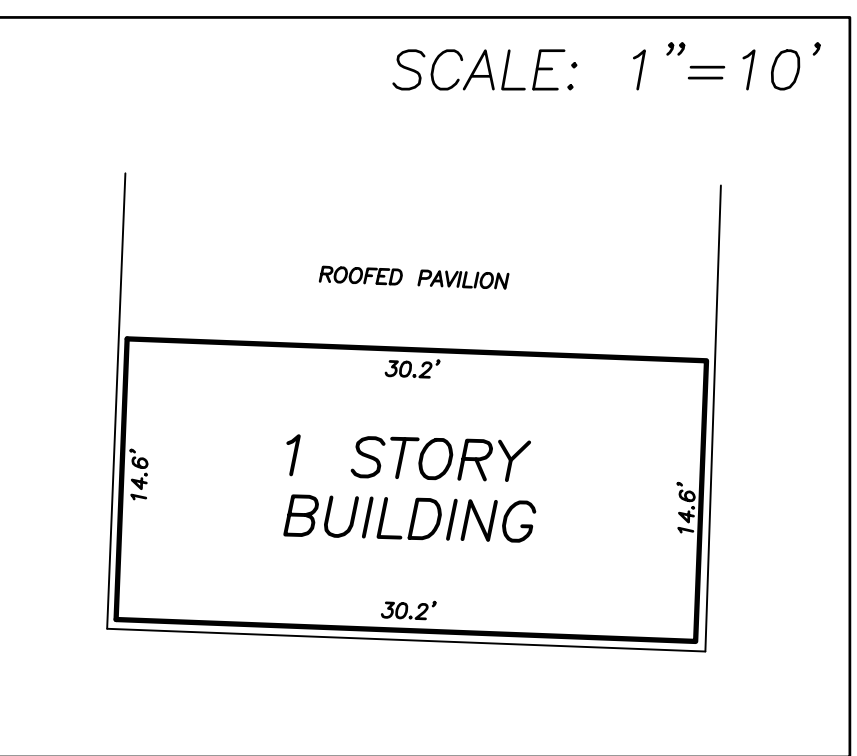
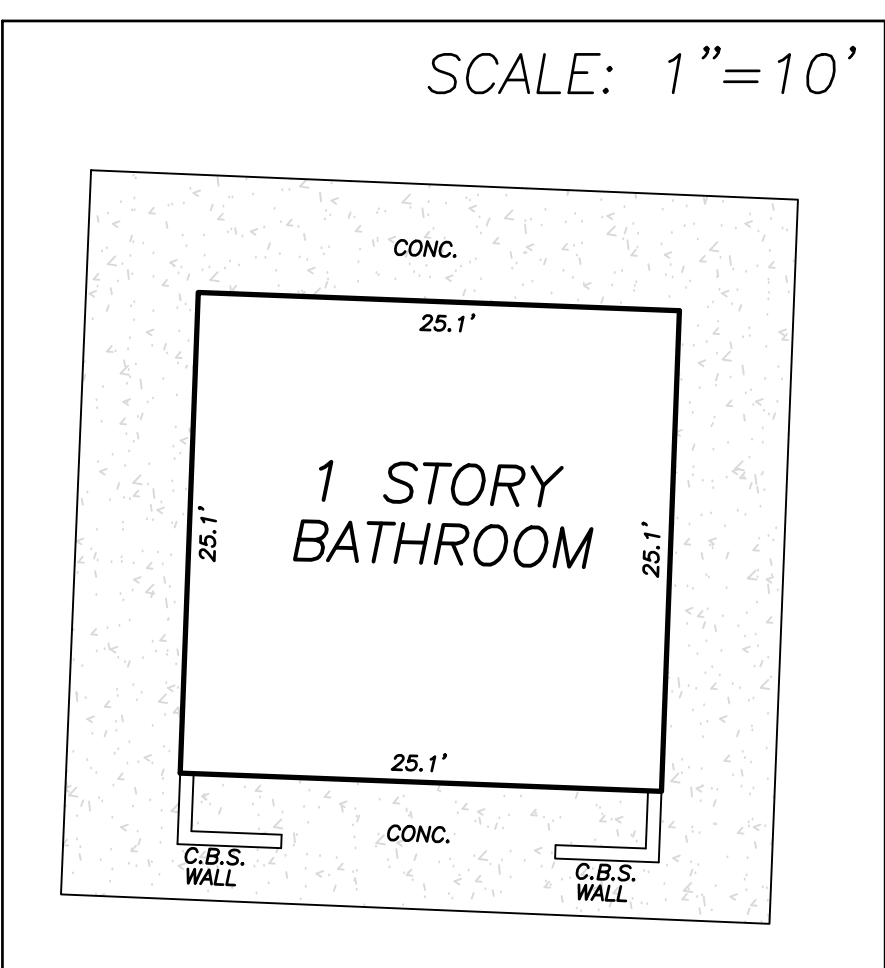
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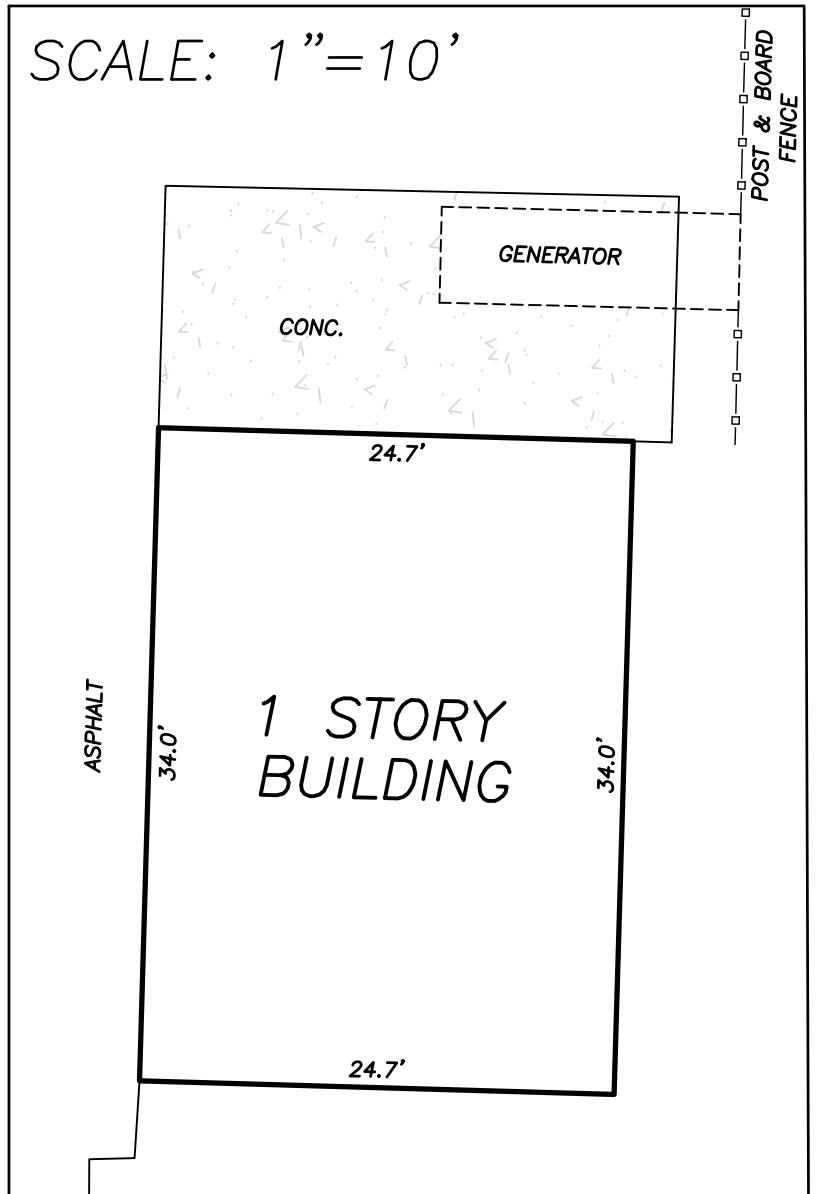
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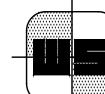


BUILDING FOOTPRINT D BUILDING FOOTPRINT E

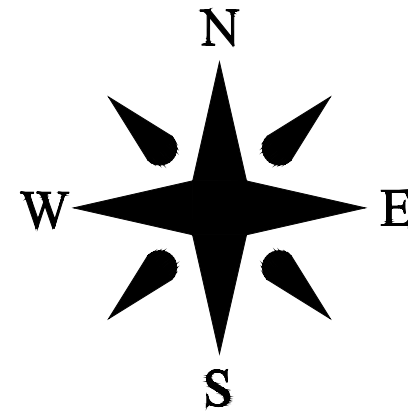


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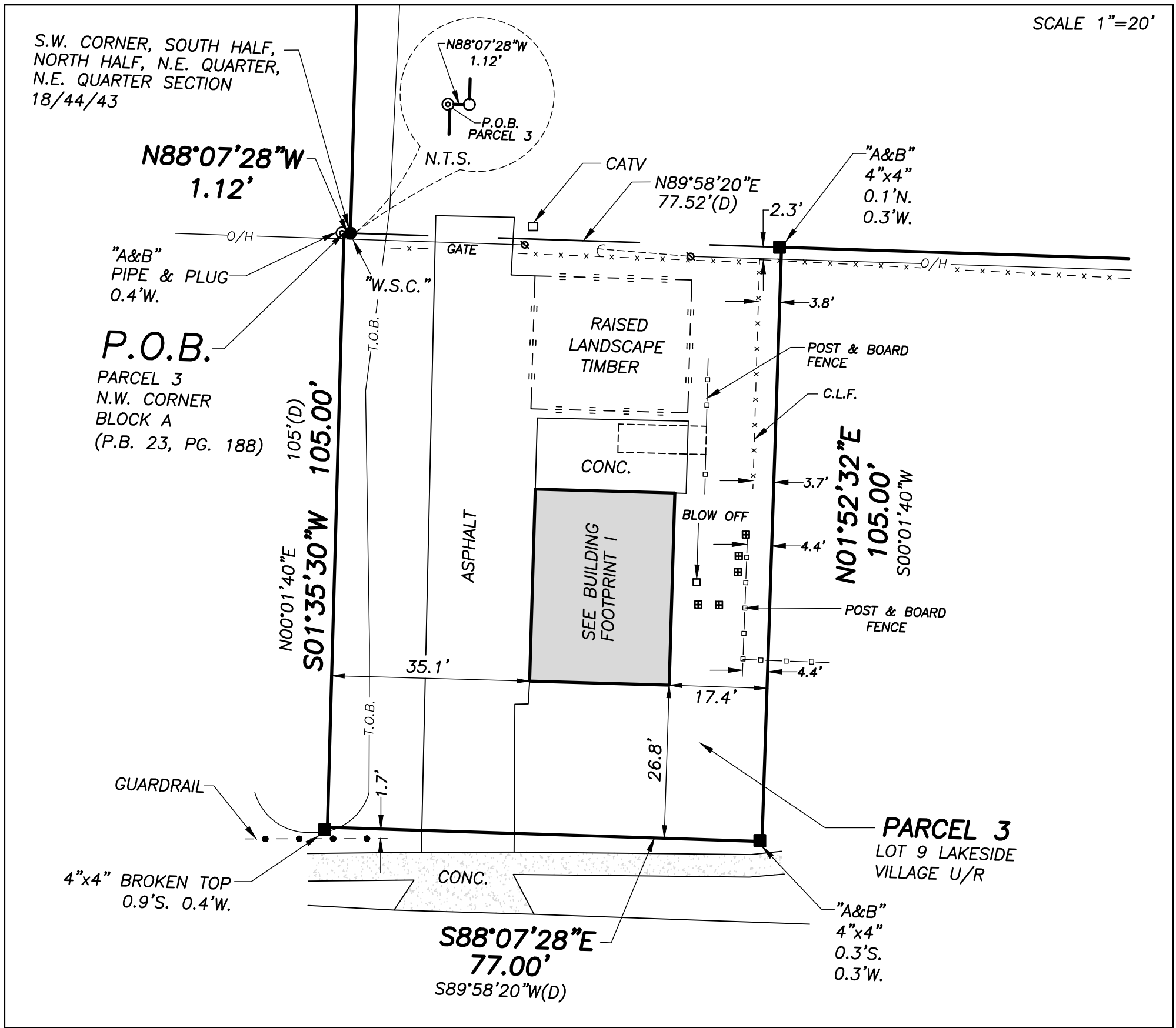


Boundary Survey For:			
WAVERLEY SP2, LLC			
 WALLACE SURVEYING CORP., LICENSED BUSINESS # 4598 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551			
FIELD: J.P.	JOB NO: 09-1252.3	F.B. WP114	PG. 17
OFFICE: K.S.	DATE: 6/3/10	DWG. NO: 09-1252-1	
C/K'D: C.W.	REF: 09-1252-1.DWG	SHEET 2	OF 3

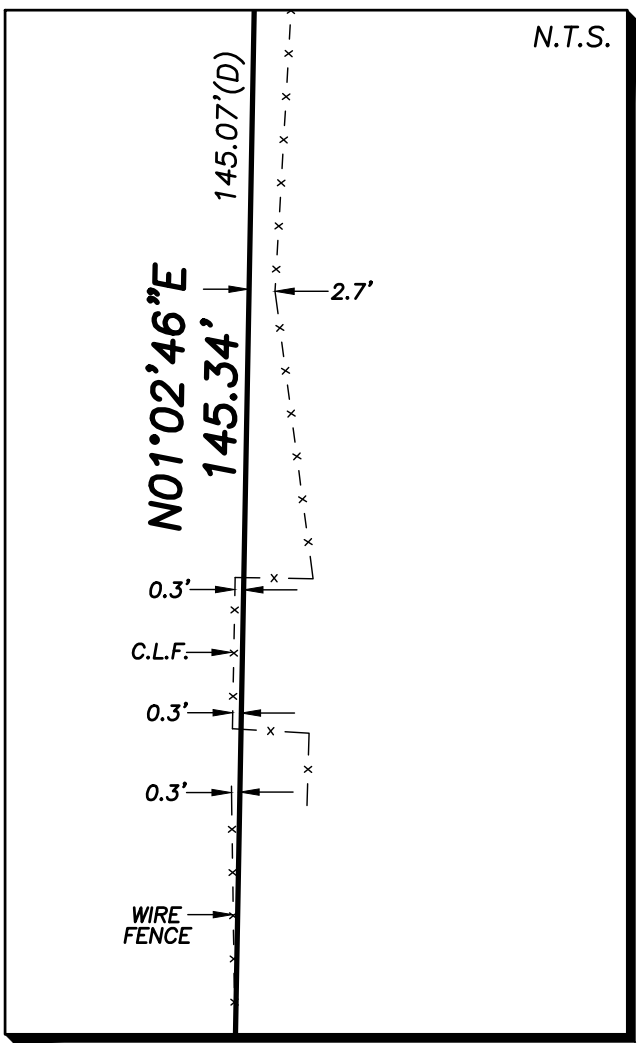
DETAIL SHEET



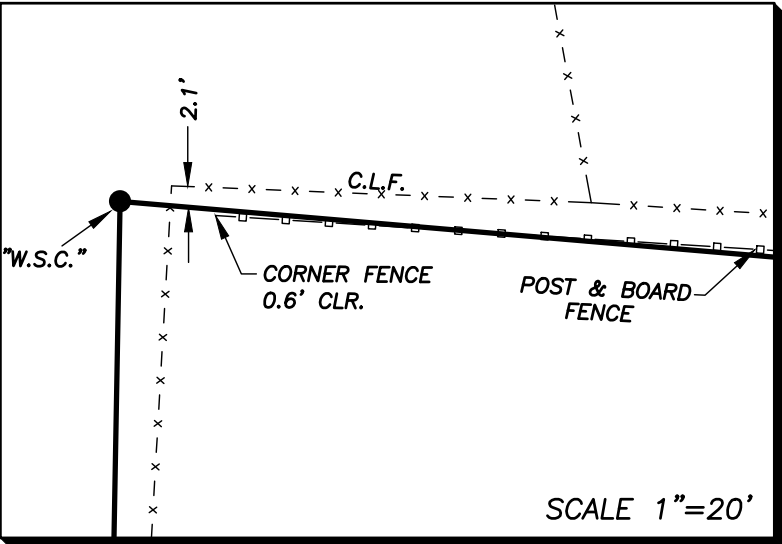
DETAIL A



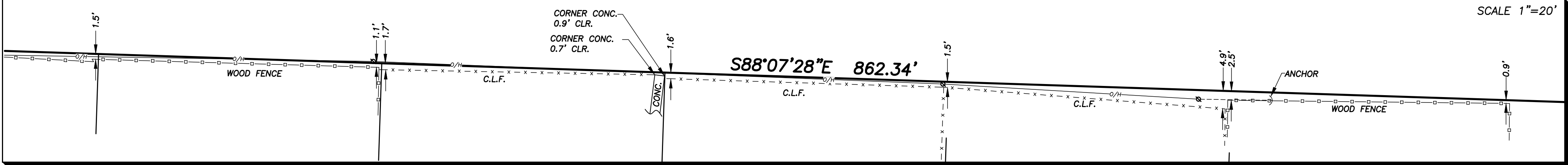
DETAIL D



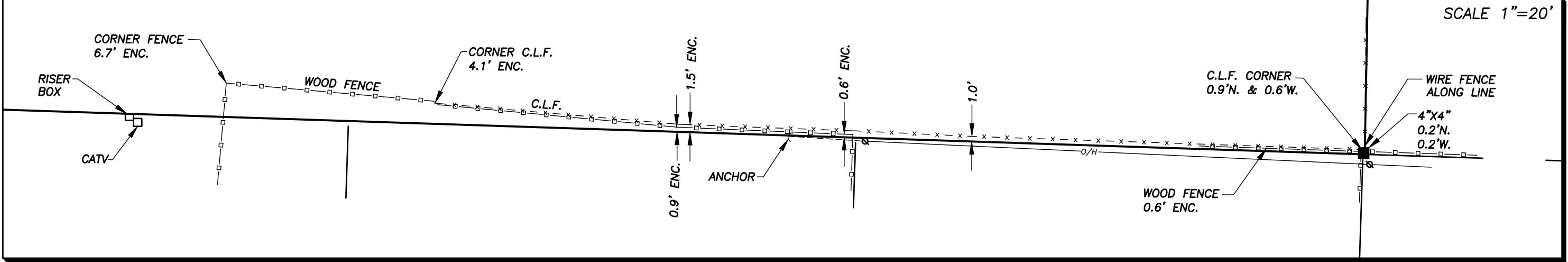
DETAIL E



DETAIL B

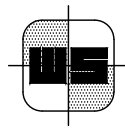


DETAIL C



Boundary Survey For:

WAVERLEY SP2, LLC



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4069
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD	J.P.	JOB NO.	09-1252.3	F.B.	WP114	PG.	17
OFFICE	K.S.	DATE	6/3/10	DWG. NO.	09-1252-1		
C/K'D	C.W.	REF.	09-1252-1.DWG	SHEET	3	OF	3

EXHIBIT C

FLUM

Exhibit "C" – Existing Village of Palm Springs Future Land Use Designation

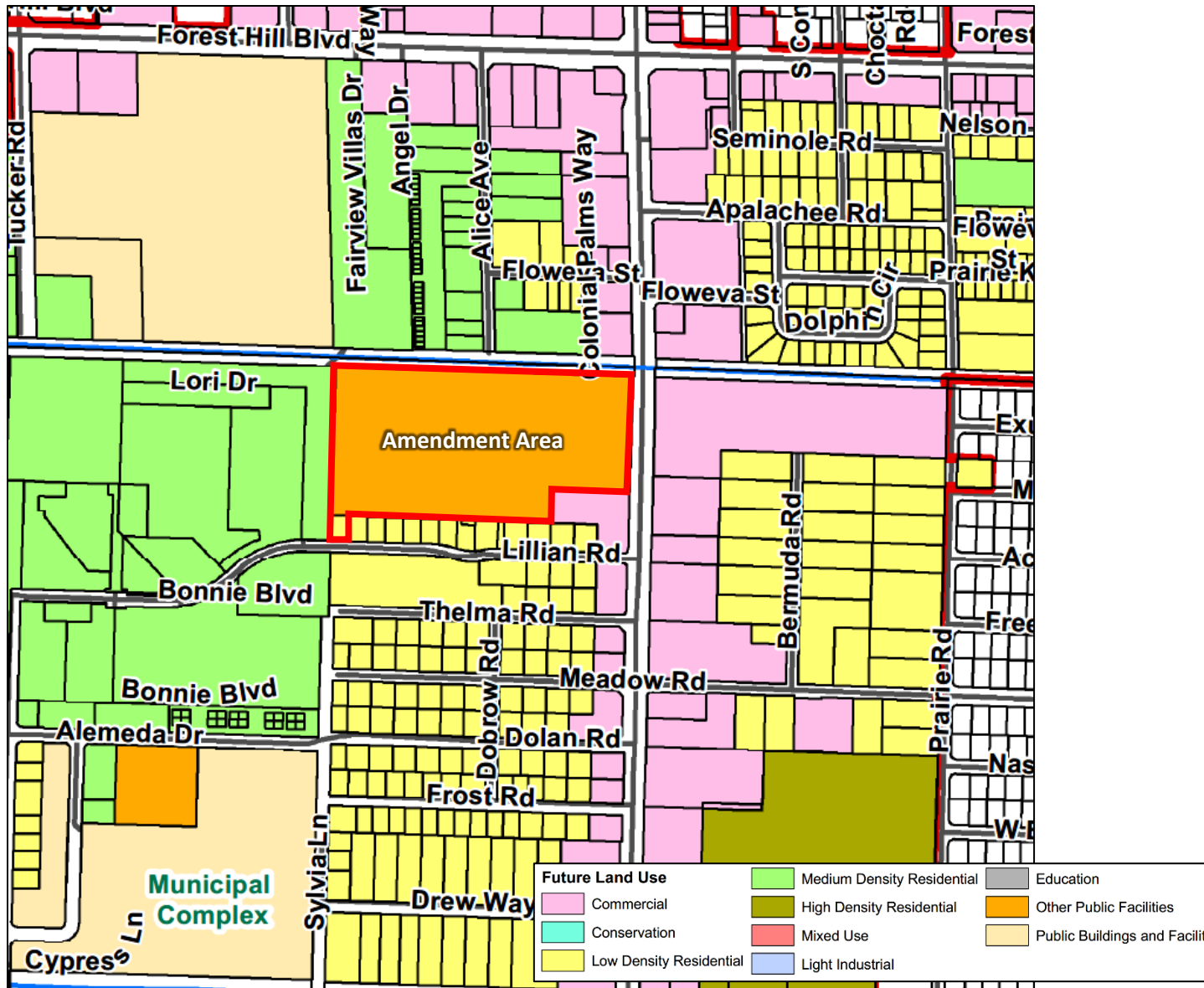


EXHIBIT D
Zoning Map

Exhibit "D" – Existing Village of Palm Springs Zoning Districts

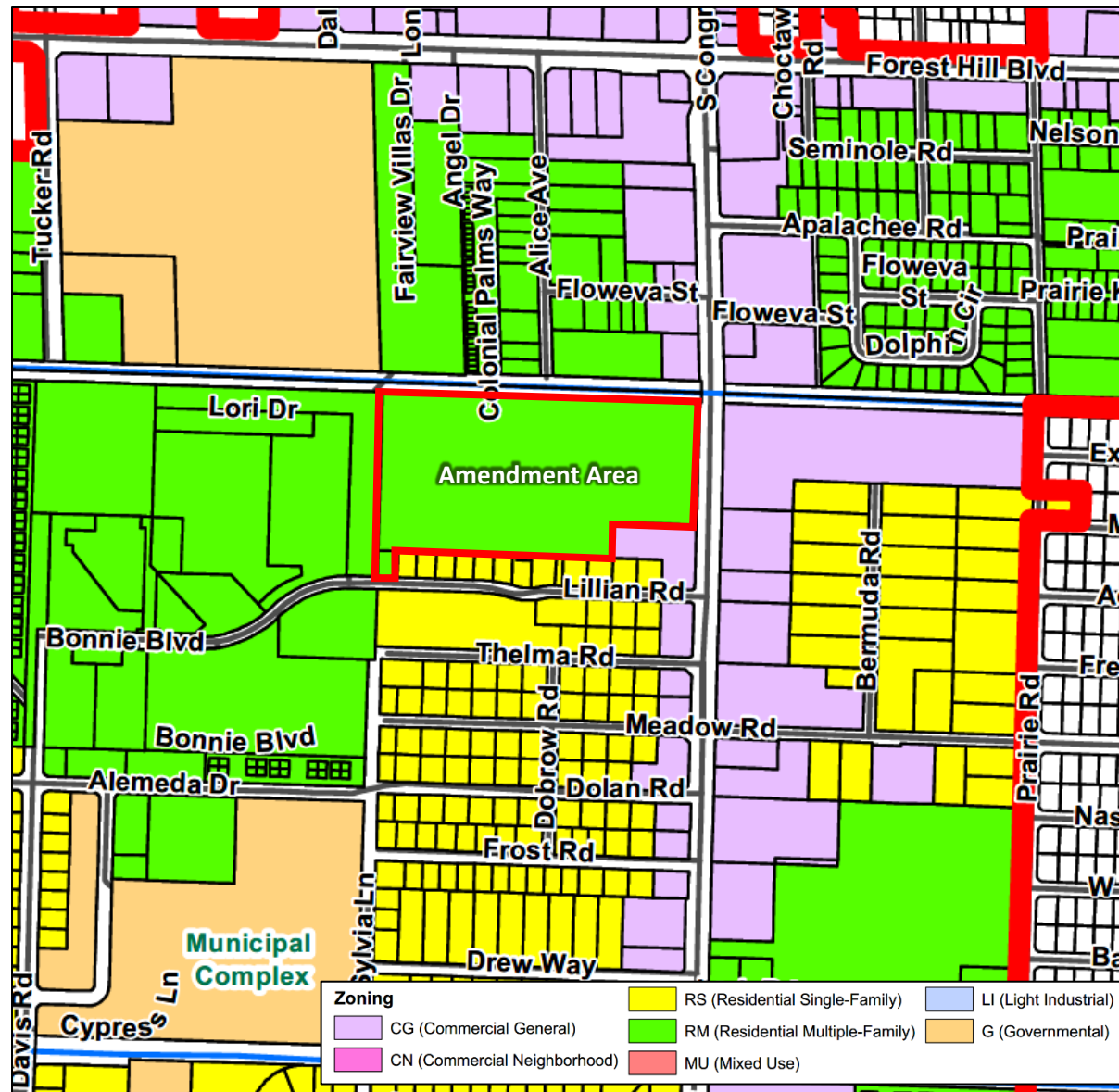


EXHIBIT E

Drainage Report

SURFACE WATER MANAGEMENT CALCULATIONS

Palm Springs Residences

PALM SPRINGS, FLORIDA

HSQ PROJECT No.: 190321

Prepared For:
The Spear Group

Prepared By:



HSQ GROUP, INC.

Engineers • Planners • Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431
(561) 392-0221 Phone

Zachary Todd, P.E.
FI Reg # 84179

DATE: February 24th, 2021 REV March 23rd, 2021

GIVEN:

Pre- Development

A. LAND USE SUMMARY:

1.	Lake Area =	1.760 ac.	
2.	Buildings =	0.770 ac.	
3.	Impervious Areas =	2.600 ac.	
4.	Pervious Areas =	12.630 ac.	PRE DEVELOPMENT CALCS
5.	Total =	17.760	
		17.76	

B. PROPOSED improvements:

Construction of a commercial self storage facility

DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

1. If a wet detention system, then whichever is the greater of the following:
 - a. The first inch of runoff from the entire project site.
 - b. The amount of 2.5 inches times the percent impervious for the project site.
2. If a dry detention system, then 75% of the volume required for the wet detention system.
3. If a retention system, then 50% of the volume required.
4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

B. WATER QUANTITY CRITERIA:

1. DESIGN EVENTS AND RAINFALL AMOUNTS:

- a. Design Event for Minimum Road Elevation:

Frequency:	5 year
Duration:	1 day
Amount:	7.00 inches
- b. Design Event for Minimum Discharge Elevation:

Frequency:	10 year
Duration:	3 day
Amount:	11.00 inches
- c. Design Event for Minimum Finish Floor Elevation:

Frequency:	100 year
Duration:	3 day
Amount:	16.00 inches

2. ADDITIONAL DESIGN INFORMATION:

- a. Design Water / Control Elevation: 8.50 NGVD.
- b. Drainage Basin / Canal Number: L-8 LWDD canal 35 CSM 10 year

COMPUTATIONS:

A. WATER QUALITY COMPUTATIONS:

1. Compute the first inch of runoff from the entire developed project site:

$$= 1.00 \text{ inch} \times 17.760 \text{ acres} \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{1.480 \text{ ac-ft for the first inch of runoff}}}$$
2. Compute 2.5 inches times the percent impervious for the developed project site:
 - a. Site area for water quality pervious / impervious calculations only:

$$= \text{Total Project} - (\text{Lake Area} + \text{Buildings})$$

$$= 17.760 \text{ acres} - (1.760 \text{ acres} + 0.770 \text{ acres})$$

$$= \underline{\underline{15.230 \text{ acres of site area for water quality calculations}}}$$
 - b. Impervious area for water quality pervious / impervious calculations only:

$$= \text{Site area for water quality} - \text{Pervious area}$$

$$= 15.230 \text{ acres} - 12.630 \text{ acres}$$

$$= \underline{\underline{2.600 \text{ acres of impervious area for water quality calculations}}}$$
 - c. Percentage of impervious area for water quality:

$$= \text{Impervious area for water quality} / \text{Site area for water quality} \times 100\%$$

$$= 2.600 \text{ acres} / 15.230 \text{ acres} \times 100\%$$

$$= \underline{\underline{17.07 \% \text{ Impervious}}}$$
 - d. For 2.5 inches times the percentage of impervious area:

$$= 2.5 \text{ inches} \times 17.07 \%$$

$$= \underline{\underline{0.427 \text{ inches to be treated}}}$$
 - e. Compute volume required for quality detention:

$$= \text{Inches to be treated} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 0.427 \text{ inches} \times (17.760 \text{ acres} - 1.760 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{0.569 \text{ ac-ft required for detention storage}}}$$
3. The first inch of runoff from the entire developed site = 1.480 ac-ft
 2.5 inches times the percentage of impervious area = 0.569 ac-ft

The volume of 1.480 ac-ft controls

4. If the project is zoned "Commercial" or if the project were discharging directly to a sensitive receiving body and is more than 40% impervious, 0.5 inches of dry detention pre-treatment must be provided:

$$= 0.5 \text{ inches} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 0.5 \text{ inches} \times (17.760 \text{ acres} - 1.760 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{0.667 \text{ ac-ft required for pre-treatment}}}$$
5. Compute credit for using one of the following systems:
 - a. Wet detention volume to be provided:

$$= \text{Total required detention} - \text{Pre-treatment}$$

$$= 1.480 \text{ ac-ft} - 0.667 \text{ ac-ft}$$

$$= \underline{\underline{0.813 \text{ ac-ft of volume required for wet detention}}}$$
 - b. Dry detention volume to be provided (75% of the total required detention volume):

$$= \text{Total required detention volume} \times 75\%$$

$$= 1.480 \text{ ac-ft} \times 75\%$$

$$= \underline{\underline{1.110 \text{ ac-ft of volume required for dry detention}}}$$
 - c. Dry retention volume to be provided (50% of the total required detention volume):

$$= \text{Total required detention volume} \times 50\%$$

$$= 1.480 \text{ ac-ft} \times 50\%$$

$$= \underline{\underline{0.740 \text{ ac-ft of volume required for dry retention}}}$$

B. SUMMARY OF WATER QUALITY COMPUTATIONS:

Item:	Description:	Quantity:
A.1	First inch of runoff from entire project site =	1.480 ac-ft
A.2	2.5 inches times percent impervious =	0.569 ac-ft
A.3	Volume to be treated =	1.480 ac-ft
A.4	Pre-treatment required for commercial site =	0.667 ac-ft
A.5.a	Wet detention volume required =	0.813 ac-ft
A.5.b	Dry detention volume required =	1.110 ac-ft
A.5.c	Dry retention volume required =	0.740 ac-ft
A.5.d	Exfiltration trench volume required =	1.480 ac-ft

C. STAGE ELEVATION INFORMATION:

Item:	Description:	S type	Area ac.	Low ft.	High ft.	I %	C %	Total Area %
1	lake	V	1.760	8.50	8.50	100	100	9.96
2	LAKE BANK	L	0.260	8.50	11.50	0	100	1.47
3	lake	V				100		0.00
4	SWALE	L	0.000	15.00	17.00	0	100	0.00
5	n / a	V	0.000					0.00
6	Berm area	L	0.000	18.00	19.00	0	100	0.00
7	n / a	L						0.00
8	upland green area	L	12.280	11.50	13.50	0	100	69.50
9	sidewalk	L	0.000	13.00	13.50	100	100	0.00
10	pavement area	L	2.600	12.50	13.80	100	100	14.71
11	Building Coverage Areas	V	0.770	14.00	14.00	100	100	4.36
Total:			17.670	8.50	19.00	29.03	100.00	100.0

* Abbreviations: S = Storage; (V = Vertical Storage & L = Linear Storage)
I = Impervious
C = Compaction; (Use the following compaction factors: 0%, 50%, 100%)

D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:

Existing Soil Type: **1 COASTAL**

Depth to Water Table ft.	Cumulative Water Storage (Pre.-Dev.) in.	Compacted Water Storage (Post 50%) in.	Compacted Water Storage (Post 100%) in.
1	0.60	0.53	0.45
2	2.50	2.19	1.88
3	6.60	5.78	4.95
4	10.90	9.54	8.18

2. Available Soil Storage Calculation:

Item:	Description:	Elev. ft.	S in.	Area acres	Stored ac-in
1	lake	8.50	0.00	0.000	0.00
2	LAKE BANK	10.00	1.16	0.260	0.30
3	lake	0.00	0.00	0.000	0.00
4	SWALE	16.00	8.18	0.000	0.00
5	n / a	0.00	0.00	0.000	0.00
6	Berm area	18.50	8.18	0.000	0.00
7	n / a	0.00	0.00	0.000	0.00
8	upland green area	12.50	8.18	12.280	100.39
9	sidewalk	13.25	8.18	0.000	0.00
10	pavement area	13.15	8.18	0.000	0.00
11	Building Coverage Areas	14.00	8.18	0.000	0.00
Total:		12.45	50.21	12.540	100.69

* Abbreviations: S = Soil Storage
P = Pervious

3. Moisture Storage Calculation (S):
 = Available soil storage / Total Site Area
 = 100.69 ac-in / 17.760 acres
 = **5.67 inches**
4. SCS Curve Number Calculation (CN):
 = $1000 / (S + 10)$
 = $1000 / (5.670 + 10)$
 = **64**

E. SURFACE STORAGE CALCULATIONS:

1. Stage vs. Storage Calculations:

Stage ft.	Item:	STORAGE (ac-ft)										T ac-ft	Total ac-ft
		1 ac-ft	2 ac-ft	3 ac-ft	4 ac-ft	5 ac-ft	6 ac-ft	7 ac-ft	8 ac-ft	9 ac-ft	10 ac-ft		
8.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.00		0.88	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.89
9.50		1.76	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.80
10.00		2.64	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.74
10.50		3.52	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.69
11.00		4.40	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.67
11.50		5.28	0.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.67
12.00		6.16	0.52	0.00	0.00	0.00	0.00	0.00	0.77	0.00	0.00	0.00	7.45
12.50		7.04	0.65	0.00	0.00	0.00	0.00	0.00	3.07	0.00	0.00	0.00	10.76
12.90		7.74	0.75	0.00	0.00	0.00	0.00	0.00	6.02	0.00	0.16	0.00	14.68
13.40		8.62	0.88	0.00	0.00	0.00	0.00	0.00	11.08	0.00	0.81	0.00	21.40
13.90		9.50	1.01	0.00	0.00	0.00	0.00	0.00	17.19	0.00	1.95	0.00	29.66
14.40		10.38	1.14	0.00	0.00	0.00	0.00	0.00	23.33	0.00	3.25	0.00	38.11
14.90		11.26	1.27	0.00	0.00	0.00	0.00	0.00	29.47	0.00	4.55	0.00	46.56
15.40		12.14	1.40	0.00	0.00	0.00	0.00	0.00	35.61	0.00	5.85	0.00	55.01
15.90		13.02	1.53	0.00	0.00	0.00	0.00	0.00	41.75	0.00	7.15	0.00	63.46
16.40		13.90	1.66	0.00	0.00	0.00	0.00	0.00	47.89	0.00	8.45	0.00	71.91
16.90		14.78	1.79	0.00	0.00	0.00	0.00	0.00	54.03	0.00	9.75	0.00	80.36
17.40		15.66	1.92	0.00	0.00	0.00	0.00	0.00	60.17	0.00	11.05	0.00	88.81
17.90		16.54	2.05	0.00	0.00	0.00	0.00	0.00	66.31	0.00	12.35	0.00	97.26

* Abbreviations: T = Exfiltration Trench

G. S.F.W.M.D. C-51 BASIN RULE (STORAGE - NEW CRITERIA):

1. C-51 Basin Rule (Sub-Basin 32) Peak Flood Stage = **12.90 NGVD.**
2. Available On-Site Soil Storage = 8.39 ac-ft
3. Available On-Site Surface Storage @ Peak Flood Stage Elevation = 14.68 ac-ft
4. Total On-Site Storage Requirement per C-51 Basin Rules = **23.07** ac-ft PRE DEVELOPMENT VOLUME

H. MINIMUM BUILDING FINISH FLOOR ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 100-Year, 3-Day storm event:
= **16.00 in.**
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(16.00 \text{ in.} - (0.2 \times 5.67 \text{ in.}))^2 / (16.00 \text{ in.} + (0.8 \times 5.67 \text{ in.}))$
= **10.76 inches of runoff**
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 10.76 inches X 17.760 acres X (1 foot / 12 inches)
= **15.93 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **15.93** ac-ft corresponds to elevation **12.99 NGVD.**

I. MINIMUM DISCHARGE ELEVATION CALCULATIONS (ZERO DISCHARGE):

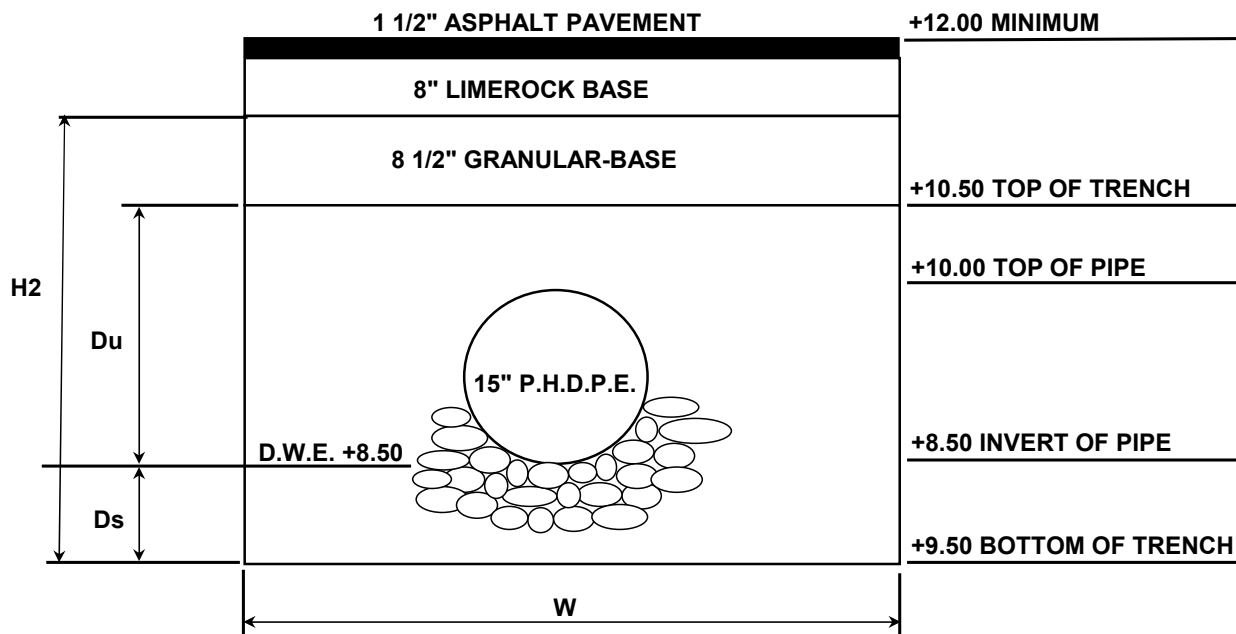
1. The rainfall amount for the 10-Year, 3-Day storm event:
= **11.00 in.**
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(11.00 \text{ in.} - (0.2 \times 5.67 \text{ in.}))^2 / (11.00 \text{ in.} + (0.8 \times 5.67 \text{ in.}))$
= **6.27 inches of runoff**
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 6.27 inches X 17.760 acres X (1 foot / 12 inches)
= **9.27 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **9.27** ac-ft corresponds to elevation **12.28 NGVD.**

I. MINIMUM ROAD CROWN ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 5-Year, 1-Day storm event:
= **7.00 in.**
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(7.00 \text{ in.} - (0.2 \times 5.67 \text{ in.}))^2 / (7.00 \text{ in.} + (0.8 \times 5.67 \text{ in.}))$
= **2.98 inches of runoff**
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 2.98 inches X 17.760 acres X (1 foot / 12 inches)
= **4.41 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **4.41** ac-ft corresponds to elevation **10.87 NGVD.**

I. EXFILTRATION TRENCH CALCULATIONS:

1. Design Formula:
$$L = (FS ((\%WQ*V1) + V2)) / (K((H2*W) + (2*H2*Du) - (Du^2) + (2*H2*Ds)) + (1.39 \times 10^{-4} * W * Du))$$
2. Design Information:
 - V1 = Exfiltrated Volume (Pre-treatment): 8.88 ac-in
 - V2 = Exfiltrated Volume (Additional Storage): 1.10 ac-in
 - W = Trench Width: 8.00 ft.
 - K = Hydraulic Conductivity: 1.10E-04 cfs/sq-ft per ft head
 - H2 = Depth of Water Table: 4.00 ft.
 - Du = Non-Saturated Trench Depth: 2.00 ft.
 - Ds = Saturated Trench Depth: 2.00 ft.
3. Exfiltration Trench Required: 2,262 ft.
4. Exfiltration Trench Provided: 0 ft.
5. Exfiltration Trench Storage Provided: 0.00 ac-in or 0.00 ac-ft



GIVEN:

Post Development

A. LAND USE SUMMARY:

1.	Lake Area =	2.00 ac.	
2.	Buildings =	2.64 ac.	
3.	Impervious Areas =	7.15 ac.	
4.	Pervious Areas =	5.98 ac.	POST DEVELOPMENT CALCS
5.	Total =	17.77	
		17.66	

Note: 17.77 ac - 0.11 ac = 17.66 ac will be consider for drainage calcs only.
Where; 0.11 represents area to be dedicated

B. PROPOSED improvements:

Construction of a residential apartments

DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

1. If a wet detention system, then whichever is the greater of the following:
 - a. The first inch of runoff from the entire project site.
 - b. The amount of 2.5 inches times the percent impervious for the project site.
2. If a dry detention system, then 75% of the volume required for the wet detention system.
3. If a retention system, then 50% of the volume required.
4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

B. WATER QUANTITY CRITERIA:

1. DESIGN EVENTS AND RAINFALL AMOUNTS:

- a. Design Event for Minimum Road Elevation:

Frequency:	3 year
Duration:	1 day
Amount:	5.50 inches
- b. Design Event for Minimum Discharge Elevation:

Frequency:	10 year
Duration:	3 day
Amount:	11.00 inches
- c. Design Event for Minimum Finish Floor Elevation:

Frequency:	100 year
Duration:	3 day
Amount:	16.00 inches

2. ADDITIONAL DESIGN INFORMATION:

- a. Design Water / Control Elevation: 8.50 NGVD.
- b. Drainage Basin / Canal Number: L-8 LWDD canal 35 CSM 10 year

COMPUTATIONS:

A. WATER QUALITY COMPUTATIONS:

1. Compute the first inch of runoff from the entire developed project site:

$$= 1.00 \text{ inch} \times 17.770 \text{ acres} \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{1.481 \text{ ac-ft for the first inch of runoff}}}$$
2. Compute 2.5 inches times the percent impervious for the developed project site:
 - a. Site area for water quality pervious / impervious calculations only:

$$= \text{Total Project} - (\text{Lake Area} + \text{Buildings})$$

$$= 17.770 \text{ acres} - (2.000 \text{ acres} + 2.640 \text{ acres})$$

$$= \underline{\underline{13.130 \text{ acres of site area for water quality calculations}}}$$
 - b. Impervious area for water quality pervious / impervious calculations only:

$$= \text{Site area for water quality} - \text{Pervious area}$$

$$= 13.130 \text{ acres} - 5.980 \text{ acres}$$

$$= \underline{\underline{7.150 \text{ acres of impervious area for water quality calculations}}}$$
 - c. Percentage of impervious area for water quality:

$$= \text{Impervious area for water quality} / \text{Site area for water quality} \times 100\%$$

$$= 7.150 \text{ acres} / 13.130 \text{ acres} \times 100\%$$

$$= \underline{\underline{54.46 \% \text{ Impervious}}}$$
 - d. For 2.5 inches times the percentage of impervious area:

$$= 2.5 \text{ inches} \times 54.46 \%$$

$$= \underline{\underline{1.361 \text{ inches to be treated}}}$$
 - e. Compute volume required for quality detention:

$$= \text{Inches to be treated} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 1.361 \text{ inches} \times (17.770 \text{ acres} - 2.000 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{1.789 \text{ ac-ft required for detention storage}}}$$
3. The first inch of runoff from the entire developed site = 1.481 ac-ft
 2.5 inches times the percentage of impervious area = 1.789 ac-ft

The volume of 1.789 ac-ft controls

4. If the project is zoned "Commercial" or if the project were discharging directly to a sensitive receiving body and is more than 40% impervious, 0.5 inches of dry detention pre-treatment must be provided:

$$= 0.5 \text{ inches} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 0.5 \text{ inches} \times (17.770 \text{ acres} - 2.000 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{0.657 \text{ ac-ft required for pre-treatment}}}$$
5. Compute credit for using one of the following systems:
 - a. Wet detention volume to be provided:

$$= \text{Total required detention} - \text{Pre-treatment}$$

$$= 1.789 \text{ ac-ft} - 0.657 \text{ ac-ft}$$

$$= \underline{\underline{1.132 \text{ ac-ft of volume required for wet detention}}}$$
 - b. Dry detention volume to be provided (75% of the total required detention volume):

$$= \text{Total required detention volume} \times 75\%$$

$$= 1.789 \text{ ac-ft} \times 75\%$$

$$= \underline{\underline{1.342 \text{ ac-ft of volume required for dry detention}}}$$
 - c. Dry retention volume to be provided (50% of the total required detention volume):

$$= \text{Total required detention volume} \times 50\%$$

$$= 1.789 \text{ ac-ft} \times 50\%$$

$$= \underline{\underline{0.895 \text{ ac-ft of volume required for dry retention}}}$$

B. SUMMARY OF WATER QUALITY COMPUTATIONS:

Item:	Description:	Quantity:
A.1	First inch of runoff from entire project site =	1.481 ac-ft
A.2	2.5 inches times percent impervious =	1.789 ac-ft
A.3	Volume to be treated =	1.789 ac-ft
A.4	Pre-treatment required for commercial site =	0.657 ac-ft
A.5.a	Wet detention volume required =	1.132 ac-ft
A.5.b	Dry detention volume required =	1.342 ac-ft
A.5.c	Dry retention volume required =	0.895 ac-ft
A.5.d	Exfiltration trench volume required =	1.789 ac-ft

C. STAGE ELEVATION INFORMATION:

Item:	Description:	S type	Area ac.	Low ft.	High ft.	I %	C %	Total Area %
1	lake	V	2.001	8.50	8.50	100	100	11.27
2	LAKE BANK	L	0.555	8.50	12.50	0	100	3.13
3								
4								
5								
6								
7	Pool Deck	L	0.070	13.00	13.20	100	100	0.39
8	upland green area	L	5.380	11.50	13.00	0	100	30.30
9	sidewalk	L	0.670	11.90	13.50	100	100	3.77
10	pavement area	L	6.440	11.20	13.20	100	100	36.27
11	Building Coverage Areas	V	2.640	13.70	13.70	100	100	14.87
Total:			17.756	8.50	13.70	66.57	100.00	100.0

* Abbreviations: S = Storage; (V = Vertical Storage & L = Linear Storage)
I = Impervious
C = Compaction; (Use the following compaction factors: 0%, 50%, 100%)

D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:

Existing Soil Type: **1 COASTAL**

Depth to Water Table ft.	Cumulative Water Storage (Pre.-Dev.) in.	Compacted Water Storage (Post 50%) in.	Compacted Water Storage (Post 100%) in.
1	0.60	0.53	0.45
2	2.50	2.19	1.88
3	6.60	5.78	4.95
4	10.90	9.54	8.18

2. Available Soil Storage Calculation:

Item:	Description:	Elev. ft.	S in.	Area acres	Stored ac-in
1	lake	8.50	0.00	0.000	0.00
2	LAKE BANK	10.50	1.88	0.555	1.04
3	0	0.00	0.00	0.000	0.00
4	0	0.00	0.00	0.000	0.00
5	0	0.00	0.00	0.000	0.00
6	0	0.00	0.00	0.000	0.00
7	Pool Deck	13.10	8.18	0.000	0.00
8	upland green area	12.25	7.37	5.380	39.64
9	sidewalk	12.70	8.18	0.000	0.00
10	pavement area	12.20	7.21	0.000	0.00
11	Building Coverage Areas	13.70	8.18	0.000	0.00
Total:		12.09	40.98	5.935	40.68

* Abbreviations: S = Soil Storage
P = Pervious

3. Moisture Storage Calculation (S):
 = Available soil storage / Total Site Area
 = 40.68 ac-in / 17.770 acres
 = **2.29 inches**
4. SCS Curve Number Calculation (CN):
 = $1000 / (S + 10)$
 = $1000 / (2.290 + 10)$
 = **81**

E. SURFACE STORAGE CALCULATIONS:

1. Stage vs. Storage Calculations:

Stage ft.	Item:	STORAGE (ac-ft)											Total ac-ft
		1 ac-ft	2 ac-ft	3 ac-ft	4 ac-ft	5 ac-ft	6 ac-ft	7 ac-ft	8 ac-ft	9 ac-ft	10 ac-ft	T ac-ft	
8.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.00		1.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.30	1.32
9.50		2.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.60	2.67
10.00		3.00	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.90	4.06
10.50		4.00	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.20	5.48
11.00		5.00	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.20	6.64
11.50		6.00	0.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14	1.20	7.97
12.00		7.00	0.85	0.00	0.00	0.00	0.00	0.00	0.45	0.00	1.03	1.20	10.53
12.50		8.00	1.11	0.00	0.00	0.00	0.00	0.00	1.79	0.08	2.72	1.20	14.90
12.90		8.80	1.33	0.00	0.00	0.00	0.00	0.00	3.51	0.21	4.65	1.20	19.71
13.00		9.00	1.39	0.00	0.00	0.00	0.00	0.00	4.04	0.25	5.22	1.20	21.10
13.50		10.01	1.67	0.00	0.00	0.00	0.00	0.03	6.73	0.54	8.37	1.20	28.53
14.00		11.01	1.94	0.00	0.00	0.00	0.00	0.06	9.42	0.87	11.59	1.20	36.09

* Abbreviations: T = Exfiltration Trench

G. S.F.W.M.D. C-51 BASIN RULE (STORAGE - NEW CRITERIA):

1. C-51 Basin Rule (Sub-Basin 32) Peak Flood Stage = **12.90 NGVD.**
2. Available On-Site Soil Storage = 3.39 ac-ft
3. Available On-Site Surface Storage @ Peak Flood Stage Elevation = 19.71 ac-ft
4. Total On-Site Storage Requirement per C-51 Basin Rules = **23.10** ac-ft

PRE DEVELOPMENT VOLUME 23.07
PLEASE SEE PRE DEVELOPMENT
CALCULATIONS ABOVE

H. MINIMUM BUILDING FINISH FLOOR ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 100-Year, 3-Day storm event:
= **16.00 in.**
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(16.00 \text{ in.} - (0.2 \times 2.29 \text{ in.}))^2 / (16.00 \text{ in.} + (0.8 \times 2.29 \text{ in.}))$
= **13.55 inches of runoff**
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 13.55 inches X 17.770 acres X (1 foot / 12 inches)
= **20.06 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **20.06** ac-ft corresponds to elevation **12.93 NGVD**

Finish floors are at 13.20 NGVD

I. MINIMUM DISCHARGE ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 10-Year, 3-Day storm event:
= **11.00 in.**
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(11.00 \text{ in.} - (0.2 \times 2.29 \text{ in.}))^2 / (11.00 \text{ in.} + (0.8 \times 2.29 \text{ in.}))$
= **8.66 inches of runoff**
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 8.66 inches X 17.770 acres X (1 foot / 12 inches)
= **12.83 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **12.83** ac-ft corresponds to elevation **12.26 NGVD.**

Cascade Routing at 12.17 NGVD (min berm at 12.2 NGVD)

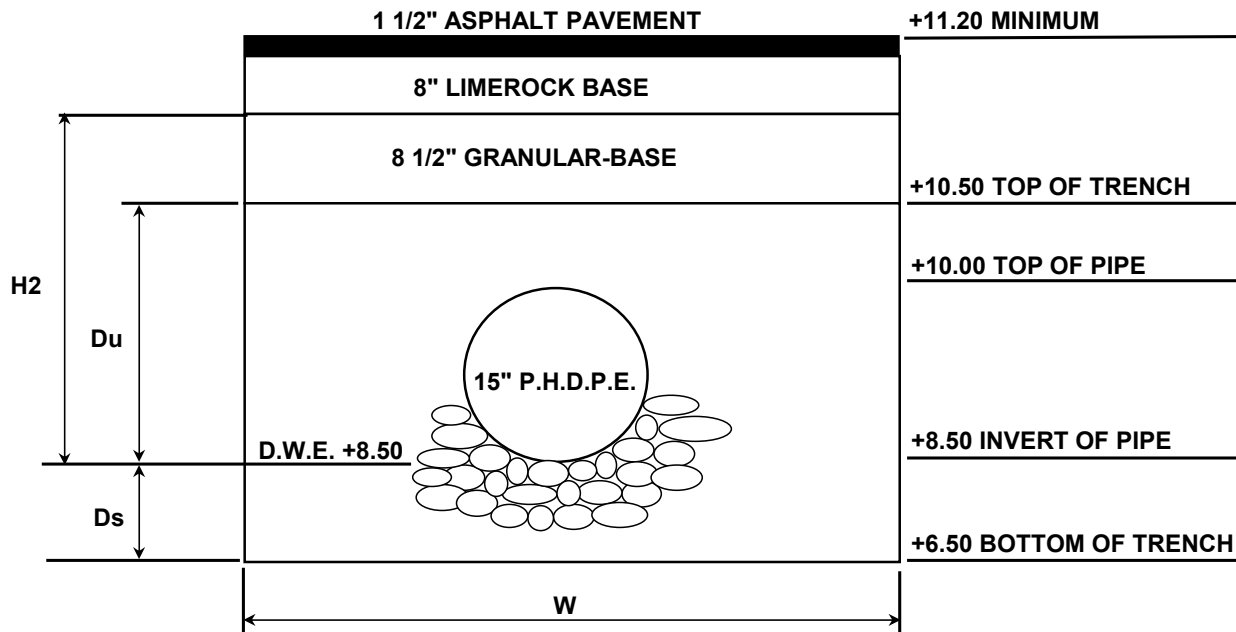
I. MINIMUM ROAD CROWN ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 5-Year, 1-Day storm event:
= **5.50 in.**
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(5.50 \text{ in.} - (0.2 \times 2.29 \text{ in.}))^2 / (5.50 \text{ in.} + (0.8 \times 2.29 \text{ in.}))$
= **3.47 inches of runoff**
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 3.47 inches X 17.770 acres X (1 foot / 12 inches)
= **5.13 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **5.13** ac-ft corresponds to elevation **10.38 NGVD.**

Minimum road grade 10.4 NGVD

I. EXFILTRATION TRENCH CALCULATIONS: TRECH PROVIDES WATER QUALITY AND ADDITIONAL STORAGE FOR C-51

1. Design Formula:
$$L = (FS ((\%WQ \cdot V1) + V2)) / (K((H2 \cdot W) + (2 \cdot H2 \cdot Du) - (Du^2) + (2 \cdot H2 \cdot Ds)) + (1.39 \times 10^{-4} \cdot W \cdot Du))$$
2. Design Information:
 - V1 = Exfiltrated Volume (Pre-treatment): 7.20 ac-in
 - V2 = Exfiltrated Volume (Additional Storage): ac-in
 - W = Trench Width: 8.00 ft.
 - K = Hydraulic Conductivity: 3.28E-03 cfs/sq-ft per ft head
 - H2 = Depth of Water Table: 2.70 ft.
 - Du = Non-Saturated Trench Depth: 2.00 ft.
 - Ds = Saturated Trench Depth: 2.00 ft.
3. Exfiltration Trench Required: 110 ft.
4. Exfiltration Trench Provided: 220 ft.
5. Exfiltration Trench Storage Provided: 14.39 ac-in or 1.20 ac-ft



Project Name: 2805SCongressAve

Reviewer: Jay Huebner

Project Number: 190321

Period Begin: Jul 23, 2019;0000 hr End: Jul 26, 2019;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: On-site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 16.0001 inches

Area: 17.66 acres

Ground Storage: 2.29 inches

Time of Concentration: 0.25 hours

Initial Stage: 8.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.50	0.00
9.00	1.02
9.50	2.07
10.00	3.15
10.50	4.28
11.00	5.43
11.50	6.76
12.00	9.32
12.50	13.69
13.00	19.88
13.50	27.31

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	8.50
100.00	8.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
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BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-site	13.00	72.00	8.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-site	19.88	0.00	0.00	0.00	19.88	0.00

Project Name: 2805SCongressAve

Reviewer: Jay Huebner

Project Number: 190321

Period Begin: Jul 23, 2019;0000 hr End: Jul 26, 2019;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: On-site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 10 year

3 Day Rainfall: 11 inches

Area: 17.66 acres

Ground Storage: 2.29 inches

Time of Concentration: 0.25 hours

Initial Stage: 8.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.50	0.00
9.00	1.02
9.50	2.07
10.00	3.15
10.50	4.28
11.00	5.43
11.50	6.76
12.00	9.32
12.50	13.69
13.00	19.88
13.50	27.31

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	8.50
100.00	8.50

Structure: 1

From Basin: On-site

To Basin: Offsite1

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 12.2 ft NGVD, Length = 2.5 ft

Bleeder: Inv-Tri, Invert Elev = 8.5 ft NGVD, Height = 0.5 ft

Width = 0.5 ft

Default Coefs: Weir Coef = 2.5, Orifice Coef = 0.6

Pipe: Diameter = 2.5 ft, Manning's n = 0.012, Length = 25 ft

US Invert Elev = 8.5 ft NGVD, DS Invert Elev = 8 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	8.50	8.50
1.00	0.05	0.00	0.00	0.00	8.50	8.50
2.00	0.10	0.00	0.00	0.00	8.50	8.50
3.00	0.15	0.00	0.00	0.00	8.50	8.50
4.00	0.20	0.00	0.00	0.00	8.50	8.50
5.00	0.25	0.00	0.00	0.00	8.50	8.50
6.00	0.30	0.00	0.00	0.00	8.50	8.50
7.00	0.34	0.00	0.00	0.00	8.50	8.50
8.00	0.39	0.00	0.00	0.00	8.50	8.50
9.00	0.44	0.00	0.00	0.00	8.50	8.50
10.00	0.49	0.02	0.00	0.00	8.50	8.50
11.00	0.54	0.05	0.00	0.00	8.50	8.50
12.00	0.59	0.09	0.00	0.00	8.50	8.50
13.00	0.64	0.12	0.00	0.00	8.51	8.50
14.00	0.69	0.15	0.00	0.00	8.51	8.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
15.00	0.74	0.17	0.00	0.00	8.52	8.50
16.00	0.79	0.20	0.00	0.00	8.53	8.50
17.00	0.84	0.23	0.00	0.00	8.54	8.50
18.00	0.89	0.25	0.00	0.00	8.55	8.50
19.00	0.94	0.27	0.00	0.00	8.56	8.50
20.00	0.98	0.29	0.00	0.00	8.57	8.50
21.00	1.03	0.31	0.00	0.00	8.58	8.50
22.00	1.08	0.33	0.00	0.00	8.59	8.50
23.00	1.13	0.35	0.00	0.00	8.61	8.50
24.00	1.18	0.37	0.01	0.00	8.62	8.50
25.00	1.25	0.56	0.01	0.00	8.64	8.50
26.00	1.33	0.60	0.01	0.00	8.66	8.50
27.00	1.40	0.63	0.02	0.00	8.69	8.50
28.00	1.47	0.66	0.03	0.01	8.71	8.50
29.00	1.54	0.68	0.04	0.01	8.74	8.50
30.00	1.61	0.71	0.05	0.01	8.77	8.50
31.00	1.68	0.73	0.06	0.02	8.79	8.50
32.00	1.76	0.75	0.07	0.02	8.82	8.50
33.00	1.83	0.77	0.09	0.03	8.85	8.50
34.00	1.90	0.79	0.11	0.04	8.88	8.50
35.00	1.97	0.81	0.13	0.05	8.90	8.50
36.00	2.04	0.83	0.15	0.06	8.93	8.50
37.00	2.12	0.84	0.18	0.07	8.96	8.50
38.00	2.19	0.86	0.21	0.09	8.99	8.50
39.00	2.26	0.87	0.25	0.11	9.01	8.50
40.00	2.33	0.89	0.27	0.13	9.04	8.50
41.00	2.40	0.90	0.29	0.15	9.06	8.50
42.00	2.47	0.91	0.30	0.18	9.08	8.50
43.00	2.55	0.93	0.31	0.20	9.11	8.50
44.00	2.62	0.94	0.33	0.23	9.13	8.50
45.00	2.69	0.95	0.34	0.26	9.16	8.50
46.00	2.76	0.96	0.35	0.28	9.18	8.50
47.00	2.83	0.97	0.37	0.31	9.20	8.50
48.00	2.91	0.98	0.38	0.34	9.23	8.50
49.00	2.99	1.11	0.39	0.38	9.25	8.50
50.00	3.07	1.12	0.40	0.41	9.28	8.50
51.00	3.16	1.36	0.42	0.44	9.32	8.50
52.00	3.27	1.58	0.44	0.48	9.36	8.50
53.00	3.41	2.06	0.46	0.52	9.41	8.50
54.00	3.58	2.56	0.49	0.55	9.49	8.50
55.00	3.78	3.07	0.52	0.60	9.58	8.50
56.00	4.01	3.61	0.55	0.64	9.68	8.50
57.00	4.29	4.37	0.60	0.69	9.81	8.50
58.00	4.63	5.44	0.64	0.74	9.98	8.50
59.00	5.08	7.89	0.70	0.79	10.20	8.50
60.00	8.22	80.22	0.95	0.86	11.32	8.50
61.00	9.11	12.86	1.06	0.94	11.91	8.50
62.00	9.53	6.63	1.07	1.03	12.02	8.50
63.00	9.79	4.26	1.08	1.12	12.06	8.50
64.00	10.03	4.16	1.09	1.21	12.09	8.50
65.00	10.17	2.53	1.09	1.30	12.10	8.50
66.00	10.32	2.50	1.09	1.39	12.12	8.50
67.00	10.47	2.50	1.09	1.48	12.13	8.50
68.00	10.61	2.51	1.09	1.57	12.14	8.50
69.00	10.71	1.69	1.10	1.66	12.15	8.50
70.00	10.81	1.67	1.10	1.75	12.16	8.50
71.00	10.90	1.67	1.10	1.84	12.16	8.50
72.00	11.00	1.67	1.10	1.93	12.17	8.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	1.10	72.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
-------	----------	-----------	----------	-----------

```
=====
On-site      12.17      72.00      8.50      0.00
```

BASIN WATER BUDGETS (all units in acre-ft)

```
=====
      Basin      Total  Structure  Structure  Initial  Final
      Runoff      Inflow  Outflow  Storage  Storage  Residual
=====
On-site      12.71      0.00      1.93      0.00      10.77      0.00
```

Project Name: 2805SCongressAve

Reviewer: Jay Huebner

Project Number: 190321

Period Begin: Jul 23, 2019;0000 hr End: Jul 24, 2019;0000 hr Duration: 24 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: On-site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 3 year

1 Day Rainfall: 5.5 inches

Area: 17.66 acres

Ground Storage: 2.29 inches

Time of Concentration: 0.25 hours

Initial Stage: 8.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.50	0.00
9.00	1.02
9.50	2.07
10.00	3.15
10.50	4.28
11.00	5.43
11.50	6.76
12.00	9.32
12.50	13.69
13.00	19.88
13.50	27.31

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	8.50
24.00	8.50

Structure: 1

From Basin: On-site

To Basin: Offsite1

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 12.5 ft NGVD, Length = 2.5 ft

Bleeder: Inv-Tri, Invert Elev = 8.5 ft NGVD, Height = 0.5 ft

Width = 0.5 ft

Default Coefs: Weir Coef = 2.5, Orifice Coef = 0.6

Pipe: Diameter = 2.5 ft, Manning's n = 0.012, Length = 25 ft

US Invert Elev = 8.5 ft NGVD, DS Invert Elev = 8 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	8.50	8.50
1.00	0.05	0.00	0.00	0.00	8.50	8.50
2.00	0.11	0.00	0.00	0.00	8.50	8.50
3.00	0.18	0.00	0.00	0.00	8.50	8.50
4.00	0.25	0.00	0.00	0.00	8.50	8.50
5.00	0.34	0.00	0.00	0.00	8.50	8.50
6.00	0.46	0.00	0.00	0.00	8.50	8.50
7.00	0.59	0.21	0.00	0.00	8.50	8.50
8.00	0.75	0.55	0.00	0.00	8.52	8.50
9.00	0.94	1.02	0.00	0.00	8.55	8.50
10.00	1.17	1.68	0.00	0.00	8.61	8.50
11.00	1.48	3.01	0.02	0.00	8.70	8.50
12.00	3.61	44.28	0.43	0.01	9.35	8.50
13.00	4.22	7.70	0.66	0.06	10.03	8.50
14.00	4.50	4.07	0.70	0.12	10.20	8.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
15.00	4.68	2.64	0.72	0.18	10.28	8.50
16.00	4.84	2.59	0.74	0.24	10.35	8.50
17.00	4.94	1.58	0.75	0.30	10.39	8.50
18.00	5.04	1.57	0.76	0.36	10.42	8.50
19.00	5.14	1.57	0.77	0.42	10.45	8.50
20.00	5.24	1.58	0.77	0.49	10.48	8.50
21.00	5.30	1.06	0.78	0.55	10.50	8.50
22.00	5.37	1.06	0.78	0.62	10.51	8.50
23.00	5.43	1.06	0.78	0.68	10.52	8.50
24.00	5.50	1.06	0.78	0.74	10.53	8.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.78	24.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-site	10.53	24.00	8.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-site	5.08	0.00	0.74	0.00	4.34	0.00

EXHIBIT F

LUPA Traffic Study

SIMMONS & WHITE
2581 Metrocentre Blvd West, Suite 3, West Palm Beach, Florida 33407
O 561.478.7848 | F 561.478.3738 www.simmonsandwhite.com
Certificate of Authorization Number 3452



LAND USE PLAN AMENDMENT APPLICATION

TRAFFIC STATEMENT

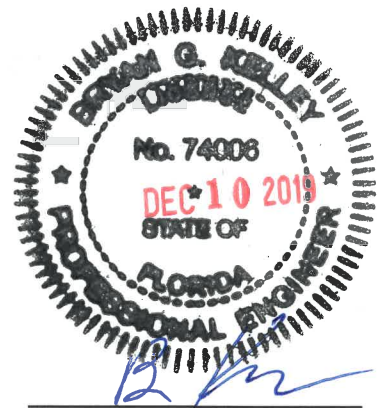
PALM SPRINGS RESIDENCES
18.387 ACRE LUPA
PALM SPRINGS, FLORIDA

Prepared for:

The Spear Group
3921 S.W. 47th Avenue
Suite 1013
Fort Lauderdale, Florida 33314

Job No. 19-083

Date: July 26, 2019
Revised: December 10, 2019



Bryan G. Kelley P.E.
FL Reg. No. 74006

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1.0 SITE DATA

The subject parcel is located on the west side of Congress Avenue just north of Lillian Road in the Village of Palm Springs, Florida and contains approximately 18.387 acres. The Property Control Numbers (PCN) for the subject parcel are 70-43-44-18-05-010-0040 and 70-43-44-18-00-000-1040. The subject property is currently designated as Other Public Facilities (OPF) for 18.200 acres and Residential for 0.1862 acres on the Village of Palm Springs Comprehensive Plan. The property owner is requesting a change in the parcel's future land use designation to Residential High (RH). The purpose of this statement is to determine the total traffic volume which will be on each roadway link within the site radius of development influence for the Interim Transportation Plan. This statement will also identify which roadway links (if any) will exceed the adopted Level of Service volume for the subject links addressed within the project's radius of development influence.

2.0 TRAFFIC GENERATION

The change in daily traffic generation due to the requested change in the 18.387 acres parcels' land use designation may be determined by taking the difference between the total traffic generated for the most intensive land use under both the existing OPF and Residential future land use designation and the proposed RH future land use designation:

OPF (18.200 Acres)

The most intensive land use under the existing Other Public Facilities land use designation is "Recreational Community Center". Based on a 40% floor area ratio (FAR) and the site area consisting of 18.200 acres, the maximum allowable intensity for the designated acreage under the existing PF land use designation is 317,117 S.F. calculated as follows:

$$18.200 \text{ Acres} \times \frac{43,560 \text{ S.F.}}{1 \text{ Acre}} \times 0.40 = 317,117 \text{ S.F.}$$

Residential (0.1862 Acres)

The most intensive land use under the existing Residential land use designation is "Single Family Residential". Based on a maximum intensity of 5.8 dwelling units per acre and the site area consisting of 0.1862 acres, the maximum allowable intensity for the designated acreage under the existing Residential land use designation is one (1) single family dwelling unit.

2.0 TRAFFIC GENERATION (CONTINUED)

Recreational Community Center (317,117 S.F.) and Single Family (1 DU)

Table 1 calculates the daily traffic generation, AM peak hour traffic generation, and PM peak hour traffic generation for the property under the existing OPF and Residential land use designation. The traffic generation has been calculated in accordance with the traffic generation rates listed in the ITE Trip Generation Manual, 10th Edition. Based on the maximum allowable square footage and the accepted traffic generation rates for Recreational Community Center and Single Family Residential, the maximum traffic generation for the property under the existing OPF and Residential land use designation may be summarized as follows:

$$\begin{aligned}\text{Daily Traffic Generation} &= 9149 \text{ tpd} \\ \text{AM Peak Hour Traffic Generation (In/Out)} &= 559 \text{ pht (368 In/191 Out)} \\ \text{PM Peak Hour Traffic Generation (In/Out)} &= 734 \text{ pht (346 In/388 Out)}\end{aligned}$$

RH

The most intensive land use for the proposed Residential High land use designation is "Multifamily Residential". Based on a maximum intensity of 19 dwelling units per acre and the site area consisting of 18.387 acres, the maximum allowable intensity for the designated acreage under the proposed RH land use designation is 349 dwelling units calculated as follows:

$$18.387 \text{ Acres} \times \frac{19 \text{ DU}}{\text{Acre}} = 349 \text{ DU}$$

Multifamily Residential (349 DU)

Table 2 calculates the daily traffic generation, AM peak hour traffic generation, and PM peak hour traffic generation for the property under the proposed RH future land use designation. Based on the maximum allowable dwelling units and the accepted traffic generation rates for multifamily residential development, the maximum traffic generation for the property under the proposed RH land use designation may be summarized as follows:

$$\begin{aligned}\text{Daily Traffic Generation} &= 1899 \text{ tpd} \\ \text{AM Peak Hour Traffic Generation (In/Out)} &= 126 \text{ pht (33 In/93 Out)} \\ \text{PM Peak Hour Traffic Generation (In/Out)} &= 154 \text{ pht (94 In/60 Out)}\end{aligned}$$

The change in daily traffic generation potential due to the requested change in the parcels' land use designations is shown in Table 3 and may be calculated as follows:

$$\begin{aligned}\text{Daily Traffic Generation} &= 7250 \text{ tpd DECREASE} \\ \text{AM Peak Hour Traffic Generation} &= 433 \text{ pht DECREASE} \\ \text{PM Peak Hour Traffic Generation} &= 580 \text{ pht DECREASE}\end{aligned}$$

3.0 TRAFFIC ASSIGNMENT/DISTRIBUTION

The attached PROJECT DISTRIBUTION figure shows the trip distribution, which is based on the current and projected roadway geometry, a review of historical travel patterns for the area, and anticipated travel patterns associated with probable land uses under the proposed RH land use designation.

4.0 TRAFFIC ANALYSIS

Table 4 represents the Existing Conditions Analysis for the surrounding roadway network. As shown in Table 4, all roadway links are currently operating at Level of Service (LOS) C and meet the LOS D volume thresholds. Table 5 and Table 6 show the short term (2024) and long term (2040) analysis, respectively for the roadway links without the project impact. As shown in Tables 5 and 6, all roadway links will continue to operate at an acceptable LOS. Table 7 and Table 8 show the short term (2024) and long term (2040) analysis, respectively for the roadway links with the project impact. Since the proposed change in future land use results in fewer potential trips, no negative impacts are associated with the proposed project. Tables 4-8 are included in Appendix "A".

5.0 TEST 2 ANALYSIS

As required by the Palm Beach County Comprehensive Plan, a Test 2 analysis was prepared in accordance with the Palm Beach County Traffic Performance Standards. Tables 9 and 10 calculate which of the impacted links are significant for the Test 2 analysis. As shown in Tables 9 and 10, the project will have less than a 3% impact on all links and therefore the project meets the requirements of Test 2. Tables 9 and 10 are included in Appendix "B".

6.0 PEAK HOUR TURNING MOVEMENTS

The total AM and PM peak hour turning movements for the project under the proposed RH land use designation have been calculated in Table 2 in order to assess the improvements necessary to accommodate such traffic movements. The AM and PM peak hour turning movement volumes and directional distributions for the continued development under the RH land use designation may be summarized as follows:

**Directional
Distribution
(Trips IN/OUT)**

AM Peak Hour = 33 / 93
PM Peak Hour = 94 / 60

Based on the peak hour volumes shown above and the Palm Beach County Engineering Guideline used in determining the need for turn lanes of 75 right turns or 30 left turns in the peak hour, additional turn lanes may be warranted. The need for turn lanes or access modifications will be reevaluated following the submittal of a site specific development order and site plan.

7.0 MASS TRANSIT ANALYSIS

Palm Tran currently provides bus service along Congress Avenue (Route 2). A bus stop is existing for southbound Congress Avenue just north of the site and a bus stop is existing for northbound Congress Avenue at Lillian Road. The headway for Route 2 during the weekday is approximately 30 minutes. This existing service is anticipated to be able to accommodate the proposed future land use. The Palm Tran data is provided in Appendix "C".

8.0 CONCLUSION

As previously mentioned, this proposed future land use plan designation modification will not significantly impact any roadway segment that is projected to be operating above the adopted Level of Service on the Year 2040 Transportation System Plan. Therefore, this land use plan amendment is in accordance with the goals and objectives of the Village of Palm Springs Comprehensive Plan, Transportation Element.

PALM SPRINGS RESIDENCES

07/17/19
Revised: 12/20/19

TABLE 1
EXISTING OTHER PUBLIC FACILITIES & RESIDENTIAL FUTURE LAND USE DESIGNATION - 317,117 SF & 1 DU

Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips	Internalization % Total	External Trips	Pass-by % Trips	Net Trips
Single Family Detached	210	1	Dwelling Units	10		10	0	10	0% 0
Recreational Community Center	495	317,117	S.F.	28.82		9,139	0	9,139	0% 0
Grand Totals:					9,149	0.0% 0	9,149	0% 0	9,149

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips In Out Total	Internalization % In Out Total	External Trips In Out Total	Pass-by % Trips	Net Trips In Out Total
Single Family Detached	210	1	Dwelling Units	0.74	0.25 0.75	0 1 1	0.0% 0 0 0	0 1 1	0% 0 0 1
Recreational Community Center	495	317,117	S.F.	1.76	0.66 0.34	368 190 558	0.0% 0 0 0	368 190 558	0% 0 368 190 558
Grand Totals:					368 191 559	0.0% 0 0 0	368 191 559	0% 0	368 191 559

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips In Out Total	Internalization % In Out Total	External Trips In Out Total	Pass-by % Trips	Net Trips In Out Total
Single Family Detached	210	1	Dwelling Units	$\ln(T) = 0.96 \ln(X) + 0.20$	0.63 0.37	1 0 1	0.0% 0 0 0	1 0 1	0% 0 1 0 1
Recreational Community Center	495	317,117	S.F.	2.31	0.47 0.53	345 388 733	0.0% 0 0 0	345 388 733	0% 0 345 388 733
Grand Totals:					346 388 734	0.0% 0 0 0	346 388 734	0% 0	346 388 734

PALM SPRINGS RESIDENCES

07/17/19
Revised: 12/20/19

TABLE 2 PROPOSED RESIDENTIAL HIGH FUTURE LAND USE DESIGNATION - 349 DU

Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In	Out	Gross Trips	Internalization %	Total	External Trips	Pass-by %	Trips	Net Trips
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	349	Dwelling Units	5.44		1,899		0	1,899	0%	0	1,899
Grand Totals:						1,899	0.0%	0	1,899	0%	0	1,899

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In	Out	Gross Trips In	Out	Total	Internalization %	In	Out	Total	External Trips In	Out	Total	Pass-by %	Trips	Net Trips In	Out	Total
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	349	Dwelling Units	0.36	0.26	33	93	126	0.0%	0	0	0	33	93	126	0%	0	33	93	126
Grand Totals:						33	93	126	0.0%	0	0	0	33	93	126	0%	0	33	93	126

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In	Out	Gross Trips In	Out	Total	Internalization %	In	Out	Total	External Trips In	Out	Total	Pass-by %	Trips	Net Trips In	Out	Total
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	349	Dwelling Units	0.44	0.61	94	60	154	0.0%	0	0	0	94	60	154	0%	0	94	60	154
Grand Totals:						94	60	154	0.0%	0	0	0	94	60	154	0%	0	94	60	154

PALM SPRINGS RESIDENCES

07/17/19
Revised: 12/20/19

TABLE 3
TRAFFIC GENERATION INCREASE

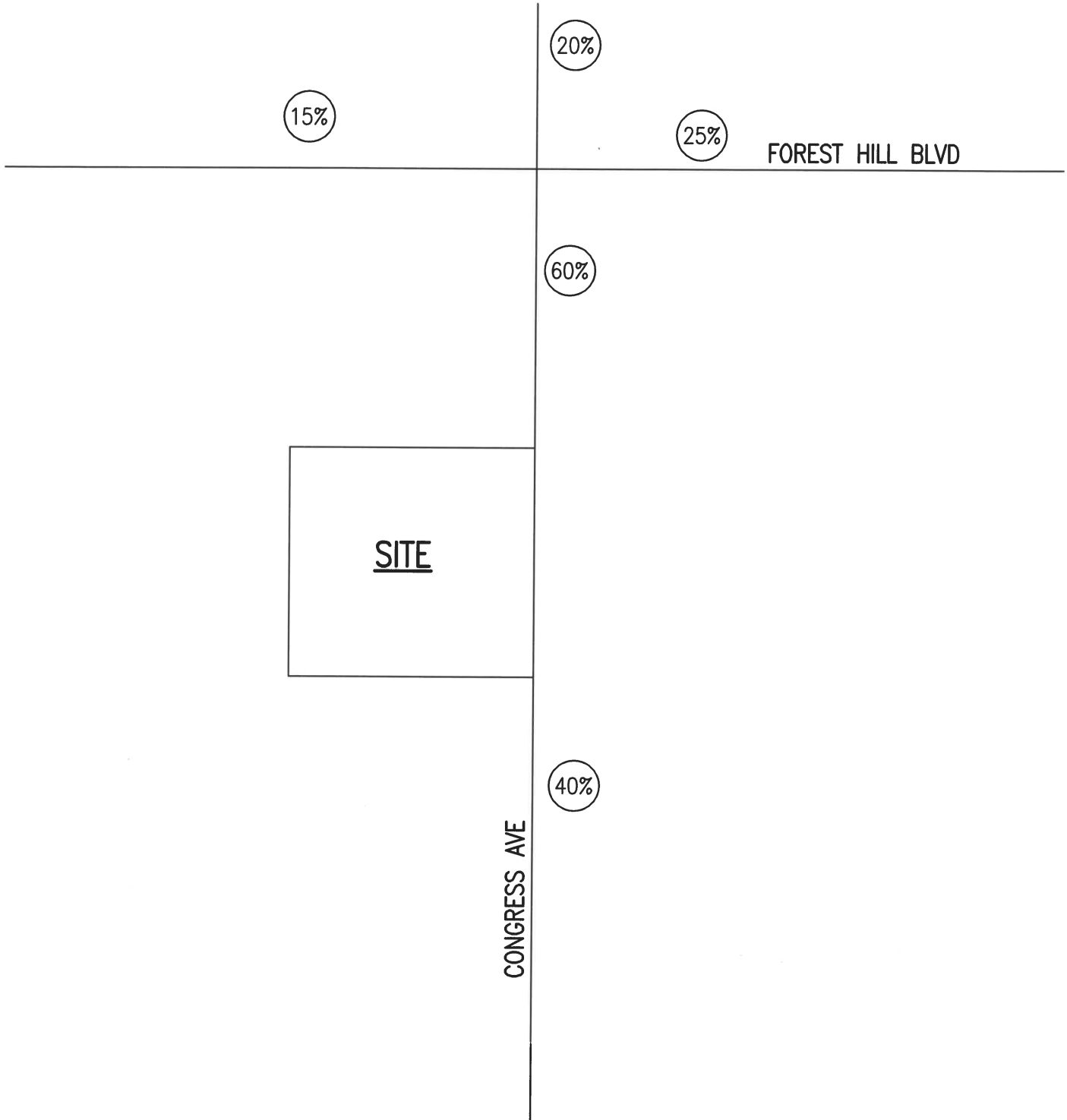
	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING =	9,149	559	368	191	734	346	388
PROPOSED =	1,899	126	33	93	154	94	60
INCREASE =	-7,250	-433	-335	-98	-580	-252	-328



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LEGEND

(15%) PROJECT DISTRIBUTION

PROJECT DISTRIBUTION

PALM SPRINGS
RESIDENCES

19-083 BK 7/17/19

APPENDIX A

TRAFFIC ANALYSIS

PALM SPRINGS RESIDENCES

07/17/19
Revised: 12/20/19

TABLE 4
EXISTING CONDITIONS ANALYSIS

ROADWAY	FROM	TO	2019 DAILY TRAFFIC VOLUME	LANES	ADOPTED LOS	LOS "D" CAPACITY	V/C RATIO	LOS
CONGRESS AVENUE	10TH AVENUE	SITE ⁽¹⁾	42,189	6D	D	59,900	0.70	C
CONGRESS AVENUE	SITE	FOREST HILL BOULEVARD ⁽¹⁾	42,189	6D	D	59,900	0.70	C
CONGRESS AVENUE	FOREST HILL BOULEVARD	SUMMIT BOULEVARD ⁽¹⁾	34,412	6D	D	59,900	0.57	C
FOREST HILL BOULEVARD	KIRK ROAD	CONGRESS AVENUE ⁽¹⁾	47,705	6D	D	59,900	0.80	C
FOREST HILL BOULEVARD	CONGRESS AVENUE	I-95 ⁽²⁾	47,500	6D	D	59,900	0.79	C

Note:

(1) From PBC Counts

(2) From FDOT Counts

PALM SPRINGS RESIDENCES

07/17/19
Revised: 12/20/19

TABLE 5
SHORT TERM CONDITIONS ANALYSIS (2024)

ROADWAY	FROM	TO	2024 DAILY TRAFFIC VOLUME	LANES	ADOPTED LOS	LOS "D" CAPACITY	V/C RATIO	LOS
CONGRESS AVENUE	10TH AVENUE	SITE	43,525	6D	D	59,900	0.73	C
CONGRESS AVENUE	SITE	FOREST HILL BOULEVARD	43,525	6D	D	59,900	0.73	C
CONGRESS AVENUE	FOREST HILL BOULEVARD	SUMMIT BOULEVARD	35,766	6D	D	59,900	0.60	C
FOREST HILL BOULEVARD	KIRK ROAD	CONGRESS AVENUE	49,680	6D	D	59,900	0.83	C
FOREST HILL BOULEVARD	CONGRESS AVENUE	I-95	48,429	6D	D	59,900	0.81	C

Note:
Volumes determined by interpolation between existing and 2040 volumes.

PALM SPRINGS RESIDENCES

07/17/19
Revised: 12/20/19

TABLE 6
LONG RANGE CONDITIONS ANALYSIS (2040)

ROADWAY	FROM	TO	2040 DAILY TRAFFIC VOLUME	LANES	ADOPTED LOS	LOS "D" CAPACITY	V/C RATIO	LOS
CONGRESS AVENUE	10TH AVENUE	SITE	47,800	6D	D	59,900	0.80	C
CONGRESS AVENUE	SITE	FOREST HILL BOULEVARD	47,800	6D	D	59,900	0.80	C
CONGRESS AVENUE	FOREST HILL BOULEVARD	SUMMIT BOULEVARD	40,100	6D	D	59,900	0.67	C
FOREST HILL BOULEVARD	KIRK ROAD	CONGRESS AVENUE	56,000	6D	D	59,900	0.93	C
FOREST HILL BOULEVARD	CONGRESS AVENUE	I-95	51,400	6D	D	59,900	0.86	C

Note:

Volumes from latest Palm Beach TPA data

PALM SPRINGS RESIDENCES

07/17/19
Revised: 12/20/19

TABLE 7
SHORT TERM CONDITIONS ANALYSIS (2024) WITH PROJECT IMPACT

PROJECT: PALM SPRINGS RESIDENTIAL
EXISTING FUTURE LAND USE DESIGNATION: PUBLIC FACILITIES
TRIPS PER DAY= 9,149
PROPOSED FUTURE LAND USE DESIGNATION: RESIDENTIAL HIGH (19 DU/AC)
TRIPS PER DAY= 1,899
TRIP INCREASE= -7,250

ROADWAY	FROM	TO	2024 DAILY TRAFFIC VOLUME	LANES	ADOPTED LOS	TRIP DIST.	PROJECT TRAFFIC	TOTAL TRAFFIC	LOS "D" CAPACITY	V/C RATIO	LOS
CONGRESS AVENUE	10TH AVENUE	SITE	43,525	6D	D	40%	-2900	40,625	59,900	0.68	C
CONGRESS AVENUE	SITE	FOREST HILL BOULEVARD	43,525	6D	D	60%	-4350	39,175	59,900	0.65	C
CONGRESS AVENUE	FOREST HILL BOULEVARD	SUMMIT BOULEVARD	35,766	6D	D	20%	-1450	34,316	59,900	0.57	C
FOREST HILL BOULEVARD	KIRK ROAD	CONGRESS AVENUE	49,680	6D	D	15%	-1088	48,593	59,900	0.81	C
FOREST HILL BOULEVARD	CONGRESS AVENUE	I-95	48,429	6D	D	25%	-1813	46,616	59,900	0.78	C

Note:

Volumes determined by interpolation between existing and 2040 volumes.

PALM SPRINGS RESIDENCES

07/17/19
Revised: 12/20/19

TABLE 8
LONG TERM CONDITIONS ANALYSIS (2040) WITH PROJECT IMPACT

PROJECT: PALM SPRINGS RESIDENTIAL
EXISTING FUTURE LAND USE DESIGNATION: PUBLIC FACILITIES
TRIPS PER DAY= 9,149
PROPOSED FUTURE LAND USE DESIGNATION: RESIDENTIAL HIGH (19 DU/AC)
TRIPS PER DAY= 1,899
TRIP INCREASE= -7,250

ROADWAY	FROM	TO	2040 DAILY TRAFFIC VOLUME	LANES	ADOPTED LOS	TRIP DIST.	PROJECT TRAFFIC	TOTAL TRAFFIC	LOS "D" CAPACITY	V/C RATIO	LOS
CONGRESS AVENUE	10TH AVENUE	SITE	47,800	6D	D	40%	-2900	44,900	59,900	0.75	C
CONGRESS AVENUE	SITE	FOREST HILL BOULEVARD	47,800	6D	D	60%	-4350	43,450	59,900	0.73	C
CONGRESS AVENUE	FOREST HILL BOULEVARD	SUMMIT BOULEVARD	40,100	6D	D	20%	-1450	38,650	59,900	0.65	C
FOREST HILL BOULEVARD	KIRK ROAD	CONGRESS AVENUE	56,000	6D	D	15%	-1088	54,913	59,900	0.92	C
FOREST HILL BOULEVARD	CONGRESS AVENUE	I-95	51,400	6D	D	25%	-1813	49,588	59,900	0.83	C

Note:

Volumes from latest Palm Beach TPA data

STN#	ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES					2019 DAILY		18-19 GR	3YR GR	2019 AM PEAK HOUR		2019 PM PEAK HOUR	
						2014	2015	2016	2017	2018	VOL	DATE			2-WAY NB/EB SB/WB	2-WAY NB/EB SB/WB		
3930	CONGRESS AVE	Presidential Way	Palm Beach Lakes Bl	5	1960	17231	17099	18813	17726	19066	20149	3/26/2019	5.68%	2.31%	1610	853	2045	925
3305	CONGRESS AVE	Palm Beach Lakes Blvd	Okeechobee Blvd	4D	1770	17469	17673	20168	19913	19422	19967	2/11/2019	2.81%	-0.33%	1506	794	1891	954
3606	CONGRESS AVE	Okeechobee Blvd	Belvedere Rd	4D	1770		15323	17802	17052	17541	18013	2/19/2019	2.69%	0.39%	1314	689	1680	740
3668	CONGRESS AVE	Belvedere Rd	Turnage Blvd (PBIA)	2	1140	3943	3374	4200	4763	6083	5722	2/19/2019	-5.93%	10.86%	448	147	380	100
3618	CONGRESS AVE	Southern Blvd	Gun Club Rd	6D	2940	33265	33642	34390			40630	2/19/2019		5.72%	3855	2238	1617	1403
3674	CONGRESS AVE	Gun Club Rd	Summit Blvd	6D	2680	34957	33418	35665	37940	36802	39886	2/19/2019	8.38%	3.80%	3606	2168	1445	1407
3644	CONGRESS AVE	Summit Blvd	Forest Hill Blvd	6D	2680	29533	26658	28609	31613	33222	34412	2/19/2019	3.58%	6.35%	2952	1678	1300	1513
4210	CONGRESS AVE	Forest Hill Blvd	10th Ave N	6D	2680	35570	34955	36796		40729	42189	3/11/2019	3.58%	4.66%	3423	1748	1679	1609
4604	CONGRESS AVE	10th Ave N	French Ave	6D	2940	40836	38733	39628	43828	43904	46689	2/4/2019	6.34%	5.62%	3315	1499	1829	1825
4620	CONGRESS AVE	French Ave	Lake Worth Rd	6D	2680	36085	35400			37189	41140	1/16/2019	10.62%		2959	1349	1610	1735
4622	CONGRESS AVE	Lake Worth Rd	6th Ave S	6D	2680	38653	35712			39282	43373	1/16/2019	10.41%		3182	1319	1866	1696
4626	CONGRESS AVE	6th Ave S	JFK Dr	6D	2940	34374	35163	36054	38918	36766	39729	1/16/2019	8.06%	3.29%	3102	1400	1714	1689
4624	CONGRESS AVE	JFK Dr	Lantana Rd	6D	2940	33356	35206	34360		37851	36141	1/16/2019	-4.52%	1.70%	2820	1538	1350	1496
4600	CONGRESS AVE	Lantana Rd	Hypoluxo Rd	4D	1960	23327	23246	25097	26324	28120	27513	1/16/2019	-2.16%	3.11%	2070	1049	1021	1123
4610	CONGRESS AVE	Hypoluxo Rd	Gateway Blvd	6D	2940	27792	28960	29413	31031	30883	30882	2/26/2019	0.00%	1.64%	2864	1332	1600	1191
5206	CONGRESS AVE	Gateway Blvd	Old Boynton Rd	6D	2680	36003	36914	37826	38829	39958	41471	3/5/2019	3.79%	3.11%	2477	930	1626	1335
5658	CONGRESS AVE	Old Boynton Rd	Boynton Beach Blvd	6D	2680	39255	38263	39443	39658	40960	42731	3/13/2019	4.32%	2.70%	2258	869	1459	1362
5610	CONGRESS AVE	Boynton Beach Blvd	Woolbright Rd	6D	2680	31395	33549	32638	30501	33115	33157	3/4/2019	0.13%	0.53%	2050	768	1344	1127
5624	CONGRESS AVE	Woolbright Rd	Golf Rd	6D	2680	38169	37827	37741	38438	40974	38226	1/30/2019	-6.71%	0.43%	3027	1204	1981	1308

STN#	ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES					2019 DAILY VOL DATE	18-19 GR	3YR GR	2019 AM PEAK HOUR		2019 PM PEAK HOUR	
						2014	2015	2016	2017	2018				2-WAY NB/EB SB/WB	2-WAY NB/EB SB/WB	2-WAY NB/EB SB/WB	2-WAY NB/EB SB/WB
3646	FLORIDA MANGO RD	Summit Blvd	Forest Hill Blvd	2	880	6637	6289	7015	7007	6876	6874 3/26/2019	-0.03%	-0.67%	874 490 384	616 283 334	874 490 384	616 283 334
4212	FLORIDA MANGO RD	Forest Hill Blvd	10th Ave N	2	880	10422	10995	10853	11647	11389	11464 3/26/2019	0.66%	1.84%	1005 645 369	1020 434 595	1005 645 369	1020 434 595
3407	FOREST HILL BLVD	South Shore Blvd	SR 7	6D	3186	49976	47835	49134	47637	50083	46754 2/4/2019	-6.65%	-1.64%	3532 2106 1480	4011 1844 2167	3532 2106 1480	4011 1844 2167
3423	FOREST HILL BLVD	SR-7	Lyons Rd	6D	2940	38802	37209	38149		38991	38657 2/4/2019	-0.86%	0.44%	2921 1398 1577	3458 1807 1651	2921 1398 1577	3458 1807 1651
3221	FOREST HILL BLVD	Lyons Rd	Pinehurst Dr	6D	2940	36090	36125	37452		39821	37987 2/4/2019	-4.61%	0.47%	3114 1510 1664	3326 1759 1567	3114 1510 1664	3326 1759 1567
3666	FOREST HILL BLVD	Pinehurst Dr	Jog Rd	6D	2680	39249	42563	42712		42333	41394 1/16/2019	-2.22%	-1.04%	3351 1693 1682	3441 1784 1695	3351 1693 1682	3441 1784 1695
3636	FOREST HILL BLVD	Jog Rd	Sherwood Forest Blvd	6D	2940	42370	37786	40086		39859	38810 1/16/2019	-2.63%	-1.07%	2975 1478 1520	3203 1701 1502	2975 1478 1520	3203 1701 1502
3667	FOREST HILL BLVD	Sherwood Forest Blvd	Haverhill Rd	6D	2680	40738	41136	42331	40880	40627	41992 3/11/2019	3.36%	-0.27%	3150 1905 1245	3259 1494 1784	3150 1905 1245	3259 1494 1784
3625	FOREST HILL BLVD	Haverhill Rd	Military Tr	6D	2940	43356	43254	44204	43503	43928	43592 3/11/2019	-0.76%	-0.46%	3096 1969 1183	3202 1446 1773	3096 1969 1183	3202 1446 1773
3627	FOREST HILL BLVD	Military Tr	Kirk Rd	6D	2940	42653	41933	44156		44021	43629 4/22/2019	-0.89%	-0.40%	3122 1792 1397	3020 1372 1670	3122 1792 1397	3020 1372 1670
3629	FOREST HILL BLVD	Kirk Rd	Congress Ave	6D	2680	43744	42266	44053	44262	45722	47705 3/11/2019	4.34%	2.69%	4076 2020 2077	3242 1640 1623	4076 2020 2077	3242 1640 1623
3317	FOREST HILL BLVD	I-95	Parker Ave	5	1770	27989	27796	27984		28275	29919 3/26/2019	5.81%	2.25%	2599 1382 1249	2327 1232 1181	2599 1382 1249	2327 1232 1181
3831	FOREST HILL BLVD	Parker Ave	Dixie Hwy	5	1770	19363	19467	19313	19700	20262	20735 3/13/2019	2.33%	2.40%	1460 720 740	1681 864 819	1460 720 740	1681 864 819
3841	FOREST HILL BLVD	Dixie Hwy	Olive Ave	2	810	5164	5338	5185		5307	5396 3/26/2019	1.68%	1.34%	502 278 226	434 530 228	502 278 226	434 530 228
1217	FREDERICK SMALL RD	Central Blvd	Military Tr	4D	1960	8335	8119	8869	8586	9646	8737 2/11/2019	-9.42%	-0.50%	961 588 373	803 372 476	961 588 373	803 372 476
1215	FREDERICK SMALL RD	Military Tr	Alt A1A	2	880	9745	9724	10751	10726	11186	10233 2/11/2019	-8.52%	-1.63%	958 522 436	907 431 522	10233 2/11/2019	958 522 436
4663	GATEWAY BLVD	Hagen Ranch Rd	Jog Rd	2	880	5853	6372	6433	6662	6764	6864 2/27/2019	1.48%	2.19%	628 319 309	629 309 327	628 319 309	629 309 327
4659	GATEWAY BLVD	Jog Rd	Military Tr	4D	1960	17097	17274	17267	18406	18391	18506 2/26/2019	0.63%	2.34%	1758 1001 763	1642 759 894	1758 1001 763	1642 759 894
4649	GATEWAY BLVD	Military Tr	Lawrence Rd	6D	2940	23873	23948	24965	26868	25941	27472 2/26/2019	5.90%	3.24%	2870 1257 1616	2166 1051 1153	27472 2/26/2019	2870 1257 1616

Tuesday, June 11, 2019

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 93 - PALM BEACH

SITE: 0713 - SR 882/FOREST HILL BLVD - W OF I-95 (COUNTY LINK:3219)

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
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2018	47500 C	E	23500	W 24000	9.00	59.90	3.00
2017	47500 C	E	23500	W 24000	9.00	59.50	3.00
2016	47500 C	E	23000	W 24500	9.00	59.80	3.00
2015	49000 C	E	23000	W 26000	9.00	60.30	2.60
2014	41000 C	E	22000	W 19000	9.00	60.30	3.40
2013	42000 C	E	19500	W 22500	9.00	60.60	3.40
2012	42000 C	E	21000	W 21000	9.00	60.60	3.40
2011	37000 C	E	18000	W 19000	9.00	60.90	3.40
2010	40500 C	E	20500	W 20000	9.73	61.28	3.40
2009	38500 C	E	19000	W 19500	9.88	61.89	4.30
2008	40500 C	E	19500	W 21000	10.36	61.44	4.30
2007	29500 C	E	15500	W 14000	10.30	61.43	15.50
2006	42500 C	E	20500	W 22000	10.13	58.32	2.50
2005	42000 C	E	21000	W 21000	10.80	58.30	5.20
2004	45500 C	E	22500	W 23000	12.00	58.40	5.20
2003	46500 C	E	23000	W 23500	10.20	55.70	5.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Station	Roadway	From	To	Owner	Cost Feasible Lanes	Observed 2005 Counts	Observed 2010 Counts	Observed 2015 Counts	2040 SERPM 6.5 Adjusted Volume	2040 SERPM7+ Adjusted Volume
6403	CLINT MOORE RD	SR 7	Lyons Rd	PBC	4D	13,291	15,148	18,460	16,700	19,100
6201	CLINT MOORE RD	Lyons Rd	Jog Rd	PBC	4D	21,809	21,525	24,350	26,500	30,000
6607	CLINT MOORE RD	Jog Rd	Military Tr	PBC	4D	29,949	28,767	30,959	38,000	36,000
6601	CLINT MOORE RD	Military Tr	Congress Ave	BR	6D	30,737	29,298	27,719	32,500	34,400
6301	CLINT MOORE RD	Congress Ave	NW 2nd Ave	BR	4D	13,712	10,637	12,136	14,500	11,200
2104	COCONUT BLVD	Persimmon Bl	Orange Bl	PBC	2	3,986	2,791	2,952	6,900	1,500
2412	COCONUT BLVD	Orange Bl	Temple Blvd	PBC	2	13,365	10,796	11,459	10,300	15,200
2404	COCONUT BLVD	Temple Blvd	Northlake Blvd	PBC	2	14,104	11,665	11,937	7,000	16,300
3641	COMMUNITY DR	Haverhill Rd	Military Tr	PBC	5	16,206	15,110	13,454	15,900	18,900
3659	COMMUNITY DR	Military Tr	Village Blvd	PBC	3	17,204	15,076	17,683	20,900	17,500
6614	CONGRESS AVE	Yamato Rd	Clint Moore Rd	BR	6D	25,198	25,740	0	33,200	37,700
6644	CONGRESS AVE	Clint Moore Rd	NW 82nd St	BR	6D	28,805	28,300	34,731	41,100	32,800
6204	CONGRESS AVE	NW 82nd St	Linton Blvd	BR	6D	24,665	17,757	21,315	34,400	23,900
5650	CONGRESS AVE	Linton Blvd	Lowson Blvd	PBC	6D	26,965	23,248	24,774	35,400	32,200
5612	CONGRESS AVE	Lowson Blvd	Atlantic Ave	PBC	6D	30,312	26,151	29,209	38,400	31,400
5630	CONGRESS AVE	Atlantic Ave	Lake Ida Rd	PBC	6D	32,662	32,658	34,768	43,500	40,500
5602	CONGRESS AVE	Lake Ida Rd	35th Ave SW	PBC	6D	31,948	29,740	30,608	41,600	36,300
5626	CONGRESS AVE	35th Ave SW	Golf Rd	PBC	6D	38,852	34,332	36,139	50,800	41,200
5624	CONGRESS AVE	Golf Rd	Woolbright Rd	PBC	6D	41,510	35,627	37,827	51,700	41,600
5610	CONGRESS AVE	Woolbright Rd	Boynton Beach Blvd	PBC	6D	38,259	32,543	33,549	48,100	37,800
5658	CONGRESS AVE	Boynton Beach Blvd	Old Boynton Rd	PBC	6D	N/A	47,139	38,263	38,200	56,200
5206	CONGRESS AVE	Old Boynton Rd	Gateway Blvd	PBC	6D	48,285	36,788	36,914	52,200	41,900
4610	CONGRESS AVE	Gateway Blvd	Hypoluxo Rd	PBC	6D	36,348	28,826	28,960	38,600	36,000
4600	CONGRESS AVE	Hypoluxo Rd	Lantana Rd	PBC	4D	29,993	25,175	23,246	34,000	29,100
4624	CONGRESS AVE	Lantana Rd	JFK Dr	FDOT	6D	41,814	31,730	35,206	55,800	45,000
4626	CONGRESS AVE	JFK Dr	6th Ave S	FDOT	6D	44,492	33,615	35,163	59,600	48,100
4622	CONGRESS AVE	6th Ave S	Lake Worth Rd	FDOT	6D	43,176	35,682	35,712	57,200	51,700
4620	CONGRESS AVE	Lake Worth Rd	French Ave	FDOT	6D	45,274	36,622	35,400	54,900	44,000
4604	CONGRESS AVE	French Ave	10th Ave N	FDOT	6D	47,387	39,769	38,733	61,500	50,400
4210	CONGRESS AVE	10th Ave N	Forest Hill Blvd	FDOT	6D	44,674	36,680	34,955	56,500	47,800
3644	CONGRESS AVE	Forest Hill Blvd	Summit Blvd	FDOT	6D	35,421	29,709	26,658	48,800	40,100
3674	CONGRESS AVE	Summit Blvd	Gun Club Rd	FDOT	6D	40,820	34,458	33,418	49,900	48,200
3618	CONGRESS AVE	Gun Club Rd	Southern Blvd	FDOT	6D	44,515	34,224	33,642	50,300	44,200
3668	CONGRESS AVE	Turnage Blvd (PBIA)	Belvedere Rd	PBC	2	7,890	5,625	3,374	9,700	5,300
3606	CONGRESS AVE	Belvedere Rd	Okeechobee Blvd	PBC	4D	24,328	16,624	15,323	29,700	22,000
3305	CONGRESS AVE	Okeechobee Blvd	Palm Beach Lakes Blvd	PBC	4D	25,375	16,832	17,673	29,800	25,400
3930	CONGRESS AVE	Palm Beach Lakes Blvd	Presidential Way	PBC	5	29,729	18,035	17,099	34,000	29,100
3928	CONGRESS AVE	Presidential Way	45th St	PBC	5	28,624	17,424	18,929	32,900	24,800
2308	CONGRESS AVE	45th St	MLK Blvd	PBC	6D	34,417	25,403	25,291	42,900	40,500
2618	CONGRESS AVE	MLK Blvd	Blue Heron Blvd	PBC	4D	27,055	18,586	19,670	27,500	22,900
2622	CONGRESS AVE	Blue Heron Blvd	Silverbeach Rd	PBC	4D	24,398	N/A	22,390	40,700	21,000
2620	CONGRESS AVE	Silverbeach Rd	Northlake Blvd	PBC	4D	25,819	24,047	25,054	29,600	34,200
	CONGRESS AVE	Northlake Blvd	Alt. A1A	PBC	2	N/A	N/A	N/A	17,300	11,900
7011	CR-717	State Market Rd SR-729	SR-700, US-98	PBC	2	3,171	N/A	0	4,600	3,400
7024	CR-880	Duda Rd	MLK Bl	PBC	2	6,410	5,588	5,091	4,500	3,500
7001	CR-880	Airport Rd	SR-80	PBC	2	4,210	3,037	0	300	1,000
4641	CRESTHAVEN BLVD	Jog Rd	Sherwood Forest Blvd	PBC	2	9,192	8,125	8,729	10,000	8,500
4633	CRESTHAVEN BLVD	Sherwood Forest Blvd	Haverhill Rd	PBC	2	8,305	8,404	8,527	8,100	8,400

Station	Roadway	From	To	Owner	Cost Feasible Lanes	Observed 2005 Counts	Observed 2010 Counts	Observed 2015 Counts	2040 SERPM 6.5 Adjusted Volume	2040 SERPM7+ Adjusted Volume
1102	FLORIDA TURNPIKE	Indiantown Rd	Martin County Line	FDOT	4X	33,269	N/A	0	66,900	81,500
3438	FOLSOM RD	Crestwood Blvd	Okeechobee Bl	PBC	2	4,989	4,492	4,684	5,900	6,500
3402	FOREST HILL BLVD	Southern Blvd	Wellington Trce	WEL	6D	39,091	34,180	35,877	52,100	41,100
3430	FOREST HILL BLVD	Wellington Trc	South Shore Blvd	WEL	4D	36,110	28,360	28,571	42,100	31,800
3407	FOREST HILL BLVD	South Shore Blvd	SR 7	WEL	6D	57,143	45,720	47,835	59,400	49,800
3423	FOREST HILL BLVD	SR-7	Lyons Rd	FDOT	6D	45,075	34,174	37,209	51,600	43,400
3221	FOREST HILL BLVD	Lyons Rd	Pinehurst Dr	FDOT	6D	45,428	34,503	36,125	51,100	47,000
3666	FOREST HILL BLVD	Pinehurst Dr	Jog Rd	FDOT	6D	52,443	40,490	42,563	58,200	53,300
3636	FOREST HILL BLVD	Jog Rd	Sherwood Forest Blvd	FDOT	6D	46,699	38,014	37,786	50,900	43,200
3667	FOREST HILL BLVD	Sherwood Forest Blvd	Haverhill Rd	FDOT	6D	45,119	39,543	41,136	48,800	49,500
3625	FOREST HILL BLVD	Haverhill Rd	Military Tr	FDOT	6D	47,087	40,932	43,254	52,200	49,200
3627	FOREST HILL BLVD	Military Tr	Kirk Rd	FDOT	6D	49,154	47,216	41,933	52,800	54,200
3629	FOREST HILL BLVD	Kirk Rd	Congress Ave	FDOT	6D	48,676	46,688	42,266	57,900	56,000
3219	FOREST HILL BLVD	Congress Ave	I-95	FDOT	6D	44,735	43,416	43,813	56,900	51,400
3317	FOREST HILL BLVD	I-95	Parker Ave	FDOT	5	27,803	26,498	27,796	30,700	30,600
3831	FOREST HILL BLVD	Parker Ave	Dixie Hwy	FDOT	5	22,693	17,470	19,467	23,000	21,400
3841	FOREST HILL BLVD	Dixie Hwy	Olive Ave	FDOT	5	6,517	5,100	5,338	7,200	5,700
1217	FREDERICK SMALL RD	Centrl Blvd	Military Tr	PBC	4D	7,600	8,223	8,119	13,400	9,400
1215	FREDERICK SMALL RD	Military Tr	Alt A1A	PBC	2	9,569	9,622	9,724	15,900	11,600
4663	GATEWAY BLVD	Hagen Ranch Rd	Jog Rd	PBC	2	7,102	6,040	6,372	9,400	6,800
4659	GATEWAY BLVD	Jog Rd	Military Tr	PBC	4D	18,312	16,243	17,274	24,900	21,300
4649	GATEWAY BLVD	Military Tr	Lawrence Rd	PBC	6D	25,969	22,097	23,948	30,200	27,800
4625	GATEWAY BLVD	Lawrence Rd	Congress Ave	PBC	6D	33,304	28,728	31,071	43,900	32,700
4667	GATEWAY BLVD	Congress Ave	High Ridge Rd	BB	6D	40,166	34,623	36,655	52,800	40,300
4213	GATEWAY BLVD	High Ridge Rd	I-95	BB	6D	41,163	43,387	48,114	64,500	52,100
4315	GATEWAY BLVD	I-95	Seacrest Blvd	BB	6D	26,276	24,970	26,287	33,600	32,500
5803	GEORGE BUSH BLVD	SR A1A	US-1	FDOT	2	7,786	6,955	8,555	8,100	7,500
3906	GEORGIA AVE	Bunker Rd	Forest Hill Blvd	WPB	2	6,119	N/A	0	6,200	500
3900	GEORGIA AVE	Southern Blvd	Bunker Rd	WPB	2	6,939	N/A	0	7,300	1,500
3876	GEORGIA AVE	Belvedere Rd	Southern Blvd	WPB	2	6,827	N/A	0	8,400	3,600
3860	GEORGIA AVE	Park Pl	Belvedere Rd	WPB	2	1,150	N/A	0	1,900	2,100
3844	GEORGIA AVE	Banyan Blvd	Lakeview Ave	WPB	2	4,474	N/A	0	5,000	1,600
6429	GLADES RD	Palmetto Park Rd	Cain Blvd	PBC	4D	7,468	7,000	7,761	9,100	7,900
6411	GLADES RD	Cain Blvd	SR-7	PBC	4D	30,928	28,405	29,424	36,900	30,200
6415	GLADES RD	SR-7	Lyons Rd	FDOT	6D	46,600	39,924	40,196	48,500	41,800
6413	GLADES RD	Lyons Rd	Boca Rio Rd	FDOT	6D	50,638	46,740	45,717	58,900	57,100
6101	GLADES RD	Boca Rio Rd	Turnpike Entrance	FDOT	6D	60,318	49,860	51,697	68,000	59,900
6205	GLADES RD	Turnpike Entrance	Jog/Powerline Rd	FDOT	6D	65,077	57,111	0	75,400	67,700
6615	GLADES RD	Jog/Powerline Rd	St. Andrews Blvd	FDOT	6D	56,754	52,005	55,321	61,100	61,100
6207	GLADES RD	St. Andrews Blvd	I-95	FDOT	6D	69,770	68,346	63,102	75,300	90,000
6307	GLADES RD	I-95	Perimeter Rd	FDOT	6D	69,258	73,921	59,051	68,000	80,700
6821	GLADES RD	Perimeter Rd	FAU Entrance(10th Ave NW)	FDOT	6D	70,373	61,909	43,674	69,100	69,800
6831	GLADES RD	FAU Entrance(10th Ave NW)	Boca Raton Blvd	FDOT	6D	40,979	40,520	43,129	46,200	48,300
6833	GLADES RD	Boca Raton Blvd	Old Dixie Hwy	FDOT	6D	31,340	30,826	31,207	33,000	36,600
6837	GLADES RD	Old Dixie Hwy	US-1 (Federal Hwy)	FDOT	6D	21,142	18,587	25,998	21,200	19,300
3432	GREENVIEW SHORES	Wellington Trc	South Shore Blvd	WEL	4D	21,269	16,060	18,685	30,000	23,000
3649	GUN CLUB RD	Jog Rd	Haverhill Rd	PBC	2	6,740	4,227	3,918	6,600	7,200
3651	GUN CLUB RD	Haverhill Rd	Military Tr	PBC	5	16,087	11,857	9,719	17,800	16,000

**Generalized Annual Average Daily Volumes for Florida's
Urbanized Areas**

TABLE 1

12/18/12

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Core Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
2	Undivided	*	16,800	17,700	**	4	47,400	64,000	77,900	84,600	
4	Divided	*	37,900	39,800	**	6	69,900	95,200	116,600	130,600	
6	Divided	*	58,400	59,900	**	8	92,500	126,400	154,300	176,600	
8	Divided	*	78,800	80,100	**	10	115,100	159,700	194,500	222,700	
						12	162,400	216,700	256,600	268,900	
Class II (35 mph or slower posted speed limit)						Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
2	Undivided	*	7,300	14,800	15,600	4	45,800	61,500	74,400	79,900	
4	Divided	*	14,500	32,400	33,800	6	68,100	93,000	111,800	123,300	
6	Divided	*	23,300	50,000	50,900	8	91,500	123,500	148,700	166,800	
8	Divided	*	32,000	67,300	68,100	10	114,800	156,000	187,100	210,300	
Non-State Signalized Roadway Adjustments						Freeway Adjustments					
(Alter corresponding state volumes by the indicated percent.)						Auxiliary Lanes					
Non-State Signalized Roadways						Present in Both Directions					
						+ 20,000					
Median & Turn Lane Adjustments						Ramp Metering					
						+ 5%					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		UNINTERRUPTED FLOW HIGHWAYS					
2	Divided	Yes	No	+5%		Lanes	Median	B	C	D	E
2	Undivided	No	No	-20%		2	Undivided	8,600	17,000	24,200	33,300
Multi	Undivided	Yes	No	-5%		4	Divided	36,700	51,800	65,600	72,600
Multi	Undivided	No	No	-25%		6	Divided	55,000	77,700	98,300	108,800
—	—	—	Yes	+ 5%		Uninterrupted Flow Highway Adjustments					
One-Way Facility Adjustment						Lanes	Median	Exclusive left lanes	Adjustment factors		
Multiply the corresponding two-directional volumes in this table by 0.6						2	Divided	Yes	+5%		
						Multi	Undivided	Yes	-5%		
						Multi	Undivided	No	-25%		
BICYCLE MODE²						¹ Values shown are presented as two-way annual average daily volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.					
(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						² Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.					
Paved Shoulder/Bicycle						³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
Lane Coverage	B	C	D	E		* Cannot be achieved using table input value defaults.					
0-49%	*	2,900	7,600	19,700		** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					
50-84%	2,100	6,700	19,700	>19,700		Source:					
85-100%	9,300	19,700	>19,700	**		Florida Department of Transportation					
PEDESTRIAN MODE²						Systems Planning Office					
(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						www.dot.state.fl.us/planning/systems/sm/los/default.shtm					
Sidewalk Coverage	B	C	D	E							
0-49%	*	*	2,800	9,500							
50-84%	*	1,600	8,700	15,800							
85-100%	3,800	10,700	17,400	>19,700							
BUS MODE (Scheduled Fixed Route)³											
(Buses in peak hour in peak direction)											
Sidewalk Coverage	B	C	D	E							
0-84%	> 5	≥ 4	≥ 3	≥ 2							
85-100%	> 4	≥ 3	≥ 2	≥ 1							

APPENDIX B

TEST 2 ANALYSIS

PALM SPRINGS RESIDENCES

07/17/19
Revised: 12/20/19

TABLE 9
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
AM PEAK HOUR

TEST 2 - FIVE YEAR ANALYSIS

2 MILE RADIUS

TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 33

TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 93

STATION	ROADWAY	FROM	TO	DIRECTION	AM PEAK HOUR		EXISTING LANES	CLASS	LOS E STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
					PROJECT DISTRIBUTION	PROJECT TRIPS					
3644	CONGRESS AVENUE	SUMMIT BOULEVARD	FOREST HILL BOULEVARD	NB	20%	19	6D	II	2830	0.67%	NO
				SB	20%	7	6D	II	2830	0.25%	NO
4210	CONGRESS AVENUE	FOREST HILL BOULEVARD	SITE	NB	60%	56	6D	II	2830	1.98%	NO
				SB	60%	20	6D	II	2830	0.71%	NO
4210	CONGRESS AVENUE	SITE	10TH AVENUE	NB	40%	13	6D	II	2830	0.46%	NO
				SB	40%	37	6D	II	2830	1.31%	NO
3629	FOREST HILL BOULEVARD	KIRK ROAD	CONGRESS AVENUE	EB	15%	5	6D	II	2830	0.18%	NO
				WB	15%	14	6D	II	2830	0.49%	NO
N/A	FOREST HILL BOULEVARD	CONGRESS AVENUE	I-95	EB	25%	23	6D	II	2830	0.81%	NO
				WB	25%	8	6D	II	2830	0.28%	NO

PALM SPRINGS RESIDENCES

07/17/19
Revised: 12/20/19

TABLE 10
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
PM PEAK HOUR

TEST 2 - FIVE YEAR ANALYSIS

2 MILE RADIUS

TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 94

TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 60

STATION	ROADWAY	FROM	TO	DIRECTION	PM PEAK HOUR		EXISTING	CLASS	LOS E	TOTAL	PROJECT
					PROJECT	DIRECTIONAL					
					DISTRIBUTION	TRIPS	LANES		STANDARD	IMPACT	SIGNIFICANT
3644	CONGRESS AVENUE	SUMMIT BOULEVARD	FOREST HILL BOULEVARD	NB	20%	12	6D	II	2830	0.42%	NO
				SB	20%	19	6D	II	2830	0.67%	NO
4210	CONGRESS AVENUE	FOREST HILL BOULEVARD	SITE	NB	60%	36	6D	II	2830	1.27%	NO
				SB	60%	56	6D	II	2830	1.98%	NO
4210	CONGRESS AVENUE	SITE	10TH AVENUE	NB	40%	38	6D	II	2830	1.34%	NO
				SB	40%	24	6D	II	2830	0.85%	NO
3629	FOREST HILL BOULEVARD	KIRK ROAD	CONGRESS AVENUE	EB	15%	14	6D	II	2830	0.49%	NO
				WB	15%	9	6D	II	2830	0.32%	NO
N/A	FOREST HILL BOULEVARD	CONGRESS AVENUE	I-95	EB	25%	15	6D	II	2830	0.53%	NO
				WB	25%	24	6D	II	2830	0.85%	NO

APPENDIX C

PALM TRAN DATA



TRANSFER LOCATIONS

Boynton Beach Mall

2 71 73

Camino Real

1 92 94 BCT 10

Downtown Lake Worth

1 61 62

Gardens Mall

1 3 10 20

21 33

Intermodal Transit Center

1 2 20 31 40

41 43 44 49 60

Mall at Wellington Green

40 43 46 52 62

Military Trail & Atlantic Ave.

2 80 81

Palm Beach Outlets

20 33 49

River Bridge Centre

46 60 61 63

Town Center Mall

2 3 91 92

VA Medical Center

3 4 30 31

West Tech Belle Glade

40 47

COLLEGES & UNIVERSITIES

Florida Atlantic University

Boca Raton 91 94

Jupiter 10

Keiser University

3 43 44

Lynn University

2 3

Palm Beach Atlantic University

1 41

South University

43 52

Palm Beach State College

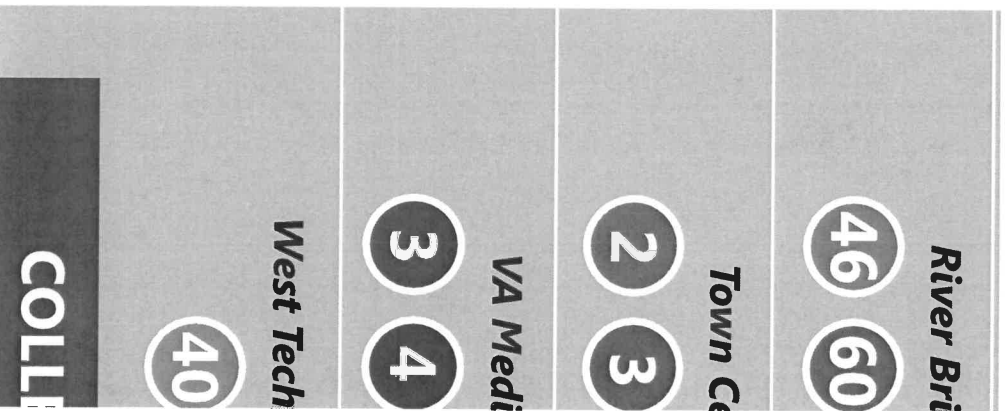
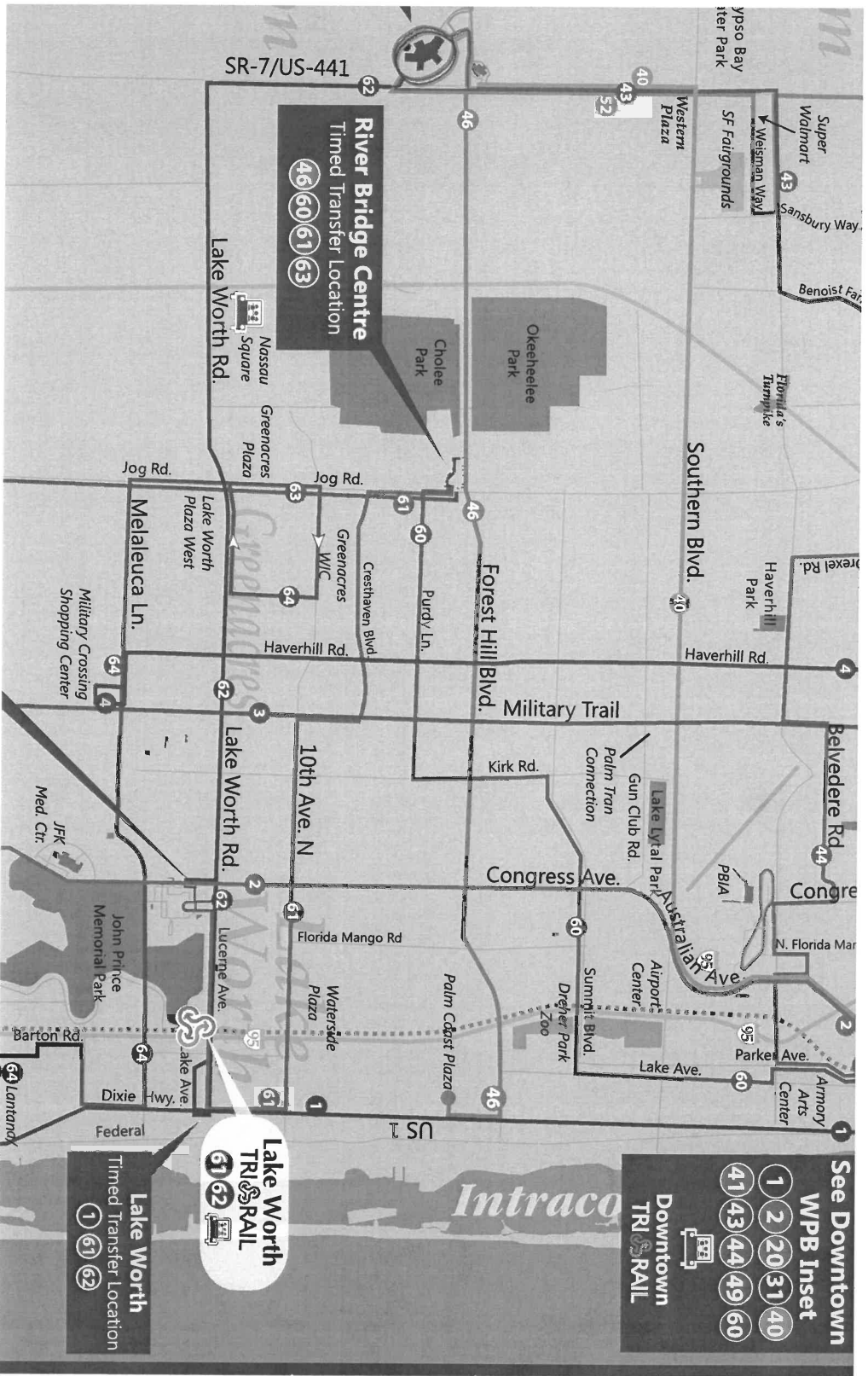
Belle Glade 47

Boca Raton 94

Lake Worth 2 61 62 64

Loxahatchee Groves 40 52

Palm Beach Gardens 1 21 33



Route 2 Southbound Sur/Sid

Weekday / Semana / Lasémèn

1 Intermodal Transit Ctr Bus Stop #602	2 Airport Center Bus Stop #623	3 PB State & Congress Bus Stop #651	4 Boynton Beach Mall Bus Stop #687	5 Delray Tri-Rail Bus Stop #706	6 Boca Raton Tri-Rail Bus Stop #729	7 Town Center Mall at Boca Raton Bus Stop #746
5:16	5:22	5:16	5:38	6:00	6:20	6:35
5:40	5:46	5:41	6:08	6:30	6:50	7:05
6:10	6:16	6:05	6:32	6:54	7:14	7:29
6:40	6:46	6:35	7:02	7:24	7:44	7:59
7:10	7:16	7:05	7:32	7:54	8:14	8:29
7:40	7:46	7:35	8:02	8:24	8:44	8:59
8:10	8:16	8:05	8:32	8:54	9:14	9:29
8:40	8:46	8:35	9:02	9:24	9:44	9:59
9:10	9:17	9:05	9:32	9:54	10:14	10:29
9:40	9:47	9:38	10:07	10:32	10:50	11:05
10:10	10:17	10:08	10:37	11:02	11:20	11:35
10:40	10:47	10:38	11:07	11:32	11:50	12:05
11:10	11:17	11:08	11:37	12:02	12:20	12:35
11:40	11:47	11:38	12:07	12:32	12:50	1:05
12:10	12:17	12:08	12:37	1:02	1:20	1:35
12:40	12:47	12:38	1:07	1:32	1:50	2:05
1:10	1:17	1:08	1:37	2:02	2:20	2:35
1:40	1:47	1:38	2:07	2:32	2:50	3:05
2:10	2:17	2:08	2:37	3:02	3:20	3:35
2:40	2:47	2:38	3:07	3:32	3:50	4:05
3:10	3:17	3:08	3:37	4:02	4:20	4:35
3:40	3:47	3:39	4:08	4:33	4:51	5:06
4:10	4:17	4:09	4:38	5:03	5:21	5:36
4:40	4:47	4:39	5:08	5:33	5:51	6:06
5:10	5:17	5:09	5:38	6:03	6:21	6:36
5:40	5:47	5:39	6:08	6:33	6:51	7:06
6:10	6:17	6:09	6:38	7:03	7:21	7:36
6:40	6:47	6:34	6:58	7:15	7:30	7:45
7:10	7:17	7:04	7:28	7:45	8:00	8:15
7:40	7:47	7:34	7:58	8:15	8:30	8:45
8:10	8:17	8:04	8:28	8:45	9:00	9:15
8:40	8:47	8:34	8:53	9:10		
9:10	9:17	9:04	9:23	9:40		
9:40	9:47	9:34	9:53	10:10		
		10:04	10:23	10:40		

P.M. times are shown in **bold**/Los horarios de P.M. se muestran en **negrilla**/Lè nan apremidi yo prezante an **fonse**



Mark your calendar!

*Palm Tran buses do not run
on these 7 major holidays*

**New Years Day • Easter Sunday
Memorial Day • Independence Day • Labor Day
• Thanksgiving Day • Christmas Day**

Tri-Rail operates a FREE shuttle between the Intermodal Transit Center in Downtown West Palm Beach and the Palm Beach International Airport on the holidays that Palm Tran buses do not operate. The shuttle bus takes about 10 minutes each way. For the shuttle schedule visit: tri-rail.com

Route 2 Southbound Sur/Sid

Saturday / Sábado / Samdi

① Intermodal Transit Ctr Bus Stop #602	② Airport Center Bus Stop #623	③ PB State & Congress Bus Stop #651	④ Boynton Beach Mall Bus Stop #687	⑤ Delray Tri-Rail Bus Stop #706	⑥ Boca Raton Tri-Rail Bus Stop #729	⑦ Town Center Mall at Boca Raton Bus Stop #746
7:00	7:06	7:24	7:09	7:30	7:47	8:02
7:45	7:51	8:09	7:54	8:15	8:32	8:47
8:30	8:36	8:54	8:39	9:00	9:17	9:32
9:15	9:21	9:39	9:24	9:45	10:02	10:17
10:00	10:06	10:24	10:09	10:30	10:47	11:02
10:45	10:51	11:09	10:54	11:15	11:32	11:47
11:30	11:36	11:54	11:39	12:00	12:17	12:32
12:15	12:21	12:39	12:24	12:45	1:02	1:17
1:00	1:06	1:24	1:09	1:30	1:47	2:02
1:45	1:51	2:09	1:54	2:15	2:32	2:47
2:30	2:36	2:54	2:39	3:00	3:17	3:32
3:15	3:21	3:39	3:24	3:45	4:02	4:17
4:00	4:06	4:24	4:09	4:30	4:47	5:02
4:45	4:51	5:09	4:54	5:15	5:32	5:47
5:30	5:36	5:54	5:39	6:00	6:17	6:32
6:15	6:21	6:39	6:24	6:45	7:02	7:17
7:00	7:06	7:24	7:09	7:30	7:47	8:02
7:45	7:51	8:09	7:54	8:15	8:32	8:47
8:30	8:36	8:54	8:39	9:00	9:17	9:32

Sunday / Domingo / Dimanch

① Intermodal Transit Ctr Bus Stop #602	② Airport Center Bus Stop #623	③ PB State & Congress Bus Stop #651	④ Boynton Beach Mall Bus Stop #687	⑤ Delray Tri-Rail Bus Stop #706	⑥ Boca Raton Tri-Rail Bus Stop #729	⑦ Town Center Mall at Boca Raton Bus Stop #746
8:40	8:46	9:04	8:37	8:57	9:12	9:25
9:41	9:47	10:05	9:30	9:50	10:05	10:18
10:40	10:46	11:04	10:31	10:51	11:06	11:19
11:40	11:46	12:04	11:30	11:50	12:05	12:18
12:40	12:46	1:04	12:30	12:50	1:05	1:18
1:40	1:46	2:04	1:30	1:50	2:05	2:18
2:40	2:46	3:04	2:30	2:50	3:05	3:18
3:40	3:46	4:04	3:30	3:50	4:05	4:18
4:40	4:46	5:04	4:30	4:50	5:05	5:18
5:40	5:46	6:04	5:30	5:50	6:05	6:18
			6:30	6:50		

PM. times are shown in **bold**/Los horarios de P.M. se muestran en **negrilla**/Lè nan apremidi yo prezante an **fonse**



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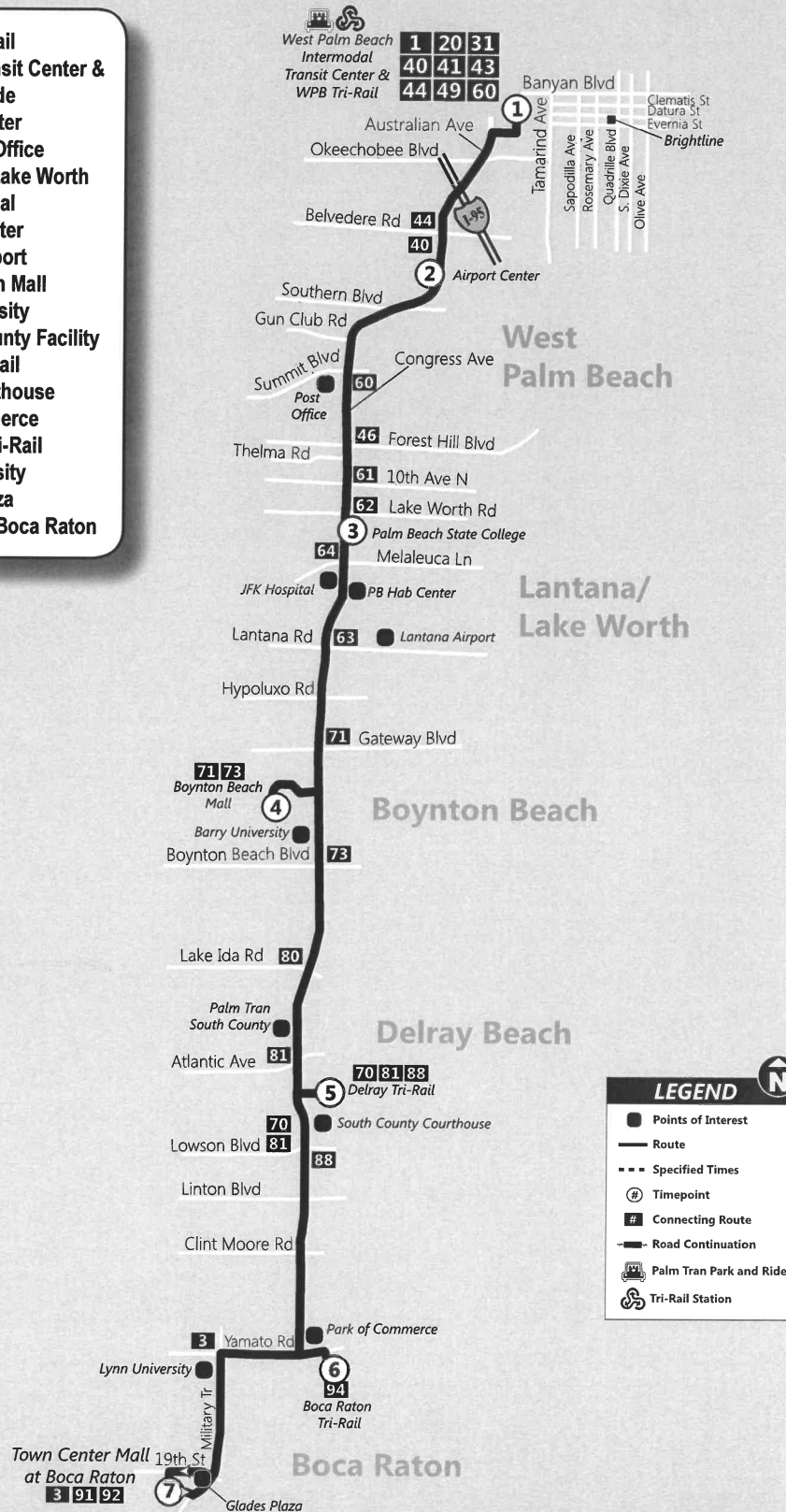
MAIN CORRIDOR

2

ROUTE 2 Ruta 2 / Rout 2

Via Congress Ave. — West Palm Beach To Boca Raton

- WPB Tri-Rail
- WPB Intermodal Transit Center & Park and Ride
- Airport Center
- Summit Post Office
- Palm Beach State Lake Worth
 - JFK Hospital
 - PB Hab Center
 - Lantana Airport
- Boynton Beach Mall
 - Barry University
- Palm Tran South County Facility
 - Delray Tri-Rail
- S. County Courthouse
 - Park of Commerce
- Boca Raton Tri-Rail
 - Lynn University
 - Glades Plaza
- Town Center Mall at Boca Raton

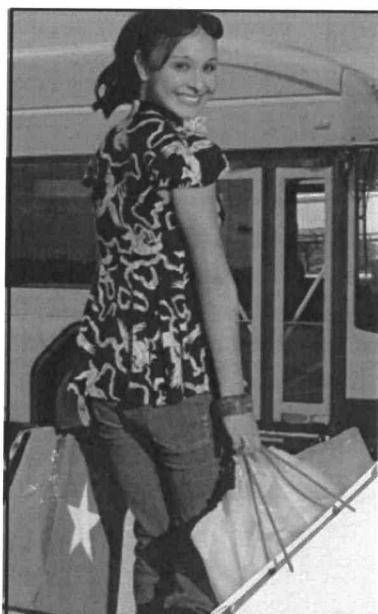


Route 2 Northbound Norte / Nô

Weekday / Semana / Lasémèn

7 Town Center Mall at Boca Raton Bus Stop #746	6 Boca Raton Tri-Rail Bus Stop #729	5 Delray Bch Tri-Rail Bus Stop #706	4 Boynton Beach Mall Bus Stop #687	3 PB State & Congress Bus Stop #829	2 Airport Center Bus Stop #623	1 Intermodal Transit Ctr Bus Stop #602
			5:39	6:00	6:15	6:20
		5:40	6:10	6:32	6:48	6:55
	5:48	6:10	6:40	7:02	7:18	7:25
6:09	6:22	6:40	7:10	7:32	7:48	7:55
6:39	6:52	7:10	7:40	8:02	8:18	8:25
7:09	7:22	7:40	8:10	8:32	8:48	8:55
7:39	7:52	8:10	8:40	9:02	9:18	9:25
8:09	8:22	8:40	9:10	9:32	9:48	9:55
8:39	8:52	9:10	9:40	10:02	10:18	10:25
9:09	9:22	9:38	10:15	10:40	10:58	11:05
9:29	9:42	9:58	10:35	11:00	11:18	11:25
9:59	10:12	10:28	11:05	11:30	11:48	11:55
10:29	10:42	10:58	11:35	12:00	12:18	12:25
10:59	11:12	11:28	12:05	12:30	12:48	12:55
11:29	11:42	11:58	12:35	1:00	1:18	1:25
11:59	12:12	12:28	1:05	1:30	1:48	1:55
12:29	12:42	12:58	1:35	2:00	2:18	2:25
12:59	1:12	1:28	2:05	2:30	2:48	2:55
1:28	1:41	2:01	2:38	3:00	3:18	3:25
1:58	2:11	2:31	3:08	3:30	3:48	3:55
2:28	2:41	3:01	3:38	4:00	4:18	4:25
2:58	3:11	3:31	4:08	4:30	4:48	4:55
3:28	3:41	4:01	4:38	5:00	5:18	5:25
3:58	4:11	4:31	5:08	5:30	5:48	5:55
4:32	4:45	5:07	5:38	6:00	6:16	6:23
5:06	5:19	5:41	6:12	6:34	6:50	6:57
5:36	5:49	6:11	6:42	7:04	7:20	7:27
6:06	6:19	6:41	7:12	7:34	7:50	7:57
6:36	6:49	7:11	7:42	8:04	8:20	8:27
7:06	7:19	7:41	8:12	8:34	8:50	8:57
7:36	7:49	8:11	8:42	9:04	9:20	9:27
8:06	8:19	8:41	9:12	9:34	9:50	9:57
8:36	8:49	9:11	9:42	10:04	10:20	10:27
9:25	9:38	9:58	10:23			

P.M. times are shown in **bold**/Los horarios de P.M. se muestran en **negrilla**/Lè nan apre midi yo prezante an **fonse**



Shopping Centers and Malls

**Palm Tran offers curbside service
to major malls and shopping centers**

Boca Town Center Mall

2 3 91 92

Boynton Beach Mall

2 71 73

Cross County Plaza

3 33 43

Delray Square

3 80 81

Downtown Lake Worth

1 61 62 64

Gardens Mall

1 3 10 20 21 33

The Mall at Wellington Green

40 43 46 52 62

Mizner Park

1 92 94

Palm Beach Outlets

20 33 49

River Bridge Centre

46 60 61 63

Route 2 Northbound Norte / Nô

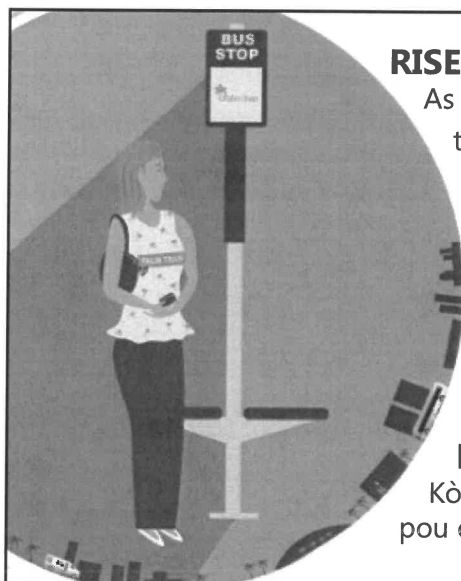
Saturday / Sábado / Samdi

7 Town Center Mall at Boca Raton Bus Stop #746	6 Boca Raton Tri-Rail Bus Stop #729	5 Delray Bch Tri-Rail Bus Stop #706	4 Boynton Beach Mall Bus Stop #687	3 PB State & Congress Bus Stop #829	2 Airport Center Bus Stop #623	1 Intermodal Transit Ctr Bus Stop #602
7:10	7:20	7:42	7:15	7:37	7:53	8:00
7:55	8:05	8:27	8:10	8:32	8:48	8:55
8:40	8:50	9:12	8:55	9:17	9:33	9:40
9:25	9:35	9:57	9:40	10:02	10:18	10:25
10:10	10:20	10:42	10:25	10:47	11:03	11:10
10:55	11:05	11:27	11:10	11:32	11:48	11:55
11:40	11:50	12:12	11:55	12:17	12:33	12:40
12:25	12:35	12:57	12:40	1:02	1:18	1:25
1:10	1:20	1:42	1:25	1:47	2:03	2:10
1:55	2:05	2:27	2:10	2:32	2:48	2:55
2:40	2:50	3:12	2:55	3:17	3:33	3:40
3:25	3:35	3:57	3:40	4:02	4:18	4:25
4:10	4:20	4:42	4:25	4:47	5:03	5:10
4:55	5:05	5:27	5:10	5:32	5:48	5:55
5:40	5:50	6:12	5:55	6:17	6:33	6:40
6:25	6:35	6:57	6:40	7:02	7:18	7:25
7:10	7:20	7:42	7:25	7:47	8:03	8:10
7:55	8:05	8:27	8:10	8:32	8:48	8:55
8:25	8:35	8:57	8:55	9:17	9:33	9:40
9:20	9:30	9:50	9:20	9:42	9:58	10:05
			10:13			

Sunday / Domingo / Dimanch

7 Town Center Mall at Boca Raton Bus Stop #746	6 Boca Raton Tri-Rail Bus Stop #729	5 Delray Bch Tri-Rail Bus Stop #706	4 Boynton Beach Mall Bus Stop #687	3 PB State & Congress Bus Stop #829	2 Airport Center Bus Stop #623	1 Intermodal Transit Ctr Bus Stop #602
			7:44	8:04	8:20	8:27
			8:44	9:04	9:20	9:27
8:49	8:58	9:14	9:44	10:04	10:20	10:27
9:49	9:58	10:14	10:44	11:04	11:20	11:27
10:49	10:58	11:14	11:44	12:04	12:20	12:27
11:49	11:58	12:14	12:44	1:04	1:20	1:27
12:49	12:58	1:14	1:44	2:04	2:20	2:27
1:49	1:58	2:14	2:44	3:04	3:20	3:27
2:49	2:58	3:14	3:44	4:04	4:20	4:27
3:49	3:58	4:14	4:44	5:04	5:20	5:27
4:49	4:58	5:14	5:44	6:04	6:20	6:27
6:25	6:34	6:50	7:20	7:40	7:56	8:03

P.M. times are shown in **bold**/Los horarios de P.M. se muestran en **negrilla**/Lè nan apremidi yo prezante an **fonse**



RISE TO RIDE

As the bus approaches, stand up and be visible so the bus operator knows you want to board.

PONTE DE PIE PARA ABORDAR EL BUS

Cuando el bus esté cerca ponte de pie y hazte visible para que el conductor sepa que estás esperando y quieres subir al bus.

LEVEE KOMANSE POU WOU LIB

Kòm otobis yo apwòch, leve kanpe pou yo ka wéw pou operate bis lan ka konen ké ou bezwen monté.

EXHIBIT G

School Capacity Availability **Determination**



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

PLANNING AND INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK RD. N., STE 200
RIVIERA BEACH, FL. 33404

PHONE: 561-434-8020 / FAX: 561-357-1193
WWW.PALMBEACHSCHOOLS.ORG/PLANNING

KRISTIN K. GARRISON
DIRECTOR

WANDA F. PAUL, M.Ed., MBA
CHIEF OPERATING OFFICER

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	03/24/2021		
	SCAD No.	21032401F - FLU and 21032401D - D. O.		
	FLU /Rezoning/D.O. No.	202100211 - Village of Palm Springs		
	PCN No. / Address	70-43-44-18-05-010-0040 and 70-43-44-18-00-000-1040 / 3243 Lillian Road and 2085 S. Congress Ave.		
	Development Name	Palm Springs Residences		
	Owner / Agent Name	The Young Mens Christian Asso. of the Palm Beaches, Inc. / Beth Schrantz, Dunay, Miskel & Backman, LLP		
	SAC No.	183		
	Proposed Amendment Proposed Unit No. & Type	Max. 349 Residential Units - FLU 264 Apartment Units - D. O.		
Impact Review		CO Taylor-Kirklane Elementary School	Palm Springs Middle School	John I. Leonard High School
	New Students Generated	22	9	11
	Capacity Available	119	81	-654
	Utilization Percentage	92%	95%	121%
School District Staff's Recommendation	Based on the findings and evaluation of the proposed development, there will be negative impact on the public school system. Therefore, if the proposed development is approved by the Village Council, School District staff recommends the following condition to mitigate such impacts. In order to address the school capacity deficiency generated by this proposed development at the District high school level, the property owner shall contribute \$151,910.00 to the School District of Palm Beach County prior to the issuance of first building permit. This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.			
Validation Period	1) This determination is valid from 03/25/2021 to 03/24/2022 or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 03/24/2022 or this determination will expire automatically on 03/24/2022.			
Notice	1) The SCAD letter under case# 19080701F & 19080701D expired on August 22, 2020. 2) School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

March 25, 2021

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Iramis Cabrera, PZ&B Interim Director, Village of Palm Springs
Joyell Shaw, PIR Manager, School District of Palm Beach County

EXHIBIT H

Village of Palm Springs Utility **Confirmation Letter**

**TO BE PROVIDED
UPON RECEIPT**

EXHIBIT I

Solid Waste Authority **Confirmation of Capacity**



January 6, 2021

Daniel Pellowitz
Executive Director
Solid Waste Authority
7501 N. Jog Road
West Palm Beach, FL 33412

Subject: Availability of Solid Waste Disposal Capacity

Mr. Pellowitz:

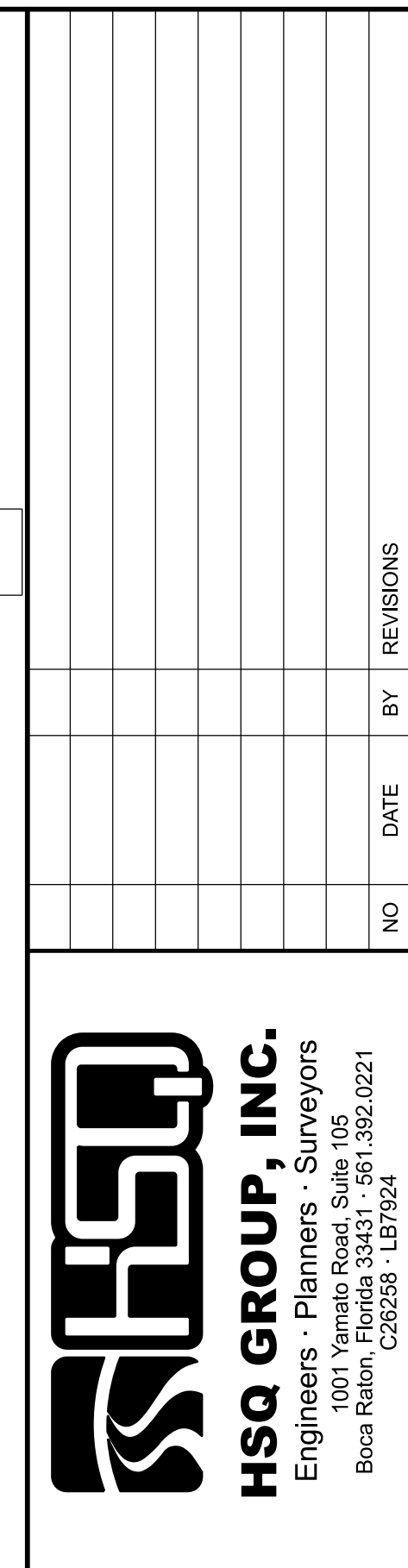
The Solid Waste Authority of Palm Beach County (Authority) hereby provides certification that the Authority has disposal capacity available to accommodate the solid waste generation for the municipalities and unincorporated county for the coming year of 2021. This letter also constitutes notification of sufficient capacity for concurrency management and comprehensive planning purposes. Capacity is available for both the coming year, the five year, and ten year planning periods that may be specified in local comprehensive plans.

As of September 30, 2020, the Authority's Landfill located at the Palm Beach Renewable Energy Park has an estimated 26,926,868 cubic yards of landfill capacity remaining. Based upon the existing Palm Beach County population, the most recently available population growth rates published by the University of Florida Bureau of Economic and Business and Research (BEBR), medium projection, projected rates of solid waste generation, waste reduction and recycling, the Authority forecasts that capacity will be available at the existing landfill through approximately the year 2054.

The Authority continues to pursue options to increase the life of its existing facilities and to provide for all of the County's current and future disposal and recycling needs. As part of its responsibility, the Authority is providing this annual statement of disposal capacity, using the most current BEBR projections available. Please provide copies of this letter to your plan review and concurrency management staff. If you have any questions or I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Mary Beth Morrison
Director of Environmental Programs



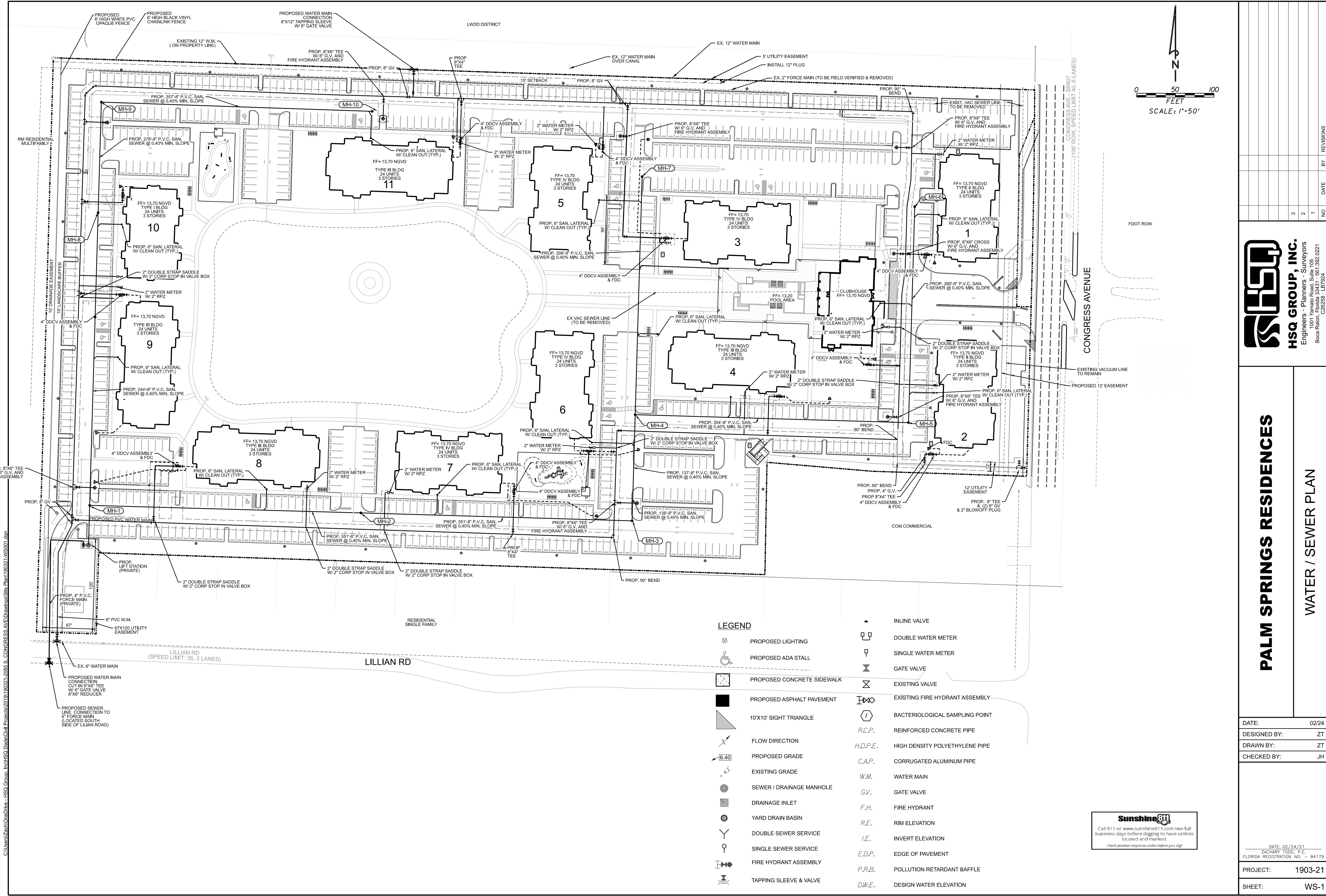
SITE PLAN

DATE: 04/27/21
ZACHARY TODD, P.E.
FLORIDA REGISTRATION NO. - 84179

PROJECT: 1903-21

SHEET: SP-1

ZONING: CURRENT ZONING: RESIDENTIAL MULTIPLE-FAMILY PROPOSED ZONING: RESIDENTIAL MULTIPLE-FAMILY CURRENT USE: RECREATIONAL FACILITY AND DAY CARE PROPOSED USE: RESIDENTIAL PLANNED DEVELOPMENT FUTURE LAND USE: EXISTING FUTURE LAND USE: OTHER PUBLIC FACILITIES LOW DENSITY RESIDENTIAL PROPOSED FUTURE LAND USE: HIGH DENSITY RESIDENTIAL NUMBER OF UNITS: 264 DENSITY: 15 DU/ACRE	<u>PARKING & LOADING CALCULATIONS</u> <u>REQUIRED</u> 2.50 SPACES PER BUILDING UNIT: 660 25% ADDITIONAL (GUEST PARKING): 165 826 SPACES REQUIRED <u>PROVIDED</u> PARKING SPACES (9' X 18') = 810 SPACES HANDICAP SPACES (12' X 18')= 16 SPACES PARKING SPACES (TOTAL) = 826 SPACES (3.125 SP/UNIT) TOTAL NUMBER OF BICYCLE PARKING SPACES PROVIDED: 264 (SEE NOTE 2) <u>SETBACK INFORMATION</u> <table><tr><th></th><th><u>(MIN. PERMITTED)</u></th><th><u>PROVIDED</u></th></tr><tr><td>NORTH SIDE:</td><td>20'</td><td>84'</td></tr><tr><td>EAST SIDE :</td><td>25'</td><td>25'</td></tr><tr><td>WEST SIDE</td><td>20'</td><td>95'</td></tr><tr><td>SOUTH SIDE</td><td>20'</td><td>91'</td></tr></table>		<u>(MIN. PERMITTED)</u>	<u>PROVIDED</u>	NORTH SIDE:	20'	84'	EAST SIDE :	25'	25'	WEST SIDE	20'	95'	SOUTH SIDE	20'	91'	<u>COMMON AMENITIES:</u> <table><tr><td>POOL COURT:</td><td>8,280 SF</td></tr><tr><td>TOT LOT:</td><td>4,694 SF</td></tr><tr><td>DOG PARK:</td><td>4,057 SF</td></tr><tr><td>CLUBHOUSE:</td><td>6,484SF</td></tr><tr><td>COMMUNITY WALK/JOG PATH</td><td>13,147 SF</td></tr><tr><td>FITNESS LAWN</td><td>8,805 SF</td></tr><tr><td>BUS STATION</td><td>150 SF</td></tr><tr><td>COMMON GREEN AREA</td><td>30,954 SF</td></tr><tr><td>TOTAL COMMON AMENITIES</td><td>76,571 SF</td></tr></table>	POOL COURT:	8,280 SF	TOT LOT:	4,694 SF	DOG PARK:	4,057 SF	CLUBHOUSE:	6,484SF	COMMUNITY WALK/JOG PATH	13,147 SF	FITNESS LAWN	8,805 SF	BUS STATION	150 SF	COMMON GREEN AREA	30,954 SF	TOTAL COMMON AMENITIES	76,571 SF
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BUS STATION	150 SF																																		
COMMON GREEN AREA	30,954 SF																																		
TOTAL COMMON AMENITIES	76,571 SF																																		
<u>SITE AREA INFORMATION</u> GROSS ACREAGE: 801.070 SF. 18.39 AC NET ACREAGE: 774.065 SF. 17.77 AC AREA DEDICATION 4,630 SF. (.1) 0.11 AC. TOTAL AREA 769,354 SF. 17.66 AC. LAKE AREA: 87,164 SF. 2.00 AC. BUILDINGS 150,442 SF. 2.64 AC IMPERVIOUS AREAS 306,230 SF. 7.15 AC. PERVIOUS AREAS (GREEN AREAS) 225,650SF. 5.98 AC.	<u>CODE REQUIREMENTS</u> <table><tr><th></th><th><u>REQUIRED</u></th><th><u>PROVIDED</u></th></tr><tr><td>BUILDING COVERAGE (MAX):</td><td>40%</td><td>15%</td></tr><tr><td>OPEN SPACE (MIN.):</td><td>35%</td><td>38%</td></tr><tr><td>*COMMON AMENITY AREA (MIN.):</td><td>20%</td><td>28.3%</td></tr><tr><td>BUILDING HEIGHT (MAX.):</td><td>35'</td><td>34.5'</td></tr></table> *NOTE: 20 PERCENT (OPEN SPACE) SHALL BE COMMON AMENITY AREA (SEC.34-1064). OPEN SPACE INCLUDES PERVIOUS AREAS AND LAKE AREA		<u>REQUIRED</u>	<u>PROVIDED</u>	BUILDING COVERAGE (MAX):	40%	15%	OPEN SPACE (MIN.):	35%	38%	*COMMON AMENITY AREA (MIN.):	20%	28.3%	BUILDING HEIGHT (MAX.):	35'	34.5'	<u>WAIVER:</u> REMOVAL OF REQUIRED SIDEWALK - NORTH SIDE OF MAIN ENTRANCE (SEC 34-477). <u>VARIANCE:</u> ADDITIONAL SIGN MONUMENT (SEC 34-329)																		
	<u>REQUIRED</u>	<u>PROVIDED</u>																																	
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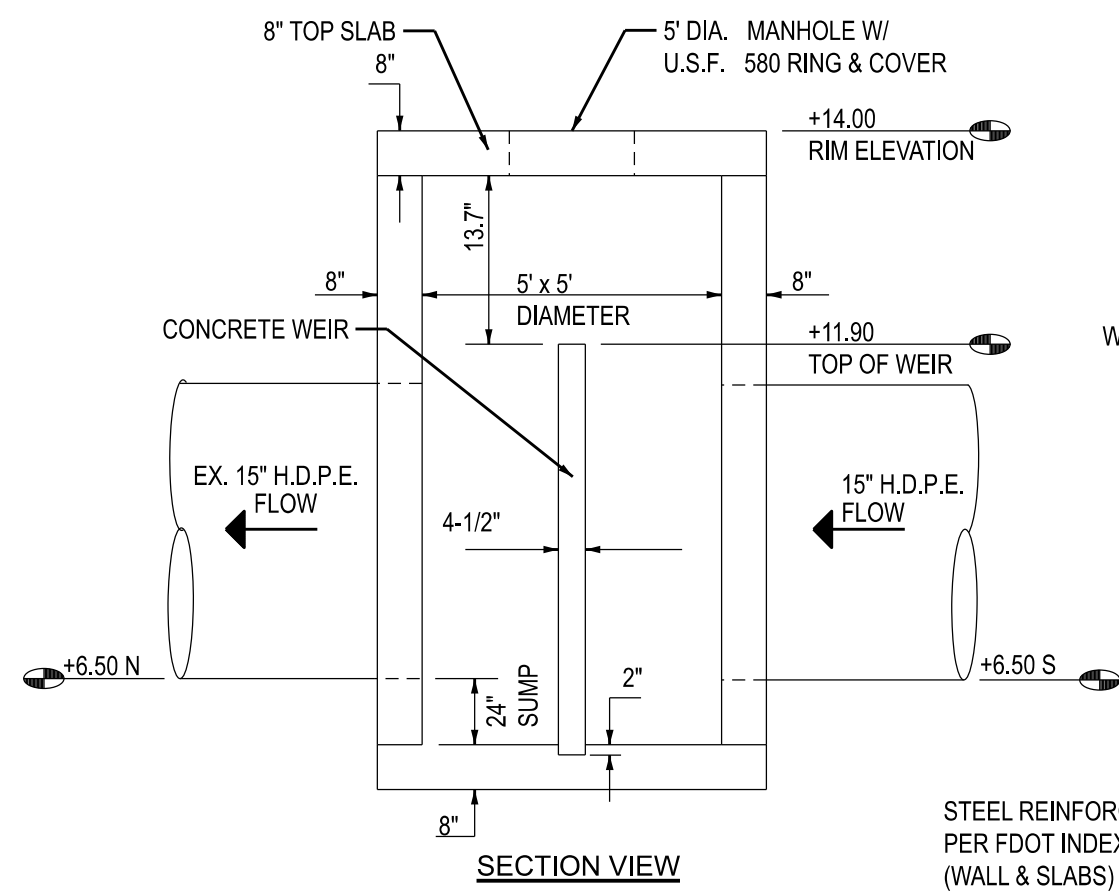
PALM SPRINGS RESIDENCES

WATER / SEWER PLAN

DATE:	02/24
DESIGNED BY:	ZT
DRAWN BY:	ZT
CHECKED BY:	JH

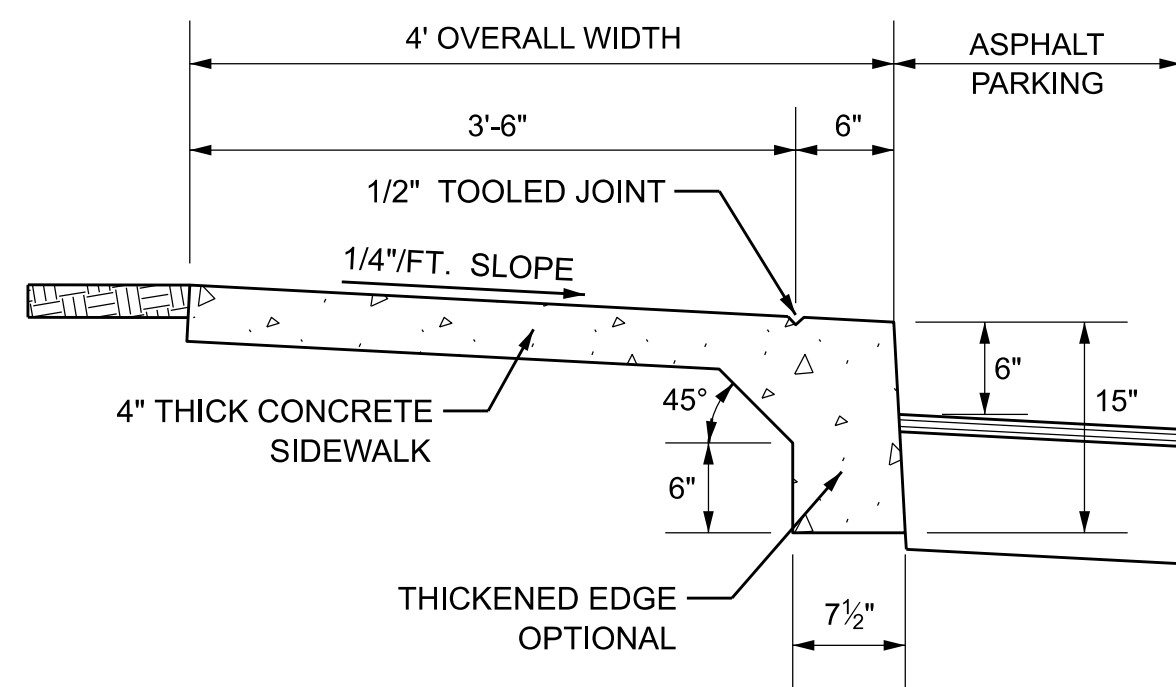
DATE: 02/24/21
ZACHARY TODD, P.E.
FLORIDA REGISTRATION NO. - 84179

PROJECT: 1903-21
SHEET: WS-1



CONTROL STRUCTURE DETAIL

N.T.S.

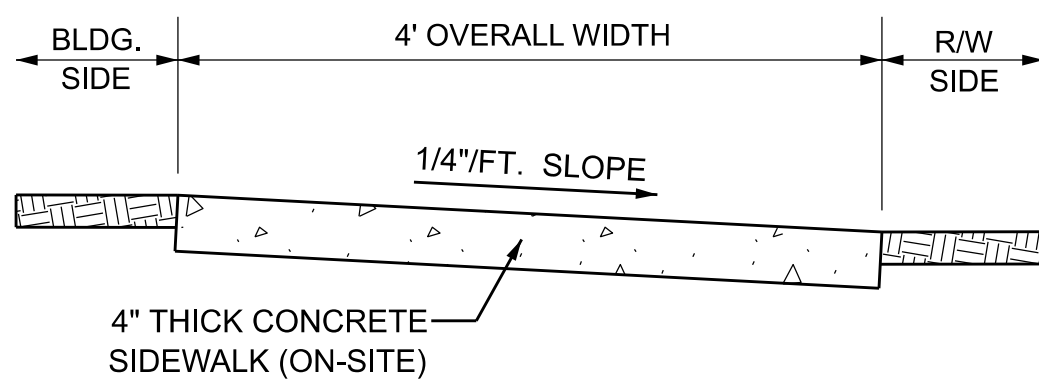


NOTES

1. PROVIDE 1/8" CONSTRUCTION JOINTS AT 5' O/C, MINIMUM DEPTH 1/2".
2. PROVIDE 1/2" EXPANSION JOINTS WITH NON-RISING FILLER AT 20' O/C, TO RUN FULL DEPTH OF SLAB.
3. CONCRETE TO BE 3,000 P.S.I. IN 28 DAYS.
4. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.

CONCRETE SIDEWALK DETAILS

N.T.S.

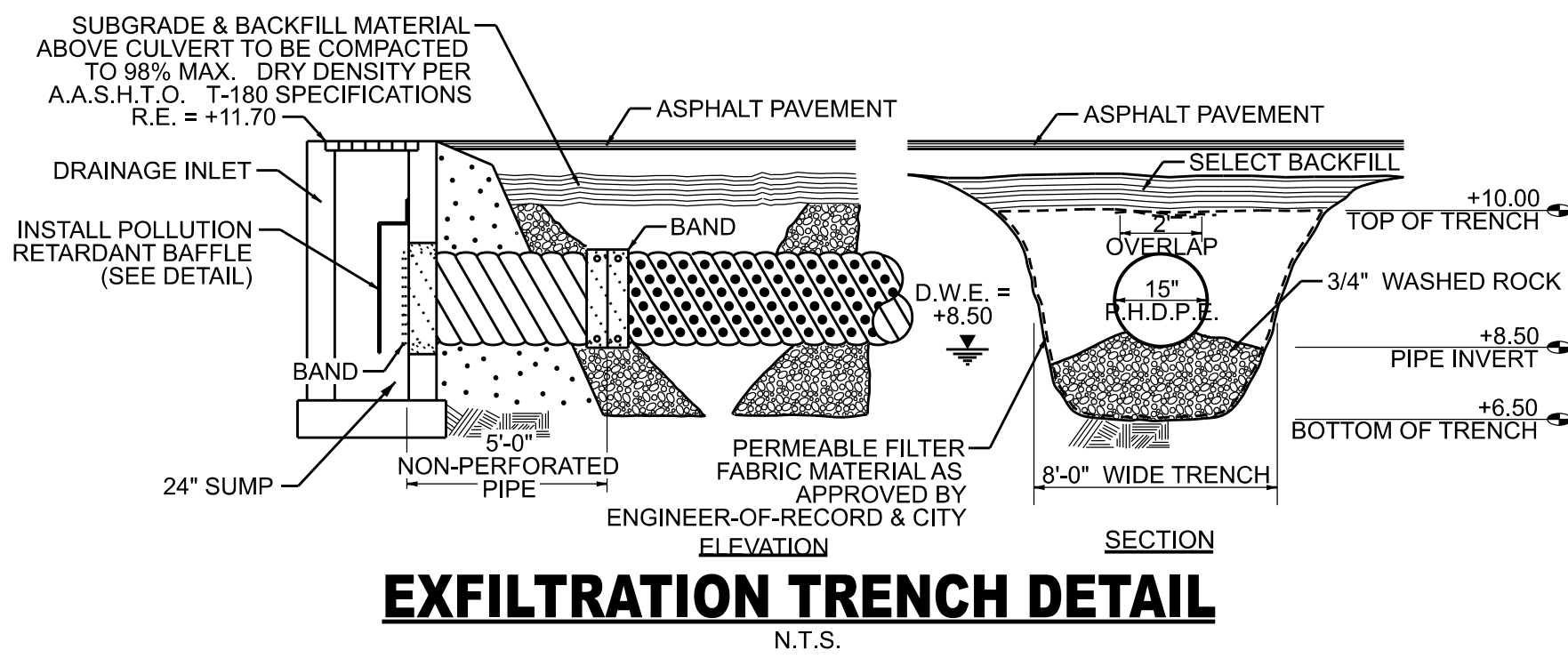
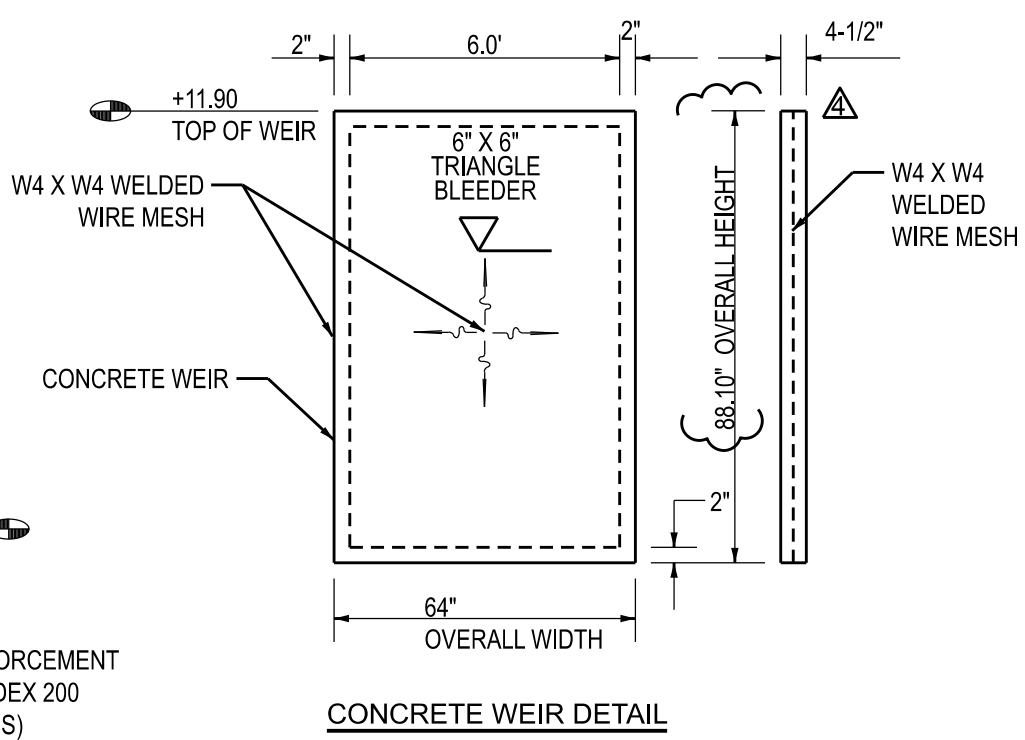


NOTES

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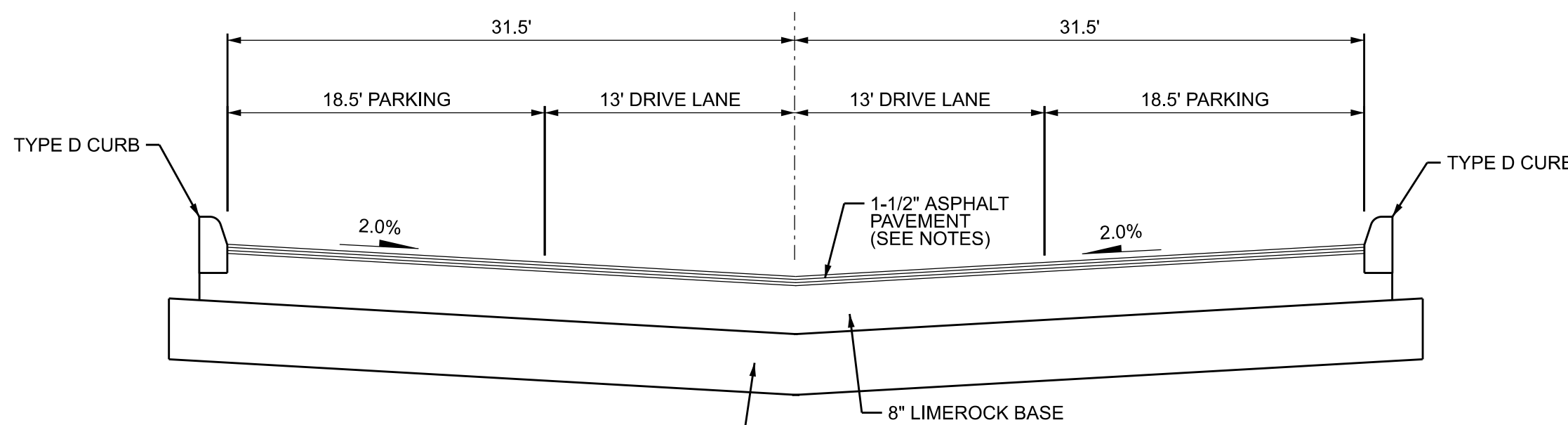
CONCRETE SIDEWALK DETAILS

N.T.S.



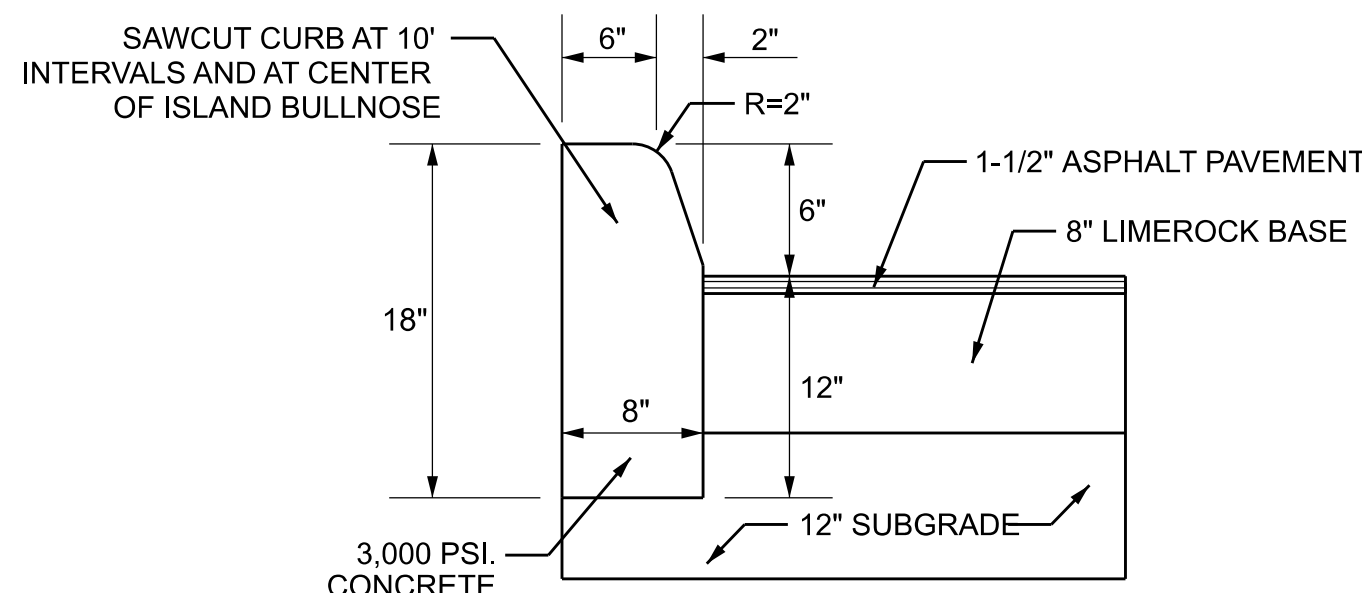
EXFILTRATION TRENCH DETAIL

N.T.S.



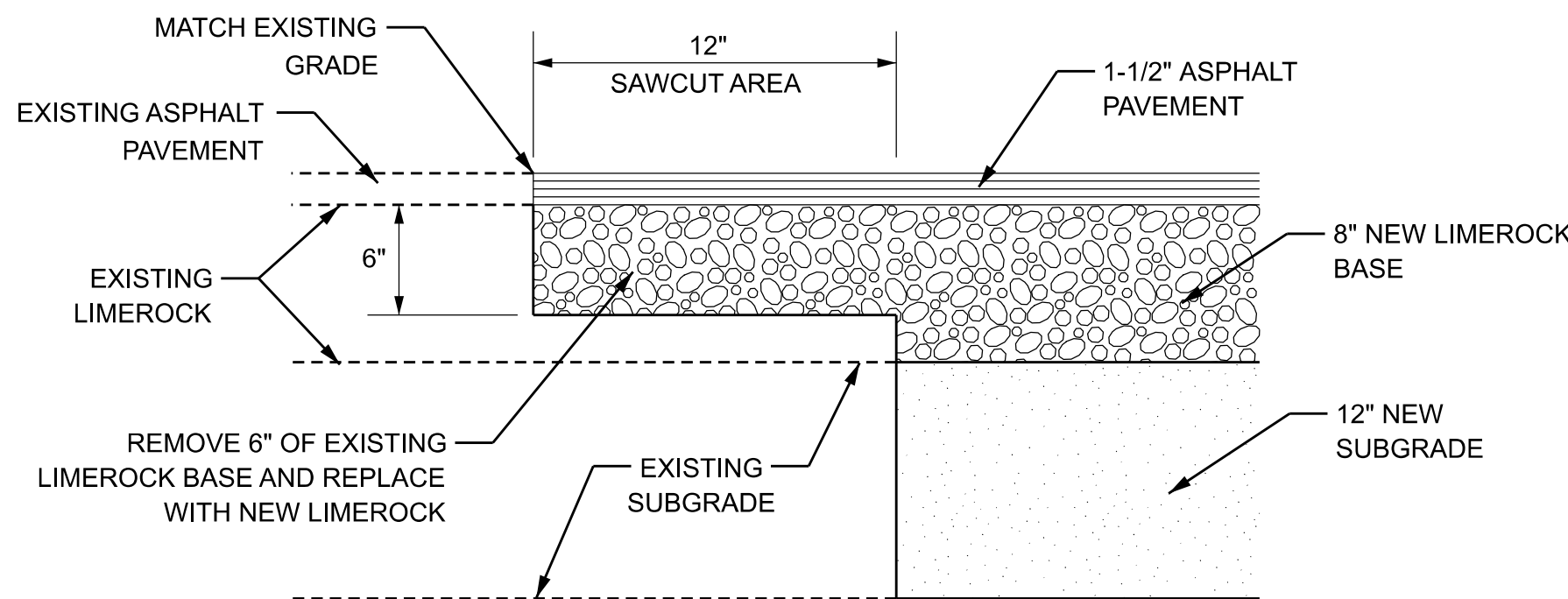
TYPICAL PARKING LOT SECTION

N.T.S.



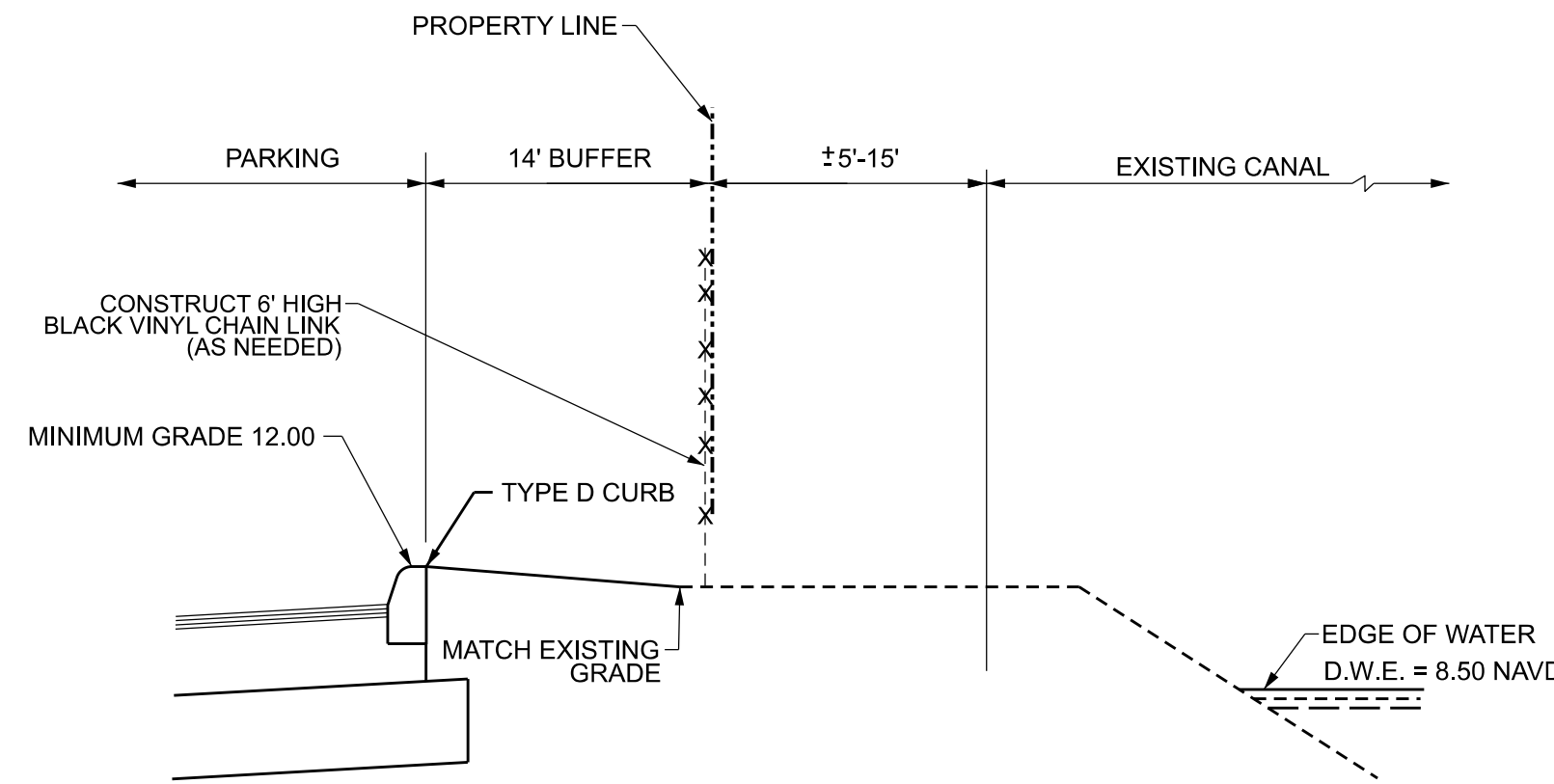
TYPE "D" CONCRETE CURB DETAIL

N.T.S.



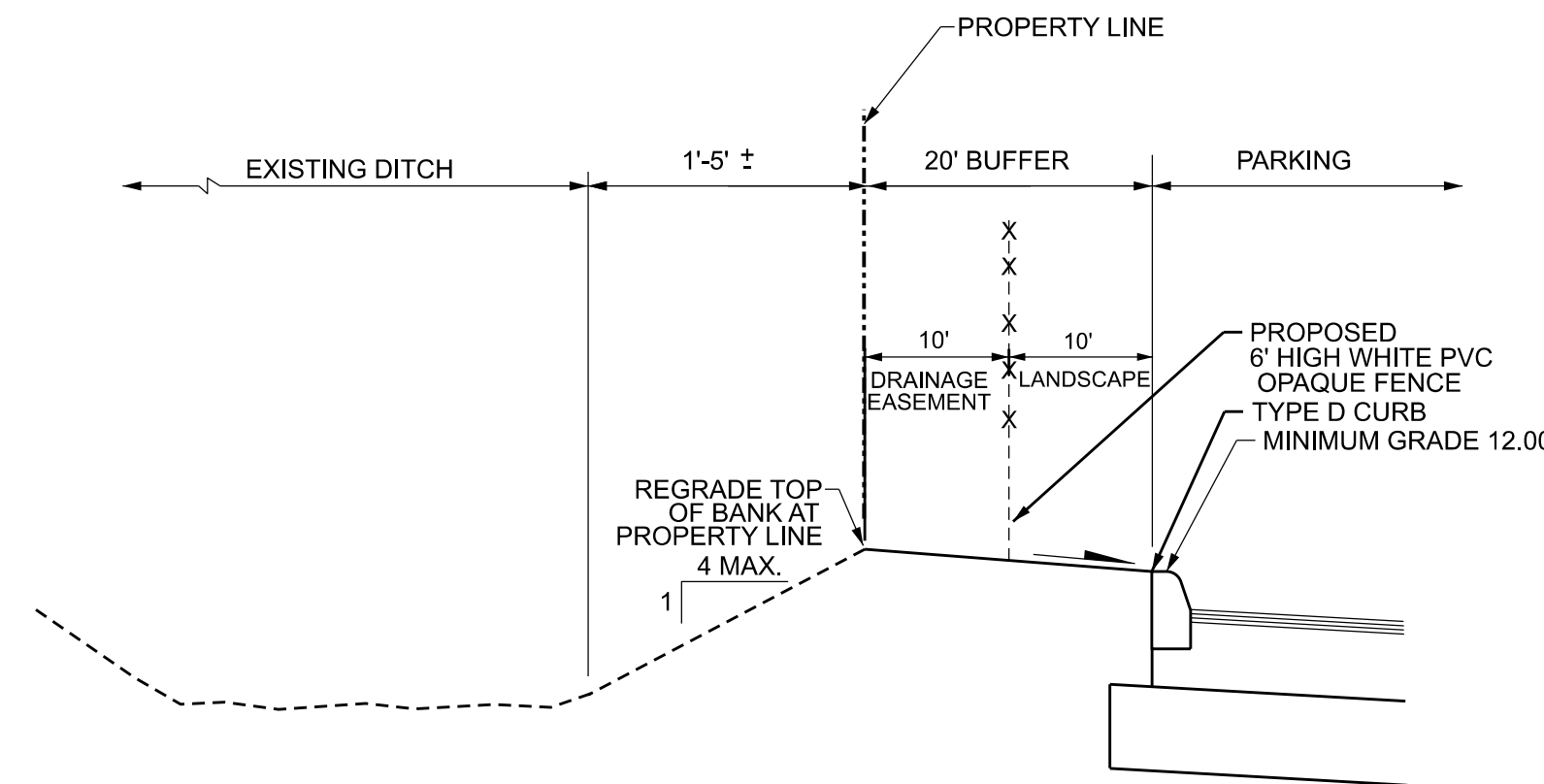
ASPHALT CONNECTION DETAIL

N.T.S.



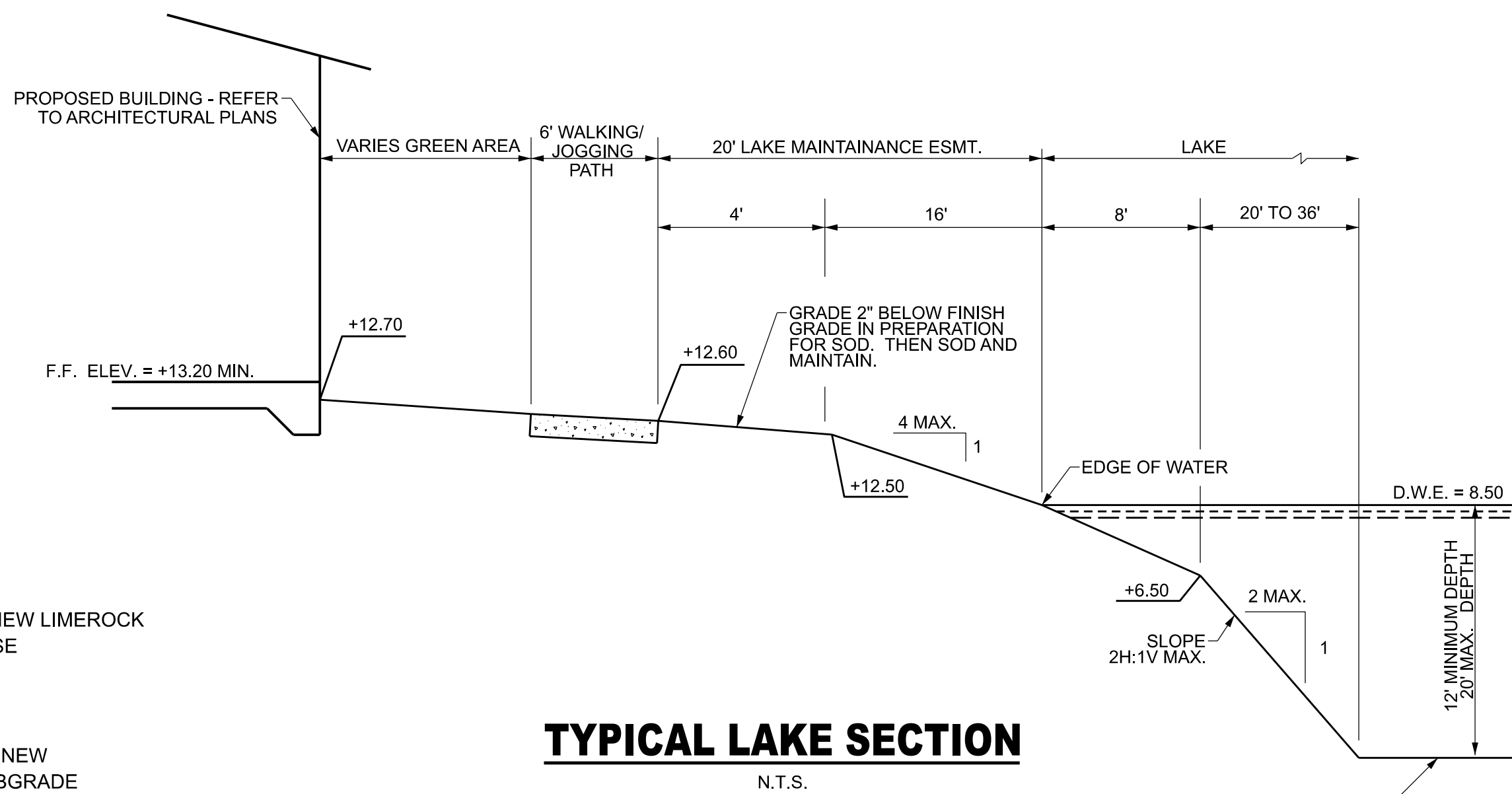
NORTH PROPERTY LINE SECTION A-A

N.T.S.



WEST PROPERTY LINE SECTION D-D

N.T.S.



TYPICAL LAKE SECTION

N.T.S.



NO	DATE	BY	REVISIONS
1			
2			
3			

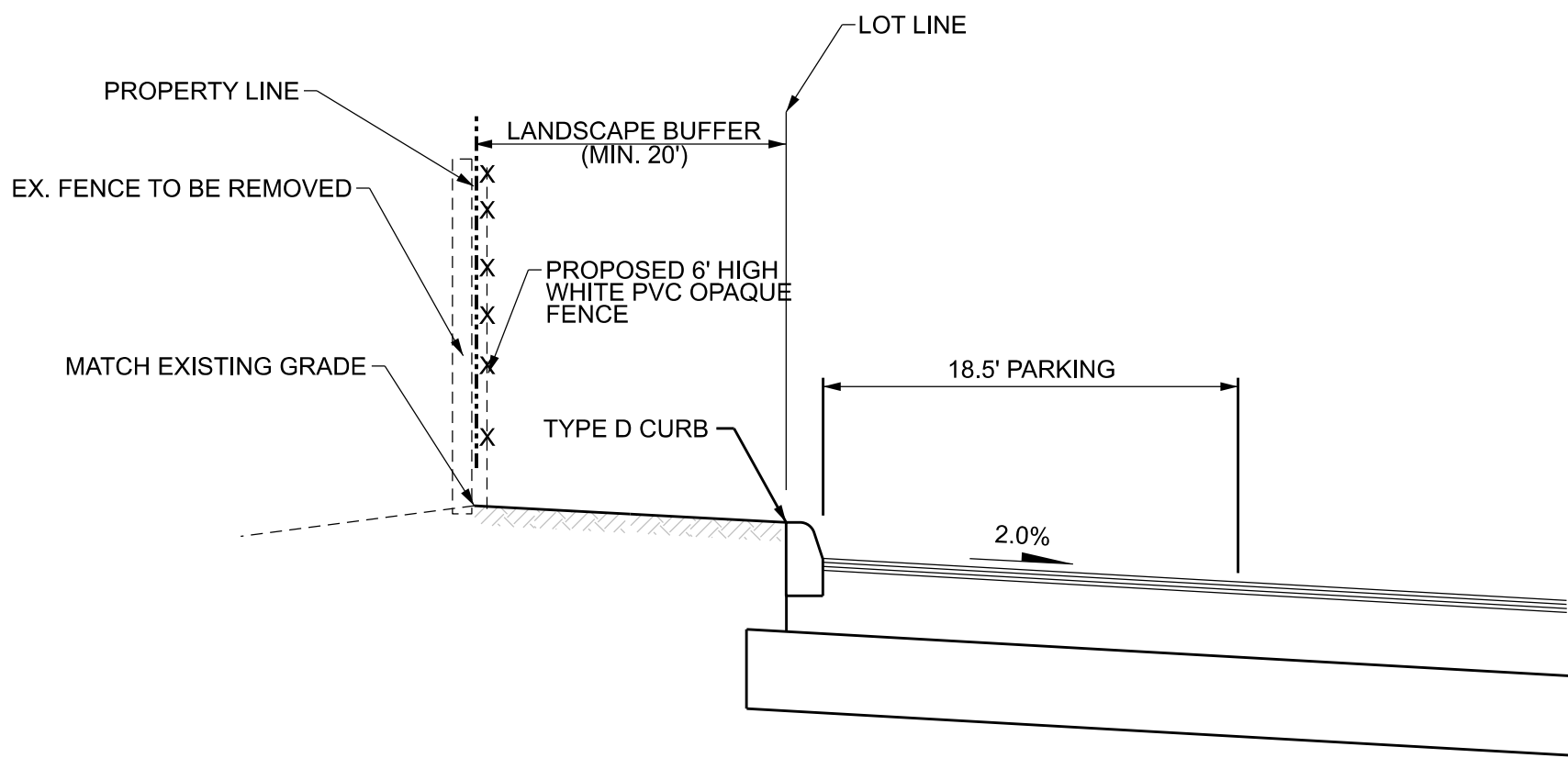


PALM SPRINGS RESIDENCES

PAVING & DRAINAGE DETAILS

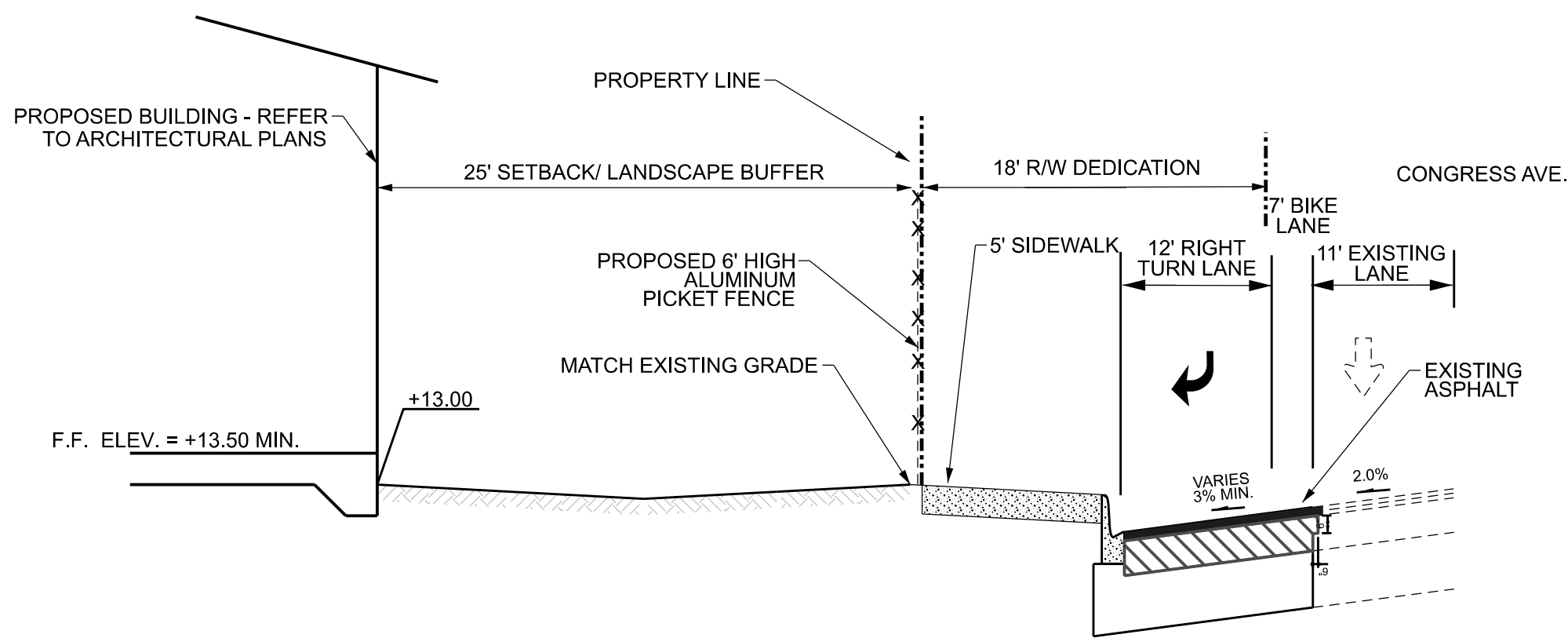
DATE:	02/24/21
DESIGNED BY:	ZT
DRAWN BY:	ZT
CHECKED BY:	JH

PROJECT:	1903-21
SHEET:	PD-2



SOUTH PROPERTY LINE SECTION C-C

N.T.S.



EAST PROPERTY LINE SECTION B-B

N.T.S.

FDOT GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION WITHIN THE FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN (F.D.O.T.) RIGHT-OF-WAY SHALL CONFORM TO THE LATEST EDITION F.D.O.T. DESIGN STANDARDS AND LATEST EDITION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. ALL MAINTENANCE OF TRAFFIC M.O.T. FOR THIS PROJECT WILL BE IN COMPLIANCE WITH THE DEPARTMENTS CURRENT EDITION OF THE DESIGN STANDARDS, (600 SERIES) AND THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE OPERATIONS ENGINEER OR HIS DESIGNEE RESERVES THE RIGHT TO DIRECT THE REMOVAL/RELOCATION/MODIFICATION OF ANY TRAFFIC DEVICES(S) AT THE PERMITTEE'S SOLE EXPENSE. SPECIAL ATTENTION WILL BE GIVEN TO FDOT DESIGN STANDARD INDEX 611, 612, 613, AND 660.
3. ALL THERMOPLASTIC TRAFFIC STRIPES, MARKINGS AND SIGNAGE WILL BE INSTALLED PER THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
4. FOR ANY UNDERGROUND WORK, THE CONTRACTOR MUST CONTACT SIGNAL TRAFFIC CONTROL MAINTAINING AGENCY PRIOR TO CONSTRUCTION.
5. IT IS THE PERMITTEE'S RESPONSIBILITY TO OBTAIN FINAL ACCEPTANCE OF PERMITTED WORK (COMPLETED) AND THE RESTORATION OF THE RIGHT-OF-WAY FROM THE F.D.O.T. PRIOR TO USAGE.
6. PERMITTEE WILL PROVIDE THE NECESSARY DENSITIES IN ACCORDANCE WITH SECTION 125-8 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION (LATEST EDITION) PRIOR TO FINAL ACCEPTANCE BY THE F.D.O.T.
7. PERMITTEE WILL RESTORE THE RIGHT OF WAY AS A MINIMUM, TO ITS ORIGINAL CONDITION OR BETTER IN ACCORDANCE W/ F.D.O.T.'S LATEST STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION OR AS DIRECTED BY THE RESIDENT OPERATIONS ENGINEER.
8. DURING THE REMOVAL/INSTALLATION OF ANY CURB AND GUTTER SECTION, THE PERMITTEE WILL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE ABUTTING ASPHALT. THE DAMAGED ASPHALT REPAIR WILL BE IN ACCORDANCE WITH THE CURRENT SPECIFICATIONS AND/OR AS DIRECTED BY THE RESIDENT OPERATIONS ENGINEER.

9. PERMITTEE SHALL PROVIDE THE PRODUCER'S CERTIFICATION (DELIVERY TICKET) FOR THE NS CONCRETE-2500 PSI (USED FOR SIDEWALK, CURB & GUTTER, DITCH PAVEMENT AND TRAFFIC SEPARATOR) PRIOR TO FINAL ACCEPTANCE BY THE DEPARTMENT. THE DELIVERY TICKET SHALL CERTIFY THE CONCRETE WAS BATCHED, DELIVERED AND PLACED IN ACCORDANCE WITH SECTION 347 OF THE F.D.O.T.'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION).
10. REMOVAL/INSTALLATION OF SIDEWALK WILL BE IN ACCORDANCE WITH FDOT STANDARD INDEX 310.
11. SODDED AREAS WILL BE IN ACCORDANCE WITH STANDARD INDEX 105 AND SECTIONS 162, 981, 982, 983, 987 OF THE F.D.O.T.'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. ALL DISTURBED AREAS WILL BE SODDED WITHIN ONE (1) WEEK OF INSTALLATION OF SAID PERMITTED WORK.
12. OWNERSHIP OF ALL SUITABLE EXCAVATED MATERIALS WITHIN THE FDOT R/W, AS DETERMINED BY THE F.D.O.T., SHALL REMAIN IN THE DEPARTMENT UNTIL A FINAL ACCEPTANCE OF THE PERMITTED PROJECT IS FULFILLED. EXCAVATED MATERIALS SHALL BE HAULED BY THE CONTRACTOR, AT THEIR COST & EXPENSE FROM THE SITE TO THE PALM BEACH OPERATIONS CENTER, 7900 W FOREST HILL BLVD OR STOCKPILED IN THOSE AREAS AS DIRECTED BY THE DOT, INCLUDING ASPHALT MILLINGS.
13. RESTRICTED HOURS OF OPERATION WILL BE FROM 9:00AM TO 3:30 PM, (MONDAY-FRIDAY), UNLESS OTHERWISE APPROVED BY THE OPERATIONS ENGINEER, OR DESIGNEE.
14. PERMITTEE WILL COORDINATE ALL WORK WITH THE PALM BEACH OPERATIONS PERMITS DEPARTMENT USING FAX # (561) 328-1218. COORDINATION WILL INCLUDE A PRE-CONSTRUCTION MEETING.

PERMITTEE PLEASE NOTE:

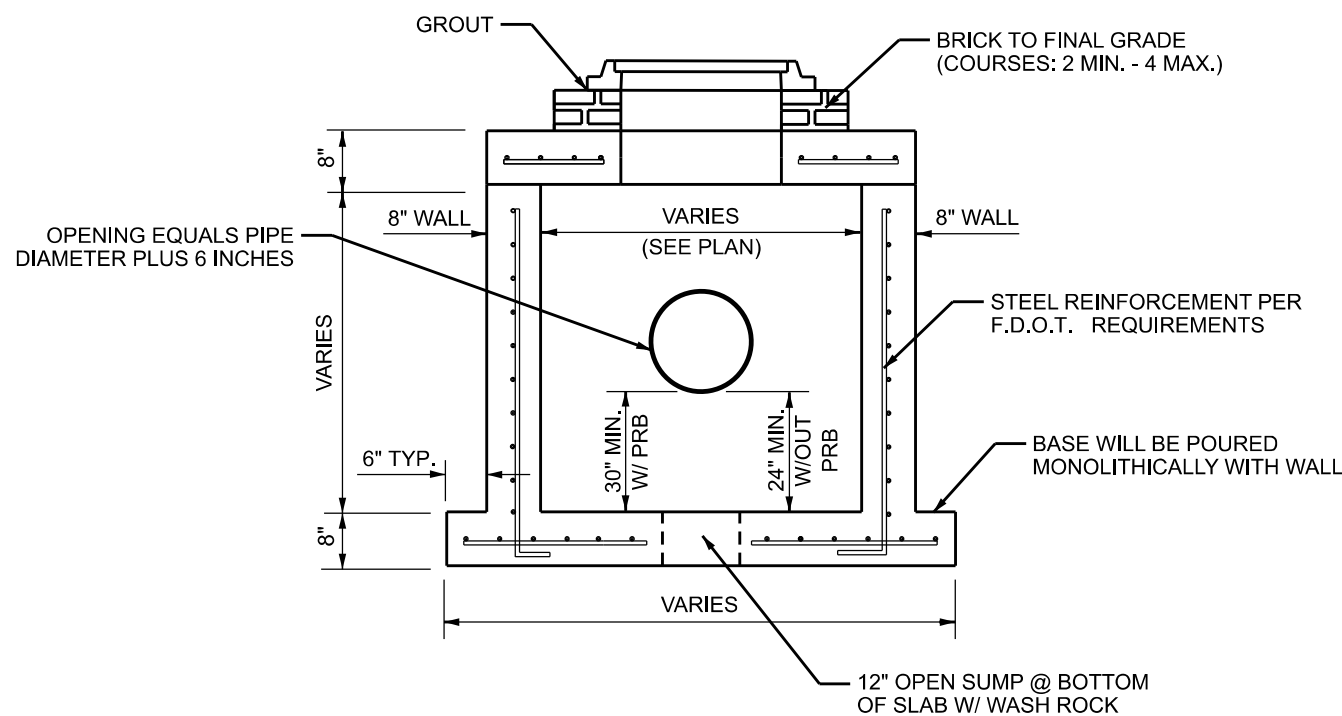
- PERMITTEE'S CONTRACTORS THAT ARE PERFORMING PERMITTED WORK ACTIVITIES SHALL PROVIDE THE F.D.O.T. (PERMIT OFFICE) PROOF OF A PROPER STATE CONTRACTOR'S LICENSE AND CERTIFICATE OF LIABILITY INSURANCE PRIOR TO ANY COMMENCEMENT OF PERMITTED WORK.
- ALL PUBLIC SIDEWALK CURB RAMPS WILL MEET THE ROADWAY & TRAFFIC DESIGN STANDARDS (CURRENT EDITION) INDEX NUMBER 304 CURB/RAMP INSPECTIONS (S) REQUIRED PRIOR TO INSTALLATION OF CONCRETE.
- PERMIT IS VALID FOR ONE YEAR FROM DATE OF ISSUE.
- PERMITTEE WILL PROVIDE THE F.D.O.T. WITH CERTIFIED 'AS-BUILT' PLANS PRIOR TO FINAL ACCEPTANCE OF THE PERMITTED WORK.

PAVEMENT NOTES

1. THE PAVEMENT SURFACE SHALL BE TYPE S-3 ASPHALTIC CONCRETE. THE SURFACE SHALL BE 1 1/2 INCHES THICK, APPLIED IN TWO (2) SEPARATE LIFTS OF 3/4 INCHES EACH. A TACK COAT SHALL BE APPLIED BETWEEN BOTH PAVEMENT COURSES.
2. THE LIMEROCK BASE SHALL BE 8 INCHES THICK. THE LIMEROCK MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 100. THE LIMEROCK MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
3. THE SUBGRADE SHALL BE 12 INCHES THICK. THE SUBGRADE MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 40. THE SUBGRADE MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
4. THE LIMEROCK AND SUBGRADE COURSES SHALL NOT BE CONSTRUCTED UNTIL ALL UTILITY INSTALLATIONS UNDER PAVEMENT AREAS ARE COMPLETED, TESTED AND ACCEPTED. ANY PAVEMENT CONSTRUCTION PRIOR TO THIS REQUIREMENT SHALL BE CONDUCTED AT THE CONTRACTOR'S OWN RISK AND ANY REQUIRED REPAIRS WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY.
5. THE PRIME AND TACK COATS SHALL CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (SECTIONS 300-1 THRU 300-7) SPECIFICATIONS. THE PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD OF PAVEMENT.
6. PERIODIC DENSITY TESTING SHALL BE CONDUCTED AFTER BOTH SUBGRADE AND LIMEROCK BASE COURSES HAVE BEEN COMPLETED. THE TOTAL NUMBER AND EXACT LOCATIONS OF THE TESTS SHALL BE DETERMINED BY EITHER THE ENGINEER-OF-RECORD OR GOVERNMENT INSPECTOR. THE MINIMUM AMOUNT OF TESTING SHALL BE BASED ON ONE (1) DENSITY TEST PER 5,000 SQUARE FEET OF PAVEMENT.
7. THE FIRST LIFT OF THE ASPHALTIC CONCRETE PAVEMENT SHALL BE APPLIED 3/8 INCH BELOW THE LIP OF CURB AND/OR SIDEWALK (IF APPLICABLE). THE SECOND (FINAL) LIFT SHALL EXTEND 1/4 INCH ABOVE THE LIP OF CURB AND/OR SIDEWALK. THE FINAL LIFT OF ASPHALT SHALL NOT BE APPLIED UNTIL EITHER THE CLIENT, ENGINEER-OF-RECORD AND/OR GOVERNMENT AGENCY DETERMINES THAT SUBSTANTIAL PROJECT CONSTRUCTION HAS BEEN COMPLETED.
8. ALL EXISTING ORGANIC AND DELETERIOUS MATERIALS WITHIN THE RIGHT-OF-WAY AND PAVEMENT AREAS ARE TO BE REMOVED TO THEIR FULL DEPTH AND REPLACED WITH APPROVED SUITABLE MATERIAL. UNLESS AN ALTERNATIVE METHOD IS RECOMMENDED BY A CERTIFIED GEOTECHNICAL ENGINEER. THE DETERMINATION OF ORGANIC AND UNSUITABLE MATERIALS SHALL BE BASED ON F.D.O.T. STANDARDS.
9. ALL EXISTING PAVEMENT CONNECTIONS AND REPAIRS SHALL HAVE A STRAIGHT SAW-CUT EDGE PRIOR TO APPLYING NEW ASPHALT.
10. ONCE FINAL LIFT OF ASPHALT HAS BEEN APPLIED, ALL PERMANENT CONTROL POINTS, REFERENCE MARKERS, VALVES, INLET AND MANHOLE RIMS SHALL BE ADJUSTED TO FINAL GRADE.
11. PAVING SHALL NOT COMMENCE UNTIL ROCK AS-BUILTS HAVE BEEN APPROVED BY THE ENGINEER OF RECORD AND THE CITY INSPECTOR.

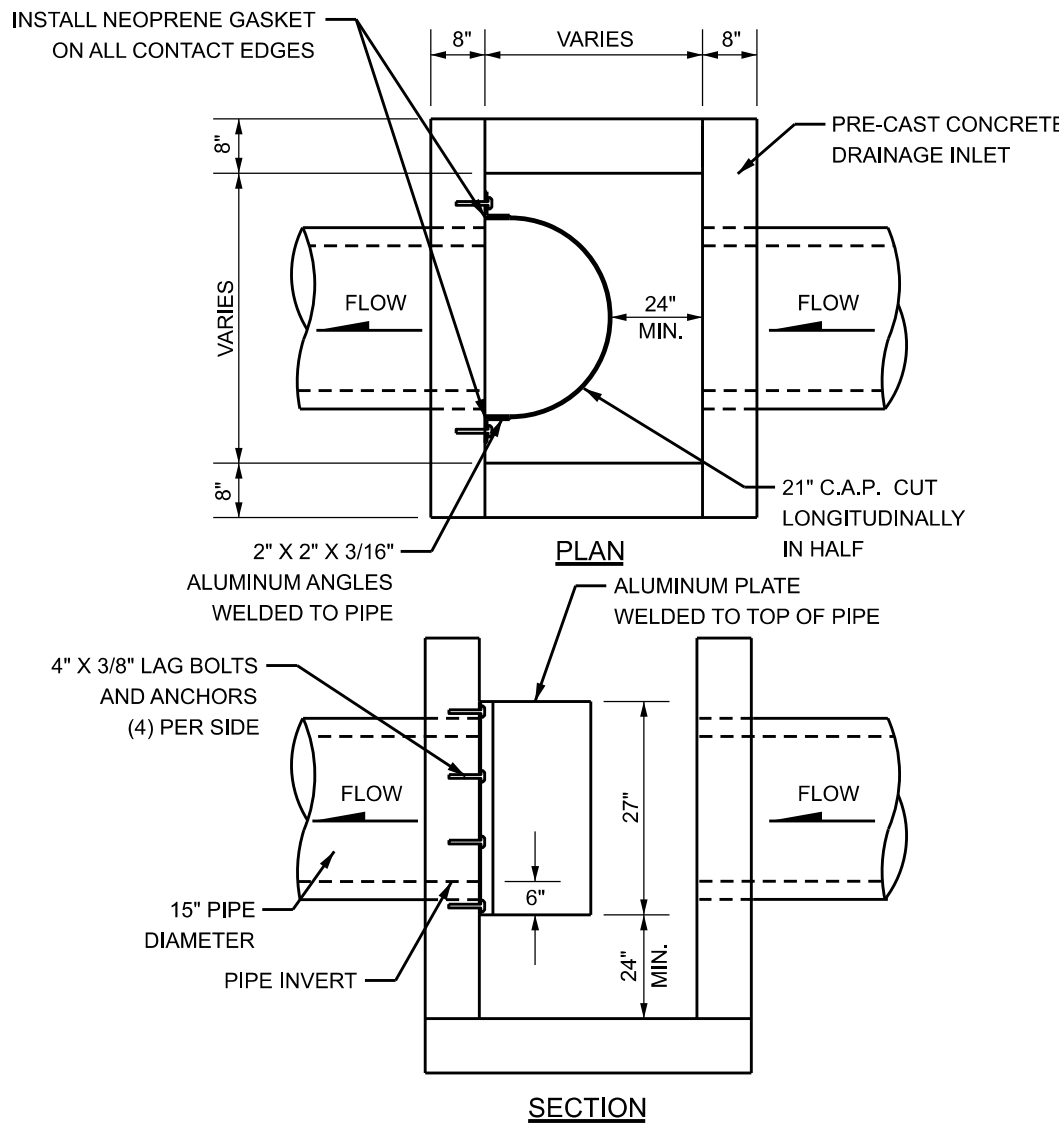
DRAINAGE NOTES

1. HDPE DRAINAGE PIPE (ADS N-12 ST IB), 12"-60", MUST MEET AASHTO M294, TYPE S OR ASTM F2306.
2. DRAINAGE CONCRETE STRUCTURES SHOULD BE MADE WITH REBAR-GRADE 60, WELDED WIRE MESH GRADE 65 KSI, MONOLITHIC BASE FOUR, 4,000 PSI @ 28 DAYS, 8" THICK WALLS.
3. MANHOLE PAINT: KOPPER 300, FIRST COAT RED, 24 HRS LATER FINAL COAT BLACK.



MANHOLE / CATCH BASIN DETAIL

N.T.S.



POLLUTION RETARDANT BAFFLE DETAIL

N.T.S.



PALM SPRINGS RESIDENCES

PAVING & DRAINAGE DETAILS

DATE: 02/24/21
 DESIGNED BY: ZT
 DRAWN BY: ZT
 CHECKED BY: JH

DATE: 02/24/21
 ZACHARY TODD, P.E.
 FLORIDA REGISTRATION NO. - 84179
 PROJECT: 1903-21
 SHEET: PD-3



4/29/2021

BY

DATE

NO

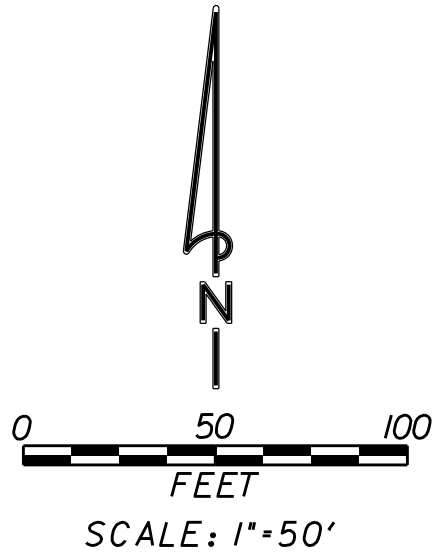
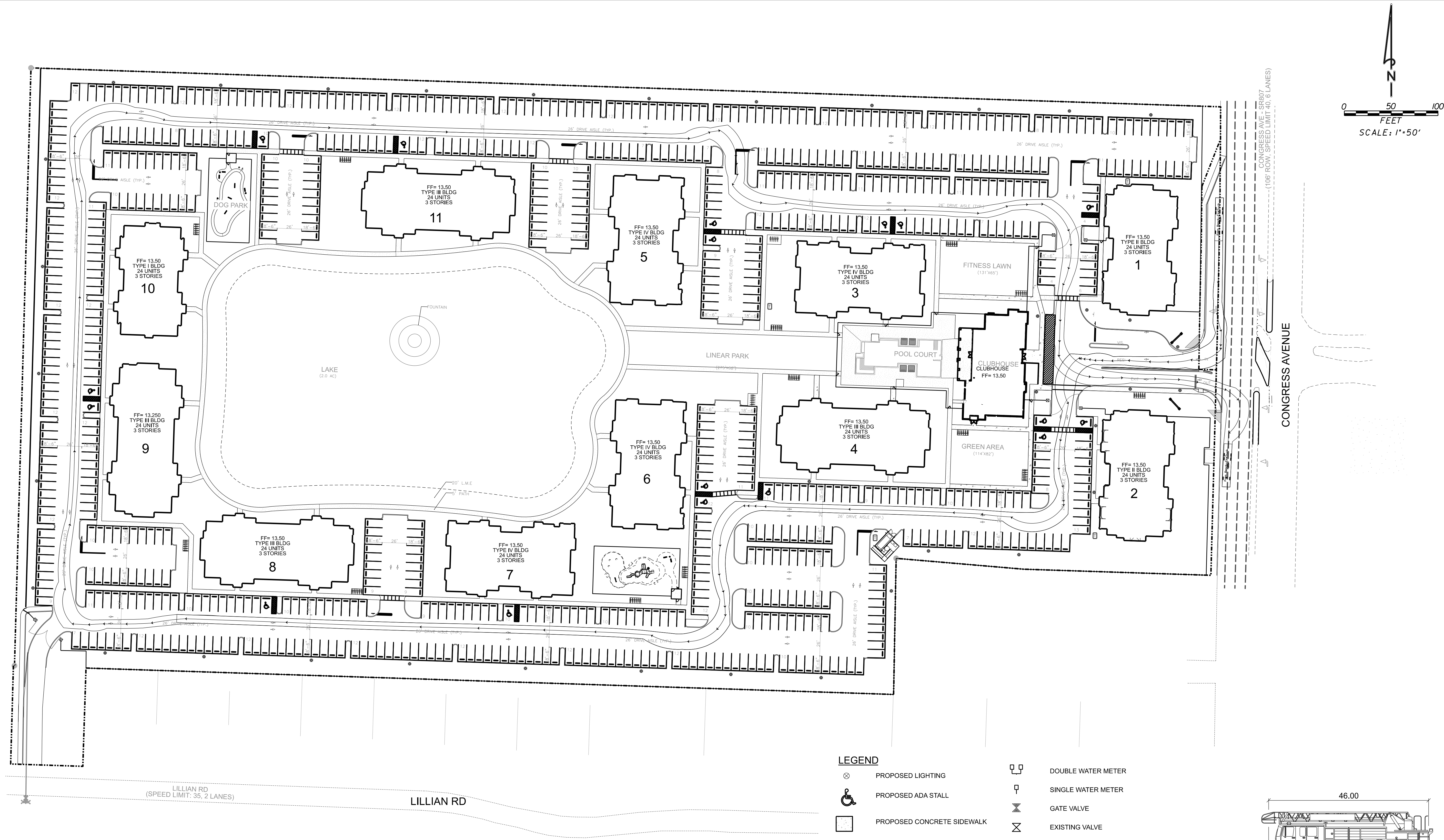
REVISIONS

3

2

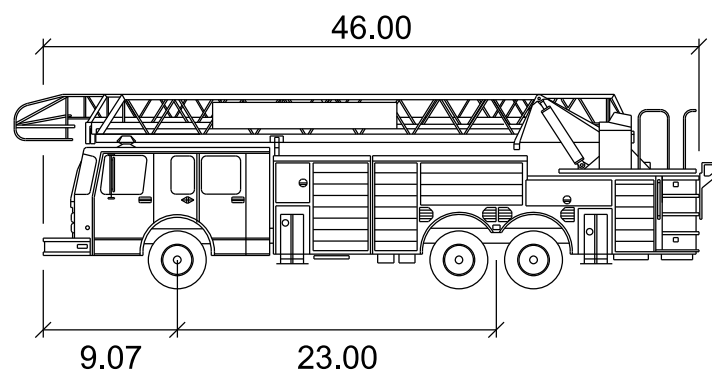
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LEGEND

- | | | | |
|--|----------------------------|--|--------------------------------|
| | PROPOSED LIGHTING | | DOUBLE WATER METER |
| | PROPOSED ADA STALL | | SINGLE WATER METER |
| | PROPOSED CONCRETE SIDEWALK | | GATE VALVE |
| | PROPOSED ASPHALT PAVEMENT | | EXISTING VALVE |
| | 10'x10' SIGHT TRIANGLE | | EXISTING FIRE HYDRANT ASSEMBLY |
| | FLOW DIRECTION | | BACTERIOLOGICAL SAMPLING POINT |
| | PROPOSED GRADE | | REINFORCED CONCRETE PIPE |
| | EXISTING GRADE | | HIGH DENSITY POLYETHYLENE PIPE |
| | SEWER / DRAINAGE MANHOLE | | CORRUGATED ALUMINUM PIPE |
| | DRAINAGE INLET | | WATER MAIN |
| | YARD DRAIN BASIN | | GATE VALVE |
| | DOUBLE SEWER SERVICE | | FIRE HYDRANT |
| | SINGLE SEWER SERVICE | | RIM ELEVATION |
| | FIRE HYDRANT ASSEMBLY | | INVERT ELEVATION |
| | TAPPING SLEEVE & VALVE | | EDGE OF PAVEMENT |
| | | | POLLUTION RETARDANT BAFFLE |
| | | | DESIGN WATER ELEVATION |



Palm Beach Fire Truck

	feet
Width	: 8.50
Track	: 8.04
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

HSQ
HSQ GROUP, INC.
Engineers - Planners - Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 • 561.392.0221
C26258 • LB7924

PALM SPRINGS RESIDENCES

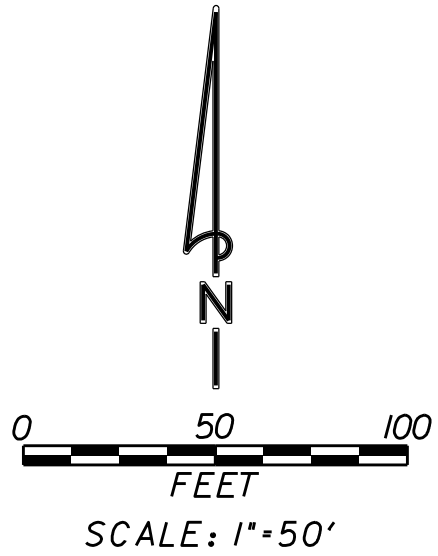
FIRE TRUCK PATH PLAN

DATE:	01/20
DESIGNED BY:	ZT
DRAWN BY:	ZT
CHECKED BY:	ZT

DATE: 02/24/21
ZACHARY TODD, P.E.
FLORIDA REGISTRATION NO. - 84179

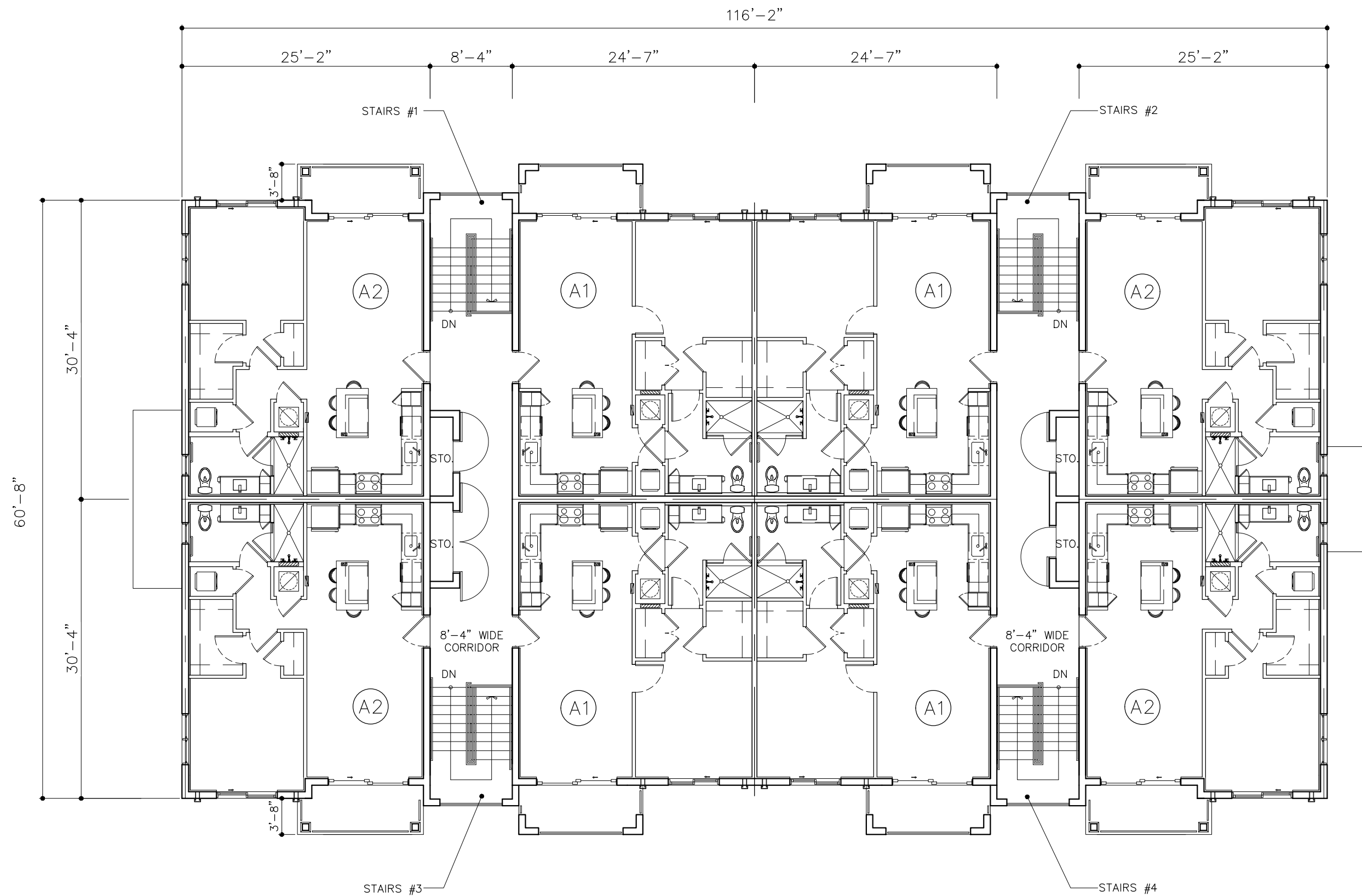
PROJECT: 1903-21

SHEET: FT-1



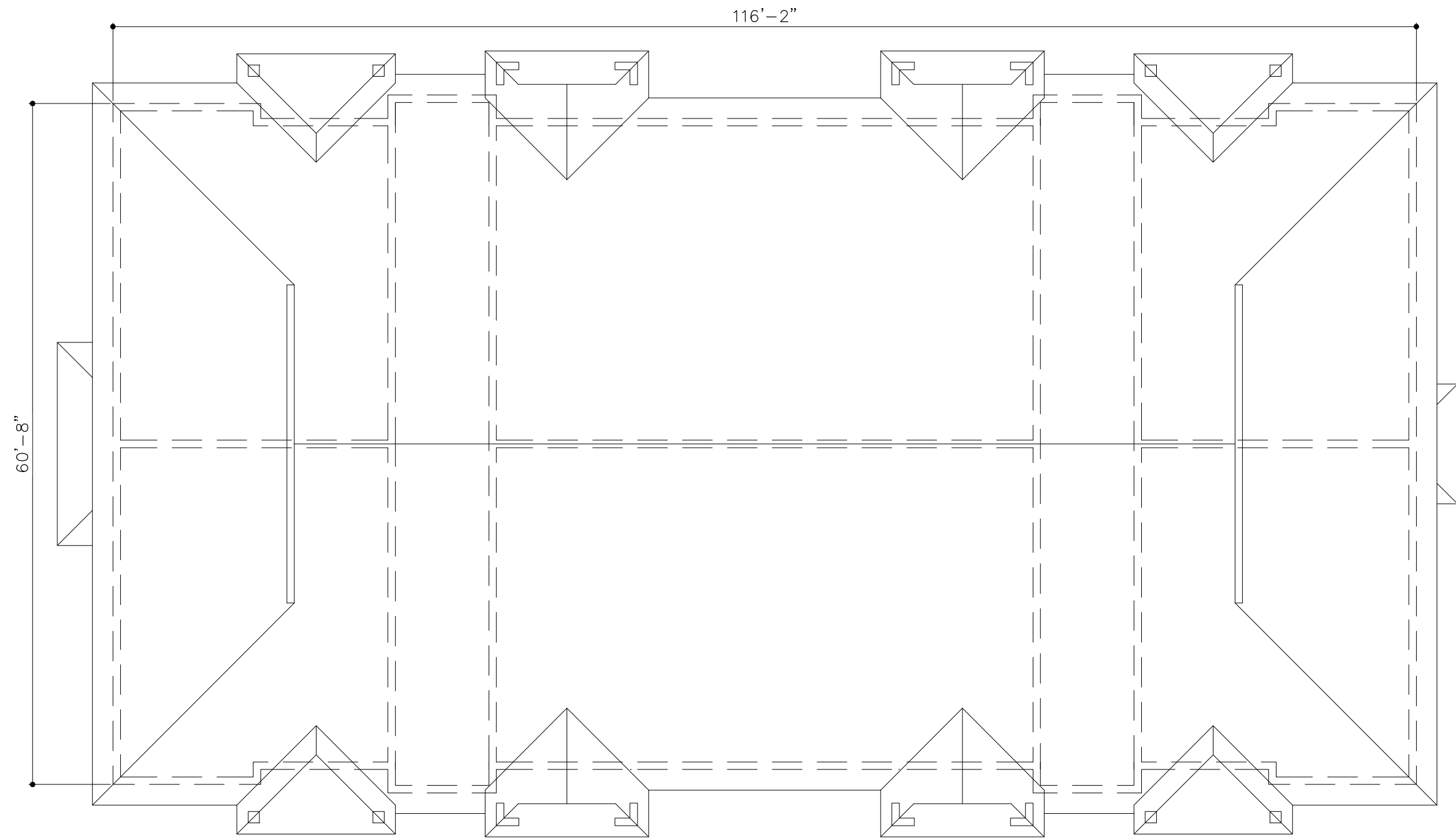


A-2.1.1



LEVEL 3

8 UNITS



ROOF

BUILDING TYPE I FLOOR PLANS

3 STORIES
24 UNITS-PER BLDG

SCALE: 3/32" = 1'-0"

SITE PLAN RESUBMITTAL 03/29/2021

DRAWN
DATE 01/22/2021
SCALE AS SHOWN
JOB NO. 1857.PRJ

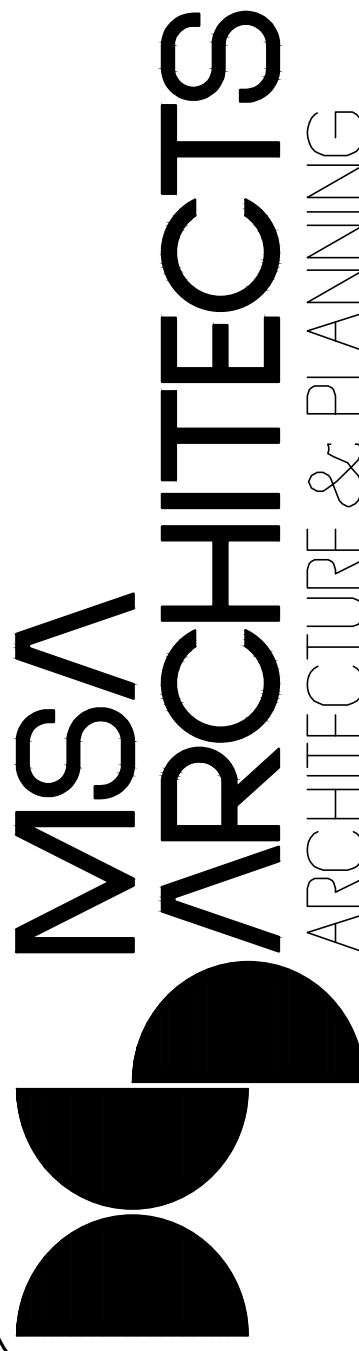
SHEET TITLE:

BUILDING TYPE I

SHEET NUMBER:

A-2.1.2

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 275-9911



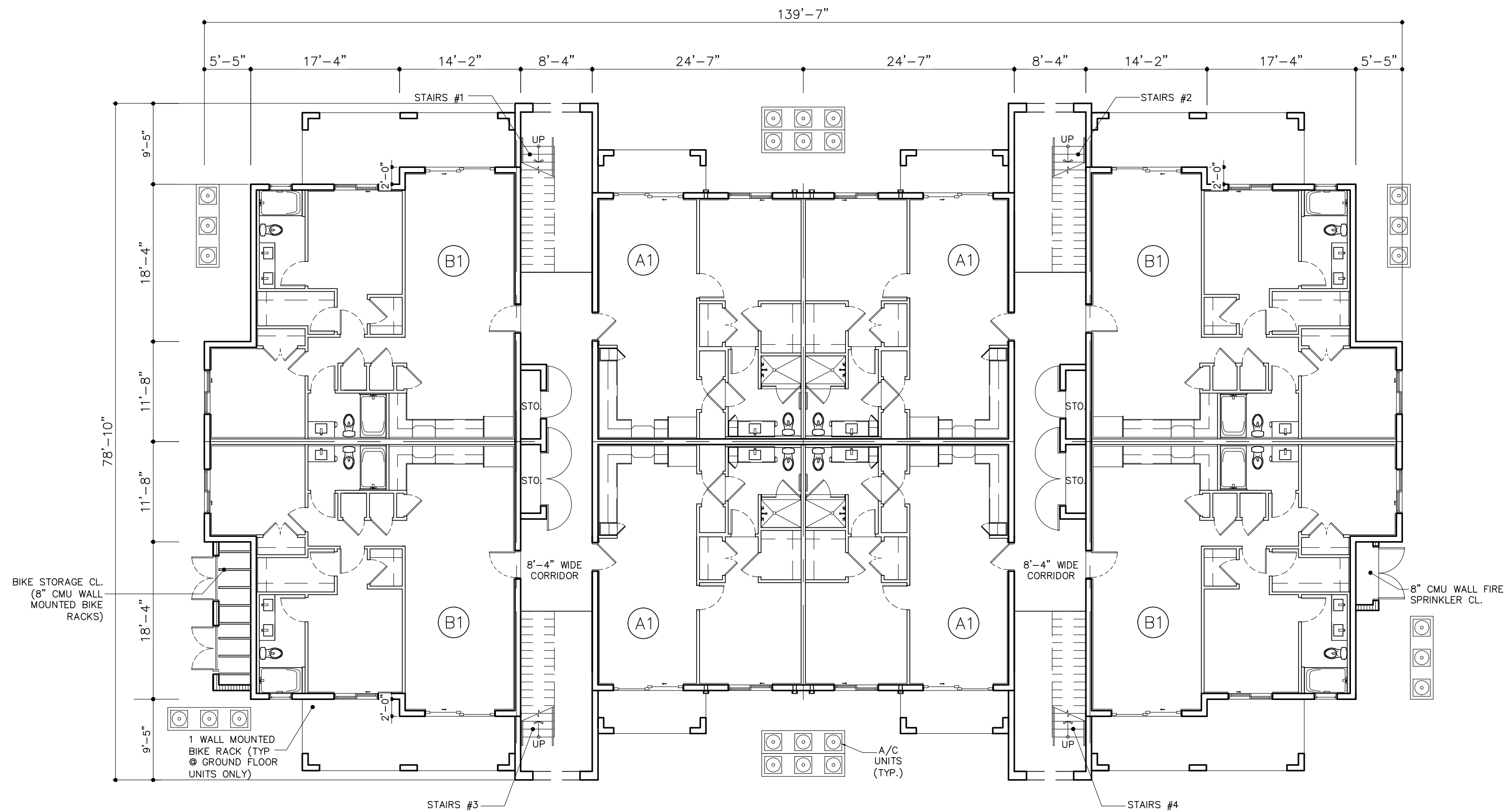
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PALM SPRINGS RESIDENCES

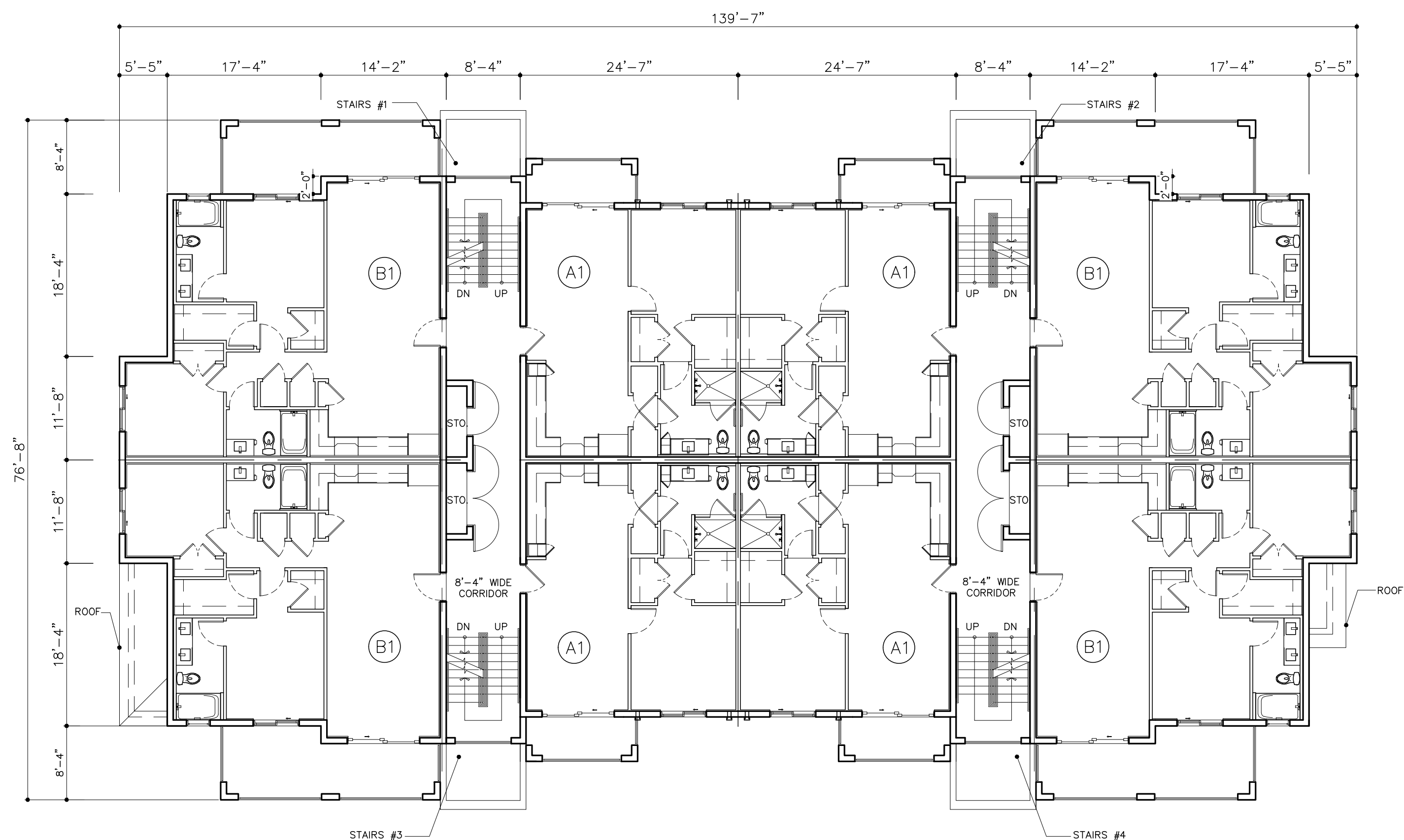
FOR:
THE SPEAR GROUP
LOCATED AT:
PALM SPRINGS, FLORIDA

BEATRIZ M. HERNANDEZ
AR0094576

BY



LEVEL 1
8 UNITS



LEVEL 2
8 UNITS

BUILDING TYPE II FLOOR PLANS
3 STORIES
24 UNITS-PER BLDG
SCALE: 3/32" = 1'-0"

SITE PLAN RESUBMITTAL 03/29/2021

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ARCHITECTURE & PLANNING

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AAC000895
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SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

PALM SPRINGS RESIDENCES
FOR:
THE SPEAR GROUP
LOCATED AT:
PALM SPRINGS, FLORIDA

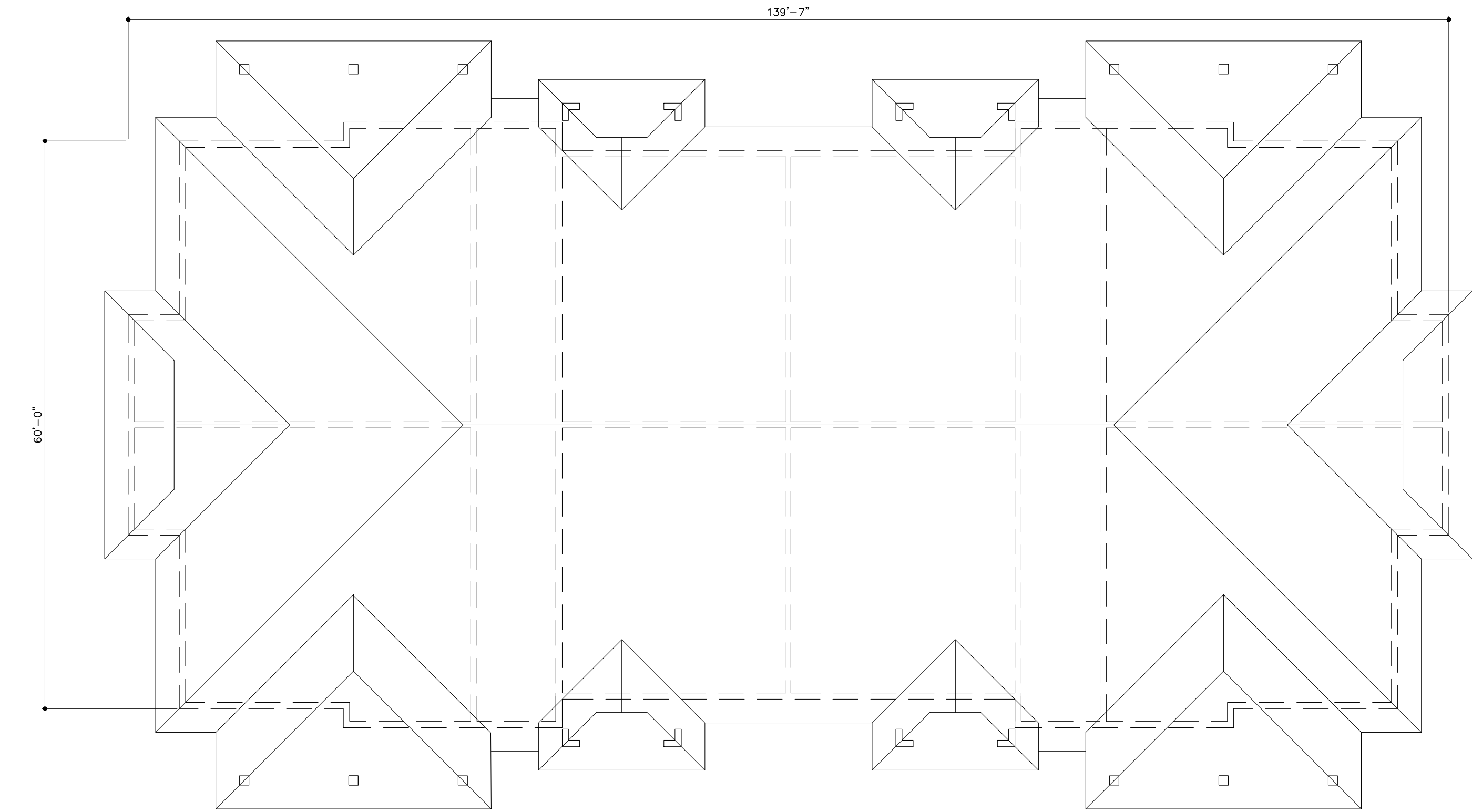
BEATRIZ M. HERNANDEZ
AR0094576

DRAWN
DATE 01/22/2021
SCALE AS SHOWN
JOB NO. 1857.PRJ
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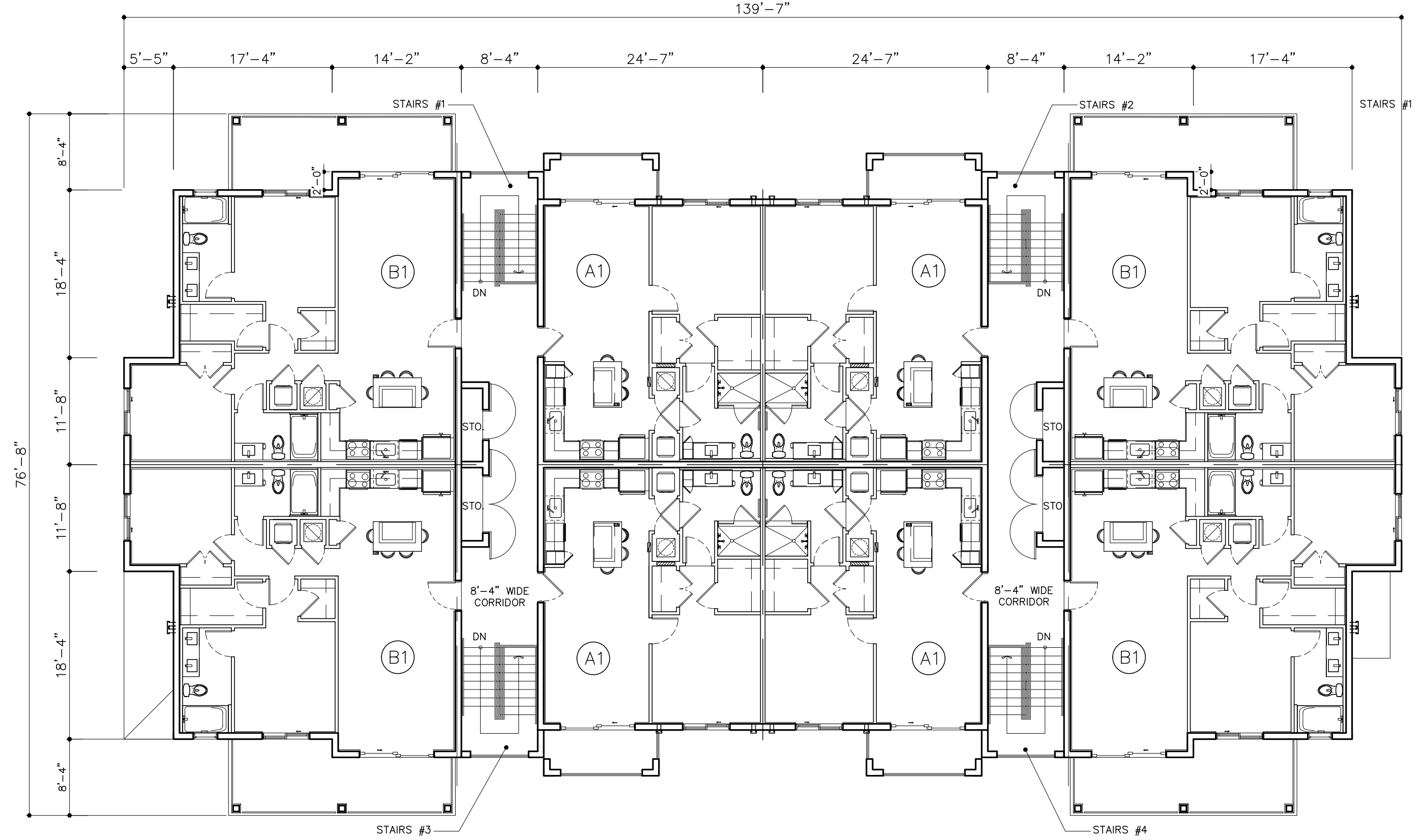
BUILDING TYPE II
SHEET NUMBER:
A-2.2.1

ARCHITECT'S BUILDING CODE STATEMENT// TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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ROOF



LEVEL 3
8 UNITS

BUILDING TYPE II

3 STORIES
24 UNITS-PER BLDG

SCALE: 3/32" = 1'-0"

DRAWN
DATE 01/22/2021
SCALE AS SHOWN
JOB NO. 1857.PRJ
SHEET TITLE:

BUILDING TYPE II

SHEET NUMBER:

A-2.2.2

MSA ARCHITECTS, INC.
AAC000895
8850 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

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PALM SPRINGS RESIDENCES

FOR:
THE SPEAR GROUP
LOCATED AT:
PALM SPRINGS, FLORIDA

BEATRIZ M. HERNANDEZ
ARC0084576

BY



3 STORIES
24 UNITS-PER BLDG

SCALE: 3/32" = 1'-0"

SITE PLAN RESUBMITTAL 03/29/2021

SHEET TITLE:	BUILDING TYPE III
SHEET NUMBER:	A-2.3.2

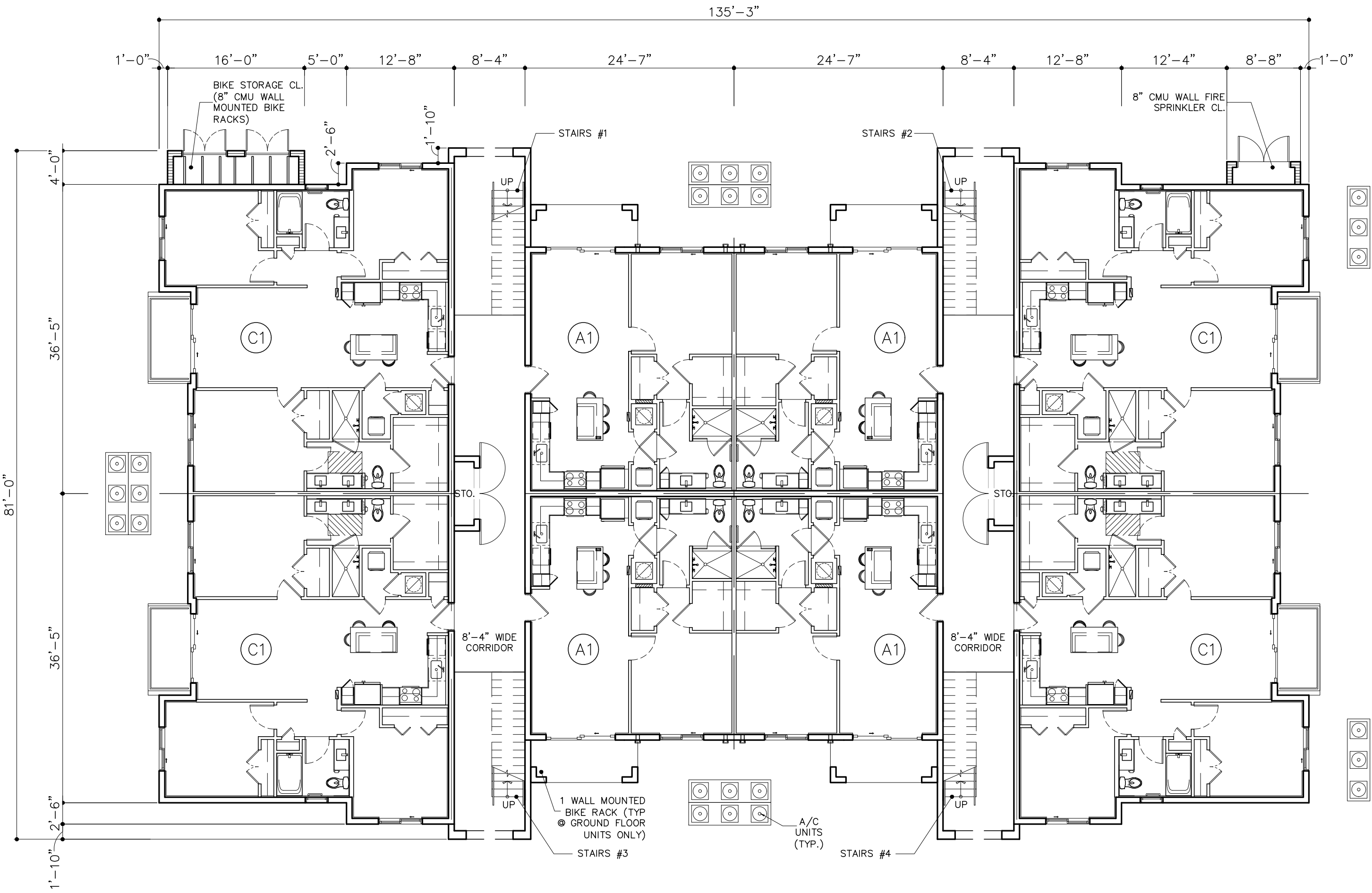
FOR:
THE SPEAR GROUP
LOCATED AT:
PALM SPRINGS, FLOR

8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

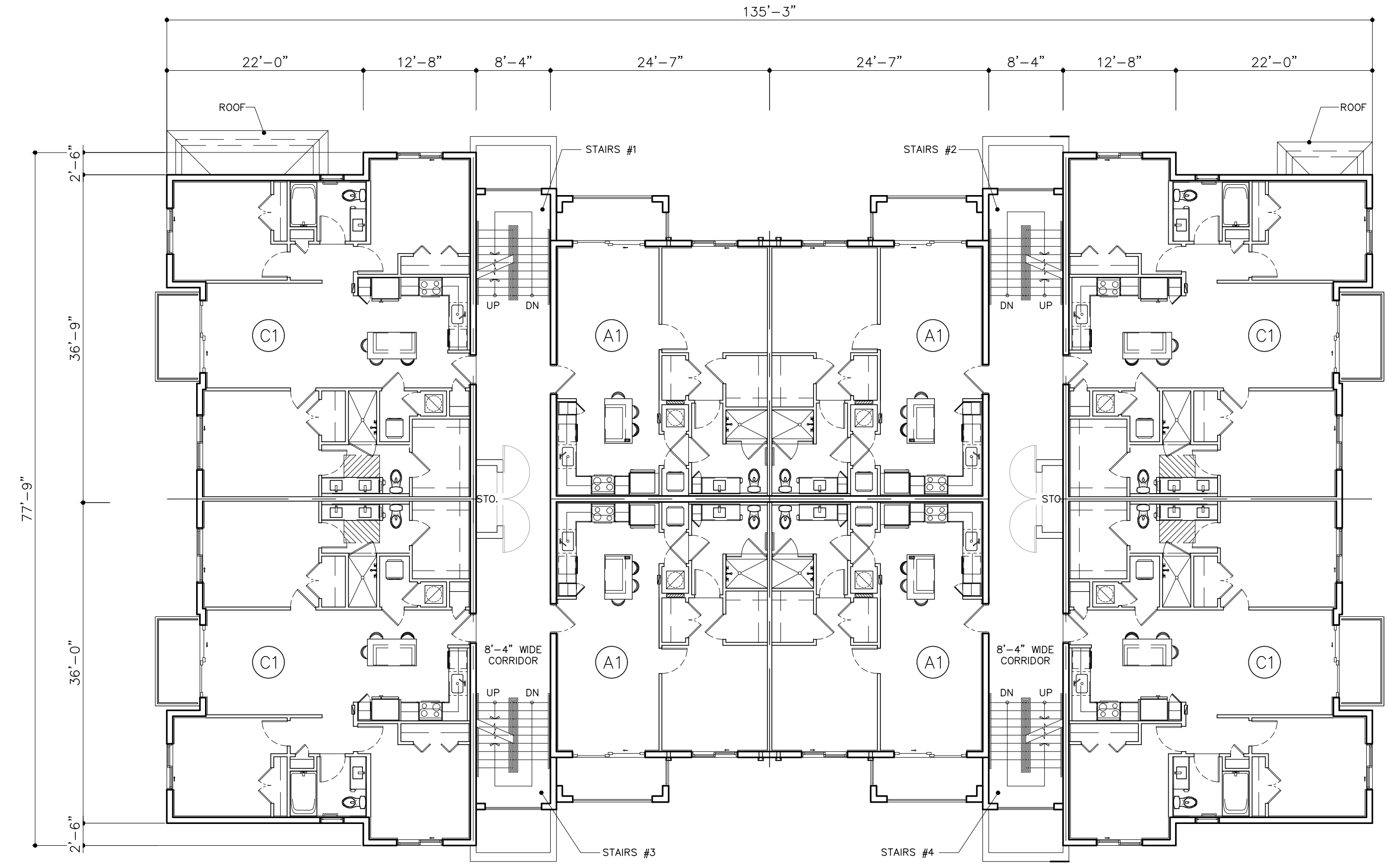


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LEVEL 1
8 UNITS



LEVEL 2
8 UNITS

BUILDING TYPE IV FLOOR PLANS
3 STORIES
24 UNITS-PER BLDG
SCALE: 3/32" = 1'-0"
SITE PLAN RESUBMITTAL 03/29/2021

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

FOR:
THE SPEAR GROUP
LOCATED AT:
PALM SPRINGS, FLORIDA

BEATRIZ M. HERNANDEZ
AR0094576

MSA ARCHITECTS, INC.
AAC0000895
8850 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

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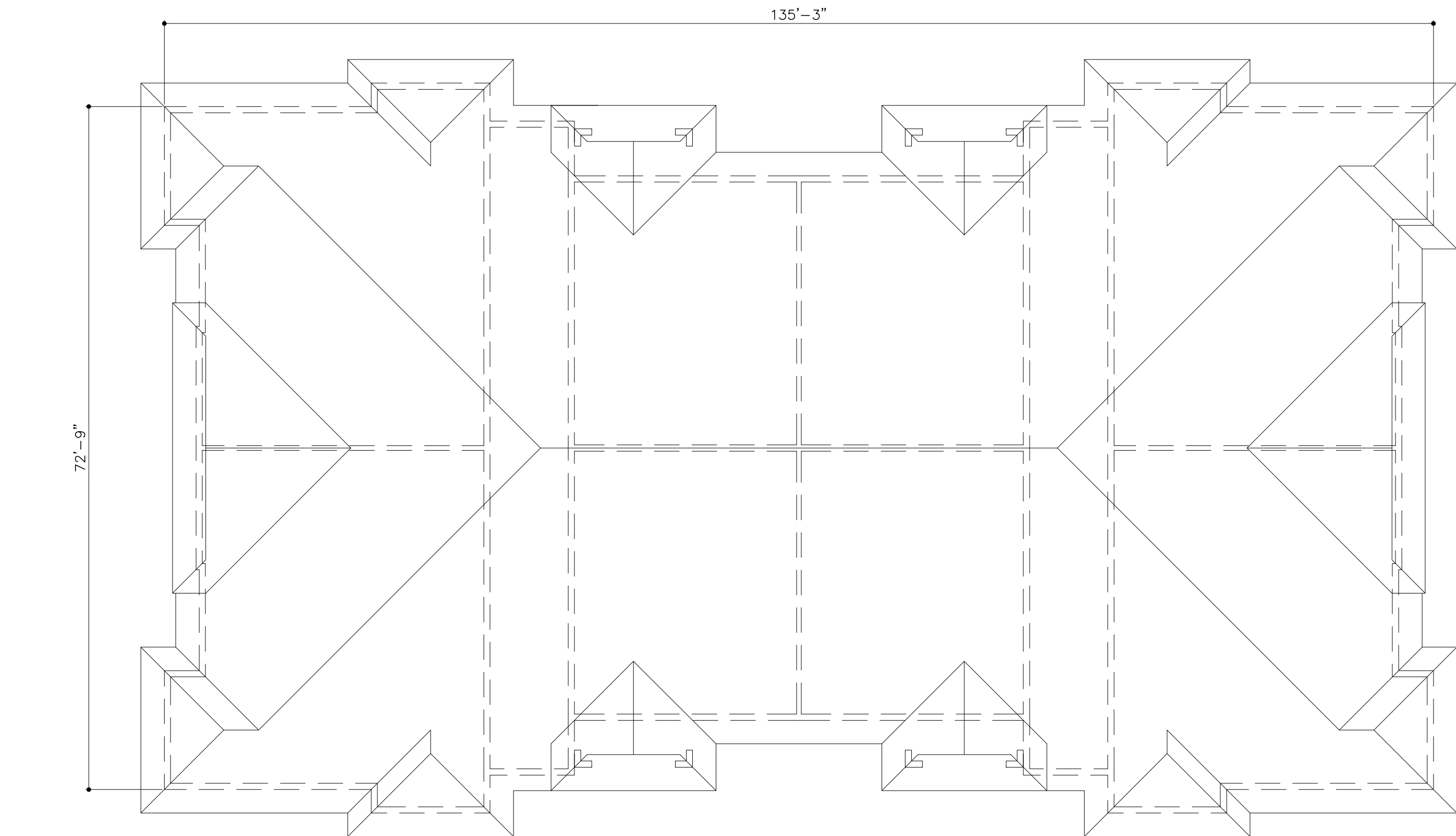
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DRAWN
DATE
SCALE
JOB NO.
SHEET TITLE:

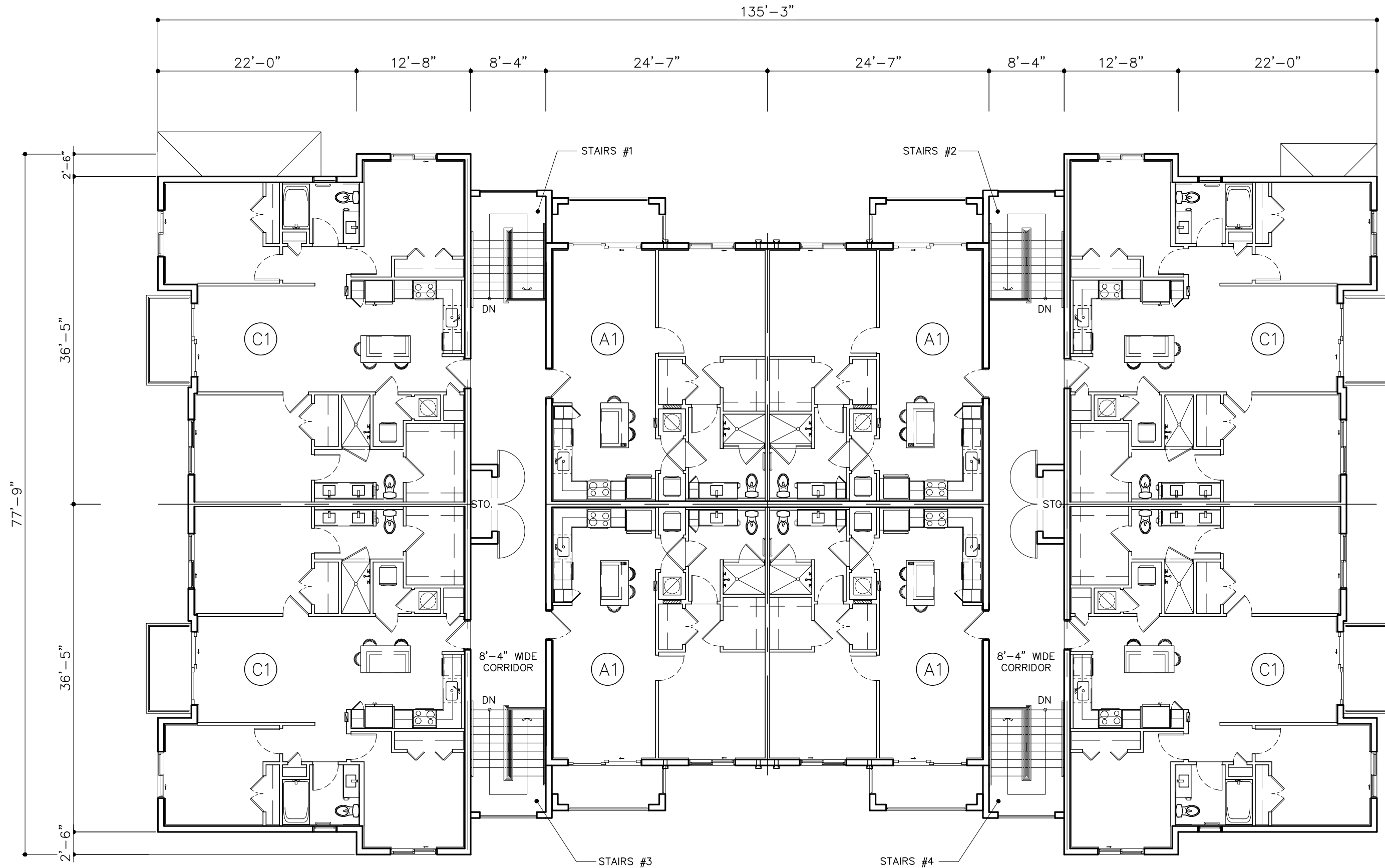
01/22/2021
AS SHOWN
1857.PRJ

BUILDING TYPE IV

SHEET NUMBER:
A-2.4.1



ROOF



LEVEL 3
8 UNITS

BUILDING TYPE IV FLOOR PLANS
3 STORIES
24 UNITS-PER BLDG

SCALE: 3/32" = 1'-0"

SITE PLAN RESUBMITTAL 03/29/2021

DRAWN	
DATE	01/22/2021
SCALE	AS SHOWN
JOB NO.	1857.PRJ
SHEET TITLE:	

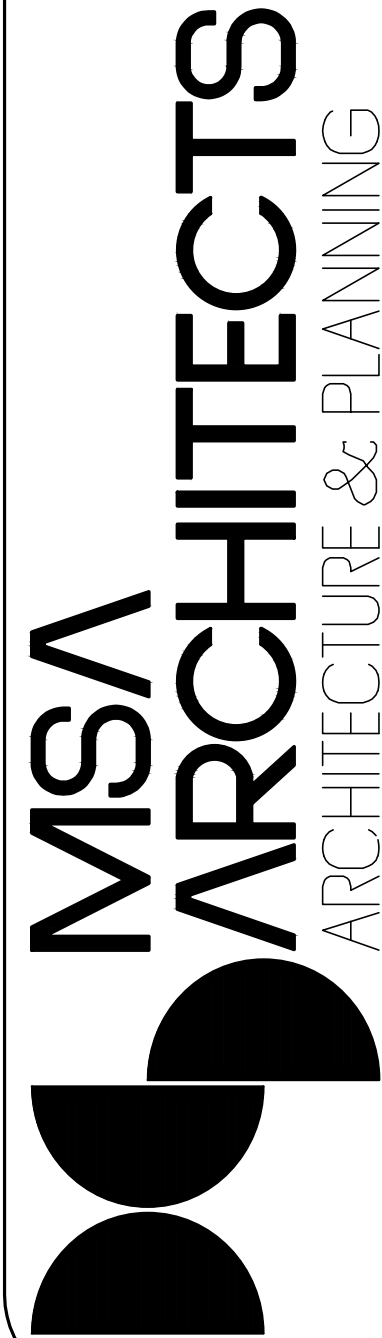
BUILDING TYPE IV

SHEET NUMBER:

A-2.4.2

MSA ARCHITECTS, INC.
AAC000895

8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA, 33156
(305) 275-9911



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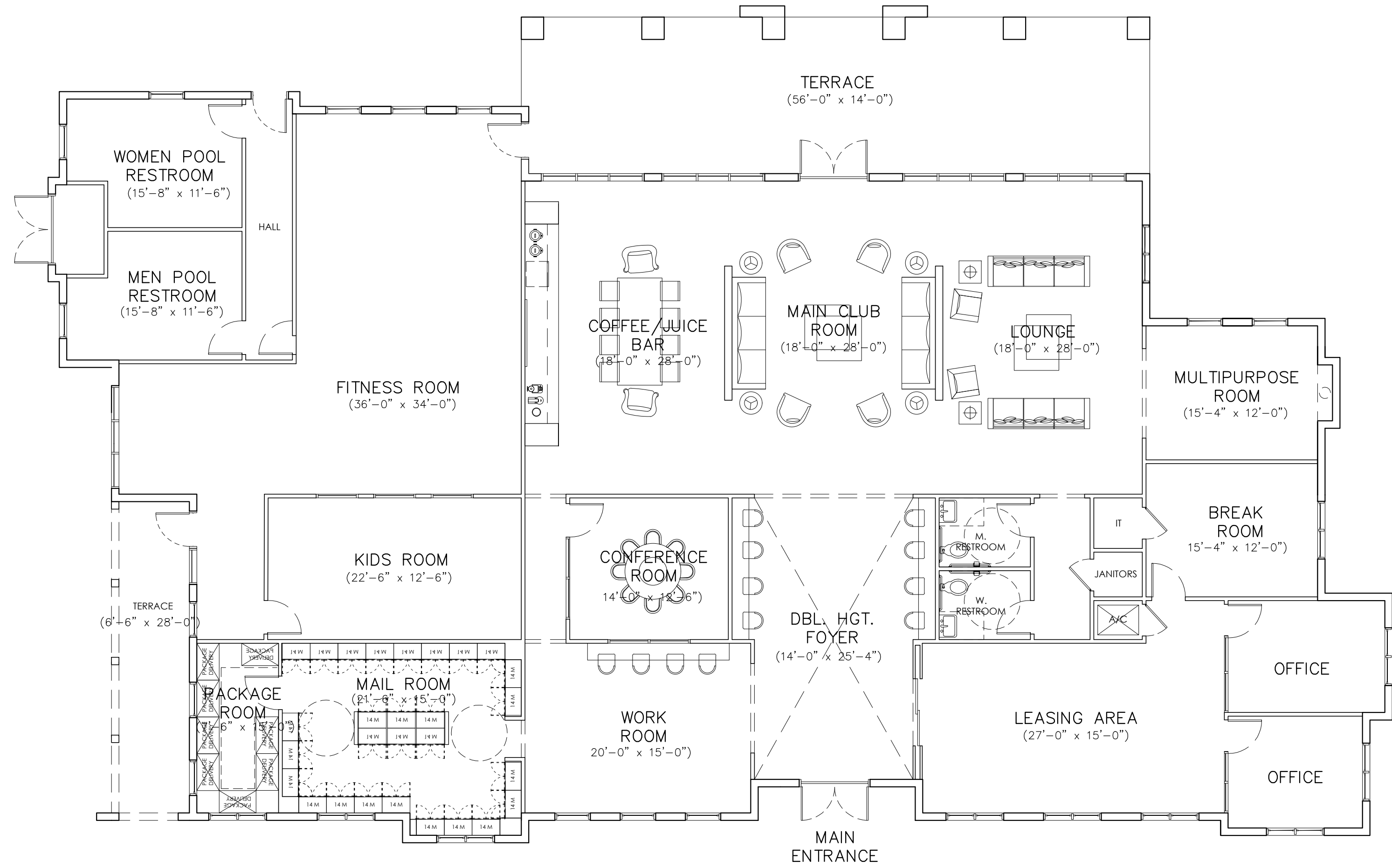
PALM SPRINGS RESIDENCES

FOR:
THE SPEAR GROUP
LOCATED AT:
PALM SPRINGS, FLORIDA

BEATRIZ M. HERNANDEZ
AR0094576

ARCHITECTS BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECTS KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

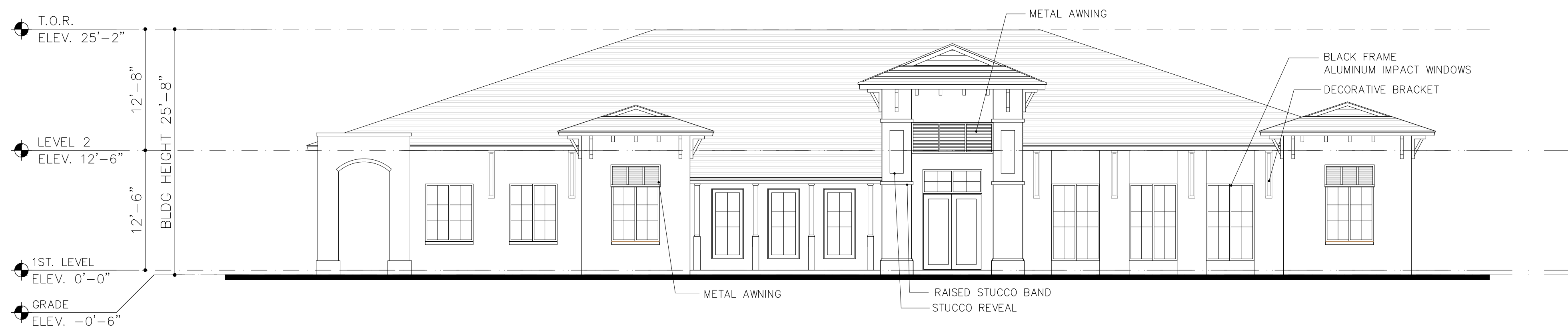
BY



CLUB HOUSE FLOOR PLAN

A/C AREA= 6,056 SF
PAVILLION/TERRACE= 952 SF
TOTAL AREA = 7,008 SF

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



CLUB HOUSE ELEVATION

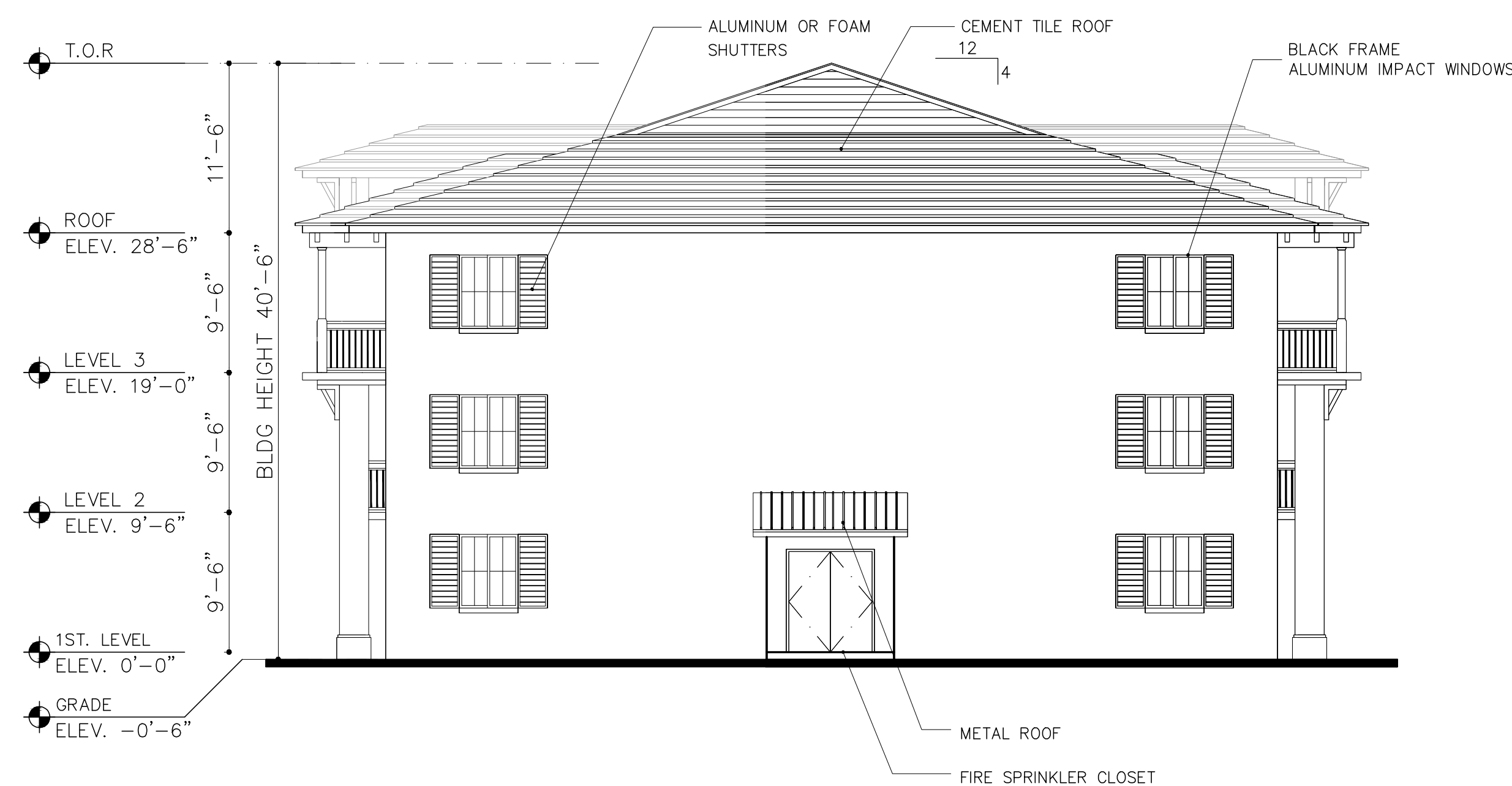
SCALE: 1/8" = 1'-0"

CLUB HOUSE

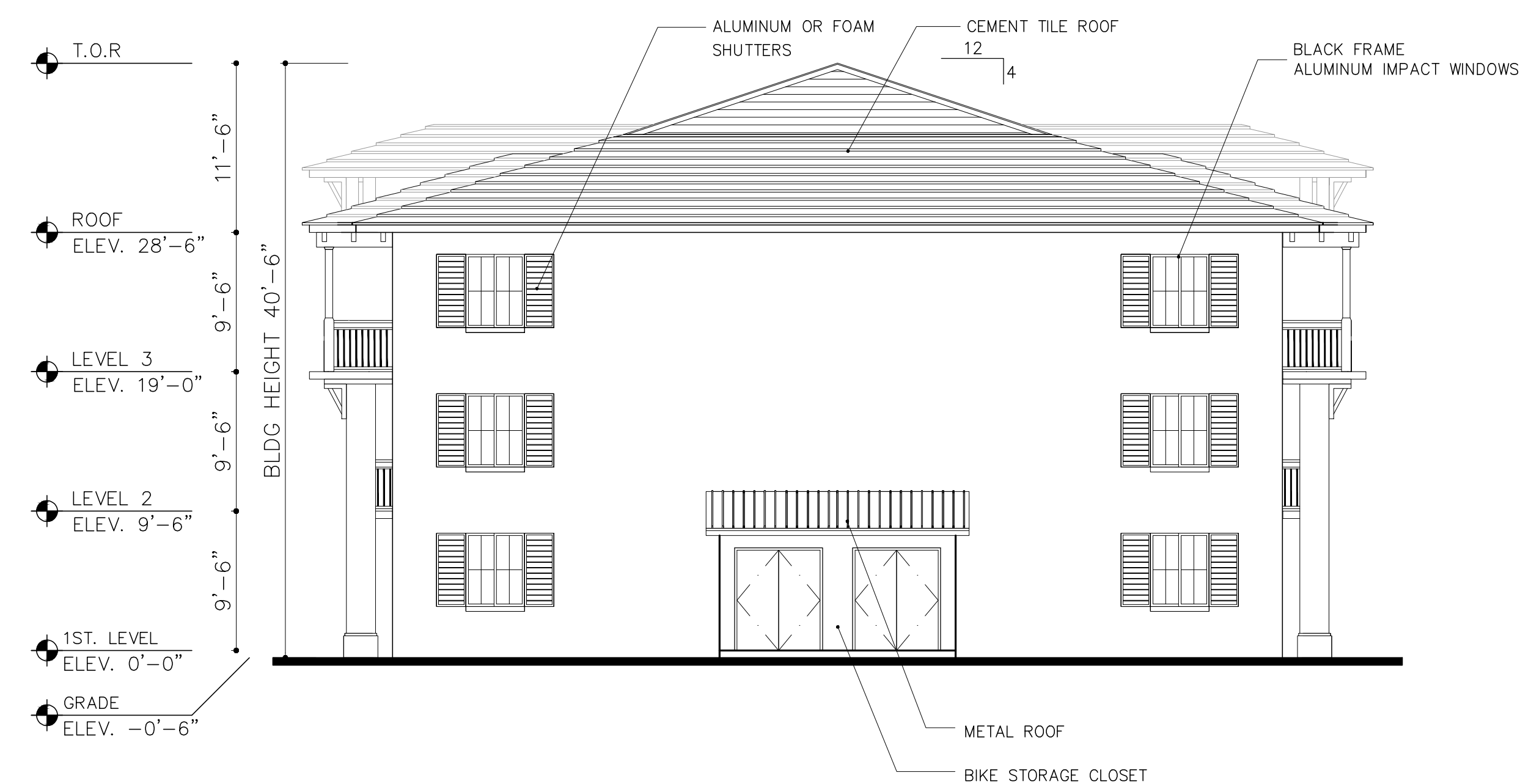
ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 63.3 FLORIDA STATUTES.	
BY	
Palm Springs Residences	
FOR: THE SPEAR GROUP LOCATED AT: PALM SPRINGS, FLORIDA	
BEATRIZ M. HERNANDEZ AR0094576	
MSA ARCHITECTS, INC. AAC000895 8950 SW 74th COURT SUITE 1510 MIAMI, FLORIDA 33156 (305) 273-9911	
MSA ARCHITECTS ARCHITECTURE & PLANNING	
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DRAWN	01/22/2021
DATE	AS SHOWN
SCALE	1857.PRJ
JOB NO.	
SHEET TITLE: CLUB HOUSE	
SHEET NUMBER: CH-2.1	



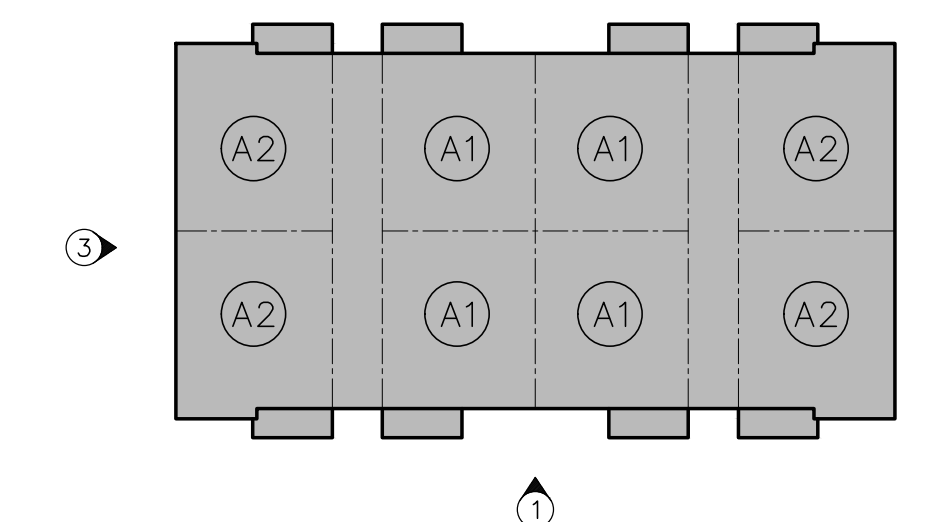
1 FRONT / REAR ELEVATION
SCALE: 1/8"=1'-0"



2 SIDE ELEVATION
SCALE: 1/8"=1'-0"



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



NOTE:
ELEV. 0'-0" = +13.7' NGVD
+12.2' NAVD



SITE PLAN RESUBMITTAL 03/29/2021

PALM SPRINGS RESIDENCES

FOR:
THE SPEAR GROUP
LOCATED AT:
PALM SPRINGS, FLORIDA

BEATRIZ M. HERNANDEZ
AR0094576

MSA ARCHITECTS, INC.
AAC0000895

MSA ARCHITECTS
ARCHITECTURE & PLANNING

8850 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

DRAWN
DATE 01/22/2021
SCALE AS SHOWN
JOB NO. 1857.PRJ
SHEET TITLE:
BUILDING TYPE I
BUILDING ELEVATIONS
SHEET NUMBER:
A-3.1.1

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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[illegible]

PALM SPRINGS RESIDENCES

FOR:
THE SPEAR GROUP
LOCATED AT:
PALM SPRINGS, FLORIDA

M&A ARCHITECTS, INC.
AAC000895
9950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

MSA
ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN	
DATE	01/22/2021
SCALE	AS SHOWN
JOB NO.	1857.PRJ

SHEET TITLE:
BUILDING TYPE I
-
BUILDING
ELEVATIONS

SHEET NUMBER:

A-3.2.1

MSA
ARCHITECTS
ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
AAC000895

8650 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

FOR:
THE SPEAR GROUP
LOCATED AT:
PALM SPRINGS, FLORIDA

BEATRIZ M. HERNANDEZ
AR00945476

PALM SPRINGS RESIDENT

ARCHITECT'S BUILDING CODE STATEMENT / TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE ARCHITECT.

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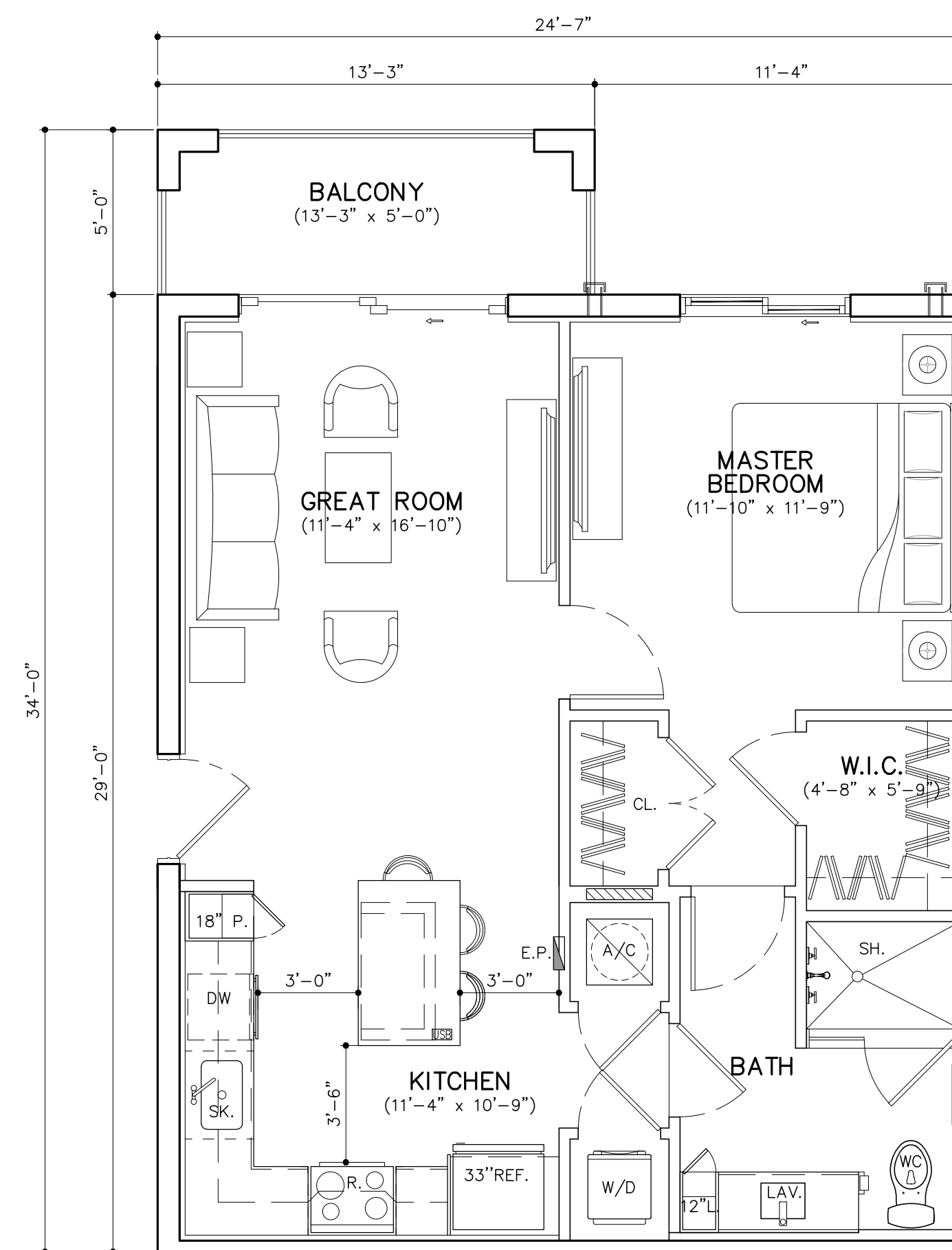
N.T.S.

DRAWN	
DATE	01/22/2021
SCALE	AS SHOWN
JOB NO.	1857.PRJ
SHEET TITLE:	
BUILDING TYPE III	
BUILDING	
ELEVATIONS	
SHEET NUMBER:	
A-3.3.1	

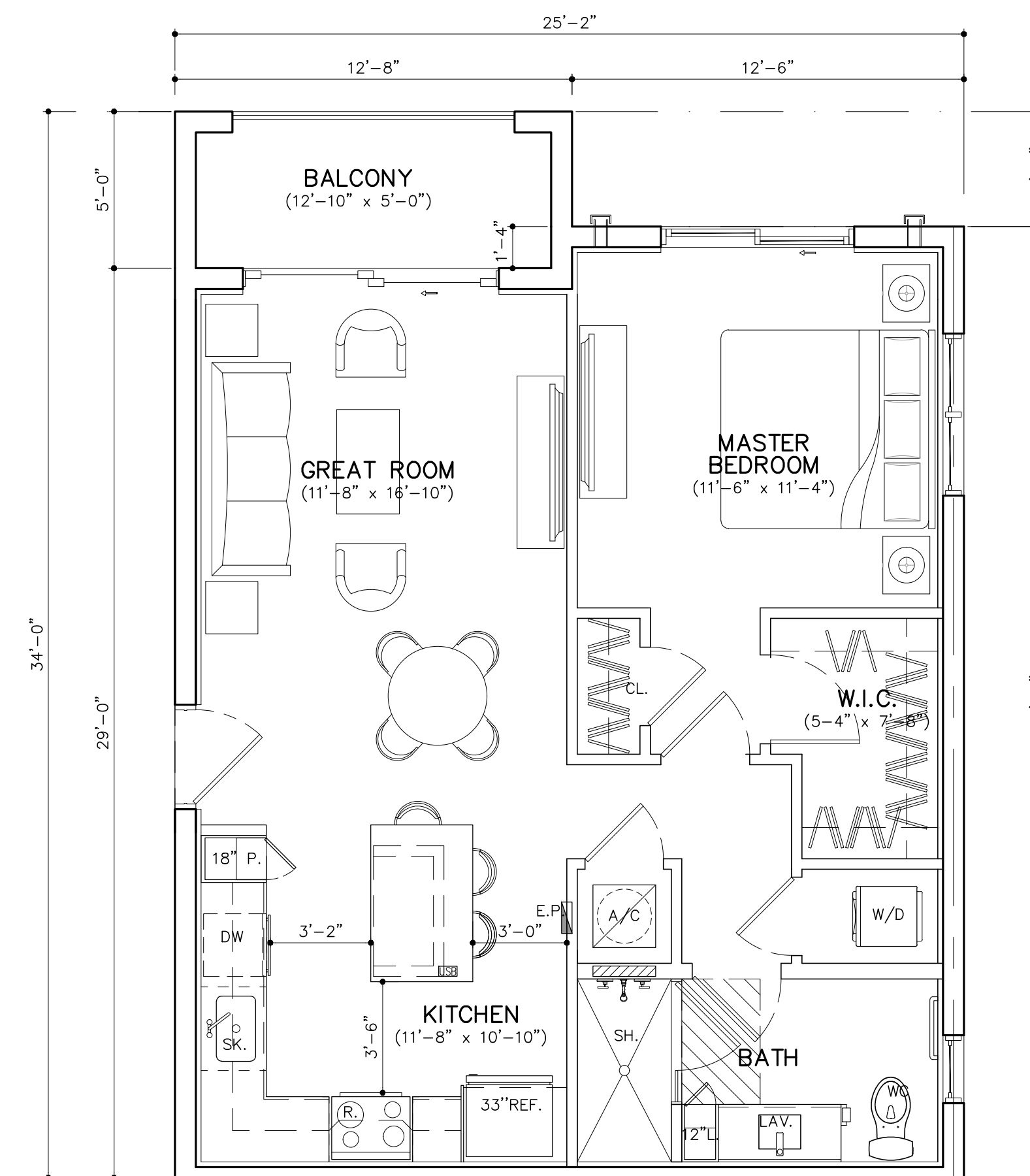


NOTE:
ELEV. 0'-0" = +13.7' NGVD
 +12.2' NAVD

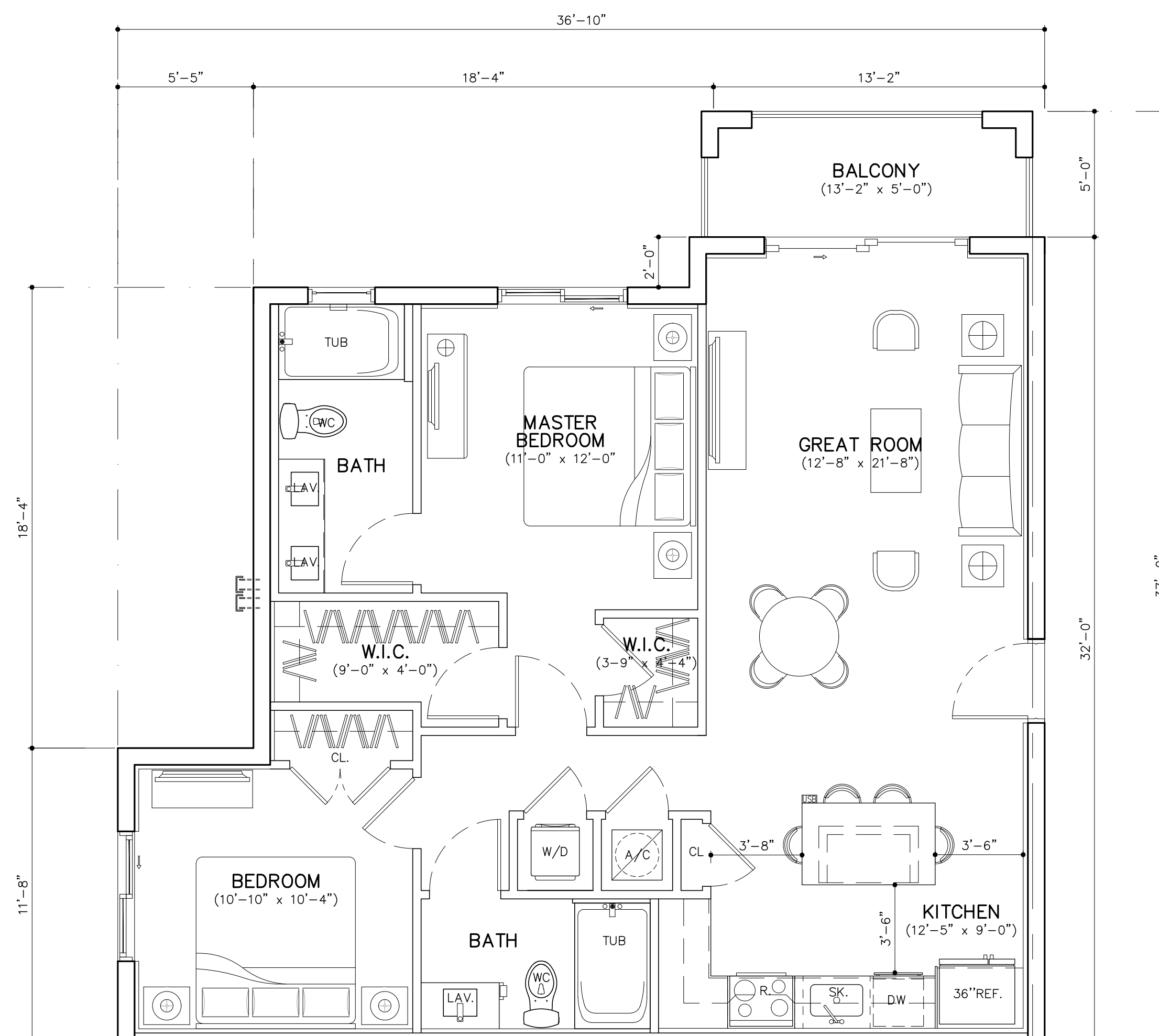




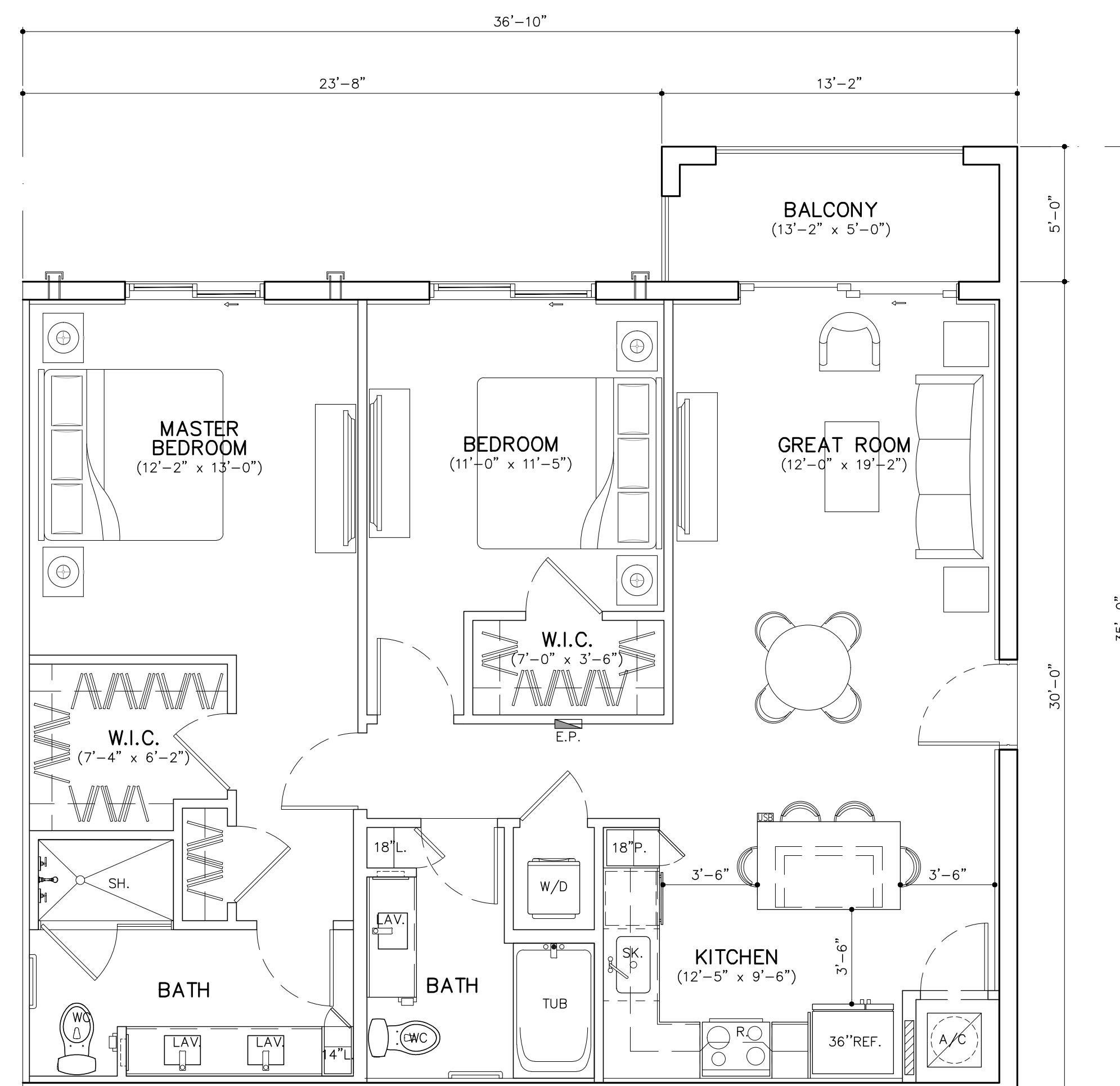
UNIT A1 (1 BD/1 BTH)
GROSS A/C AREA = 710 SQ. FT. (36 DU'S)
BALCONY = 66 SQ. FT.



UNIT A2 (1 BD/1 BTH)
GROSS A/C AREA = 750 SQ. FT. (48 DU'S)
BALCONY = 62 SQ. FT.



UNIT B1 (2 BD/2 BTH)
GROSS A/C AREA = 1035 SQ. FT. (84 DU'S)
BALCONY = 66 SQ. FT.



UNIT B2 (2 BD/2 BTH)
GROSS A/C AREA = 1110 SQ. FT. (48 DU'S)
BALCONY = 66 SQ. FT.

UNIT PLANS

SCALE: 1/4"=1'-0"

	BY
:	

PALM SPRINGS RESIDENCES

FOR:
THE SPEAR GROUP
LOCATED AT:
PALM SPRINGS, FLORIDA

BEATRIZ M. HERNANDEZ
AR0094576

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

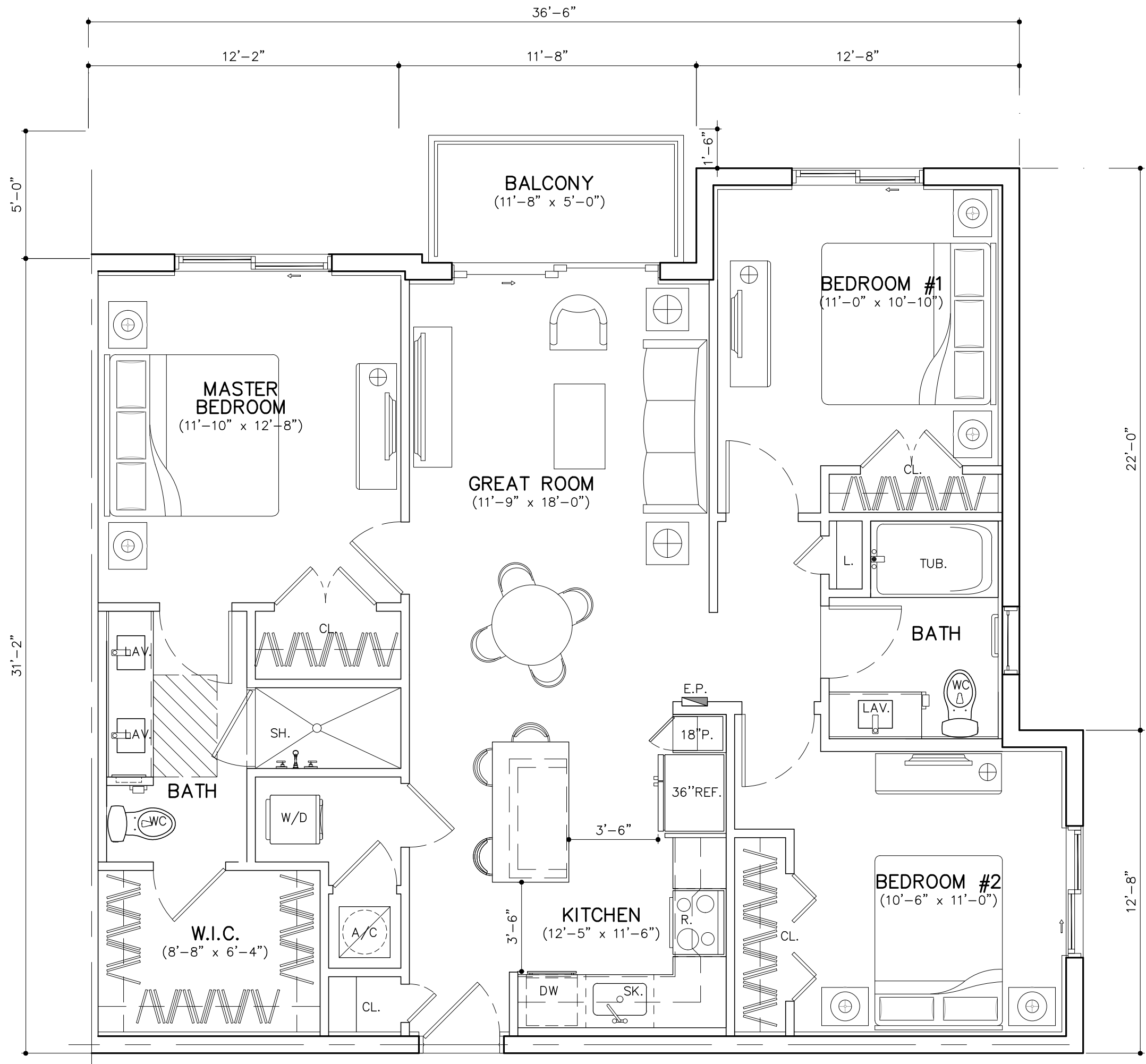


DRAWN	
DATE	01/22/2021
SCALE	AS SHOWN
JOB NO.	1857.PRJ

UNIT PLANS

SHEET NUMBER:

A-4.1



UNIT C1 (3 BD/2 BTH)
GROSS A/C AREA = 1210 SQ. FT. (48 DU'S)
BALCONY = 59 SQ. FT.

UNIT MIX PER BUILDING TYPE									
Unit Designation	Area	Bldg Types				# Units	% of Total	Leasable Area (NRSF)	Client's target
		Type I(3st)	Type II(3st)	Type III (3st)	Type IV(3st)				
1BD									
A1	710 sf	12	12	0	12	84	32%	59,640 sf	
A2	750 sf	12	0	0	0	12	5%	9,000 sf	
Sub-Total		24 units	12 units	units	12 units	96 units	36%	68,640 sf	715 avg sf/du
715 avg sf/du									
2BD									
B1	1,035 sf	0	12	12	0	72	27%	74,520 sf	
B2	1,110 sf	0	0	12	0	48	18%	53,280 sf	
Sub-Total		units	12 units	24 units	units	120 units	45%	127,800 sf	1,065 avg sf/du
1,065 avg sf/du									
3BD									
C1	1,210 sf	0	0	0	12	48	18%	58,080 sf	
Sub-Total		units	units	units	12 units	48 units	18%	58,080 sf	
1,210 avg sf/du									
# of Unit/Bldg		24 units	24 units	24 units	24 units	264 units			
# of Bldgs		1 bldgs	2 bldgs	4 bldgs	4 bldgs	11 bldgs			
# Units Total		24 units	48 units	96 units	96 units	264 units	100%	254,520 sf	
964 avg sf/du									

UNIT PLANS

SCALE: 1/4"=1'-0"

SITE PLAN RESUBMITTAL 03/29/2021

DRAWN	
DATE	01/22/2021
SCALE	AS SHOWN
JOB NO.	1857.PRJ
SHEET TITLE:	

UNIT PLANS

SHEET NUMBER:

A-4.2

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE, SIXTH EDITION (2017), AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

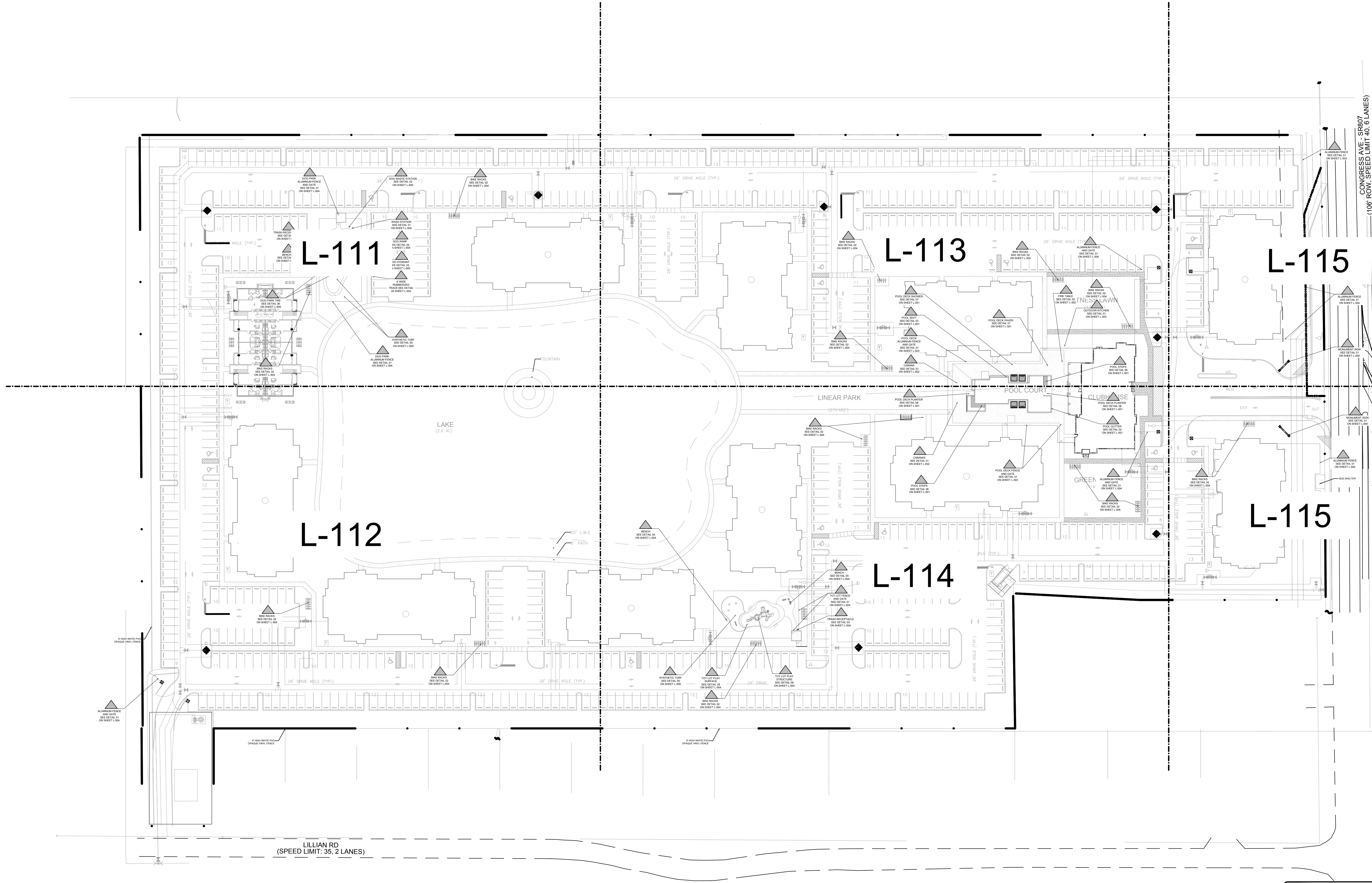
MSA ARCHITECTS, INC.
AAC0000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

FOR:
THE SPEAR GROUP
LOCATED AT:
PALM SPRINGS, FLORIDA

BEATRIZ M. HERNANDEZ
AR00094576

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE, SIXTH EDITION (2017), AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

BY



CONGRESS AVE - SR807
(105' ROW, SPEED LIMIT 40, 6 LANES)

LILLIAN RD
(SPEED LIMIT: 35, 2 LANES)



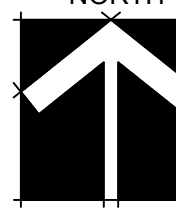
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

It's fast, it's free, it's the law.
Call 811 two business days
before digging

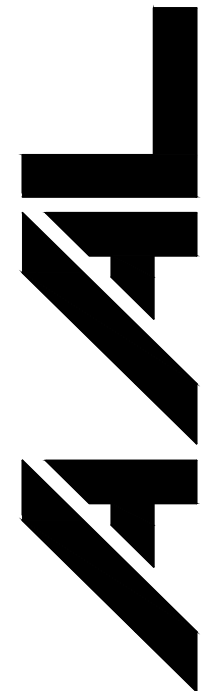
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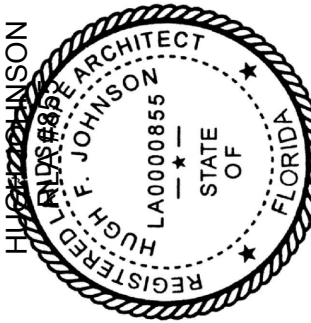
NORTH



INITIAL SITE PLAN SUBMITTAL



Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954.333.0000 FAX: 954.333.0001



HUGH F. JOHNSON
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 14000886

REV. 1 02-24-2021
REV. 2 03-30-2021

Revision Dates

LAYOUT PLANS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

LAYOUT
KEY PLAN

Release Date

01-22-21

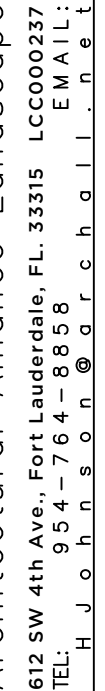
Project Number

2105

Drawing Number

L-110

LAYOUT PLANS



Revision Dates

PALM SPRINGS, FLORIDA

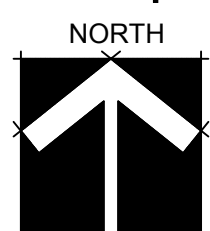
LAYOUT PLAN

Release Date
1-22-21

Subject Number
2105

wing Num

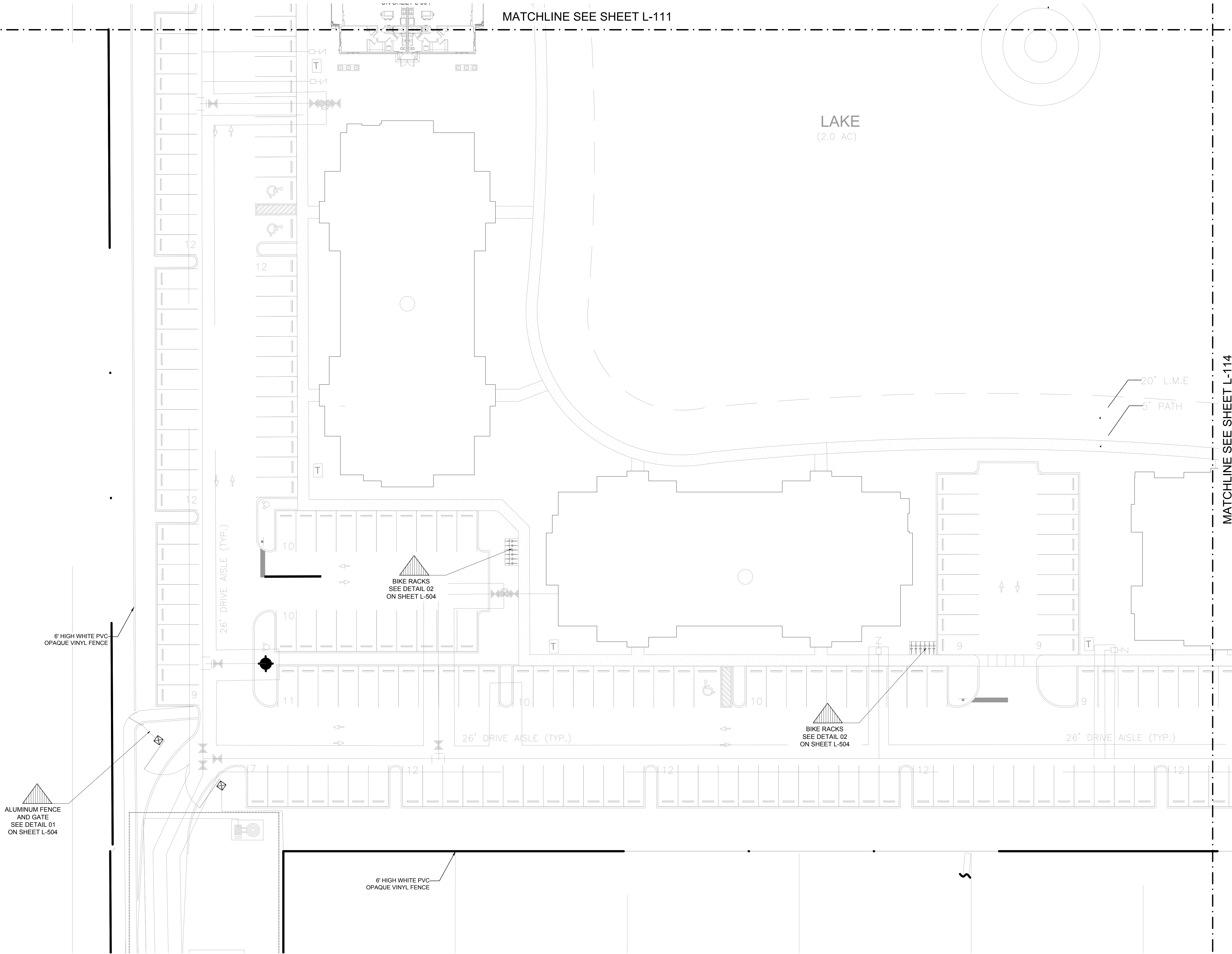
LAYOUT PLAN



811

KNOW WHAT'S BELOW
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Call 811 two business days
before digging



INITIAL SITE PLAN SUBMITTAL

SCALE: 1"=20'-00"

0' 10' 20' 40' 60'

NORTH

AAAL

Architectural Alliance Landscape

612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237

TEL: 954.381.1111 FAX: 954.381.1112

REGISTERED ARCHITECT

HUGH F. JOHNSON

L40000865

STATE OF FLORIDA

REGISTRATION NO. 123456

REV. 2 03-30-2021

Revision Dates

LAYOUT PLANS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

LAYOUT PLAN

Release Date

01-22-21

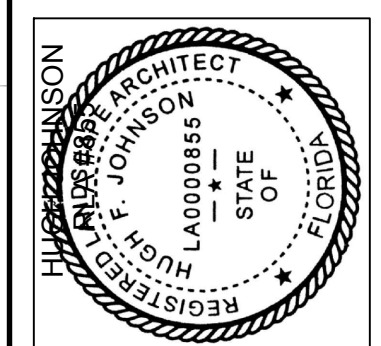
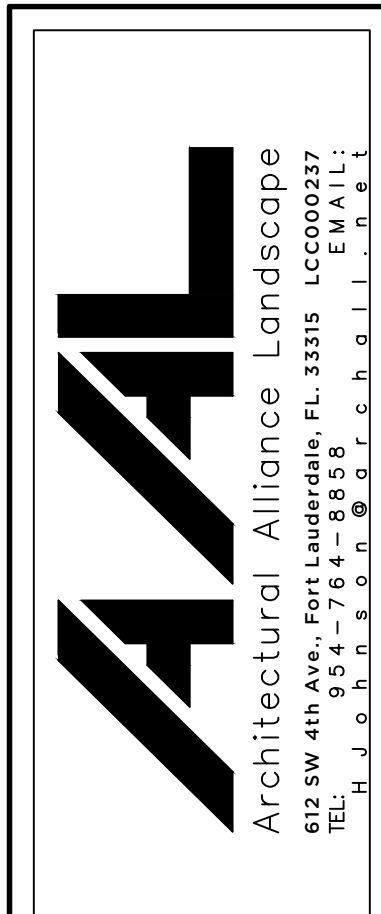
Project Number

2105

Drawing Number

L-112

LAYOUT PLANS



REV. 2 03-30-2021

Revision Dates

LAYOUT PLANS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

LAYOUT
PLAN

Release Date
01-22-21

Project Number
2105

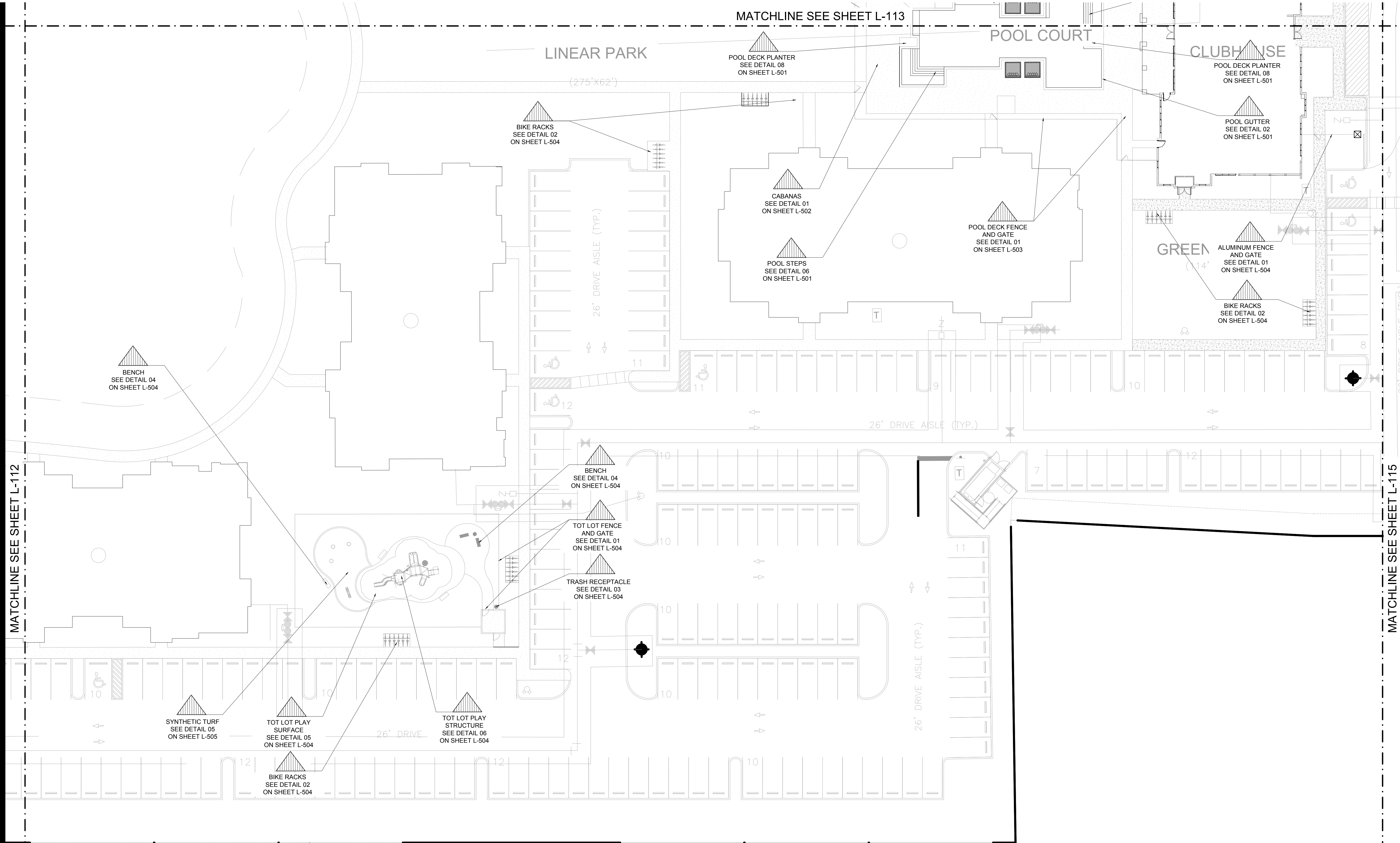
Drawing Number

L-113

LAYOUT PLANS



MATCHLINE SEE SHEET L-112



MATCHLINE SEE SHEET L-115

INITIAL SITE PLAN SUBMITTAL

SCALE: 1"=20'-00"

0' 10' 20' 40' 60'

NORTH

811 KNOW WHAT'S BELOW
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BEFORE YOU DIG

It's fast, it's free, it's the law.
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before digging

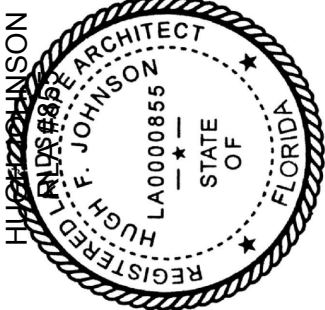
LAYOUT PLANS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

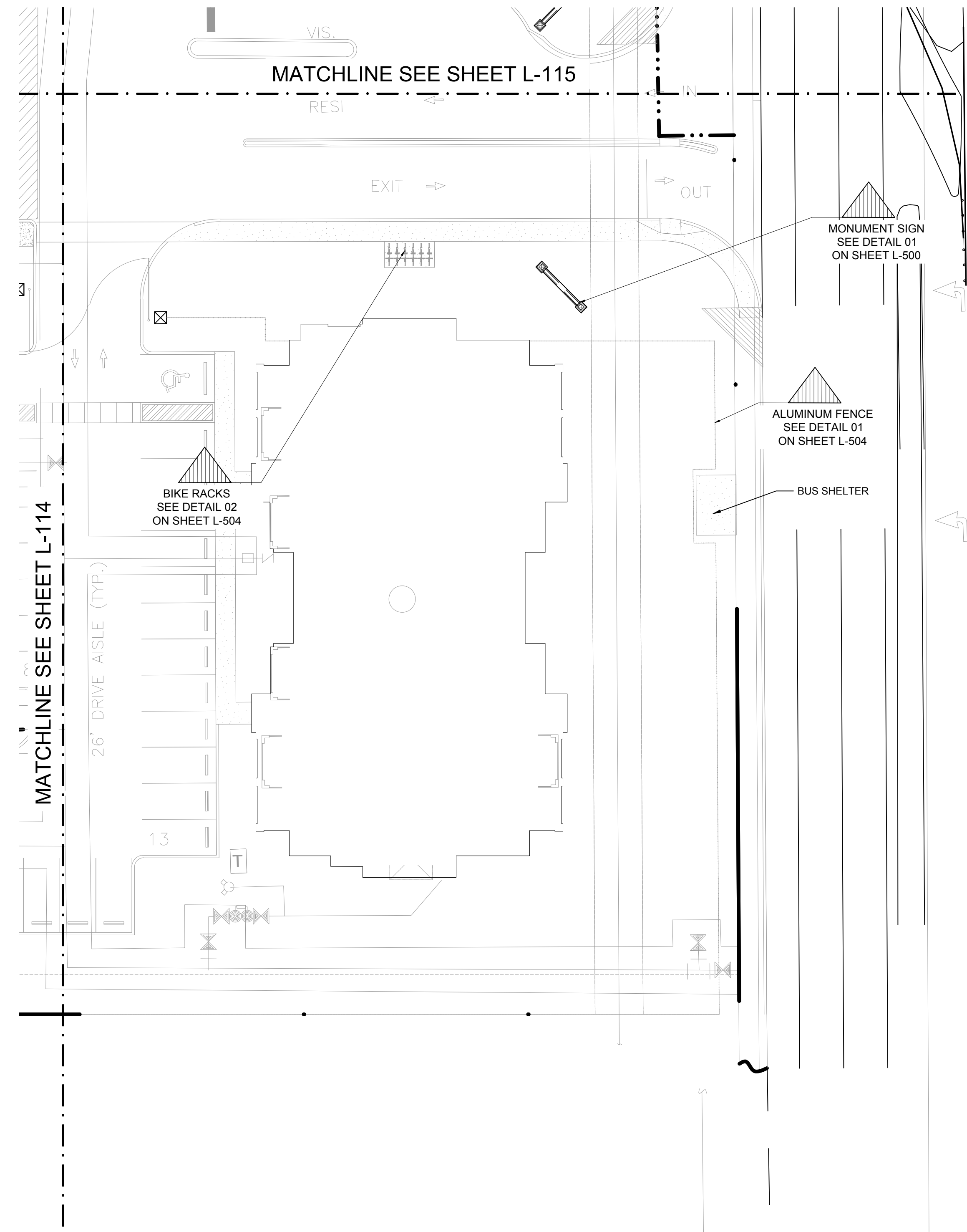
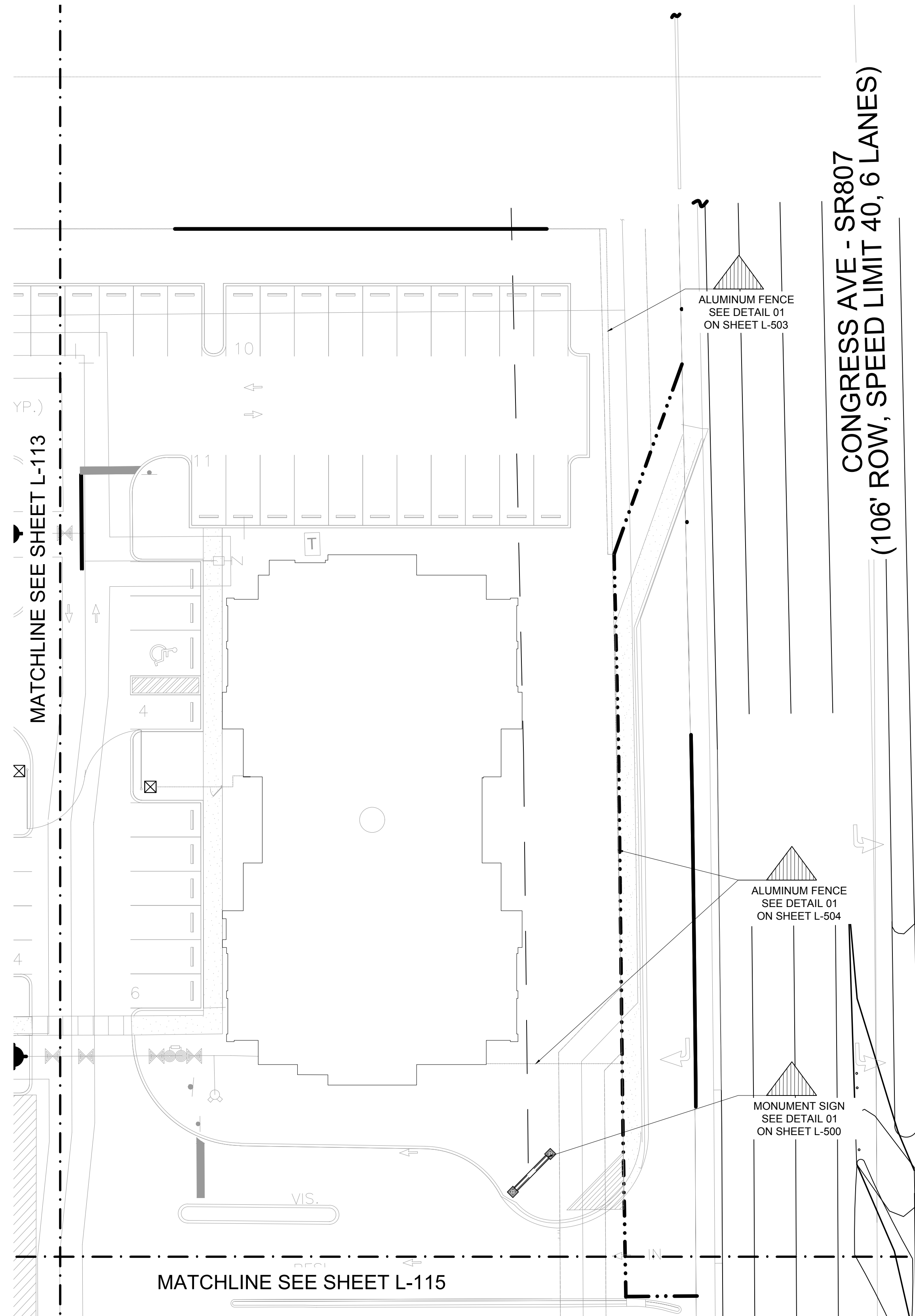
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Release Date
01-22-21
Project Number
2105
Drawing Number
L-114
LAYOUT PLANS

Revision Dates
REV. 1 02-24-2021
REV. 2 03-30-2021

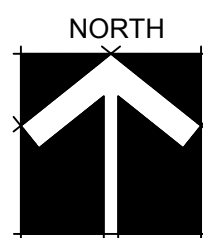
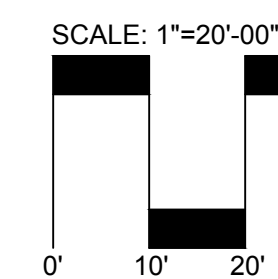


AAL Architectural Alliance Landscape

632 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954.333.0000 FAX: 954.333.0001



INITIAL SITE PLAN SUBMITTAL



LAYOUT PLANS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description
LAYOUT PLAN

Release Date
01-22-21

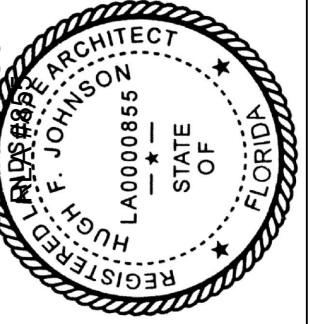
Project Number
2105

Drawing Number

L-115
LAYOUT PLANS

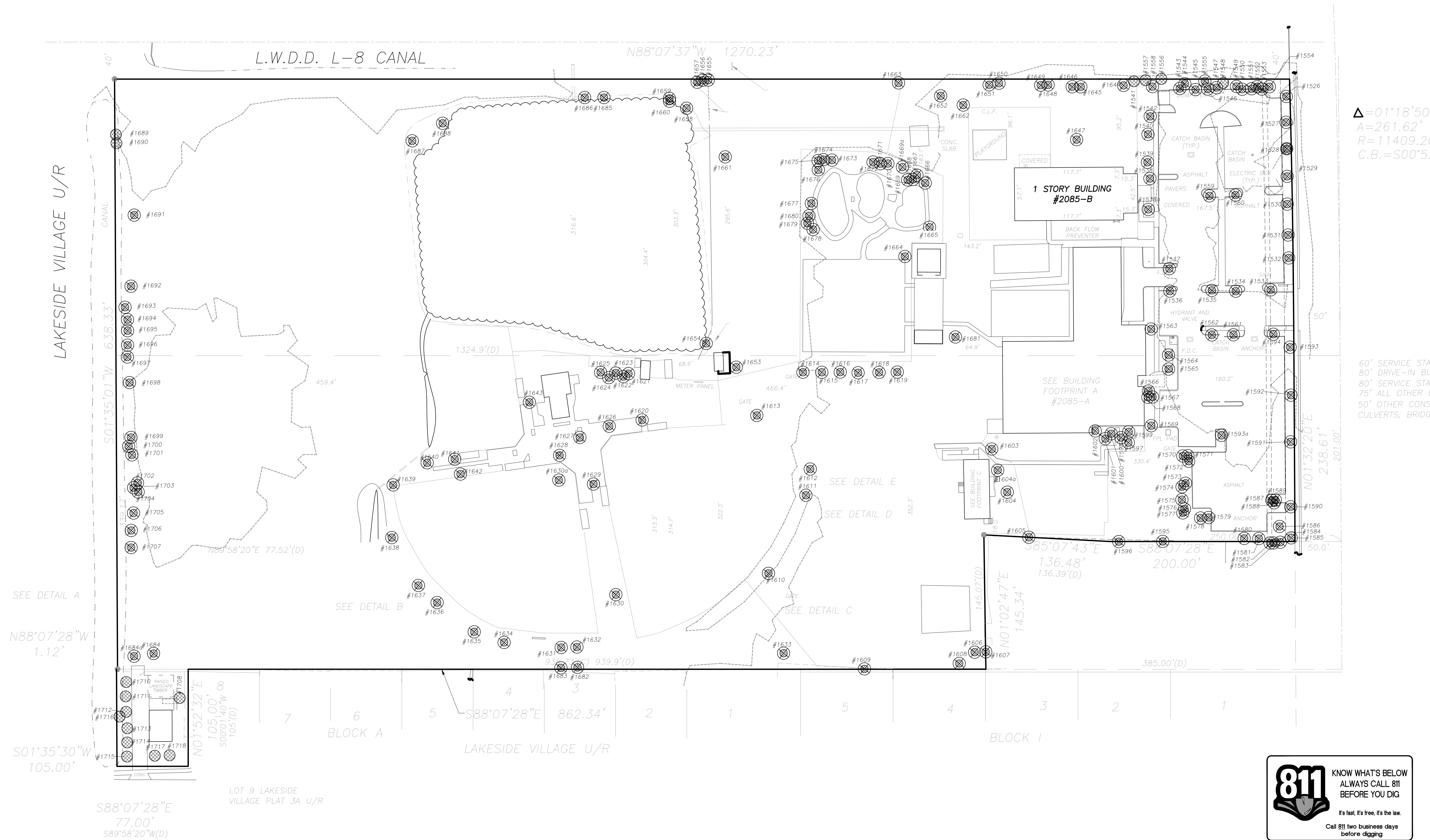
REV. 1 02-24-2021
REV. 2 03-30-2021

Revision Dates



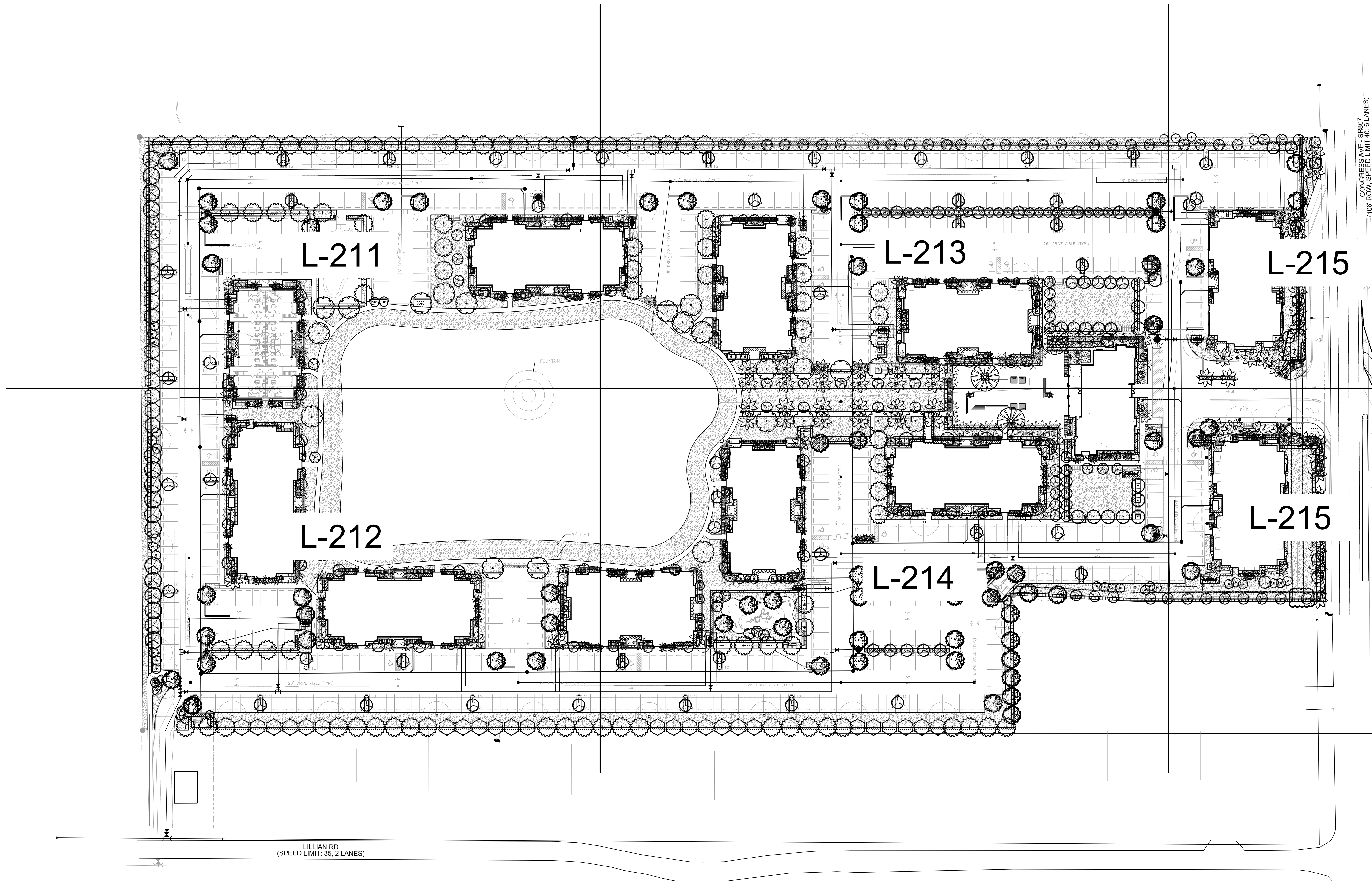
AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 754.366.0000 FAX: 754.366.0001

TREE DISPOSITION LEGEND	
	TREES/PALMS TO REMAIN
	TREES/PALMS TO BE RELOCATED
	TREES/PALMS TO BE REMOVED



PALM SPRINGS RESIDENCES										
Tree Survey		7/17/2019								
#	Scientific Name	Common Name	DBH (in.)	Height (ft.)	Spread (ft.)	Canopy (s.f.)	Condition	Disposition	Native	Remarks
1526	<i>Wodyetia bifurcata</i>	Foxtail Palm	10	20	8		60%	Remove		
1527	<i>Wodyetia bifurcata</i>	Foxtail Palm	10	20	8		60%	Remove		
1528	<i>Wodyetia bifurcata</i>	Foxtail Palm	10	20	8		60%	Remove		
1529	<i>Wodyetia bifurcata</i>	Foxtail Palm	10	20	8		60%	Remove		
1530	<i>Wodyetia bifurcata</i>	Foxtail Palm	10	20	8		60%	Remove		
1531	<i>Wodyetia bifurcata</i>	Foxtail Palm	10	20	8		60%	Remove		
1532	<i>Wodyetia bifurcata</i>	Foxtail Palm	10	20	8		60%	Remove		
1533	<i>Roystonea regia</i>	Royal Palm	16	25	12		80%	Remove	X	
1534	<i>Roystonea regia</i>	Royal Palm	16	25	12		80%	Remove	X	
1535	<i>Roystonea regia</i>	Royal Palm	16	25	12		80%	Remove	X	
1536	<i>Roystonea regia</i>	Royal Palm	16	25	12		80%	Remove	X	
1537	<i>Roystonea regia</i>	Royal Palm	16	25	12		80%	Remove	X	
1538	<i>Wodyetia bifurcata</i>	Foxtail Palm	5	14	2		10%	Remove		
1538a	<i>Wodyetia bifurcata</i>	Foxtail Palm	6	15	4		40%	Remove		
1539	<i>Bismarckia nobilis</i>	Bismarck Palm	12	8	5		30%	Remove		
1540	<i>Bucida buseras</i>	Black Olive	20	30	40	1256	60%	Remove		
1541	<i>Sabal Palmetto</i>	Sabal Palm	9	15	8		50%	Remain	X	
1542	<i>Bucida buseras</i>	Black Olive	24	40	40	1256	60%	Remove		
1543	<i>Sabal Palmetto</i>	Sabal Palm	12	20	8		55%	Remove	X	
1544	<i>Sabal Palmetto</i>	Sabal Palm	12	20	8		55%	Remove	X	
1545	<i>Sabal Palmetto</i>	Sabal Palm	12	20	8		55%	Remove	X	
1546	<i>Sabal Palmetto</i>	Sabal Palm	12	20	8		55%	Remove	X	
1547	<i>Sabal Palmetto</i>	Sabal Palm	12	20	8		55%	Remove	X	
1548	<i>Sabal Palmetto</i>	Sabal Palm	12	20	8		55%	Remain	X	
1549	<i>Sabal Palmetto</i>	Sabal Palm	12	20	8		55%	Remove	X	
1550	<i>Sabal Palmetto</i>	Sabal Palm	12	20	8		55%	Remove	X	
1551	<i>Sabal Palmetto</i>	Sabal Palm	12	20	8		55%	Remove	X	
1552	<i>Sabal Palmetto</i>	Sabal Palm	12	20	8		55%	Remove	X	
1553	<i>Sabal Palmetto</i>	Sabal Palm	12	20	8		55%	Remove	X	
1554	<i>Sabal Palmetto</i>	Sabal Palm	12	20	8		55%	Remove	X	
1555	<i>Sabal Palmetto</i>	Sabal Palm	12	20	8		55%	Remove	X	
1556	<i>Sabal Palmetto</i>	Sabal Palm	12	20	8		55%	Remain	X	
1557	<i>Sabal Palmetto</i>	Sabal Palm	12	20	8		55%	Remain	X	
1558	<i>Sabal Palmetto</i>	Sabal Palm	12	20	8		55%	Remove	X	
1559	<i>Quercus virginiana</i>	Southern Live Oak	5	16	12	113	65%	Remove	X	
1560	<i>Quercus virginiana</i>	Southern Live Oak	5	16	12	113	65%	Remove	X	
1561	<i>Roystonea regia</i>	Royal Palm	16	25	12		80%	Remove	X	
1562	<i>Roystonea regia</i>	Royal Palm	16	25	12		80%	Remove	X	
1563	<i>Sabal Palmetto</i>	Sabal Palm	9	12	9		50%	Remove	X	
1564	<i>Adonidia merrilli</i>	Christmas Palm	4	10	7		60%	Remove		
1565	<i>Adonidia merrilli</i>	Christmas Palm	8	10	7		60%	Remove		
1566	<i>Sabal Palmetto</i>	Sabal Palm	11	25	8		60%	Remove	X	
1567	<i>Sabal Palmetto</i>	Sabal Palm	11	25	8		60%	Remove	X	
1568	<i>Sabal Palmetto</i>	Sabal Palm	11	25	8		60%	Remove	X	
1569	<i>Sabal Palmetto</i>	Sabal Palm	11	25	8		60%	Remove	X	
1570	<i>Sabal Palmetto</i>	Sabal Palm	9	25	8		60%	Remove	X	
1571	<i>Sabal Palmetto</i>	Sabal Palm	9	25	8		60%	Remove	X	
1572	<i>Sabal Palmetto</i>	Sabal Palm	9	25	8		60%	Remove	X	
1573	<i>Sabal Palmetto</i>	Sabal Palm	9	25	8		60%	Remove	X	
1574	<i>Sabal Palmetto</i>	Sabal Palm	9	25	8		60%	Remove	X	
1575	<i>Sabal Palmetto</i>	Sabal Palm	9	25	8		60%	Remove	X	
1576	<i>Sabal Palmetto</i>	Sabal Palm	9	25	8		60%	Remove	X	
1577	<i>Sabal Palmetto</i>	Sabal Palm	9	25	8		60%	Remove	X	
1578	<i>Sabal Palmetto</i>	Sabal Palm	9	25	8		60%	Remove	X	
1579	<i>Sabal Palmetto</i>	Sabal Palm	9	25	8		60%	Remove	X	
1580	<i>Bucida buseras</i>	Black Olive	20	30	25	491	60%	Remove		
1581	<i>Bucida buseras</i>	Black Olive	20	35	30	707	60%	Remove		
1582	<i>Sabal Palmetto</i>	Sabal Palm	12	11	9		60%	Remove	X	
1583	<i>Sabal Palmetto</i>	Sabal Palm	12	11	9		60%	Remove	X	
1584	<i>Sabal Palmetto</i>	Sabal Palm	12	11	9		60%	Remove	X	
1585	<i>Sabal Palmetto</i>	Sabal Palm	12	11	9		60%	Remove	X	
1586	<i>Ficus benjamina</i>	Weeping Fig	18	20	12	113	35%	Remove		
1587	<i>Sabal Palmetto</i>	Sabal Palm	10	25	8		60%	Remove	X	
1588	<i>Sabal Palmetto</i>	Sabal Palm	10	25	8		60%	Remove	X	
1589	<i>Sabal Palmetto</i>	Sabal Palm	10	25	8		60%	Remove	X	
1590	<i>Sabal Palmetto</i>	Sabal Palm	10	25	8		60%	Remove	X	
1591	<i>Bucida buseras</i>	Black Olive	16	25	22	380	50%	Remove		
1592	<i>Bucida buseras</i>	Black Olive	16	25	22	380	50%	Remove		
1593	<i>Bucida buseras</i>	Black Olive	16	25	22	380	50%	Remove		
1593a	<i>Bursera simaruba</i>	Gumbo Limbo	5	9	12	113	40%	Remove		
1594	<i>Roystonea regia</i>	Royal Palm	16	25	12		80%	Remove		
1595	<i>Adonidia merrilli</i>	Christmas Palm	4	8	5		60%	Remove		
1596	<i>Sabal Palmetto</i>	Sabal Palm	14	20	8		60%	Remove	X	
1597	<i>Sabal Palmetto</i>	Sabal Palm	11	25	8		60%	Remove	X	
1598	<i>Sabal Palmetto</i>	Sabal Palm	11	25	8		60%	Remove	X	
1599	<i>Sabal Palmetto</i>	Sabal Palm	11	25	8		60%	Remove	X	

Tree Survey		7/17/2019									
#	Scientific Name	Common Name	DBH (in.)	Height (ft.)	Spread (ft.)		Condition	Disposition	Native	Remarks	
1600	<i>Sabal Palmetto</i>	Sabal Palm	11	25	8		60%	Remove	X		
1601	<i>Sabal Palmetto</i>	Sabal Palm	11	25	8		60%	Remove	X		
1602	<i>Ravenala madagascariensis</i>	Travelers-Tree	12	18	9		50%	Remove			
1603	<i>Sabal Palmetto</i>	Sabal Palm	9	22	9		50%	Remove	X		
1604	<i>Ficus aurea</i>	Strangler Fig	80	50	50	1963	45%	Remove			
1604a	<i>Syagrus romanzoffiana</i>	Queen Palm	9	15	18	254	50%	Remove			
1605	<i>Bischofia javanica</i>	Bishopwood	48	40	40	1256	50%	Remove		Invasive	
1606	<i>Sabal Palmetto</i>	Sabal Palm	12	25	8		40%	Remove	X		
1607	<i>Ficus aurea</i>	Strangler Fig	60	35	40	1256	60%	Remove			
1608	<i>Sabal Palmetto</i>	Sabal Palm	12	24	8		65%	Remove	X		
1609	<i>Cupaniopsis anacardiopsis</i>	Carrotwood	8	20	15	177	60%	Remove			
1610	<i>Delonix regia</i>	Royal Poinciana	12	25	50	1963	70%	Remove			
1611	<i>Delonix regia</i>	Royal Poinciana	6	12	18	254	60%	Remove			
1612	<i>Quercus virginiana</i>	Southern Live Oak	10	18	20	314	60%	Remove	X		
1613	<i>Sabal Palmetto</i>	Sabal Palm	11	20	9		65%	Remove	X		
1614	<i>Roystonea regia</i>	Royal Palm	16	25	12		50%	Remove	X		
1615	<i>Roystonea regia</i>	Royal Palm	16	25	12		50%	Remove	X		
1616	<i>Roystonea regia</i>	Royal Palm	16	20	0		0%	Remove	X	Dead	
1617	<i>Roystonea regia</i>	Royal Palm	16	25	12		50%	Remove	X		
1618	<i>Roystonea regia</i>	Royal Palm	16	25	12		50%	Remove	X		
1619	<i>Roystonea regia</i>	Royal Palm	16	25	12		50%	Remove	X		
1620	<i>Quercus virginiana</i>	Southern Live Oak	7	14	12	113	70%	Remove	X		
1621	<i>Washingtonia robusta</i>	Mexican Fan Palm	10	28	9		60%	Remove	X		
1622	<i>Washingtonia robusta</i>	Mexican Fan Palm	10	28	9		60%	Remove			
1623	<i>Washingtonia robusta</i>	Mexican Fan Palm	10	28	9		60%	Remove			
1624	<i>Washingtonia robusta</i>	Mexican Fan Palm	10	28	9		60%	Remove			
1625	<i>Washingtonia robusta</i>	Mexican Fan Palm	10	28	9		60%	Remove			
1626	<i>Quercus virginiana</i>	Southern Live Oak	7	14	12	113	70%	Remove	X		
1627	<i>Quercus virginiana</i>	Southern Live Oak	5	12	7	38	60%	Remove	X		
1628	<i>Quercus virginiana</i>	Southern Live Oak	7	12	12	113	60%	Remove	X		
1629	<i>Quercus virginiana</i>	Southern Live Oak	5	10	10	79	60%	Remove	X		
1630	<i>Sabal Palmetto</i>	Sabal Palm	12	25	9		65%	Remove	X		
1630a	<i>Acacia auriculiformis</i>	Earleaf Acacia	5	20	9		50%	Remove	X	Invasive	
1631	<i>Quercus virginiana</i>	Southern Live Oak	12	20	20	314	65%	Remove	X		
1632	<i>Quercus virginiana</i>	Southern Live Oak	12	20	20	314	65%	Remove	X		
1633	<i>Bucida buseras</i>	Black Olive	16	25	22	380	50%	Remove	X		
1634	<i>Quercus virginiana</i>	Southern Live Oak	12	20	20	314	65%	Remove	X		
1635	<i>Quercus virginiana</i>	Southern Live Oak	12	20	20	314	65%	Remove	X		
1636	<i>Quercus virginiana</i>	Southern Live Oak	12	20	20	314	65%	Remove	X		
1637	<i>Quercus virginiana</i>	Southern Live Oak	12	20	20	314	65%	Remove	X		
1638	<i>Quercus virginiana</i>	Southern Live Oak	12	20	20	314	65%	Remove	X		
1639	<i>Sabal Palmetto</i>	Sabal Palm	10	25	9		60%	Remove	X		
1640	<i>Sabal Palmetto</i>	Sabal Palm	10	25	9		60%	Remove	X		
1641	<i>Sabal Palmetto</i>	Sabal Palm	10	25	9		60%	Remove	X		
1642	<i>Sabal Palmetto</i>	Sabal Palm	10	25	9		60%	Remove	X		
1643	<i>Quercus virginiana</i>	Southern Live Oak	10	14	18	254	65%	Remove	X		
1644	<i>Sabal Palmetto</i>	Sabal Palm	9	15	8		50%	Remove	X		
1645	<i>Sabal Palmetto</i>	Sabal Palm	9	15	8		50%	Remove	X		
1646	<i>Sabal Palmetto</i>	Sabal Palm	9	15	8		50%	Remove	X		
1647	<i>Bursera simaruba</i>	Gumbo Limbo	6	14	14	154	65%	Remove			
1648	<i>Sabal Palmetto</i>	Sabal Palm	9	15	8		50%	Remove	X		
1649	<i>Sabal Palmetto</i>	Sabal Palm	9	15	8		50%	Remove	X		
1650	<i>Sabal Palmetto</i>	Sabal Palm	9	15	8		50%	Remove	X		
1651	<i>Sabal Palmetto</i>	Sabal Palm	9	15	8		50%	Remove	X		
1652	<i>Sabal Palmetto</i>	Sabal Palm	12	10	9		65%	Remove	X		
1653	<i>Sabal Palmetto</i>	Sabal Palm	12	12	10		55%	Remove	X		
1654	<i>Sabal Palmetto</i>	Sabal Palm	12	25	10		40%	Remove	X		
1655	<i>Sabal Palmetto</i>	Sabal Palm	12	24	10		45%	Remove	X		
1656	<i>Sabal Palmetto</i>	Sabal Palm	12	24	10		45%	Remove	X		
1657	<i>Sabal Palmetto</i>	Sabal Palm	12	24	10		45%	Remove	X		
1658	<i>Sabal Palmetto</i>	Sabal Palm	12	10	9		60%	Remove	X		
1659	<i>Sabal Palmetto</i>	Sabal Palm	12	24	10		45%	Remove	X		
1660	<i>Sabal Palmetto</i>	Sabal Palm	12	24	10		45%	Remove	X		
1661	<i>Quercus virginiana</i>	Southern Live Oak	20	25	20	314	60%	Remove	X		
1662	<i>Quercus virginiana</i>	Southern Live Oak	4	10	8	50	60%	Remove	X		
1663	<i>Sabal Palmetto</i>	Sabal Palm	12	24	10		45%	Remove	X		
1664	<i>Sabal Palmetto</i>	Sabal Palm	12	20	9		60%	Remove	X		
1665	<i>Sabal Palmetto</i>	Sabal Palm	12	15	9		60%	Remove	X		
1666	<i>Ligustrum japonicum</i>	Japanese Privet	8	10	12	113	65%	Remove			
1667	<i>Sabal Palmetto</i>	Sabal Palm	12	16	9		60%	Remove	X		
1668	<i>Sabal Palmetto</i>	Sabal Palm	12	16	9		60%	Remove	X		
1669	<i>Sabal Palmetto</i>	Sabal Palm	12	16	9		60%	Remove	X		
1669a	<i>Sabal Palmetto</i>	Sabal Palm	12	16	9		60%	Remove	X		
1669b	<i>Ligustrum japonicum</i>	Japanese Privet	8	10	12	113	65%	Remove			
1670	<i>Sabal Palmetto</i>	Sabal Palm	12	25	9		65%	Remove	X		



CONGRESS AVE - SR807
(106' ROW, SPEED LIMIT 40, 6 LANES)

LILLIAN RD
(SPEED LIMIT: 35, 2 LANES)



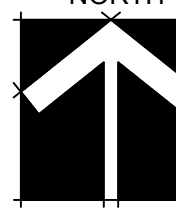
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

It's fast, it's free, it's the law.
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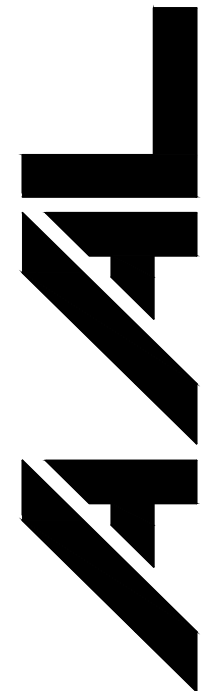
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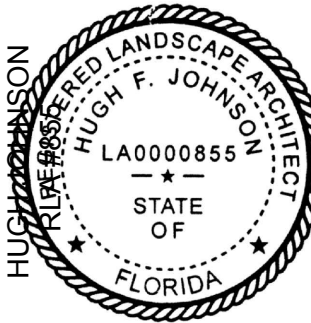
NORTH



INITIAL SITE PLAN SUBMITTAL



Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954.575.0000 FAX: 954.575.0001



HUGH F. JOHNSON
LANDSCAPE ARCHITECT
LA00008562
STATE OF FLORIDA

REV. 1 02-24-2021
REV. 2 03-30-2021

Revision Dates

LANDSCAPE PLANS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description
LANDSCAPE
KEY PLAN

Release Date
01-22-21

Project Number
2105

Drawing Number
L-210
LANDSCAPE PLANS

811

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HUGHES

PROFESSIONAL LANDSCAPE ARCHITECT

LA00008552

STATE OF FLORIDA

REV. 1 02-24-2021

REV. 2 03-30-2021

Revision Dates

LANDSCAPE PLANS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

LANDSCAPE PLAN

Release Date

01-22-21

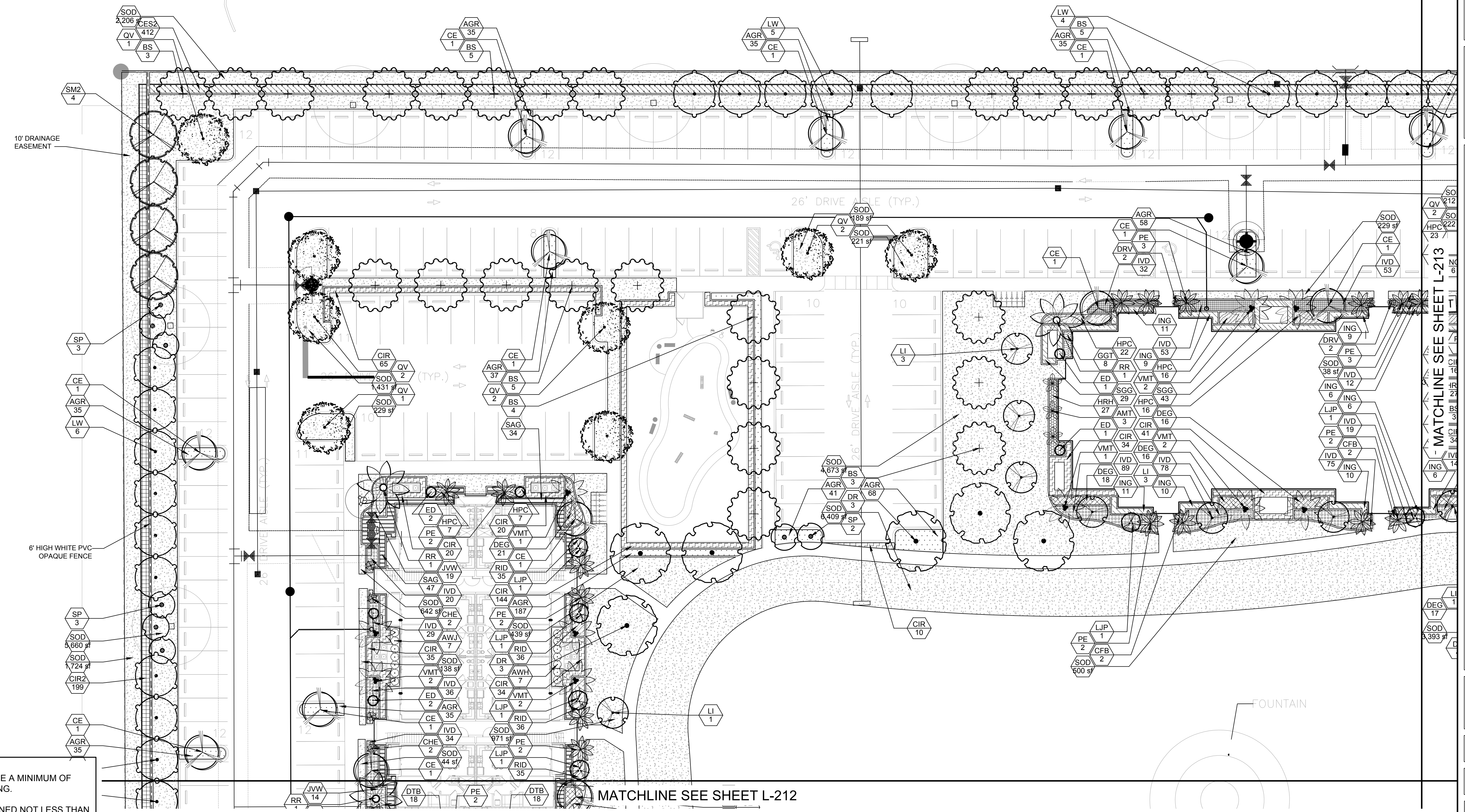
Project Number

2105

Drawing Number

L-211

LANDSCAPE PLANS



NOTE:

1. PERIMETER HEDGE MATERIAL SHALL BE A MINIMUM OF THREE FEET HEIGHT AT TIME OF PLANTING.
2. PERIMETER HEDGE SHALL BE MAINTAINED NOT LESS THAN THREE FEET IN HEIGHT.
3. A ROOT BARRIER NO LESS THAN 5 FEET SQUARE SHALL BE PROVIDED FOR TREES PLANTED CLOSER THAN 12 FEET FROM PUBLIC WORKS INFRASTRUCTURE.

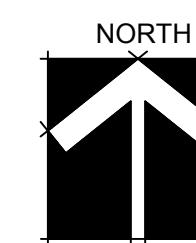
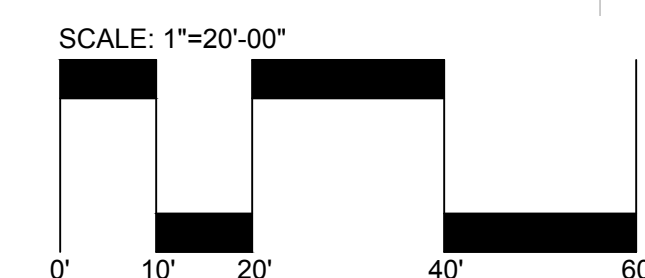
INITIAL SITE PLAN SUBMITTAL

[illegible]

NOTE:

1. PERIMETER HEDGE MATERIAL SHALL BE A MINIMUM OF THREE FEET HEIGHT AT TIME OF PLANTING.
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3. A ROOT BARRIER NO LESS THAN 5 FEET SQUARE SHALL BE PROVIDED FOR TREES PLANTED CLOSER THAN 12 FEET FROM PUBLIC WORKS INFRASTRUCTURE.

INITIAL SITE PLAN SUBMITTAL


$$1. \mathcal{M}^{\text{reg}} = \mathcal{M} \quad \text{if } \mathcal{M} \text{ is a regular } \mathcal{M}^{\text{reg}} = \mathcal{M} \cup \{ \langle \mathcal{M}, \mathcal{M} \rangle \}$$

LANDSCAPE PLANS

LANDSCAPE PLANS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

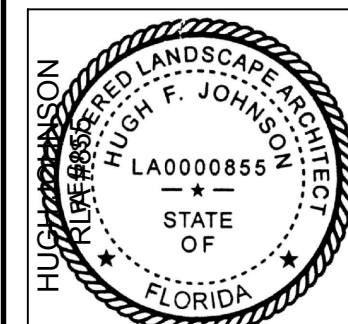
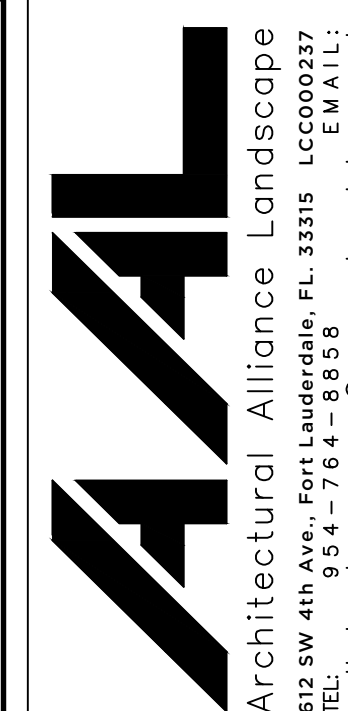
LANDSCAPE
PLAN

Release Date
01-22-21

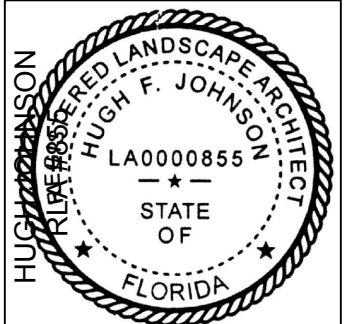
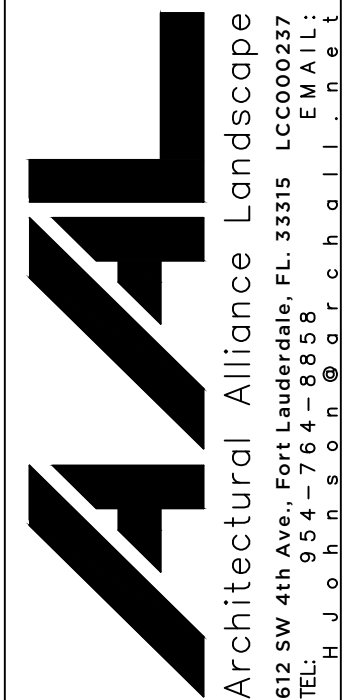
Project Number
2105

Drawing Number

L-212
LANDSCAPE PLANS

REV. 1 02-24-2021
REV. 2 03 20 2021

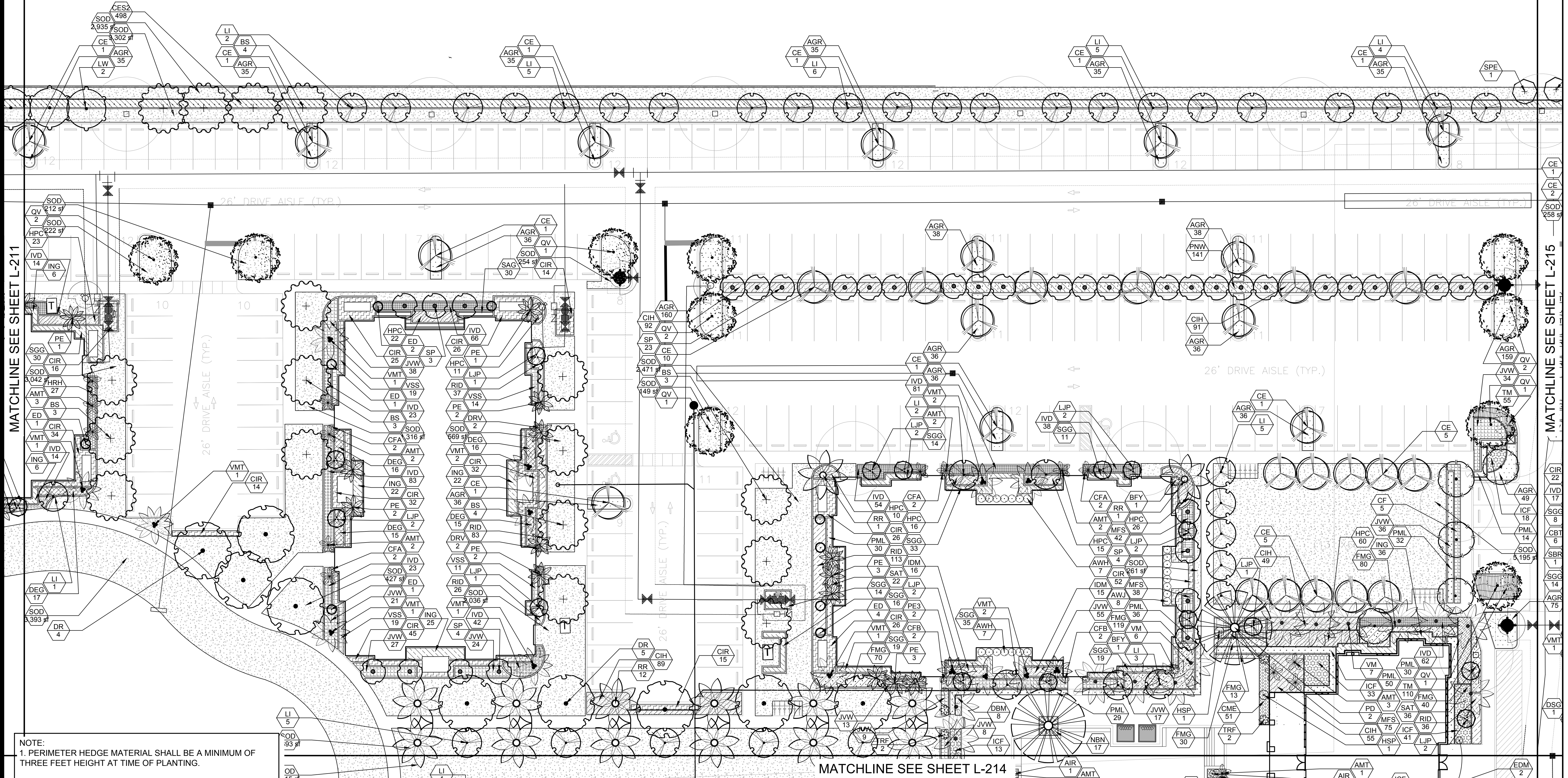
Revision Dates



REV. 1 02-24-2021
REV. 2 03-30-2021
Revision Dates

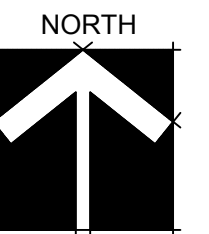
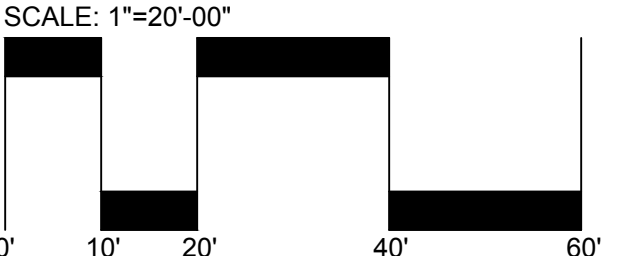
LANDSCAPE PLANS
PALM SPRINGS RESIDENCES
PALM SPRINGS, FLORIDA

Sheet Description
LANDSCAPE PLAN
Release Date
01-22-21
Project Number
2105
Drawing Number
L-213
LANDSCAPE PLANS



NOTE:
1. PERIMETER HEDGE MATERIAL SHALL BE A MINIMUM OF THREE FEET HEIGHT AT TIME OF PLANTING.
2. PERIMETER HEDGE SHALL BE MAINTAINED NOT LESS THAN THREE FEET IN HEIGHT.
3. A ROOT BARRIER NO LESS THAN 5 FEET SQUARE SHALL BE PROVIDED FOR TREES PLANTED CLOSER THAN 12 FEET FROM PUBLIC WORKS INFRASTRUCTURE.

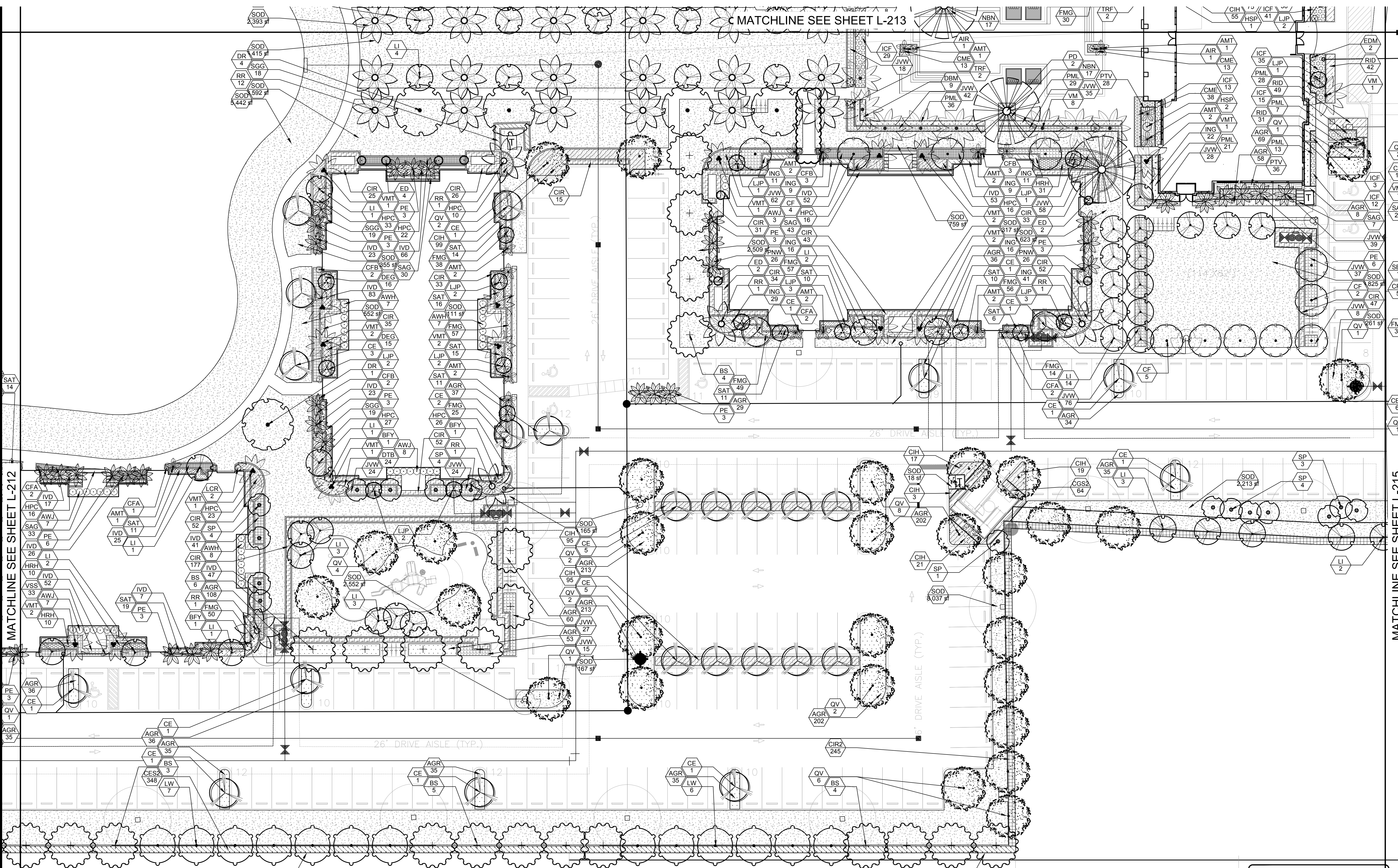
INITIAL SITE PLAN SUBMITTAL



MATCHLINE SEE SHEET L-213

MATCHLINE SEE SHEET L-212

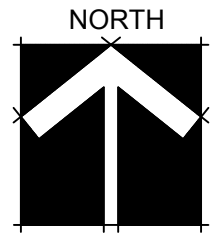
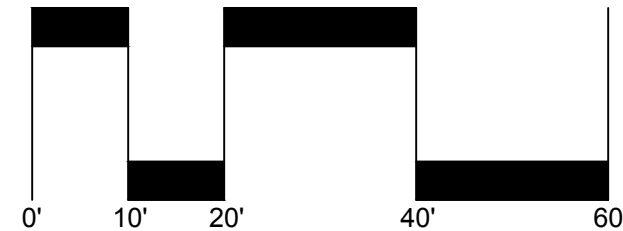
MATCHLINE SEE SHEET L-215



NOTE:
1. PERIMETER HEDGE MATERIAL SHALL BE A MINIMUM OF THREE FEET HEIGHT AT TIME OF PLANTING.
2. PERIMETER HEDGE SHALL BE MAINTAINED NOT LESS THAN THREE FEET IN HEIGHT.
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SCALE: 1"=20'-00"



INITIAL SITE PLAN SUBMITTAL

PALM SPRINGS RESIDENCES

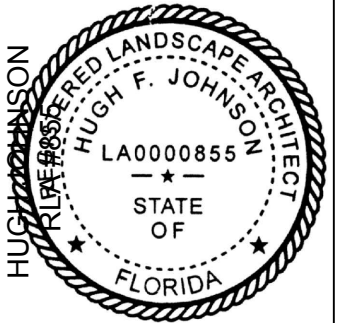
LANDSCAPE PLANS

PALM SPRINGS, FLORIDA

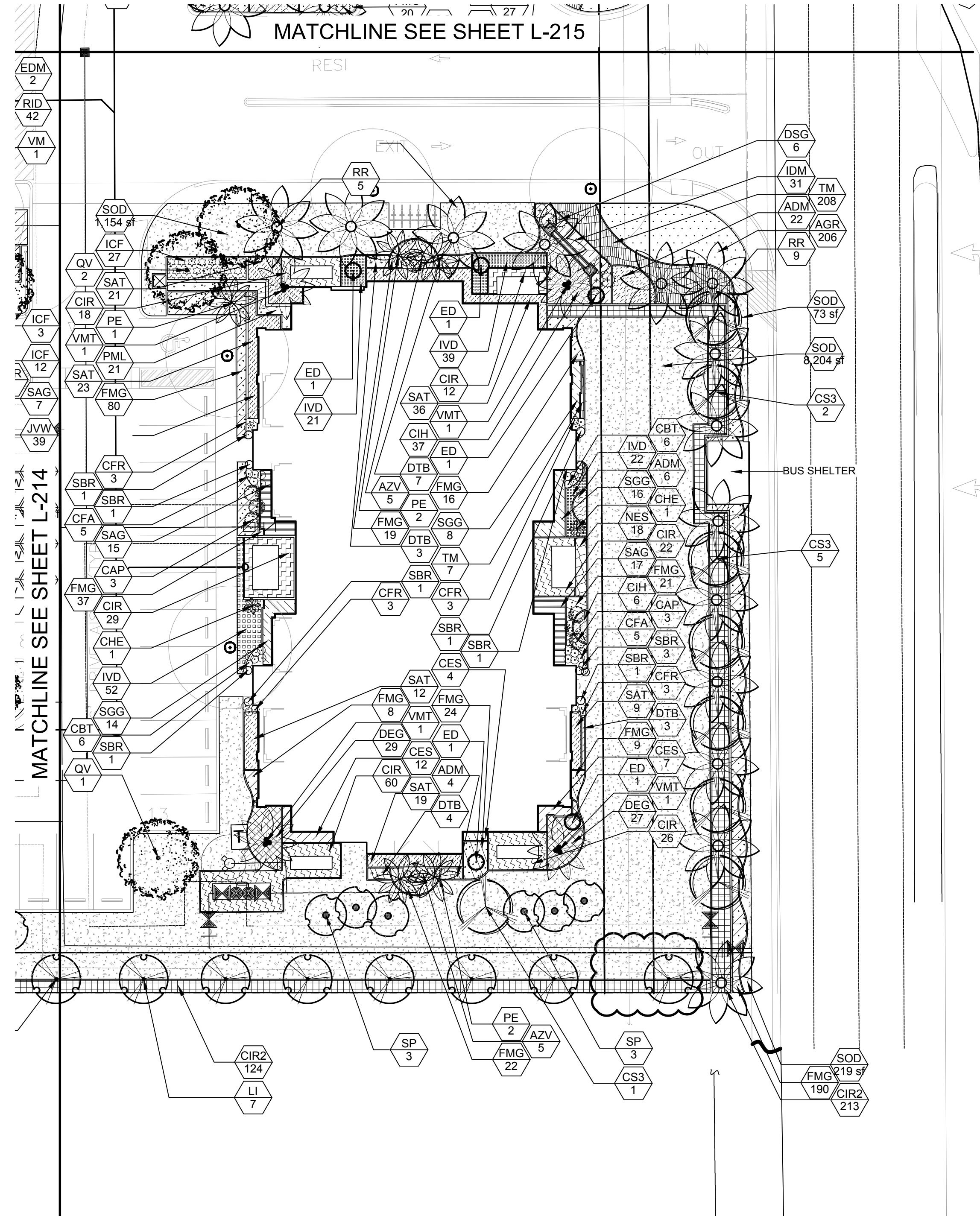
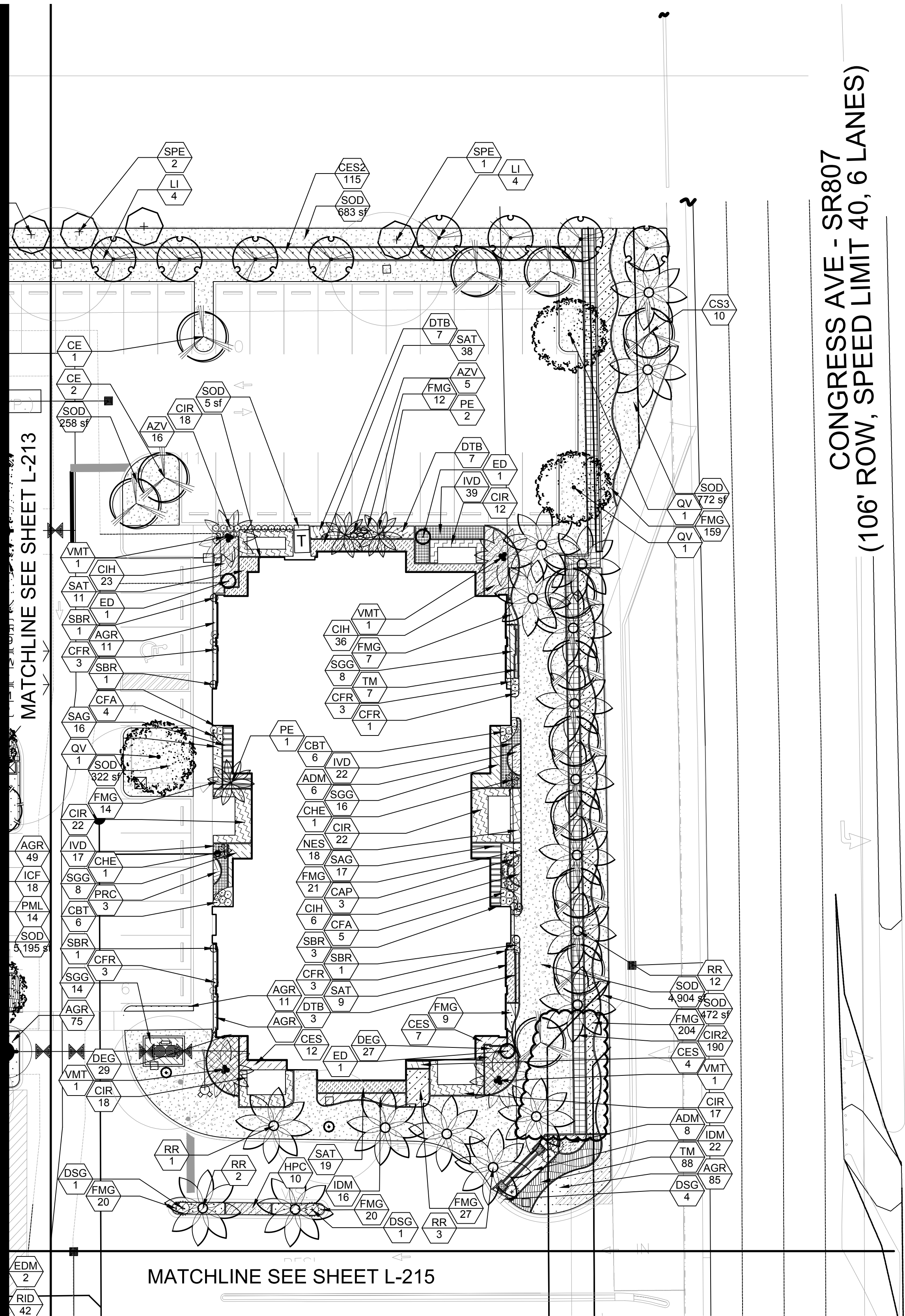
Sheet Description	LANDSCAPE PLAN
Release Date	01-22-21
Project Number	2105
Drawing Number	L-214
LANDSCAPE PLANS	

REV. 1 02-24-2021
REV. 2 03-30-2021

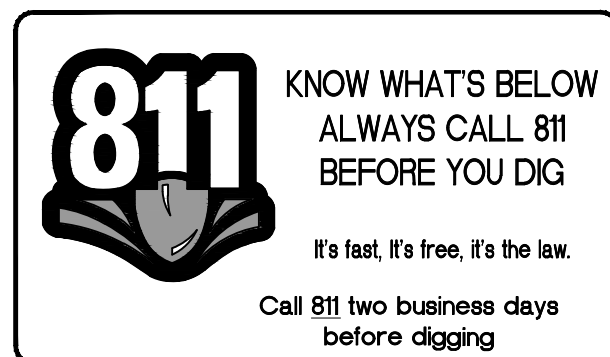
Revision Dates



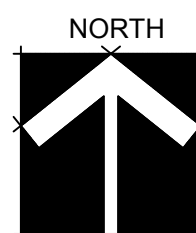
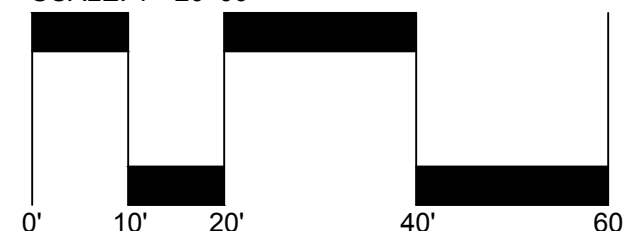
AAL
Architectural Alliance Landscape
632 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 754.575.5000 FAX: 754.575.5001



NOTE:
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 2. PERIMETER HEDGE SHALL BE MAINTAINED NOT LESS THAN THREE FEET IN HEIGHT.
 3. A ROOT BARRIER NO LESS THAN 5 FEET SQUARE SHALL BE PROVIDED FOR TREES PLANTED CLOSER THAN 12 FEET FROM PUBLIC WORKS INFRASTRUCTURE.



SCALE: 1"=20'-00"



INITIAL SITE PLAN SUBMITTAL

LANDSCAPE PLANS **PALM SPRINGS RESIDENCES** PALM SPRINGS, FLORIDA

Sheet Description
 LANDSCAPE PLAN

Release Date
 01-22-21

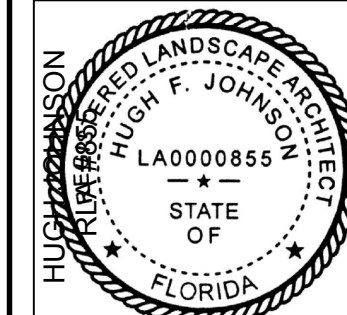
Project Number
 2105

Drawing Number

L-215
 LANDSCAPE PLANS

REV. 1 02-24-2021
 REV. 2 03-30-2021

Revision Dates



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 612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
 TEL: 754.575.5000 FAX: 754.575.5001

NOTES:

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

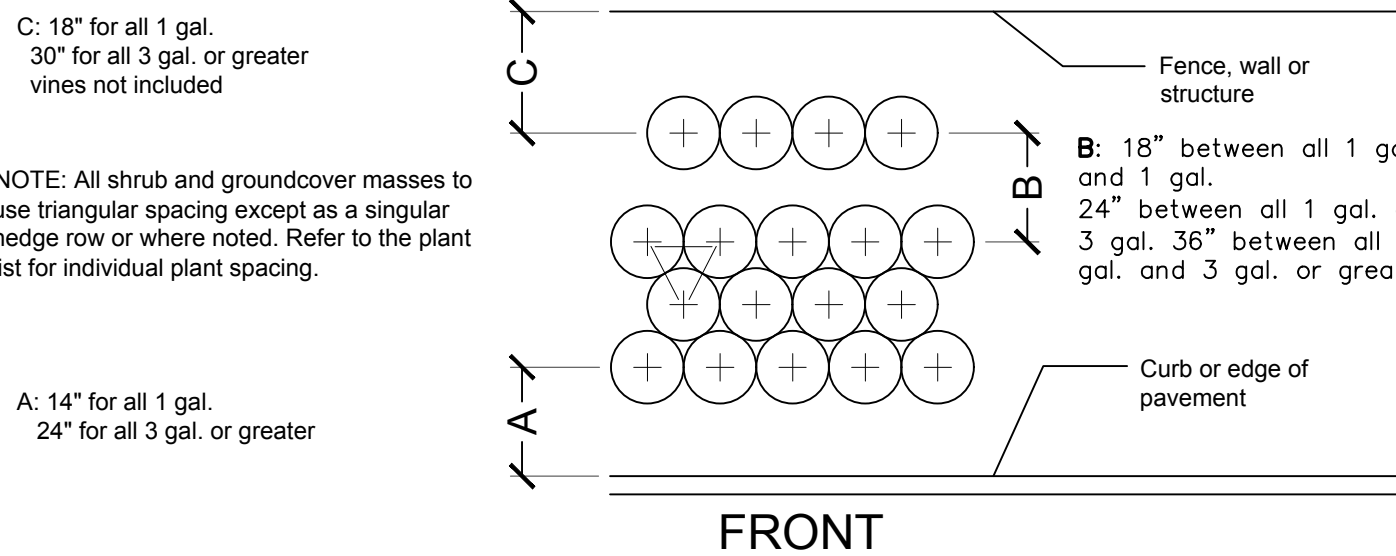
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.



Typical Plant Spacing

NOTES:

- FOR SPECIFICATIONS OF RELOCATED LEGACY TREES REFER TO UDKS LANDSCAPE PERMIT DRAWINGS ALREADY APPROVED.
- ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
- IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
- SEE SHEETS L-210 THROUGH L-217 FOR THE PLANTING PLANS
- ALL PLANTED MATERIAL ADJACENT TO CURBING SHALL BE PLANTED 3' BACK OF SAID CURB.
- A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.
- ALL SHADE AND MEDIUM TREES INSTALLED WITHIN CLOSE PROXIMITY OF A PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM PER CODE REQUIREMENTS OF THE CITY.
- TREE PROTECTION FENCE TO BE CONSTRUCTED TO PROTECT LEGACY TREES DURING CONSTRUCTION.

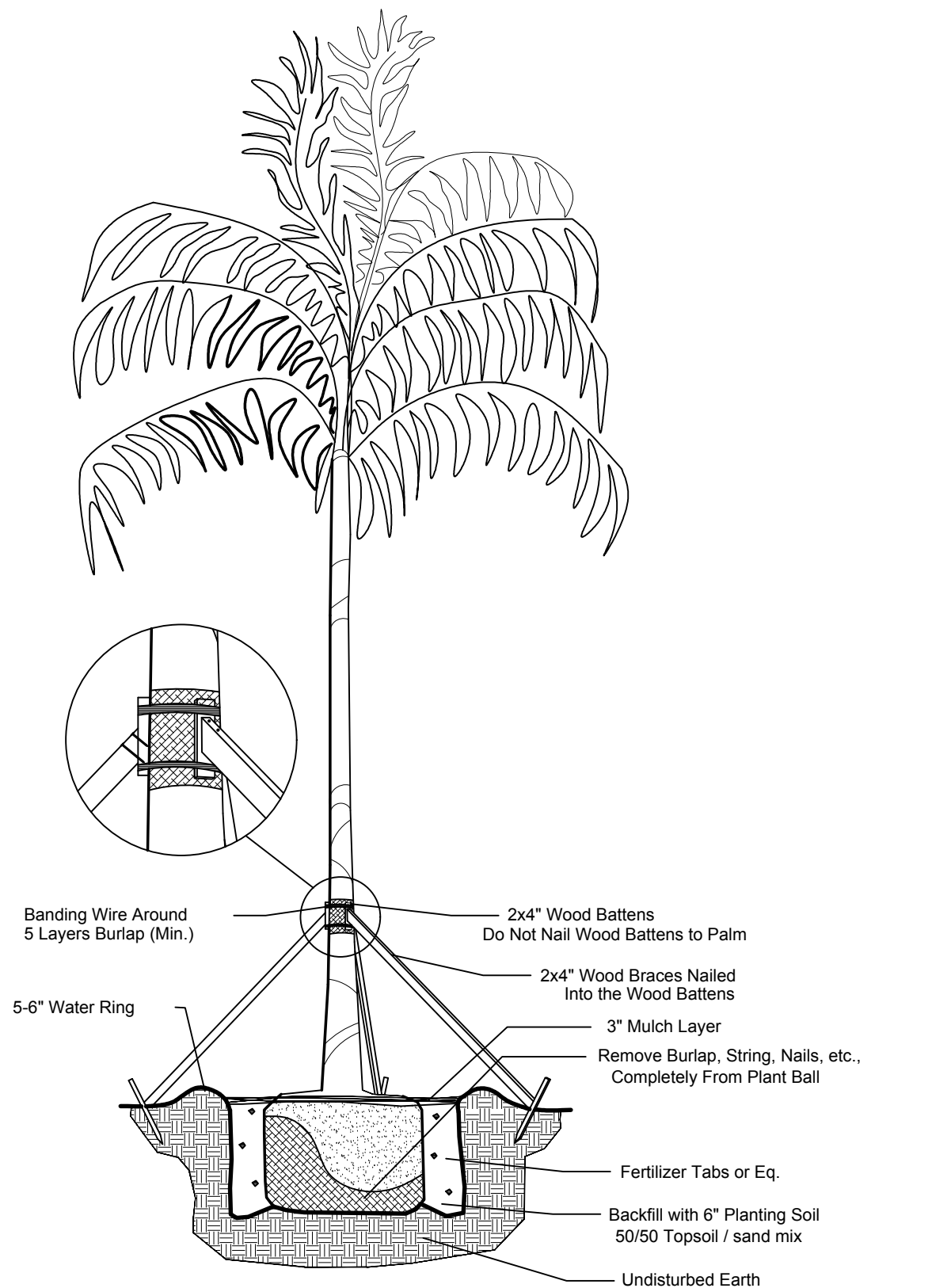
NOTE:

1. PERIMETER HEDGE MATERIAL SHALL BE A MINIMUM OF THREE FEET HEIGHT AT TIME OF PLANTING.

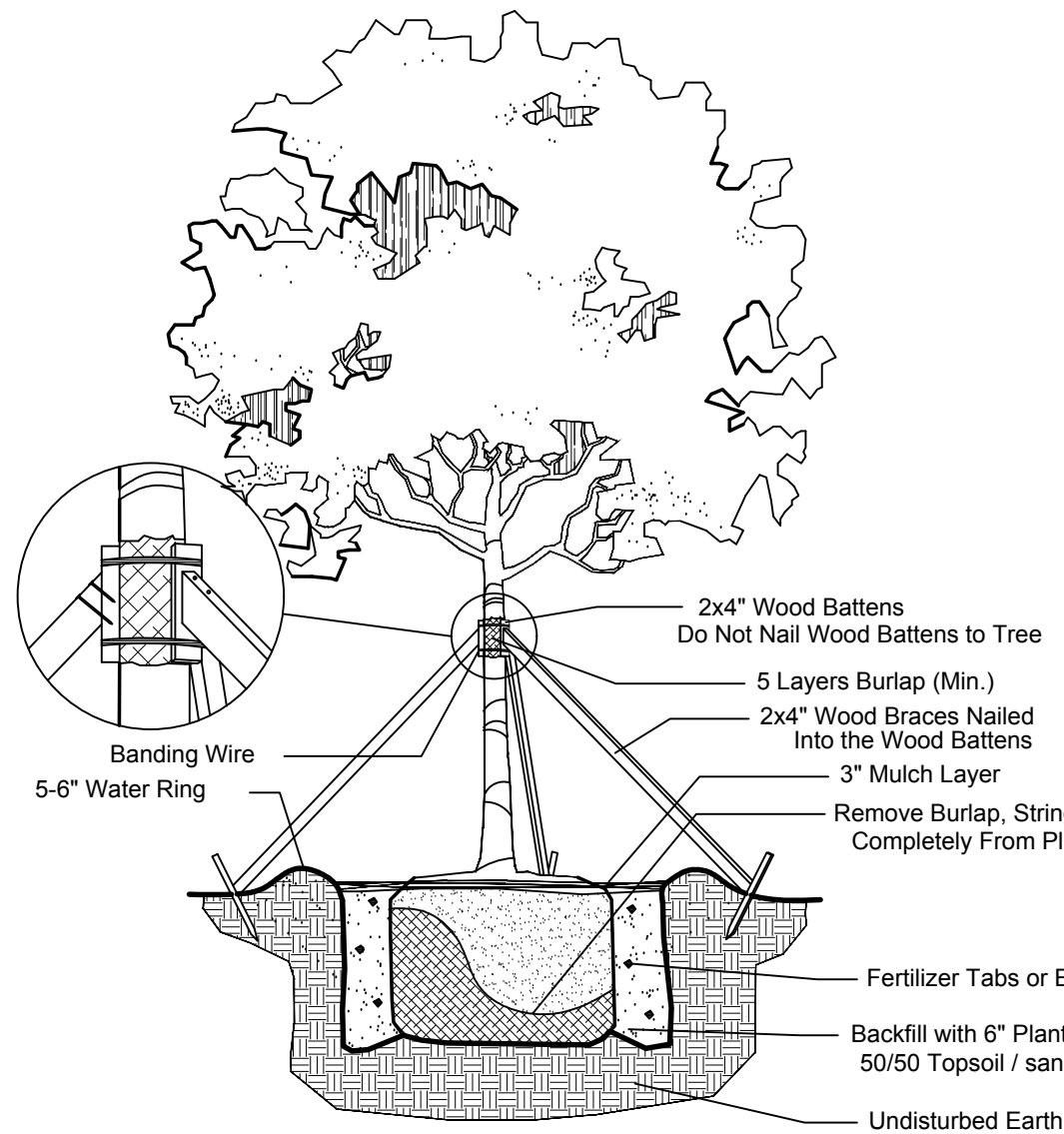
2. PERIMETER HEDGE SHALL BE MAINTAINED NOT LESS THAN THREE FEET IN HEIGHT.

3. A ROOT BARRIER NO LESS THAN 5 FEET SQUARE SHALL BE PROVIDED FOR TREES PLANTED CLOSER THAN 12 FEET FROM PUBLIC WORKS INFRASTRUCTURE.

4. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED BY LANDSCAPE MATERIAL IN COMPLIANCE WITH CODE.



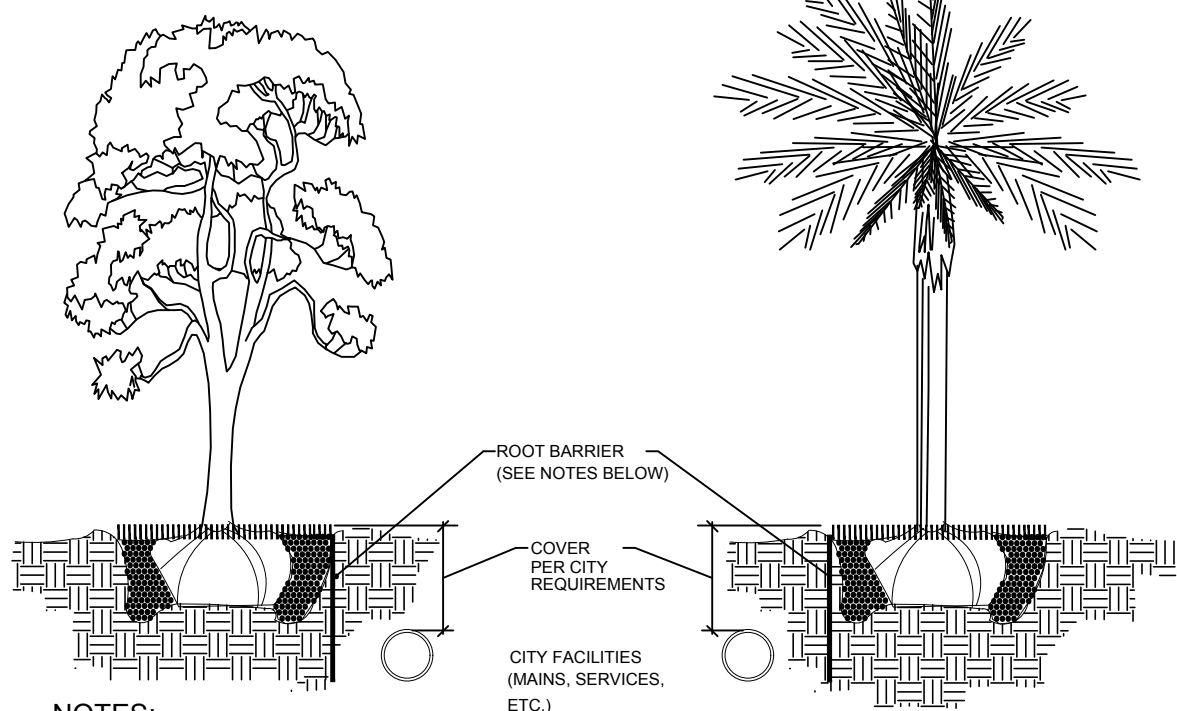
NTS



NTS

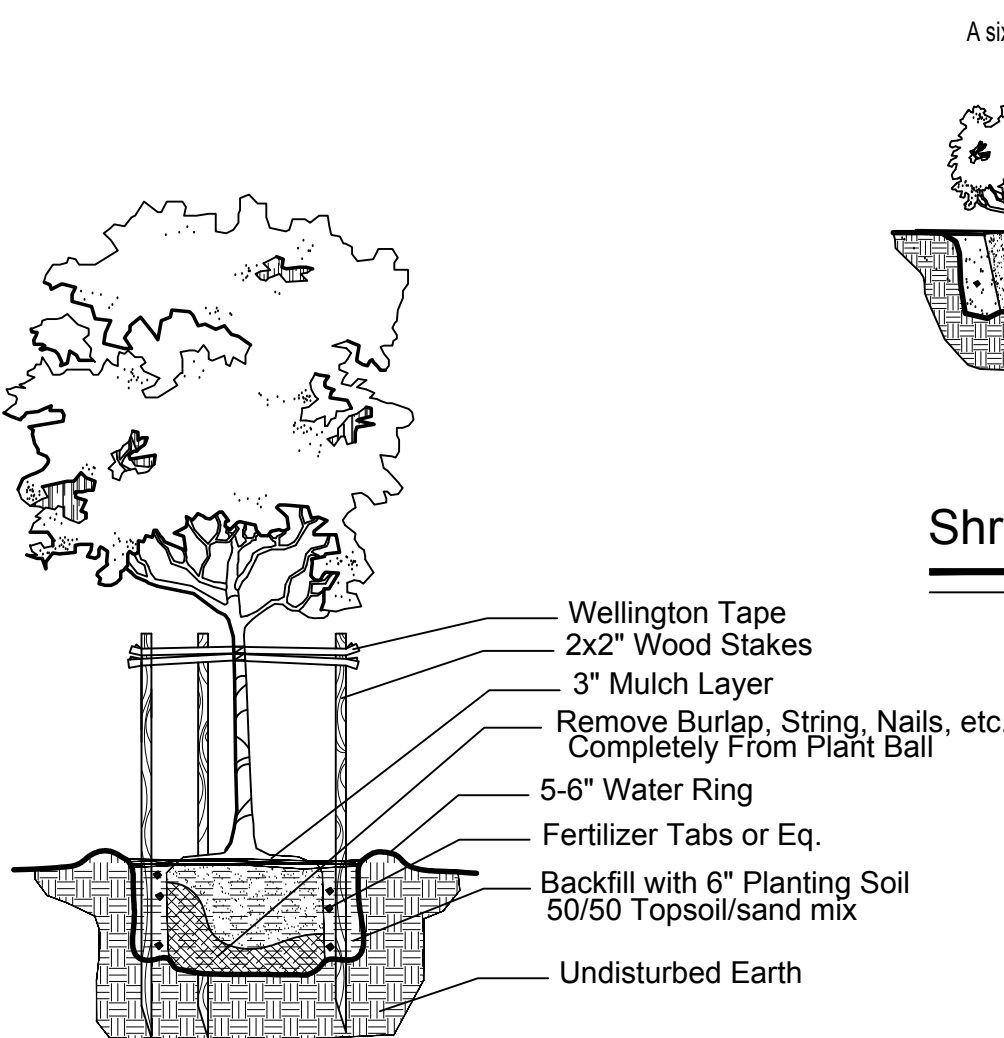
PLANT SCHEDULE PALM SPRINGS										
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL.	SIZE	NATIVE	DROUGHT		REMARKS
BS	80	BURSERIA SIMARUBA	GUMBO LIMBO	FG/8&B	2" CAL.	12' HT X 5' SPR, 5' CT	YES	HIGH		
CE	90	CONOCARPUS ERECTUS	BUTTONWOOD	FG/8&B	2" CAL.	12' HT. X 5' SPR., 5' CT, STD.	YES	HIGH		
CS3	18	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTON WOOD	FG/8&B	2.5" CAL.	12' HT. X 5' SPR., STD.	YES	HIGH		
LJP	47	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	FG/8&B	MULTI-STEM	12' OA	NO	HIGH		TREE UP MULTI-STEM
LW	48	LYSILLOA LATISILIQUUM	WILD TAMARIND	FG/8&B	2" CAL.	12' HT X 5' SPR, 5' CT	YES	HIGH		
QV	65	QUERCUS VIRGINIANA	LIVE OAK	FG/8&B	2" CAL.	12' HT X 5' SPR, 5' CT	YES	HIGH		
SM2	16	SWIENTENIA MAHOGANY	MAHOGANY	FG/8&B	2" CAL.	12' HT X 5' SPR, 5' CT	YES	HIGH		
ACCENT TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL.	SIZE	NATIVE	DROUGHT		REMARKS
ED	41	ELAEOCARPUS DECIPENS	JAPANESE BLUEBERRY TREE	100 GAL		12' HT X 4' SPR, 5' CT., FULL CANOPY	NO	HIGH		
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL.	SIZE	NATIVE	DROUGHT		REMARKS
CF	16	CASSIA FISTULA	GOLDEN SHOWER	FG/8&B	2" CAL.	12' HT X 6' SPR	NO	HIGH		
DR	24	DELONIX REGIA	ROYAL POINCIANA	8&B FIELD GROWN	4" CAL.	14' HT X 6' SPR	NO	MEDIUM		
LI	107	LAGERSTROEMIA INDICA 'TUSCARORA'	TUSCARORA CRAPE MYRTLE 'STANDARD'	FG/8&B	2" CAL.	12' HT X 5' SPR, STD	NO	HIGH		
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL.	SIZE	NATIVE	DROUGHT		REMARKS
PD	4	PHOENIX DACTYLIFERA 'MEDJOL'	MEDJOL DATE PALM	FG/8&B		14' CT, NUT INCLUDED, MATCHED	NO	HIGH		
PE3	2	PTYCHOSPHERMA ELEGANS	ALEXANDER PALM	8&B FIELD GROWN		25-30' OA, TRIPLE	NO	MED.		
PE	89	PTYCHOSPHERMA ELEGANS	SOLITAIRE PALM	FG/8&B		16'-20' OA, SINGLE TRUNK	NO	HIGH		
RR	71	ROYSTONIA REGIA	ROYAL PALM	FG/8&B		6' GW, 20'-22' OA	YES	MEDIUM		
SPE	4	SABAL PALMETTO	CABBAGE PALMETTO			EXISTING TO REMAIN	YES	HIGH		
SP	83	SABAL PALMETTO	CABBAGE PALMETTO	FG/8&B		14'-20' OA, VARY HEIGHTS	YES	HIGH		
VM	22	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	8&B FIELD GROWN		6' GW, MATCHED	NO	HIGH		
VMT	59	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	FG/8&B		12-16' OA, TRIPLE TRUNK	NO	MEDIUM		
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT		REMARKS
AWH	43	ACALYPHA WILKESIANA 'HOFFMANII'	RED COPPERLEAF	3 GAL.		20" HT X 20" SPR, FULL	NO	HIGH		
AWJ	43	ACALYPHA WILKESIANA 'JAVA WHITE'	JAVA WHITE WILKES' COPPERLEAF	3 GAL.		20" HT X 20" SPR, FULL	NO	HIGH		
AZV	31	ALPINIA ZERUMBET 'VARIEGATA'	VARIEGATED SHELL GINGER	7 GAL.		30" OA	NO	HIGH		
CHE	8	CHAMAEROPS HUMILIS CERIFERA	MEDITERRANEAN FAN PALM	FG/8&B		MULTI-STEM 4-6' OA, SPECIMEN	NO	HIGH		
EDM	2	ELAEOCARPUS DECIPENS 'MONPROUD'	JAPANESE BLUEBERRY TREE DWARF	25 GAL		5-6' OA, FULL TO BASE	NO	HIGH		
HSP	4	HIBISCUS ROSA-SINENSIS 'SEMINOLE'	PINK HIBISCUS	25 GAL		6' HT OA, STANDARD	NO	MEDIUM		
ACCENT PLANT	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT		REMARKS
AMT	50	ADONIDIA MERRILLII	ADONIDIA PALM	25 GAL		6' OA, TRIPLE TRUNKS	NO	HIGH		
AIR	2	ALCANTAREA IMPERIALIS 'RUBRA'	RUBRA IMPERIAL BROMELIAD	3 GAL		30-36" OA	NO	HIGH		
BFY	9	BRUNFELSIA PAUCIFLORA 'FLORIBUNDA'	YESTERDAY, TODAY, AND TOMORROW	7 GAL		30-36" OA	NO	MEDIUM		
CFA	38	CORDYLINE FRUTICOSA 'AUNTIE LOU'	PINK TI PLANT	3 GAL		30" HT. X 24" SPR.	NO	HIGH		
CFB	22	CORDYLINE FRUTICOSA 'BLACK MAGIC'	BLACK MAGIC TI	3 GAL		30" HT. X 24" SPR.	NO	HIGH		
CBT	24	CORDYLINE FRUTICOSA 'BOLERO'	BOLERO TI PLANT	3 GAL		30" HT. X 24" SPR.	NO	MEDIUM		
CFR	25	CORDYLINE FRUTICOSA 'RED SISTER'	RED SISTER TI	3 GAL.		30" HT. X 24" SPR.	NO	HIGH		
CAP	9	CRINUM AUGUSTUM 'QUEEN EMMA'	'QUEEN EMMA' CRINUM	7 GAL.		36" HT. X 30" SPR.	NO	HIGH		
DSG	12	DIOON SPINULOSUM	CYCAD	15 GAL		30-36" OA	NO	HIGH		
DRV	8	DRACAENA REFLEXA 'VARIEGATA'	SONG OF INDIA	3 GAL.		5' OA, 3'-4' SPR	NO	MEDIUM		
LCR	4	LEEA COCCINEA 'RUBRA'	RED LEEA	7 GAL.		30-36" OA	NO	MEDIUM		
SBR	17	SANSEVIERIA TRIFASCIATA 'BLACK ROBUSTA'	BLACK ROBUSTA SANSEVIERIA	3 GAL		30" OA	NO	HIGH		
TRF	6	THRINAX RADIATA	FLORIDA THATCH PALM	25 GAL		5' OA	YES	HIGH		
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	SPACING	REMARKS
CIR	1,949	CHRYSOBALANUS ICACO 'REDTIP'	RED TIP COCOPLUM	7 GAL.		30"HT X 24"SPR	YES	MEDIUM	24" o.c.	
CGS2	64	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL.		36" HT X 24" SPR	YES	HIGH	24" o.c.	
CES	46	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTON WOOD	7 GAL.		30" HT. X 24" SPR.	YES	HIGH	24" o.c.	
DEG	360	DURANTA ERECTA 'GOLD MOUND'	GOLD MOUND DURANTA	3 GAL.		18" HT. X 16" SPD.	YES	MEDIUM	24" o.c.	
GOT	8	GALPHIMIA GLAUCA	THRIFALIS	3 GAL.		16" HT X 16" SPR	NO	MEDIUM	24" o.c.	
HPC	482	HAMELIA PATENS 'COMPACTA'	DWARF SCARLET BUSH	3 GAL.		16" HT X 16" SPR	YES	HIGH	24" o.c.	
HRH	137	HIBISCUS ROSA-SINENSIS 'RED HOT'	RED HOT HIBISCUS	3 GAL.		20" HT. X 20" SPR, FULL	NO	MEDIUM	24" o.c.	
ICF	239	IXORA COCCINEA 'FRANKIE HIPPI' PP9200	WHITE IXORA	3 GAL.		18" HT. X 18" SPD.	NO	HIGH	24" o.c.	
ING	427	IXORA COCCINEA 'NORA GRANT'	RED IXORA	3 GAL.		20" HT. X 20" SPR	NO	HIGH	24" o.c.	
IDM	100	IXORA MAUI	DWARF MAUI IXORA	3 GAL.		30" HT. X 24" SPR.	NO	MEDIUM	24" o.c.	
PRC	3	PHILODENDRON X 'ROJO CONGO'	ROJO CONGO PHILODENDRON	3 GAL.		30" HT. X 24" SPR.	NO	MEDIUM	24" o.c.	
PTV	96	PITTIOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED PITTIOSPORUM	3 GAL.		24"HT X 24"SPR	NO	MEDIUM	24" o.c.	
PML	376	PODOCARPUS MACROPHYLLUS MAKI	SHRUBBY YEW	7 GAL.		36" HT X 24" SPR	NO	HIGH	24" o.c.	
PNW	296	PSYCHOTRIA NERVOSA	WILD COFFEE	3 GAL.		20" HT. X 20" SPR.	YES	HIGH	24" o.c.	
RIO	829	RAPHIOLEPIS INDICA 'DWARF'	DWARF INDIA HAWTHORN	3 GAL.		14" HT X 16" SPR	NO	HIGH	18" o.c.	
SAG	443	SCHIEFFELERA ARBORICOLA 'DWARF'	DWARF SCHEFFELERA	3 GAL.		30" HT. X 24" SPR.	NO	HIGH	24" o.c.	
SGG	433	SCHIEFFELERA ARBORICOLA 'GOLD CAPELLA'	GOLD CAPELLA ARBORICOLA	3 GAL.		30" HT. X 24" SPR.	NO	HIGH	24" o.c.	
SAT	574	SCHIEFFELERA ARBORICOLA 'TRINETTE'	SCHIEFFELERA	3 GAL.		30" HT. X 24" SPR.	NO	HIGH	24" o.c.	
TEK	8	THUNBERGIA ERECTA	KING'S MANTLE	3 GAL		16" HT X 16" SPR	NO	MEDIUM	24" o.c.	
VSS	389	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	7 GAL.		24" HT X 24" SPR	NO	LOW	24" o.c.	
PERIMETER	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	SPACING	REMARKS
CIR2	1,215	CHRYSOBALANUS ICACO 'REDTIP'	RED TIP COCOPLUM	7 GAL.		36" HT X 24" SPR	YES	MEDIUM	24" o.c.	
CES2	1,767	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTON WOOD	7 GAL.		36" HT X 24" SPR	YES	HIGH	24" o.c.	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	SPACING	REMARKS
AGR	3,773	ARACHIS GLABRATA	PERENNIAL PEANUT	1 GAL		6" HT. X 12" SPR.	NO	HIGH	18" o.c.	
ADM	46	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS	3 GAL.		18" HT X 18" SPR	NO	MEDIUM	24" o.c.	
CME	115	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET CARISSA	3 GAL.		12" HT. X 12" SPR	NO	HIGH	18" o.c.	
CHI	833	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL.		16" HT X 16" SPR	YES	HIGH	24" o.c.	
DTB	94	DIANELLA TASMANICA	BLUEBERRY FLAX LILY	3 GAL.		16" HT. X 16" SPR.	NO	MEDIUM	24" o.c.	
DBM	49	DIETES BICOLOR 'MORAEA'	FORTNIGHT LILY	3 GAL		12"HT X 12"SPR @	NO	HIGH	20" o.c.	
FMG	2,058	FIGUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FIGUS	3 GAL.		12" HT. X 12" SPD.	NO	HIGH	18" o.c.	
IVD	2,047	ILEX VOMITORIA 'STOKES DWARF'	DWARF VOMITORIA HOLLY	3 GAL.		14" HT X 16" SPR	YES	HIGH	18" o.c.	
JWV	889	JASMIMUM VOLUBILE	WAX JASMINE	3 GAL.		14" HT X 16" SPR	NO	MEDIUM	24" o.c.	
MFS	155	MICROSORUM SCOLOPENDRUM	WART FERN	1 GAL.		4" HT. X 12" SPR.	NO	MEDIUM	18" o.c.	
NBN	34	NEOREGELIA X 'BOSSA NOVA'	GREEN & WHITE BROMELIAD	1 GAL.			NO	HIGH	20" o.c.	
NES	36	NEPHROLEPIS EXALTATA	BOSTON FERN	3 GAL.		12" HT. X 12" SPR	YES	HIGH	18" o.c.	
TM	475	TRACHELOSPERMUM ASIATICUM 'MINIMA'	MINIMA JASMINE	1 GAL.		4" HT. X 12" SPD.	NO	MEDIUM	15" o.c.	
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	SPACING	REMARKS
SOD	144,695 SF	STENOTAPHRUM SECUNDATUM 'FLORITAM'	'FLORITAM' ST. AUGUSTINE SOD	SOD						

NOTE: PROVIDE ROOT BARRIERS AS REQUIRED ON ALL TREES IN CONFLICT WITH MINIMUM CLEARANCE WITH UTILITIES. MINIMUM CLEARANCE OF 5' FT FOR PALMS AND SMALL TREES AND 10' FT FOR LARGE TREES WITH INTRUSIVE ROOT SYSTEMS PER LANDAMA REQUIREMENTS SEE TYPICAL DETAIL BELOW.

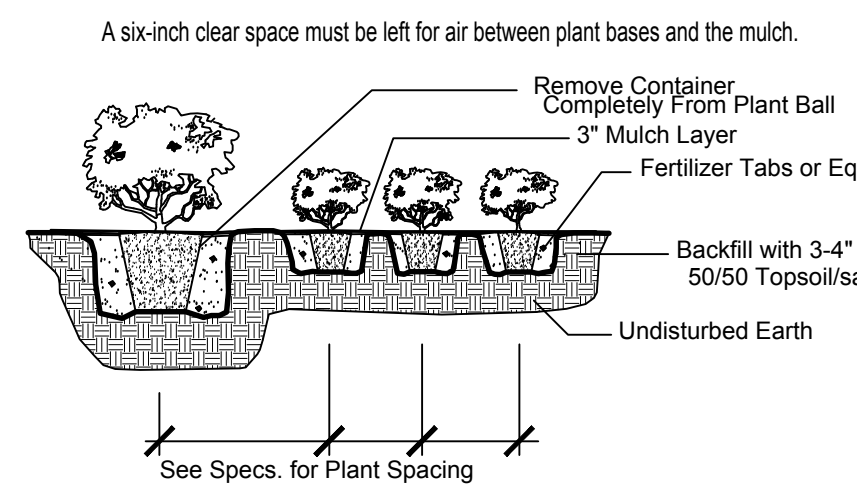


Root Barrier Detail

NTS



Small Tree Planting Detail



NTS



INITIAL SITE PLAN SUBMITTAL

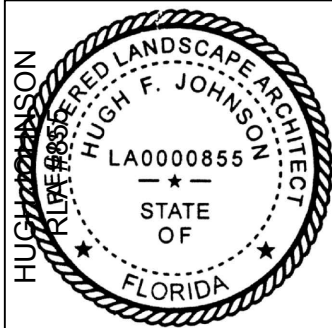
LANDSCAPE PLANS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

REV. 1 02-24-2021
REV. 2 03-30-2021

Revision Dates



LANDSCAPE CALCULATIONS			
ZONING: RESIDENTIAL - MULTIFAMILY APARTMENTS			
TOTAL SITE AREA		774,065 S.F.	
	Building Area	150,442 S.F.	
	Impervious Areas	306,230 S.F.	
	Pervious Area / Landscape Area	225,650 S.F.	
	Lake Area	87,164 S.F.	
Sec. 34-161. - REQUIRED LANDSCAPING		REQUIRED	PROVIDED
MINIMUM LANDSCAPE REQUIREMENTS			
	Existing mature native trees should be used wherever possible in lieu of planting new trees. It may be counted as two trees for the purpose of establishing the total tree requirement within the landscaped areas by not more than 20 percent.		
(a)(4)	One tree shall be planted or preserved for every 1,500 square feet, or fraction thereof, of a parcel used for residential purposes, excluding only areas of vegetation required to be preserved by law and preservation areas.		
(b)(1)	686,901 S.F. / 1,500 = 455 (total site area minus Lake 87,082 S.F.)	458	458
VEHICULAR USE AREA			
(C)(1)	Off-street parking areas shall include 20 square feet of landscaping for		
(a)	1 Tree per each terminal island		
	58 Termial islands provided	58	58
(b)	1 Tree per interior island		
	42 Interior islands provided	42	42
(c)	1 Tree every 40 L.F. on median islands		
	680 L.F. / 40 = 23.5 = 17 TREES	17	17
(2)(a)	A hedge not less than four, nor more than 20 feet in height shall be provided along the perimeter.	HEDGE ALONG PERIMETER	HEDGE PROVIDED
(b)	1 Tree shall be provided for each 200 square feet of landscaped area and/or for each 40 linear feet of landscaped area.		
	825 spaces x 20 S.F. = 16,500 S.F. /200 = 83 min.		
	or 10% of VUA area min. 288,390 S.F. x 10% = 28,839 S.F. /200 = 144.2	145	145
(d)	NONVEHICULAR USE AREAS		
	Other areas adjacent to public streets or other properties shall be landscaped in addition to the specific requirements for vehicular use areas 25 feet wide - 1 Tree for each 25 L.F. of outside perimeter		
	North perimeter - 1,270 L.F. / 25 = 50.8 = 51	51	51
	West perimeter - 638 L.F. / 25 = 25.5 = 26	26	26
	South perimeter - 1,420 L.F. / 25 = 56.8 = 57	57	57
Sec. 34-162. - REQUIRED BUFFERS			
(b)	Category 5 Buffer: 15 Foot wide buffer area with trees spaced not more than 20 feet apart		
	Congress Avenue: 435 L.F. / 20 = 21.75 = 22	22	22
Sec. 34-164. - REQUIRED FOUNDATION PLANTING			
(a)	At least 25 percent of the linear feet of building façade facing a street shall be planted with trees, shrubs or hedges		
	Two building façades facing Congress Avenue: 280 L.F. x 25% = 70	70 L.F.	280 L.F.
(b)	1 tree or cluster of three palms per 30 linear feet		
	Two building façades facing Congress Avenue: 280 L.F. / 30 = 9.3 = 10	10	10
	TOTAL TREES REQUIRED	886	886
Sec. 34-183. - NATIVE PLANT MATERIALS			
	40% Of landscape material to be native		
	21,304 Landscape material provided x 40% = 8,522	8,522	9,103
	8,986 / 21,296 = 0.42 = 42%		
Sec. 34-186. - TREE SPECIES			
	Minimum of 50% of all trees shall be native or palm trees		
	886 Trees x 50% = 443	443	650

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REV. 1 02-24-2021

REV. 2 03-30-2021

Revision Dates

LANDSCAPE PLANS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

LANDSCAPE CALCULATIONS

Release Date

01-22-21

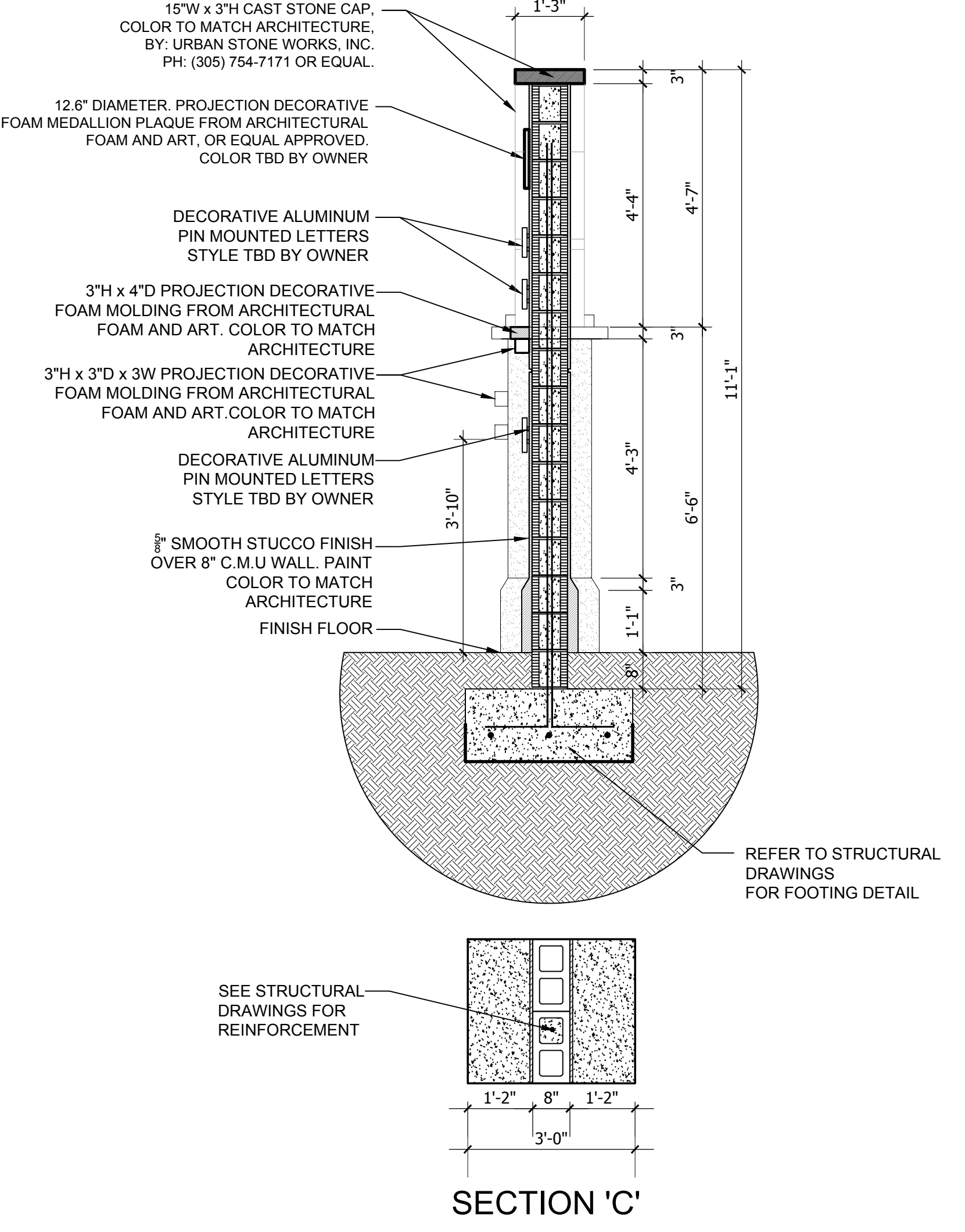
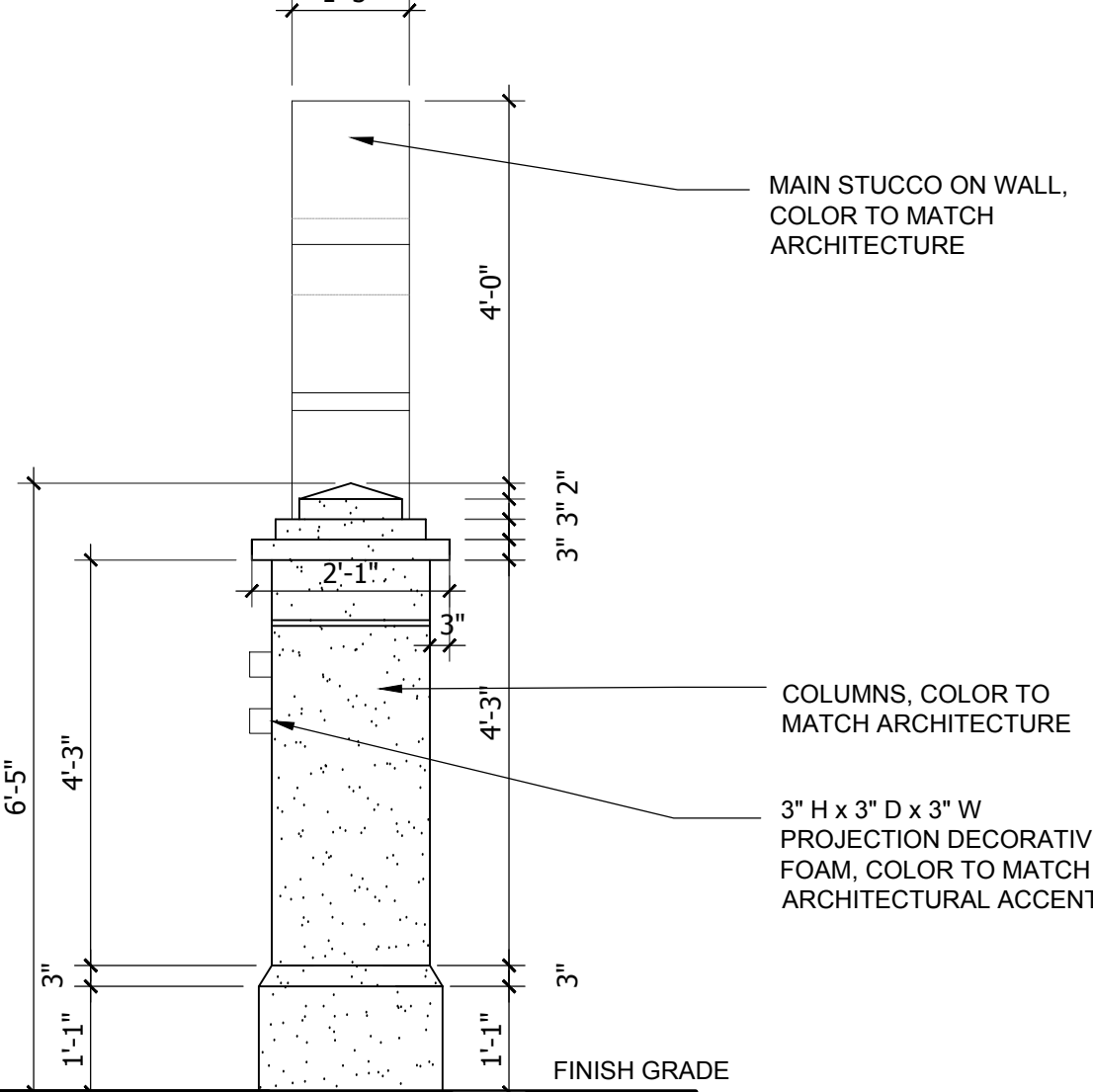
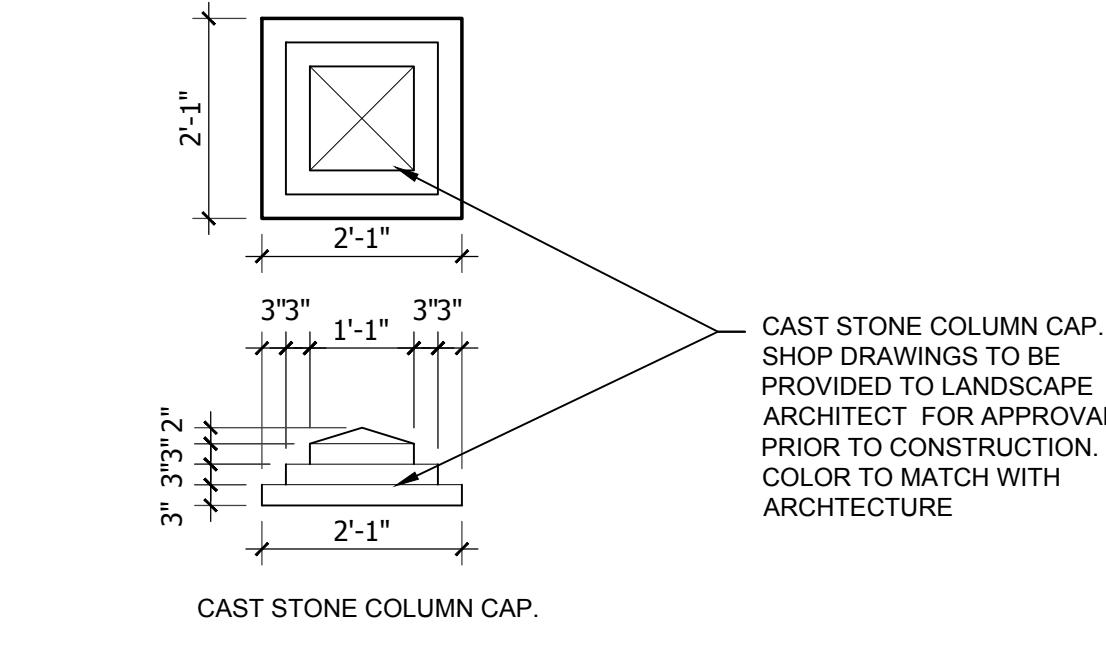
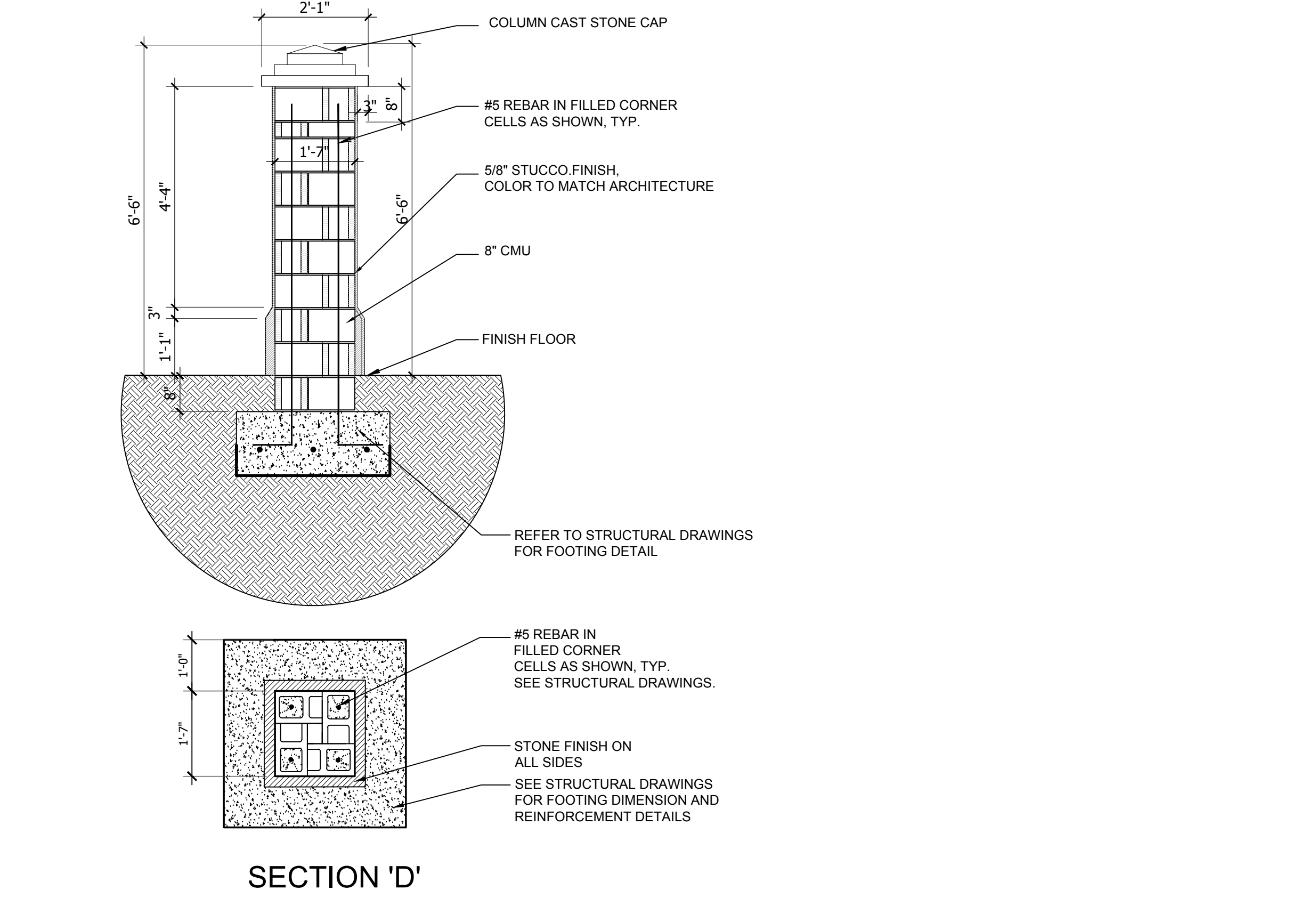
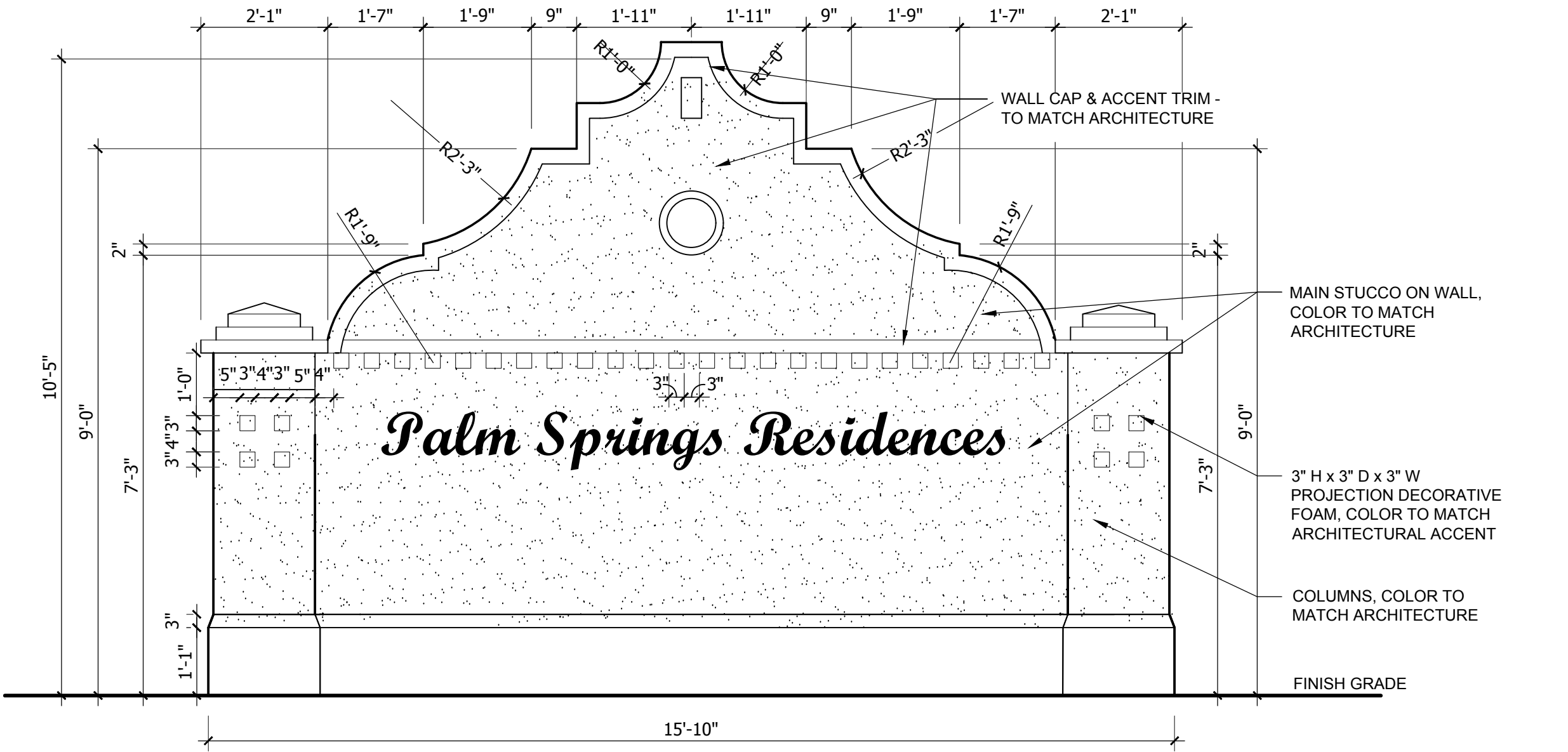
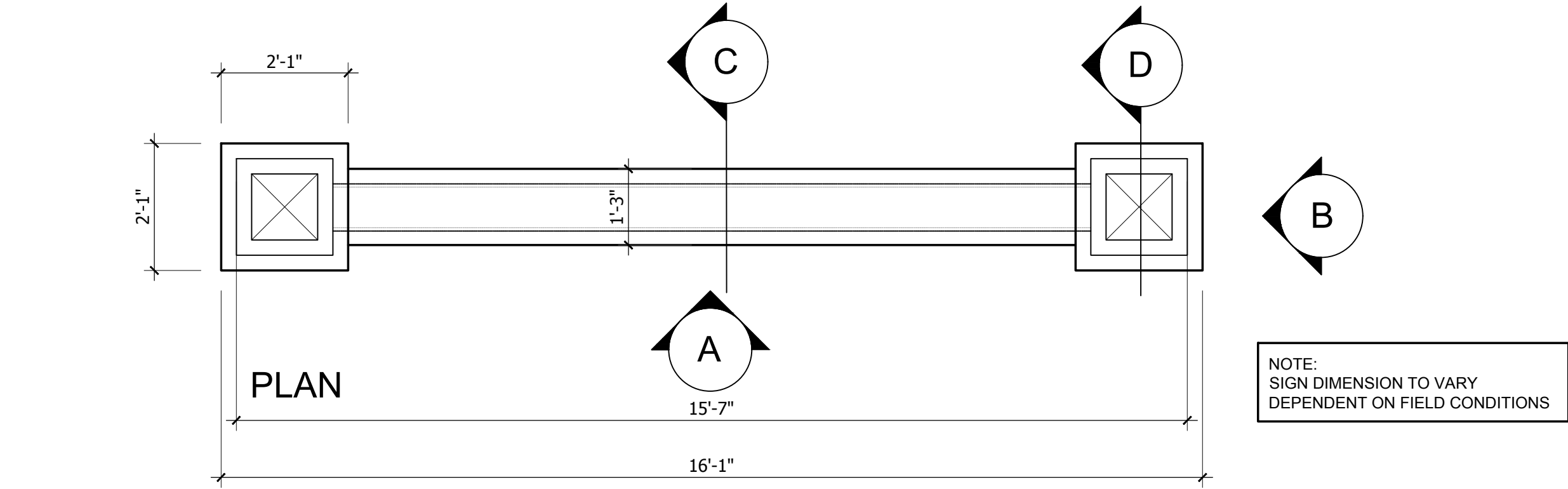
Project Number

2105

Drawing Number

L-217

LANDSCAPE PLANS

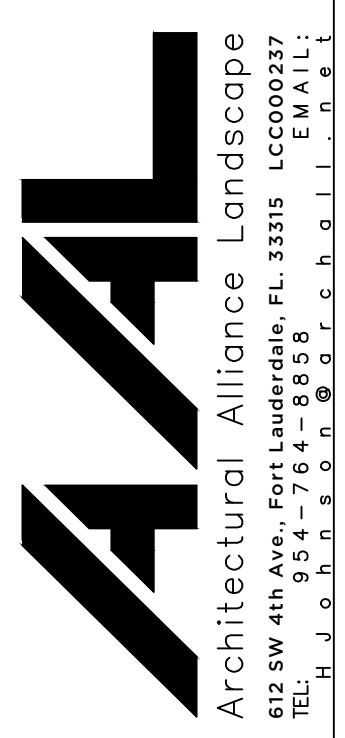


SITE DETAILS

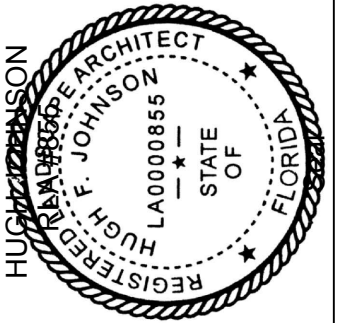
PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description
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Release Date
01-22-21
Project Number
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Drawing Number
L-500
SITE DETAILS



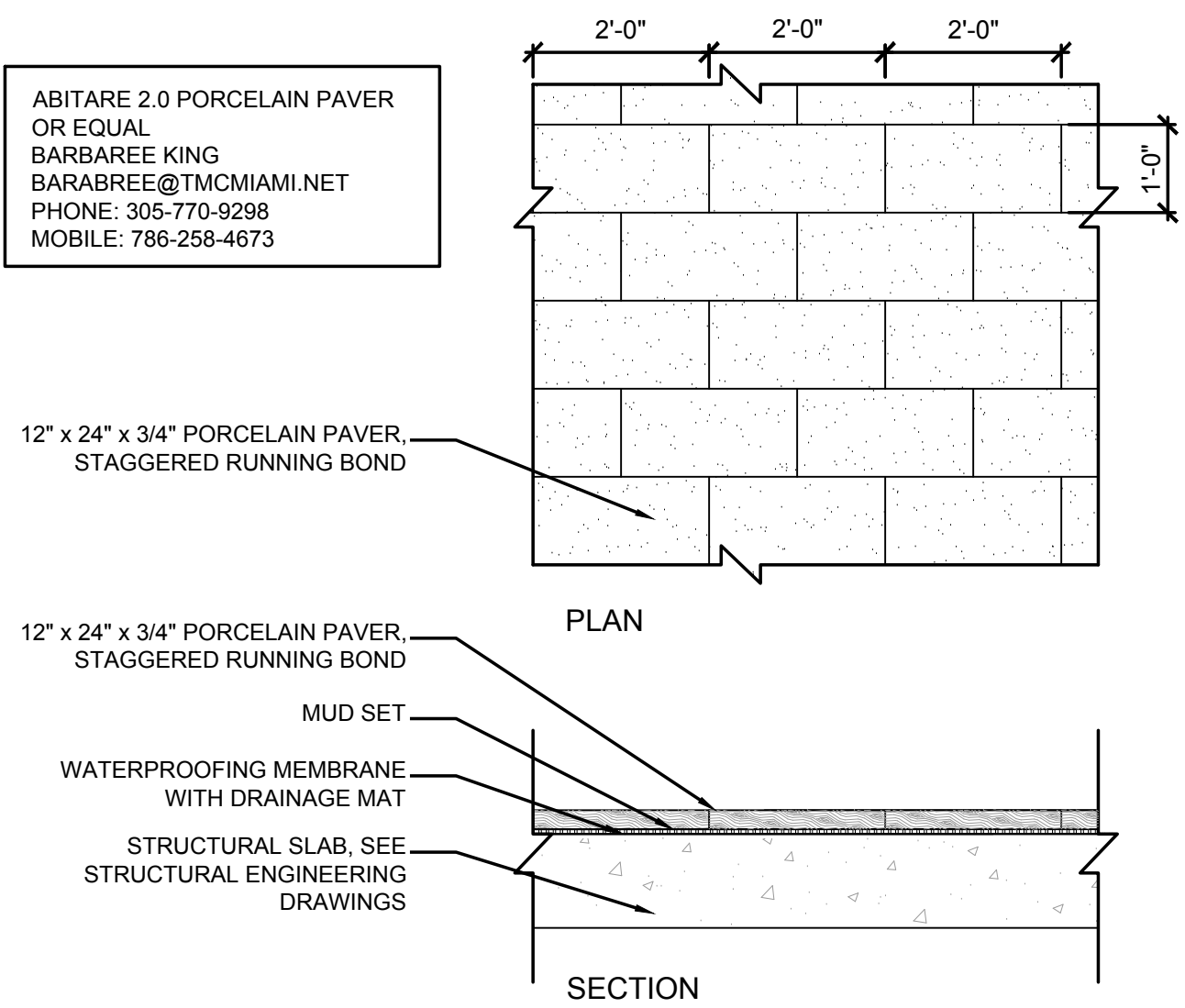
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HUGH F. JOHNSON
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
LA0000865

03-30-2021

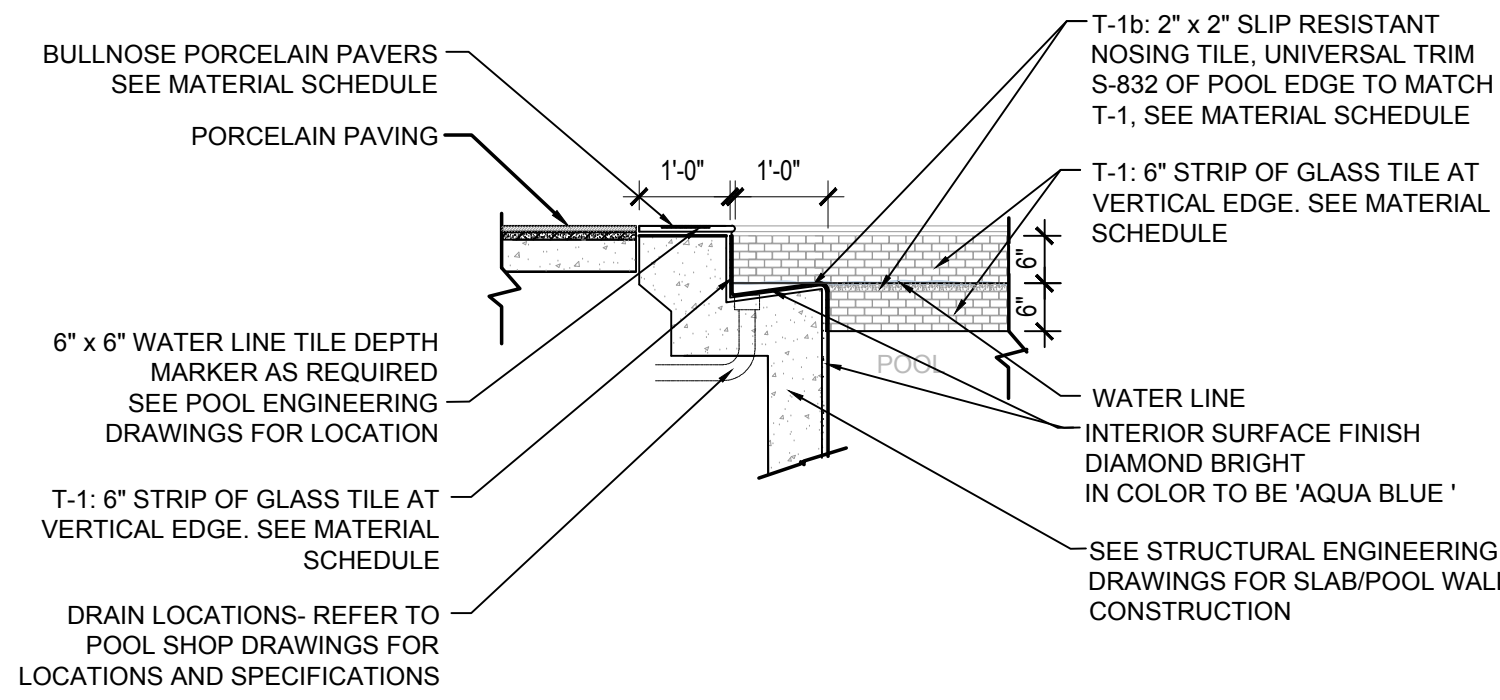
Revision Dates



01 - POOL DECK PAVING

PLAN / SECTION

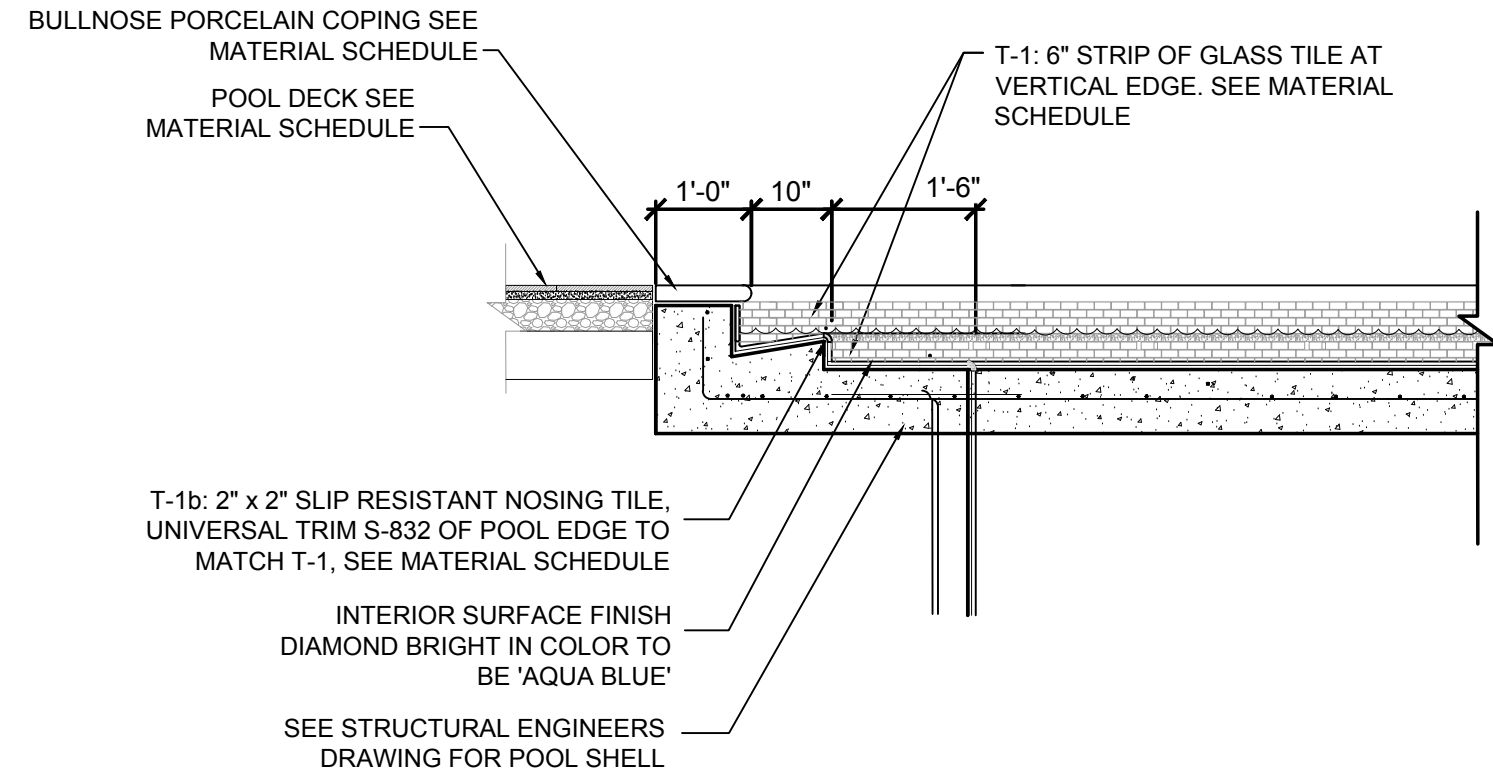
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02 - POOL GUTTER

SECTION

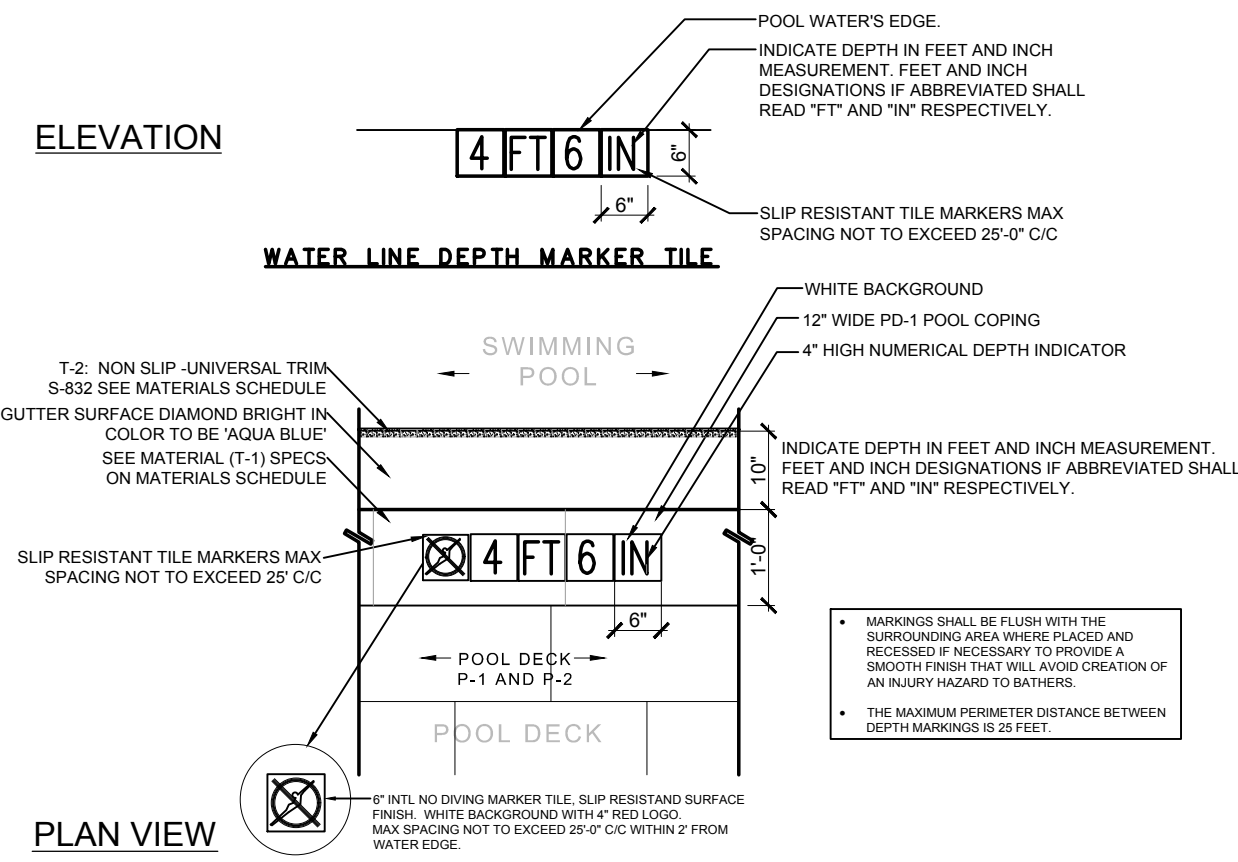
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03 - POOL SEAT

SECTION

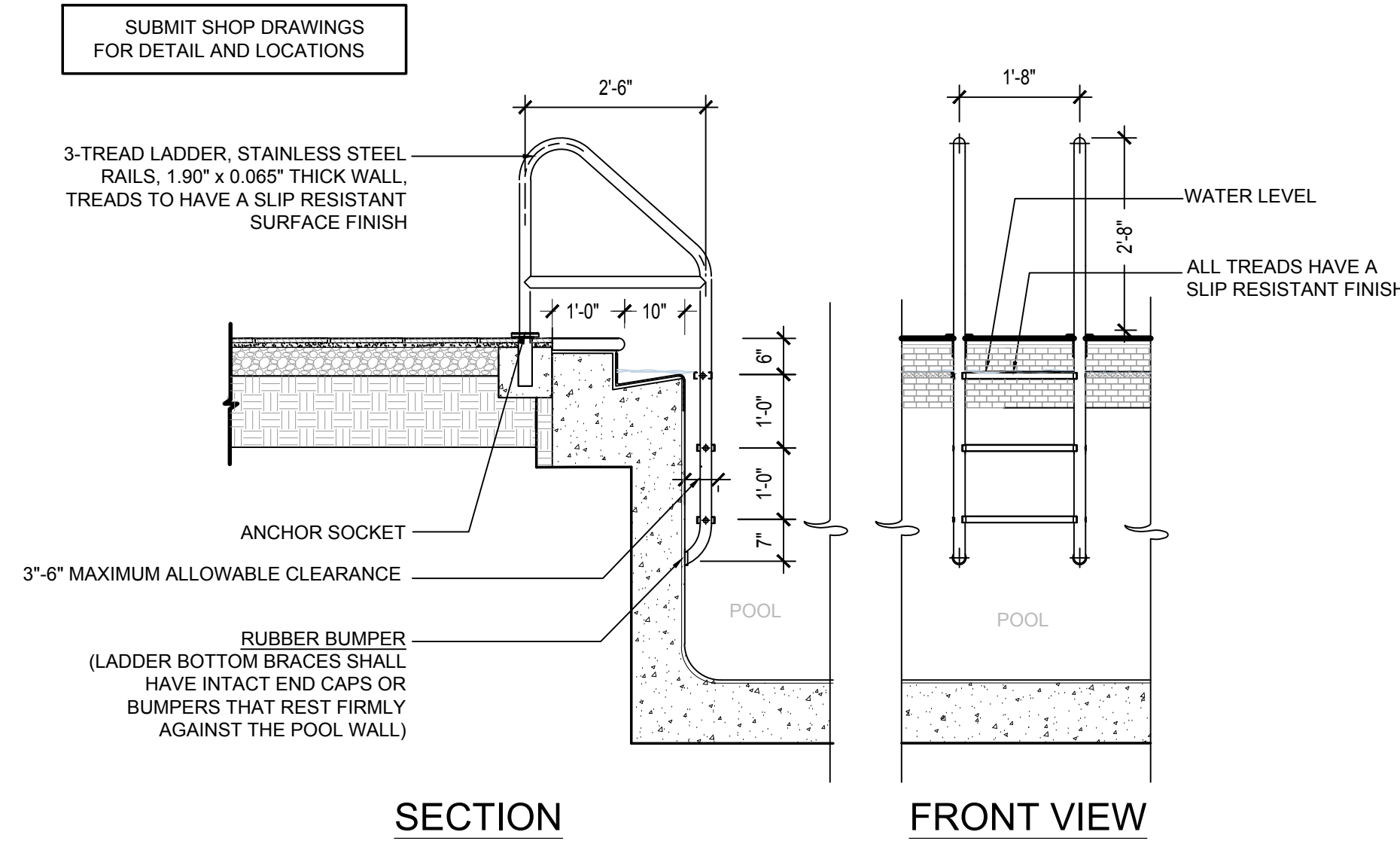
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04 - WATERLINE TILE

PLAN / ELEVATION

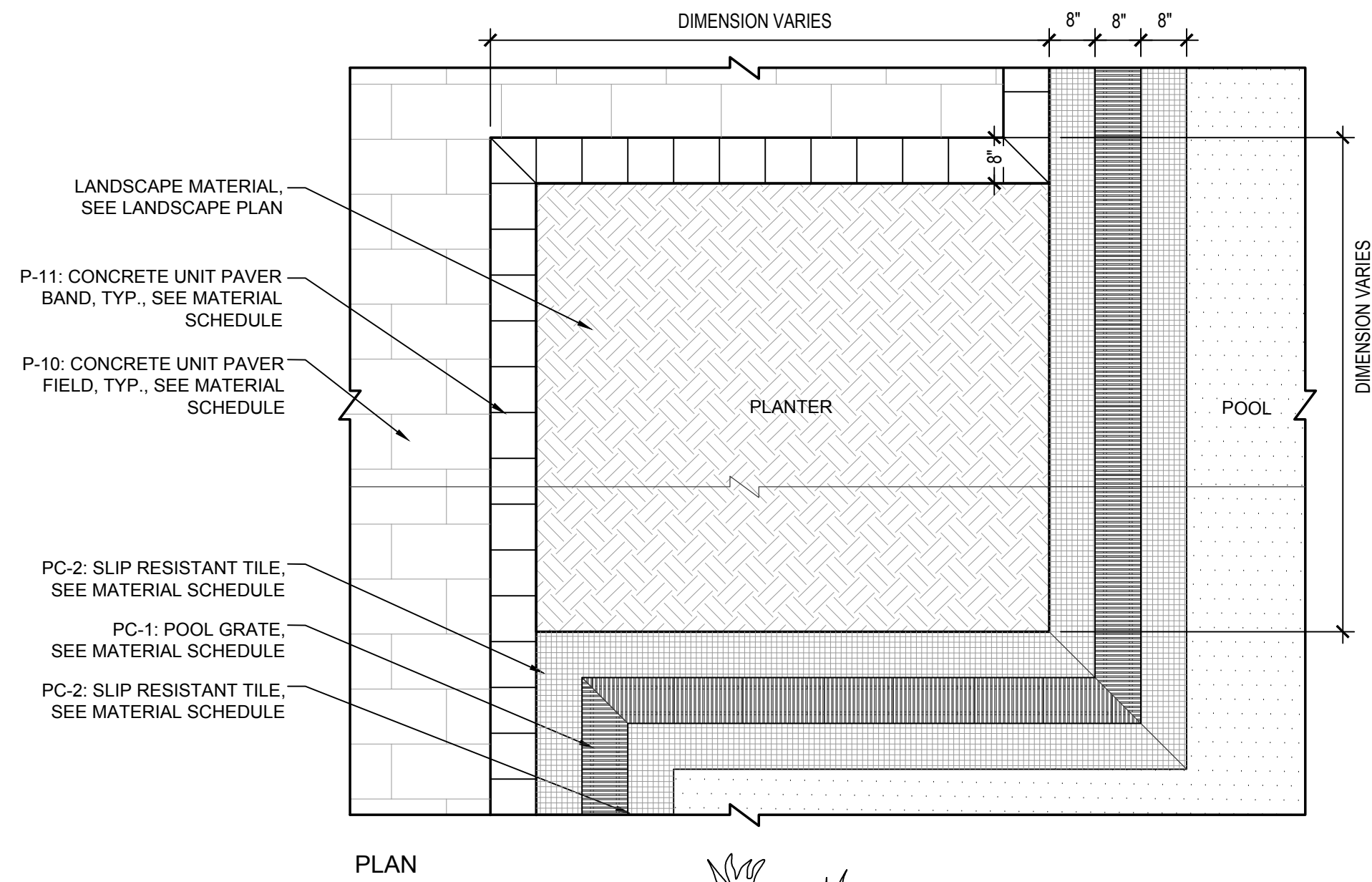
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05 - POOL LADDER

SECTION

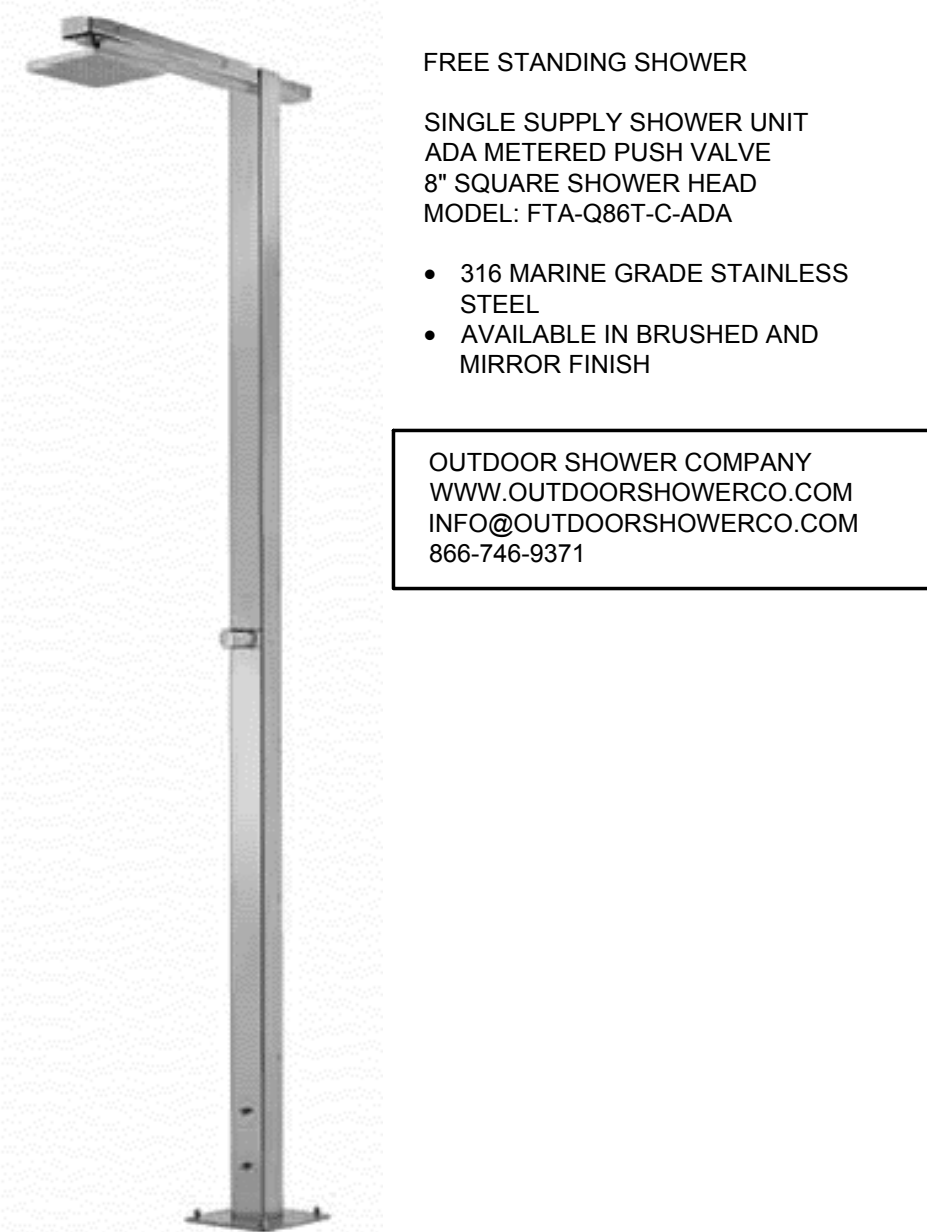
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06 - POOL STAIRS

IMAGE

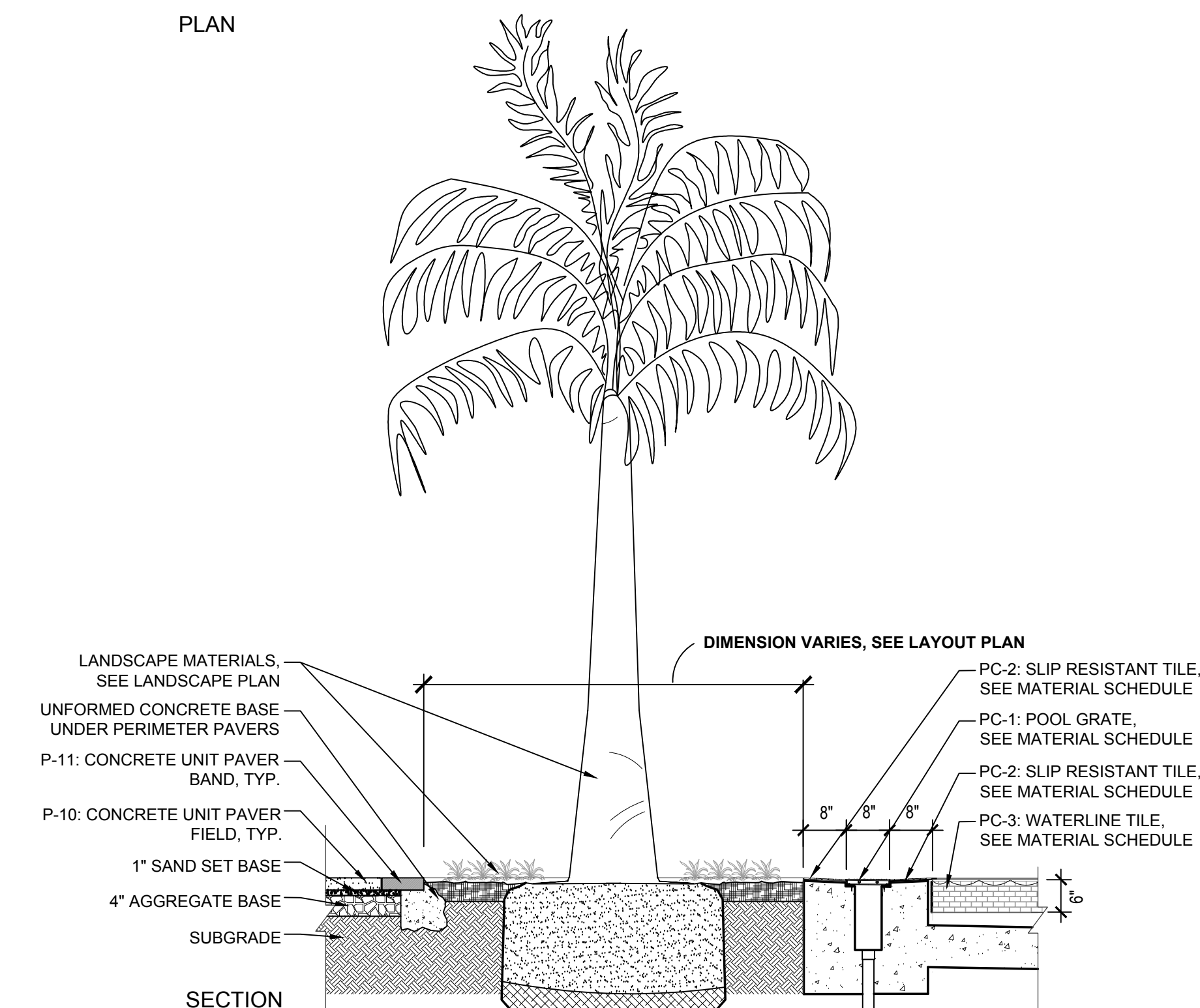
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07 - POOL SHOWER

IMAGE

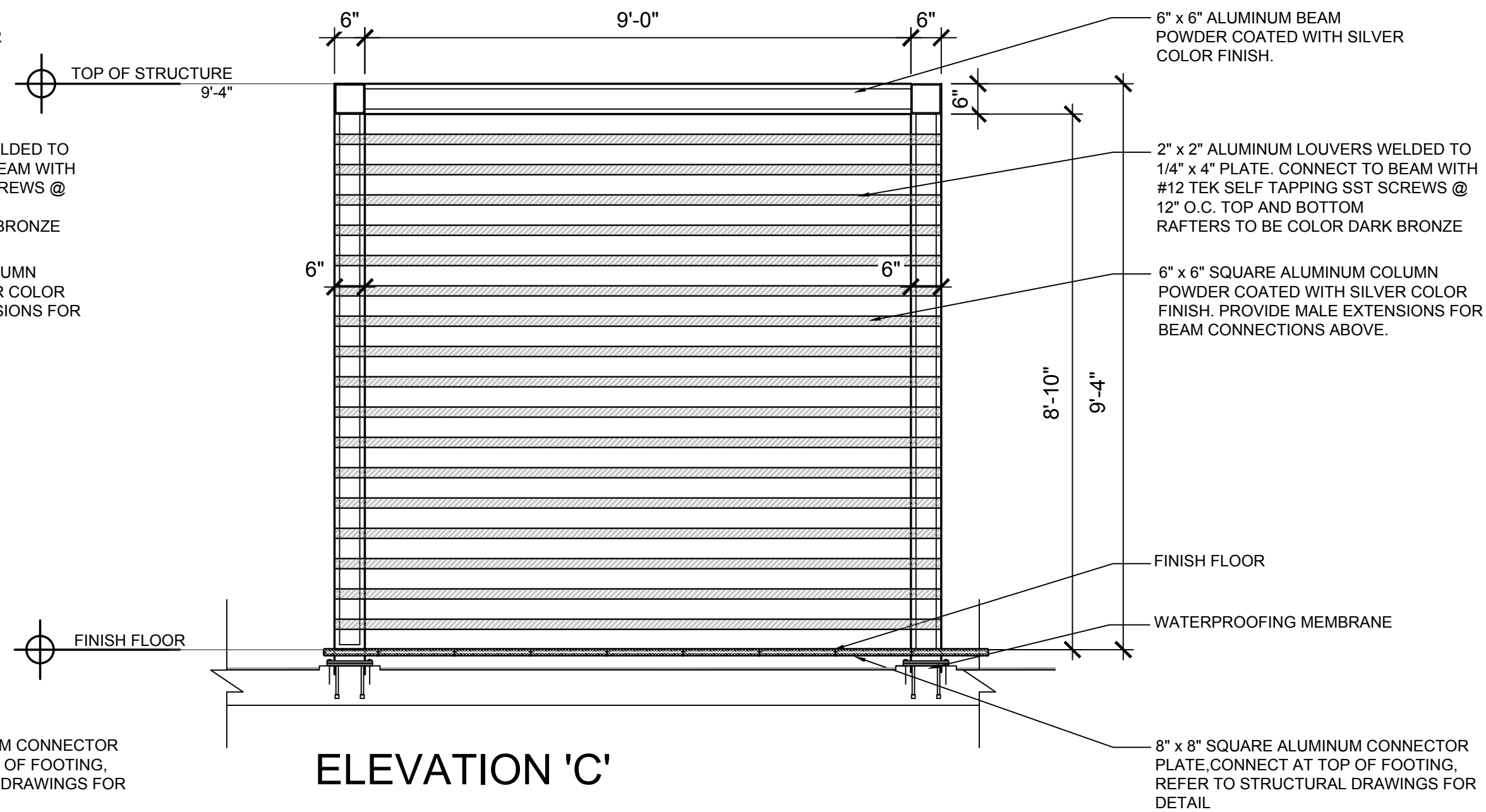
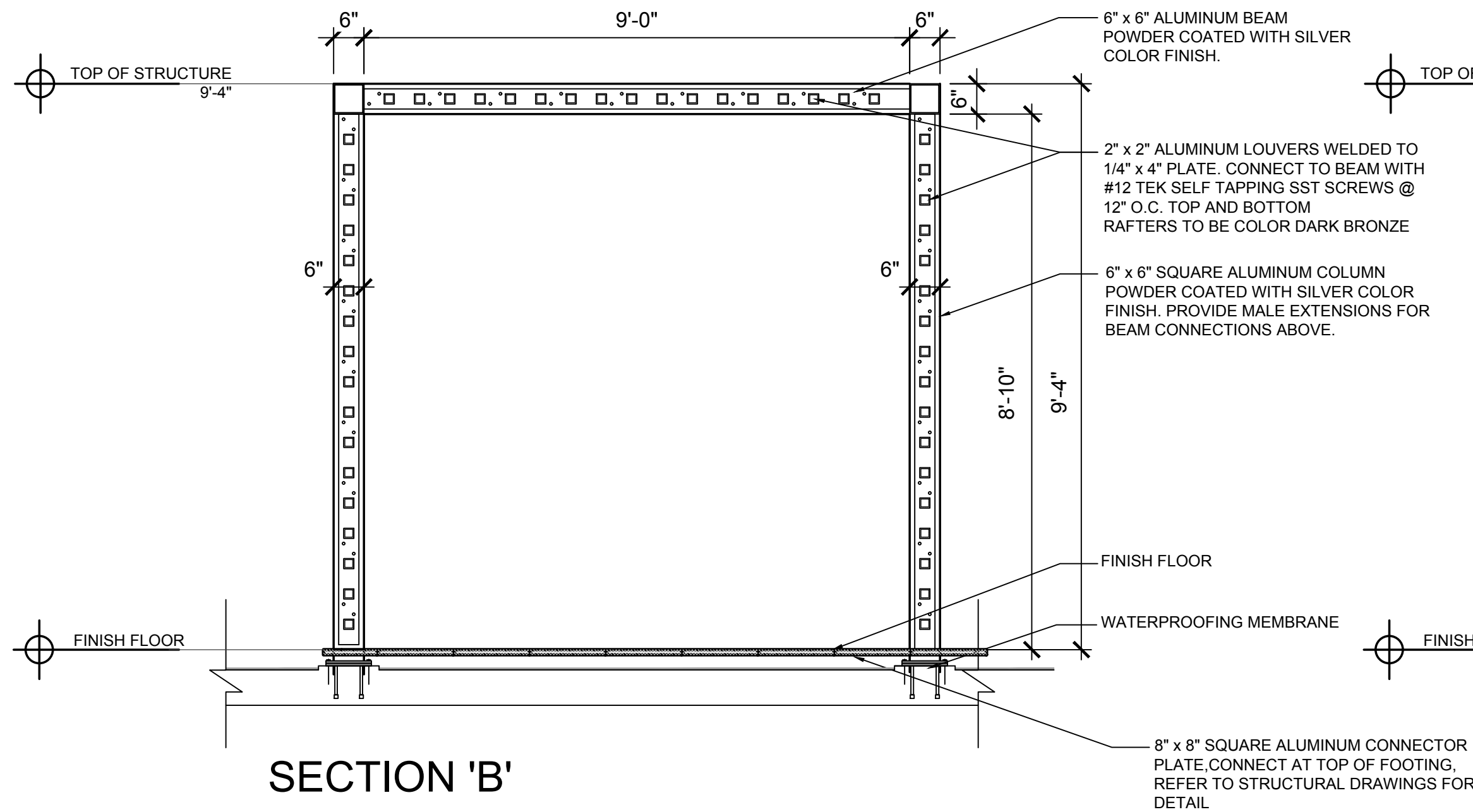
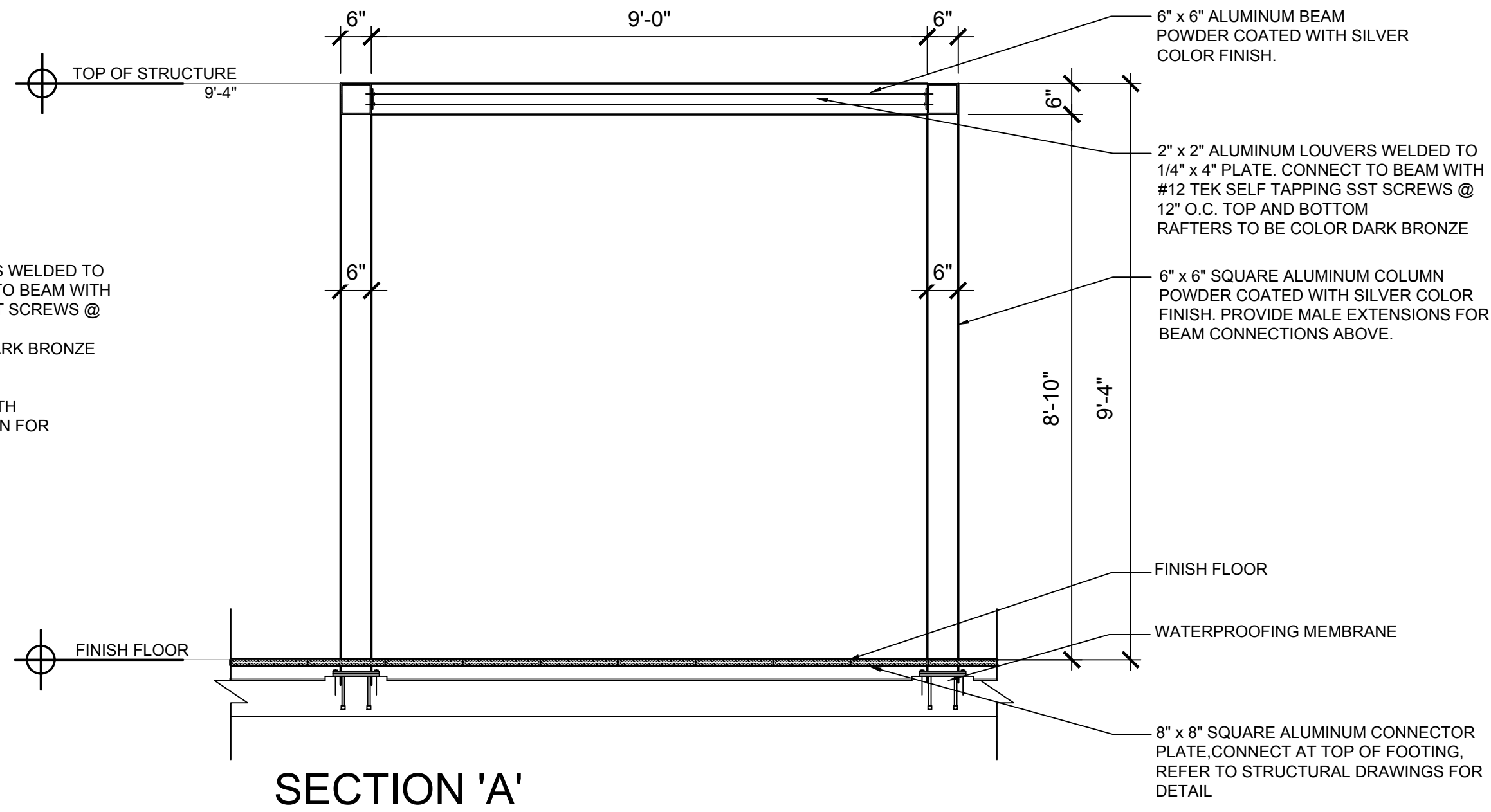
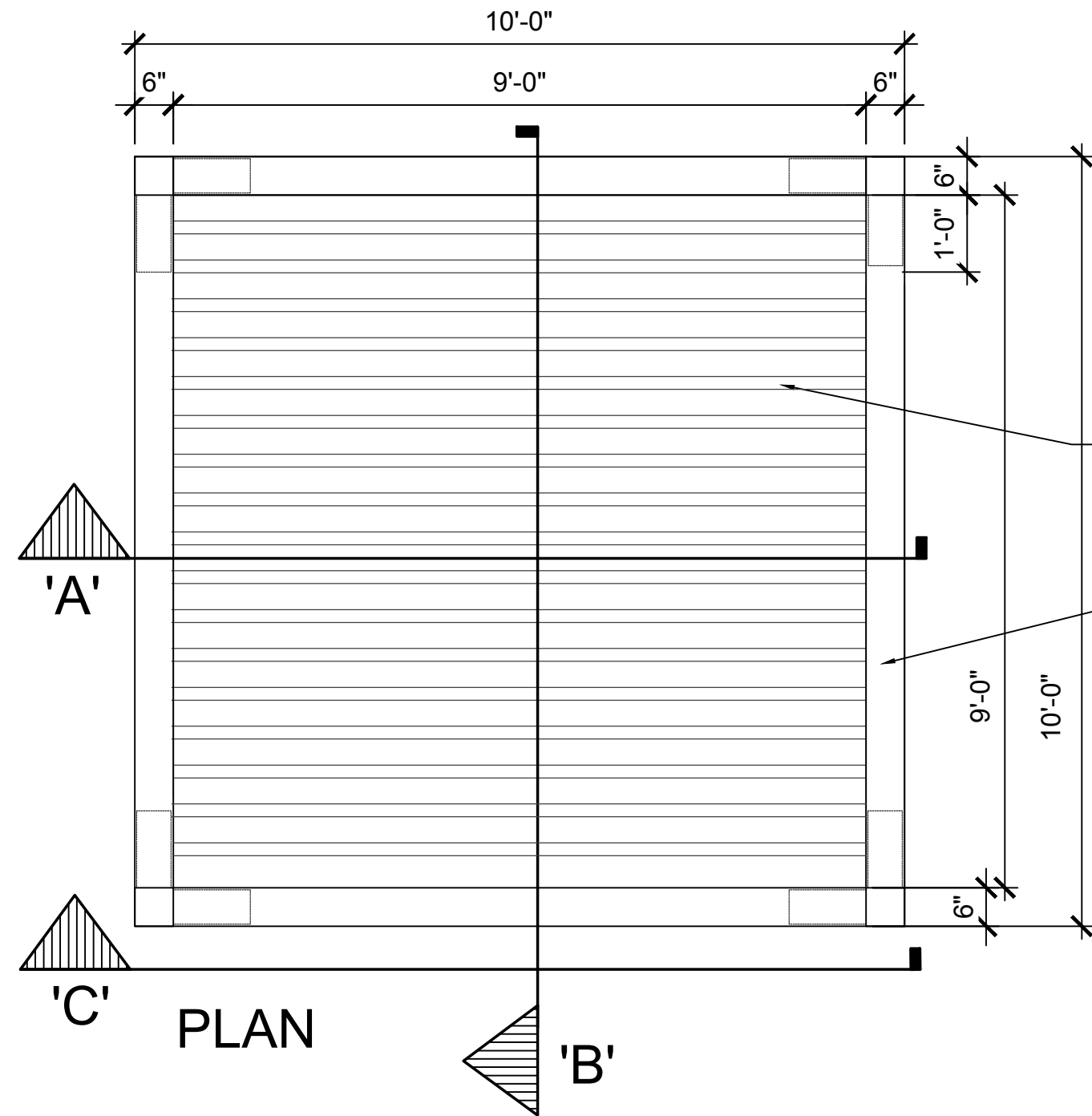
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08 - POOL DECK PLANTER

PLAN / SECTION

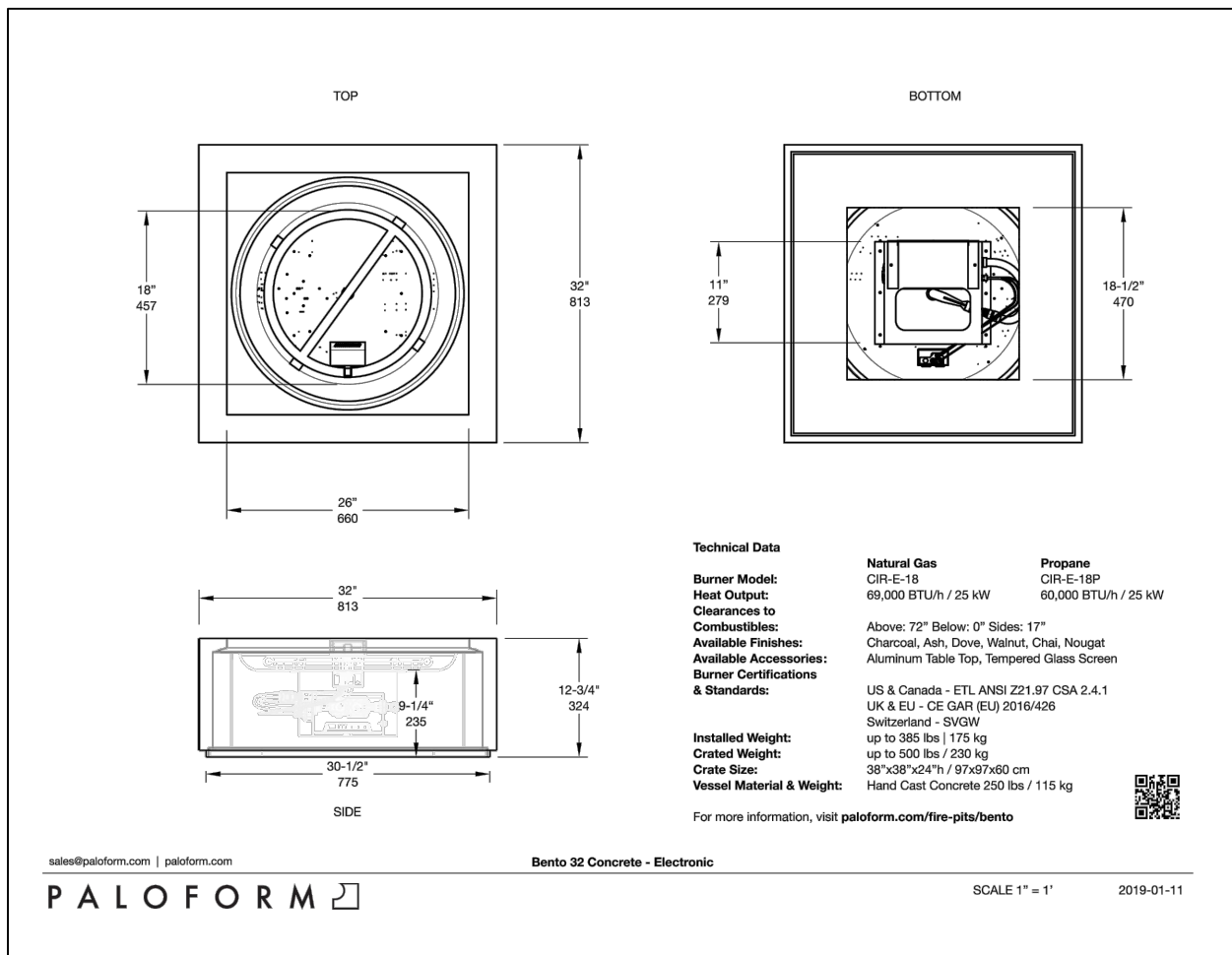
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01 - CABANA

PLAN / SECTION / ELEVATION

SCALE: 1/2" = 1'-0"



BENTO SQUARE FIRE TABLE

DIMENSIONS: 32" x 32" x 12 3/4"

NATURAL GAS HOOK UP
BURNER INCLUDED
ELECTRONIC IGNITION

CONCRETE COLOR: ASH
TOPPING: GREY RIVER ROCK

EMERGENCY SHUT OFF VALVE:
TO BE LOCATED BY
CONTRACTOR WITHIN PLANTING

PALOFORM
LARA AYDEIN
LARA@PALOFORM.COM
WWW.PALOFORM.COM
800-732-9765
1-888-823-8883

02 - FIRE TABLE

PLAN / SECTION

SCALE: NTS

SITE DETAILS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

SITE
DETAILS

Release Date

01-22-21

Project Number

2105

Drawing Number

L-502

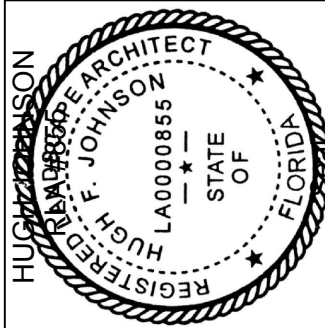
SITE DETAILS

AAL

Architectural Alliance Landscape

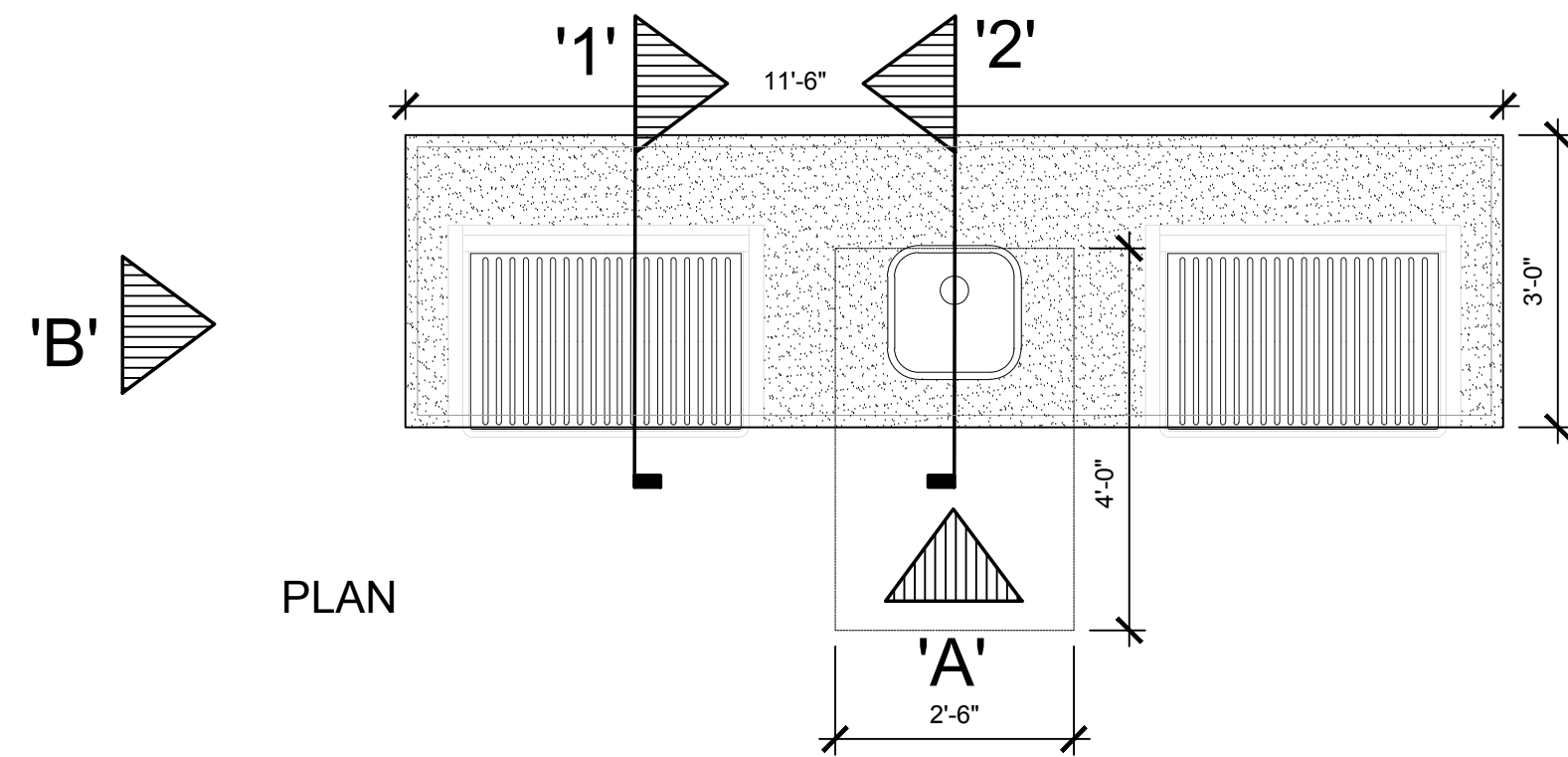
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237

TEL: H. J. O. H. S. O. N. G. O. R. C. H. I. L. L. E. N. E. L.

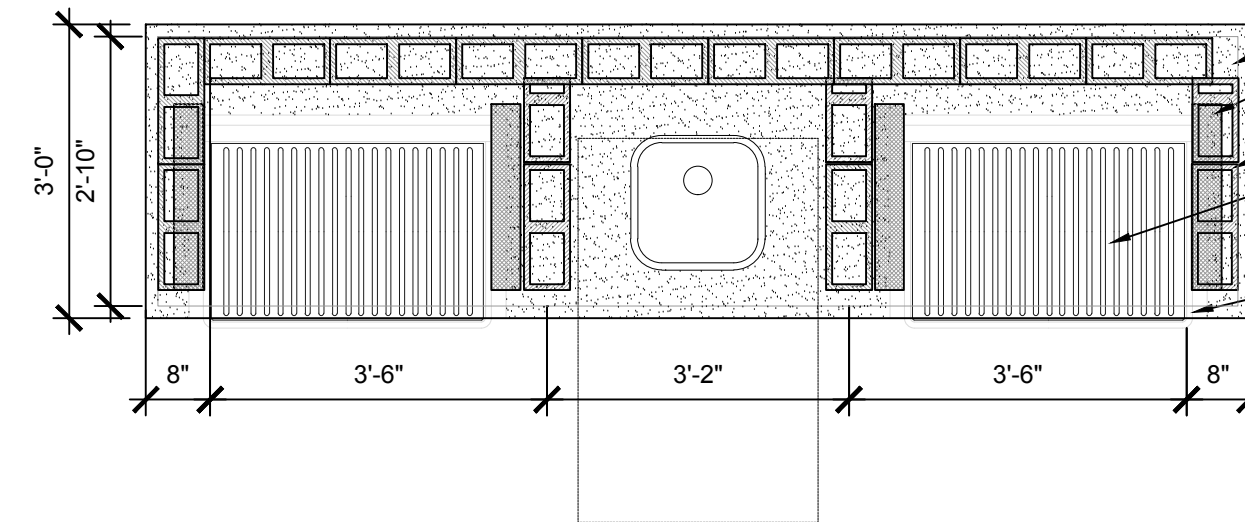


03-30-2021

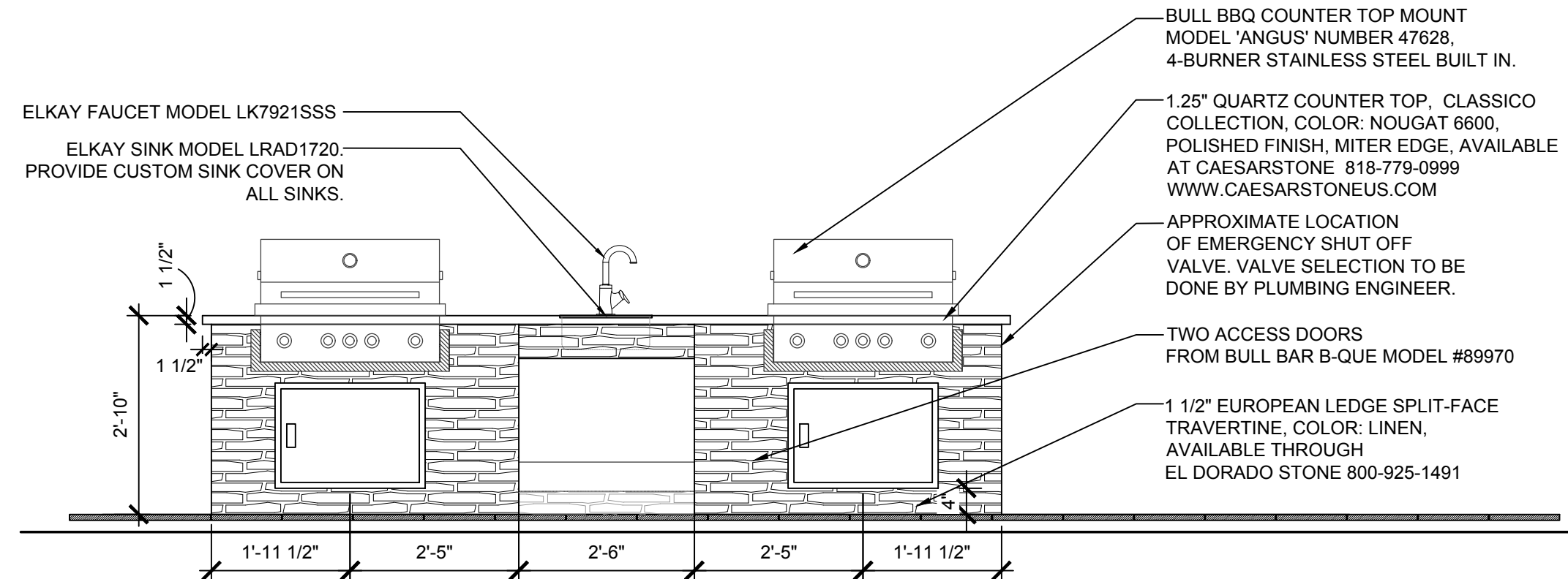
Revision Dates



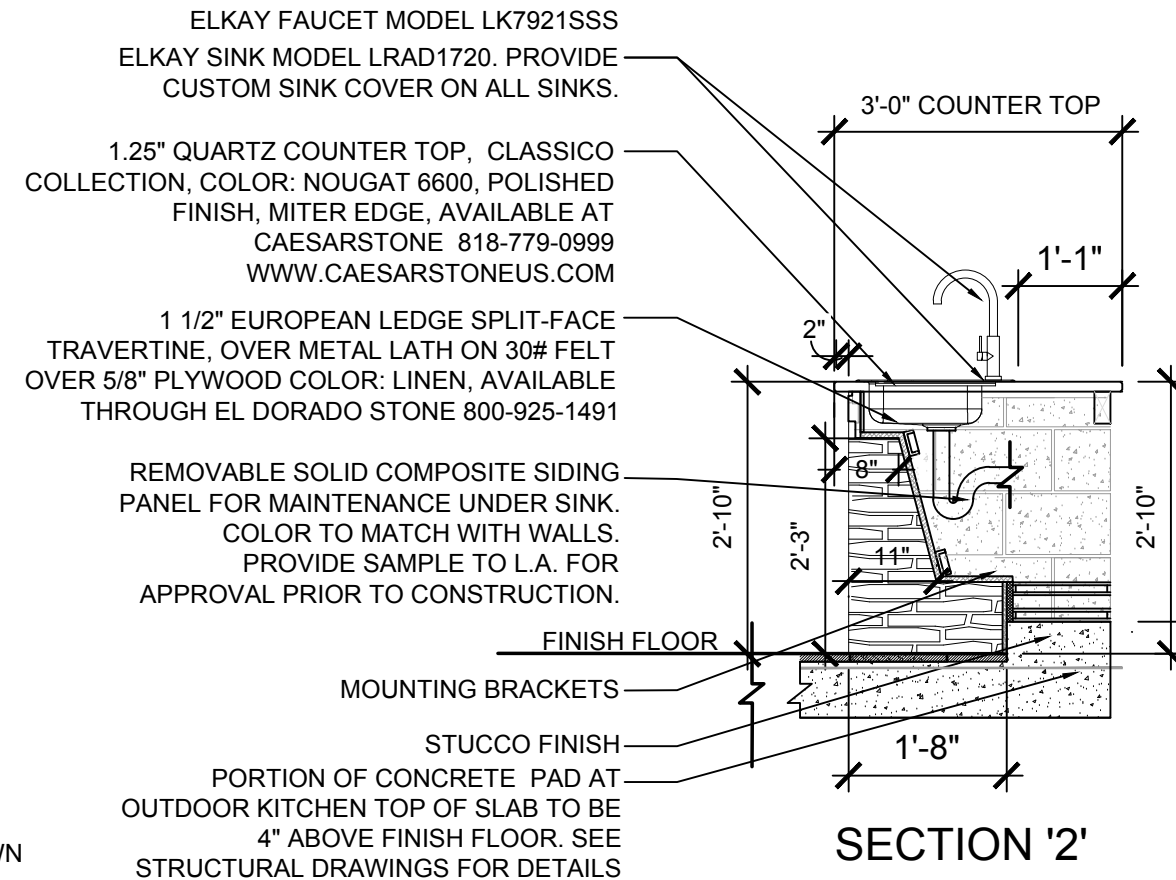
PLAN



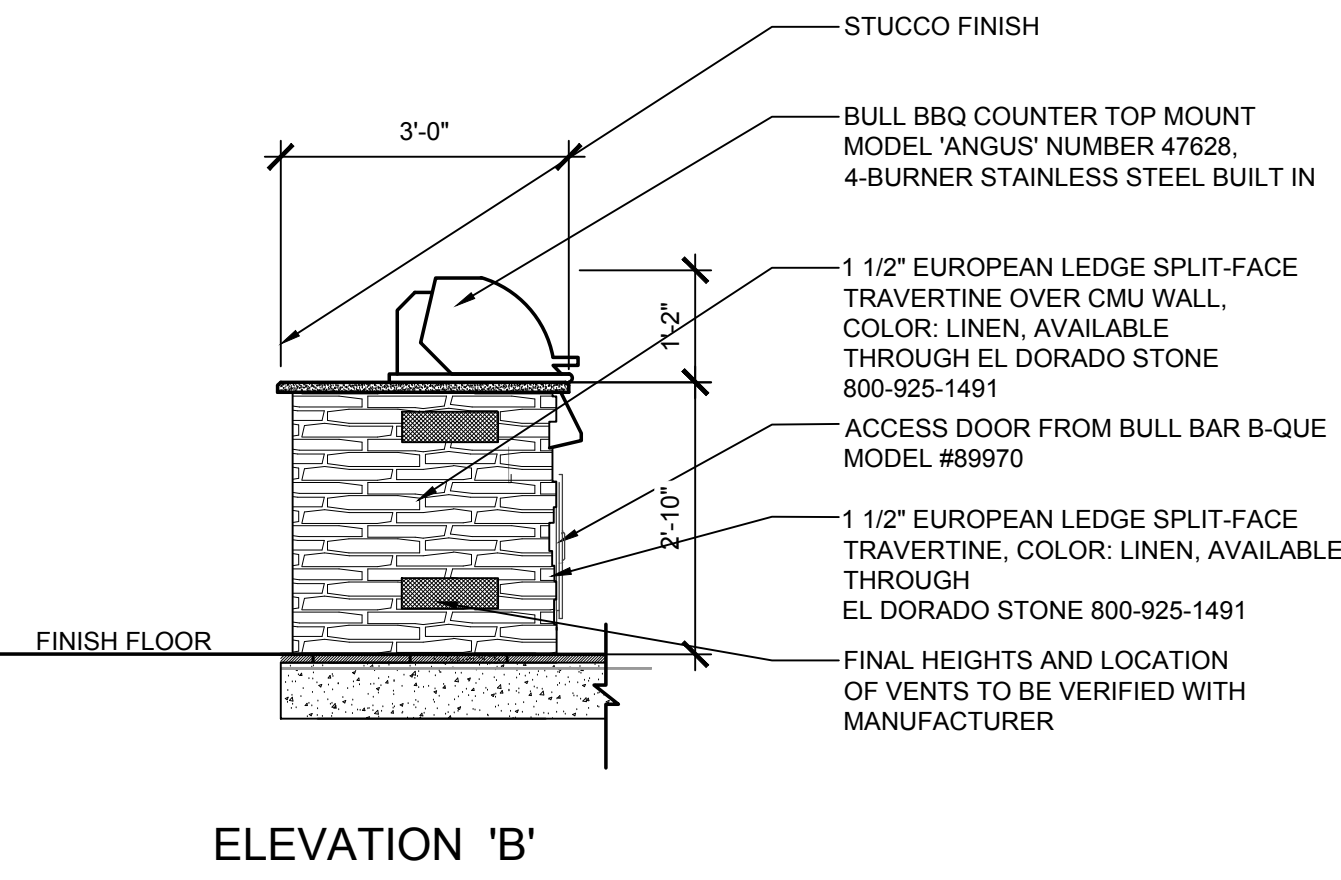
SLAB / WALL LAYOUT PLAN



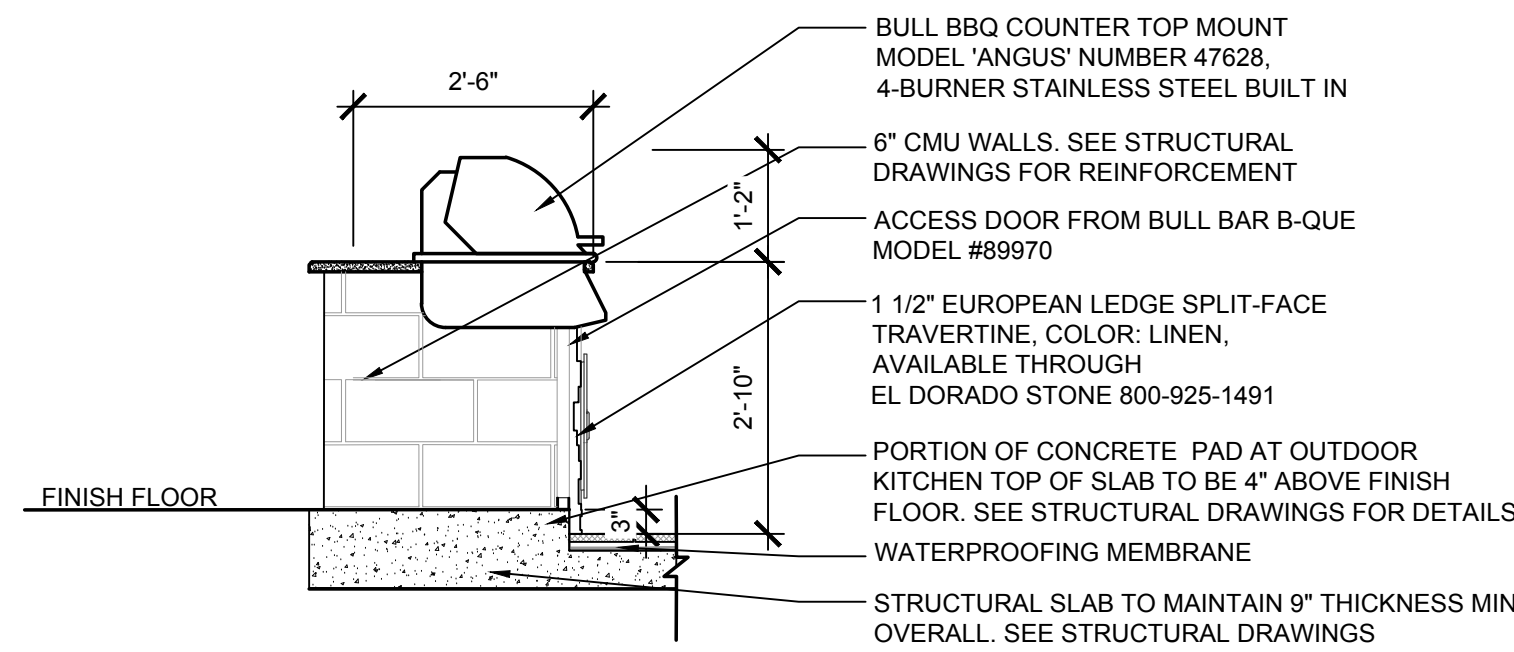
ELEVATION 'A'



SECTION '2'



ELEVATION 'B'

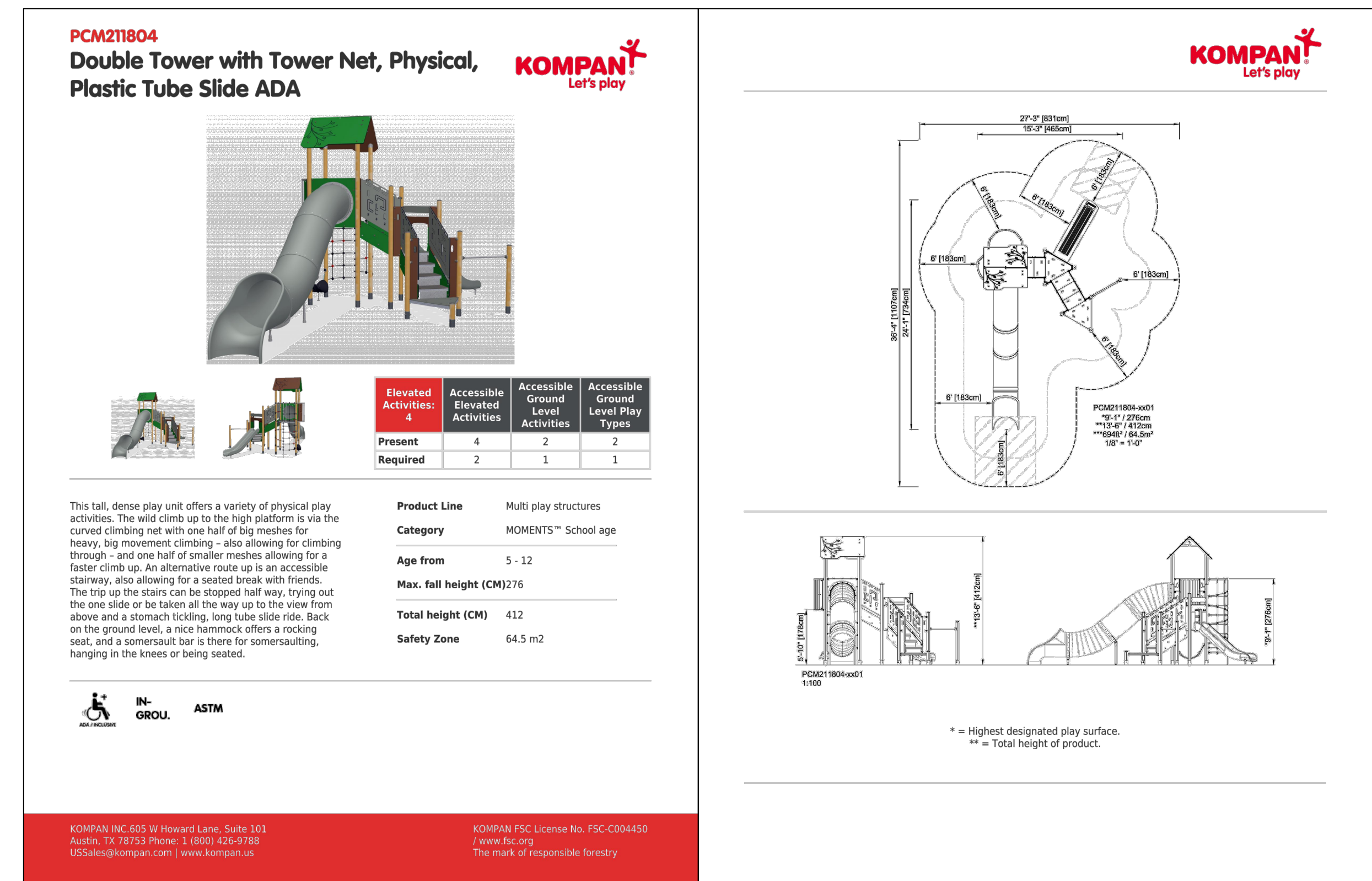
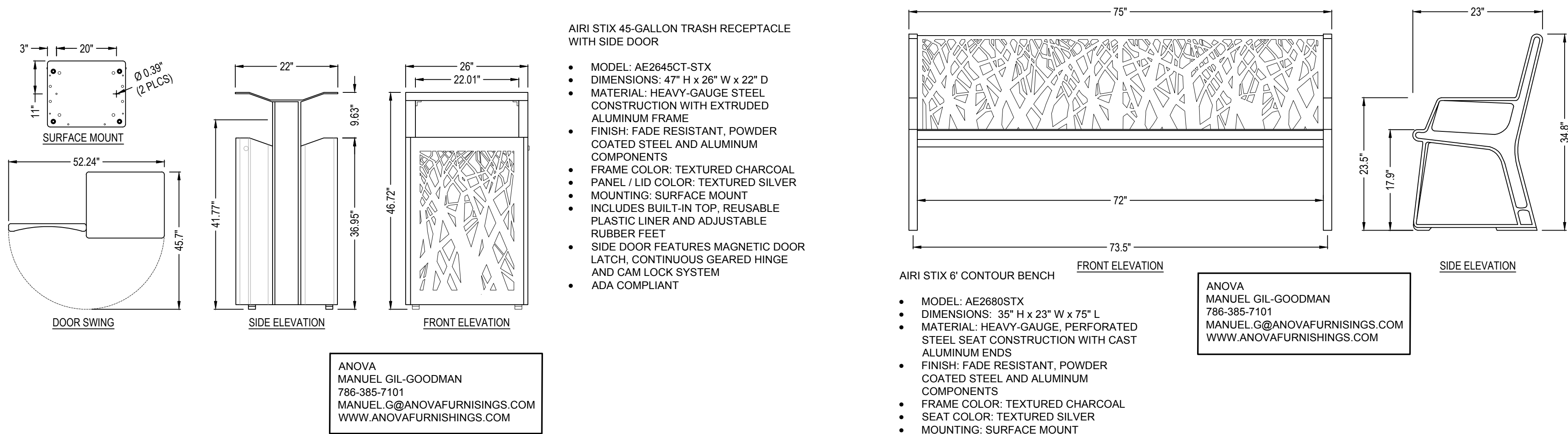
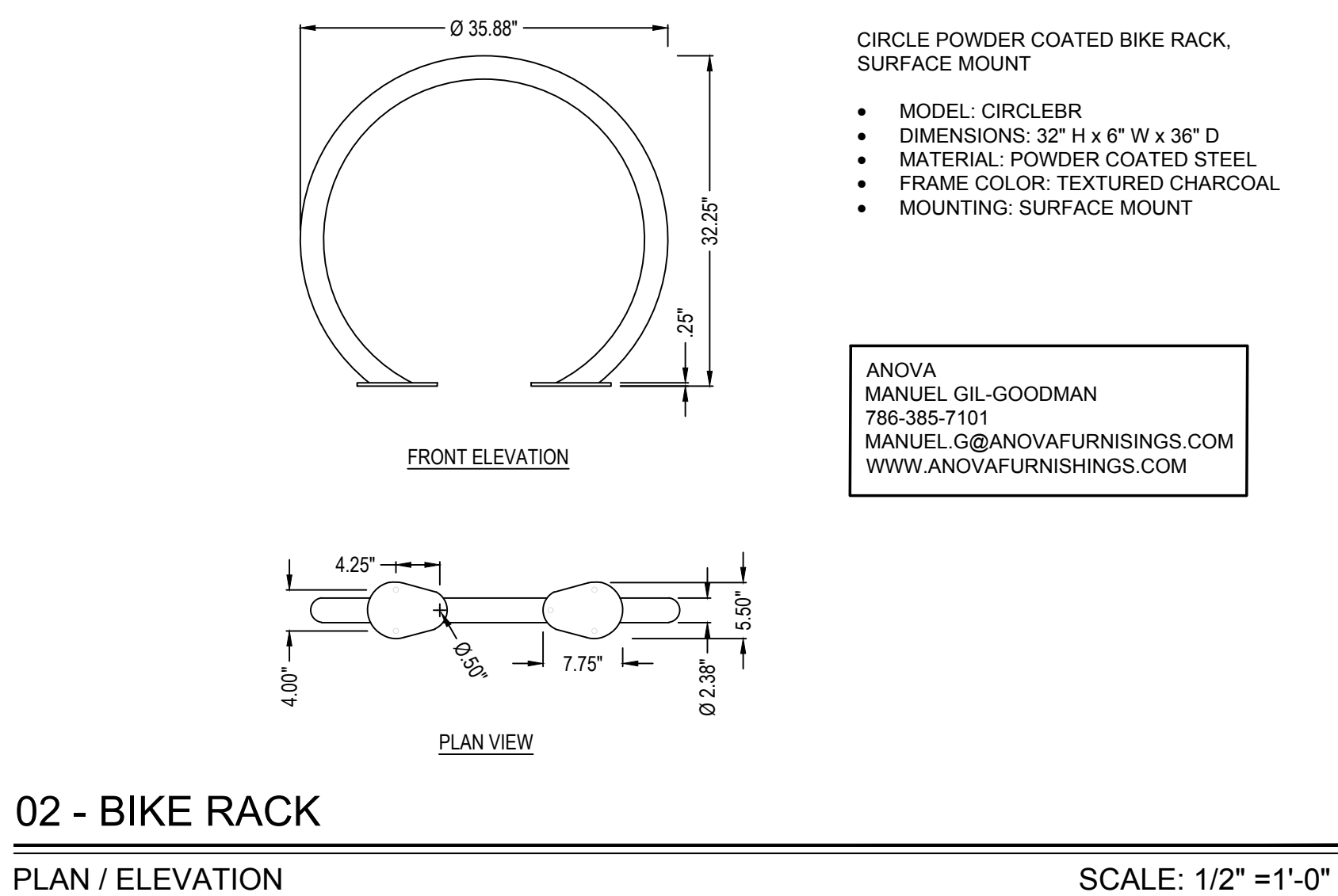
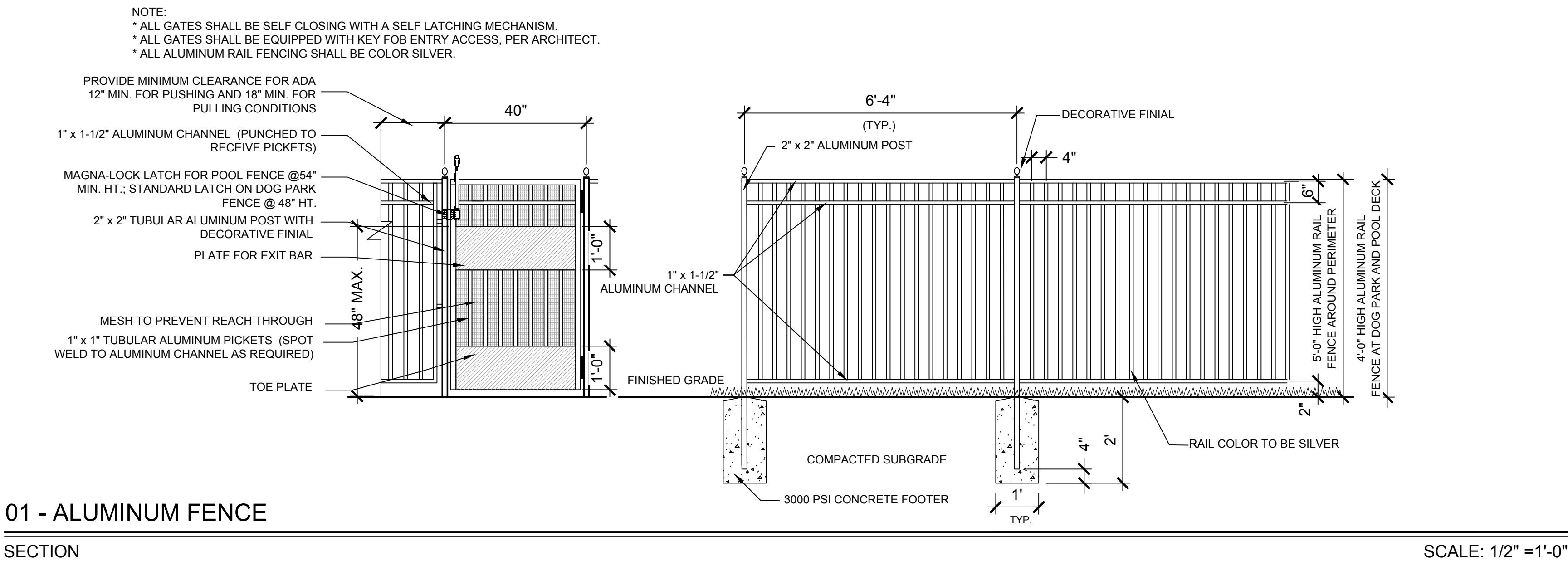


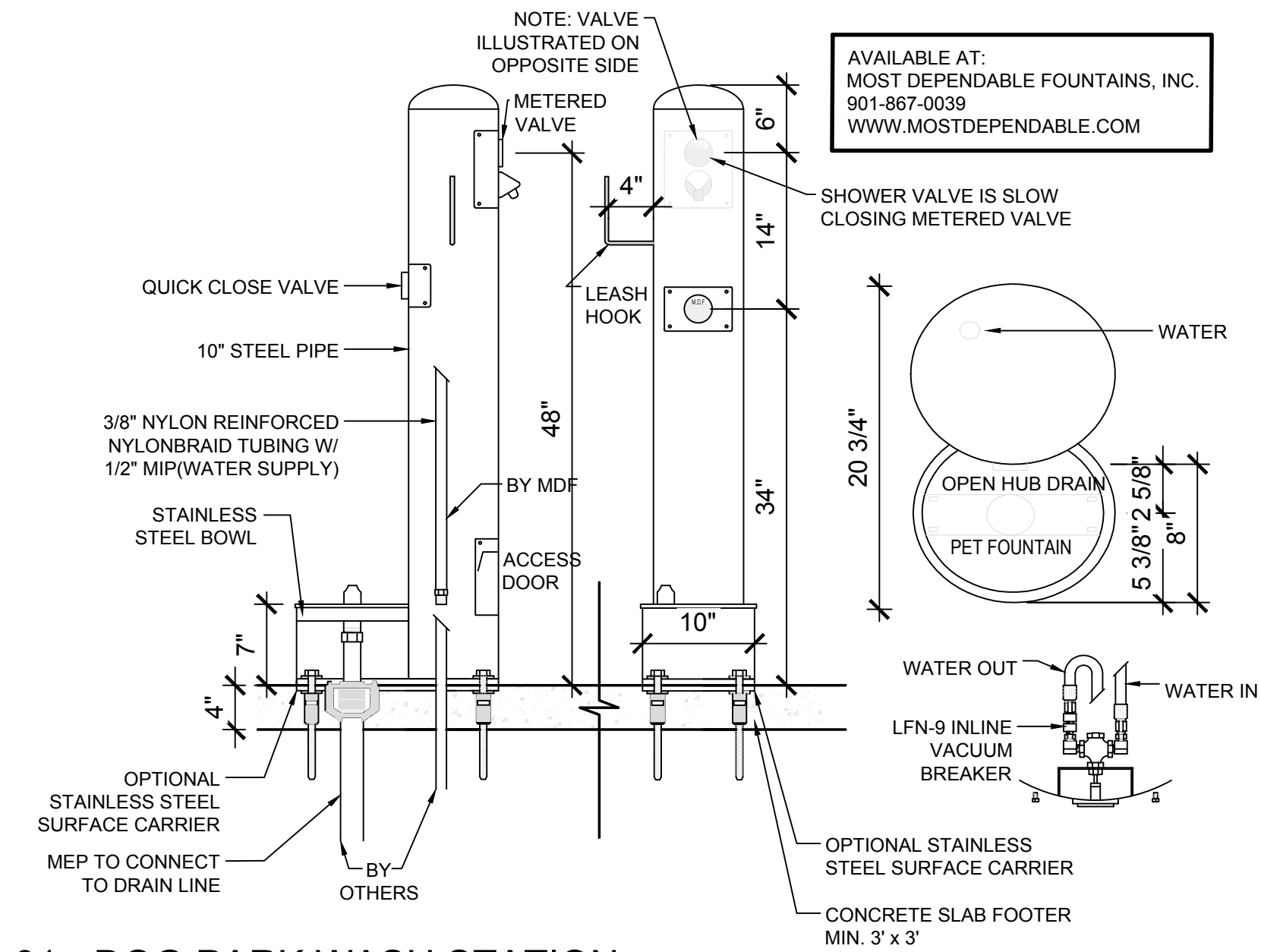
SECTION '1'

01 - OUTDOOR KITCHEN

PLAN / SECTION / ELEVATION

SCALE: 1/2" = 1'-0"





01 - DOG PARK WASH STATION

PLAN / SECTION

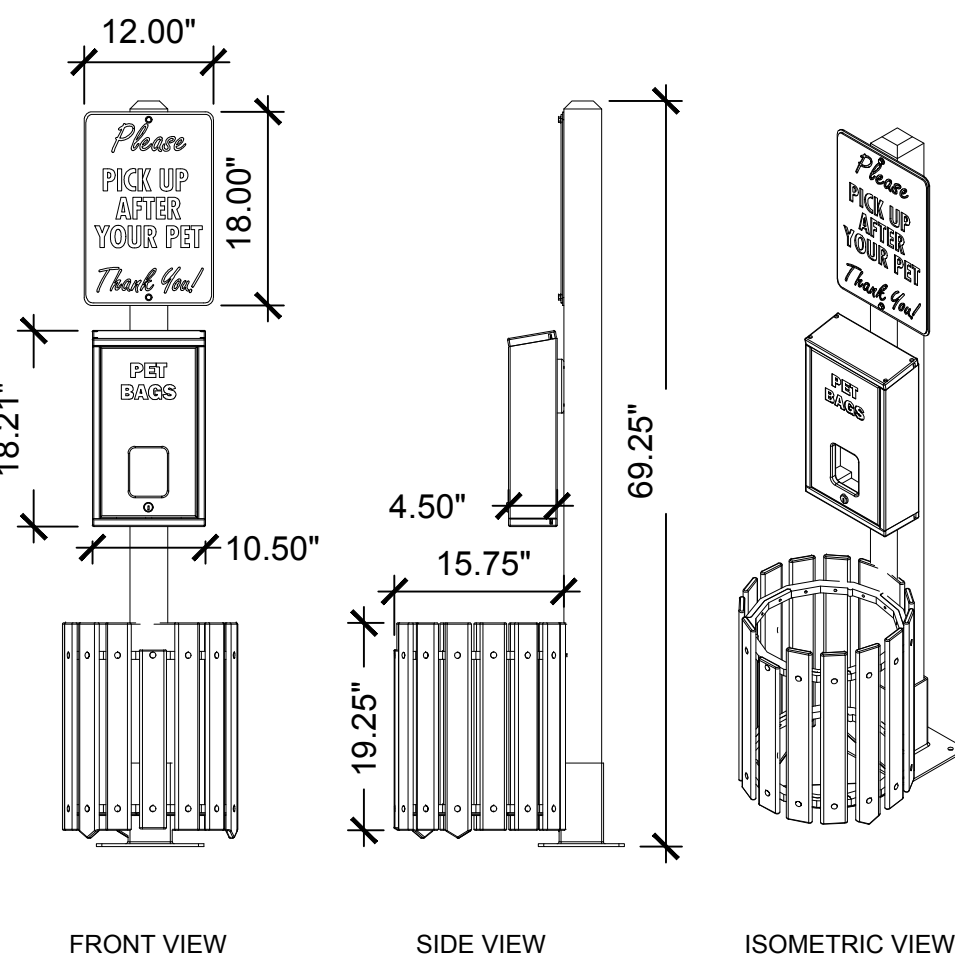
SCALE: 1/2" =1'-0"

325 SM PEDESTAL SURFACE MOUNT PET COMFORT STATION WITH ONE BOWL ON BOTTOM OF THE COLUMN, METERED PET SHOWER AND LEASH HOOK SHOWN WITH OPTIONAL SS SURFACE CARRIER 10

DIMENSIONS:
MATERIAL: POWDER-COATED STAINLESS STEEL
OPTIONAL 8" STAINLESS STEEL SURFACE CARRIER
COLOR: TBD

METERED VALVE WITH 45 SECOND RUNTIME VACUUM BREAKER INCLUDED FOR PET FOUNTAIN HOSE HOOK / LEASH HOOK INCLUDED SUPPLY CONNECTION STOPS ABOVE GRADE BEHIND THE ACCESS DOOR

- NOTES:
1. PET FOUNTAIN IS PROVIDED WITH AN INLINE VACUUM BREAKER PLUS A 1 GPM FLOW RESTRICTOR.
 2. SHOWN WITH STAINLESS STEEL SURFACE CARRIER TEMPLATE 10.
 3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 4. DO NOT SCALE DRAWING.
 5. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 6. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 7. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3354-9.3.



HEADER BAG PET WASTE STATION AND SIGN
5 GALLON RECEPTACLE, POST, SIGN
ITEM NUMBER: APW1470 (SURFACE MOUNT)

DIMENSIONS: 17" (L) x 22" (W) x 69" (H)
SIGN DIMENSIONS: 12" x 18"
MATERIAL: 100% RECYCLED PLASTIC
MOUNTING: SURFACE MOUNTED
HARDWARE: STAINLESS STEEL
COLOR: EVERGREEN
DISPENSER: HOLDS UP TO 800 BAGS

INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

AVAILABLE AT:
KIRBY BUILT
1-866-526-0178
INFO@KIRBYBUILT.COM
WWW.KIRBYBUILT.COM

02 - DOG PARK WASTE STATION

ELEVATION

SCALE: 1/2" =1'-0"



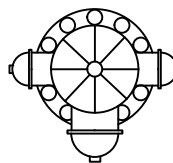
THE FIRE HYDRANT IS ROTATIONALLY CAST USING GLASS-FIBER-REINFORCED RESIN, WITH AN ACRYLIC COLOR COAT AND HAND-PAINTED ACCENTS.

APPROXIMATE DIMENSIONS ARE 32" HIGH X 19" WIDE, WITH A 12-INCH-DIAMETER CIRCULAR BASE.

SHIPPING WEIGHT IS 64 POUNDS.

BASE IS FACTORY DRILLED TO ACCEPT (4) STAINLESS-STEEL ANCHOR BOLTS, UP TO 1/2-INCH DIAMETER.

FOR ORDERING INFORMATION, PLEASE CONTACT:
DOG-ON-IT-PARKS
TOLL-FREE: 877-FIT-DOGS (877-348-3647),
TELL: 425-512-8489
(OR EQUAL.)

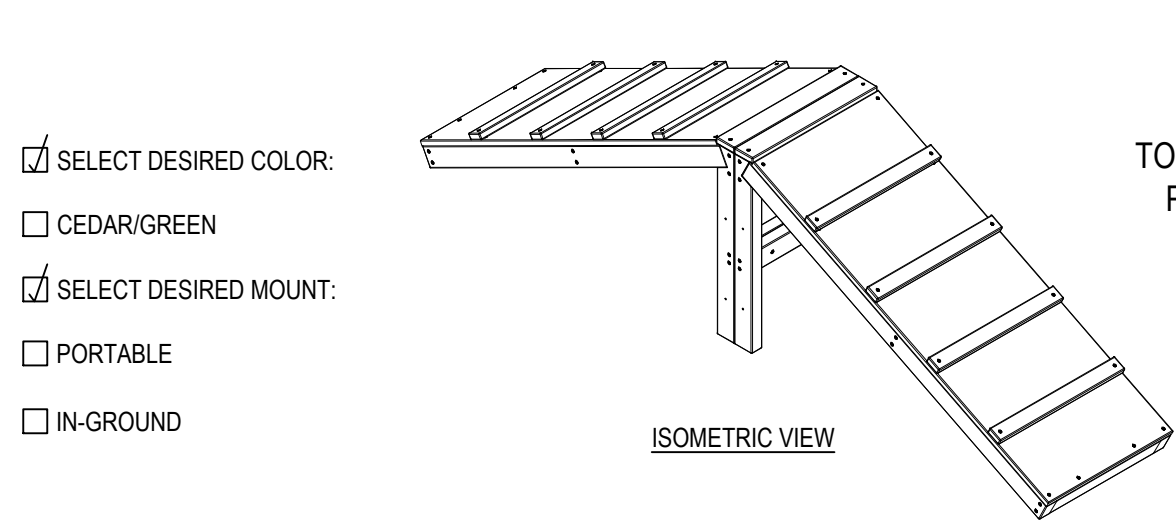


PLAN SYMBOL

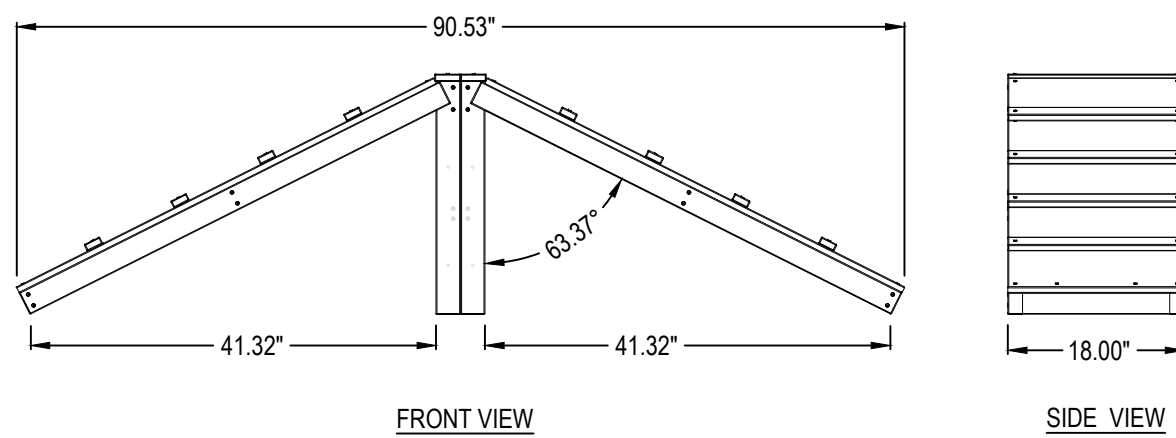
03 - DOG PARK FIRE HYDRANT

IMAGE

SCALE: NTS



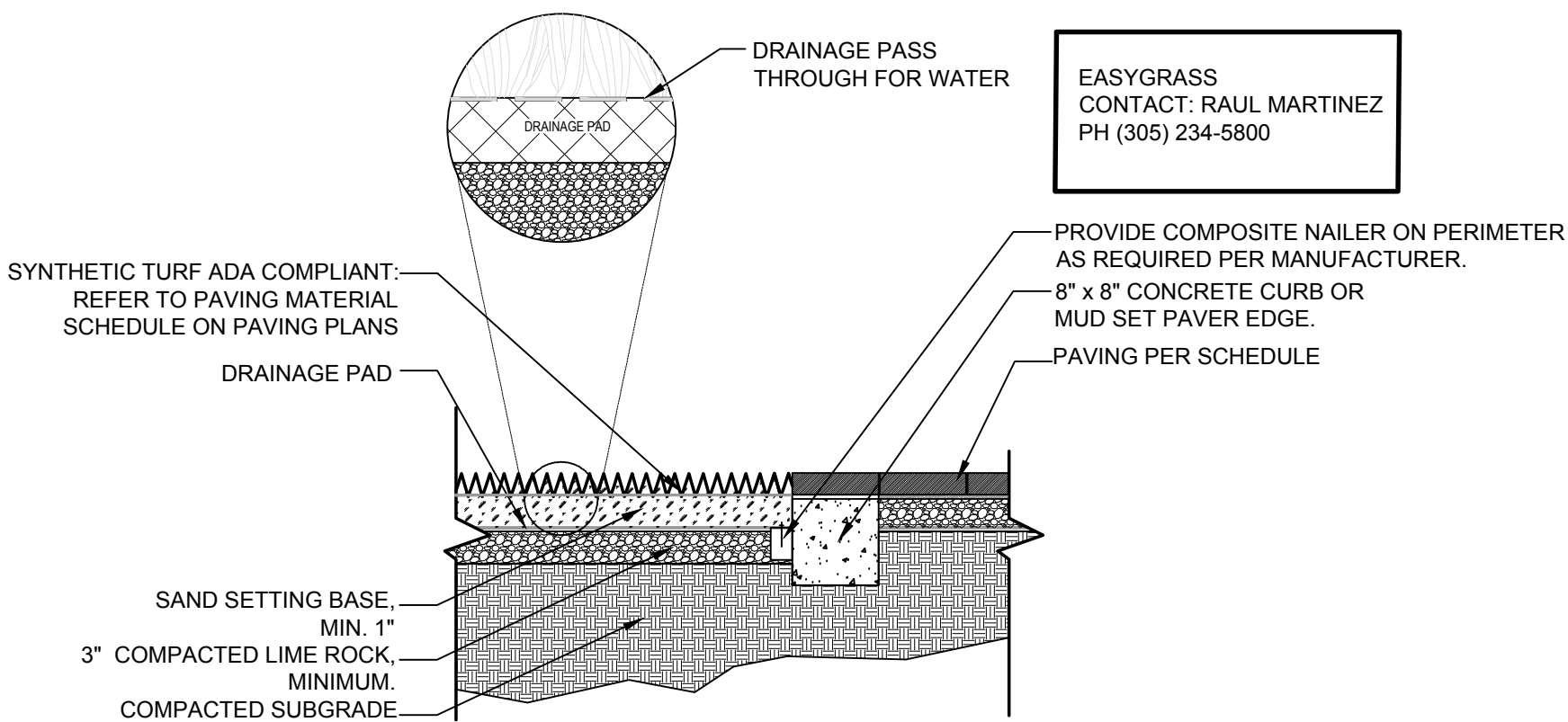
KIRBYBUILT
222 STATE ST.
BATAVIA, IL 60510
TOLL FREE: 1-855-888-7461
PHONE: (855) 888-7461
FAX: (630) 879-8687
www.kirbybuilt.com



04 - DOG PARK RAMP

ELEVATION

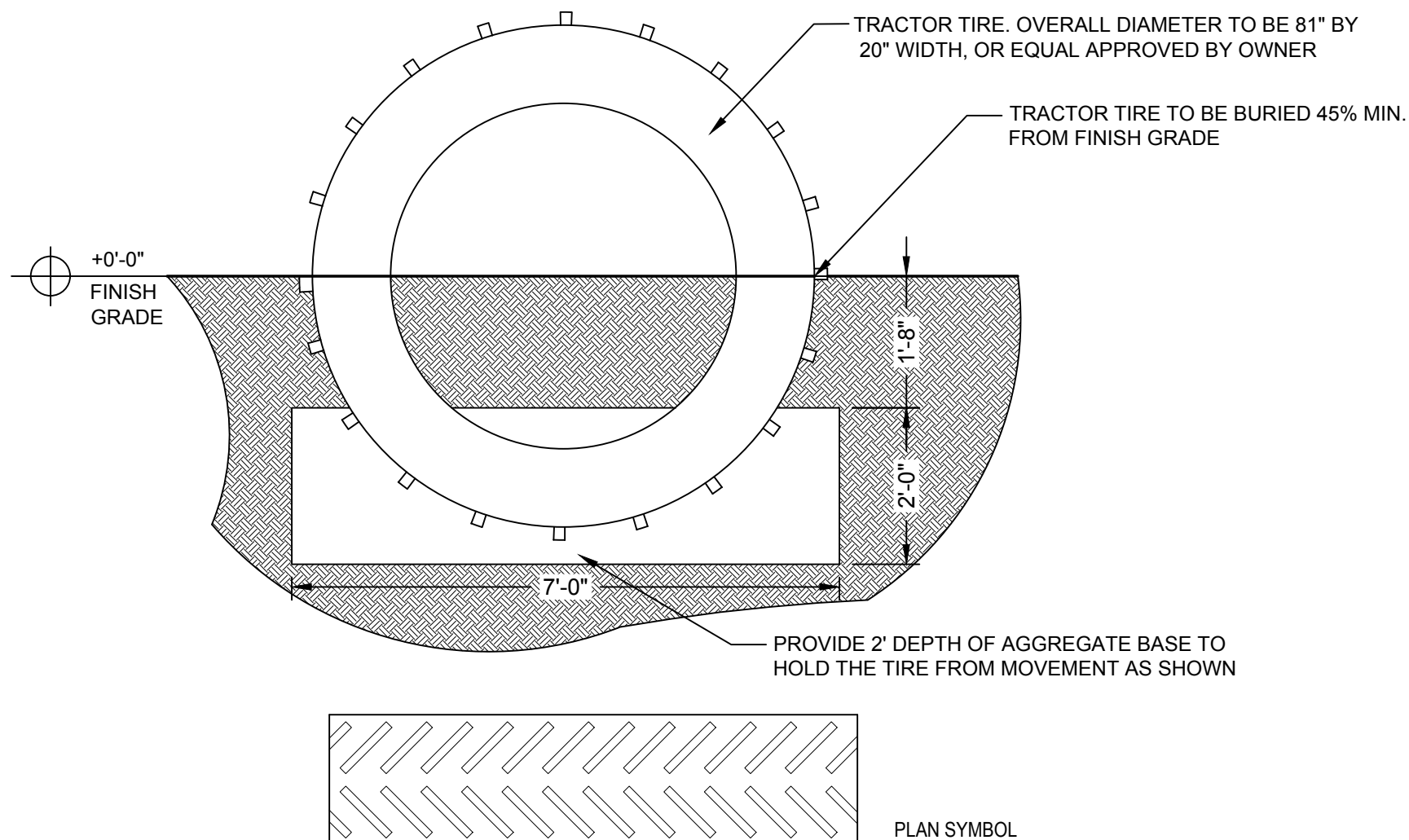
SCALE: 1/2" =1'-0"



05 - SYNTHETIC LAWN

SECTION

SCALE: NTS



06 - DOG PARK TIRE

PLAN / SECTION

SCALE: 1/2" =1'-0"

SITE DETAILS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description
SITE DETAILS

Release Date
01-22-21

Project Number
2105

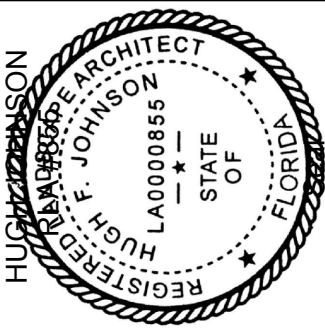
Drawing Number

L-505

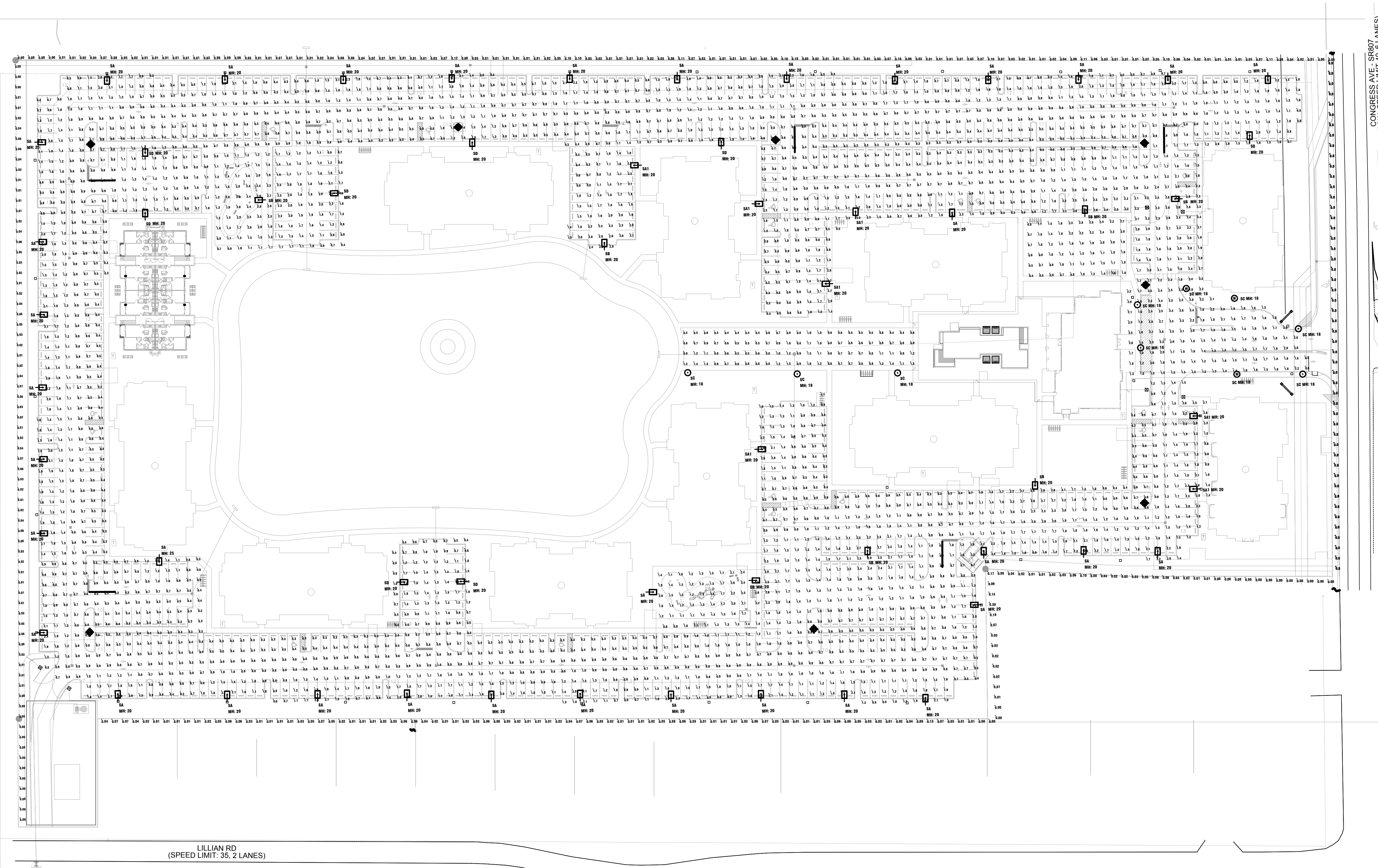
SITE DETAILS

03-30-2021

Revision Dates



AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 754.363.0000 FAX: 754.363.0001



Landscape Schedule					
Project: PALM SPRINGS RESIDENCES - PALM SPRINGS, FL - REV 3 - 1-22-2021					
Symbol	Qty	Label	Description	Lowest/Lump	LF
	20	SA	GARDEN ECP-S-220-530-NW-42-4-MS	POLE MOUNT: 20' - P' AFS	N.A.
	7	SA1	GARDEN ECP-S-220-530-NW-42-4	POLE MOUNT: 20' - P' AFS	N.A.
	7	SA	GARDEN ECP-S-220-530-NW-42-4-MS	POLE MOUNT: 20' - P' AFS	N.A.
	6	SC	LUMBER WPTTS-27000000-02-025	POLE MOUNT: 10' - P' AFS	N.A.
	2	SC1	LUMBER WPTTS-27000000-02-025-MS	POLE MOUNT: 10' - P' AFS	N.A.
	8	SA	GARDEN ECP-S-220-530-NW-42-4	POLE MOUNT: 20' - P' AFS	N.A.

Calculation Summary					
Project: PALM SPRINGS RESIDENCES - PALM SPRINGS, FL - REV 3 - 1-22-2021					
Label	Qty	Max	Min	Avg	Max/Min
BUILDING + PLATFORM	1.54	2.5	1.0	1.54	2.50
FITNESS LAWN	1.48	2.0	0.4	1.70	2.00
LINEAR PARK	0.82	1.0	0.4	2.00	4.00
PARKING	1.10	0.0	0.3	0.67	0.00
SPILL EAST P' AFS	0.00	0.0	0.0	N.A.	N.A.
SPILL NORTH P' AFS	0.00	0.12	0.00	N.A.	N.A.
SPILL SOUTH P' AFS	0.04	0.00	0.00	N.A.	N.A.
SPILL WEST P' AFS	0.02	0.00	0.00	N.A.	N.A.



KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

It's fast, it's free, it's the law.
Call 811 two business days
before digging

SCALE: 1"=50'-00"

NORTH

INITIAL SITE PLAN SUBMITTAL

Architectural Alliance Landscape
632 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954.363.0010 FAX: 954.363.0011

03-30-2021

Revision Dates

LANDSCAPE PLANS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

PHOTOMETRIC PLAN

Release Date

01-22-21

Project Number

2105

Drawing Number

L-PH

LANDSCAPE PLANS

Gardco EcoForm Gr-2 combines economy with performance in a LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:	
Location:	
Cat.No:	
Type:	
Lamps:	Qty:
Notes:	

1. BL-MH372 equipped with out-boarded sensor housing when voltage is 18V (347-480V)	8. Not available in 347 or 480V	14. HS not available with Type 6 and RW options
2. Mounts to a 4" round pipe with adapter included for square poles.	9. Must specify input voltage	15. Not available with DO, DCC, and FANS dimming control options
3. Mounts to a maximum of 4" square pipe using hole flange.	10. Dimming will not be connected to NEMA receptacle if ordering with other control options	16. Not available with DO, DCC, FANS and LLC dimming control options
4. Not available with other dimming control options	11. Not available in 480V. Order product separately with TLRDS or other control options	17. Must specify a motor sensor location
5. Not available with motion sensor	12. Not available with DCC	
6. Not available with photocontrol	13. Not available with 5W and WS RPAs provided with black finish standard	
7. Available only in 120V and 277V		



Lumec **MetroScape LED** post top luminaire features flexible, robust energy-saving solutions for heritage-styled urban architectural lighting. Crowned with an ornamental hood, the post top model comes with a flat lens to highlight the thinness of the LEDs. The luminaire provides attractive lighting at night, adding appeal to the surroundings and promoting safe use of the environment. Includes Service Tag, innovative way to provide assistance throughout the life of the product

Project:	
Location:	
Cat.No:	
Type:	
Lamps:	Qty:
Notes:	

1. DMG 0-10V driver come standard.
2. Not available with 347V and 480V.
3. Not available with HS option.
4. Use of photoelectric cell or shorting cap is required to ensure proper illumination.
5. Not available with Motion Response.



Gardco EcoForm G-2 combines economy with performance in a LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:	
Location:	
Cat.No:	
Type:	
Lamps:	Qty:
Notes:	

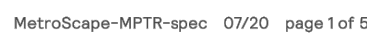
1. BL-MR374 equipped with out-boarded sensor housing when voltage is 14V (347-450V)	8. Not available in 347 or 450V	14. HS is not available with Type 5 and SW option
2. Mounts to a 4" round pipe with adapter included for square pipes.	9. Must specify input voltage	15. Not available with DD, DCC, and FANS dimming control options
3. Set to a maximum of 44 degrees aiming above horizontal.	10. Drilling will not be connected to NEMA receptacle with 1/8" drill bit	16. Not available with DD, DCC, FANS and LLC dimming control options
4. Not available with other dimming control options	11. Not available in 480V. Order product separately if ULRDS for other control options	17. Must specify a sensor sensorless options
5. Not available with motion sensor	12. Not available with DCC	
6. Not available with photocontrol	13. Not available with 5W and WS. RPAs provided with black finish standard	



Lumec **MetroScope LED** post top luminaire features flexible, robust energy-saving solutions for heritage-styled urban architectural lighting. Crowned with an ornamental hood, the post top model comes with a flat lens to highlight the thinness of the LEDs. The luminaire provides attractive lighting at night, adding appeal to the surroundings and promoting safe use of the environment. Includes Service Tag, innovative way to provide assistance throughout the life of the product

Project:	
Location:	
Cct.No:	
Type:	
Lamps:	Qty.
Notes:	

1. DMG 0-10V driver come standard.
2. Not available with 347V and 480V.
3. Not available with HS option.
4. Use of photoelectric cell or shorting cap is required to ensure proper illumination.
5. Not available with Motion Response.



Gardco EcoForm G-2 combines economy with performance in a LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:	
Location:	
Cat.No:	
Type:	
Lamps:	Qty:
Notes:	

1. BL-IRMSD75 equipped with out-boarded sensor housing when voltage is 14V (347-480V)	8. Not available in 347 or 480V	14. HS is not available with Type 6 and 5W option.
2. Mounts to a round pipe with adapter included for square pipes.	9. Must specify input voltage.	15. Not available with DD, DCC, and FAWS dimming control options
3. Rated for maximum 45 degrees aiming above horizontal.	10. Dimming will not be connected to NEMA receptacle if ordering with other control options.	16. Not available with DD, DCC, FAWS and LLC dimming control options.
4. Not available with other dimming control options.	11. Not available in 480V. Order separately with LRDS/5-T.	17. Must specify a motion sensor lens.
5. Not available with motion sensor.	12. Not available with DCC.	
6. Not available with photocontrol.	13. Not available with 5W and WS. RPAs preloaded with black finish standard.	
7. Available options are: 273		



luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:	
Location:	
Cat.No:	
Type:	
Lamps:	Qty:
Notes:	

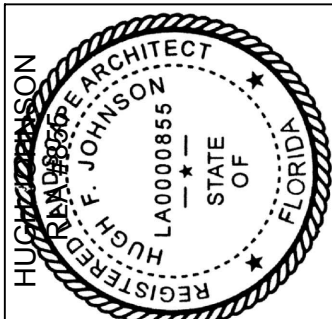
1. BL-INR3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)	8. Not available in 347 or 480V	14. HIS not available with Type 5 and 5W optics.
2. Mouse to a 4' cord only, with adapter included for square poles	9. Must specify input voltage.	15. Not available with DD, CC, and FAWIS dimming control options
	10. Displays will not be connected to MEMA receptacle if ordered	16. Not available with DD, CC, 5AW5 and U.C. ringdown control

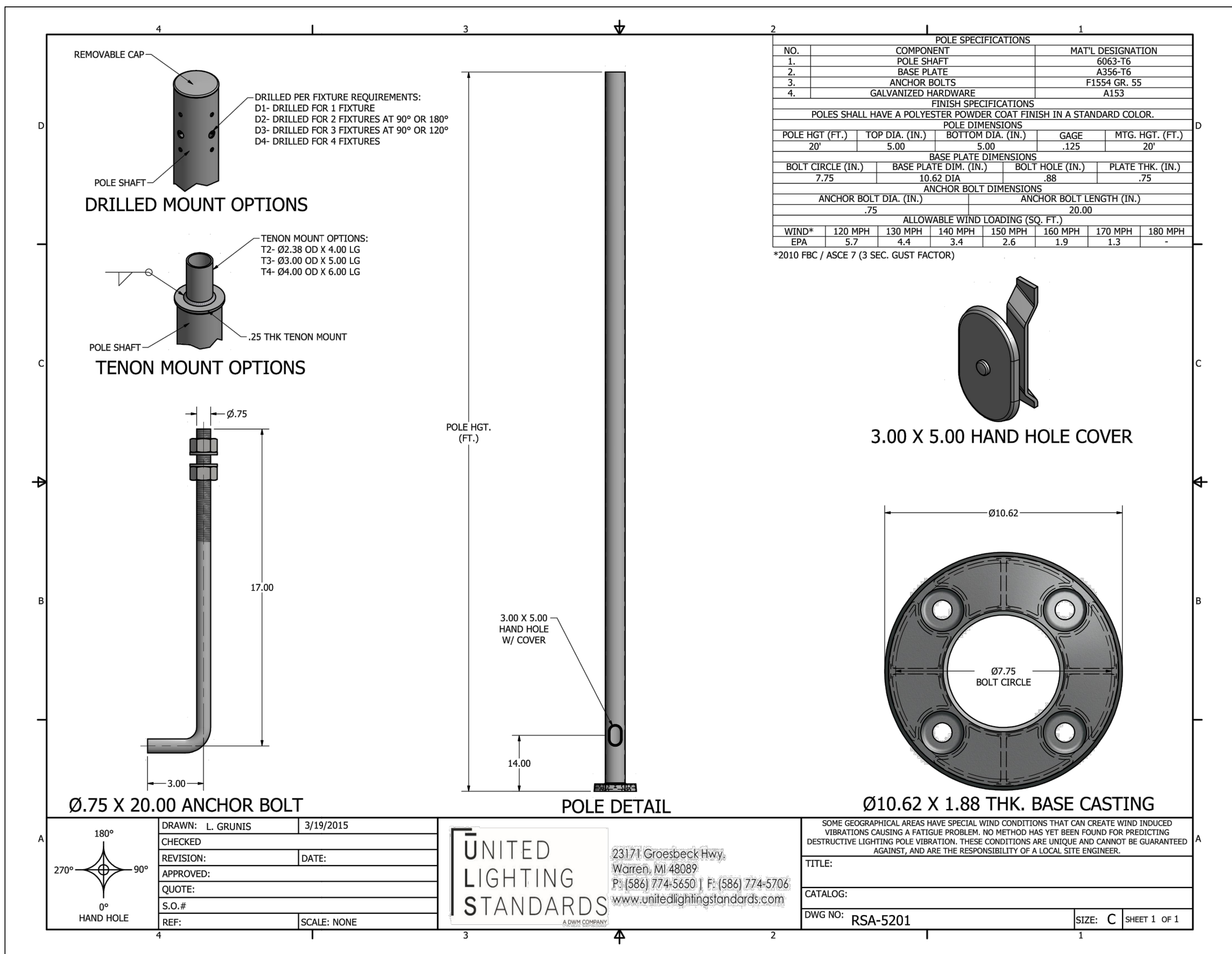


**KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG**

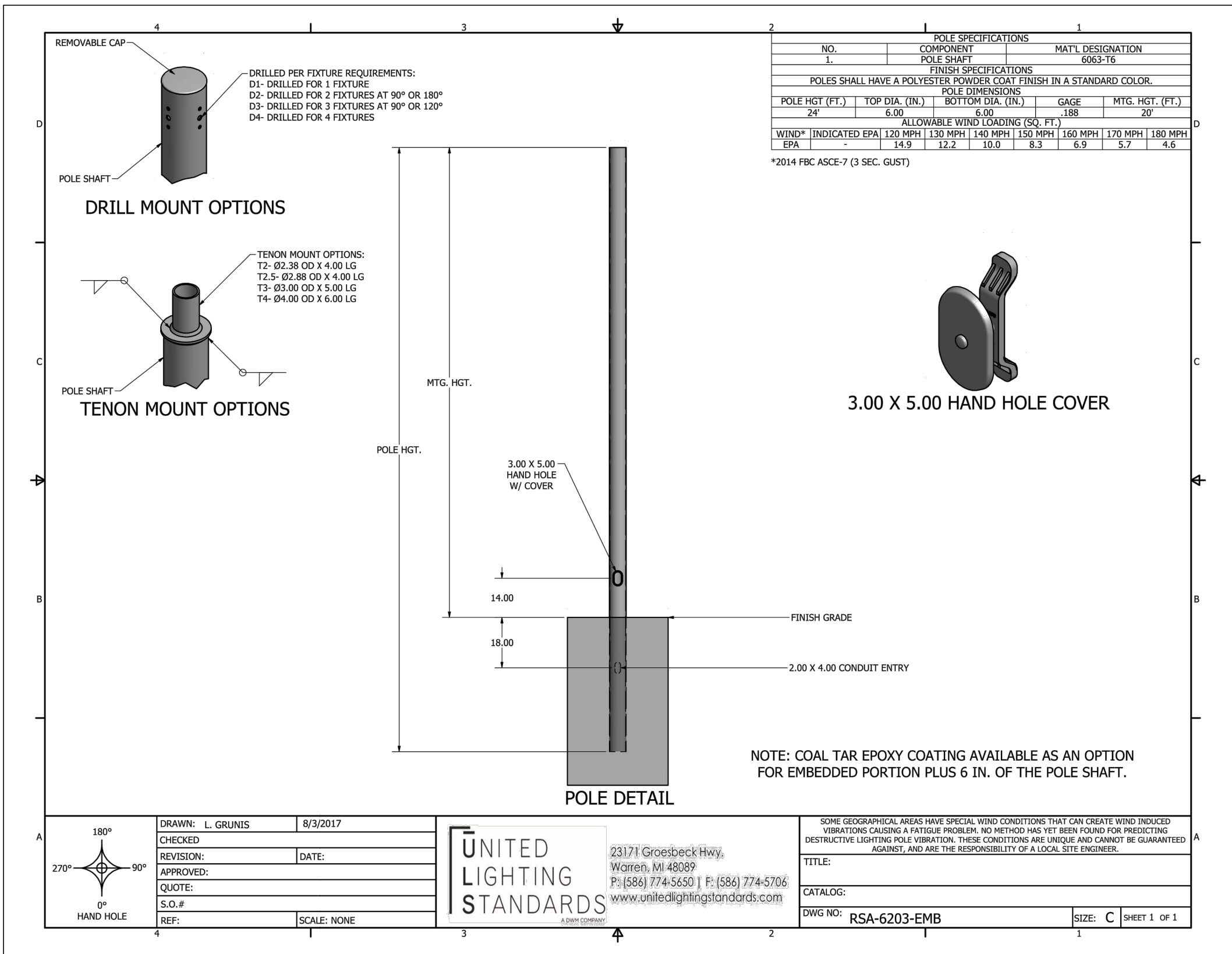
It's fast, it's free, it's the law.

**Call 811 two business days
before digging**

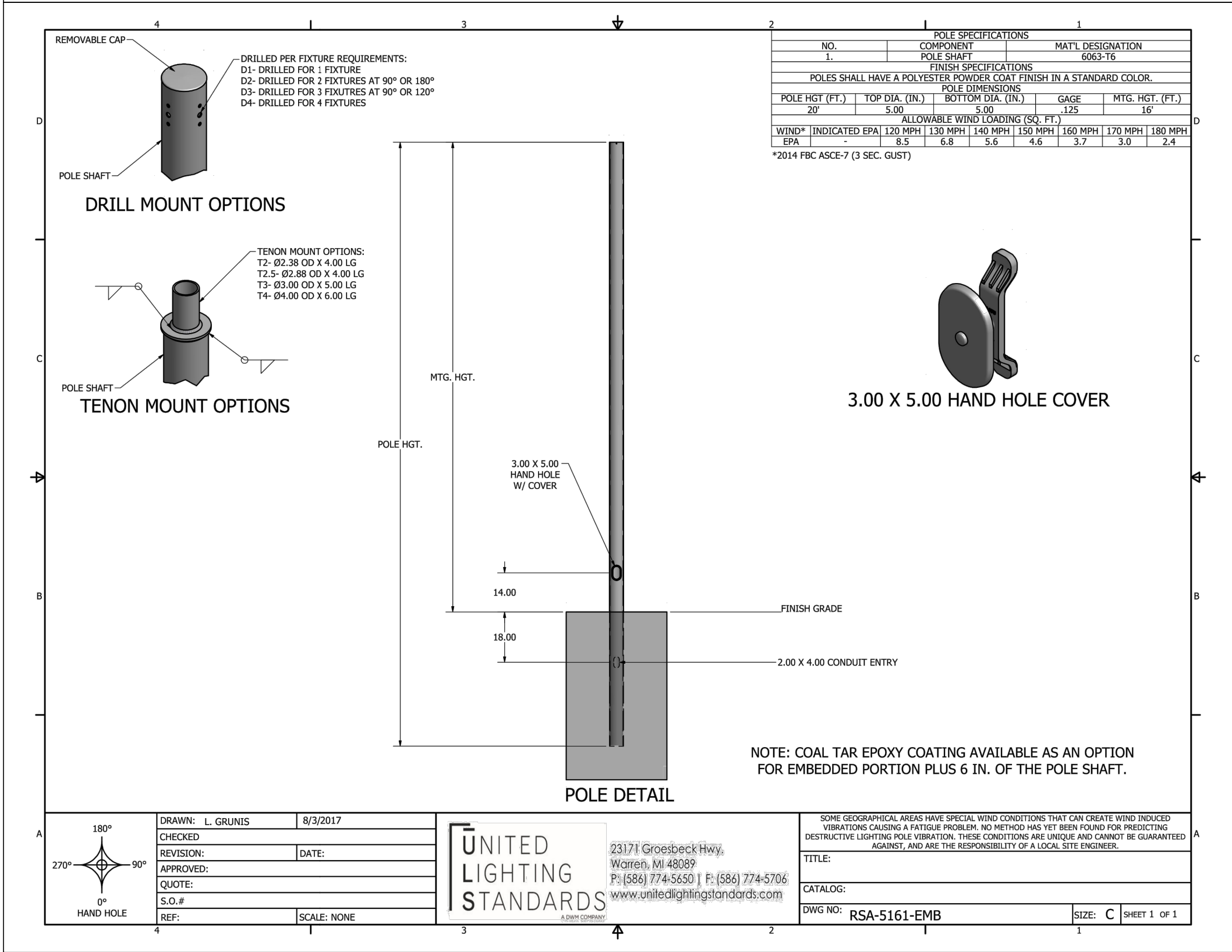




POLES WITH CONCRETE FOOTING OPTION



POLES WITH DIRECT BURY OPTION



811 KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

It's fast, it's free, it's the law.
Call 811 two business days
before digging

LANDSCAPE PLANS

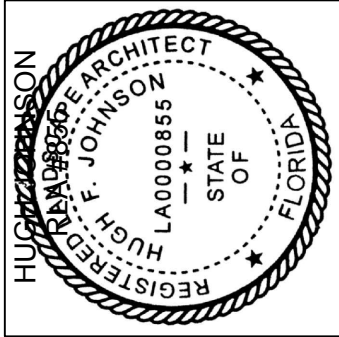
PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description
LIGHTING CUT-SHEETS
Release Date
03-30-21
Project Number
2105
Drawing Number
L-PH3
LANDSCAPE PLANS

03-30-2021

Revision Dates



AAL

Architectural Alliance Landscape

612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 754.363.0000 FAX: 754.363.0001

SURFACE WATER MANAGEMENT CALCULATIONS

Palm Springs Residences

PALM SPRINGS, FLORIDA

HSQ PROJECT No.: 190321

Prepared For:
The Spear Group

Prepared By:



HSQ GROUP, INC.

Engineers • Planners • Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431
(561) 392-0221 Phone

Zachary Todd, P.E.
FI Reg # 84179

DATE: February 24th, 2021 REV March 23rd, 2021

GIVEN:

Pre- Development

A. LAND USE SUMMARY:

1.	Lake Area =	1.760 ac.	
2.	Buildings =	0.770 ac.	
3.	Impervious Areas =	2.600 ac.	
4.	Pervious Areas =	12.630 ac.	PRE DEVELOPMENT CALCS
5.	Total =	17.760	
		17.76	

B. PROPOSED improvements:

Construction of a commercial self storage facility

DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

1. If a wet detention system, then whichever is the greater of the following:
 - a. The first inch of runoff from the entire project site.
 - b. The amount of 2.5 inches times the percent impervious for the project site.
2. If a dry detention system, then 75% of the volume required for the wet detention system.
3. If a retention system, then 50% of the volume required.
4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

B. WATER QUANTITY CRITERIA:

1. DESIGN EVENTS AND RAINFALL AMOUNTS:

- a. Design Event for Minimum Road Elevation:

Frequency:	5 year
Duration:	1 day
Amount:	7.00 inches
- b. Design Event for Minimum Discharge Elevation:

Frequency:	10 year
Duration:	3 day
Amount:	11.00 inches
- c. Design Event for Minimum Finish Floor Elevation:

Frequency:	100 year
Duration:	3 day
Amount:	16.00 inches

2. ADDITIONAL DESIGN INFORMATION:

- a. Design Water / Control Elevation: 8.50 NGVD.
- b. Drainage Basin / Canal Number: L-8 LWDD canal 35 CSM 10 year

COMPUTATIONS:

A. WATER QUALITY COMPUTATIONS:

1. Compute the first inch of runoff from the entire developed project site:

$$= 1.00 \text{ inch} \times 17.760 \text{ acres} \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{1.480 \text{ ac-ft for the first inch of runoff}}}$$
2. Compute 2.5 inches times the percent impervious for the developed project site:
 - a. Site area for water quality pervious / impervious calculations only:

$$= \text{Total Project} - (\text{Lake Area} + \text{Buildings})$$

$$= 17.760 \text{ acres} - (1.760 \text{ acres} + 0.770 \text{ acres})$$

$$= \underline{\underline{15.230 \text{ acres of site area for water quality calculations}}}$$
 - b. Impervious area for water quality pervious / impervious calculations only:

$$= \text{Site area for water quality} - \text{Pervious area}$$

$$= 15.230 \text{ acres} - 12.630 \text{ acres}$$

$$= \underline{\underline{2.600 \text{ acres of impervious area for water quality calculations}}}$$
 - c. Percentage of impervious area for water quality:

$$= \text{Impervious area for water quality} / \text{Site area for water quality} \times 100\%$$

$$= 2.600 \text{ acres} / 15.230 \text{ acres} \times 100\%$$

$$= \underline{\underline{17.07 \% \text{ Impervious}}}$$
 - d. For 2.5 inches times the percentage of impervious area:

$$= 2.5 \text{ inches} \times 17.07 \%$$

$$= \underline{\underline{0.427 \text{ inches to be treated}}}$$
 - e. Compute volume required for quality detention:

$$= \text{Inches to be treated} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 0.427 \text{ inches} \times (17.760 \text{ acres} - 1.760 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{0.569 \text{ ac-ft required for detention storage}}}$$
3. The first inch of runoff from the entire developed site = 1.480 ac-ft
 2.5 inches times the percentage of impervious area = 0.569 ac-ft

The volume of 1.480 ac-ft controls

4. If the project is zoned "Commercial" or if the project were discharging directly to a sensitive receiving body and is more than 40% impervious, 0.5 inches of dry detention pre-treatment must be provided:

$$= 0.5 \text{ inches} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 0.5 \text{ inches} \times (17.760 \text{ acres} - 1.760 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{0.667 \text{ ac-ft required for pre-treatment}}}$$
5. Compute credit for using one of the following systems:
 - a. Wet detention volume to be provided:

$$= \text{Total required detention} - \text{Pre-treatment}$$

$$= 1.480 \text{ ac-ft} - 0.667 \text{ ac-ft}$$

$$= \underline{\underline{0.813 \text{ ac-ft of volume required for wet detention}}}$$
 - b. Dry detention volume to be provided (75% of the total required detention volume):

$$= \text{Total required detention volume} \times 75\%$$

$$= 1.480 \text{ ac-ft} \times 75\%$$

$$= \underline{\underline{1.110 \text{ ac-ft of volume required for dry detention}}}$$
 - c. Dry retention volume to be provided (50% of the total required detention volume):

$$= \text{Total required detention volume} \times 50\%$$

$$= 1.480 \text{ ac-ft} \times 50\%$$

$$= \underline{\underline{0.740 \text{ ac-ft of volume required for dry retention}}}$$

B. SUMMARY OF WATER QUALITY COMPUTATIONS:

Item:	Description:	Quantity:
A.1	First inch of runoff from entire project site =	1.480 ac-ft
A.2	2.5 inches times percent impervious =	0.569 ac-ft
A.3	Volume to be treated =	1.480 ac-ft
A.4	Pre-treatment required for commercial site =	0.667 ac-ft
A.5.a	Wet detention volume required =	0.813 ac-ft
A.5.b	Dry detention volume required =	1.110 ac-ft
A.5.c	Dry retention volume required =	0.740 ac-ft
A.5.d	Exfiltration trench volume required =	1.480 ac-ft

C. STAGE ELEVATION INFORMATION:

Item:	Description:	S type	Area ac.	Low ft.	High ft.	I %	C %	Total Area %
1	lake	V	1.760	8.50	8.50	100	100	9.96
2	LAKE BANK	L	0.260	8.50	11.50	0	100	1.47
3	lake	V				100		0.00
4	SWALE	L	0.000	15.00	17.00	0	100	0.00
5	n / a	V	0.000					0.00
6	Berm area	L	0.000	18.00	19.00	0	100	0.00
7	n / a	L						0.00
8	upland green area	L	12.280	11.50	13.50	0	100	69.50
9	sidewalk	L	0.000	13.00	13.50	100	100	0.00
10	pavement area	L	2.600	12.50	13.80	100	100	14.71
11	Building Coverage Areas	V	0.770	14.00	14.00	100	100	4.36
Total:			17.670	8.50	19.00	29.03	100.00	100.0

* Abbreviations: S = Storage; (V = Vertical Storage & L = Linear Storage)
I = Impervious
C = Compaction; (Use the following compaction factors: 0%, 50%, 100%)

D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:

Existing Soil Type: **1 COASTAL**

Depth to Water Table ft.	Cumulative Water Storage (Pre.-Dev.) in.	Compacted Water Storage (Post 50%) in.	Compacted Water Storage (Post 100%) in.
1	0.60	0.53	0.45
2	2.50	2.19	1.88
3	6.60	5.78	4.95
4	10.90	9.54	8.18

2. Available Soil Storage Calculation:

Item:	Description:	Elev. ft.	S in.	Area acres	Stored ac-in
1	lake	8.50	0.00	0.000	0.00
2	LAKE BANK	10.00	1.16	0.260	0.30
3	lake	0.00	0.00	0.000	0.00
4	SWALE	16.00	8.18	0.000	0.00
5	n / a	0.00	0.00	0.000	0.00
6	Berm area	18.50	8.18	0.000	0.00
7	n / a	0.00	0.00	0.000	0.00
8	upland green area	12.50	8.18	12.280	100.39
9	sidewalk	13.25	8.18	0.000	0.00
10	pavement area	13.15	8.18	0.000	0.00
11	Building Coverage Areas	14.00	8.18	0.000	0.00
Total:		12.45	50.21	12.540	100.69

* Abbreviations: S = Soil Storage
P = Pervious

3. Moisture Storage Calculation (S):
 = Available soil storage / Total Site Area
 = 100.69 ac-in / 17.760 acres
 = **5.67 inches**
4. SCS Curve Number Calculation (CN):
 = $1000 / (S + 10)$
 = $1000 / (5.670 + 10)$
 = **64**

E. SURFACE STORAGE CALCULATIONS:

1. Stage vs. Storage Calculations:

Stage ft.	Item:	STORAGE (ac-ft)										T ac-ft	Total ac-ft
		1 ac-ft	2 ac-ft	3 ac-ft	4 ac-ft	5 ac-ft	6 ac-ft	7 ac-ft	8 ac-ft	9 ac-ft	10 ac-ft		
8.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.00		0.88	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.89
9.50		1.76	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.80
10.00		2.64	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.74
10.50		3.52	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.69
11.00		4.40	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.67
11.50		5.28	0.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.67
12.00		6.16	0.52	0.00	0.00	0.00	0.00	0.00	0.77	0.00	0.00	0.00	7.45
12.50		7.04	0.65	0.00	0.00	0.00	0.00	0.00	3.07	0.00	0.00	0.00	10.76
12.90		7.74	0.75	0.00	0.00	0.00	0.00	0.00	6.02	0.00	0.16	0.00	14.68
13.40		8.62	0.88	0.00	0.00	0.00	0.00	0.00	11.08	0.00	0.81	0.00	21.40
13.90		9.50	1.01	0.00	0.00	0.00	0.00	0.00	17.19	0.00	1.95	0.00	29.66
14.40		10.38	1.14	0.00	0.00	0.00	0.00	0.00	23.33	0.00	3.25	0.00	38.11
14.90		11.26	1.27	0.00	0.00	0.00	0.00	0.00	29.47	0.00	4.55	0.00	46.56
15.40		12.14	1.40	0.00	0.00	0.00	0.00	0.00	35.61	0.00	5.85	0.00	55.01
15.90		13.02	1.53	0.00	0.00	0.00	0.00	0.00	41.75	0.00	7.15	0.00	63.46
16.40		13.90	1.66	0.00	0.00	0.00	0.00	0.00	47.89	0.00	8.45	0.00	71.91
16.90		14.78	1.79	0.00	0.00	0.00	0.00	0.00	54.03	0.00	9.75	0.00	80.36
17.40		15.66	1.92	0.00	0.00	0.00	0.00	0.00	60.17	0.00	11.05	0.00	88.81
17.90		16.54	2.05	0.00	0.00	0.00	0.00	0.00	66.31	0.00	12.35	0.00	97.26

* Abbreviations: T = Exfiltration Trench

G. S.F.W.M.D. C-51 BASIN RULE (STORAGE - NEW CRITERIA):

1. C-51 Basin Rule (Sub-Basin 32) Peak Flood Stage = **12.90 NGVD.**
2. Available On-Site Soil Storage = 8.39 ac-ft
3. Available On-Site Surface Storage @ Peak Flood Stage Elevation = 14.68 ac-ft
4. Total On-Site Storage Requirement per C-51 Basin Rules = **23.07** ac-ft PRE DEVELOPMENT VOLUME

H. MINIMUM BUILDING FINISH FLOOR ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 100-Year, 3-Day storm event:
= **16.00 in.**
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(16.00 \text{ in.} - (0.2 \times 5.67 \text{ in.}))^2 / (16.00 \text{ in.} + (0.8 \times 5.67 \text{ in.}))$
= **10.76 inches of runoff**
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 10.76 inches X 17.760 acres X (1 foot / 12 inches)
= **15.93 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **15.93** ac-ft corresponds to elevation **12.99 NGVD.**

I. MINIMUM DISCHARGE ELEVATION CALCULATIONS (ZERO DISCHARGE):

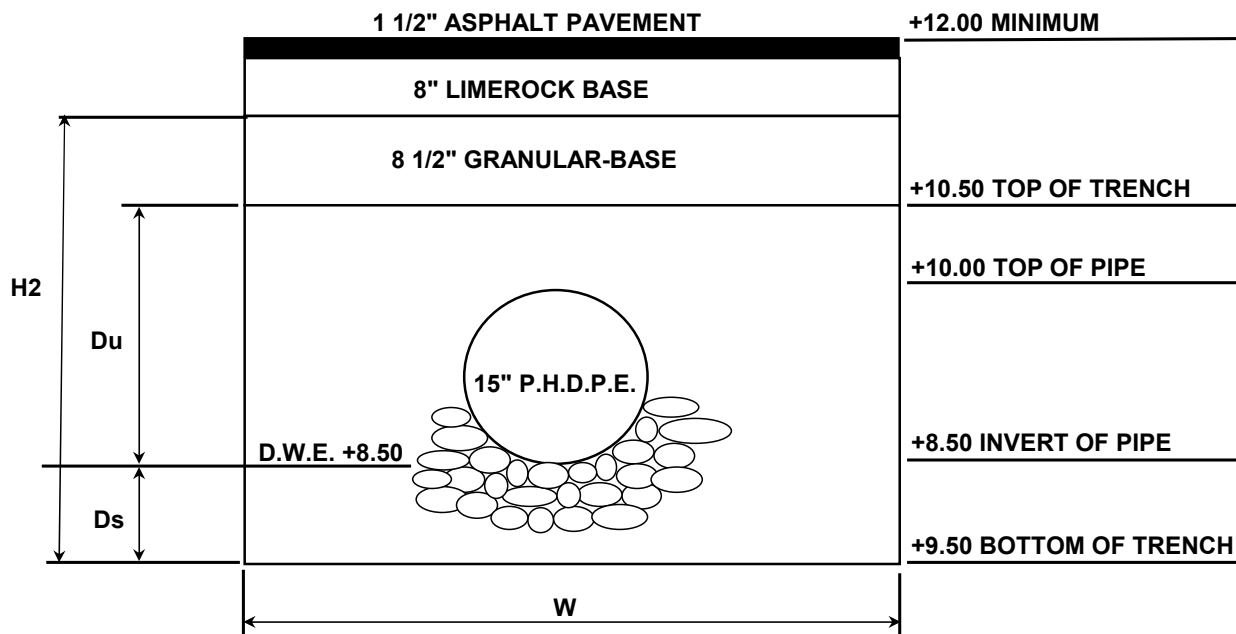
1. The rainfall amount for the 10-Year, 3-Day storm event:
= **11.00 in.**
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(11.00 \text{ in.} - (0.2 \times 5.67 \text{ in.}))^2 / (11.00 \text{ in.} + (0.8 \times 5.67 \text{ in.}))$
= **6.27 inches of runoff**
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 6.27 inches X 17.760 acres X (1 foot / 12 inches)
= **9.27 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **9.27** ac-ft corresponds to elevation **12.28 NGVD.**

I. MINIMUM ROAD CROWN ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 5-Year, 1-Day storm event:
= **7.00 in.**
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(7.00 \text{ in.} - (0.2 \times 5.67 \text{ in.}))^2 / (7.00 \text{ in.} + (0.8 \times 5.67 \text{ in.}))$
= **2.98 inches of runoff**
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 2.98 inches X 17.760 acres X (1 foot / 12 inches)
= **4.41 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **4.41** ac-ft corresponds to elevation **10.87 NGVD.**

I. EXFILTRATION TRENCH CALCULATIONS:

1. Design Formula:
$$L = (FS ((\%WQ \cdot V1) + V2)) / (K ((H2 \cdot W) + (2 \cdot H2 \cdot Du) - (Du^2) + (2 \cdot H2 \cdot Ds)) + (1.39 \times 10^{-4} \cdot W \cdot Du))$$
2. Design Information:
 - V1 = Exfiltrated Volume (Pre-treatment): 8.88 ac-in
 - V2 = Exfiltrated Volume (Additional Storage): 1.10 ac-in
 - W = Trench Width: 8.00 ft.
 - K = Hydraulic Conductivity: 1.10E-04 cfs/sq-ft per ft head
 - H2 = Depth of Water Table: 4.00 ft.
 - Du = Non-Saturated Trench Depth: 2.00 ft.
 - Ds = Saturated Trench Depth: 2.00 ft.
3. Exfiltration Trench Required: **2,262 ft.**
4. Exfiltration Trench Provided: **0 ft.**
5. Exfiltration Trench Storage Provided: **0.00 ac-in** or **0.00 ac-ft**



GIVEN:

Post Development

A. LAND USE SUMMARY:

1.	Lake Area =	2.00 ac.	
2.	Buildings =	2.64 ac.	
3.	Impervious Areas =	7.15 ac.	
4.	Pervious Areas =	5.98 ac.	POST DEVELOPMENT CALCS
5.	Total =	17.77	
		17.66	

Note: 17.77 ac - 0.11 ac = 17.66 ac will be consider for drainage calcs only.
Where; 0.11 represents area to be dedicated

B. PROPOSED improvements:

Construction of a residential apartments

DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

1. If a wet detention system, then whichever is the greater of the following:
 - a. The first inch of runoff from the entire project site.
 - b. The amount of 2.5 inches times the percent impervious for the project site.
2. If a dry detention system, then 75% of the volume required for the wet detention system.
3. If a retention system, then 50% of the volume required.
4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

B. WATER QUANTITY CRITERIA:

1. DESIGN EVENTS AND RAINFALL AMOUNTS:

- a. Design Event for Minimum Road Elevation:

Frequency:	3 year
Duration:	1 day
Amount:	5.50 inches
- b. Design Event for Minimum Discharge Elevation:

Frequency:	10 year
Duration:	3 day
Amount:	11.00 inches
- c. Design Event for Minimum Finish Floor Elevation:

Frequency:	100 year
Duration:	3 day
Amount:	16.00 inches

2. ADDITIONAL DESIGN INFORMATION:

- a. Design Water / Control Elevation: 8.50 NGVD.
- b. Drainage Basin / Canal Number: L-8 LWDD canal 35 CSM 10 year

COMPUTATIONS:

A. WATER QUALITY COMPUTATIONS:

1. Compute the first inch of runoff from the entire developed project site:

$$= 1.00 \text{ inch} \times 17.770 \text{ acres} \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{1.481 \text{ ac-ft for the first inch of runoff}}}$$
2. Compute 2.5 inches times the percent impervious for the developed project site:
 - a. Site area for water quality pervious / impervious calculations only:

$$= \text{Total Project} - (\text{Lake Area} + \text{Buildings})$$

$$= 17.770 \text{ acres} - (2.000 \text{ acres} + 2.640 \text{ acres})$$

$$= \underline{\underline{13.130 \text{ acres of site area for water quality calculations}}}$$
 - b. Impervious area for water quality pervious / impervious calculations only:

$$= \text{Site area for water quality} - \text{Pervious area}$$

$$= 13.130 \text{ acres} - 5.980 \text{ acres}$$

$$= \underline{\underline{7.150 \text{ acres of impervious area for water quality calculations}}}$$
 - c. Percentage of impervious area for water quality:

$$= \text{Impervious area for water quality} / \text{Site area for water quality} \times 100\%$$

$$= 7.150 \text{ acres} / 13.130 \text{ acres} \times 100\%$$

$$= \underline{\underline{54.46 \% \text{ Impervious}}}$$
 - d. For 2.5 inches times the percentage of impervious area:

$$= 2.5 \text{ inches} \times 54.46 \%$$

$$= \underline{\underline{1.361 \text{ inches to be treated}}}$$
 - e. Compute volume required for quality detention:

$$= \text{Inches to be treated} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 1.361 \text{ inches} \times (17.770 \text{ acres} - 2.000 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{1.789 \text{ ac-ft required for detention storage}}}$$
3. The first inch of runoff from the entire developed site = 1.481 ac-ft
 2.5 inches times the percentage of impervious area = 1.789 ac-ft

The volume of 1.789 ac-ft controls

4. If the project is zoned "Commercial" or if the project were discharging directly to a sensitive receiving body and is more than 40% impervious, 0.5 inches of dry detention pre-treatment must be provided:

$$= 0.5 \text{ inches} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 0.5 \text{ inches} \times (17.770 \text{ acres} - 2.000 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{0.657 \text{ ac-ft required for pre-treatment}}}$$
5. Compute credit for using one of the following systems:
 - a. Wet detention volume to be provided:

$$= \text{Total required detention} - \text{Pre-treatment}$$

$$= 1.789 \text{ ac-ft} - 0.657 \text{ ac-ft}$$

$$= \underline{\underline{1.132 \text{ ac-ft of volume required for wet detention}}}$$
 - b. Dry detention volume to be provided (75% of the total required detention volume):

$$= \text{Total required detention volume} \times 75\%$$

$$= 1.789 \text{ ac-ft} \times 75\%$$

$$= \underline{\underline{1.342 \text{ ac-ft of volume required for dry detention}}}$$
 - c. Dry retention volume to be provided (50% of the total required detention volume):

$$= \text{Total required detention volume} \times 50\%$$

$$= 1.789 \text{ ac-ft} \times 50\%$$

$$= \underline{\underline{0.895 \text{ ac-ft of volume required for dry retention}}}$$

B. SUMMARY OF WATER QUALITY COMPUTATIONS:

Item:	Description:	Quantity:
A.1	First inch of runoff from entire project site =	1.481 ac-ft
A.2	2.5 inches times percent impervious =	1.789 ac-ft
A.3	Volume to be treated =	1.789 ac-ft
A.4	Pre-treatment required for commercial site =	0.657 ac-ft
A.5.a	Wet detention volume required =	1.132 ac-ft
A.5.b	Dry detention volume required =	1.342 ac-ft
A.5.c	Dry retention volume required =	0.895 ac-ft
A.5.d	Exfiltration trench volume required =	1.789 ac-ft

C. STAGE ELEVATION INFORMATION:

Item:	Description:	S type	Area ac.	Low ft.	High ft.	I %	C %	Total Area %
1	lake	V	2.001	8.50	8.50	100	100	11.27
2	LAKE BANK	L	0.555	8.50	12.50	0	100	3.13
3								
4								
5								
6								
7	Pool Deck	L	0.070	13.00	13.20	100	100	0.39
8	upland green area	L	5.380	11.50	13.00	0	100	30.30
9	sidewalk	L	0.670	11.90	13.50	100	100	3.77
10	pavement area	L	6.440	11.20	13.20	100	100	36.27
11	Building Coverage Areas	V	2.640	13.70	13.70	100	100	14.87
Total:			17.756	8.50	13.70	66.57	100.00	100.0

* Abbreviations: S = Storage; (V = Vertical Storage & L = Linear Storage)
I = Impervious
C = Compaction; (Use the following compaction factors: 0%, 50%, 100%)

D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:

Existing Soil Type: **1 COASTAL**

Depth to Water Table ft.	Cumulative Water Storage (Pre.-Dev.) in.	Compacted Water Storage (Post 50%) in.	Compacted Water Storage (Post 100%) in.
1	0.60	0.53	0.45
2	2.50	2.19	1.88
3	6.60	5.78	4.95
4	10.90	9.54	8.18

2. Available Soil Storage Calculation:

Item:	Description:	Elev. ft.	S in.	Area acres	Stored ac-in
1	lake	8.50	0.00	0.000	0.00
2	LAKE BANK	10.50	1.88	0.555	1.04
3	0	0.00	0.00	0.000	0.00
4	0	0.00	0.00	0.000	0.00
5	0	0.00	0.00	0.000	0.00
6	0	0.00	0.00	0.000	0.00
7	Pool Deck	13.10	8.18	0.000	0.00
8	upland green area	12.25	7.37	5.380	39.64
9	sidewalk	12.70	8.18	0.000	0.00
10	pavement area	12.20	7.21	0.000	0.00
11	Building Coverage Areas	13.70	8.18	0.000	0.00
Total:		12.09	40.98	5.935	40.68

* Abbreviations: S = Soil Storage
P = Pervious

3. Moisture Storage Calculation (S):
 = Available soil storage / Total Site Area
 = 40.68 ac-in / 17.770 acres
 = **2.29 inches**
4. SCS Curve Number Calculation (CN):
 = $1000 / (S + 10)$
 = $1000 / (2.290 + 10)$
 = **81**

E. SURFACE STORAGE CALCULATIONS:

1. Stage vs. Storage Calculations:

		STORAGE (ac-ft)											
Stage ft.	Item:	1 ac-ft	2 ac-ft	3 ac-ft	4 ac-ft	5 ac-ft	6 ac-ft	7 ac-ft	8 ac-ft	9 ac-ft	10 ac-ft	T ac-ft	Total ac-ft
8.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.00		1.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.30	1.32
9.50		2.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.60	2.67
10.00		3.00	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.90	4.06
10.50		4.00	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.20	5.48
11.00		5.00	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.20	6.64
11.50		6.00	0.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14	1.20	7.97
12.00		7.00	0.85	0.00	0.00	0.00	0.00	0.00	0.45	0.00	1.03	1.20	10.53
12.50		8.00	1.11	0.00	0.00	0.00	0.00	0.00	1.79	0.08	2.72	1.20	14.90
12.90		8.80	1.33	0.00	0.00	0.00	0.00	0.00	3.51	0.21	4.65	1.20	19.71
13.00		9.00	1.39	0.00	0.00	0.00	0.00	0.00	4.04	0.25	5.22	1.20	21.10
13.50		10.01	1.67	0.00	0.00	0.00	0.00	0.03	6.73	0.54	8.37	1.20	28.53
14.00		11.01	1.94	0.00	0.00	0.00	0.00	0.06	9.42	0.87	11.59	1.20	36.09

* Abbreviations: T = Exfiltration Trench

G. S.F.W.M.D. C-51 BASIN RULE (STORAGE - NEW CRITERIA):

1. C-51 Basin Rule (Sub-Basin 32) Peak Flood Stage = **12.90 NGVD.**
2. Available On-Site Soil Storage = 3.39 ac-ft
3. Available On-Site Surface Storage @ Peak Flood Stage Elevation = 19.71 ac-ft
4. Total On-Site Storage Requirement per C-51 Basin Rules = **23.10** ac-ft

PRE DEVELOPMENT VOLUME 23.07
PLEASE SEE PRE DEVELOPMENT
CALCULATIONS ABOVE

H. MINIMUM BUILDING FINISH FLOOR ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 100-Year, 3-Day storm event:
= **16.00 in.**
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(16.00 \text{ in.} - (0.2 \times 2.29 \text{ in.}))^2 / (16.00 \text{ in.} + (0.8 \times 2.29 \text{ in.}))$
= **13.55 inches of runoff**
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 13.55 inches X 17.770 acres X (1 foot / 12 inches)
= **20.06 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **20.06** ac-ft corresponds to elevation **12.93 NGVD**

Finish floors are at 13.20 NGVD

I. MINIMUM DISCHARGE ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 10-Year, 3-Day storm event:
= **11.00 in.**
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(11.00 \text{ in.} - (0.2 \times 2.29 \text{ in.}))^2 / (11.00 \text{ in.} + (0.8 \times 2.29 \text{ in.}))$
= **8.66 inches of runoff**
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 8.66 inches X 17.770 acres X (1 foot / 12 inches)
= **12.83 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **12.83** ac-ft corresponds to elevation **12.26 NGVD.**

Cascade Routing at 12.17 NGVD (min berm at 12.2 NGVD)

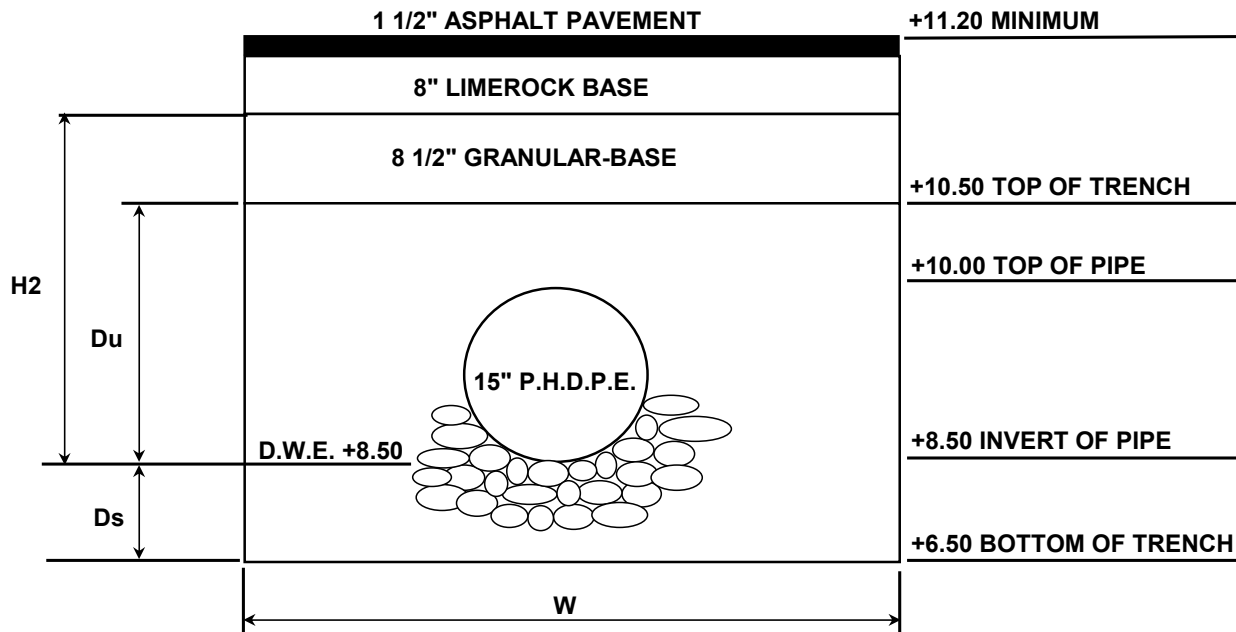
I. MINIMUM ROAD CROWN ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 5-Year, 1-Day storm event:
= **5.50 in.**
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(5.50 \text{ in.} - (0.2 \times 2.29 \text{ in.}))^2 / (5.50 \text{ in.} + (0.8 \times 2.29 \text{ in.}))$
= **3.47 inches of runoff**
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 3.47 inches X 17.770 acres X (1 foot / 12 inches)
= **5.13 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **5.13** ac-ft corresponds to elevation **10.38 NGVD.**

Minimum road grade 10.4 NGVD

I. EXFILTRATION TRENCH CALCULATIONS: TRECH PROVIDES WATER QUALITY AND ADDITIONAL STORAGE FOR C-51

1. Design Formula: $L = (FS ((\%WQ \cdot V1) + V2)) / (K((H2 \cdot W) + (2 \cdot H2 \cdot Du) - (Du^2) + (2 \cdot H2 \cdot Ds)) + (1.39 \times 10^{-4} \cdot W \cdot Du))$
2. Design Information:
 - V1 = Exfiltrated Volume (Pre-treatment): **7.20** ac-in
 - V2 = Exfiltrated Volume (Additional Storage): **ac-in**
 - W = Trench Width: **8.00** ft.
 - K = Hydraulic Conductivity: **3.28E-03** cfs/sq-ft per ft head
 - H2 = Depth of Water Table: **2.70** ft.
 - Du = Non-Saturated Trench Depth: **2.00** ft.
 - Ds = Saturated Trench Depth: **2.00** ft.
3. Exfiltration Trench Required: **110 ft.**
4. Exfiltration Trench Provided: **220 ft.**
5. Exfiltration Trench Storage Provided: **14.39 ac-in** or **1.20 ac-ft**



Project Name: 2805SCongressAve

Reviewer: Jay Huebner

Project Number: 190321

Period Begin: Jul 23, 2019;0000 hr End: Jul 26, 2019;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: On-site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 16.0001 inches

Area: 17.66 acres

Ground Storage: 2.29 inches

Time of Concentration: 0.25 hours

Initial Stage: 8.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.50	0.00
9.00	1.02
9.50	2.07
10.00	3.15
10.50	4.28
11.00	5.43
11.50	6.76
12.00	9.32
12.50	13.69
13.00	19.88
13.50	27.31

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	8.50
100.00	8.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
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BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-site	13.00	72.00	8.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-site	19.88	0.00	0.00	0.00	19.88	0.00

Project Name: 2805SCongressAve

Reviewer: Jay Huebner

Project Number: 190321

Period Begin: Jul 23, 2019;0000 hr End: Jul 26, 2019;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: On-site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 10 year

3 Day Rainfall: 11 inches

Area: 17.66 acres

Ground Storage: 2.29 inches

Time of Concentration: 0.25 hours

Initial Stage: 8.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.50	0.00
9.00	1.02
9.50	2.07
10.00	3.15
10.50	4.28
11.00	5.43
11.50	6.76
12.00	9.32
12.50	13.69
13.00	19.88
13.50	27.31

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	8.50
100.00	8.50

Structure: 1

From Basin: On-site

To Basin: Offsite1

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 12.2 ft NGVD, Length = 2.5 ft

Bleeder: Inv-Tri, Invert Elev = 8.5 ft NGVD, Height = 0.5 ft

Width = 0.5 ft

Default Coefs: Weir Coef = 2.5, Orifice Coef = 0.6

Pipe: Diameter = 2.5 ft, Manning's n = 0.012, Length = 25 ft

US Invert Elev = 8.5 ft NGVD, DS Invert Elev = 8 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	8.50	8.50
1.00	0.05	0.00	0.00	0.00	8.50	8.50
2.00	0.10	0.00	0.00	0.00	8.50	8.50
3.00	0.15	0.00	0.00	0.00	8.50	8.50
4.00	0.20	0.00	0.00	0.00	8.50	8.50
5.00	0.25	0.00	0.00	0.00	8.50	8.50
6.00	0.30	0.00	0.00	0.00	8.50	8.50
7.00	0.34	0.00	0.00	0.00	8.50	8.50
8.00	0.39	0.00	0.00	0.00	8.50	8.50
9.00	0.44	0.00	0.00	0.00	8.50	8.50
10.00	0.49	0.02	0.00	0.00	8.50	8.50
11.00	0.54	0.05	0.00	0.00	8.50	8.50
12.00	0.59	0.09	0.00	0.00	8.50	8.50
13.00	0.64	0.12	0.00	0.00	8.51	8.50
14.00	0.69	0.15	0.00	0.00	8.51	8.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
15.00	0.74	0.17	0.00	0.00	8.52	8.50
16.00	0.79	0.20	0.00	0.00	8.53	8.50
17.00	0.84	0.23	0.00	0.00	8.54	8.50
18.00	0.89	0.25	0.00	0.00	8.55	8.50
19.00	0.94	0.27	0.00	0.00	8.56	8.50
20.00	0.98	0.29	0.00	0.00	8.57	8.50
21.00	1.03	0.31	0.00	0.00	8.58	8.50
22.00	1.08	0.33	0.00	0.00	8.59	8.50
23.00	1.13	0.35	0.00	0.00	8.61	8.50
24.00	1.18	0.37	0.01	0.00	8.62	8.50
25.00	1.25	0.56	0.01	0.00	8.64	8.50
26.00	1.33	0.60	0.01	0.00	8.66	8.50
27.00	1.40	0.63	0.02	0.00	8.69	8.50
28.00	1.47	0.66	0.03	0.01	8.71	8.50
29.00	1.54	0.68	0.04	0.01	8.74	8.50
30.00	1.61	0.71	0.05	0.01	8.77	8.50
31.00	1.68	0.73	0.06	0.02	8.79	8.50
32.00	1.76	0.75	0.07	0.02	8.82	8.50
33.00	1.83	0.77	0.09	0.03	8.85	8.50
34.00	1.90	0.79	0.11	0.04	8.88	8.50
35.00	1.97	0.81	0.13	0.05	8.90	8.50
36.00	2.04	0.83	0.15	0.06	8.93	8.50
37.00	2.12	0.84	0.18	0.07	8.96	8.50
38.00	2.19	0.86	0.21	0.09	8.99	8.50
39.00	2.26	0.87	0.25	0.11	9.01	8.50
40.00	2.33	0.89	0.27	0.13	9.04	8.50
41.00	2.40	0.90	0.29	0.15	9.06	8.50
42.00	2.47	0.91	0.30	0.18	9.08	8.50
43.00	2.55	0.93	0.31	0.20	9.11	8.50
44.00	2.62	0.94	0.33	0.23	9.13	8.50
45.00	2.69	0.95	0.34	0.26	9.16	8.50
46.00	2.76	0.96	0.35	0.28	9.18	8.50
47.00	2.83	0.97	0.37	0.31	9.20	8.50
48.00	2.91	0.98	0.38	0.34	9.23	8.50
49.00	2.99	1.11	0.39	0.38	9.25	8.50
50.00	3.07	1.12	0.40	0.41	9.28	8.50
51.00	3.16	1.36	0.42	0.44	9.32	8.50
52.00	3.27	1.58	0.44	0.48	9.36	8.50
53.00	3.41	2.06	0.46	0.52	9.41	8.50
54.00	3.58	2.56	0.49	0.55	9.49	8.50
55.00	3.78	3.07	0.52	0.60	9.58	8.50
56.00	4.01	3.61	0.55	0.64	9.68	8.50
57.00	4.29	4.37	0.60	0.69	9.81	8.50
58.00	4.63	5.44	0.64	0.74	9.98	8.50
59.00	5.08	7.89	0.70	0.79	10.20	8.50
60.00	8.22	80.22	0.95	0.86	11.32	8.50
61.00	9.11	12.86	1.06	0.94	11.91	8.50
62.00	9.53	6.63	1.07	1.03	12.02	8.50
63.00	9.79	4.26	1.08	1.12	12.06	8.50
64.00	10.03	4.16	1.09	1.21	12.09	8.50
65.00	10.17	2.53	1.09	1.30	12.10	8.50
66.00	10.32	2.50	1.09	1.39	12.12	8.50
67.00	10.47	2.50	1.09	1.48	12.13	8.50
68.00	10.61	2.51	1.09	1.57	12.14	8.50
69.00	10.71	1.69	1.10	1.66	12.15	8.50
70.00	10.81	1.67	1.10	1.75	12.16	8.50
71.00	10.90	1.67	1.10	1.84	12.16	8.50
72.00	11.00	1.67	1.10	1.93	12.17	8.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	1.10	72.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
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=====
On-site      12.17      72.00      8.50      0.00
```

BASIN WATER BUDGETS (all units in acre-ft)

```
=====
      Basin      Total  Structure  Structure  Initial  Final
      Runoff      Inflow  Outflow  Storage  Storage  Residual
=====
On-site      12.71      0.00      1.93      0.00      10.77      0.00
```

Project Name: 2805SCongressAve

Reviewer: Jay Huebner

Project Number: 190321

Period Begin: Jul 23, 2019;0000 hr End: Jul 24, 2019;0000 hr Duration: 24 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: On-site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 3 year

1 Day Rainfall: 5.5 inches

Area: 17.66 acres

Ground Storage: 2.29 inches

Time of Concentration: 0.25 hours

Initial Stage: 8.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.50	0.00
9.00	1.02
9.50	2.07
10.00	3.15
10.50	4.28
11.00	5.43
11.50	6.76
12.00	9.32
12.50	13.69
13.00	19.88
13.50	27.31

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	8.50
24.00	8.50

Structure: 1

From Basin: On-site

To Basin: Offsite1

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 12.5 ft NGVD, Length = 2.5 ft

Bleeder: Inv-Tri, Invert Elev = 8.5 ft NGVD, Height = 0.5 ft

Width = 0.5 ft

Default Coefs: Weir Coef = 2.5, Orifice Coef = 0.6

Pipe: Diameter = 2.5 ft, Manning's n = 0.012, Length = 25 ft

US Invert Elev = 8.5 ft NGVD, DS Invert Elev = 8 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	8.50	8.50
1.00	0.05	0.00	0.00	0.00	8.50	8.50
2.00	0.11	0.00	0.00	0.00	8.50	8.50
3.00	0.18	0.00	0.00	0.00	8.50	8.50
4.00	0.25	0.00	0.00	0.00	8.50	8.50
5.00	0.34	0.00	0.00	0.00	8.50	8.50
6.00	0.46	0.00	0.00	0.00	8.50	8.50
7.00	0.59	0.21	0.00	0.00	8.50	8.50
8.00	0.75	0.55	0.00	0.00	8.52	8.50
9.00	0.94	1.02	0.00	0.00	8.55	8.50
10.00	1.17	1.68	0.00	0.00	8.61	8.50
11.00	1.48	3.01	0.02	0.00	8.70	8.50
12.00	3.61	44.28	0.43	0.01	9.35	8.50
13.00	4.22	7.70	0.66	0.06	10.03	8.50
14.00	4.50	4.07	0.70	0.12	10.20	8.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
15.00	4.68	2.64	0.72	0.18	10.28	8.50
16.00	4.84	2.59	0.74	0.24	10.35	8.50
17.00	4.94	1.58	0.75	0.30	10.39	8.50
18.00	5.04	1.57	0.76	0.36	10.42	8.50
19.00	5.14	1.57	0.77	0.42	10.45	8.50
20.00	5.24	1.58	0.77	0.49	10.48	8.50
21.00	5.30	1.06	0.78	0.55	10.50	8.50
22.00	5.37	1.06	0.78	0.62	10.51	8.50
23.00	5.43	1.06	0.78	0.68	10.52	8.50
24.00	5.50	1.06	0.78	0.74	10.53	8.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.78	24.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-site	10.53	24.00	8.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-site	5.08	0.00	0.74	0.00	4.34	0.00



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

March 29, 2021

THIS PRE-APPLICATION LETTER IS VALID UNTIL – March 29, 2022
THIS LETTER IS NOT A PERMIT APPROVAL

Bryan Kelley
Simmons & White, Inc.
2581 Metrocentre Blvd, Suite 3

Dear Bryan Kelley:

RE: Pre-application Review for **Category B Driveway**, Pre-application Meeting Date: **February 25, 2021**

Palm Beach County - Palm Springs; SR 807; Sec. # 93006000; MP: 4; Access Class - 5;

Posted Speed - 40; SIS - Influence Area; Ref. Project:

Request: Right-in/right-out/left-in driveway on west side of SR 807/Congress Avenue, approximately 530 feet North of Lillian Rd.

SITE SPECIFIC INFORMATION

Project Name & Address: **Palm Springs Residences – 2085 S. Congress Avenue, Palm Springs**
Applicant/Property Owner: Simmons and White on behalf of Developer; Parcel Size: **18.39 Acres**
Development Size: **264 Multifamily Residential**

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- A minimum driveway length of 100 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a gate is installed a minimum driveway length of 100 feet is required.
- The proposed driveway shall have a maximum of one inbound lane and one outbound lane. A turnaround area before the gate shall be provided.
- A right turn lane is required and shall meet the minimum requirements in the Florida Design Manual (FDM) and provide a buffered bicycle lane.
- Coordination with Roadway Design is required prior to Permit to redesign the exiting median opening at the proposed driveway. The redesigned median opening shall be properly aligned to the existing driveway on the east side of SR 807 and shall prohibit left turns out of the proposed and existing driveways on the west and east sides of SR 807, respectively.
- A traffic study shall be provided to the Department prior to the time of Permit.
 - o The study shall include operational analysis at the SR 807 at SR 882 intersection.
 - o The study shall document the benefit of modifying the signal phasing to flashing yellow arrow protected/permissive signal phasing on both the northbound and southbound approaches.
 - o Conduct a signal support structural analysis for Flashing Yellow Arrow conversion and confirm the existing signal support system can accommodate the added wind loading.
 - o The applicant will provide all the information required by FDOT AND Palm Beach County to facilitate the evaluation and approval of the proposed conversion.
 - o Upon FDOT's approval, Palm Beach County will perform the signal phasing conversion including the installation of the flashing yellow arrow utilizing funding provided by the developer. The developer will be required to make upfront payment to the County in the amount as determined by the Director of the Traffic Division.
 - o Queuing analysis at the NB turn lane into the site and the SB left turn lane at Lillian Road shall also be included in the study.

Comments:

- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications. Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Dalila Fernandez, P.E.
District Access Management Manager

cc: Jonathan Overton, P.E., Jerry Dean

File: \\DOTSD4HQFS\Share\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2021-02-25\1. 93006000 MP 4 SR 807_Palm Springs Residences\93006 MP 4 SR 807_Palm Springs Residences.docx

www.dot.state.fl.us



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

PLANNING AND INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK RD. N., STE 200
RIVIERA BEACH, FL. 33404

PHONE: 561-434-8020 / FAX: 561-357-1193
WWW.PALMBEACHSCHOOLS.ORG/PLANNING

KRISTIN K. GARRISON
DIRECTOR

WANDA F. PAUL, M.Ed., MBA
CHIEF OPERATING OFFICER

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	03/24/2021		
	SCAD No.	21032401F - FLU and 21032401D - D. O.		
	FLU /Rezoning/D.O. No.	202100211 - Village of Palm Springs		
	PCN No. / Address	70-43-44-18-05-010-0040 and 70-43-44-18-00-000-1040 / 3243 Lillian Road and 2085 S. Congress Ave.		
	Development Name	Palm Springs Residences		
	Owner / Agent Name	The Young Mens Christian Asso. of the Palm Beaches, Inc. / Beth Schrantz, Dunay, Miskel & Backman, LLP		
	SAC No.	183		
	Proposed Amendment Proposed Unit No. & Type	Max. 349 Residential Units - FLU 264 Apartment Units - D. O.		
Impact Review		CO Taylor-Kirklane Elementary School	Palm Springs Middle School	John I. Leonard High School
	New Students Generated	22	9	11
	Capacity Available	119	81	-654
	Utilization Percentage	92%	95%	121%
School District Staff's Recommendation	Based on the findings and evaluation of the proposed development, there will be negative impact on the public school system. Therefore, if the proposed development is approved by the Village Council, School District staff recommends the following condition to mitigate such impacts. In order to address the school capacity deficiency generated by this proposed development at the District high school level, the property owner shall contribute \$151,910.00 to the School District of Palm Beach County prior to the issuance of first building permit. This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.			
Validation Period	1) This determination is valid from 03/25/2021 to 03/24/2022 or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 03/24/2022 or this determination will expire automatically on 03/24/2022.			
Notice	1) The SCAD letter under case# 19080701F & 19080701D expired on August 22, 2020. 2) School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

March 25, 2021

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Iramis Cabrera, PZ&B Interim Director, Village of Palm Springs
Joyell Shaw, PIR Manager, School District of Palm Beach County

April 12, 2021

To: Iramis Cabrera, Village of Palm Springs Planner

From: Tara Bamber, PE 

**Re: Palm Springs Residences
Site Plan Approval Letter
Engenuity Group Project No. 6001.116**

We have received the following through WeTransfer on 4-5-21:

1. Civil Plans, 9 sheets (CS-1, SP-1, WS-1, PD-1 to PD-3, FT-1, FT-2), signed & sealed 3-31-21, by HSQ Group, Inc.
2. Architectural Plans, 17 sheets, signed & sealed 3-25-21, by MSA Architects.
3. Landscape Plan, 25 sheets (L-110 to L-505, L-PH2, L-PH3, L-PH), revised 3-30-21, by Architectural Alliance Landscape (AAL)
4. Boundary Survey, 3 sheets, revised 1-20-21, by Wallace Surveying.
5. Surface Water Management Calculations, 21 sheets, revision 3-23-21, by HSQ Group, Inc.
6. Comment Response Memo, 8 sheets, dated 4-1-21, by Dunay Miskel Backman, LLP

We recommend Site Plan approval with the following conditions:

1. Provide Topographic Survey of property, LWDD canal and Congress Avenue.
2. Provide permits from applicable agencies including, but not limited to, SFWMD, LWDD, FDOT, etc.
3. Provide updated Village details and specifications (CAD files are available) for the water and sewer work.
4. Additional comments may be asked at time of Civil/Utility permit review.

If you should have any questions, please give me a call at 561-655-1151.

Cc: Kim Glas-Castro
Ed Horton
Chad Girard, PE
Lisa Tropepe, PE



Memo

Village of Palm Springs – Planning, Zoning & Building

To: Iramis Cabrera

From: David T. Harden

CC:

Date: April 7, 2021

Re: Palm Springs Residences Resubmission 4/5/2021

Comments: • All my previous concerns have been addressed and I have no further comments.

2/4/2021

Hi again Iramis,

After reviewing these documents and my previous comments letter, LWDD will not require any additional right-of-way along the L-8 Canal. A design section has been developed and submitted to HSQ a year ago.

I do not believe I will need to attend the meeting on Friday morning – what are your thoughts?

Thanks – let me know.

Best regards,

Anne Perry Schreiner

Anne Perry Schreiner | Right-of-Way Specialist

Lake Worth Drainage District | 13081 Military Trail | Delray Beach, Florida 33484

Direct Line | 561.819.5577 | Main Line 561.498. 5363 | Fax | 561.495.9694



Please consider the environment before printing this email.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

4/5/2021

Iramis:

The public-school bus stop location and label look fine.

Thank you.

Michael C. Owens
Senior Planner, Planning & Intergovernmental Relations
Division of Facilities Management

"I'll chase him 'round the moons of Nibia and 'round the Antares Maelstrom

and 'round perdition's flames before I give him up!"

-Khan Noonien Singh

School District of Palm Beach County - North County Support Center
3661 Interstate Park Road North, Suite 200
Riviera Beach, FL 33404
Phone 561.882.1938 PX 21938 FAX 561.882.1942 CELLULAR 561.342.1608
Michael.Owens.1@palmbeachschools.org
www.palmbeachschools.org/planning

4/8/2021

Previous comments have been corrected. No additional comments. Thank you.

Wesley Jolin, IAAI-CFI[®]
Fire Safety Specialist
Palm Beach County Fire Rescue
wjolin@pbcgov.org
561.233.2695
2300 North Jog Road: Suite 1E-40
West Palm Beach FL 33411

From: Wesley Jolin R.
Sent: Thursday, March 4, 2021 3:41 PM
To: Iramis Cabrera (icabrera@vpsfl.org) <icabrera@vpsfl.org>
Subject: Palm Springs Residences site plan (2085 S Congress Avenue)

Good afternoon Iramis,

Please share the following fire rescue comments with the design team:

- 1) Main entrance from Congress needs to be at least 20 feet in unobstructed width and indicated on the plans
- 2) Main exit onto Congress needs to be at least 18 feet in unobstructed width and indicated on the plans
- 3) Both sets of main entrance gates need to be equipped with a "Click2Enter" (primary) system and a Knox key switch (secondary) [not a Knox box] to allow fire department rapid entry into the complex
- 4) The southwest emergency entry needs to be equipped with a Knox box or a Knox padlock
- 5) Fire hydrants require a 5 foot clear radius. Several of the narrow landscape islands have hydrants located inside and do not provide the proper working clearances.
- 6) Fire hydrants are required to be located within 100 feet (hose lay) of building fire department connections

Wesley Jolin, IAAI-CFI[®]
Fire Safety Specialist
Palm Beach County Fire Rescue
wjolin@pbcgov.org
561.233.2695
2300 North Jog Road: Suite 1E-40
West Palm Beach FL 33411

3/5/2021

Good evening Iramis,

At this point the USPS does not unit addresses are assigned and the mailbox submittals are received.
Please advise if both Bonnie and Beth are still the point of contact for this project.

Thank you,

Nikki Rudershausen
United States Postal Service
South Florida District
Delivery Programs
Growth Management Coordinator
2200 NW 72ND AVE STE 222
Miami, FL 33152-9321

Direct Line 305-470-0553
Fax Line 305-470-0554

PALM SPRINGS RESIDENCES

SITE PLAN LEVEL 1



DATE : 5/10/2021

SCALE: 1"=50'-0"

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THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

PLANNING AND INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK RD. N., STE 200
RIVIERA BEACH, FL. 33404

PHONE: 561-434-8020 / FAX: 561-357-1193
WWW.PALMBEACHSCHOOLS.ORG/PLANNING

KRISTIN K. GARRISON
DIRECTOR

WANDA F. PAUL, M.Ed., MBA
CHIEF OPERATING OFFICER

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	03/24/2021		
	SCAD No.	21032401F - FLU and 21032401D - D. O.		
	FLU /Rezoning/D.O. No.	202100211 - Village of Palm Springs		
	PCN No. / Address	70-43-44-18-05-010-0040 and 70-43-44-18-00-000-1040 / 3243 Lillian Road and 2085 S. Congress Ave.		
	Development Name	Palm Springs Residences		
	Owner / Agent Name	The Young Mens Christian Asso. of the Palm Beaches, Inc. / Beth Schrantz, Dunay, Miskel & Backman, LLP		
	SAC No.	183		
	Proposed Amendment Proposed Unit No. & Type	Max. 349 Residential Units - FLU 264 Apartment Units - D. O.		
Impact Review		CO Taylor-Kirklane Elementary School	Palm Springs Middle School	John I. Leonard High School
	New Students Generated	22	9	11
	Capacity Available	119	81	-654
	Utilization Percentage	92%	95%	121%
School District Staff's Recommendation	Based on the findings and evaluation of the proposed development, there will be negative impact on the public school system. Therefore, if the proposed development is approved by the Village Council, School District staff recommends the following condition to mitigate such impacts. In order to address the school capacity deficiency generated by this proposed development at the District high school level, the property owner shall contribute \$151,910.00 to the School District of Palm Beach County prior to the issuance of first building permit. This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.			
Validation Period	1) This determination is valid from 03/25/2021 to 03/24/2022 or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 03/24/2022 or this determination will expire automatically on 03/24/2022.			
Notice	1) The SCAD letter under case# 19080701F & 19080701D expired on August 22, 2020. 2) School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

March 25, 2021

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Iramis Cabrera, PZ&B Interim Director, Village of Palm Springs
Joyell Shaw, PIR Manager, School District of Palm Beach County



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

March 29, 2021

THIS PRE-APPLICATION LETTER IS VALID UNTIL – March 29, 2022
THIS LETTER IS NOT A PERMIT APPROVAL

Bryan Kelley
Simmons & White, Inc.
2581 Metrocentre Blvd, Suite 3

Dear Bryan Kelley:

RE: Pre-application Review for **Category B Driveway**, Pre-application Meeting Date: **February 25, 2021**

Palm Beach County - Palm Springs; SR 807; Sec. # 93006000; MP: 4; Access Class - 5;

Posted Speed - 40; SIS - Influence Area; Ref. Project:

Request: Right-in/right-out/left-in driveway on west side of SR 807/Congress Avenue, approximately 530 feet North of Lillian Rd.

SITE SPECIFIC INFORMATION

Project Name & Address: **Palm Springs Residences – 2085 S. Congress Avenue, Palm Springs**
Applicant/Property Owner: Simmons and White on behalf of Developer; Parcel Size: **18.39 Acres**
Development Size: **264 Multifamily Residential**

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- A minimum driveway length of 100 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a gate is installed a minimum driveway length of 100 feet is required.
- The proposed driveway shall have a maximum of one inbound lane and one outbound lane. A turnaround area before the gate shall be provided.
- A right turn lane is required and shall meet the minimum requirements in the Florida Design Manual (FDM) and provide a buffered bicycle lane.
- Coordination with Roadway Design is required prior to Permit to redesign the exiting median opening at the proposed driveway. The redesigned median opening shall be properly aligned to the existing driveway on the east side of SR 807 and shall prohibit left turns out of the proposed and existing driveways on the west and east sides of SR 807, respectively.
- A traffic study shall be provided to the Department prior to the time of Permit.
 - o The study shall include operational analysis at the SR 807 at SR 882 intersection.
 - o The study shall document the benefit of modifying the signal phasing to flashing yellow arrow protected/permissive signal phasing on both the northbound and southbound approaches.
 - o Conduct a signal support structural analysis for Flashing Yellow Arrow conversion and confirm the existing signal support system can accommodate the added wind loading.
 - o The applicant will provide all the information required by FDOT AND Palm Beach County to facilitate the evaluation and approval of the proposed conversion.
 - o Upon FDOT's approval, Palm Beach County will perform the signal phasing conversion including the installation of the flashing yellow arrow utilizing funding provided by the developer. The developer will be required to make upfront payment to the County in the amount as determined by the Director of the Traffic Division.
 - o Queuing analysis at the NB turn lane into the site and the SB left turn lane at Lillian Road shall also be included in the study.

Comments:

- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications. Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

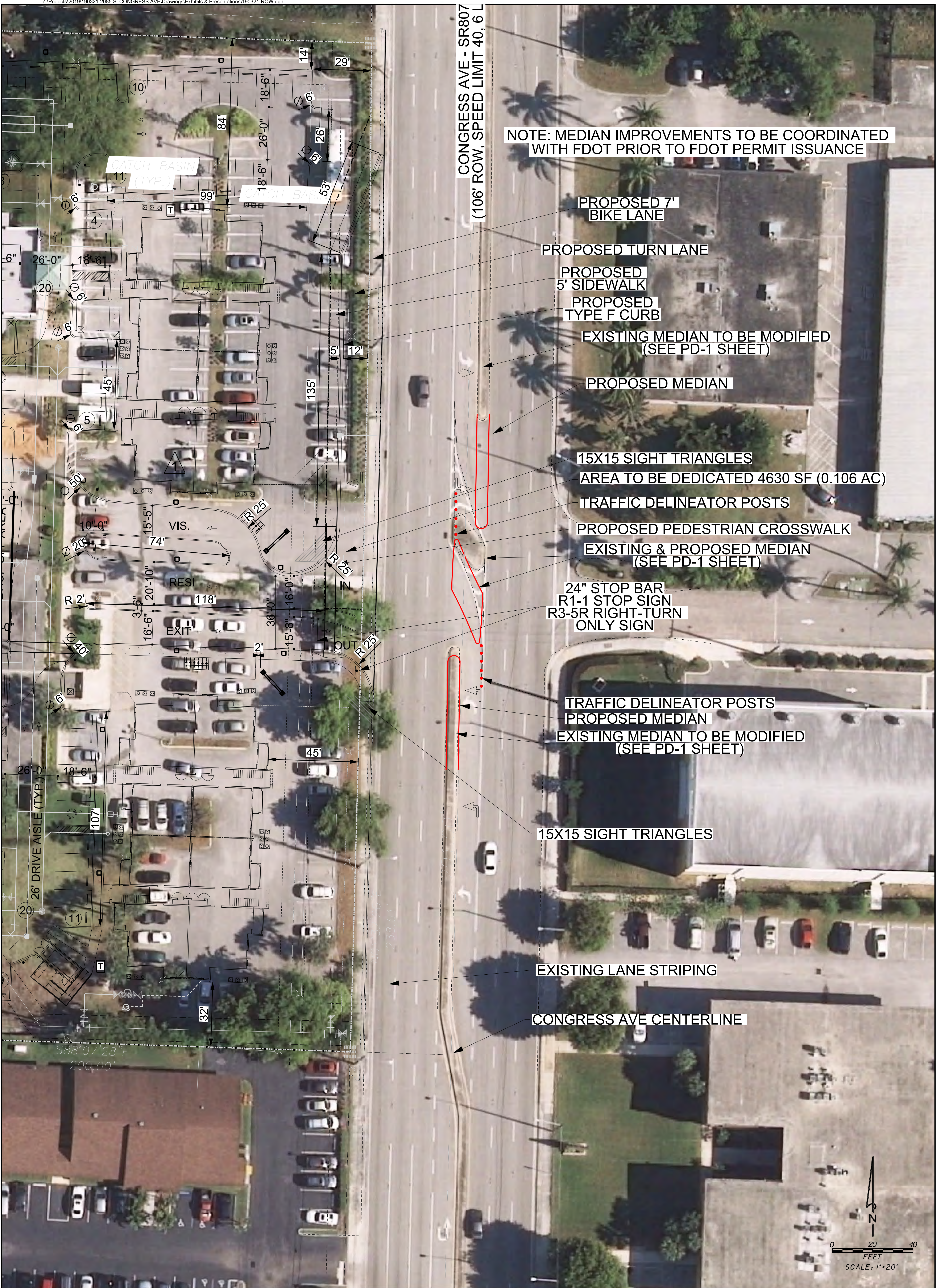
Date: 2021.03.
29 11:31:14 -
04'00'

Dalila Fernandez, P.E.
District Access Management Manager

cc: Jonathan Overton, P.E., Jerry Dean

File: \\DOTSD4HQFS\Share\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2021-02-25\1. 93006000 MP 4 SR 807_Palm Springs Residences\93006 MP 4 SR 807_Palm Springs Residences.docx

www.dot.state.fl.us



PROJECT: 1903-21

SHEET: EX-1

DATE: 07/19

DESIGNED BY: JH

DRAWN BY: RM

CHECKED BY: JH

DATE: 07/19

DESIGNED BY: JH

DRAWN BY: RM

CHECKED BY: JH

PALM SPRINGS RESIDENCES

ENTRY MEDIAN IMPROVEMENT - EXHIBIT

SUBJECT TO FDOT APPROVAL



HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

3			
2			
1	11/15/19	RM	FIRE DEPT COMMENTS
NO	DATE	BY	REVISIONS

Legal Description

LEGAL DESCRIPTION:

PARCEL 1

A parcel of land in Section 18, Township 44 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

BEGINNING at the northeast corner of the south half of the north half of the northeast quarter of the northeast quarter of said Section 18; thence westerly along the north line thereof a distance of 1324.9 feet to the northwest corner thereof; thence southerly along the west line thereof a distance of 339.17 feet to the southwest corner thereof; thence easterly along the south line thereof and along the north line of **FROST PARK** according to the plat thereof recorded in Plat Book 23, Page 188, Public Records of Palm Beach County, Florida, a distance of 939.9 feet, more or less, to a point 385 feet west of the east line thereof; thence northerly, making an angle with the preceding course, measured from West to North of 80 degrees 10 minutes 15 seconds, a distance of 145.07 feet; thence easterly, making an angle with the preceding course, measured from South to East of 86 degrees 10 minutes 30 seconds, a distance of 136.39 feet; thence easterly, parallel to the north line of said **FROST PARK**, a distance of 250 feet to a point in the east line of said Section 18; thence northerly along the east line of said Section 18, a distance of 201 feet to the **POINT OF BEGINNING**.

LESS AND EXCEPTING that portion of said Parcel which lies within the right-of-way of Congress Avenue.

Parcel 2

The North 1/4 of the NE 1/4 of the NE 1/4 of Section 18, Township 44 South, Range 43 East. **LESS AND EXCEPTING** thereof that portion of said Parcel which lies within the right-of-way of Congress Avenue and **LESS AND EXCEPTING** North forty feet (N. 40') as deeded to Lake Worth Drainage District in Quit Claim Deed recorded in Official Records Book 3754, Page 1991.

PARCEL 3

A portion of Block A, **FROST PARK**, as recorded in Plat Book 23, Page 188, Public Records of Palm Beach County, Florida, and being more particularly described as follows:

BEGINNING at the Northwest corner of said Block A; thence North 89°58'20" East (an assumed bearing and all other bearings are relative thereto), along the North line of said Block A, a distance of 77.52 feet; thence South 00°01'40" West, a distance of 105.00 feet; thence South 89°58'20" West, a distance of 77.0 feet; thence North 00°01'40" East, a distance of 105.00 feet to the **POINT OF BEGINNING**.

Also known as Lot 9. **LAKESIDE VILLAGE PLAT 3A** (unrecorded).

LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.G.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
D.W. = DRIVEWAY
EL. = ELEVATION
ENC. = ENCRoACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
F.F. = FINISH FLOOR
FND. = FOUND
F.O.C. = FACE OF CURB
I.D. = INSIDE DIAMETER
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D. = OUTSIDE DIAMETER
O/H. = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
O/S. = OFFSET
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PG. = PAGE
P.I. = POINT OF INTERSECTION
P/O. = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
P.V.M.T. = PAVEMENT
(R) = RADIAL
R. = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
RW. = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S/D. = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
SW. = SIDEWALK
T.O.B. = TOP OF BANK
T.O.C. = TOP OF CURB
TWP. = TOWNSHIP
TYP. = TYPICAL
U.C. = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
= BASELINE
= CENTRAL ANGLE/DELTA
= CONCRETE MONUMENT FOUND (AS NOTED)
= CONCRETE MONUMENT SET (LB #4569)
= ROD & CAP FOUND (AS NOTED)
= 5/8" ROD & CAP SET (LB #4569)
= IRON PIPE FOUND (AS NOTED)
= IRON ROD FOUND (AS NOTED)
= NAIL FOUND
= NAIL & DISK FOUND (AS NOTED)
= MAG NAIL & DISK SET (LB #4569)
= PROPERTY LINE
= UTILITY POLE
= FIRE HYDRANT
= WATER METER
= WATER VALVE
= LIGHT POLE

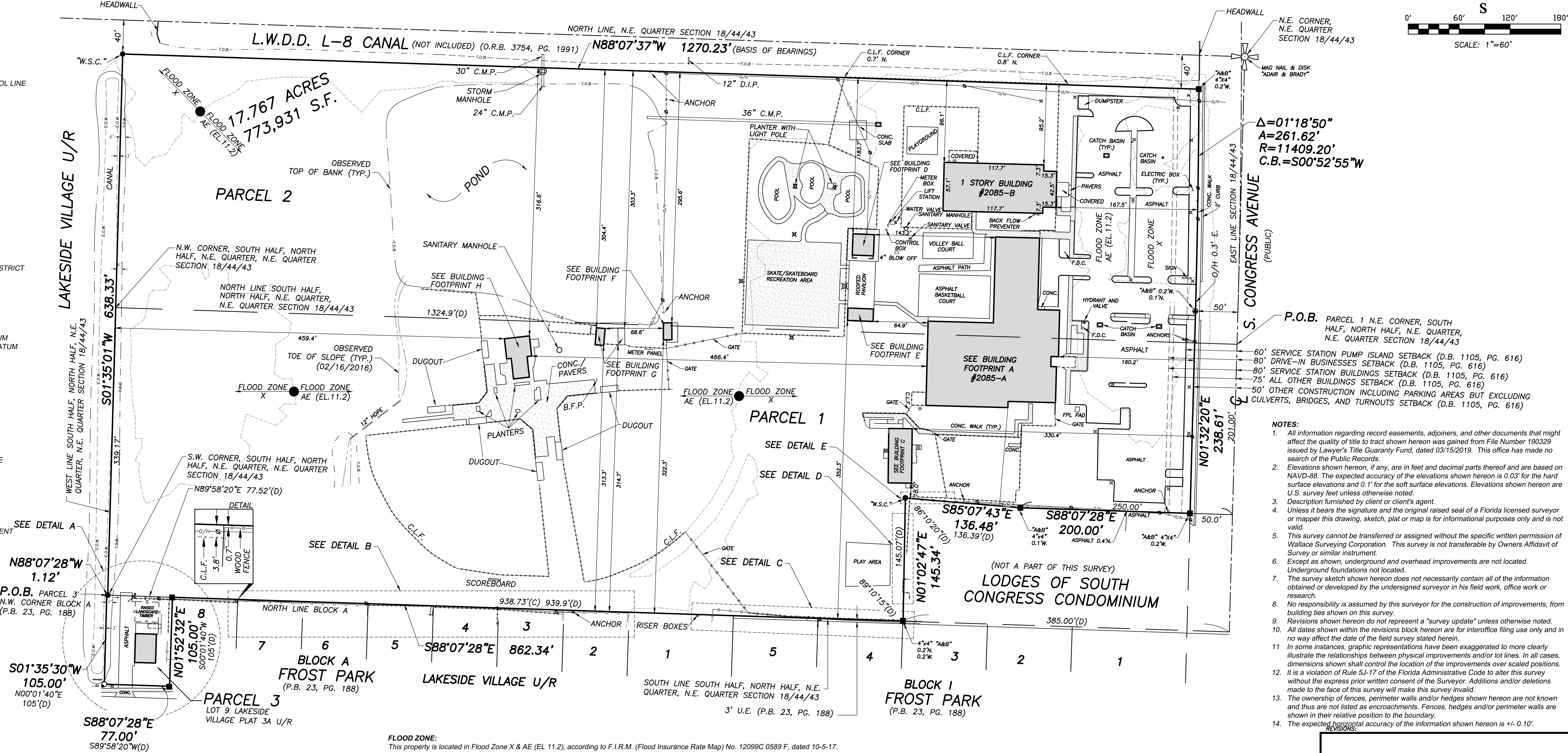
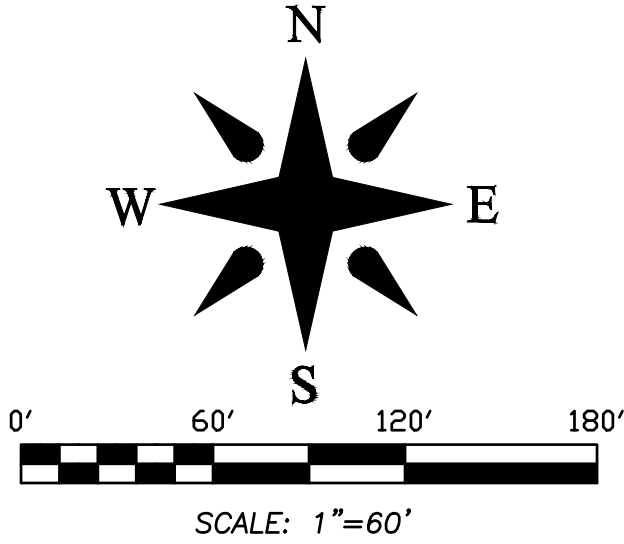
Boundary Survey For:
YOUNG MENS CHRISTIAN ASSN OF THE PALM BEACHES INC

This survey is made specifically and only for the following party for the purpose of a design on the surveyed property.

YOUNG MENS CHRISTIAN ASSN OF THE PALM BEACHES INC

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

SHEET INDEX:
1. SURVEY
2. TREE TABLE & STRUCTURE DETAILS
3. PROPERTY LINE DETAILS



- NOTES:**
- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from File Number 190329 issued by Lawyer's Title Guaranty Fund, dated 03/15/2019. This office has made no search of the Public Records.
 - Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
 - Description furnished by client or client's agent.
 - Unless it bears the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
 - This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
 - Except as shown, underground and overhead improvements are not located. Underground foundations not located.
 - The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
 - No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
 - Revisions shown hereon do not represent a "survey update" unless otherwise noted.
 - All dates shown within the revisions block hereon are for interface filing use only and in no way affect the date of the field survey stated herein.
 - In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
 - It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
 - The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
 - The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

FLOOD ZONE:
This property is located in Flood Zone X & AE (EL. 11.2), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0589 F, dated 10-5-17.

PROPERTY ADDRESS: 2085 S. Congress Avenue, West Palm Beach, FL 33406

LEGAL DESCRIPTION:

PARCEL 1
A parcel of land in Section 18, Township 44 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

BEGINNING at the northeast corner of the south half of the north half of the northeast quarter of the northeast quarter of said Section 18; thence westerly along the north line thereof a distance of 1324.9 feet to the northwest corner thereof; thence southerly along the west line thereof a distance of 339.17 feet to the southwest corner thereof; thence easterly along the south line thereof and along the north line of **FROST PARK** according to the plat thereof recorded in Plat Book 23, Page 188, Public Records of Palm Beach County, Florida, a distance of 939.9 feet, more or less, to a point 385 feet west of the east line thereof; thence northerly, making an angle with the preceding course, measured from West to North of 80 degrees 10 minutes 15 seconds, a distance of 145.07 feet; thence easterly, making an angle with the preceding course, measured from South to East of 86 degrees 10 minutes 30 seconds, a distance of 136.39 feet; thence easterly, parallel to the north line of said **FROST PARK**, a distance of 250 feet to a point in the east line of said Section 18; thence northerly along the east line of said Section 18, a distance of 201 feet to the **POINT OF BEGINNING**.

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Parcel 2
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Also known as Lot 9, **LAKESIDE VILLAGE PLAT 3A** (unrecorded).

CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon conforms Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 01/20/2021

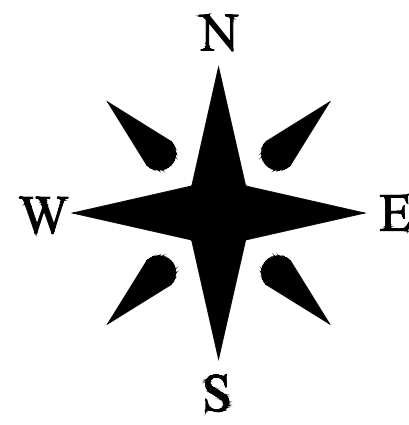
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

Boundary Survey For:

YOUNG MENS CHRISTIAN ASSN OF
THE PALM BEACHES INC

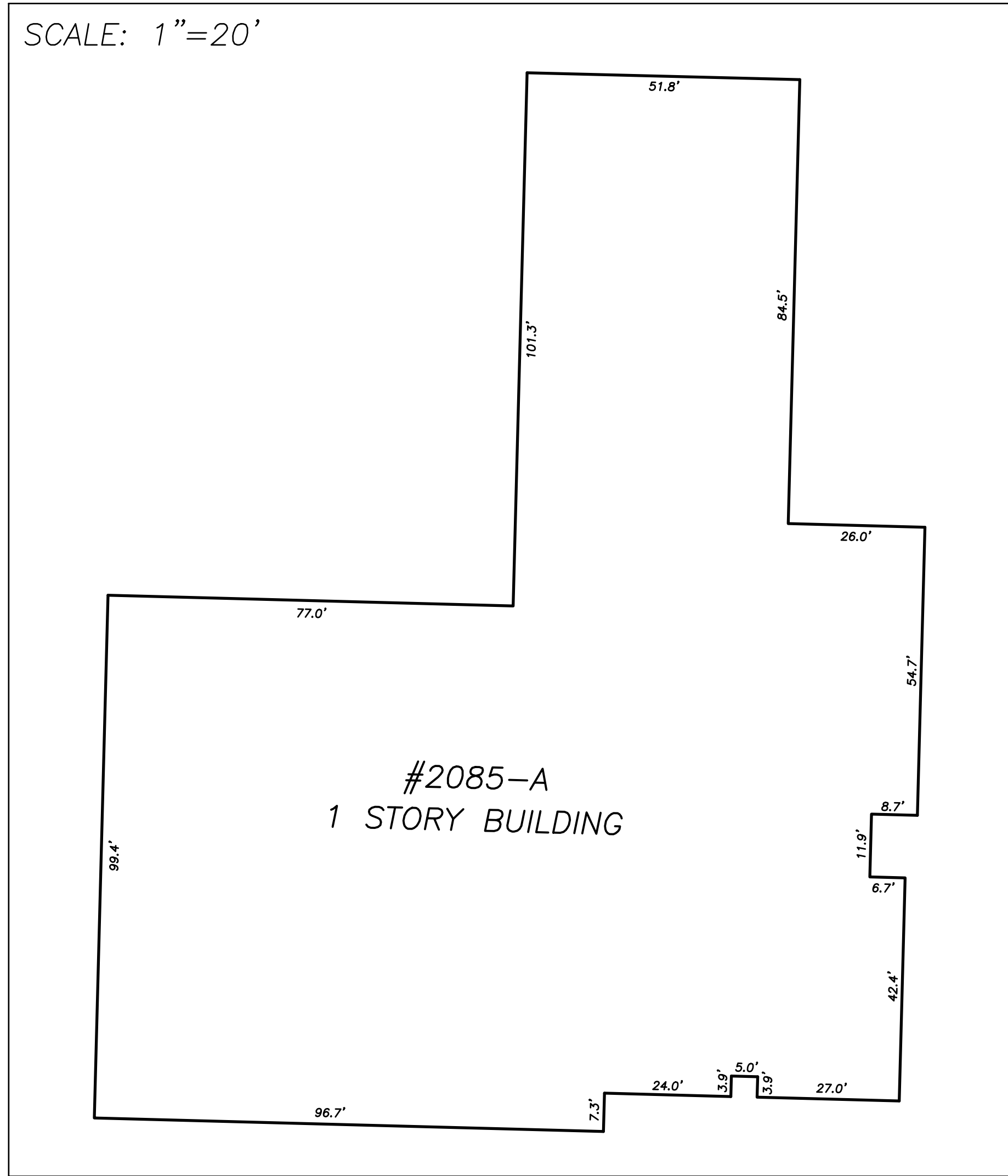


FIELD	J.P.	JOB NO.	09-1252.3	F.B. WP114	PG. 17
OFFICE	K.S.	DATE	6/3/10	DWG. NO.	09-1252-1
CHECKED	C.W.	REF.	09-1252-1.DWG	SHEET	1 OF 3

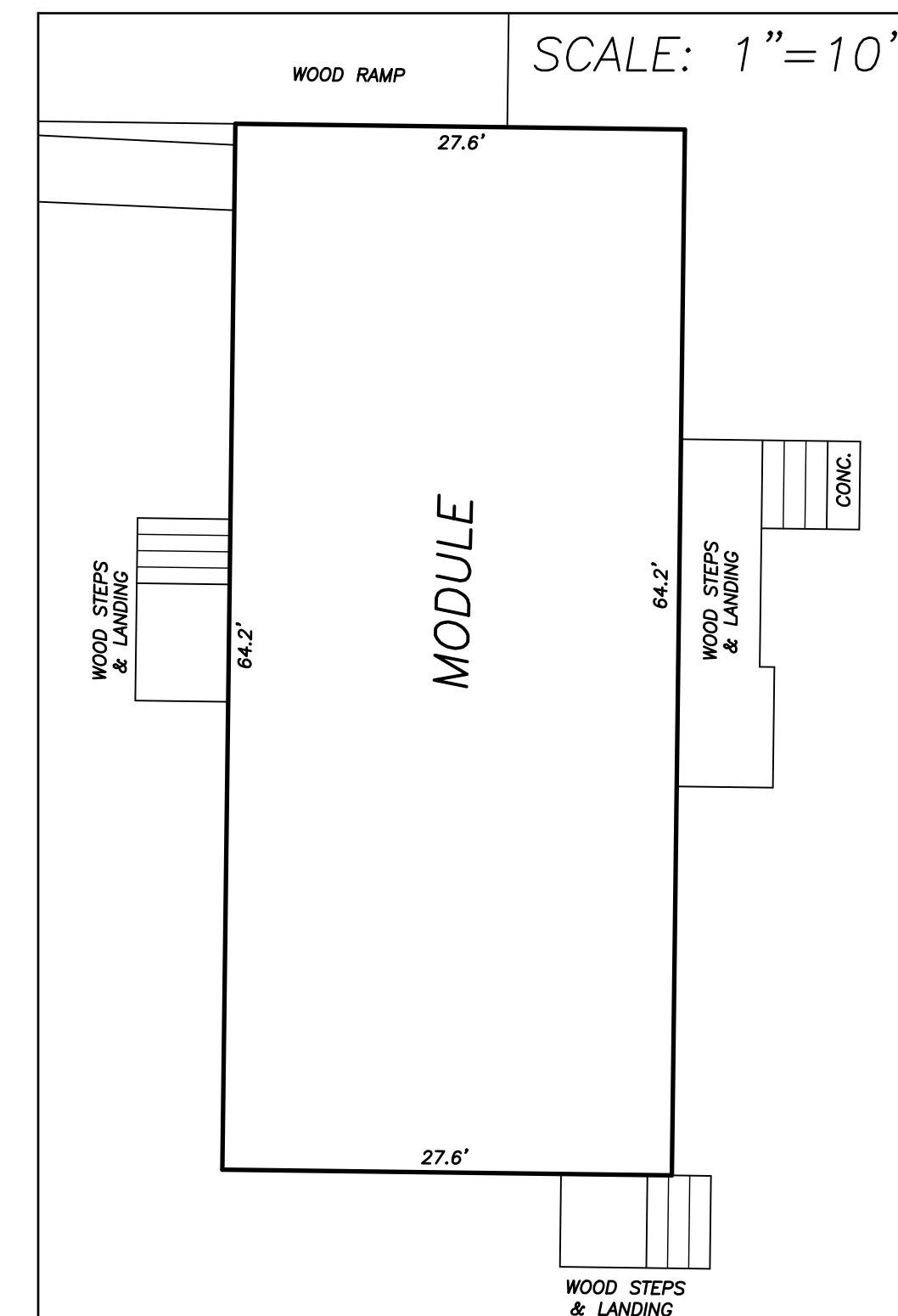


BUILDING FOOTPRINTS

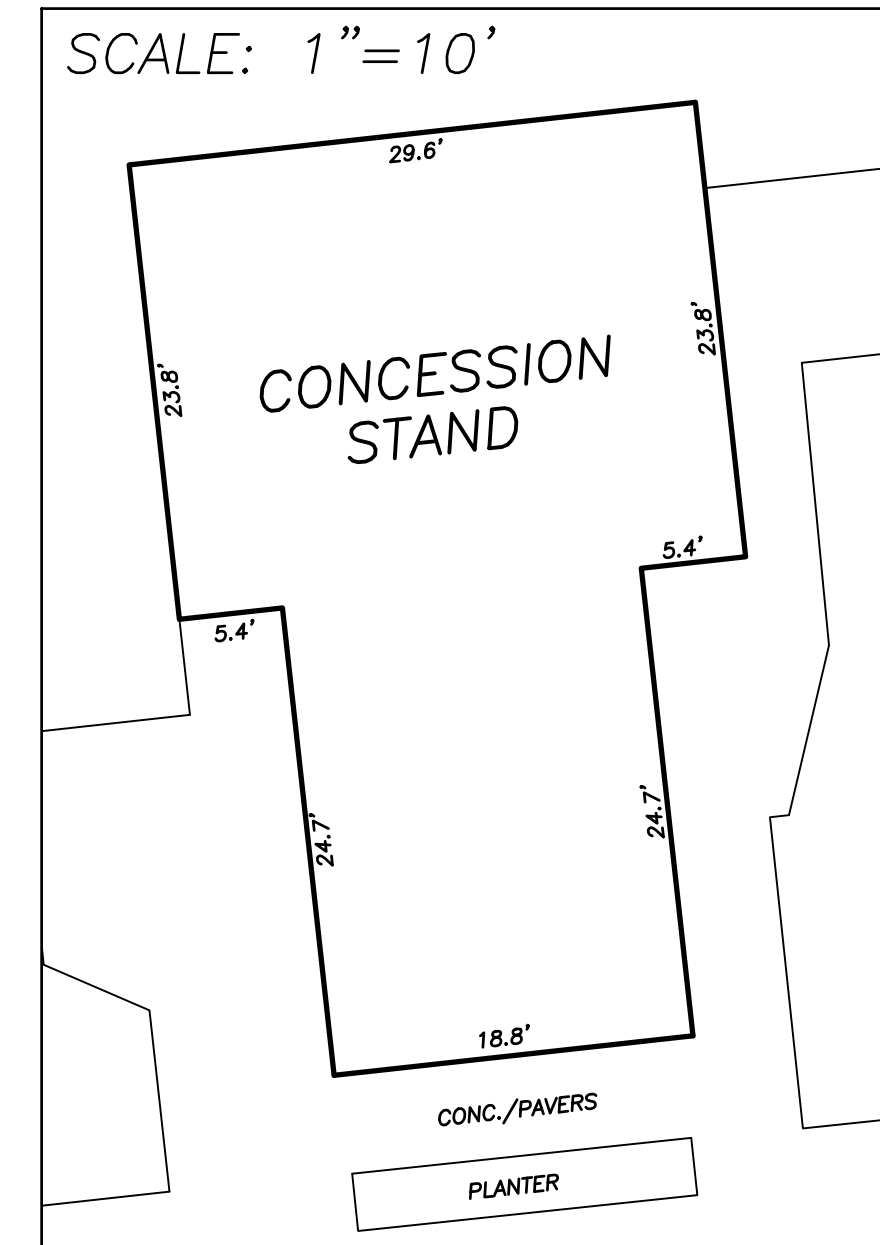
BUILDING FOOTPRINT A



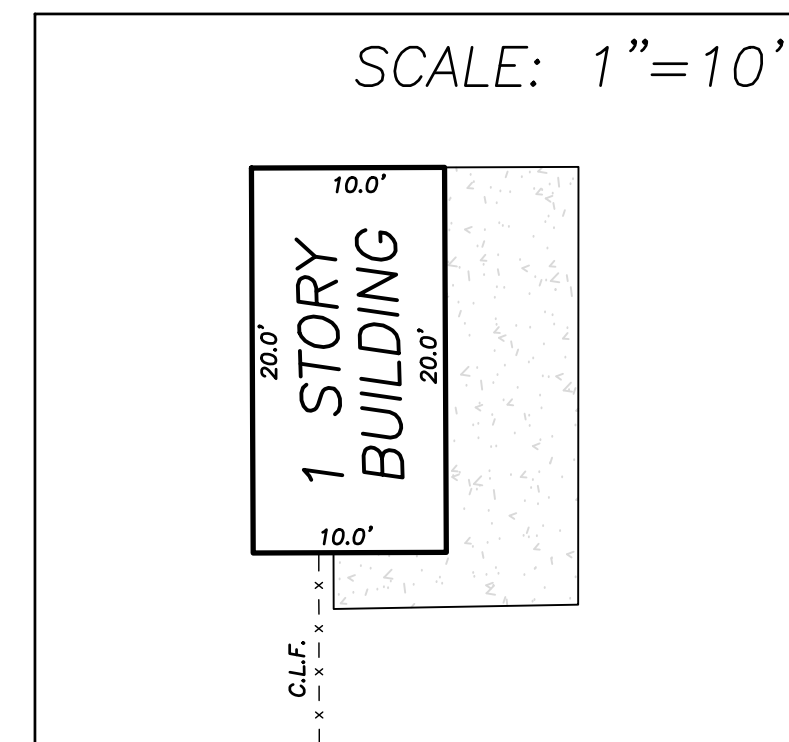
BUILDING FOOTPRINT C



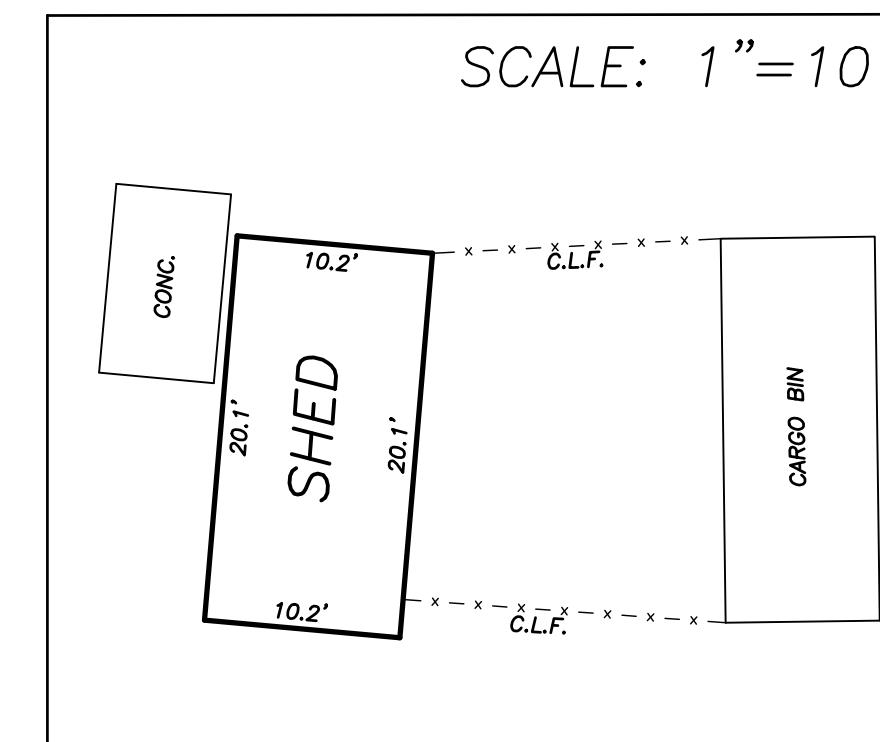
BUILDING FOOTPRINT H



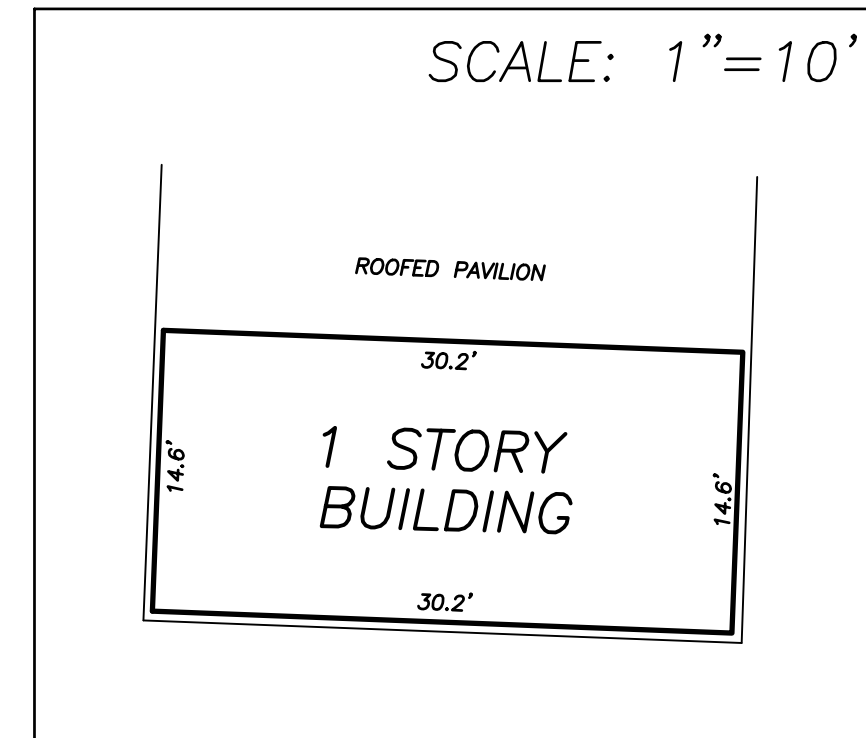
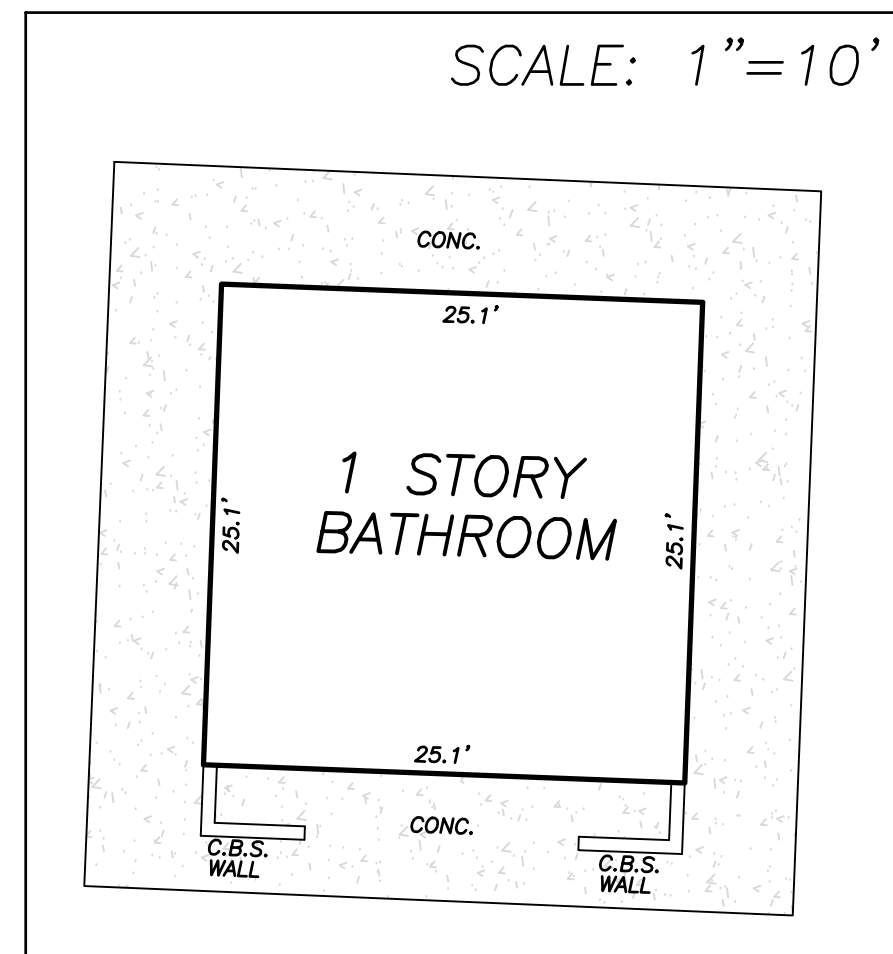
BUILDING FOOTPRINT F



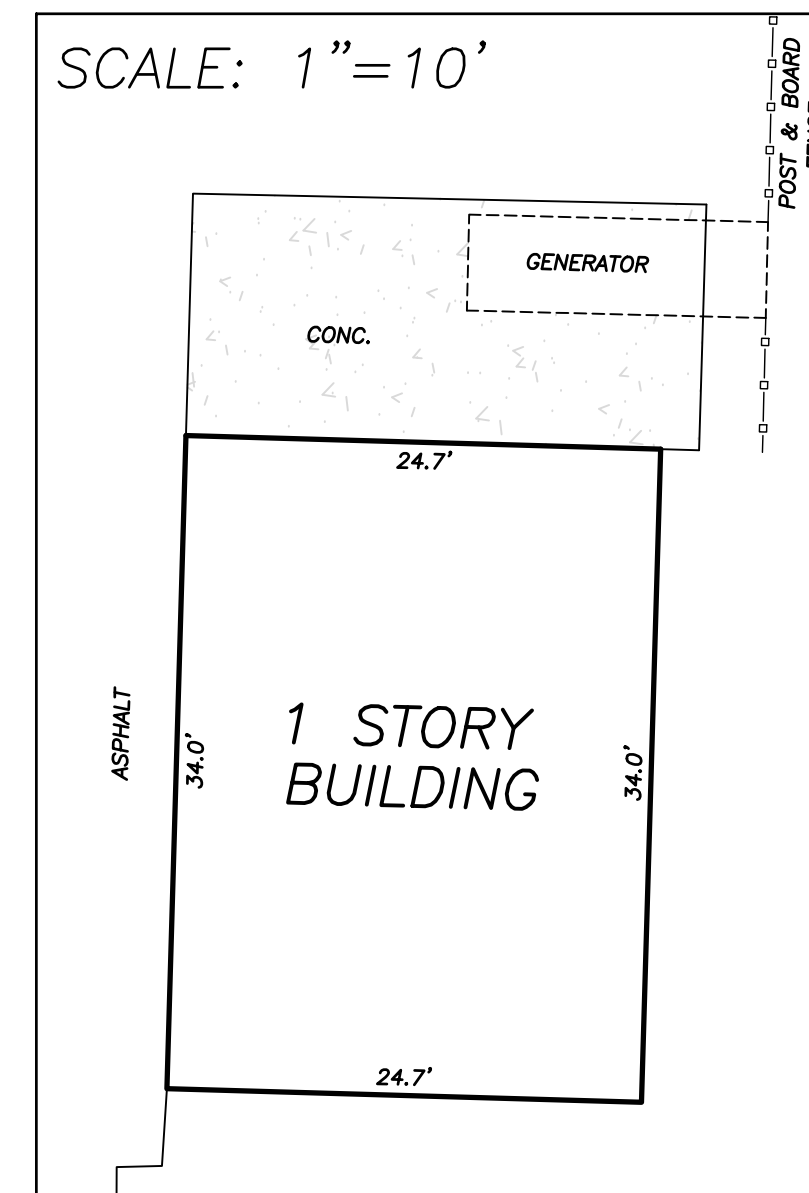
BUILDING FOOTPRINT G



BUILDING FOOTPRINT D BUILDING FOOTPRINT E

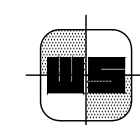


BUILDING FOOTPRINT I



Boundary Survey For:

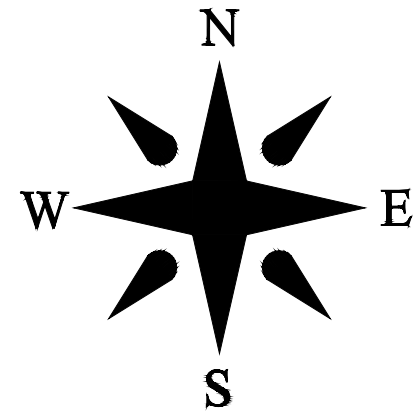
YOUNG MENS CHRISTIAN ASSN OF
THE PALM BEACHES INC



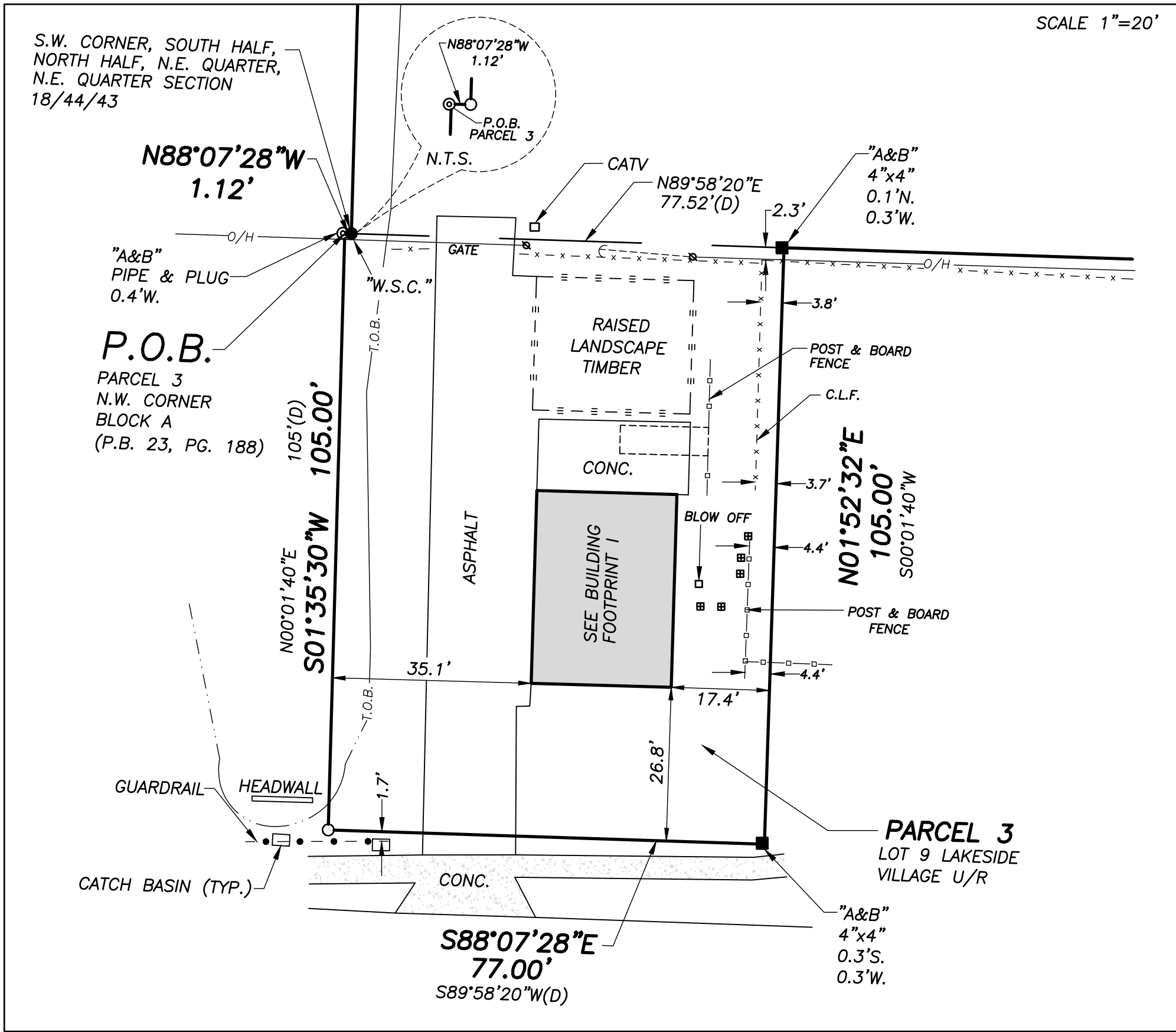
WALLACE SURVEYING
CORP., LICENSED BUSINESS # 4598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: J.P.	JOB NO: 09-1252.3	F.B. WP114 PG. 17
OFFICE: K.S.	DATE: 6/3/10	DWG. NO: 09-1252-1
C.K'D: C.W.	REF: 09-1252-1.DWG	SHEET 2 OF 3

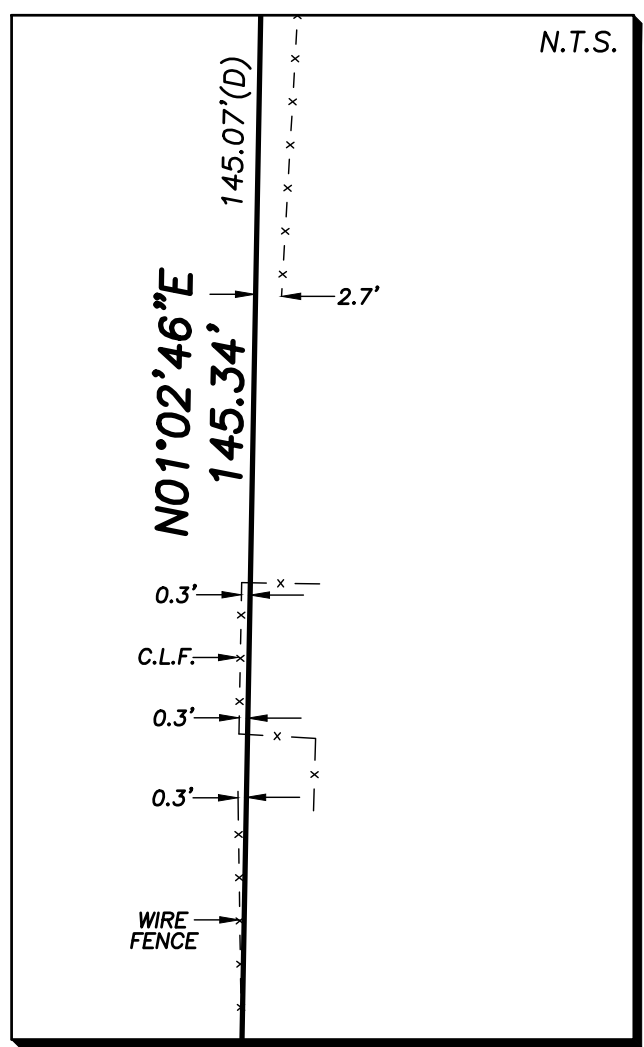
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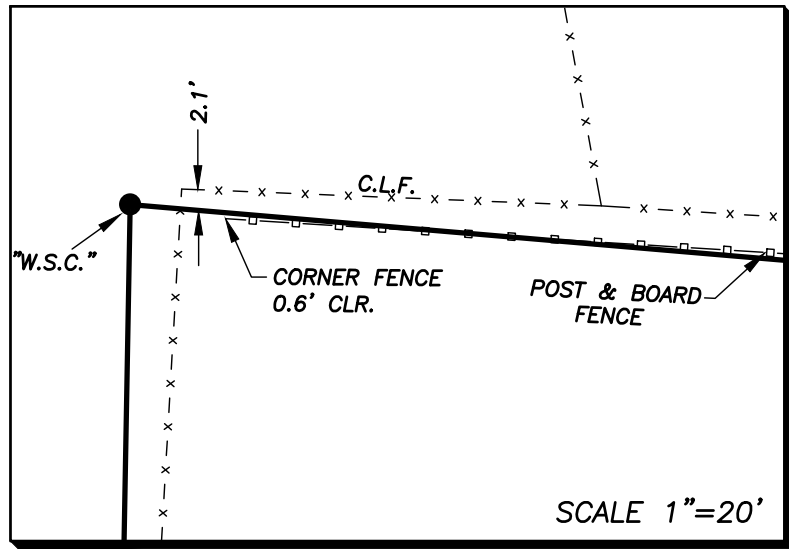
DETAIL A



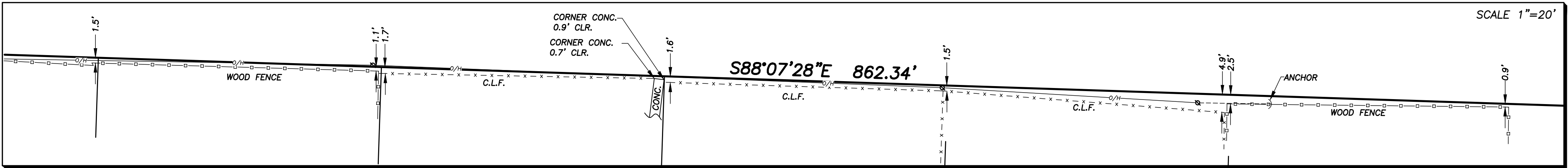
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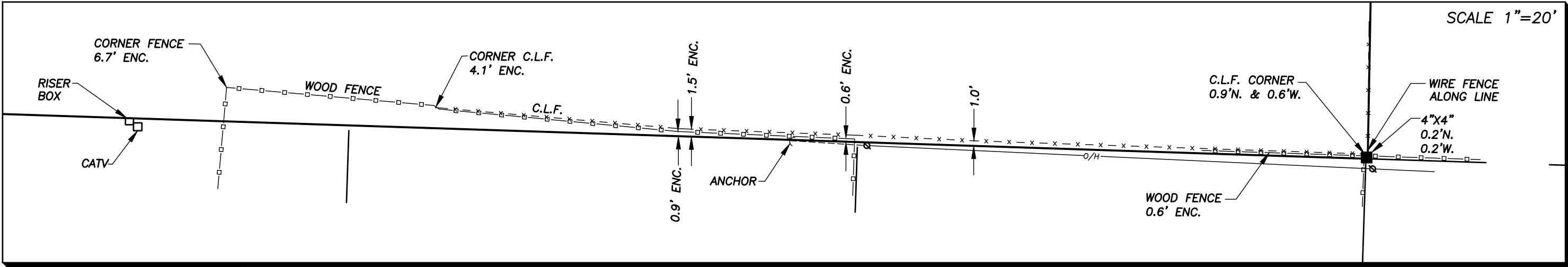
DETAIL E



DETAIL B

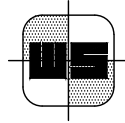


DETAIL C



Boundary Survey For:

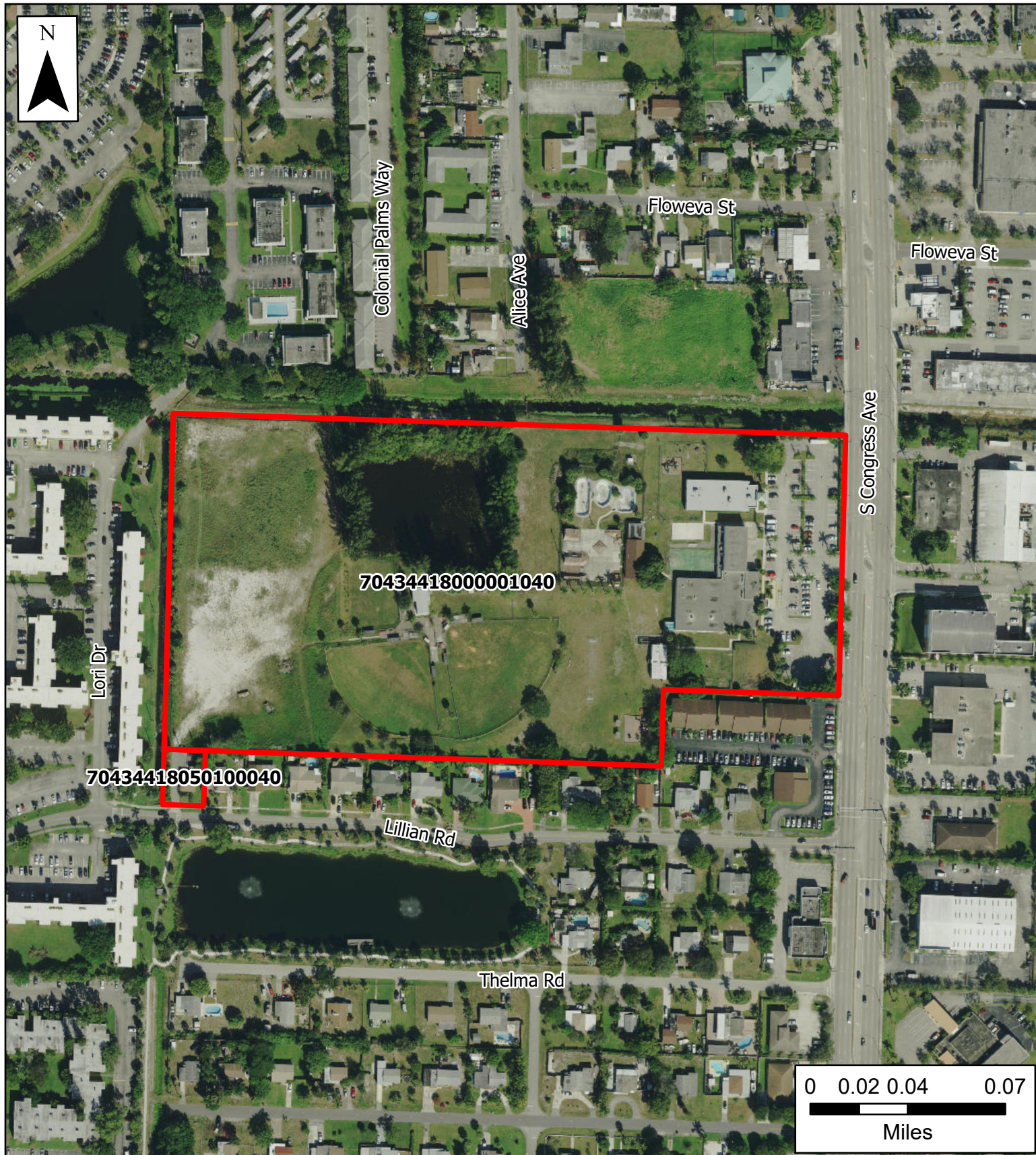
YOUNG MENS CHRISTIAN ASSN OF
THE PALM BEACHES INC



WALLACE SURVEYING

CORP. LICENSED BUSINESS # 4069
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD	J.P.	JOB NO.	09-1252.3	F.B.	WP114	PG.	17
OFFICE	K.S.	DATE	6/3/10	DWG. NO.	09-1252-1		
CHECKED	C.W.	REF.	09-1252-1.DWG	SHEET	3	OF	3



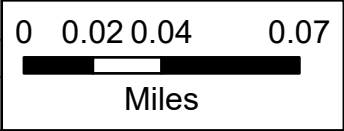
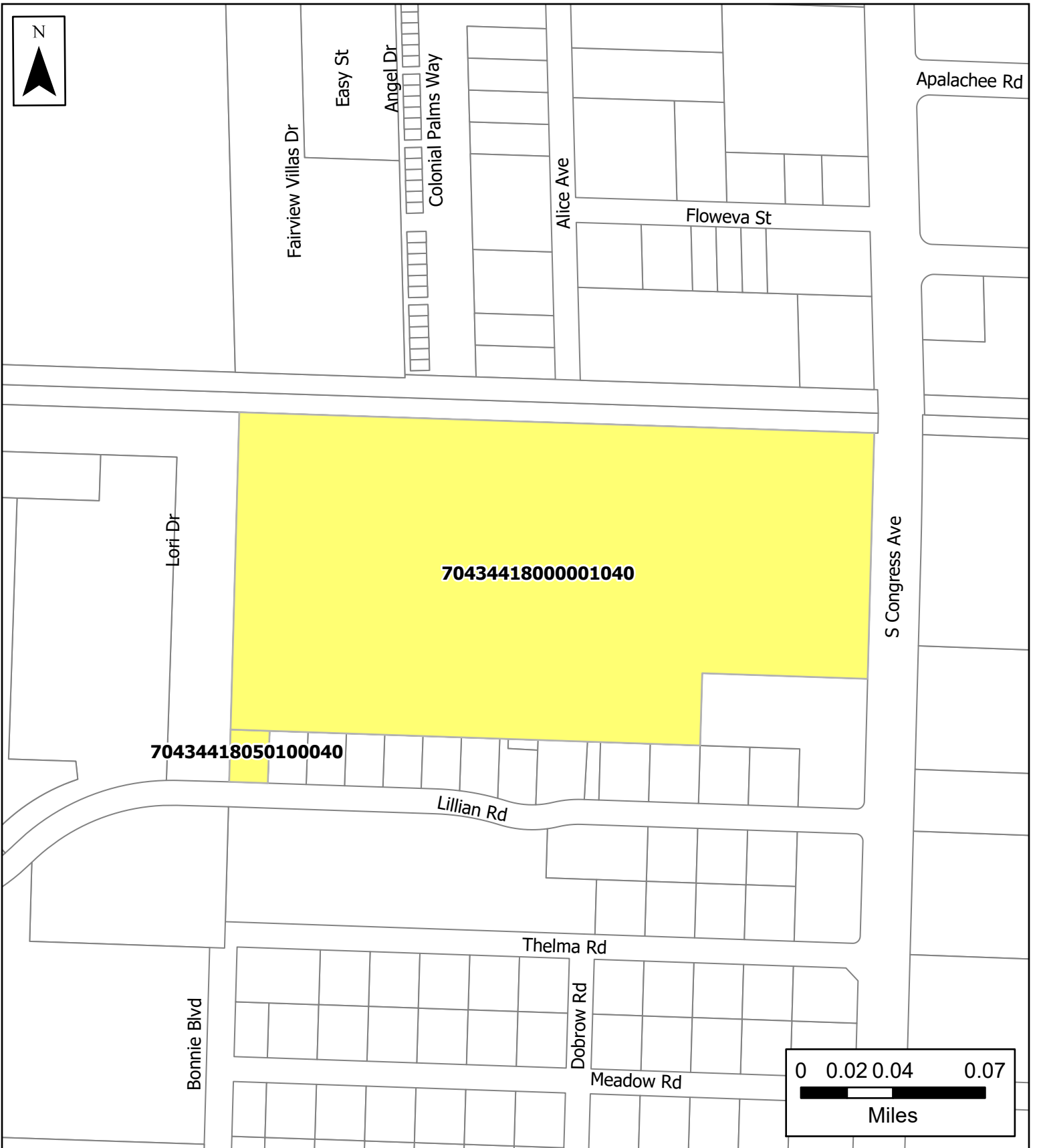
Village of Palm Springs

2085 S. Congress Ave
3243 Lillian Rd
Palm Springs Residences
Location Map

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.

 Property Boundary

Data Source: Property Boundary provided by Palm Beach County, Basemap imagery provided by ESRI Online Services.



Village of Palm Springs

2085 S. Congress Ave

3243 Lillian Rd

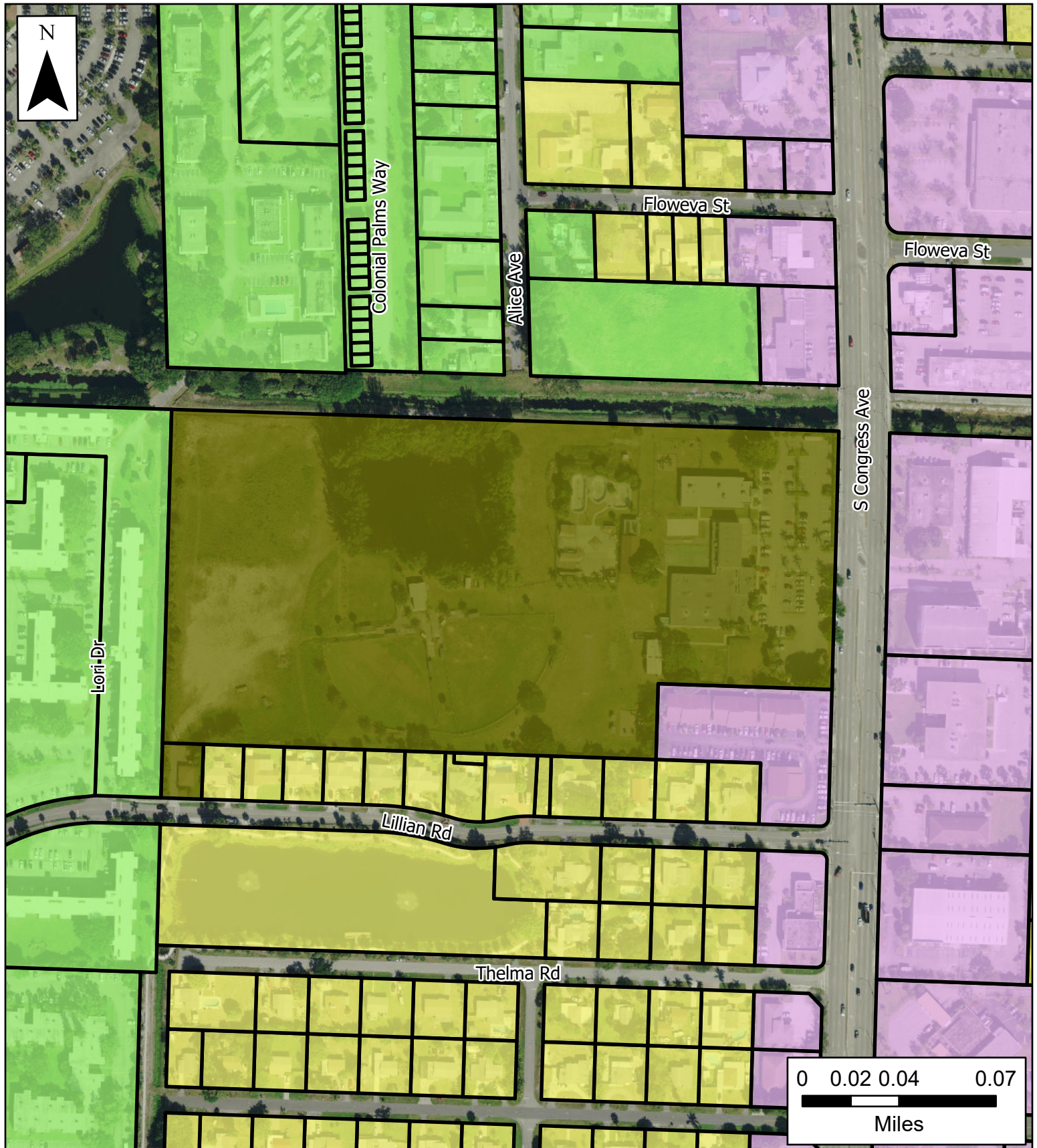
Palm Springs Residences

Location Map

 Palm Springs Residences

Data Source: Property Boundary provided by Palm Beach County, Basemap imagery provided by ESRI Online Services.

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Village of Palm Springs

2085 S. Congress Ave

3243 Lillian Rd

Palm Springs Residences

Future Land Use Map

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- Commercial
- Low Density Residential
- Medium Density Residential
- High Density Residential

Data Source: FLU provided by Palm Beach County, Basemap imagery provided by ESRI Online Services.

May 2021

To: Palm Springs Village Council and Planning & Zoning Board Members
Attn: Mayor Bev Smith, Vice Mayor Gary M. Ready, Mayor Pro Tem Doug Gunther, Council Member Patti Waller, Council Member Joni Brinkman
CC: Mr. Richard J. Reade (Village Manager), Ms. Kim Glas-Castro (Assistant Village Manager), Ms. Iramis Cabrera (Interim Planning, Zoning & Building Director)

RE: Letter of support for the Palm Springs Residences located at 2085 S. Congress Avenue

Dear Honorable Mayor and Village Council:

Please accept this letter as support for the approval of the Palm Springs Residences project. We believe the development of this new residential apartment community will be a great benefit to the Village of Palm Springs.

We feel the proposed development will bring residents, customers and clients to the area which will enhance existing business activity, spur interest from new businesses and be a catalyst for economic growth for our community.

We urge you to support the approval of Palm Springs Residences, as we believe the project will significantly enhance the aesthetic of our community and provide an economic benefit to the Village. Thank you for the consideration.

Sincerely,

Signature: Beverly A. Sheffer

Name (please print): Beverly A. Sheffer, President

Address: 715 LORI Drive, Apt. 206, Palm Springs, FL 334

Organization & Title (if applicable): Condo Assn. of Lakeside Village, Inc.



**FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY**

May 7, 2021

Palm Springs Village Council and Planning & Zoning Board Members
Attn: Joni Brinkman, Doug Gunther, Gary M. Ready, Bev Smith, Patti Waller
CC: Richard Reade, Kim Glas-Castro
Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461

Re: Proposed Development of Property at 2085 South Congress Avenue

Dear Village Council & Planning and Zoning Board Members:

I am writing to express the full support of the YMCA of the Palm Beaches for the sale and redevelopment of our property at 2085 South Congress Avenue by The Spear Group and Mast Capital. As you may be aware, our YMCA has been presented with a unique opportunity to partner with Palm Beach County Parks and Recreation by entering into a public private partnership and rebuilding our community center at Lake Lytal Park, approximately two miles away. The goal being to serve our current community, which includes The Village of Palm Springs, with updated and larger amenities.

When we decided to sell our current property, we were approached by 10-12 of the largest and most prominent firms developing property in South Florida. Careful consideration was given to selecting a developer that would work well with The Village and produce a project that would serve the community well. The Spear Group, with its exemplary reputation, long history of developing quality residential properties in South Florida, and smaller family-operated management was selected as best fit to work cohesively with the Village of Palm Springs. The addition of Mast Capital to the development team only further strengthens the team's capabilities.

As has been the case for close to 40 years, The YMCA of the Palm Beaches will work to strengthen the local community, to include the Village of Palm Springs, at our future location. The successful development of our current property is part of that commitment and the timing of the sale is critical to our plans to rebuild and expand our facilities at the new location, fulfilling our promise to the local community.

Kind regards,

Timothy G. Coffield, Ph.D.
President and CEO

YMCA OF THE PALM BEACHES

2085 Congress Ave., West Palm Beach, FL 33406 P 561.968.9622 F 561.968.2972 ymcapalmbeaches.org

Betty Kranz
85 Shinhollow Rd
Port Jervis. NY 12771
April 29, 2021

Village of Palm Springs
Planning, Zoning and Building Boards

Re: application submitted by Duney, Miskel and Backman LLP

To Whom it may concern;

As a homeowner, directly affected by the proposed development plan I am submitting this letter as I am unable to appear in person. My unit is in building 23 and as all the occupants there we selected our units with several specific criterias in mind. The condition and layout of the condo, the association, amenities, price point, resale value, convenience, aesthetics and quality of life and building 23 is a senior building so we chose this unit anticipating we would spend our retirement here. Despite all the other criterias the part of the condo that sold me was the natural serenity and beauty we are able to embrace every minute in my home because my backyard is not blocked by concrete buildings. Morning coffee on the veranda watching the birds and every night I count the stars as my day winds down. The soothing Florida breezes add to the moment and all my stress is released.

23 is the only building in the complex that does not have buildings behind it, buildings that block the breeze, trap the heat, destroy nature and ruin any chance of having a backyard, this is the reason we chose to live out our days here. Your plan, as I understand it, will erect buildings directly behind our building which will cause the issues I have already stated and severely decrease the value of our condos.

I do understand that Congress and Delaware LLC's are hoping to fulfill their plans without a hitch but it is important they understand that at our age our lives are invested in our "forever" homes, what we have is all we'll have...to lose value because of your proposal will be devastating and unfair to those who was here first. Your plan, as it stands could, could severely devalue our property.

We are asking that the plans are altered to keep the buildings on the Congress end of the project and no structures erected on the Lakeside end keeping the value in our homes so we don't have to seek reparations.

With Regards,

A handwritten signature in cursive script that reads "Betty Lou Kranz". The signature is written in dark ink and is positioned above the printed name.

Betty Lou Kranz

May 2021

To: Palm Springs Village Council and Planning & Zoning Board Members
Attn: Mayor Bev Smith, Vice Mayor Gary M. Ready, Mayor Pro Tem Doug Gunther, Council Member Patti Waller, Council Member Joni Brinkman
CC: Mr. Richard J. Reade (Village Manager), Ms. Kim Glas-Castro (Assistant Village Manager), Ms. Iramis Cabrera (Interim Planning, Zoning & Building Director)

RE: Letter of support for the Palm Springs Residences located at 2085 S. Congress Avenue

Dear Honorable Mayor and Village Council:

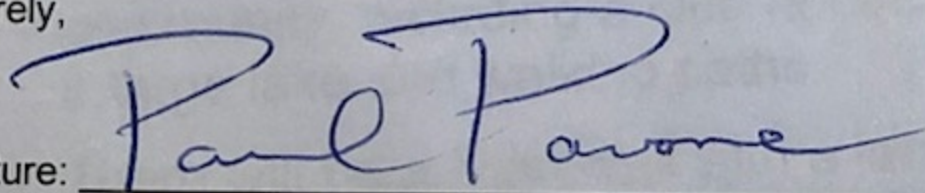
Please accept this letter as support for the approval of the Palm Springs Residences project. We believe the development of this new residential apartment community will be a great benefit to the Village of Palm Springs.

We feel the proposed development will bring residents, customers and clients to the area which will enhance existing business activity, spur interest from new businesses and be a catalyst for economic growth for our community.

We urge you to support the approval of Palm Springs Residences, as we believe the project will significantly enhance the aesthetic of our community and provide an economic benefit to the Village. Thank you for the consideration.

Sincerely,

Signature:



Name (please print):

Paul Pavone

Address:

701 Lori Drive Village of Palm Springs

Organization & Title (if applicable):

Past President Lakeside Village
Current Board Director.

May 2021

To: Palm Springs Village Council and Planning & Zoning Board Members

Attn: Mayor Bev Smith, Vice Mayor Gary M. Ready, Mayor Pro Tem Doug Gunther, Council Member Patti Waller, Council Member Joni Brinkman

CC: Mr. Richard J. Reade (Village Manager), Ms. Kim Glas-Castro (Assistant Village Manager), Ms. Iramis Cabrera (Interim Planning, Zoning & Building Director)

RE: Letter of support for the Palm Springs Residences located at 2085 S. Congress Avenue

Dear Honorable Mayor and Village Council:

Please accept this letter as support for the approval of the Palm Springs Residences project. We believe the development of this new residential apartment community will be a great benefit to the Village of Palm Springs.

We feel the proposed development will bring residents, customers and clients to the area which will enhance existing business activity, spur interest from new businesses and be a catalyst for economic growth for our community.

We urge you to support the approval of Palm Springs Residences, as we believe the project will significantly enhance the aesthetic of our community and provide an economic benefit to the Village. Thank you for the consideration.

Sincerely,

Signature: _____

Carol Meltdrum

5/10/2021

Name (please print): _____

Carol Meltdrum

Address: _____

225 Bonnie Blvd. 33461

Organization & Title (if applicable): _____

Lakeside Village
Resident since 2015



Founding Members

Business Development Board

Chamber of Commerce of the
Palm Beaches

Economic Council of Palm
Beach County, Inc.

Greater Boca Raton Chamber
of Commerce

Greater Delray Beach
Chamber of Commerce

Palm Beach Northern
Chamber of Commerce

Central Palm Beaches
Chamber
of Commerce

CareerSource

Supporting Member

Fannie Mae

Freddie Mac

Mission

The Housing Leadership Council of Palm Beach County, Inc. is an action-oriented coalition of business, civic and community leaders working to identify strategic solutions and funding options to the workforce housing shortage in Palm Beach County. Its primary goal is to increase the availability of attainable housing throughout Palm Beach County for workers at all income levels.

May 10, 2021

Village Council
The Village of Palm Springs
226 Cypress Lane Palm Springs, FL 33461

RE: Endorsement of Palm Spring Residences

The Housing Leadership Council of Palm Beach County, Inc. (HLC) is an action-oriented coalition of business, civic and community leaders working to identify strategic solutions and funding options to the workforce housing shortage in Palm Beach County.

As part of our standard review process of proposed housing projects, the Palm Springs Residences was presented to the Housing Leadership Council's Public Policy Committee who reviewed the project according to endorsement criteria. They recommended approval and the HLC Executive Committee and unanimously voted to support this proposed project at its February 28, 2020 meeting.

One of the primary reasons for our support is the need for quality rental units in this corridor as there are many employment centers within close proximity to this location. Employers have indicated that Class A properties with upscale amenities are essential in their efforts to recruit and retain employees.

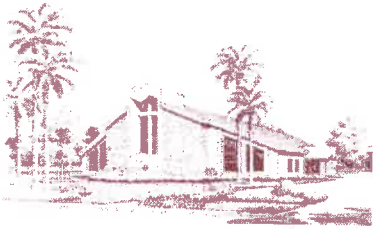
As you know the HLC also provided strong support for the CRA in order to revitalize and redevelop the area. Palm Springs Residences is the first major development project proposed within the newly established CRA and we feel this project strongly aligns with the goals of the CRA.

The HLC strongly supports approval in order to benefit Palm Springs and the county as a whole as we work to address the housing crisis in our community. Please feel free to contact the Housing Leadership Council with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Suzanne P. Cabrera", written over a light blue horizontal line.

Suzanne P. Cabrera
President & CEO



St. Luke Catholic Church

2892 S. Congress Avenue – Palm Springs, FL 33461

Phone (561) 965-8980 – Fax (561) 965-1384

May 10, 2021

To: Palm Springs Village Council and Planning & Zoning Board Members
Attn: Mayor Bev Smith, Vice Mayor Gary M. Ready, Mayor Pro Tem Doug
Gunther, Council Member Patti Waller, Council Member Joni Brinkman

**RE: Letter of support for the proposed Palm Springs Residences located at
2085 S. Congress Avenue**

Dear Honorable Mayor and Village Council:

Please accept this letter to show our support for the approval of the Palm Springs Residences project. We believe the development of this new residential apartment community will be a great benefit to the Village of Palm Springs, providing much needed residential and affordable housing in our community.

It will further likely act as a boost for local businesses with the additional number of residents contemplated.

Accordingly, I am happy to lend my support for the approval of Palm Springs Residences, as our parish believes the project will significantly benefit the Village and our community.

Yours sincerely,

Rev. Andrew D. Brierley

Pastor

CC: Mr. Richard J. Reade (Village Manager), Ms. Kim Glas-Castro (Assistant Village Manager), Ms. Iramis Cabrera (Interim Planning, Zoning & Building Director)

NOTICE OF HEARING FOR LARGE SCALE LAND USE AMENDMENT

Public Hearings on the proposed ordinance will be held in Council Chambers at Village Hall, 226 Cypress Lane, Palm Springs, Florida:

ORDINANCE NO. 2021-05
(Land Use Plan Amendment Large Scale)

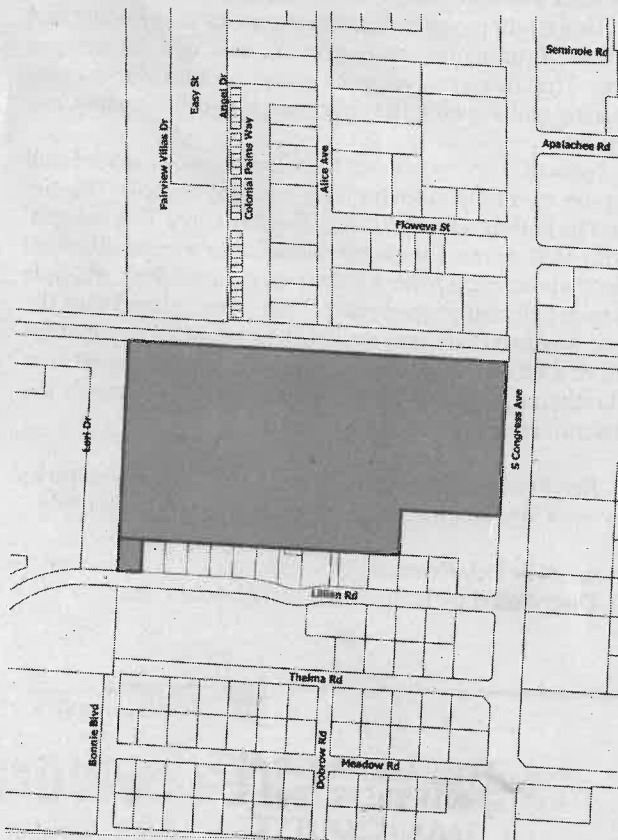
AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE VILLAGE OF PALM SPRINGS, WHICH AMENDMENT IS MORE FULLY DESCRIBED IN EXHIBIT "A"; ATTACHED HERETO, IN ACCORDANCE WITH THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT, AS AMENDED, BEING SECTIONS 163.3161, ET. SEQ., FLORIDA STATUTES, PROVIDING FOR THE AMENDMENT OF THE VILLAGE'S FUTURE LAND USE MAP PURSUANT TO THE COMPREHENSIVE LAND USE AMENDMENT LAWS OF THE STATE OF FLORIDA, FOR THE PURPOSE OF AMENDING THE FUTURE LAND USE DESIGNATION ON THE 18.387 GROSS ACRES PROPERTY LOCATED AT 2085 S. CONGRESS AVENUE AND 3243 LILLIAN ROAD, FROM "OTHER PUBLIC FACILITIES" AND "LOW DENSITY RESIDENTIAL" TO "HIGH DENSITY RESIDENTIAL"; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR DIRECTIONS TO THE VILLAGE CLERK; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OTHER PURPOSES.

Thursday, June 10, 2021 at 6:30 PM by Local Planning Agency

Thursday, June 10, 2021 at 6:30 PM by Village Council, after LPA Meeting

Thursday, July 8, 2021 at 6:30 PM by the Village Council

The ordinance proposes to change the land use and zoning of the parcel as shown on the location map.



The ordinance in its entirety and a legal description by metes and bounds may be inspected at the Office of the Village Clerk during Monday through Friday between 8:00 a.m. and 5:00 p.m. All interested parties may appear at the meeting and be heard with respect to the proposed ordinance at the public hearing.

If a person decides to appeal any decision made by the above Village Council with respect to any matter considered at such hearing, he or she will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons who need an accommodation in order to attend or participate in this meeting should contact the Village Clerk at 965-4010 at least 3 days prior to the meeting in order to request such assistance.

Kimberly M. Wynn, Village Clerk

PUBLISH: Lake Worth Herald

May 27, 2021, June 3, 2021 and June 17, 2021

Hand