



**LOCAL PLANNING AGENCY BOARD AGENDA
REGULAR MEETING
Village Hall - Council Chambers
226 Cypress Lane
Palm Springs, FL 33461
Thursday, July 8, 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. 2021-06 - Land Use and Rezoning (Small-Scale) Amendments - Boatman's Hammock - 4445 Boatman Street and Vacant Lot on Todd Street (*Quasi-Judicial Hearing*)
1. Proposed Ordinance No. 2021-06 - Comprehensive Plan (Small Scale) Land Use and Rezoning Amendment - 4445 Boatman Street and Vacant Lot on Boatman Street
 2. Exhibit "A" Staff Report & Conditions of Approval (For Informational Purposes Only)
 3. Applicant's Justification Statements
 4. Proposed Site Plan, Landscape Plans, Building Elevations (For Informational Purposes Only)
 5. Colored Site Plan and Renderings (For Informational Purposes Only)
 6. Aerial, Location, FLU and Zoning Maps
 7. Advertisement - Ordinance No. 2021-06 Small Scale - 4445 Boatman Street and Vacant Lot on Boatman Street

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: July 8, 2021

DEPARTMENT: Planning, Zoning & Building

ITEM 3.1: Ordinance No. 2021-06 - Land Use and Rezoning (Small-Scale) Amendments - Boatman's Hammock - 4445 Boatman Street and Vacant Lot on Todd Street (*Quasi-Judicial Hearing*)

SUMMARY:

Mr. William Sargent, agent for K. Hovnanian SE Florida Division (Applicant), is requesting a small-scale land use plan amendment and rezoning on 5.44 acres (comprised of two unified parcels) located at 4445 Boatman Street and a Vacant Lot on Todd Street to facilitate a Multi-Family (townhome) development project.

The proposed small-scale land use and zoning changes would be from existing Palm Springs to new Palm Springs designations and the combined properties are less than 10 acres in size (5.44 acres total) and are planned for urban (residential) use:

Existing Village Future Land Use	Proposed Village Future Land Use	Existing Village Zoning	Proposed Village Zoning
Commercial	Medium Density Residential (up to 10 du/ac)	Commercial General (CG)	Residential Multiple-Family (RM)

The Applicant is requesting that the property be designated with the Village's Medium-Density Residential future land use category (10 du/ac), which would allow up to a maximum intensity of 54 residential dwelling units. The property was annexed into the Village of Palm Springs in 2016 and assigned Village Commercial and Commercial General future land use and zoning designations, respectively.

Note: The subject property is bound to the west by Commercial land use and to the north,

south, and east by Residential land uses [Palm Beach County Medium Density Residential 5 (MR5) and Village Medium Density Residential land use].

The Applicant is concurrently requesting site plan approval (SPR21-09) and three (3) waivers for Residential Planned Development (RPD) to construct 54 two-story fee simple townhomes within 9 buildings. The proposed community would have access via Boatman Street. Amenities are expected to include a swimming pool, tot lot, play knoll with fitness equipment, and an open field for lawn games.

The Applicant is requesting three (3) waivers for the proposed RPD site plan:

1. Relief from Sec. 34-164 - Allow 10% of the building facades to receive foundation planting areas rather than the minimum required 25% of the building facades facing a street
2. Relief from Sec. 34-1063(a)(1) - Allow one sidewalk along the street rather than the required sidewalks on both sides of the street
3. Relief from Sec. 34-766(1) - Allow 54 townhomes to be constructed on a 5.44 acre property rather than the 11.47 acres minimum parcel size required in the RM district

The proposed site plan with waivers is presented (within this item) for informational purposes only (no action required at this time). If the proposed small-scale land use map and rezoning amendments are approved on 2nd and final reading, the proposed site plan will be considered by the Village Council under a separate Resolution on August 26, 2021.

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

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

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

The Planning and Zoning Board considered this application during their June 8, 2021 meeting and recommended approval.

The Village Council will consider this item during their July 8, 2021 meeting and their recommendation. 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 meeting (expected August/September 2021).

FISCAL IMPACT:

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

This property is located within the Palm Springs CRA - Lake Worth District and redevelopment would result in increased TIF revenue.

ATTACHMENTS:

Proposed Ordinance No. 2021-06 - Comprehensive Plan (Small Scale) Land Use and Rezoning Amendment - 4445 Boatman Street and Vacant Lot on Boatman Street

Exhibit "A" Staff Report & Conditions of Approval (For Informational Purposes Only)

Applicant's Justification Statements

Proposed Site Plan, Landscape Plans, Building Elevations (For Informational Purposes Only)

Colored Site Plan and Renderings (For Informational Purposes Only)

Aerial, Location, FLU and Zoning Maps

Advertisement - Ordinance No. 2021-06 Small Scale - 4445 Boatman Street and Vacant Lot on Boatman Street

ORDINANCE NO. 2021-06

(SMALL SCALE LAND USE AMENDMENT & REZONING)

AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING THE COMPREHENSIVE LAND USE PLAN OF THE VILLAGE, PURSUANT TO THE “SMALL SCALE” COMPREHENSIVE LAND USE AMENDMENT LAWS OF THE STATE OF FLORIDA, FOR A 5.44-ACRE PARCEL OF TWO LOTS UNIFIED THAT IS CURRENTLY VACANT AND PLANNED FOR “MEDIUM DENSITY RESIDENTIAL” LOCATED ON TWO (2) UNIFIED PARCELS AT 4445 BOATMAN STREET AND A VACANT LOT ON TODD STREET, AND BEING MORE FULLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO, FROM A FUTURE LAND USE DESIGNATION OF “COMMERCIAL” TO A FUTURE LAND USE DESIGNATION OF “MEDIUM DENSITY RESIDENTIAL”; FURTHER CHANGING THE ZONING DESIGNATION FROM “COMMERCIAL GENERAL (CG)” DISTRICT TO PROVIDE FOR A ZONING DESIGNATION OF “RESIDENTIAL MULTIPLE-FAMILY (RM)” DISTRICT ON THE VILLAGE OF PALM SPRINGS OFFICIAL ZONING MAP; PROVIDING DIRECTIONS TO THE VILLAGE CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village has determined the need to amend the land use and zoning designations for a parcel less than 10 acres in size (5.44 acres) that is currently vacant, and is currently proposed for “medium density residential” use located at the southern terminus of Patio Court (unassigned address); and

WHEREAS, the Village will initiate the small-scale land use and zoning changes from the existing Village of Palm Springs designations. The subject property is less than 10 acres in size; and

WHEREAS, there is a limitation of ten (10) dwelling units maximum on the property; and

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

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

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

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

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

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

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

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

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

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

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

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

upon adoption.

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

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

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

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
BEV SMITH, MAYOR

First Reading _____

Second Reading _____

ATTEST:

BY: _____
KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR LEGAL FORM AND SUFFICIENCY

BY: _____
GLEN J. TORCIVIA, VILLAGE ATTORNEY



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Small-Scale Land Use Amendment, Rezoning and Site Development Plan (Residential Planned Development Site Plan with Waivers) - Boatman Hammock – 4445 Boatman St & Vacant lot on Todd St.

Application Summary			
Applicant / Petitioner	K. Hovnanian SE Florida Division, LLC.	Submittal Date	3/1/2021
Reference Name	Boatman's Hammock	Case Number	SPR21-09
		Parcel Control No	70-42-44-24-00-000-5670 & 70-42-44-24-32-010-0160
Location	Assembly of the properties 4445 Boatman St & vacant lot on Todd St	Site Area	±5.44 acres
P&Z Bd Meeting	June 8, 2021	Local Planning Agency	July 8, 2021
Council Meeting (1 st Reading)	July 8, 2021	Council Meeting (2 nd Reading)	August 26, 2021
Requests			
Proposed Use(s)	Small-Scale Land Use Amendment of the Future Land Use Map to change the land use from Commercial to Medium Density Residential, concurrent with Rezoning from Commercial General (CG) to Residential Multiple-Family and a Planned Development Site Plan for construction of 54 two-story townhomes within nine buildings.		
Number of Buildings	9 Buildings (approximately 56,061 SF total)		
Waivers	1. Requesting a waiver from Sec.34-164 to allow 10% foundation planting instead of 25% minimum required of the linear feet of building façade facing a street. 2. Requesting a waiver from Sec.34-1063(a)(1) to allow for one sidewalk on a street or primary driveway interconnected with other pedestrian ways instead of sidewalks on both sides of the main street. 3. Requesting a waiver from Sec.34-766(1) to allow the construction of 54 residential dwelling units within 5.44 acres instead of 11.47 acres minimum required within the RM district.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	Total of 169 parking needed 2.5/ DU + 25% for guest	189 spaces total 54 garages spaces 108 driveway spaces (2 per unit) 27 guest spaces	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard (South)	25'	31'	Yes
Rear yard (North)	20'	61'	Yes
Side yard (East & West)	20'	Residence 29' Pool cabana building 20'	Yes
Site Characteristics			
Existing Use	Vacant lot & Multi-Family Homes	Proposed Use	Residential Multiple Family
Existing Zoning	Commercial General (CG)	Proposed Zoning	Residential Multiple-Family (RM)
Existing Future Land Use	Commercial	Proposed Future Land Use	Medium Density Residential
Proposed Density	10 du/acres		

Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Multi-Family Residences	Medium Density Residential (MR5) - unincorporated	Multi-Family Residential (RM) - unincorporated
South	Nursing Home	Medium Density Residential	Residential Multi-Family (RM)
East	Single-Family Residences	Medium Density Residential	Residential Multi-Family (RM)
West	Commercial (auto repair and general businesses)	Commercial	Commercial General (CG)
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of the new residential Medium density planned development site plan, as depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan, compatibility with surrounding uses and generally consistent with the CRA Lake Worth Road District objectives. Planning & Zoning Board considered the application during their regular meeting on June 8, 2021 and recommended approval - motion was carried 5-0.			



I. Site History

- Ordinance 2014-31: Annexation

The property located at Todd Street, was voluntarily annexed into the Village of Palm Springs on December 11, 2014 and concurrently designated with the Village's Future Land Use and Land Development District of Commercial and Commercial General, respectively.

- Resolution 2014-54: Annexation

The property located at 4445 Boatman Street, was annexed into the Village of Palm Springs via interlocal agreement with Palm Beach County, the agreement was executed by Palm Beach County on January 13, 2015, and the Village Council approved the annexation on December 11, 2014.

II. Comprehensive Plan Consistency

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

III. Waivers Requested

The applicant is seeking the following waivers:

Waiver #1: The applicant is requesting a waiver relief from Sec.34-164 to allow 10% foundation planting instead of 25% minimum required of the linear feet of building façade facing a street.

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

Waiver #3: The applicant is requesting a waiver relief from Sec.34-766(1) to allow the construction of 54 residential dwelling units within 5.44 acres instead of 11.47 acres minimum required within the RM district.

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

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

Waiver 1: The request in-line with the Village's Comprehensive Plan and Land Development Code. The waiver request is not detrimental to the public health, safety, and welfare of the area. Increased plantings in the rear of the building increase the residential security and provides for the natural landscaping typical of a foundation planting.

Waiver 2: The waiver request is in harmony and consistent with the intent and purpose of the Village's Comprehensive Plan and Land Development Code. The waiver will not be injurious to the area involved as marked crosswalks are provided to facilitate interconnectivity as well as traffic calming measures to ensure safe movement across the streets. This includes pedestrian crossing signage, stop bars, and stop signs.

Waiver 3: The request is in harmony with the intent of the Village's Comprehensive Plan and Land Development Code. The reduction of lot area size will not impact the public health and safety, and it does not serve to hurt the area. Increased density and smaller lot areas increase the residential economy and provide more of a boost to the surrounding local development.

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

Waiver 1: Steps were taken in the design process to provide for excess open space and common amenities because of the requested decrease in foundation plantings. Additionally, the increase rear plantings provide an increase in screening for the rear of the property and is visually incorporated into the landscape of the townhomes that have a rear boundary line abutting a common amenity.

Waiver 2: With the reduction of sidewalk to one side of the road, the site can provide open space and amenity space in excess of the minimum standard. This includes backyards as well as the open space play areas and grassy knoll. The addition of a second sidewalk would reduce the existing plantings and reduce the total open space square footage on site. Inline with the Village's Land Development Code, the proposed sidewalk has been incorporated into the surrounding amenities.

Waiver 3: The waiver is a result of a design that increases density efficiency while maintaining an exceeding amount of open and amenity space. The design allows the site to maintain an extremely large amount of space while maintaining the efficiency of the townhome sites.

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

Waiver 1: The waiver request provides for an increase in open space, drainage, and community amenities. Increased foundation planting requirements would severely impact the parking availability at each town home and require excess parking to provide onsite in areas that are currently open space.

Waiver 2: The requested waiver will result in the preservation of natural areas and drainage areas by not increasing the impervious surface area required in providing sidewalks on both sides of the road. If provided, the additional sidewalk would move the buildings into the existing amenity and open space which in turn would decrease the space for activities provided for the residents.

Waiver 3: The granting of this waiver request allows the proposed natural areas and drainage areas to remain at the current size, which is more than the require code. Increased lot area would result in an over reduction of community amenities.

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

Waiver 1: The public benefits from the request of the waiver through the visual benefit of increased rear townhome plantings as well as through the preservation of open space through reduced onsite parking

Waiver 2: The request provides a similar public benefit to the code required two sidewalks minimum, while also preserving green space on site and reducing impervious surface area. The site design specifically provides walkability and ease of access by connecting all the proposed buildings and amenities. The sidewalk connects to the existing sidewalk along Boatman Street and extends the pedestrian linkages of the site beyond the project boundaries.

Waiver 3: There is ample public benefit to be derived from the granting of the waiver. The reduced lot area means

that the homes are more accessible in price range. The open space on site is also preserved as previously mentioned. The design of the site is functionally the same as single large family detached homes but instead places the open and amenity space in community areas for public benefit rather than in private backyards.

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

Waiver 1: Not applicable to this waiver. However, it is important to note that the increased backyard plantings do provide an increase in screening to the rear of each townhome.

Waiver 2: This request does not impact screening and buffering.

Waiver 3: The potential adverse impacts of smaller lot areas on adjacent properties have been addressed in the opaque landscape buffer that provides little to no visibility.

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

Waiver 1, 2, 3 & 4: Economic issues are not used as a justification for these requests. The reduced price of unit based on the lot size is a byproduct of a design that had an original intent to create large open and amenity space on site.

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

Waiver 1: The waiver does not affect the already compatible existing and potential land uses adjacent to the development site. The request for a reduction in foundation waiver plantings only impacts the interior of the site.

Waiver 2: The waiver is primarily regarding the interior of the site and does not have a significant impact on the adjacent land uses. The only aspect of the sidewalk that might affect adjacent land uses is the extension and connection to the existing sidewalk along Boatman. However, this connection only serves to increase the potential development and connectivity and does not negatively impact the parcels it is adjacent to.

Waiver 3: The increased density that would result from the requested waiver is compatible with the surrounding land uses. With primarily commercial on the western boundary and residential on the east, a Multi-Family lot development provides a transition zone between the two incompatible land uses.

Staff supports the applicant's request based on the intent of the applicant to maximize the utilization of the land reducing the amount of impervious surface and consistency with the Village Comprehensive Plan allowing for innovative designs. Although the acreage is below the minimum required for 54 residential dwelling units, the property can still be developed in the proposed manner without any adverse impact to the surrounding properties.

IV. Neighborhood Compatibility

- 1) The proposed project is located east of Military Trail, at the terminus of Boatman Drive, Todd Street and Clemens Street.
- 2) Surrounding properties are a mix of residential and commercial uses.
- 3) The property is located within the Lake Worth Road District CRA.
- 4) The Village Center is located within 1.5 miles.
- 5) A mix of different uses like general retails, restaurants, grocery supermarket and professional offices are located on the proximities along Military Trail.
- 6) Available public transportation on Military Trail is existing within less than ¼ mile from the property.

V. Consistency with Palm Springs Lake Worth Road District CRA

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

I. Improving Utilities and Infrastructure

The development will utilize the existing utilities such as stormwater and wastewater. Additional infrastructure provided on site will enhance the infrastructure facilities and services of the area.

II. Expanding Job Development and Economic Growth

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

III. Enhancing Public Safety

The development proposal will enhance public safety, as the subject site is currently vacant and an ideal area for vagrancy, illegal dumping and other criminal activities to occur due to its location at the terminus of three streets. The development of buffers, fencing, and additional landscape screening around the perimeter of the subject site will significantly decrease the chance of any crime occurring on this property in the future.

IV. Increasing and Maintaining Workforce Housing

The proposed plan provides a multi-family townhomes housing option to an area that is predominantly a single family detached housing area. Single family residences are typically Boatman Hammock more expensive than multifamily units. This will provide an alternative option the existing housing conditions of the surrounding area.

V. Advancing the Partnership with Palm Beach County

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

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

- The plan provides an extension of what is currently an ineffective roadway in Boatman Street. Rather than a short off shoot of Military Trail, it now extends into a residential development.
- The plan encourages good planning policy in site layout by combining two parcels and providing accessibility through an underutilized road. The lot, as it sits, is somewhat trapped between an inaccessible residential area, a canal, and a commercial boundary. The development creates an adequate and accessible site.
- The proposed plan invites modern planning strategies to the surrounding area by establishing transition zoning from commercial to residential. This is beneficial to the outdated building density patterns as it provides an example of a increased density Multi-Family residential development that functionally blends in and does not increase the inadequate existing patterns.

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

The proposed site stands to improve the Palm Springs area and assist the CRA in their objects and strategies. This will be done through good planning techniques, adequate zoning and improvement upon vacant or blighted properties. As discussed, the plan meets the goals and directives of the CRA. The applicant is excited to bring this development to the Palm Springs and revitalize the area through a residential boost in economy.

VI. Regulatory Issues

- The site plan generally conforms to the property development standards of the Residential Planned Development.
 - 1) Proposed project plan generally meets required site development regulations.
 - 2) A Medium-Density Residential Land Use designation and rezoning to RM, shall be approved prior to consideration of the proposed Site Plan.
 - 3) The applicant is responsible to acquire all applicable permits from all regulatory agencies with jurisdiction over the project site, including but not limited to Palm Beach County, LWDD and the Village of Palm Springs.
 - 4) Civil/Utility plans shall be approved by the Village's Engineer.
 - 5) A 32' wide exclusive easement shall be dedicated to LWDD.
 - 6) The project is located within the Airport Land Use Noise Zone (ALUNZ) for Palm Beach County Park Airport.
 - 7) The proposed development is located within the Airport Regulated area Zone 1 for PBIA and Lantana Airport
 - 8) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.
 - 9) Property shall be platted.

VII. Environmental Issues:

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

VIII. Community Outreach/ Notification

- The subject property was posted on May 28, 2021.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on May 21, 2021.
- Legal advertisement was published in the paper on May 27, 2021 and will be re-advertise on June 3, 2021 and July 1, 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 March 1, 2021 depicts the following:

- Application for Small-Scale Land Use Amendment, Rezoning and Residential Planned Development Site Plan approval with 3 waivers for the construction of 54 two-story fee-simply townhomes within 9 buildings.
 1. Site Plan dated received March 1, 2021 revised and resubmitted on June 18, 2021.
 2. Landscape plans dated received March 1, 2021 revised and resubmitted on April 16, 2021.
 3. Engineering plans dated received March 1, 2021 revised and resubmitted on April 16, 2021.
 4. Architectural plans dated received March 1, 2021 revised and resubmitted on April 16, 2021.
 5. Photometric plan dated received March 1, 2021.
 6. Boundary survey.
 7. Traffic study.
 8. Project narrative and Justification Statement of proposed use.
 9. Drainage calculations.
 10. Common amenities detail plan.
 11. Rendering.
 12. Colored site plan.

X Recommendation

The property is located on 2 parcels that make up the site currently within the Commercial General zoning district and have a Commercial Future Land Use designation. The applicant is proposing to rezone to Residential Multiple-Family concurrently amending the Future Land Use to Medium Density Residential and proposing the development of the 5.44 acres parcel with the construction of 54 two-story fee-simple townhomes. The site is primarily accessed from S Military Trail the major arterial and three separate minor arterials: Clemens Street, Todd Street and Boatman Street, being Boatman Street, the main access point to the site. The townhomes will be three-bedroom homes with

a one car garage and a driveway with space for two cars. The buildings will be configured with nine (9) two-story townhome structures and each building with 6 attached units. The community will have one access driveways via the existing Boatman Street right-of-way. Amenities include a tot lot with playground equipment, a swimming pool, walking trail, a playground knoll, and an open grass play area for lawn games.

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

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	82,938 sf (1.90 acres)	120,586 sf (2.76 acres) (50%)
40% maximum lot coverage	94,786 sf	56,061 sf (23%)
Parking spaces (2.5 / unit + 25% for guest)	169 spaces	189 spaces

Planning, Zoning & Building Staff recommends approval of the Small-Scale Land Use Amendment and Rezoning. PZ&B Staff recommends conditional approval of the Residential Planned Development Site Plan with 3 waivers, for the construction of 54 two-story fee simple townhomes subject to the following forty-seven (47) conditions below, a suggestion for a voluntary monetary contribution requested by the School District to mitigate school impacts, and a recommendation from the Planning & Zoning Board:

1. Build out date December 31, 2023.
2. Notice of Actual Construction or Alteration form shall be filled out (form 7460) to determine if the project will be a hazard to air navigation, according to PBIA, and a final determination letter shall be provided to the Village at time of permitting.
3. Per Palm Beach Department of Airports request, each perspective tenant and/or purchaser within the ALUNZ must be informed that occasionally will observe aircraft arriving at and departing from Palm Beach County Park Airport, and shall be disclosed prior to a real estate contract. The condition will become inclusive in the contract's conditions and shall be noted in subsequent contracts. Condition shall be added into the HOA covenants/ deed restrictions document and provided to the Village at time of Platting.
4. The final plat shall be approved by the Village Council prior to issuance of a building permit.
5. The Final Plat shall be approved and recorded prior to any sales.
6. The common amenities (tot lot with playground equipment, the swimming pool, walking trail, open grass area for lawn games and the playground knoll area) shall be completed in their entirety, open for use and accessible to the residents, prior to the issuance of the 21st Certificate of Occupancy (40% of the project)
7. The dedication of the 32-foot exclusive easement to LWDD shall be executed at time of platting.
8. The access driveway that connects Boatman Street with the property located 3716 S Military Trail (Bank of America property) shall be closed by the Applicant with a Village Right-of-Way permit to prevent cut-through traffic to Lakewood Road. The closure of this driveway shall be completed prior to the issuance of the 21st Certificate of Occupancy. The Applicant shall prevent construction vehicles from utilizing this driveway access prior to its closure. The applicant/owner is responsible for the improvement (streetscape

- planting with swale) within the Boatman Street public right-of way, plans shall be submitted to the Planning, Zoning and Building Department for review and approval.
9. Improvements along Boatman Street right-of-way up to South Military Trail (streetscape planting, irrigation, and sidewalk) shall be completed prior to the issuance of the 21st Certificate of Occupancy. Plans shall be submitted to through the Planning, Zoning and Building Department for review and administrative approval and permitting.
 10. 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 the 21st Certificate of Occupancy, and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program.
 11. A Utility/Civil Plan shall be approved by the Village Engineer at time of permitting.
 12. No parking shall be allowed within the driveway extensions along buildings 5, 6 and 7 at any time.
 13. Garages shall be used for parking only. The HOA covenants/ deed restrictions shall include prohibit the conversion of garages into habitable spaces or used as storage.
 14. The HOA shall be responsible for all landscape maintenance, including mowing of private yards (this shall be included in the HOA documents).
 15. The HOA covenants/deed restrictions shall prohibit the installation of sheds, the parking of boats, commercial vehicles, or recreational vehicles anywhere inside the property. Parking of oversized vehicles that do not fit within the typical parking stall (9'x18.5') shall also be prohibited.
 16. Any/all legal instrument recorded shall include deed restrictions on the lots as follows:
 - a. Garages shall remain as garages and shall not be converted to habitable space.
 - b. Only two vehicles shall be parked in the driveways overnight and shall not be permitted to park on or block any sidewalk or drive isles.
 - c. There shall be no screen enclosures or additions permitted including screening the rear patios.
 - d. There shall be no pools permitted.
 - e. No additional impervious or semi-impervious surface.
 17. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
 18. Conditions of approval stated in Village Engineer's letter (Engenuity Group, Inc.) issued on March 29, 2021 shall be satisfied at time of Civil/Utility application review.
 19. No parking shall be allowed, under any circumstances, along the drive isle. Residents and guest parking shall only occur within designated parking stalls, private driveways and private garages.
 20. At time of permitting, provide value of construction and number of construction jobs created to be included in CRA annual report.
 21. Any existing or proposed utility box/cabinet shall be screened from view, Staff recommends wrapping the cabinets/box with a match design accordingly with the existing/proposed location.
 22. Any existing or proposed utility easement shall not overlap more than 5' the landscape buffer.
 23. 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)".
 24. Photometric plans shall be approved by the Planning, Zoning and Building Department at time of permitting.
 25. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
 26. The mail pickup and delivery system shall be approved by the United States Postal Service.
 27. Irrigation plans shall be provided at the time of permitting. Non-potable water shall be used for the irrigation system per Village code.
 28. Provide permits from all applicable permitting agencies, including but not limited to, Lake Worth Drainage District, PBC Fire Department and Village of Palm Springs at the time of permitting.
 29. 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.
30. A copy of the NPDES Notice of Intent for Generic Permit shall be submitted to the PZB Department at time of permitting.
 31. A stabilized surface shall be provided at all time during construction for access by emergency vehicles.
 32. All mechanical equipment's and above-ground infrastructure shall be screened from view.
 33. 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.
 34. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting as needed.
 35. All electric utilities shall be underground.
 36. 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.
 37. 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.
 38. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
 39. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy/Certificate of Completion of each improvement area.
 40. Absolutely no occupancy, other than construction personnel, is permitted prior to TCO/CO.
 41. Photometrics must be certified by an engineer prior to CO.
 42. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
 43. 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.
 44. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
 45. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
 46. At the time of CO, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.

Note: If the Village Council recommends approval of the recommendation made by the Planning & Zoning Board (below) then this will become a condition number 47.

- A concrete wall shall be provided around the entire perimeter as part of the landscape buffer.
47. The School District has requested the Applicant offer a voluntary commitment to make a contribution of \$72,082.00 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 11, 2021.

Boatman's Hammock Townhomes

Land Use Plan Amendment

Land Use Analysis

March 19, 2021

Introduction

On behalf of John Marshall and WPB Partners, LLC, the applicant is requesting to modify the future land use designation of the Boatman Hammock property located in the municipality of the Village of Palm Springs. Approval of this request would change the future land use designation from Commercial (COM) to Medium Density Residential (MD).

The applicant is proposing 54 fee-simple townhomes and companion waiver requests, rezoning to RM and a future land use amendment to Medium Density Residential. The parcel numbers are 70-42-44-24-00-000-5670, 70-42-44-24-32-010-0160.

Existing Uses

The proposed change in Future Land Use designation from COM to MD is suitable and appropriate for the subject site. The site is appropriately sized for a small planned residential development. It has no primary frontage on any major arterial road and provides for adequate setbacks and parking.

The site will provide residential townhome housing for the surrounding community and promote good planning concepts by buffering the highest and most intense commercial uses along the Military Trail corridor for the single-family residential areas to the east.

In addition, the proposed future land use amendment is partial infill and vacant development and shall not exceed the natural or manmade constraints of the area. The subject site has the available facilities and services for the proposed development.

The adjacent development is described in the chart below:

BOUNDARY	EXISTING USE	LAND USE	ZONING
NORTH	Single Family Res.	MR-5	RM
SOUTH	Nursing Home	MD	RM

WEST	Auto Sales /Department Store	COM	CG
EAST	Multi Family Res	MD	RM

Note the nursing home to the south of the proposed site as another form of a less intense Medium Density Residential use which is buffering the Single Family Residential to the east from the commercial corridor on South Military Trail.

LAKE WORTH ROAD SUB-COMMUNITY REDEVELOPMENT

The subject site is located in the Lake Worth Road District of the approved 2019 Community Redevelopment Plan. The proposed project is consistent with the following goals of the Community Redevelopment Agency:

Provide and enhance viable redevelopment opportunities to discourage further westward expansion.

The plan is proposing to develop a vacant parcel and redevelop an isolated Single-Family Residence on the east side of Military Trail. It does not promote any growth westward and is instead adding to the residential value of the local area within the village.

Provide a variety of housing options for persons and families of all income ranges.

The proposed plan provides a multi-family townhomes housing option to an area that is predominantly a single family detached housing area. Single family residences are typically more expensive than multifamily units. This will provide an alternative option to the existing housing conditions of the surrounding area.

Support existing Comprehensive Plan and Managed Growth Tier System provisions for sustainable urban development.

The proposed plan is consistent and supports the Comprehensive Plan, as described in this analysis, and Managed Growth Tier System Provisions for sustainable urban development.

Fully utilize and enhance existing infrastructure facilities and services.

The development will utilize the existing utilities such as stormwater and wastewater. Additional infrastructure provided on site will enhance the infrastructure facilities and services of the area.

Attract new residents, businesses, and services to improve the quality of life for the current population in the URA.

The construction of 54 brand new multifamily townhomes will bring new residents and stimulate the local economy, especially for the current population of the URA. Providing an alternative, lower cost, housing option allows potential residents, who may not have been able to move previously, to become a part of the local community.

INFRASTRUCTURE/PUBLIC SERVICES

The proposed site will propose new wastewater and stormwater connections to existing Village of Palm Springs infrastructure for management on site. This will add additional infrastructure to an area that previously did not have any. The site does not offer any public services as it is a private residential development however its new infrastructure will be incorporated into the existing village services.

Potable water is provided off site by Village of Palm Springs. A letter of service confirmation has been provided within the resubmittal package.

NATURAL RESOURCES

Existing Vegetation

Most of the pervious area is covered with dense trees and vegetation. The existing vegetation onsite is a variety of planted trees, including native and non-native species alike. The parcel with the single-family home does not have any significant existing landscape, with only a singular palm tree located on the main front and several smaller and/or invasive trees and shrubs dotted around the site.

The soils on the parcel are a mixture of Myakka Fine Sand and Basinger Fine Sand and the site is not located in a wellfield zone.

The site is located within Flood Zone X and does not have any wetlands located within the boundaries.

OPEN SPACE

The development of the lot will provide increased usable open space for the residents of the community. Additional open space has been provided on site per the Village's regulation on open space requirements in planned unit developments. A minimum of 35% of the site is to be provided as open space. The plan proposes an open space count of 51.36% with 42.71% of that space serving as recreational area. The open space has been provided more than the requirement and contributes to the overall green space of the area.

AFFORDABLE HOUSING

The townhomes will be less expensive than the traditional single-family home. The surround area is dominated by single family residential with little to no housing diversity. This development provides a new, modern, and affordable form of alternate living space for those in and around the community.

LAND USE COMPATIBILITY

The parcels to the north, south and east are medium density (MD) residential. Single family residential neighborhoods are located on the North and East boundary. A similar transition project exists to the south in the form of the Signature HealthCARE of Palm-Beach nursing home. The parcels along the western boundary are general commercial (CG) and form the corridor of differing retail uses that exist along South Military Trail.

The residential transition parcels and the amendment to Medium Density Residential (MD) for the subject site will act as transition and buffer between the six (6) lane road (Military Trail) and the residential uses in the area. The existing nursing home to the south, zoned RM, acts as an example of a transition property, buffering the residential communities to the east.

INTERGOVERNMENTAL COORDINATION

In line with intent of the URA, the proposed plan has satisfied the goals and expectations as highlighted by Palm Beach County through their promotion of the URA districts. The property is in the Village of Palm Springs and the project will be submitted through that local government body. The county has been made aware of the proposed development for transparency and coordination.

CONSISTENCY WITH ADOPTED GOALS, OBJECTIVES AND POLICES

GOAL: "A residential oriented community with an appropriate mix of land uses compatible with living styles and conditions established within the Village."

The proposed plan is consistent with the goal of the comprehensive plan to promote residential oriented communities and different living styles and conditions in the Village. The site Townhomes are unique to the area and provide additional housing diversity. It also creates an additional multi-family residential area behind the commercial corridor that exists on South Military Trail. Given the stark transition from commercial to single family residential, Multi-family provides an appropriate buffer and land use that is inline with the existing conditions of the area.

Policy P.1: The Urban Redevelopment Area (URA) – The purpose of the URA is to focus on redevelopment and infill efforts by promoting economic growth, improving the present conditions of infrastructure, investment, and reinvestment in the area, and discouraging urban sprawl by directing development where resources exist.

The planned residential development is located within the Lake Worth Road Urban Redevelopment Area. It will redevelop an existing isolated residential lot and a vacant parcel of land. This is an investment in an area that already has existing infrastructure and support for development. The project will not encourage any sprawl as it develops an essentially undeveloped parcel of land in the URA and does not develop any land west of the Village. The project represents a large investment in housing diversity in the area and will promote economic growth through the increase in local residential spending power.

Policy P.2: Higher development intensity/density should be encouraged in the URA where appropriate.

Multi-family residential is inherently denser and more intense than a single-family residential use. The 54 proposed townhome developments are being planned as 9.93 DU/AC with a maximum density of 10 units per acre based upon the future land use amendment request to medium density. This is consistent with the policy as the plan is proposing increased density through a residential development located in a transitional district area.

Objective A: Maintain Palm Springs primarily as a residential area consistent with the densities established in the Comprehensive Development Plan and Future Land Use Map, and which offers a variety of housing types that follow locational and design parameters to guide residential development and redevelopment decisions, by utilizing innovative land development concepts such as Planned Unit Developments and mixed-use concepts.

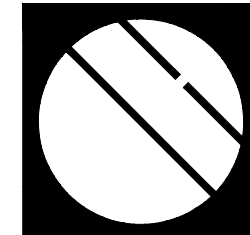
The proposed project is a planned unit development that offers multi-family housing. The planned unit development brings a new housing type to the area through fee-simple townhomes. The development focused on primarily incorporating the surrounding residential into the commercial corridor that exists along the six-lane military trail arterial. The parcel was originally established as a commercial parcel in the comprehensive development plan. The concurrent Future Land Use Amendment to change the parcel to Residential Medium lowers the potential intensity but creates a transitional residential area that is in line with the objective of the Village to maintain the primarily residential nature of the area.

Policy A.3: Promote the location of multi-family residential development in areas with direct access to collector or arterial streets. The location of multi-family residential development shall be consistent with the high and medium density residential areas established on the Future Land Use Map.

The proposed site is located directly off the 6-lane major arterial (South Military Trail) connected by the Boatman Street minor linkage. There is an existing left turn lane that provides the access for Southbound traffic, although there is expected to be no significant increase in traffic. A medium density designation fits the parcel well as it is consistent with the policy of encouraging increased density residential areas near and off major arterials.

Policy A.5: Separate and buffer intense multi-family residential and cluster development areas from single family residences through the landscape regulations in the Village of Palm Springs' Comprehensive Zoning Ordinance.

A landscape buffer compliant with the landscape regulations for planned unit developments in medium density residential districts has been provided on all boundaries. The vegetation will provide a visibility barrier to the residential developments to the east and north as well as the nursing center and commercial areas to the south and west respectively.



Cotleur & Hearing

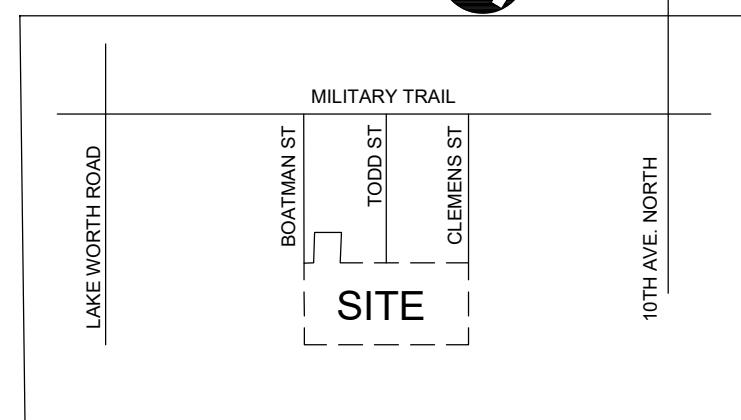
Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Boatman Hammock

Palm Springs, Florida

LOCATION MAP



SITE DATA

NAME OF PROJECT BOATMAN HAMMOCK
PROPERTY CONTROL NUMBER 70-42-44-24-00-000-5670
70-42-44-24-32-010-0160

FEMA FLOOD ZONE X500
TRAFFIC ANALYSIS ZONE 325

EXISTING LAND USE DESIGNATION COMMERCIAL
EXISTING ZONING DISTRICT CG - COMMERCIAL GENERAL

FUTURE LAND USE DESIGNATION MEDIUM DENSITY RESIDENTIAL
PROPOSED ZONING RM - RESIDENTIAL MULTIPLE FAMILY
OVERLAY DISTRICT N/A

MAXIMUM BUILDING HEIGHT 27' - 3 5/16"
NUMBER OF STORIES 2
NUMBER OF BUILDINGS 9

TOTAL SITE AREA 5.44 AC
236,883.01 SF

BUILDING DATA
NUMBER OF MULTIFAMILY UNITS 54
OWNERSHIP FEE SIMPLE

PROJECT DENSITY 9.93 DU/AC

LAND USE
BUILDING LOT COVERAGE SF 56,047 AC 1.29 % 23.66%
VEHICULAR USE AREA SF 59,573 AC 1.37 % 25.15%
OPEN SPACE SF 121,263 AC 2.78 % 51.19%
TOTAL SF 236,883 AC 5.44 % 100.00%

OPEN SPACE
MIN 35% PROV 51.19%
82,909.00 121,263.27

RECREATION
MIN 20% of OS PROV 40.46%
16,581.80 33,544.95

LOT COVERAGE
IMPERVIOUS AREA SF 56,047 AC 1.29 % 23.66%
BUILDING LOT COVERAGE SF 59,573 AC 1.37 % 25.15%
VEHICULAR USE AREA SF 11,067 AC 0.25 % 4.67%
SIDEWALKS & HARDSCAPE SF 558 AC 0.01 % 0.24%
POOL & SPA SF 558 AC 0.01 % 0.24%
TOTAL IMPERVIOUS AREA SF 127,245 AC 2.92 % 53.72%

PERVIOUS AREA
GREEN SPACE SF 94,488 AC 2.17 % 39.89%
RETENTION SF 15,150 AC 0.35 % 6.40%
TOTAL PERVIOUS AREA SF 109,638 AC 2.52 % 46.28%

TOTAL SITE AREA 236,883 5.44 100.00%

PARKING DATA
RESIDENTIAL (2.5 PER UNIT) REQ 135 PROV 54
GARAGE 54
DRIVEWAY (TANDEM) 108
GUEST 25% (AT-GRADE) 34 27

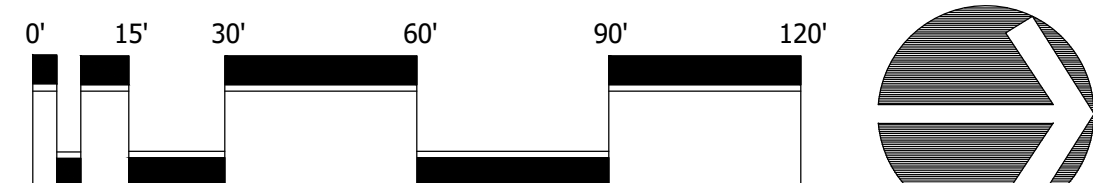
TOTAL 169 189

PEDESTRIAN AMENITIES
BENCH 5 7
TRASH CAN 2 3
BIKE RACK 2 2

LEGEND

ADA EX.	DISABLED EXISTING	ADA SIGN
LB	LANDSCAPE BUFFER	STOP SIGN
R	RADIUS	PEDESTRIAN CROSSING SIGN
SB	SETBACK	LIGHT POLE
TYP	TYPICAL	
ROW	RIGHT OF WAY	
TOB	TOP OF BANK	
EOW	EDGE OF WATER	

Site Plan



Scale: 1" = 30'

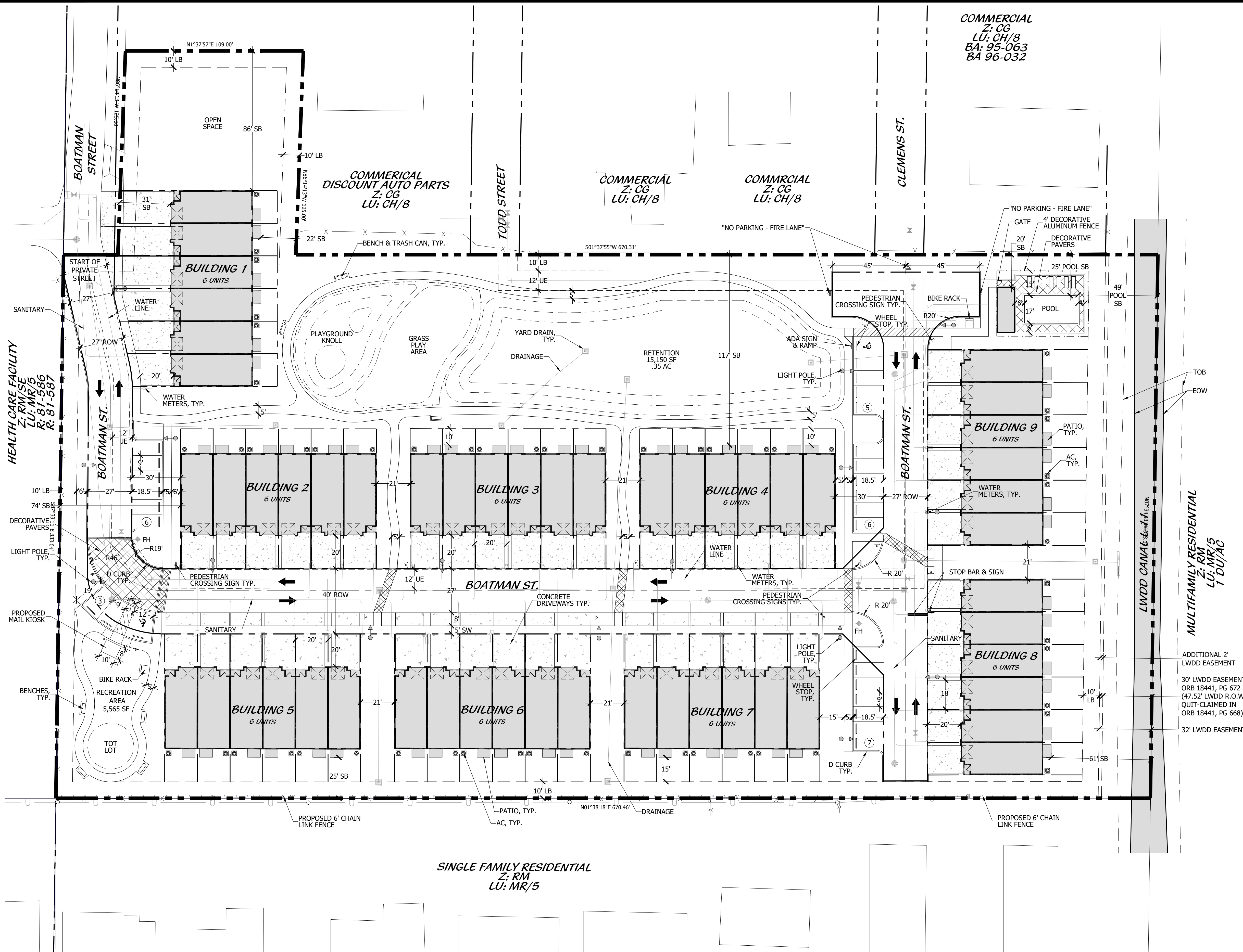
North

SETBACK CHART

	REQUIRED	PROPOSED
FRONT	25'	31'
SIDE (INTERIOR)	20'	21'
SIDE (STREET)	25'	74'
REAR	20'	22'
POOL (REAR)	25'	48'
POOL (SIDE)	12.5'	18'

PROPOSED WAIVERS

CODE SECTION	REQUIRED	PROVIDED	WAIVER
Sec. 34-164 - Required Foundation Plantings	For nonresidential and multifamily properties one acre or more, at least 25 percent of the linear feet of building facade facing a street shall be planted with trees, shrubs or hedges.	10% at a 4 ft x 20 ft sections.	For nonresidential and multifamily properties one acre or more, at least 25 percent of the linear feet of building facade facing a street shall be planted with trees, shrubs or hedges.
Sec. 34-1063(a)(1) - Performance standards.	Sidewalks on both sides of a street or primary driveway, interconnected with other pedestrianways and/or providing access to each building.	Sidewalk on one side of the primary driveway, interconnected with other pedestrianways.	Sidewalks on both sides of a street or primary driveway.
Sec. 34-766(1) - Property development regulations.	9,500 square feet of lot area per unit shall be required.	Average 1,715 square feet of lot area.	9,500 square feet of lot area per unit shall be required.
Sec. 34-1064 - Residential Planned Developments.(e)	20' Setback Required for Pool Cabana Building	14' Setback	For a reduction in the total setback length required for the Pool Cabana Building.



HEALTH CARE FACILITY
Z: RM/SE
LU: MR/5
R: 81-586
R: 81-587

DECORATIVE PAVERS
LIGHT POLE TYP.

PROPOSED MAIL KIOSK
BIKE RACK
RECREATION AREA
TOT LOT

BENCHES TYP.

PROPOSED 6' CHAIN LINK FENCE

PATIO, TYP.
AC, TYP.

DRAINAGE

WATER METERS, TYP.

WATER LINE

YARD DRAIN, TYP.

GRASS PLAY AREA

PLAYGROUND KNOLL

BENCH & TRASH CAN, TYP.

NO PARKING - FIRE LANE

NO PARKING - FIRE LANE

PEDESTRIAN CROSSING SIGN TYP.

BIKE RACK

WHEEL STOP, TYP.

ADA SIGN & RAMP

LIGHT POLE, TYP.

WATER METERS, TYP.

WATER LINE

CONCRETE DRIVEWAYS TYP.

PEDESTRIAN CROSSING SIGNS TYP.

STOP BAR & SIGN

SANITARY

WATER METERS, TYP.

WATER LINE

PEDESTRIAN CROSSING SIGN TYP.

WATER METERS, TYP.

WATER LINE

CONCRETE DRIVEWAYS TYP.

PEDESTRIAN CROSSING SIGNS TYP.

STOP BAR & SIGN

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PEDESTRIAN CROSSING SIGNS TYP.

STOP BAR & SIGN

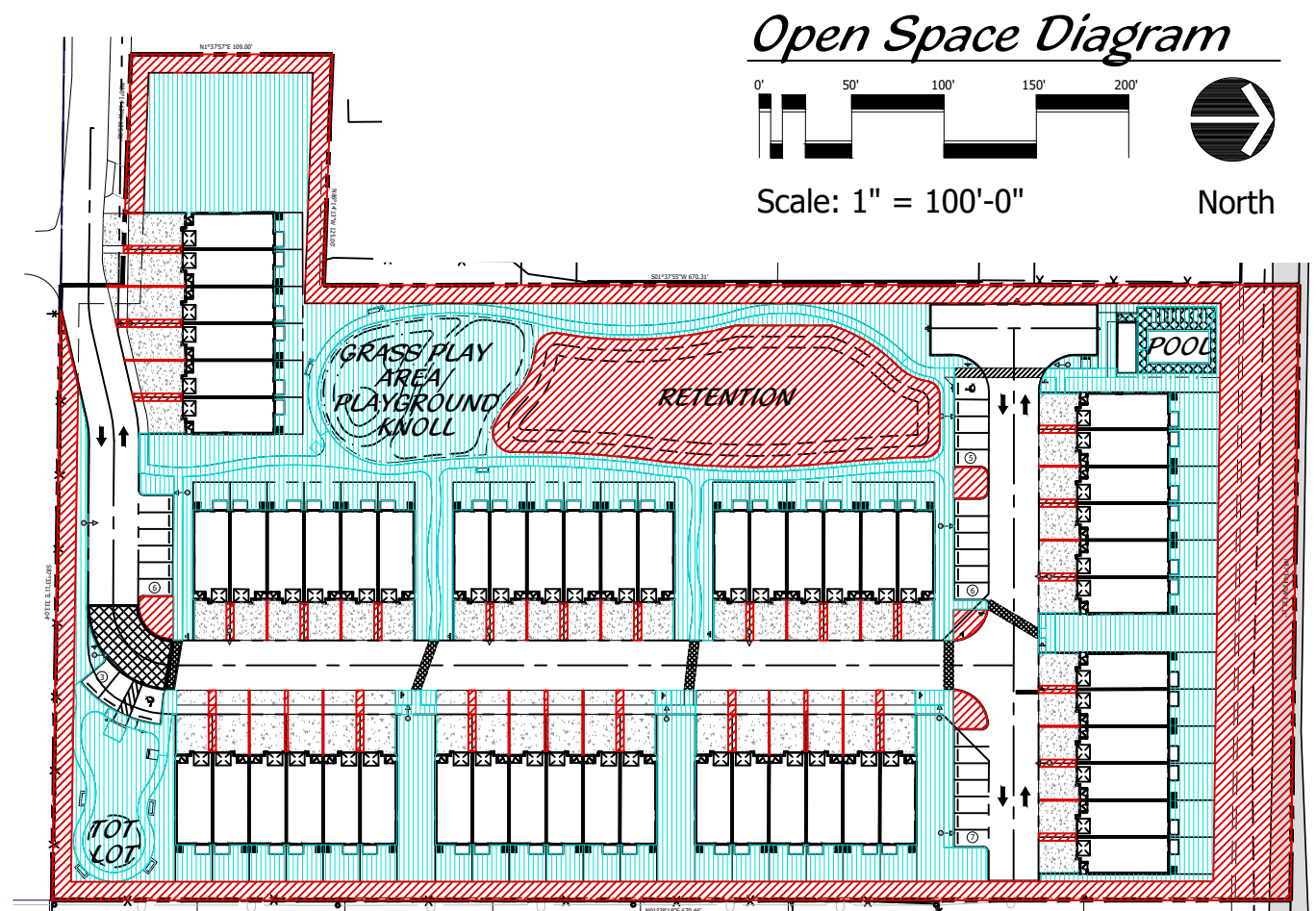
SANITARY

WATER METERS, TYP.

WATER LINE

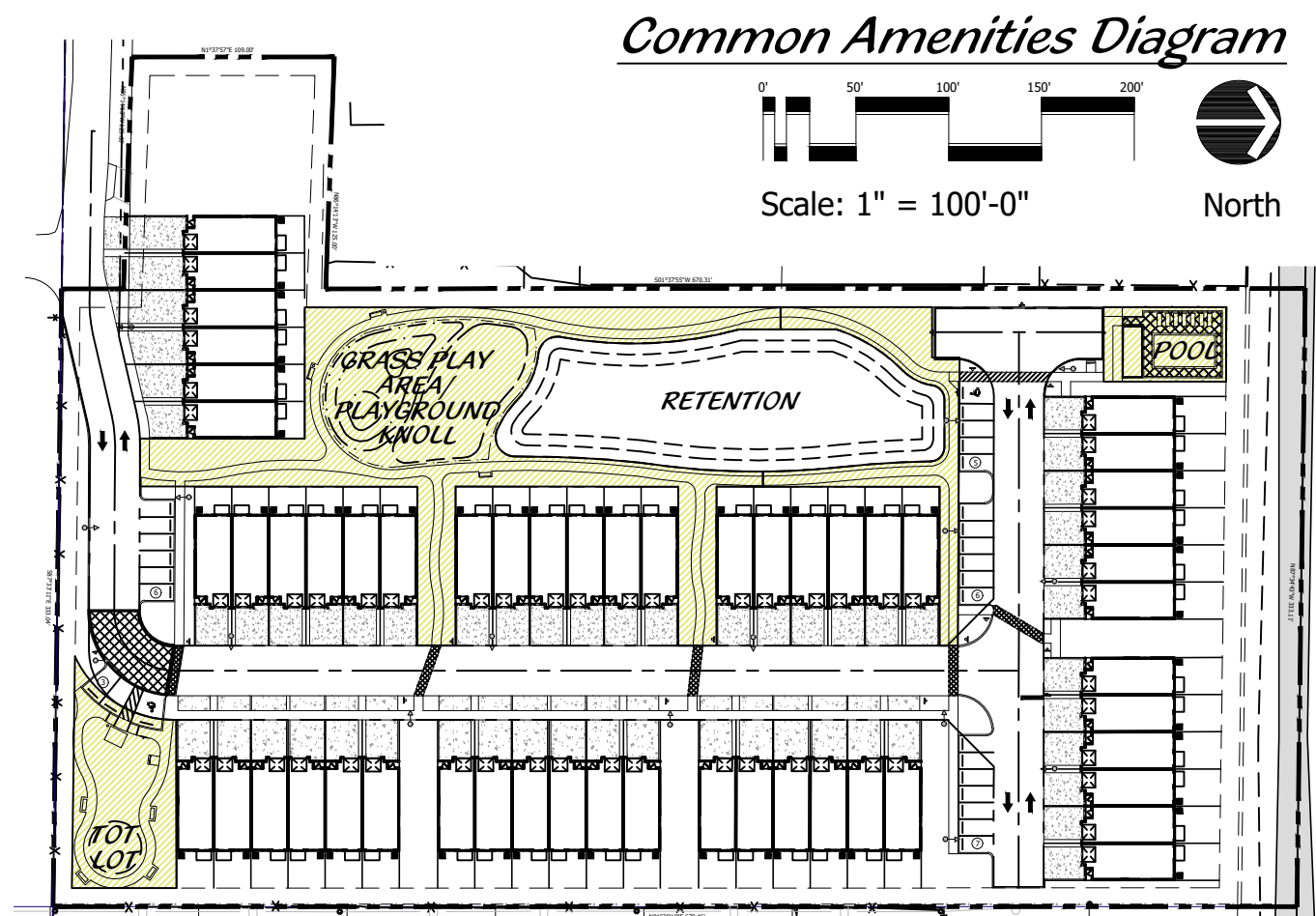
CONCRETE DRIVEWAYS TYP.

PEDESTRIAN CROSSING SIGNS TYP.



TOTAL OPEN SPACE:
 MIN: 82,909 SF = 35% OF SITE AREA
 PROV: 121,263 SF = 51.19% OF SITE AREA

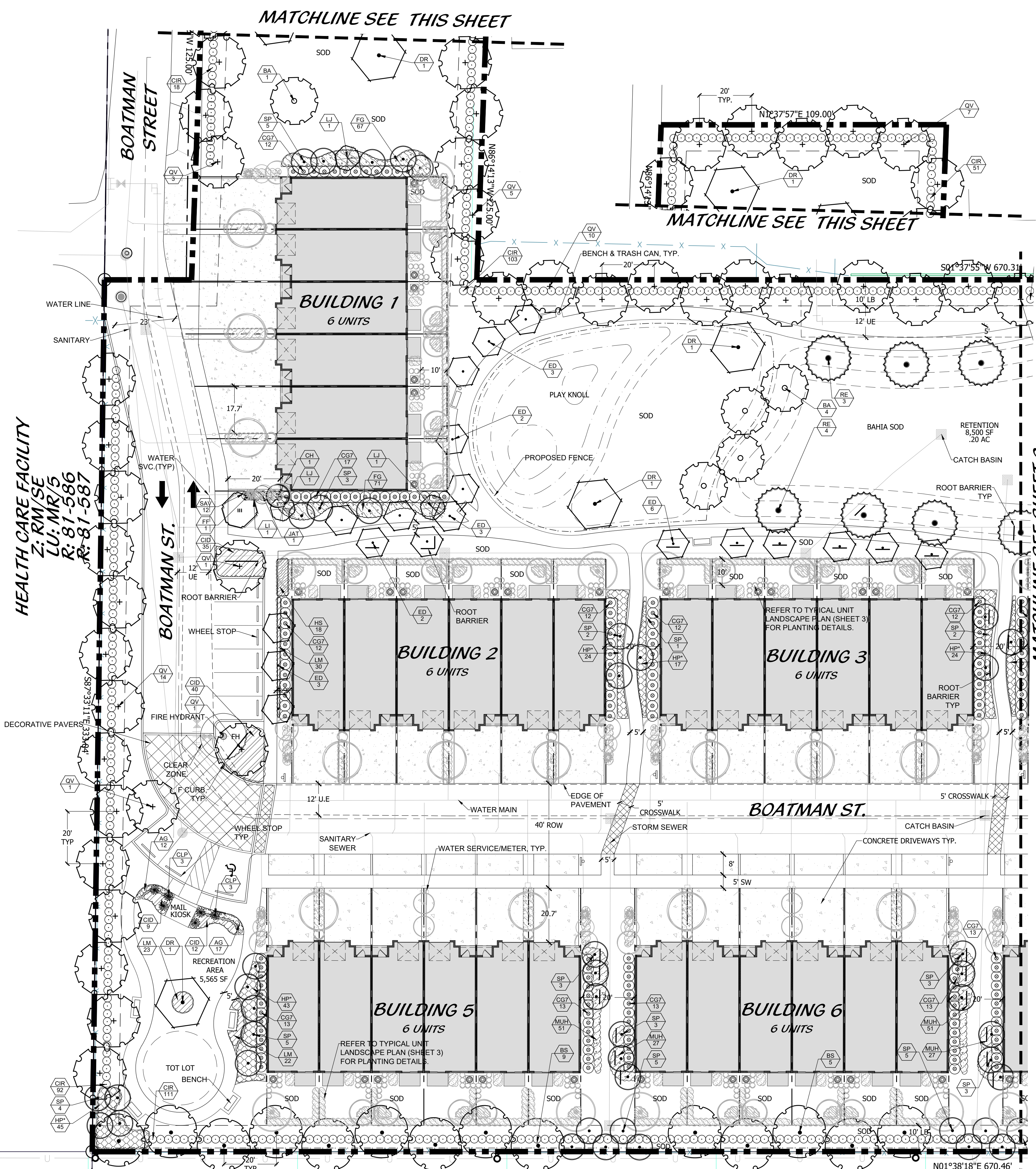
- RECREATIONAL OPEN SPACE:
 PROV: 70,407 SF = 58% OF TOTAL OPEN SPACE PROVIDED
- PASSIVE OPEN SPACE:
 PROV: 50,315 SF = 42% OF TOTAL OPEN SPACE PROVIDED



COMMON AMENITIES:
 MIN. 16,581 SF = 20%
 (BASED ON MINIMUM OPEN SPACE REQUIRED.)
 PROV: 33,544 SF = 40%
 (BASED ON MINIMUM OPEN SPACE REQUIRED.)

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	20-0905
DATE	01-22-21
REVISIONS	02-25-21
	03-19-21
	05-04-21

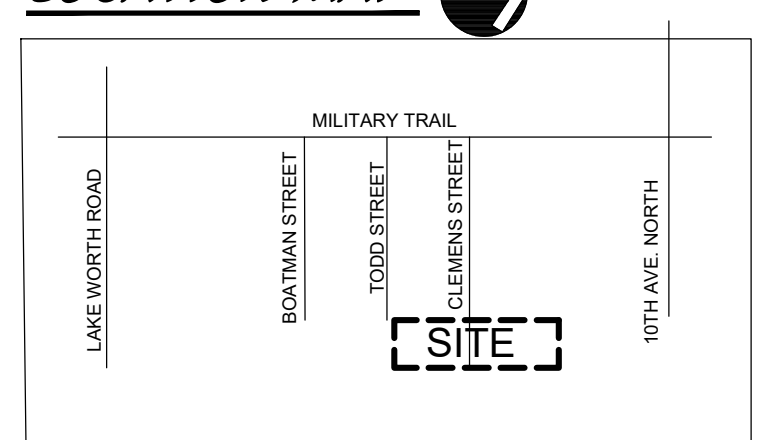
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 Drawing: 20-0905 SP.DWG



LEGEND

ADA	DISABLED	HC SIGN
EX.	EXISTING	STOP SIGN
LB	LANDSCAPE BUFFER	PEDESTRIAN CROSSING
R	RADIUS	
SB	SETBACK	
TYP	TYPICAL	
ROW	RIGHT OF WAY	
TOB	TOP OF BANK	
EOW	EDGE OF WATER	

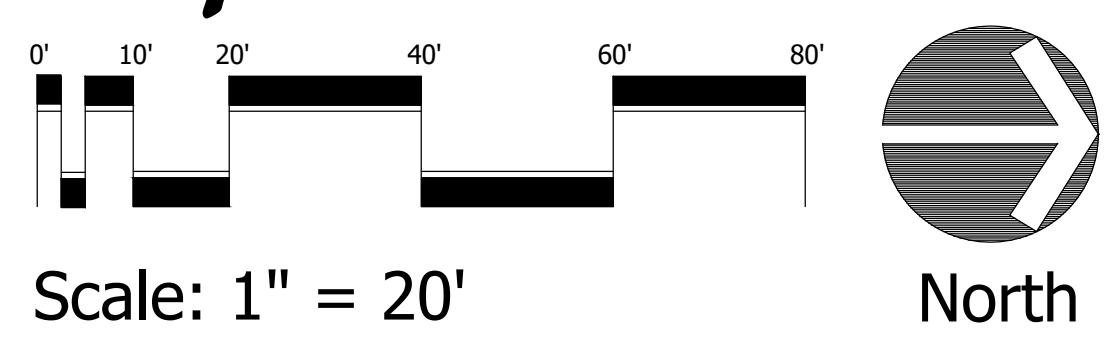
LOCATION MAP



LANDSCAPE DATA

NAME OF PROJECT	BOATMAN HAMMOCK
PROPERTY CONTROL NUMBER	70-42-44-24-00-000-5670
FEMA FLOOD ZONE	X500
TRAFFIC ANALYSIS ZONE	325
EXISTING LAND USE DESIGNATION	COMMERCIAL
EXISTING ZONING DISTRICT	CG- COMMERCIAL GENERAL
FUTURE LAND USE DESIGNATION	RESIDENTIAL MULTIFAMILY
PROPOSED ZONING	RM- RESIDENTIAL MULTIPLE FAMILY
OVERLAY DISTRICT	
MAXIMUM BUILDING HEIGHT	35'
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	9
TOTAL SITE AREA	5.44 AC 236,883.01 SF
BUILDING DATA	
NUMBER OF MULTIFAMILY UNITS	54
OWNERSHIP	FEE SIMPLE
PROJECT DENSITY	9.93 DU/AC
LAND USE	
BUILDING LOT COVERAGE	SF 56,127 AC 1.29 % 23.69%
VEHICULAR USE AREA	59,091 1.36 24.95%
OPEN SPACE	121,665 2.79 51.36%
TOTAL	236,883 5.44 100.00%
OPEN SPACE	
MIN	35.00% 78,114.00
PROV	51.36% 95,223.16
RECREATION	
MIN	20.00% 15,622.80
PROV	42.71% 33,365.10
LOT COVERAGE	
IMPERVIOUS AREA	
BUILDING LOT COVERAGE	SF 56,127 AC 1.29 % 23.69%
VEHICULAR USE AREA	59,091 1.36 24.95%
SIDEWALKS & HARDSCAPE	10,666 0.24 4.50%
POOL & SPA	657 0.02 0.28%
TOTAL IMPERVIOUS AREA	126,541 2.90 53.42%
PERVIOUS AREA	
GREEN SPACE	SF 95,192 AC 2.19 % 40.19%
RETENTION	15,150 0.35 6.40%
TOTAL PERVIOUS AREA	110,342 2.53 46.58%
TOTAL SITE AREA	236,883 5.44 100.00%
PARKING DATA	
RESIDENTIAL (2.5 PER UNIT)	REQ 135 PROV 54
GARAGE	54
DRIVEWAY (TANDEM)	108
GUEST 25% (AT-GRADE)	34 27
TOTAL	169 189
PEDESTRIAN AMENITIES	
BENCH	REQ 5 PROV 7
TRASH CAN	2 3
BIKE RACK	2 1
MINIMUM LANDSCAPE BUFFER WIDTHS	
ALL PROPERTY LINES (CATEGORY 2)	REQ 10' PROV 10'
REQUIRED PERIMETER BUFFER TREES	
NORTH PROPERTY LINE 458' (1 TREE EVERY 20')	REQ 23 PROV 19 TREES, 12 PALMS
SOUTH PROPERTY LINE 458' (1 TREE EVERY 20')	23 20 TREES, 4 PALMS
WEST PROPERTY LINE 333' (1 TREE EVERY 20')	34 27 TREES, 13 PALMS
EAST PROPERTY LINE 333' (1 TREE EVERY 20')	34 30 TREES, 4 PALMS
ALL PROPERTY LINES REQUIRE 36" HT. CONTINUOUS HEDGE	YES YES
VEHICULAR USE AREA TREES	
TERMINAL ISLAND TREES (1 TREE PER ISLAND)	REQ 9 PROV 9
NET LOT AREA TREE & SHRUB REQUIREMENT	
TREES (1 PER 1,500 SF OF OPEN SPACE) RESIDENTIAL	REQ 81 PROV 37 TREES, 37 PALMS
NATIVE TREES & SHRUBS	
PERCENT NATIVE OR DROUGHT TOLERANT TREES	REQ 50% PROV 68%
PERCENT NATIVE OR DROUGHT TOLERANT TREES	50% 97%
PERCENT NATIVE OR DROUGHT TOLERANT SHRUBS	50% 61%

Landscape Plan



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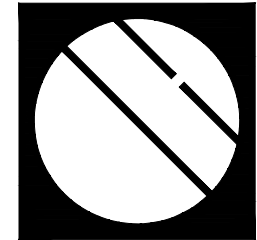
Boatman Hammock
Palm Springs, Florida

DESIGNED	DEH
DRAWN	AGB/RO
APPROVED	DEH
JOB NUMBER	20-0905
DATE	01-22-21
REVISIONS	02-26-21
	03-19-21
	04-16-21

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Drawing: 20-0905 LP.DWG

SHEET 1 OF 4

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Boatman Hammock

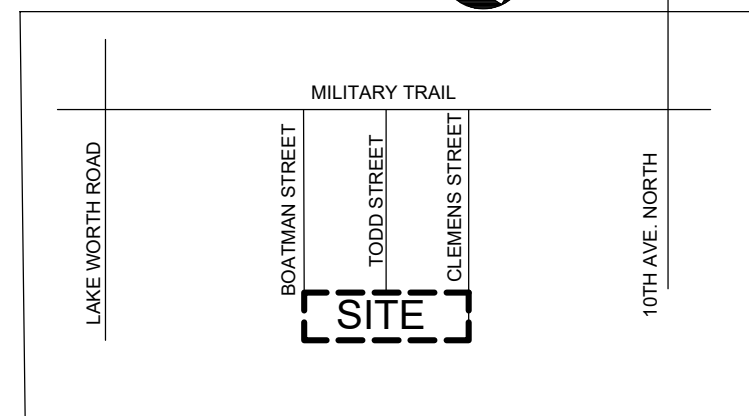
Palm Springs, Florida

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DRAWN _____ AGB/RO
APPROVED _____ DEH
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Drawing: 20-0905 LP.DWG

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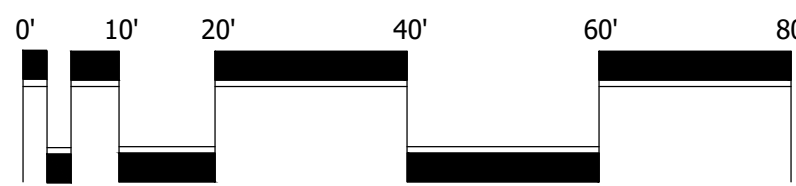
LOCATION MAP



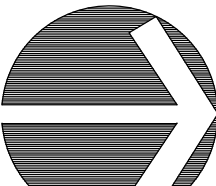
LEGEND

ADA	DISABLED	HC SIGN
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LB	LANDSCAPE BUFFER	PEDESTRIAN CROSSING
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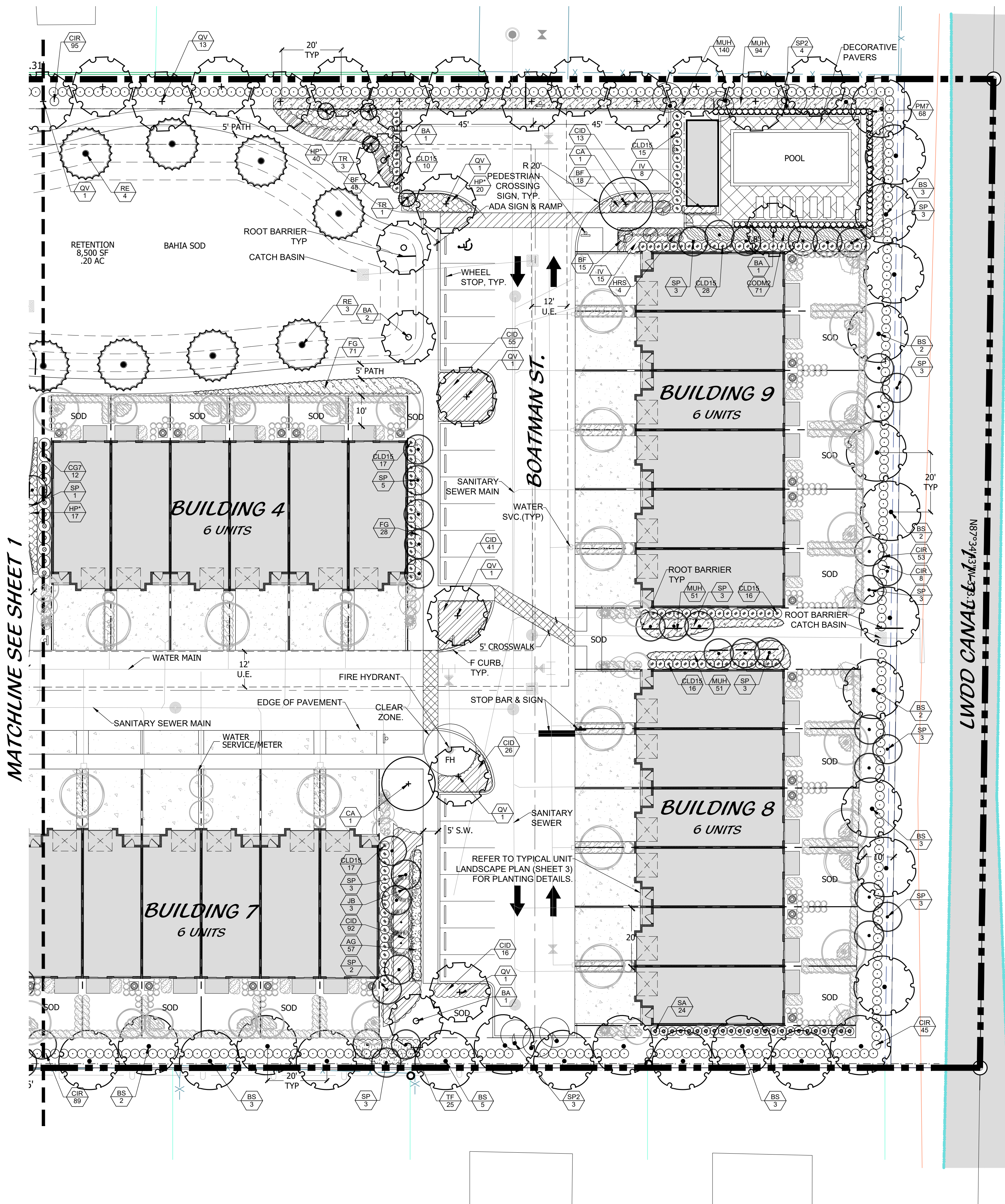
Landscape Plan



Scale: 1" = 20'

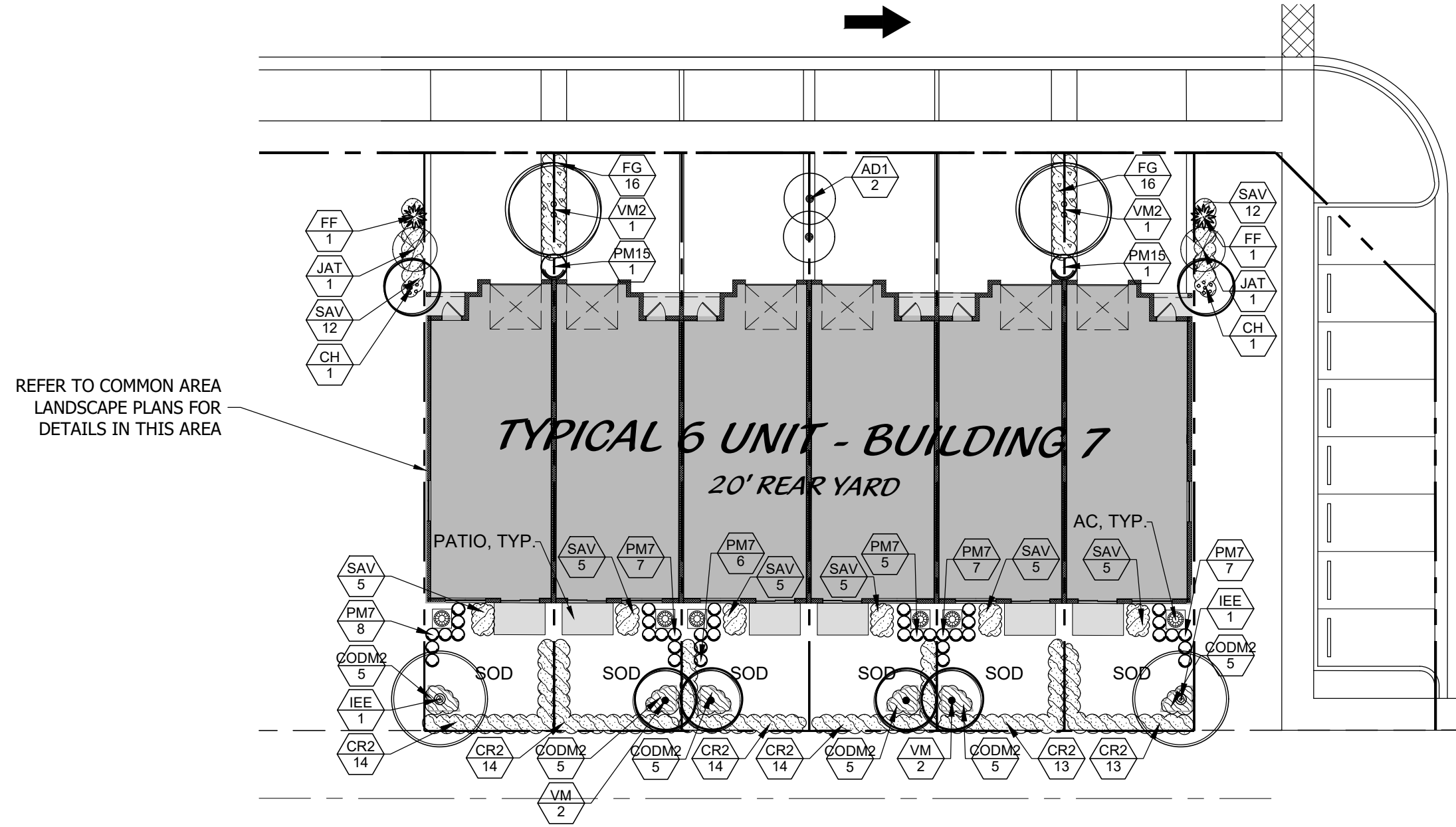


North



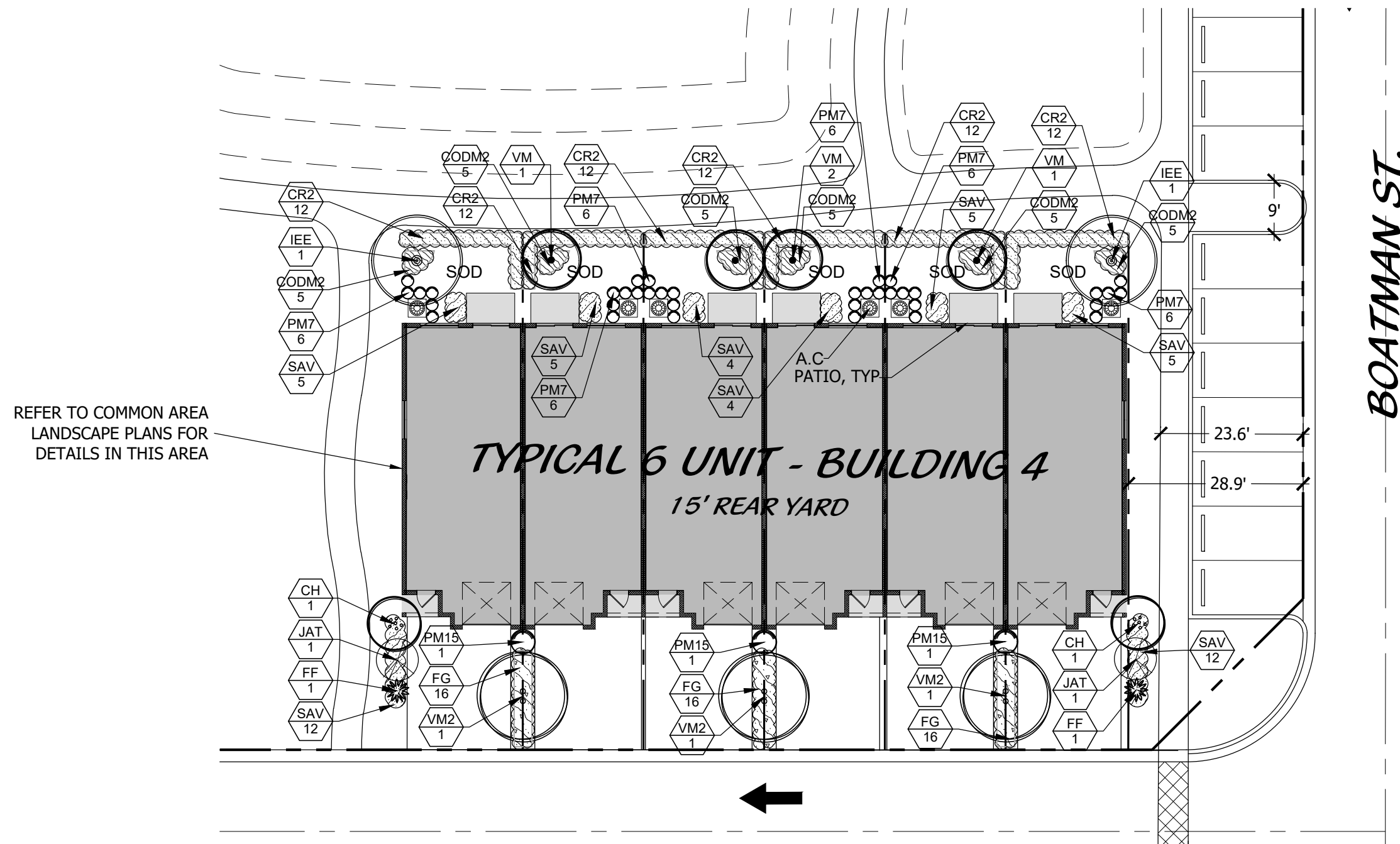
MULTIFAMILY RESIDENTIAL
Z: RM
LU: MR/5
1 DU/AC

TOB
EOW



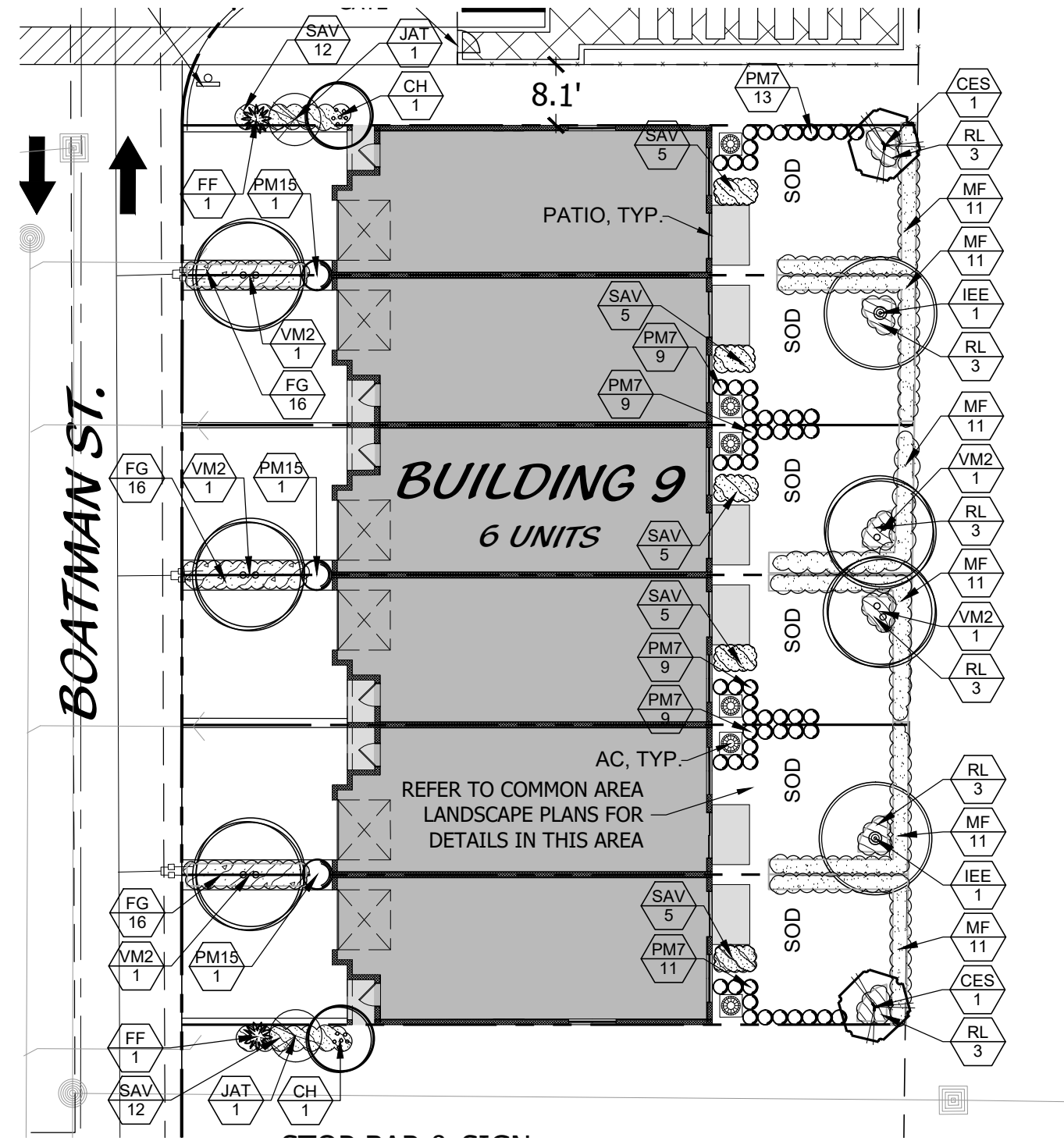
PLANT SCHEDULE - TYPICAL 6 UNIT BUILDING 15' REAR YARD

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
IEE	2	ILEX X ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	45 GAL	2" CAL	12' O.A. HT	Y	N	FULL CANOPY
JAT	2	JATROPHA INTEGRIFOLIA	JATROPHA	25 GAL	1.5" CAL	5' O.A. MULTI STEM	N	N	FULL & THICK, FLORIDA FANCY.
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
CH	2	CHAMAEOROPS HUMILIS	EUROPEAN FAN PALM	30 GAL	N.A.	4'-5' O.A.	N	N	MULTI TRUNK, FULL CANOPY.
AD1	2	AD1A MONTGOMERYANA	MONTGOMERY PALM	30 GAL	N.A.	10' O.A.	N	N	FULL CANOPY, SINGLE TRUNK.
VM2	2	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	5 gal	N.A.	12'-14' O.A. HT	N	N	DOUBLE TRUNK, FULL CANOPY.
VM	4	VEITCHIA MONTGOMERYANA ~	MONTGOMERY PALM	5 gal	N.A.	12'-14' O.A. HT	N	N	SINGLE TRUNK, FULL CANOPY.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS
FF	2	FURCRAEA FORTIDA	FALSE AGAVE	7 gal	3" O.A.	A.S.	N	N	FULL & THICK
PM15	2	PODOCARPUS MACROPHYLLUS	PODOCARPUS	15 GAL	4'-5" O.A.	A.S.	N	N	FULL & THICK
PM7	40	PODOCARPUS MACROPHYLLUS	PODOCARPUS	7 gal	6"	2' O.C.	N	N	FULL & THICK
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS
CR2	82	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL	24" X 24"	30" O.C.	Y	N	FULL & THICK
CR2	30	CODIAEUM VARIGATUM 'MANGO'	MANGO CROTON	7 GAL	24" X 24"	24" O.C.	N	N	FULL & THICK
FG	32	FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	12" X 12"	24" O.C.	N	N	FULL AND THICK
SAV	54	SCHEFFELERA ARBORICOLA 'TRINETTE'	DWARF VARIEGATED SCHEFFELERA	3 GAL	18" X 18"	2' O.C.	N	N	FULL & THICK



PLANT SCHEDULE - TYPICAL 6 UNIT BUILDING 20' REAR YARD

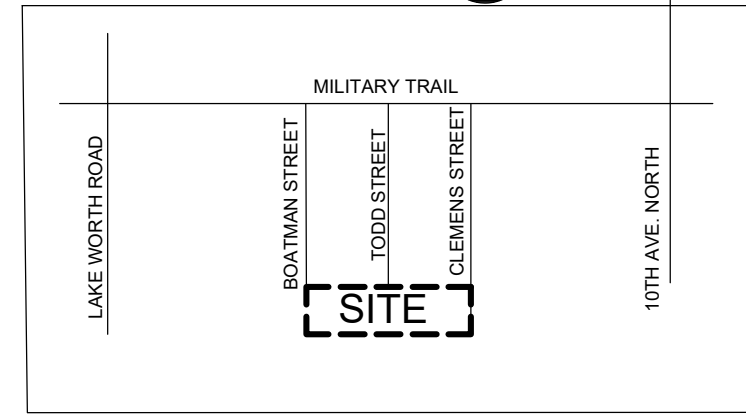
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
IEE	2	ILEX X ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	45 GAL	2" CAL	12' O.A. HT	Y	N	FULL CANOPY
JAT	2	JATROPHA INTEGRIFOLIA	JATROPHA	25 GAL	1.5" CAL	5' O.A. MULTI STEM	N	N	FULL & THICK, FLORIDA FANCY.
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
CH	2	CHAMAEOROPS HUMILIS	EUROPEAN FAN PALM	30 GAL	N.A.	4'-5' O.A.	N	N	MULTI TRUNK, FULL CANOPY.
VM2	3	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	30 GAL	N.A.	10' O.A.	N	N	DOUBLE TRUNK, FULL CANOPY.
VM	4	VEITCHIA MONTGOMERYANA ~	MONTGOMERY PALM	5 gal	N.A.	12'-14' O.A. HT	N	N	SINGLE TRUNK, FULL CANOPY.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS
FF	2	FURCRAEA FORTIDA	FALSE AGAVE	7 gal	3" O.A.	A.S.	N	N	FULL & THICK
PM15	3	PODOCARPUS MACROPHYLLUS	PODOCARPUS	15 GAL	4'-5" O.A.	A.S.	N	N	FULL & THICK
PM7	36	PODOCARPUS MACROPHYLLUS	PODOCARPUS	7 gal	6"	2' O.C.	N	N	FULL & THICK
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS
CR2	72	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL	24" X 24"	30" O.C.	Y	N	FULL & THICK
CR2	30	CODIAEUM VARIGATUM 'MANGO'	MANGO CROTON	7 GAL	24" X 24"	24" O.C.	N	N	FULL & THICK
FG	48	FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	12" X 12"	24" O.C.	N	N	FULL AND THICK
SAV	52	SCHEFFELERA ARBORICOLA 'TRINETTE'	DWARF VARIEGATED SCHEFFELERA	3 GAL	18" X 18"	2' O.C.	N	N	FULL & THICK



PLANT SCHEDULE - TYPICAL 6 UNIT BUILDING 26' REAR YARD

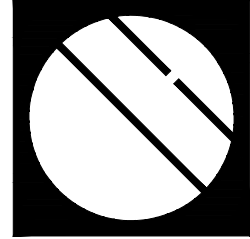
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
CES	2	CONCARPUS ERECTUS	GREEN BUTTWOOD	45 GAL	2" CAL	12' O.A. HT	Y	N	FULL CANOPY, STD., LIMB UP 5'
IEE	2	ILEX X ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	45 GAL	2" CAL	12' O.A. HT	Y	N	FULL CANOPY
JAT	2	JATROPHA INTEGRIFOLIA	JATROPHA	25 GAL	1.5" CAL	5' O.A. MULTI STEM	N	N	FULL & THICK, FLORIDA FANCY.
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
CH	2	CHAMAEOROPS HUMILIS	EUROPEAN FAN PALM	30 GAL	N.A.	4'-5' O.A.	N	N	MULTI TRUNK, FULL CANOPY.
VM2	5	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	30 GAL	N.A.	10' O.A.	N	N	DOUBLE TRUNK, FULL CANOPY.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS
FF	2	FURCRAEA FORTIDA	FALSE AGAVE	7 gal	3" O.A.	A.S.	N	N	FULL & THICK
PM15	3	PODOCARPUS MACROPHYLLUS	PODOCARPUS	15 GAL	4'-5" O.A.	A.S.	N	N	FULL AND THICK
PM7	60	PODOCARPUS MACROPHYLLUS	PODOCARPUS	7 gal	6"	2' O.C.	N	N	FULL & THICK
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS
FG	48	FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	12" X 12"	24" O.C.	N	N	FULL AND THICK
HF	66	MORCINETHES FRAGRANS	SINSON'S STORPER	3 gal	24" X 24"	36" O.C.	N	N	FULL & THICK
RL	18	RONDELETTA LEUCOPHYLLA	PANAMA ROSE	3 gal	18" X 18"	30" O.C.	N	N	FULL & THICK
SAV	49	SCHEFFELERA ARBORICOLA 'TRINETTE'	DWARF VARIEGATED SCHEFFELERA	3 GAL	18" X 18"	2' O.C.	N	N	FULL & THICK

LOCATION MAP



LEGEND

ADA	DISABLED	HC SIGN
EX	EXISTING	STOP SIGN
LB	LANDSCAPE BUFFER	PEDESTRIAN CROSSING
R	RADIUS	
SB	SETBACK	
TYP	TYPICAL	
ROW	RIGHT OF WAY	
TOR	TOP OF BANK	
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Boatman Hammock

Palm Springs, Florida

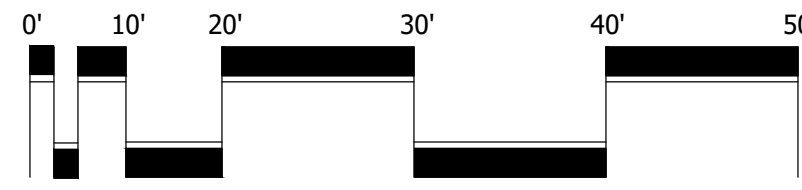
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SHEET 3 OF 4

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Typical Unit Landscape Plan



Scale: 1" = 20'

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS: PLANT SPECIES AND SIZES SHALL CORRESPOND TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADING STANDARDS FOR NURSERY PLANTS PARTS 1 & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING, IE. ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL MUST NOT CONTAIN MORE THAN 10% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 10% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (SAGFORM OR EQUAL) 2 1/2" SAGRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
2 GAL.	1/2 LB.	2
3 GAL.	3/4 LB.	3
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

FLORIDA EAST COAST PALM SPECIAL SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORSSEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAG.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL, FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

PLANT LIST

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	LOW MAINT	REMARKS
BA	10	BULNESIA ARBOREA	VERAWOOD	45 GAL. OR F.G.	2.5" Gal	N	Y	SINGLE STRAIGHT TRUNK. FULL CANOPY.
BS	39	BURSERA SIMARUBA	GUMBO LIMBO	45 GAL. OR F.G.	2.5-3" CAL.	N	Y	FULL CANOPY
CA	2	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTY LEAF	30 GAL. OR F.G.	2" CAL.	N	Y	FULL CANOPY
DR	5	DELOXIS REGIA	ROYAL POINCIANA	45 gal	2.5" CAL	N	Y	SINGLE STRAIGHT TRUNK. FULL CANOPY. FLORIDA FANCY.
ED	19	ELAEOCARPUS DECIPiens	JAPANESE BLUEBERRY TREE	45 GAL. OR F.G.	N.A.	N		FULL & THICK CANOPY, SHEARED CONICAL SHAPE. FLORIDA FANCY. 4" CT SINGLE STRAIGHT TRUNK. MATCHED.
HRS	4	HIBISCUS STANDARD	HIBISCUS TREE	15 gal	N.A.	N		FULL & THICK CANOPY, SHEARED CONICAL SHAPE. FLORIDA FANCY. 4" CT SINGLE STRAIGHT TRUNK. MATCHED.
JAT	1	JATROPHA INTEGERIMA	JATROPHA	25 GAL	1.5" CAL	N	N	FULL & THICK, FLORIDA FANCY.
JB	3	JUNIPERUS SILICICOLA 'BRODIE'	BRODIE SOUTHERN RED CEDAR	45 gal	N.A.	Y	Y	FULL & THICK, FULL TO BASE.
LJ	1	LAGERSTROMIA INDICA 'MUSKOGEE' OR 'TUSKEGEE'	CREPE MYRTLE	30 GAL	1.5" CAL	Y	Y	MULTI, LIMB UP 5'. CHERRY LAKE NURSERY.
LJ	3	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	45 GAL. OR F.G.	3 TRK MIN., 1"-2" CAL. EA.	N	N	FULL CANOPY, MULTI TRUNK, LIMB UP 3'.
QV	61	QUERCUS VIRGINIANA	LIVE OAK	45 GAL. OR F.G.	2" CAL. MIN	Y	Y	FULL CANOPY, FL #1
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	LOW MAINT	REMARKS
CH	1	CHAMAEOROPS HUMILIS	EUROPEAN FAN PALM	30 GAL	N.A.	N	N	MULTI TRUNK, FULL CANOPY.
RE	14	ROYSTONEA ELATA	ROYAL PALM * *	FIELD GROWN	N.A.	Y	Y	FULL CANOPY, MATCHED.
SP	82	SABAL PALMETTO	SABAL PALM	FIELD GROWN	N/A	Y	Y	SLICK TRUNK, STRAIGHT, SEE PLAN FOR OVERALL HEIGHTS
SP2	7	SABAL PALMETTO	CURVED CABBAGE PALM	N.A.	N.A.	Y	Y	STRONG, UNIQUE CURVES, SLICK TRUNKS
TR	4	THRINAX RADIATA	TRIPLA THATCH PALM	FIELD GROWN	N.A.	Y	Y	FULL & THICK
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	LOW MAINT	REMARKS
CIR	665	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	7 GAL	30" X 24"	Y	Y	FULL & THICK
CLD15	119	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	15 gal	30"X30"	Y	Y	FULL & THICK, FLORIDA FANCY
CD7	154	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 gal	#7, 3" X 2"	Y	Y	FULL TO BASE
OLP	6	CRinum ASIATICUM 'QUEEN EMMA'	RED CRinum LILLY	15 GAL.	15 GAL.	Y	Y	FULL & THICK
FF	1	FURCRAEA FOETIDA	FALSE AGAVE	7 gal.	3" O.A.	N	N	FULL & THICK
PM7	68	PODOCARPUS MACROPHYLLUS	PODOCARPUS	7 gal	6"	N	Y	FULL & THICK
SA	24	SCHEFFLERA 'TRINETTE'	TRINETTE	3 GAL	1.5" X 1.5"	Y	Y	FULL & THICK
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	LOW MAINT	REMARKS
AG	86	ARACHIS GLABRATA	PERENNIA PEANUT	4" POT	6" X 6"	N		
BF	81	BULBINE FRUTESCENS	STALKED BULBINE	3 GAL	12" x 12"	Y	Y	
CID	339	CHRYSOBALANUS ICACO 'HORIZONTAL'	DWARF COCOPLUM	3 GAL	12" x 12"	Y	Y	FULL & THICK, NOT STRETCHED, FLORIDA FANCY
CODM2	71	CODIAEUM VARIGATUM 'MANGO'	MANGO CROTON	7 GAL	24" X 24"	N		FULL & THICK
FG	237	FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	7 GAL	12" x 12"	Y	Y	FULL AND THICK
FRB	236	HAMELIA PATENS	FIREBUSH	3 GAL	18" X18"	Y	N	FULL & THICK
HS	18	HIBISCUS RED 'SEMINOLE PINK'	SEMINOLE PINK HIBISCUS	1 GAL	24" X 24"	Y	Y	FULL & THICK
IV	23	ILEX VOMITORIA 'SHILLINGS DWARF'	DWARF YAUPOIN HOLLY	3 GAL	15" X 15"	N		FULL & THICK
LM	75	LIRIOPE MUSCARI	LIRIOPE	3 gal	12" x 12"	Y	Y	FULL & THICK
MUH	492	MUHLENBERGIA CAPILLARIS	MUNLY GRASS	3 GAL	18" X 12"	Y	Y	FULL & THICK
SAV	12	SCHEFFLERA ARBORICOLA 'TRINETTE'	DWARF VARIEGATED SCHEFFLERA	3 GAL	18" X18"	N		FULL & THICK
TF	25	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3 GAL	24" X 24"	Y		

LANDSCAPE NOTES

ALL PROPOSED PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DESCRIBED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS 1 AND II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICE.

ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED MULCH.

ALL PLANT MATERIAL SHALL BE PRUNED, IF NEEDED, TO ACHIEVE THE SHAPE AND FORM CHARACTERISTIC TO THEIR DESIGN INTENT. PRUNING TO BE IN STRICT ACCORDANCE WITH ISA STANDARDS.

ALL SOD OR SEED SHALL BE CERTIFIED (IF APPLICABLE) AND WEED AND INSECT FREE.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH PLAN INSTALLATION

CALL SUNSHINE ONE CALL SERVICE FOR UNDERGROUND UTILITY LOCATIONS 48 HOURS PRIOR TO ANY EXCAVATION OF DIGGING 1-800-432-4470.

LANDSCAPE AND/OR SOD SHALL BE PLACED TO THE EDGE OF PAVEMENT FROM VEHICULAR AREAS, ADJACENT TO CANAL BANKS, LAKES OR OTHER LANDSCAPE AREAS.

ALL MECHANICAL EQUIPMENT, IRRIGATION PUMPS FPL TRANSFORMERS, POOL PUMPS, ECT. SHALL BE SCREENED ON A MINIMUM OF THREE SIDE BY LANDSCAPE SHRUBS.

CORNER CLIP AND VISIBILITY TRIANGLES SHALL BE MAINTAINED FOR CLEAR SIGN VISIBILITY FROM THIRTY (30) INCHES TO EIGHT FEET HIGH (TREE AND PALM TRUNKS EXCLUDED).

ROOT BARRIERS SHALL BE INSTALLED WHERE REQUIRED BY LOCAL UTILITY COMPANY OR OTHER REGULATING AGENCIES.

WHERE FICUS SPECIES ARE USED, APPROPRIATE SETBACKS AND SAFEGUARDS (ROOT BARRIERS) SHALL BE REQUIRED.

ALL TREES AND PALMS SHALL BE STAKED/GUYED IN ACCORDANCE WITH THE SPECIFICATIONS AND PLANTING DETAILS.

ALL PLANTING BEDS SHALL BE SHAPED AND SLOPED TO PROVIDE PROPER DRAINAGE.

LOCAL UTILITY AND FIRE RESCUE CLEARANCE ZONES SHALL BE PROVIDED AROUND ALL ABOVE GROUND OR AT GRADE METERS AND EQUIPMENT.

STREET TREE LOCATIONS SHALL BE COORDINATED WITH DRIVEWAYS, STREET LIGHTS, UTILITIES AND FIRE HYDRANTS.

THERE SHALL BE A MINIMUM SIX FEET SEPARATION BETWEEN LANDSCAPE AND UTILITIES. LANDSCAPE PLANTING SHALL BE IN CONFORMANCE WITH FPL GUIDELINES FOR SETBACKS FROM OVERHEAD UTILITY LINES.

ALL PLANTING AREA SHALL BE EXCAVATED TO A DEPTH OF 30" MINIMUM AND BACKFILLED WITH A SOIL MIX CONSISTING IF 1/2 NATIVE SOIL, 1/2 CLEAN SAND AND 1/2 COMPOSED COW MANURE OR COMPARABLE COMPOSED ORGANIC MATERIAL.

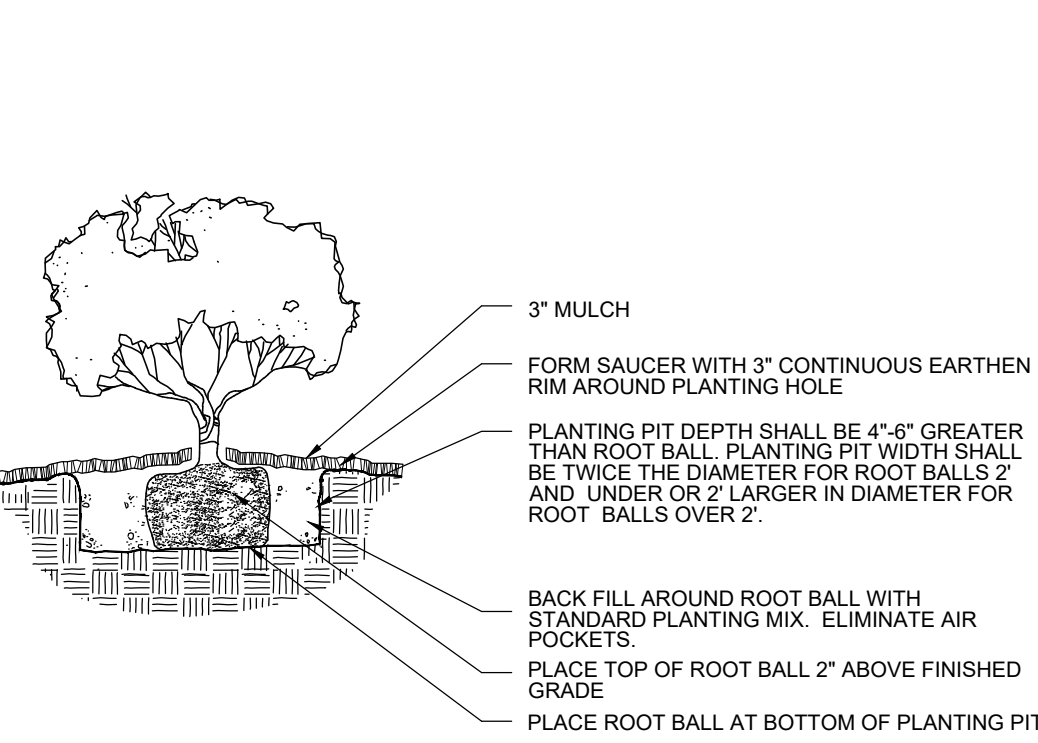
EASEMENTS SHALL NOT ENCRoACH LANDSCAPE BUFFERS MORE THAN FIVE FEET.

FDOT TYPE D OR F CURB SHALL BE PROVIDED ALONG THE PERIMETER OF ALL LANDSCAPE, OPEN SPACE, DRAINAGE AND GRADED AREAS ADJACENT TO PAVED VEHICULAR USE AREAS, EXCEPT WHERE WHEEL STOPS ARE PROVIDED.

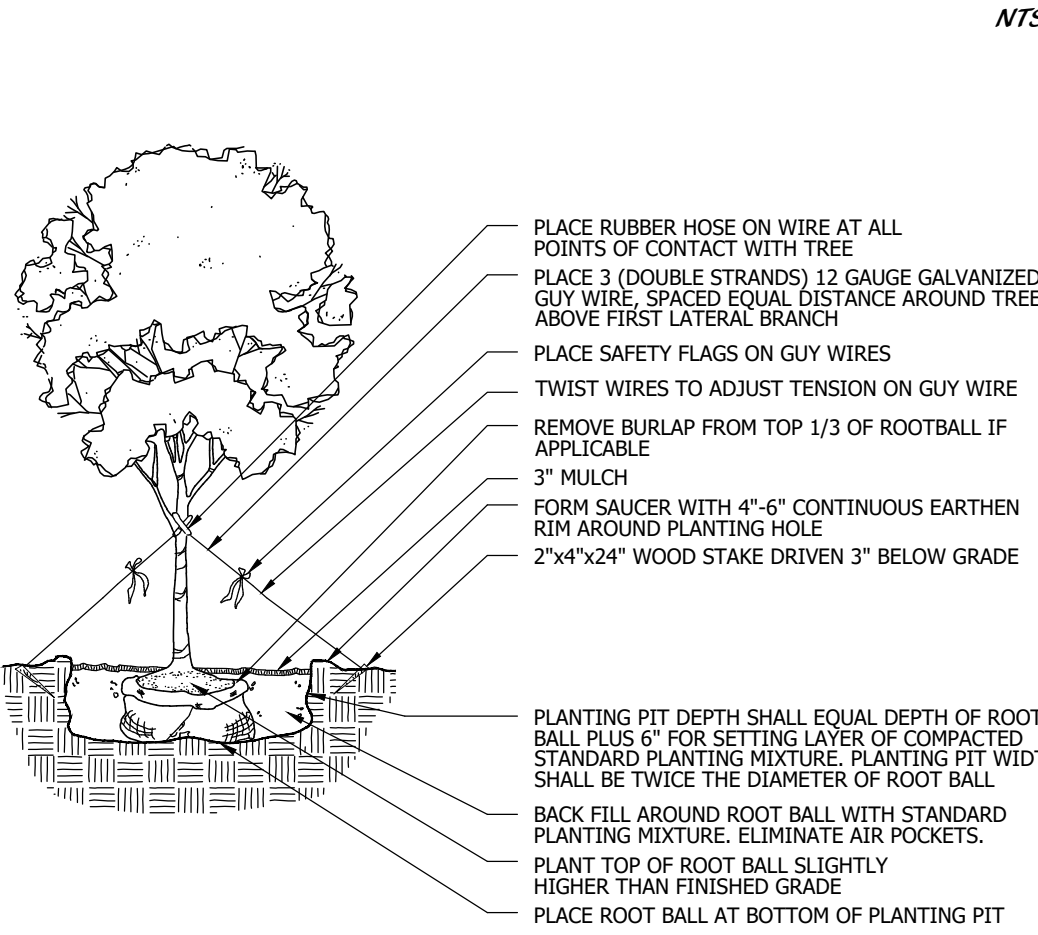
CORNER CLIPS AND VISIBILITY TRIANGLES SHALL BE MAINTAINED CLEAR OF VEGETATION TO PROVIDE UNOBSTRUCTED VISIBILITY BETWEEN 30" AND 8" ABOVE CROWN OF PAVEMENT.

LIGHT POLES, FIRE HYDRANTS, ELECTRICAL/MECHANICAL EQUIPMENT, SIGNS, DRAINAGE STRUCTURES, ECT. SHALL BE INTERFERE WITH LANDSCAPING IN TERMINAL ISLANDS, INTERIOR ISLANDS, MEDIANS, DIAMONDS, BUFFERS OR OTHER LANDSCAPED AREAS.

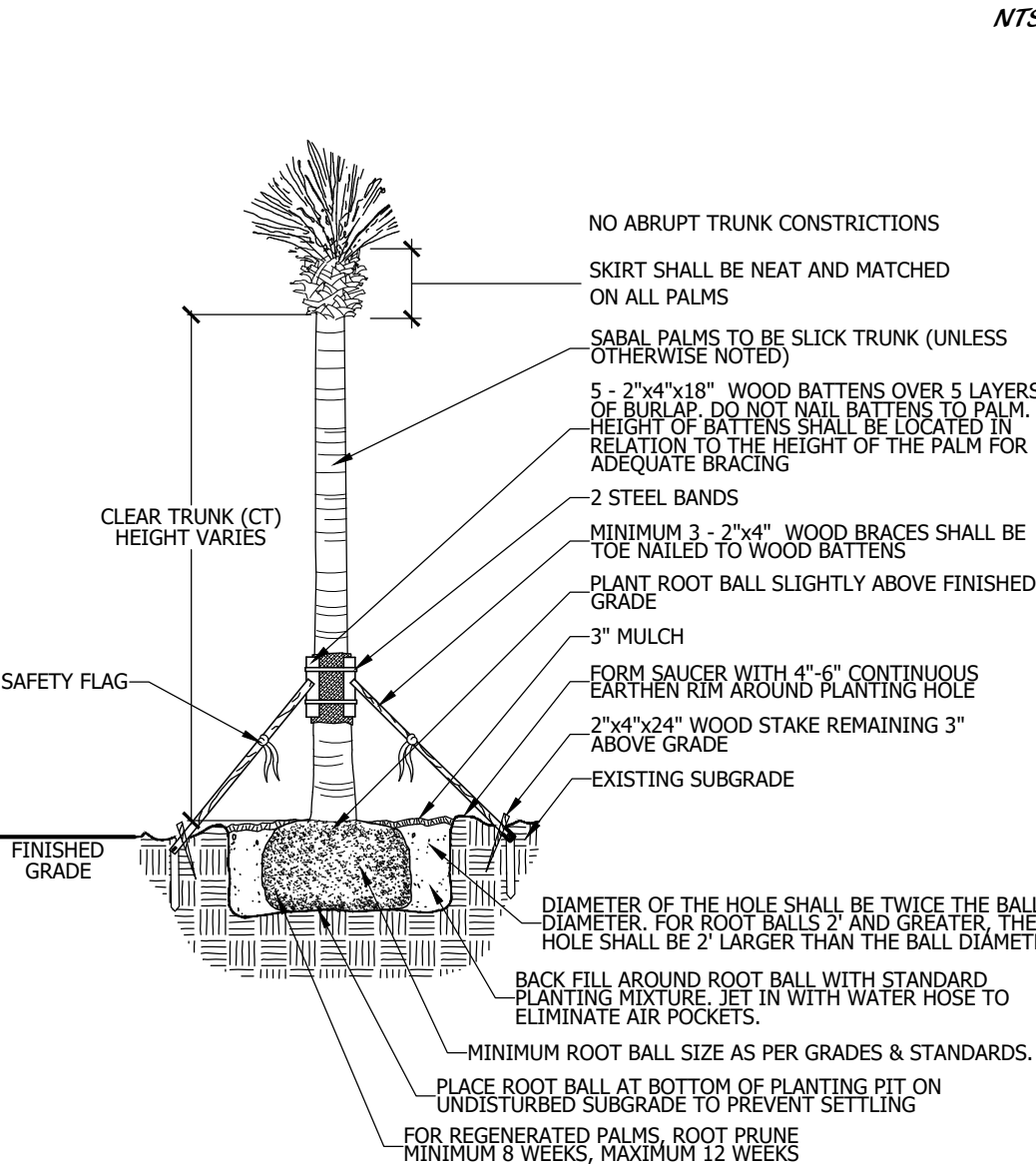
PLANTING DETAILS



SHRUB/GROUNDCOVER PLANTING DETAIL



LARGE TREE PLANTING DETAIL

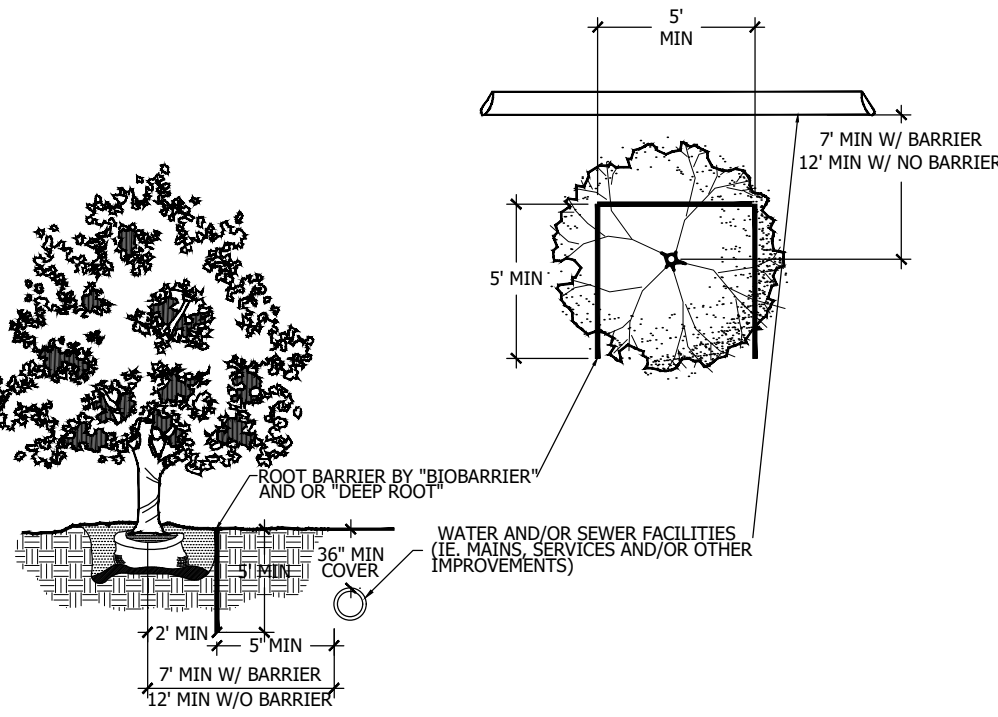


SABAL PALM PLANTING DETAIL

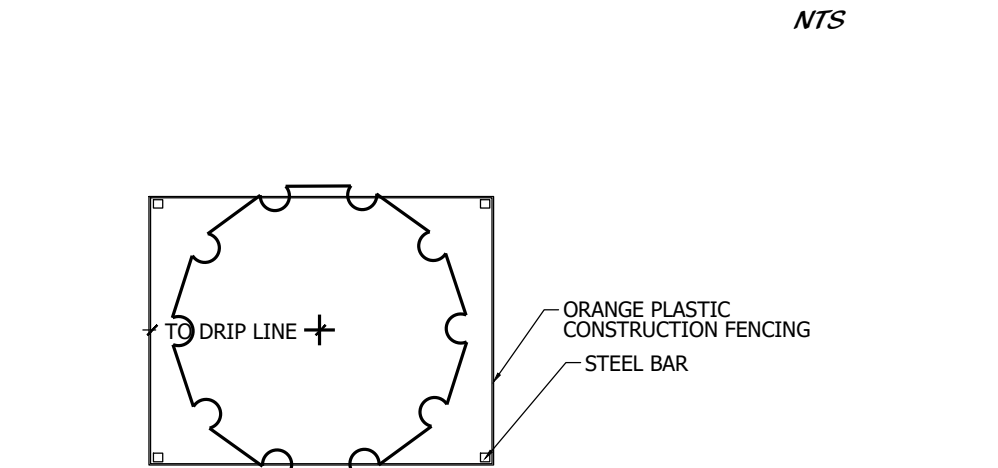


LANDSCAPE AND ROOT BARRIER NOTE: TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOW HEREON.

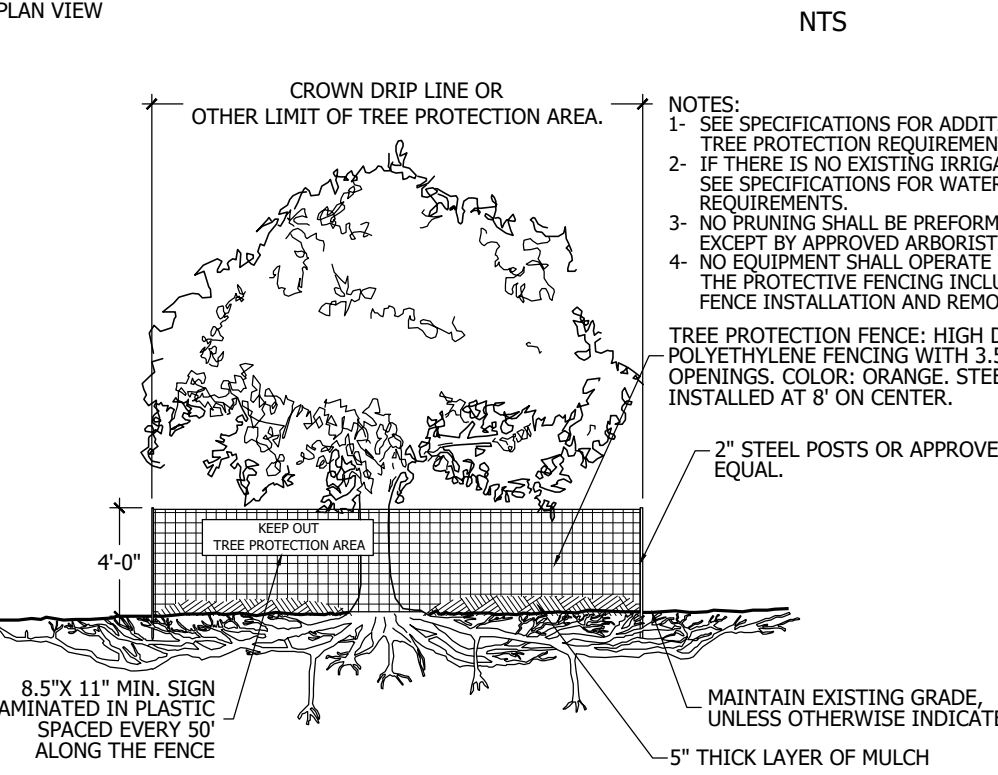
ADDITIONALLY, TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND /OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE SHALL BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS. PER SEC. 34-189, ALL TREES WITH ROOTS KNOWN TO CAUSE DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED CLOSER THAN 12' TO SUCH PUBLIC IMPROVEMENTS UNLESS THE TREE ROOT SYSTEM IS COMPLETELY CONTAINED WITHIN A BARRIER FOR WHICH THE MINIMUM INTERIOR DIMENSIONS SHALL BE FIVE FEET SQUARE OR AN EQUIVALENT AND FIVE FEET DEEP. ONLY SOD CAN BE INSTALLED WITHIN 7.5' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL.



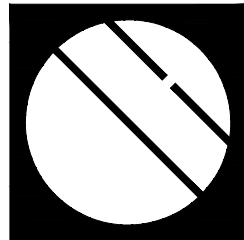
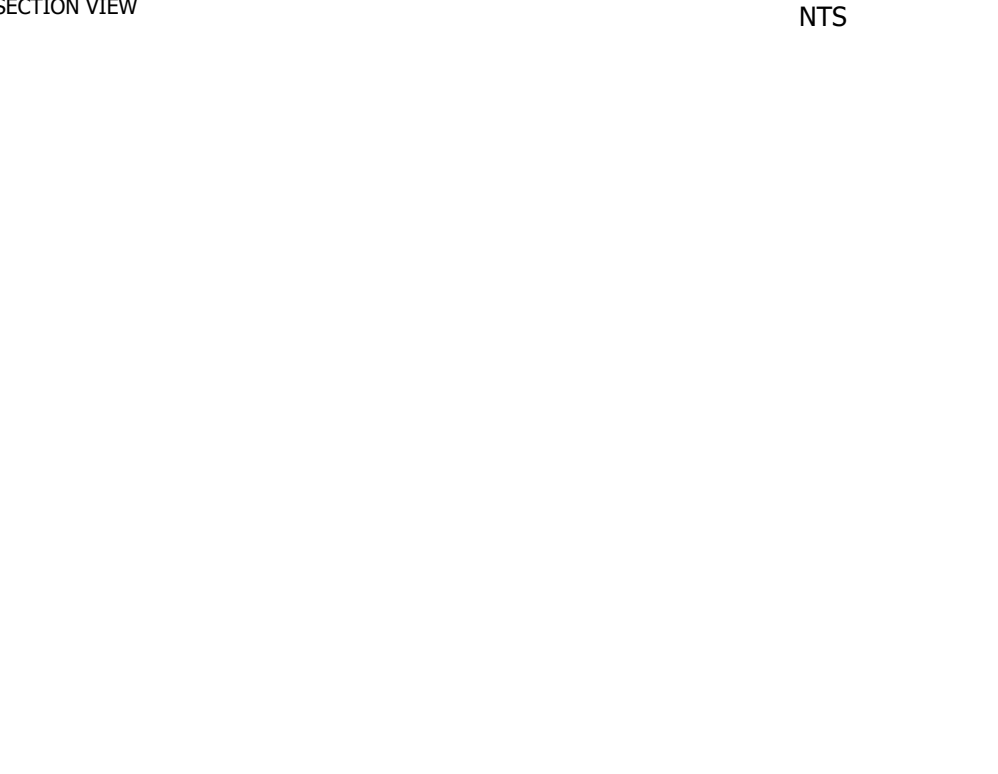
ROOT BARRIER DETAIL



TREE PROTECTION DETAIL



TREE PROTECTION DETAIL



Cotleur & Hearing

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Land Planners
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Boatman Hammock
Palm Springs, FL

DESIGNED	DEH
DRAWN	AGB/RO
APPROVED	DEH
JOB NUMBER	20-0905
DATE	01-22-21
REVISIONS	02-26-21
	03-19-21
	04-16-21

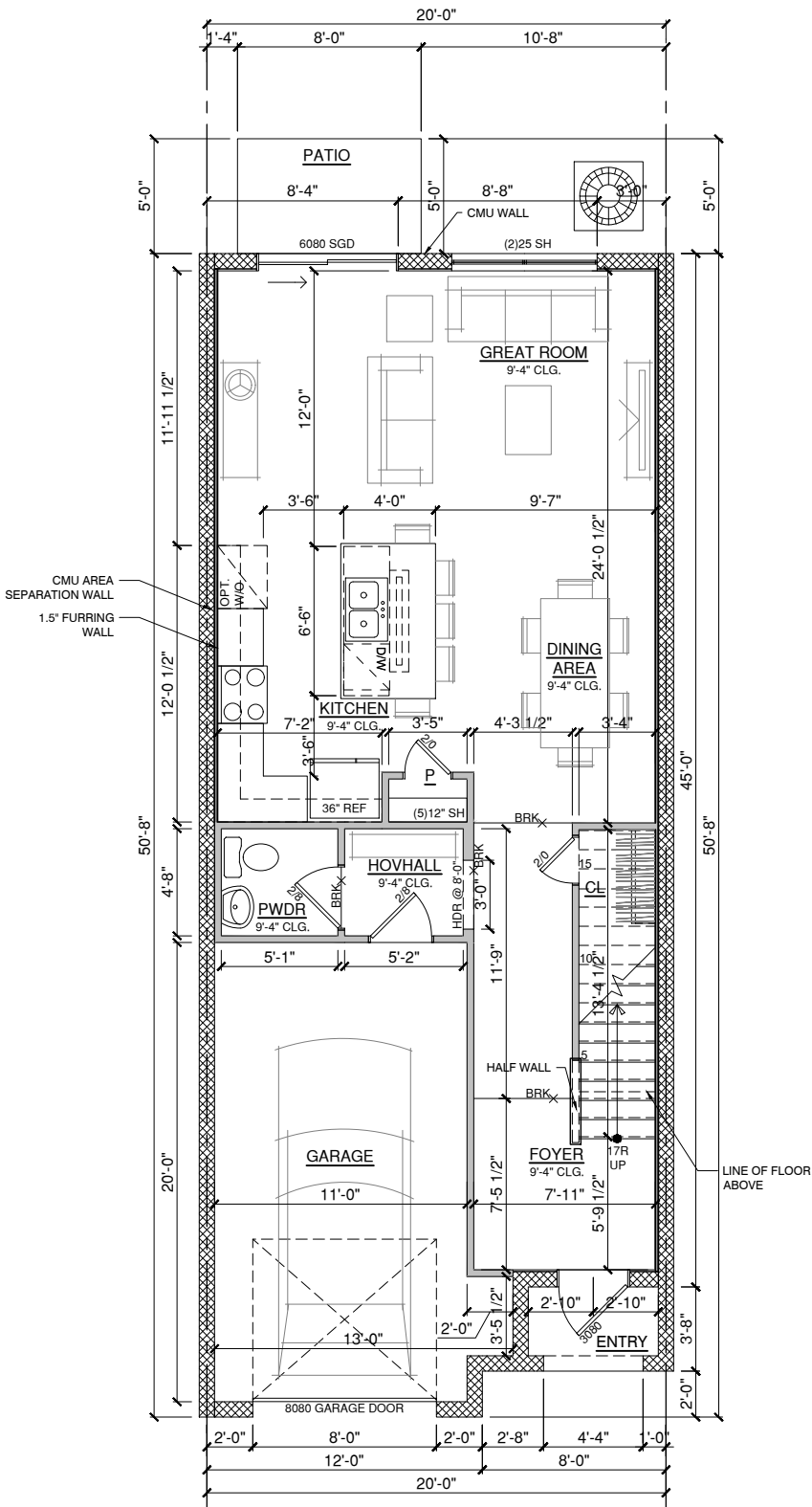
April 16, 2021 10:34:36 a.m.
Drawing: 20-0905 LP.DWG

SHEET 4 OF 4

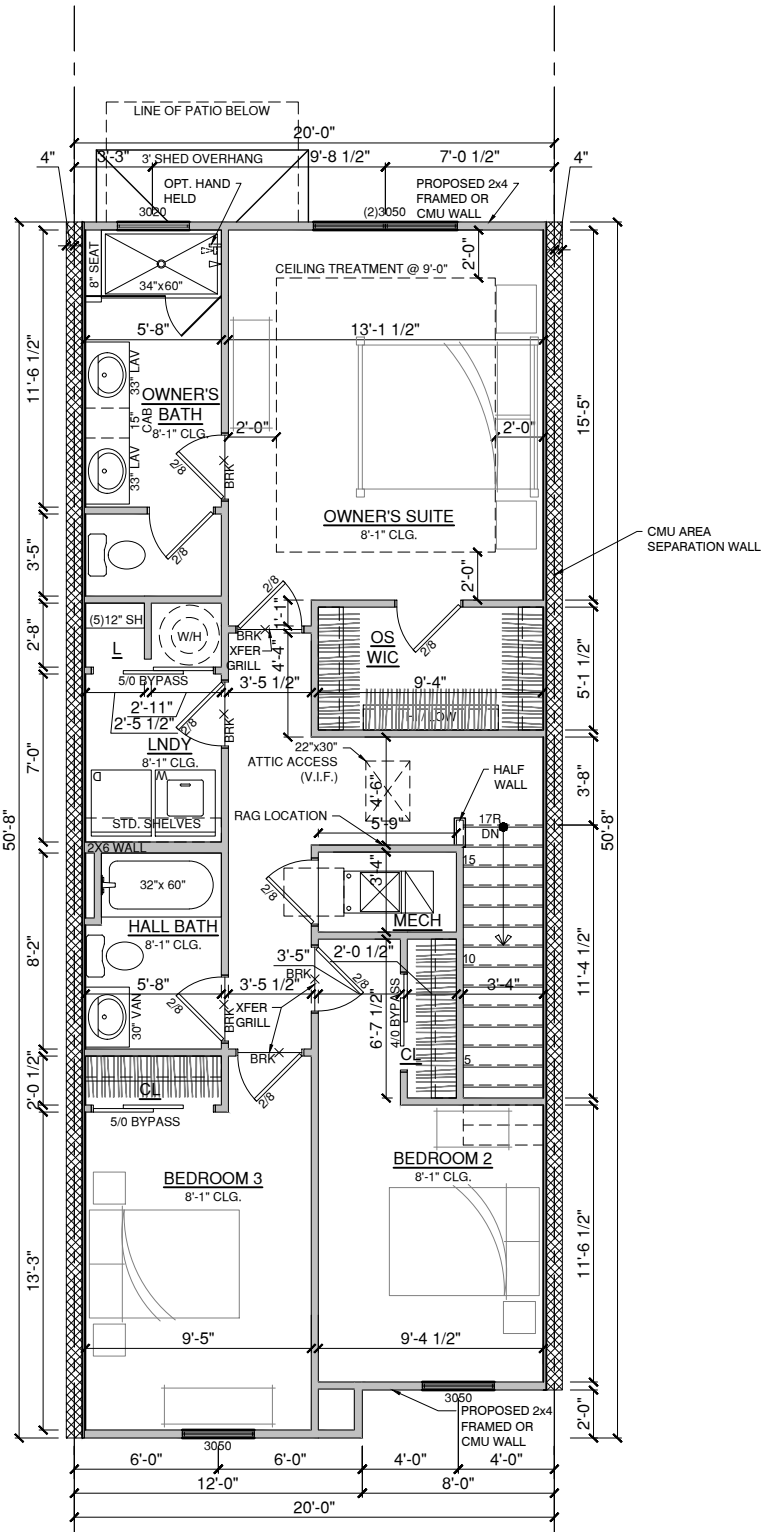
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Landscape Details

Arabella II
1683 SQFT :: 20' x 50'-8"

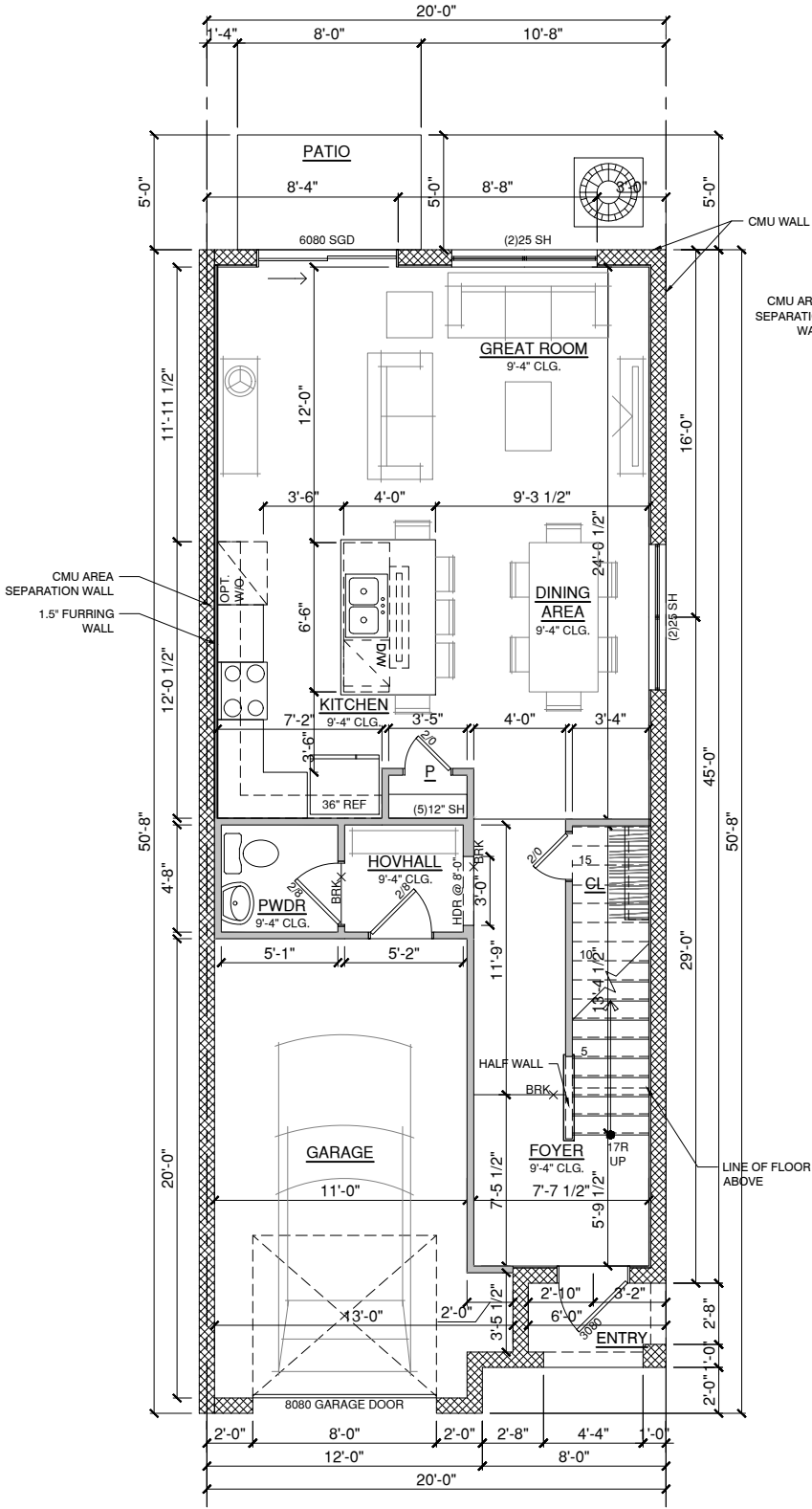


FIRST FLOOR :: 729 SQFT
BASE PLAN :: INTERIOR

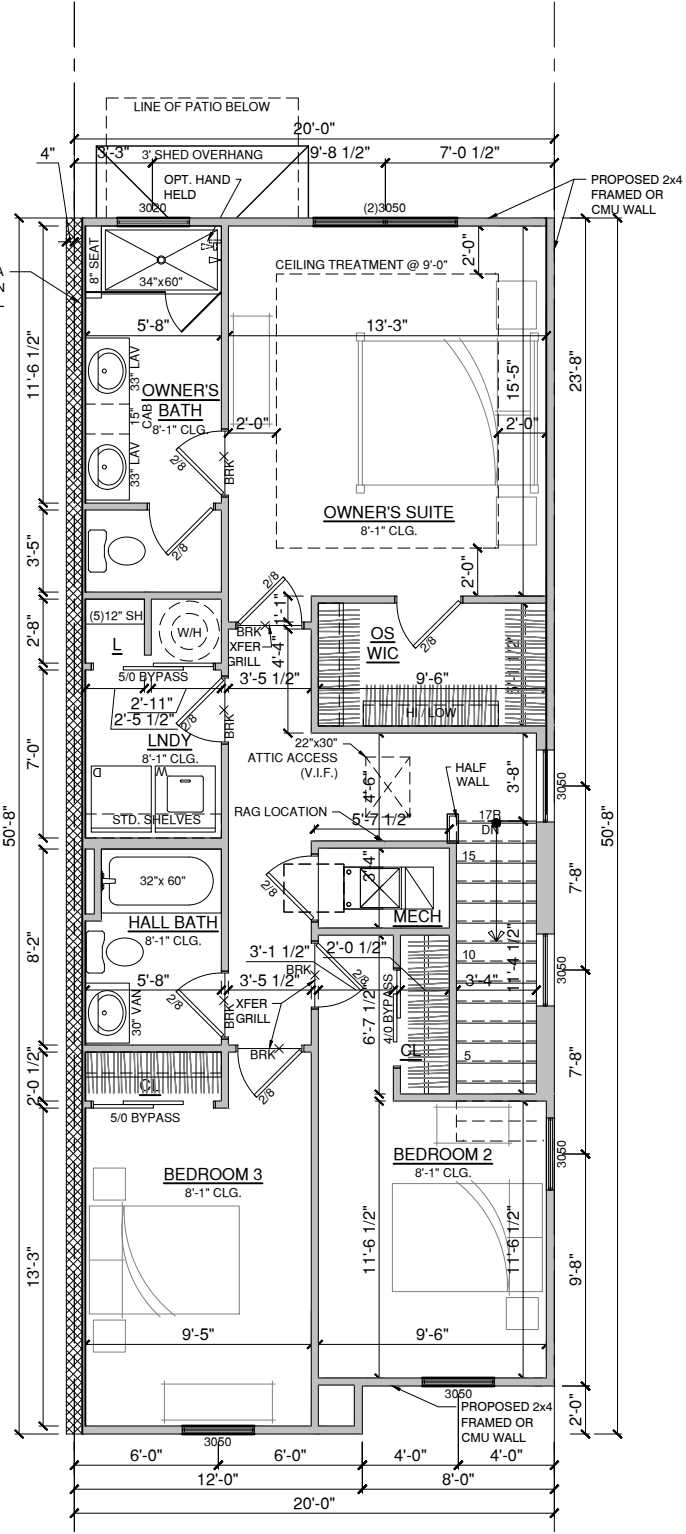


SECOND FLOOR :: 954 SQFT
BASE PLAN :: INTERIOR

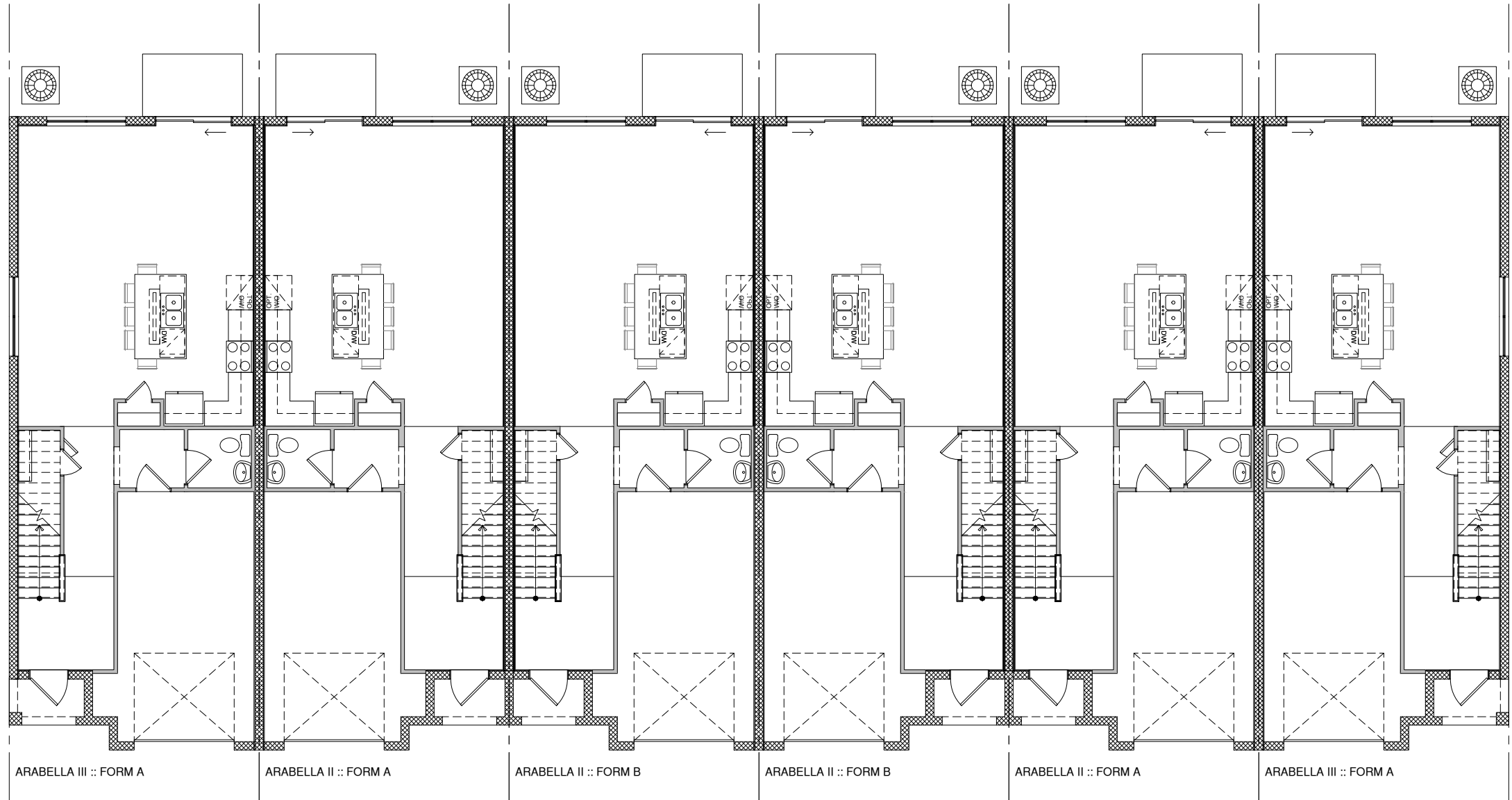
Arabella III
1680 SQFT :: 20' x 50'-8"



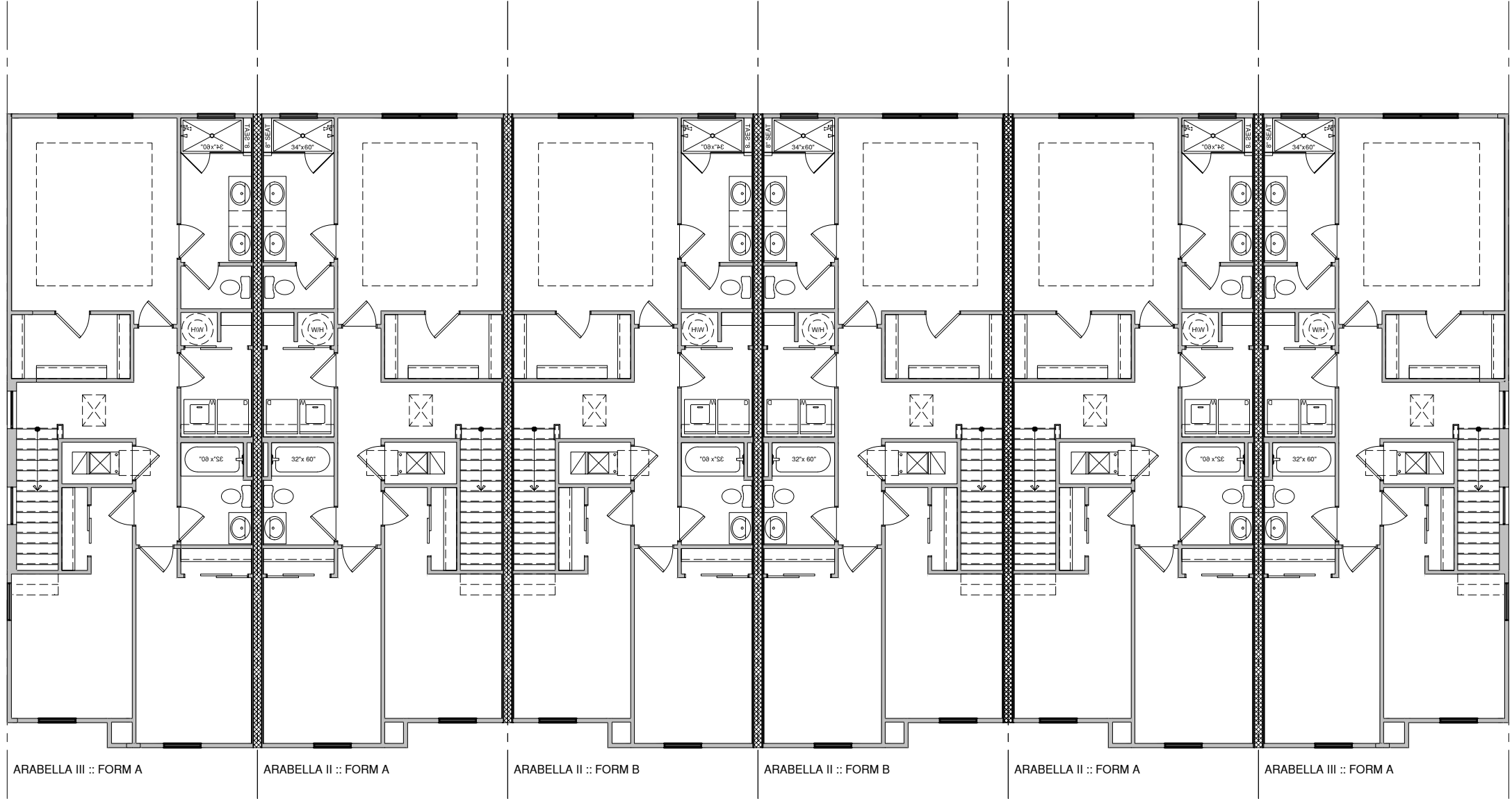
FIRST FLOOR :: 729 SQFT
BASE PLAN :: EXTERIOR



SECOND FLOOR :: 951 SQFT
BASE PLAN :: EXTERIOR

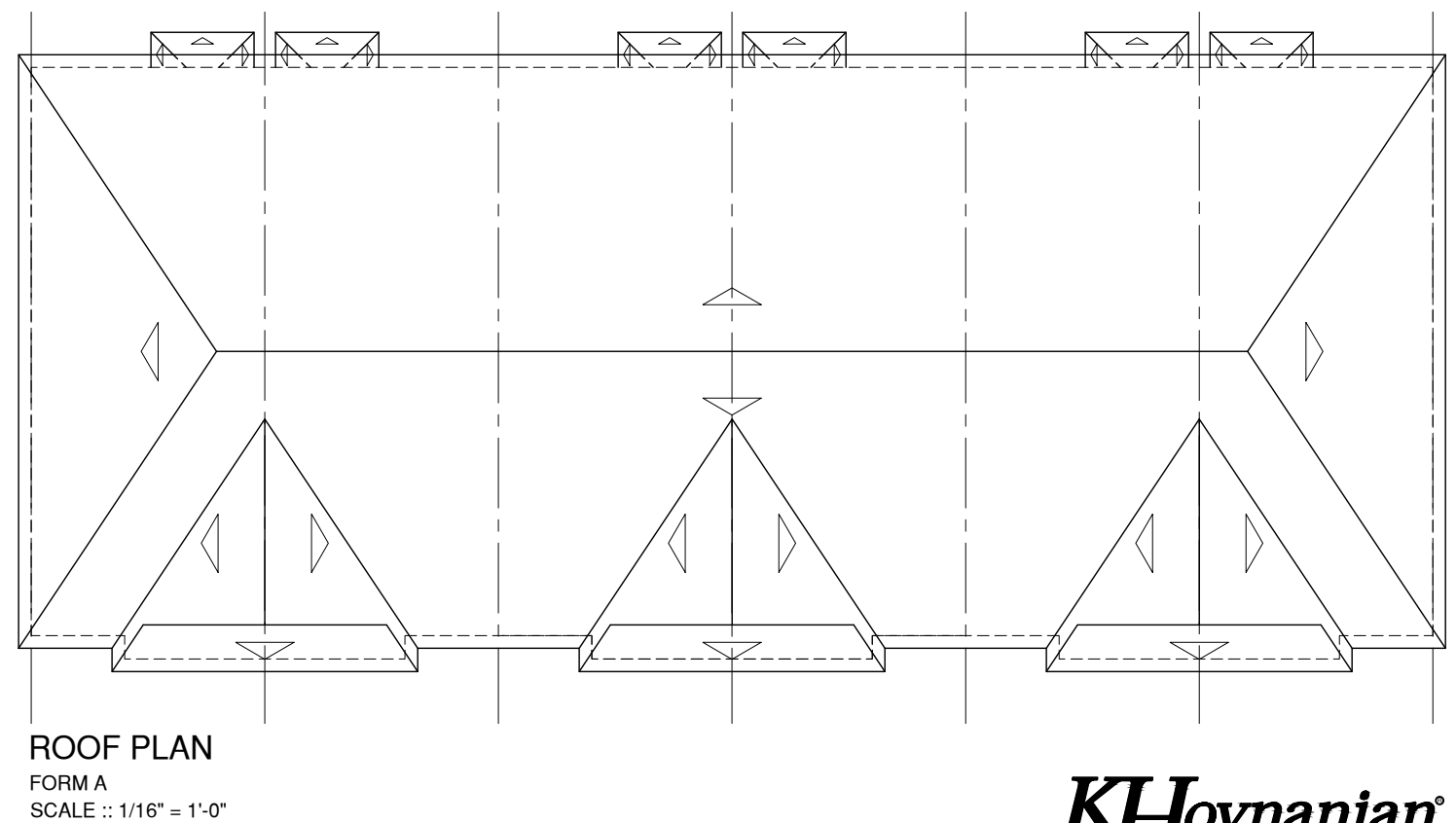
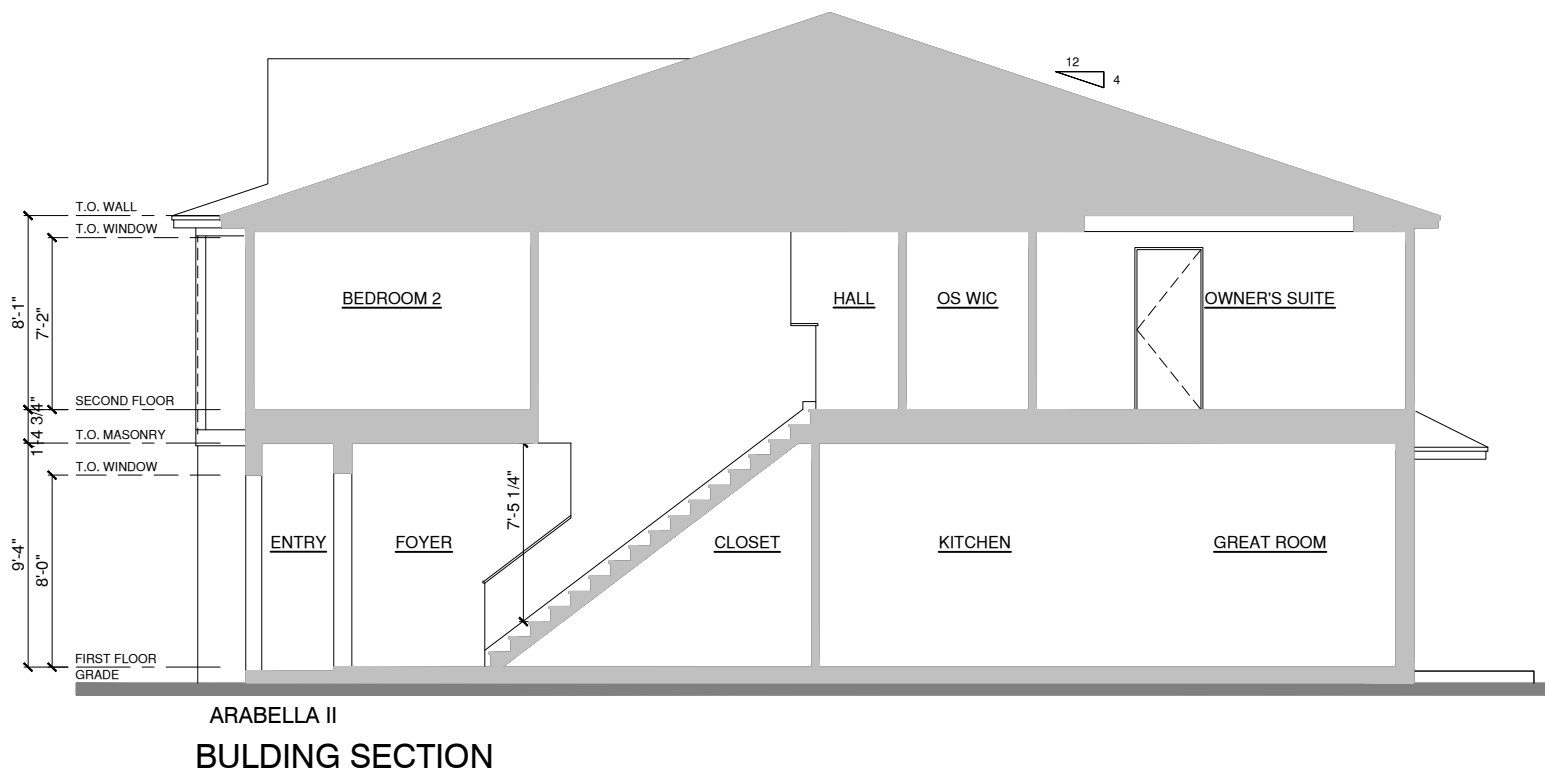
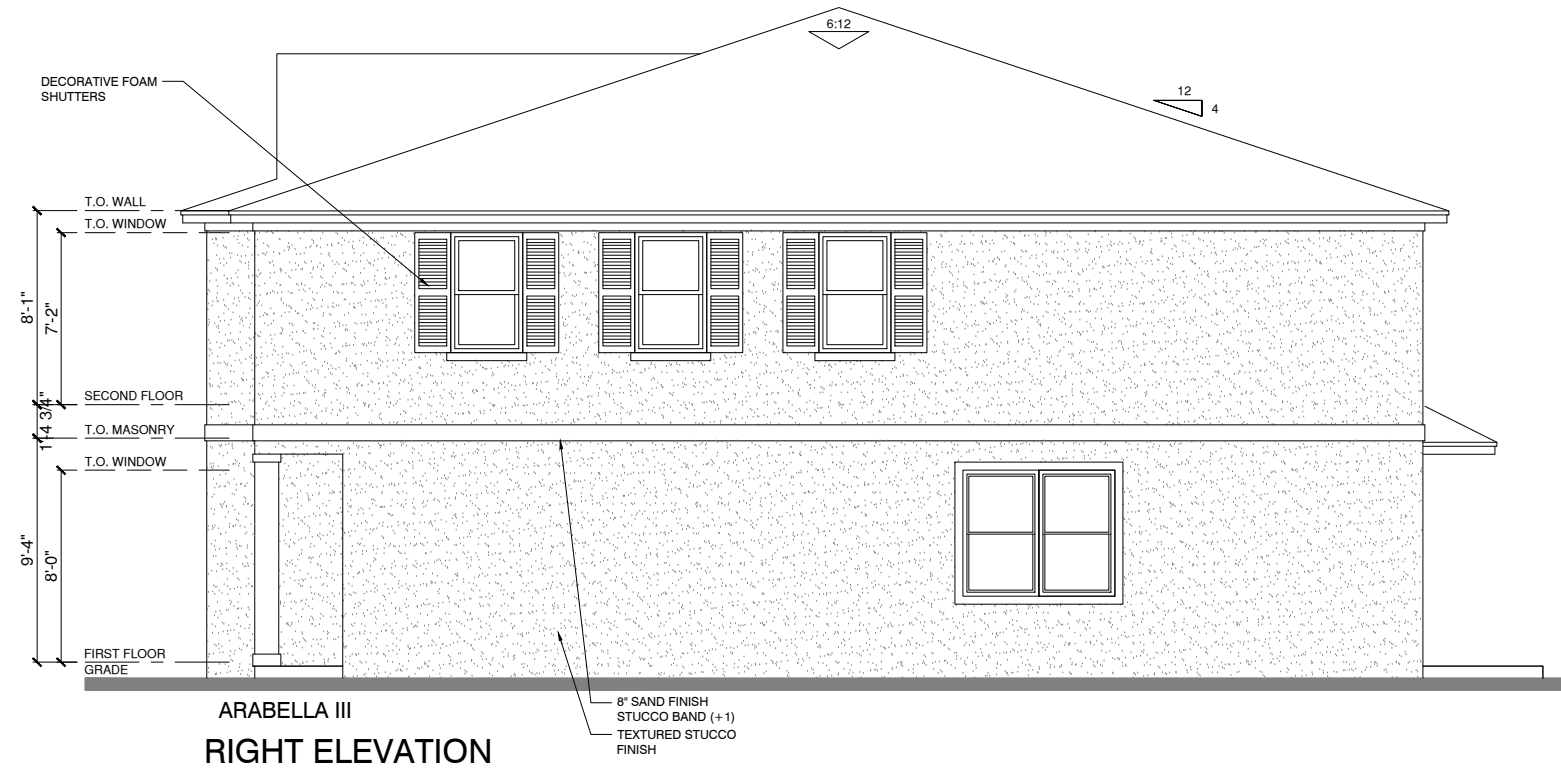
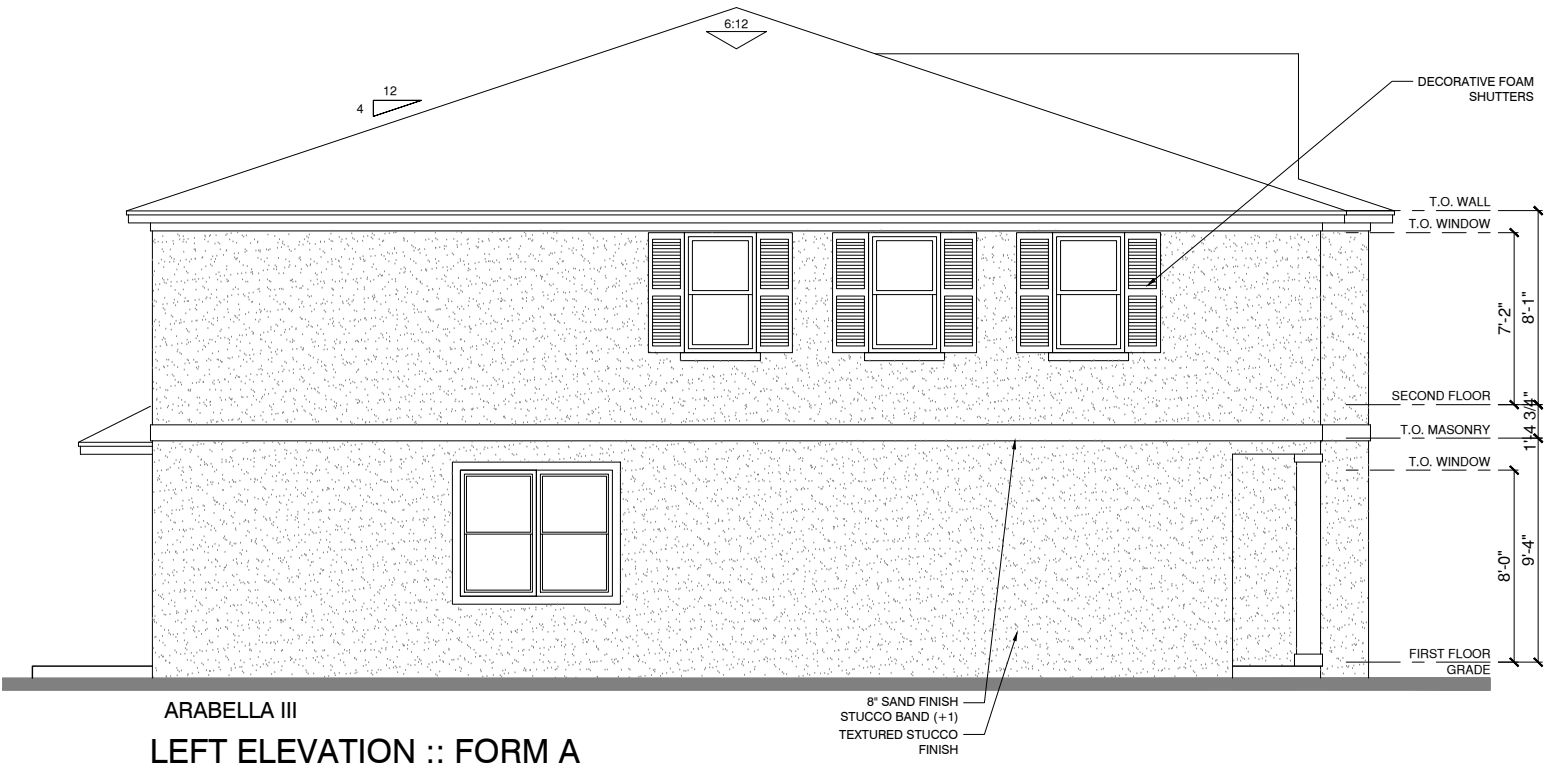


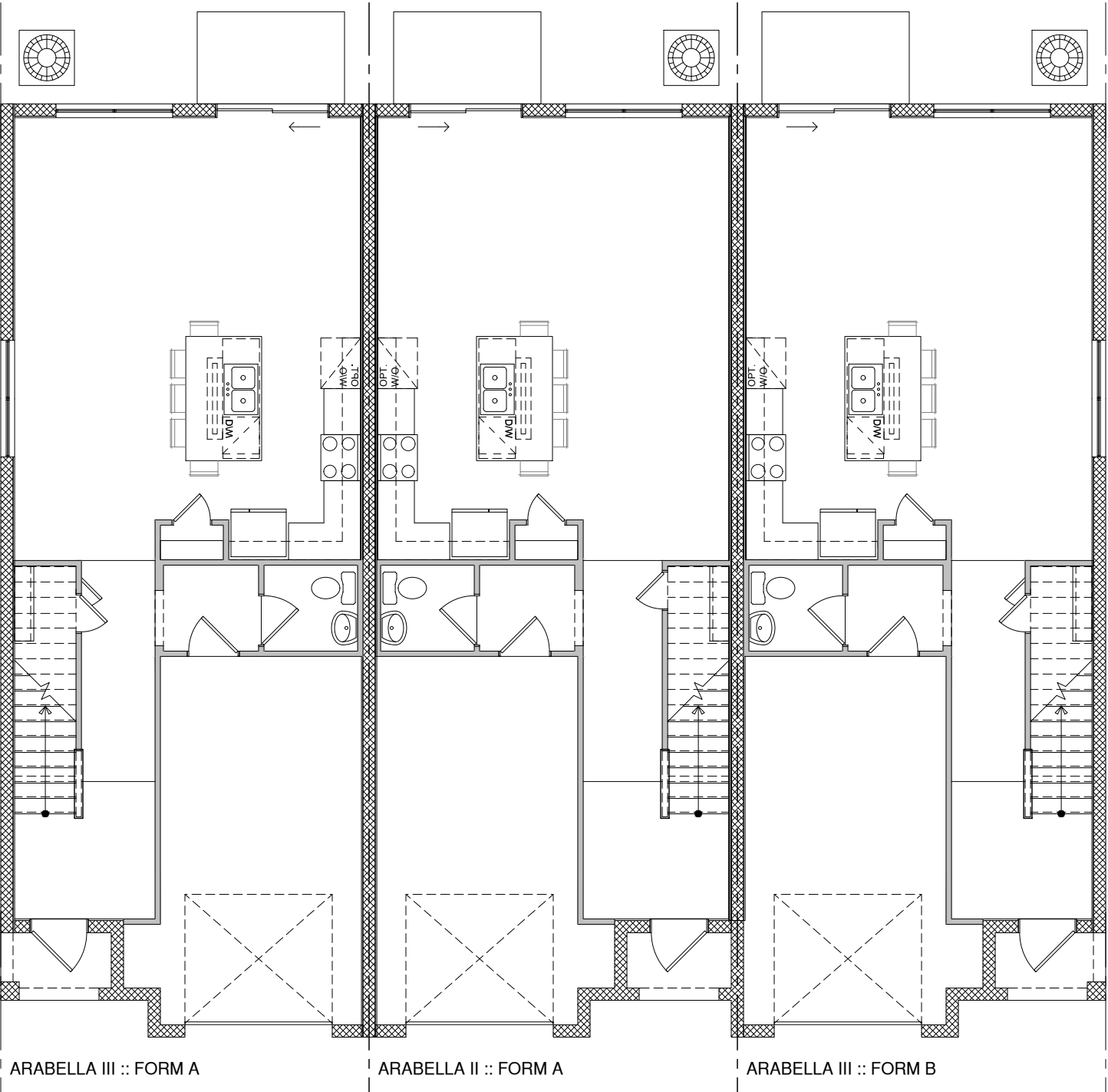
6 STRING :: 1ST FLOOR
BASE PLAN

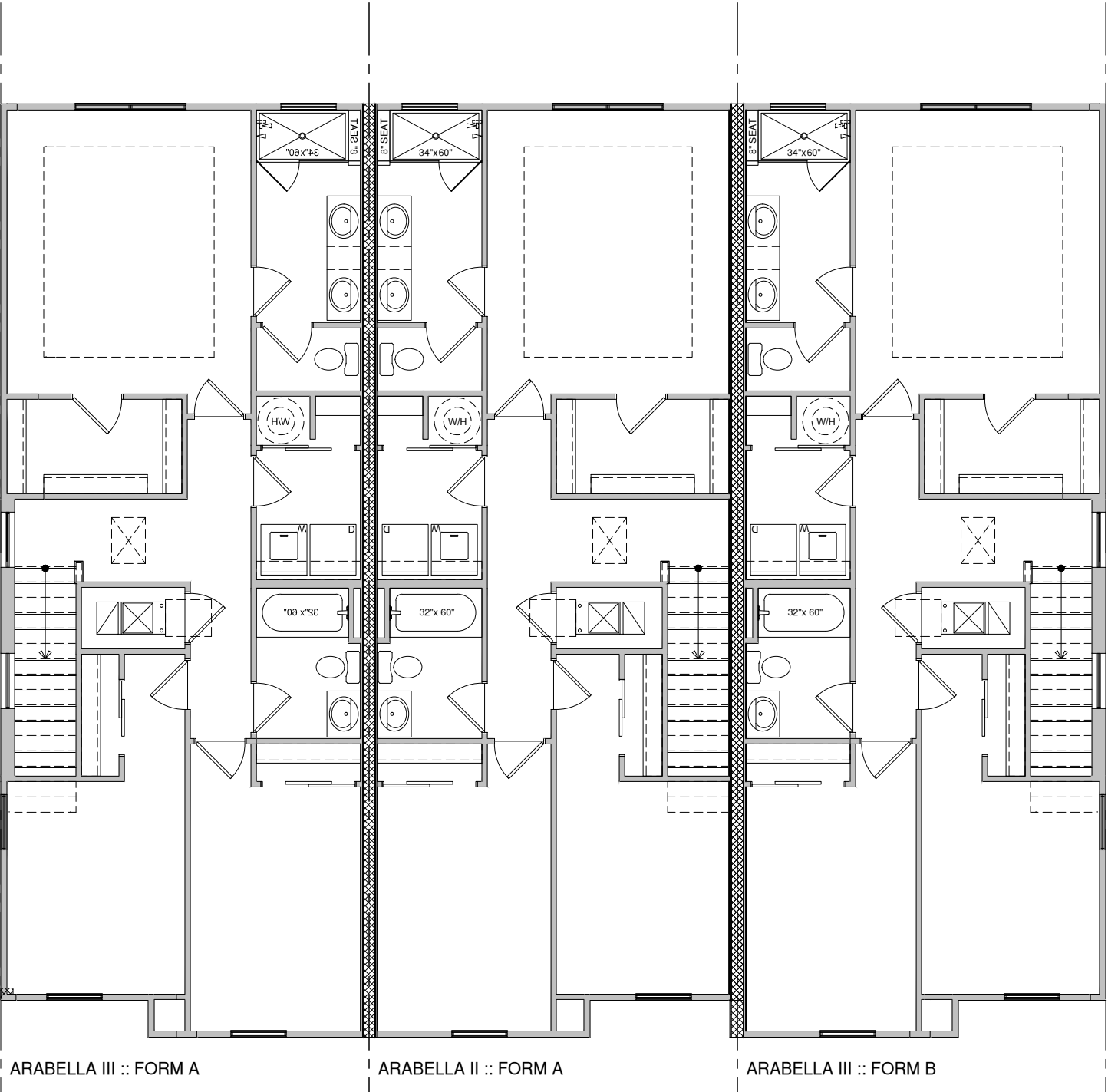


6 STRING :: 2ND FLOOR
BASE PLAN

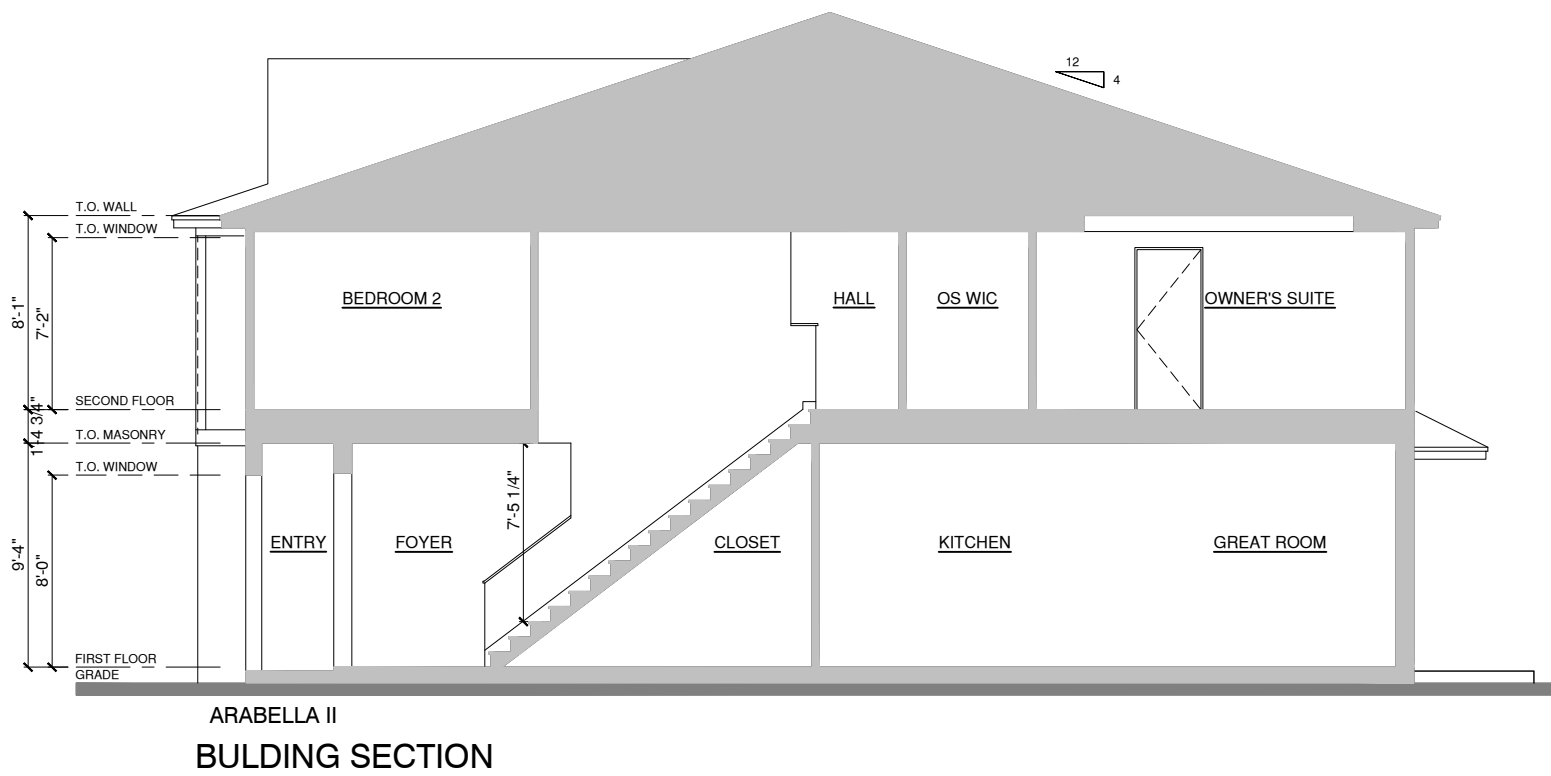
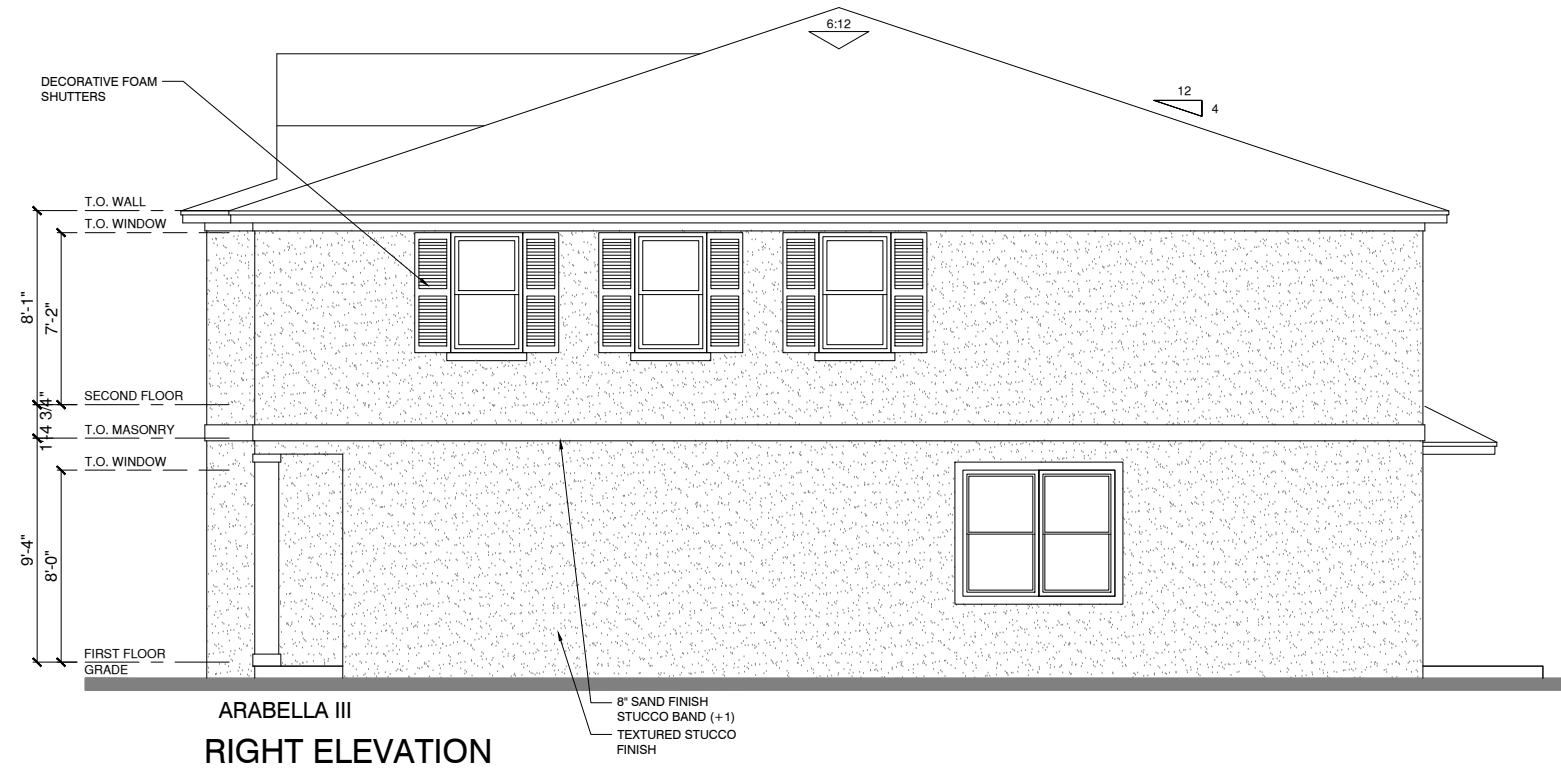
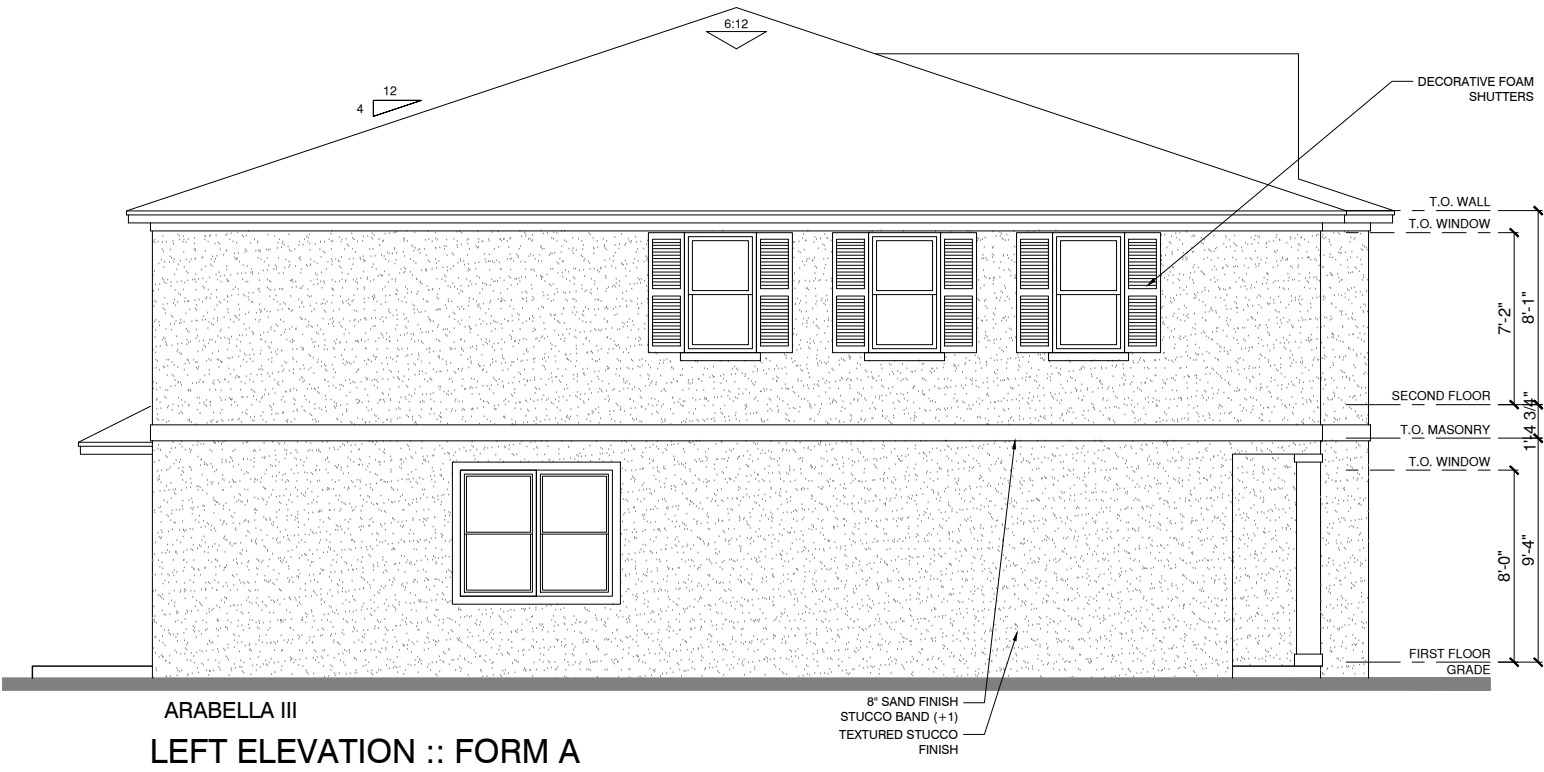




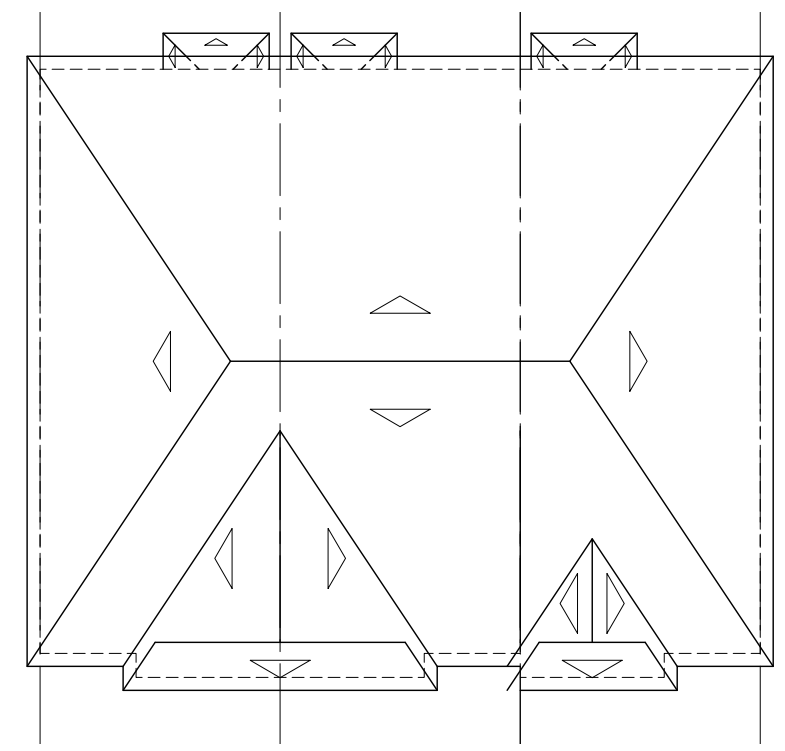


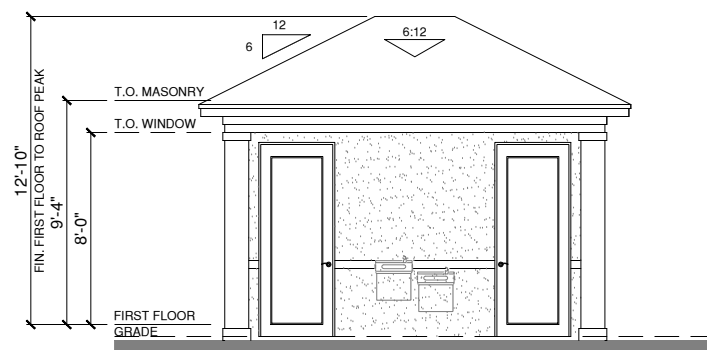




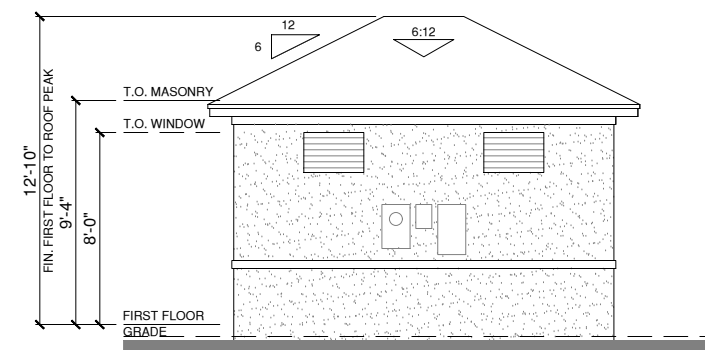


ROOF PLAN
FORM A
SCALE :: 1/16" = 1'-0"

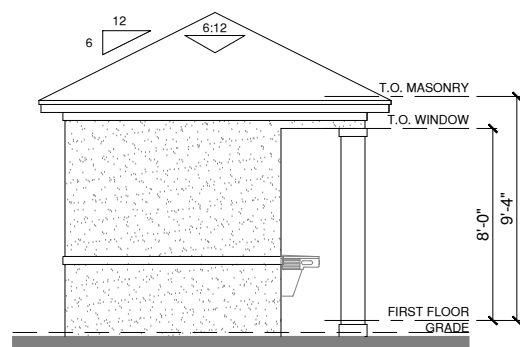




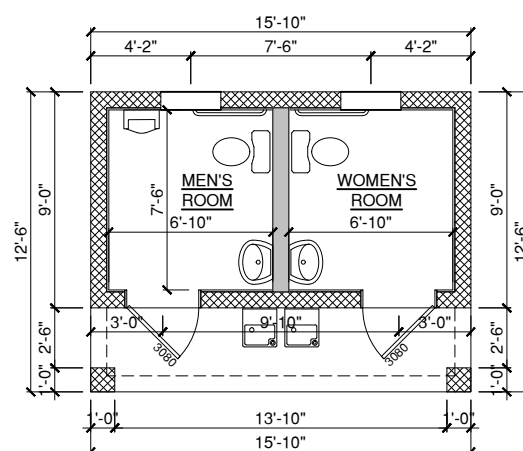
FRONT ELEVATION



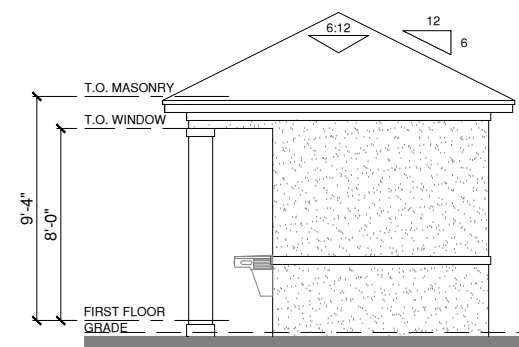
REAR ELEVATION



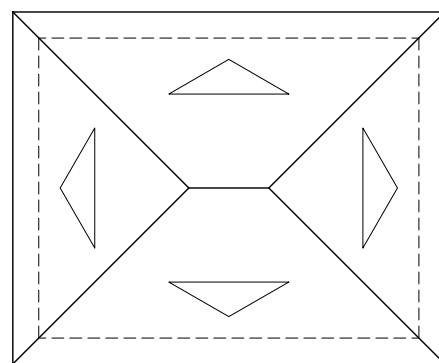
LEFT ELEVATION



FIRST FLOOR :: 142 SQFT



RIGHT ELEVATION



ROOF PLAN

This play equipment is recommended for children ages: 2-5
Minimum Area Required: 24'-1" x 21'-2"

Scale: 1/4"=1'
This drawing can be scaled only when in an 11" x 17" format

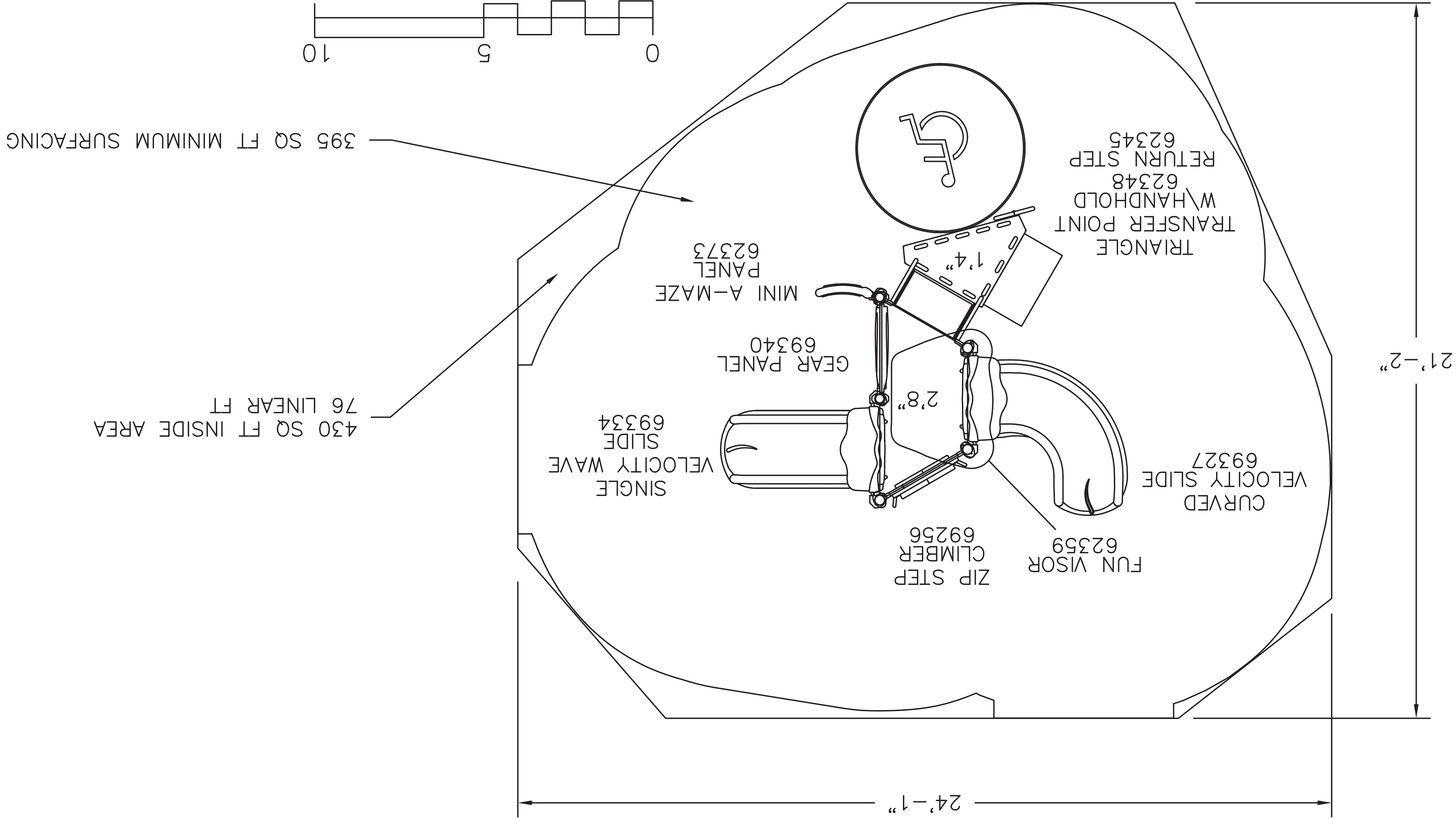
Drawn By: Charlie Walcott
Date: 11/11/15
Quote Number: 10-00003



401 Chestnut St., Ste. 410
Chattanooga, TN 37402
800-727-1907 / www.playandpark.com

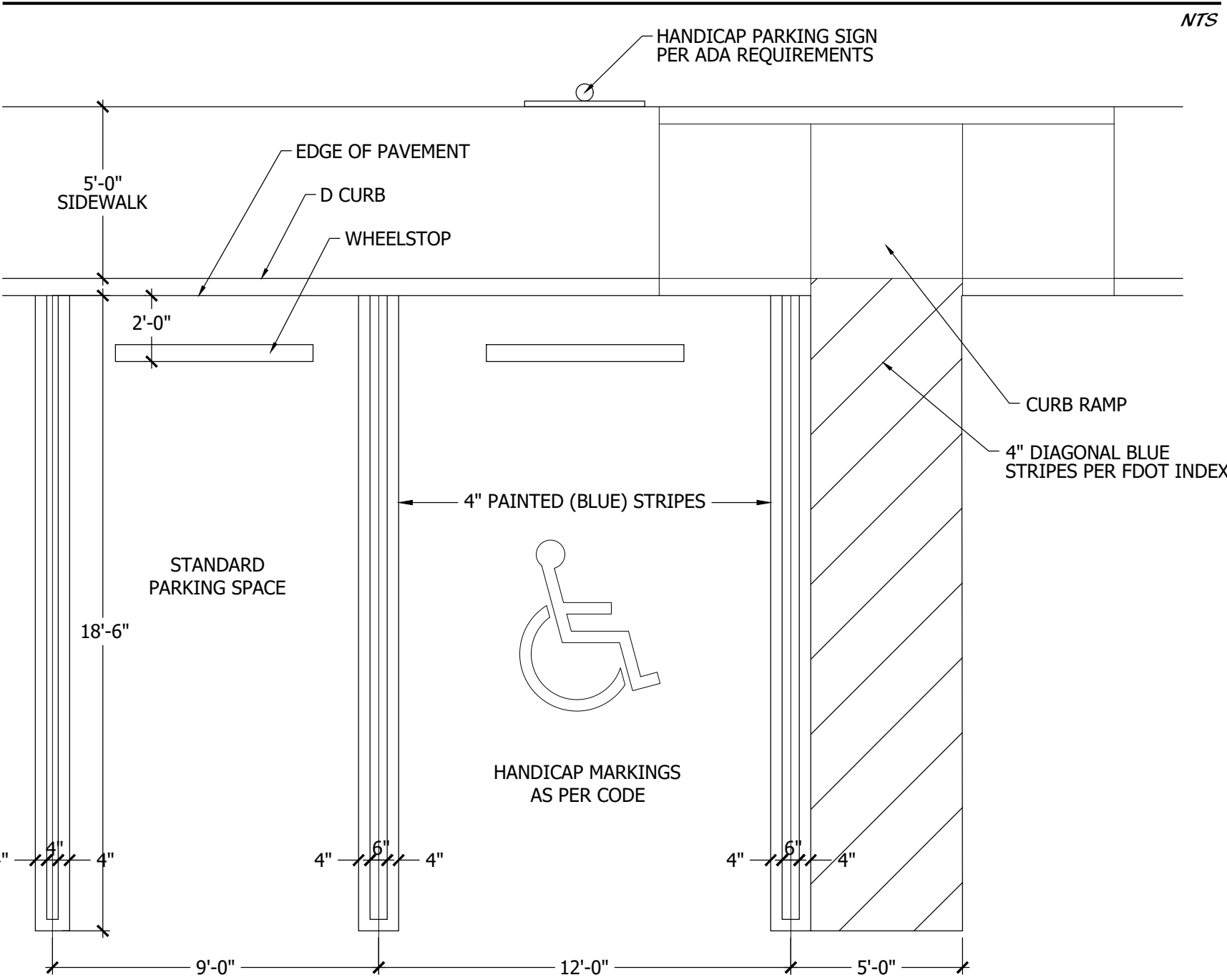


Total Play Components	5	4	0	Req.	0
Elevated Play Components	4	4	0	Req.	0
Elevated Play Components Accessible by Ramp	4	4	2	Req.	2
Elevated Components Accessible by Transfer	4	4	1	Req.	1
Accessible Ground Level Components Shown	1	1	1	Req.	1
Different Types of Ground Level Components	1	1	1	Req.	1

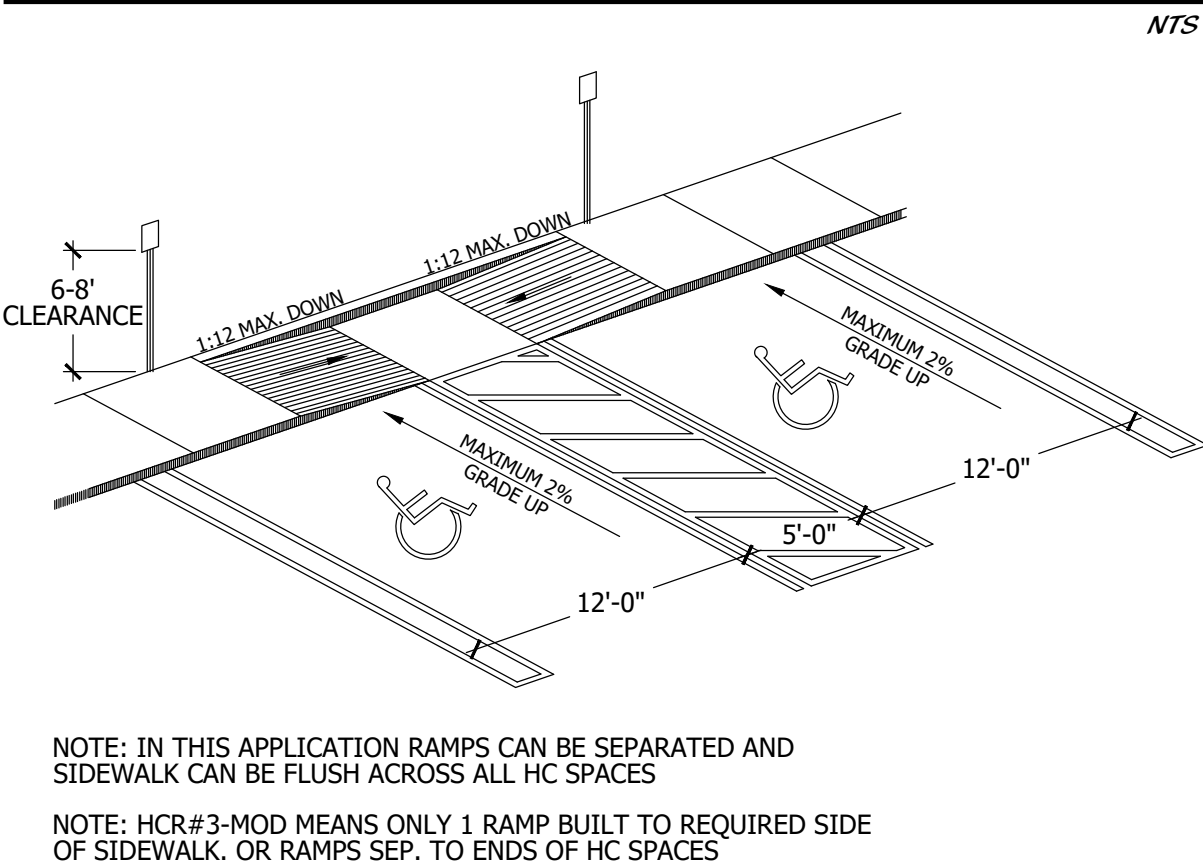


It is the manufacturer's opinion that the structure shown herein complies with current ada standards concerning accessibility if used with proper accessible surfacing and together with other necessary ground level play equipment. IMPORTANT: Never install play equipment over hard, unresilient surfaces such as asphalt, concrete, or compacted earth. It is the owner's responsibility to ensure the "minimum area required" contains an appropriate amount of resilient material to cushion accidental falls.

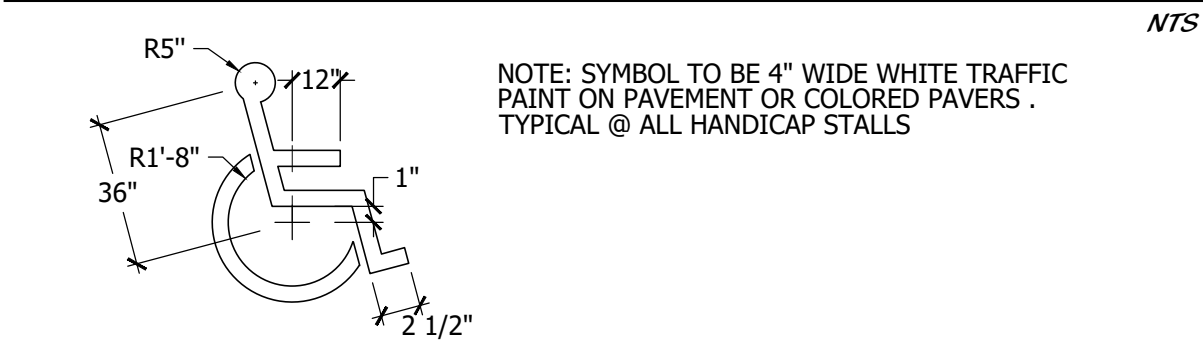
STANDARD AND HANDICAP PARKING DETAIL



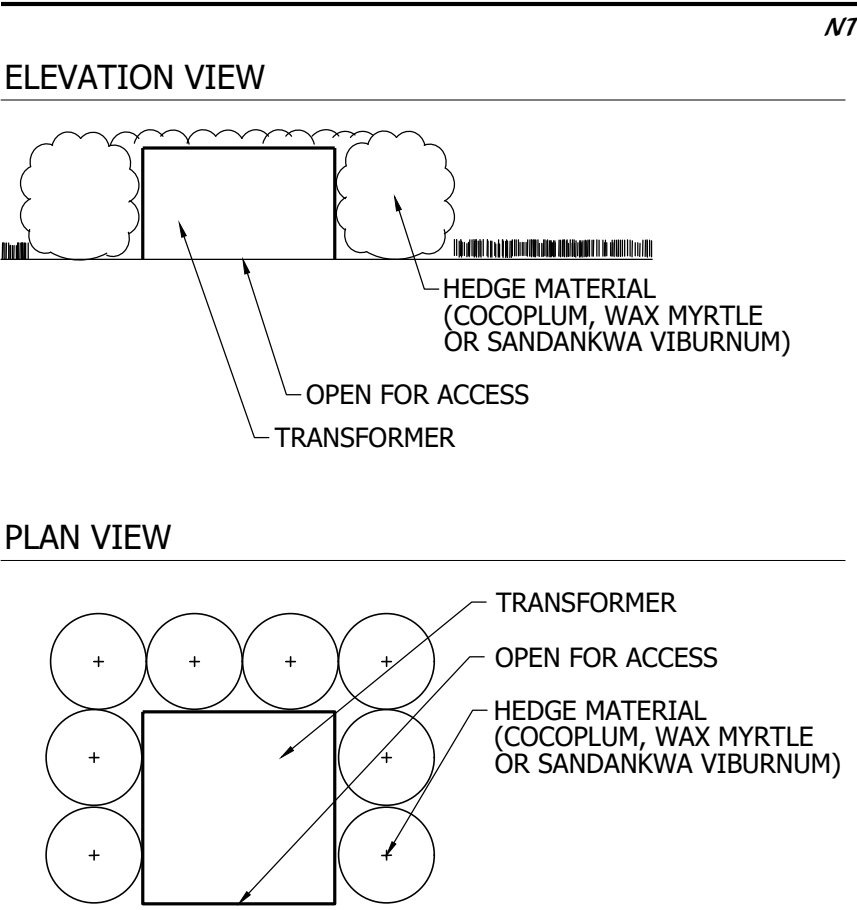
HANDICAP RAMP DETAIL



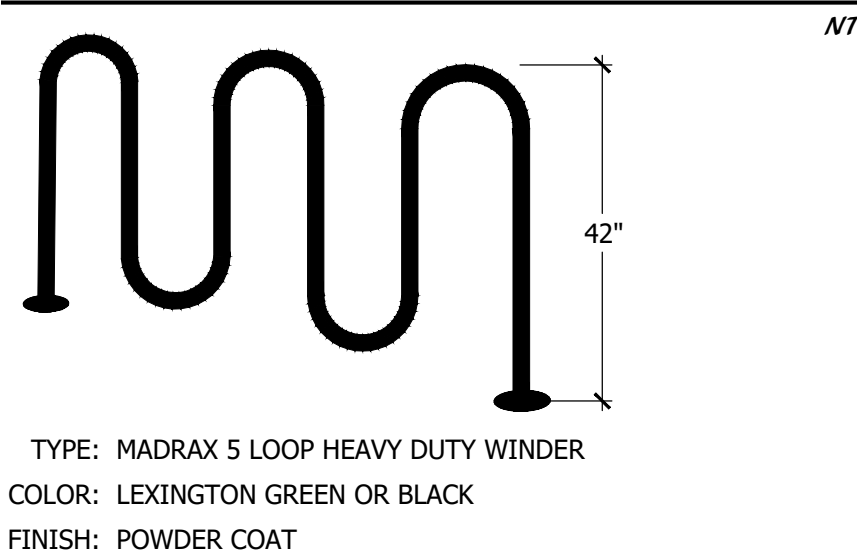
HANDICAP SYMBOL DETAIL



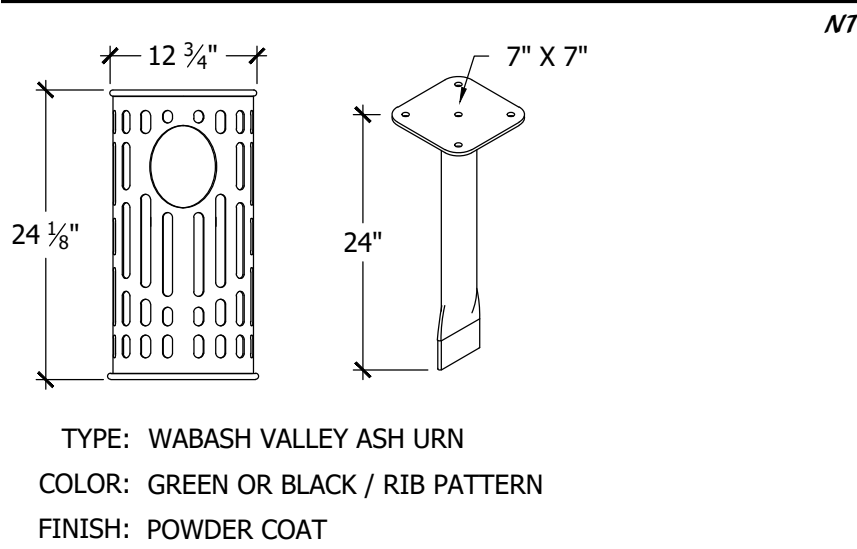
TRANSFORMER DETAIL



BIKE RACK DETAIL



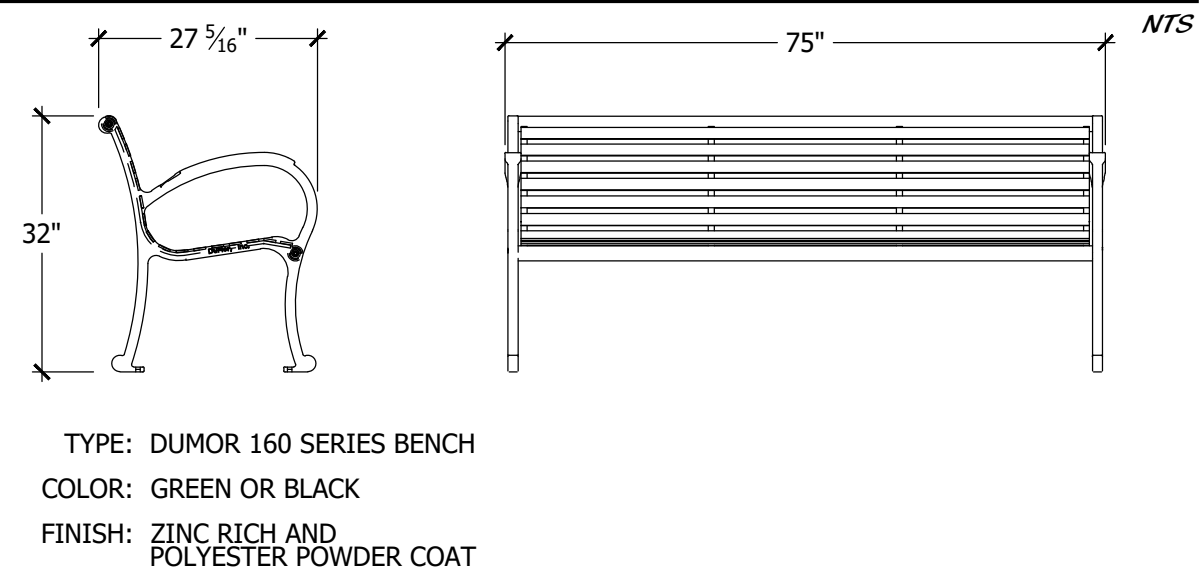
TRASH CAN DETAIL



D CURB DETAIL



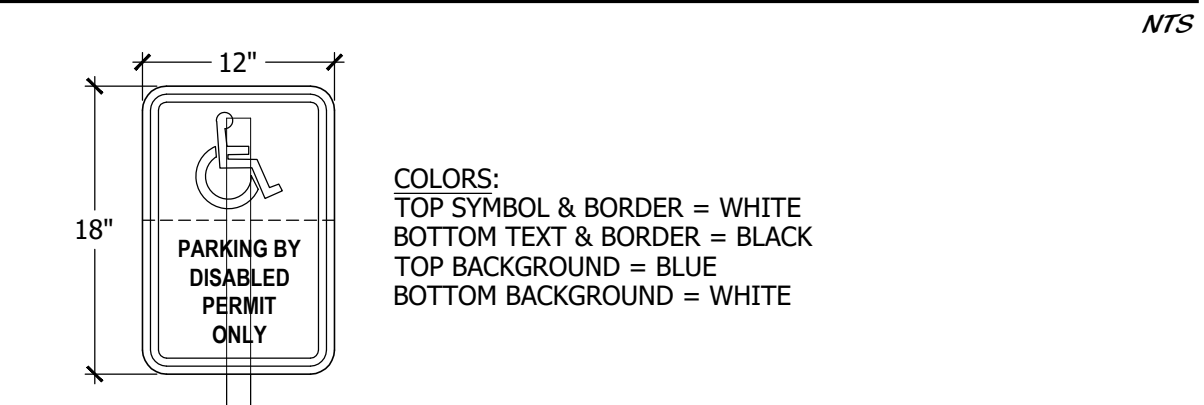
BENCH DETAIL



PEDESTRIAN CROSSING SIGN



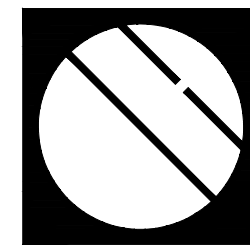
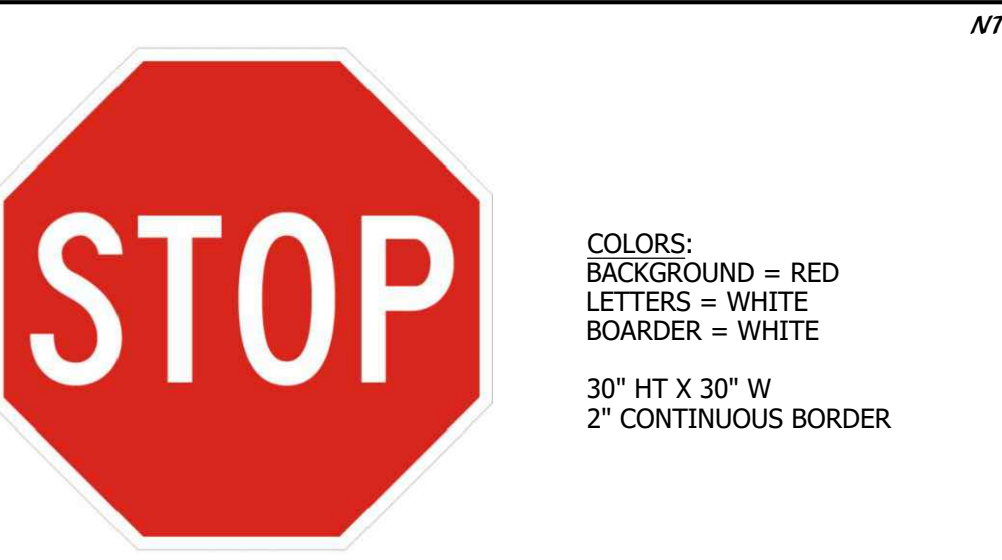
HANDICAP SIGN DETAIL



PERIMETER FENCE DETAIL



STOP SIGN DETAIL



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www.cotleurhearing.com
Lic# LC-26000535

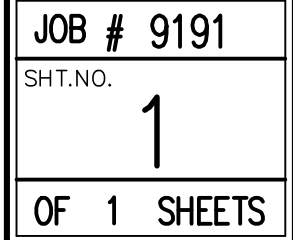
Boatman Hammock
Palm Springs, Florida

DESIGNED	DEH
DRAWN	RO/RNK
APPROVED	DEH
JOB NUMBER	20-0905
DATE	01-22-21
REVISIONS	02-25-21
	03-16-21
	05-04-21
	06-18-21

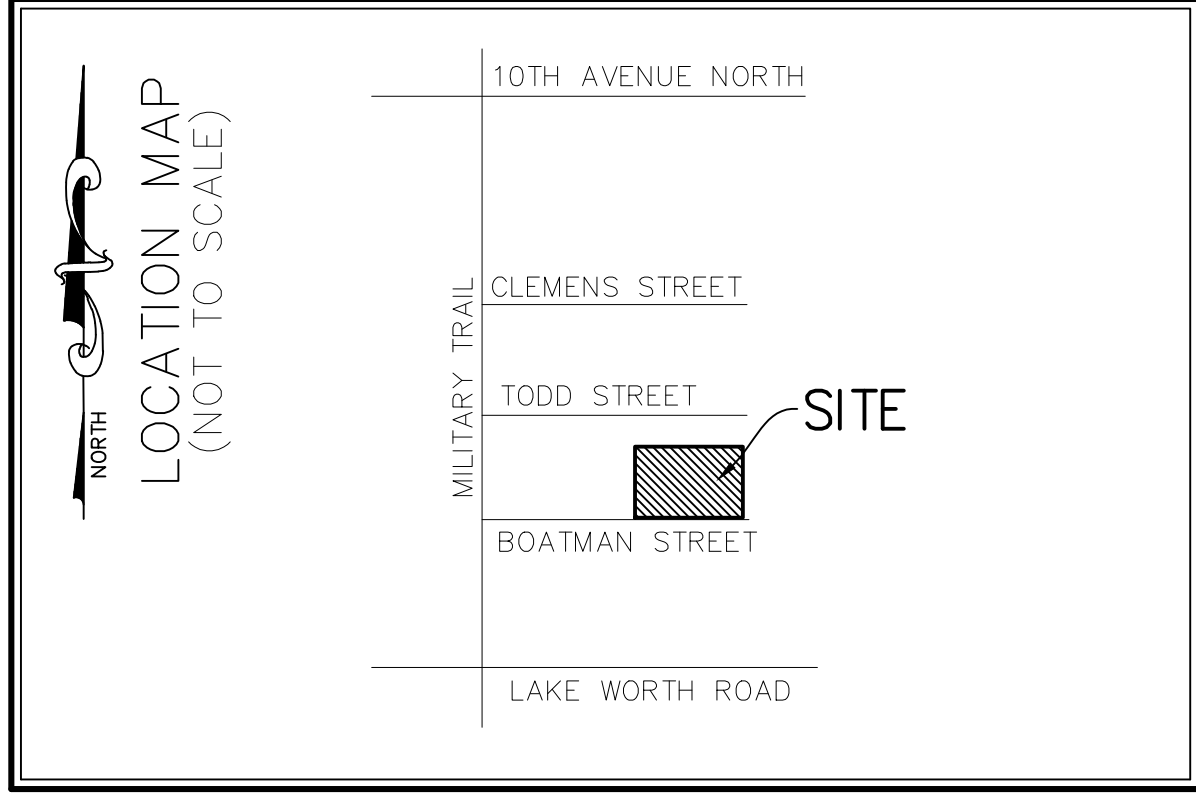
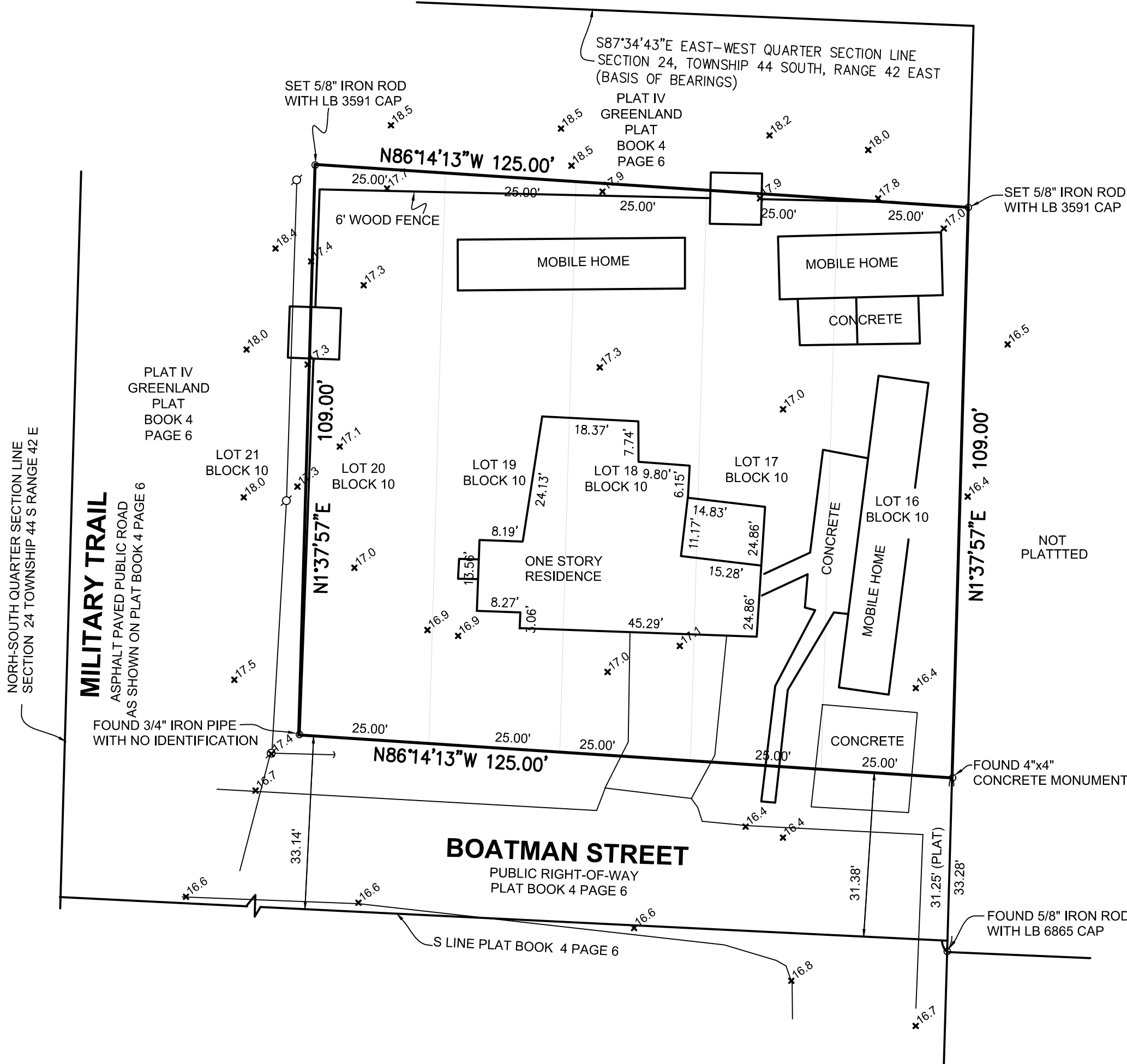
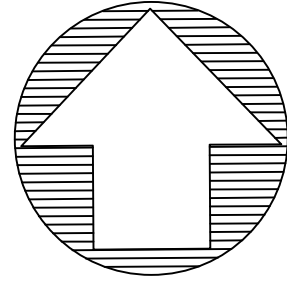
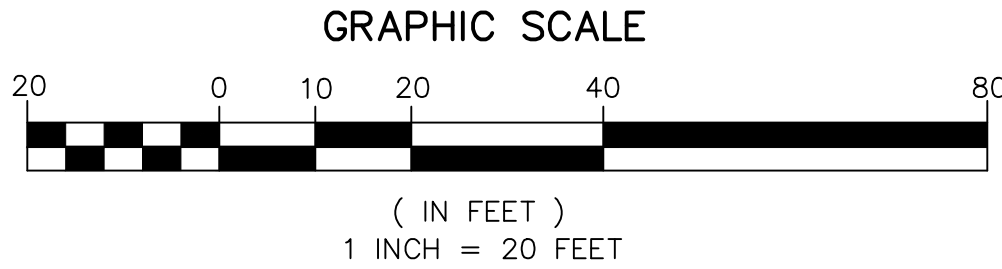
June 18, 2021 8:51:57 a.m.
Drawing: 20-0905 SP.DWG

SHEET 2 OF 2
© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

Site Details



ALTA/NSPS LAND TITLE SURVEY



SURVEYOR'S NOTES AND REPORT:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
2. LANDS SHOWN HEREON WERE ABTRACTED BY EASTERN NATIONAL TITLE AGENCY, FLORIDA, LLC, FILE NUMBER FLX12433, WITH A COMMITMENT DATE SEPTEMBER 30, 2020 AT 8:00 AM. TITLE EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST-WEST QUARTER SECTION LINE OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 87°34'43" EAST
4. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
5. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. FLOOD ZONE: "X"; FLOOD INSURANCE RATE MAP NO. 120999C 0558 F AND 120999C 0776 F, COMMUNITY NO. 120223; DATE: OCTOBER 5, 2017.
8. BENCHMARK ORIGIN DESCRIPTION: PALM BEACH COUNTY ENGINEERING DEPARTMENT BENCHMARK "M-28" WITH A PUBLISHED ELEVATION OF 18.32 FEET (NORTH AMERICAN DATUM OF 1988)
9. PARCEL CONTROL NUMBER: 70424424320100160
10. PROPERTY ADDRESS: 4445 BOATMAN STREET.

DESCRIPTION:

LOTS 16, 17, 18, 19 AND 20, BLOCK 10, GREENLAND PLATY NO. 4, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 13,616 SQUARE FEET OR 0.313 ACRES, MORE OR LESS

CERTIFICATE:

TO

K. HOVNANIAN HOMES
EASTERN NATIONAL TITLE AGENCY FLORIDA, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5 6(a), 6(b), 7(a), 8, 9, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2-20-2021.

DATE OF PLAT OR MAP: 2-20-2021

DAVID P. LINDLEY, PLS
REGISTERED LAND SURVEYOR #5005
STATE OF FLORIDA - LB #3591

REVISIONS	DATE	BY
FILE NAME: 9191 ALTA Additional parcel-R		

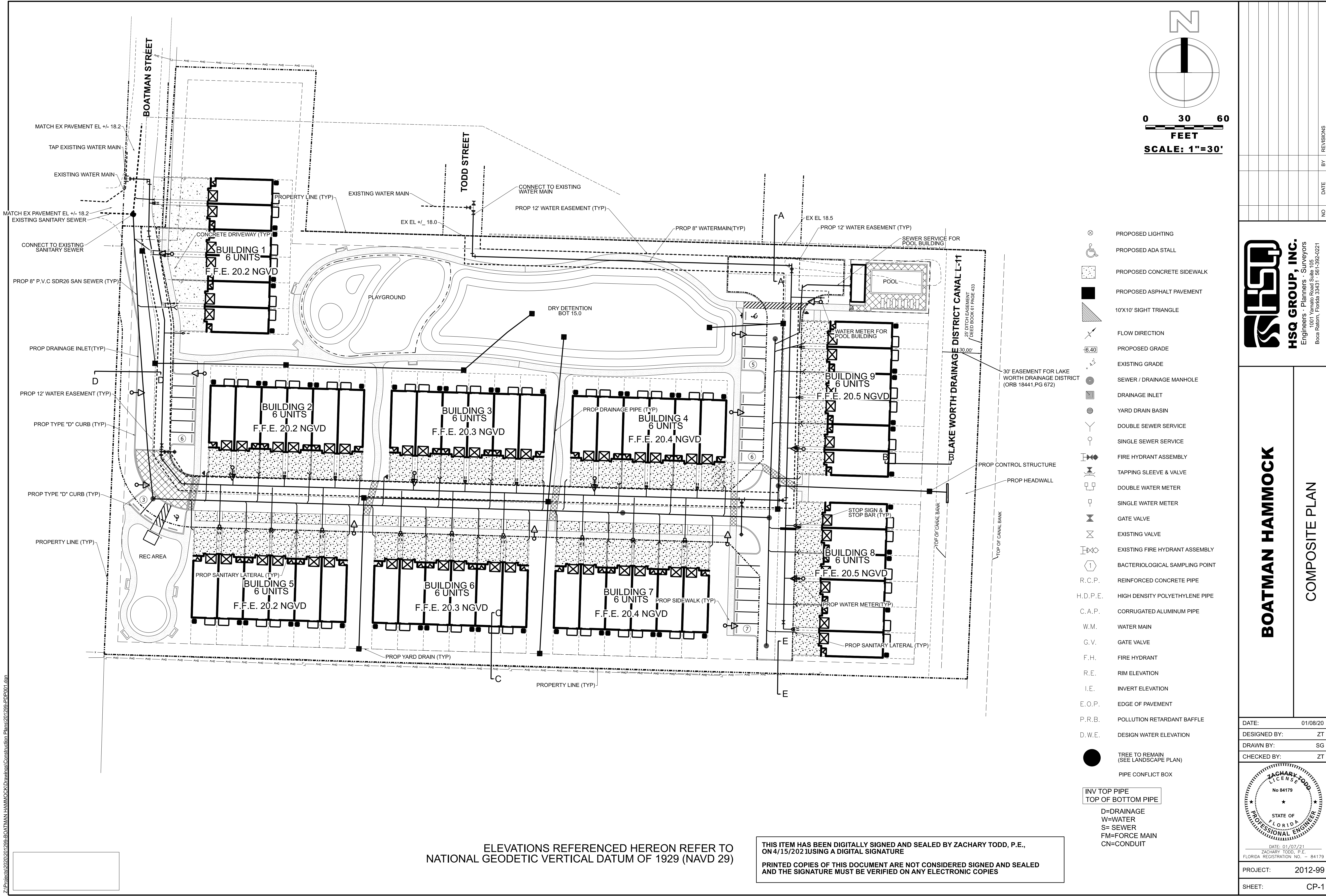


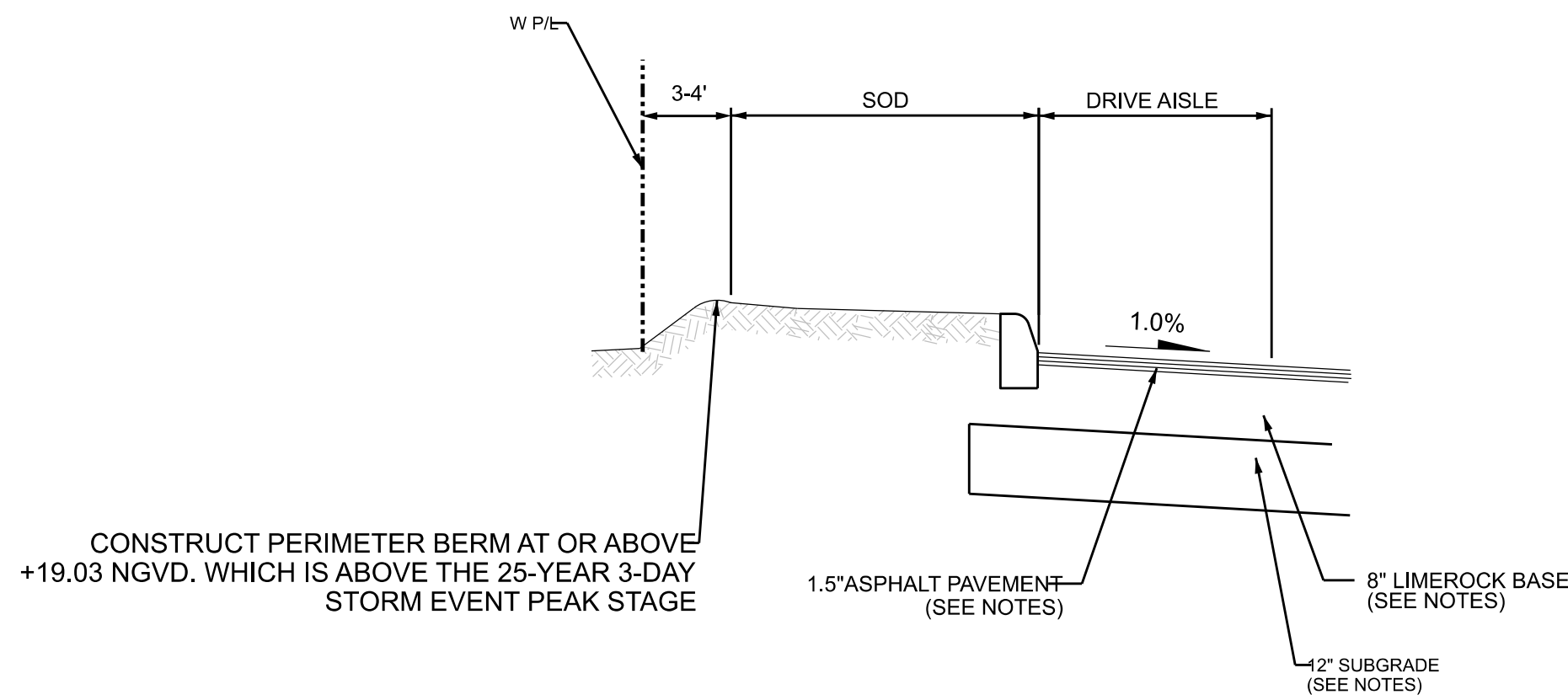
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

BOATMAN HAMMOCK
ALTA/NSPS LAND TITLE SURVEY

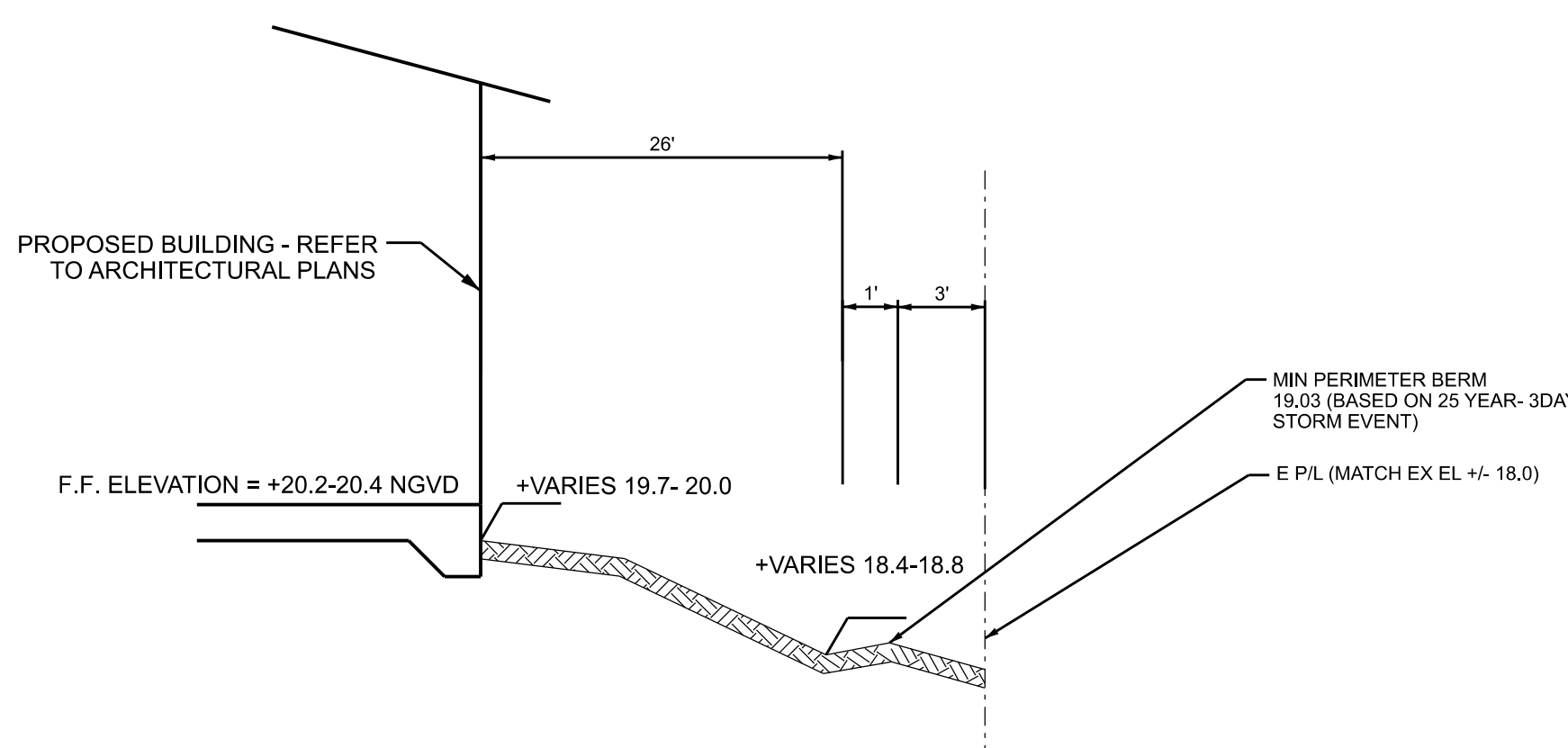
DATE	2/20/21
DRAWN BY	U.K.
F.B./ PG.	ELECT.
SCALE	1" = 20'

JOB # 9191
SHT.NO. 1
OF 1 SHEETS

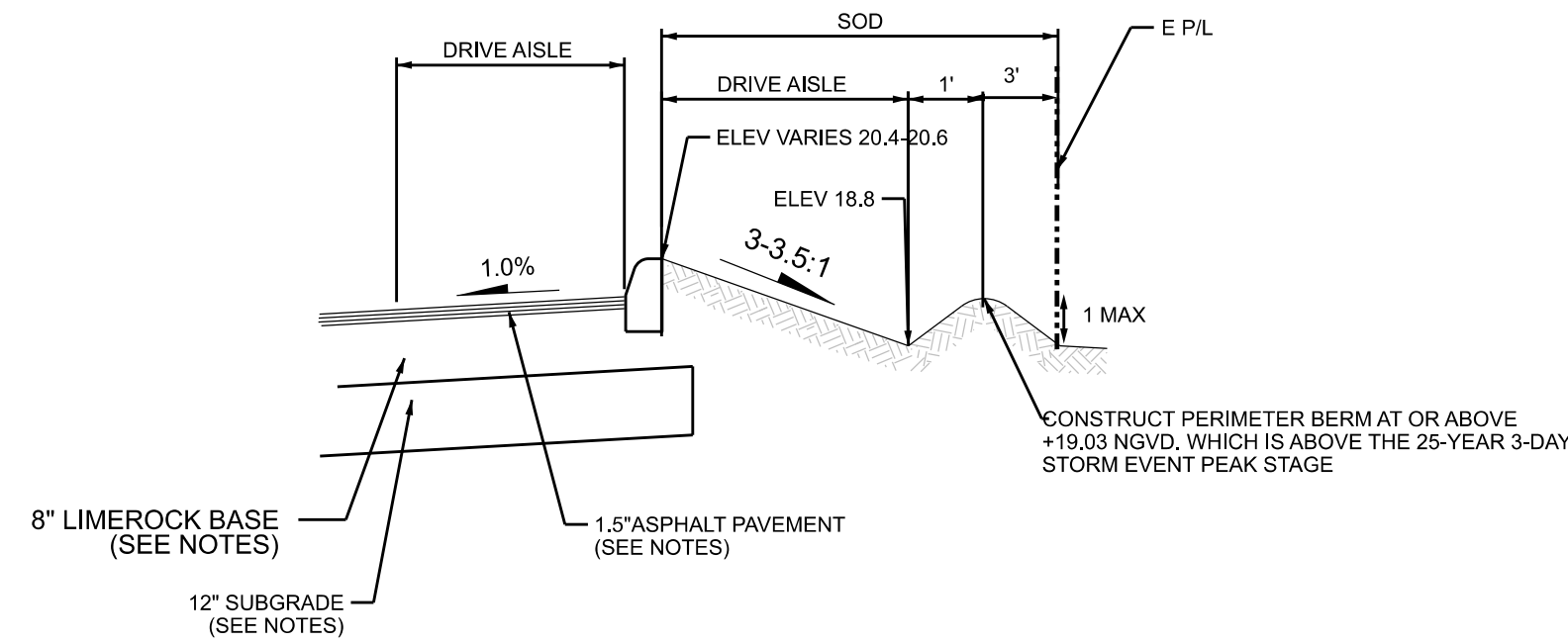




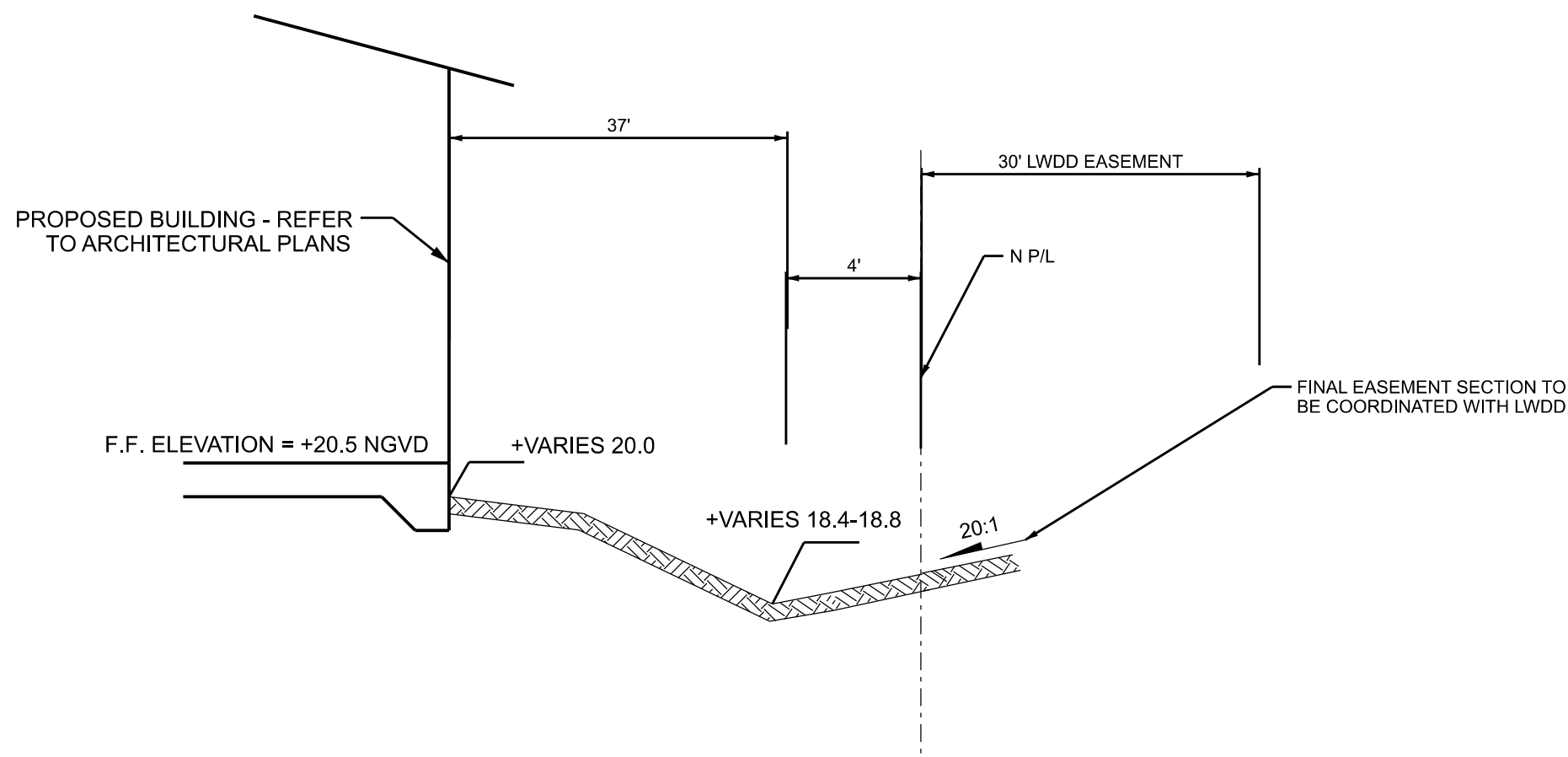
SECTION A-A
N.T.S.



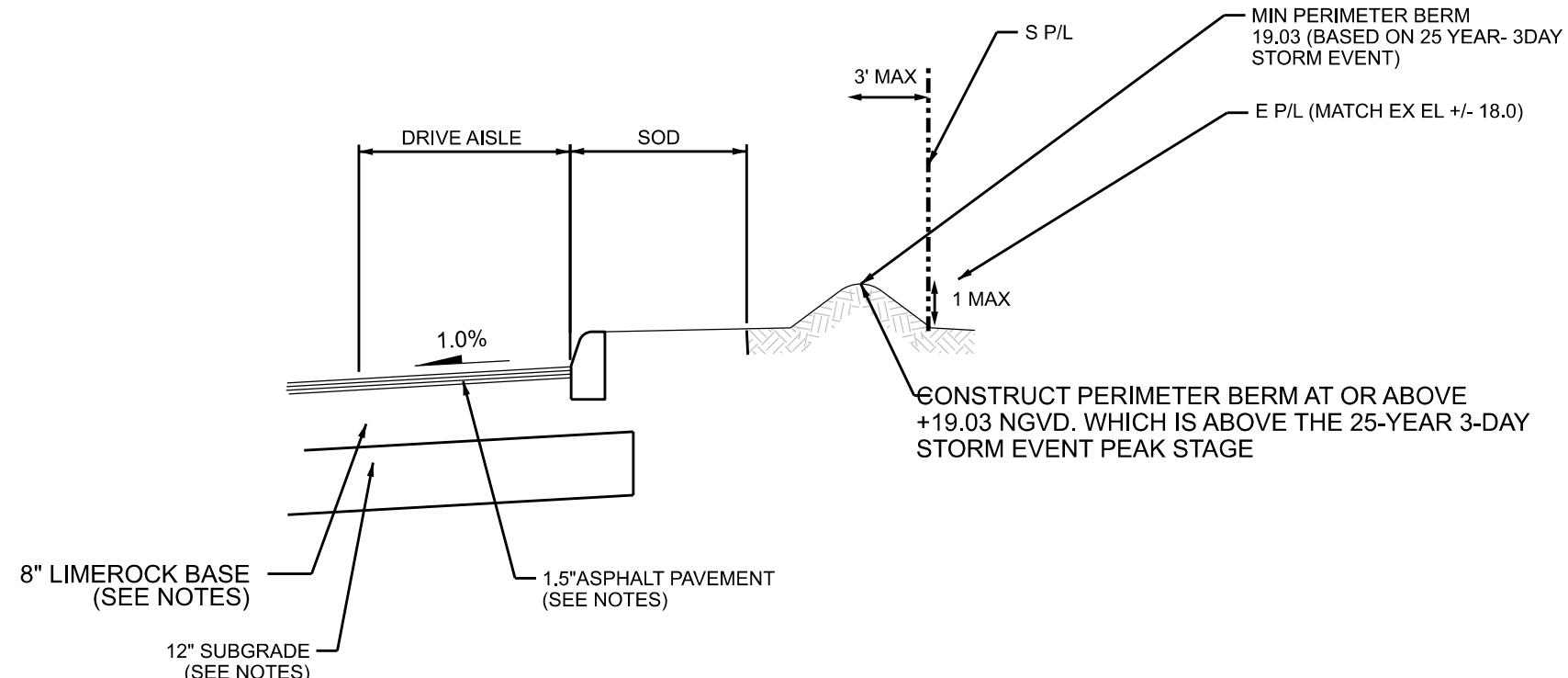
SECTION C-C
N.T.S.



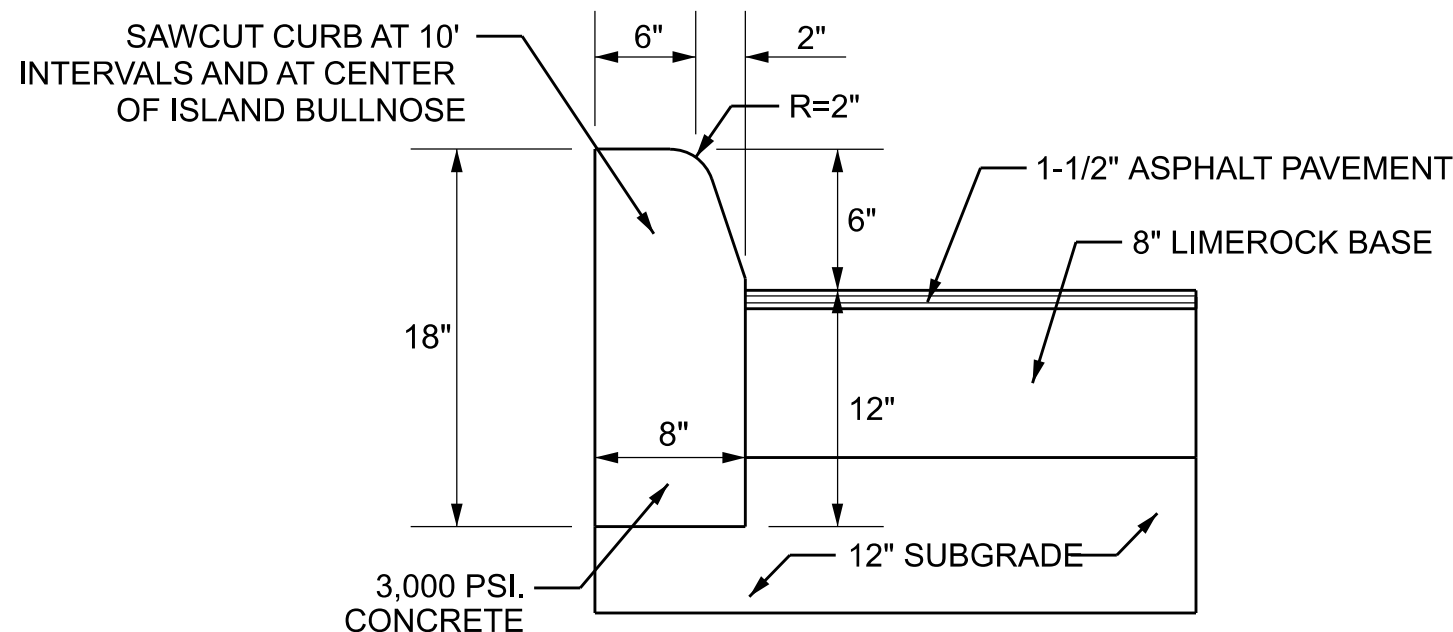
SECTION E-E
N.T.S.



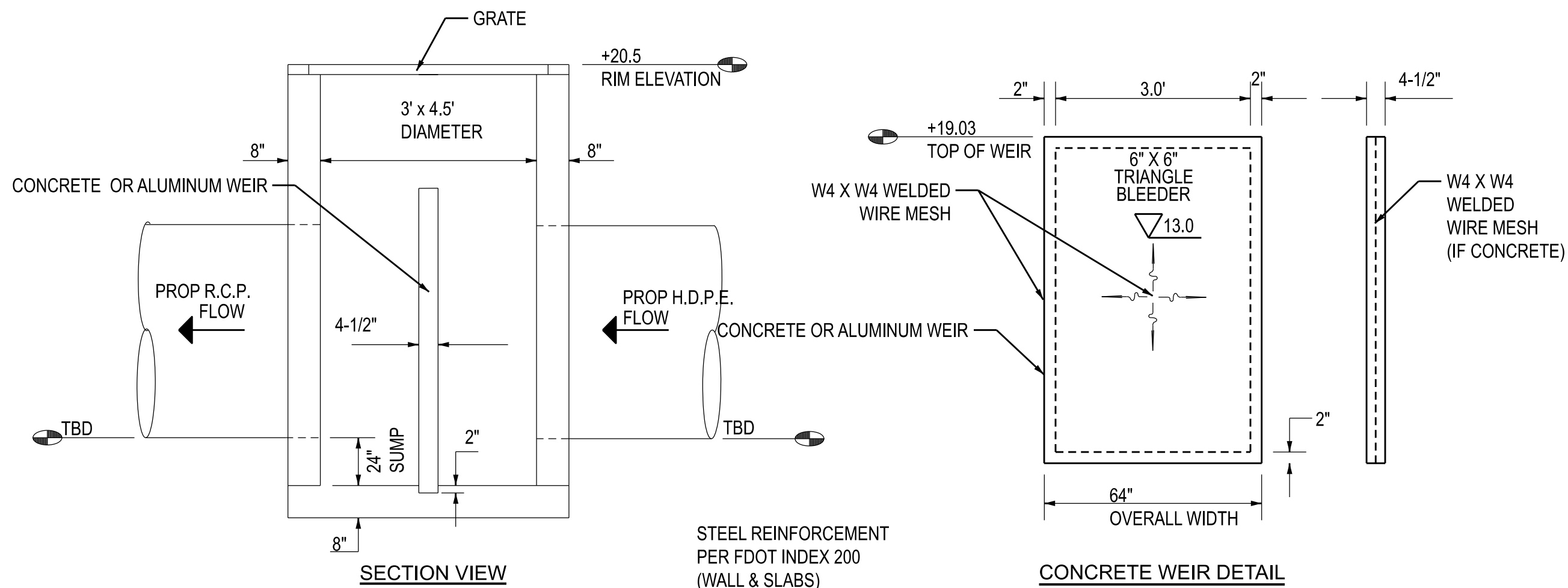
SECTION B-B
N.T.S.



SECTION D-D
N.T.S.



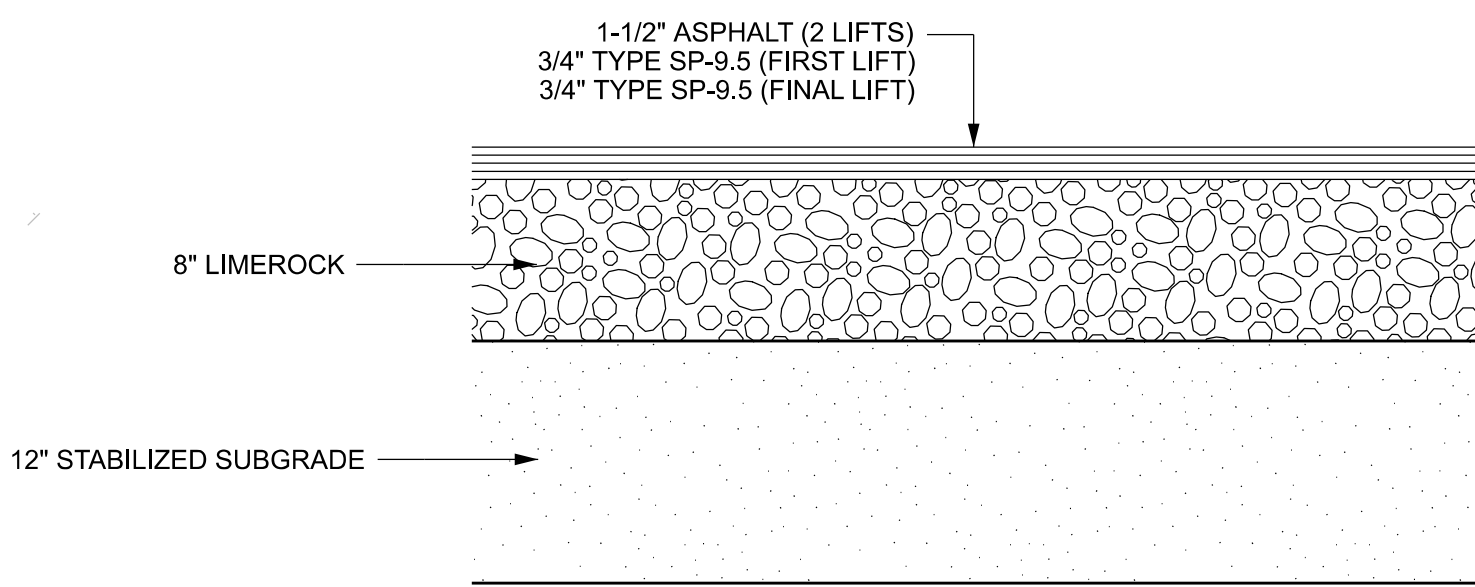
TYPE "D" CONCRETE CURB DETAIL
N.T.S.



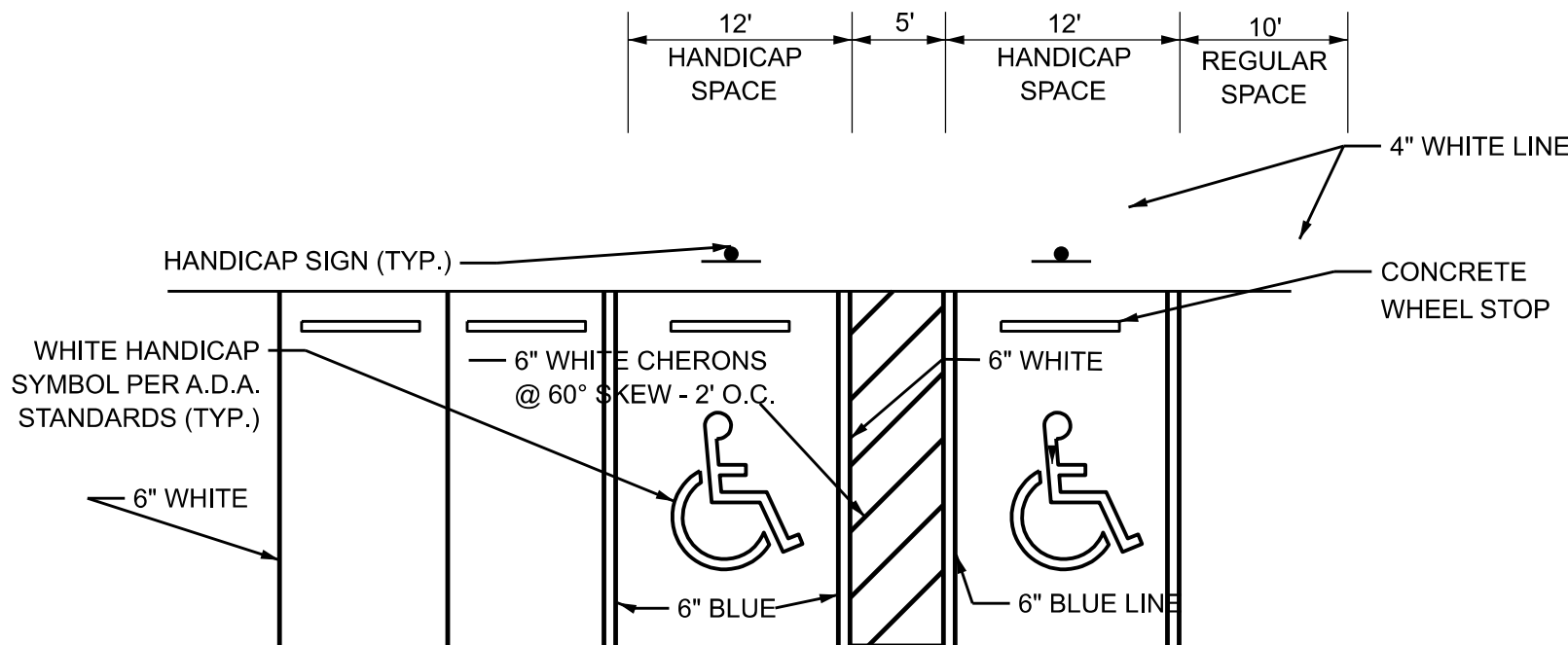
CONTROL STRUCTURE DETAIL (NGVD 1929)
N.T.S.

SIGNING & PAVEMENT MARKING NOTES

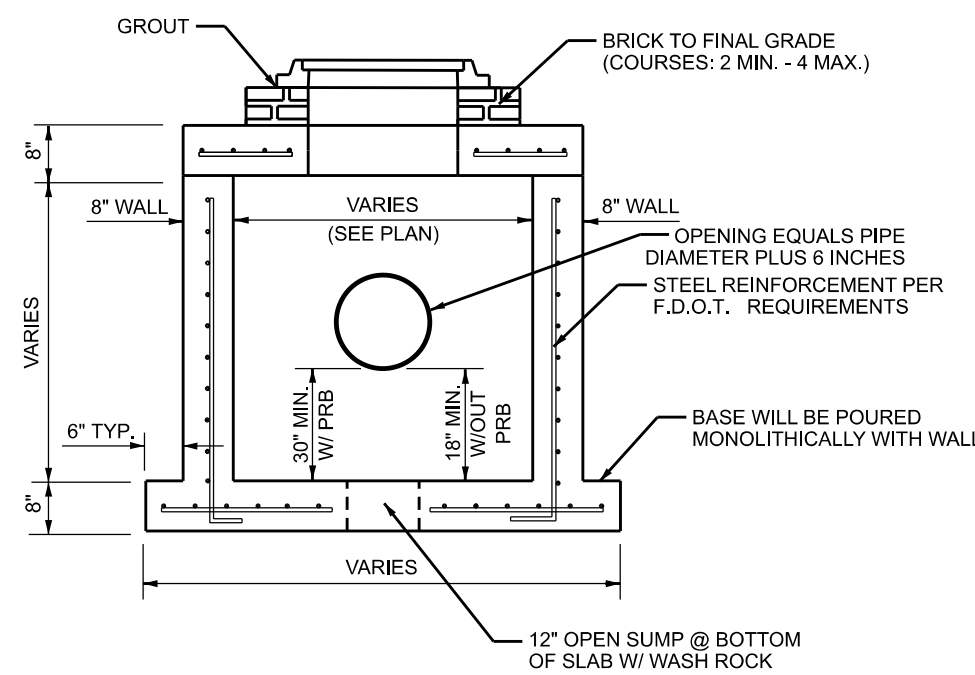
1. INSTALL ALL NECESSARY PAVEMENT MARKINGS AND SIGNS IN ACCORDANCE WITH THE TRAFFIC OPERATIONS STANDARDS, FLORIDA DEPARTMENT OF TRANSPORTATION AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. ALL PAVEMENT MARKINGS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED USING THERMOPLASTIC PAINT.
3. ALL PAVEMENT MARKINGS LOCATED WITHIN PRIVATE PROPERTY SHALL BE INSTALLED USING REFLECTORIZED PAINT.
4. ALL TRAFFIC SIGNS SHALL BE CONSTRUCTED USING HIGH INTENSITY REFLECTORIZED MATERIAL.
5. INSTALL BLUE PAVEMENT REFLECTOR IN FRONT OF EACH FIRE HYDRANT LOCATED AT CENTER OF ADJACENT DRIVEWAY.



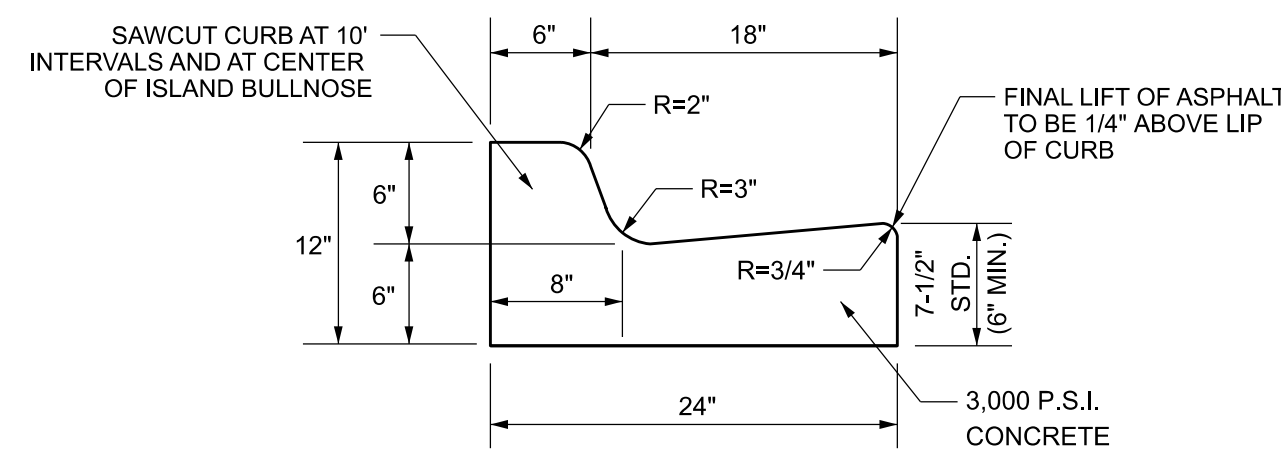
ASPHALT SECTION (PRIVATE ROADWAY)
N.T.S.



TYPICAL PARKING STALL DETAIL
N.T.S.



MANHOLE / CATCH BASIN DETAIL
N.T.S.



TYPE "F" CURB & GUTTER DETAIL
N.T.S. - PER F.D.O.T. INDEX 300

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ZACHARY TODD, P.E., ON 4/16/2021 USING A DIGITAL SIGNATURE

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

NO	DATE	BY	REVISIONS
1			

HSQ
HSQ GROUP, INC.
Engineers - Planners - Surveyors
5951 Northwest 73rd Drive, Suite 4
Miami, Florida 33015 - 785.534.3821
C26258 - LB7924

BOATMAN HAMMOCK

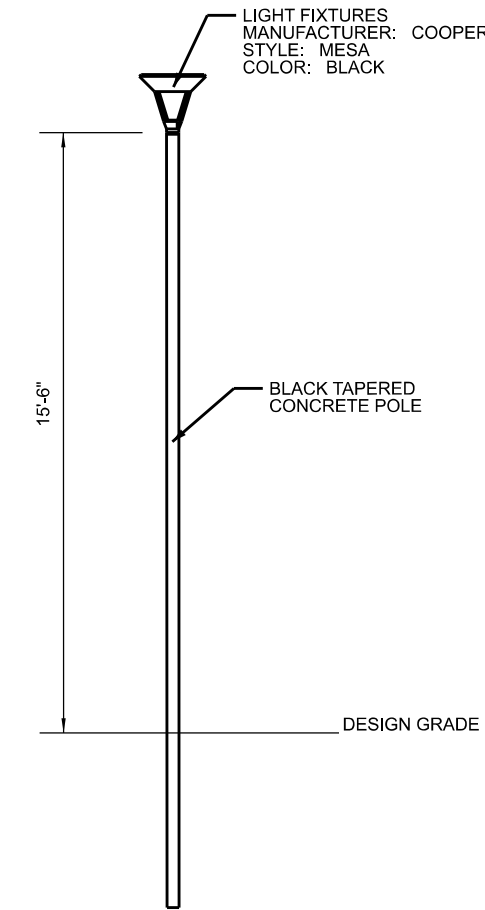
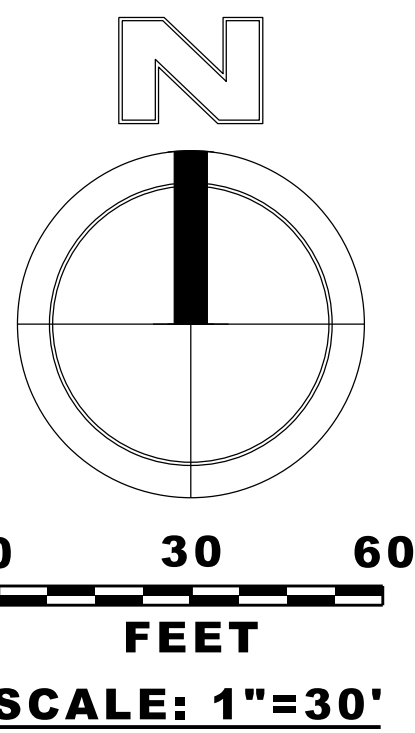
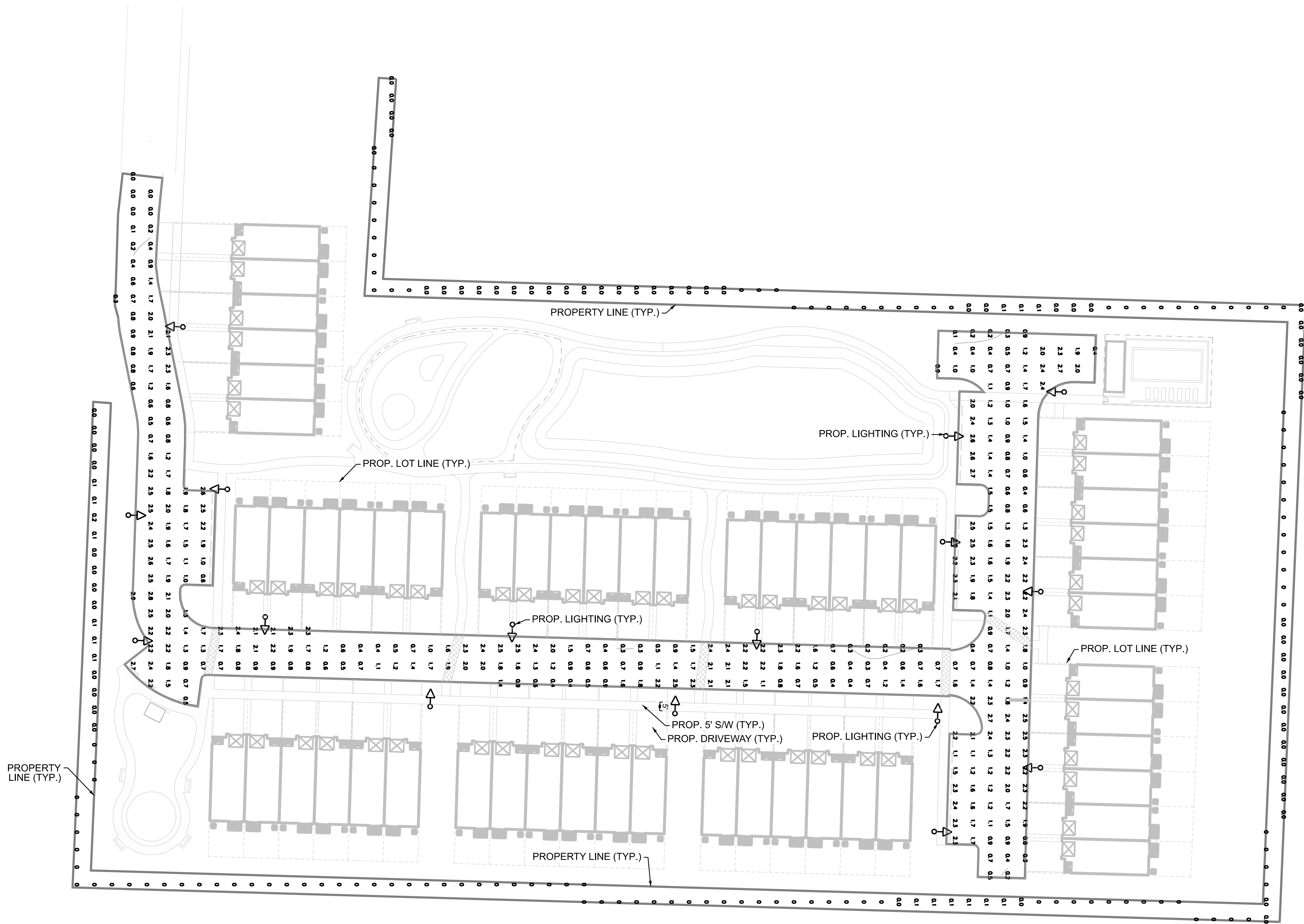
PAVING AND DRAINAGE DETAILS

DATE:	03/18
DESIGNED BY:	ZT
DRAWN BY:	SG
CHECKED BY:	ZT

ZACHARY TODD
FLORIDA
PROFESSIONAL ENGINEER
No 84179
DATE: 4/16/2021
ZACHARY TODD, P.E.
FLORIDA REGISTRATION NO. - 84179

PROJECT:	2012-99
SHEET:	CP-2

Z:\Projects\2020\031988-BOATMAN HAMMOCK\Drawings\Lighting\201238-PH001.dwg



LIGHT POLE DETAIL

GENERAL NOTES

1. THE ABOVE LIGHT POLE DETAIL IS FOR REFERENCE PURPOSES ONLY. REFER TO THE MANUFACTURER'S SPECIFICATIONS FOR THE ACTUAL CONSTRUCTION AND INSTALLATION INFORMATION.
2. THE EXACT LOCATIONS OF THE NEW LIGHT POLES ARE TO BE FIELD ADJUSTED AS REQUIRED. IN ORDER TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES, CONCRETE CURBS, SIDEWALKS, ETC. THE LIGHT POLES MUST MAINTAIN A MINIMUM OF 2.5 FEET FROM THE EDGE OF PAVEMENT.
3. ALL NEW LIGHT POLES ARE TO BE MANUFACTURED AND INSTALLED TO WITHSTAND CURRENT CODE WIND LOADS PER THE FLORIDA BUILDING CODE.

Onsite Lighting

AVERAGE FOOT-CANDLES	1.42
MAXIMUM FOOT-CANDLES	2.9
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	227.53
AVERAGE TO MINIMUM FC RATIO	113.16

Offsite Lighting

AVERAGE FOOT-CANDLES	0.01
MAXIMUM FOOT-CANDLES	0.2
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	0.16 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.01 / 0.00

LUMINAIRE SCHEDULE

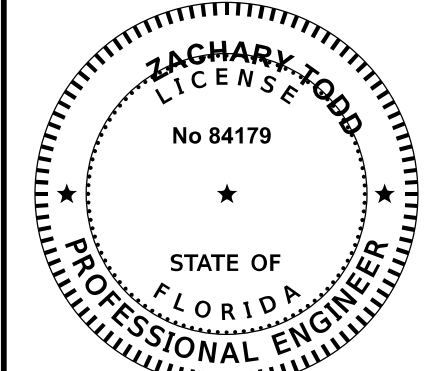
CALLOUT	SYMBOL	LAMP	DESCRIPTION	MODEL	QUANTITY	TOTAL LUMENS
Meso E06		(1) (63) 4000K CCT, 70 CRI LEDs	MESA DECORATIVE LED LUMINAIRE(3) LIGHTBARS WITH ACCULED OPTICS - TYPE 3 AREA	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON), PMM-E03-LED-E-U-	16	7456



BOATMAN HAMMOCK

PHOTOMETRIC PLANS

DATE: 01/21
DESIGNED BY: ZT
DRAWN BY: SG
CHECKED BY: ZT



DATE: 4/16/2021
ZACHARY TODD, P.E. - 84179
FLORIDA REGISTRATION NO. - 84179

PROJECT: 2012-99

SHEET: PH-1

DESCRIPTION

The geometric form of MESA LED luminaire allows it to adapt to either contemporary or traditional architectural settings. Available in single or twin pole mount configurations with optional wall mounting capability, the MESA LED luminaire's mounting options allow for harmonized site design whether at the entryway or in the parking lot. UL/cUL listed for use in wet locations.

SPECIFICATION FEATURES

Construction
HOUSING: Die-cast aluminum main housing and spider mount base maintain a minimum 0.125 wall thickness. Integral aluminum heat sink provides superior thermal heat transfer in +40°C ambient environments. **DOOR ASSEMBLY:** Top mounted, heavy wall, die-cast aluminum door maintains a nominal 0.125 thickness. Door includes a self-retaining interior hinge. **GASKET:** Continuous silicone gasket provided to seal housing door assembly and optic tray. **LENS:** Downlight lens is LED board integrated acrylic over-optics, each individually sealed for IP66 rating. **HARDWARE:** Four inset fasteners on underside of housing provide access to luminaire interior. Concoaled, stainless steel four bar hinge lock allows door to lock in the open position.

Optics
Choice of twelve patented, high-efficiency AccuLED Optic™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optic technology, creates consistent distributions with the

scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT and 5000K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics. LightBAR optic tray is removable and able to rotate 360° in 90° increments for specific placement of the distribution relative to fixture.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficiency, and prolonged life. Standard drivers feature electronic universal voltage (120-277V/50/60Hz), 347V/60Hz or 480V/60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common mode and differential mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per

IESNA TM-21. Occupancy sensor and dimming options available.

Mounting
Fitter assembly mounts over 3" O.D. tenon and is secured via three concoaled stainless steel set screws. Design of fitter provides seamless transition to 4" round poles. Additional mounting accessories include a dual fixture post top mounting arm and wall mount arm.

Finish
Housing is finished in five-stage super TiGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty
Five-year warranty.

Invue

Catalog #	Type
Project	
Comments	
Prepared by	Date



MSA MESA LED

1-6 LightBARs
Solid State LED

DECORATIVE LUMINAIRE

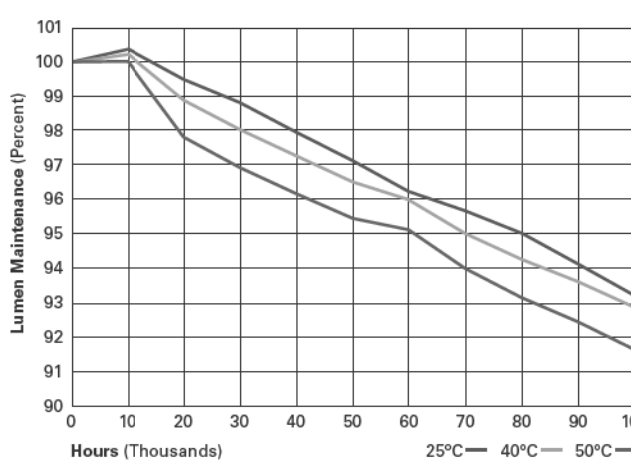
POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBARS)

Number of LightBARs	E01	E02	E03	E04	E05	E06
Drive Current	350mA Drive Current					
Power (Watts)	25W	52W	75W	97W	127W	150W
Current @ 120V (A)	0.22	0.44	0.63	0.82	1.07	1.26
Current @ 277V (A)	0.10	0.20	0.28	0.36	0.48	0.56
Power (Watts)	31W	58W	82W	99W	132W	159W
Current @ 347V (A)	0.11	0.19	0.28	0.29	0.39	0.48
Current @ 480V (A)	0.09	0.15	0.20	0.21	0.30	0.36
T2	Lumens	2,460	4,920	7,379	9,839	12,299
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
T3	Lumens	2,485	4,970	7,455	9,941	12,426
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3
T4	Lumens	2,423	4,845	7,268	9,690	12,113
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
DM0	Lumens	2,615	5,230	7,844	10,459	13,074
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2
SW0	Lumens	2,694	5,207	7,811	10,415	13,018
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
EX0	Lumens	2,603	5,206	7,809	10,412	13,015
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3
SL2	Lumens	2,445	4,891	7,336	9,781	12,226
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3
SL3	Lumens	2,461	4,921	7,382	9,842	12,303
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3
SL4	Lumens	2,376	4,752	7,128	9,504	11,880
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3
RW	Lumens	2,388	4,766	7,194	9,591	11,889
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G4
SL1/SLR	Lumens	2,227	4,453	6,680	8,906	11,133
	BUG Rating	B1-U1-G1	B1-U1-G2	B1-U1-G3	B2-U2-G3	B2-U2-G4

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	80,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

Eaton
1121 Highway 78 South
Piedmont, GA 30089
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

MSA MESA LED

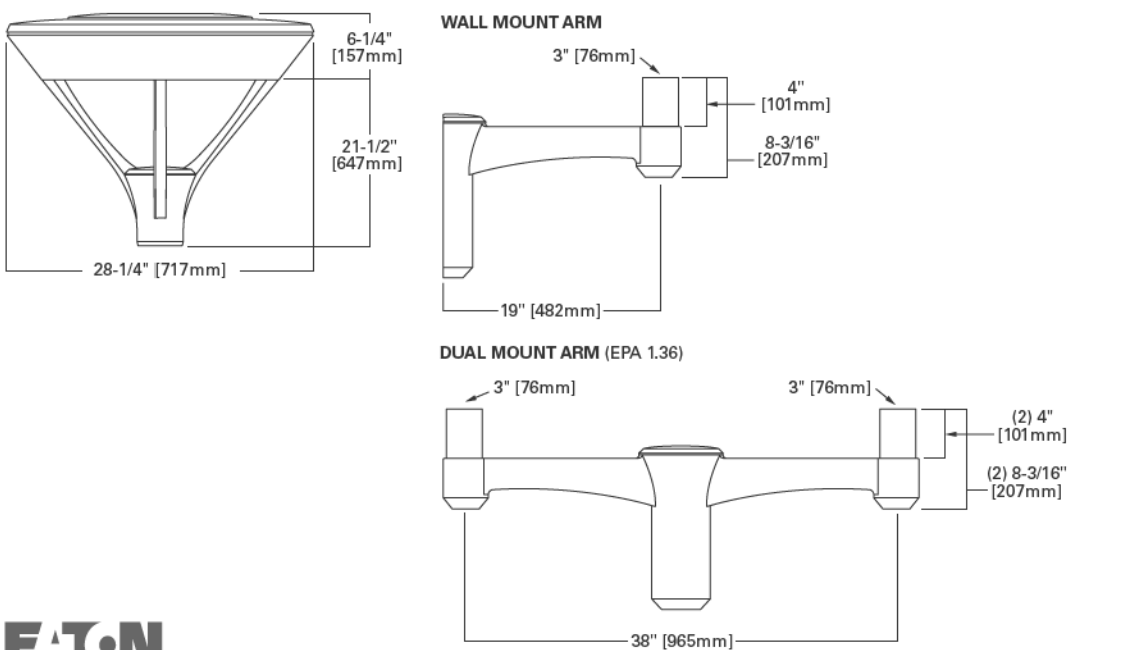
ORDERING INFORMATION

Sample Number: MSA-E06-LED-E1-T3-GM

Product Family	Number of LightBARs ^{1,3}	Lamp Type	Voltage	Distribution	Color ⁴
MSA-Mesa	E01=1) 21 LED LightBAR ¹ E02=2) 21 LED LightBARs E03=3) 21 LED LightBARs E04=4) 21 LED LightBARs E05=5) 21 LED LightBARs E06=6) 21 LED LightBARs	LED-Solid State Light Emitting Diodes	E1=Electronic (120-277V) 247-347V 480-480V ⁵	T2=Type II T3=Type III T4=Type IV SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control RW=Rectangular Wide DM0=Type V Square Medium SW0=Type V Square Wide EX0=Type V Square Extra Wide SL1=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)					Accessories (Order Separately) ⁶
PC=Button Type Photocontrol (Specify Voltage) R=NEMA Twistlock Photocontrol Receptacle 2=Two Circuits ⁷ LCF=LightBAR Cover Plate Matches Housing Finish 7000=70 CRI / 5000K CCT ⁸ 7050=70 CRI / 5000K CCT ⁸ 8000=80 CRI / 3000K CCT ⁸ IC=Integral Cold Weather Battery Pack (Specify 120 or 277V) ⁹ LWR=LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ¹⁰ LWR-L=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ¹⁰ HSS=Factory Installed House Side Shield ¹¹ MS/DIM-L=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ^{12, 13, 14, 15} MS/DIM-L2=Motion Sensor for Dimming Operation, 8' - 20' Mounting Height ^{12, 13, 14, 15} MS/DIM-L4W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) ^{12, 13, 14, 15, 16}					VA6029-XX=Dual Mount Arm (EPA 1.38) VA6029-XX=Wall Mount Arm QA/RAL1016=NEMA Photocontrol - Multi-Tip QA/RAL1027=NEMA Photocontrol - 480V QA/RAL1201=NEMA Photocontrol - 347V MA1253=10kV Circuit Module Replacement LB/HSS-21=Field Installed House Side Shield for "E" LightBARs ¹⁷ LB/HSS-97=Field Installed House Side Shield for "F" LightBARs ¹⁷

NOTES:
1. Standard 4000K CCT and nominal 70 CRI.
2. 21 LED LightBAR powered at 100W, 1 LED LightBAR powered at 1A.
3. Struts side orientation 90° to LightBAR.
4. Only for use with 480V systems. For NEC, see for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
5. Custom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
6. Low-level output varies by bar count. Consult factory. Not available with 347V or 480V. Requires quantity two or more LightBARs.
7. Consult factory for lead time and lumen multiplier.
8. Available with E01-E04 or F01-F04 configurations only. Specify 120V or 277V. LED cold weather integral battery pack is rated for minimum operating temperature -40°F (-20°C). Operates one LightBAR for 90 minutes.
9. Only for use with SL2, SL3 and SL4 distributions.
10. LumaWatt wireless sensors are factory installed and require network components LWR-EM-1, LWR-GW-1, and LWR-PdE in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
11. Consult factory for more information.
12. Utilizes internal step-down transformer when 347V or 480V is selected.
13. The FSB-100 accessory is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
14. Not available with RW option.
15. Approximately 22' detection diameter at 8' mounting height.
16. Approximately 40' detection diameter at 20' mounting height.
17. Approximately 10' detection diameter at 40' mounting height.
18. Replace XX with color designation.
19. One required for each LightBAR.

DIMENSIONS



EATON
Powering Business Worldwide

CERTIFICATION DATA

UL/cUL Listed
ISO 9001
IP66 LightBARs
LM78 / LM80 Compliant
2G Vibration Tested

ELECTRIC DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz,
480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

EPA

Effective Projected Area: (Sq. Ft.)
Single Mount 1.1

SHIPPING DATA

Approximate Net Weight:
50 lbs. (22.7 kgs.)

EATON
Powering Business Worldwide

TDS10001EN
2017-04-26 08:16:45

EATON
Powering Business Worldwide

Eaton
1121 Highway 78 South
Piedmont, GA 30089
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

TDS10001EN
2017-04-26 08:16:45

EATON
Powering Business Worldwide

Eaton
1121 Highway 78 South
Piedmont, GA 30089
P: 770-486-4800
www.eaton.com/lighting

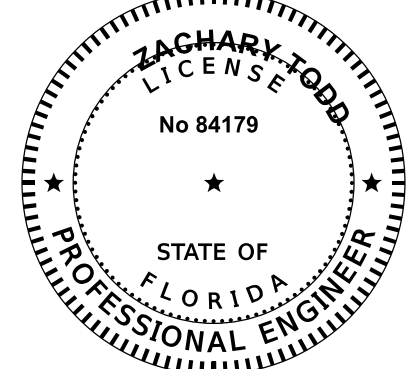
Specifications and dimensions subject to change without notice.

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BOATMAN HAMMOCK

PHOTOMETRIC NOTES AND DETAILS

DATE: 01/21
DESIGNED BY: ZT
DRAWN BY: SG
CHECKED BY: ZT

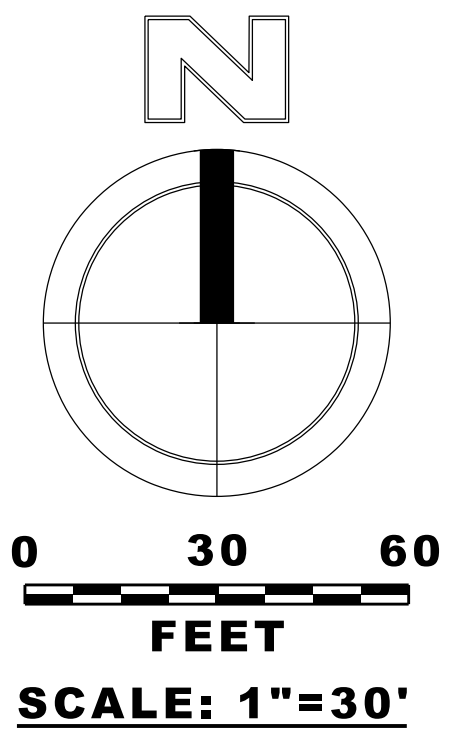
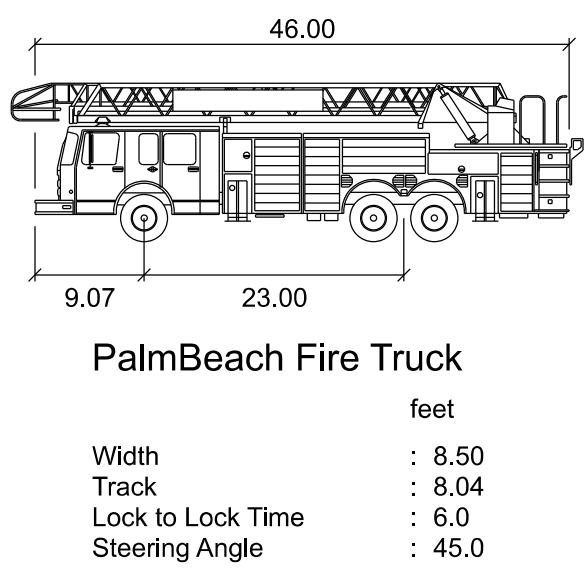
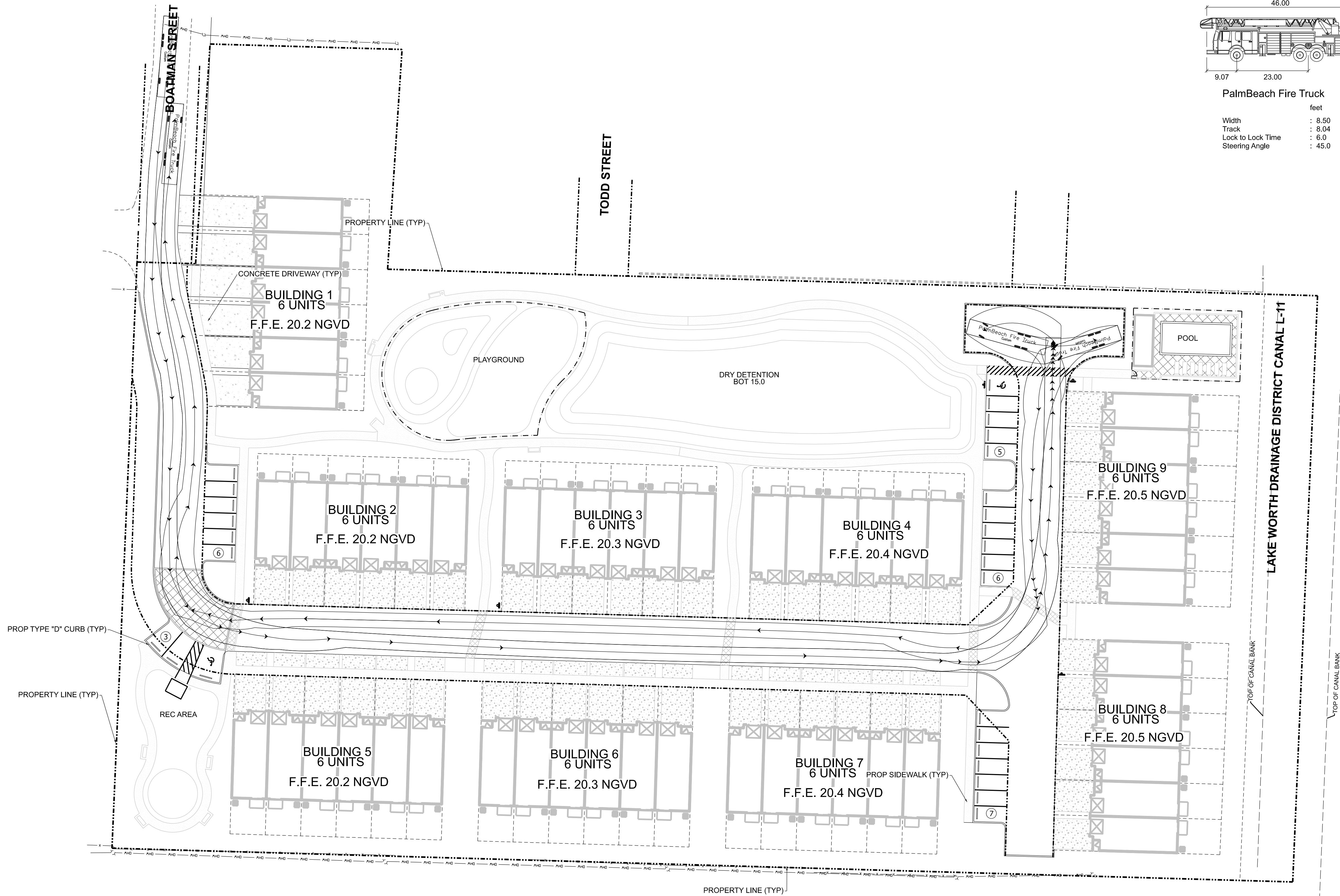


DATE: 4/16/2021
ZACHARY TODD, P.E.
FLORIDA REGISTRATION NO. - 84179

PROJECT: 2012-99

SHEET: PH-2

Z:\Projects\2020\01298-BOATMAN HAMMOCK\Drawings\Exhibits & Presentations\AutoTum\201298-FT01.dgn



- PROPOSED LIGHTING
- PROPOSED ADA STALL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- 10'X10' SIGHT TRIANGLE
- FLOW DIRECTION
- PROPOSED GRADE
- EXISTING GRADE
- SEWER / DRAINAGE MANHOLE
- DRAINAGE INLET
- YARD DRAIN BASIN
- DOUBLE SEWER SERVICE
- SINGLE SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- TAPPING SLEEVE & VALVE
- DOUBLE WATER METER
- SINGLE WATER METER
- GATE VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT ASSEMBLY
- BACTERIOLOGICAL SAMPLING POINT
- R.C.P. REINFORCED CONCRETE PIPE
- H.D.P.E. HIGH DENSITY POLYETHYLENE PIPE
- C.A.P. CORRUGATED ALUMINUM PIPE
- W.M. WATER MAIN
- G.V. GATE VALVE
- F.H. FIRE HYDRANT
- R.E. RIM ELEVATION
- I.E. INVERT ELEVATION
- E.O.P. EDGE OF PAVEMENT
- P.R.B. POLLUTION RETARDANT BAFFLE
- D.W.E. DESIGN WATER ELEVATION
- TREE TO REMAIN (SEE LANDSCAPE PLAN)
- PIPE CONFLICT BOX

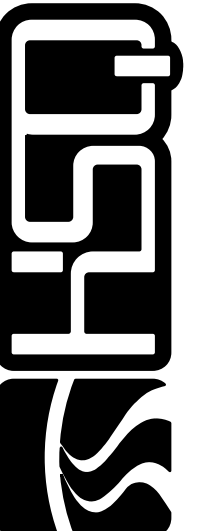
INV TOP PIPE
TOP OF BOTTOM PIPE

D=DRAINAGE
W=WATER
S= SEWER
FM=FORCE MAIN
CN=CONDUIT

ELEVATIONS REFERENCED HEREON REFER TO
NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NAVD 29)

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ZACHARY TODD, P.E.,
ON 4/16/2021 USING A DIGITAL SIGNATURE

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

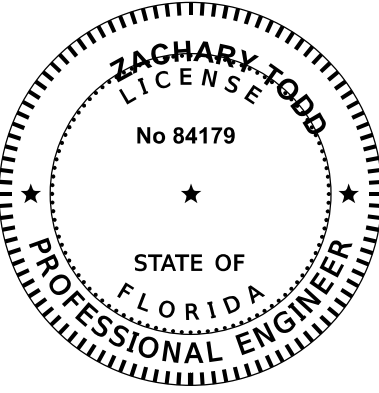


HSQ GROUP, INC.
Engineers - Planners - Surveyors
1001 Yamato Road Suite 105
Boca Raton, Florida 33431 • 561-392-0221

BOATMAN HAMMOCK

FIRE TRUCK ROUTING PLAN

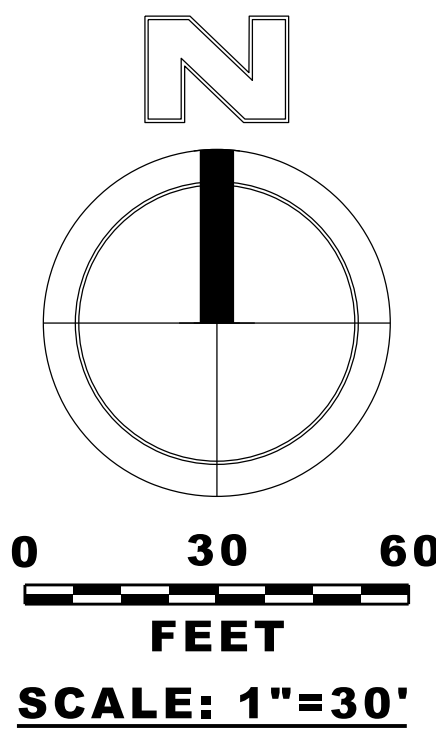
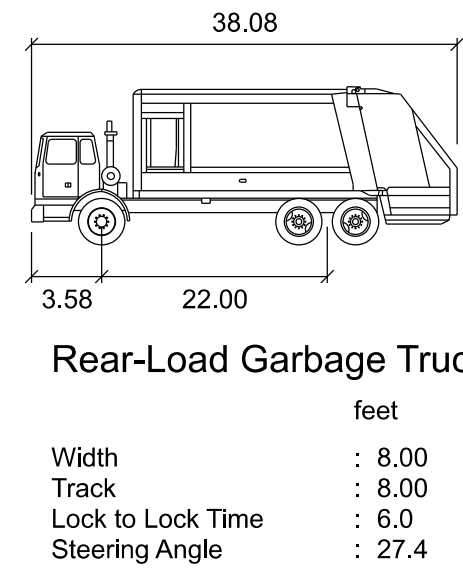
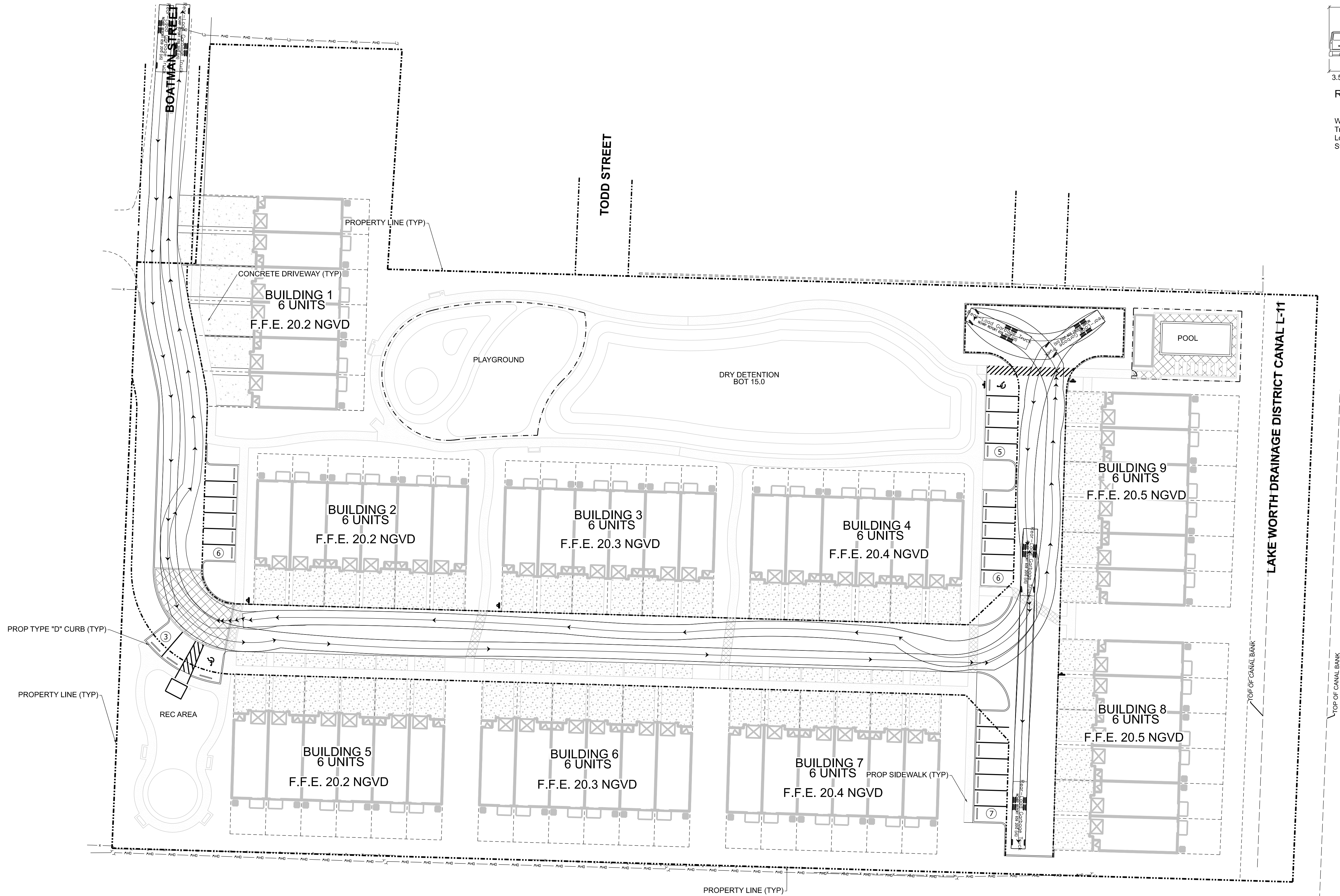
DATE:	04/21
DESIGNED BY:	ZT
DRAWN BY:	SG
CHECKED BY:	ZT



DATE: 01/07/21
ZACHARY TODD, P.E.
FLORIDA REGISTRATION NO. - 84179

PROJECT:	2012-99
SHEET:	FT-1

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- PROPOSED LIGHTING
- PROPOSED ADA STALL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- 10'X10' SIGHT TRIANGLE
- FLOW DIRECTION
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- E.O.P. EDGE OF PAVEMENT
- P.R.B. POLLUTION RETARDANT BAFFLE
- D.W.E. DESIGN WATER ELEVATION
- TREE TO REMAIN (SEE LANDSCAPE PLAN)
- PIPE CONFLICT BOX

INV TOP PIPE
TOP OF BOTTOM PIPE

D=DRAINAGE
W=WATER
S= SEWER
FM=FORCE MAIN
CN=CONDUIT

ELEVATIONS REFERENCED HEREON REFER TO
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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ZACHARY TODD, P.E.,
ON 4/16/2021 USING A DIGITAL SIGNATURE

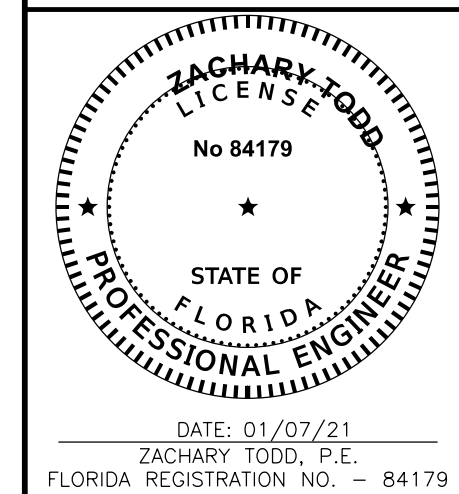
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AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES



BOATMAN HAMMOCK

GARBAGE TRUCK ROUTING PLAN

DATE: 04/21
DESIGNED BY: ZT
DRAWN BY: SG
CHECKED BY: ZT



PROJECT: 2012-99
SHEET: FT-2



March 29, 2021

Adam B. Kerr, P.E.
Kimley-Horn and Associates, Inc.
1920 Wekiva Way, Suite 200
West Palm Beach, FL 33411

**Department of Engineering
and Public Works**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Dave Kerner, Mayor

Robert S. Weinroth, Vice Mayor

Maria G. Marino

Gregg K. Weiss

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

**RE: Boatman Hammock Residential
Project #: 210310
Traffic Performance Standards Review**

Dear Mr. Kerr:

The Palm Beach County Traffic Division has reviewed the **Boatman Hammock Residential** Traffic Impact Statement, dated January 20, 2021, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Palm Springs
Location:	North side of Boatman Street, east of Military Trail
PCN:	70-42-44-24-00-000-5670
Access:	Access driveway connection onto Boatman Street (As used in the study and is NOT an approval by the County through this letter)
Existing Uses:	Vacant
Proposed Uses:	Low-rise Multi-Family Residential = 51 DU
New Daily Trips:	373
New Peak Hour Trips:	23 (5/18) AM; 29 (18/11) PM
Build-out:	December 31, 2023

Based on our review, the Traffic Division has determined the proposed development does not have significant peak hour traffic impact (as defined in PBC TPS) on the roadway network; therefore, the project meets the Traffic Performance Standards of Palm Beach County.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the Village after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an

"An Equal Opportunity
Affirmative Action Employer"



printed on sustainable
and recycled paper



Adam B. Kerr, P.E.
March 29, 2021
Page 2

application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbcgov.org.

Sincerely,

A handwritten signature in black ink that reads "Quazi Bari".

Quazi Bari, P.E., PTOE
Manager – Growth Management
Traffic Division

QB:HA:rb

cc: Addressee

Iramis Cabrera, Interim PZ&B Director, Village of Palm Springs
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2021\210310 - BOATMAN HAMMOCK RESIDENTIAL.DOCXN



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON, AICP
DIRECTOR

WANDA F. PAUL
CHIEF OPERATING OFFICER

PLANNING AND INTERGOVERNMENTAL RELATIONS
3300 FOREST HILL BOULEVARD, SUITE B-102
WEST PALM BEACH, FL 33406

PHONE: 561-434-8020 / FAX: 561-434-8815
WWW.PALMBEACHSCHOOLS.ORG/PLANNING

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	03/11/2021		
	SCAD No.	21030901F/FLU; 21030901Z/Rezoning; 21030901D/D. O.		
	FLU /Rezoning/D.O. No.	202100218 – Village of Palm Springs		
	Property Control No.	70-42-44-24-00-000-5670 & 70-42-44-24-32-010-0160		
	Development Name	Boatman Hammock		
	Owner/Agent Name	WPB Partners LLC / Cotleur & Hearing		
	SAC No.	200A		
	Proposed Amendments Proposed Unit No. & Type	Max. 54 Residential Units - Proposed FLU and Re-Zoning 54 Multi-Family Units – Proposed D. O.		
Impact Review		C.O. Taylor/Kirklane Elementary School	LC Swain Middle School	John I. Leonard High School
	New Students Generated	6	3	4
	Capacity Available	141	-138	-643
	Utilization Percentage	90%	110%	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 impact. In order to address the school capacity deficiency generated by this proposed development at the District Middle and High school level, the property owner shall contribute a total of \$72,082 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 03/15/2021 to 03/14/2022 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 03/14/2022 or this determination will expire automatically on 03/14/2022.			
Notice	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 15, 2021

Date

joyce.cai@palmbeachschools.org

Email Address

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

March 29, 2021

To: Iramis Cabrera, Village of Palm Springs Planner

From: Tara Bamber, PE 

**Re: Boatman Hammock Townhomes
Site Plan Approval Letter
Engenuity Group Project No. 6001.114**

We have received the following through WeTransfer on 3-19-21:

1. Composite Plans, 2 sheets (CP-1, dated 1-7-21 & CP-2, dated 3-18-21), by HSQ Group, Inc.
2. Site Plan, 1 sheet, 3-16-21, by Cotleur & Hearing
3. Landscape Plan, 4 sheets, revised 3-19-21, by Cotleur & Hearing
4. Drainage Statement, 1 sheet, dated 3-17-21, by HSQ Group, Inc.
5. Surface Water Management Report, 13 sheets, revised 3-18-21, by HSQ Group, Inc.
6. Justification Statement, 4 sheets, dated 3-19-21, by Cotleur & Hearing
7. Response Letter, 12 sheets, dated 3-19-21, by Cotleur & Hearing

We recommend Site Plan approval with the following conditions:

1. Follow Code Sec. 34-189 regarding the Village watermain adjacent to the west property line.
2. Provide permits from applicable agencies including, but not limited to, LWDD, PBC Fire Rescue, etc.
3. 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
Chad Girard, PE
Ed Horton
Lisa Tropepe, PE



Village of Palm Springs

PUBLIC SERVICE DEPARTMENT

226 Cypress Lane, Palm Springs FL 33461

January 28, 2021

Zachary Todd, P.E.

Senior Project Manager

HSQ Group, INC

1001 Yamato Road, Suite 106

Boca Raton, Florida 33431

Parcel Number: 70-42-44-24-00-000-5670

To whom it may concern:

In reference to the property at the parcel above, the Village of Palm Springs is the utility provider for the area in question. Currently the Village of Palm Springs has water and sewer capacity for 51 units to be at the above reference parcel. Some site-specific improvements may be required to connect. The closest gravity sewer main and potable water main is located along Boatmen and Todd Street. Prior to connection you will need to contact the Village of Palm Springs Utility to set up the account.

If you have any questions regarding this letter, please contact the utilities office at 561-965-5770

Sincerely,

Jandy Bravo

Customer Relation Supervisor



13081 MILITARY TRAIL
DELRAY BEACH, FLORIDA 33484-1105

Board of Supervisors
James M. Alderman
Stephen Bedner
Jeffrey P. Phipps, Sr.
Harry Raucher
John I. Whitworth III
Executive Director
Tommy B. Strowd, P.E.
Attorney
Mark A. Perry, P.A.

March 10, 2021

Iramis Cabrera
Village of Palm Springs
226 Cypress Lane
Palm Springs, Florida 33461-1699

**Re: BOATMAN HAMMOCK
SE Quad of Boatman Road and Military Trail
LWDD Canal No. L-11
LWDD Record No. RI-20-0096**

Dear Ms. Cabrera:

This project is located on the south side of the L-11 Canal and is adjacent.

After reviewing the provided canal cross-sections, LWDD will require an exclusive easement for 32 feet which will need to be conveyed prior to platting with the Village.

Please provide a Certification of Title and a Sketch of Description for said 32-foot conveyance at your convenience, however, prior to platting and issuance of LWDD permits.

LWDD has no objection to the certification of this petition at this time.

Please let me know if you have any questions.

Sincerely,

Anne H. Perry

Anne H. Perry



SITE PLAN





SITE PLAN



Arabella III
1680 SQFT :: 20' x 50'-8"



FRONT ELEVATION

B1

D2

R1

D3

B2

B3

B4

B5

SEE EXTERIOR FINISH SCHEDULE FOR ALPHANUMERIC DESIGNATIONS



REAR ELEVATION

FLORIDA :: SOUTHEAST FLORIDA
Boatman's Hammock

KHovnanian[®]
Companies

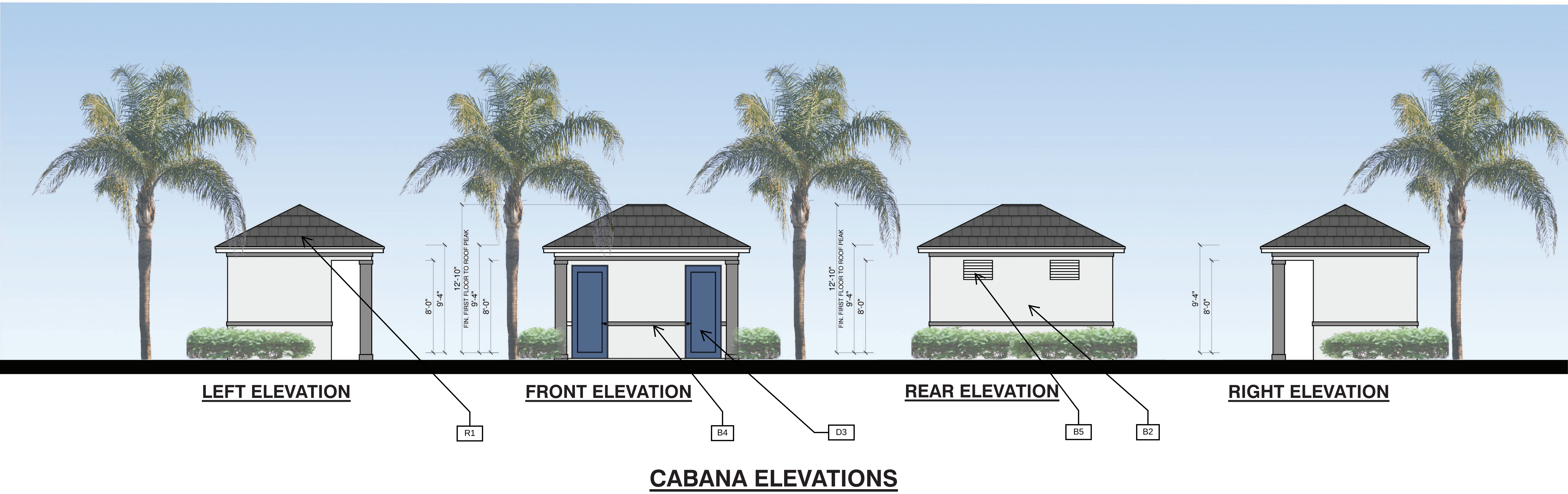
Arabella III

1680 SQFT :: 20' x 50'-8"



LEFT ELEVATION

RIGHT ELEVATION



SEE EXTERIOR FINISH SCHEDULE FOR ALPHANUMERIC DESIGNATIONS

Boatman Hammock Exterior Finish Schedule

Item	Material	Finish	Manufacturer	Color	Key Note
Driveway	Concrete Pavers	Herringbone 90	Tremron	See Exterior Color Schemes	D1
Garage Door	Steel Panel	Painted	TBD	See Exterior Color Schemes	D2
Entrance Door	Fiberglass	Painted	TBD	See Exterior Color Schemes	D3
Windows	Aluminum	Powder Coat	N/A	White	B1
Body	Stucco	Textured Finish	N/A	See Exterior Color Schemes	B2
Board & Batten	Stucco	Sand Finish	N/A	See Exterior Color Schemes	B3
Trim	Stucco	Sand Finish	TBD	See Exterior Color Schemes	B4
Shutters	Decorative Foam	N/A	TBD	See Exterior Color Schemes	B5
Roofing	Flat Concrete Tile	Belair	Eagle Roofing Products	Sierra Madre	R1

Boatman Hammock Exterior Color Schemes



v1.0 210118

		COLOR SCHEME #1	COLOR SCHEME #2	COLOR SCHEME #3
		Manufacturer: TREMRON	Manufacturer: TREMRON	Manufacturer: TREMRON
	PAVERS Lead walk, driveway, entry, patio	Size: 4x8 Color: Natural Grey Pattern: Herringbone 90	Size: 4x8 Color: Natural Grey Pattern: Herringbone 90	Size: 4x8 Color: Natural Grey Pattern: Herringbone 90
	PAINT	Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams
P1	BODY Stucco, First Floor	SW 7006 EXTRA WHITE	SW 6232 MISTY	SW 7551 GREEK VILLA
		Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams
P3	BOARD & BAT SIDINGS Second Floor Body & Gables	SW 7006 EXTRA WHITE	SW 6232 MISTY	SW 6233 SAMOVAR SILVER
A4	FASCIA, SOFFIT & Drip Edge: Aluminum	WHITE	WHITE	WHITE
		Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams
P5	TRIMS/BANDS: WINDOW, DOOR, CORNER, SOFFIT (Stucco and Wood)	SW 7006 EXTRA WHITE	SW 7005 PURE WHITE	SW 0077 CLASSIC FRENCH GRAY
		Manufacturer: Sherwin Williams		Manufacturer: Sherwin Williams
P6	FRONT DOOR & DECORATIVE SHUTTERS	SW 7006 EXTRA WHITE	SW 9145 SLEEPY HALLOW	SW 6530 REVEL BLUE
		Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams
P7	BRACKETS	SW 0077 CLASSIC FRENCH GRAY	SW 7005 PURE WHITE	SW 0077 CLASSIC FRENCH GRAY
		Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams
P8	GARAGE DOORS	SW 6232 MISTY	SW 9145 SLEEPY HALLOW	SW 7042 SHOJII WHITE
	ROOF	Manufacturer: EAGLE ROOFING PRODUCTS	Manufacturer: EAGLE ROOFING PRODUCTS	Manufacturer: EAGLE ROOFING PRODUCTS
R9	ROOF TILE	STYLE: BELAIR COLOR: SIERRA MADRE	STYLE: BELAIR COLOR: SIERRA MADRE	STYLE: BELAIR COLOR: SIERRA MADRE
	WINDOWS & SLIDING GLASS DOORS	Color: White	Color: White	Color: White

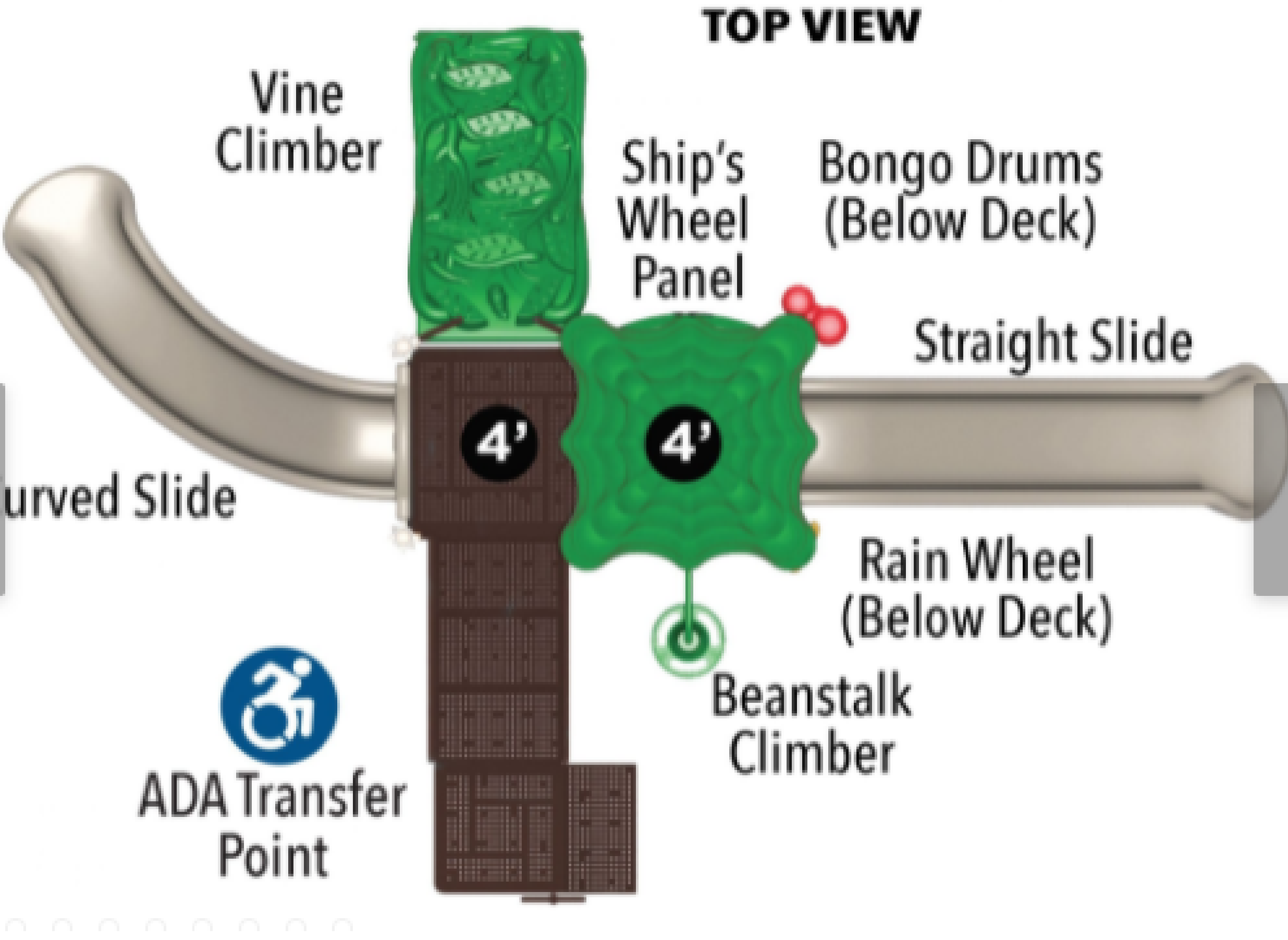
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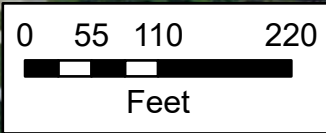
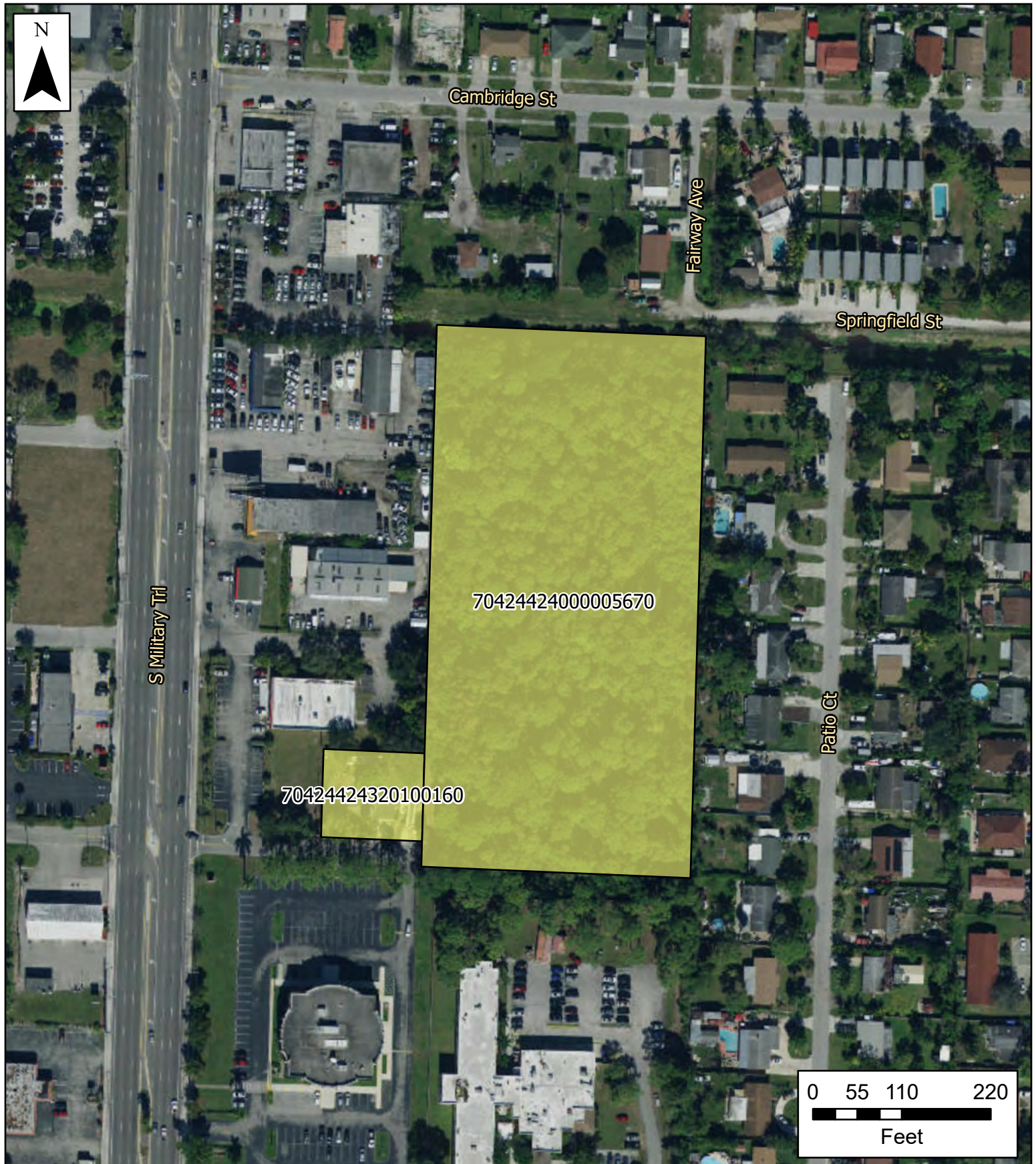


PLAY KNOLL EQUIPMENT



Tot Lot





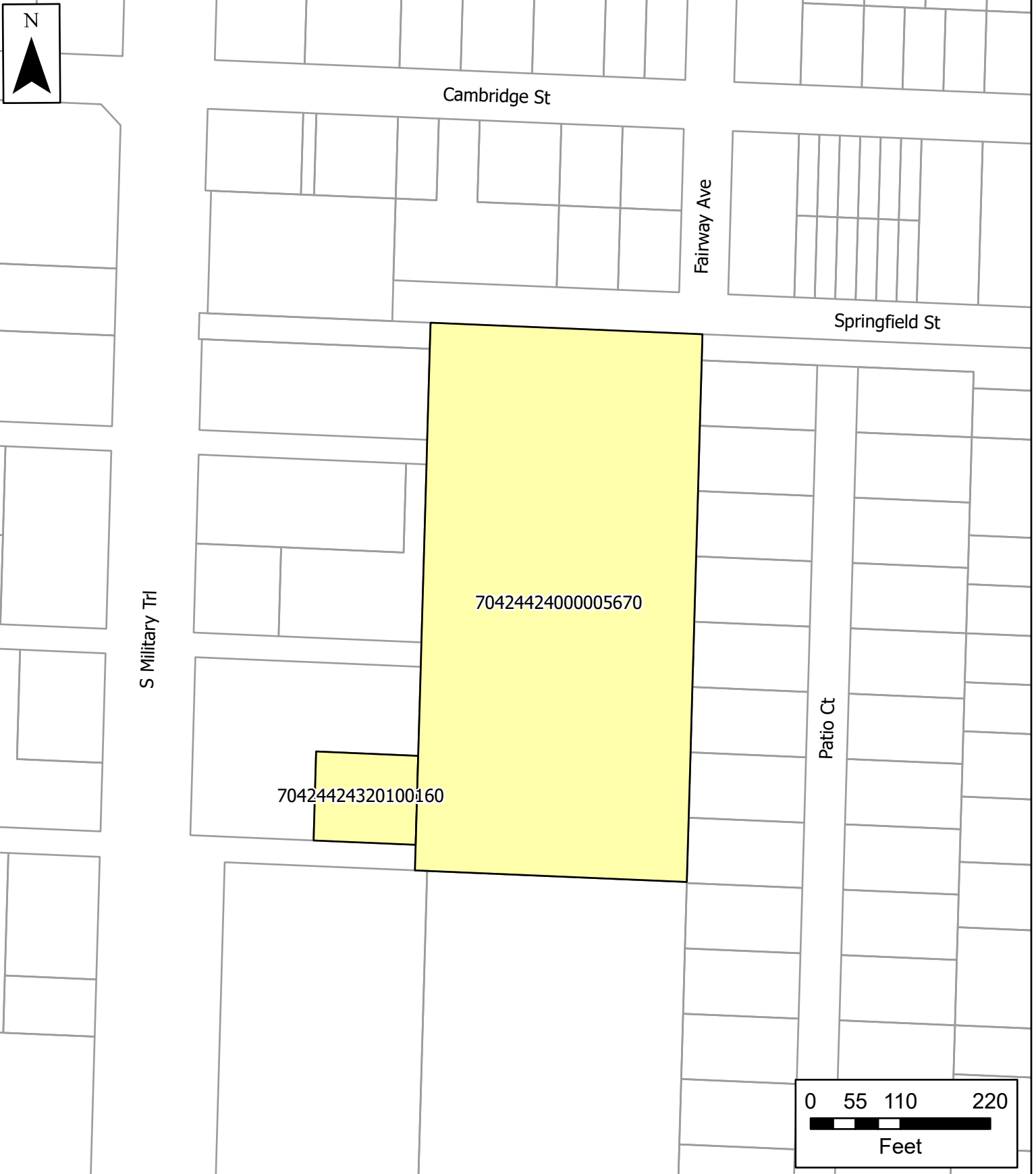
Village of Palm Springs

Boatman Hammock

 Property Boundary

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

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



Village of Palm Springs

Boatman Hammock

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-  Parcels
-  Property Boundary

Data Source: Parcels provided by Palm Beach County



Village of Palm Springs

Proposed FLU - Boatman Hammock

- Commercial
- Medium Density Residential

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Data Source: Project boundary provided by Palm Beach County, FLU provided by Village of Palm Springs, World Imagery Basemap provided by ESRI Online Services.



Village of Palm Springs

Proposed Zoning - Boatman Hammock

- CG (Commercial General)
- RM (Residential Multi-Family)

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Data Source: Parcels provided by Palm Beach County, Zoning provided by Village of Palm Springs, World Imagery Basemap provided by Esri Online Services

THE LAKE WORTH HERALD

Published Once a Week

Lake Worth, Palm Beach County, Florida

STATE OF FLORIDA

COUNTY OF PALM BEACH:

BEFORE the undersigned authority personally appeared MARK J EASTON, who on oath says that he is PRESIDENT of *The Lake Worth Herald*, a weekly newspaper published at Lake Worth in Palm Beach County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of

Village of Palm Springs Notice of Hearing For Small Scale Land Use & Rezoning, Amendment, Ordinance No. 2021-06

was published in said newspaper in the issue of

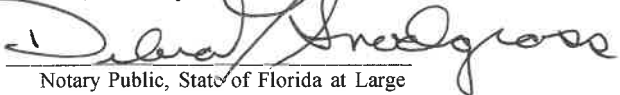
May 27, 2021

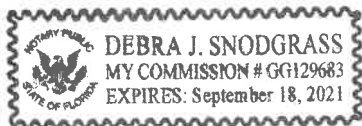
Affiant further says that the said *The Lake Worth Herald* is a newspaper published at Lake Worth, in said Palm Beach County, Florida, and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, each week and has been entered as second class mail matter at the post office in Lake Worth, in said Palm Beach County, Florida, for a period of one year next

ending the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


MARK J EASTON

SWORN TO AND SUBSCRIBED before me this 10th day of June, 2021, by Mark J Easton, who is known to me.


Notary Public, State of Florida at Large



NOTICE OF HEARING FOR SMALL SCALE LAND USE AMENDMENT & REZONING

Public Hearings on the proposed ordinance will be held in Council Chambers at Village Hall, 226 Cypress Lane, Palm Springs, Florida:

ORDINANCE NO. 2021-06

(SMALL SCALE LAND USE AMENDMENT & REZONING)

AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING THE COMPREHENSIVE LAND USE PLAN OF THE VILLAGE, PURSUANT TO THE "SMALL SCALE" COMPREHENSIVE LAND USE AMENDMENT LAWS OF THE STATE OF FLORIDA, FOR A 5.44-ACRE PARCEL OF TWO LOTS UNIFIED THAT IS CURRENTLY VACANT AND PLANNED FOR "MEDIUM DENSITY RESIDENTIAL" LOCATED ON TWO (2) UNIFIED PARCELS AT 4445 BOATMAN STREET AND A VACANT LOT ON BOATMAN STREET, AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, FROM A FUTURE LAND USE DESIGNATION OF "COMMERCIAL" TO A FUTURE LAND USE DESIGNATION OF "MEDIUM DENSITY RESIDENTIAL"; FURTHER CHANGING THE ZONING DESIGNATION FROM "COMMERCIAL GENERAL (CG)" DISTRICT TO PROVIDE FOR A ZONING DESIGNATION OF "RESIDENTIAL MULTIPLE-FAMILY (RM)" DISTRICT ON THE VILLAGE OF PALM SPRINGS OFFICIAL ZONING MAP; PROVIDING DIRECTIONS TO THE VILLAGE CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Tuesday, June 8, 2021 at 6:30 PM by Planning and Zoning Board

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: *The Lake Worth Herald*
May 27, 2021 and June 17, 2021