



**PLANNING AND ZONING ADVISORY BOARD AGENDA
ADVISORY/ COMMITTEE BOARD MEETING
Village Hall Council Chambers
226 Cypress Lane
Palm Springs, FL 33461
Tuesday, January 28, 2020
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

**Chairman - Johnnie Tieche
Vice Chairman - Richard
Hughes Ralph Lashells
James Mandigo
Peter Braun
Kim Gehrman
Larry Saingilus**

3. PLEDGE OF ALLEGIANCE

4. ADDITIONS, DELETIONS, OR MODIFICATIONS, AND APPROVAL OF AGENDA

5. MINUTES

6. PUBLIC HEARING NOTE: CLERK TO ASCERTAIN IF THERE ARE ANY EX PARTE COMMUNICATIONS TO BE DISCLOSED DURING QUASI JUDICIAL DISCUSSIONS. CLERK TO SWEAR IN WITNESSES FOR TESTIMONY

6.1 Ordinance No. 2020-04 - Land Use Plan Amendment (Large Scale) - 2085 South Congress Avenue and 3243 Lillian Road (Proposed Palm Springs Residences Residential Planned Development)

[Proposed Ordinance No. 2020-04 - 2085 South Congress Avenue and 3243 Lillian Road.docx](#)

[Exhibit A - Legal Description and Survey](#)

[PZB Staff Report \(combined for both applications\)](#)

[Applicant's Future Land Use Map Amendment Analysis and Justification](#)

[Police Chief Comments on Proposed Palm Springs Residences](#)

[Proposed Turn Lane Improvements - Forest Hill Boulevard and Congress Avenue Intersection](#)

[School Capacity Availability Determination](#)

[Aerial, Location and Future Land Use Maps](#)

[Chapter 163.3177 F.S. - Required and Optional Elements of Comprehensive Plan; Studies and Surveys \(SEE PAGE 3-4\)](#)

7. QUASI JUDICIAL PUBLIC HEARINGS

7.1 Resolution No. 2020-04: Residential Planned Development Site Plan (SPR20-02) and Two (2) Waivers, and Sign Variance (PSV20-01) - Palm Springs Residences - 2085 South Congress Avenue and 3243 Lillian Road (Quasi-Judicial Hearing)

[Res No. 2020-04 Residential Planned Development - SPR20-02 - Palm Springs Residences.doc](#)

[Exhibit "A" - Staff Report and Recommended Conditions of](#)

[Approval Project Narrative, Justification Statement and Application](#)

[Conditional Approval Letters](#)

[Site Plan, Civil Plan, Landscape Plans, Architectural Plans and](#)

[Survey Colored Site Plan](#)

[Median Improvements and Turn Lane Improvements](#)

[Parking Study, Parking Management Plan and Parking Supply Exhibits Lakeside](#)

[Village Support Letter](#)

[Aerial Map and Location Maps](#)

[Excerpt from Village Council Meeting Minutes 8.9.18](#)

[Excerpt from Village Council Meeting Minutes 9.27.18](#)

[Excerpt from Village Council Meeting Minutes 6.13.19](#)

8. ACTIONS AND REPORTS

9. ADJOURNMENT

10. NEXT MEETING – MARCH 10, 2020

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: January 28, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 6.1: Ordinance No. 2020-04 - Land Use Plan Amendment (Large Scale) - 2085 South Congress Avenue and 3243 Lillian Road (Proposed Palm Springs Residences Residential Planned Development)

SUMMARY: Ms. Bonnie Miskel, Agent for Waverley SP 2, LLC ("Applicant") is requesting a land use plan amendment to change the future land use designation of the 18.387 gross acre property located at 3085 S. Congress Avenue and 3243 Lillian Road (the former YMCA property) to facilitate a multi-family development project.

The property is more than 10 acres in size (18.387 gross acres) and is currently improved for commercial recreation purposes and is planned for urban (residential) use:

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

The subject property is bound to the north and west by lands with Medium Density Land Use, to the south with Low Density Residential Land Use and to the east with Commercial Land Use. Note: While the Lakeside Village condominium, to the west, is designated with the Village's Medium Density Residential land use category (10 dwelling units per acre), the actual density is 18.74 dwelling units per acre.

Note: The property is proposed for a residential planned development with waivers, which is a separate agenda consideration. Consideration of the proposed site plan may be desirable to assist in this legislative decision.

The Applicant has provided an evaluation of the additional impacts on public services and facilities created by the requested land use category. Staff would like to highlight four (4) areas of concern:

- The Congress Avenue/Forest Hill Boulevard intersection is currently operating at Level of Service F during both peak hours, and the northbound left (west) turn queue exceeds the length of the turn lane. While the maximum intensity of the land use category generates a reduction in traffic impacts, the proposed residential development generates an additional 902 daily trips over the existing YMCA. The traffic analysis shows that the project's traffic distribution will add three (3) cars during the PM peak hour to the intersection's northbound left queue. The Applicant is proposing to mitigate these impacts by extending the length of the left turn lane by three car lengths (approximately 95 linear feet) with the elimination of the existing landscaped median.
- The Congress Avenue/Project Driveway intersection does not meet the adopted level of service (LOS) D required by the adopted comprehensive plan. The Village's traffic consultant has recommended a reconfiguration of the project's entry drive, adding a raised median to separate two-way traffic and channel right-turners. FDOT has issued a Pre-Application Letter providing for redesign of the existing median opening to prohibit left turns out of the proposed residential project.
- John I. Leonard High School is currently over capacity by 622 students. The proposed project will generate an additional 15 high school students. The School District recommends a monetary contribution of \$191,805 to address the school capacity deficiency.
- Village police services will be significantly impacted by the rental community and addition of 600-1,000 residents, per the Police Chief, and necessitate the hiring of 1-2 additional officers. The estimated \$45,866.40 law enforcement impact fee contribution (a one-time payment for capital costs) will not sufficiently mitigate the demand on police services. (A new officer and associated equipment costs about \$100,000.)

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, should be made in consideration of compatibility, impact on services and need for the land use to fulfill Village redevelopment and growth objectives.

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

As a large-scale amendment, State and Regional agency review will be required prior to adoption.

FISCAL IMPACT:

The proposed land use plan amendment is not expected to affect the Village's property tax

revenue; however, it will assist in facilitating the development of the property, which will bring increased ad valorem value.

The subject property is located within the Congress Avenue district of the Palm Springs CRA.

There is a general concern that the projected ad valorem dollars from the proposed apartments (that is subject of a separate agenda item) will not sufficiently offset the impacts to Village services, including Police, Parks and Recreation, and Library services, generated by the new residents.

ATTACHMENTS:

Proposed Ordinance No. 2020-04 - 2085 South Congress Avenue and 3243 Lillian Road.docx

Exhibit A - Legal Description and Survey

PZB Staff Report (combined for both applications)

Applicant's Future Land Use Map Amendment Analysis and Justification

Police Chief Comments on Proposed Palm Springs Residences

Proposed Turn Lane Improvements - Forest Hill Boulevard and Congress Avenue Intersection

School Capacity Availability Determination

Aerial, Location and Future Land Use Maps

Chapter 163.3177 F.S. - Required and Optional Elements of Comprehensive Plan; Studies and Surveys
(SEE PAGE 3-4)

ORDINANCE NO. 2020-04
(Land Use Plan Amendment Large Scale)

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE VILLAGE OF PALM SPRINGS, WHICH AMENDMENT IS MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, IN ACCORDANCE WITH THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT, AS AMENDED, BEING SECTIONS 163.3161, ET. SEQ., FLORIDA STATUTES, PROVIDING FOR THE AMENDMENT OF THE VILLAGE'S FUTURE LAND USE MAP PURSUANT TO THE COMPREHENSIVE LAND USE AMENDMENT LAWS OF THE STATE OF FLORIDA, FOR THE PURPOSE OF AMENDING THE FUTURE LAND USE DESIGNATION ON THE 18.387 GROSS ACRES PROPERTY LOCATED AT 3085 S. CONGRESS AVENUE AND 3243 LILLIAN ROAD, FROM "OTHER PUBLIC FACILILITES" AND "LOW DENSITY RESIDENTIAL" TO "HIGH DENSITY RESIDENTIAL"; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR DIRECTIONS TO THE VILLAGE CLERK; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OTHER PURPOSES.

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

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

WHEREAS, the Village's Local Planning Agency ("LPA") has reviewed the proposed Plan Amendment to amend the 18.387 gross acre property located at 3085 S. Congress Avenue and 3243 Lillian Road, from "Other Public Facilities" and "Low Density Residential" to "High Density Residential" land use at a duly advertised public meeting as required by Section 163.3174(4)(a), Florida Statutes, and has recommended that the proposed Future Land Use Plan Amendment for the property described in the attached **Exhibit "A"** be adopted; and

WHEREAS, the Village of Palm Springs has held all required public hearings; both prior to submission of the proposed Plan Amendment to the State Land Planning Agency, and after the proposed Amendment Comments are received by the Village of Palm Springs, in accordance with Chapter 163, Florida Statutes.

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

Section 1. Future Land Use. The Village Council of the Village of Palm Springs, Florida hereby amends the Future Land Use Map adopted in the current Comprehensive Plan dated November 9, 1989, as amended by Ordinance No. 91-02, Ordinance No. 96-09, Ordinance No. 97-09, Ordinance No. 97-12, Ordinance No. 99-04, Ordinance No. 99-25, Ordinance No. 2000-62, Ordinance No. 2001-46 and Ordinance No. 2001-55, Ordinance No. 2006-12, Ordinance No. 2006-16, Ordinance No. 2007-10, Ordinance No. 2007-26, Ordinance No. 2008-17, Ordinance No. 2009-10, Ordinance No. 2011-24, Ordinance No. 2011-25, Ordinance No. 2012-21, Ordinance No. 2014-40, Ordinance No. 2015-22, Ordinance No. 2016-12, Ordinance No. 2017-34, Ordinance No. 2017-37, Ordinance No. 2017-39 and as periodically amended by small scale amendments. More specifically, the future land use designation of the subject property described in Exhibit "A", attached hereto, is amended from "Other Public Facilities" and "Low Density Residential" to "High Density Residential" land use. A copy of the Comprehensive Plan, as amended, is on file in the office of the Village Clerk.

Section 2. The Village Clerk is hereby directed to transmit a copy of the amendments to the current Comprehensive Plan to the State Land Planning Agency, and all other parties pursuant to Section 163.3184, Florida Statutes, along with a copy to the Treasure Coast Regional Planning Council, and to any other unit of local government who has filed a written request for a copy, within ten (10) working days after adoption, in accordance with Section 163.3184, Florida Statutes.

Section 3. Repeal of Conflicting Ordinances. All Ordinances, Resolutions or parts of Ordinances and Resolutions in conflict herewith are hereby repealed.

Section 4. 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 5. Effective Date: The effective date of this Plan Amendment shall be in accordance with Section 163.3184, Florida Statutes; however, no later than thirty-one days after the State Land Planning Agency has received the completed Amendment package. No development order, development permits, or land uses dependent on this Amendment may be issued or commence before the Amendment has become effective.

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

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
BEVERLY SMITH, MAYOR	☐	☐	☐
JONI BRINKMAN, VICE MAYOR	☐	☐	☐
PATTI WALLER, MAYOR PRO TEM	☐	☐	☐
DOUG GUNTHER, COUNCIL MEMBER	☐	☐	☐
GARY READY, 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, the _____ day of MARCH 2020.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____

BEVERLY SMITH, MAYOR

First Reading:_____

Second Reading:_____

ATTEST:

BY: _____

KIMBERLY M. WYNN, CMC, VILLAGE CLERK

REVIEWED FOR LEGAL FORM AND SUFFICIENCY

BY: _____

GLEN J. TORCIVIA, VILLAGE ATTORNEY

Legal Description

LEGAL DESCRIPTION:

PARCEL 1

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

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

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

Parcel 2

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

PARCEL 3

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

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

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

LEGEND

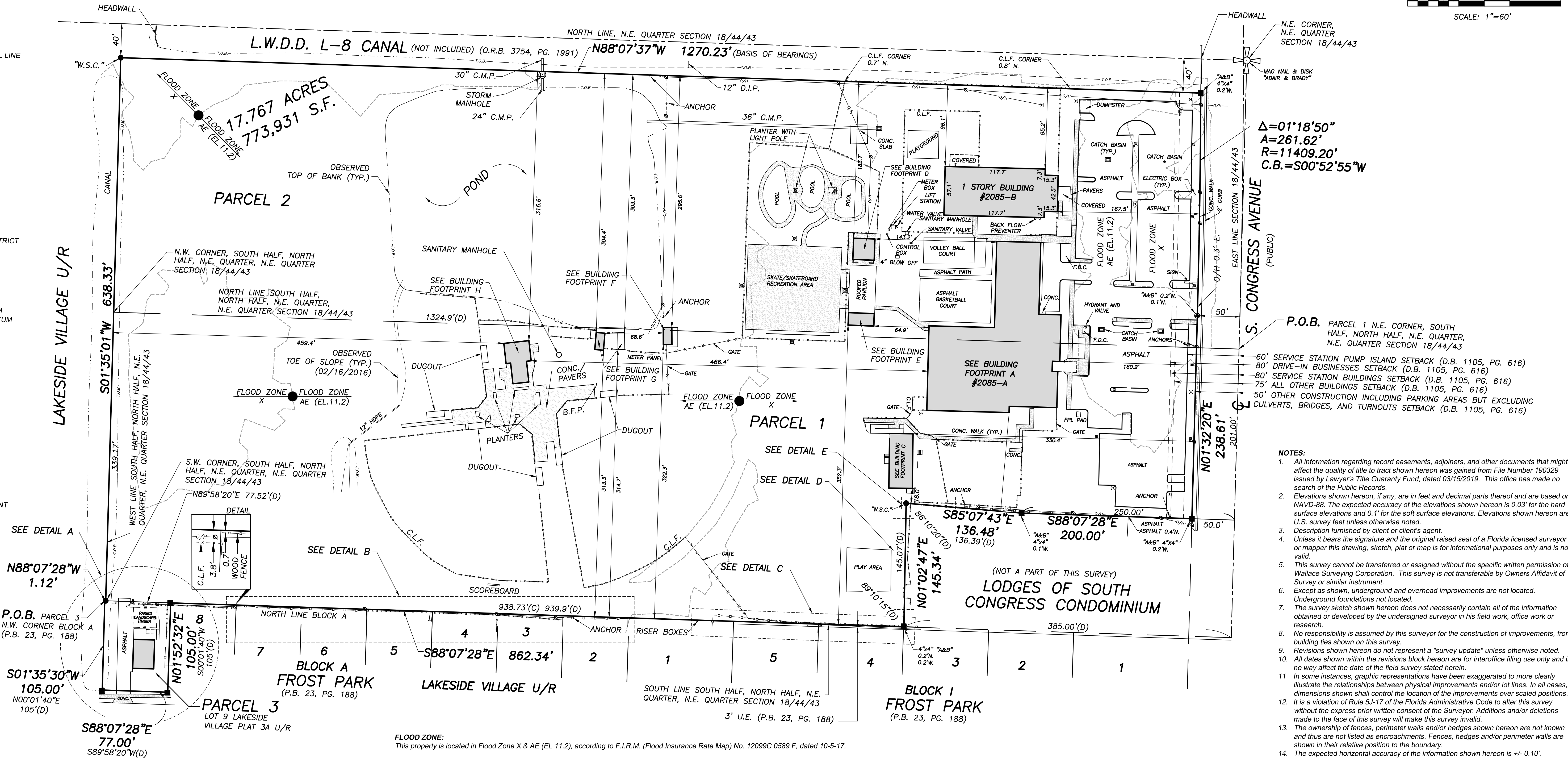
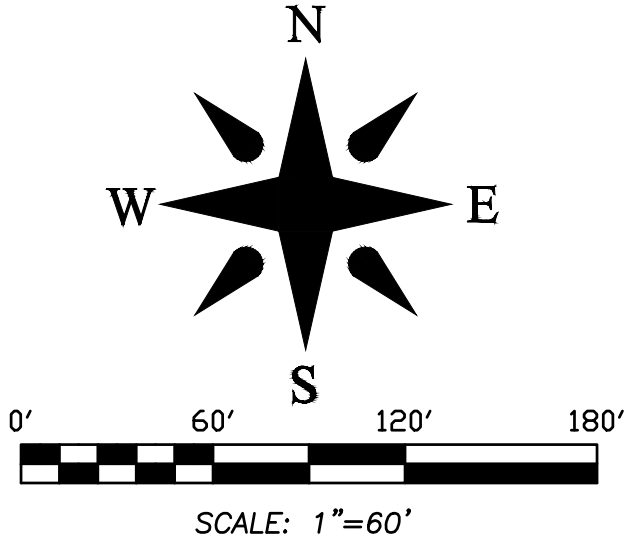
- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.G.L.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

Boundary Survey For:
WAVERLY SP2, LLC

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

Waverly SP2, LLC

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



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

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

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

LEGAL DESCRIPTION:

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

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

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

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

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

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

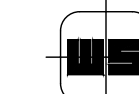
Also known as Lot 9, **LAKESIDE VILLAGE PLAT 3A** (unrecorded).

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

DATE OF LAST FIELD SURVEY: 04/22/2019

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

TITLE COMMITMENT REVIEW				
CLIENT:	WAVERLY SP2, LLC	FILE NO.:	190329	DATE: 03/15/19
REVIEWED BY:	CRAIG L. WALLACE	JOB NO.:	09-1252-29	
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE
1-8	N/A	STANDARD EXCEPTIONS		
9	DB 1105, PG 616	Resolution Filing Setback Restrictions for Buildings and Improvements	•	
10	O.R.B. 3035, PG. 226	Restrictions, covenants, and conditions for no food service		•
11	O.R.B. 6495, PG. 761 O.R.B. 6495, PG. 1165 O.R.B. 1732, PG. 612	Any right, title or interest of the Lake Worth Drainage District, incomplete copy supplied, the north 40' was deeded to LWDD in (O.R.B. 3754, PG. 1991) as indicated herein		•
12	O.R.B. 4212 PG. 76	Temporary Fencing Permit, allows fencing of the L-8 canal right of way (lessor), and of easement(s)	•	
13	N/A			•

Boundary Survey For:				
WAVERLEY SP2, LLC				
 WALLACE SURVEYING CORP., LICENSED BUSINESS # 4069 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (961) 640-0551				
FIELD:	J.P.	JOB NO.:	09-1252-3	F.B. WP114 PG. 17
OFFICE:	K.S.	DATE:	6/3/10	DWG. NO. 09-1252-1
C/K'D:	C.W.	REF:	09-1252-1.DWG	SHEET 1 OF 3



PLANNING, ZONING & BUILDING STAFF REPORT

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

Application Summary			
Applicant / Petitioner	M/S Congress Owner, LLC, a Delaware LLC	Submittal Date	9/13/2019
Reference Name	Palm Springs Residences	Case Number	SPR20-02, PSV20-01
		Parcel Control No	70-43-44-18-00-000-1040 & 70-43-44-18-05-010-0040
Location	2085 South Congress Avenue & 3243 Lillian Road	Site Area	±17.767 acres
P&Z Bd Meeting	January 28, 2020	Local Planning Agency	Not scheduled
Council Meeting (1 st Reading)	Not scheduled	Community Redevelopment Agency	Not scheduled
		Council Meeting (2 nd Reading)	Not scheduled
Requests			
Proposed Use(s)	Large-Scale Land Use Amendment of the Future Land Use Map to change the land use from Other Public Facility and Low Density Residential to High Density Residential, and concurrent Residential Planned Development Site Plan for construction of 348 rental apartments within 15 3-story buildings.		
Number of Buildings	15 3-story buildings and a Clubhouse building (145,930 SF total)		
Waivers	1. Requesting a waiver from Sec.34-1063(a)(1) to allow for one sidewalk on a street or primary driveway instead of sidewalks on both sides of the main street. 2. Requesting a waiver from Sec.34-1329(1)(b) to allow the reduction of 338 parking spaces.		
Variances	Requesting a Variance relief from Section 34-327(b)(1) to allow two monument signs instead of only one permitted.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	Total of 1088 parking needed 2.5/ DU + 25% for guest	750 spaces (338 less) (31% reduction)	No (waiver requested)
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard (East)	25'	25'	Yes
Rear yard (West)	20'	93'	Yes
Side yard (North)	20'	84'	Yes
Side yard (South)	20'	32'	Yes
Site Characteristics			

Existing Use	Recreational facility with a day care and a vacuum station structure	Proposed Use	Residential Multiple-family (and existing vacuum station)
Existing Zoning	Residential Multiple-Family (RM)	Proposed Zoning	Residential Multiple-Family (RM)
Existing Future Land Use	Other Public Facilities and Low Density Residential	Proposed Future Land Use	High Density Residential
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	LWDD Canal 8 and a mix of residential uses and commercial properties	Medium Density Residential & Commercial	Residential Multiple-Family (RM) and Commercial General (CG)
South	Residential single-family homes & Professional offices building	Low Density Residential & Commercial	Residential Single Family (RS) & Commercial General (CG)
East	G-Star School of the Arts	Commercial	Commercial General (CG)
West	Lakeside Village residential condominium	Medium Density Residential	Residential Multiple-Family (RM)
Recommendation			
Staff has concerns regarding congestion and traffic conflicts between the project traffic and G-Star School of the Arts/Keiser University traffic and queues at the Forest Hill Blvd/Congress Ave intersection. Staff highly recommends right-of way improvements along Congress Avenue including the median located at the access point to the project and the left turn lane at Forest Hill Blvd intersection. While the Applicant has provided documentation supporting the parking reduction, Staff is concerned that the requested waiver (reduction of 338 parking stalls) cannot be mitigated in the future should parking issues arise. The Village has not approved a parking reduction that amounts to 31% in the past (see page 12). Lack of parking within the rental community could result in tenant disputes, parking on adjacent businesses properties, or parking along Lillian Road. Staff is also concerned that the proposed project's impact on Village Police Services will not be mitigated with the \$45,8656.40 law enforcement impact fee contribution. Due to concerns outlined in this staff report, Staff recommends denial. Should the P&Z Board desire to recommend approval, Staff recommends that said motion include the 54 conditions outlined below.			



I. Site History

- Ordinance 1997-07: Annexation

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

- Resolution 2000-33: Site Plan

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

- Resolution 2001-36: Site Plan

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

- Resolution 2010-49: Site Plan Amendment

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

- Resolution 2012-09: Site Plan Amendment

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

II. Comprehensive Plan Consistency

- The subject property's Future Land Use designations are Other Public Facilities and Low Density Residential with a Residential Multiple-Family (RM) zoning district, respectively. The proposed large-scale land use amendment is to change the Future Land Use designation to the High Density Residential category, with a concurrent request for a multi-family residential planned development.
- The Applicant has provided an evaluation of the additional impacts on public services and facilities created by the requested land use category. *Staff would like to highlight four (4) areas of concern:*
 - *The Congress Avenue/Forest Hill Boulevard intersection is currently operating at Level of Service F during both peak hours, and the northbound left (west) turn queue exceeds the length of the turn lane. While the maximum intensity of the land use category generates a reduction in traffic impacts, the proposed residential development generates an additional 902 daily trips over the existing YMCA. The traffic analysis shows that the project's traffic distribution will add three (3) cars during the PM peak hour to the intersection's northbound left queue. The Applicant is proposing to mitigate these impacts by extending the length of the left turn lane by three car lengths (approximately 95 linear feet) with the elimination of the existing landscaped median.*
 - *The Congress Avenue/Project Driveway intersection does not meet the adopted level of service (LOS) D required by the adopted comprehensive plan. The Village's traffic consultant has recommended a reconfiguration of the project's entry drive, adding a raised median to separate two-way traffic and channel right-turners. FDOT has issued a Pre-Application Letter providing for redesign of the existing median opening to prohibit left turns out of the proposed residential project.*
 - *John I. Leonard High School is currently over capacity by 622 students. The proposed project will generate an additional 15 high school students. The School District recommends a monetary contribution of \$191,805 to address the school capacity deficiency.*
 - *Village police services will be significantly impacted by the rental community and addition of 600-1,000 residents, per the Police Chief, and necessitate the hiring of 1-2 additional officers. The estimated \$45,866.40 law enforcement impact fee contribution (a one-time payment for capital items) will not be sufficient to mitigate the demand on police services. (A new officer and associated equipment costs about \$100,000, with recurring annual costs.)*

III. Waivers Requested

The applicant is seeking the following two (2) waivers from Village Code requirements:

Waiver #1:

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

The Applicant contends that the project provides a well-lit, five-foot sidewalk on the south side of the project's main entrance. Unfortunately, due to property size constraints per the Applicant, there is not enough space to provide a sidewalk along the north side of the main entrance. Despite the sidewalk on the north side of the main entrance not being provided, there will be a pedestrian crosswalk at the main entrance connecting the north side of the Project to the sidewalk along the south side to encourage pedestrian mobility and ensure that pedestrian safety is not compromised. Further, by eliminating this sidewalk along the north side of the main entrance, the Project will be able to provide more green space for residents to enjoy. The project is designed with a sidewalk system providing connectivity throughout the Property. The sidewalk system is located directly adjacent to all buildings and provides connective paths between all units and the amenities that are located throughout the Project. The waiver justification asserts that in order to promote ingenuity in design as envisioned for an RPD use, the proposed layout of the sidewalk system is designed to serve the most functional use possible and provide direct pedestrian accessways to each building and all recreational amenity areas. The proposed sidewalk system is more convenient for pedestrians to use than the sidewalks required on both sides of the street, as the Project instead provides a system with pathways circulating around the proposed buildings, adjacent to both the parking areas and the internal recreational amenity areas.

The applicant's full justification is attached hereto.

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

The Sidewalk Waiver is in harmony with and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code and that such Sidewalk Waiver will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare. As stated above, there will be a pedestrian crosswalk at the main entrance connecting the north side of the Project to the sidewalk along the south of the main entrance to ensure pedestrian mobility is encouraged throughout the Project and pedestrian safety is not compromised. Accordingly, the Project complies with this standard.

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

The Sidewalk Waiver request results from innovative design in which other minimum standards are exceeded. The Project has exceeded the common area open space requirement by 18%. The Project's design reflects and encourages safe pedestrian mobility throughout and the elimination of the sidewalk along the north side of the Project's main entrance will not negatively impact this mobility due to the presence of strategically placed pedestrian crosswalks. Accordingly, the Project complies with this standard.

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

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

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

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

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

Not applicable to this sidewalk waiver request.

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

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

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

Not applicable to this Sidewalk Waiver request.

Staff does not object the applicant's request based on the intent of the applicant to maximize the utilization of the land reducing the amount of impervious surface and consistency with the Village Comprehensive Plan allowing for innovative designs.

Waiver #2:

The applicant is requesting a waiver from Sec.34-1329(1)(b) to allow the reduction of parking spaces from 1,088 parking stalls required by code to 750 spaces, a reduction of 338 parking spaces or 31%.

The applicant contends that, as detailed in the Parking Study, the actual parking demands for the Project are substantially less than the parking required by Code. The Applicant's traffic engineer gathered data and analyzed off-site parking standards for similar developments. This analysis identified a parking demand breakdown per unit size as follows:

1-bedroom: 1 space/unit
2-bedroom: 2 spaces/unit
3-bedroomm: 2.5 spaces/unit

Considering that the proposed unit breakdown for the Project consists of 164 one-bedroom units, 136 two-bedroom units, and 48 three-bedroom units, the parking demand for the Project based upon the third-party analysis completed is 556 spaces. As shown on the proposed site plan, 750 spaces are proposed for a parking ratio of 2.15 parking spaces per unit. The Applicant argues that the 750 spaces proposed provides far more than a 25% parking contingency required by the Village Code for guest spaces based on the anticipated parking demand of 556 spaces.

The standard lease will restrict units to one (1) vehicle/parking space per one-bedroom units and 2 (2) vehicles/parking spaces per two-bedroom and three-bedroom units. Eight five (85) additional spaces may be allocated to unit residents at the discretion of the management company and no less than 133 spaces shall be

available for guest parking. Residents will be required to provide vehicle information to the property manager including make, model, year, state and license plate information for each registered vehicle in order to obtain electronic access to the community entrance gates.

The applicant full justification is attached hereto:

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

The Applicant asserts that Parking Waiver is in harmony with and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code and that such Parking Waiver will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare. With more parking proposed than the real demand, and with a sound parking plan, there will be no impact to the surrounding neighborhood. *Staff feels that as long as the Rental Management's parking strategy is effective, these statements are true; however, if parking issues arise in the future, there is not sufficient area within the project to accommodate additional parking spaces, and the surrounding neighborhood and businesses will be impacted.*

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

The Applicant justifies that the Parking Waiver request results from innovative design in which other minimum standards are exceeded. Today, tenants are more interested in active recreation activities, green spaces, and common areas, such as the club house, than ever before and the areas that would have been provided as parking can now be used for green space and amenities. Further, the advent of Uber, Lyft and other alternative transportation options that were not available 10 years ago have reduced car ownership and usage significantly. Recent statutory changes legalizing the use of autonomous vehicles in the state are anticipated to rapidly change transportation needs and further reduce individual car ownership in the coming years. As such, the Project is designed to provide a drop-off area adjacent to the clubhouse to allow safe drop-off for residents and visitors who use ride-sharing applications. The Project's design reflects current parking demand and current parking trends.

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

Granting of the Parking Waiver request will result in preservation of valuable natural resources, including drainage and recharge areas, natural areas, etc. by allowing for areas that would be needed to meet the parking code for use as open spaces and recreational amenities. As explained thoroughly above, the Project complies with this standard.

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

The justification narrative suggests that the requested Parking Waiver will provide a public benefit by avoiding a "sea of asphalt" feel, instead providing more open and lushly landscaped areas for residents to enjoy. Further, even with the Parking Waiver, there are still 2.15 parking spaces per unit. It is important to note that the majority of units are one-bedroom—164 one-bedroom units. Additionally, there are 136 two-bedroom units, and only 48 three-bedroom units. As illustrated in the Parking Study and more thoroughly explained above, the Applicant's parking studies assert parking is sufficient for the Project.

- e. The request provides sufficient screening and buffering to screen adjacent uses from adverse impacts

caused by the granting of a waiver.

Not applicable to this Parking Waiver request.

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

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

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

Not applicable to this Parking Waiver request.

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

Not applicable to this Parking Waiver request.

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

Not applicable to this Parking Waiver request.

The documentation that the Applicant has provided supports the parking waiver. However, Staff has a general concern that should the strategies of the Parking Management Plan not be successful, parking issues will arise. There is not any area within the project to accommodate additional parking spaces. Lack of parking within the rental community could result in tenant disputes, parking on adjacent businesses properties, or parking along Lillian Road.

IV. Variances – Village Council Consideration

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

The applicant's full justification is hereto:

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

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

traffic, and the other angled to face north-bound traffic. As such, two Project entrance signs symmetrically placed on both sides of the Congress Avenue entry are essential to providing appropriate visibility for the Project. Considering that the Project is permitted two (2) monuments signs (one on each frontage) and the increased visibility necessary to ensure safe and efficient access from Congress Avenue, special circumstances exist which are peculiar to the Property and which are not generally applicable to properties located within the RM zoning district.

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

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

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

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

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

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

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

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

on Lillian Road. Please refer to Exhibit "A" for a rendering depicting the Project's proposed entrance monument signs. Considering the foregoing, approval of the Sign Variance is necessary to ensure the Project promotes the public welfare.

Staff does not object to the applicant's request.

VI. Neighborhood Compatibility

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

VII. Regulatory Issues

- The site plan generally conforms to the property development standards of the Residential Planned Development, with the exception of the two waiver requests.
 - 1) The proposed project plan generally meets required site development regulations.
 - 2) A High-Density Residential Land Use designation shall be approved prior to consideration of the proposed Site Plan.
 - 3) The applicant is responsible to acquire all applicable permits from all regulatory agencies with jurisdiction over the project site, including but not limited to Palm Beach County, Florida Department of Transportation and the Village of Palm Springs.
 - 4) Civil/Utility plans shall be approved by the Village's Engineer.
 - 5) Proposed median improvements plans along South Congress Avenue shall be approved by FDOT prior to issuance of any construction or building permit.
 - 6) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.
 - 7) Properties shall be unified through Unity of Title.
 - 8) Property owner shall regrade the ditch where the top of bank is just west of the property line and provide a 10' easement to the Village for maintenance purposes.
 - 9) Proposed development will negatively impact the public school system, a \$191,805.00 contribution is requested by the School District of Palm Beach County.
 - 10) Proposed development will negatively impact Village police services, the estimated \$45,8656.40 law enforcement impact fee contribution will not mitigate the demand on police services.

VIII. Environmental Issues:

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

IX. Community Outreach/ Notification

- The subject property was posted on January 17, 2020.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on January 15, 2020.
- Legal advertisement was published in the paper on January 21, 2020.
- Staff has not received any inquiries or comments as a result of the notices.
- A letter of support was received from Mr. Paul Pavone, President of the Lakeside Village

Condominium.

X. Proposed Development Plan Details

The petitioner's development plans dated received on September 13, 2019 depicts the following:

- Application for Large-Scale Land Use Amendment and Residential Planned Development Site Plan approval with 2 waivers for the construction of 348 rental units within 15 3-story buildings dated September 13, 2019.
 1. Site Plan dated received September 13, 2019 revised and resubmitted on January 6, 2020.
 2. Landscape plans dated received September 13, 2019 revised and resubmitted on December 20, 2019.
 3. Engineering plans dated received September 13, 2019 revised and resubmitted on December 20, 2019.
 4. Architectural plans dated received September 13, 2019 revised and resubmitted on December 20, 2019.
 5. Photometric plan dated received September 13, 2019 revised and resubmitted on December 20, 2019.
 6. Boundary survey and tree survey dated received September 13, 2019.
 7. Justification Statement and proposed use.
 8. Parking Management Plan dated received September 13, 2019 revised and resubmitted on January 14, 2020.
 9. Traffic Impact Statement dated received September 13, 2019 revised and resubmitted on November 1, 2019.
 10. Land Use Plan Amendment Application-Traffic Statement dated received September 13, 2019 revised and resubmitted on December 20, 2019.
 11. Reduced Parking Statement dated received September 13, 2019 revised and resubmitted on November 1, 2019.
 12. Drainage calculations dated received September 13, 2019 revised and resubmitted on November 1, 2019.
 13. Economic impact analysis.
 14. Parking comparison analysis.
 15. Turn lane and median improvements proposed plans.
 16. Colored Site Plan.

XI. Recommendation

The applicant is the contract purchaser of the +/- 17.767 net acre property located at 2085 South Congress Avenue and 3243 Lillian Road (collectively referred to herein as "Property"), which is generally located on the west side of South Congress Avenue between Lillian Road and the Lake Worth Drainage District L-8 Canal. The Property is currently designated "Other Public Facilities" and "Low Density Residential" on the Village's Future Land Use Map ("FLUM") and is located within the RM, Residential Multiple-Family, zoning district. The Property is developed as a Young Men's Christian Association of the Palm Beaches ("YMCA") facility including recreational and day care uses. The applicant is proposing to redevelop the Property with the construction of 348 residential rental dwelling unit within 15 3-story building and a clubhouse building. The community will have access via South Congress Avenue with an emergency vehicle access from Lillian Road. Amenities include a clubhouse, pool area, tot lot, volleyball court, dog park, and lake with recreational walking path.

The 348 multifamily dwelling units consists of 164-1 bedroom units, 136-2 bedroom units and 48-3 bedroom units with 750 parking spaces which results in 2.15 parking spaces per unit or 1.29 spaces per bedroom. The standard lease will restrict units to 1 vehicle/parking space per 1-bedroom units and 2 vehicles/parking spaces per 2-bedroom and 3-bedroom units. Eight five (85) additional spaces may be allocated to unit residents at the discretion of the management company and no less than 133 spaces shall be available for guest parking. Residents will be required to provide vehicle information to the property manager including make, model, year, state and license plate

information for each registered vehicle in order to obtain electronic access to the community entrance gates.

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

Outcoming traffic from the community needs to be prevented from illegally crossing Congress Avenue to head north bound and extending the length of the left turn lane at the intersection of Forest Hill Blvd and S Congress Avenue will alleviate general concerns with the traffic currently backing up outside of the turn lane (northbound to westbound maneuver).

Additionally, Staff has concerns regarding the requested waiver for the reduction of 338 parking stalls (31% reduction), in that should the strategies of the parking management plan not be successful and parking issues arise in the future, there is not sufficient area to provide additional parking spaces on the property. Since the parking requirements were increased in 2014 to address insufficient parking in multi-family development projects, three (3) multi-family projects have been considered:

- Lakewood Apartments (rental units): Request for a parking reduction of 14 parking spaces (4.6% reduction) with lease restrictions limiting tenants to 2 vehicles per unit. (Approved - Resolution No. 2018-04)
- Canal Shores (fee simple townhomes): Original request for a parking reduction of 20 parking spaces (19% reduction), modified to a reduction of 7 parking spaces (7% reduction), which was further modified at Village Council's request to meet the parking requirements and eliminate the need for a waiver (0% reduction), but still restrict residents to 2 vehicles per unit in HOA covenants. (Approved – Resolution No. 2018-06)
- Patio Court Townhomes (fee simple townhomes): Original request was for 12 townhomes and compliant parking (38 spaces), which was further modified at Village Council's request to reduce the project to 10 townhomes (each with a 1-car garage and 2-car driveway) and 5 extra parking spaces. (Approved – Resolution No. 2019-15)

The Police Chief has expressed concerns that Village police services will be significantly impacted by the rental community and addition of 600-1,000 residents, necessitating the hiring of 1-2 additional officers. The estimated \$45,866.40 law enforcement impact fee contribution (a one-time payment for capital costs) will not sufficiently mitigate the demand on police services. (See memo from Police Chief.)

In general, the proposed Residential Planned Development Site Plan provides internal sidewalk connections between the common amenities (tot lot, clubhouse, walking path around the lake, dogs park and volleyball court) and the buildings, to facilitate pedestrian circulation and safety. The proposed project provides open spaces creating common areas for passive/leisure activities. The proposed use does not significantly reduce light and air on adjacent properties and would not be a deterrent to surrounding properties. The new project does not negatively impact natural systems.

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

Land Development Regulations	Required	Proposed
35 percent of the gross land area for open space	270,922 sf	320,428 sf
20 percent of open space shall be common amenities	54,184 sf	67,703 sf
40% maximum lot coverage	309,626 sf	145,930 sf

Planning, Zoning & Building Staff does not support the Large-Scale Land Use Amendment or Residential Planned Development Site Plan with 2 waivers. However, should the Planning & Zoning Board desire to recommend approval of the proposed development, consisting of 348 rental units, staff recommends that conditional approval be subject to the following fifty-four (54) conditions, along with the voluntary monetary contribution, requested by the School District to mitigate school impacts:

Project Build-Out

1. Build out date December 31, 2023.

Plan Modifications and Approvals

2. Site Plan shall be revised prior to Council consideration to provide bicycle storage rooms.
3. A 6' wide sidewalk along South Congress Avenue shall be provided, plans shall be revised at time of Civil/Utility review.
4. The Knox key switch shall be located at the residence entry drive lane, the Knox key switch will simultaneously open both sets of gates, plans shall be revised at time of permitting.
5. The proposed 6-ft white PVC opaque fence along the west property line runs up to the north property line, which blocks cross access to the drainage easement and utility easement, plans shall be revised at time of Civil/Utility review to provide a gate for access.
6. The ditch along the west property line runs to the south property line. The top of bank shall be relocated along the entire west property line as well as the 10-ft drainage easement, plans shall be revised at time of Civil/Utility review.
7. Landscape Plans, Sheets L-211 & L-212, shall be revised at time of Civil/Utility review, to reflect no trees within the 10-ft drainage easement along the west property line.
8. Proposed monument signs shall be a maximum height of 10', Sheet L-500 shall be revised prior to Council consideration.
9. Staff recommends providing a wall along the South and West sides of the property instead of the proposed PVC fence, plans shall be revised accordingly at time of permitting.
10. A Utility/Civil Plan shall be approved by the Village Engineer and the Village Public Service Director at time of permitting.
11. Photometric plans shall be approved by the Planning, Zoning and Building Department at time of permitting.
12. Photometric plans shall be approved by the Planning, Zoning and Building Department at time of permitting.
13. Irrigation plans shall be provided at the time of permitting. Non-potable water shall be used for the irrigation system per Village code.

Roadway / Traffic Signal Improvements

14. Proposed construction plans for the improvements at the Congress Avenue median, located at the access point to the project, shall be approved by the Village and FDOT prior to issuance of any construction or building permit. Construction of said median improvements shall be completed prior to the issuance of the 139th Certificate of Occupancy (40% of the project).
15. The additional right-of-way dedication (plans depict 18' width) to FDOT along Congress Avenue for a southbound, right turn-lane into the project shall be executed and recorded prior to the issuance of the first certificate of Occupancy. Construction of said turn lane improvements shall be completed prior to the issuance of the 139th Certificate of Occupancy (40% of the project).
16. Proposed left turn lane extension (additional storage of a least 3 vehicle lengths (plans depict 95 linear feet)) at the northbound Congress Avenue/westbound Forest Hill Boulevard intersection shall be approved by FDOT prior to issuance of any construction or building permit. Construction of said median improvements shall be completed prior to the issuance of the 139th Certificate of Occupancy (40% of the project). [The applicant may obtain impact fee credits for this work subject to approval by

Palm Beach County.]

17. The applicant shall coordinate with FDOT and Palm Beach County, prior to issuance of any construction permit, on extending the time length of the turning light and the evaluation of flashing yellow left-turn arrow (FYLTA) at Forest Hill Boulevard/Congress Avenue, and to install or provide funding for the installation of FYLTA at this intersection if approved by FDOT and Palm Beach County.

Security

18. Additional security cameras shall be provided for parking lots and a security plan shall be provided to the Village and approved by Public Safety Department at time of permitting.
19. No parking shall be allowed, under any circumstances, along the drive aisles. Residents and guest parking shall only occur within designated parking stalls.
20. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include increased on-site security at the operator's sole expense.

Utilities

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

Completion of Improvements

28. Prior to the issuance of the first Certificate of Occupancy, the 10' by 15' school bus shelter shall be constructed by the Property Owner in a location and manner acceptable to the Palm Beach County School Board. Provisions for the bus shelter shall include, at a minimum, a covered area, continuous paved pedestrian and bicycle access from the subject property or use, to the shelter. Maintenance of the bus shelter shall be the responsibility of the residential Property Owner.
29. The common amenities (tot lot, focal point and the trellis structure) shall be completed in their entirety, open for use and accessible to the residents, prior to the issuance of the 139th Certificate of Occupancy (40% of the project)

Legal Review

30. A Unity of Title shall be recorder prior to issuance of any building permit.
31. The legal instruments providing parking restrictions, as outlined in the Applicant's Parking Management Plan, shall be reviewed and approved by the Village Attorney and PZB Director prior to issuance of the first building permit. If future modifications to these parking restrictions are desired, evaluation and approval by the Village Attorney and PZB Director is required prior to implementing such changes. Additionally, if the rental community changes to a condominium (sole ownership of property to individual ownership of units), the Village Attorney and PZB Director shall review and approve draft

covenants or restrictions pertaining to parking for adherence to the approved Parking Management Plan, prior to recordation.

32. The lease restrictions shall prohibit the parking of boats, commercial vehicles, or recreational vehicles anywhere inside the property. Parking of oversized vehicles that do not fit within the typical parking stall (9'x18.5') shall also be prohibited.
33. The property owner shall post a notice of annual boundary school assignments for students from this development. The district will provide an 11' x 17' sign to be posted in a clear and visible location in all sales offices and models with the following:

"NOTICE TO HOMEBUYERS/TENANTS"

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

Landscaping

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

Miscellaneous

38. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
39. The mail pickup and delivery system shall be approved by the United States Postal Service.
40. Provide permits from all applicable permitting agencies, including but not limited to, Lake Worth Drainage District, PBC, FDOT and Village of Palm Springs at the time of permitting.
41. 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.
42. A copy of the NPDES Notice of Intent for Generic Permit shall be submitted to the PZB Department at time of permitting.
43. A stabilized surface shall be provided at all time during construction for access by emergency vehicles.
44. 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.
45. 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.
46. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
47. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy/Certificate of Completion of each improvement area.
48. Absolutely no occupancy, other than construction personnel, is permitted prior to TCO/CO.
49. Photometrics must be certified by an engineer prior to CO.
50. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
51. 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.
52. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
53. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals

to the Village of Palm Springs.

54. At the time of CO, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.
55. The School District has requested the Applicant offer a voluntary commitment to make a contribution of \$191,805.00 to the School District of Palm Beach County prior to issuance of a building permit, based on School Capacity Availability Determination letter issued on August 23, 2019.

1. **LETTER OF TRANSMITTAL**

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

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

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

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

2. **APPLICANT INFORMATION**

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

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

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

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

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

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

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

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

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

M/S Congress Owner, LLC, a Delaware LLC ("Petitioner") is the contract purchaser of the +/- 18.387 gross acre (+/- 17.767 net acre) property located at 2085 South Congress Avenue and 3243 Lillian Road (collectively referred to herein as "Property"), which is generally located on the west side of South Congress Avenue between Lillian Road and the Lake Worth Drainage District L-8 Canal in the Village of Palm Springs ("Village"). The Property is comprised of two (2) parcels referenced by the following parcel control numbers: 70-43-44-18-00-000-1040 and 70-43-44-18-05-010-0040. The Property is designated Other Public Facilities and Low Density Residential on the Village's Future Land Use Map ("FLUM") and is located within the RM, Residential Multiple-Family, zoning district. The Property is approved for and developed as a Young Men's Christian Association of the Palm Beaches ("YMCA") facility including recreational and day care uses. Petitioner is seeking to redevelop the Property for use as a three hundred forty-eight (348) dwelling unit multi-family residential development with the parking and amenities necessary to provide a high-quality living experience for residents including a clubhouse, pool area, tot lot, dog park, and lake with recreational walking path ("Project"). At this time, Petitioner respectfully requests approval to amend the Property's FLUM designation from Other Public Facilities (+/- 18.2 net acres) and Low Density Residential (+/- 0.1862 net acres) to High Density Residential ("FLUM Amendment") in order to develop the Project.

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

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

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

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

The Project is compatible with the existing medium-density residential developments to the north and west, the single family residential uses immediately to the south, and the commercial offices and institutional uses to the north and east. The property directly to the west is developed as a three (3) and four (4) story condominium community with an existing density of 18.74 dwelling units per acre, which is complimentary with the proposed density of nineteen (19) dwelling units per acre. The nearest buildings to the west are developed as a four (4) story building type. As such, the three (3) story Project will provide a logical transition to the lower density residential uses to the north and south. Further, the site plan for the proposed development is designed to locate the new residences interior to the Property and along Congress Avenue such that there is

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

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

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

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

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

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

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

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

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

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

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

The Project is consistent with Objective Q and the related policies Q.1 – Q.8 therein, mandating for the encouragement of efficient land use patterns and sustainable design practices in development and redevelopment activities. As aforementioned, the Project promotes sustainable

land uses and urban form through high quality, high-density design, in turn advancing the efficient use of land and of the [procurement of] infrastructure necessary to support the resident population generated, within the Village.

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

3. AMENDMENT SITE DESCRIPTION

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

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

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

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

4. EXISTING AND PROPOSED USES

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

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

B. Current land use designations for the surrounding properties.

The Property is bordered by the Lake Worth Drainage District L-8 Canal on the north with a mix of commercial and residential uses located north of the L-8 Canal. Single family residences and commercial office uses are located immediately to the south, and multifamily residential uses are located immediately to the west. G-Star School of the Arts and several office buildings are located across Congress Avenue to the east.

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

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

C. Current and proposed zoning for the amendment site.

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

D. Existing use of amendment site and adjacent areas.

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

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

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

The proposed use of amendment area is multifamily residential development of three hundred forty-eight (348) dwelling units and ample amenities for resident use, including a clubhouse, pool area, family park, dog park, lake, and pedestrian walking paths throughout.

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

The existing land use designation for the amendment area is Other Public Facilities. Future Land Use Element Policy G.3 in the City's Comprehensive Plan establishes a maximum intensity of 0.40 Floor Area Ratio ("FAR") for lands designated Other Public Buildings. As such, the maximum allowable development under the existing designation is as follows:

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

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

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

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

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

A. Sanitary Sewer Analysis

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

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

Average Daily Sewage Generation Rate

Residential:

Single Family: 350 gallons/day/dwelling unit

Multiple Family: 250 gallons/day/dwelling unit

Non-Residential: 0.20 gallons/acre/day

The Village has reviewed this FLUM Amendment and sufficient capacity exists to serve the Project.

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

The amendment area is located within the Village of Palm Springs utility service area. The Village Utilities Department presently owns, operates, and maintains a wastewater collection system consisting of 86 miles of gravity sewer collection piping, 54 lift stations and pumping stations, and 17 miles of wastewater transmission force mains. The utility system does not own its own wastewater treatment disposal facilities. Wastewater collected from the utility service area is pumped to Lake Worth Utilities and Palm Beach County Utilities transmission main.

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

Please see table below, which identifies the net impact on sanitary sewer resulting from the proposed amendment.

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

- iv. **Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government's adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.**

The Village has reviewed this FLUM Amendment and sufficient capacity exists to serve the Project.

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

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

B. Potable Water Analysis:

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

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

The LOS standards for residential users are:

- A. 82 GPCD (GALLONS PER CAPITA/DAILY) LOS shall be utilized for that area served by the VPSUD; however, it is understood that 110 GPCD is the average set by the SFWMD for the area.

- B. 115 GPCD LOS shall be utilized for that area served by the PBCWUD; however, it is understood that 110 GPCD is the average set by the SFWMD for the area.

The LOS standards for additional water supply measures are:

- A. A minimum pressure of 20 pounds per square inch shall be maintained.
 B. 25% of the maximum daily flow + fire demand (120 min. x 1,000 gpm) shall be maintained in storage capacity.

The Village has reviewed this FLUM Amendment and sufficient capacity exists to serve the Project.

- ii. **Identify the facilities serving the amendment area including the plant capacity, current demand and committed demand.**

The Village has reviewed this FLUM Amendment and sufficient capacity exists to serve the Project.

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

The Village has reviewed this FLUM Amendment and sufficient capacity exists to serve the Project.

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

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

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

The Village has reviewed this FLUM Amendment and sufficient capacity exists to serve the Project.

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

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

C. Drainage Analysis:

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

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

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

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

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

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

The Village has completed a Surface Water Master Plan, which details any planned drainage improvements including year, funding sources and other relevant information.

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

The Village has reviewed this FLUM Amendment and sufficient capacity exists to serve the Project.

- v. **If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.**

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

D. Solid Waste Analysis:

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

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

Average Generation Rate

Garbage: 4.92 lbs./capita/day

Trash: 1.75 lbs/capita/day

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

The Village has reviewed this FLUM Amendment and sufficient capacity exists to serve the Project.

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

Please see table below, which identifies the net impact on solid waste demand resulting from the proposed amendment.

SOLID WASTE - Change in Demand

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

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

The Village has reviewed this FLUM Amendment and sufficient capacity exists to serve the Project.

- v. **Identify the existing and planned service to site.**

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

E. Recreation and Open Space Analysis:

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

Active - (User-Oriented):

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

Passive (Resource Oriented):

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

F. Traffic Circulation Analysis:

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

Please refer to the July 26, 2019 Traffic Study by Simmons and White, which is attached hereto as Exhibit “F”.

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

Please refer to the July 26, 2019 Traffic Study by Simmons and White, which is attached hereto as Exhibit “F”.

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

Please refer to the July 26, 2019 Traffic Study by Simmons and White, which is attached hereto as Exhibit “F”. As detailed in the Traffic Study, the existing Other Public Facilities Future Land Use produces daily traffic generation of 9,233 trips per day, which is almost five (5) times the daily traffic generation of the 1,899 trips per day anticipated under the proposed High Density Residential future land use designation. Considering the significant trip reduction of the proposed High Density Residential future land use designation, approval of the requested amendment will reduce the traffic impact on the Village’s roadways.

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

Please refer to the July 26, 2019 Traffic Study by Simmons and White, which is attached hereto as Exhibit “F”. As detailed in the Traffic Study, the existing Other Public Facilities Future Land Use produces daily traffic generation of 9,233 trips per day, which is almost five (5) times the

daily traffic generation of the 1,899 trips per day anticipated under the proposed High Density Residential future land use designation. Considering the significant trip reduction of the proposed High Density Residential future land use designation, approval of the requested amendment will reduce the traffic impact on the Village's roadways.

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

Please refer to the July 26, 2019 Traffic Study by Simmons and White, which is attached hereto as Exhibit "F".

G. **Mass Transit Analysis:**

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

Please refer to the July 26, 2019 Traffic Study by Simmons and White, which is attached hereto as Exhibit "F".

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

Please refer to the July 26, 2019 Traffic Study by Simmons and White, which is attached hereto as Exhibit "F".

iii. **Identify the additional demand resulting from this amendment.**

Please refer to the July 26, 2019 Traffic Study by Simmons and White, which is attached hereto as Exhibit "F".

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

Please refer to the July 26, 2019 Traffic Study by Simmons and White, which is attached hereto as Exhibit "F".

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

Please refer to the July 26, 2019 Traffic Study by Simmons and White, which is attached hereto as Exhibit "F".

H. **Public Education Analysis:**

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

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

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

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

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

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

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

Please see below for the anticipated student demand resulting from this amendment.

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

* Source: Palm Beach County School District

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

construction. All site alterations will be conducted in accordance with the City of Boca Raton requirements.

7. LAND USE COMPATIBILITY

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

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

The proposed amendment is compatible with the existing medium-density residential developments to the north and west, the single-family residential uses immediately to the south, and the commercial offices and institutional uses to the north and east. The property directly to the west is developed as a three (3) and four (4) story condominium community with an existing density of 18.74 dwelling units per acre, which is complimentary with the proposed density of nineteen (19) dwelling units per acre. In fact, the nearest buildings to the west are developed as a four (4) story building type. As such, the three (3) story Project will provide a logical transition to the single family uses to the north and south. Further, the site plan for the proposed development is designed to locate the residences interior to the site and along Congress Avenue such that there is significant barrier, including landscaping and buffering to the south and west. In addition, the proposed multifamily use and density is more compatible with the lower density residential neighborhood to the south than the current Other Public Facilities future land use designation. The Project provides a complimentary transition from the busy Congress Avenue thoroughfare on the east and four (4) story condominiums on the west to the single-family neighborhood located to the south. Considering the foregoing, the Project, which will provide additional housing opportunities for current and future residents of the Village and employees of the surrounding commercial developments, is compatible with surrounding uses.

8. HURRICANE EVALUATION ANALYSIS

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

9. REDEVELOPMENT ANALYSIS

The amendment area is not located in an identified redevelopment area.

10. INTERGOVERNMENTAL COORDINATION

The amendment area is not adjacent to other local governments.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

12. POPULATION PROJECTIONS

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

Village of Palm Springs' Populations projections by year:

2020: 23,876

2025: 24,472

2030: 25,403

2035: 26,410

2040: 27,456

Source: Palm Beach County

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

The average household is comprised of 2.50 persons according to the 2013-2017 ACS Survey 5-Year Estimates Data for the census tract wherein the amendment site is located. As such, the proposed development is likely to provide housing for approximately 870 current or future Village residents.

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

2020: 24,746

2025: 25,342

2030: 26,273

2035: 27,280

2040: 28,326

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

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

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

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

13. ADDITIONAL SUPPORT DOCUMENT

There are no additional support documents related to this application.

14. **PLAN ELEMENTS**

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

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

B. **Proposed text changes.**

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

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

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

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

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

EXHIBIT A

Letter from Village



Village of Palm Springs

"a great place to call home"

Planning, Zoning & Building

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

November 19, 2018

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

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

Dear Mr. Spear:

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

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

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

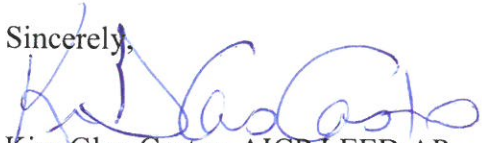
The Village encourages a mixed-use project in consideration of the neighborhood-serving commercial uses along Congress Avenue. Based on our records, the gross acreage of the Property is 18.387 acres in consideration of the Congress Avenue and Lillian Road frontages. An integrated mixed-use project comprised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

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

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

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

Sincerely,



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

EXHIBIT B

Survey

LEGEND

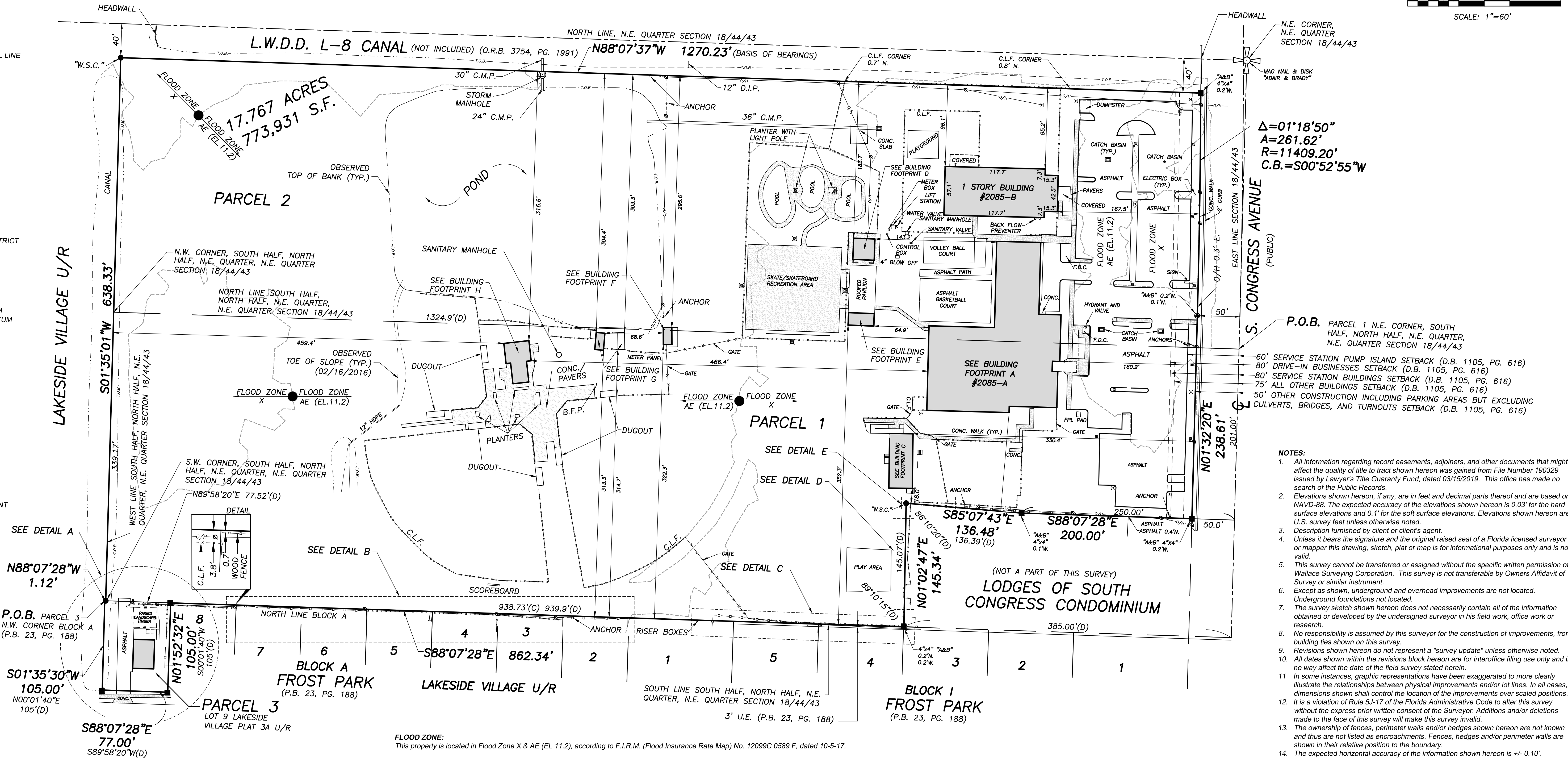
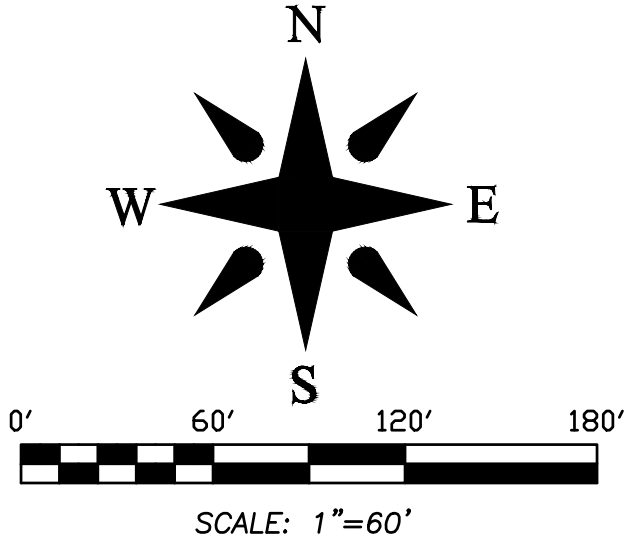
- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.G.L.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

Boundary Survey For:
WAVERLY SP2, LLC

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

Waverly SP2, LLC

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



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

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

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

LEGAL DESCRIPTION:

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

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

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

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

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

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

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

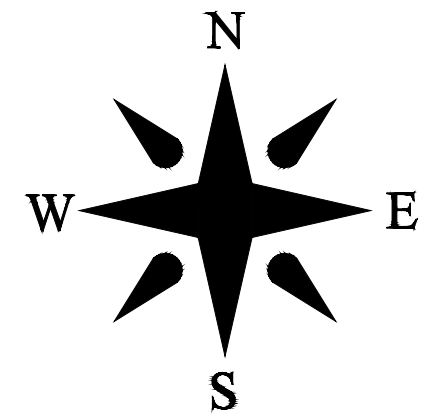
CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon conforms Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 04/22/2019

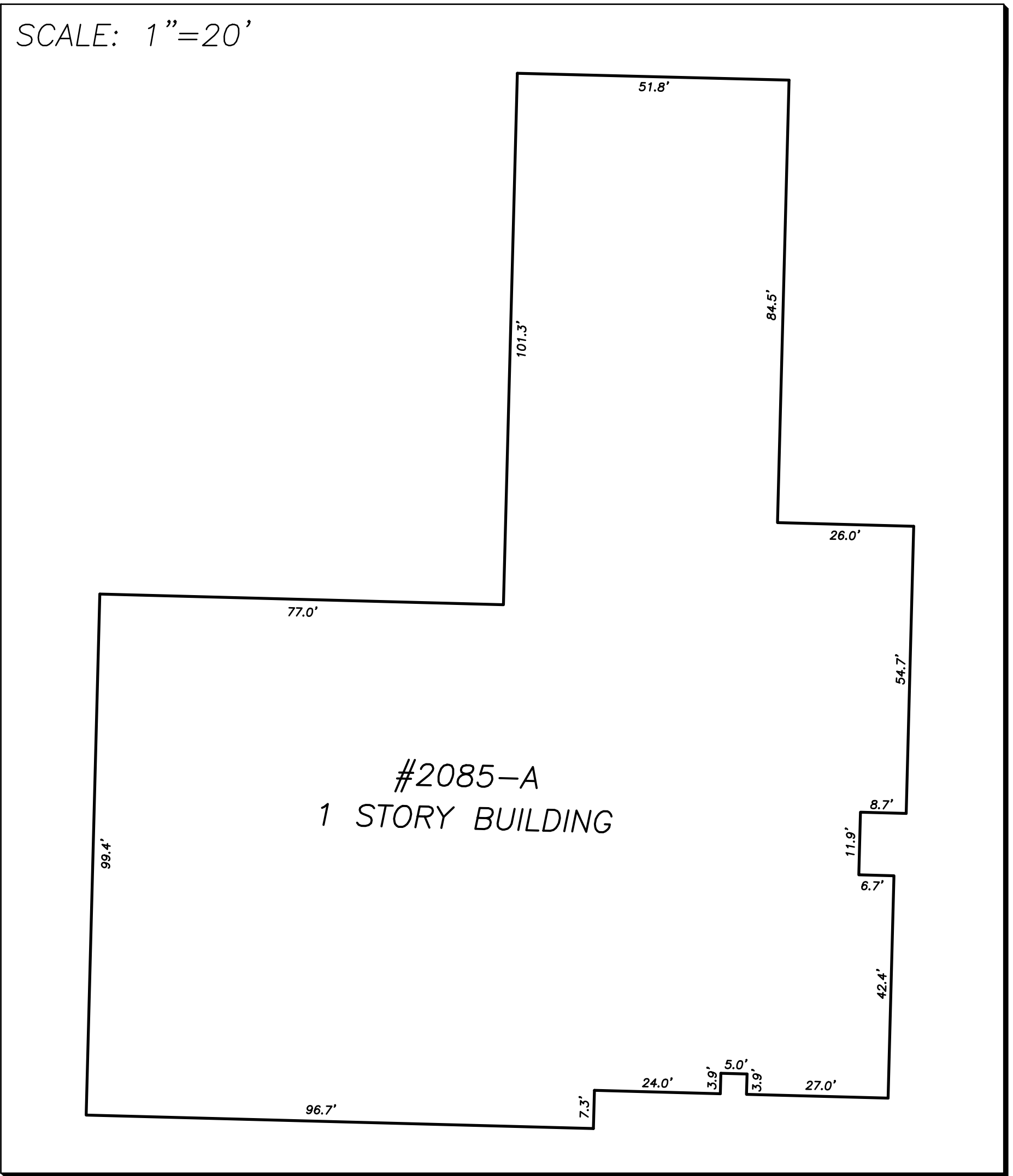
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

04/22/19 SURVEY & TIE-IN UPDATE J.O./S.W. 09-1252.29 WP168/77			
02/16/16 SUR. UPD SPOT ELEVATIONS E.G./N.L. 09-1252.27 LW114/20			
07/25/14 SUR. UPD. 1/1 FINAL (OF NEWLY CONSTRUCTED IMPROVEMENTS ONLY) B.M./J.P. 09-1252.22 LW107/2			
RECD/ENTRY M.B. 09-1252.21			
02/28/14 U/C 1/1 & EL. T.S./J.P. 09-1252.17 LW106/10			
03/30/13 SURVEY AND TIE-IN UPDATE AND CANAL X-SECTIONS J.P./M.B. 09-1252.11 LW102/8			
04/03/12 PLOT FLOOD ZONE LINE M.B. 09-1252.10			
02/28/12 LOCATE FIRE HYDRANT J.P./M.B. 09-1252.9 LW98/14			
12/12/11 SURVEY AND TIE-IN UPDATE AND SPOT ELEVATIONS B.M./M.B. 09-1252.8 LW97/56			
09/15/10 SPOT ELEVATIONS R.C./M.B. 09-1252.6 WP115/70			
Boundary Survey For:			
WAVERLEY SP2, LLC			
WALLACE SURVEYING			
CORP. LICENSED BUSINESS # 4089			
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (961) 640-4551			
FIELD:	J.P.	JOB NO:	09-1252.3
OFFICE:	K.S.	DATE:	6/3/10
C/K'D:	C.W.	REF:	09-1252-1.DWG
		SHEET	1 OF 3

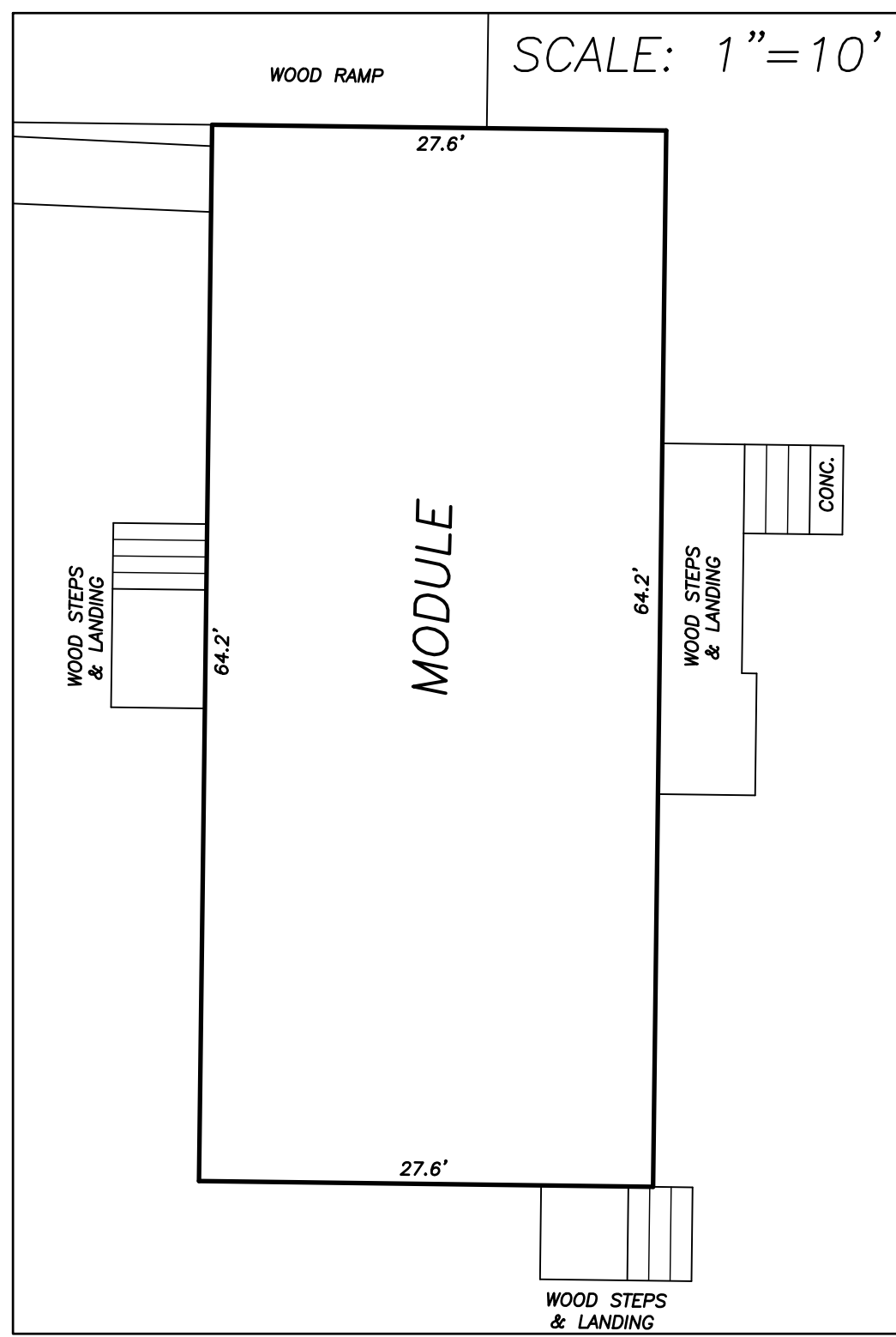
BUILDING FOOTPRINTS



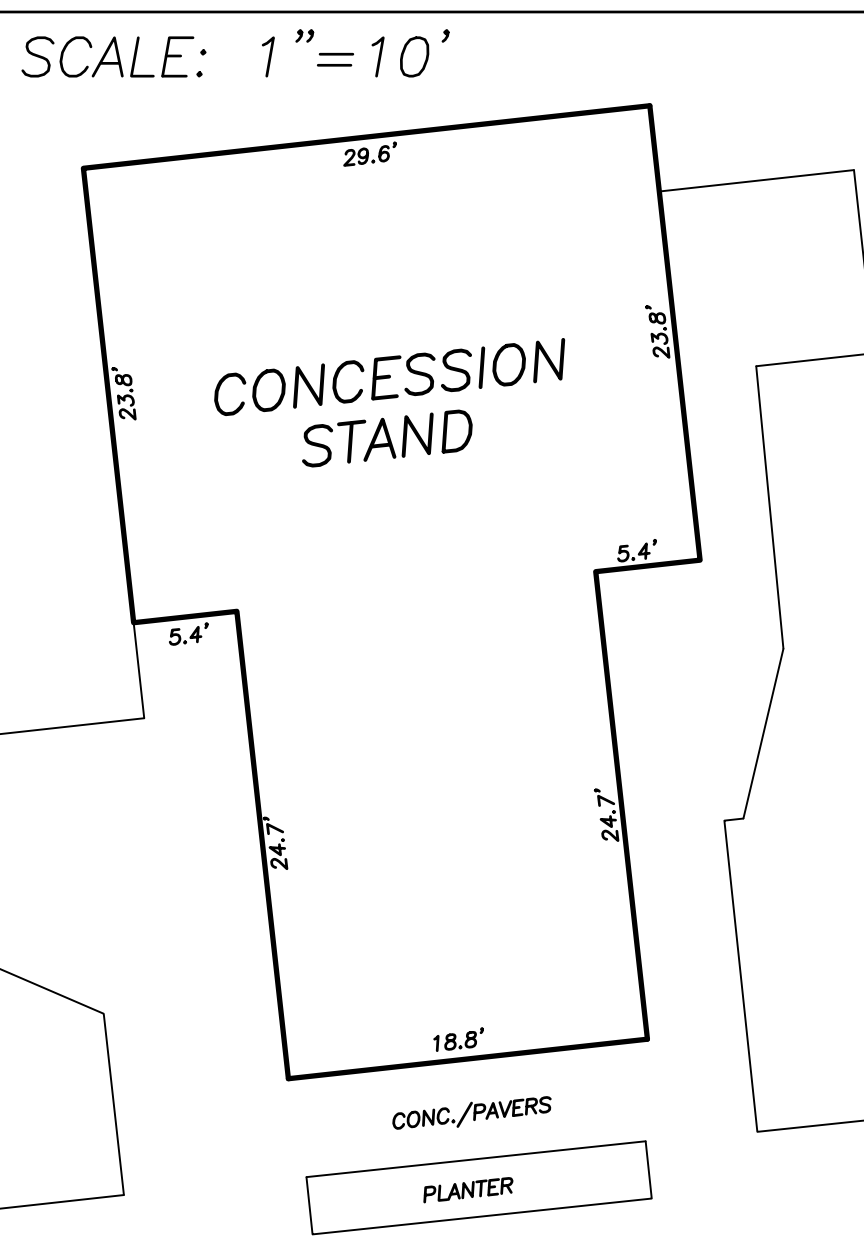
BUILDING FOOTPRINT A



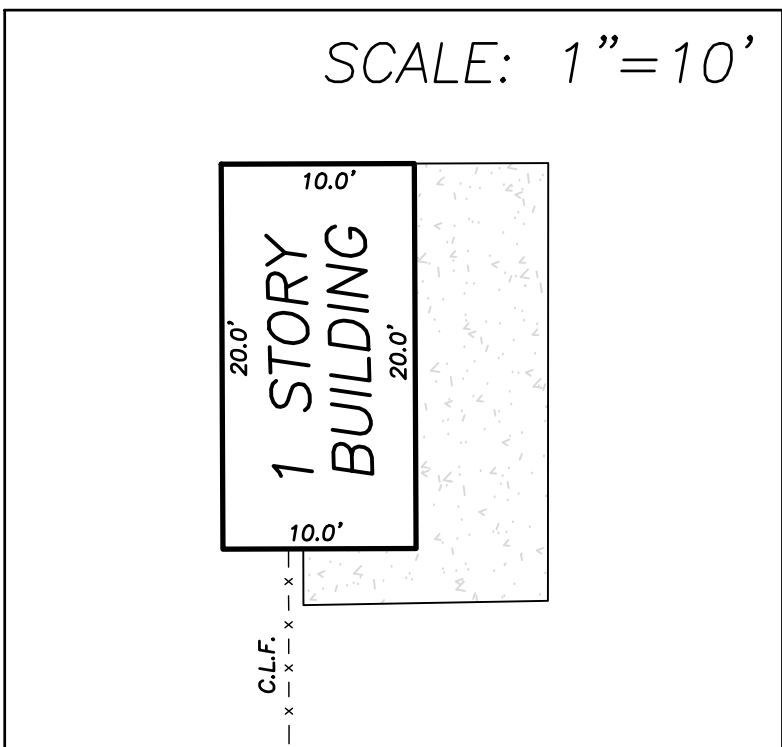
BUILDING FOOTPRINT C



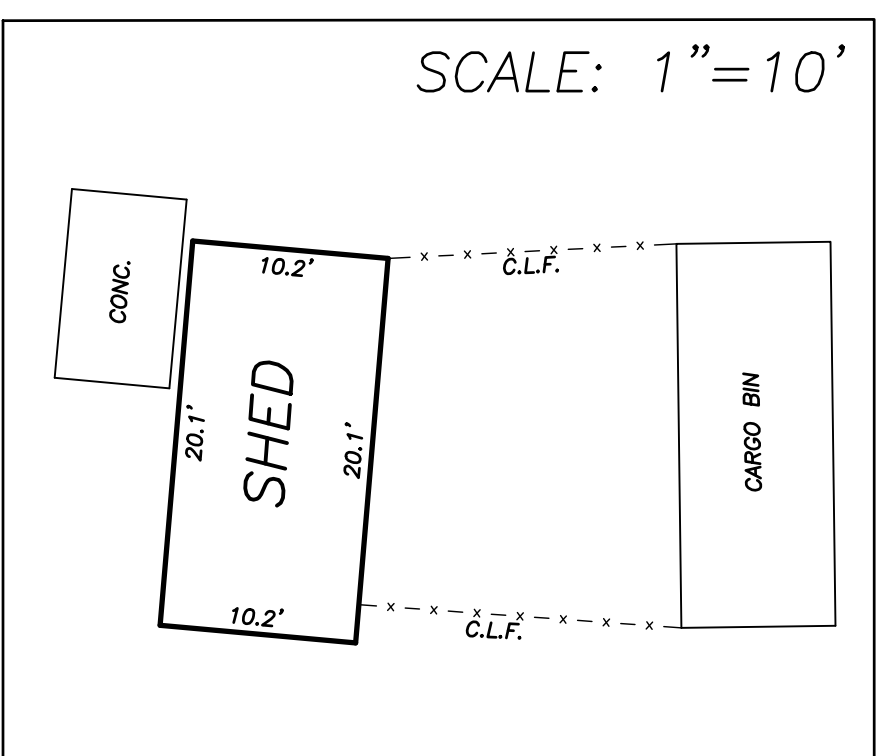
BUILDING FOOTPRINT H



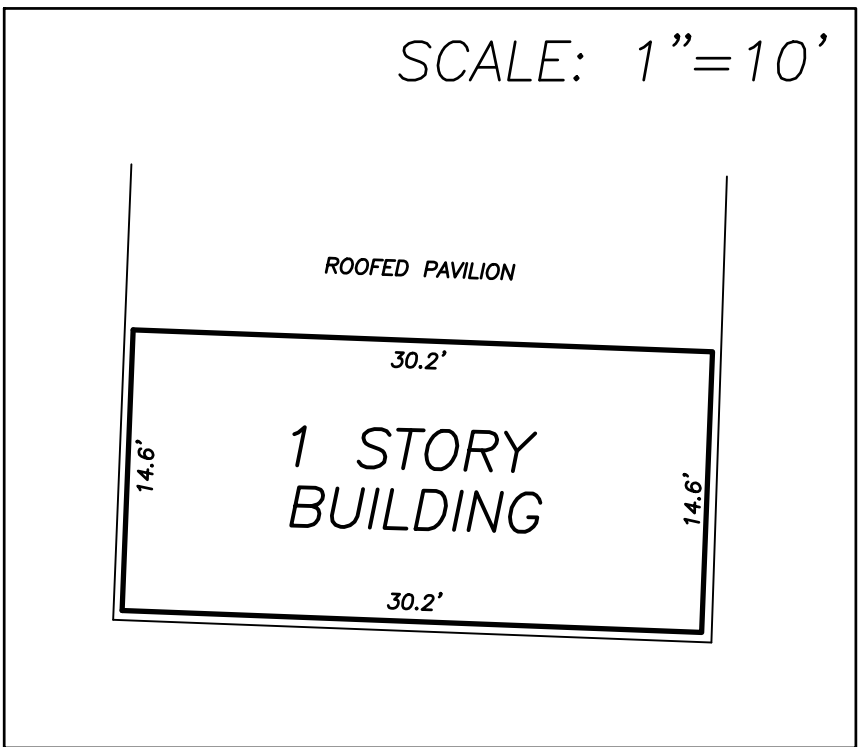
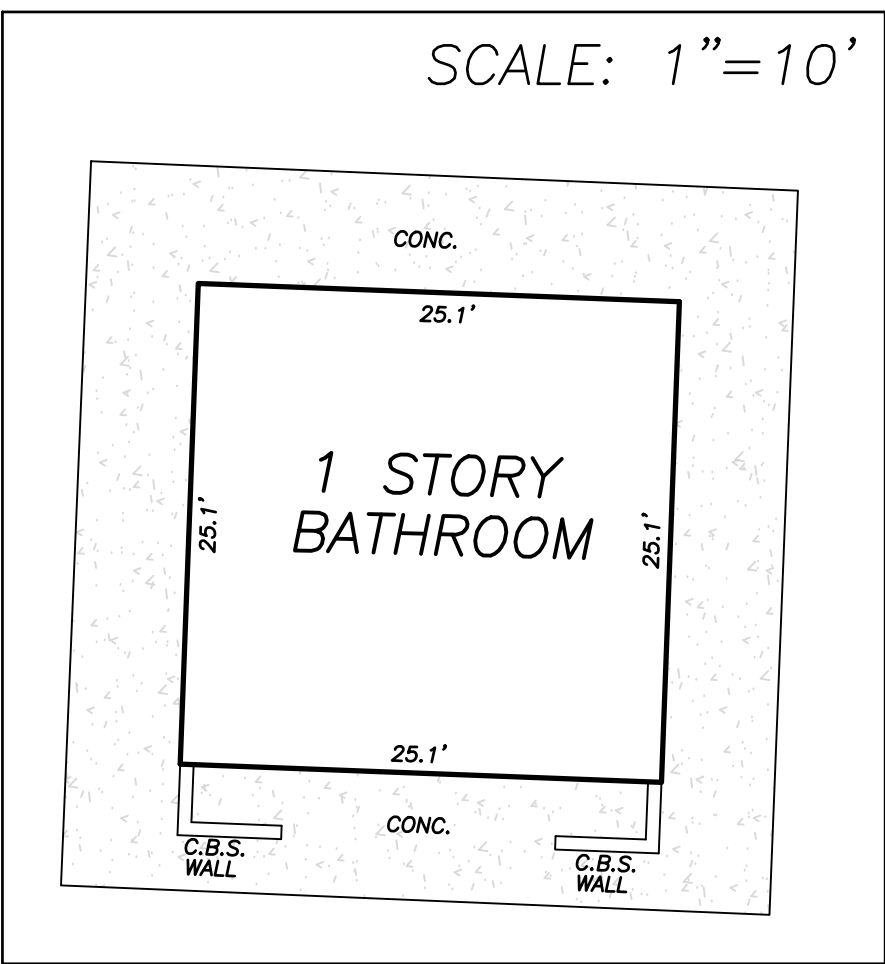
BUILDING FOOTPRINT F



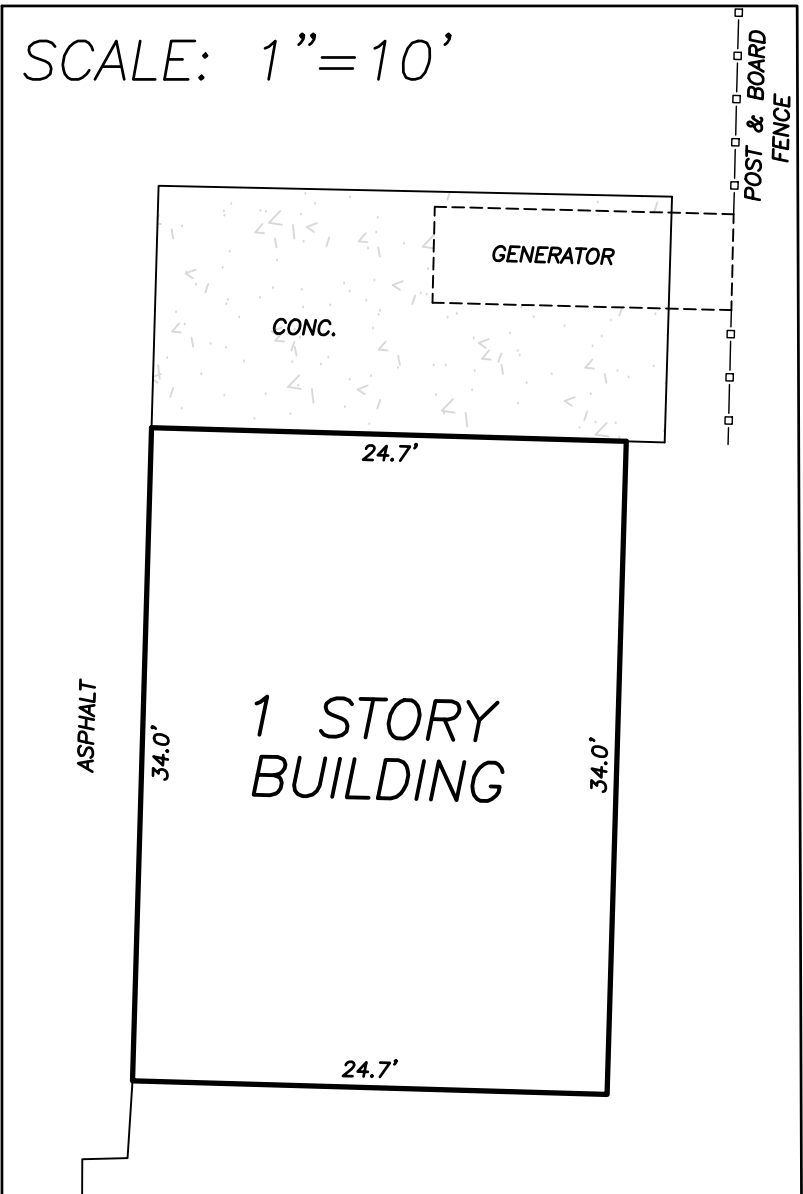
BUILDING FOOTPRINT G



BUILDING FOOTPRINT D BUILDING FOOTPRINT E

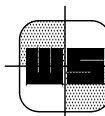


BUILDING FOOTPRINT I



Boundary Survey For:

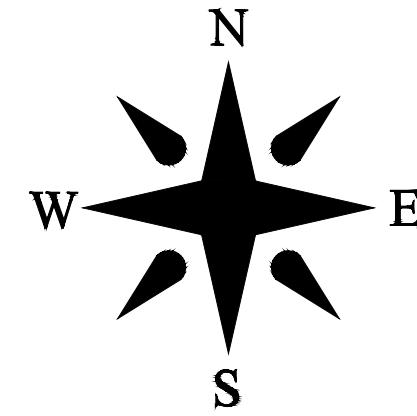
WAVERLEY SP2, LLC



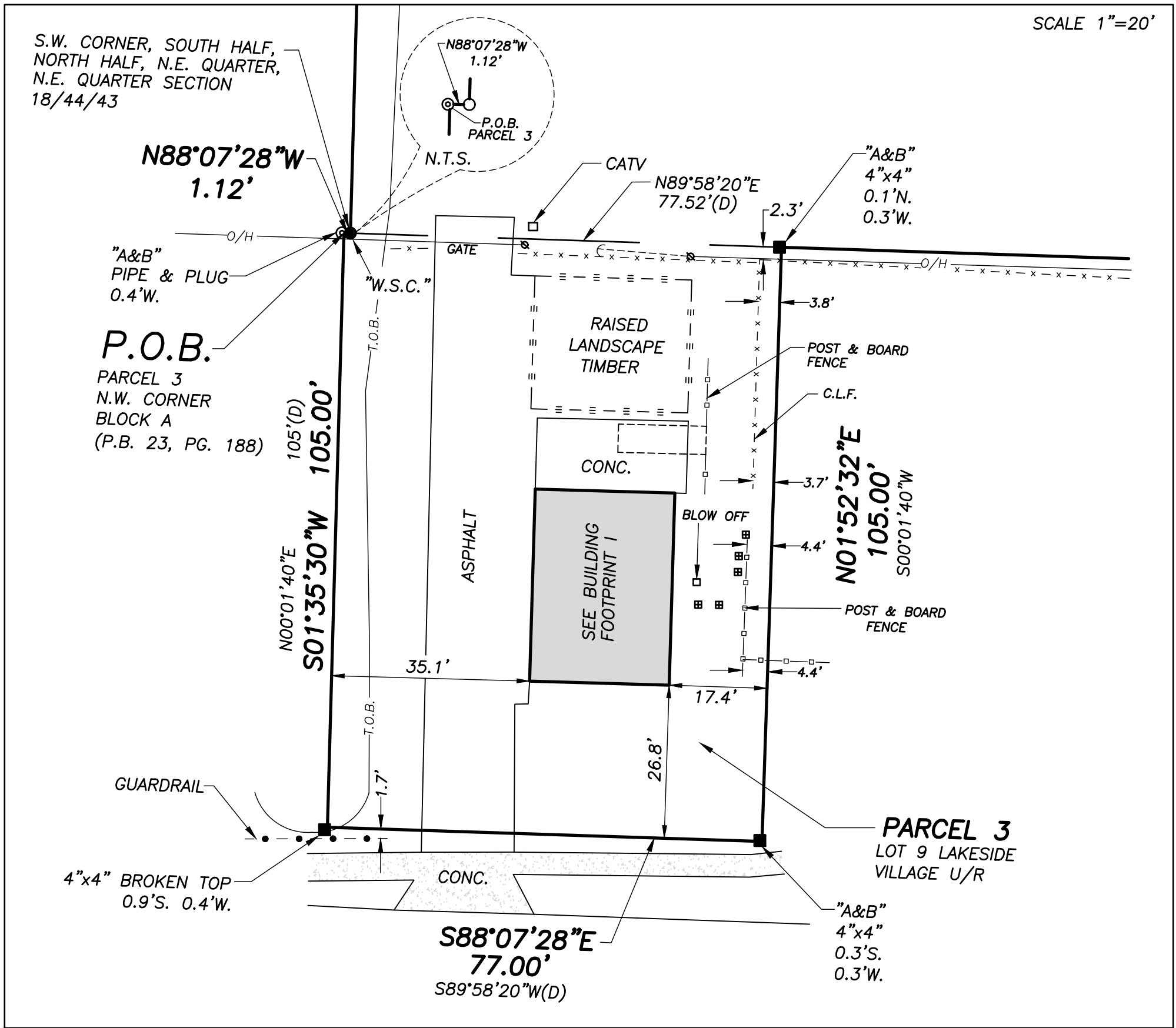
WALLACE SURVEYING
CORP., LICENSED BUSINESS # 4598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	J.P.	JOB NO:	09-1252.3	F.B. WP114	PG. 17
OFFICE:	K.S.	DATE:	6/3/10	DWG. NO.	09-1252-1
C/K'D:	C.W.	REF:	09-1252-1.DWG	SHEET	2 OF 3

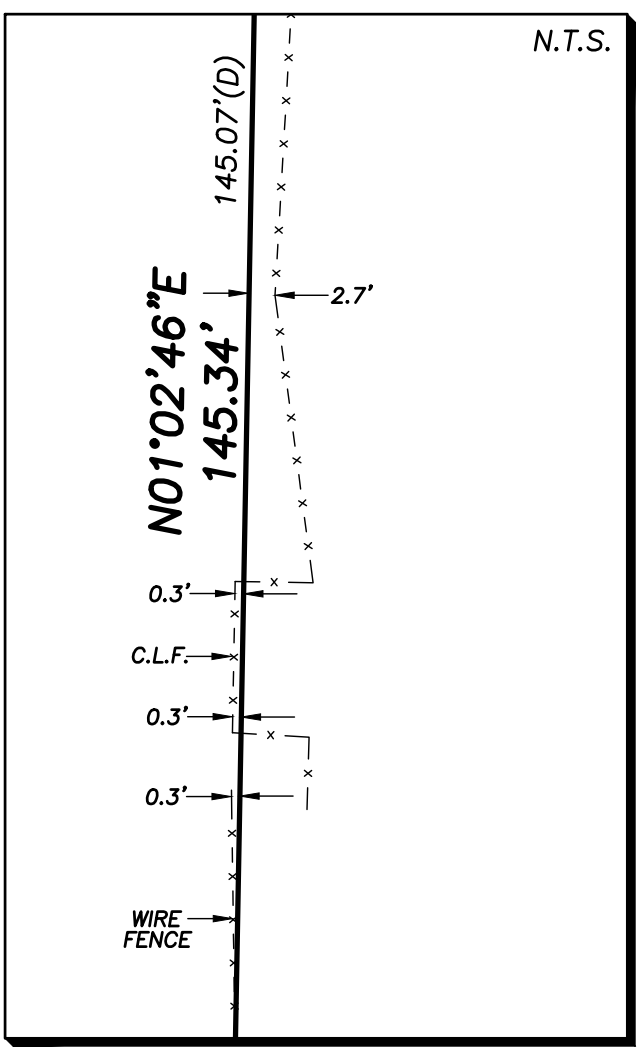
DETAIL SHEET



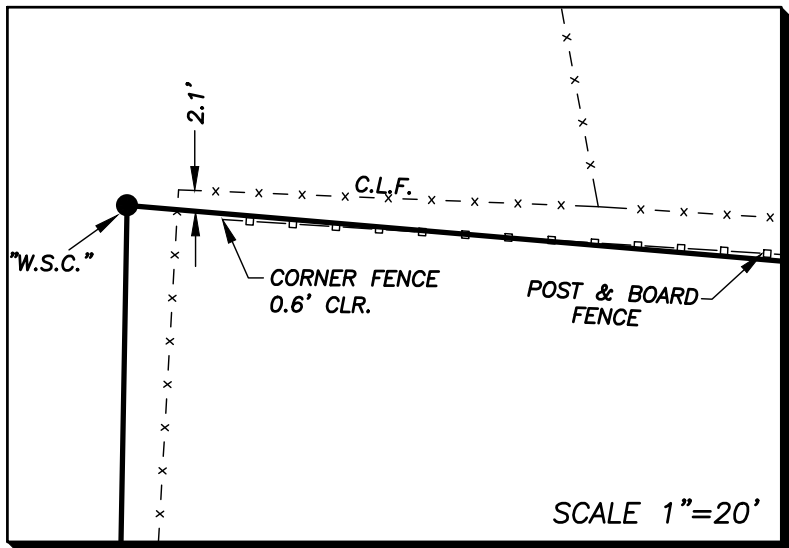
DETAIL A



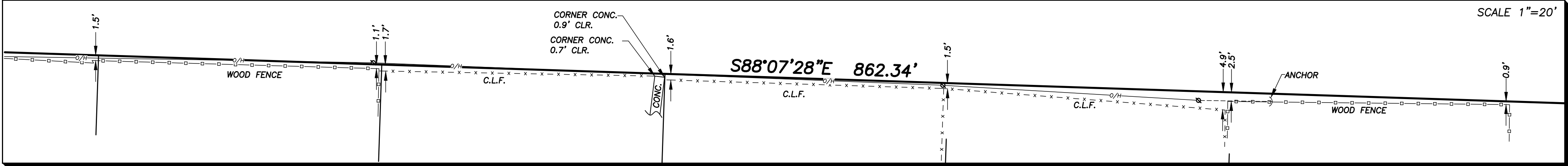
DETAIL D



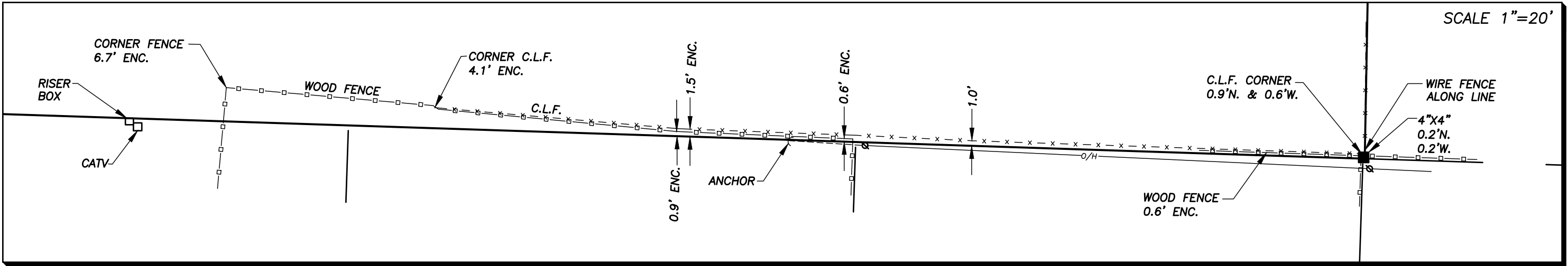
DETAIL E



DETAIL B

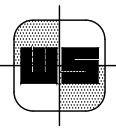


DETAIL C



Boundary Survey For:

WAVERLEY SP2, LLC



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4069
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

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

EXHIBIT C

FLUM

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

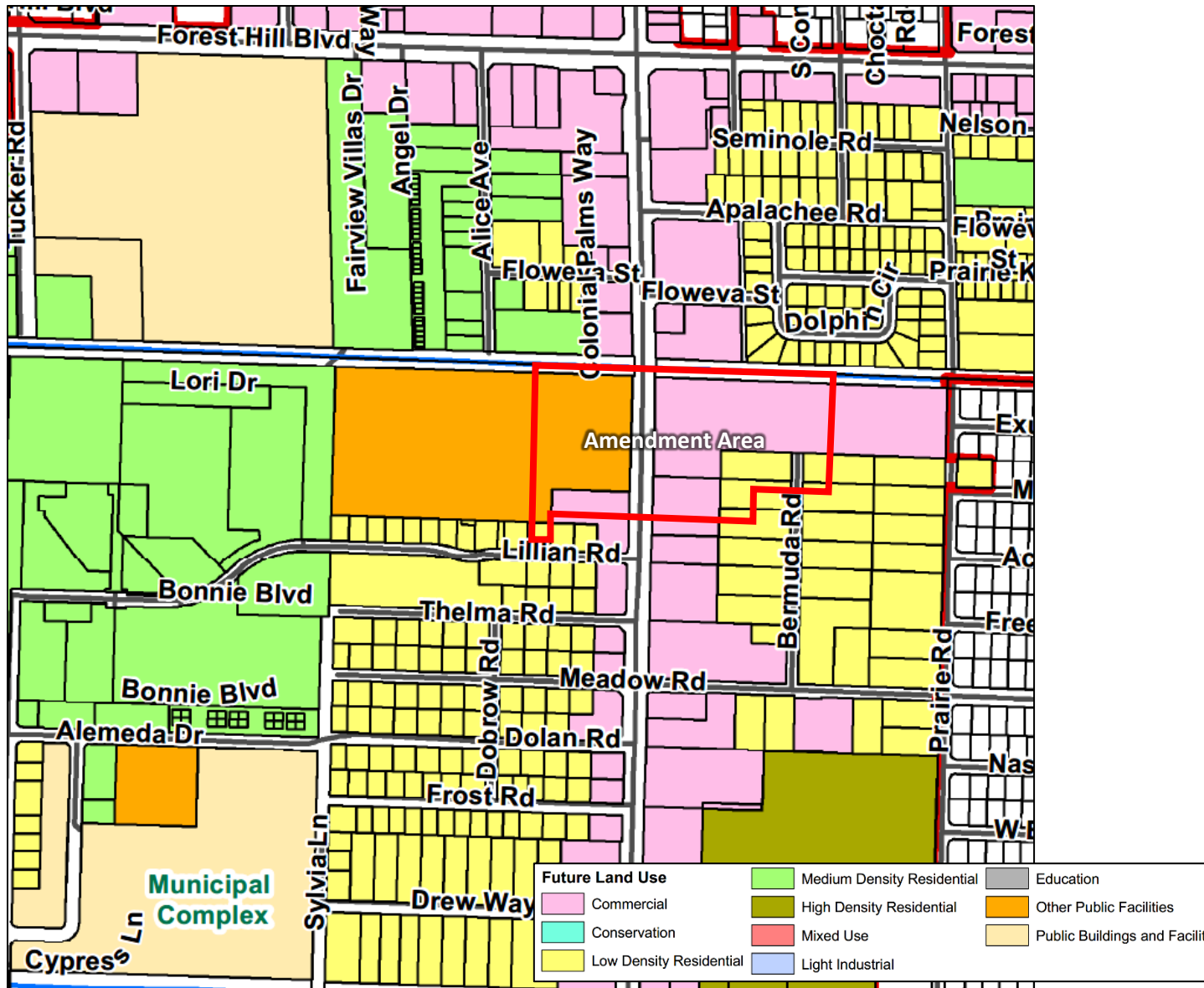


EXHIBIT D
Zoning Map

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

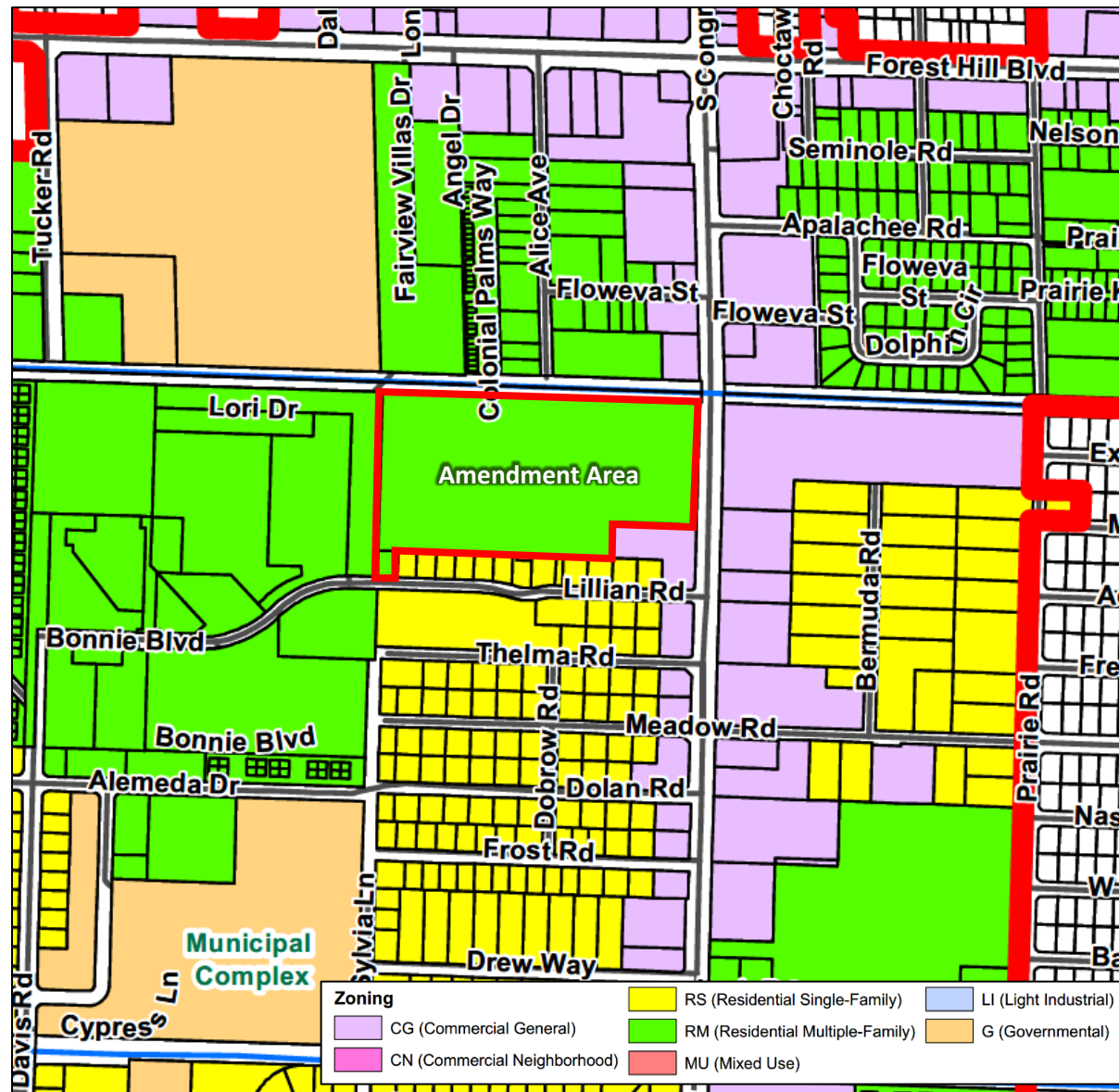


EXHIBIT E

Drainage Report

SURFACE WATER MANAGEMENT CALCULATIONS POST- DEVELOPMENT

PALM SPRINGS, FLORIDA

HSQ PROJECT No.: 190321

Prepared For:
The Spear Group

Prepared By:



HSQ GROUP, INC.

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

Jay Huebner, P.E.
FI Reg # 54615

DATE: July 26, 2019

GIVEN:

A. LAND USE SUMMARY:

1.	Lake Area =	2.00 ac.	
2.	Buildings =	3.35 ac.	
3.	Impervious Areas =	7.01 ac.	
4.	Pervious Areas =	5.30 ac.	POST DEVELOPMENT CALCS
5.	Total =	<u>17.66</u>	
		17.66	

B. PROPOSED improvements:

Construction of a residential apartments

DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

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

B. WATER QUANTITY CRITERIA:

1. DESIGN EVENTS AND RAINFALL AMOUNTS:

- a. Design Event for Minimum Road Elevation:

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

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

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

2. ADDITIONAL DESIGN INFORMATION:

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

COMPUTATIONS:

A. WATER QUALITY COMPUTATIONS:

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

$$= 1.00 \text{ inch} \times 17.660 \text{ acres} \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{1.472 \text{ ac-ft for the first inch of runoff}}}$$
2. Compute 2.5 inches times the percent impervious for the developed project site:
 - a. Site area for water quality pervious / impervious calculations only:

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

$$= 17.660 \text{ acres} - (2.000 \text{ acres} + 3.351 \text{ acres})$$

$$= \underline{\underline{12.309 \text{ acres of site area for water quality calculations}}}$$
 - b. Impervious area for water quality pervious / impervious calculations only:

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

$$= 12.309 \text{ acres} - 5.299 \text{ acres}$$

$$= \underline{\underline{7.010 \text{ acres of impervious area for water quality calculations}}}$$
 - c. Percentage of impervious area for water quality:

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

$$= 7.010 \text{ acres} / 12.309 \text{ acres} \times 100\%$$

$$= \underline{\underline{56.95 \% \text{ Impervious}}}$$
 - d. For 2.5 inches times the percentage of impervious area:

$$= 2.5 \text{ inches} \times 56.95 \%$$

$$= \underline{\underline{1.424 \text{ inches to be treated}}}$$
 - e. Compute volume required for quality detention:

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

$$= 1.424 \text{ inches} \times (17.660 \text{ acres} - 2.000 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{1.858 \text{ ac-ft required for detention storage}}}$$
3. The first inch of runoff from the entire developed site = 1.472 ac-ft
 2.5 inches times the percentage of impervious area = 1.858 ac-ft

The volume of 1.858 ac-ft controls

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

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

$$= 0.5 \text{ inches} \times (17.660 \text{ acres} - 2.000 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{0.653 \text{ ac-ft required for pre-treatment}}}$$
5. Compute credit for using one of the following systems:
 - a. Wet detention volume to be provided:

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

$$= 1.858 \text{ ac-ft} - 0.653 \text{ ac-ft}$$

$$= \underline{\underline{1.206 \text{ ac-ft of volume required for wet detention}}}$$
 - b. Dry detention volume to be provided (75% of the total required detention volume):

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

$$= 1.858 \text{ ac-ft} \times 75\%$$

$$= \underline{\underline{1.394 \text{ ac-ft of volume required for dry detention}}}$$
 - c. Dry retention volume to be provided (50% of the total required detention volume):

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

$$= 1.858 \text{ ac-ft} \times 50\%$$

$$= \underline{\underline{0.929 \text{ ac-ft of volume required for dry retention}}}$$

B. SUMMARY OF WATER QUALITY COMPUTATIONS:

Item:	Description:	Quantity:
A.1	First inch of runoff from entire project site =	1.472 ac-ft
A.2	2.5 inches times percent impervious =	1.858 ac-ft
A.3	Volume to be treated =	1.858 ac-ft
A.4	Pre-treatment required for commercial site =	0.653 ac-ft
A.5.a	Wet detention volume required =	1.206 ac-ft
A.5.b	Dry detention volume required =	1.394 ac-ft
A.5.c	Dry retention volume required =	0.929 ac-ft
A.5.d	Exfiltration trench volume required =	1.858 ac-ft

C. STAGE ELEVATION INFORMATION:

Item:	Description:	S type	Area ac.	Low ft.	High ft.	I %	C %	Total Area %
1	lake	V	2.001	8.50	8.50	100	100	11.33
2	LAKE BANK	L	0.555	8.50	12.50	0	100	3.14
3	lake	V				100		0.00
4	SWALE	L	0.000	15.00	17.00	0	100	0.00
5	n / a	V	0.000					0.00
6	Volleyball Court	L	0.040	12.50	13.00	100	100	0.23
7	Pool Deck	L	0.216	13.20	13.50	100	100	1.22
8	upland green area	L	4.708	11.75	13.50	0	100	26.66
9	sidewalk	L	0.984	11.00	13.50	100	100	5.57
10	pavement area	L	5.804	11.50	13.30	100	100	32.87
11	Building Coverage Areas	V	3.351	13.20	13.50	100	100	18.98
Total:			17.659	8.50	17.00	70.20	100.00	100.0

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

D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:

Existing Soil Type: **1 COASTAL**

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

2. Available Soil Storage Calculation:

Item:	Description:	Elev. ft.	S in.	Area acres	Stored ac-in
1	lake	8.50	0.00	0.000	0.00
2	LAKE BANK	10.50	1.88	0.555	1.04
3	lake	0.00	0.00	0.000	0.00
4	SWALE	16.00	8.18	0.000	0.00
5	n / a	0.00	0.00	0.000	0.00
6	Volleyball Court	12.75	8.18	0.000	0.00
7	Pool Deck	13.35	8.18	0.000	0.00
8	upland green area	12.63	8.18	4.708	38.49
9	sidewalk	12.25	7.37	0.000	0.00
10	pavement area	12.40	7.85	0.000	0.00
11	Building Coverage Areas	13.35	8.18	0.000	0.00
Total:		12.40	57.97	5.263	39.53

* Abbreviations: S = Soil Storage
P = Pervious

3. Moisture Storage Calculation (S):
 = Available soil storage / Total Site Area
 = 39.53 ac-in / 17.660 acres
 = **2.24 inches**
4. SCS Curve Number Calculation (CN):
 = $1000 / (S + 10)$
 = $1000 / (2.238 + 10)$
 = **82**

E. SURFACE STORAGE CALCULATIONS:

1. Stage vs. Storage Calculations:

Stage ft.	Item:	STORAGE (ac-ft)											T ac-ft	Total ac-ft
		1 ac-ft	2 ac-ft	3 ac-ft	4 ac-ft	5 ac-ft	6 ac-ft	7 ac-ft	8 ac-ft	9 ac-ft	10 ac-ft			
8.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
9.00		1.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.18	2.19	
9.50		2.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.35	4.42	
10.00		3.00	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.53	6.68	
10.50		4.00	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.70	8.98	
11.00		5.00	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.70	10.14	
11.50		6.00	0.62	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.00	4.70	11.38	
12.00		7.00	0.85	0.00	0.00	0.00	0.00	0.00	0.08	0.20	0.40	4.70	13.24	
12.50		8.00	1.11	0.00	0.00	0.00	0.00	0.00	0.76	0.44	1.61	4.70	16.63	
12.90		8.80	1.33	0.00	0.00	0.00	0.01	0.00	1.78	0.71	3.16	4.70	20.49	
13.00		9.00	1.39	0.00	0.00	0.00	0.01	0.00	2.10	0.79	3.63	4.70	21.62	
13.50		10.01	1.67	0.00	0.00	0.00	0.03	0.03	4.12	1.23	6.38	4.70	28.17	
14.00		11.01	1.94	0.00	0.00	0.00	0.05	0.14	6.47	1.72	9.29	4.70	35.32	
14.50		12.01	2.22	0.00	0.00	0.00	0.07	0.25	8.83	2.21	12.19	4.70	42.48	
15.00		13.01	2.50	0.00	0.00	0.00	0.09	0.36	11.18	2.71	15.09	4.70	49.63	
15.50		14.01	2.78	0.00	0.00	0.00	0.11	0.46	13.54	3.20	17.99	4.70	56.78	
16.00		15.01	3.05	0.00	0.00	0.00	0.13	0.57	15.89	3.69	20.89	4.70	63.94	
16.50		16.01	3.33	0.00	0.00	0.00	0.15	0.68	18.24	4.18	23.80	4.70	71.09	
17.00		17.01	3.61	0.00	0.00	0.00	0.17	0.79	20.60	4.67	26.70	4.70	78.25	
17.50		18.01	3.89	0.00	0.00	0.00	0.19	0.90	22.95	5.17	29.60	4.70	85.40	

* Abbreviations: T = Exfiltration Trench

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

1. C-51 Basin Rule (Sub-Basin 32) Peak Flood Stage = **12.90 NGVD.**
2. Available On-Site Soil Storage = 3.29 ac-ft
3. Available On-Site Surface Storage @ Peak Flood Stage Elevation = 20.49 ac-ft
4. Total On-Site Storage Requirement per C-51 Basin Rules = **23.79 ac-ft** PRE DEVELOPMENT VOLUME 23.07

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

1. The rainfall amount for the 100-Year, 3-Day storm event:
= **16.00 in.**
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $((16.00 \text{ in.} - (0.2 \times 2.24 \text{ in.}))^2 / (16.00 \text{ in.} + (0.8 \times 2.24 \text{ in.})))$
= **13.60 inches of runoff**
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 13.60 inches X 17.660 acres X (1 foot / 12 inches)
= **20.01 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **20.01** ac-ft corresponds to elevation **12.85 NGVD**

Finish floors are at 13.20 NGVD

I. MINIMUM DISCHARGE ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 10-Year, 3-Day storm event:
= **11.00 in.**
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $((11.00 \text{ in.} - (0.2 \times 2.24 \text{ in.}))^2 / (11.00 \text{ in.} + (0.8 \times 2.24 \text{ in.})))$
= **8.71 inches of runoff**
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 8.71 inches X 17.660 acres X (1 foot / 12 inches)
= **12.81 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **12.81** ac-ft corresponds to elevation **11.89 NGVD.**

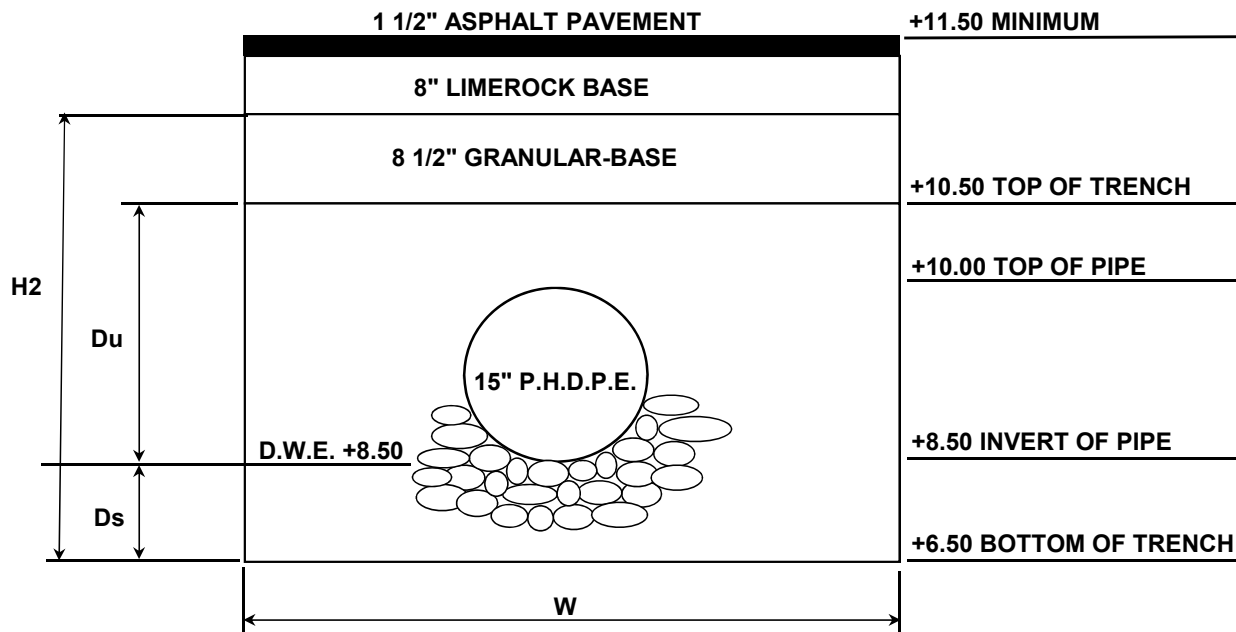
I. MINIMUM ROAD CROWN ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 5-Year, 1-Day storm event:
= **7.00 in.**
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $((7.00 \text{ in.} - (0.2 \times 2.24 \text{ in.}))^2 / (7.00 \text{ in.} + (0.8 \times 2.24 \text{ in.})))$
= **4.88 inches of runoff**
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 4.88 inches X 17.660 acres X (1 foot / 12 inches)
= **7.19 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **7.19** ac-ft corresponds to elevation **10.11 NGVD.**

Minimum road grade 11.50 NGVD

I. EXFILTRATION TRENCH CALCULATIONS:

1. Design Formula:
$$L = (FS ((\%WQ \cdot V1) + V2)) / (K ((H2 \cdot W) + (2 \cdot H2 \cdot Du) - (Du^2) + (2 \cdot H2 \cdot Ds)) + (1.39 \times 10^{-4} \cdot W \cdot Du))$$
2. Design Information:
 - V1 = Exfiltrated Volume (Pre-treatment): 11.15 ac-in
 - V2 = Exfiltrated Volume (Additional Storage): 45.28 ac-in
 - W = Trench Width: 8.00 ft.
 - K = Hydraulic Conductivity: 3.28E-03 cfs/sq-ft per ft head
 - H2 = Depth of Water Table: 4.00 ft.
 - Du = Non-Saturated Trench Depth: 2.00 ft.
 - Ds = Saturated Trench Depth: 2.00 ft.
3. Exfiltration Trench Required: 567 ft. before 3307
4. Exfiltration Trench Provided: 567 ft.
5. Exfiltration Trench Storage Provided: 56.42 ac-in or 4.70 ac-ft



Project Name: 2805SCongressAve

Reviewer: Jay Huebner

Project Number: 190321

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

Time Step: 0.2 hr, Iterations: 10

Basin 1: On-site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 5 year

1 Day Rainfall: 7 inches

Area: 17.66 acres

Ground Storage: 2.24 inches

Time of Concentration: 0.25 hours

Initial Stage: 8.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.50	0.00
9.00	2.19
9.50	4.42
10.00	6.68
10.50	8.98
11.00	10.14
11.50	11.38
12.00	13.24
12.50	16.63
12.90	20.49
13.00	21.62
13.50	28.17

Offsite Receiving Body: Offsite1

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

Structure: 1

From Basin: On-site

To Basin: Offsite1

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 12 ft NGVD, Length = 2.5 ft

Bleeder: Circular, Invert Elev = 8.5 ft NGVD, Diameter = 0.5 ft

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

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

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

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	8.50	8.50
1.00	0.07	0.00	0.00	0.00	8.50	8.50
2.00	0.14	0.00	0.00	0.00	8.50	8.50
3.00	0.22	0.00	0.00	0.00	8.50	8.50
4.00	0.31	0.00	0.00	0.00	8.50	8.50
5.00	0.43	0.00	0.00	0.00	8.50	8.50
6.00	0.58	0.21	0.00	0.00	8.50	8.50
7.00	0.76	0.63	0.00	0.00	8.51	8.50
8.00	0.96	1.15	0.00	0.00	8.53	8.50
9.00	1.20	1.82	0.01	0.00	8.55	8.50
10.00	1.49	2.76	0.02	0.00	8.60	8.50
11.00	1.88	4.64	0.07	0.01	8.66	8.50
12.00	4.59	60.54	0.56	0.03	9.10	8.50
13.00	5.37	10.45	0.85	0.09	9.55	8.50
14.00	5.73	5.45	0.91	0.16	9.67	8.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
15.00	5.95	3.52	0.93	0.24	9.73	8.50
16.00	6.16	3.44	0.96	0.32	9.77	8.50
17.00	6.29	2.09	0.97	0.40	9.80	8.50
18.00	6.41	2.07	0.98	0.48	9.82	8.50
19.00	6.54	2.08	0.99	0.56	9.84	8.50
20.00	6.66	2.08	1.00	0.64	9.86	8.50
21.00	6.75	1.40	1.00	0.72	9.87	8.50
22.00	6.83	1.39	1.00	0.81	9.88	8.50
23.00	6.92	1.40	1.01	0.89	9.88	8.50
24.00	7.00	1.40	1.01	0.97	9.89	8.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	1.01	24.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-site	9.89	24.00	8.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-site	7.15	0.00	0.97	0.00	6.19	0.00

Project Name: 2805SCongressAve

Reviewer: Jay Huebner

Project Number: 190321

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

Time Step: 0.2 hr, Iterations: 10

Basin 1: On-site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 10 year

3 Day Rainfall: 11 inches

Area: 17.66 acres

Ground Storage: 2.24 inches

Time of Concentration: 0.25 hours

Initial Stage: 8.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.50	0.00
9.00	2.19
9.50	4.42
10.00	6.68
10.50	8.98
11.00	10.14
11.50	11.38
12.00	13.24
12.50	16.63
12.90	20.49
13.00	21.62
13.50	28.17

Offsite Receiving Body: Offsite1

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

Structure: 1

From Basin: On-site

To Basin: Offsite1

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 12 ft NGVD, Length = 2.5 ft

Bleeder: Circular, Invert Elev = 8.5 ft NGVD, Diameter = 0.5 ft

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

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

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

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	8.50	8.50
1.00	0.05	0.00	0.00	0.00	8.50	8.50
2.00	0.10	0.00	0.00	0.00	8.50	8.50
3.00	0.15	0.00	0.00	0.00	8.50	8.50
4.00	0.20	0.00	0.00	0.00	8.50	8.50
5.00	0.25	0.00	0.00	0.00	8.50	8.50
6.00	0.30	0.00	0.00	0.00	8.50	8.50
7.00	0.34	0.00	0.00	0.00	8.50	8.50
8.00	0.39	0.00	0.00	0.00	8.50	8.50
9.00	0.44	0.00	0.00	0.00	8.50	8.50
10.00	0.49	0.02	0.00	0.00	8.50	8.50
11.00	0.54	0.06	0.00	0.00	8.50	8.50
12.00	0.59	0.09	0.00	0.00	8.50	8.50
13.00	0.64	0.12	0.00	0.00	8.50	8.50
14.00	0.69	0.15	0.00	0.00	8.51	8.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
15.00	0.74	0.18	0.00	0.00	8.51	8.50
16.00	0.79	0.21	0.00	0.00	8.51	8.50
17.00	0.84	0.23	0.00	0.00	8.52	8.50
18.00	0.89	0.26	0.00	0.00	8.52	8.50
19.00	0.94	0.28	0.00	0.00	8.53	8.50
20.00	0.98	0.30	0.00	0.00	8.53	8.50
21.00	1.03	0.32	0.00	0.00	8.54	8.50
22.00	1.08	0.34	0.01	0.00	8.55	8.50
23.00	1.13	0.36	0.01	0.00	8.55	8.50
24.00	1.18	0.37	0.01	0.00	8.56	8.50
25.00	1.25	0.58	0.01	0.00	8.57	8.50
26.00	1.33	0.61	0.02	0.00	8.58	8.50
27.00	1.40	0.64	0.02	0.01	8.59	8.50
28.00	1.47	0.67	0.03	0.01	8.60	8.50
29.00	1.54	0.69	0.03	0.01	8.61	8.50
30.00	1.61	0.72	0.04	0.01	8.63	8.50
31.00	1.68	0.74	0.05	0.02	8.64	8.50
32.00	1.76	0.76	0.06	0.02	8.65	8.50
33.00	1.83	0.78	0.07	0.03	8.67	8.50
34.00	1.90	0.80	0.08	0.03	8.68	8.50
35.00	1.97	0.82	0.09	0.04	8.69	8.50
36.00	2.04	0.84	0.10	0.05	8.71	8.50
37.00	2.12	0.85	0.12	0.06	8.72	8.50
38.00	2.19	0.87	0.13	0.07	8.74	8.50
39.00	2.26	0.88	0.14	0.08	8.75	8.50
40.00	2.33	0.90	0.16	0.09	8.76	8.50
41.00	2.40	0.91	0.17	0.11	8.78	8.50
42.00	2.47	0.92	0.19	0.12	8.79	8.50
43.00	2.55	0.93	0.21	0.14	8.81	8.50
44.00	2.62	0.95	0.22	0.16	8.82	8.50
45.00	2.69	0.96	0.24	0.17	8.83	8.50
46.00	2.76	0.97	0.26	0.20	8.85	8.50
47.00	2.83	0.98	0.27	0.22	8.86	8.50
48.00	2.91	0.99	0.29	0.24	8.87	8.50
49.00	2.99	1.12	0.31	0.27	8.89	8.50
50.00	3.07	1.13	0.33	0.29	8.90	8.50
51.00	3.16	1.37	0.35	0.32	8.92	8.50
52.00	3.27	1.58	0.38	0.35	8.94	8.50
53.00	3.41	2.07	0.42	0.38	8.97	8.50
54.00	3.58	2.57	0.48	0.42	9.00	8.50
55.00	3.78	3.09	0.52	0.46	9.05	8.50
56.00	4.01	3.62	0.56	0.51	9.10	8.50
57.00	4.29	4.39	0.61	0.56	9.16	8.50
58.00	4.63	5.46	0.67	0.61	9.25	8.50
59.00	5.08	7.90	0.73	0.67	9.35	8.50
60.00	8.22	79.50	1.03	0.74	9.94	8.50
61.00	9.11	12.97	1.26	0.84	10.52	8.50
62.00	9.53	6.66	1.35	0.95	10.78	8.50
63.00	9.79	4.28	1.39	1.06	10.91	8.50
64.00	10.03	4.17	1.42	1.18	11.01	8.50
65.00	10.17	2.53	1.44	1.30	11.06	8.50
66.00	10.32	2.50	1.45	1.41	11.10	8.50
67.00	10.47	2.51	1.46	1.53	11.13	8.50
68.00	10.61	2.51	1.47	1.66	11.17	8.50
69.00	10.71	1.69	1.47	1.78	11.18	8.50
70.00	10.81	1.67	1.48	1.90	11.19	8.50
71.00	10.90	1.67	1.48	2.02	11.19	8.50
72.00	11.00	1.68	1.48	2.14	11.20	8.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	1.48	72.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

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

```
=====
On-site      11.20      72.00      8.50      0.00
```

BASIN WATER BUDGETS (all units in acre-ft)

```
=====
      Basin      Total  Structure  Structure  Initial  Final
      Runoff      Inflow  Outflow  Storage  Storage  Residual
=====
On-site      12.77      0.00      2.13      0.00     10.64      0.00
```


REFERENCE MATERIALS

Prepared By:



HSQ GROUP, INC.

Engineers • Planners • Surveyors
1489 W. Palmetto Park Road, Suite 340
Boca Raton, Florida 33486
(561) 392-0221 Phone

**REPORT OF PRELIMINARY
GEOTECHNICAL INVESTIGATION**

**PROPOSED MULTI-FAMILY DEVELOPMENT
YMCA PALM SPRINGS
2085 SOUTH CONGRESS AVENUE
PALM SPRINGS, FLORIDA**

FOR

**WAVERLEY SP2, LLC
3921 SW 47TH AVENUE
SUITE 1013
FORT LAUDERDALE, FLORIDA 33314**

PREPARED BY

**NUTTING ENGINEERS OF FLORIDA, INC.
1310 NEPTUNE DRIVE
BOYNTON BEACH, FLORIDA 33426**

ORDER NO. 18674.14

APRIL 2019



Geotechnical & Construction Materials
Engineering, Testing, & Inspection
Environmental Services

Offices throughout the state of Florida

www.nuttingengineers.com info@nuttingengineers.com

April 30, 2019

Mr. Daniel Spear
Waverley SP2, LLC
3921 SW 47th Avenue, Suite 1013
Fort Lauderdale, Florida 33314
Phone: 954-581-9000 Email: daniel@thespeargroup.com

Subject: Report of Preliminary Geotechnical Exploration
Proposed Multi-Family Development – YMCA Palm Springs
2085 South Congress Avenue
Palm Springs, Florida

Dear Mr. Spear:

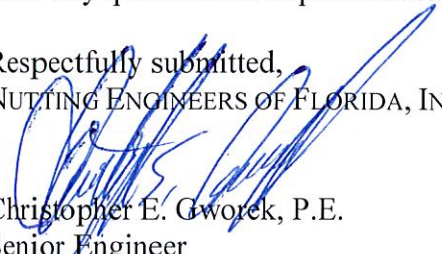
NUTTING ENGINEERS OF FLORIDA, INC. has performed a Preliminary Geotechnical Exploration at the above referenced project in accordance with our proposal dated January 9, 2019 and corresponding written authorization to proceed provided Waverley SP2, LLC dated April 4, 2019. Included in the report are our preliminary observations, results of our exploration, analysis, and preliminary recommendations for the proposed development.

The purpose of this exploration was to preliminarily evaluate the subsurface soil and groundwater conditions in order to determine the most appropriate foundation system for the proposed construction and provide preliminary design level information to the design Engineers and Architects to formulate design criteria.

We note that this report has been prepared for preliminary planning. This report is not to be utilized for construction, unless written authorization is provided by **Nutting Engineers of Florida, Inc.** A supplemental report must be prepared by our office in order to provide construction recommendations for development.

Thank you for providing us the opportunity to be a part of your team for this project. If you have any questions or require further assistance, please contact us at your convenience.

Respectfully submitted,
NUTTING ENGINEERS OF FLORIDA, INC.



Christopher E. Gworek, P.E.
Senior Engineer

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INTRODUCTION

Project Authorization

NUTTING ENGINEERS OF FLORIDA, INC. has conducted a preliminary geotechnical exploration per your authorization for the proposed development located in Palm Springs, Palm Beach County, Florida. Our work was completed in general accordance with our proposal dated January 9, 2019, and written authorization by your office dated April 4, 2019. This report details the proposed mixed-use type of development that may occur at the site along with roadways and possible onsite ancillary structures that may be constructed for the project.

Purpose and Scope

The purpose of this exploration was to obtain preliminary information concerning the subsurface conditions throughout the site in order to evaluate the most appropriate foundation systems for the proposed construction. We have also provided preliminary site preparation and foundation design recommendations for support of the proposed construction and provided information for the design Engineers and Architects to formulate foundation design criteria. The scope of services included performing field reconnaissance, review of available subsurface test data, such as the soil survey of Palm Beach County, conducting field geotechnical explorations, performing exfiltration tests, and providing an engineering report.

Project Information

Based on discussions with representatives of your office along with review of preliminary site plans, we understand that it is proposed to demolish the existing YMCA facility onsite along with any other onsite buildings, recreational structures (i.e. skate park area), sports fields, and associated asphalt paved parking lots and for the development of a multi-family residential development. The preliminary plans indicate that approximately fifteen to sixteen buildings of various size will be constructed onsite. The buildings will be one to three-stories in height. Along with the residential buildings, an associated residential development clubhouse, community pool, dog park/family park, and any other residential development ancillary structures will be constructed. Associated asphalt paved parking lots and roadways are also planned to be constructed.

Preliminary plans also indicated that an approximately 2-acre lake will be developed within the general vicinity of an existing water body along the western end of the property. Based on the proposed lake location portions of the existing water body will need to be properly backfilled in order to allow for the new construction. Preliminary estimates suggest that currently three to four proposed new building footprints lie (partial to fully) within the existing water bodies limits.

We note that at this time due to the presence of the existing site features and water body, exploration could not be performed within the all of the building sections that will be constructed. Future subsurface exploration and supplemental recommendations will be required for the proposed construction.

We also note that because project information is still in the conceptual phase, some construction information may change prior to actual development, and structural loads were not known at the time of this report, **all recommendations presented herein are preliminary in nature and will need to be confirmed once project information is more finalized.**

It is anticipated that the buildings will consist of concrete block construction and are preferred to be supported upon a shallow foundation system. Surrounding these structures, associated asphalt paved parking lots, driveways, sidewalks, landscaped islands, and other ancillary type structures will be constructed. We anticipate that there will be no below grade floor slabs proposed for this project.

At the time of this report structural information was not provided to our office. Utilizing similar project information our office has estimated approximate structural loads for the buildings. We note that the loading conditions estimated herein are estimates only and may differ from actual loads. A structural engineer will need to be retained to determine actual loading conditions for the planned construction. We note that shear and uplift loads on the foundation would need to be determined by the project structural engineer.

Proposed Construction Elevations

Present site grades were not provided to our office. Based on surrounding structures it is estimated that final grades will be approximately one to two feet above existing site elevations. We note that final building pad elevations shall be determined by a professional architect, civil engineer, or other qualified party.

NE should be notified in writing by the client of any changes in the proposed construction along with a request to amend our foundation analysis and/or recommendations within this report as appropriate

SITE DESCRIPTION

Site Location

The site is located in Palm Springs, Palm Beach County, Florida. A vicinity/boring location map delineating the subject property is presented in the Appendix of this report as Figure 1. The site is bounded by residential/commercial development to the north, west, and south. The property is also bounded by South Congress Avenue to the east.

Site Characteristics and Current Conditions

The site is currently an active YMCA facility covering approximately 16.5-acres. The two main buildings and associated parking lot are located within the eastern 300 to 400 feet of the site, with the skate park facility, sports fields and other ancillary features located within the western remaining portions of the property. A water body/pond exists due west of the skate park and extends west to the western limit of the western baseball field. The pond is located along the northern half of the site, immediately north of the baseball fields. The water body/pond area is fairly heavily wooded, while the remaining areas consist of low-lying grass with some isolated tree growth.

Limited Historical Aerial Review

Based on readily available historical aerial photographs, starting around 1964, the site was observed to consist of vacant land with the exception of one residential-like structure within the southeast corner of the property. A pond feature was present within the northern and eastern portion of the building and would be located within what is the present day YMCA parking lot and potentially eastern end of the main YMCA building. The present day water body is also present and slightly shifted to the east of its current position. Another water body is present in the southern half of the site in what is currently the baseball field areas.

From 1964 to around 1975 the site generally appeared to remain the same with exception to the appearance of possible fill being placed within various areas of the property over the years. From 1975 to prior to 1984, the small eastern pond appears to have been filled, while the eastern half of the site appears to undergo various land clearing operations. The southeastern residence-like building is still present at this time. The water bodies to the west are still present and may have varied in size (increase/decrease).

The 1986 aerial indicates that the main YMCA building is now present along with approximately three-quarters of the main parking lot area. The water body located within the present day baseball fields appears to have been filled while the northern water body appears to have been shifted slightly to the west. From 1986 to 1995, these features appear to be generally similar with little minor changes over the time.

In the 1999 aerial, the current skate park facility west of the main building is present, and around 2002 the baseball field is present. This remained generally the same until 2015, when a new building was present due north of the main building and the parking lot was expanded to its current size. From 2015 all remaining site features generally appeared similar to the day of the site exploration.

SUBSURFACE EXPLORATION

Field Exploration

The exploration of subsurface conditions included the performance of Standard Penetration Test (SPT) borings, exfiltration tests, and review of the Palm Beach County Soil Survey Map. We note that our exploration was performed within areas that could be safely accessed with truck mounted drilling equipment. Because of this some locations/proposed structures could not be safely explored at this time.

Nutting Engineers of Florida, Inc. has performed a total of twelve Standard Penetration Test (SPT) borings (ASTM D-1586). Eleven test borings were performed to depths of twenty feet in estimated locations of the proposed buildings, while one thirty-foot SPT was performed within the proposed area of the new lake footprint. The estimated boring locations are marked on the boring location plan included in the appendix section of this report. Standard Penetration Tests were performed continuously for 10 feet at each boring with successive sampling at 5-foot intervals thereafter. The number of successive blows (2nd and 3rd blow count) required to drive the sampler into the soil constitutes the test result commonly referred to as the "N" value. The "N" value has been empirically correlated with various soil properties and is considered to be indicative of the relative density of cohesionless soils and the consistency of cohesive soils.

Representative samples collected from the SPT borings were visually reviewed in the laboratory by a geotechnical engineer to confirm the field classifications. The samples were then classified in general accordance with industry standards. We note that the locations of the test borings are estimated using available onsite surface controls and should be considered approximate at best and their actual locations would need to be verified by a licensed surveyor.

In addition, one 'Usual Open-Hole' exfiltration test was performed, within a location established by others in accordance with South Florida Water Management District specifications. The exfiltration test was completed to a depth of six feet.

GENERALIZED SUBSURFACE CONDITIONS

Soil Survey Map Review

As part of the geotechnical exploration, we have reviewed available Natural Resources Conservation Service (NRCS) online soil survey map for Palm Beach County. The USDA online NRCS mapping provides qualitative information about potential general shallow soil conditions in the project vicinity. This information was derived from approximately 6 ft. deep manual auger borings, aerial photo and surface feature interpretation at some point in the past. The NRCS data may or may not reflect actual current site conditions. As indicated in the online Soil Survey Mapping at the time the survey was conducted, one soil series exists within the subject property. The soil type is outlined below.

Arents-Urban Land Complex

This complex consists of nearly level, somewhat poorly drained, sandy soils and urban land. The soils formed in thick layers of sandy fill material that were placed over low, wet mineral soils to make the areas suitable for urban use. This complex is in the eastern part of the survey area and takes in golf courses, subdivisions, and condominium developments, roadways, business or industrial areas, reclaimed borrow pits, and other areas filled over but not yet developed. We note that the soil surveys were typically penetrated to a depth of approximately six feet.

Test Boring Results

The test borings typically recorded a loose to medium dense sand varying in color from light brown to dark brown to dark gray in the upper ten feet, underlain by loose to medium dense brown sand to a depth of thirty feet, the maximum depth explored. Please see the enclosed soil classification sheet in the Appendix of this report for additional important information regarding these descriptions, the field evaluation and other related information.

Exfiltration Test Results

One 'Usual Open-Hole' exfiltration test was performed in accordance with South Florida Water Management District (SFWMD) specifications to a depth of six feet below the existing ground surface. The test was performed in order to determine the hydraulic conductivity of the in situ subsurface soils to evaluate drainage requirements for the project. The hydraulic conductivity value was determined to be approximately 3.23×10^{-3} cubic feet per second, per square foot, per foot of head. Detailed soil descriptions and flow rates are presented in the Appendix. Please note that substantially different subsurface conditions may exist at intervening locations resulting in varying test results between exfiltration test locations.

Special Note: We note that because the exfiltration test was performed within a known lake backfilled location, drainage results may vary from no-lake backfilled areas. It would be prudent to perform additional exfiltration tests to accurately determine the average drainage conditions within the whole property.

Groundwater Conditions

The immediate groundwater level was measured at the boring locations at the time of drilling. The groundwater level was encountered at an approximate depth of three and a half to six feet below the existing ground surface.

The immediate depth to groundwater measurements presented in this report may not provide a reliable indication of stabilized or a more long term depth to groundwater at this site. Water table elevations can vary dramatically with time through rainfall, droughts, storm events, flood control activities, nearby surface water bodies, tidal activity, pumping and

many other factors. For these reasons, this immediate depth to water data should not be relied upon alone for project design considerations.

Further information regarding stabilized groundwater elevations at the site could be developed upon specific request. Additional evaluation might include monitoring of piezometers, survey of the project area for evidence of current groundwater elevation influences such as wellfields, obvious construction dewatering, tidal activity, flood control canals and other surface water bodies.

PRELIMINARY ANALYSIS AND RECOMMENDATIONS

The recommendations reported herein are based upon the known project information at this time. Once additional design information becomes available along with discussions with all interested parties in order to determine the best method of construction, additional comprehensive geotechnical exploration, and/or analysis may be required. Foundation recommendations may change dependent upon final design information provided and the results of the additional field-testing and/or analysis.

Further Exploration – Prior Lake Areas and Existing Lake Backfill

The historical aerial review indicates that a couple of prior lakes existed within the areas of the proposed construction. Although current test borings do not reveal potential poor soil conditions within the prior lake, due to the limited capacity of test borings identifying potential debris soils, we recommend that additional exploration be performed via backhoe excavated test pits to verify subsurface soil conditions. When this process is being performed some additional exploration can be performed around the edges of the existing water body to better evaluate those conditions as well.

We note that the bottom of the existing water body has not been explored. Some method of exploration should be performed to evaluate the bottom soils in the pond prior to any backfilling operations. These bottom soils can directly affect future construction. This would also allow us to better understand the depth, bottom soil conditions, and other considerations.

Lake Excavation Analysis

Based on the results of the soil borings, the soils within the lake areas appear to be suitable for onsite structural fill. Prior to and during excavation of this material we should be notified in order to observe and verify that the soils are suitable for fill. The fill material shall consist of clean granular soils, free of organics, and shall have no more than 10 percent passing the No. 200 sieve, with a maximum particle size of 3 inches.

The contractor is solely responsible for maintaining safe side slopes during excavation of the lakes. Excavations of five feet or more in depth shall be sloped or shored in accordance with OSHA and other regulatory agency requirements.

Foundation Design Analysis - Proposed One to Three-Story Structures

Based on the borings performed for this project, surficial loose to medium dense sands exist within the soil profile from the ground surface to a depth of thirty feet, the maximum depth explored. Construction of the proposed one to three-story buildings and other related ancillary structures may be supported upon a conventional shallow foundation system.

Once the site is successfully prepared in accordance with the recommendations presented in this report, the site may be developed with the proposed one to three-story structures using a shallow foundation system designed for an allowable soil bearing pressure of 2,500 pounds per square foot.

Once plans are finalized for the proposed construction, a copy should be provided to Nutting Engineers for review to determine whether additional details or changes to our recommendations are warranted. All work should be completed in accordance with applicable building codes, other regulations as appropriate, and good standard local practice.

For the one-story structures we recommend a minimum width of 16 inches for continuous footings and 24 inches for individual footings, even though the soil bearing pressure may not be fully developed in all cases. We recommend that the bottom of footings be at least 12 inches below the lowest adjacent finished grade.

For the two to three-story structures we recommend a minimum width of 24 inches for continuous footings and 30 inches for individual footings, even though the soil bearing pressure may not be fully developed in all cases. We recommend that the bottom of footings be at least 12 inches below the lowest adjacent finished grade.

It is our opinion that the floor slab system may be constructed as a slab on grade. We recommend that a vapor barrier be placed between the soil and concrete. We also recommend that the reinforcing steel mesh be placed at the approximate center of the slab for tensile support.

Settlement Analysis - One to Three-Story Structures

For the low-level buildings, we performed a settlement evaluation based upon a hypothetical improved soil profile following completion of the compaction using a moderately sized vibratory compactor for the construction. This method should improve the soils to provide an allowable bearing capacity of 2,500 pounds per square foot. It was estimated that upon proper completion, long-term total settlements should be on the order of approximately one inch. Differential settlements should be approximately one-half of the total settlement. Distortions that occur along wall footings should not be more than 1 in 500. Most of this settlement should occur upon the application of the dead load during construction.

In order to maintain the calculated settlement throughout the life of the structures it would be necessary to grade the site such that stormwater is directed away from the foundations. Any ponding nearby/adjacent to walls and foundations should be avoided.

Existing Water Body Backfill

We recommend that during the water body backfilling operations, full time monitoring by a representative of Nutting Engineers be performed to confirm that the engineering intent is being satisfied.

Backfilling without Dewatering: Based on the depth of the water body we anticipate that the water body may not be dewatered during the backfilling operations. If the water body will not be dewatered, fill placed below the natural groundwater level shall consist of clean sand and limestone having a Limerock Bearing Ratio (LBR) of at least 40. The fill material shall have no more than 10 percent passing the No. 200 sieve, with a maximum particle size of 3 inches. The fill may be placed in a loose state until reaching no more than two feet above the natural groundwater level.

Once the fill has been brought to two feet above the natural ground water table, the soils should be compacted with at least twenty passes (ten in the north/south direction, ten in the east/west direction) or until ground surface subsidence has been minimized, whichever is greater, with a vibratory compactor with a minimum dynamic force of 20 tons operated at a slow walking pace.

Also, the surface should be compacted until a density equivalent to at least 98 percent of the modified Proctor maximum dry density (ASTM D-1557) is achieved to a depth of at least 12 inches below the compacted surface.

Fill then placed above the proof rolled surface may consist of clean granular soils, free of debris and organics, and shall have no more than 10 percent passing the No. 200 sieve, with a maximum particle size of 3 inches. The fill should be placed in lifts not exceeding 12 inches in loose thickness when using the vibratory compaction equipment described previously. Each lift should be thoroughly compacted until densities equivalent to at least 98 percent of the modified Proctor maximum dry density are uniformly obtained.

Site Preparation - One to Three-Story Structures

The general site demolition debris, asphalt pavement section (asphalt and basecourse) surficial organic soils, debris and roots from the clearing operations, and any unsuitable soils as determined by the Geotechnical Engineer will need to be completely removed within the construction area and to a lateral distance of at least 5 feet beyond the footprint limits and potentially further based upon depth. A Nutting Engineer's representative should be present to observe that the stripping operations are performed as we have discussed herein.

Upon approval by the geotechnical engineer, the stripped surface (no fill added at this time) should then be thoroughly soaked with water and compacted with at least 20 overlapping passes of a vibratory compactor having a minimum dynamic force of 20 tons operated no faster than at a slow walking pace. The roller coverage's should be equally divided into two perpendicular directions. The compaction operations must be observed by a representative of Nutting Engineers.

In addition, the surface should also be compacted until a density equivalent to at least 98 percent of the modified Proctor maximum dry density (ASTM D-1557) is achieved to a depth of at least 12 inches below the compacted surface.

Any structural fill needed to bring the site to construction grade may then be placed in lifts not exceeding twelve inches in loose thickness. Each lift should be thoroughly compacted until densities equivalent to at least 98 percent of the modified Proctor maximum dry density are uniformly obtained.

Fill should consist of granular soil, with less than 10% passing the No. 200 sieve, free of rubble, organics (5% or less) clay, debris and other unsuitable material.

The fill should have ASTM designation (D-2487) of GP, GW, SP, or SW, with a maximum particle size of no more than 3 inches or as otherwise approved by Nutting Engineers.

Following site and building pad construction as discussed above, the foundation area should be excavated and the footings formed. The bottom of foundation excavations should be compacted after excavation to develop a minimum density requirement of 98 percent of the maximum modified Proctor dry density, for a minimum depth of one foot below the bottom of the footing depth, as determined by field density compaction tests. The floor slab area should also be compacted in the same manner.

GENERAL CONSTRUCTION RECOMMENDATIONS

General Site Clearing and Leveling

The entire pavement section (asphalt and basecourse), any surficial organic soils, demolition debris from the clearing operations, and any unsuitable soils as determined by the Geotechnical Engineer will need to be completely removed within the subject property. When this has been completed general clearing and backfilling should be performed in order to develop the site at a uniform elevation. Any subsurface foundations or structures related to the YMCA facility will also be required to be fully removed prior to any new construction. Once this has been completed building pad development may be performed. A Nutting Engineer's representative should be present to observe that the stripping operations are performed as we have discussed herein. Although not encountered within test borings, pockets of organics could be found during construction and would need to be removed and replaced.

Fill Placement - General

Site preparation will involve the removal of vegetative areas, root systems and existing improvements/utilities that might conflict with the proposed building areas. The removal should extend at least ten feet outside the construction limits.

Once the surficial soils are stripped and cleared and approved by Nutting Engineers, the site preparation methods may be implemented as discussed.



New fill materials must be placed under engineering supervision of a Geotechnical Engineer. The fill should be inorganic granular soils free from deleterious materials and approved by our firm. The fill should be placed in lifts of no greater than 12 inches thick, and each lift should be compacted to 98% of the maximum dry density as determined by the Modified Compaction Test (ASTM D1557).

In restricted areas where a small compactor must be used, the lift thickness should be reduced to 6 inches, as directed by the inspecting Geotechnical Engineer. Backfill placed adjacent to the pile caps and grade beams should be compacted to at least 95% of the ASTM D-1557 maximum dry density.

Backfill behind walls should be approved sand fill as indicated previously and should be placed in loose Lifts not exceeding 12 inches in thickness and should be compacted to minimum dry density of between 92% and 95% of the maximum modified Proctor dry density using small vibratory compaction equipment. Overcompaction in these areas should be avoided. The walls should be temporarily braced during compaction to prevent overstressing of the walls.

Ground Water Control

The water table was encountered at an elevation varying from three and a half to six feet below the existing ground surface. We anticipate that groundwater control may be needed for shear walls, elevator pits and other deep excavation areas for development of the buildings. The contractor should anticipate performing necessary dewatering measures in order to control the water table during construction. Depending upon final footing location a full-time dewatering system may need to be employed in order to construct the footings for the deep shearwall or elevator foundations for the buildings.

Dewatering design should be performed by a specialist knowledgeable of local conditions. We note that this was beyond the scope of services at this stage of the project.

Design Parameters

Estimated design geotechnical soil parameters were developed from the results of the test borings. The following table summarizes our recommendations for the soil parameters and the lateral active and at rest pressure coefficients to be utilized for construction. The design of the support system shall include hydrostatic pressure acting on walls or footings at the highest anticipated water level during construction, and/or design life of the structure.

SUMMARY OF DESIGN GEOTECHNICAL PARAMETERS

DEPTH (FEET)	SPT N- VALUE RANGE (Average)	SOIL UNIT WEIGHT (PCF)		ANGLE OF INTERNAL FRICTION (DEGREES)	EARTH PRESSURE COEFFICIENT	
		SATURATED	SUB- MERGED		ACTIVE (K _a)	PASSIVE (K _p)
0-10	3 - 27	115	53	30	0.33	3.0
10-30	0 - 27	115	53	32	0.31	3.25

Excavation Requirements

Excavations of five feet or more in depth should be sloped or shored in accordance with OSHA and State of Florida requirements. Materials removed from any excavation should not be stockpiled immediately adjacent to the open excavation as this load may cause a sudden collapse of the sidewalls.

In October of 1989, as published in the Federal Registrar, Volume 54, No. 209, the United States Department of Labor, Occupational Safety and Health Administration (OSHA) amended its; "Construction Standards for excavations, 29CRF part 1926, subpart P". It is mandated by this federal regulation that all excavations, whether they be utility trenches, basement excavation or footing excavations, be constructed in accordance with the new OSHA guidelines. The contractor is solely responsible for designing and constructing stable, temporary excavations and should shore, slope, or bench the sides of the excavations as required to maintain stability of both the excavation sides and bottom.

PAVEMENTS

Provided below are general pavement recommendations beyond the footprints of buildings and parking garages. The project Civil Engineer should review the report information in order to provide final pavement design specifications.

For asphalt pavement, the areas should be compacted to a minimum of 98 percent of the modified Proctor maximum dry density to a depth of at least 12 inches below the subgrade level. We recommend that stabilized subgrade having a minimum Limerock Bearing Ratio (LBR) of 40 be placed to a depth of approximately one foot below the base course. The base course will range from approximately 6 to 8 inches, and should have a minimum LBR of 100.

Where concrete pavement is used, a minimum concrete pavement thickness of 6 inches is recommended for the standard and heavy duty pavement design. The minimum thickness is based upon concrete with a compressive strength of 3,000 psi. The pavement section should bear on properly compacted subgrade similar to asphalt pavement sections discussed in the paragraph above.

We can provide more detailed pavement design recommendations including material types and thicknesses. However, it would be necessary to provide us with the anticipated traffic loading characteristics and pavement design life. We note that material will need to be imported in order to develop the base and subbase course sections for the proposed pavement.

GENERAL INFORMATION

Our client for this geotechnical evaluation was:

Mr. Daniel Spear
Waverley SP2, LLC
3921 SW 47th Avenue, Suite 1013
Fort Lauderdale, Florida 33314

The contents of this report are for the exclusive use of the client, the client's design & construction team and governmental authorities for this specific project exclusively. Information conveyed in this report shall not be used or relied upon by other parties or for other projects without the expressed written consent of Nutting Engineers of Florida, Inc. This report discusses geotechnical considerations for this site based upon observed conditions and our understanding of proposed construction for foundation support. Environmental issues including (but not limited to), soil and/or groundwater contamination are beyond our scope of service for this project. As such, this report should not be used or relied upon for evaluation of environmental issues.

Prior to initiating compaction operations, we recommend that representative samples of the structural fill material to be used and acceptable in-place soils be collected and tested to determine their compaction and classification characteristics. The maximum dry density, optimum moisture content, gradation and plasticity characteristics should be determined. These tests are needed for compaction quality control of the structural fill and existing soils, and to determine if the fill material is acceptable.

If conditions are encountered which are not consistent with the findings presented in this report, or if proposed construction is moved from the location investigated, this office shall be notified immediately so that the condition or change can be evaluated and appropriate action taken.

The vibratory compaction equipment may cause vibrations that could be felt by persons within nearby buildings and could potentially induce structural settlements. Additionally, preexisting settlements may exist within these structures that could be construed to have been caused or worsened by the proposed vibratory compaction after the fact. Pre- and post conditions surveys of these structures along with the vibration monitoring during vibratory compaction could be performed to better evaluate this concern.

The contractor should exercise due care during the performance of the vibratory compaction work with due consideration of potential impacts on existing structures. If potential

vibrations and impacts are not considered tolerable, then alternate foundation modification techniques should be considered.

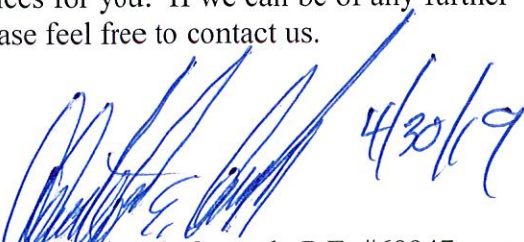
Nutting Engineers of Florida, Inc. shall bear no liability for the implementation of recommended inspection and testing services as described in this report if implemented by others. Nutting has no ability to verify the completeness, accuracy or proper technique of such procedures if performed by others.

The Geotechnical Engineer warrants that the findings, recommendations, specifications, or professional advice contained herein, have been presented after being prepared in accordance with general accepted professional practice in the field of foundation engineering, soil mechanics and engineering geology. No other warranties are implied or expressed.

We appreciate the opportunity to provide these services for you. If we can be of any further assistance, or if you need additional information, please feel free to contact us.

Respectfully submitted,
NUTTING ENGINEERS OF FLORIDA, INC.


Richard C. Wohlfarth, P.E.
Director of Engineering

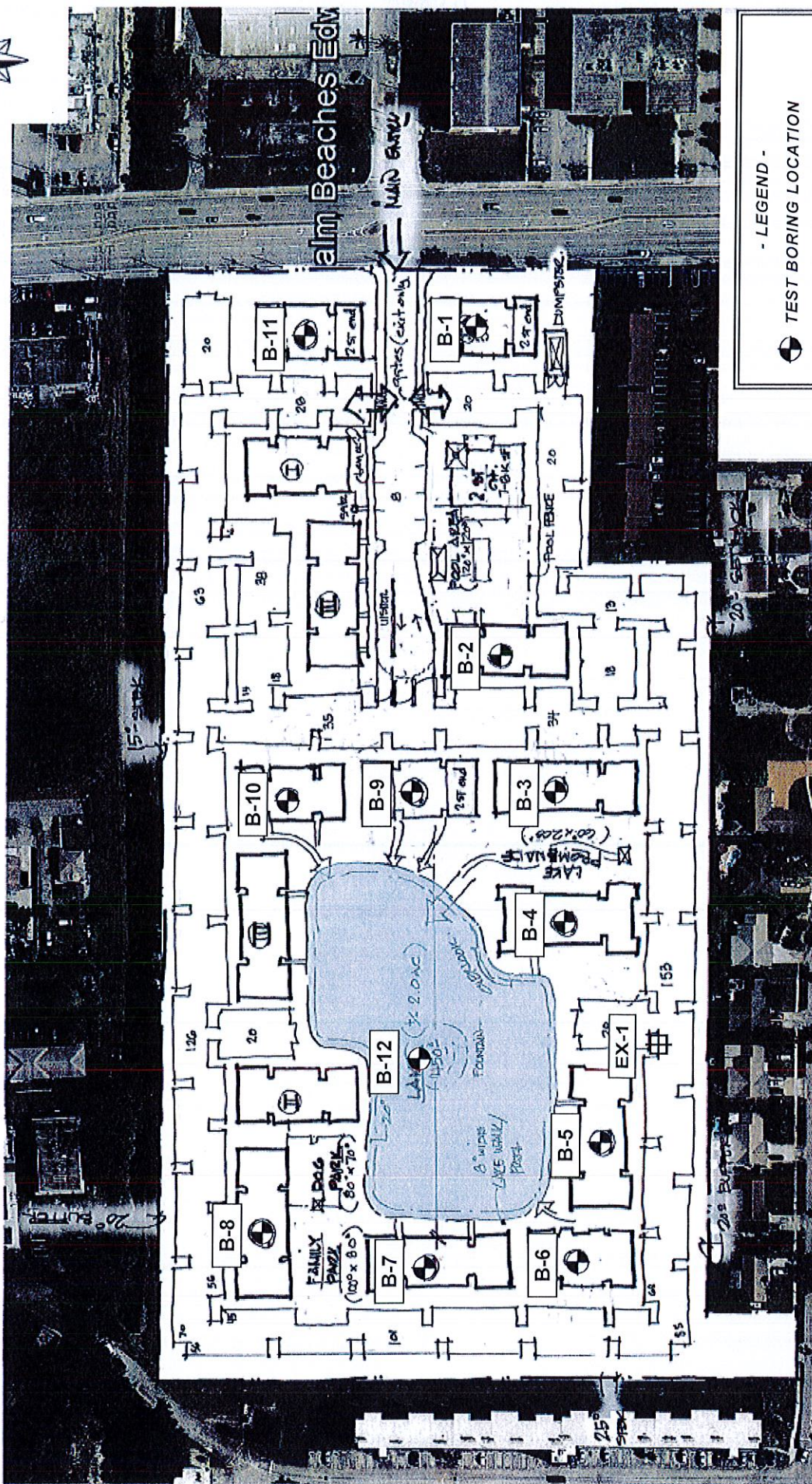
 4/30/19
Christopher E. Gworek, P.E. #69947
Senior Engineer

REP WAVERLEY SP2 YMCA PALM SPRINGS RESIDENCES DEVELOPMENT PRELIM CEG

APPENDICES

FIGURES

BORING & EXFILTRATION LOCATION PLAN



- LEGEND -

● TEST BORING LOCATION

■ EXFILTRATION TEST LOCATION



Waverley SP2, LLC
YMCA Palm Springs
 2085 South Congress Avenue
 Palm Springs, Florida

PROJECT NO. 18674.1

APPROXIMATE
 TEST LOCATION
 PLAN

GEOTECHNICAL EXPLORATION

— Not to Scale —

FIG. 1

TEST BORING RECORDS

AND

EXFILTRATION TEST RESULTS



1310 Neptune Drive
Boynton Beach, FL, 33426
Telephone: 561-736-4900
Fax: 561-737-9975

BORING NUMBER B-1

PAGE 1 OF 1

PROJECT NUMBER 18674.1

CLIENT Waverley SP2, LLC

PROJECT NAME YMCA Palm Springs

PROJECT LOCATION 2085 South Congress Avenue, Palm Springs, Florida

DATE STARTED 4/18/19

COMPLETED 4/18/19

SURFACE ELEVATION REFERENCE Approx. @ Road Crown

DRILLING METHOD Standard Penetration Boring

GROUND WATER LEVELS:

LOGGED BY T. Donovan

CHECKED BY C. Gworek

▽ AT TIME OF DRILLING 4.5 ft

APPROXIMATE LOCATION OF BORING As located on site plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲			
						10	20	30	40
						PL	MC	LL	
						20	40	60	80
0						□ FINES CONTENT (%) □			
						20	40	60	80
		Lt. brown to lt. gray fine SAND	SS 1	3-3-3-4	6	▲			
			SS 2	2-3-4-6	7	▲			
5	▽		SS 3	6-7-8-9	15		▲		
		Dk. brown fine SAND	SS 4	9-9-7-8	16		▲		
			SS 5	6-5-6-7	11		▲		
10		Brown fine SAND	SS 6	9-7-6-8	13		▲		
15			SS 7	12-13-13	26			▲	
20			SS 8	10-11-11	22			▲	
		Bottom of hole at 20.0 feet.							

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BORING NUMBER B-2

PAGE 1 OF 1

CLIENT Waverley SP2, LLC PROJECT NUMBER 18674.1
PROJECT LOCATION 2085 South Congress Avenue, Palm Springs, Florida PROJECT NAME YMCA Palm Springs

DATE STARTED 4/18/19 COMPLETED 4/18/19 SURFACE ELEVATION REFERENCE Approx. @ Road Crown
DRILLING METHOD Standard Penetration Boring GROUND WATER LEVELS:
LOGGED BY T. Donovan CHECKED BY C. Gworek ☒ AT TIME OF DRILLING 6.0 ft
APPROXIMATE LOCATION OF BORING As located on site plan

TEST NUTTING BOREHOLE 1-18674.1 WAVERLY SP2 LLC - YMCA PALM SPRINGS 2085 S CONGRESS AVENUE PALM SPRINGS, GPJ GINT US.GDT 4/30/19

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲			
						10	20	30	40
						PL	MC	LL	
						20	40	60	80
						☐ FINES CONTENT (%) ☐			
						20	40	60	80
0		Lt. brown fine SAND	X SS 1	2-3-5-4	8	▲			
			X SS 2	4-5-8-8	13		▲		
5			X SS 3	6-4-3-3	7	▲			
			X SS 4	1-1-1-1	2	▲			
10			X SS 5	1-1-2-6	3	▲			
		Brown fine SAND	X SS 6	6-8-10-12	18		▲		
15			X SS 7	9-10-10	20		▲		
20			X SS 8	10-12-12	24			▲	
		Bottom of hole at 20.0 feet.							



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BORING NUMBER B-3

PAGE 1 OF 1

PROJECT NUMBER 18674.1
 CLIENT Waverley SP2, LLC PROJECT NAME YMCA Palm Springs
 PROJECT LOCATION 2085 South Congress Avenue, Palm Springs, Florida

DATE STARTED 4/18/19 COMPLETED 4/18/19 SURFACE ELEVATION REFERENCE Approx. @ Road Crown
 DRILLING METHOD Standard Penetration Boring GROUND WATER LEVELS:
 LOGGED BY T. Donovan CHECKED BY C. Gworek ▽ AT TIME OF DRILLING 5.0 ft
 APPROXIMATE LOCATION OF BORING As located on site plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲			
						10	20	30	40
						PL	MC	LL	
						20	40	60	80
0						□ FINES CONTENT (%) □			
						20	40	60	80
		Lt. brown fine SAND	SS 1	2-3-4-5	7	▲			
			SS 2	4-5-8-10	13		▲		
5	▽		SS 3	9-6-6-5	12		▲		
			SS 4	3-4-4-3	8		▲		
			SS 5	3-2-1-3	3	▲			
10		Brown fine SAND	SS 6	2-3-5-6	8		▲		
15			SS 7	6-5-7	12		▲		
20		Bottom of hole at 20.0 feet.	SS 8	7-9-9	18		▲		

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BORING NUMBER B-4

PAGE 1 OF 1

CLIENT Waverley SP2, LLC

PROJECT NUMBER 18674.1

PROJECT NAME YMCA Palm Springs

PROJECT LOCATION 2085 South Congress Avenue, Palm Springs, Florida

DATE STARTED 4/15/19

COMPLETED 4/15/19

SURFACE ELEVATION REFERENCE Approx. @ Road Crown

DRILLING METHOD Standard Penetration Boring

GROUND WATER LEVELS:

LOGGED BY T. Donovan

CHECKED BY C. Gworek

▽ AT TIME OF DRILLING 6.0 ft

APPROXIMATE LOCATION OF BORING As located on site plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲			
						10	20	30	40
						PL	MC	LL	
						20	40	60	80
						☐ FINES CONTENT (%) ☐			
						20	40	60	80
0		Gray fine SAND	SS 1	3-3-5-9	8	▲			
		Gray fine SAND, trace limestone fragments	SS 2	6-6-7-8	13		▲		
		Brown fine SAND	SS 3	6-5-6-9	11		▲		
5		Dk. gray fine SAND	SS 4	4-4-4-5	8	▲			
			SS 5	6-7-9-10	16			▲	
10			SS 6	10-11-9-7	20			▲	
15			SS 7	5-4-4	8	▲			
20			SS 8	2-3-3	6	▲			
		Bottom of hole at 20.0 feet.							

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BORING NUMBER B-5

PAGE 1 OF 1

PROJECT NUMBER 18674.1
CLIENT Waverley SP2, LLC PROJECT NAME YMCA Palm Springs
PROJECT LOCATION 2085 South Congress Avenue, Palm Springs, Florida

DATE STARTED 4/15/19 COMPLETED 4/15/19 SURFACE ELEVATION REFERENCE Approx. @ Road Crown
DRILLING METHOD Standard Penetration Boring GROUND WATER LEVELS:
LOGGED BY T. Donovan CHECKED BY C. Gworek ▽ AT TIME OF DRILLING 4.5 ft
APPROXIMATE LOCATION OF BORING As located on site plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲			
						10	20	30	40
						PL MC LL 20 40 60 80			
						□ FINES CONTENT (%) □			
						20	40	60	80
0		Gray sandy TOPSOIL 6"	SS 1	3-3-3-4	6	▲			
		Brown fine SAND	SS 2	3-4-5-5	9	▲			
		Dk. gray fine SAND	SS 3	1-2-4-5	6	▲			
5		▽ Gray fine SAND	SS 4	4-3-2-3	5	▲			
		Brown fine SAND	SS 5	2-2-4-6	6	▲			
10			SS 6	6-6-8-10	14	▲			
15			SS 7	8-10-9	19		▲		
20			SS 8	7-8-6	14	▲			
		Bottom of hole at 20.0 feet.							

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BORING NUMBER B-6

PAGE 1 OF 1

PROJECT NUMBER 18674.1
CLIENT Waverley SP2, LLC PROJECT NAME YMCA Palm Springs
PROJECT LOCATION 2085 South Congress Avenue, Palm Springs, Florida

DATE STARTED 4/18/19 COMPLETED 4/18/19 SURFACE ELEVATION REFERENCE Approx. @ Road Crown
DRILLING METHOD Standard Penetration Boring GROUND WATER LEVELS:
LOGGED BY T. Donovan CHECKED BY C. Gworek ▽ AT TIME OF DRILLING 3.5 ft
APPROXIMATE LOCATION OF BORING As located on site plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲			
						10	20	30	40
						PL	MC	LL	
						20	40	60	80
0						□ FINES CONTENT (%) □			
						20	40	60	80
		Lt. brown fine SAND	SS 1	2-5-7-7	12		▲		
			SS 2	7-6-7-6	13		▲		
5			SS 3	2-3-2-1	5	▲			
			SS 4	1-1-1-2	2	▲			
			SS 5	4-5-11-5	16		▲		
10		Brown fine SAND	SS 6	4-5-6-9	11		▲		
			SS 7	7-8-8	16		▲		
15									
			SS 8	9-8-10	18		▲		
20		Bottom of hole at 20.0 feet.							

Disclaimer Nutting Engineers of Florida, Inc. accepts no liability for the consequences of the independent interpretation of drilling logs by others.



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Boynton Beach, FL, 33426
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Fax: 561-737-9975

BORING NUMBER B-8

PAGE 1 OF 1

PROJECT NUMBER 18674.1
CLIENT Waverley SP2, LLC PROJECT NAME YMCA Palm Springs
PROJECT LOCATION 2085 South Congress Avenue, Palm Springs, Florida

DATE STARTED 4/18/19 COMPLETED 4/18/19 SURFACE ELEVATION REFERENCE Approx. @ Road Crown
DRILLING METHOD Standard Penetration Boring GROUND WATER LEVELS:
LOGGED BY T. Donovan CHECKED BY C. Gworek ▽ AT TIME OF DRILLING 5.0 ft
APPROXIMATE LOCATION OF BORING As located on site plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲			
						10	20	30	40
						PL	MC	LL	
						20	40	60	80
0						□ FINES CONTENT (%) □			
						20	40	60	80
		Lt. brown fine SAND	SS 1	2-2-4-4	6	▲			
			SS 2	5-5-6-6	11	▲			
5	▽		SS 3	5-6-5-6	11	▲			
		Brown fine SAND	SS 4	3-3-4-5	7	▲			
			SS 5	2-3-5-5	8	▲			
10			SS 6	3-4-6-7	10	▲			
15			SS 7	5-5-6	11	▲			
20		Bottom of hole at 20.0 feet.	SS 8	7-8-6	14	▲			

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BORING NUMBER B-9

PAGE 1 OF 1

PROJECT NUMBER 18674.1

CLIENT Waverley SP2, LLC

PROJECT NAME YMCA Palm Springs

PROJECT LOCATION 2085 South Congress Avenue, Palm Springs, Florida

DATE STARTED 4/18/19

COMPLETED 4/18/19

SURFACE ELEVATION REFERENCE Approx. @ Road Crown

DRILLING METHOD Standard Penetration Boring

GROUND WATER LEVELS:

LOGGED BY T. Donovan

CHECKED BY C. Gworek

▽ AT TIME OF DRILLING 5.0 ft

APPROXIMATE LOCATION OF BORING As located on site plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲			
						10	20	30	40
						PL	MC	LL	
						20	40	60	80
						□ FINES CONTENT (%) □			
						20	40	60	80
0		Gray fine SAND	SS 1	5-6-7-7	13		▲		
		Brown fine SAND							
		Gray fine SAND	SS 2	7-9-11-10	20			▲	
5	▽	Brown fine SAND	SS 3	6-5-5-5	10		▲		
			SS 4	4-6-7-7	13		▲		
			SS 5	4-4-4-5	8		▲		
10			SS 6	2-3-4-4	7		▲		
15			SS 7	6-5-7	12		▲		
20			SS 8	7-8-9	17		▲		
		Bottom of hole at 20.0 feet.							

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BORING NUMBER B-10

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PROJECT NUMBER 18674.1

CLIENT Waverley SP2, LLC

PROJECT NAME YMCA Palm Springs

PROJECT LOCATION 2085 South Congress Avenue, Palm Springs, Florida

DATE STARTED 4/18/19

COMPLETED 4/18/19

SURFACE ELEVATION REFERENCE Approx. @ Road Crown

DRILLING METHOD Standard Penetration Boring

GROUND WATER LEVELS:

LOGGED BY T. Donovan

CHECKED BY C. Gworek

▽ AT TIME OF DRILLING 4.0 ft

APPROXIMATE LOCATION OF BORING As located on site plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲			
						10	20	30	40
						PL	MC	LL	
						20	40	60	80
0						□ FINES CONTENT (%) □			
						20	40	60	80
		Gray fine SAND	SS 1	3-4-5-6	9	▲			
		Brown fine SAND	SS 2	1-1-4-4	5	▲			
5			SS 3	6-6-7-8	13	▲			
		Brown to lt. brown fine SAND	SS 4	6-4-5-4	9	▲			
			SS 5	4-5-4-5	9	▲			
10			SS 6	6-8-7-9	15	▲			
15			SS 7	10-11-11	22		▲		
20			SS 8	13-12-14	26		▲		
		Bottom of hole at 20.0 feet.							

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BORING NUMBER B-11

PAGE 1 OF 1

PROJECT NUMBER 18674.1

CLIENT Waverley SP2, LLC

PROJECT NAME YMCA Palm Springs

PROJECT LOCATION 2085 South Congress Avenue, Palm Springs, Florida

DATE STARTED 4/18/19

COMPLETED 4/18/19

SURFACE ELEVATION REFERENCE Approx. @ Road Crown

DRILLING METHOD Standard Penetration Boring

GROUND WATER LEVELS:

LOGGED BY T. Donovan

CHECKED BY C. Gworek

▽ AT TIME OF DRILLING 4.5 ft

APPROXIMATE LOCATION OF BORING As located on site plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲			
						10	20	30	40
						PL	MC	LL	
						20	40	60	80
0						□ FINES CONTENT (%) □			
						20	40	60	80
		Lt. brown to lt. gray fine SAND	SS 1	3-5-4-3	9	▲			
			SS 2	4-4-5-6	9	▲			
5	▽		SS 3	6-7-7-8	14	▲			
			SS 4	7-6-7-8	13	▲			
			SS 5	7-8-8-7	16	▲			
10		Brown fine SAND	SS 6	8-7-8-9	15	▲			
15			SS 7	10-12-11	23		▲		
20			SS 8	12-13-13	26		▲		
		Bottom of hole at 20.0 feet.							

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BORING NUMBER B-12

PAGE 1 OF 1

PROJECT NUMBER 18674.1
CLIENT Waverley SP2, LLC PROJECT NAME YMCA Palm Springs
PROJECT LOCATION 2085 South Congress Avenue, Palm Springs, Florida

DATE STARTED 4/15/19 COMPLETED 4/15/19 SURFACE ELEVATION REFERENCE Approx. @ Road Crown
DRILLING METHOD Standard Penetration Boring GROUND WATER LEVELS:
LOGGED BY T. Donovan CHECKED BY C. Gworek ▽ AT TIME OF DRILLING 5.5 ft
APPROXIMATE LOCATION OF BORING As located on site plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲			
						10	20	30	40
						PL	MC	LL	
						20	40	60	80
0		Gray sandy TOPSOIL 6"							
		Gray fine SAND							
			SS 1	2-2-2-2	4	▲			
			SS 2	3-4-7-7	11		▲		
5			SS 3	8-13-14-15	27			▲	
			SS 4	6-7-6-7	13		▲		
			SS 5	6-7-6-8	13		▲		
10			SS 6	9-10-9-13	19			▲	
15			SS 7	10-12-15	27				▲
20			SS 8	3-5-6	11		▲		
25			SS 9	6-5-5	10		▲		
30			SS 10	W.O.R.	0	▲			
		Bottom of hole at 30.0 feet.							

Disclaimer Nutting Engineers of Florida, Inc. accepts no liability for the consequences of the independent interpretation of drilling logs by others.

Report of Exfiltration Test

Client:	Waverley SP2, LLC		Order No	18674.1
Project:	YMCA Palm Springs		Report No	1
Location:	2085 South Congress Avenue		Date:	4/15/19
	Palm Springs, Florida			
Test:	Usual Open Hole Exfiltration Test			
Surface	Water table from ground			
Elevation:	Approx. @ Road Crown	surface:	4.5'	
Casing				
Diameter:	6"			
Tube Depth:	6'			

EXFIL NO. 1		One Minute Increme	Pump Rate in Gal/Min
Sample Location: <u>Approx. as located on site plan.</u>		1	40+
		2	40+
		3	40+
		4	40+
		5	40+
		6	40+
		7	40+
		8	40+
		9	40+
		10	40+
Material:	0-6' Gray fine SAND		

$$K = 3.28 \times 10^{-3} \text{ cfs/ft}^2\text{ft.head}$$

* NOTE: Driller could not raise water table above initial location while pumping maximum flow (40 gpm) with testing equipment. Calculation based upon this condition.

SOILS CLASSIFICATION CRITERIA

LIMITATIONS OF LIABILITY

LIMITATIONS OF LIABILITY

WARRANTY

We warrant that the services performed by Nutting Engineers of Florida, Inc. are conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession in our area currently practicing under similar conditions at the time our services were performed. **No other warranties, expressed or implied, are made.** While the services of Nutting Engineers of Florida, Inc. are a valuable and integral part of the design and construction teams, we do not warrant, guarantee or insure the quality, completeness, or satisfactory performance of designs, construction plans, specifications we have not prepared, nor the ultimate performance of building site materials or assembly/construction.

SUBSURFACE EXPLORATION

Subsurface exploration is normally accomplished by test borings; test pits are sometimes employed. The method of determining the boring location and the surface elevation at the boring is noted in the report. This information is represented in the soil boring logs and/or a drawing. The location and elevation of the borings should be considered accurate only to the degree inherent with the method used and may be approximate.

The soil boring log includes sampling information, description of the materials recovered, approximate depths of boundaries between soil and rock strata as encountered and immediate depth to water data. The log represents conditions recorded specifically at the location where and when the boring was made. Site conditions may vary through time as will subsurface conditions. The boundaries between different soil strata as encountered are indicated at specific depths; however, these depths are in fact approximate and dependent upon the frequency of sampling, nature and consistency of the respective strata. Substantial variation between soil borings may commonly exist in subsurface conditions. Water level readings are made at the time and under conditions stated on the boring logs. Water levels change with time, precipitation, canal level, local well drawdown and other factors. Water level data provided on soil boring logs shall not be relied upon for groundwater based design or construction considerations.

LABORATORY AND FIELD TESTS

Tests are performed in *general* accordance with specific ASTM Standards unless otherwise indicated. All criteria included in a given ASTM Standard are not always required and performed. Each test boring report indicates the measurements and data developed at each specific test location.

ANALYSIS AND RECOMMENDATIONS

The geotechnical report is prepared primarily to aid in the design of site work and structural foundations. Although the information in the report is expected to be sufficient for these purposes, it shall not be utilized to determine the cost of construction nor to stand alone as a construction specification. Contractors shall verify subsurface conditions as may be appropriate prior to undertaking subsurface work.

Report recommendations are based primarily on data from test borings made at the locations shown on the test boring reports. Soil variations commonly exist between boring locations. Such variations may not become evident until construction. Test pits sometimes provide valuable supplemental information that derived from soil borings. If variations are then noted, the geotechnical engineer shall be contacted in writing immediately so that field conditions can be examined and recommendations revised if necessary.

The geotechnical report states our understanding as to the location, dimensions and structural features proposed for the site. **Any significant changes of the site improvements or site conditions must be communicated in writing to the geotechnical engineer immediately** so that the geotechnical analysis, conclusions, and recommendations can be reviewed and appropriately adjusted as necessary.

CONSTRUCTION OBSERVATION

Construction observation and testing is an important element of geotechnical services. The geotechnical engineer's field representative (G.E.F.R.) is the "owner's representative" observing the work of the contractor, performing tests and reporting data from such tests and observations. **The geotechnical engineer's field representative does not direct the contractor's construction means, methods, operations or personnel.** The G.E.F.R. does not interfere with the relationship between the owner and the contractor and, except as an observer, does not become a substitute owner on site. The G.E.F.R. is responsible for his/her safety, but has no responsibility for the safety of other personnel at the site. The G.E.F.R. is an important member of a team whose responsibility is to observe and test the work being done and report to the owner whether that work is being carried out in general conformance with the plans and specifications. The enclosed report may be relied upon solely by the named client.

SOIL AND ROCK CLASSIFICATION CRITERIA

SAND/SILT

N-VALUE (bpf)	RELATIVE DENSITY
0 – 4	Very Loose
5 – 10	Loose
11 – 29	Medium
30 – 49	Dense
>50	Very dense
100	Refusal

CLAY/SILTY CLAY

N-VALUE (bpf)	UNCONFINED COMP. STRENGTH (tsf)	CONSISTENCY
<2	<0.25	v. Soft
2 – 4	0.25 – 0.50	Soft
5 – 8	0.50 – 1.00	Medium
9 – 15	1.00 – 2.00	Stiff
16 – 30	2.00 – 4.00	v. Stiff
>30	>4.00	Hard

ROCK

N-VALUE (bpf)	RELATIVE HARDNESS	ROCK CHARACTERISTICS
$N \geq 100$	Hard to v. hard	Local rock formations vary in hardness from soft to very hard within short vertical and horizontal distances and often contain vertical solution holes of 3 to 36 inch diameter to varying depths and horizontal solution features. Rock may be brittle to split spoon impact, but more resistant to excavation.
$25 \leq N \leq 100$	Medium hard to hard	
$5 \leq N \leq 25$	Soft to medium hard	

PARTICLE SIZE

Boulder	>12 in.
Cobble	3 to 12 in.
Gravel	4.76 mm to 3 in.
Sand	0.074 mm to 4.76 mm
Silt	0.005 mm to 0.074 mm
Clay	<0.005 mm

DESCRIPTION MODIFIERS

0 – 5%	Slight trace
6 – 10%	Trace
11 – 20%	Little
21 – 35%	Some
>35%	And

Major Divisions		Group Symbols	Typical names	Laboratory classification criteria	
Coarse-grained soils (More than half of material is larger than No. 200 sieve size)	Gravels (More than half of coarse fraction is larger than No. 4 sieve size)	Clean gravels (Little or no fines)	GW	Well-graded gravels, gravel-sand mixtures, little or no fines	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_z = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3 Not meeting all gradation requirements for GW
		Poorly graded gravels, gravel-sand mixtures, little or no fines	GP		
		Gravels with fines (Appreciable amount of fines)	GW*	d u Silty gravels, gravel-sand-silt mixtures	Atterberg limits below "A" line or P.I. less than 4 Above "A" line with P.I. between 4 and 7 are borderline cases requiring use of dual symbols. $C_u = \frac{D_{60}}{D_{10}}$ greater than 6; $C_z = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3 Not meeting all gradation requirements for SW
			GC	Clayey gravels, gravel-sand-clay mixtures	
	Sands (More than half of coarse fraction is smaller than No. 4 sieve size)	Clean sands (Little or no fines)	SW	Well-graded sands, gravelly sands, little or no fines	Atterberg limits below "A" line or P.I. less than 4 Limits plotting in hatched zone with P.I. between 4 and 7 are borderline cases requiring use of dual system.
		Poorly graded sands, gravelly sands, little or no fines	SP		
		Sands with fines (Appreciable amount of fines)	SM*	d u Silty sands, sand-silt mixtures	
			SC	Clayey sands, sand-clay mixtures	
	Silt and clays (Liquid limit less than 50)		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays	
			OL	Organic silts and organic silty clays of low plasticity	
	Silt and clays (Liquid limit greater than 50)		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts	
			CH	Inorganic clays or high plasticity, fat clays	
			OH	Organic clays of medium to high plasticity, organic silts	
	Highly organic soils		PT	Peat and other highly organic soils	

EXHIBIT F

LUPA Traffic Study

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



LAND USE PLAN AMENDMENT APPLICATION

TRAFFIC STATEMENT

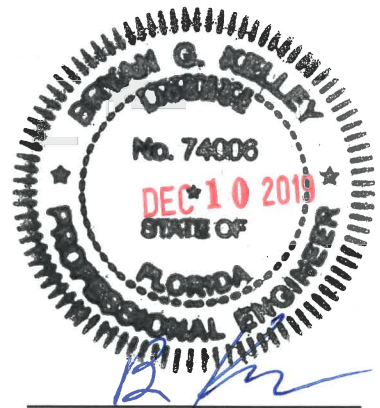
PALM SPRINGS RESIDENCES
18.387 ACRE LUPA
PALM SPRINGS, FLORIDA

Prepared for:

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

Job No. 19-083

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



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

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2.0 TRAFFIC GENERATION 3

3.0 TRAFFIC ASSIGNMENT/DISTRIBUTION 5

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6.0 PEAK HOUR TURNING MOVEMENTS 5

7.0 MASS TRANSIT ANALYSIS 6

8.0 CONCLUSION 6

1.0 SITE DATA

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

2.0 TRAFFIC GENERATION

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

OPF (18.200 Acres)

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

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

Residential (0.1862 Acres)

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

2.0 TRAFFIC GENERATION (CONTINUED)

Recreational Community Center (317,117 S.F.) and Single Family (1 DU)
Table 1 calculates the daily traffic generation, AM peak hour traffic generation, and PM peak hour traffic generation for the property under the existing OPF and Residential land use designation. The traffic generation has been calculated in accordance with the traffic generation rates listed in the ITE Trip Generation Manual, 10th Edition. Based on the maximum allowable square footage and the accepted traffic generation rates for Recreational Community Center and Single Family Residential, the maximum traffic generation for the property under the existing OPF and Residential land use designation may be summarized as follows:

Daily Traffic Generation = 9149 tpd
AM Peak Hour Traffic Generation (In/Out) = 559 pht (368 In/191 Out)
PM Peak Hour Traffic Generation (In/Out) = 734 pht (346 In/388 Out)

RH

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

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

Multifamily Residential (349 DU)

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

Daily Traffic Generation = 1899 tpd
AM Peak Hour Traffic Generation (In/Out) = 126 pht (33 In/93 Out)
PM Peak Hour Traffic Generation (In/Out) = 154 pht (94 In/60 Out)

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

Daily Traffic Generation = 7250 tpd DECREASE
AM Peak Hour Traffic Generation = 433 pht DECREASE
PM Peak Hour Traffic Generation = 580 pht DECREASE

3.0 TRAFFIC ASSIGNMENT/DISTRIBUTION

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

4.0 TRAFFIC ANALYSIS

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

5.0 TEST 2 ANALYSIS

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

6.0 PEAK HOUR TURNING MOVEMENTS

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

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

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

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

7.0 MASS TRANSIT ANALYSIS

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

8.0 CONCLUSION

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

PALM SPRINGS RESIDENCES

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

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

Daily Traffic Generation

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

AM Peak Hour Traffic Generation

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

PM Peak Hour Traffic Generation

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

PALM SPRINGS RESIDENCES

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

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

Daily Traffic Generation

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

AM Peak Hour Traffic Generation

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

PM Peak Hour Traffic Generation

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

PALM SPRINGS RESIDENCES

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

TABLE 3
TRAFFIC GENERATION INCREASE

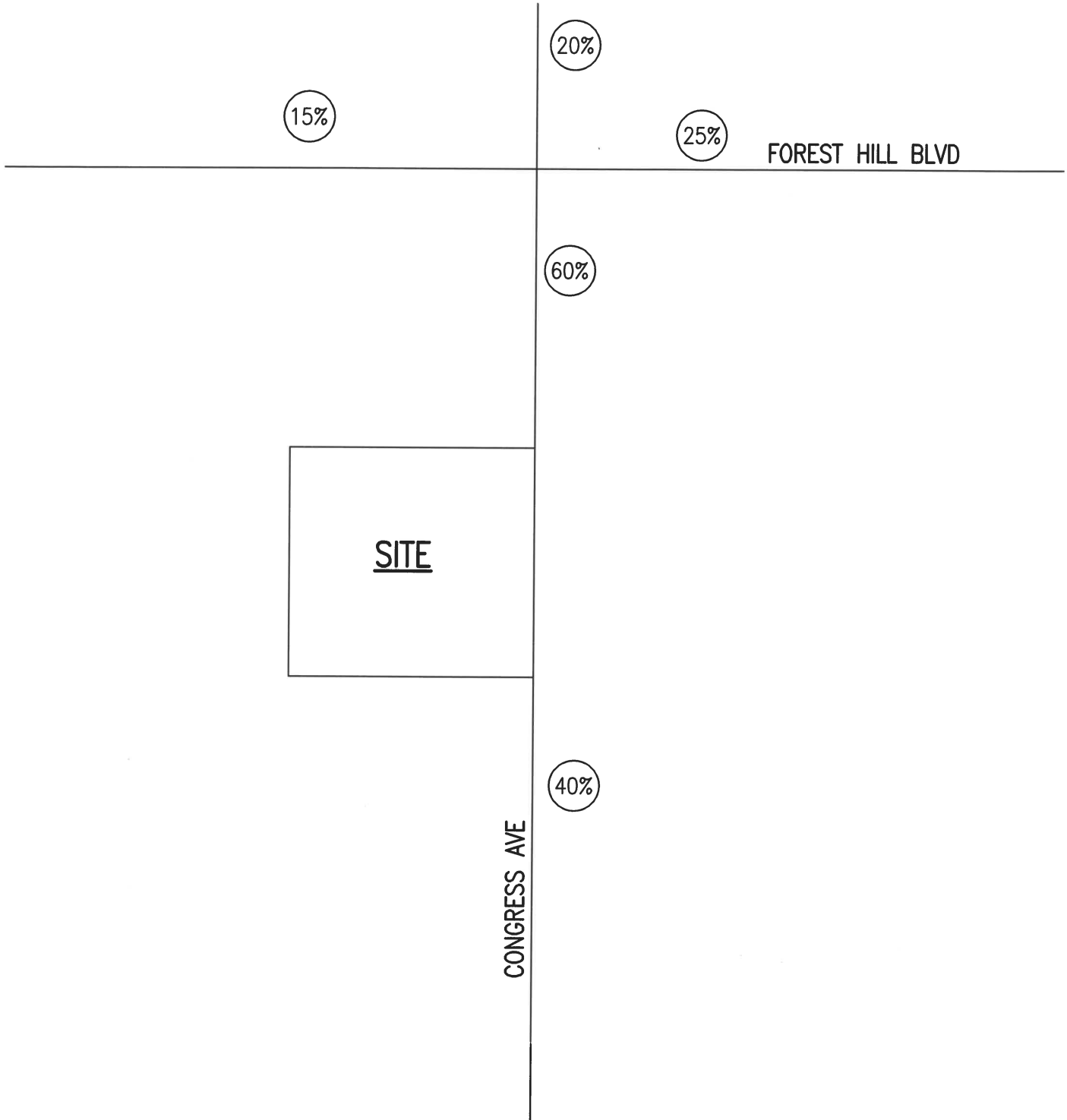
	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING =	9,149	559	368	191	734	346	388
PROPOSED =	1,899	126	33	93	154	94	60
INCREASE =	-7,250	-433	-335	-98	-580	-252	-328



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LEGEND

(15%) PROJECT DISTRIBUTION

PROJECT DISTRIBUTION

PALM SPRINGS
RESIDENCES

19-083 BK 7/17/19

APPENDIX A

TRAFFIC ANALYSIS

PALM SPRINGS RESIDENCES

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

TABLE 4
EXISTING CONDITIONS ANALYSIS

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

Note:

(1) From PBC Counts

(2) From FDOT Counts

PALM SPRINGS RESIDENCES

07/17/19
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TABLE 5
SHORT TERM CONDITIONS ANALYSIS (2024)

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

Note:

Volumes determined by interpolation between existing and 2040 volumes.

PALM SPRINGS RESIDENCES

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

TABLE 6
LONG RANGE CONDITIONS ANALYSIS (2040)

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

Note:

Volumes from latest Palm Beach TPA data

PALM SPRINGS RESIDENCES

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

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

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

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

Note:

Volumes determined by interpolation between existing and 2040 volumes.

PALM SPRINGS RESIDENCES

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

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

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

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

Note:

Volumes from latest Palm Beach TPA data

STN#	ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES					2019 DAILY		18-19 GR	3YR GR	2019 AM PEAK HOUR			2019 PM PEAK HOUR		
						2014	2015	2016	2017	2018	VOL	DATE			2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
3930	CONGRESS AVE	Presidential Way	Palm Beach Lakes Bl	5	1960	17231	17099	18813	17726	19066	20149	3/26/2019	5.68%	2.31%	1610	853	832	2045	925	1120
3305	CONGRESS AVE	Palm Beach Lakes Blvd	Okeechobee Blvd	4D	1770	17469	17673	20168	19913	19422	19967	2/11/2019	2.81%	-0.33%	1506	794	712	1891	954	948
3606	CONGRESS AVE	Okeechobee Blvd	Belvedere Rd	4D	1770		15323	17802	17052	17541	18013	2/19/2019	2.69%	0.39%	1314	689	627	1680	740	947
3668	CONGRESS AVE	Belvedere Rd	Turnage Blvd (PBIA)	2	1140	3943	3374	4200	4763	6083	5722	2/19/2019	-5.93%	10.86%	448	147	301	380	100	280
3618	CONGRESS AVE	Southern Blvd	Gun Club Rd	6D	2940	33265	33642	34390			40630	2/19/2019		5.72%	3855	2238	1617	3767	1403	2387
3674	CONGRESS AVE	Gun Club Rd	Summit Blvd	6D	2680	34957	33418	35665	37940	36802	39886	2/19/2019	8.38%	3.80%	3606	2168	1445	3594	1407	2187
3644	CONGRESS AVE	Summit Blvd	Forest Hill Blvd	6D	2680	29533	26658	28609	31613	33222	34412	2/19/2019	3.58%	6.35%	2952	1678	1300	3060	1513	1573
4210	CONGRESS AVE	Forest Hill Blvd	10th Ave N	6D	2680	35570	34955	36796		40729	42189	3/11/2019	3.58%	4.66%	3423	1748	1679	3523	1942	1609
4604	CONGRESS AVE	10th Ave N	French Ave	6D	2940	40836	38733	39628	43828	43904	46689	2/4/2019	6.34%	5.62%	3315	1499	1829	3725	1946	1825
4620	CONGRESS AVE	French Ave	Lake Worth Rd	6D	2680	36085	35400			37189	41140	1/16/2019	10.62%		2959	1349	1610	3203	1735	1509
4622	CONGRESS AVE	Lake Worth Rd	6th Ave S	6D	2680	38653	35712			39282	43373	1/16/2019	10.41%		3182	1319	1866	3555	1877	1696
4626	CONGRESS AVE	6th Ave S	JFK Dr	6D	2940	34374	35163	36054	38918	36766	39729	1/16/2019	8.06%	3.29%	3102	1400	1714	3185	1689	1496
4624	CONGRESS AVE	JFK Dr	Lantana Rd	6D	2940	33356	35206	34360		37851	36141	1/16/2019	-4.52%	1.70%	2820	1538	1350	2966	1315	1671
4600	CONGRESS AVE	Lantana Rd	Hypoluxo Rd	4D	1960	23327	23246	25097	26324	28120	27513	1/16/2019	-2.16%	3.11%	2070	1049	1021	2342	1236	1123
4610	CONGRESS AVE	Hypoluxo Rd	Gateway Blvd	6D	2940	27792	28960	29413	31031	30883	30882	2/26/2019	0.00%	1.64%	2864	1332	1600	2237	1210	1191
5206	CONGRESS AVE	Gateway Blvd	Old Boynton Rd	6D	2680	36003	36914	37826	38829	39958	41471	3/5/2019	3.79%	3.11%	2477	930	1626	3262	1927	1335
5658	CONGRESS AVE	Old Boynton Rd	Boynton Beach Blvd	6D	2680	39255	38263	39443	39658	40960	42731	3/13/2019	4.32%	2.70%	2258	869	1459	3443	2012	1362
5610	CONGRESS AVE	Boynton Beach Blvd	Woolbright Rd	6D	2680	31395	33549	32638	30501	33115	33157	3/4/2019	0.13%	0.53%	2050	768	1344	2705	1595	1127
5624	CONGRESS AVE	Woolbright Rd	Golf Rd	6D	2680	38169	37827	37741	38438	40974	38226	1/30/2019	-6.71%	0.43%	3027	1204	1981	3103	1821	1308

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

Tuesday, June 11, 2019

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 93 - PALM BEACH

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

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

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

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

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

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

TABLE 1

12/18/12

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

APPENDIX B

TEST 2 ANALYSIS

PALM SPRINGS RESIDENCES

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

TABLE 9
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
AM PEAK HOUR

TEST 2 - FIVE YEAR ANALYSIS

2 MILE RADIUS

TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 33

TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 93

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

PALM SPRINGS RESIDENCES

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

TABLE 10
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
PM PEAK HOUR

TEST 2 - FIVE YEAR ANALYSIS

2 MILE RADIUS

TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 94

TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 60

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

APPENDIX C

PALM TRAN DATA



TRANSFER LOCATIONS

Boynton Beach Mall

2 71 73

Camino Real

1 92 94 BCT 10

Downtown Lake Worth

1 61 62

Gardens Mall

1 3 10 20

21 33

Intermodal Transit Center

1 2 20 31 40

41 43 44 49 60

Mall at Wellington Green

40 43 46 52 62

Military Trail & Atlantic Ave.

2 80 81

Palm Beach Outlets

20 33 49

River Bridge Centre

46 60 61 63

Town Center Mall

2 3 91 92

VA Medical Center

3 4 30 31

West Tech Belle Glade

40 47

COLLEGES & UNIVERSITIES

Florida Atlantic University

Boca Raton 91 94

Jupiter 10

Keiser University

3 43 44

Lynn University

2 3

Palm Beach Atlantic University

1 41

South University

43 52

Palm Beach State College

Belle Glade 47

Boca Raton 94

Lake Worth 2 61 62 64

Loxahatchee Groves 40 52

Palm Beach Gardens 1 21 33

Route 2 Southbound Sur/Sid

Weekday / Semana / Lasémèn

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

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



Mark your calendar!

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

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

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

Route 2 Southbound Sur/Sid

Saturday / Sábado / Samdi

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

Sunday / Domingo / Dimanch

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

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



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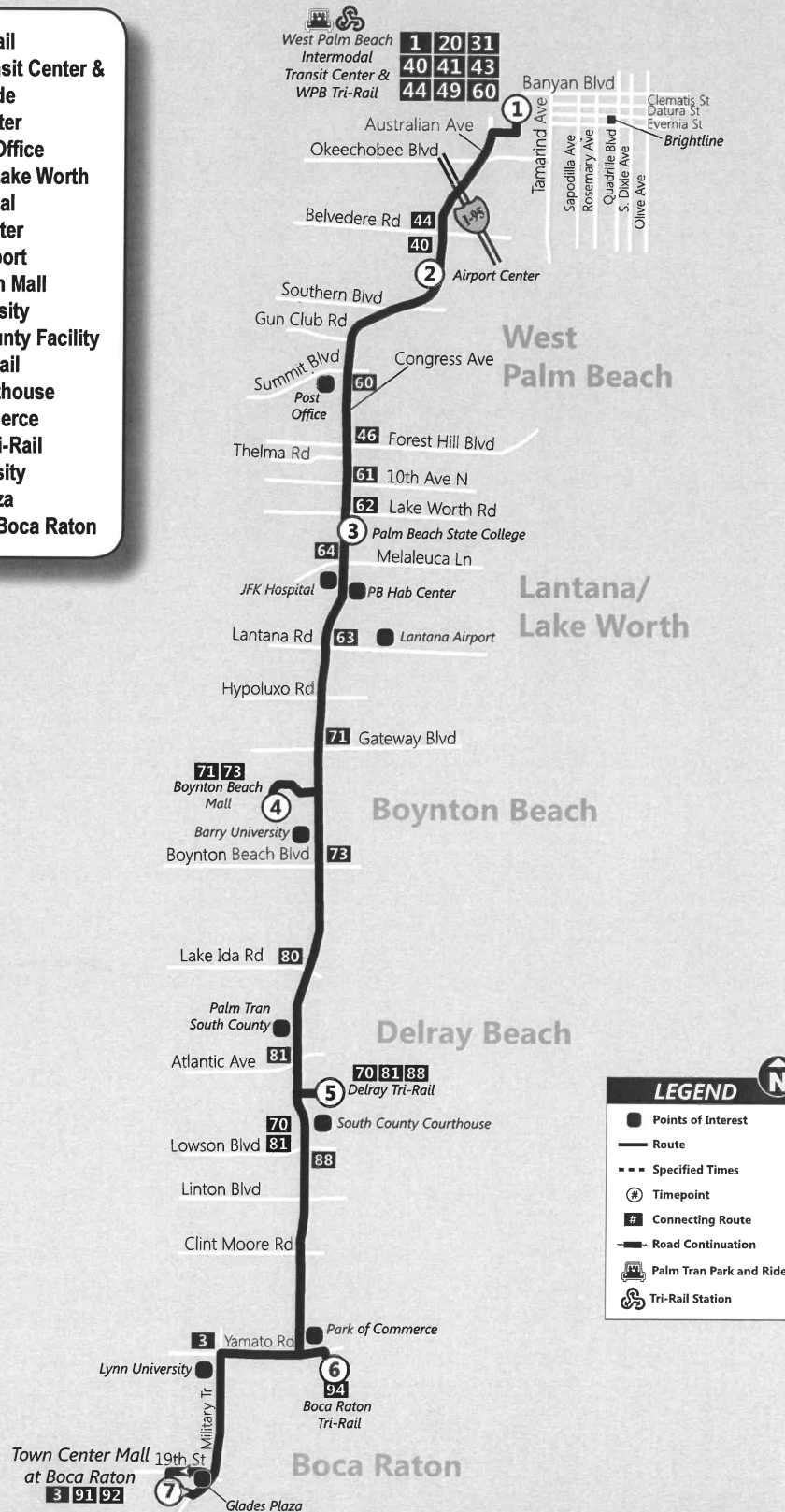
MAIN CORRIDOR

2

ROUTE 2 Ruta 2 / Rout 2

Via Congress Ave. — West Palm Beach To Boca Raton

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

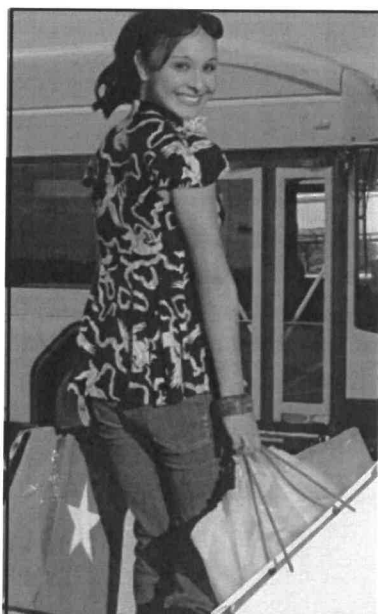


Route 2 Northbound Norte / Nô

Weekday / Semana / Lasémèn

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

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



Shopping Centers and Malls

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

Boca Town Center Mall

2 3 91 92

Boynton Beach Mall

2 71 73

Cross County Plaza

3 33 43

Delray Square

3 80 81

Downtown Lake Worth

1 61 62 64

Gardens Mall

1 3 10 20 21 33

The Mall at Wellington Green

40 43 46 52 62

Mizner Park

1 92 94

Palm Beach Outlets

20 33 49

River Bridge Centre

46 60 61 63

Route 2 Northbound Norte / Nô

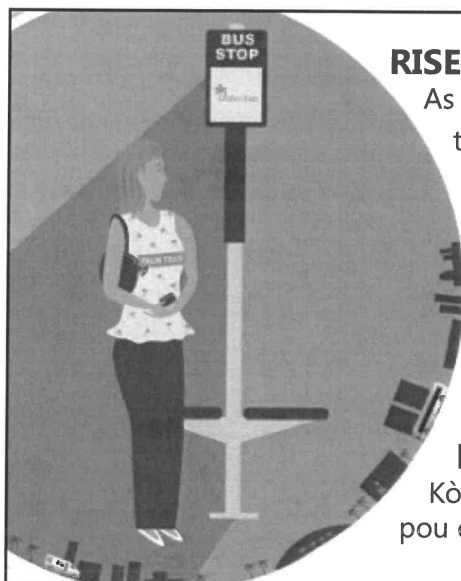
Saturday / Sábado / Samdi

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

Sunday / Domingo / Dimanch

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

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



RISE TO RIDE

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

PONTE DE PIE PARA ABORDAR EL BUS

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

LEVEE KOMANSE POU WOU LIB

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

EXHIBIT G

School Capacity Availability **Determination**



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)

Revised on 08/23/19

Application	Submittal Date	08/15/2019		
	SCAD No.	19080701F – FLU and 19080701D – D. O.		
	FLU /Rezoning/D.O. No.	Not Provided - Village of Palm Springs		
	PCN No. / Address	70-43-44-18-05-010-0040 and 70-43-44-19-00-000-1040 / 3243 Lillian Road and 2085 S. Congress Ave.		
	Development Name	Palm Springs Residences		
	Owner / Agent Name	The Young Mens Christian Asso. Of Palm Beaches, Inc. / Beth Schrantz /Lauren Odom, Esq.		
	SAC No.	183		
	Proposed Amendment Proposed Unit No. & Type	Max. 349 Residential Units - FLU 348 Apartment Units – D. O.		
Impact Review		CO Taylor-Kirklane Elementary School	Palm Springs Middle School	John I. Leonard High School
	New Students Generated	29	12	15
	Capacity Available	116	29	-637
	Utilization Percentage	92%	98%	120%
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 Village Council approves the proposed development, School District staff recommends the following condition to mitigate such impacts. In order to address the school capacity deficiency generated by this proposed development at the District high school level, the property owner shall contribute \$191,805 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 Update Study recommended by the PBC Impact Fee Committee for adoption/implementation in 2019.			
Validation Period	1) This determination is valid from 08/22/2019 to 08/21/2020 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 08/21/2020 or this determination will expire automatically on 08/21/2020.			
Notice	1 - Revision was made on contrition amount from the letter issued on 8/22/19 (\$193,125 to \$191,805) 2 - School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

August 23, 2019

Date

joyce.cai@palmbeachschools.org

Email Address

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

The School District of Palm Beach County, Florida
A Top-Rated District by the Florida Department of Education Since 2005
An Equal Education Opportunity Provider and Employer



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, FL 33461 · Phone: 561-968-8243 · www.vpsfl.org

January 17, 2020

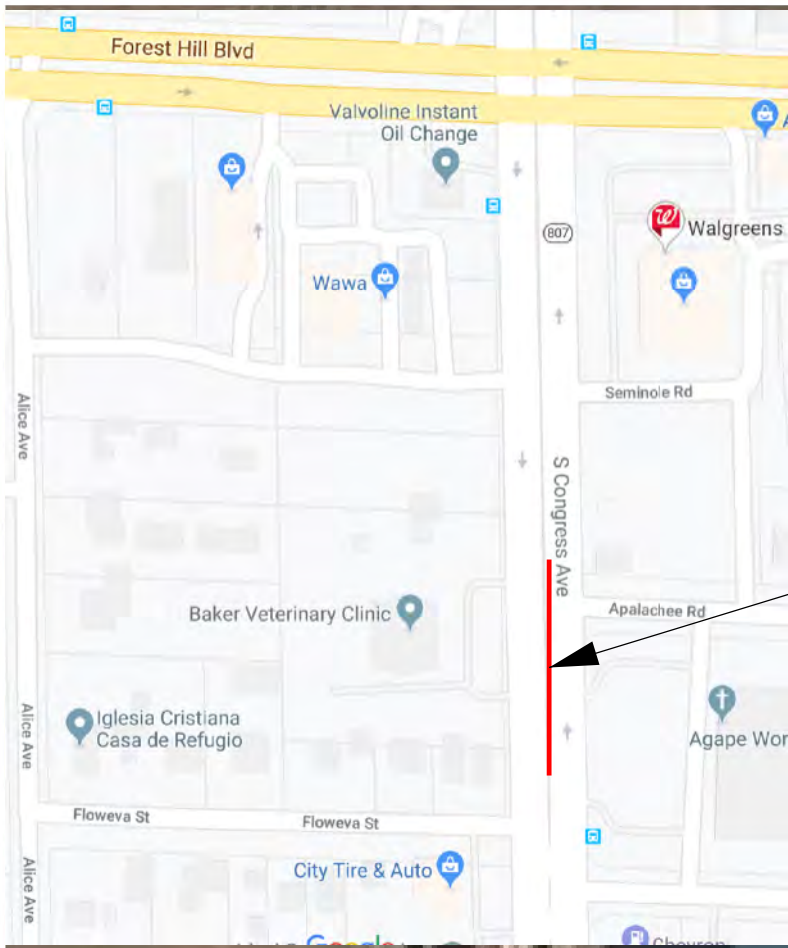
To: Kim Glas-Castro
Planning, Zoning & Building Director

From: Thomas Ceccarelli
Chief of Police

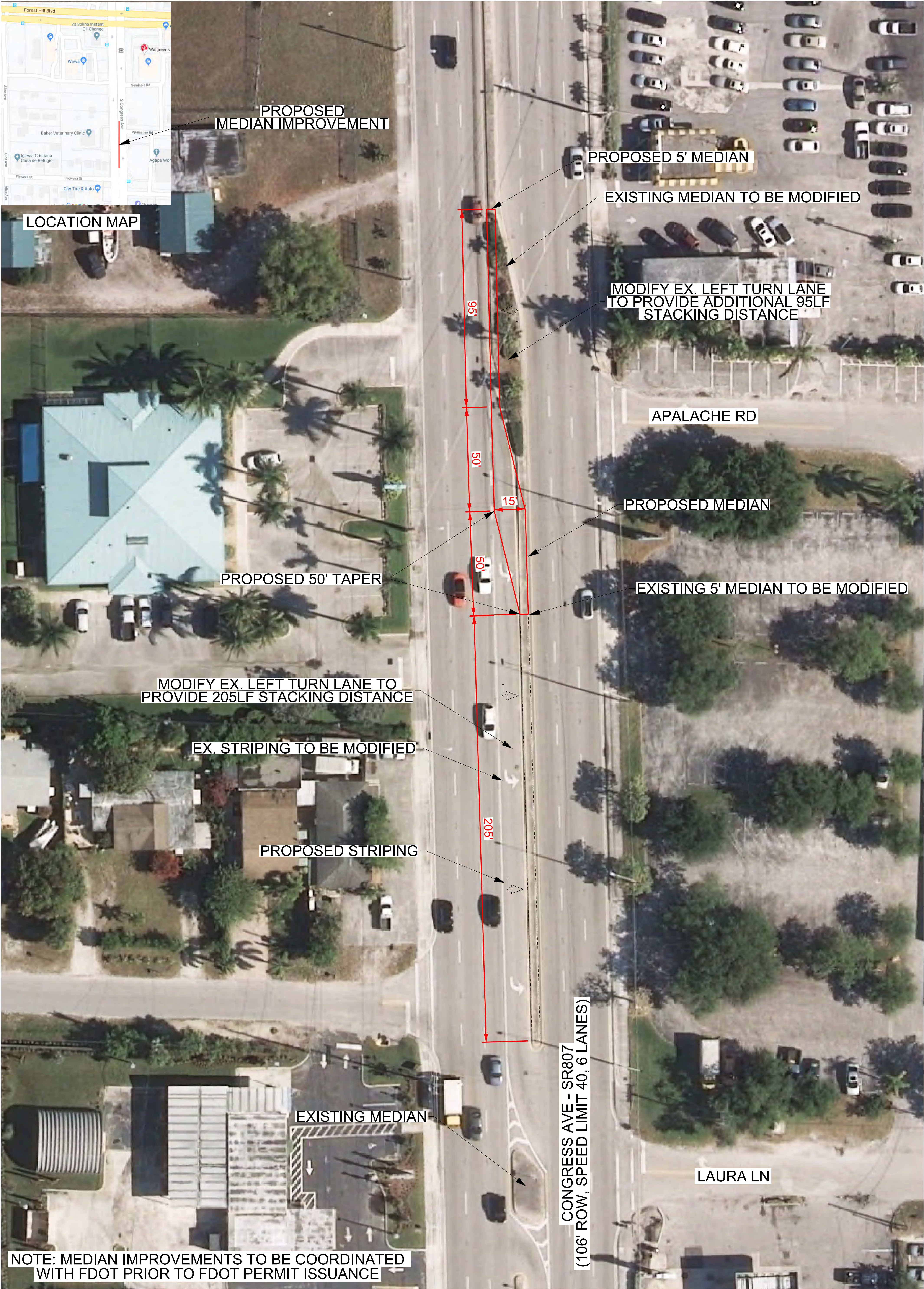
Subject: Proposed Palm Springs Residences Residential Planned Development

In reference to the Proposed Palm Springs Residences development, which is planned for 2085 S. Congress Avenue and 3243 Lillian Road, the Police Department has the following concerns:

- This development will increase our Village's population by at least 600 to 1,000 residents which will significantly increase our calls for police service and will cause a need to hire more police officers.
- Due to the increased population, where there once was none, there is a concern regarding noise complaints from the adjacent residential and adult communities.
- Lack of sufficient parking will most likely result in increased police calls for blocked accessways and overspill parking in neighboring businesses and developments.
- This development will be a strictly rental community which will bring inherent problems associated with a transient population.
- Traffic from this development will negatively affect the intersection of Forest Hill Boulevard and Congress Avenue, which is already overburdened.



LOCATION MAP

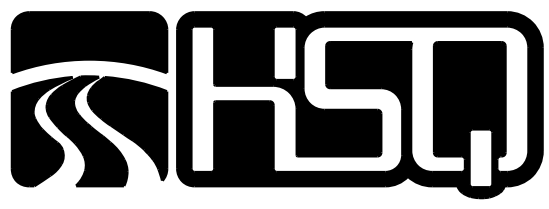


NOTE: MEDIAN IMPROVEMENTS TO BE COORDINATED WITH FDOT PRIOR TO FDOT PERMIT ISSUANCE

DATE:	07/19
DESIGNED BY:	JH
DRAWN BY:	RM
CHECKED BY:	JH
PROJECT:	1903-21
SHEET:	EX-1
STATE OF FLORIDA PROFESSIONAL ENGINEER JAY HUEBNER No. 54615 EXPIRATION DATE 07/19/2021 FLORIDA REGISTRATION NO. - 54615	

PALM SPRINGS RESIDENCES

MEDIAN IMPROVEMENTS EXHIBIT #2
FOREST HILL & CONGRESS AVE



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

3			
2			
1	11/15/19	RM	FIRE DEPT COMMENTS
NO	DATE	BY	REVISIONS



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON, AICP
DIRECTOR

WANDA F. PAUL
CHIEF OPERATING OFFICER

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PHONE: 561-434-8020 / FAX: 561-434-8815
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Revised on 08/23/19

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School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

August 23, 2019

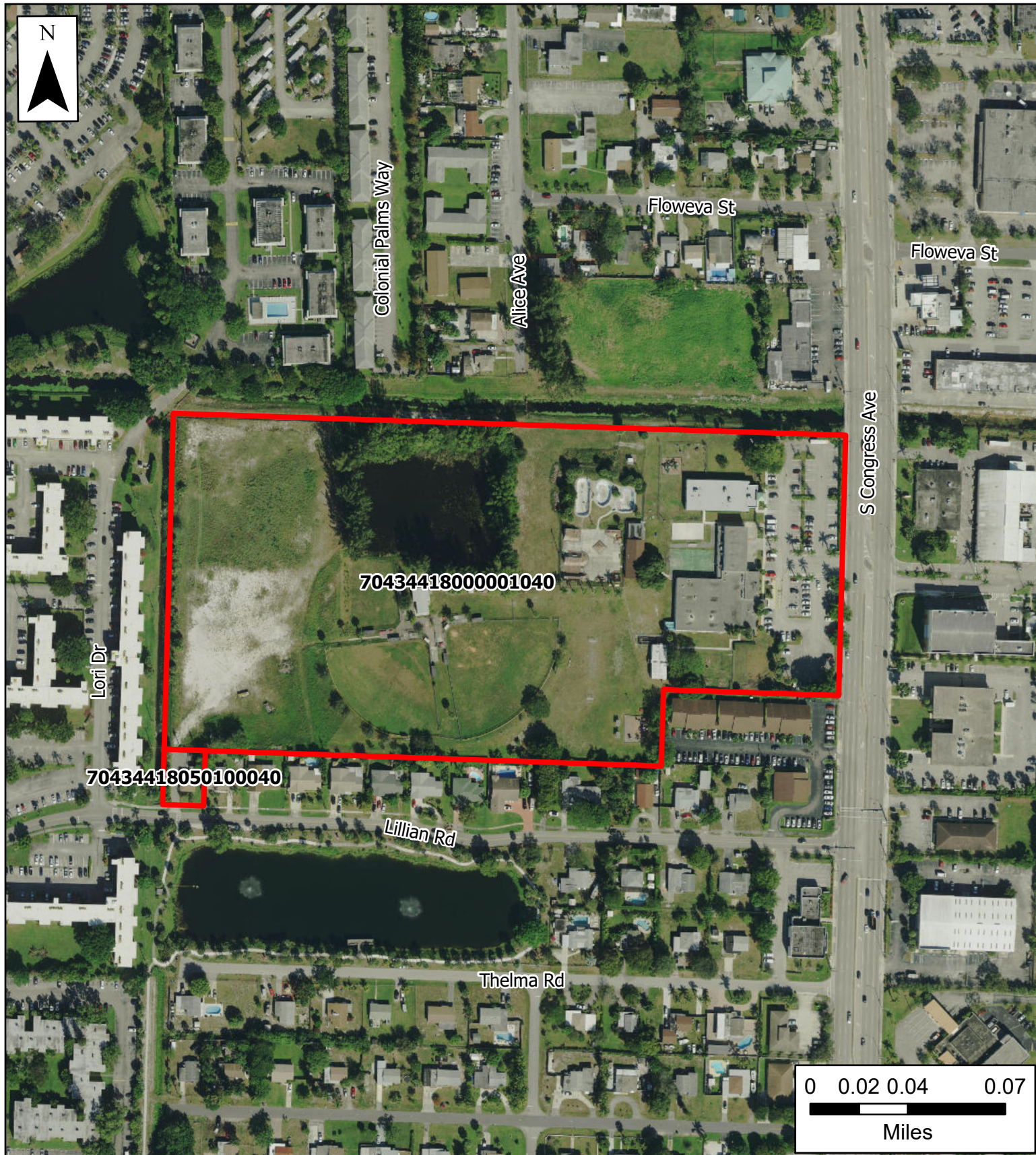
Date

joyce.cai@palmbeachschools.org

Email Address

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

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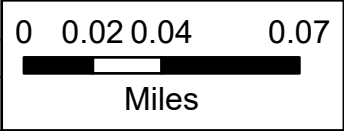
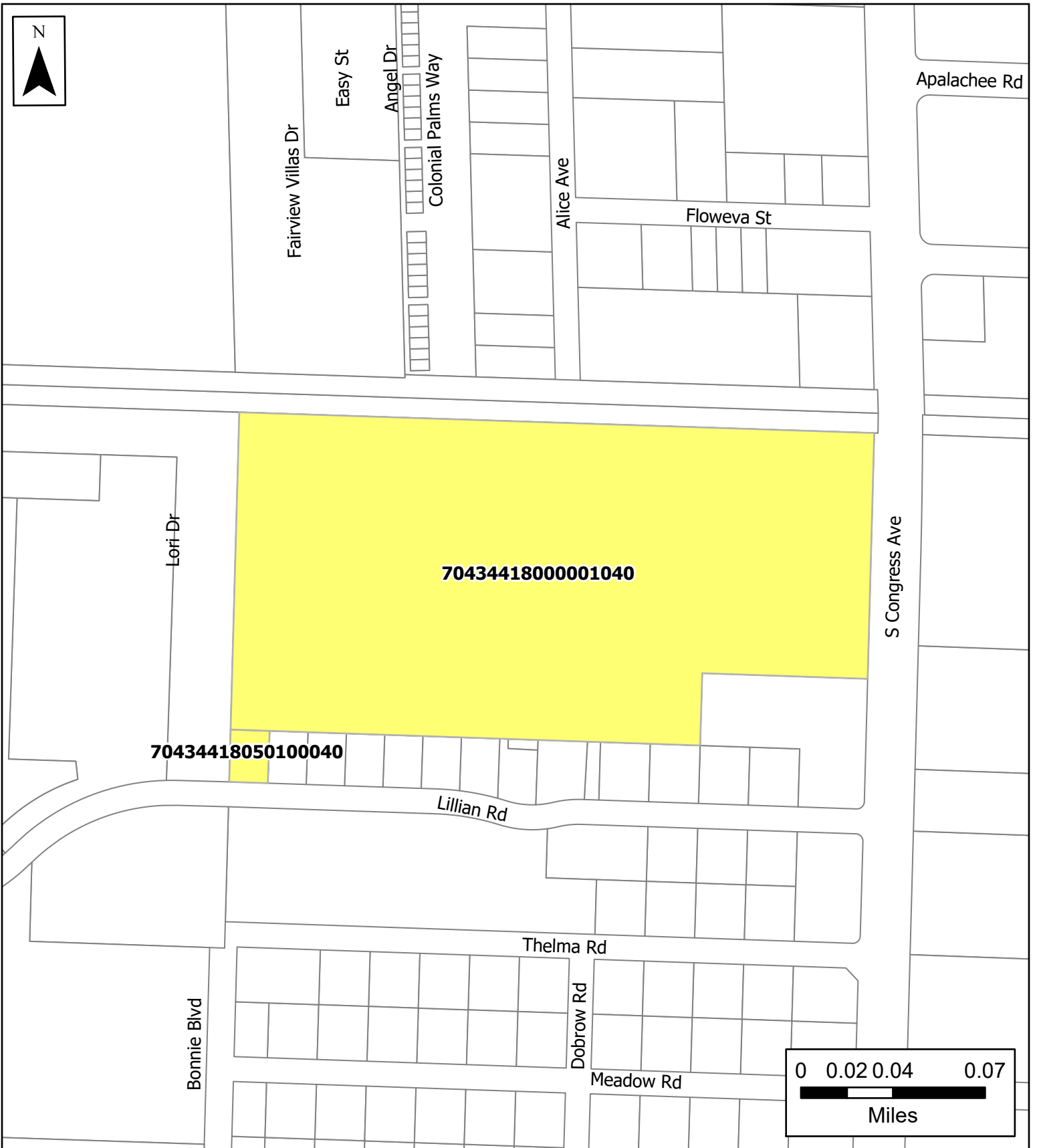
Village of Palm Springs

2085 S. Congress Ave
3243 Lillian Rd
Palm Springs Residences
Location Map

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

 Property Boundary

Data Source: Property Boundary provided by Palm Beach County, Basemap imagery provided by ESRI Online Services.



Village of Palm Springs

2085 S. Congress Ave

3243 Lillian Rd

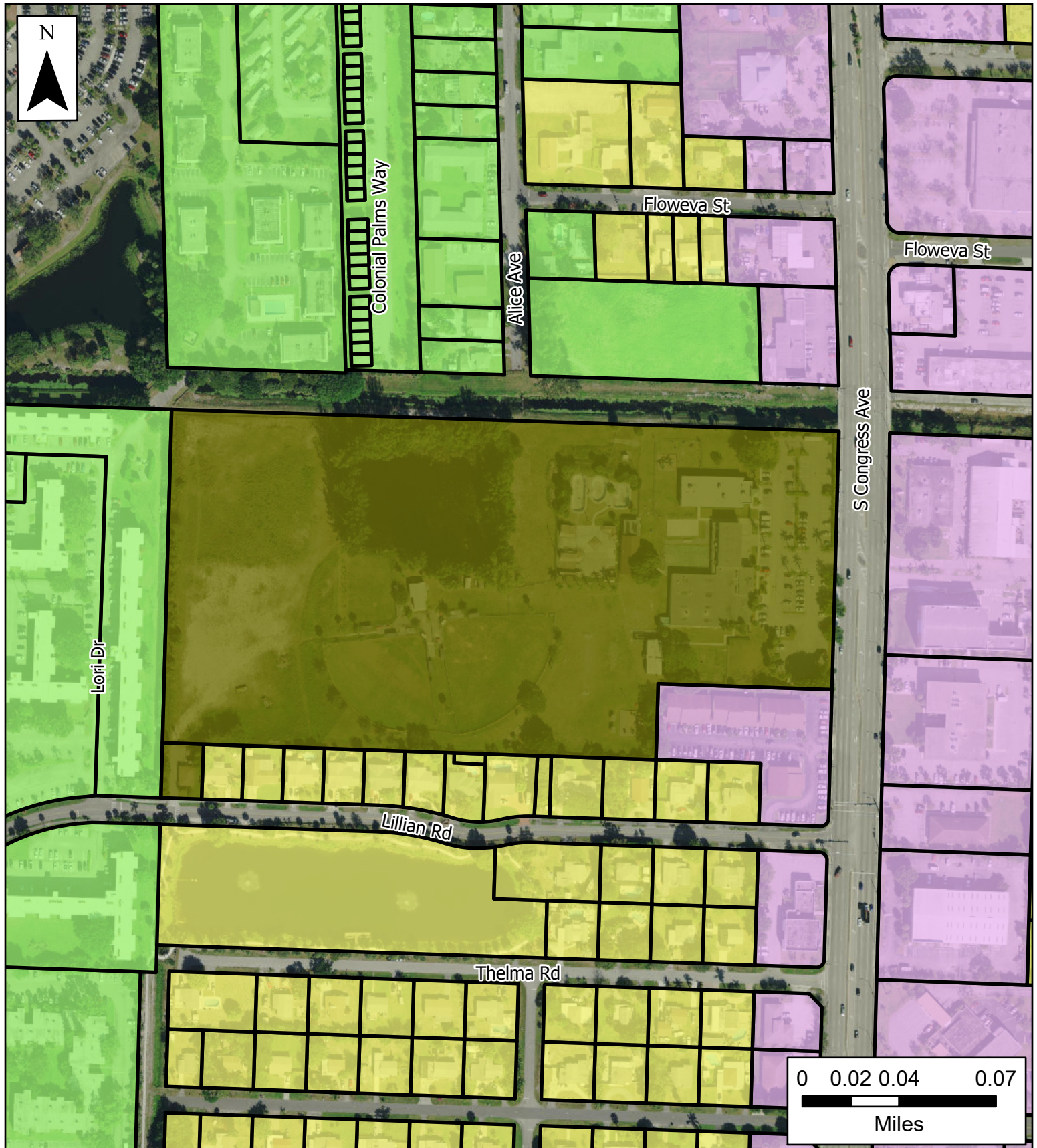
Palm Springs Residences

Location Map

 Palm Springs Residences

Data Source: Property Boundary provided by Palm Beach County, Basemap imagery provided by ESRI Online Services.

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Village of Palm Springs

2085 S. Congress Ave

3243 Lillian Rd

Palm Springs Residences

Future Land Use Map

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- Commercial
- Low Density Residential
- Medium Density Residential
- High Density Residential

Data Source: FLU provided by Palm Beach County, Basemap imagery provided by ESRI Online Services.

January 17, 2020

Search Statutes:

2019

Search

Advanced Legislative Search and Browse



Select Year:

2019

Go

The 2019 Florida Statutes

[Title XI](#)
COUNTY ORGANIZATION AND
INTERGOVERNMENTAL RELATIONS

[Chapter 163](#)
INTERGOVERNMENTAL
PROGRAMS

[View Entire Chapter](#)

163.3177 Required and optional elements of comprehensive plan; studies and surveys.—

(1) The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government's programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner. It is not the intent of this part to require the inclusion of implementing regulations in the comprehensive plan but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out. The plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.

(a) The comprehensive plan shall consist of elements as described in this section, and may include optional elements.

(b) A local government may include, as part of its adopted plan, documents adopted by reference but not incorporated verbatim into the plan. The adoption by reference must identify the title and author of the document and indicate clearly what provisions and edition of the document is being adopted.

(c) The format of these principles and guidelines is at the discretion of the local government, but typically is expressed in goals, objectives, policies, and strategies.

(d) The comprehensive plan shall identify procedures for monitoring, evaluating, and appraising implementation of the plan.

(e) When a federal, state, or regional agency has implemented a regulatory program, a local government is not required to duplicate or exceed that regulatory program in its local comprehensive plan.

(f) All mandatory and optional elements of the comprehensive plan and plan amendments shall be based upon relevant and appropriate data and an analysis by the local government that may include, but not be limited to, surveys, studies, community goals and vision, and other data available at the time of adoption of the comprehensive plan or plan amendment. To be based on data means to react to it in an appropriate way and to the extent necessary indicated by the data available on that

Interpreter Services for the
Deaf and Hard of Hearing

Finding Florida Grades
K-5

**LIFE AS A
LAWMAKER** Grades
6+

particular subject at the time of adoption of the plan or plan amendment at issue.

1. Surveys, studies, and data utilized in the preparation of the comprehensive plan may not be deemed a part of the comprehensive plan unless adopted as a part of it. Copies of such studies, surveys, data, and supporting documents for proposed plans and plan amendments shall be made available for public inspection, and copies of such plans shall be made available to the public upon payment of reasonable charges for reproduction. Support data or summaries are not subject to the compliance review process, but the comprehensive plan must be clearly based on appropriate data. Support data or summaries may be used to aid in the determination of compliance and consistency.
2. Data must be taken from professionally accepted sources. The application of a methodology utilized in data collection or whether a particular methodology is professionally accepted may be evaluated. However, the evaluation may not include whether one accepted methodology is better than another. Original data collection by local governments is not required. However, local governments may use original data so long as methodologies are professionally accepted.
3. The comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research or generated by the local government based upon a professionally acceptable methodology. The plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. [380.05](#), including related rules of the Administration Commission. Absent physical limitations on population growth, population projections for each municipality, and the unincorporated area within a county must, at a minimum, be reflective of each area's proportional share of the total county population and the total county population growth.
 - (2) Coordination of the several elements of the local comprehensive plan shall be a major objective of the planning process. The several elements of the comprehensive plan shall be consistent. Where data is relevant to several elements, consistent data shall be used, including population estimates and projections unless alternative data can be justified for a plan amendment through new supporting data and analysis. Each map depicting future conditions must reflect the principles, guidelines, and standards within all elements, and each such map must be contained within the comprehensive plan.
- (3)(a) The comprehensive plan shall contain a capital improvements element designed to consider the need for and the location of public facilities in order to encourage the efficient use of such facilities and set forth:
 1. A component that outlines principles for construction, extension, or increase in capacity of public facilities, as well as a component that outlines principles for correcting existing public facility deficiencies, which are necessary to implement the comprehensive plan. The components shall cover at least a 5-year period.
 2. Estimated public facility costs, including a delineation of when facilities will be needed, the general location of the facilities, and projected revenue sources to fund the facilities.
 3. Standards to ensure the availability of public facilities and the adequacy of those facilities to meet established acceptable levels of service.
 4. A schedule of capital improvements which includes any publicly funded projects of federal, state, or local government, and which may include privately funded projects for which the local government has no fiscal responsibility. Projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding.
 5. The schedule must include transportation improvements included in the applicable metropolitan planning organization's transportation improvement program adopted pursuant to s.

339.175(8) to the extent that such improvements are relied upon to ensure concurrency and financial feasibility. The schedule must be coordinated with the applicable metropolitan planning organization's long-range transportation plan adopted pursuant to s. 339.175(7).

(b) The capital improvements element must be reviewed by the local government on an annual basis. Modifications to update the 5-year capital improvement schedule may be accomplished by ordinance and may not be deemed to be amendments to the local comprehensive plan.

(4)(a) Coordination of the local comprehensive plan with the comprehensive plans of adjacent municipalities, the county, adjacent counties, or the region; with the appropriate water management district's regional water supply plans approved pursuant to s. 373.709; and with adopted rules pertaining to designated areas of critical state concern shall be a major objective of the local comprehensive planning process. To that end, in the preparation of a comprehensive plan or element thereof, and in the comprehensive plan or element as adopted, the governing body shall include a specific policy statement indicating the relationship of the proposed development of the area to the comprehensive plans of adjacent municipalities, the county, adjacent counties, or the region, as the case may require and as such adopted plans or plans in preparation may exist.

(b) When all or a portion of the land in a local government jurisdiction is or becomes part of a designated area of critical state concern, the local government shall clearly identify those portions of the local comprehensive plan that shall be applicable to the critical area and shall indicate the relationship of the proposed development of the area to the rules for the area of critical state concern.

(5)(a) Each local government comprehensive plan must include at least two planning periods, one covering at least the first 5-year period occurring after the plan's adoption and one covering at least a 10-year period. Additional planning periods for specific components, elements, land use amendments, or projects shall be permissible and accepted as part of the planning process.

(b) The comprehensive plan and its elements shall contain guidelines or policies for the implementation of the plan and its elements.

(6) In addition to the requirements of subsections (1)-(5), the comprehensive plan shall include the following elements:

(a) A future land use plan element designating proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land. The approximate acreage and the general range of density or intensity of use shall be provided for the gross land area included in each existing land use category. The element shall establish the long-term end toward which land use programs and activities are ultimately directed.

1. Each future land use category must be defined in terms of uses included, and must include standards to be followed in the control and distribution of population densities and building and structure intensities. The proposed distribution, location, and extent of the various categories of land use shall be shown on a land use map or map series which shall be supplemented by goals, policies, and measurable objectives.

2. The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:

- a. The amount of land required to accommodate anticipated growth.
- b. The projected permanent and seasonal population of the area.
- c. The character of undeveloped land.
- d. The availability of water supplies, public facilities, and services.
- e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.
- f. The compatibility of uses on lands adjacent to or closely proximate to military installations.

- g. The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.
 - h. The discouragement of urban sprawl.
 - i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.
 - j. The need to modify land uses and development patterns within antiquated subdivisions.
3. The future land use plan element shall include criteria to be used to:
- a. Achieve the compatibility of lands adjacent or closely proximate to military installations, considering factors identified in s. 163.3175(5).
 - b. Achieve the compatibility of lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.
 - c. Encourage preservation of recreational and commercial working waterfronts for water-dependent uses in coastal communities.
 - d. Encourage the location of schools proximate to urban residential areas to the extent possible.
 - e. Coordinate future land uses with the topography and soil conditions, and the availability of facilities and services.
 - f. Ensure the protection of natural and historic resources.
 - g. Provide for the compatibility of adjacent land uses.

h. Provide guidelines for the implementation of mixed-use development including the types of uses allowed, the percentage distribution among the mix of uses, or other standards, and the density and intensity of each use.

4. The amount of land designated for future planned uses shall provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.

5. The future land use plan of a county may designate areas for possible future municipal incorporation.

6. The land use maps or map series shall generally identify and depict historic district boundaries and shall designate historically significant properties meriting protection.

7. The future land use element must clearly identify the land use categories in which public schools are an allowable use. When delineating the land use categories in which public schools are an allowable use, a local government shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with public school boards and may establish differing criteria for schools of different type or size. Each local government shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.

8. Future land use map amendments shall be based upon the following analyses:

- a. An analysis of the availability of facilities and services.
- b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.
- c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

(VI) Fails to maximize use of existing public facilities and services.

(VII) Fails to maximize use of future public facilities and services.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

(IX) Fails to provide a clear separation between rural and urban uses.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

(XI) Fails to encourage a functional mix of uses.

(XII) Results in poor accessibility among linked or related land uses.

(XIII) Results in the loss of significant amounts of functional open space.

b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

(IV) Promotes conservation of water and energy.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

(VII) Creates a balance of land uses based upon demands of the residential population for the

nonresidential needs of an area.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. [163.3164](#).

10. The future land use element shall include a future land use map or map series.

a. The proposed distribution, extent, and location of the following uses shall be shown on the future land use map or map series:

- (I) Residential.
- (II) Commercial.
- (III) Industrial.
- (IV) Agricultural.
- (V) Recreational.
- (VI) Conservation.
- (VII) Educational.
- (VIII) Public.

b. The following areas shall also be shown on the future land use map or map series, if applicable:

- (I) Historic district boundaries and designated historically significant properties.
- (II) Transportation concurrency management area boundaries or transportation concurrency exception area boundaries.
- (III) Multimodal transportation district boundaries.
- (IV) Mixed-use categories.

c. The following natural resources or conditions shall be shown on the future land use map or map series, if applicable:

- (I) Existing and planned public potable waterwells, cones of influence, and wellhead protection areas.
- (II) Beaches and shores, including estuarine systems.
- (III) Rivers, bays, lakes, floodplains, and harbors.
- (IV) Wetlands.
- (V) Minerals and soils.
- (VI) Coastal high hazard areas.

(b) A transportation element addressing mobility issues in relationship to the size and character of the local government. The purpose of the transportation element shall be to plan for a multimodal transportation system that places emphasis on public transportation systems, where feasible. The element shall provide for a safe, convenient multimodal transportation system, coordinated with the future land use map or map series and designed to support all elements of the comprehensive plan. A local government that has all or part of its jurisdiction included within the metropolitan planning area of a metropolitan planning organization (M.P.O.) pursuant to s. [339.175](#) shall prepare and adopt a transportation element consistent with this subsection. Local governments that are not located within the metropolitan planning area of an M.P.O. shall address traffic circulation, mass transit, and ports, and aviation and related facilities consistent with this subsection, except that local governments with a population of 50,000 or less shall only be required to address transportation circulation. The element shall be coordinated with the plans and programs of any applicable metropolitan planning organization, transportation authority, Florida Transportation Plan, and Department of Transportation adopted work program.

1. Each local government's transportation element shall address traffic circulation, including the types, locations, and extent of existing and proposed major thoroughfares and transportation routes, including bicycle and pedestrian ways. Transportation corridors, as defined in s. [334.03](#), may be

designated in the transportation element pursuant to s. [337.273](#). If the transportation corridors are designated, the local government may adopt a transportation corridor management ordinance. The element shall include a map or map series showing the general location of the existing and proposed transportation system features and shall be coordinated with the future land use map or map series. The element shall reflect the data, analysis, and associated principles and strategies relating to:

- a. The existing transportation system levels of service and system needs and the availability of transportation facilities and services.
- b. The growth trends and travel patterns and interactions between land use and transportation.
- c. Existing and projected intermodal deficiencies and needs.
- d. The projected transportation system levels of service and system needs based upon the future land use map and the projected integrated transportation system.
- e. How the local government will correct existing facility deficiencies, meet the identified needs of the projected transportation system, and advance the purpose of this paragraph and the other elements of the comprehensive plan.

2. Local governments within a metropolitan planning area designated as an M.P.O. pursuant to s. [339.175](#) shall also address:

- a. All alternative modes of travel, such as public transportation, pedestrian, and bicycle travel.
- b. Aviation, rail, seaport facilities, access to those facilities, and intermodal terminals.
- c. The capability to evacuate the coastal population before an impending natural disaster.
- d. Airports, projected airport and aviation development, and land use compatibility around airports, which includes areas defined in ss. [333.01](#) and [333.02](#).
- e. An identification of land use densities, building intensities, and transportation management programs to promote public transportation systems in designated public transportation corridors so as to encourage population densities sufficient to support such systems.

3. Municipalities having populations greater than 50,000, and counties having populations greater than 75,000, shall include mass-transit provisions showing proposed methods for the moving of people, rights-of-way, terminals, and related facilities and shall address:

- a. The provision of efficient public transit services based upon existing and proposed major trip generators and attractors, safe and convenient public transit terminals, land uses, and accommodation of the special needs of the transportation disadvantaged.
- b. Plans for port, aviation, and related facilities coordinated with the general circulation and transportation element.
- c. Plans for the circulation of recreational traffic, including bicycle facilities, exercise trails, riding facilities, and such other matters as may be related to the improvement and safety of movement of all types of recreational traffic.

4. At the option of a local government, an airport master plan, and any subsequent amendments to the airport master plan, prepared by a licensed publicly owned and operated airport under s. [333.06](#) may be incorporated into the local government comprehensive plan by the local government having jurisdiction under this act for the area in which the airport or projected airport development is located by the adoption of a comprehensive plan amendment. In the amendment to the local comprehensive plan that integrates the airport master plan, the comprehensive plan amendment shall address land use compatibility consistent with chapter 333 regarding airport zoning; the provision of regional transportation facilities for the efficient use and operation of the transportation system and airport; consistency with the local government transportation circulation element and applicable M.P.O. long-range transportation plans; the execution of any necessary interlocal agreements for the purposes of the provision of public facilities and services to maintain the adopted level-of-service standards for facilities subject to concurrency; and may address airport-related or aviation-related development. Development or expansion of an airport consistent with the adopted airport master

plan that has been incorporated into the local comprehensive plan in compliance with this part, and airport-related or aviation-related development that has been addressed in the comprehensive plan amendment that incorporates the airport master plan, do not constitute a development of regional impact. Notwithstanding any other general law, an airport that has received a development-of-regional-impact development order pursuant to s. [380.06](#), but which is no longer required to undergo development-of-regional-impact review pursuant to this subsection, may rescind its development-of-regional-impact order upon written notification to the applicable local government. Upon receipt by the local government, the development-of-regional-impact development order shall be deemed rescinded.

(c) A general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element correlated to principles and guidelines for future land use, indicating ways to provide for future potable water, drainage, sanitary sewer, solid waste, and aquifer recharge protection requirements for the area. The element may be a detailed engineering plan including a topographic map depicting areas of prime groundwater recharge.

1. Each local government shall address in the data and analyses required by this section those facilities that provide service within the local government's jurisdiction. Local governments that provide facilities to serve areas within other local government jurisdictions shall also address those facilities in the data and analyses required by this section, using data from the comprehensive plan for those areas for the purpose of projecting facility needs as required in this subsection. For shared facilities, each local government shall indicate the proportional capacity of the systems allocated to serve its jurisdiction.

2. The element shall describe the problems and needs and the general facilities that will be required for solution of the problems and needs, including correcting existing facility deficiencies. The element shall address coordinating the extension of, or increase in the capacity of, facilities to meet future needs while maximizing the use of existing facilities and discouraging urban sprawl; conserving potable water resources; and protecting the functions of natural groundwater recharge areas and natural drainage features.

3. Within 18 months after the governing board approves an updated regional water supply plan, the element must incorporate the alternative water supply project or projects selected by the local government from those identified in the regional water supply plan pursuant to s. [373.709\(2\)\(a\)](#) or proposed by the local government under s. [373.709\(8\)\(b\)](#). If a local government is located within two water management districts, the local government shall adopt its comprehensive plan amendment within 18 months after the later updated regional water supply plan. The element must identify such alternative water supply projects and traditional water supply projects and conservation and reuse necessary to meet the water needs identified in s. [373.709\(2\)\(a\)](#) within the local government's jurisdiction and include a work plan, covering at least a 10-year planning period, for building public, private, and regional water supply facilities, including development of alternative water supplies, which are identified in the element as necessary to serve existing and new development. The work plan shall be updated, at a minimum, every 5 years within 18 months after the governing board of a water management district approves an updated regional water supply plan. Local governments, public and private utilities, regional water supply authorities, special districts, and water management districts are encouraged to cooperatively plan for the development of multijurisdictional water supply facilities that are sufficient to meet projected demands for established planning periods, including the development of alternative water sources to supplement traditional sources of groundwater and surface water supplies.

4. A local government that does not own, operate, or maintain its own water supply facilities, including, but not limited to, wells, treatment facilities, and distribution infrastructure, and is served by a public water utility with a permitted allocation of greater than 300 million gallons per day is not

required to amend its comprehensive plan in response to an updated regional water supply plan or to maintain a work plan if any such local government's usage of water constitutes less than 1 percent of the public water utility's total permitted allocation. However, any such local government is required to cooperate with, and provide relevant data to, any local government or utility provider that provides service within its jurisdiction, and to keep its general sanitary sewer, solid waste, potable water, and natural groundwater aquifer recharge element updated in accordance with s. 163.3191.

(d) A conservation element for the conservation, use, and protection of natural resources in the area, including air, water, water recharge areas, wetlands, waterwells, estuarine marshes, soils, beaches, shores, flood plains, rivers, bays, lakes, harbors, forests, fisheries and wildlife, marine habitat, minerals, and other natural and environmental resources, including factors that affect energy conservation.

1. The following natural resources, where present within the local government's boundaries, shall be identified and analyzed and existing recreational or conservation uses, known pollution problems, including hazardous wastes, and the potential for conservation, recreation, use, or protection shall also be identified:

- a. Rivers, bays, lakes, wetlands including estuarine marshes, groundwaters, and springs, including information on quality of the resource available.
- b. Floodplains.
- c. Known sources of commercially valuable minerals.
- d. Areas known to have experienced soil erosion problems.
- e. Areas that are the location of recreationally and commercially important fish or shellfish, wildlife, marine habitats, and vegetative communities, including forests, indicating known dominant species present and species listed by federal, state, or local government agencies as endangered, threatened, or species of special concern.

2. The element must contain principles, guidelines, and standards for conservation that provide long-term goals and which:

- a. Protects air quality.
- b. Conserves, appropriately uses, and protects the quality and quantity of current and projected water sources and waters that flow into estuarine waters or oceanic waters and protect from activities and land uses known to affect adversely the quality and quantity of identified water sources, including natural groundwater recharge areas, wellhead protection areas, and surface waters used as a source of public water supply.
- c. Provides for the emergency conservation of water sources in accordance with the plans of the regional water management district.
- d. Conserves, appropriately uses, and protects minerals, soils, and native vegetative communities, including forests, from destruction by development activities.
- e. Conserves, appropriately uses, and protects fisheries, wildlife, wildlife habitat, and marine habitat and restricts activities known to adversely affect the survival of endangered and threatened wildlife.
- f. Protects existing natural reservations identified in the recreation and open space element.
- g. Maintains cooperation with adjacent local governments to conserve, appropriately use, or protect unique vegetative communities located within more than one local jurisdiction.
- h. Designates environmentally sensitive lands for protection based on locally determined criteria which further the goals and objectives of the conservation element.
- i. Manages hazardous waste to protect natural resources.
- j. Protects and conserves wetlands and the natural functions of wetlands.
- k. Directs future land uses that are incompatible with the protection and conservation of wetlands and wetland functions away from wetlands. The type, intensity or density, extent,

distribution, and location of allowable land uses and the types, values, functions, sizes, conditions, and locations of wetlands are land use factors that shall be considered when directing incompatible land uses away from wetlands. Land uses shall be distributed in a manner that minimizes the effect and impact on wetlands. The protection and conservation of wetlands by the direction of incompatible land uses away from wetlands shall occur in combination with other principles, guidelines, standards, and strategies in the comprehensive plan. Where incompatible land uses are allowed to occur, mitigation shall be considered as one means to compensate for loss of wetlands functions.

3. Current and projected needs and sources for at least a 10-year period based on the demands for industrial, agricultural, and potable water use and the quality and quantity of water available to meet these demands shall be analyzed. The analysis shall consider the existing levels of water conservation, use, and protection and applicable policies of the regional water management district and further must consider the appropriate regional water supply plan approved pursuant to s. [373.709](#), or, in the absence of an approved regional water supply plan, the district water management plan approved pursuant to s. [373.036](#)(2). This information shall be submitted to the appropriate agencies.

(e) A recreation and open space element indicating a comprehensive system of public and private sites for recreation, including, but not limited to, natural reservations, parks and playgrounds, parkways, beaches and public access to beaches, open spaces, waterways, and other recreational facilities.

(f)1. A housing element consisting of principles, guidelines, standards, and strategies to be followed in:

- a. The provision of housing for all current and anticipated future residents of the jurisdiction.
- b. The elimination of substandard dwelling conditions.
- c. The structural and aesthetic improvement of existing housing.
- d. The provision of adequate sites for future housing, including affordable workforce housing as defined in s. [380.0651](#)(1)(h), housing for low-income, very low-income, and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities. The element may include provisions that specifically address affordable housing for persons 60 years of age or older. Real property that is conveyed to a local government for affordable housing under this sub-subparagraph shall be disposed of by the local government pursuant to s. [125.379](#) or s. [166.0451](#).
- e. Provision for relocation housing and identification of historically significant and other housing for purposes of conservation, rehabilitation, or replacement.
- f. The formulation of housing implementation programs.
- g. The creation or preservation of affordable housing to minimize the need for additional local services and avoid the concentration of affordable housing units only in specific areas of the jurisdiction.

2. The principles, guidelines, standards, and strategies of the housing element must be based on data and analysis prepared on housing needs, which shall include the number and distribution of dwelling units by type, tenure, age, rent, value, monthly cost of owner-occupied units, and rent or cost to income ratio, and shall show the number of dwelling units that are substandard. The data and analysis shall also include the methodology used to estimate the condition of housing, a projection of the anticipated number of households by size, income range, and age of residents derived from the population projections, and the minimum housing need of the current and anticipated future residents of the jurisdiction.

3. The housing element must express principles, guidelines, standards, and strategies that reflect, as needed, the creation and preservation of affordable housing for all current and anticipated future

residents of the jurisdiction, elimination of substandard housing conditions, adequate sites, and distribution of housing for a range of incomes and types, including mobile and manufactured homes. The element must provide for specific programs and actions to partner with private and nonprofit sectors to address housing needs in the jurisdiction, streamline the permitting process, and minimize costs and delays for affordable housing, establish standards to address the quality of housing, stabilization of neighborhoods, and identification and improvement of historically significant housing.

4. State and federal housing plans prepared on behalf of the local government must be consistent with the goals, objectives, and policies of the housing element. Local governments are encouraged to use job training, job creation, and economic solutions to address a portion of their affordable housing concerns.

(g) For those units of local government identified in s. 380.24, a coastal management element, appropriately related to the particular requirements of paragraphs (d) and (e) and meeting the requirements of s. 163.3178(2) and (3). The coastal management element shall set forth the principles, guidelines, standards, and strategies that shall guide the local government's decisions and program implementation with respect to the following objectives:

1. Maintain, restore, and enhance the overall quality of the coastal zone environment, including, but not limited to, its amenities and aesthetic values.
2. Preserve the continued existence of viable populations of all species of wildlife and marine life.
3. Protect the orderly and balanced utilization and preservation, consistent with sound conservation principles, of all living and nonliving coastal zone resources.
4. Avoid irreversible and irretrievable loss of coastal zone resources.
5. Use ecological planning principles and assumptions in the determination of the suitability of permitted development.
6. Limit public expenditures that subsidize development in coastal high-hazard areas.
7. Protect human life against the effects of natural disasters.
8. Direct the orderly development, maintenance, and use of ports identified in s. 403.021(9) to facilitate deepwater commercial navigation and other related activities.
9. Preserve historic and archaeological resources, which include the sensitive adaptive use of these resources.
10. At the option of the local government, develop an adaptation action area designation for those low-lying coastal zones that are experiencing coastal flooding due to extreme high tides and storm surge and are vulnerable to the impacts of rising sea level. Local governments that adopt an adaptation action area may consider policies within the coastal management element to improve resilience to coastal flooding resulting from high-tide events, storm surge, flash floods, stormwater runoff, and related impacts of sea-level rise. Criteria for the adaptation action area may include, but need not be limited to, areas for which the land elevations are below, at, or near mean higher high water, which have a hydrologic connection to coastal waters, or which are designated as evacuation zones for storm surge.

(h)1. An intergovernmental coordination element showing relationships and stating principles and guidelines to be used in coordinating the adopted comprehensive plan with the plans of school boards, regional water supply authorities, and other units of local government providing services but not having regulatory authority over the use of land, with the comprehensive plans of adjacent municipalities, the county, adjacent counties, or the region, with the state comprehensive plan and with the applicable regional water supply plan approved pursuant to s. 373.709, as the case may require and as such adopted plans or plans in preparation may exist. This element of the local comprehensive plan must demonstrate consideration of the particular effects of the local plan, when adopted, upon the development of adjacent municipalities, the county, adjacent counties, or the

region, or upon the state comprehensive plan, as the case may require.

a. The intergovernmental coordination element must provide procedures for identifying and implementing joint planning areas, especially for the purpose of annexation, municipal incorporation, and joint infrastructure service areas.

b. The intergovernmental coordination element shall provide for a dispute resolution process, as established pursuant to s. [186.509](#), for bringing intergovernmental disputes to closure in a timely manner.

c. The intergovernmental coordination element shall provide for interlocal agreements as established pursuant to s. [333.03\(1\)\(b\)](#).

2. The intergovernmental coordination element shall also state principles and guidelines to be used in coordinating the adopted comprehensive plan with the plans of school boards and other units of local government providing facilities and services but not having regulatory authority over the use of land. In addition, the intergovernmental coordination element must describe joint processes for collaborative planning and decisionmaking on population projections and public school siting, the location and extension of public facilities subject to concurrency, and siting facilities with countywide significance, including locally unwanted land uses whose nature and identity are established in an agreement.

3. Within 1 year after adopting their intergovernmental coordination elements, each county, all the municipalities within that county, the district school board, and any unit of local government service providers in that county shall establish by interlocal or other formal agreement executed by all affected entities, the joint processes described in this subparagraph consistent with their adopted intergovernmental coordination elements. The agreement must:

a. Ensure that the local government addresses through coordination mechanisms the impacts of development proposed in the local comprehensive plan upon development in adjacent municipalities, the county, adjacent counties, the region, and the state. The area of concern for municipalities shall include adjacent municipalities, the county, and counties adjacent to the municipality. The area of concern for counties shall include all municipalities within the county, adjacent counties, and adjacent municipalities.

b. Ensure coordination in establishing level of service standards for public facilities with any state, regional, or local entity having operational and maintenance responsibility for such facilities.

(7)(a) The Legislature finds that:

1. There are a number of rural agricultural industrial centers in the state that process, produce, or aid in the production or distribution of a variety of agriculturally based products, including, but not limited to, fruits, vegetables, timber, and other crops, and juices, paper, and building materials. Rural agricultural industrial centers have a significant amount of existing associated infrastructure that is used for processing, producing, or distributing agricultural products.

2. Such rural agricultural industrial centers are often located within or near communities in which the economy is largely dependent upon agriculture and agriculturally based products. The centers significantly enhance the economy of such communities. However, these agriculturally based communities are often socioeconomically challenged and designated as rural areas of opportunity. If such rural agricultural industrial centers are lost and not replaced with other job-creating enterprises, the agriculturally based communities will lose a substantial amount of their economies.

3. The state has a compelling interest in preserving the viability of agriculture and protecting rural agricultural communities and the state from the economic upheaval that would result from short-term or long-term adverse changes in the agricultural economy. To protect these communities and promote viable agriculture for the long term, it is essential to encourage and permit diversification of existing rural agricultural industrial centers by providing for jobs that are not solely dependent upon, but are compatible with and complement, existing agricultural industrial operations

and to encourage the creation and expansion of industries that use agricultural products in innovative ways. However, the expansion and diversification of these existing centers must be accomplished in a manner that does not promote urban sprawl into surrounding agricultural and rural areas.

(b) As used in this subsection, the term “rural agricultural industrial center” means a developed parcel of land in an unincorporated area on which there exists an operating agricultural industrial facility or facilities that employ at least 200 full-time employees in the aggregate and process and prepare for transport a farm product, as defined in s. [163.3162](#), or any biomass material that could be used, directly or indirectly, for the production of fuel, renewable energy, bioenergy, or alternative fuel as defined by law. The center may also include land contiguous to the facility site which is not used for the cultivation of crops, but on which other existing activities essential to the operation of such facility or facilities are located or conducted. The parcel of land must be located within, or within 10 miles of, a rural area of opportunity.

(c)1. A landowner whose land is located within a rural agricultural industrial center may apply for an amendment to the local government comprehensive plan for the purpose of designating and expanding the existing agricultural industrial uses of facilities located within the center or expanding the existing center to include industrial uses or facilities that are not dependent upon but are compatible with agriculture and the existing uses and facilities. A local government comprehensive plan amendment under this paragraph must:

- a. Not increase the physical area of the existing rural agricultural industrial center by more than 50 percent or 320 acres, whichever is greater.
- b. Propose a project that would, upon completion, create at least 50 new full-time jobs.
- c. Demonstrate that sufficient infrastructure capacity exists or will be provided to support the expanded center at the level-of-service standards adopted in the local government comprehensive plan.
- d. Contain goals, objectives, and policies that will ensure that any adverse environmental impacts of the expanded center will be adequately addressed and mitigation implemented or demonstrate that the local government comprehensive plan contains such provisions.

2. Within 6 months after receiving an application as provided in this paragraph, the local government shall transmit the application to the state land planning agency for review pursuant to this chapter together with any needed amendments to the applicable sections of its comprehensive plan to include goals, objectives, and policies that provide for the expansion of rural agricultural industrial centers and discourage urban sprawl in the surrounding areas. Such goals, objectives, and policies must promote and be consistent with the findings in this subsection. An amendment that meets the requirements of this subsection is presumed not to be urban sprawl as defined in s. [163.3164](#) and shall be considered within 90 days after any review required by the state land planning agency if required by s. [163.3184](#). This presumption may be rebutted by a preponderance of the evidence.

(d) This subsection does not apply to an optional sector plan adopted pursuant to s. [163.3245](#), a rural land stewardship area designated pursuant to s. [163.3248](#), or any comprehensive plan amendment that includes an inland port terminal or affiliated port development.

(e) This subsection does not confer the status of rural area of opportunity, or any of the rights or benefits derived from such status, on any land area not otherwise designated as such pursuant to s. [288.0656\(7\)](#).

History.—s. 7, ch. 75-257; s. 1, ch. 77-174; s. 1, ch. 80-154; s. 6, ch. 83-308; s. 1, ch. 85-42; s. 6, ch. 85-55; s. 1, ch. 85-309; s. 7, ch. 86-191; s. 5, ch. 92-129; s. 6, ch. 93-206; s. 898, ch. 95-147; s. 3, ch. 95-257; s. 4, ch. 95-322; s. 10, ch. 95-341; s. 10, ch. 96-320; s. 24, ch. 96-410; s. 2, ch. 96-416; s. 2, ch. 98-146; s. 4, ch. 98-176; s. 4, ch. 98-258; s. 90, ch. 99-251; s. 3, ch. 99-378; s. 40, ch. 2001-201; s. 64, ch. 2001-279; s. 24, ch. 2002-1; s. 58, ch. 2002-20; s. 70, ch. 2002-295; s. 2, ch. 2002-296; s. 904, ch. 2002-387; s. 61, ch. 2003-286; s. 2, ch. 2004-230; s. 4, ch. 2004-372; s. 2, ch. 2004-381; s. 2, ch. 2005-36; s. 1, ch. 2005-157; s. 2, ch. 2005-290; s. 10, ch. 2005-291; s. 2, ch. 2006-220; s. 57, ch. 2007-196; s. 1, ch. 2007-198; s. 2, ch. 2007-204; s. 2, ch. 2008-191; s. 10, ch. 2009-21; s. 3, ch. 2009-85; s. 3, ch. 2009-

96; s. 1, ch. 2009-154; s. 43, ch. 2010-102; s. 2, ch. 2010-182; s. 4, ch. 2010-205; s. 3, ch. 2011-14; s. 12, ch. 2011-139; s. 3, ch. 2011-189; s. 4, ch. 2012-99; s. 24, ch. 2014-218; s. 2, ch. 2015-30; s. 13, ch. 2016-10; s. 31, ch. 2019-3.



Village of Palm Springs

Executive Brief

AGENDA DATE: January 28, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 7.1: Resolution No. 2020-04: Residential Planned Development Site Plan (SPR20-02) and Two (2) Waivers, and Sign Variance (PSV20-01) - Palm Springs Residences - 2085 South Congress Avenue and 3243 Lillian Road (Quasi-Judicial Hearing)

SUMMARY: Ms. Bonnie Miskel, Agent for Waverley SP 2, LLC ("Applicant"), is requesting site plan approval (SPR20-02) for a residential planned development to construct 348 residential dwelling units within 15 3-story buildings located on two (2) parcels, totaling 18.0387 gross acres, at 2085 South Congress Avenue and 3243 Lillian Road (former YMCA property). The community will have access via South Congress Avenue with an emergency vehicle access from Lillian Road. Amenities include a clubhouse, pool area, tot lot, volleyball court, dog park, and lake with recreational walking path.

The rental apartments consist of 164–1 bedroom units, 136–2 bedroom units and 48–3 bedroom units with 750 parking spaces which results in 2.15 parking spaces per unit or 1.29 spaces per bedroom. The standard lease will restrict units to 1 vehicle/parking space per 1-bedroom units and 2 vehicles/parking spaces per 2-bedroom and 3-bedroom units. Eight-five (85) additional spaces may be allocated to unit residents at the discretion of the management company and no less than 133 spaces shall be available for guest parking. Residents will be required to provide vehicle information to the property manager including make, model, year, state and license plate information for each registered vehicle in order to obtain electronic access to the community entrance gates.

The applicant is requesting two (2) waivers for the proposed site plan:

1. Relief from Sec. 34-1063(a)(1) to allow for one sidewalk on a street or primary driveway instead of the required sidewalks on both sides of the main street [providing sidewalk on south side of entry drive only]

2. Relief from Sec. 1329(1)(b) to allow the reduction of 338 parking spaces (31% reduction) instead of the required number of parking spaces [providing 750 parking spaces in lieu of 1088 parking spaces].

Additionally, the applicant is requesting one (1) sign variance:

1. (PSV20-01) - Request to allow an additional monument sign (maximum 120 square foot sign face area, maximum 10' height) at the entry drive on Congress Avenue. [Provides relief from Section 34-327(b)(1) which restricts the project to one monument sign.]

Note: The proposed sign variance will not be considered by Planning & Zoning Board as Village Code (Sec. 34-329 - Variances) provides that sign variances are approved by the Village Council.

Village Staff and our Consultants have reviewed the proposal and have five (5) concerns:

1. The Congress Avenue/Forest Hill Boulevard intersection is currently operating at Level of Service F during both peak hours, and the northbound left (west) turn queue exceeds the length of the turn lane. While the maximum intensity of the land use category generates a reduction in traffic impacts, the proposed residential development generates an additional 902 daily trips over the existing YMCA. The traffic analysis shows that the project's traffic distribution will add three (3) cars during the PM peak hour to the intersection's northbound left queue. The Applicant is proposing to mitigate these impacts by extending the length of the left turn lane by three car lengths (approximately 95 linear feet) with the elimination of the existing landscaped median.

2. The Congress Avenue/Project Driveway intersection does not meet the adopted level of

service (LOS) D required by the adopted comprehensive plan. The Village's traffic consultant has recommended a reconfiguration of the project's entry drive, adding a raised median to separate two-way traffic and channel right-turners. FDOT has issued a Pre-Application Letter providing for redesign of the existing median opening to prohibit left turns out of the proposed residential project.

3. John I. Leonard High School is currently over capacity by 622 students. The proposed project will generate an additional 15 high school students. The School District recommends a monetary contribution of \$191,805 to address the school capacity deficiency.

4. Village police services will be significantly impacted by the rental community and addition of 600-1,000 residents, per the Police Chief, and necessitate the hiring of 1-2 additional officers. The estimated \$45,866.40 law enforcement impact fee contribution will not mitigate the demand on police services. (A new officer and associated equipment costs about \$100,000.)

5. The requested waiver for the reduction of 338 parking stalls (31% reduction) is well documented by the Applicant; however, should the strategies of the parking management plan not be successful and parking issues arise in the future, there is not sufficient area to provide additional parking spaces on the property. The Village has only approved a minimal (4.6%) parking reduction in the past, and recently, the Village Council has not supported these waivers (see page 12 of the staff report).

Planning, Zoning & Building Staff does not support the proposal; however, should the Planning & Zoning Board desire to recommend approval of the proposed Site Development Plan, with 2 waivers, staff recommends that the proposed fifty-four (54) conditions, as outlined within the staff report, be included/approved.

FISCAL IMPACT:

The proposed redevelopment of the former YMCA property will enhance the Village's assessed property valuation. However, the ad valorem revenues received by the Village will not cover the impacts to Police, Parks and Recreation and Library services.

The subject property is located within the Congress Avenue District of the Palm Springs Community Redevelopment Agency (CRA).

The projected ad valorem dollars (\$82,054) from the proposed rental community (based on estimated construction costs) will not sufficiently offset the impacts to Village services, including Police, Parks and Recreation, and Library services, generated by the new residents.

ATTACHMENTS:

Res No. 2020-04 Residential Planned Development - SPR20-02 - Palm Springs Residences.doc

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

Project Narrative, Justification Statement and Application

Conditional Approval Letters

Site Plan, Civil Plan, Landscape Plans, Architectural Plans and Survey

Colored Site Plan

Median Improvements and Turn Lane Improvements

Parking Study, Parking Management Plan and Parking Supply Exhibits

Lakeside Village Support Letter

Aerial Map and Location Maps

Excerpt from Village Council Meeting Minutes 8.9.18

Excerpt from Village Council Meeting Minutes 9.27.18

Excerpt from Village Council Meeting Minutes 6.13.19

RESOLUTION NO. 2020-04

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, (APPROVING/DENYING) WITH CONDITIONS, A REQUEST FROM MS. BONNIE MISKEL, AGENT FOR WAVERLEY SP2, LLC, (APPLICANT) FOR SITE PLAN (SPR20-02) WITH TWO (2) WAIVERS, AND ONE (1) SIGN VARIANCE (PSV20-01), FOR A RESIDENTIAL PLANNED DEVELOPMENT. THE PROPOSED SITE PLAN INCLUDES FIFTEEN (15) THREE-STORY BUILDINGS FOR A TOTAL OF 348 RESIDENTIAL DWELLING UNITS, A CLUBHOUSE, POOL AREA, TOT LOT, VOLLEYBALL COURT, DOG PARK AND LAKE WITH RECREATIONAL WALKING PATH, LOCATED AT 2085 SOUTH CONGRESS AVENUE AND 3243 LILLIAN ROAD, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, January 28, 2020 the Planning and Zoning Board reviewed and considered the request of Ms. Miskel, Agent for Waverley SP 2, LLC, ("Applicant"), who request approval of **SITE PLAN (SPR20-02) WITH FOUR (4) WAIVERS, AND A SIGN VARIANCE (PSV20-01)** for a residential planned development. The proposed site plan consists of fifteen (15) three-story buildings for a total of 348-residential units. Amenities include a clubhouse, pool area, tot lot, volleyball court, dog park, and a lake with recreational walking located at 2085 South Congress Avenue and 3243 Lillian Road; and

WHEREAS, as a condition of approval, Village Staff and our Consultants have reviewed the proposal and have five (5) concerns:

1. The Congress Avenue/Forest Hill Boulevard intersection is currently operating at Level of Service F during both peak hours, and the northbound left (west) turn queue exceeds the length of the turn lane. While the maximum intensity of the land use category generates a reduction in traffic impacts, the proposed residential development generates an additional 902 daily trips over the existing YMCA. The traffic analysis shows that the project's traffic distribution will add three (3) cars during the PM peak hour to the intersection's northbound left queue. The Applicant is proposing to mitigate these impacts by extending the length of the left turn lane by three car lengths (approximately 95 linear feet) with the elimination of the existing landscaped median.

2. The Congress Avenue/Project Driveway intersection does not meet the adopted level of service (LOS) D required by the adopted comprehensive plan. The Village's traffic consultant has recommended a reconfiguration of the project's entry drive, adding a raised median to separate two-way traffic and channel right-turners. FDOT has issued a Pre-Application Letter providing for redesign of the existing median opening to prohibit left turns out of the proposed residential project.

3. John I. Leonard High School is currently over capacity by 622 students. The proposed project will generate an additional 15 high school students. The School District recommends a monetary contribution of \$191,805 to address the school capacity deficiency.

4. Village police services will be significantly impacted by the rental community and addition of 600-1,000 residents, per the Police Chief, and necessitate the hiring of 1-2 additional officers. The estimated \$45,866.40 law enforcement impact fee contribution will not mitigate the demand on police services. (A new officer and associated equipment costs about \$100,000.)

5. The requested waiver for the reduction of 338 parking stalls (31% reduction) is well documented by the Applicant; however, should the strategies of the parking management plan not be successful and parking issues arise in the future, there is not sufficient area to provide additional parking spaces on the property. The Village has only approved a minimal (4.6%) parking reduction in the past, and recently, the Village Council has not supported these waivers (see page 12 of the staff report).

WHEREAS, the recommendation of the Planning and Zoning Board was to approve this application (subject to staff report conditions being met) has been forwarded to the Village Council for final consideration; and

WHEREAS, the Village Council has heard this matter in public session; has considered the presentation and other evidence presented by the Applicant; has received and considered the recommendations of the Village Staff and Planning and

Zoning Board; and has otherwise been fully informed regarding this matter.

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

Section 1. The Village Council having received and considered the request of the Applicant for Palm Springs Residences (“Applicant”), is requesting site plan approval which consist of fifteen (15) three-story buildings for a total of 348-residential units. Amenities include a clubhouse, pool area, tot lot, volleyball court, dog park, and a lake with recreational walking located at 2085 South Congress Avenue and 3243 Lillian Road.

Note: Within the proposed site plan, the Applicant is requesting five (5) waivers:

- 1) Relief from Sec.34-1063(a)(1) - Allow for one sidewalk on a street or primary driveway instead of the required sidewalks on both sides of the main street [providing sidewalk on south side of entry drive only].
- 2) Relief from Sec.34-1329(1)(b) - Allow the reduction of 338 parking spaces (31% reduction) instead of the required number of parking spaces [providing 750 parking spaces in lieu of 1088 parking spaces].

The Planning and Zoning Board considered these requests during their January 28, 2020 meeting. Having been otherwise fully apprised of the premises herein, the Village Council hereby (approves/denies) the said application as revised, with the staff report conditions attached hereto as **Exhibit “A”**, and which is incorporated herein by reference:

Notwithstanding any exceptions, conditions or other approvals granted herein, the applicant must conform to all other applicable codes, ordinances, and laws whether stated herein or not.

Section 2. This Resolution shall take effect immediately upon adoption.

Resolution No. 2020-04 – Palm Springs Residences – 2085 South Congress Avenue
and 3243 Lillian Road (Quasi-Judicial)

Council Member _____ offered the foregoing resolution. Council
Member _____ seconded the motion, and upon being put to a vote,
the vote was as follows:

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

The Mayor thereupon declared the Resolution duly passed and adopted this
_____ day of March, 2020.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____

BEVERLY SMITH, MAYOR

ATTEST:

BY: _____

KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: _____

GLEN J. TORCIVIA, VILLAGE ATTORNEY



PLANNING, ZONING & BUILDING STAFF REPORT

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

Application Summary			
Applicant / Petitioner	M/S Congress Owner, LLC, a Delaware LLC	Submittal Date	9/13/2019
Reference Name	Palm Springs Residences	Case Number	SPR20-02, PSV20-01
		Parcel Control No	70-43-44-18-00-000-1040 & 70-43-44-18-05-010-0040
Location	2085 South Congress Avenue & 3243 Lillian Road	Site Area	±17.767 acres
P&Z Bd Meeting	January 28, 2020	Local Planning Agency	Not scheduled
Council Meeting (1 st Reading)	Not scheduled	Community Redevelopment Agency	Not scheduled
		Council Meeting (2 nd Reading)	Not scheduled
Requests			
Proposed Use(s)	Large-Scale Land Use Amendment of the Future Land Use Map to change the land use from Other Public Facility and Low Density Residential to High Density Residential, and concurrent Residential Planned Development Site Plan for construction of 348 rental apartments within 15 3-story buildings.		
Number of Buildings	15 3-story buildings and a Clubhouse building (145,930 SF total)		
Waivers	1. Requesting a waiver from Sec.34-1063(a)(1) to allow for one sidewalk on a street or primary driveway instead of sidewalks on both sides of the main street. 2. Requesting a waiver from Sec.34-1329(1)(b) to allow the reduction of 338 parking spaces.		
Variances	Requesting a Variance relief from Section 34-327(b)(1) to allow two monument signs instead of only one permitted.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	Total of 1088 parking needed 2.5/ DU + 25% for guest	750 spaces (338 less) (31% reduction)	No (waiver requested)
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard (East)	25'	25'	Yes
Rear yard (West)	20'	93'	Yes
Side yard (North)	20'	84'	Yes
Side yard (South)	20'	32'	Yes
Site Characteristics			

Existing Use	Recreational facility with a day care and a vacuum station structure	Proposed Use	Residential Multiple-family (and existing vacuum station)
Existing Zoning	Residential Multiple-Family (RM)	Proposed Zoning	Residential Multiple-Family (RM)
Existing Future Land Use	Other Public Facilities and Low Density Residential	Proposed Future Land Use	High Density Residential
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	LWDD Canal 8 and a mix of residential uses and commercial properties	Medium Density Residential & Commercial	Residential Multiple-Family (RM) and Commercial General (CG)
South	Residential single-family homes & Professional offices building	Low Density Residential & Commercial	Residential Single Family (RS) & Commercial General (CG)
East	G-Star School of the Arts	Commercial	Commercial General (CG)
West	Lakeside Village residential condominium	Medium Density Residential	Residential Multiple-Family (RM)
Recommendation			
Staff has concerns regarding congestion and traffic conflicts between the project traffic and G-Star School of the Arts/Keiser University traffic and queues at the Forest Hill Blvd/Congress Ave intersection. Staff highly recommends right-of way improvements along Congress Avenue including the median located at the access point to the project and the left turn lane at Forest Hill Blvd intersection. While the Applicant has provided documentation supporting the parking reduction, Staff is concerned that the requested waiver (reduction of 338 parking stalls) cannot be mitigated in the future should parking issues arise. The Village has not approved a parking reduction that amounts to 31% in the past (see page 12). Lack of parking within the rental community could result in tenant disputes, parking on adjacent businesses properties, or parking along Lillian Road. Staff is also concerned that the proposed project's impact on Village Police Services will not be mitigated with the \$45,8656.40 law enforcement impact fee contribution. Due to concerns outlined in this staff report, Staff recommends denial. Should the P&Z Board desire to recommend approval, Staff recommends that said motion include the 54 conditions outlined below.			



I. Site History

- Ordinance 1997-07: Annexation

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

- Resolution 2000-33: Site Plan

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

- Resolution 2001-36: Site Plan

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

- Resolution 2010-49: Site Plan Amendment

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

- Resolution 2012-09: Site Plan Amendment

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

II. Comprehensive Plan Consistency

- The subject property's Future Land Use designations are Other Public Facilities and Low Density Residential with a Residential Multiple-Family (RM) zoning district, respectively. The proposed large-scale land use amendment is to change the Future Land Use designation to the High Density Residential category, with a concurrent request for a multi-family residential planned development.
- The Applicant has provided an evaluation of the additional impacts on public services and facilities created by the requested land use category. *Staff would like to highlight four (4) areas of concern:*
 - *The Congress Avenue/Forest Hill Boulevard intersection is currently operating at Level of Service F during both peak hours, and the northbound left (west) turn queue exceeds the length of the turn lane. While the maximum intensity of the land use category generates a reduction in traffic impacts, the proposed residential development generates an additional 902 daily trips over the existing YMCA. The traffic analysis shows that the project's traffic distribution will add three (3) cars during the PM peak hour to the intersection's northbound left queue. The Applicant is proposing to mitigate these impacts by extending the length of the left turn lane by three car lengths (approximately 95 linear feet) with the elimination of the existing landscaped median.*
 - *The Congress Avenue/Project Driveway intersection does not meet the adopted level of service (LOS) D required by the adopted comprehensive plan. The Village's traffic consultant has recommended a reconfiguration of the project's entry drive, adding a raised median to separate two-way traffic and channel right-turners. FDOT has issued a Pre-Application Letter providing for redesign of the existing median opening to prohibit left turns out of the proposed residential project.*
 - *John I. Leonard High School is currently over capacity by 622 students. The proposed project will generate an additional 15 high school students. The School District recommends a monetary contribution of \$191,805 to address the school capacity deficiency.*
 - *Village police services will be significantly impacted by the rental community and addition of 600-1,000 residents, per the Police Chief, and necessitate the hiring of 1-2 additional officers. The estimated \$45,866.40 law enforcement impact fee contribution (a one-time payment for capital items) will not be sufficient to mitigate the demand on police services. (A new officer and associated equipment costs about \$100,000, with recurring annual costs.)*

III. Waivers Requested

The applicant is seeking the following two (2) waivers from Village Code requirements:

Waiver #1:

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

The Applicant contends that the project provides a well-lit, five-foot sidewalk on the south side of the project's main entrance. Unfortunately, due to property size constraints per the Applicant, there is not enough space to provide a sidewalk along the north side of the main entrance. Despite the sidewalk on the north side of the main entrance not being provided, there will be a pedestrian crosswalk at the main entrance connecting the north side of the Project to the sidewalk along the south side to encourage pedestrian mobility and ensure that pedestrian safety is not compromised. Further, by eliminating this sidewalk along the north side of the main entrance, the Project will be able to provide more green space for residents to enjoy. The project is designed with a sidewalk system providing connectivity throughout the Property. The sidewalk system is located directly adjacent to all buildings and provides connective paths between all units and the amenities that are located throughout the Project. The waiver justification asserts that in order to promote ingenuity in design as envisioned for an RPD use, the proposed layout of the sidewalk system is designed to serve the most functional use possible and provide direct pedestrian accessways to each building and all recreational amenity areas. The proposed sidewalk system is more convenient for pedestrians to use than the sidewalks required on both sides of the street, as the Project instead provides a system with pathways circulating around the proposed buildings, adjacent to both the parking areas and the internal recreational amenity areas.

The applicant's full justification is attached hereto.

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

The Sidewalk Waiver is in harmony with and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code and that such Sidewalk Waiver will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare. As stated above, there will be a pedestrian crosswalk at the main entrance connecting the north side of the Project to the sidewalk along the south of the main entrance to ensure pedestrian mobility is encouraged throughout the Project and pedestrian safety is not compromised. Accordingly, the Project complies with this standard.

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

The Sidewalk Waiver request results from innovative design in which other minimum standards are exceeded. The Project has exceeded the common area open space requirement by 18%. The Project's design reflects and encourages safe pedestrian mobility throughout and the elimination of the sidewalk along the north side of the Project's main entrance will not negatively impact this mobility due to the presence of strategically placed pedestrian crosswalks. Accordingly, the Project complies with this standard.

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

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

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

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

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

Not applicable to this sidewalk waiver request.

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

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

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

Not applicable to this Sidewalk Waiver request.

Staff does not object the applicant's request based on the intent of the applicant to maximize the utilization of the land reducing the amount of impervious surface and consistency with the Village Comprehensive Plan allowing for innovative designs.

Waiver #2:

The applicant is requesting a waiver from Sec.34-1329(1)(b) to allow the reduction of parking spaces from 1,088 parking stalls required by code to 750 spaces, a reduction of 338 parking spaces or 31%.

The applicant contends that, as detailed in the Parking Study, the actual parking demands for the Project are substantially less than the parking required by Code. The Applicant's traffic engineer gathered data and analyzed off-site parking standards for similar developments. This analysis identified a parking demand breakdown per unit size as follows:

1-bedroom: 1 space/unit
2-bedroom: 2 spaces/unit
3-bedroomm: 2.5 spaces/unit

Considering that the proposed unit breakdown for the Project consists of 164 one-bedroom units, 136 two-bedroom units, and 48 three-bedroom units, the parking demand for the Project based upon the third-party analysis completed is 556 spaces. As shown on the proposed site plan, 750 spaces are proposed for a parking ratio of 2.15 parking spaces per unit. The Applicant argues that the 750 spaces proposed provides far more than a 25% parking contingency required by the Village Code for guest spaces based on the anticipated parking demand of 556 spaces.

The standard lease will restrict units to one (1) vehicle/parking space per one-bedroom units and 2 (2) vehicles/parking spaces per two-bedroom and three-bedroom units. Eight five (85) additional spaces may be allocated to unit residents at the discretion of the management company and no less than 133 spaces shall be

available for guest parking. Residents will be required to provide vehicle information to the property manager including make, model, year, state and license plate information for each registered vehicle in order to obtain electronic access to the community entrance gates.

The applicant full justification is attached hereto:

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

The Applicant asserts that Parking Waiver is in harmony with and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code and that such Parking Waiver will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare. With more parking proposed than the real demand, and with a sound parking plan, there will be no impact to the surrounding neighborhood. *Staff feels that as long as the Rental Management's parking strategy is effective, these statements are true; however, if parking issues arise in the future, there is not sufficient area within the project to accommodate additional parking spaces, and the surrounding neighborhood and businesses will be impacted.*

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

The Applicant justifies that the Parking Waiver request results from innovative design in which other minimum standards are exceeded. Today, tenants are more interested in active recreation activities, green spaces, and common areas, such as the club house, than ever before and the areas that would have been provided as parking can now be used for green space and amenities. Further, the advent of Uber, Lyft and other alternative transportation options that were not available 10 years ago have reduced car ownership and usage significantly. Recent statutory changes legalizing the use of autonomous vehicles in the state are anticipated to rapidly change transportation needs and further reduce individual car ownership in the coming years. As such, the Project is designed to provide a drop-off area adjacent to the clubhouse to allow safe drop-off for residents and visitors who use ride-sharing applications. The Project's design reflects current parking demand and current parking trends.

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

Granting of the Parking Waiver request will result in preservation of valuable natural resources, including drainage and recharge areas, natural areas, etc. by allowing for areas that would be needed to meet the parking code for use as open spaces and recreational amenities. As explained thoroughly above, the Project complies with this standard.

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

The justification narrative suggests that the requested Parking Waiver will provide a public benefit by avoiding a "sea of asphalt" feel, instead providing more open and lushly landscaped areas for residents to enjoy. Further, even with the Parking Waiver, there are still 2.15 parking spaces per unit. It is important to note that the majority of units are one-bedroom—164 one-bedroom units. Additionally, there are 136 two-bedroom units, and only 48 three-bedroom units. As illustrated in the Parking Study and more thoroughly explained above, the Applicant's parking studies assert parking is sufficient for the Project.

- e. The request provides sufficient screening and buffering to screen adjacent uses from adverse impacts

caused by the granting of a waiver.

Not applicable to this Parking Waiver request.

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

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

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

Not applicable to this Parking Waiver request.

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

Not applicable to this Parking Waiver request.

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

Not applicable to this Parking Waiver request.

The documentation that the Applicant has provided supports the parking waiver. However, Staff has a general concern that should the strategies of the Parking Management Plan not be successful, parking issues will arise. There is not any area within the project to accommodate additional parking spaces. Lack of parking within the rental community could result in tenant disputes, parking on adjacent businesses properties, or parking along Lillian Road.

IV. Variances – Village Council Consideration

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

The applicant's full justification is hereto:

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

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

traffic, and the other angled to face north-bound traffic. As such, two Project entrance signs symmetrically placed on both sides of the Congress Avenue entry are essential to providing appropriate visibility for the Project. Considering that the Project is permitted two (2) monuments signs (one on each frontage) and the increased visibility necessary to ensure safe and efficient access from Congress Avenue, special circumstances exist which are peculiar to the Property and which are not generally applicable to properties located within the RM zoning district.

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

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

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

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

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

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

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

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

on Lillian Road. Please refer to Exhibit "A" for a rendering depicting the Project's proposed entrance monument signs. Considering the foregoing, approval of the Sign Variance is necessary to ensure the Project promotes the public welfare.

Staff does not object to the applicant's request.

VI. Neighborhood Compatibility

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

VII. Regulatory Issues

- The site plan generally conforms to the property development standards of the Residential Planned Development, with the exception of the two waiver requests.
 - 1) The proposed project plan generally meets required site development regulations.
 - 2) A High-Density Residential Land Use designation shall be approved prior to consideration of the proposed Site Plan.
 - 3) The applicant is responsible to acquire all applicable permits from all regulatory agencies with jurisdiction over the project site, including but not limited to Palm Beach County, Florida Department of Transportation and the Village of Palm Springs.
 - 4) Civil/Utility plans shall be approved by the Village's Engineer.
 - 5) Proposed median improvements plans along South Congress Avenue shall be approved by FDOT prior to issuance of any construction or building permit.
 - 6) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.
 - 7) Properties shall be unified through Unity of Title.
 - 8) Property owner shall regrade the ditch where the top of bank is just west of the property line and provide a 10' easement to the Village for maintenance purposes.
 - 9) Proposed development will negatively impact the public school system, a \$191,805.00 contribution is requested by the School District of Palm Beach County.
 - 10) Proposed development will negatively impact Village police services, the estimated \$45,8656.40 law enforcement impact fee contribution will not mitigate the demand on police services.

VIII. Environmental Issues:

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

IX. Community Outreach/ Notification

- The subject property was posted on January 17, 2020.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on January 15, 2020.
- Legal advertisement was published in the paper on January 21, 2020.
- Staff has not received any inquiries or comments as a result of the notices.
- A letter of support was received from Mr. Paul Pavone, President of the Lakeside Village

Condominium.

X. Proposed Development Plan Details

The petitioner's development plans dated received on September 13, 2019 depicts the following:

- Application for Large-Scale Land Use Amendment and Residential Planned Development Site Plan approval with 2 waivers for the construction of 348 rental units within 15 3-story buildings dated September 13, 2019.
 1. Site Plan dated received September 13, 2019 revised and resubmitted on January 6, 2020.
 2. Landscape plans dated received September 13, 2019 revised and resubmitted on December 20, 2019.
 3. Engineering plans dated received September 13, 2019 revised and resubmitted on December 20, 2019.
 4. Architectural plans dated received September 13, 2019 revised and resubmitted on December 20, 2019.
 5. Photometric plan dated received September 13, 2019 revised and resubmitted on December 20, 2019.
 6. Boundary survey and tree survey dated received September 13, 2019.
 7. Justification Statement and proposed use.
 8. Parking Management Plan dated received September 13, 2019 revised and resubmitted on January 14, 2020.
 9. Traffic Impact Statement dated received September 13, 2019 revised and resubmitted on November 1, 2019.
 10. Land Use Plan Amendment Application-Traffic Statement dated received September 13, 2019 revised and resubmitted on December 20, 2019.
 11. Reduced Parking Statement dated received September 13, 2019 revised and resubmitted on November 1, 2019.
 12. Drainage calculations dated received September 13, 2019 revised and resubmitted on November 1, 2019.
 13. Economic impact analysis.
 14. Parking comparison analysis.
 15. Turn lane and median improvements proposed plans.
 16. Colored Site Plan.

XI. Recommendation

The applicant is the contract purchaser of the +/- 17.767 net acre property located at 2085 South Congress Avenue and 3243 Lillian Road (collectively referred to herein as "Property"), which is generally located on the west side of South Congress Avenue between Lillian Road and the Lake Worth Drainage District L-8 Canal. The Property is currently designated "Other Public Facilities" and "Low Density Residential" on the Village's Future Land Use Map ("FLUM") and is located within the RM, Residential Multiple-Family, zoning district. The Property is developed as a Young Men's Christian Association of the Palm Beaches ("YMCA") facility including recreational and day care uses. The applicant is proposing to redevelop the Property with the construction of 348 residential rental dwelling unit within 15 3-story building and a clubhouse building. The community will have access via South Congress Avenue with an emergency vehicle access from Lillian Road. Amenities include a clubhouse, pool area, tot lot, volleyball court, dog park, and lake with recreational walking path.

The 348 multifamily dwelling units consists of 164-1 bedroom units, 136-2 bedroom units and 48-3 bedroom units with 750 parking spaces which results in 2.15 parking spaces per unit or 1.29 spaces per bedroom. The standard lease will restrict units to 1 vehicle/parking space per 1-bedroom units and 2 vehicles/parking spaces per 2-bedroom and 3-bedroom units. Eight five (85) additional spaces may be allocated to unit residents at the discretion of the management company and no less than 133 spaces shall be available for guest parking. Residents will be required to provide vehicle information to the property manager including make, model, year, state and license plate

information for each registered vehicle in order to obtain electronic access to the community entrance gates.

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

Outcoming traffic from the community needs to be prevented from illegally crossing Congress Avenue to head north bound and extending the length of the left turn lane at the intersection of Forest Hill Blvd and S Congress Avenue will alleviate general concerns with the traffic currently backing up outside of the turn lane (northbound to westbound maneuver).

Additionally, Staff has concerns regarding the requested waiver for the reduction of 338 parking stalls (31% reduction), in that should the strategies of the parking management plan not be successful and parking issues arise in the future, there is not sufficient area to provide additional parking spaces on the property. Since the parking requirements were increased in 2014 to address insufficient parking in multi-family development projects, three (3) multi-family projects have been considered:

- Lakewood Apartments (rental units): Request for a parking reduction of 14 parking spaces (4.6% reduction) with lease restrictions limiting tenants to 2 vehicles per unit. (Approved - Resolution No. 2018-04)
- Canal Shores (fee simple townhomes): Original request for a parking reduction of 20 parking spaces (19% reduction), modified to a reduction of 7 parking spaces (7% reduction), which was further modified at Village Council's request to meet the parking requirements and eliminate the need for a waiver (0% reduction), but still restrict residents to 2 vehicles per unit in HOA covenants. (Approved – Resolution No. 2018-06)
- Patio Court Townhomes (fee simple townhomes): Original request was for 12 townhomes and compliant parking (38 spaces), which was further modified at Village Council's request to reduce the project to 10 townhomes (each with a 1-car garage and 2-car driveway) and 5 extra parking spaces. (Approved – Resolution No. 2019-15)

The Police Chief has expressed concerns that Village police services will be significantly impacted by the rental community and addition of 600-1,000 residents, necessitating the hiring of 1-2 additional officers. The estimated \$45,866.40 law enforcement impact fee contribution (a one-time payment for capital costs) will not sufficiently mitigate the demand on police services. (See memo from Police Chief.)

In general, the proposed Residential Planned Development Site Plan provides internal sidewalk connections between the common amenities (tot lot, clubhouse, walking path around the lake, dogs park and volleyball court) and the buildings, to facilitate pedestrian circulation and safety. The proposed project provides open spaces creating common areas for passive/leisure activities. The proposed use does not significantly reduce light and air on adjacent properties and would not be a deterrent to surrounding properties. The new project does not negatively impact natural systems.

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

Land Development Regulations	Required	Proposed
35 percent of the gross land area for open space	270,922 sf	320,428 sf
20 percent of open space shall be common amenities	54,184 sf	67,703 sf
40% maximum lot coverage	309,626 sf	145,930 sf

Planning, Zoning & Building Staff does not support the Large-Scale Land Use Amendment or Residential Planned Development Site Plan with 2 waivers. However, should the Planning & Zoning Board desire to recommend approval of the proposed development, consisting of 348 rental units, staff recommends that conditional approval be subject to the following fifty-four (54) conditions, along with the voluntary monetary contribution, requested by the School District to mitigate school impacts:

Project Build-Out

1. Build out date December 31, 2023.

Plan Modifications and Approvals

2. Site Plan shall be revised prior to Council consideration to provide bicycle storage rooms.
3. A 6' wide sidewalk along South Congress Avenue shall be provided, plans shall be revised at time of Civil/Utility review.
4. The Knox key switch shall be located at the residence entry drive lane, the Knox key switch will simultaneously open both sets of gates, plans shall be revised at time of permitting.
5. The proposed 6-ft white PVC opaque fence along the west property line runs up to the north property line, which blocks cross access to the drainage easement and utility easement, plans shall be revised at time of Civil/Utility review to provide a gate for access.
6. The ditch along the west property line runs to the south property line. The top of bank shall be relocated along the entire west property line as well as the 10-ft drainage easement, plans shall be revised at time of Civil/Utility review.
7. Landscape Plans, Sheets L-211 & L-212, shall be revised at time of Civil/Utility review, to reflect no trees within the 10-ft drainage easement along the west property line.
8. Proposed monument signs shall be a maximum height of 10', Sheet L-500 shall be revised prior to Council consideration.
9. Staff recommends providing a wall along the South and West sides of the property instead of the proposed PVC fence, plans shall be revised accordingly at time of permitting.
10. A Utility/Civil Plan shall be approved by the Village Engineer and the Village Public Service Director at time of permitting.
11. Photometric plans shall be approved by the Planning, Zoning and Building Department at time of permitting.
12. Photometric plans shall be approved by the Planning, Zoning and Building Department at time of permitting.
13. Irrigation plans shall be provided at the time of permitting. Non-potable water shall be used for the irrigation system per Village code.

Roadway / Traffic Signal Improvements

14. Proposed construction plans for the improvements at the Congress Avenue median, located at the access point to the project, shall be approved by the Village and FDOT prior to issuance of any construction or building permit. Construction of said median improvements shall be completed prior to the issuance of the 139th Certificate of Occupancy (40% of the project).
15. The additional right-of-way dedication (plans depict 18' width) to FDOT along Congress Avenue for a southbound, right turn-lane into the project shall be executed and recorded prior to the issuance of the first certificate of Occupancy. Construction of said turn lane improvements shall be completed prior to the issuance of the 139th Certificate of Occupancy (40% of the project).
16. Proposed left turn lane extension (additional storage of a least 3 vehicle lengths (plans depict 95 linear feet)) at the northbound Congress Avenue/westbound Forest Hill Boulevard intersection shall be approved by FDOT prior to issuance of any construction or building permit. Construction of said median improvements shall be completed prior to the issuance of the 139th Certificate of Occupancy (40% of the project). [The applicant may obtain impact fee credits for this work subject to approval by

Palm Beach County.]

17. The applicant shall coordinate with FDOT and Palm Beach County, prior to issuance of any construction permit, on extending the time length of the turning light and the evaluation of flashing yellow left-turn arrow (FYLTA) at Forest Hill Boulevard/Congress Avenue, and to install or provide funding for the installation of FYLTA at this intersection if approved by FDOT and Palm Beach County.

Security

18. Additional security cameras shall be provided for parking lots and a security plan shall be provided to the Village and approved by Public Safety Department at time of permitting.
19. No parking shall be allowed, under any circumstances, along the drive aisles. Residents and guest parking shall only occur within designated parking stalls.
20. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include increased on-site security at the operator's sole expense.

Utilities

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

Completion of Improvements

28. Prior to the issuance of the first Certificate of Occupancy, the 10' by 15' school bus shelter shall be constructed by the Property Owner in a location and manner acceptable to the Palm Beach County School Board. Provisions for the bus shelter shall include, at a minimum, a covered area, continuous paved pedestrian and bicycle access from the subject property or use, to the shelter. Maintenance of the bus shelter shall be the responsibility of the residential Property Owner.
29. The common amenities (tot lot, focal point and the trellis structure) shall be completed in their entirety, open for use and accessible to the residents, prior to the issuance of the 139th Certificate of Occupancy (40% of the project)

Legal Review

30. A Unity of Title shall be recorder prior to issuance of any building permit.
31. The legal instruments providing parking restrictions, as outlined in the Applicant's Parking Management Plan, shall be reviewed and approved by the Village Attorney and PZB Director prior to issuance of the first building permit. If future modifications to these parking restrictions are desired, evaluation and approval by the Village Attorney and PZB Director is required prior to implementing such changes. Additionally, if the rental community changes to a condominium (sole ownership of property to individual ownership of units), the Village Attorney and PZB Director shall review and approve draft

covenants or restrictions pertaining to parking for adherence to the approved Parking Management Plan, prior to recordation.

32. The lease restrictions shall prohibit the parking of boats, commercial vehicles, or recreational vehicles anywhere inside the property. Parking of oversized vehicles that do not fit within the typical parking stall (9'x18.5') shall also be prohibited.
33. The property owner shall post a notice of annual boundary school assignments for students from this development. The district will provide an 11' x 17' sign to be posted in a clear and visible location in all sales offices and models with the following:

"NOTICE TO HOMEBUYERS/TENANTS"

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

Landscaping

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

Miscellaneous

38. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
39. The mail pickup and delivery system shall be approved by the United States Postal Service.
40. Provide permits from all applicable permitting agencies, including but not limited to, Lake Worth Drainage District, PBC, FDOT and Village of Palm Springs at the time of permitting.
41. 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.
42. A copy of the NPDES Notice of Intent for Generic Permit shall be submitted to the PZB Department at time of permitting.
43. A stabilized surface shall be provided at all time during construction for access by emergency vehicles.
44. 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.
45. 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.
46. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
47. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy/Certificate of Completion of each improvement area.
48. Absolutely no occupancy, other than construction personnel, is permitted prior to TCO/CO.
49. Photometrics must be certified by an engineer prior to CO.
50. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
51. 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.
52. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
53. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals

to the Village of Palm Springs.

54. At the time of CO, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.
55. The School District has requested the Applicant offer a voluntary commitment to make a contribution of \$191,805.00 to the School District of Palm Beach County prior to issuance of a building permit, based on School Capacity Availability Determination letter issued on August 23, 2019.



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**Justification Statement
Palm Springs Residences
Village of Palm Springs, Florida
Site Plan Application
Formal Submittal: September 13, 2019
Resubmittal: November 1, 2019**

INTRODUCTION

Waverley SP 2, LLC ("Petitioner") is the contract purchaser of the +/- 18.387 gross acre (+/- 17.767 net acre) property located at 2085 South Congress Avenue and 3243 Lillian Road (collectively referred to herein as "Property"), which is generally located on the west side of South Congress Avenue between Lillian Road and the Lake Worth Drainage District L-8 Canal in the Village of Palm Springs ("Village"). The Property is comprised of two (2) parcels referenced by the following parcel control numbers: 70-43-44-18-00-000-1040 and 70-43-44-18-05-010-0040. The Property is designated Other Public Facilities and Low Density Residential on the Village's Future Land Use Map ("FLUM") and is located within the RM, Residential Multiple-Family, zoning district. The Property is approved for and developed as a Young Men's Christian Association of the Palm Beaches ("YMCA") facility including recreational and day care uses. Petitioner is seeking to redevelop the Property for use as a three hundred forty-eight (348) dwelling unit multi-family residential development with the parking and amenities necessary to provide a high quality living experience for residents including a clubhouse, pool area, tot lot, dog park, and lake with recreational walking path ("Project"). At this time, Petitioner respectfully requests approval for a site plan application ("SPA") to allow development of the Property with a Residential Planned Development ("RPD"). Please note that Petitioner is also concurrently processing an application to amend the Property's FLUM designation from Other Public Facilities (+/- 17.6 net acres) and Low Density Residential (+/- 0.2 net acres) to High Density Residential ("FLUM Amendment") in order to develop the Project. A complete analysis and support for the FLUM Amendment is in a separate justification statement.

The Property is located along the Congress Avenue Corridor, an area of the Village that is prime for high density redevelopment. Based on the acreage and the permissible density, the Property can support up to 349 units based on the maximum allowable units per gross acre ($19 \times 18.387 = 349.353$) once the Property's future land use designation is amended from Other Public Facilities to High Density Residential.

The Project provides 100% market rate dwelling units and includes the necessary recreational opportunities within the development to provide resort style living with opportunities to swim, exercise, walk a family pet, host a picnic, and/or play at the playground. The Project's residential units will be spread throughout fifteen, three-story apartment buildings, and designed to enhance the small town feel of the Village. The Project provides significant buffering between the neighboring residential uses to the west and south by providing a barrier along the exterior of the Property including lush landscaping in an

area twice the minimum width required by the Village Code. Further, the Project was intentionally designed in a manner that provides the parking on the exterior of the Property, pushing the buildings as far away from the existing neighboring residential uses as possible. The Project is also designed as a gated community, providing access control and a security camera system to enhance safety for residents and act as a deterrent for crime.

Pursuant to Sec. 34-1061, the purpose of an RPD is to permit development of a residential use within a single development under a unified development plan. As a permitted use in any zoning district, the intent of providing for planned development is to allow greater flexibility in design and development standards relative to specific dimensional regulations, encourage ingenuity and originality in subdivision and site design while preserving open space to serve recreational, scenic and other public service purposes, ensure compatibility of new development with the surrounding area. The proposed design is sensitive to the single-family homes to the south with buildings oriented internal to the Property and landscape buffers that are two times the required width, and also provides significant setbacks to the multiple family use to the west and north. In addition to providing much needed residential rental housing options to the community, the Project's luxury amenities will attract tenants with disposable income. This positive demographic change in the Village will be a catalyst for redevelopment of the Congress Avenue Corridor and increase the likelihood that the Village will draw nationally recognized commercial tenants to the area, thus providing greater opportunity for Village residents at large, both from an employment and consumer standpoint.

PROPERTY HISTORY

The Property was annexed into the Village's jurisdiction via Ordinance 97-07 and Ordinance 97-09; at the time of annexation the YMCA Facility already existed on-site. The YMCA facility was subsequently expanded on the Property via Resolutions 97-18, 98-14, 98-28, 99-027, 2000-33, 2001-036, 2010-49, and 2012-09 ("YMCA Approvals"). The existing YMCA recreational use is an aging facility that is no longer suitable in this location considering the primarily multi-family and commercial context within the surrounding area and demand for growth in the South Florida region. As such, the YMCA has determined that a new modern facility would best serve its constituency. Accordingly, the YMCA is relocating its community center to Lake Lytal Park, approximately two miles away from the Property, in partnership with Palm Beach County's newly planned aquatics center. Planning for this public private partnership between the YMCA and Palm Beach County has been ongoing for over a year; the construction manager process for the new facility has been completed and details of the partnership between the YMCA and Palm Beach County are being finalized. Approval of the Project and sale of the existing YMCA site to Petitioner is necessary to facilitate the YMCA's relocation to the Lake Lytal location. It is important to note that the YMCA is fully supportive of Petitioner's applications for the Project. The CEO and YMCA board president specifically have expressed support to the Village, most recently at meetings with the Village Manager this summer, including on July 18, 2019.

SITE PLAN AND RPD STANDARDS

As detailed above, approval of the Project will allow development of a 348 dwelling unit RPD. Petitioner will demonstrate below that the Project is consistent and compliant with the RPD standards detailed in Chapter 34, Article VI, Division 7, Subdivision IX of the Village Code including the RPD objectives detailed in Section 34-1062, performance standards detailed in Section 34-2063, and development standards detailed in Section 34-1064.

Compliance with Section 34-1062 – RPD Objectives

- a) To permit the creation of functional and unique residential, commercial and mixed-use developments that do not adversely impact the village's character and "small town feel".
The Project is designed to provide 348 dwelling units with a 34.5' maximum building height, significant setbacks, wide buffers, lush landscaping, and abundance of recreational open space and amenities. These components will create a functional and unique residential development and maintain the Village character and "small town feel". Considering the foregoing, approval of the Project complies with this objective.
- b) To promote building siting that takes into consideration the context of the development, the location of nearby uses, and the new development's compatibility with existing neighborhoods.
The Project is proposed to have a High Density Residential future land use, which is compatible with the context of the surrounding area. The Project will fit well within the area as the surrounding properties to the north and east have a Medium Density Residential FLU Designation that is consistent with the proposed High Density Residential FLU designation. The Project promotes sustainable land uses and urban form through high quality, high-density design, in turn advancing the efficient use of land. Further, the Project was strategically designed with a wide and lushly landscaped buffer and barrier that will protect the properties to the west and south from any potential incompatibility with the high-density Project. It is also important to note that the Project was intentionally designed in a manner that provides the parking on the exterior and buildings in the interior of the Property as far away from the existing residential uses as possible. The Project complies with this objective.
- c) To enhance landscaped open space and streetscapes.
The Project provides a sufficient amount of upgraded landscape area along the exterior of the Project and throughout the Subject Property. Please see Sheets L-210 through L-215 for the landscape plans for the Project. The Project complies with this standard.
- d) To bring unique and creative solutions to new development, the following elements should be considered in the context of the specific site, project and/or use:
 - a. Arrangement and spacing of buildings and open spaces.
The Project is designed with the buildings arranged interior to the Property and open spaces dispersed throughout to provide 40% open space (where only 35% is required) as shown on Sheet A-0.1. In addition, 23% of the required open space provided is designated as common amenity areas that are creatively designed to promote a high-quality lifestyle for residents of the Project. The Project complies with this objective.
 - b. Ability to aggregate adjacent lots or parcels, and/or eliminate nonconformities.
All adjacent properties are developed and/or under separate ownership and are not able to be assembled with the Property. It is important to note that the Project is consistent with the surrounding uses. The multiple family residential use bordering the Property to the west stands at 4 stories tall. The Project's proposed 3-story buildings are very compatible with the buildings to the west and is a more compatible neighbor to the single-family homes to the south than what is currently existing now. The Project complies with this objective.

- c. Location of access drive and sidewalks to promote circulation and access.
Access to the Property is provided from Congress Avenue. The Project has also strategically positioned two vehicular access gates to be interior to the Property, adjacent to the club house, to provide for adequate stacking of vehicles accessing the Project. There are 26' drive aisles throughout the Project to ensure adequate room for circulation and provides a turning radius of 20' on all corners. The Project is designed with a sidewalk system providing optimal connectivity throughout the Property. The sidewalk system is located directly adjacent to all buildings and provides connective paths between all units and the amenities that are strategically located throughout the Project. In order to promote ingenuity in design as envisioned for an RPD use, the proposed layout of the sidewalk system is designed to serve the most functional use possible and provide direct pedestrian accessways to each building. The proposed sidewalk system is more convenient for pedestrians to use than the sidewalks required on both sides of the street, as the Project instead provides a system with pathways circulating around the proposed buildings, adjacent to both the parking areas and the internal recreational amenity areas. The Project complies with this objective.
- d. Building coverage:
20 percent building coverage is provided. The Project complies with this objective.
- e. Sufficient and convenient parking for uses and activities.
Pursuant to Sec. 34-1329, the parking requirement for multiple-family dwellings consists of two and one-half parking spaces per dwelling unit and an additional 25 percent of the total required parking shall be dedicated as guest parking spaces. Under this formula, 1088 parking spaces are required for 348 units. However, as stated above, per Section 34-1063(c)(1) of the Village's Code, "the use of innovative and creative techniques and concepts may require one or more waivers from the strict interpretation of the Village and Development Code and applicable code provisions related to lot size, frontages, setbacks, lot coverage, parking, design standards, and other requirements, may be granted for good cause shown and shall be demonstrated to be in harmony with the purpose, objectives, and performance standards of this subdivision." Accordingly, the Project instead proposes 750 parking spaces, approximately 2.15 parking spaces per unit, requiring a parking reduction of 337 parking spaces. Per the Parking Study, 750 parking spaces for the Project are more than adequate to provide sufficient and convenient parking for the Project. Please see the RPD Parking Waiver section below for additional justification and the Parking Study for technical analysis of the parking required to adequately serve the Project. The Project complies with this objective.
- f. Landscape buffers and screening mechanisms to enhance aesthetics and promote compatibility.
The Project is designed to provide 20 foot wide buffers adjacent to the existing residential developments along the south and west property lines where a 10 foot wide buffer is required. The landscaping proposed in all buffers will be lush and create a resort-like environment to enhance aesthetics and promote compatibility. It is important to note that the Property is within an area that has experienced minimal redevelopment in recent years. As such, landscaping in the vicinity surrounding the Property is minimal. The Project will raise the standard for landscaping in the

surrounding area, encouraging others to re-landscape their neighboring properties. The Project complies with this objective.

- g. Adequate lighting for security and pedestrian/vehicular safety.

The Project is designed to provide pedestrian-scale street lighting along the proposed sidewalks and pedestrian ways and along the exterior of the Project. Please refer to Sheet L-400 for the Lighting Plan demonstrating that there will be adequate lighting for security and pedestrian/vehicular safety. The Project complies with this objective.

- h. Development of large employment centers predominately of light industrial or high technology uses in underutilized corridors. The flexibility of design should promote revitalization of the primary commercial areas and an economic stimulus through job creation to the local economy as well.

Not applicable to this request.

Compliance with Section 34-1063 – RPD Performance Standards

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

The Project is designed with a sidewalk system providing optimal connectivity throughout the Property. The sidewalk system is located directly adjacent to all buildings and provides connective paths between all units and the amenities that are strategically located throughout the Project. In order to promote ingenuity in design as envisioned for an RPD use, the proposed layout of the sidewalk system is designed to serve the most functional use possible and provide direct pedestrian accessways to each building and all recreational amenity areas. The proposed sidewalk system is more convenient for pedestrians to use than the sidewalks required on both sides of the street, as the Project instead provides a system with pathways circulating around the proposed buildings, adjacent to both the parking areas and the internal recreational amenity areas. Please refer to the RPD Sidewalk Waiver discussed in greater detail below for additional details regarding the proposed pedestrian circulation system. The Project complies with this standard.

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

The Project is designed to consolidate two parcels into one, large unified development project. As such, the Project complies with this standard.

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

The Project is designed to provide a point of egress and ingress from Congress Avenue, which consolidates driveways with only one curb cut. This driveway is sufficient for adequate access and circulation for the Project. The Project complies with this standard.

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

Petitioner is proposing a parking reduction for the Project to reduce impervious surfaces and promote efficient use of the Property, providing more space for recreational activities. As detailed in the Parking Study included with this application, the proposed parking for the

Project is more than sufficient. Please refer to the RPD Parking Waiver section below for additional information pertaining to the waiver justification.

- 5) Provision of sufficient parking to avoid on-street parking, unless designed with on-street spaces.
Please refer to the RPD Parking Waiver request, which is discussed in greater detail below.
- 6) Pedestrian-scale street lighting along sidewalks and pedestrian ways.
The Project is designed to provide pedestrian-scale street lighting along the proposed sidewalks and pedestrian ways and along the exterior of the Project. Please refer to Sheet L-400 for the Lighting Plan. The Project complies with this standard.
- 7) Aggregation of open space to create common areas of sufficient size for passive/leisure activities.
The Project is designed to aggregate open space by creating a proposed focal point of a club house/pool area and central lake, as well as providing a dog park, tot lot and green area for passive/leisure activities strategically dispersed throughout the proposed development. The Project complies with this standard.
- 8) Continuity of sidewalks and pathways where disconnects occur; and provision of sidewalks to usable open spaces, recreation amenities or public facilities.
The Project is designed to provide continuity of sidewalks and pathways to the lake central to the Project and to all common amenities and usable open spaces for the Project. The Project complies with this standard.
- 9) Residential setbacks that allow for a green, semi-private planting area between the sidewalk and house(s).
The Project is designed to provide a sufficient amount of upgraded landscape area between each of the building's drive aisles as well as along the building foundations. Please refer to Sheets L-210 through L-215 for the landscape plans for the Project. The Project complies with this standard.
- 10) Promote streetscape where feasible, with maintenance agreements assigning responsibility to adjacent properties.
The Project is designed to provide a sufficient amount of upgraded landscape area along the exterior of the Project and throughout the Subject Property. Please refer to Sheets L-210 through L-215 for the landscape plans for the Project. The Project will be subject to establishment of an HOA to provide for community-wide maintenance. The Project complies with this standard.
- 11) Create bus waiting areas for safety, for school buses or mass transit, as may be applicable.
The Project is designed to provide a drop-off area adjacent to the clubhouse, which will establish a safe waiting area for those using alternative modes of transportation.
- 12) Building setbacks or setbacks to respect existing scale and massing of adjacent neighborhoods and promote compatibility.
The Project is designed to comply with all building setbacks and is compatible with the residential single family uses to the south and residential multiple family uses to the north of the Subject Property. The Project complies with this standard.

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

The Project is designed to provide an original, self-confident building design, with no metal buildings. The Project complies with this standard.

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

The Project is designed to provide a barrier and lush landscaping as a buffer between the Project and the surrounding residential uses. The proposed High Density Residential future land use fits well within the area as the surrounding properties to the north and east have a Medium Density Residential FLU Designation, and the Subject Property is located on the Congress Avenue Corridor, where high density redevelopment is encouraged. The Project promotes sustainable land uses and urban form through high quality, high-density design, in turn advancing the efficient use of land. Further, the residential multiple family use bordering the Subject Property to the west stands at 4 stories tall. The Project's proposed 3-story buildings are very compatible with the buildings to the west and is a more compatible neighbor to the single-family homes to the south than what is currently existing now. It is important to note that the Project was intentionally designed in a manner that provides the parking on the exterior of the site, pushing the buildings as far away from the existing residential uses as possible. The Project complies with this standard.

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

The Project is designed to provide 26' drive aisles pursuant to Sec. 34-1328. The design of the internal drive aisles will ensure that the proposed development has adequate vehicular circulation and does not negatively impact existing roadway conditions. The Project complies with this standard.

Compliance with Section 34-1064 – RPD Development Standards

- a. Density. Density requirements for residential planned developments, or 'RPD', shall be the same as provided for in the applicable future land use designation and cannot be waived.

The proposed HDR future land use designation for the Property accommodates up to 19 development units per acre, and the proposed density for the Project is 19 development units/acre. Accordingly, the proposed RPD density and future land use designation are consistent and complies with this standard.

- b. Building Height. Maximum building height for RPDs shall be the same as allowed in the applicable land development district, or 35 feet, whichever is higher.

The Building Height is 34.5 feet. Per the definition of Building Height in the Village's Code, the Building Height is measured from the vertical distance from the existing average elevation of the highest adjacent grade at the base of the building to the highest point of the building or roof. The Village definition of Building Height further states that height shall be measured to the highest point of the average height level between the eaves and roof ridge or peak with gable, hip, or gambrel roofs. Per Sheet A-3.1.1, Building Type II has the tallest Building Height. Based on the above definition, the Building Height is 34.5 feet. As such, the Project complies with this standard.

- c. Minimum Acreage Requirement. RPDs shall be no less than three acres.
The Project is +/- 18.387 gross acres, (+/- 17.767 net acres), and thus, complies with this standard.
- d. Required Open Space and Common Amenity Area. The minimum total open space requirement for RPDs shall be 35 percent of the gross land area of which 20 percent shall be common amenity area.
As shown on Sheet A-0.1, the Project is designed to provide 40% open space where 35% open space is required (+/- 14%, or +/- 1.14 acres, more open space than is required). Further, 23% of the required open space is provided as common amenity area where 20% is required. The Project complies with this standard.
- e. Other RPD specific standards:
1. Setbacks. Setbacks shall be measured from the property lines of the entire RPD:
 - a. Front (Street/East): 25 feet **(25 feet provided)**
 - b. Side (Interior/North): 20 feet **(84 feet provided)**
 - c. Side (Interior/South): 25 feet **(89 feet provided)**
 - d. Rear (West): 20 feet **(93 feet provided)**
 2. Lot Coverage. All structures and their accessory buildings within the planned development shall have a maximum lot coverage of 40 percent, based on net area of individual lots.
20 percent lot coverage is proposed. As such, the Project more than complies with this standard.
 3. Access to off-street parking spaces. Off-street parking spaces that serve each group of townhouses or each condominium/apartment building shall be located as close as possible to such group or building in an effort to provide direct access to the residential units.
All parking is strategically designed to be as close as possible to each apartment building it is intended to serve. Additionally, each building is located directly adjacent to a sidewalk/private walking trail interior to the Project. The sidewalks/walking trail provides connective paths between all units and the amenities strategically located throughout the Project. Accordingly, the Project complies with this standard.

RPD Waivers

Parking Waiver from Section 34-1329 of the Code

Section 34-1329 of the Village's Code requires that multiple family dwellings and RPDs provide 2.5 parking spaces per dwelling unit, plus an additional 25% of the total required parking for guest parking spaces. Under this formula, 1088 parking spaces are required for 348 units. However, as stated above, per Section 34-1063(c)(1) of the Village's Code, "the use of innovative and creative techniques and concepts may require one or more waivers from the strict interpretation of the Village and Development Code and applicable code provisions related to lot size, frontages, setbacks, lot coverage, parking, design standards,

and other requirements, may be granted for good cause shown and shall be demonstrated to be in harmony with the purpose, objectives, and performance standards of this subdivision.”

As detailed in the Parking Study, the actual parking demands for the Project are substantially less than the parking required by Code. A third-party traffic engineer gathered data and analyzed off-site parking standards for similar developments. This analysis identified a parking demand breakdown per unit size as follows:

- 1-bedroom: 1 space/unit;
- 2-bedroom: 2 spaces per unit;
- 3-bedroom: 2.5 spaces per unit.

Considering that the proposed unit breakdown for the Project consists of 164 one-bedroom units, 136 two-bedroom units, and 48 three-bedroom units, the parking demand for the Project based upon the third-party analysis completed is 556 spaces. As shown on the proposed site plan, 750 spaces are proposed for a parking ratio of 2.15 parking spaces per unit. It is important to note that the 750 spaces proposed provides far more than a 25% parking contingency required by the Village Code for guest spaces based on the anticipated parking demand of 556 spaces.

At the request of Village staff, the developer will be implementing a parking management plan. This plan will limit parking within the community to an average of 2 resident vehicles per dwelling unit. Such limitations will be included as part of the standard lease form. Residents will be required to provide vehicle information to the property manager including make, model, year, state and license plate information for each registered vehicle in order to obtain electronic access to the community entrance gates.

The applicant has collected a significant amount of parking data within the Village and throughout the County as a whole to ensure that the parking provided is sufficient to meet the peak demand. Specifically, the applicant has gathered parking data from several nearby developments with similar characteristics to this project, data from all multifamily residential developments that have been approved and built within Palm Beach County over the last 5 years, and information from the Institute of Transportation Engineers (ITE) Parking Generation Manual. All of the data demonstrates that the proposed parking is more than adequate and will exceed the demand at the highest peak times. Please see below for additional details and refer to the Parking Study and Parking Analysis included with this submittal for the backup data.

Since the initial submittal, the applicant has completed a parking study of the nearby Palm Springs Apartments, which is located within the Village. The data for Palm Springs Apartments, which is located within the Village, indicates the following:

- o Parking Demand was studied at 5 minute intervals during the peak parking demand hours on Thursday, October 17, 2019 between of 5am to 7am and 9pm to 11pm and Sunday, October 20 between 9pm to 11pm. The maximum number of vehicles during these periods was 211 parking spaces.
- o The Palm Springs Apartments development contains 152 dwelling units with 11 units vacant at the time of the data collection. Therefore, a parking demand ratio of 1.50 was calculated for the occupied units (211/141)., significantly less than the 2.15 parking spaces per dwelling unit proposed for this project.
- o Note that a total of 310 parking spaces were provided for Palm Springs Apartments which equates to 2.04 spaces per dwelling unit. As such, significantly more parking than is needed was provided,

which reduced the amount of green area and common amenity space that could have been provided.

In addition to studying the Palm Springs Apartments, the applicant has analyzed the nearby Village of Lake Worth and the Village at Lake Osborne developments, which are similar residential projects located in the neighboring City of Lake Worth, a municipality with substantially the same demographics as the Village as demonstrated in the table below:

Demographic Comparison		
City	Lake Worth	Palm Springs
Median Age	36.3 years	33.3 years
Median Household Income	\$37,540	\$36,063
Est. Per Capita Income	\$20,208	\$17,040
Median Gross Rent	\$1,027	\$1,138
Cost of Living Index	101.3	99.4
* Source: city-data.com		

The Parking Study also evaluated two market rate, multiple family residential developments within three miles of the Subject Property in the City of Lake Worth that share a similar demographic to the Project; both developments were approved and constructed at 1.44 parking spaces per unit. Based on a study conducted by the third-party traffic engineer, the maximum peak parking rate currently utilized by both developments is 1.27 spaces per unit. Thus, these similar developments are still overparked, even based on a rate of 1.44 parking spaces required per unit.

The Parking Study also details the Institute of Transportation Engineers (ITE) Parking Generation Manual (5th Edition) data for the proposed use, which confirms that the Village Code requirements for parking are excessive for the Project. Per the ITE, the 85th percentile rate for midrise dwelling units is 1.47 parking spaces per unit. The proposed parking ratio of 2.15 parking spaces per unit for the Project substantially exceeds this amount.

Please refer to the Parking Study completed by a 3rd party engineer, Simmons & White, that is included with this submittal for additional data that clearly and conclusively demonstrates that the proposed 2.15 space per dwelling unit will be more than sufficient to meet the parking demand for this project.

In addition, over the course of the past 5 years, there have been 25 residential developments constructed in Palm Beach County. The applicant has analyzed the parking provided for each of these developments and found that the average parking provided is 1.94 parking spaces per dwelling unit, which is +/- 11.5% less than is proposed for the project. When analyzed based on parking per bedroom, the comparison is even more stark with the project proposing 1.29 parking spaces per bedroom while the average provided for all comparable projects is 1.06 parking spaces per bedroom. As such, the project proposes +/- 22.5% more parking per bedroom than all comparable developments constructed within the last 5 years in the County. Please refer to the Parking Analysis included with this submittal, which provides a detailed analysis of the comparable developments within the County as they compare to the proposed development.

It is also important to note that driver trends are changing with the increased prevalence of ride sharing apps and development of self-driving cars. These technologies are likely to decrease the cost of individualized transportation and reduce private car ownership and need for parking in the foreseeable future. As such, it would be unfortunate to provide more parking than is needed to meet current demand considering that the demand is likely to decrease in the coming years. Lastly, the Village has very high transit usage with approximately 93,000 Palm Tran rides per month (+/- 43,000 riders getting off buses in the Village and +/- 50,000 riders boarding buses in the Village on a monthly basis).

Accordingly, for the reasons stated above, the Project is designed to provide 750 parking spaces, approximately 2.15 parking spaces per unit, requiring a parking reduction of 337 parking spaces ("Parking Waiver"). On behalf of Petitioner, Agent respectfully requests approval of the Parking Waiver for the reasons stated below:

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

The Parking Waiver is in harmony with and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code and that such Parking Waiver will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare. With more parking proposed than the real demand, and with a sound parking plan, there will be no impact to the surrounding neighborhood. As explained thoroughly above, the Project complies with this standard.

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

The Parking Waiver request results from innovative design in which other minimum standards are exceeded. The Project has exceeded the open space requirement by more than 14%, or +/- 1.14 acres. Today, tenants are more interested in active recreation activities, green spaces, and common areas, such as the club house, than ever before and the areas that would have been provided as parking can now be used for green space and amenities. Further, the advent of Uber, Lyft and other alternative transportation options that were not available 10 years ago have reduced car ownership and usage significantly. Recent statutory changes legalizing the use of autonomous vehicles in the state are anticipated to rapidly change transportation needs and further reduce individual car ownership in the coming years. As such, the Project is designed to provide a drop-off area adjacent to the clubhouse to allow safe drop-off for residents and visitors who use ride-sharing applications. The Project's design reflects current parking demand and current parking trends. As explained thoroughly above, the Project complies with this standard.

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

Granting of the Parking Waiver request will result in preservation of valuable natural resources, including drainage and recharge areas, natural areas, etc. by allowing for areas that would be needed to meet the parking code for use as open spaces and recreational amenities. As explained thoroughly above, the Project complies with this standard.

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

Granting the Parking Waiver request demonstrates public benefits to be derived, including but not limited to the preservation of open areas and use of desirable architectural, building, and site design techniques. The reduction of parking on the Subject Property avoids a “sea of asphalt” feel, instead providing more open and lushly landscaped areas for residents to enjoy. Further, even with the Parking Waiver, there are still 2.15 parking spaces per unit. It is important to note that the majority of units are one-bedroom—164 one-bedroom units. Additionally, there are 136 two-bedroom units, and only 48 three-bedroom units. As illustrated in the Parking Study and more thoroughly explained above, the provided parking is sufficient for the Project. The Project complies with this standard.

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

Not applicable to this Parking Waiver request.

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

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

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

Not applicable to this Parking Waiver request.

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

Not applicable to this Parking Waiver request.

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

Not applicable to this Parking Waiver request.

Sidewalk Waiver from Section 34-477 of the Code

Section 34-477 of the Village’s Code requires sidewalks “to be installed in conjunction with the development of adjoining lots on both sides of all local and collector streets, and on one side of marginal access streets in all areas.” As discussed above, Section 34-1063(c)(1) of the Village’s Code provides that innovative and creative design is encouraged with RPDs, and to accomplish this innovative and creative design “waivers from the strict interpretation of the Village and Development Code and applicable code provisions related to lot size, frontages, setbacks, lot coverage, parking, design standards, and other requirements, may be granted for good cause shown and shall be demonstrated to be in harmony with the purpose, objectives, and performance standards of this subdivision.” In addition to the RPD regulations providing for waivers, Section 34-477 of the Code also specifically states the following: “a required sidewalk may be recommended for waiver upon the concurrence of the village council, when adequate pedestrian circulation throughout the subdivision is provided by means of access paths and adequate lighting, where required.”

The Project provides a well-lit, five-foot sidewalk on the south side of the Project’s main entrance. Unfortunately, due to property size constraints, there is not enough space to provide a sidewalk along the north side of the main entrance. Despite the sidewalk on the north side of the main entrance not being provided, there will be a pedestrian crosswalk at the main entrance connecting the north side of the

Project to the sidewalk along the south side to encourage pedestrian mobility and ensure that pedestrian safety is not compromised. Further, by eliminating this sidewalk along the north side of the main entrance, the Project will be able to provide more green space for residents to enjoy. The Project is designed with a sidewalk system providing optimal connectivity throughout the Property. The sidewalk system is located directly adjacent to all buildings and provides connective paths between all units and the amenities that are strategically located throughout the Project. In order to promote ingenuity in design as envisioned for an RPD use, the proposed layout of the sidewalk system is designed to serve the most functional use possible and provide direct pedestrian accessways to each building and all recreational amenity areas. The proposed sidewalk system is more convenient for pedestrians to use than the sidewalks required on both sides of the street, as the Project instead provides a system with pathways circulating around the proposed buildings, adjacent to both the parking areas and the internal recreational amenity areas.

Accordingly, for the reasons stated above, the Project instead proposes elimination of the sidewalk required by Section 34-477 of the Code along the north side of the main entrance ("Sidewalk Waiver"). On behalf of the Petitioner, Agent respectfully requests your approval of the Sidewalk Waiver for the reasons stated below:

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

The Sidewalk Waiver is in harmony with and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code and that such Sidewalk Waiver will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare. As stated above, there will be a pedestrian crosswalk at the main entrance connecting the north side of the Project to the sidewalk along the south of the main entrance to ensure pedestrian mobility is encouraged throughout the Project and pedestrian safety is not compromised. Accordingly, the Project complies with this standard.

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

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

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

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

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

Granting of the Sidewalk Waiver request demonstrates public benefits to be derived, including but not limited to the preservation of green open space areas and use of desirable architectural, building, and site design techniques. Further, despite the elimination of the sidewalk along the north side of

the main entrance, there are still ample pedestrian linkages throughout the Project, including strategically placed cross walks. Accordingly, the Project complies with this standard.

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

Not applicable to this Sidewalk Waiver request.

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

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

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

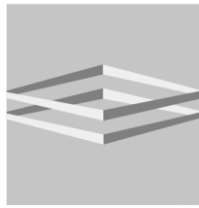
Not applicable to this Sidewalk Waiver request.

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

Not applicable to this Sidewalk Waiver request.

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

Not applicable to this Sidewalk Waiver request.



**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Hope Calhoun
Dwayne Dickerson

Ele Zachariades
Matthew H. Scott
Christina Bilenki
Lauren G. Odom
Zach Davis-Walker

**Justification Statement
Palm Springs Residences
Village of Palm Springs, Florida
Sign Variance Application
Submitted: December 20, 2019**

Waverley SP 2, LLC ("Petitioner") is the contract purchaser of the +/- 18.387 gross acre (+/- 17.767 net acre) property located at 2085 South Congress Avenue and 3243 Lillian Road (collectively referred to herein as "Property"), which is generally located on the west side of South Congress Avenue between Lillian Road and the Lake Worth Drainage District L-8 Canal in the Village of Palm Springs ("Village"). The Property is comprised of two (2) parcels referenced by the following parcel control numbers: 70-43-44-18-00-000-1040 and 70-43-44-18-05-010-0040. The Property is designated Other Public Facilities and Low Density Residential on the Village's Future Land Use Map ("FLUM") and is located within the RM, Residential Multiple-Family, zoning district. The Property is approved for and developed as a Young Men's Christian Association of the Palm Beaches ("YMCA") facility including recreational and day care uses. Petitioner is seeking to redevelop the Property for use as a three hundred forty-eight (348) dwelling unit multi-family residential development with the parking and amenities necessary to provide a high quality living experience for residents including a clubhouse, pool area, tot lot, dog park, and lake with recreational walking path ("Project").

Petitioner has submitted applications requesting approval to amend the Property's FLUM designation from Other Public Facilities (+/- 17.6 net acres) and Low Density Residential (+/- 0.2 net acres) to High Density Residential ("FLUM Amendment"), and for a Site Plan Application ("SPA") to allow development of the Property with a Residential Planned Development ("RPD") to allow the Project. The Project is permitted two (2) monument signs – one (1) along Congress Avenue and a second along Lillian Road. However, Petitioner proposes to provide both signs along Congress Avenue in deference to the existing single-family community and in order to provide symmetry, greater aesthetic appeal, and improved visibility for the main entrance from Congress. As such, concurrent with the pending FLUM Amendment and SPA for an RPD Petitioner respectfully requests approval for a Sign Variance ("Sign Variance") to allow for two monument signs at the entrance of the Project along South Congress Avenue where only one (1) is allowed.

Pursuant to Section 34-329(b) of the Village's Code of Ordinances, Petitioner will demonstrate that: (a) special and unique conditions exist which are peculiar to the applicant's case and which are not generally applicable to the property located within the zoning district or neighborhood involved; (b) the special and unique conditions are not directly attributable to the actions of the Petitioner; (c) the literal interpretation of the Code requirements, as applied to the applicant, would deprive the applicant of rights commonly enjoyed by persons who are similarly situated; (d) the variance is the minimum variance that would make

reasonable use of the Property; and (e) granting the variance is not detrimental to the public welfare, or injurious to property or improvements in the RM zoning district or surrounding neighborhood.

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

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

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

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

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

The literal interpretation of the Code requirements would deprive the Petitioner of rights commonly enjoyed by persons who are similarly situated. The Property has frontage on both South Congress Avenue and Lillian Road, thereby allowing for a total of two monument signs for the Project in accordance with the Village's Code Article IV. However, the placement of a second entrance sign along Lillian Road would not serve the single-family nature of the community along the Lillian Road frontage. Further, the Property's main frontage and access

point on Congress Avenue, given the large-scale commercial and institutional context of the corridor, is well suited for two monument signs at each side of the Property's entrance. Considering that the Project is actually permitted two monument signs and Petitioner is simply seeking to relocate a permitted sign, the literal interpretation of the Code would deprive Petitioner of rights commonly enjoyed by persons who are similarly situated.

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

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

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

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

Exhibit “A”

Rendering: Project Entrance Monument Signs



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

MSA

ARCHITECTS

ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.

AAC000895

8950 SW 74th COURT

MIAMI, FLORIDA 33156

(305) 273-9911

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

PALM SPRINGS RESIDENCES

BEATRIZ M. HERNANDEZ
AR0094576

BY

DRAWN

DATE

SCALE

JOB NO.

SHEET TITLE:

RENDERING

SHEET NUMBER:

EX - 1



Village of Palm Springs Land Development Department Unified Development Application

226 Cypress Lane
Palm Springs, FL 33461
Phone: (561) 965-4016
Fax: (561) 439-4132
<http://www.vpsfl.org>

Prior to the submission of this application, the applicant must have a pre-application meeting with Land Development staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: _____

Indicate the type of application you are applying for:

☐ Comprehensive Plan Amendment (text)	☐ Administrative Amendment
☒ Future Land Use Map Amendment*	☒ Site Plan (Minor / Major / PD)*
☐ Rezoning *	☐ Site Plan Amendment (Minor/Major)*
☐ LDR / Zoning Change (text)	☐ Special Exception*
☐ Plat (Preliminary)	☐ Development Order Amendment*
☐ Master Sign Plan	☐ Variance (District Standard)*
☐ Temporary License Agreement	☒ Variance (Sign)
☐ Temporary Use Permit	☐ Variance (Hours of Operation)*
☐ Abandonment	☐ Administrative Variance
☐ Appeal	☐ Deed Restriction / Unity of Title
☐ Utility /Civil Plan	☐ Other _____

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark **N/A**.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually). Advertising, postage, and cost recovery, including professional fees incurred by the Village, will be billed to the Applicant.
4. Include mailing labels/stamped envelopes of all property owners within a 300 foot radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than 4:00 p.m. 45 days prior to a Land Development Board hearing (see schedule).
6. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
7. Applicants presenting demonstration boards or architectural renderings to the Village Council must have an electronic copy (PDF) of each board submitted to Land Development Department no later than the Wednesday preceding the meeting. Note: Representations made at the hearing, verbally or graphically, become part of the record.

Staff Use Only

Application Numbers: _____

Date Submitted: _____

Posted Signs Required: _____

SECTION 1-PROJECT INFORMATION:

Project Name: Palm Springs Residences

Project Address: 2085 S. Congress Avenue and 3243 Lillian Road in the Village of Palm Springs, FL 33406

Location of Property: The subject property is located approximately _____ mile(s) (N) S, E, W (circle one) from the intersection of S. Congress Avenue & Lillian Road, on the N, S, E, (W) (circle one) side of _____ S. Congress Avenue (street).

Shopping Center / Office Building: Existing YMCA

Acreage of Property: 18.387 Building Square Feet: +/- 31,995 square feet

Density or FAR: 19 du/acre - 348 units proposed Plat Name: N/A

PCN Number(s): 3243 Lillian Road (70-43-44-18-05-010-0040) and 2085 S. Congress Avenue (70-43-44-18-00-000-1040)

Dimensions of Property: Please see Survey included with the submittal.

Legal Description: (or attach separate sheet)

Please see Legal Description included with the submittal.

Property History, if applicable: Describe previous applications on property (Approved Variances, Special Exception, Site Plan, etc...) Include previous application numbers and any conditions of approval.

Application #	Request	Action	Resolution / Ordinance #	Approval Date
Please see Site Plan Narrative.				

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: The Young Mens Christian Association of the Palm Beaches, Inc.

Owner's Address: 2085 S. Congress Avenue, Village of Palm Springs, Florida 33406

Owner's Email Address: Please contact agent.

Owner's Phone: Please contact agent. Owner's Fax: Please contact agent.

Applicant, if different than Owner: M/S Congress Owner, LLC, a Delaware LLC

Agent: Dunay, Miskel and Backman, LLP

Contact Person: Bonnie Miskel, Esq. / Beth Schrantz, Land Planner

Agent's Address: 14 SE 4th St., Suite 36, Boca Raton, Florida 33432

Agent's Email Address: Bonnie: bmiskel@dmbblaw.com / Beth: bschrantz@dmbblaw.com

Agent's Phone: Bonnie: (561) 405-3321
Beth: (786) 763-0565 Agent's Fax: 561-409-2341

All correspondence will be sent directly to agent unless otherwise instructed.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: Residential Multiple-Family

Land Use: 2085 S. Congress Avenue = Other Public Facilities
3243 Lillian Road = Low Density Residential

Use: YMCA - Recreational Facility and Day Care

Plat: N/A

PROPOSED

Zoning: Residential Multiple-Family

Land Use: High Density Residential

Use: Residential Planned Development

Plat: N/A

ADJACENT LAND USE / ZONING / USE(S)

North: Please see attached exhibit.

South: Please see attached exhibit.

East: Please see attached exhibit.

West: Please see attached exhibit.

SECTION 4 - DESCRIPTION OF PROJECT (attach additional pages if necessary)
Including compliance with zoning standards and supplemental regulations

Please see attached Future Land Use Amendment Analysis and Justification, Justification Statement for Site Plan

Application, and Justification Statement for Sign Variance included with this application.

SECTION 5- PROJECT AUTHORIZATION

OWNER CERTIFICATION

(If more than one owner, attached executed Certifications for each)

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. The undersigned hereby petitions the Village of Palm Springs Staff, Land Development Board, and the Village Council to call Public Hearings upon due Public Notice in accordance with the Rules, Regulations, and Laws as promulgated by the Village of Palm Springs. The cost of which petition and notice and other costs as promulgated by rule is hereby assumed by the undersigned.

Timothy G. Coffield 7-25-19
Signature of Owner Date

Sworn and Subscribed before me this 25th day
of July, 20 19

[Signature] 5-24-23
Signature of Notary Public My Commission Expires



AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature] 7/31/19
Signature of Agent Date

Sworn and Subscribed before me this 31st day
of July, 20 19

[Signature]
Signature of Notary Public My Commission Expires





GENERAL SUBMITTAL REQUIREMENTS FOR ALL APPLICATIONS:

- Completed Application, with original signatures, and applicable filing fees
- Evidence of Ownership (recorded warranty deed, title policy, or attorney's opinion)
- Owner's Authorization for Agent or Applicant to file application
- Current Survey (dated not more than 12 months prior to date of submittal)
- Color Photographs of entire property
- Traffic Study or Statement (2 copies)*, as applicable
- One (1) electronic version of complete application, narratives, plans, reports and supplemental documents in .pdf format

ADDITIONAL REQUIREMENTS FOR PUBLIC HEARING APPLICATIONS:

- Radius Map and Listing of all property owners within 300 feet of the property, from the Palm Beach County Property Appraiser's Office - contact their Mapping Department at 355-2881.
- One (1) Set of Mailing Labels and Pre-Stamped Envelopes for all property owners within said 300 feet radius
- Public Notice Sign: One sign for each street frontage shall be posted no less than 10 calendar days prior to the hearing. The sign shall be legible from a distance of 100 feet and shall contain a description of the approval being sought, the date, time and location of hearing, and a statement that the application is available for inspection in the Village Land Development Department (**see attached**).
- Affidavit (**see attached**) certifying to listing and sign posting

**Transmit traffic study directly to Palm Beach County Traffic Engineering with applicable review, and copies to the Village – TPS letter is required prior to public hearings*

SECTION 6 - LAND USE PLAN AMENDMENT APPLICATION ONLY

Existing Village Land Use/Rezoning: Land use for 2085 S. Congress Avenue = Other Public Facilities
Land use for 3243 Lillian Road = Low Density Residential
**No rezoning is proposed

Requested Village Land Use/Rezoning: High Density Residential

Reason or basis the land use change/rezoning is required and the intended use or uses this request will accommodate.

Please see Narrative/Justification Statement for the Future Land Use Map Amendment.

ATTACH: LAND USE CHANGE: Analysis of Existing and Proposed Use(s), including analysis of infrastructure/public services, natural resources, open space, affordable housing, land use compatibility, intergovernmental coordination, and consistency with adopted goals, objectives and policies.

REZONING: Confirmation of the provisions of all necessary facilities and systems, including storm drainage, water supply, sewage treatment, solid waste disposal, public safety protection, recreational and park areas, school sites and any other services, where applicable.

SECTION 7 - APPEAL ONLY

- ☐ Appeal of LDB Action
- ☐ Appeal of Decision / Interpretation of Land Development Director
- ☐ Appeal of Interpretation / Requirement of Building Official

Requirement or Code Section Being Appealed or That Is At Issue:

Summary of Decision or Condition being Appealed:

Summary of the Relief being Requested:

SECTION 8 – VARIANCE ONLY

(Administrative / Standard / Hours of Operation / Sign)

Future Land Use Map Amendment, Site Plan Application, Residential Planned
Related Applications Development

Code Section: 32-327 - Point of Purchase Signs

Required: 1 Monument Sign on Each Street Frontage Greater than 75 Feet

Request: 2 Monument Signs on Congress Avenue

Details of Variance Request or Appeal:

Please refer to the Justification Statement for Sign Variance Application included with this
submittal.

ATTACH NARRATIVE AS ADDITIONAL PAGE(s)

Chapter 34, Section 34-603 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the variance request. This statement should be predicated on the objectives presented in Section 34-603(f)(1) of the Code. The statement must include comments on each of the following individually:

- a. That special condition and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.
- b. That the special conditions and circumstances do not result from the actions of the applicant.
- c. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.
- d. That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- f. That the granting of the variance will be in harmony with the general intent and purpose of this chapter.
- g. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

SECTION 9 – SPECIAL EXCEPTION ONLY (Site Plan Required Also)

Requested Use: _____

Supplemental Regulations Applicable? ☐ Yes ☐ No

ATTACH NARRATIVE AS ADDITIONAL PAGE(s)

Chapter 34, Section 34-608 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the special exception request. This statement should be predicated on the criteria and factors as set forth in Section 34-608(b) of the Code. The statement must include comments on each of the following individually:

- (1) The proposed special exception use is consistent with goals, objectives, and policies of the village's comprehensive plan.
- (2) The proposed special exception is consistent with the land development and zoning regulations and all other portions of this Code.
- (3) The proposed special exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation, type and amount of traffic to be generated; building location, mass, height and setback; and other relevant factors peculiar to the proposed special exception use and the surrounding property.
- (4) The establishment of the proposed special exception use in the identified location does not create a concentration or proliferation of the same or similar type of special exception use, which may be deemed detrimental to the development or redevelopment of the area in which the special exception use is proposed to be developed.
- (5) The proposed special exception use does not have a detrimental impact on surrounding properties based on:
 - a. The number of persons anticipated to be using, residing, or working on the property as a result of the special exception use;
 - b. The degree of noise, odor, visual, or other potential nuisance factors generated by the special exception use; and
 - c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.
- (6) That the proposed special exception use:
 - a. Does not significantly reduce light and air to adjacent properties.
 - b. Does not adversely affect property values in adjacent areas.
 - c. Would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations.
 - d. Does not negatively impact adjacent natural systems or public facilities, including parks and open spaces.
 - e. Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

SECTION 10 – SITE PLAN SUBMITTAL REQUIREMENTS

- In original submittal, provide five (5) copies (24"x36") of the following plans listed as they pertain to the project in full sets. Including three (3) sets of all plans shall be signed and sealed original.
- Provide a Thumb Drive with all submittal materials in pdf format.
- Site plan packages must include but are not limited to :
 1. Site Plan (see Technical Specifications in Sec. 34-685 of the Code)
 2. Landscape Plan
 - a. Must show all species and sizes (Florida Grade No.1 only)
 - b. Tree survey of existing site
 - c. Irrigation plans desired, but not required until permitting
 3. Building Architectural Plans
 - a. Elevations (label each side according to compass direction)
 - b. Roof plan for screening of mechanical equipment
 - c. Color, Material and Texture Specifications/Schedule
 - d. Building colors shall include paint company name, number, and paint color name (color chips preferred)
 - d. Color Rendering
 - e. Details of site amenities (bike racks, benches, trash receptacles, etc.)
 4. Photometric plan
 - a. Must show spillover at property line
 5. Boundary Survey
 - a. Needs to be within the last calendar year
 - b. Needs to show Acreage
 - c. Needs to show proper Parcel ID number
 - d. Needs to have Title Commitment Policy and number referenced,

OR

 - e. Abstract Survey can be used
 6. Tabular data
 7. Dumpster locations (include recycling)
 8. Accessible pedestrian routes from street to building
 9. Truck (garbage, delivery, etc.) turning radii (AutoTurn Analysis)
 10. Fire Hydrant locations
 11. Utility Tie-Ins
 12. Adjacent Zoning
 13. Ultimate right-of-ways widths and elevation of adjacent road(s)
 14. Dimensions on buffers, drive isles and driveways and any other pertinent site
 15. Floor Plan
 16. Life Safety Plan, if applicable
 17. Finished Floor Elevation

18. Sign Plans
 - a. general location plan
 - b. details for each sign, including dimensions and summary of sign face area, all coloring (letter, logo, backing, cabinet, etc)
 - c. master sign plan specifications, if applicable
 19. Paving, Grading and Drainage Plans and Drainage Calculations.
- Copy of FDOT Pre-Approval Letter, as applicable
 - If proposing new residential units, School Capacity Availability Determination

RESUBMITTALS for Technical Review: **Submit a letter identifying each review comment and the revision or response provided**, together with five (5) copies of each revised plan sheet, and thumb drive with .pdf files of revised sheets, reports, narratives, and supporting documents;

LAND DEVELOPMENT BOARD DISTRIBUTION: At least 20 days prior to LDB hearing, submit ten (10) full sets (24"x36") (3 signed/sealed) and thumb drive with .pdf files, revised per and approved by the technical review agencies.

VILLAGE COUNCIL DISTRIBUTION: At least 20 days prior to the VC hearing, submit five (5) sets (24"x36") (3 signed/sealed) and thumb drive with .pdf files, revised to address LDB recommendations, if required.

NOTE: Copies of any graphics or handouts used at a public hearing must be provided to the recording clerk and made part of the formal record.

NOTE: Representations made at the hearing, verbally or graphically, become part of the record, and are enforceable as part of the development order.



AFFIDAVIT CERTIFYING TO PUBLIC HEARING NOTICE REQUIREMENTS

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared who after being sworn, stated the following:

1. That I _____ have prepared/ obtained a complete list (and the required mailing labels) of the owners of real property, together with their mailing addresses, that are within three hundred (300') feet of the subject property, as set forth in the current Official Tax Roll of Palm Beach County.
2. That to the best of my knowledge, said list is complete and accurate.
3. Notice signs were posted on the premises a minimum of 10 days in advance of the public hearing. Attached, are photographs of the signs showing their placement on the property and proximity to the abutting right-of-way.

Signature of Affiant/Applicant

The foregoing instrument was acknowledged before me this _____
day of _____, 20____ by _____
_____, who is personally known to me or has produced _____
_____ as identification and who did take an oath.

Notary Public

[NOTARY SEAL]

My Commission Expires: _____

PUBLIC NOTICE

VILLAGE OF PALM SPRINGS

LAND DEVELOPMENT

This property is the subject of the following request(s):

☐ Site Plan	☐ Planned Development
☐ Special Exception	☐ Land Use Amendment
☐ Development Order Amendment	☐ Rezoning
☐ Variance	☐ Other _____

Petition Number: _____

Request: _____

Public hearing date(s) are as follows:

Land Development Board:

Village Council:

The public hearings indicated above are to be held in:

The Village of Palm Springs Council Chambers, 226 Cypress Lane, Palm Springs.

For Additional Information contact the Palm Springs Land Development Department: (561) 965-4016. Interested parties may appear at the public hearing(s) and be heard with respect to the advertised request. Hearing may be postponed without further notice.

In accordance with ADA, documents may be requested in an alternate format. Auxiliary aids or other services will be provided upon request with at least three days notice prior to hearing. For ADA assistance, please contact the Village Clerk's Office at (561) 965-4010.

Visit our website at: **WWW.VILLAGEOFPALMSPRINGS.ORG**

SECTION 11 – PLANNED DEVELOPMENT (SITE PLAN)

Narrative: See objectives and performance standards in Article IX, and provide a narrative that outlines the proposed project's conformance with these provisions.

Waivers: Requests for waivers shall be submitted in writing and shall address the following criteria:

- 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.
- b. The request results from innovative design in which other minimum standards are exceeded.
- 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.
- 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.
- e. The request provides sufficient screening and buffering to screen adjacent uses from adverse impacts caused by the granting of a waiver.
- f. Economic issues may not be used to justify waivers.
- g. The request is compatible with existing and potential land uses adjacent to the development site.
- h. Waiver requests from minimum common amenity area requirements shall further demonstrate that adequate recreation area is available in the immediate vicinity of the proposed development.
- i. Waiver requests from maximum height limitations shall further demonstrate that the additional height will not adversely impact adjacent properties and appropriate setbacks are provided as building height increases.

SECTION 12 – PLAT ONLY (Site Plan or Subdivision Plan required also)

Plat packages must include but are not limited to:

1. Plat
2. Boundary Survey
 - a. Needs to be within the last calendar year
 - b. Needs to show Acreage
 - c. Needs to show property Parcel ID number
 - d. Needs to have Title Commitment Policy and number reference, OR
 - e. Abstract Survey can be used
3. Title Policy

SECTION 13 – ABANDONMENT ONLY

General Description of Area Requested for Abandonment: _____

Recording Information of Area _____
(attach a copy of instrument)

- ☐ Indemnification and Hold Harmless Agreement executed by the Owner indemnifying the Village and holding the Village harmless from any and all losses, claims, damages and other liabilities resulting from, or arising out of the abandonment of the property. **See attached form of agreement.**
- ☐ Letters of any objection to the abandonment request from all utilities and drainage districts providing service to the property, including but not limited to, Lake Worth Utilities, FP&L, Cable distributor, water and sewer service provider, public gas (if applicable).
- ☐ Evidence of payment of all current taxes on the subject property.



INDEMNIFICATION AND HOLD HARMLESS AGREEMENT

This Indemnification Agreement ("Agreement") is made this ____ day of _____, 20____, by and between the Village of Palm Springs, a municipal corporation organized and existing under the laws of the State of Florida ("Village"), with its principal offices located at 226 Cypress Lane, Palm Springs, FL 33461, and _____, whose address is _____ ("Indemnifying Party")

WITNESSETH

In consideration of the sum of One Thousand Five Hundred Dollars (\$1500.00) and other good and valuable consideration, the receipt of which is hereby acknowledged by the parties, and to the fullest extent permitted by laws and regulations, the Indemnifying Party shall indemnify, defend, save and hold harmless, the Village, its officers, elected officials, agents and employees from any and all claims, damages, losses, liabilities and expenses, (direct, indirect and consequential) pertaining to or arising out of the abandonment of the real property which is the subject of this Application for Abandonment.

The Indemnifying Party shall pay all losses, claims, liens, settlements, or judgments of any nature whatsoever in connection with the foregoing indemnification, including but not limited to, reasonable attorney's fees (including appellate attorneys' fees and costs). The Village reserves the right to reasonably approve of the legal counsel selected by the Indemnifying Party to conduct any defense in any such proceedings, and all reasonable costs and fees associated therewith shall be the responsibility of Indemnifying Party.

The indemnification obligation hereunder shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the Indemnifying Party under any policy or policies of insurance of the Indemnifying Party or a third party.

This Agreement shall not in any way be construed to create a partnership, association, or any kind of joint venture or undertaking between the parties hereto. The Village specifically reserves all statutory and common law rights and immunities, and nothing herein is intended to limit or waive the same, including but not limited to, the procedural and substantive provisions of Section 768.28, Fla. Stat., and Section 95.11, Fla. Stat., as amended from time to time.

The Indemnifying Party's obligation to indemnify, defend, and pay for the defense, or at the Village's option, to participate and associate with the Village in

the defense and trial of any claim and related settlement negotiations, shall be triggered by the Village's notice of claim for indemnification to the Indemnifying Party. The Indemnifying Party's inability to evaluate liability or its evaluation of liability, shall not excuse the Indemnifying Party's duty to defend and indemnify within 7 days after such notice is given by the Village by registered mail. Only an adjudication or judgment after the highest appeal is exhausted, specifically finding the Village solely negligent, shall excuse performance of this provision by the Indemnifying Party. The Indemnifying Party shall pay all costs and fees related to this obligation and its enforcement by the Village. The Village's failure to notify the Indemnifying Party of a claim shall not release the Indemnifying Party of the above duty to defend and indemnify.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

INDEMNIFYING PARTY

By: _____
Indemnifying Party

Printed Name of Indemnifying Party

VILLAGE OF PALM SPRINGS

By: _____

ATTEST

SUSAN M. CALJEAN, VILLAGE CLERK

Statement of Interest in Property and Authorization to File Petitions

M/S CONGRESS OWNER, LLC, a Delaware limited liability company, as applicant, authorizes DUNAY, MISKEL AND BACKMAN, LLP, as agent, HSQ GROUP, INC, as agent, and MSA ARCHITECTS, INC, as agent, to submit and process any and all development applications to the Village of Palm Springs and Palm Beach County and represent Applicant at any public hearings necessary for the approval and development of the proposed planned residential development within the Village of Palm Springs.

M/S CONGRESS OWNER, LLC,
a Delaware limited liability company

By: M/S CONGRESS ASSOCIATES, LLC,
a Delaware limited liability company, its sole member

By: M-2085 S. CONGRESS ASSOCIATES, LLC,
a Delaware limited liability company, a member

By: M-2085 S. CONGRESS MGR, LLC,
a Florida limited liability company, its manager

By: MC MANAGER, LLC,
a Florida limited liability company, its sole member

By: 
Name: Matthew Adler
Title: Chief Investment Officer
Address: 2601 S. Bayshore Drive, Ste. 850
City/State/Zip: Miami, FL 33133
Phone: (305) 531-2426

By: WAVERLEY SP 2 GP, LLC,
a Florida limited liability company, a member

By: 
Name: Daniel Spear
Title: Manager
Address: 3921 S.W. 47th Ave., Suite 1013
City/State/Zip: Fort Lauderdale, FL 33314
Phone: 954-581-9000

State of Florida

County of Miami-Dade

The foregoing instrument was acknowledged before me this 18th day of December, 2019,
by Matthew Adler, an individual, who is X personally known to me or who has produced
_____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: 

Print: Carol Nazarkewich

My Commission Expires:



State of FLORIDA

County of BROWARD

The foregoing instrument was acknowledged before me this 17th day of DECEMBER, 2019,
by DANIEL SPEAR, an individual, who is X personally known to me or who has produced
_____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: 

Print: GEORGIA SANCHEZ

My Commission Expires:





**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**

Mack Bernard, Mayor

Dave Kerner, Vice Mayor

Hal R. Valeche

Gregg K. Weiss

Robert S. Weinroth

Mary Lou Berger

Melissa McKinlay

County Administrator

Verdenia C. Baker

September 19, 2019

Bryan G. Kelley, P.E.
Simmons & White, Inc.
2581 Metrocentre Blvd., Suite 3
West Palm Beach, FL 33407

**RE: Palm Springs Residences
Project #: 190901
Traffic Performance Standards Review**

Dear Mr. Kelley:

The Palm Beach County Traffic Division has reviewed the **Palm Springs Residences** Traffic Impact Statement, revised September 13, 2019, 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:	West side of Congress Ave, about 0.3 miles south of Forest Hill Blvd
PCN:	70-43-44-18-00-000-1040/-05-010-0040
Access:	One right-in/right-out/left-in access driveway connection onto Congress Ave (As used in the study and is NOT an approval by the County through this letter)
Existing Uses:	Recreational Community Center = 34,378 SF
Proposed Uses:	Replace existing with: Multi-Family Residential = 348 DU
New Daily Trips:	902
New Peak Hour Trips:	64 (-7/71) AM; 74 (56/18) PM
Build-out:	December 31, 2023

Based on the review, the Traffic Division has determined that the proposed development meets the Traffic Performance Standards of Palm Beach County. Please note an FDOT conceptual driveway pre-approval letter must be provided for the access connection onto Congress Avenue for the proposed land use.

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.





Bryan G. Kelley, P.E.
September 19, 2019
Page 2

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 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 blue ink that reads "Quazi Bari".

Quazi Bari, P.E.
Senior Professional Engineer
Traffic Division

QB:HA:rb

cc:

Kim Glas-Castro, Director of Planning, Zoning & Building, 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\2019\190901 - PALM SPRINGS RESIDENCES.DOCX

January 7, 2020**To: Iramis Cabrera, Village of Palm Springs Planner
Chad Girard, PE, Assist. Public Service Director****From: Tara Bamber, PE** **Re: Palm Springs Residences
Site Plan Approval Letter
Engenuity Group Project No. 6001.81**

We have received the following on 1-2-20 regarding the above reference project:

1. Civil Site Plan, 8 sheets (CS-1, SP-1, WS-1, PD-1- PD-3, FT-1, FT-2), signed and sealed 12-19-19, by HSQ Group, Inc.
2. Landscape and Photometric Plan, 23 sheets (L-110- L-115, L-200 – L-217, L-500 – L-505, PH), signed and sealed 12-19-19, by Architectural Alliance Landscape.
3. FDOT Letter, 1 sheet, dated 10-25-19, by Florida Department of Transportation.
4. Response letter, 6 sheets, dated 12-17-19, by Dunay Miskel Backman, LLP
5. VPS Utility Comments, dated 12-23-19, by Ed Horton
6. Site Plan, 1 sheet (SP-1), signed and sealed 1-3-20, by HSQ Group, Inc.

We recommend Site Plan approval with the following conditions:

1. Per Site Plan (SP-1),
 - a. The proposed 6-ft white PVC opaque fence along the west property line runs up to the north property line, which blocks cross access to the drainage easement and utility easement. Provide a gate.
 - b. The ditch along the west property line runs to the south property line. The top of bank shall be relocated along the entire west property line as well as the 10-ft drainage easement.
2. Per Landscape Plans, Sheets L-211 & L-212, there shall be no trees within the 10-ft drainage easement along the west property line.

If you should have any questions, please give me a call at 561-655-1151.

**Cc: Kim Glas-Castro
Lisa Tropepe, PE
Ed Horton**



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

October 24, 2019

THIS PRE-APPLICATION LETTER IS VALID UNTIL – **October 24, 2020**
THIS LETTER IS NOT A PERMIT APPROVAL

Bryan Kelley
Simmons & White
2581 Metrocentre Boulevard, Suite 3
WPB, FL 33407

Dear Bryan Kelley:

RE: **October 24, 2019-** Pre-application Meeting for **Category D Driveway**
Palm Beach- Palm Springs, Urban; SR 807; Sec. # 93006; MP: 4.200; Access Class - 5; Posted Speed - 40; SIS - Influence A.
Request: Right-in/right-out/left-in driveway on West side of SR 807/Congress Ave, located approximately 530 ft. North of Lillian Rd.

SITE SPECIFIC INFORMATION

Project Name & Address: **Palm Springs Residences – 2085 S. Congress Avenue, Palm Springs, FL**
Applicant/Property Owner: **Bryan Kelley** Parcel Size: **17.800 Acres** Development Size: **350 DU Multi-Family Residential**

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the **conditions** and **comments** below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- A minimum driveway length of 100 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a gate is installed a minimum driveway length of 100 feet is required. A turnaround area shall be provided prior to the gates.
- A right turn lane is required and shall meet the minimum requirements in the Florida Design Manual (FDM) and shall provide a buffered bicycle lane. If the standard right turn lane requirement is not met, a Design Variation may be required to be submitted during permit review.
- Coordination with Roadway Design is required prior to Permit to redesign the exiting median opening at the proposed driveway. The redesigned median opening shall be properly aligned to the existing driveway on the east side of SR 807 and shall prohibit left turns out of the proposed and existing driveways on the west and east sides of SR 807, respectively.
- A traffic study shall be provided at the time of Permit. The study shall include operational analysis at the SR 807 at SR 882 intersection and coordination with the County regarding potential signal timing modifications. Queuing analysis at the NB turn lane into the site and the SB left turn lane at Lillian Road shall also be included in the study.
- The proposed driveway shall have a maximum of one inbound lane and one outbound lane.

Comments:

- All driveways not approved in this letter must be fully removed and the area restored.
- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Dalila Fernandez, P.E.
District Access Management Manager

cc: Jerry Dean

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2019-10-24\4. 93006 MP 4.200 SR 807_Palm Springs Residences\93006 MP 4.200 SR 807_Palm Springs Residences.docx

www.dot.state.fl.us



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.

December 27, 2019

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

**Re: PALM SPRINGS TOWNHOMES (fka: YMCA)
2085 S Congress Avenue
SW Quad of S Congress Avenue and Lillian Road
PCN: 70-43-44-18-00-000-1040 and 70-43-44-18-05-010-0040
LWDD Canal No. L-8
LWDD Record No. RI-19-0119**

Dear Ms. Cabrera:

This project is located on the south side of the L-8 Canal and is adjacent.

LWDD received canal cross-sections from HSQ Group and ascertained that no additional right-of-way will be needed along the L-8 Canal. A design section was developed and sent to the engineer firm for future canal shaping.

LWDD has no objection to the certification of this petition.

Sincerely,

Anne H. Perry

Anne H. Perry
Right-of-Way Specialist



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)

Revised on 08/23/19

Application	Submittal Date	08/15/2019		
	SCAD No.	19080701F – FLU and 19080701D – D. O.		
	FLU /Rezoning/D.O. No.	Not Provided - Village of Palm Springs		
	PCN No. / Address	70-43-44-18-05-010-0040 and 70-43-44-19-00-000-1040 / 3243 Lillian Road and 2085 S. Congress Ave.		
	Development Name	Palm Springs Residences		
	Owner / Agent Name	The Young Mens Christian Asso. Of Palm Beaches, Inc. / Beth Schrantz /Lauren Odom, Esq.		
	SAC No.	183		
	Proposed Amendment Proposed Unit No. & Type	Max. 349 Residential Units - FLU 348 Apartment Units – D. O.		
Impact Review		CO Taylor-Kirklane Elementary School	Palm Springs Middle School	John I. Leonard High School
	New Students Generated	29	12	15
	Capacity Available	116	29	-637
	Utilization Percentage	92%	98%	120%
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 Village Council approves the proposed development, School District staff recommends the following condition to mitigate such impacts. In order to address the school capacity deficiency generated by this proposed development at the District high school level, the property owner shall contribute \$191,805 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 Update Study recommended by the PBC Impact Fee Committee for adoption/implementation in 2019.			
Validation Period	1) This determination is valid from 08/22/2019 to 08/21/2020 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 08/21/2020 or this determination will expire automatically on 08/21/2020.			
Notice	1 - Revision was made on contrition amount from the letter issued on 8/22/19 (\$193,125 to \$191,805) 2 - School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

August 23, 2019

Date

joyce.cai@palmbeachschools.org

Email Address

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

The School District of Palm Beach County, Florida
A Top-Rated District by the Florida Department of Education Since 2005
An Equal Education Opportunity Provider and Employer

January 6, 2020

Kimberly Glas-Castro
Planning, Zoning & Building Department
226 Cypress Lane
Palm Springs, FL 33461

Re: Traffic Impact Statement Review – Palm Springs Residences (4th review)

Dear Ms. Glas-Castro:

We have reviewed the revised submittal received on December 23, 2019. The submittal includes the revised site plan, revised future land use (FLU) amendment traffic study, revised FDOT driveway pre-application letter, and response to Planning and Zoning Board (PZB) staff conditions of approval. The submittal also includes the revised FDOT driveway pre-application letter addressing the median opening redesign at the site access, extension of the northbound left-turn lane at Forest Hill Boulevard/Congress Avenue, and commitment to coordinate with Palm Beach County on retiming the traffic signal at Forest Hill Boulevard/Congress Avenue. The revised FLU amendment traffic study was also adequately revised per our comments on December 4, 2019. However, there are a few outstanding items and we offer the following review comments:

1. As discussed in the December 2, 2019 meeting, the applicant has committed to coordinate with FDOT and Palm Beach County on the evaluation of flashing yellow left-turn arrow (FYLTA) at Forest Hill Boulevard/Congress Avenue, and to install or provide funding for the installation of FYLTA at this intersection if approved by FDOT and Palm Beach County. This shall be included in the conditions of approval.
2. The response to PZB staff conditions of approval indicated that a mix of bicycle facilities including outdoor bicycle parking racks, secure bicycle parking, and bicycle storage rooms are proposed, but bicycle storage rooms are not found in the revised site plan. Please verify and revise.
3. The site plan shows a 5-ft sidewalk along Congress Avenue, which seems to be narrower than what exists today. Please confirm and at a minimum, the current sidewalk width should be maintained on the plans.

Please give me a call at 954-560-5251 with any questions you may have.

Sincerely,
via planning, inc.



Thuha Nguyen, PE, PTOE

P.B.C. Fire-Rescue
Plan Review Critique

Walter J. Lenhart
Business: 561-233-0056
E-mail: wjlenhar@pbcgov.org

Permit: FP#:

Date: 9/24/19

Project: Palm Springs Residences

Address: 2085 S Congress Ave.

Occupancy: New Apartment

Construction Type:

<u>Page</u>	<u>Comment</u>	<u>Code</u>
~~SP-1~~	~~The swing gates must both swing in the same direction. The truck modeling on sheet FT-1 shows the fire apparatus crossing the traffic divider line to make the turn to exit the site. This is not an acceptable turning radius. You will have to discuss your options when you submit the civil plans to the Water Officer.~~	
~~SP-1~~	~~A Knox key switch is required at each set of gates for fire dept. access.~~	
~~WS-1~~	~~The clubhouse must have an automatic fire sprinkler system installed.~~	~~PBC Fire Code 13.3.1.1.1(4)~~

Three copies of the civil plans must be submitted to the Water Officer for PBC Fire Rescue. Contact Pedro Segovia at (561)-233-0054 or PSegovia@pbcgov.org.

~~SP-1 8' building address numbers are PBC Fire Code
required. Multi-unit buildings 10.11.1.1,.4,
that are accessed from the rear .5
must have the building address
and unit numbers posted in the
rear as well as the front.
Additional signs shall be posted
to identify buildings or the
direction of travel to reach
the buildings.
All unit identification numbers
or letters shall be 4".
Additional directional sign
Number and or letters shall be 6".~~

2nd REVIEW 11/16/19

**SP-1 Revise the knox key switch location
per the conversation between Pedro
Segovia and Jay Huebner that took
place on 11/15/19. It was agreed
by both parties to locate the
knox key switch at the residence
entry drive lane. The knox key
switch will simultaneously open
both sets of gates.**



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, FL 33461 · Phone: 561-968-8243 · www.vpsfl.org

January 17, 2020

To: Kim Glas-Castro
Planning, Zoning & Building Director

From: Thomas Ceccarelli
Chief of Police

Subject: Proposed Palm Springs Residences Residential Planned Development

In reference to the Proposed Palm Springs Residences development, which is planned for 2085 S. Congress Avenue and 3243 Lillian Road, the Police Department has the following concerns:

- This development will increase our Village's population by at least 600 to 1,000 residents which will significantly increase our calls for police service and will cause a need to hire more police officers.
- Due to the increased population, where there once was none, there is a concern regarding noise complaints from the adjacent residential and adult communities.
- Lack of sufficient parking will most likely result in increased police calls for blocked accessways and overspill parking in neighboring businesses and developments.
- This development will be a strictly rental community which will bring inherent problems associated with a transient population.
- Traffic from this development will negatively affect the intersection of Forest Hill Boulevard and Congress Avenue, which is already overburdened.

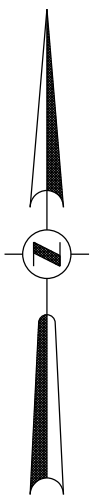
PALM SPRINGS RESIDENCES

PALM BEACH COUNTY, FLORIDA

WAVERLY SP2, LLC

INDEX OF PLANS

SHEET NO.	SHEET DESCRIPTION
CS-1	COVER SHEET
SP-1	SITE PLAN
WS-1	CONCEPTUAL WATER & SEWER
PD-1	CONCEPTUAL PGD PLAN
PD-2	SITE CROSS SECTIONS & DETAILS PLAN
PD-3	SITE CROSS SECTIONS & DETAILS PLAN
FT-1	FIRE TRUCK PATH PLAN
FT-2	GARBAGE TRUCK PATH PLAN
EX-1	RENDERING
A-0.1	OPEN SPACE DIAGRAM
A-0.2	DUMPSTER / RECYCLE ENCLOSURE
A-2.1.1	BUILDING TYPE I FLOOR PLANS
A-2.1.2	BUILDING TYPE I FLOOR PLANS
A-2.1A.1	BUILDING TYPE I.A FLOOR PLANS
A-2.1A.2	BUILDING TYPE I.A FLOOR PLANS
A-2.2.1	BUILDING TYPE II FLOOR PLANS
A-2.2.2	BUILDING TYPE II FLOOR PLANS
A-2.3.1	BUILDING TYPE III FLOOR PLANS
A-2.3.2	BUILDING TYPE III FLOOR PLANS
A-2.4.1	BUILDING TYPE IV FLOOR PLANS
A-2.4.2	BUILDING TYPE IV FLOOR PLANS
A-3.1.1	BUILDING TYPE I BUILDING ELEVATIONS
A-3.1A.1	BUILDING TYPE I.A BUILDING ELEVATIONS
A-3.2.1	BUILDING TYPE II BUILDING ELEVATIONS
A-3.3.1	BUILDING TYPE III BUILDING ELEVATIONS
A-3.4.1	BUILDING TYPE VI BUILDING ELEVATIONS
A-4.1	UNIT PLANS
A-4.2	UNIT PLANS
A-CH2.1	CLUB HOUSE FLOOR PLANS
A-CH3.1	CLUB HOUSE BUILDING ELEVATIONS
L-110 - L-115	LAYOUT PLANS
L-200 - L-201	TREE DISPOSITION PLANS
L-210 - L-217	LANDSCAPE PLANS
L-500 - L-505	SITE DETAILS
PH	PHOTOMETRICS
S-1	SURVEY
S-2	TREE TABLE & STRUTURES DETAILS
S-3	PROPERTY LINE DETAILS



LOCATION MAP

SCALE: 1" = 300'

SECTION 28 / TOWNSHIP 52 S / RANGE 41 E

DEVELOPER:

WAVERLEY SP 2, LLC
C/O DANIEL SPEAR
3921 S.W. 47TH AVE
SUITE 1013
FT LAUDERDALE, FL 33314
(954) 581-9000

PLANNER:

HSQ GROUP, INC.
1001 YAMATO ROAD
SUITE 105
BOCA RATON, FL 33431
(561) 392-0221

ARCHITECT:

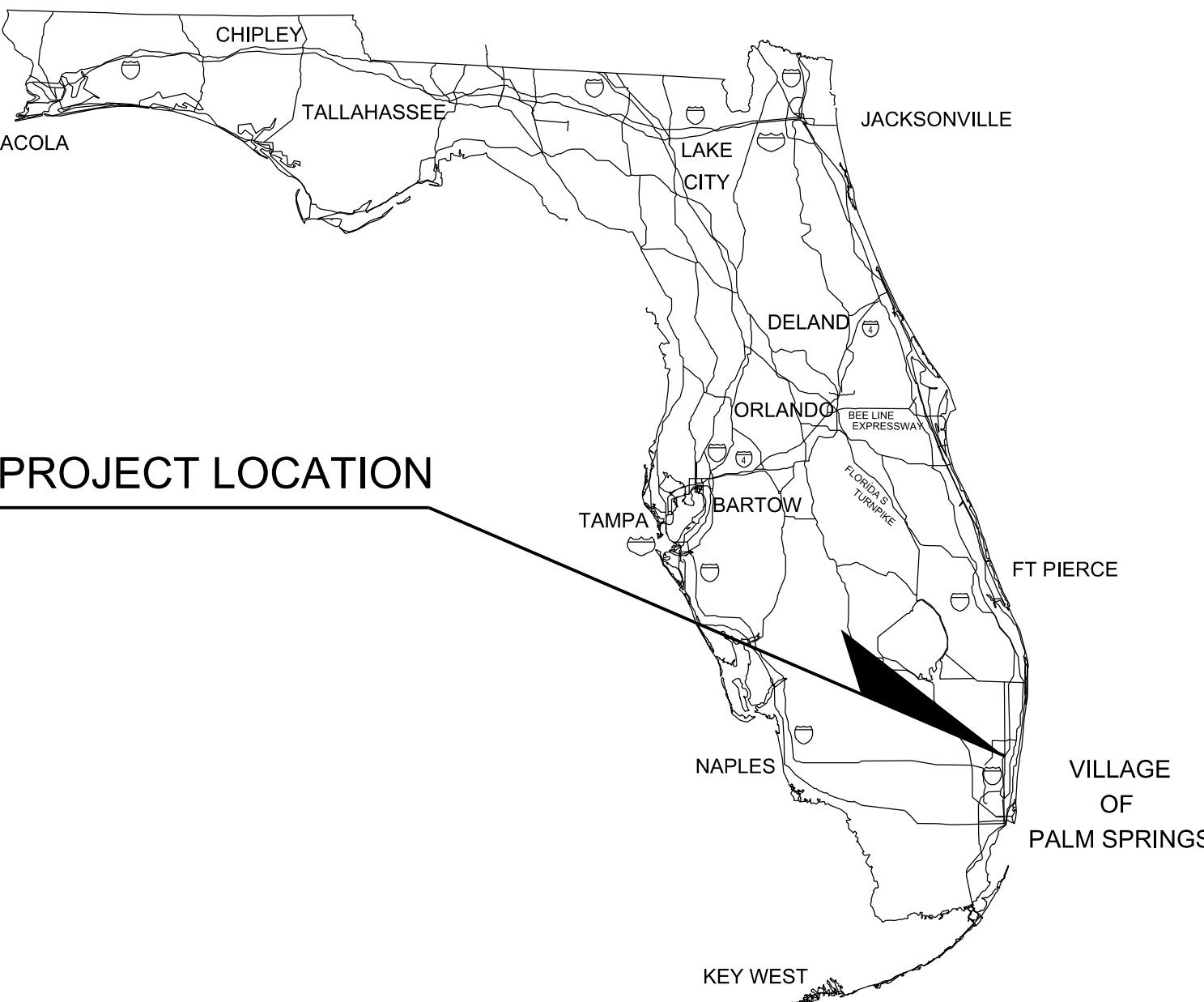
MSA ARCHITECTS INC.
8950 S.W. 74 COURT,
SUITE 1513
MIAMI, FL 33156
(305) 273-9911

CIVIL ENGINEER:

HSQ GROUP, INC.
1001 YAMATO ROAD
SUITE 105
BOCA RATON, FL 33431
(561) 392-0221

LANDSCAPE ARCHITECT:

ARCHITECTURAL ALLIANCE
612 S.W. 4TH AVENUE,
FT LAUDERDALE, FL 33315
(954) 205-1721



LEGAL DESCRIPTION:

PARCEL 1
A PARCEL OF LAND IN SECTION 18, TOWNSHIP 44 SOUTH, RANGE 43
EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE
NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST
QUARTER OF SAID SECTION 18; THENCE WESTERLY ALONG THE NORTH
LINE THEREOF A DISTANCE OF 1324.9 FEET TO THE NORTHWEST
CORNER THEREOF; THENCE SOUTHERLY ALONG THE WEST LINE
THEREOF A DISTANCE OF 339.17 FEET TO THE SOUTHWEST CORNER
THEREOF; THENCE EASTERLY ALONG THE SOUTH LINE THEREOF AND
ALONG THE NORTH LINE OF FROST PARK ACCORDING TO THE PLAT
THEREOF RECORDED IN PLAT BOOK 23, PAGE 188, PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 939.9 FEET, MORE OR
LESS, TO A POINT 385 FEET WEST OF THE EAST LINE THEREOF; THENCE
NORTHERLY, MAKING AN ANGLE WITH THE PRECEDING COURSE,
MEASURED FROM WEST TO NORTH OF 80 DEGREES 10 MINUTES 15
SECONDS, A DISTANCE OF 145.07 FEET; THENCE EASTERLY, MAKING AN
ANGLE WITH THE PRECEDING COURSE, MEASURED FROM SOUTH TO
EAST OF 86 DEGREES 10 MINUTES 30 SECONDS, A DISTANCE OF 136.39
FEET; THENCE EASTERLY, PARALLEL TO THE NORTH LINE OF SAID FROST
PARK, A DISTANCE OF 250 FEET TO A POINT IN THE EAST LINE OF SAID
SECTION 18; THENCE NORTHERLY ALONG THE EAST LINE OF SAID
SECTION 18, A DISTANCE OF 201 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF SAID PARCEL WHICH LIES
WITHIN THE RIGHT-OF-WAY OF CONGRESS AVENUE.

PARCEL 2
THE NORTH 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 18, TOWNSHIP
44 SOUTH, RANGE 43 EAST, LESS AND EXCEPTING THEREOF THAT
PORTION OF SAID PARCEL WHICH LIES WITHIN THE RIGHT-OF-WAY OF
CONGRESS AVENUE AND LESS AND EXCEPTING NORTH FORTY FEET (N.
40') AS DEEDED TO LAKE WORTH DRAINAGE DISTRICT IN QUIT CLAIM
DEED RECORDED IN OFFICIAL RECORDS BOOK 3754, PAGE 1991.

PARCEL 3
A PORTION OF BLOCK A, FROST PARK, AS RECORDED IN PLAT BOOK 23,
PAGE 188, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK A; THENCE
NORTH 89°58'20" EAST (AN ASSUMED BEARING AND ALL OTHER
BEARINGS ARE RELATIVE THERETO), ALONG THE NORTH LINE OF SAID
BLOCK A, A DISTANCE OF 77.52 FEET; THENCE SOUTH 00°01'40" WEST, A
DISTANCE OF 105.00 FEET; THENCE SOUTH 89°58'20" WEST, A DISTANCE
OF 77.0 FEET; THENCE NORTH 00°01'40" EAST, A DISTANCE OF 105.00
FEET TO THE POINT OF BEGINNING.



HSQ GROUP, INC.

Engineers · Planners · Surveyors

1001 Yamayo Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

ENGINEER'S CERTIFICATION

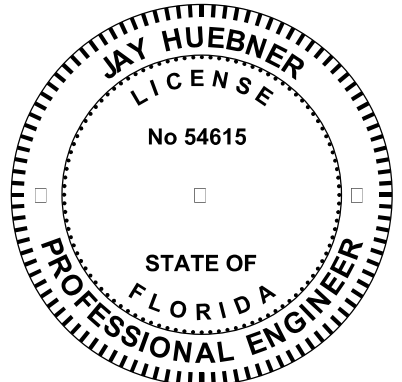
THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF
MY KNOWLEDGE AND BELIEF COMPLY WITH THE INTENT OF THE MANUAL OF
UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND
MAINTENANCE FOR STREETS AND HIGHWAYS AS ADOPTED BY THE STATE
OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

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ON 12/19/2019 USING A DIGITAL SIGNATURE
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AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

PALM SPRINGS RESIDENCES

COVER SHEET

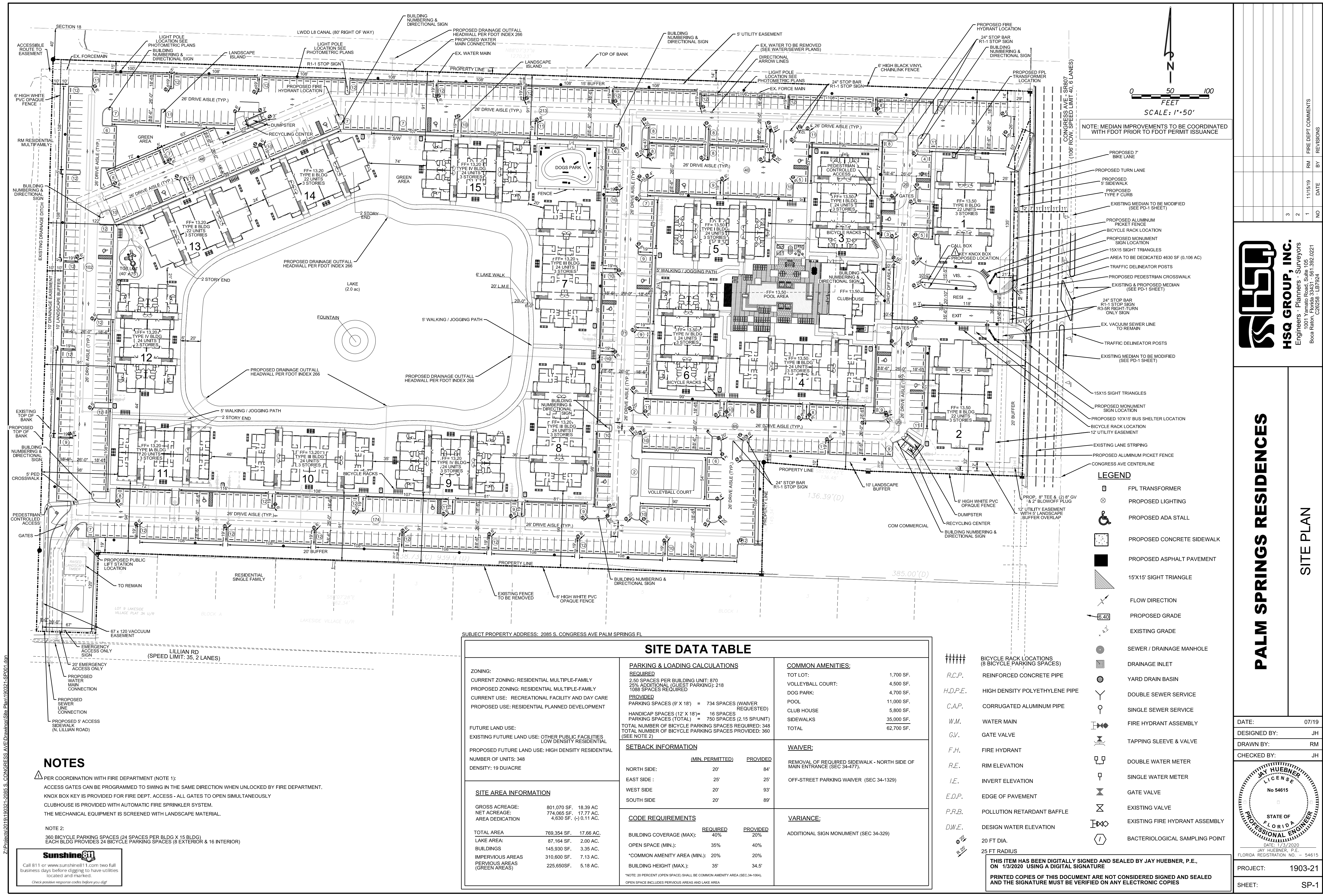
DATE:	06/19
DESIGNED BY:	RM
DRAWN BY:	RM
CHECKED BY:	JH



DATE: 12/19/2019
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

PROJECT: 1808-69

SHEET: CS-1



NOTE: MEDIAN IMPROVEMENTS TO BE COORDINATED WITH FDOT PRIOR TO FDOT PERMIT ISSUANCE

LEGEND

- FPL TRANSFORMER
- PROPOSED LIGHTING
- PROPOSED ADA STALL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- 15'X15' 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

NOTES

PER COORDINATION WITH FIRE DEPARTMENT (NOTE 1):
ACCESS GATES CAN BE PROGRAMMED TO SWING IN THE SAME DIRECTION WHEN UNLOCKED BY FIRE DEPARTMENT.
KNOX BOX KEY IS PROVIDED FOR FIRE DEPT. ACCESS - ALL GATES TO OPEN SIMULTANEOUSLY
CLUBHOUSE IS PROVIDED WITH AUTOMATIC FIRE SPRINKLER SYSTEM.
THE MECHANICAL EQUIPMENT IS SCREENED WITH LANDSCAPE MATERIAL.

NOTE 2:

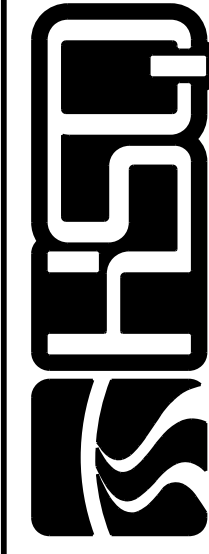
360 BICYCLE PARKING SPACES (24 SPACES PER BLDG X 15 BLDG)
EACH BLDG PROVIDES 24 BICYCLE PARKING SPACES (8 EXTERIOR & 16 INTERIOR)

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

SUBJECT PROPERTY ADDRESS: 2085 S. CONGRESS AVE PALM SPRINGS FL

SITE DATA TABLE

ZONING: CURRENT ZONING: RESIDENTIAL MULTIPLE-FAMILY PROPOSED ZONING: RESIDENTIAL MULTIPLE-FAMILY CURRENT USE: RECREATIONAL FACILITY AND DAY CARE PROPOSED USE: RESIDENTIAL PLANNED DEVELOPMENT FUTURE LAND USE: EXISTING FUTURE LAND USE: OTHER PUBLIC FACILITIES LOW DENSITY RESIDENTIAL PROPOSED FUTURE LAND USE: HIGH DENSITY RESIDENTIAL NUMBER OF UNITS: 348 DENSITY: 19 DU/ACRE		<u>PARKING & LOADING CALCULATIONS</u> <u>REQUIRED</u> 2.50 SPACES PER BUILDING UNIT: 870 25% ADDITIONAL (GUEST PARKING): 218 1088 SPACES REQUIRED <u>PROVIDED</u> PARKING SPACES (9' X 18') = 734 SPACES (WAIVER REQUESTED) HANDICAP SPACES (12' X 18')= 16 SPACES PARKING SPACES (TOTAL) = 750 SPACES (2.15 SP/UNIT) TOTAL NUMBER OF BICYCLE PARKING SPACES REQUIRED: 348 TOTAL NUMBER OF BICYCLE PARKING SPACES PROVIDED: 360 (SEE NOTE 2)		<u>COMMON AMENITIES:</u> TOT LOT: 1,700 SF. VOLLEYBALL COURT: 4,500 SF. DOG PARK: 4,700 SF. POOL 11,000 SF. CLUB HOUSE 5,800 SF. SIDEWALKS <u>35,000 SF.</u> TOTAL 62,700 SF.																
<u>SITE AREA INFORMATION</u> GROSS ACREAGE: 801.070 SF. 18.39 AC NET ACREAGE: 774.065 SF. 17.77 AC AREA DEDICATION 4,630 SF. (-)0.11 AC. TOTAL AREA 769,354 SF. 17.66 AC. LAKE AREA: 87,164 SF. 2.00 AC BUILDINGS 145,930 SF. 3.35 AC IMPERVIOUS AREAS 310,600 SF. 7.13 AC PERVIOUS AREAS (GREEN AREAS) 225,650SF. 5.18 AC.		<u>SETBACK INFORMATION</u> <table><thead><tr><th></th><th><u>(MIN. PERMITTED)</u></th><th><u>PROVIDED</u></th></tr></thead><tbody><tr><td>NORTH SIDE:</td><td>20'</td><td>84'</td></tr><tr><td>EAST SIDE :</td><td>25'</td><td>25'</td></tr><tr><td>WEST SIDE</td><td>20'</td><td>93'</td></tr><tr><td>SOUTH SIDE</td><td>20'</td><td>89'</td></tr></tbody></table>			<u>(MIN. PERMITTED)</u>	<u>PROVIDED</u>	NORTH SIDE:	20'	84'	EAST SIDE :	25'	25'	WEST SIDE	20'	93'	SOUTH SIDE	20'	89'	<u>WAIVER:</u> REMOVAL OF REQUIRED SIDEWALK - NORTH SIDE OF MAIN ENTRANCE (SEC 34-477). OFF-STREET PARKING WAIVER (SEC 34-1329)	
	<u>(MIN. PERMITTED)</u>	<u>PROVIDED</u>																		
NORTH SIDE:	20'	84'																		
EAST SIDE :	25'	25'																		
WEST SIDE	20'	93'																		
SOUTH SIDE	20'	89'																		
		<u>CODE REQUIREMENTS</u> <table><thead><tr><th></th><th><u>REQUIRED</u></th><th><u>PROVIDED</u></th></tr></thead><tbody><tr><td>BUILDING COVERAGE (MAX):</td><td>40%</td><td>20%</td></tr><tr><td>OPEN SPACE (MIN.):</td><td>35%</td><td>40%</td></tr><tr><td>*COMMON AMENITY AREA (MIN.):</td><td>20%</td><td>20%</td></tr><tr><td>BUILDING HEIGHT (MAX.):</td><td>35'</td><td>34.5'</td></tr></tbody></table>			<u>REQUIRED</u>	<u>PROVIDED</u>	BUILDING COVERAGE (MAX):	40%	20%	OPEN SPACE (MIN.):	35%	40%	*COMMON AMENITY AREA (MIN.):	20%	20%	BUILDING HEIGHT (MAX.):	35'	34.5'	<u>VARIANCE:</u> ADDITIONAL SIGN MONUMENT (SEC 34-329)	
	<u>REQUIRED</u>	<u>PROVIDED</u>																		
BUILDING COVERAGE (MAX):	40%	20%																		
OPEN SPACE (MIN.):	35%	40%																		
*COMMON AMENITY AREA (MIN.):	20%	20%																		
BUILDING HEIGHT (MAX.):	35'	34.5'																		
		*NOTE: 20 PERCENT (OPEN SPACE) SHALL BE COMMON AMENITY AREA (SEC.34-1064). OPEN SPACE INCLUDES PERVIOUS AREAS AND LAKE AREA																		



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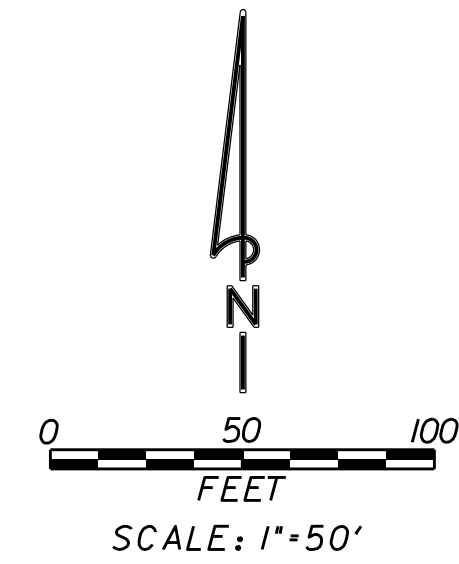
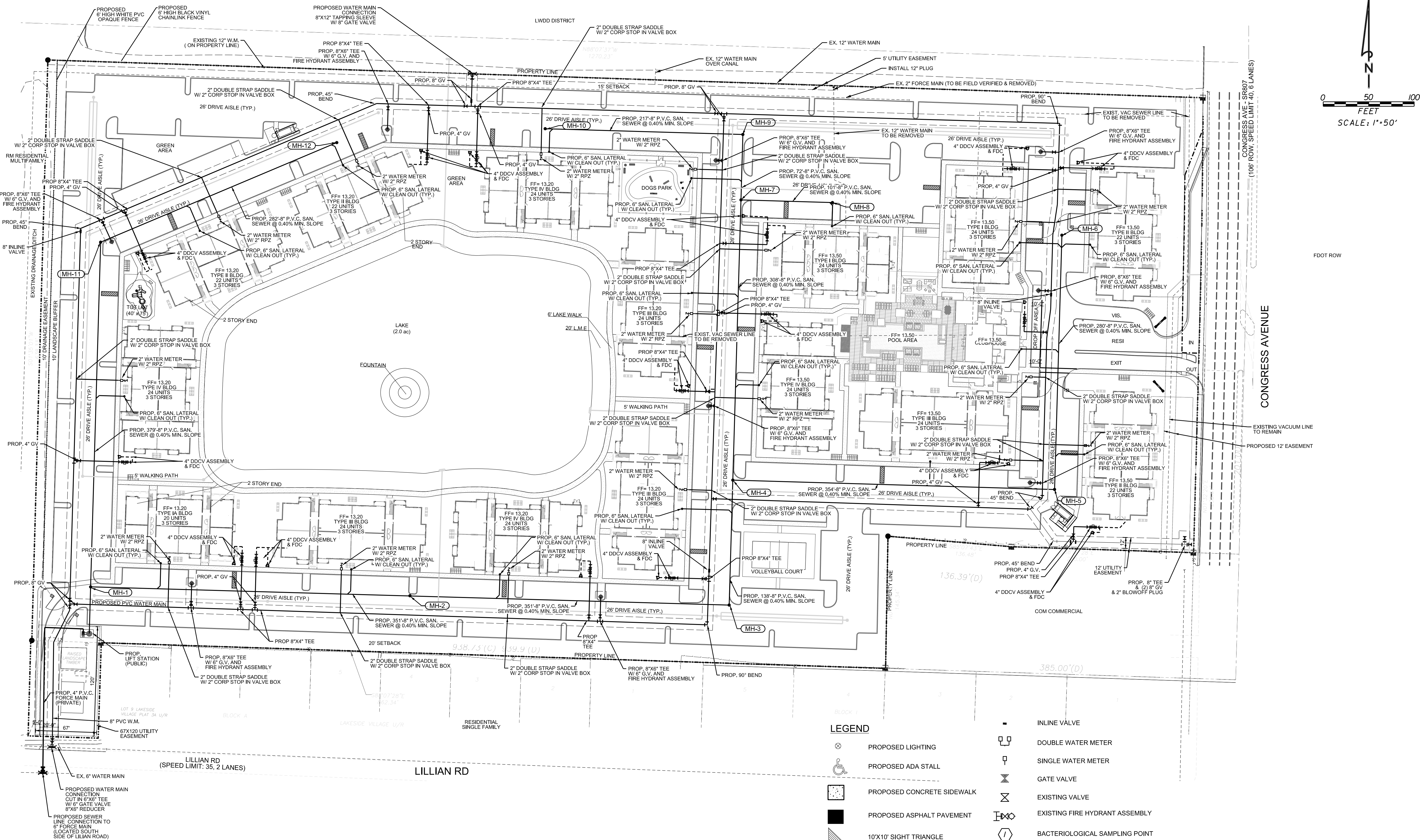
PALM SPRINGS RESIDENCES

SITE PLAN

DATE:	07/19
DESIGNED BY:	JH
DRAWN BY:	RM
CHECKED BY:	JH

PROJECT:	1903-21
SHEET:	SP-1

Z:\Projects\2019\190321-2085 S. CONGRESS AVE\Drawings\Site Plan\190321-2085.dgn

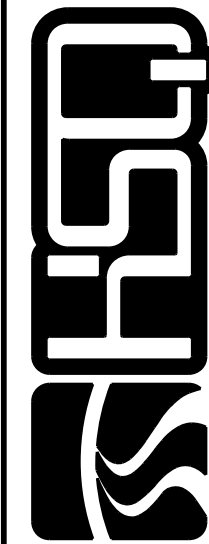


LEGEND

	PROPOSED LIGHTING		DOUBLE WATER METER
	PROPOSED ADA STALL		SINGLE WATER METER
	PROPOSED CONCRETE SIDEWALK		GATE VALVE
	PROPOSED ASPHALT PAVEMENT		EXISTING VALVE
	10'x10' SIGHT TRIANGLE		EXISTING FIRE HYDRANT ASSEMBLY
	FLOW DIRECTION		BACTERIOLOGICAL SAMPLING POINT
	PROPOSED GRADE	<i>R.C.P.</i>	REINFORCED CONCRETE PIPE
	EXISTING GRADE	<i>H.D.P.E.</i>	HIGH DENSITY POLYETHYLENE PIPE
	SEWER / DRAINAGE MANHOLE	<i>C.A.P.</i>	CORRUGATED ALUMINUM PIPE
	DRAINAGE INLET	<i>W.M.</i>	WATER MAIN
	YARD DRAIN BASIN	<i>G.V.</i>	GATE VALVE
	DOUBLE SEWER SERVICE	<i>F.H.</i>	FIRE HYDRANT
	SINGLE SEWER SERVICE	<i>R.E.</i>	RIM ELEVATION
	FIRE HYDRANT ASSEMBLY	<i>I.E.</i>	INVERT ELEVATION
	TAPPING SLEEVE & VALVE	<i>E.O.P.</i>	EDGE OF PAVEMENT
		<i>P.R.B.</i>	POLLUTION RETARDANT BAFFLE
		<i>D.W.E.</i>	DESIGN WATER ELEVATION



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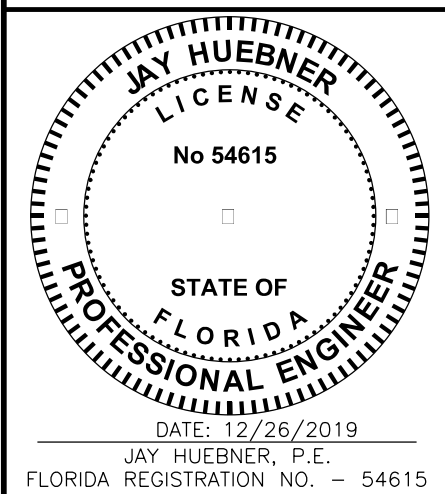


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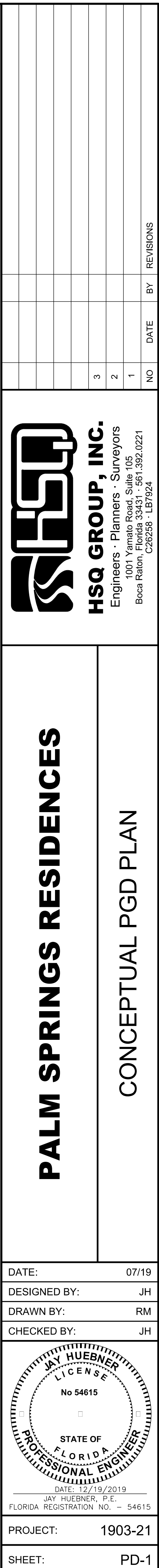
PALM SPRINGS RESIDENCES

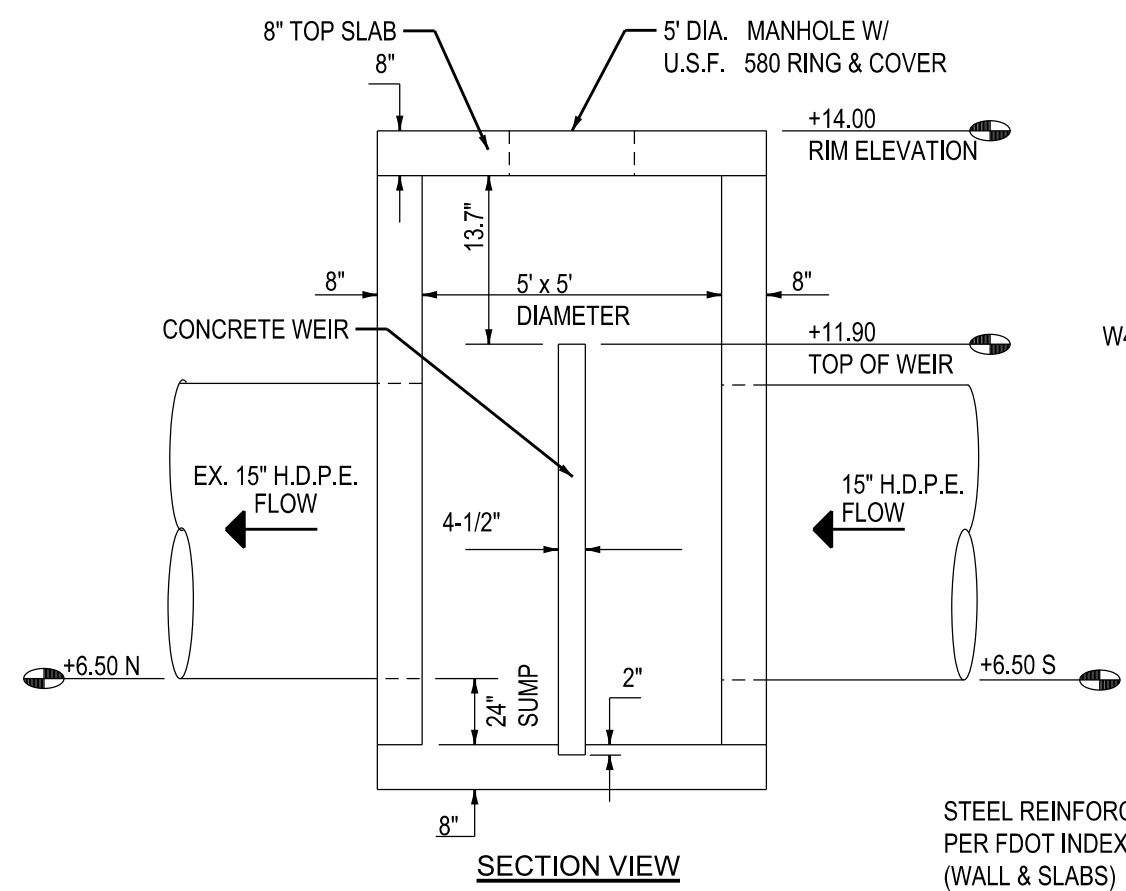
WATER / SEWER PLAN

DATE: 07/19
DESIGNED BY: JH
DRAWN BY: RM
CHECKED BY: JH

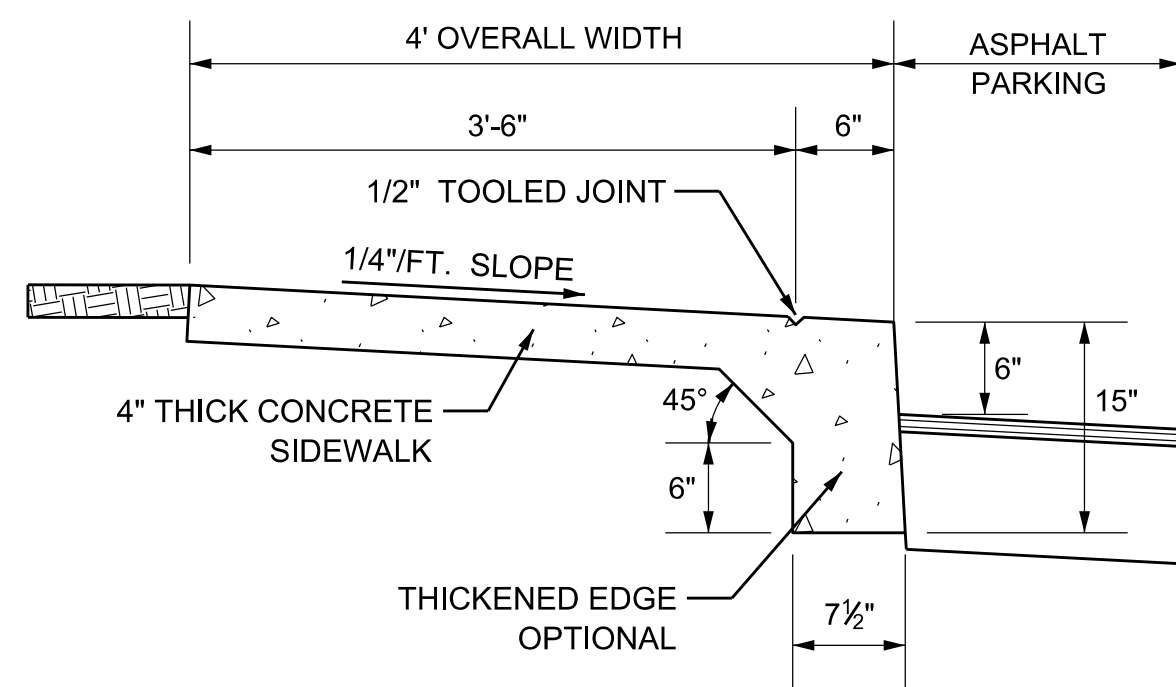


PROJECT: 1903-21
SHEET: WS-1





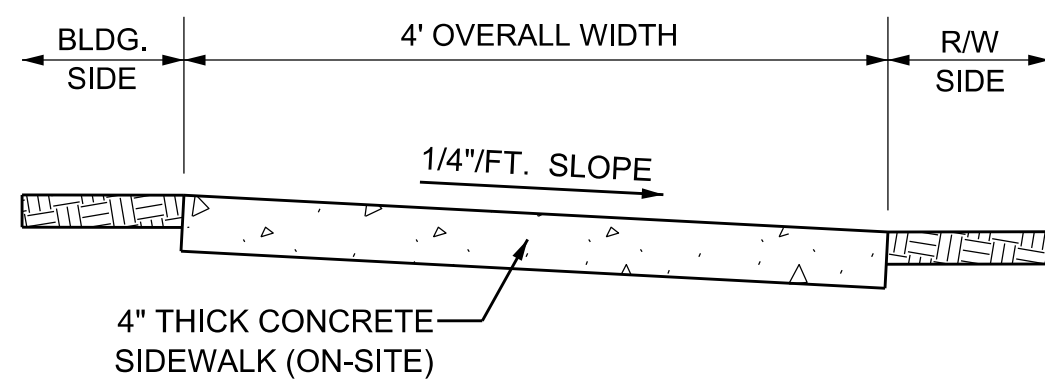
CONTROL STRUCTURE DETAIL
N.T.S.



NOTES

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

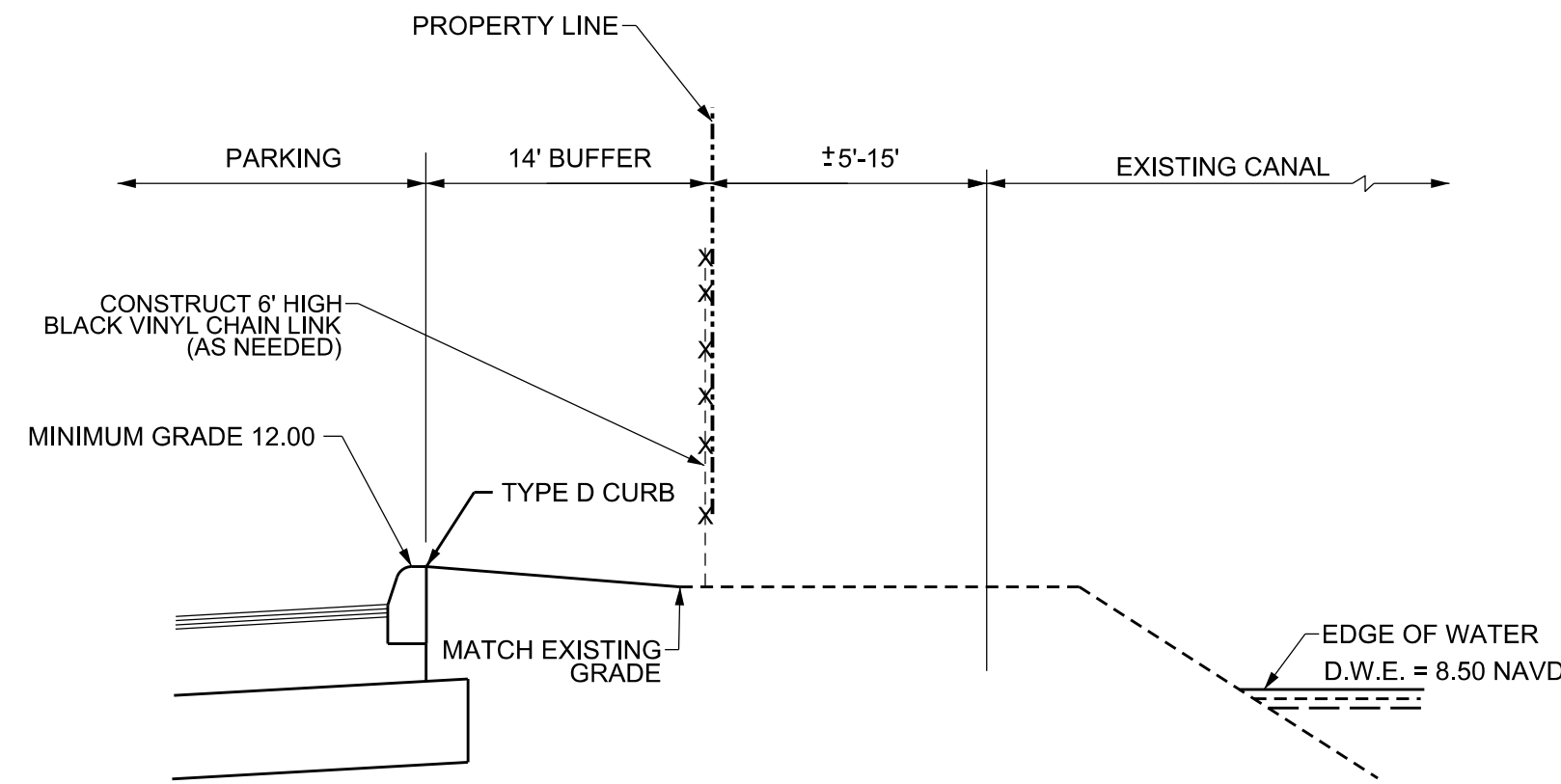
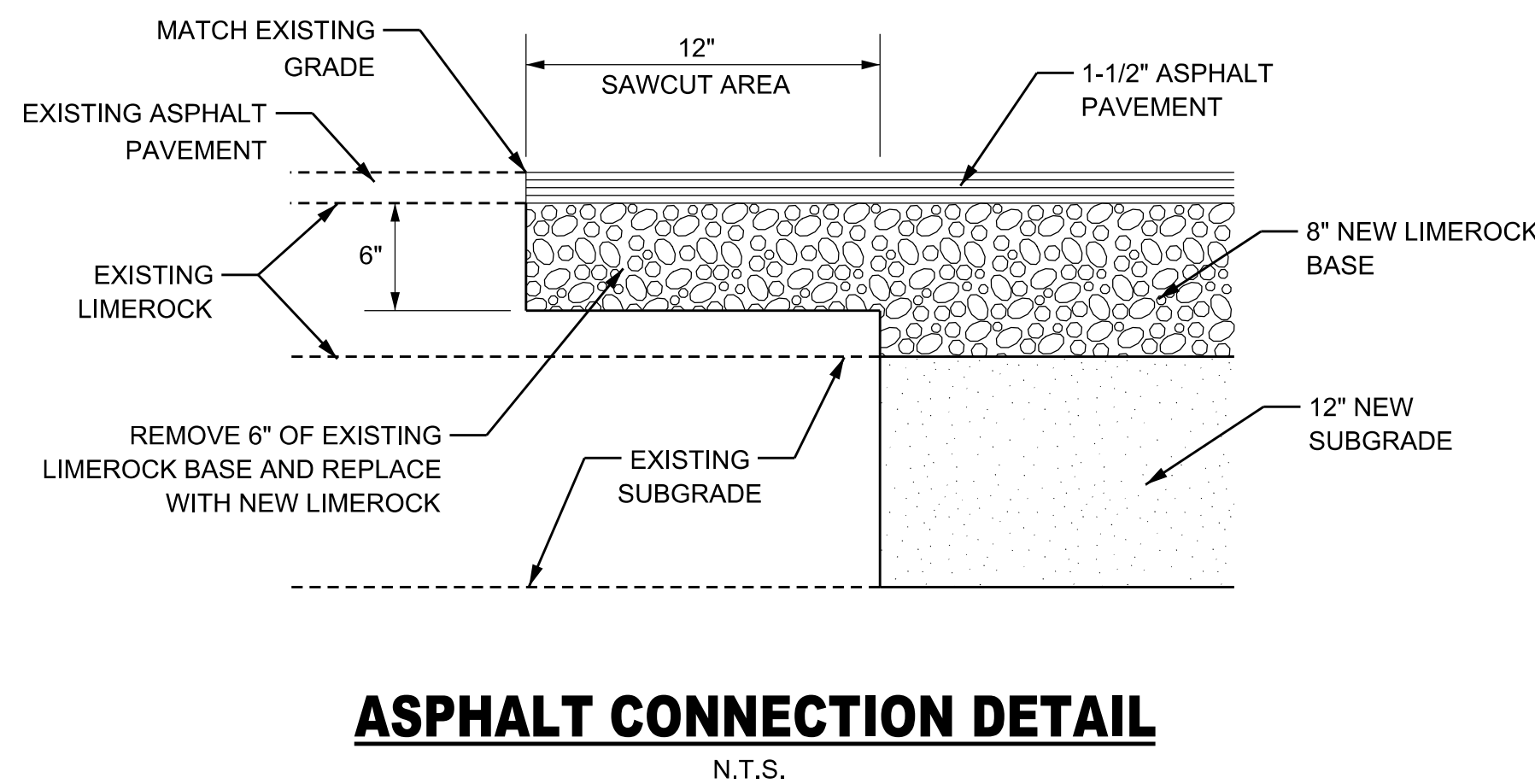
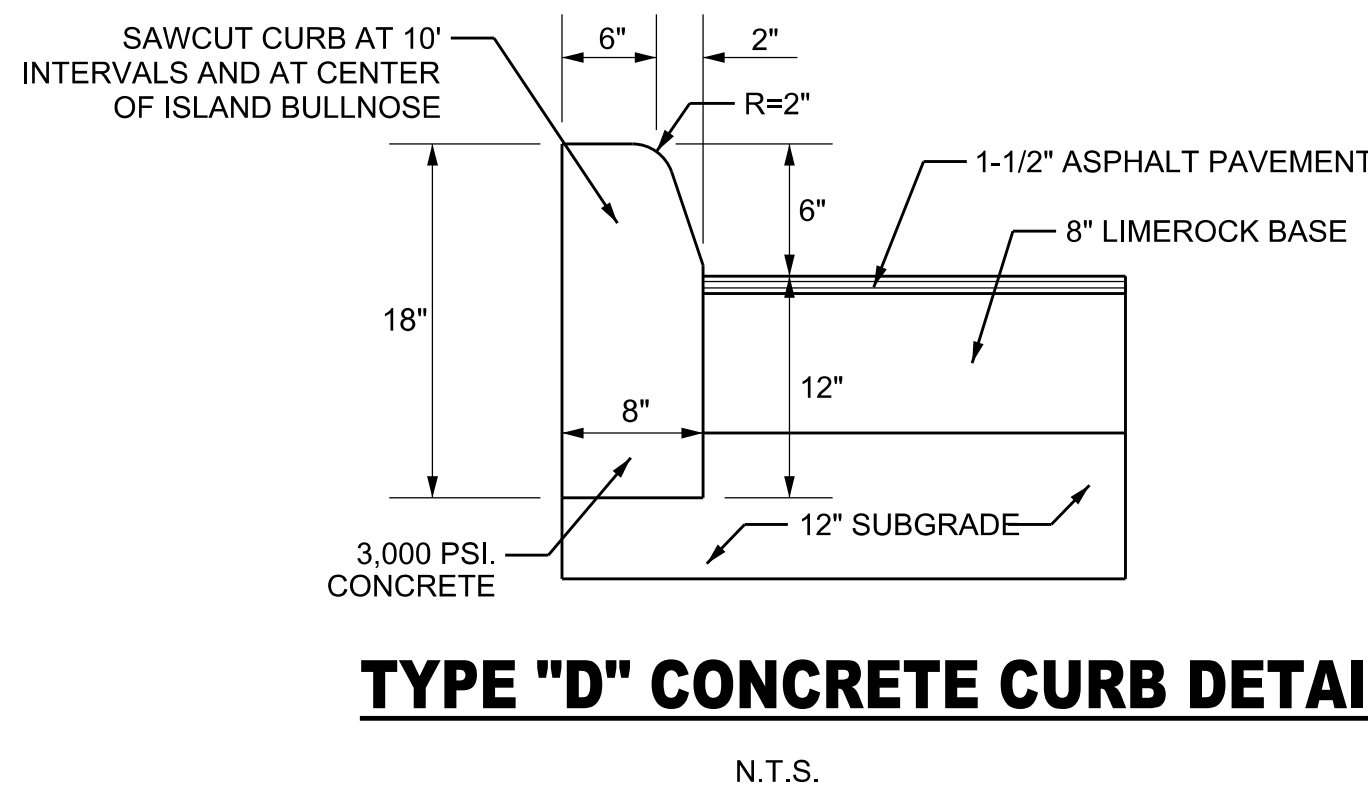
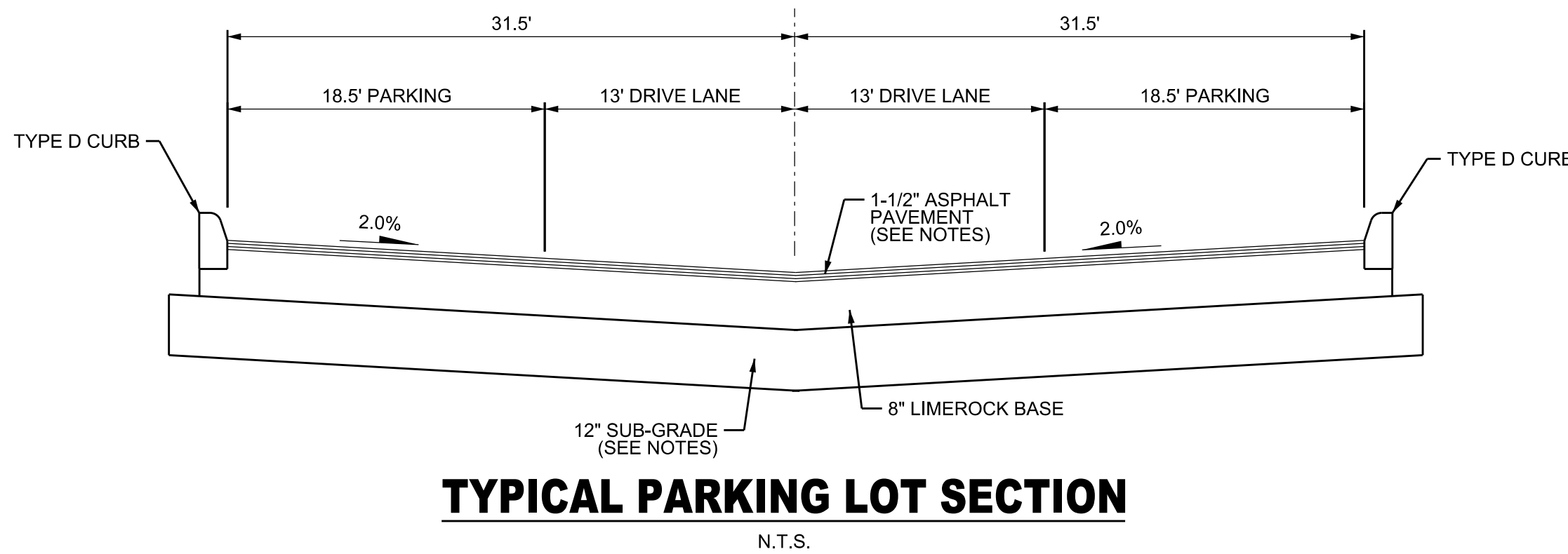
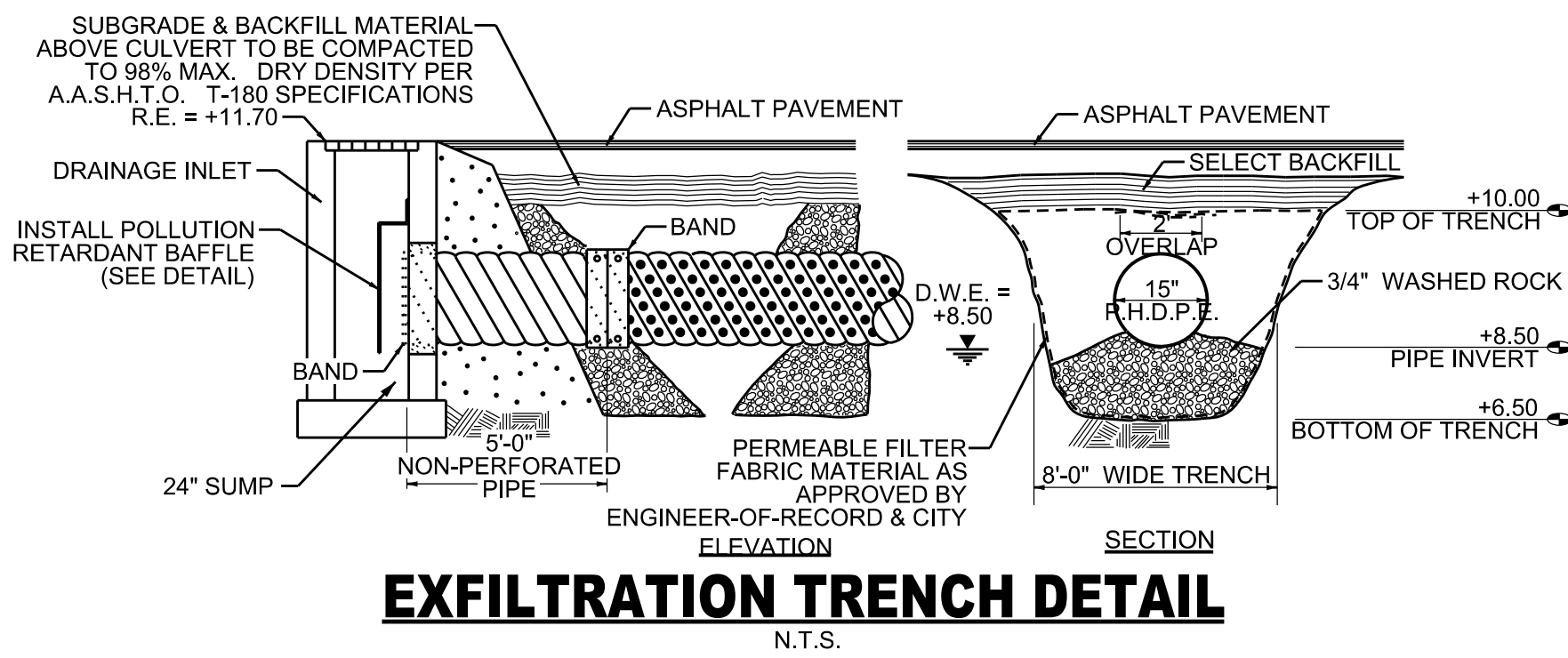
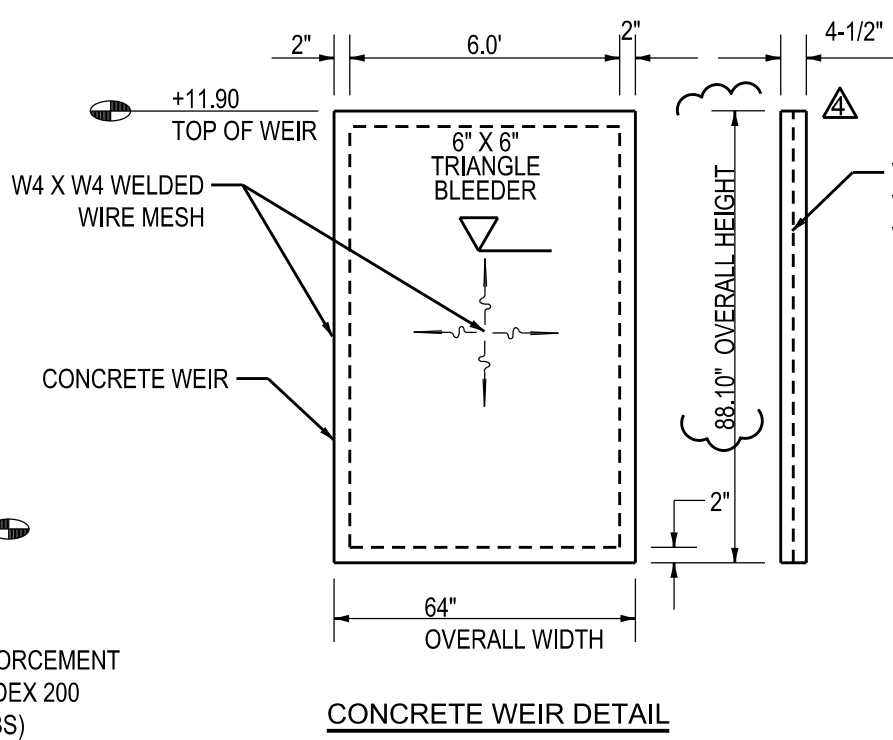
CONCRETE SIDEWALK DETAILS
N.T.S.



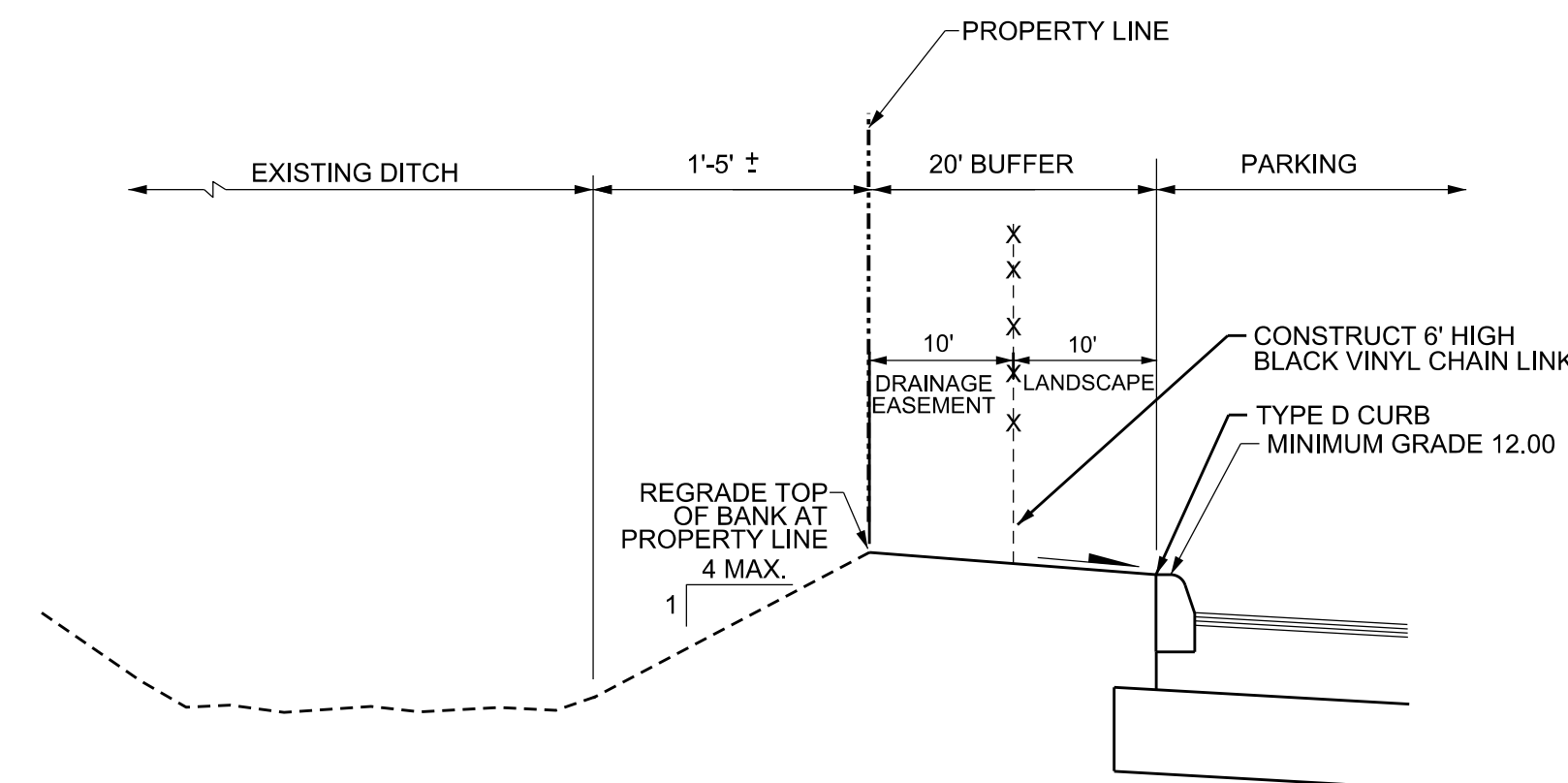
NOTES

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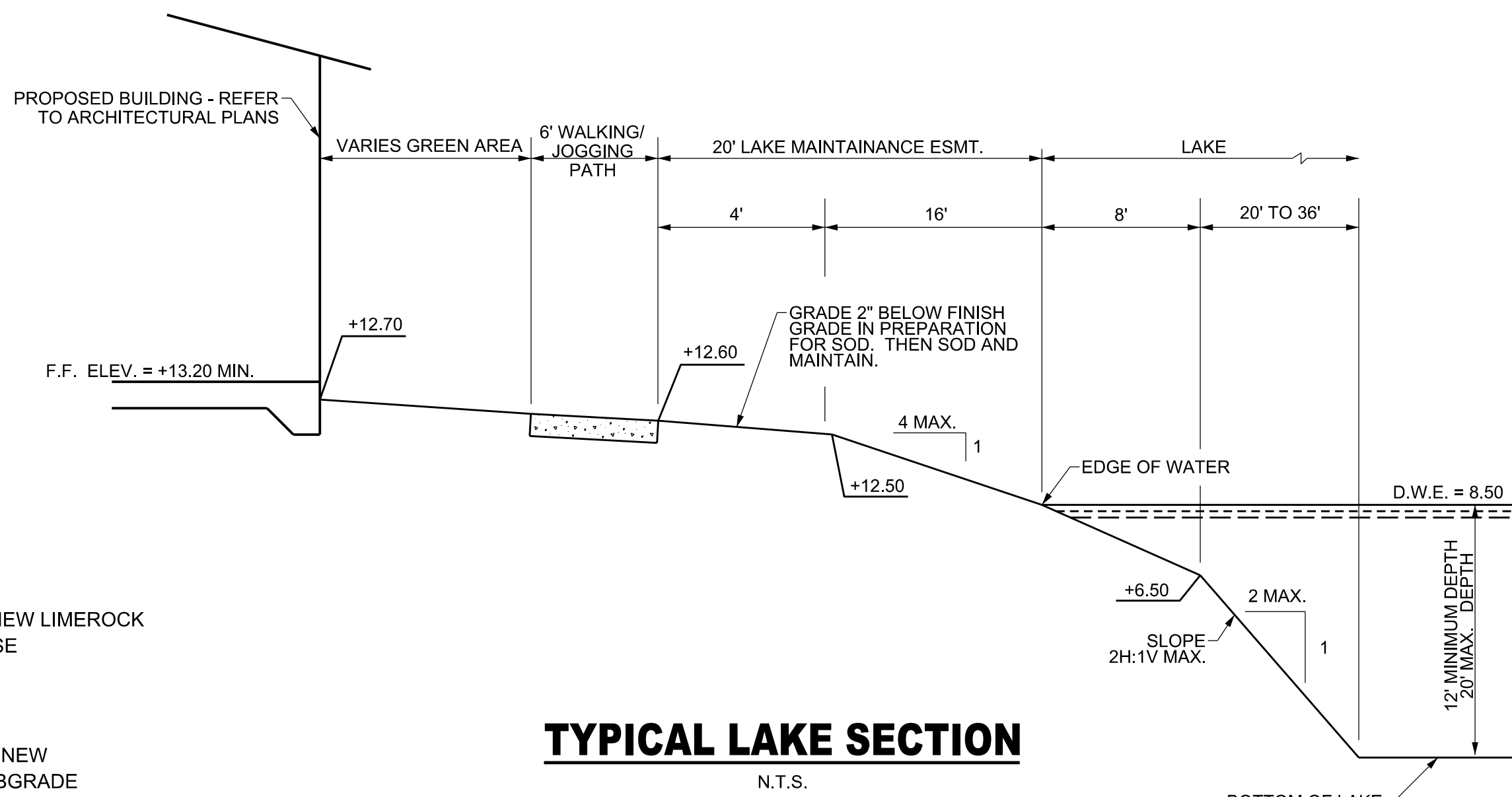
CONCRETE SIDEWALK DETAILS
N.T.S.



NORTH PROPERTY LINE SECTION A-A
N.T.S.



WEST PROPERTY LINE SECTION D-D
N.T.S.



TYPICAL LAKE SECTION
N.T.S.



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2			
3			

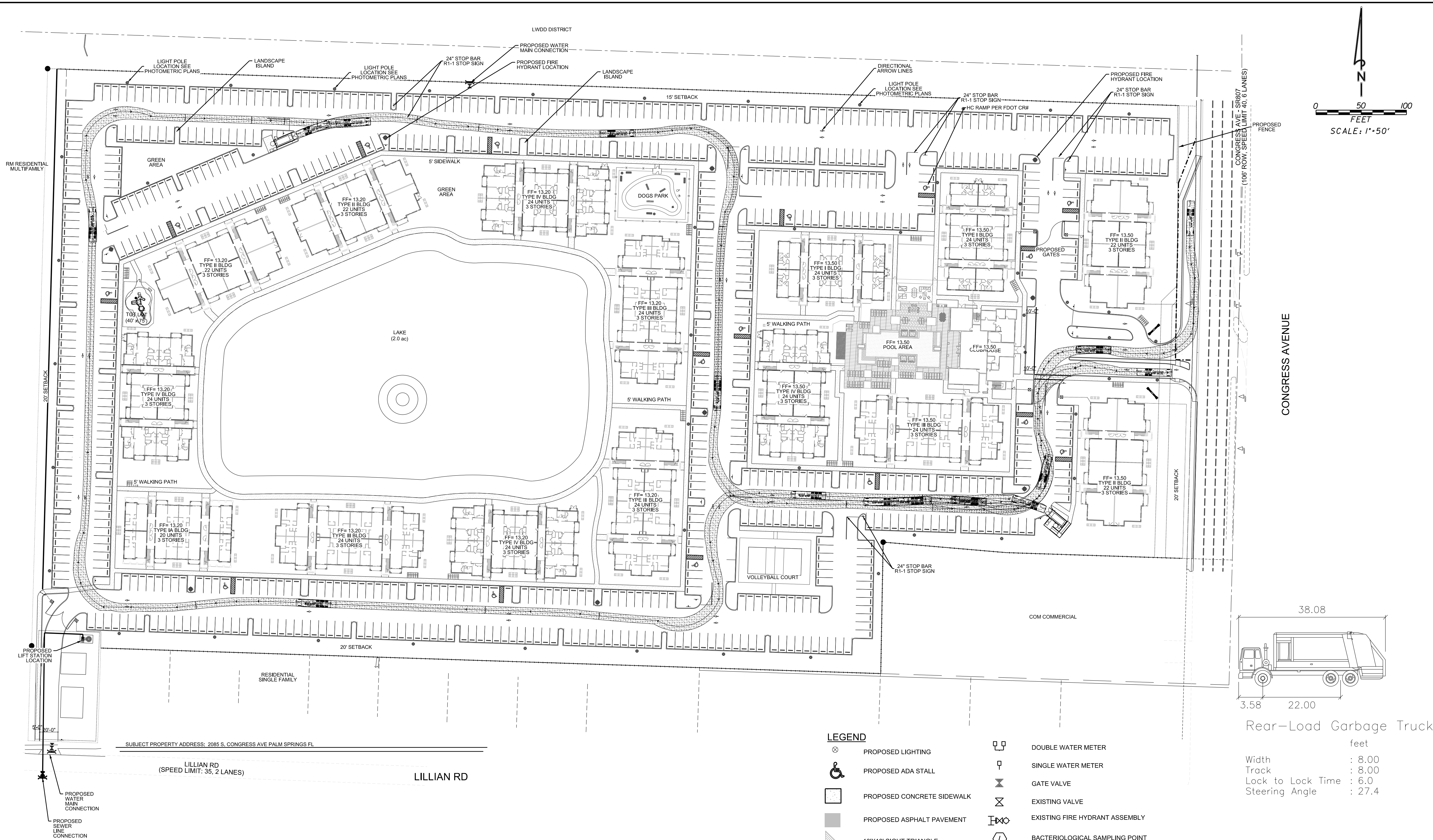


PALM SPRINGS RESIDENCES

PAVING & DRAINAGE DETAILS

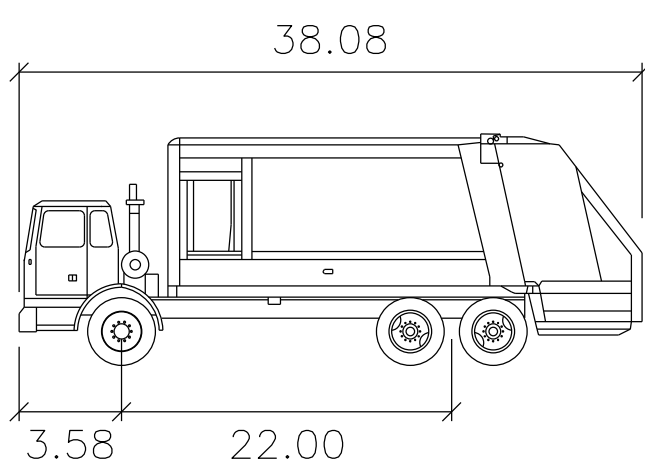
DATE:	07/19
DESIGNED BY:	JH
DRAWN BY:	RM
CHECKED BY:	JH
PROJECT:	1903-21
SHEET:	PD-2

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LEGEND

	PROPOSED LIGHTING		DOUBLE WATER METER
	PROPOSED ADA STALL		SINGLE WATER METER
	PROPOSED CONCRETE SIDEWALK		GATE VALVE
	PROPOSED ASPHALT PAVEMENT		EXISTING VALVE
	10'x10' SIGHT TRIANGLE		EXISTING FIRE HYDRANT ASSEMBLY
	FLOW DIRECTION		BACTERIOLOGICAL SAMPLING POINT
	PROPOSED GRADE	<i>R.C.P.</i>	REINFORCED CONCRETE PIPE
	EXISTING GRADE	<i>H.D.P.E.</i>	HIGH DENSITY POLYETHYLENE PIPE
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	DRAINAGE INLET	<i>W.M.</i>	WATER MAIN
	YARD DRAIN BASIN	<i>G.V.</i>	GATE VALVE
	DOUBLE SEWER SERVICE	<i>F.H.</i>	FIRE HYDRANT
	SINGLE SEWER SERVICE	<i>R.E.</i>	RIM ELEVATION
	FIRE HYDRANT ASSEMBLY	<i>I.E.</i>	INVERT ELEVATION
	TAPPING SLEEVE & VALVE	<i>E.O.P.</i>	EDGE OF PAVEMENT
		<i>P.R.B.</i>	POLLUTION RETARDANT BAFFLE
		<i>D.W.E.</i>	DESIGN WATER ELEVATION



Rear-Load Garbage Truck

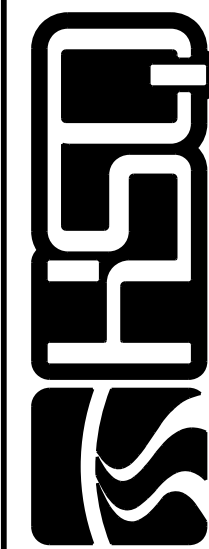
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 27.4

Sunshine811

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Check positive response codes before you dig!

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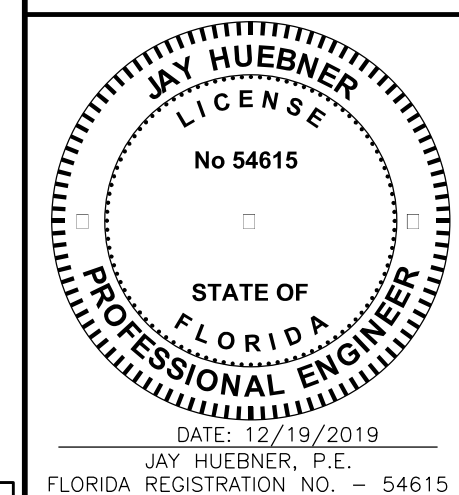


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PALM SPRINGS RESIDENCES

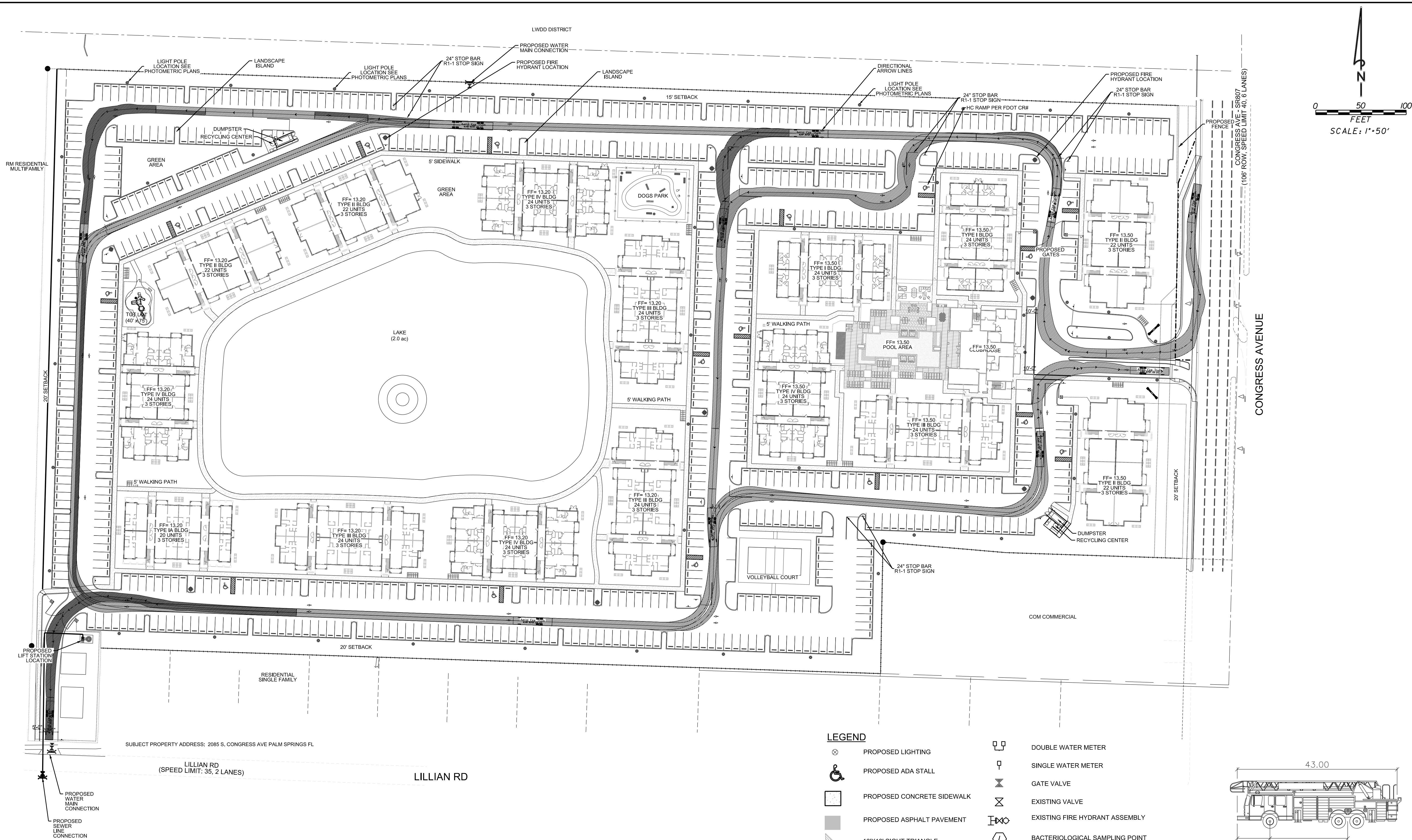
GARBAGE TRUCK PATH PLAN

DATE:	07/19
DESIGNED BY:	JH
DRAWN BY:	RM
CHECKED BY:	JH



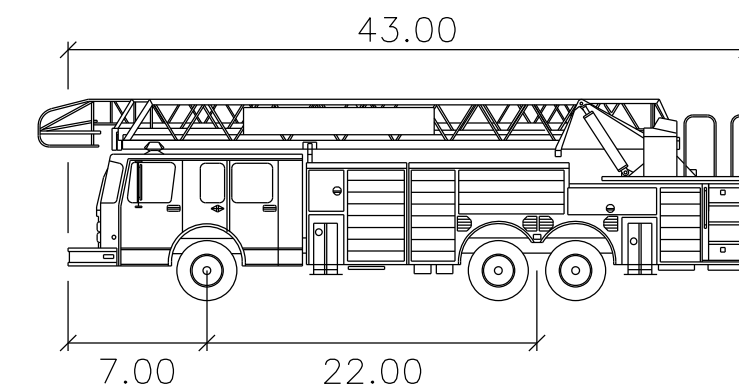
PROJECT:	1903-21
SHEET:	FT-2

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LEGEND

	PROPOSED LIGHTING		DOUBLE WATER METER
	PROPOSED ADA STALL		SINGLE WATER METER
	PROPOSED CONCRETE SIDEWALK		GATE VALVE
	PROPOSED ASPHALT PAVEMENT		EXISTING VALVE
	10'x10' SIGHT TRIANGLE		EXISTING FIRE HYDRANT ASSEMBLY
	FLOW DIRECTION		BACTERIOLOGICAL SAMPLING POINT
	PROPOSED GRADE	<i>R.C.P.</i>	REINFORCED CONCRETE PIPE
	EXISTING GRADE	<i>H.D.P.E.</i>	HIGH DENSITY POLYETHYLENE PIPE
	SEWER / DRAINAGE MANHOLE	<i>C.A.P.</i>	CORRUGATED ALUMINUM PIPE
	DRAINAGE INLET	<i>W.M.</i>	WATER MAIN
	YARD DRAIN BASIN	<i>G.V.</i>	GATE VALVE
	DOUBLE SEWER SERVICE	<i>F.H.</i>	FIRE HYDRANT
	SINGLE SEWER SERVICE	<i>R.E.</i>	RIM ELEVATION
	FIRE HYDRANT ASSEMBLY	<i>I.E.</i>	INVERT ELEVATION
	TAPPING SLEEVE & VALVE	<i>E.O.P.</i>	EDGE OF PAVEMENT
		<i>P.R.B.</i>	POLLUTION RETARDANT BAFFLE
		<i>D.W.E.</i>	DESIGN WATER ELEVATION



Aerial Fire Truck

Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

Sunshine811

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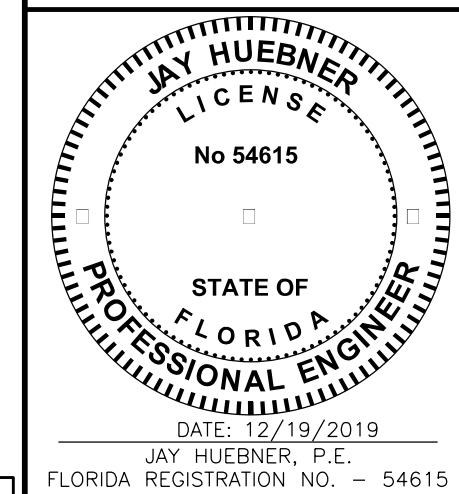
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PALM SPRINGS RESIDENCES

FIRE TRUCK PATH PLAN

DATE: 07/19
DESIGNED BY: JH
DRAWN BY: RM
CHECKED BY: JH



PROJECT: 1903-21
SHEET: FT-1

HSQ
HSQ GROUP, INC.
Engineers - Planners - Surveyors
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C26256 • LB7924

NO	DATE	BY	REVISIONS
3			
2			
1			



	B γ
+	
-	

PALM SPRINGS RESIDENCES

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

BEATRIZ M. HERNANDEZ
AR0094576

MSA ARCHITECTS, INC.
AAC000895

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

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



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DRAWN

DATE 07/29/2019

SCALE AS SHOWN

SHEET TITLE:

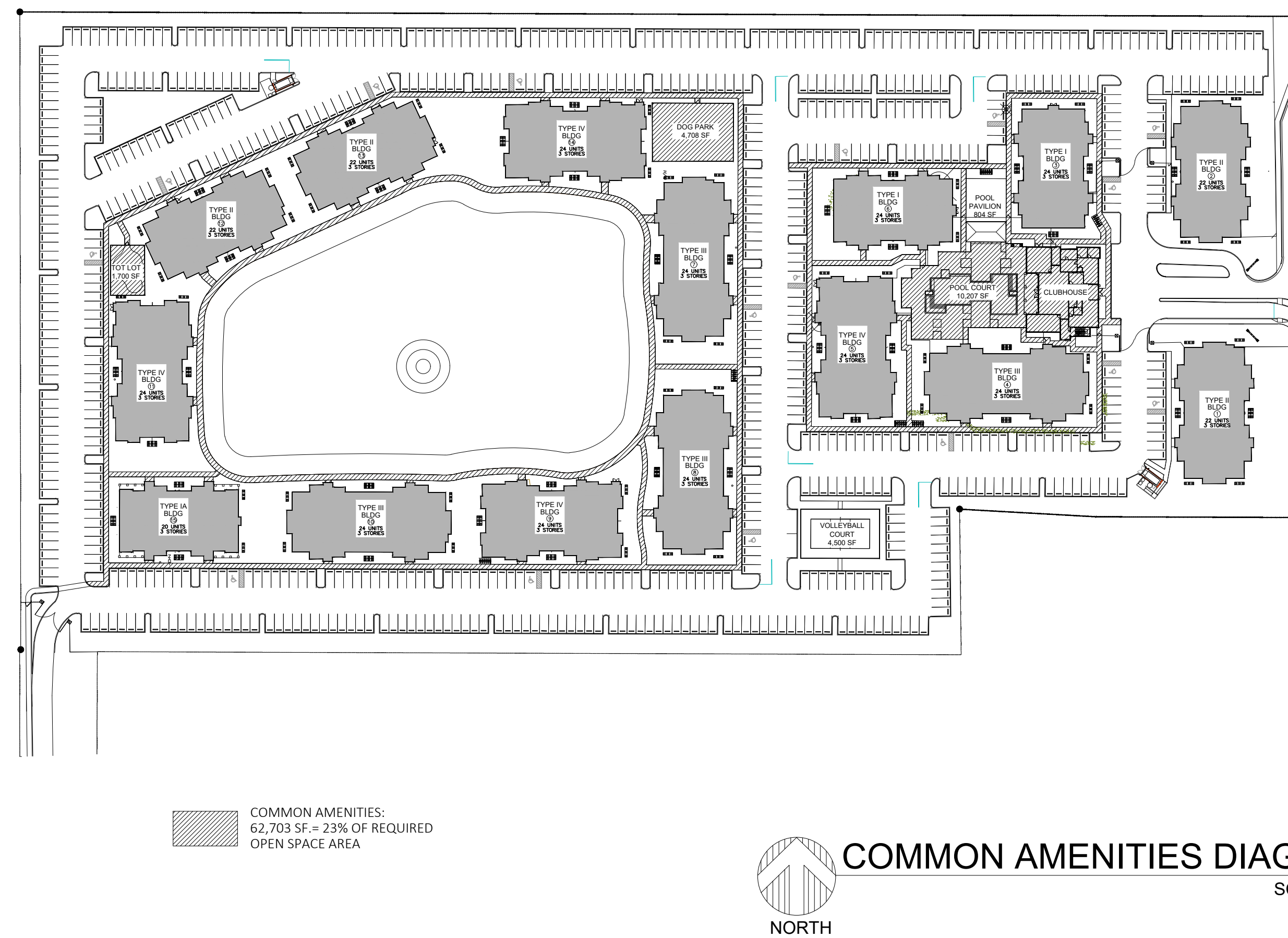
RENDERING

SHEET NUMBER:

EX-1



SCALE: 1"=100'-0"



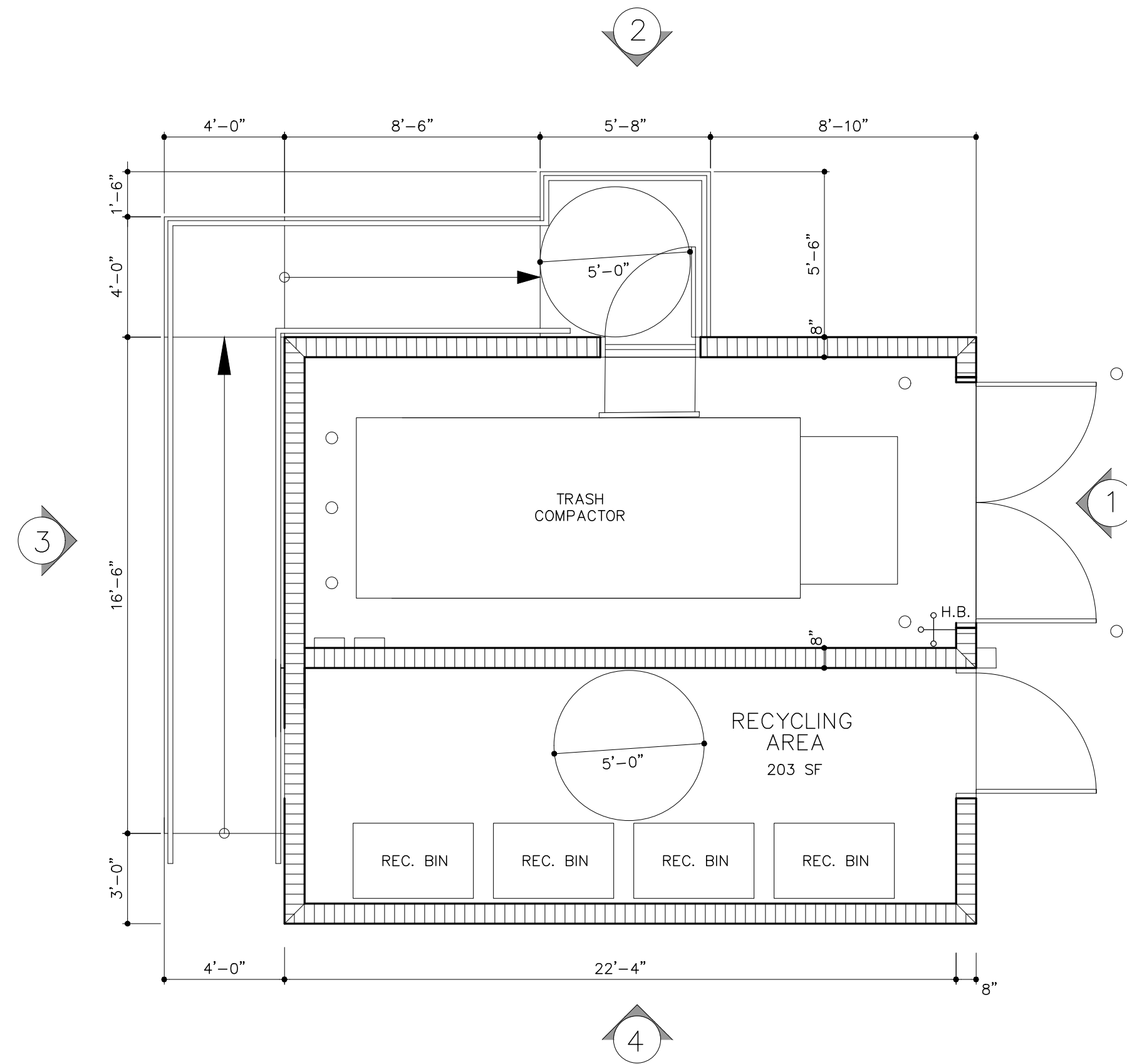
SCALE: 1"=100'-0"

RAWN	
DATE	07/29/2019
SCALE	AS SHOWN
JOB NO.	1857.PRJ
SHEET TITLE:	

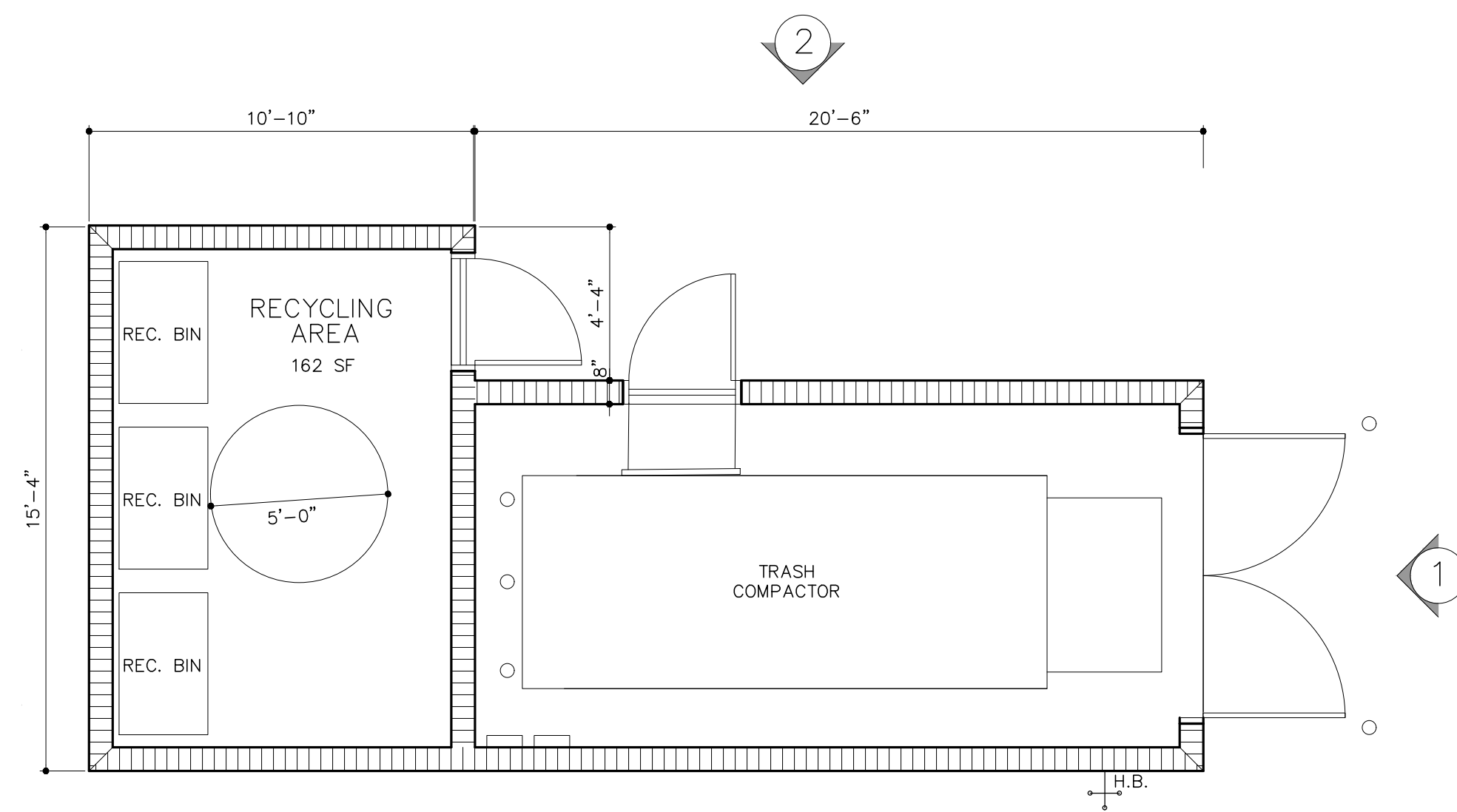
OPEN SPACE DIAGRAM

SHEET NUMBER:

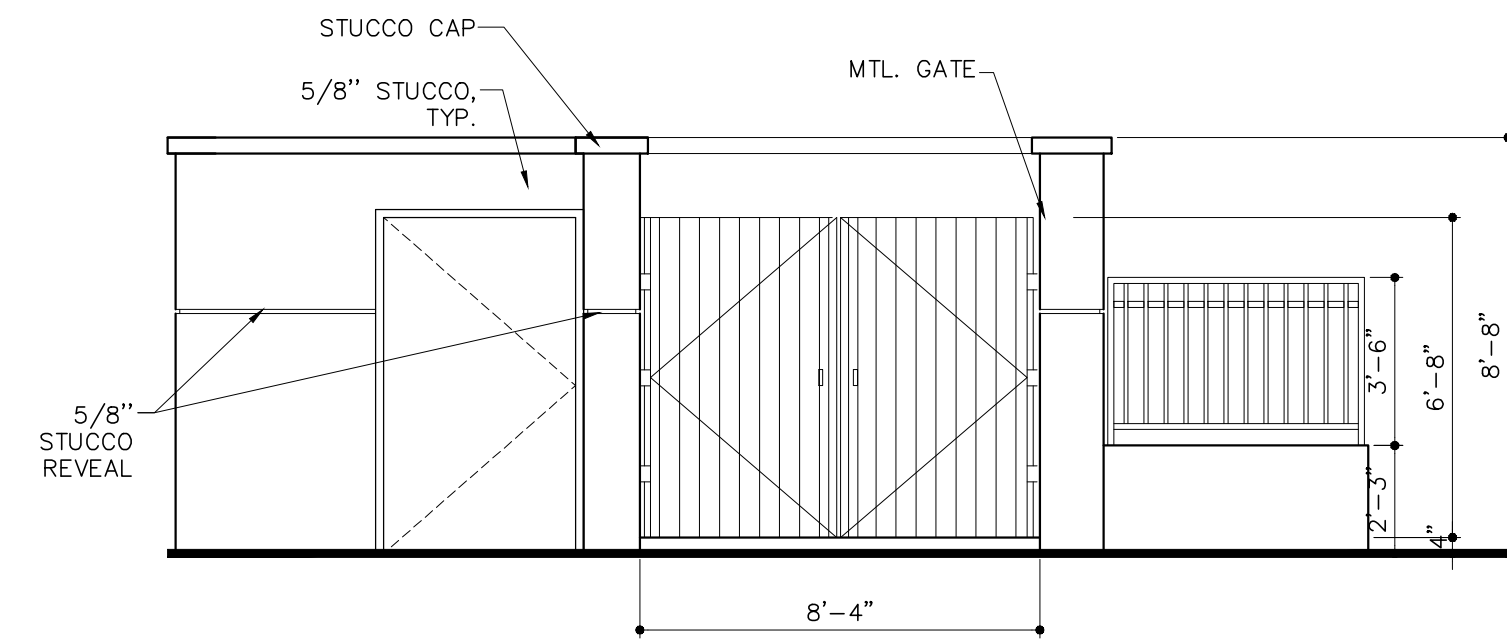
A-0.1



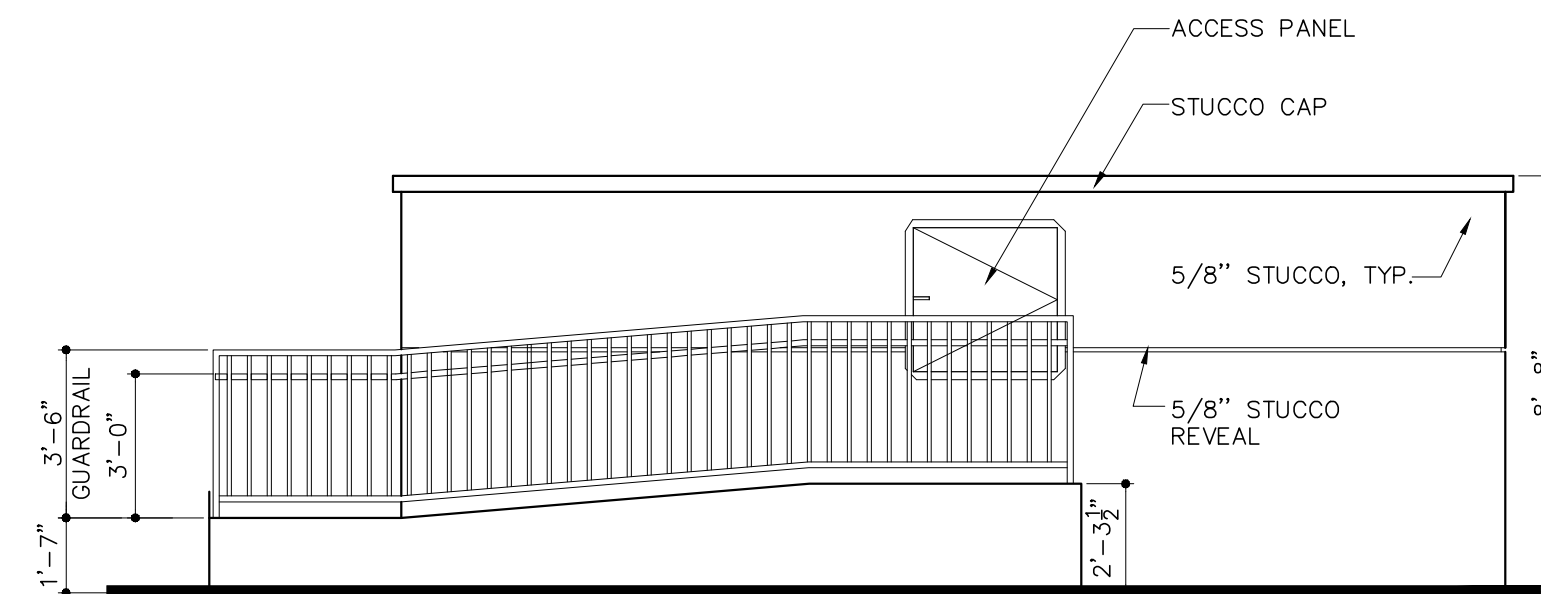
TRASH COMPACTOR 1/
RECYCLING ENCLOSURE PLAN
SCALE: 1/4"=1'-0"



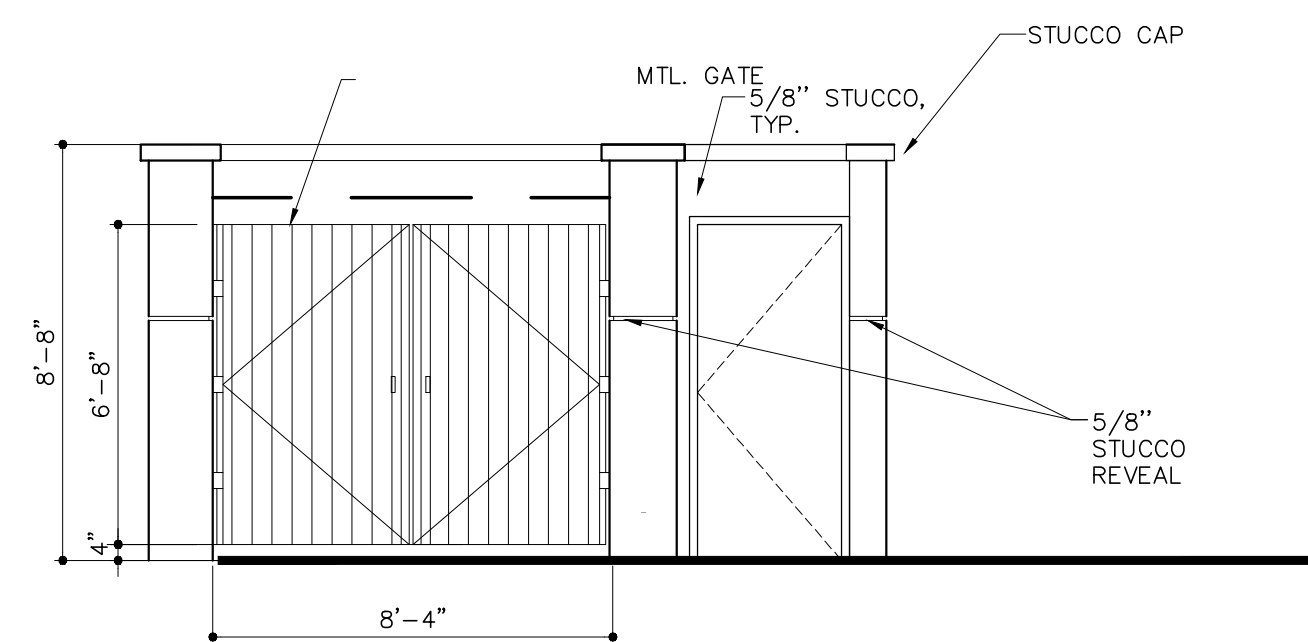
TRASH COMPACTOR 2/
RECYCLING ENCLOSURE PLAN
SCALE: 1/4"=1'-0"



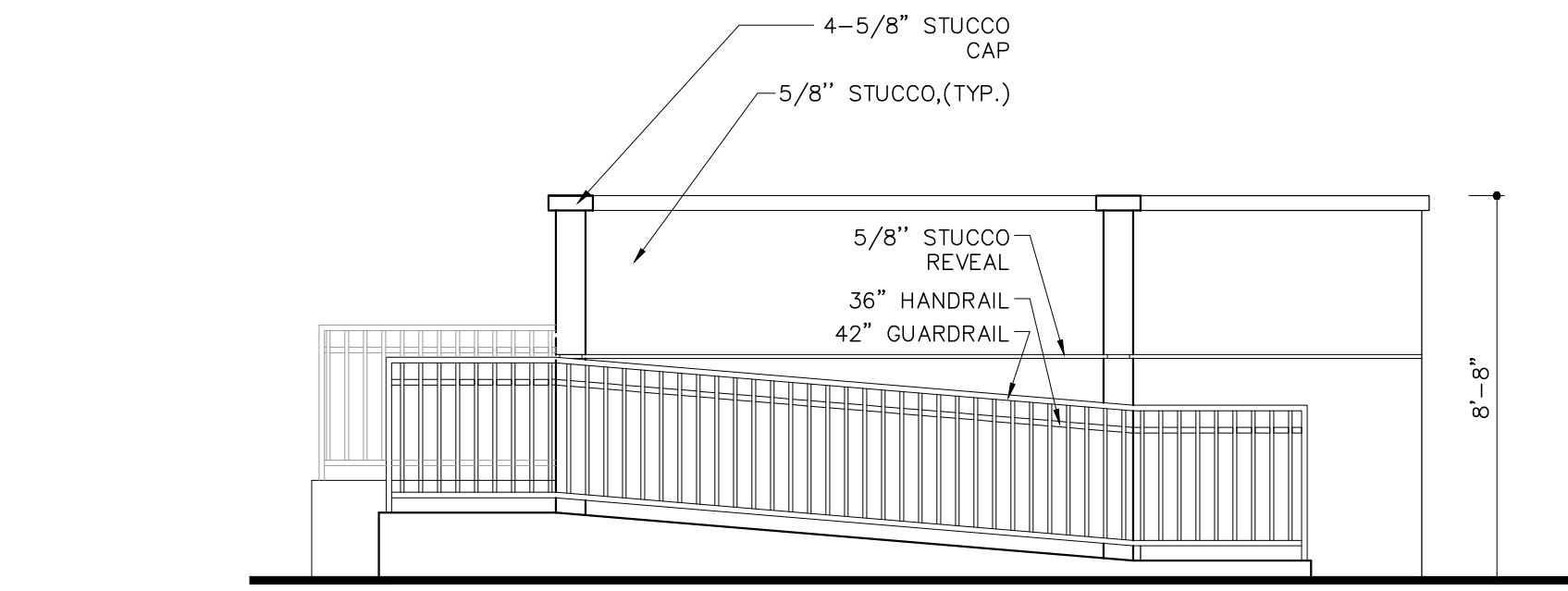
1 FRONT ELEVATION COMPACTOR 1
SCALE: 1/4"=1'-0"



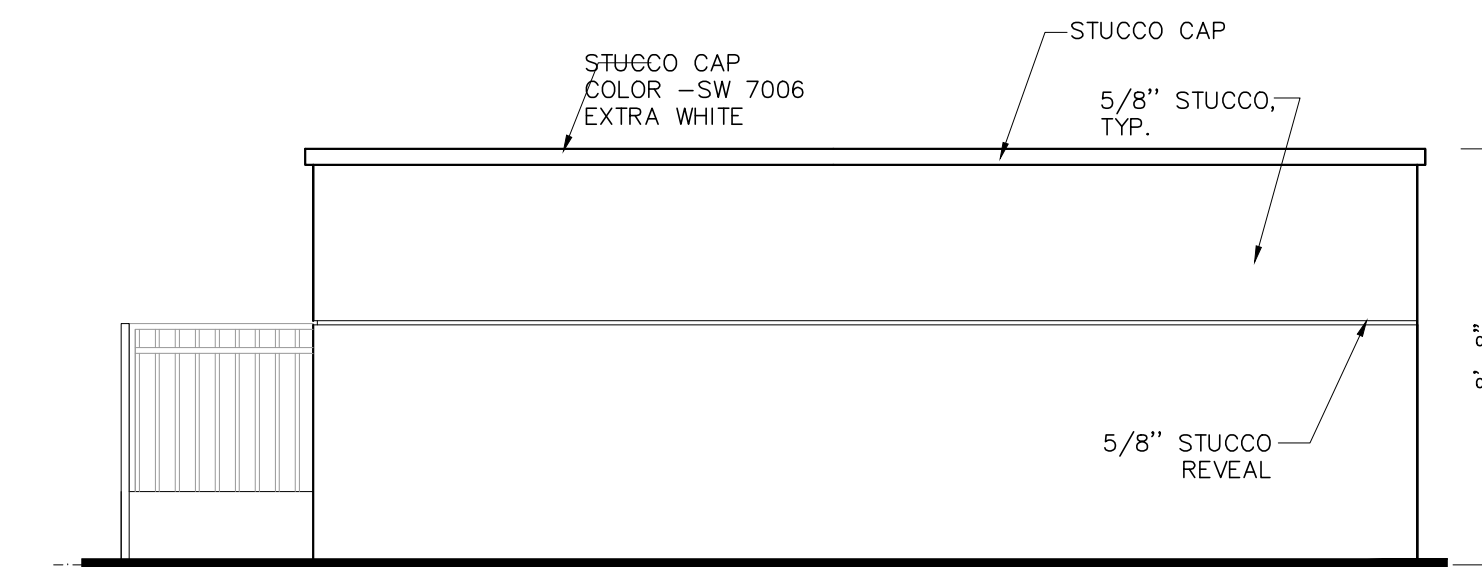
2 RIGHT SIDE ELEVATION COMPACTOR 1
SCALE: 1/4"=1'-0"



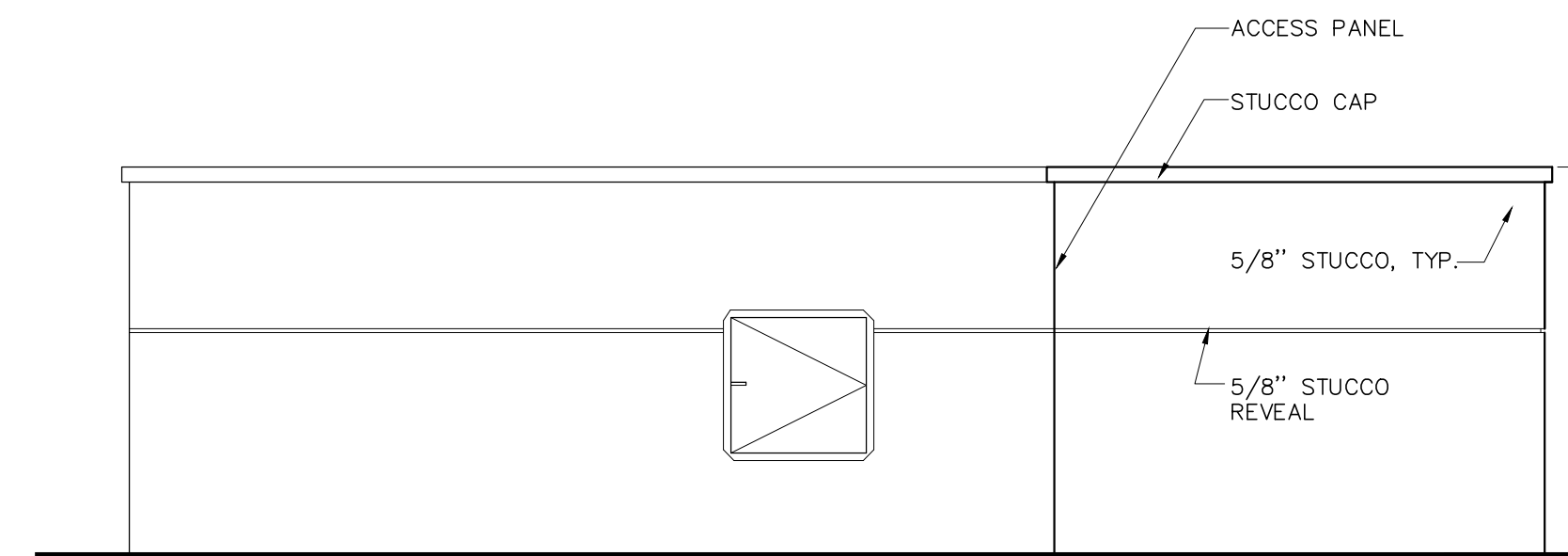
1 FRONT ELEVATION COMPACTOR 2
SCALE: 1/4"=1'-0"



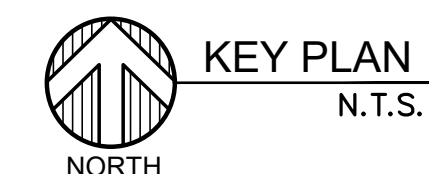
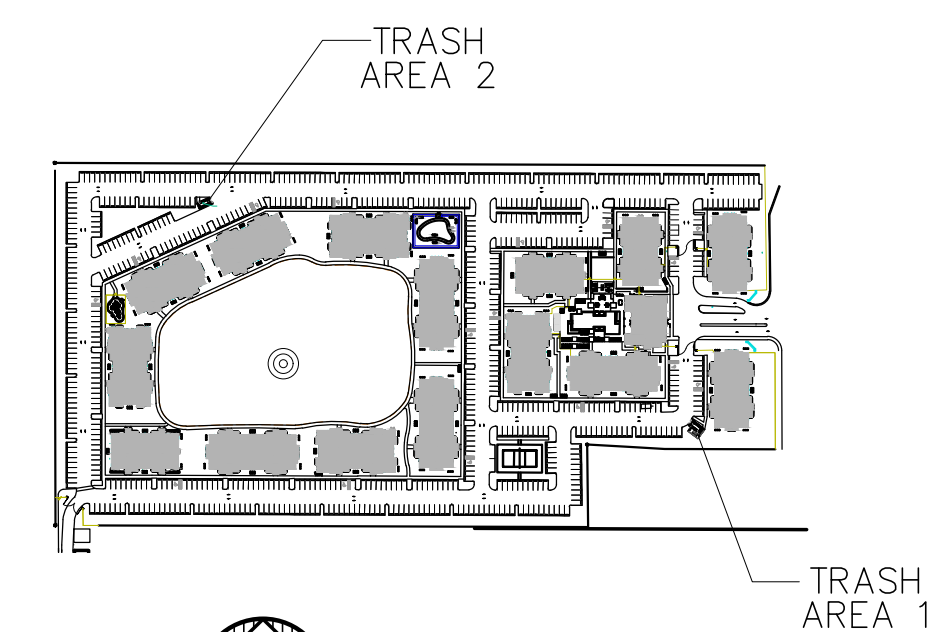
3 REAR ELEVATION COMPACTOR 1
SCALE: 1/4"=1'-0"



4 LEFT SIDE ELEVATION COMPACTOR 1
SCALE: 1/4"=1'-0"



2 RIGHT SIDE ELEVATION COMPACTOR 2
SCALE: 1/4"=1'-0"



DUMPSTER / RECYCLE ENCLOSURE

PALM SPRINGS RESIDENCES

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



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MIAMI, FLORIDA 33156
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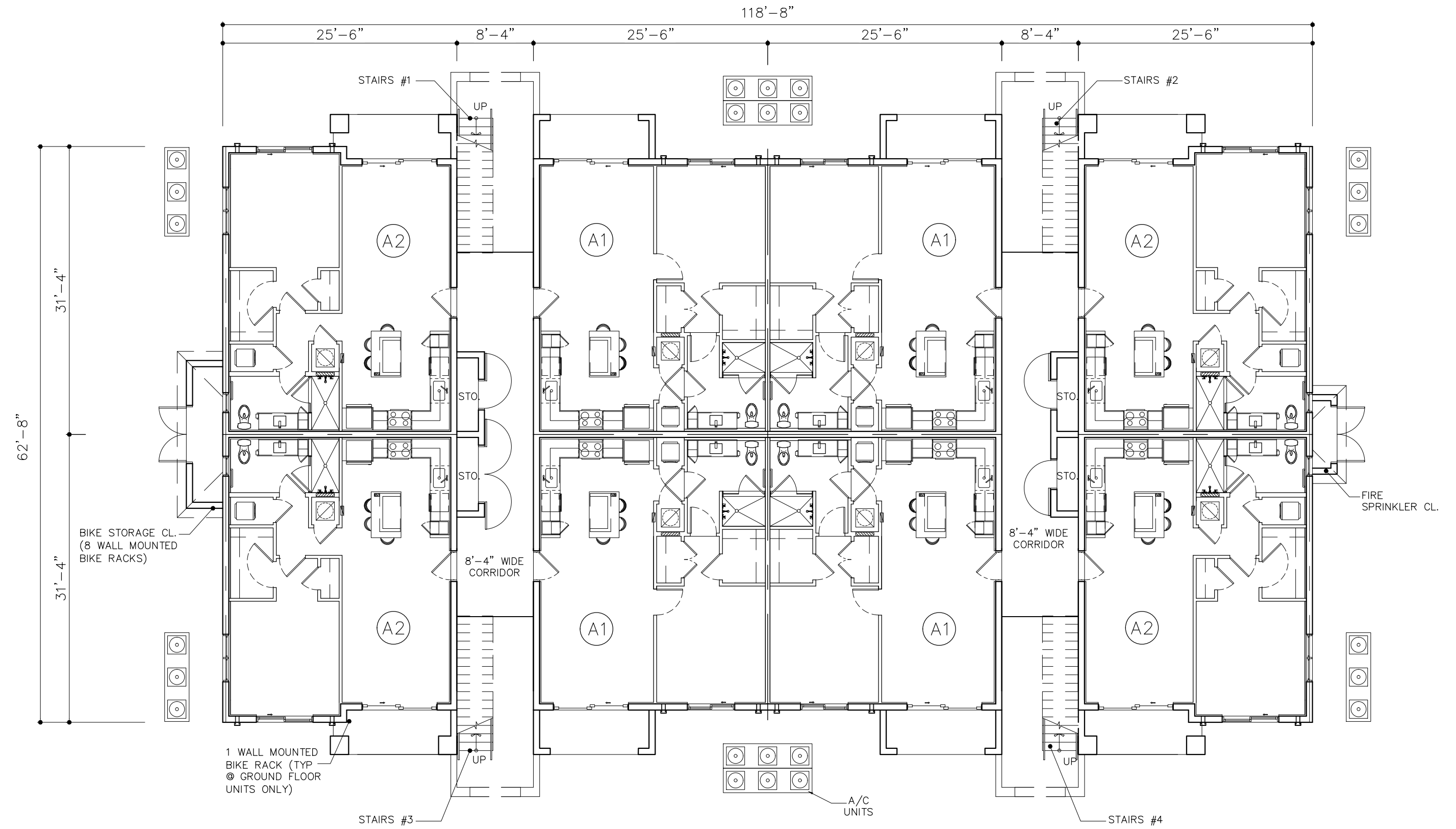
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DRAWN
DATE 07/29/20
SCALE AS SHC
JOB NO. 1857.F
SHEET TITLE:

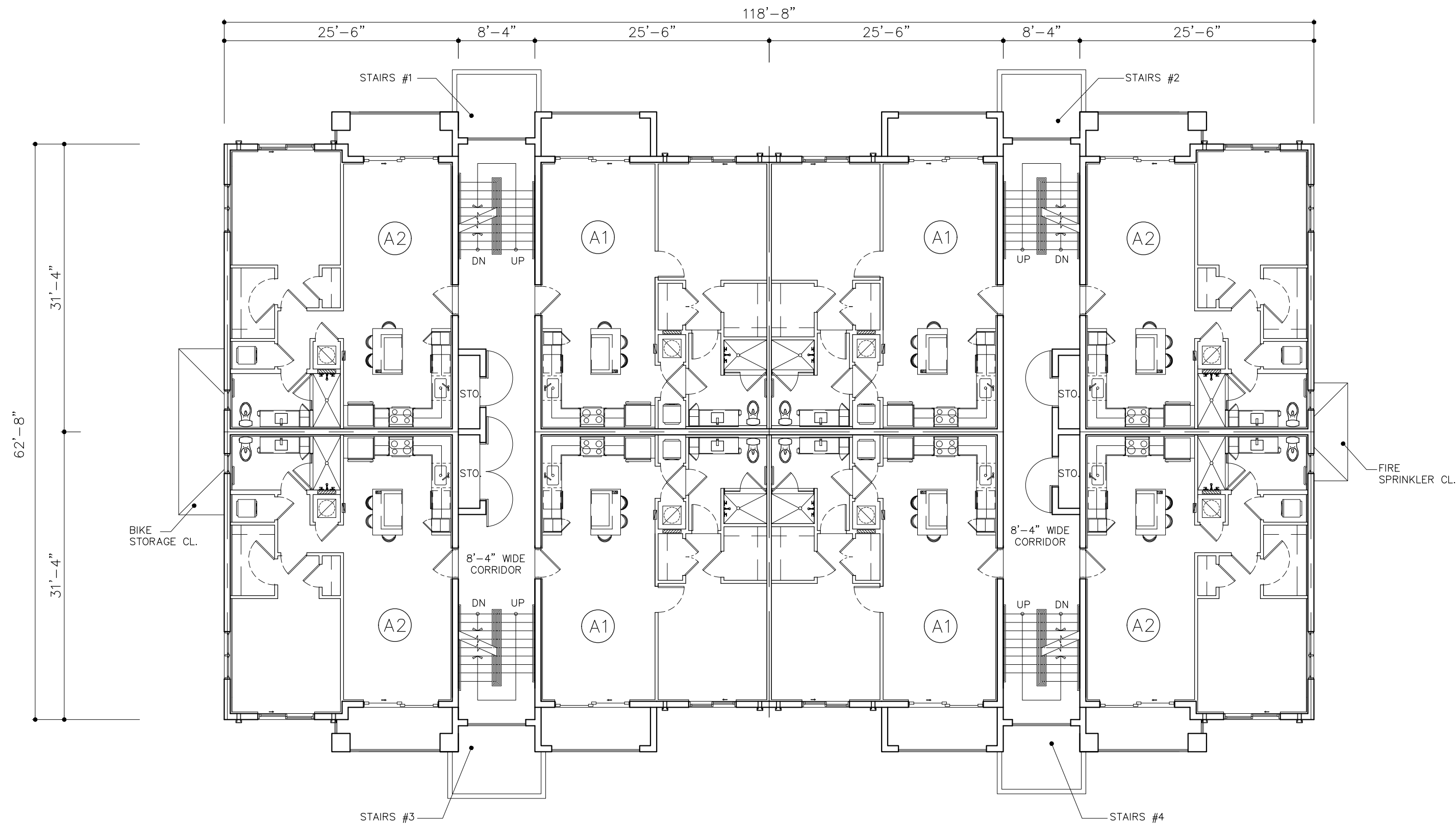
DUMPSTER / RECYCLI

SHEET NUMBER:

A-0.2



LEVEL 1
8 UNITS



LEVEL 2
8 UNITS

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

DRAWN	07/29/2019
DATE	AS SHOWN
SCALE	1857.PRJ
JOB NO.	
SHEET TITLE:	
BUILDING TYPE I	
SHEET NUMBER:	
A-2.1.1	

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BEATRIZ M. HERNANDEZ

AR0094576

FOR:

THE SPEAR GROUP

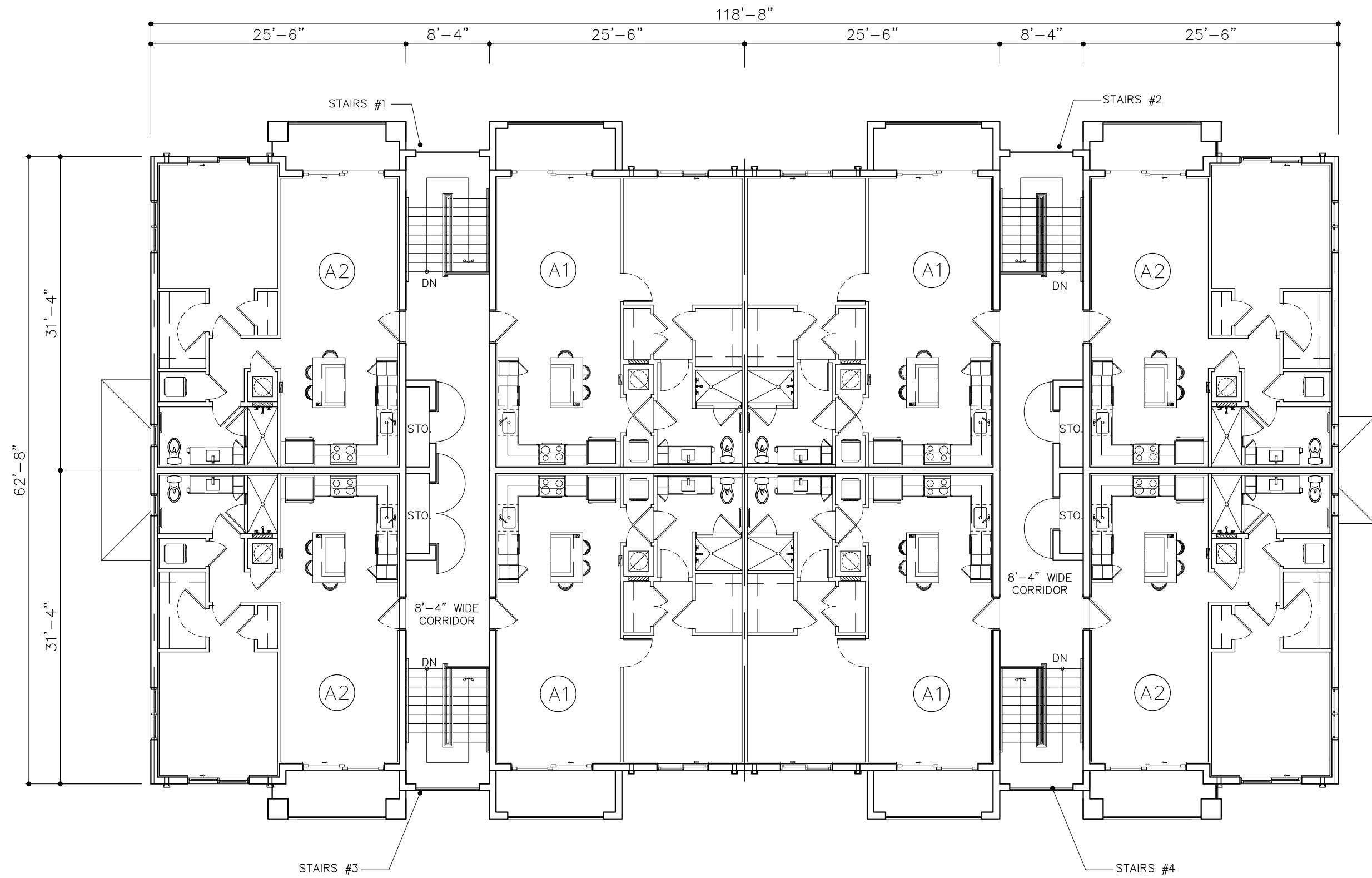
LOCATED AT:

PALM SPRINGS, FLORIDA

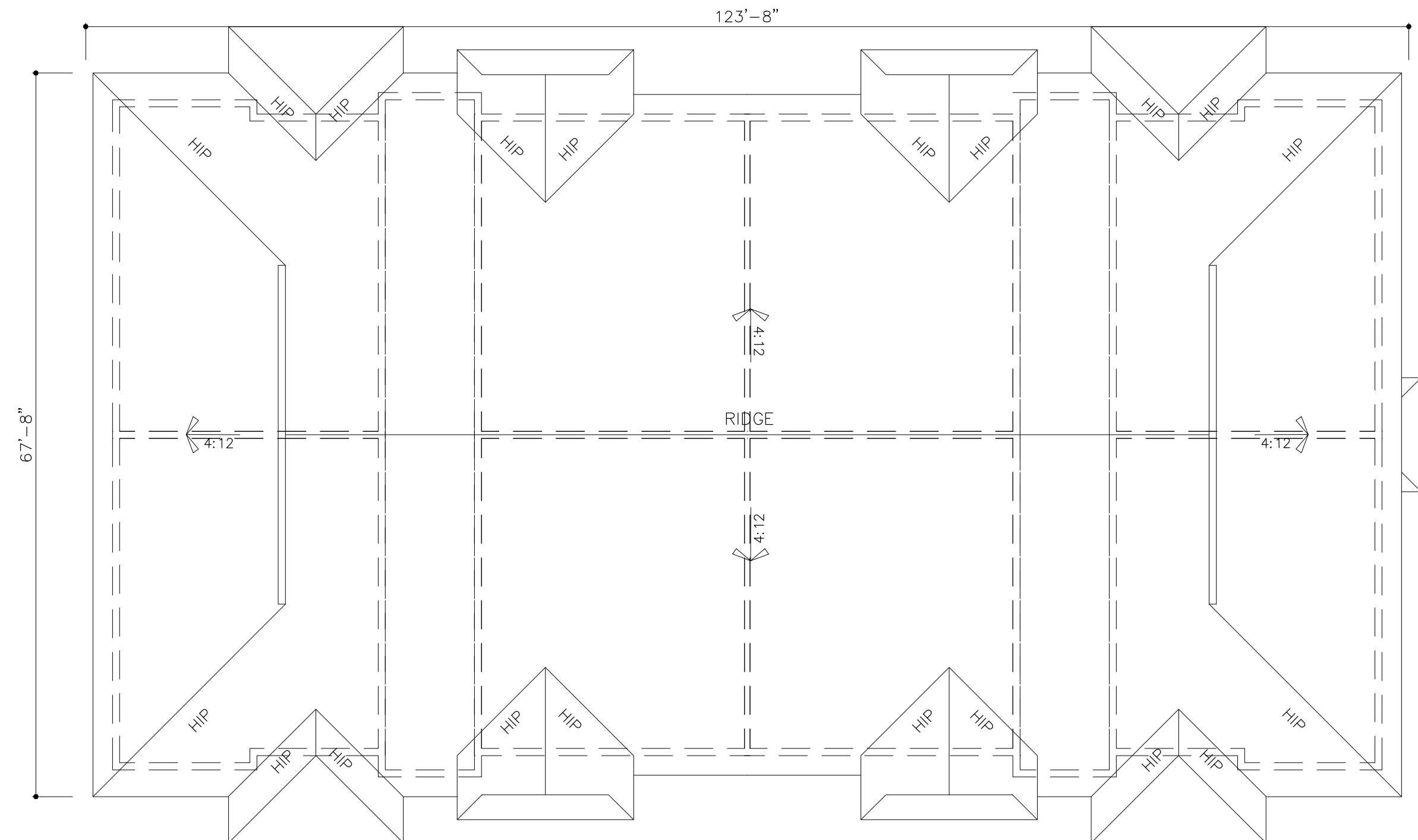
PALM SPRINGS RESIDENCES

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

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LEVEL 3
8 UNITS



ROOF

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

DRAWN	07/29/2019
DATE	AS SHOWN
SCALE	1857.PRJ
JOB NO.	
SHEET TITLE:	BUILDING TYPE I
SHEET NUMBER:	A-2.1.2

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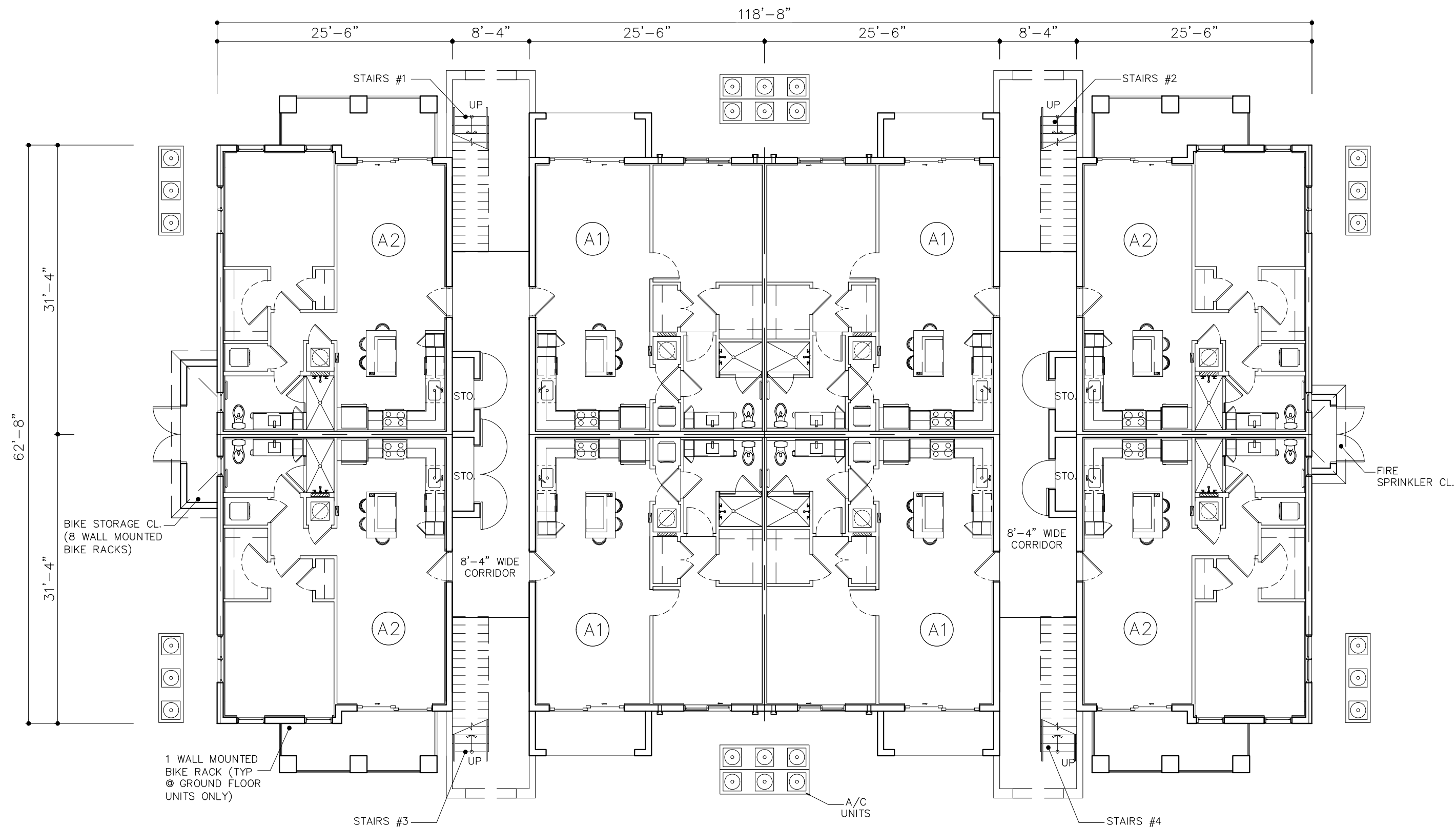
STATE OF FLORIDA
BEATRIZ M. HERNANDEZ
ARCHITECT
REGISTERED ARCHITECT
AR0004576

PALM SPRINGS RESIDENCES

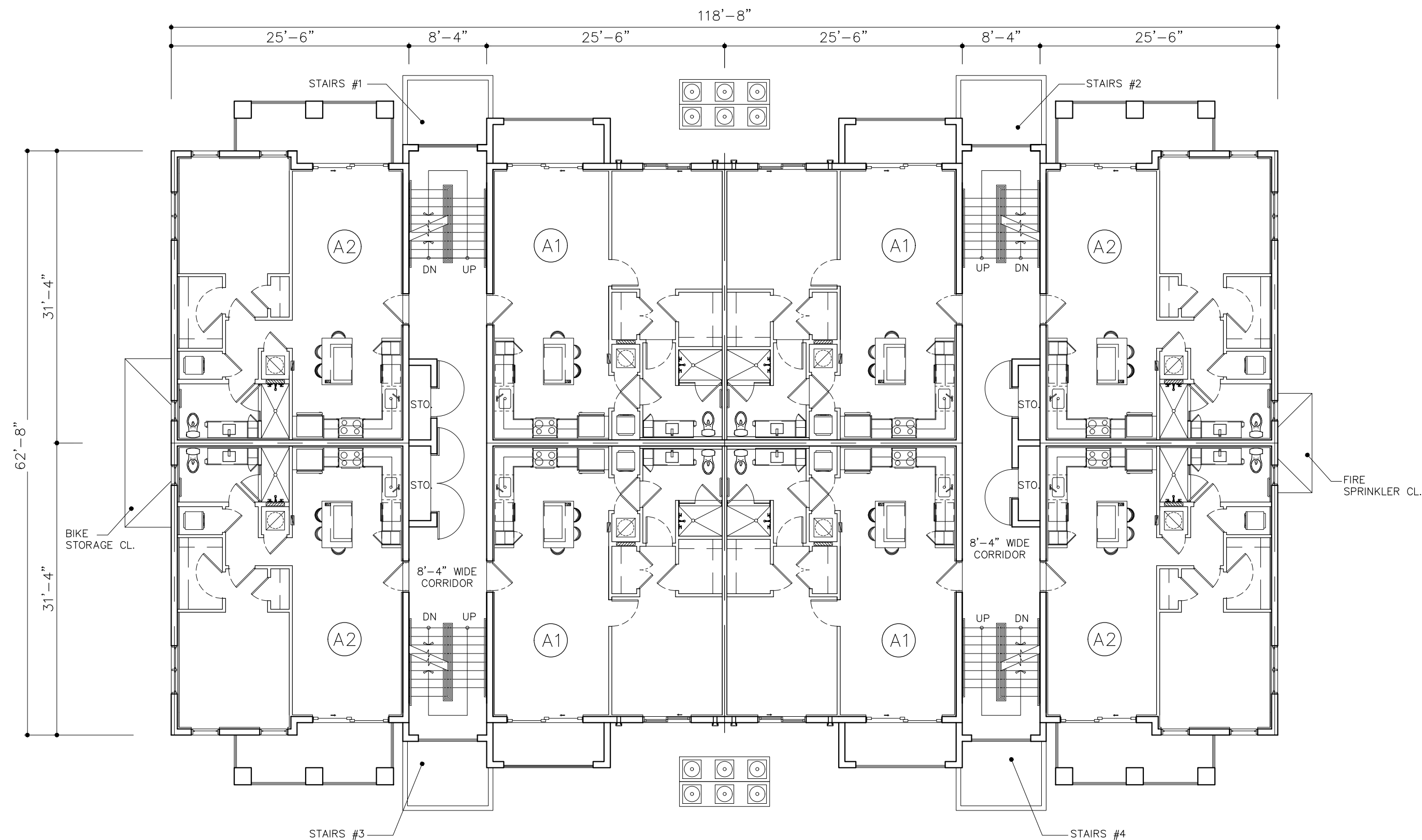
FOR:
THE SPEAR GROUP
LOCATED AT:
PALM SPRINGS, FLORIDA

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LEVEL 1
8 UNITS



LEVEL 2
8 UNITS

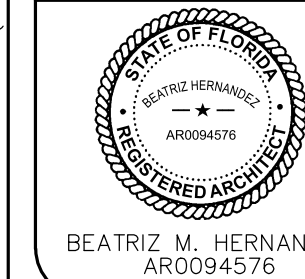
BUILDING TYPE I.A FLOOR PLANS
3 STORIES
24 UNITS--PER BLDG
SCALE: 3/32" = 1'-0"

DRAWN
DATE 07/29/2019
SCALE AS SHOWN
JOB NO. 1857.PRJ
SHEET TITLE:

BUILDING TYPE IA

SHEET NUMBER:

A-2.1A.1



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

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.
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ARO094576

BY



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

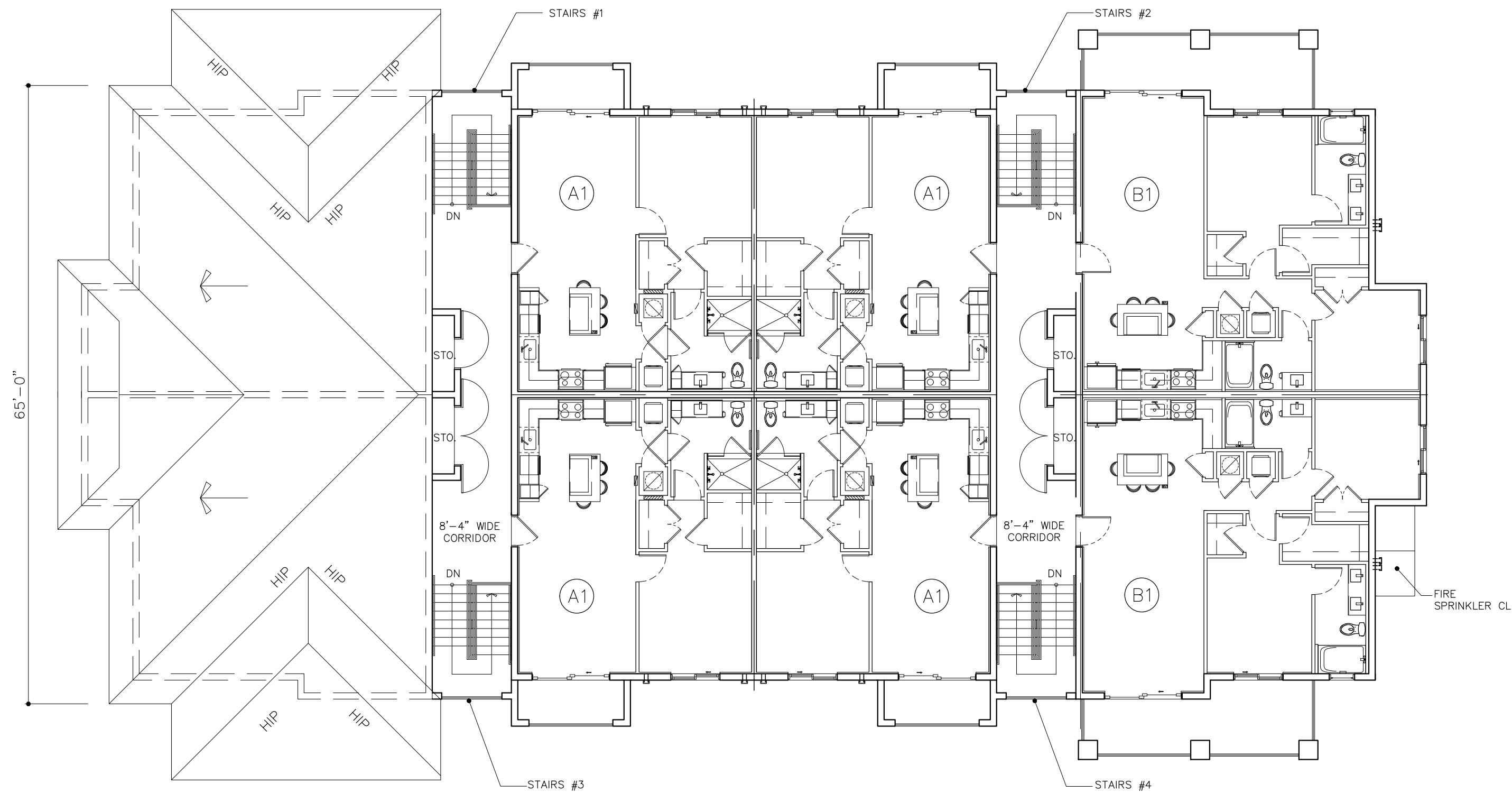
A-2.1A.2

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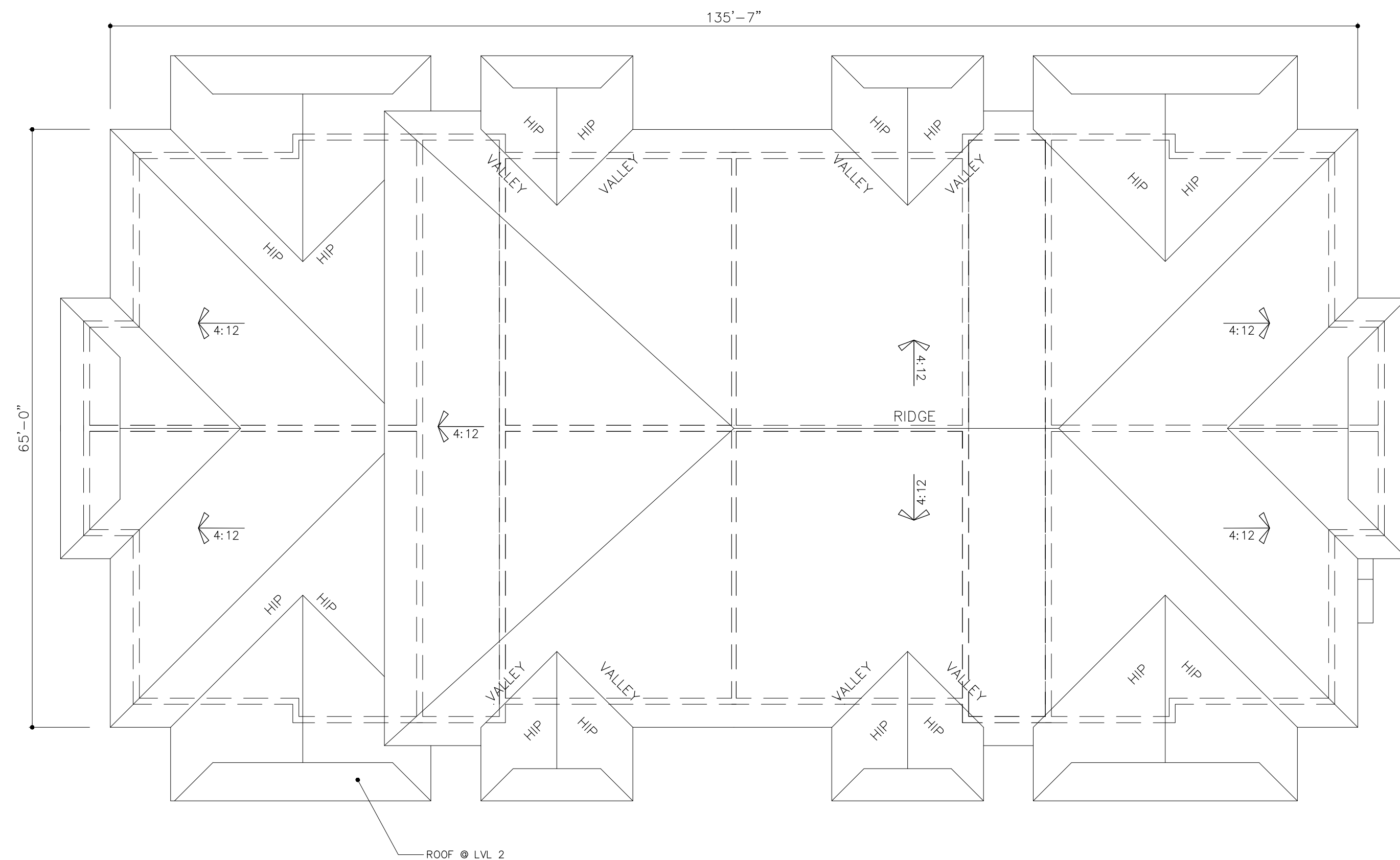
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SCALE: $3/32" = 1'-0"$



LEVEL 3
6 UNITS



ROOF

BUILDING TYPE II

3 STORIES
22 UNITS—PER BLDG

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

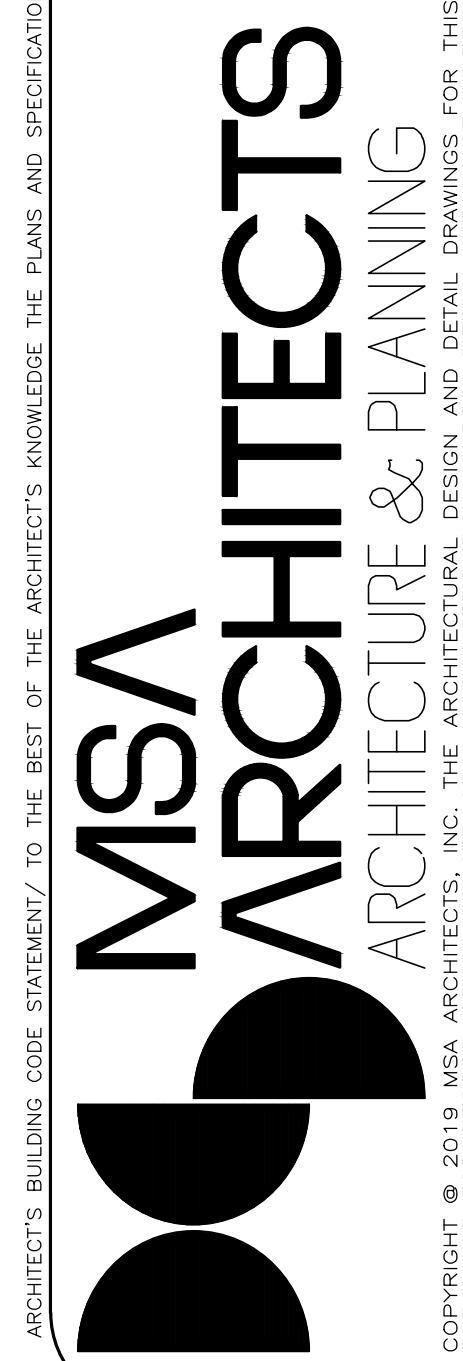
DRAWN
DATE 07/29/2019
SCALE AS SHOWN
JOB NO. 1857.PRJ
SHEET TITLE:

BUILDING TYPE II

SHEET NUMBER:

A-2.2.2

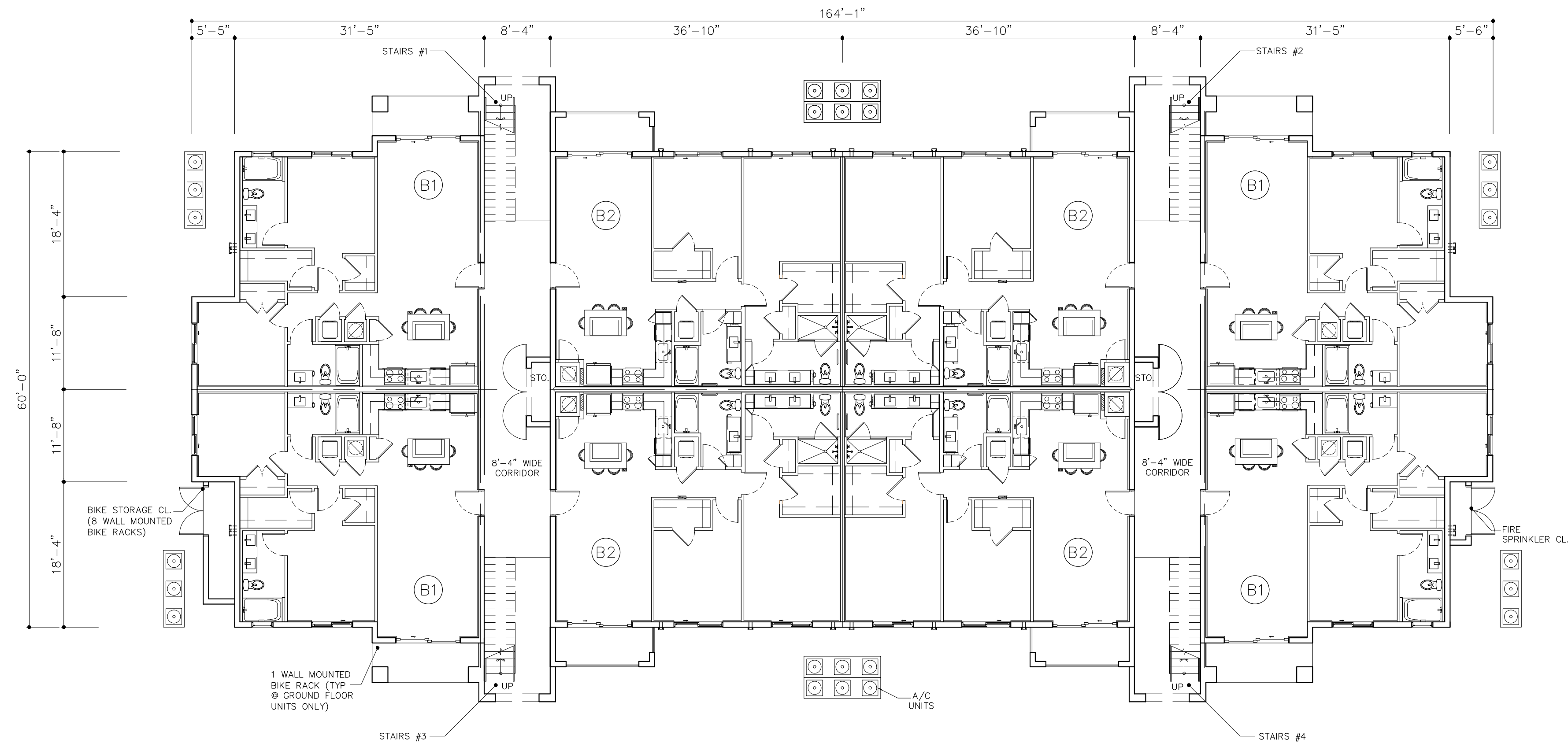
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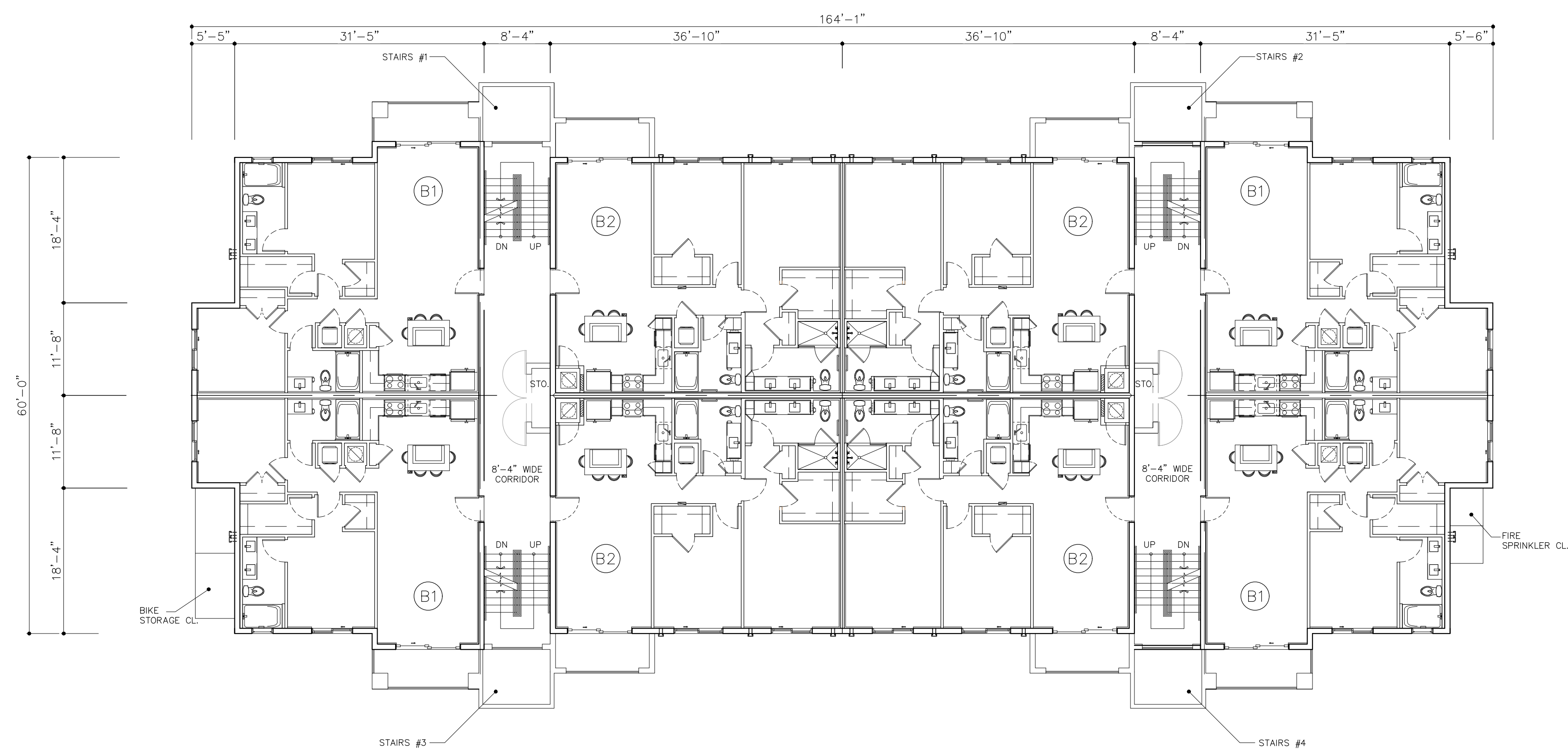
PALM SPRINGS RESIDENCES
FOR:
THE SPEAR GROUP
LOCATED AT:
PALM SPRINGS, FLORIDA



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LEVEL 1
8 UNITS



LEVEL 2
8 UNITS

BUILDING TYPE III FLOOR PLANS

3 STORIES
24 UNITS—PER BLDG

24 UNITS-PER BLDG

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

DRAWN	
DATE	07/29/2019
SCALE	AS SHOWN
JOB NO.	1857.PRJ
SHEET TITLE:	

DATE 07/29/2019

SCALE AS SHOWN

JOB NO. 1857.PR

SHEET TITLE:

BUILDING TYPE III

SHEET NUMBER:

A-2.3.1

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PALM SPRINGS RESIDENCES

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

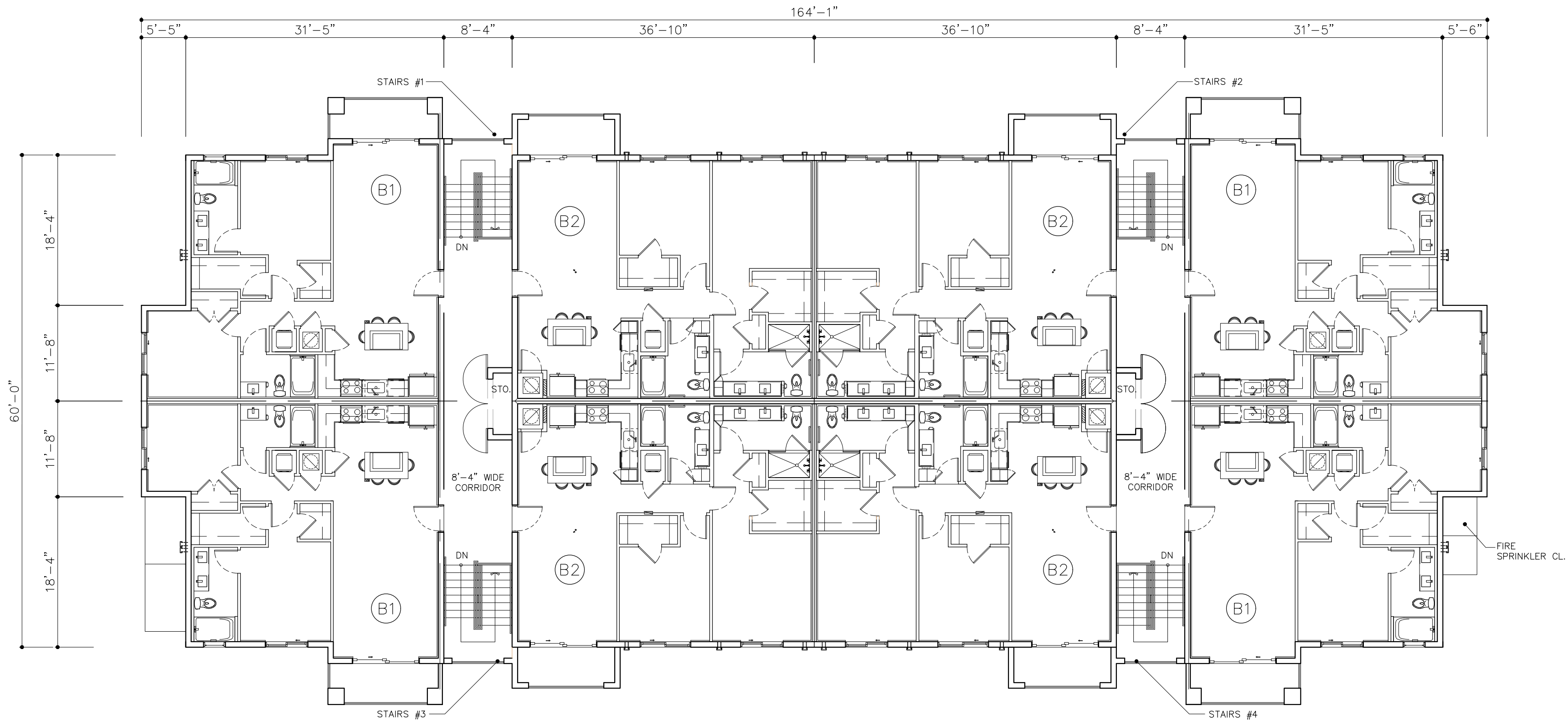
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STATE OF FLORIDA
BEATRIZ HERNANDEZ
— ★ —
AR0094576
REGISTERED ARCHITECT

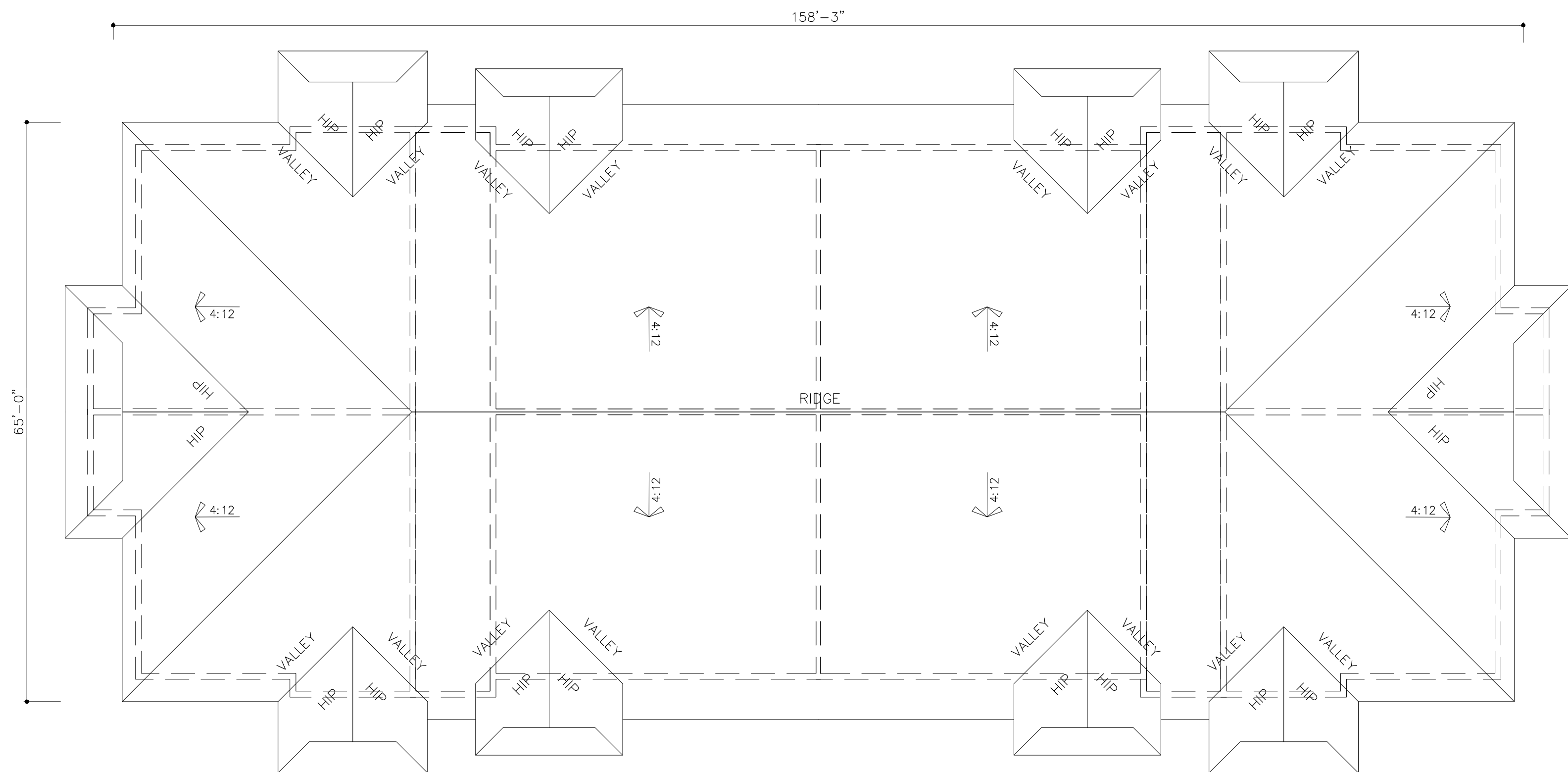
BEATRIZ M. HERNANDEZ
AR0094576

1

PR



LEVEL 3
8 UNITS



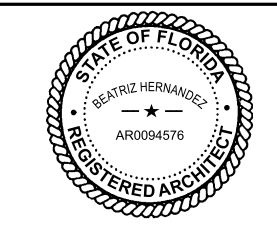
ROOF

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

	BY

PALM SPRINGS RESIDENCES

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



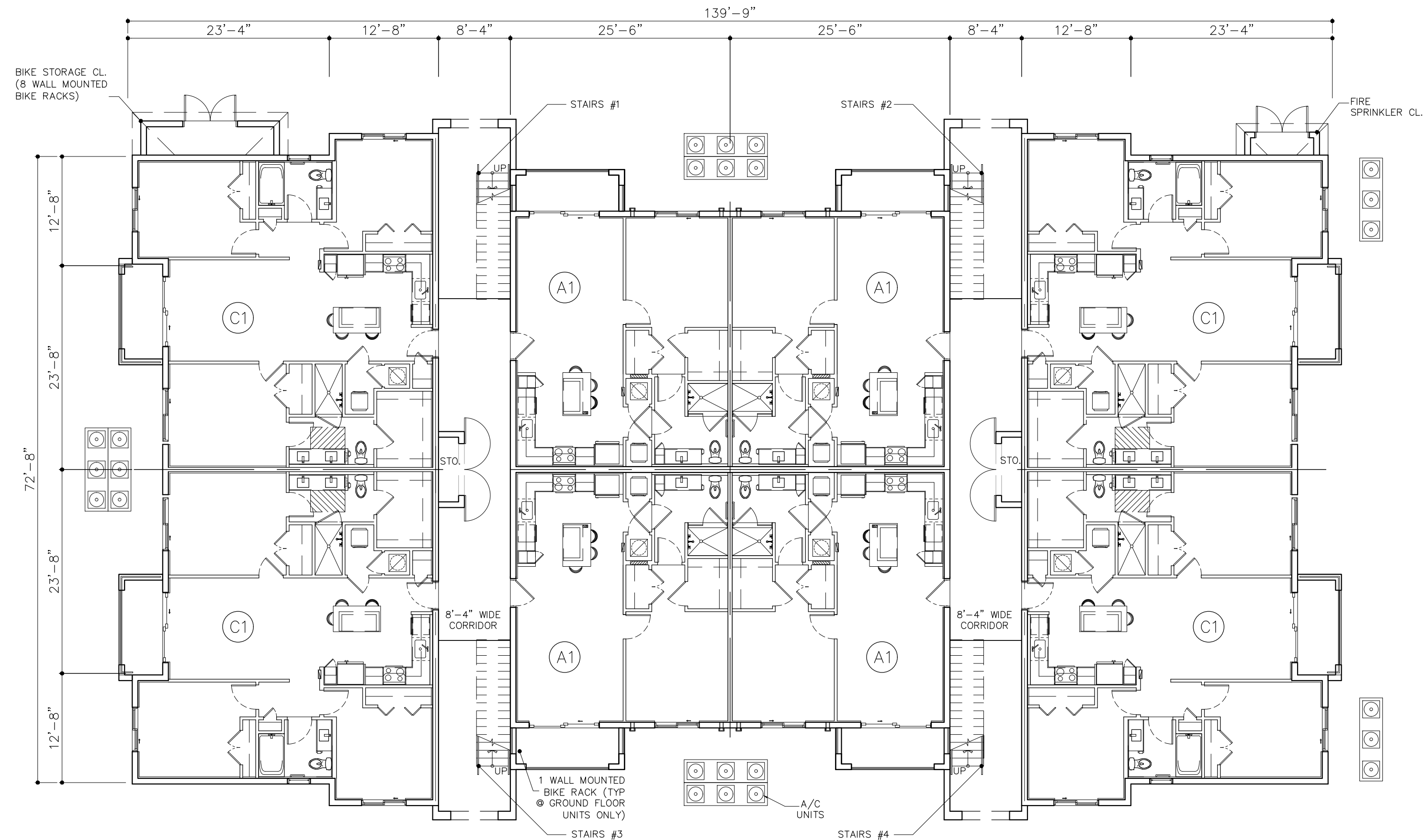
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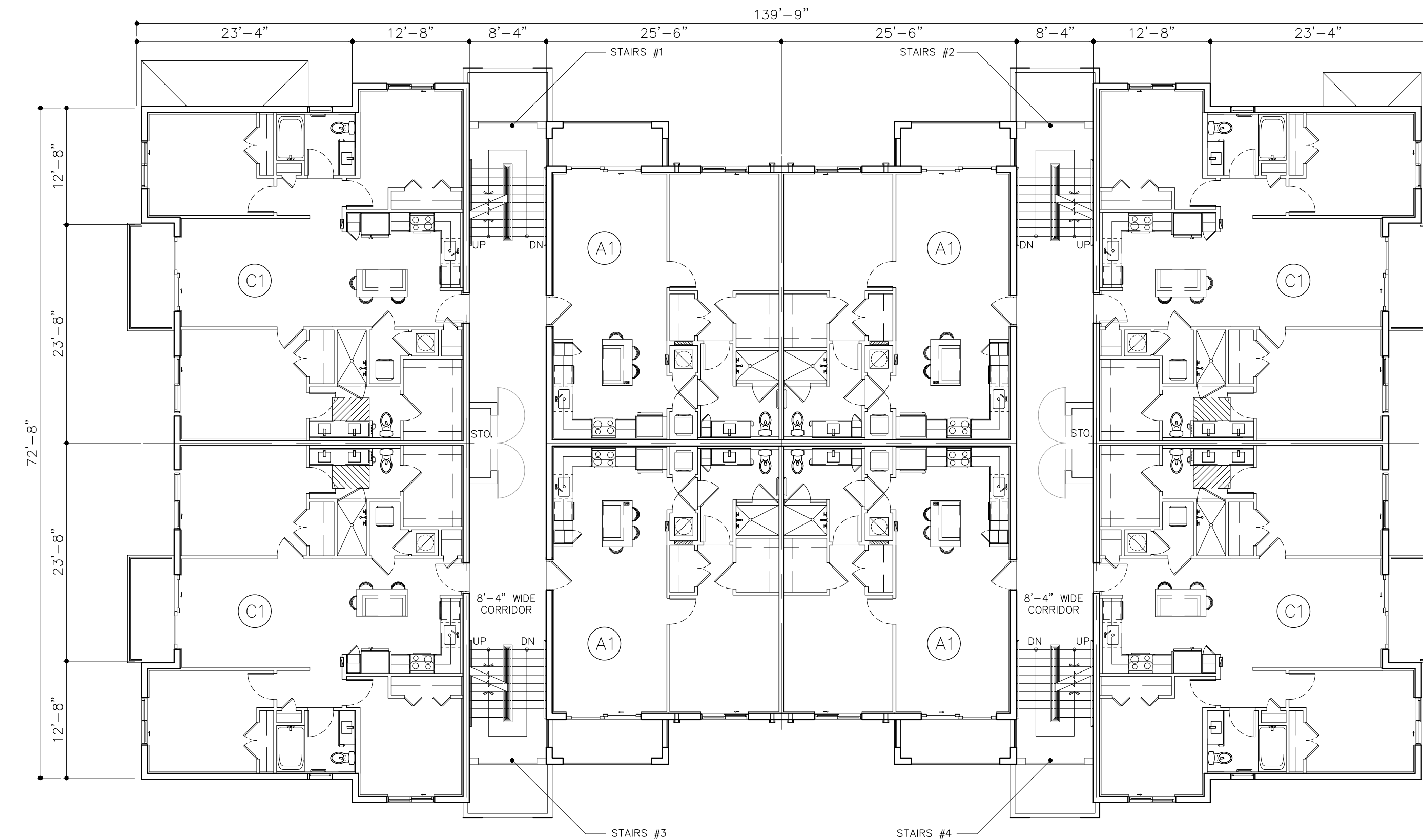
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SHEET TITLE:	
	BUILDING TYPE III
SHEET NUMBER:	
	A-2.3.2



LEVEL 1
8 UNITS



LEVEL 2
8 UNITS

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

	BY

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

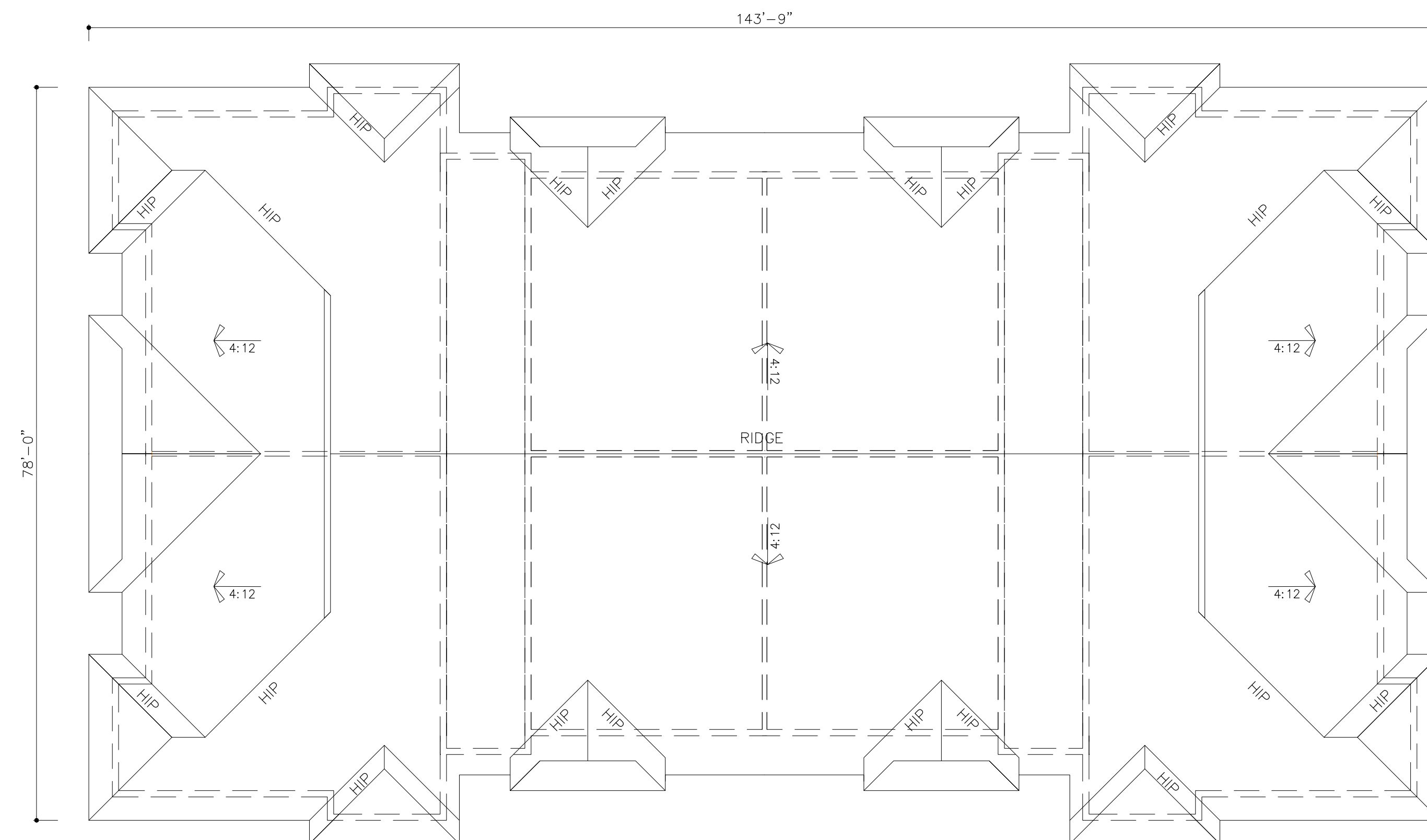
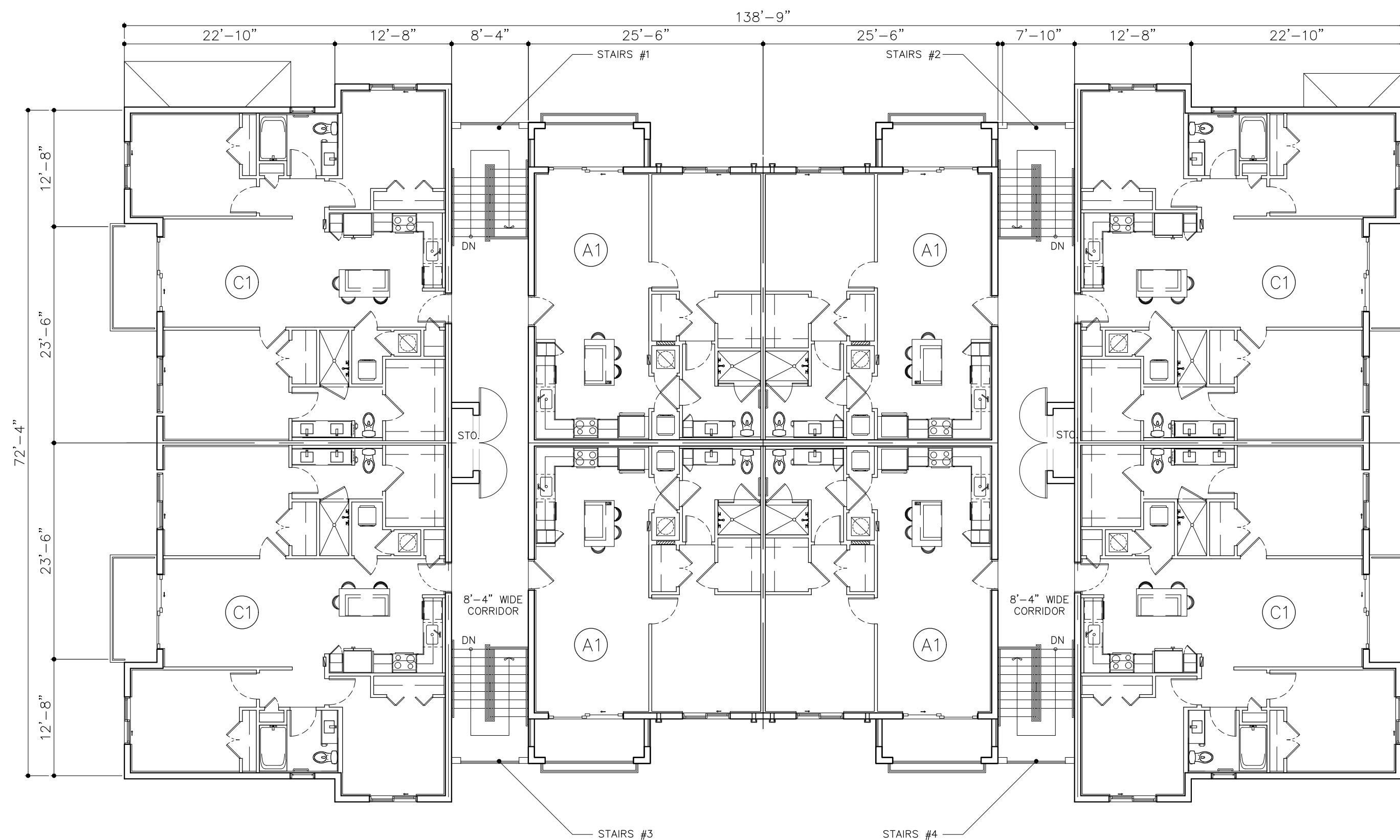
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SHEET TITLE:	
	BUILDING TYPE IV
SHEET NUMBER:	
	A-2.4.1



BUILDING TYPE IV FLOOR PLANS

3 STORIES
24 UNITS—PER BLDG

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

DRAWN	
DATE	07/29/2019
SCALE	AS SHOWN
JOB NO.	1857.PRJ
SHEET TITLE:	

BUILDING TYPE IV

SHEET NUMBER:

A-2.4.2

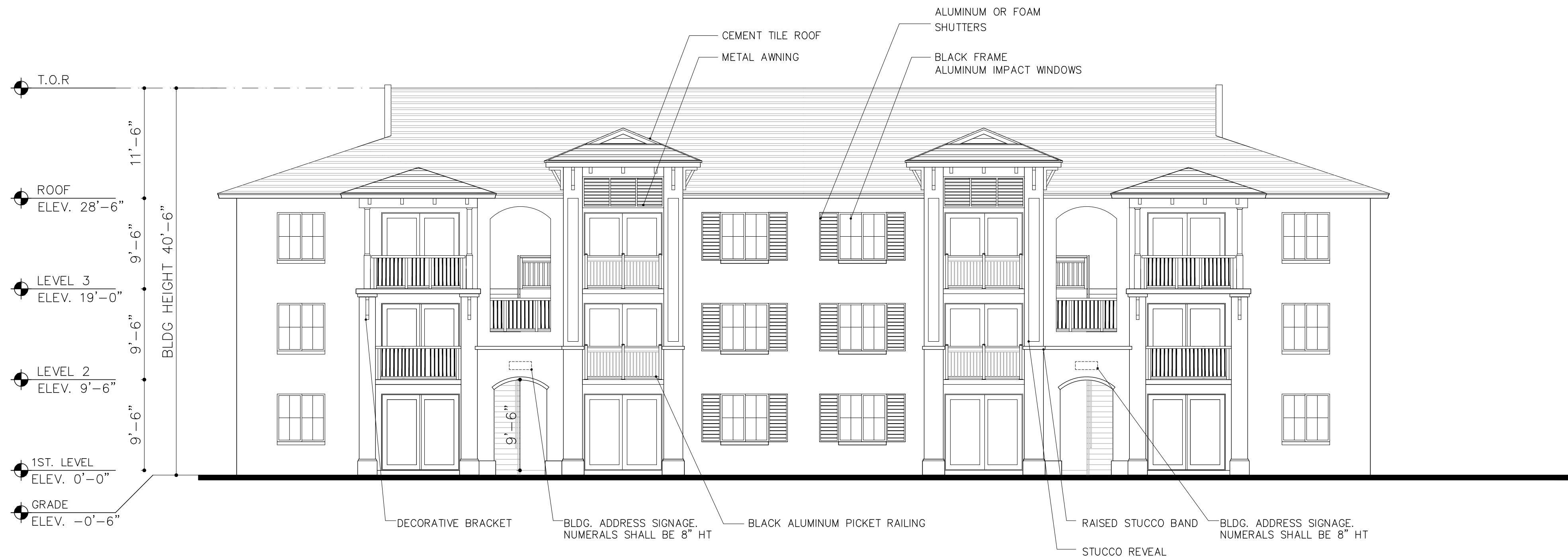
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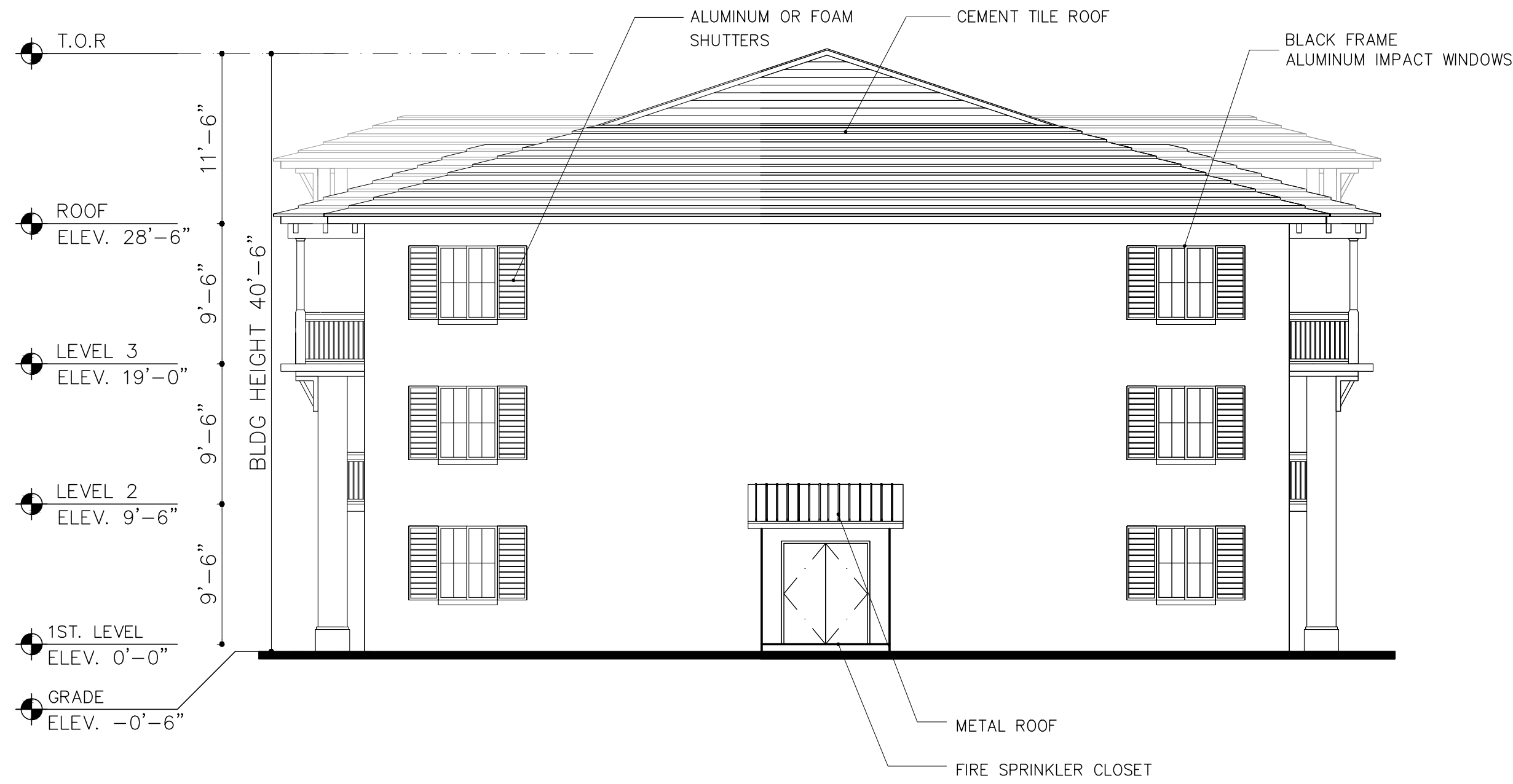
PALM SPRINGS RESIDENCES

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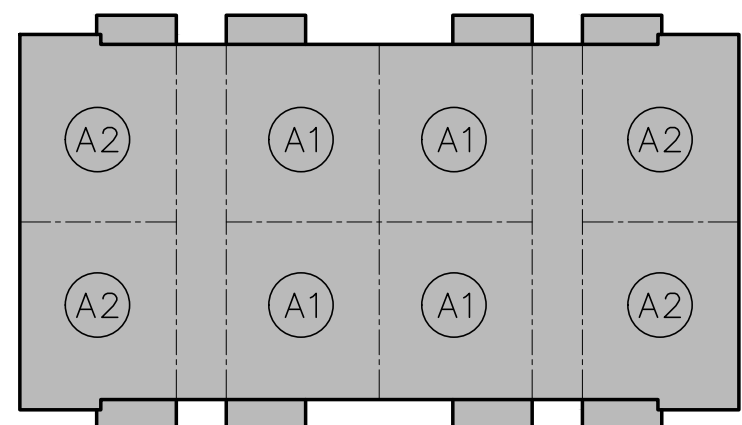
BY



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



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



KEY PLAN

N.T.S.

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

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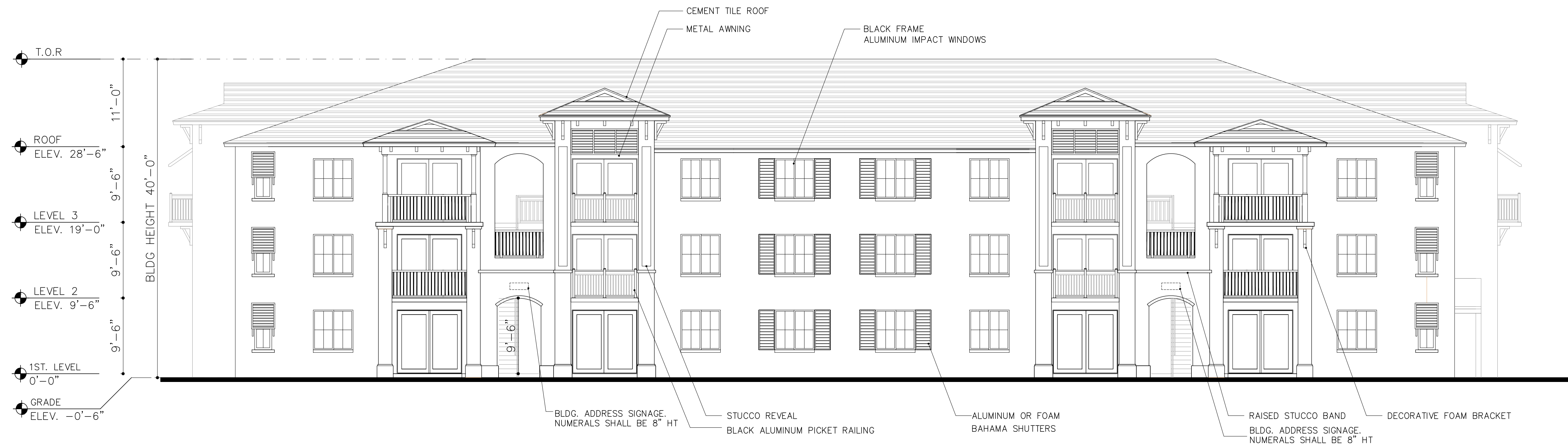
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AR0094576

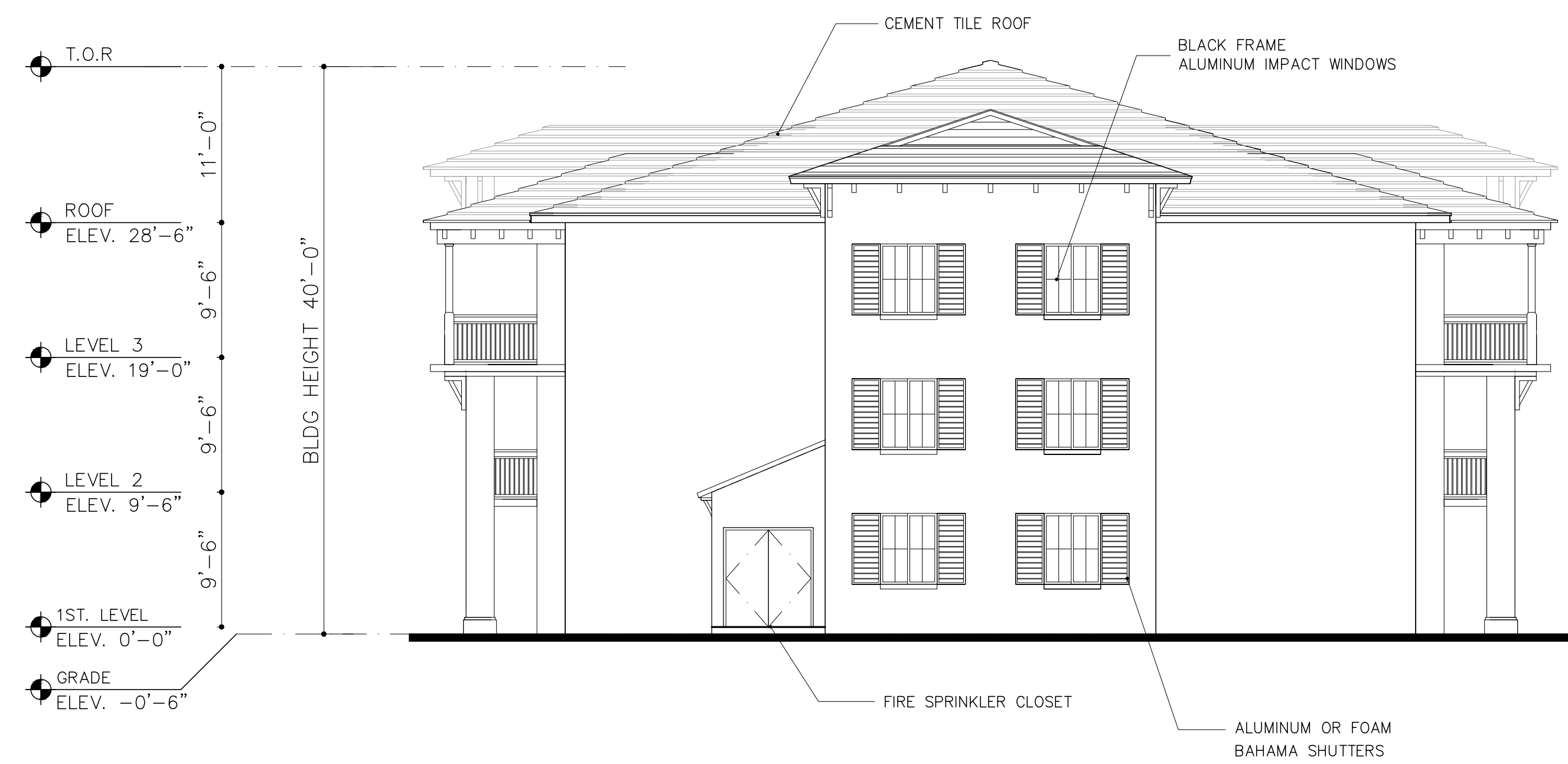
DRAWN
DATE
SCALE
JOB NO.
SHEET TITLE:
BUILDING TYPE I
BUILDING ELEVATIONS
SHEET NUMBER:
A-3.1.1

07/29/2019
AS SHOWN
1857.PRJ
BUILDING TYPE I
BUILDING ELEVATIONS
SHEET NUMBER:
A-3.1.1

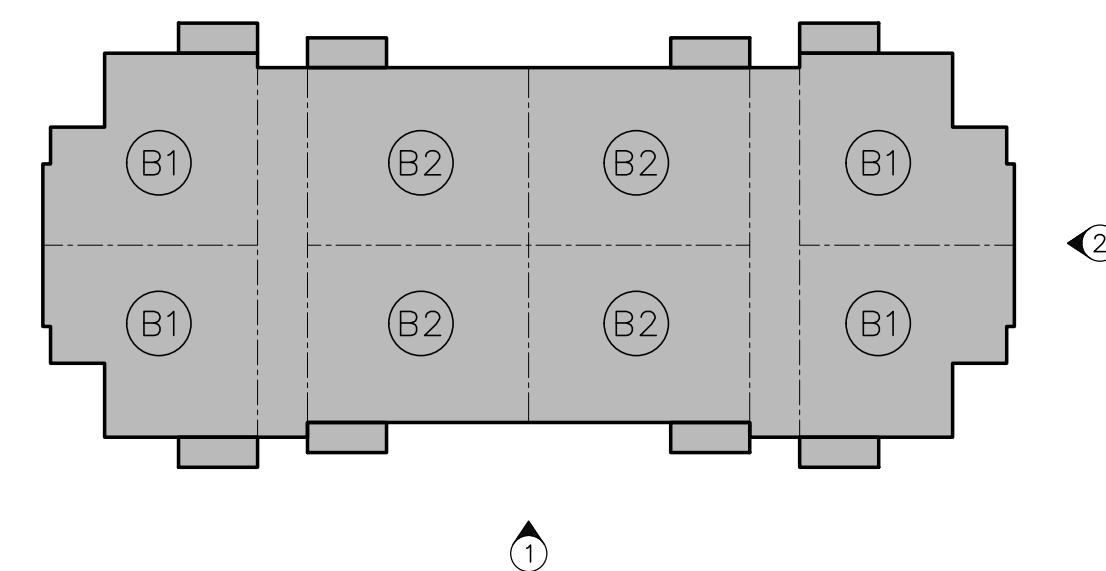




1 FRONT / REAR ELEVATION
SCALE: 1/8"=1'-0"



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



KEY PLAN
NORTH

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

PALM SPRINGS RESIDENCES

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AR0094576

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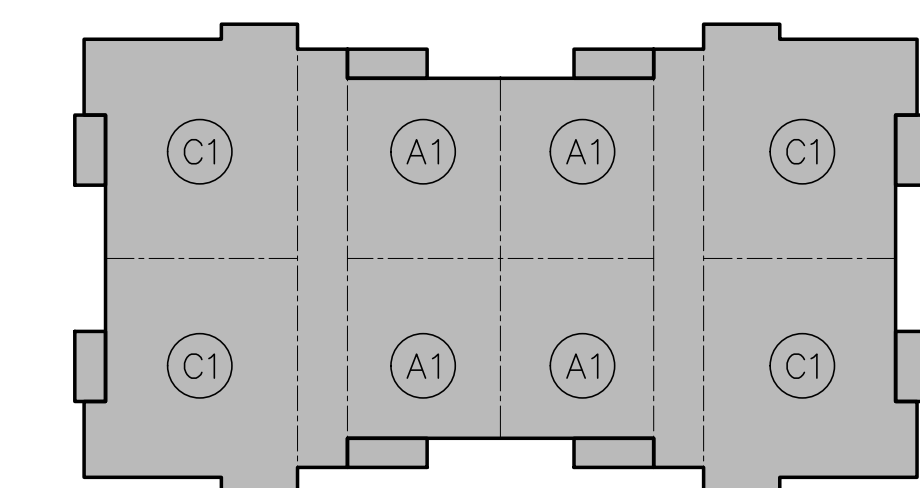
DRAWN	07/29/2019
DATE	AS SHOWN
SCALE	1857.PRJ
JOB NO.	
SHEET TITLE:	BUILDING TYPE III BUILDING ELEVATIONS
SHEET NUMBER:	A-3.3.1



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

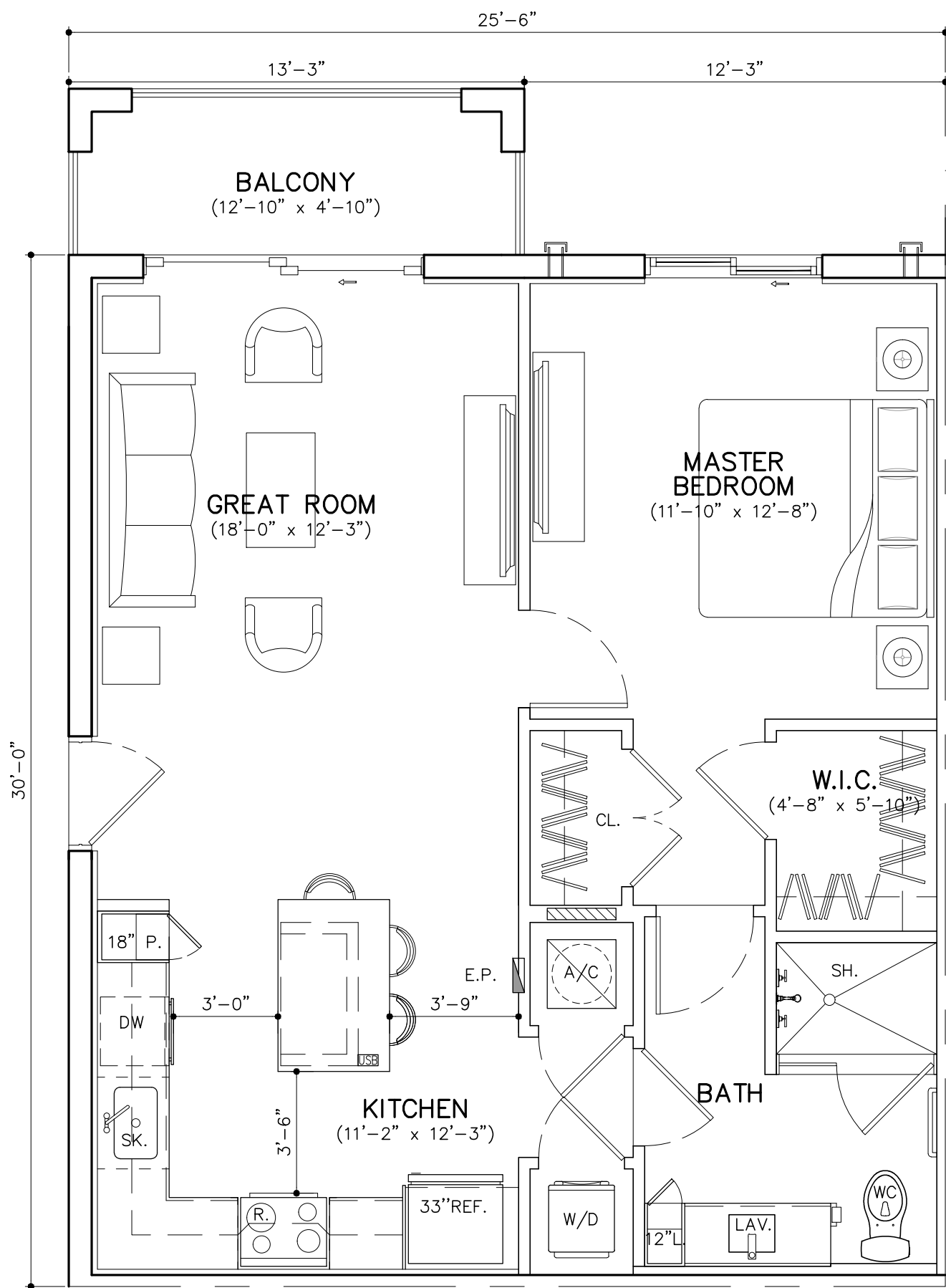


2 SIDE ELEVATION SCALE: 1/8"=1'-0"

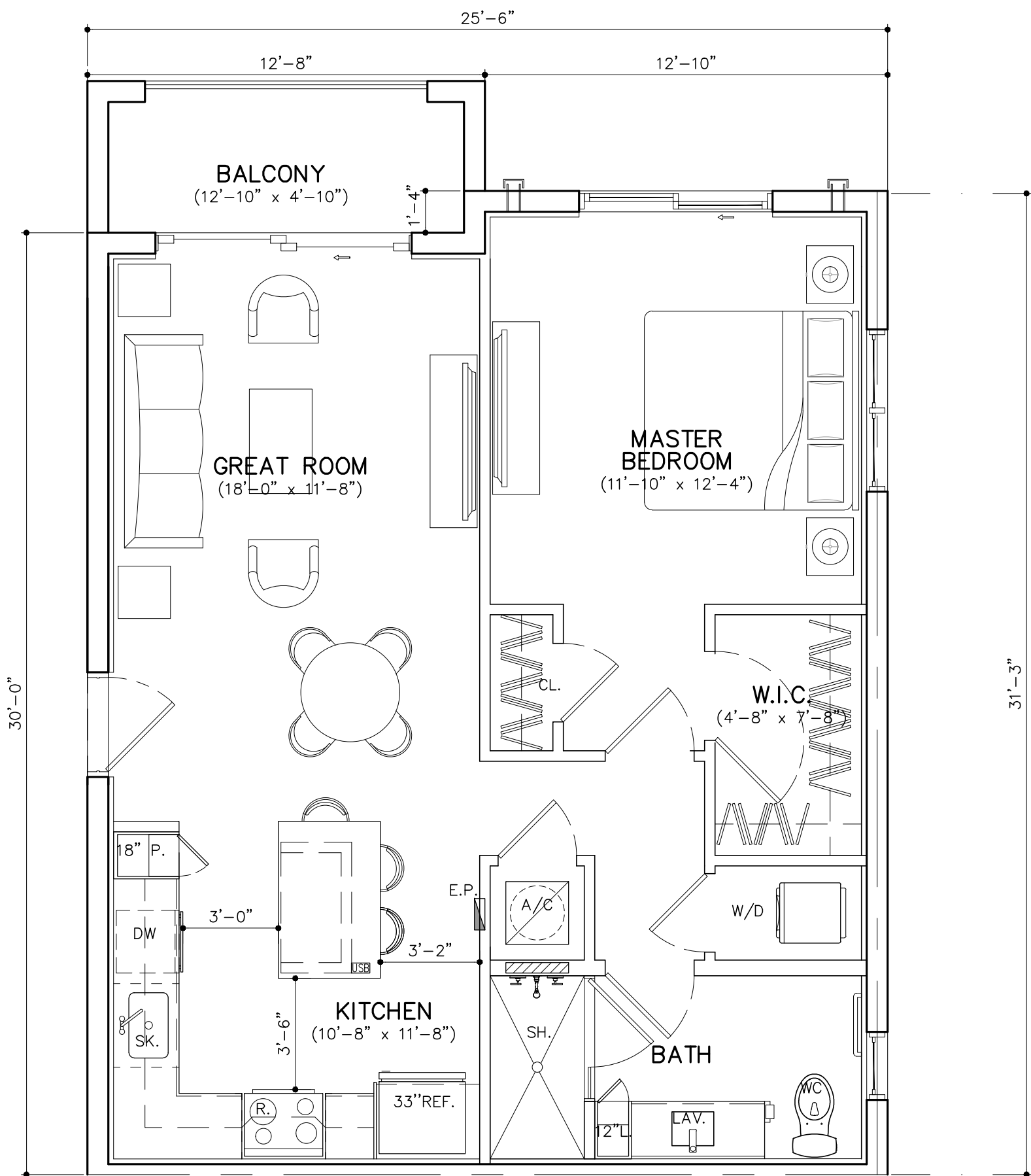


KEY PLAN

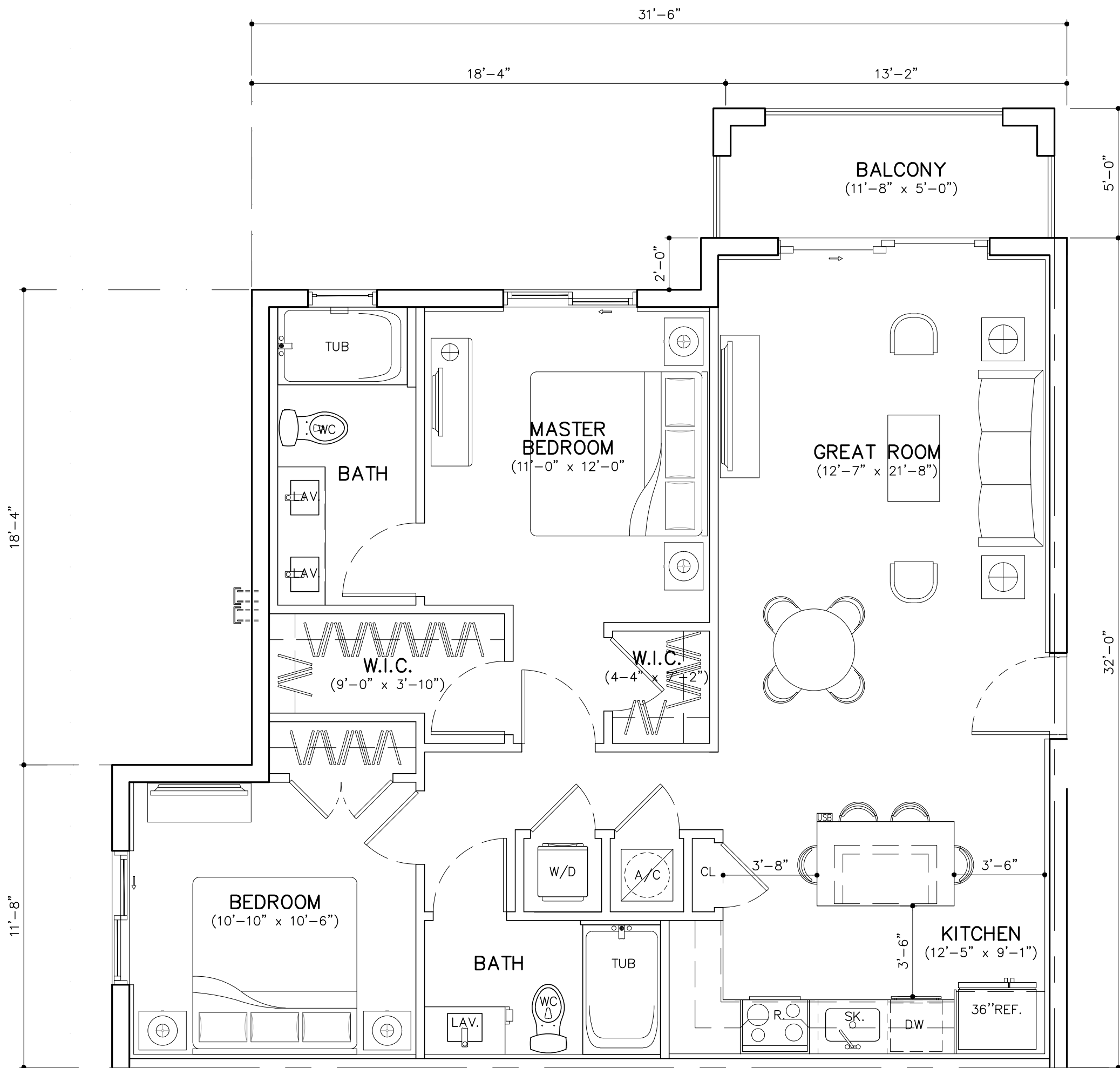
N.T.S.



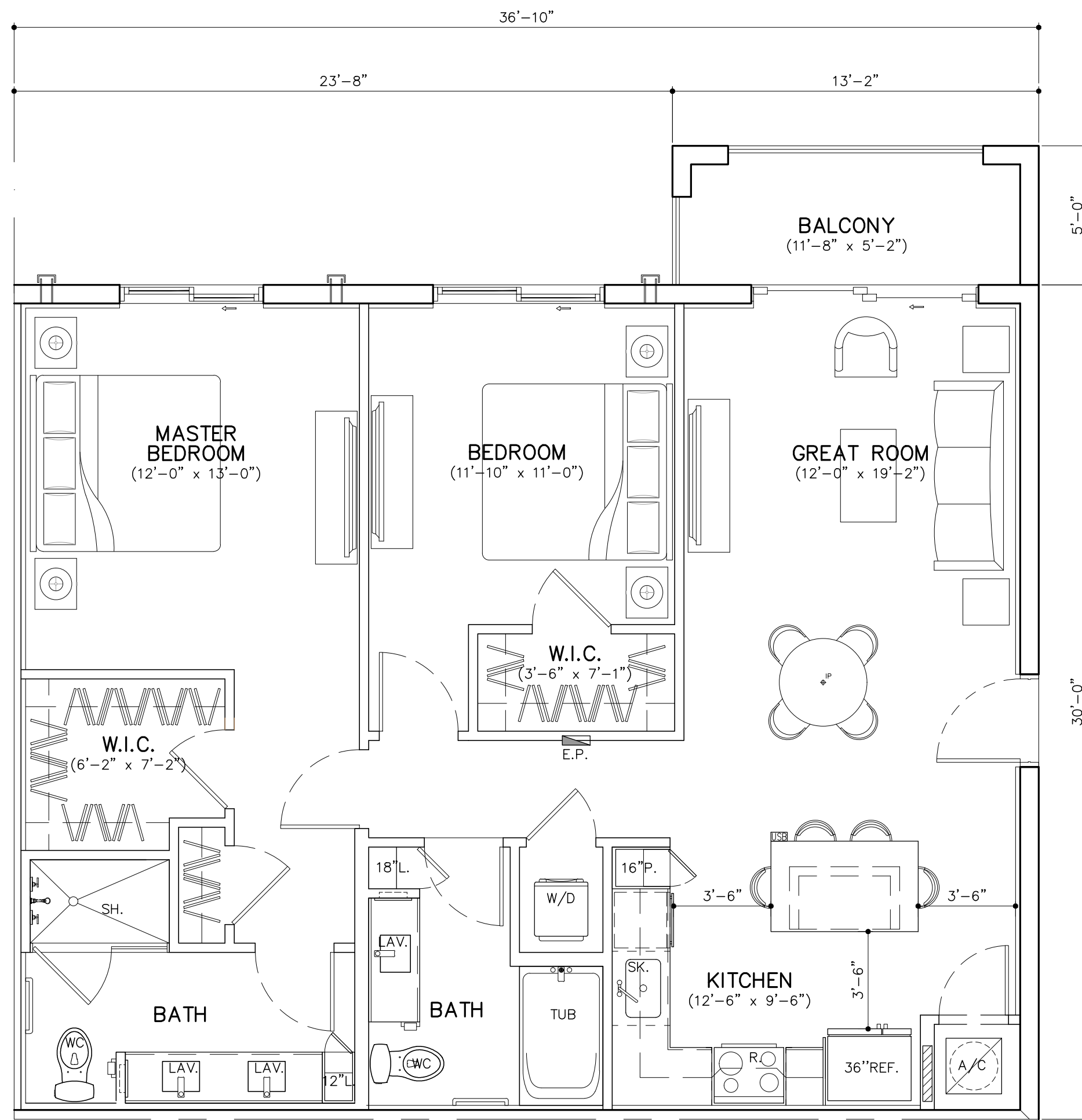
UNIT A1 (1 BD/1 BTH)
GROSS A/C AREA = 765 SQ. FT. (132 DU'S)
BALCONY = 64 SQ. FT.



UNIT A2 (1 BD/1 BTH)
GROSS A/C AREA = 783 SQ. FT. (32 DU'S)
BALCONY = 60 SQ. FT.



UNIT B1 (2 BD/2 BTH)
GROSS A/C AREA = 1035 SQ. FT. (88 DU'S)



UNIT B2 (2 BD/2 BTH)
GROSS A/C AREA = 1105 SQ. FT. (48 DU'S)

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

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

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

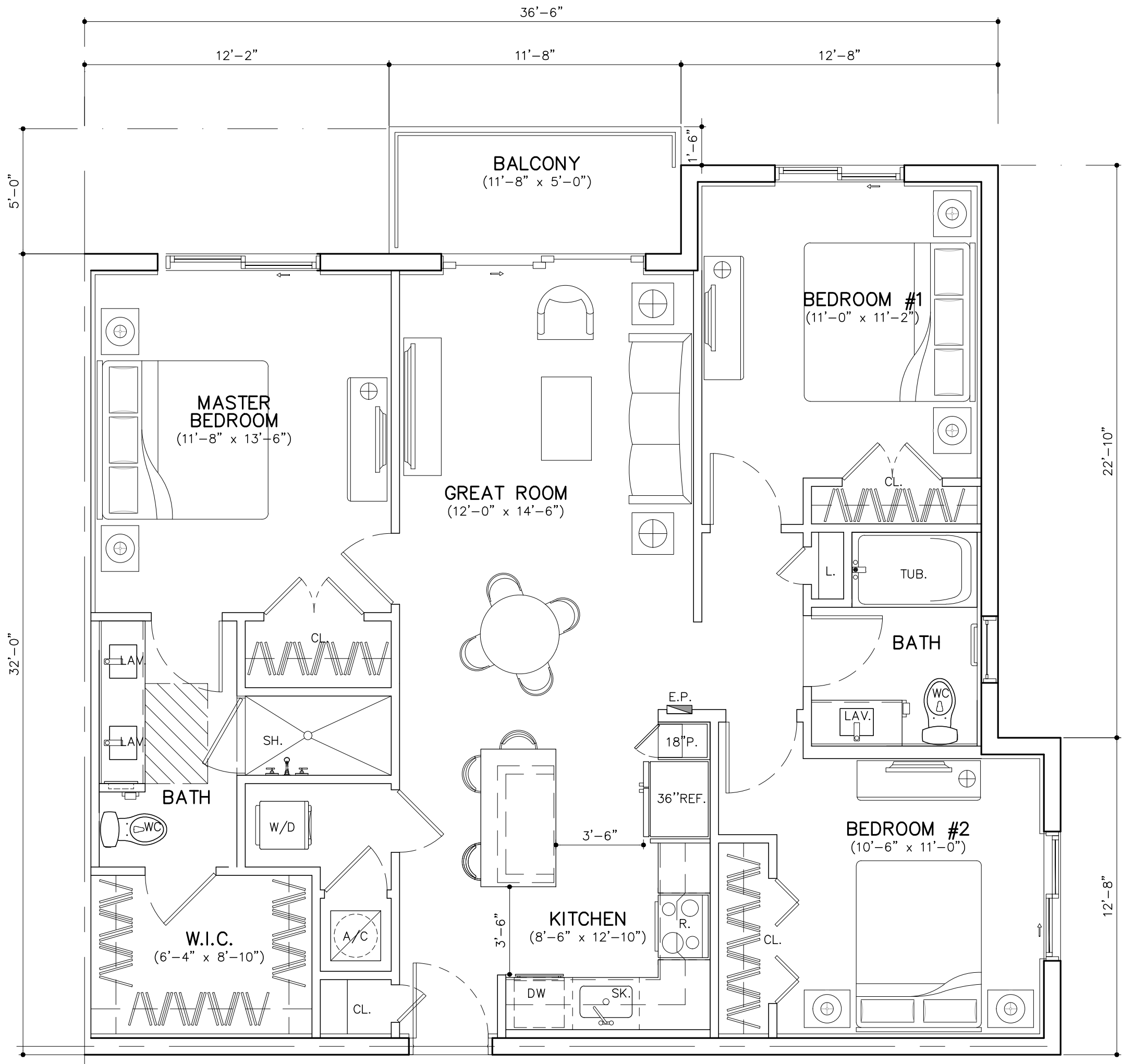
STATE OF FLORIDA
BEATRIZ M. HERNANDEZ
ARCHITECT
AR0094576

MSA
ARCHITECTS
ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
AAC000895
8850 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

DRAWN
DATE
SCALE
JOB NO.
SHEET TITLE:
SHEET NUMBER:

07/29/2019
AS SHOWN
1857.PRJ
UNIT PLANS
A-4.1



UNIT C1 (3 BD/2 BTH)
GROSS A/C AREA = 1245 SQ. FT. (48 DU'S)
BALCONY = 58 SQ. FT.

UNIT MIX PER BUILDING TYPE									
Unit Designation	Area	Bldg Types					# Units	% of Total	Leasable Area (NRSF)
		Type I (3st)	Type IA(3st)	Type II(3st)	Type III (3st)	Type IV(3st)			
1BD									
A1	765 sf	12	12	12	0	12	132		100,980 sf
A2	783 sf	12	8	0	0	0	32		25,056 sf
Sub-Total		24 units	20 units	12 units	units	12 units	164 units	47.1%	126,036 sf
769 avg sf/du									
2BD									
B1	1,035 sf	0	0	10	12	0	88		91,080 sf
B2	1,105 sf	0	0	0	12	0	48		53,040 sf
Sub-Total		units	units	10 units	24 units	units	136 units	39.1%	144,120 sf
1,060 avg sf/du									
3BD									
C1	1,245 sf	0	0	0	0	12	48		59,760 sf
Sub-Total		units	units	units	units	12 units	48 units	13.8%	59,760 sf
1,245 avg sf/du									
# of Unit/Bldg		24 units	20 units	22 units	24 units	24 units	348 units		
# of Bldgs		2 bldgs	1 bldgs	4 bldgs	4 bldgs	4 bldgs	15 bldgs		
# Units Total		48 units	20 units	88 units	96 units	96 units	348 units	100%	329,916 sf
948 avg sf/du									

UNIT PLANS

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

DRAWN
DATE 07/29/201
SCALE AS SHOW
JOB NO. 1857.PR
SHEET TITLE:

UNIT PLANS

SHEET NUMBER:

A-4.2

MSA ARCHITECTS, INC.
AAC000895



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MIAMI, FLORIDA 33156
(305) 273-9911



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AR0094576

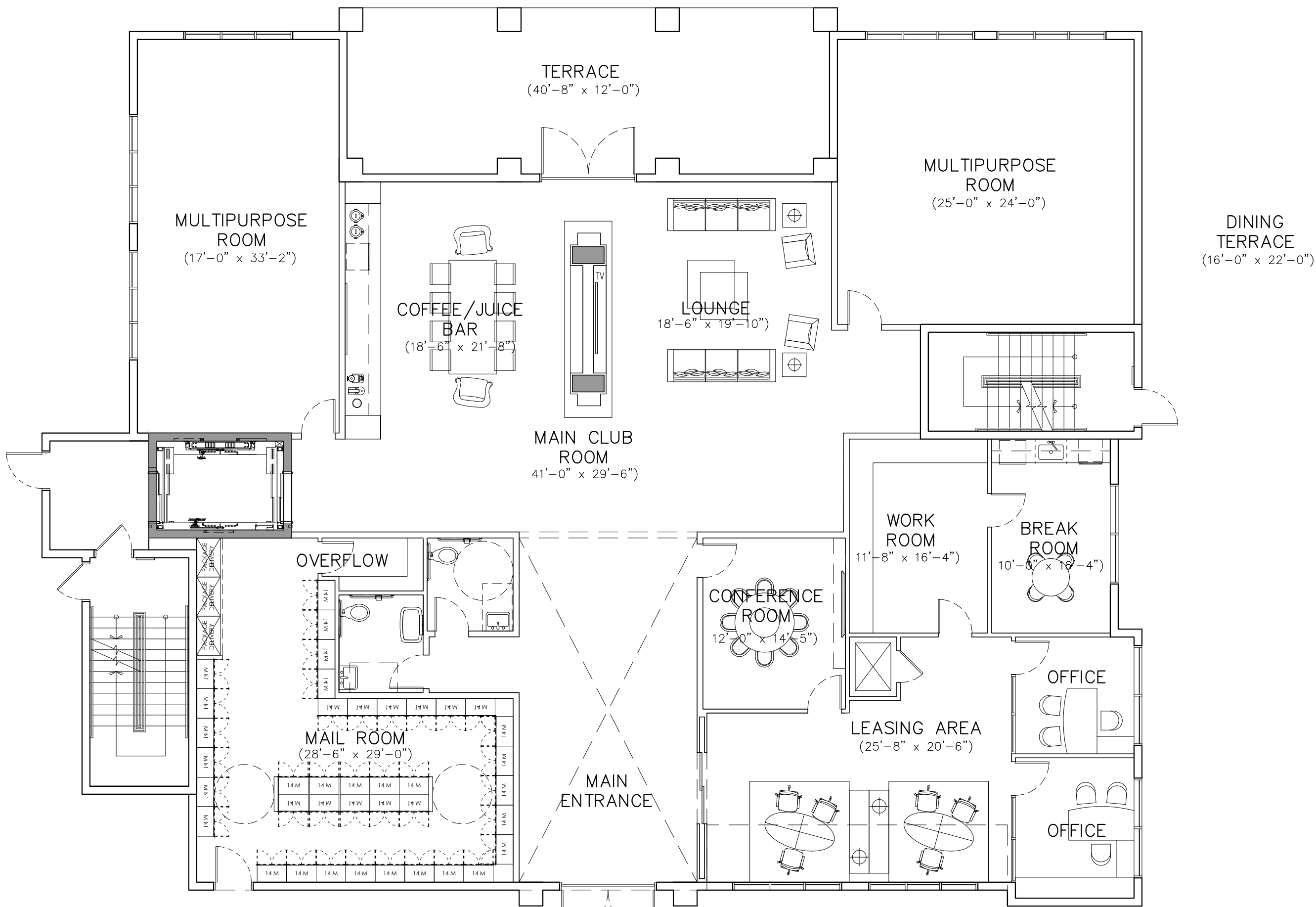
PALM SPRINGS RESIDENCES

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

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

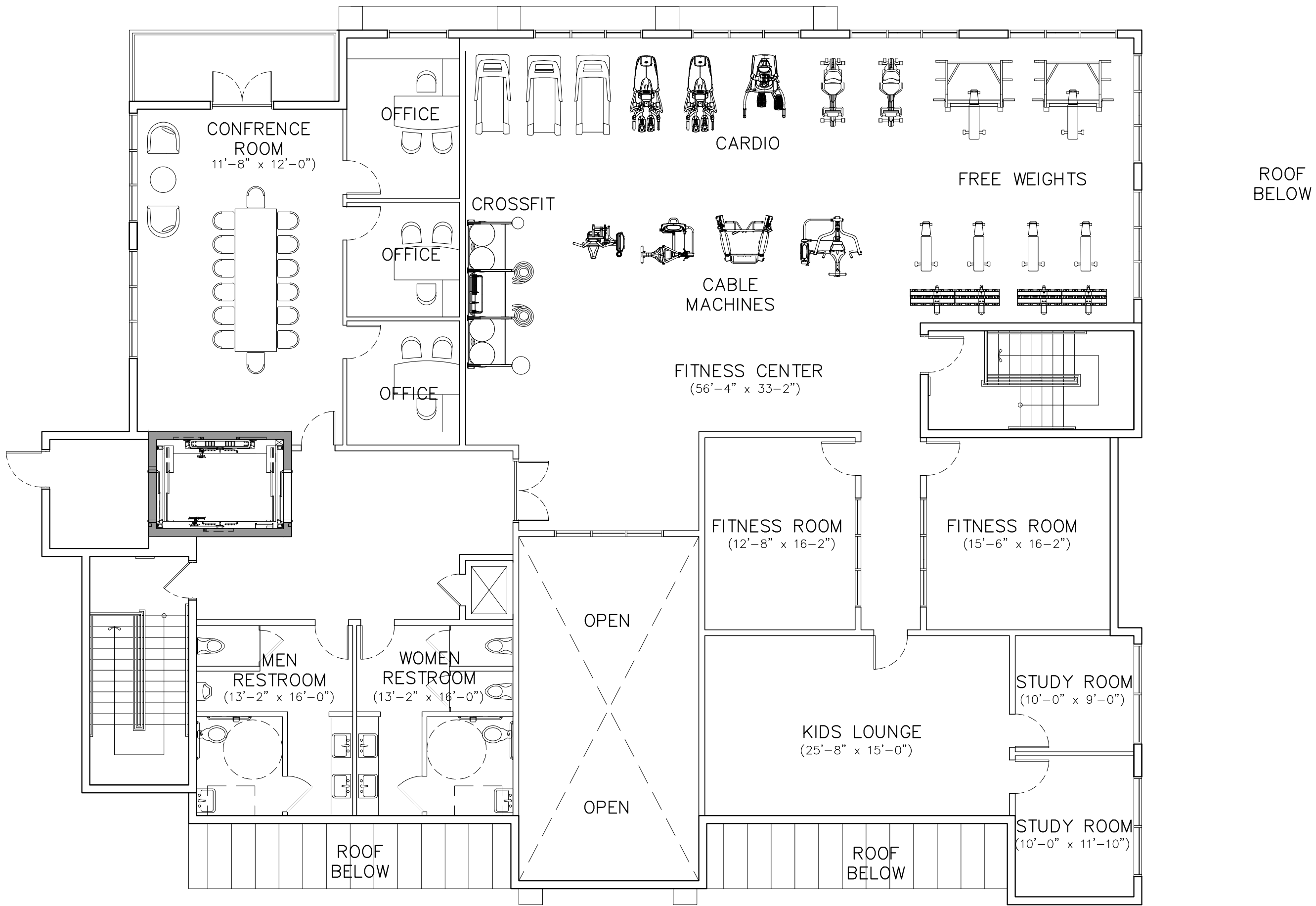
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B)



LEVEL 1

A/C AREA= 5,784 SF
PAVILLION/TERRACE= 840 SF
TOTAL AREA = 6,624 SF



LEVEL 2

A/C AREA= 5,061 SF
BALCONY AREA= 106 SF
TOTAL AREA= 5,167 SF

GRAND TOTAL = 11,791 SF

CLUB HOUSE

2 STORIES

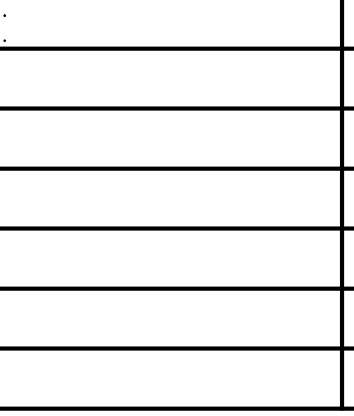
SCALE: 1/16" = 1'-0"

DRAWN
DATE 07/29/
SCALE AS SH
JOB NO. 1857
SHEET TITLE:

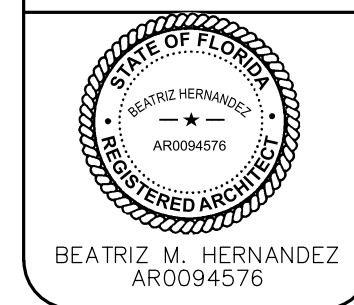
CLUB HOUSE

SHEET NUMBER:

CH-2.1



PALM SPRINGS RESIDENCES



MSA ARCHITECTS, INC.
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SUITE 1513
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ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

1 FRONT ELEVATION

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



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

DRAWN

DATE

SCALE

JOB NO.

SHEET TITLE:

SHEET NUMBER:

07/29/201

AS SHOW

1857.PF

CLUB HOUSE
BUILDING
ELEVATIONS

A-CH3.1

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 150
MIAMI, FLORIDA 33156
(305) 273-9911

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

STATE OF FLORIDA
BEATRIZ M. HERNANDEZ
AR0094576

PALM SPRINGS RESIDENCES

811

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

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

AAL

Architectural Alliance Landscape

612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-9858 EMAIL: hjohnson@aall.net

HUGH F. JOHNSON
REGISTERED ARCHITECT
L 00000865
STATE OF FLORIDA

Revision Dates

LAYOUT PLANS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description
LAYOUT PLAN
Release Date
10-31-19
Project Number
1931b
Drawing Number
L-111
LAYOUT PLANS

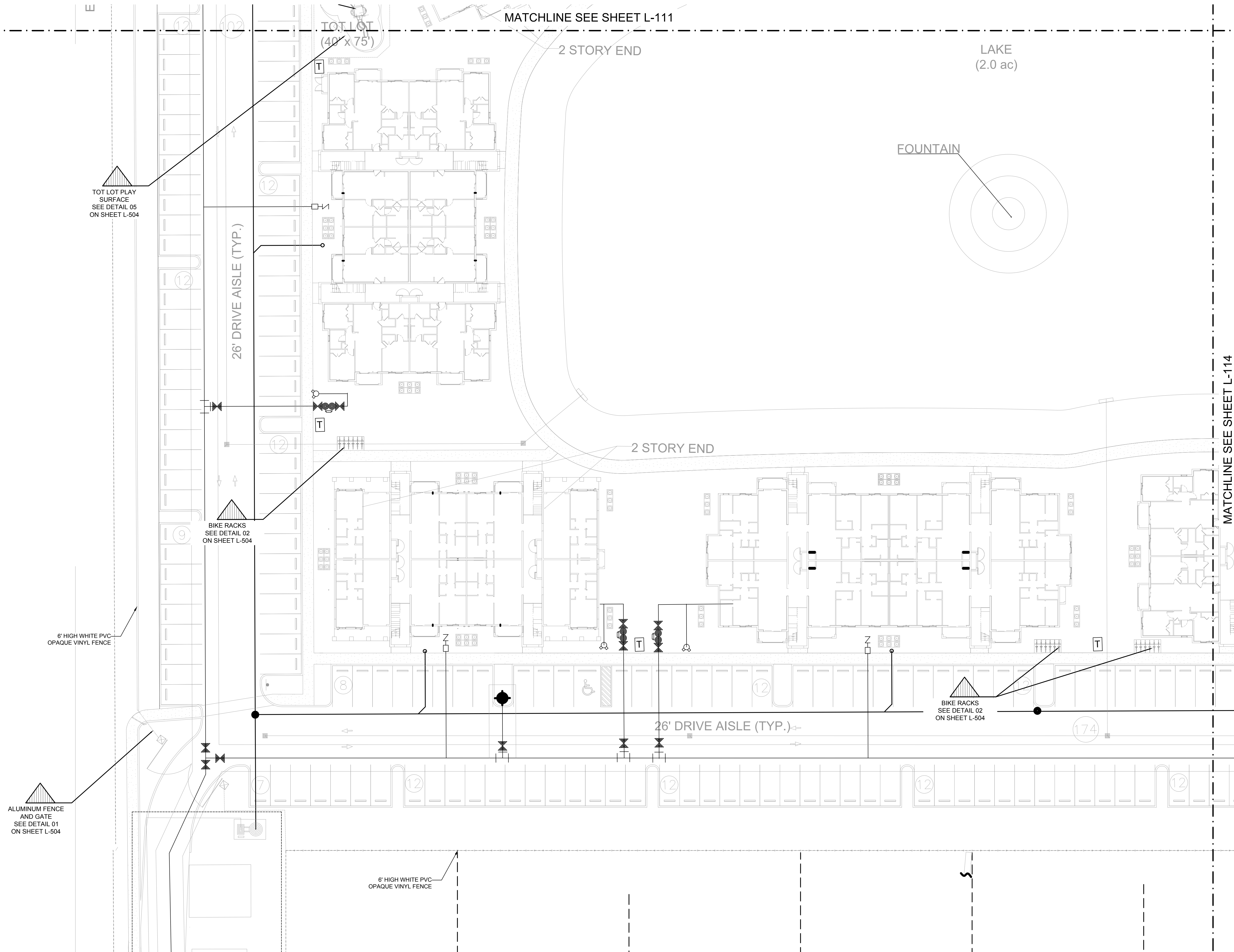
SCALE:1" = 20'

INITIAL SITE PLAN SUBMITTAL

811

KNOW WHAT'S BELOW
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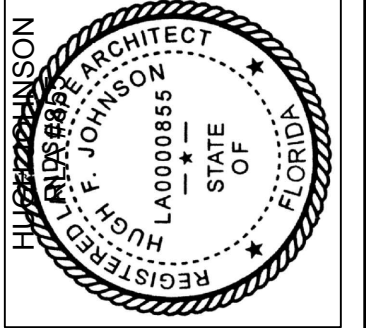
SCALE: 1" = 20'

INITIAL SITE PLAN SUBMITTAL

AAL

Architectural Alliance Landscape

612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-9858 EMAIL: AJohnson@aai.net



Revision Dates

LAYOUT PLANS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description
LAYOUT PLAN
Release Date
10-31-19
Project Number
1931b
Drawing Number
L-112
LAYOUT PLANS

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TEL: 954-764-9858 EMAIL: AJohnson@aall.net

HUGH F. JOHNSON
ARCHITECT
L 00000866
STATE OF
FLORIDA
REGISTERED

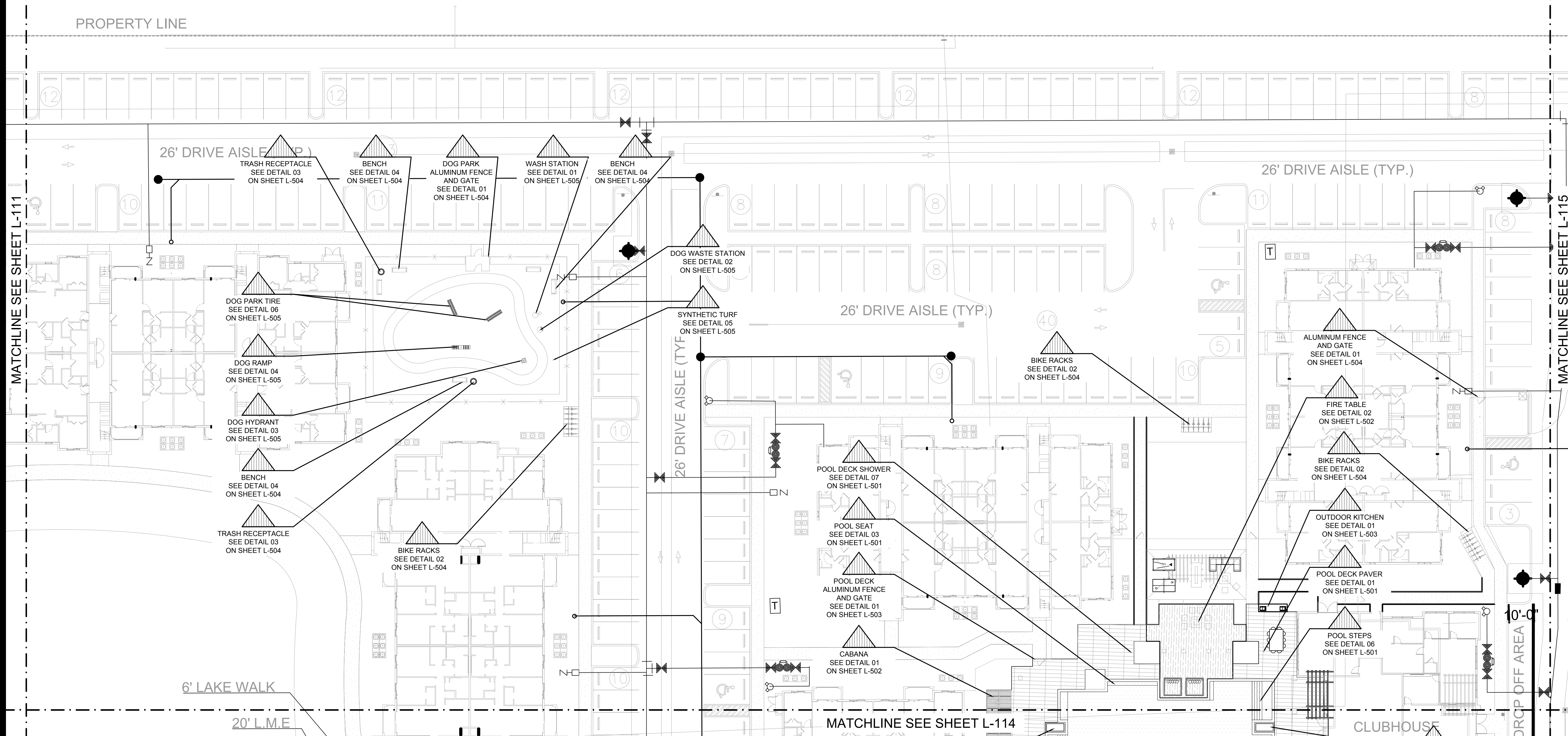
Revision Dates

LAYOUT PLANS

PALM SPRINGS RESIDENCES

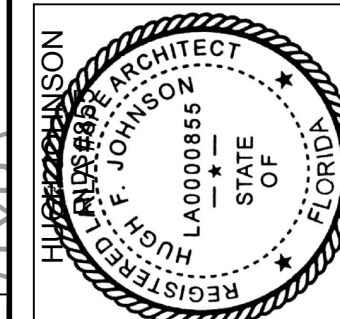
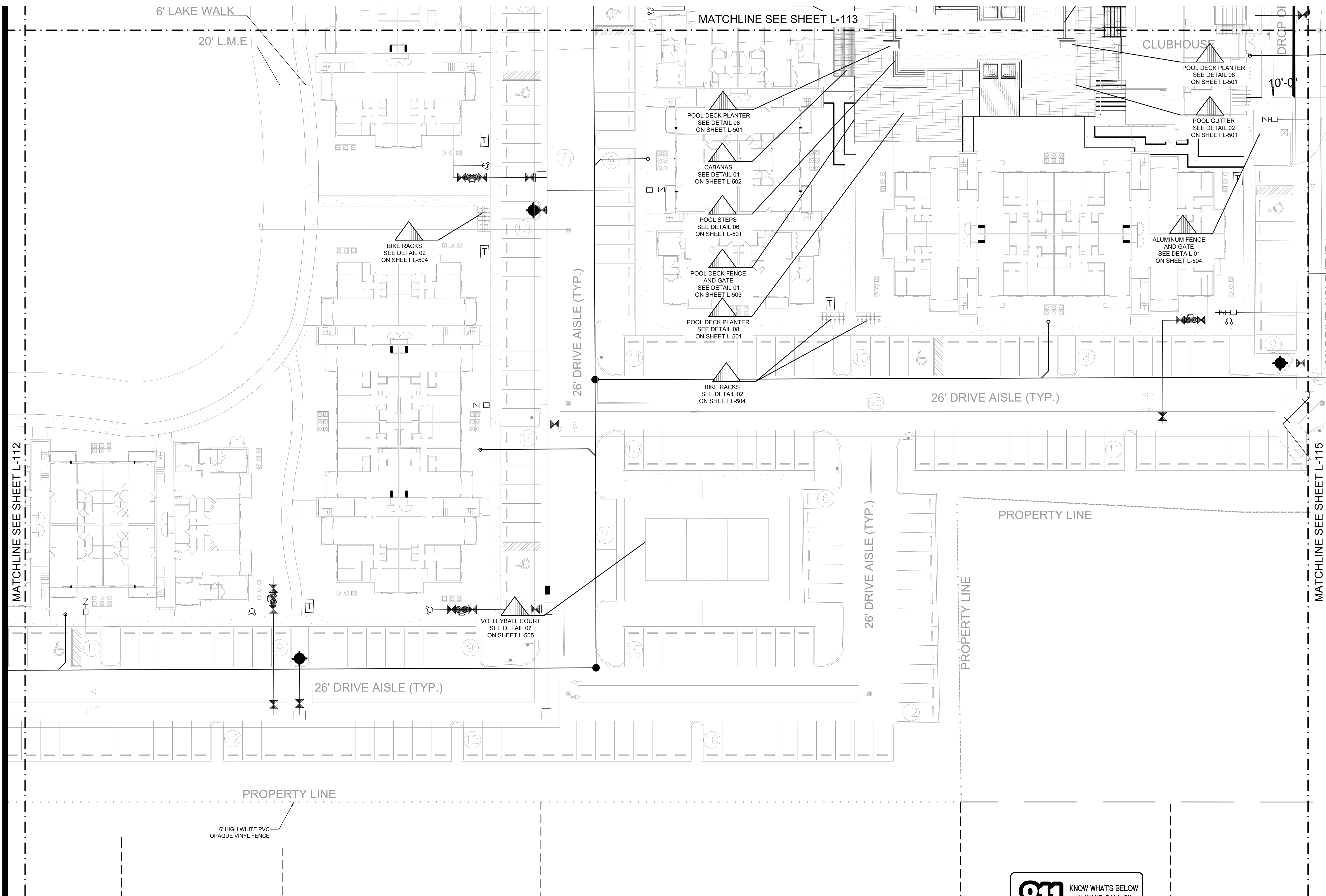
PALM SPRINGS, FLORIDA

Sheet Description
LAYOUT PLAN
Release Date
10-31-19
Project Number
1931b
Drawing Number
L-113
LAYOUT PLANS



SCALE: 1" = 20'

INITIAL SITE PLAN SUBMITTAL



1000

LAYOUT PLANS

PALM SPRINGS, FLORIDA

Sheet Description

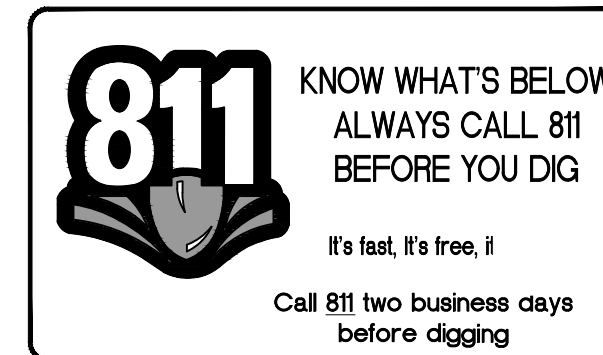
LAYOUT
PLAN

Release Date
10-31-19

Project Number
1931b

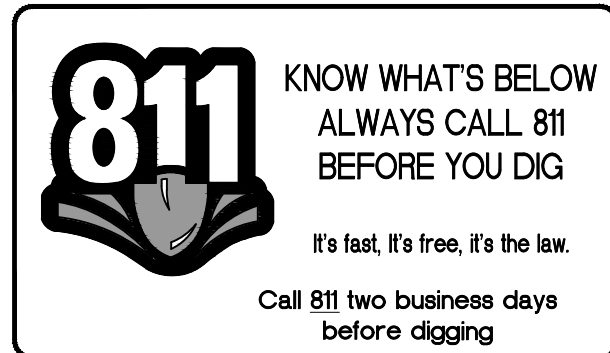
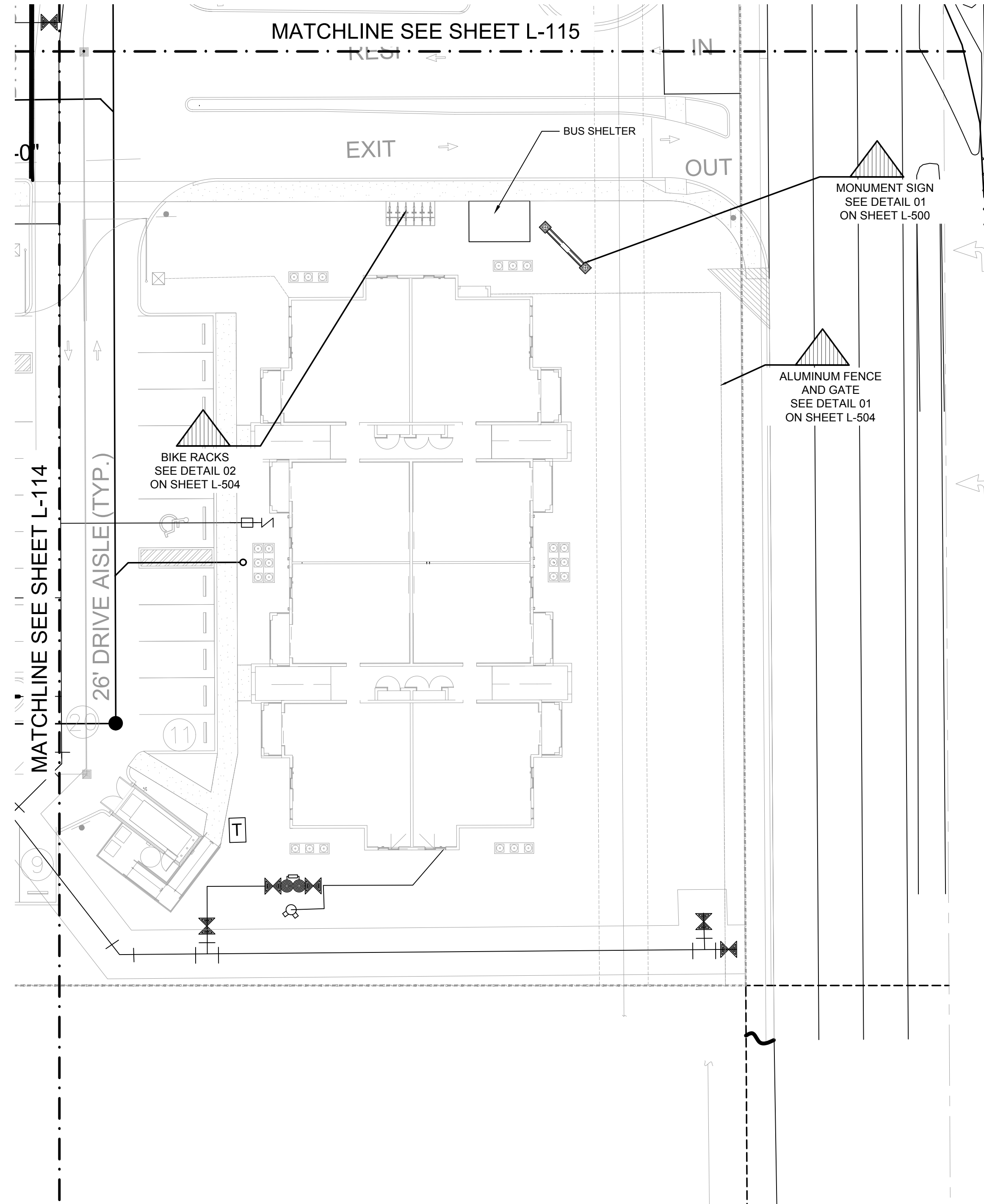
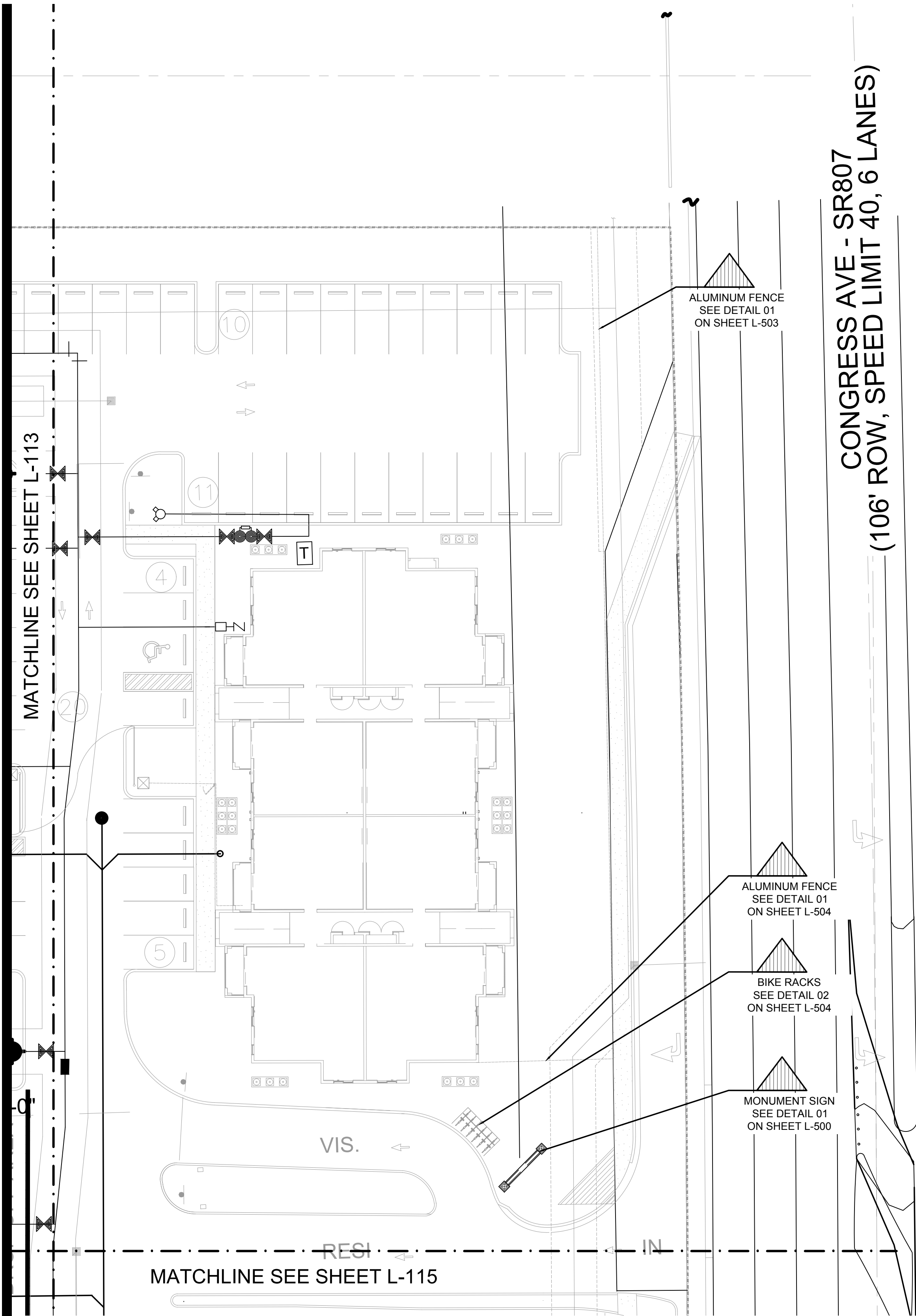
Drawing Number

L-114
LAYOUT PLANS



SCALE: 1" = 20' 

INITIAL SITE PLAN SUBMITTAL

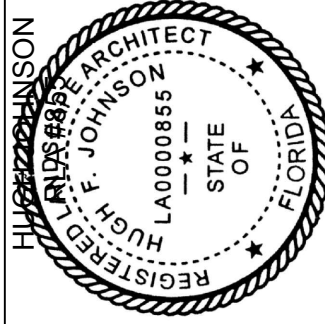


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INITIAL SITE PLAN SUBMITTAL

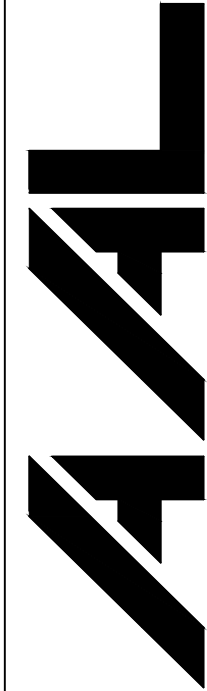
LAYOUT PLANS PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description
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Release Date
10-31-19
Project Number
1931b
Drawing Number
L-115
LAYOUT PLANS



Revision Dates

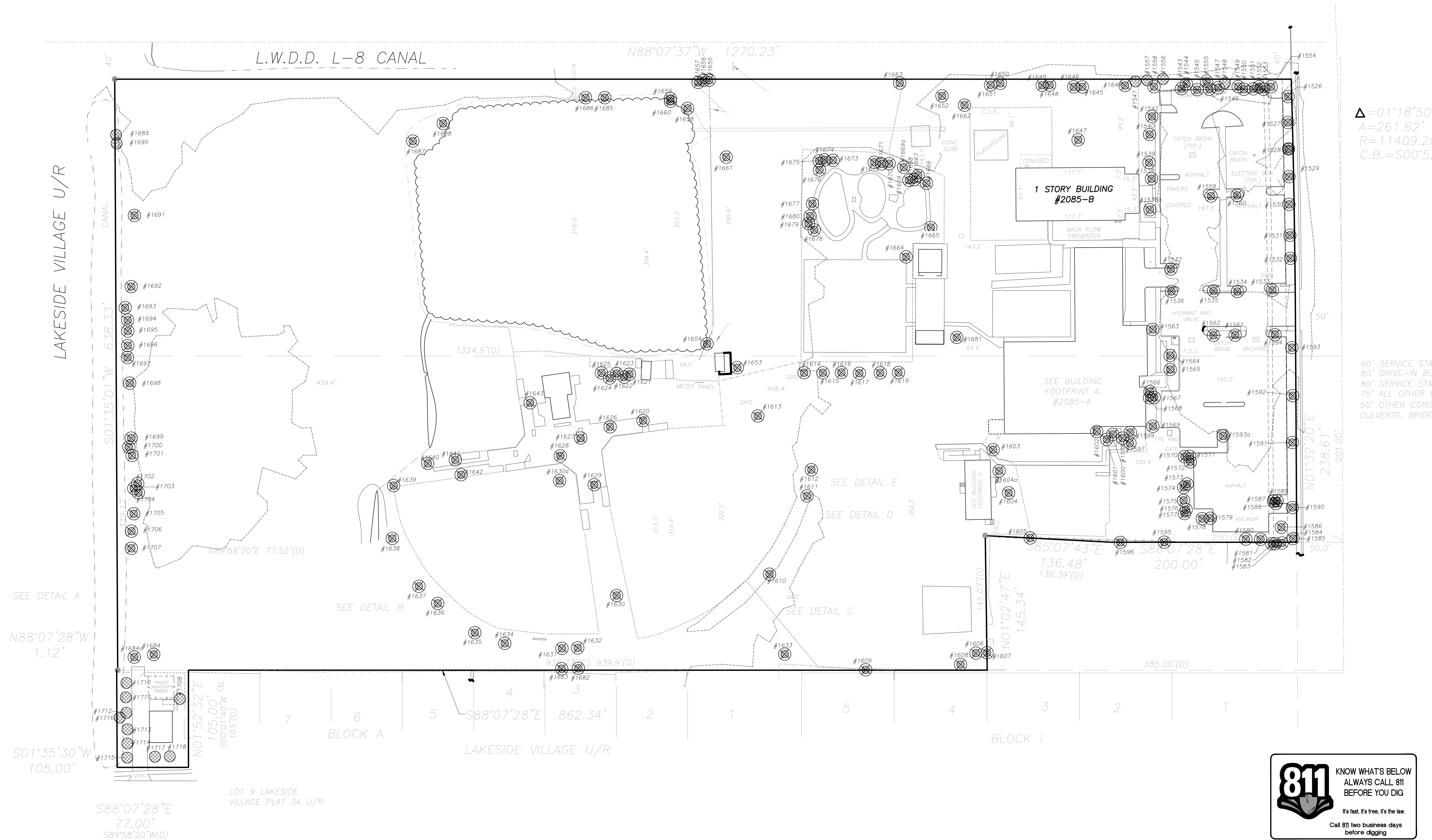


Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC0000237
TEL: 954.774.9858 EMAIL: hjohnson@aall.net

TREE DISPOSITION PLAN
PALM SPRINGS RESIDENCES
PALM SPRINGS, FLORIDA

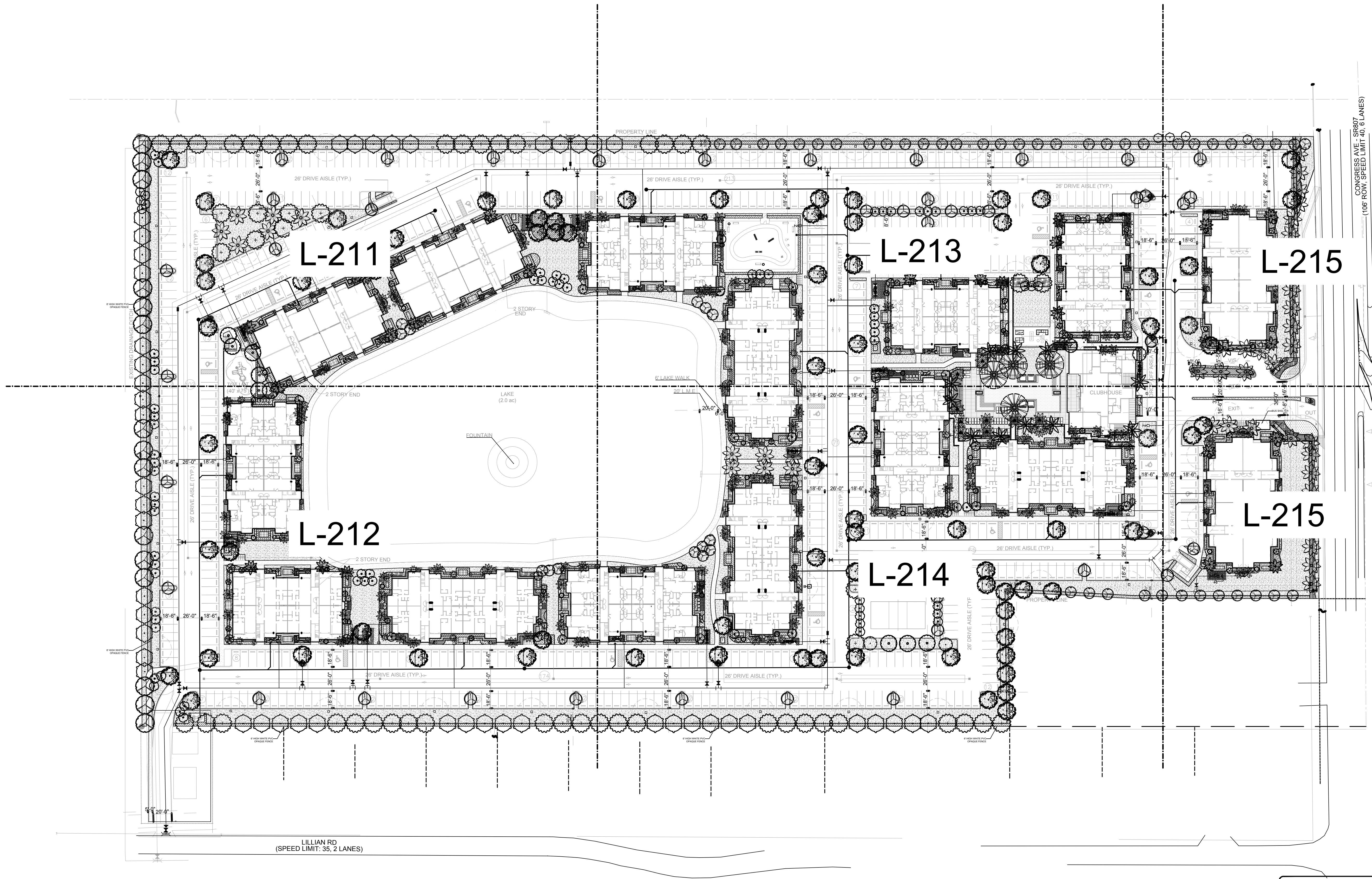
Sheet Description TREE DISPOSITION PLAN
Release Date 07-26-19
Project Number 1931b
Drawing Number L-200 TREE DISPOSITION

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



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

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



CONGRESS AVE. SR907
(108' ROW, SPEED LIMIT 40, 8 LANES)

LILLIAN RD
(SPEED LIMIT: 35, 2 LANES)



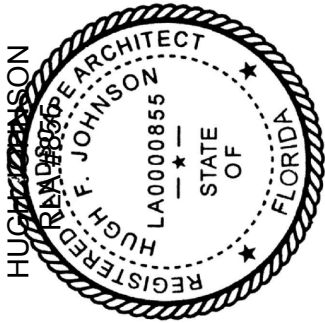
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SCALE: 1" = 50'
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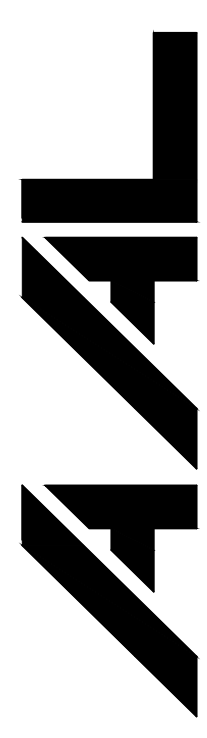
LANDSCAPE PLANS PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

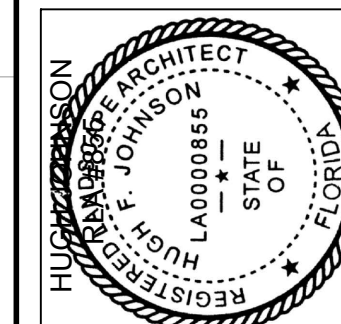
Sheet Description
LANDSCAPE KEY PLAN
Release Date
10-31-19
Project Number
1931b
Drawing Number
L-210
LANDSCAPE PLANS



Revision Dates



Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954.764.9836 EMAIL: AJohnson@aall.net



11

LANDSCAPE PLANS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

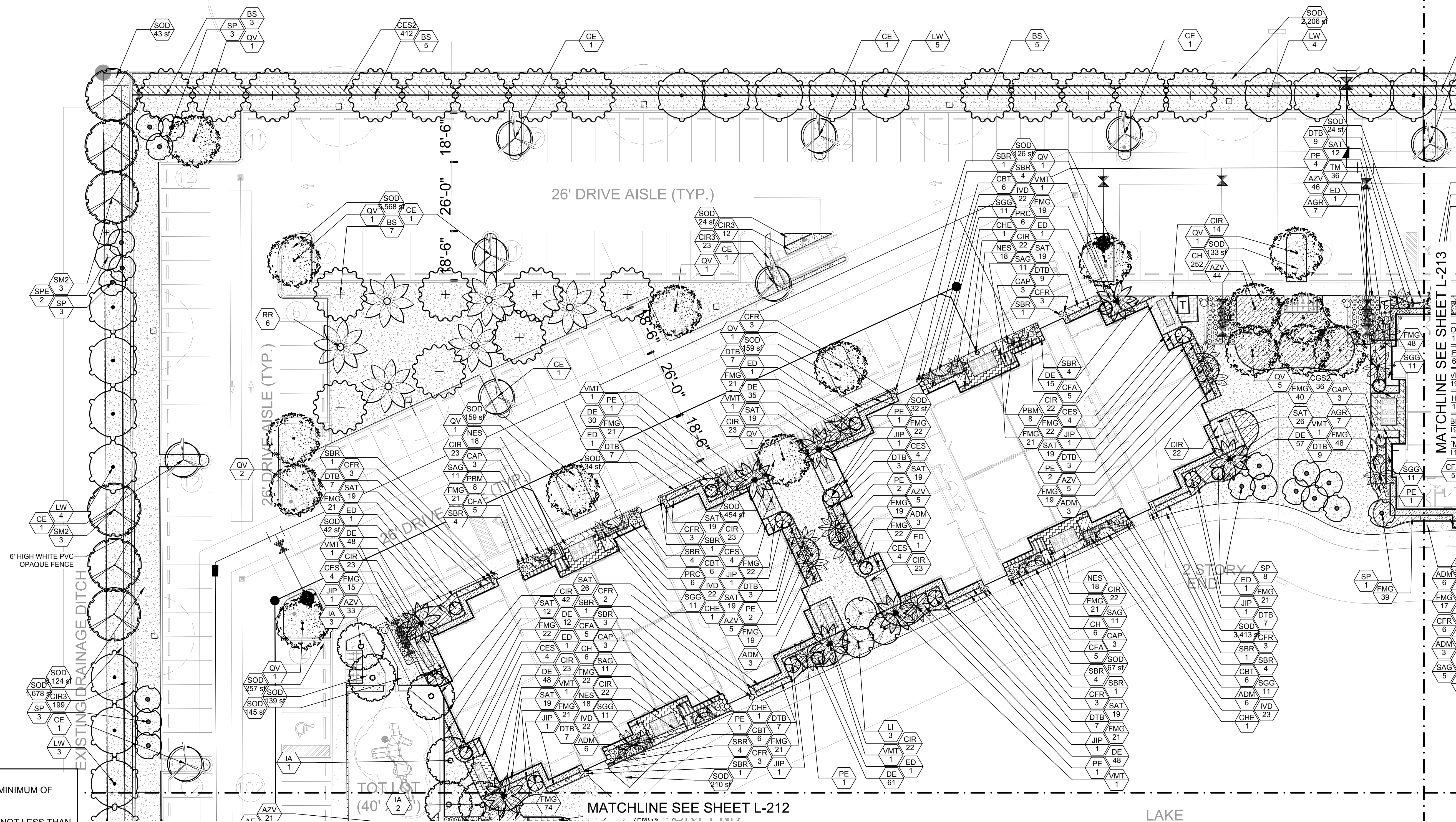
LANDSCAPE
PLAN

Release Date
10-31-19

Project Number
1931b

Drawing Number

L-211
LANDSCAPE PLAN



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

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

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

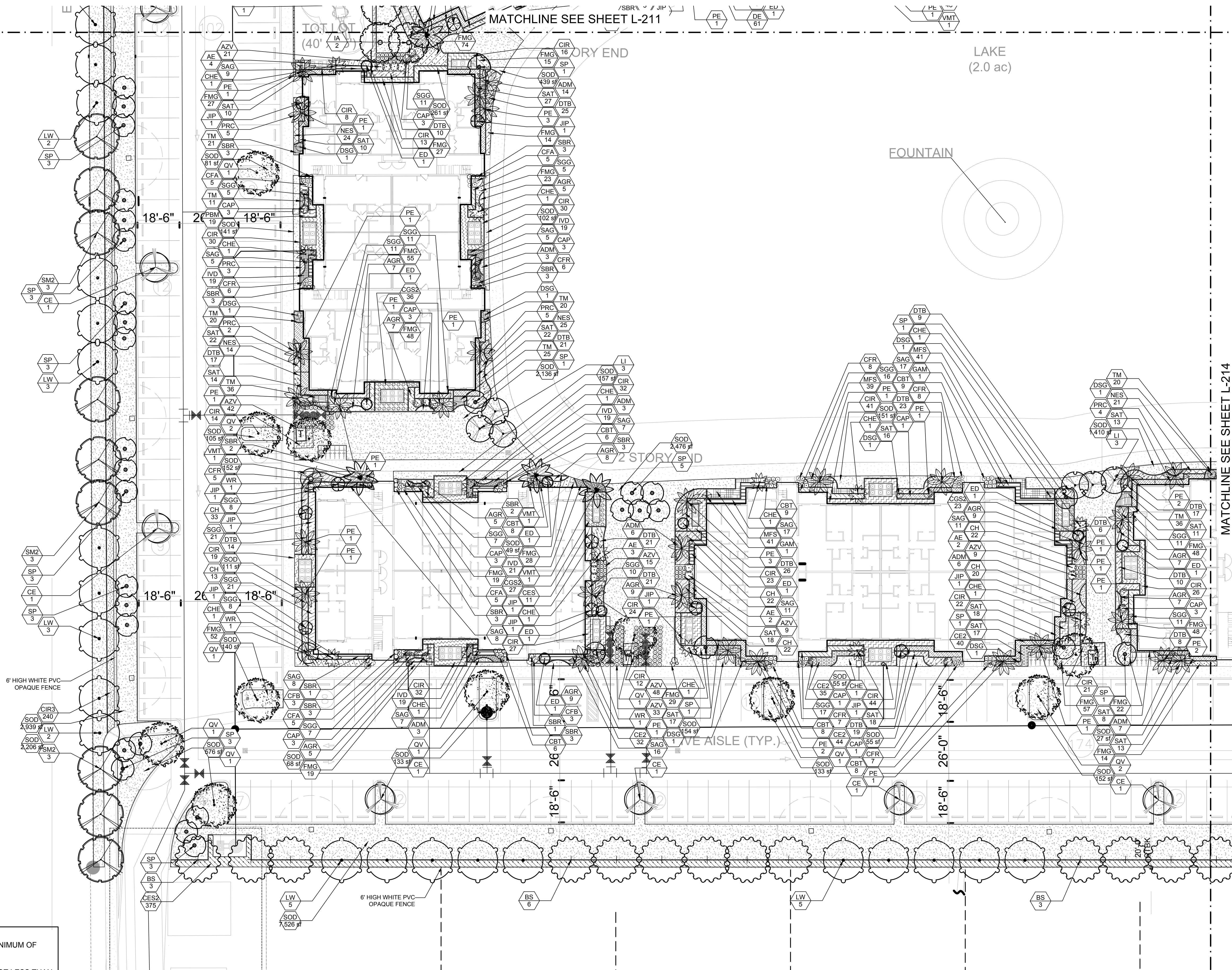
SCALE: 1" = 20'



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NOTE:

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SCALE: 1" = 20'

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AAAL Architectural Alliance Landscape
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HUGHES ARCHITECT
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REGISTERED

Revision Dates

LANDSCAPE PLANS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description
LANDSCAPE PLAN

Release Date
10-31-19

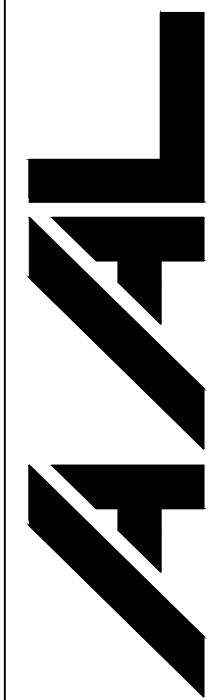
Project Number
1931b

Drawing Number
L-212
LANDSCAPE PLANS



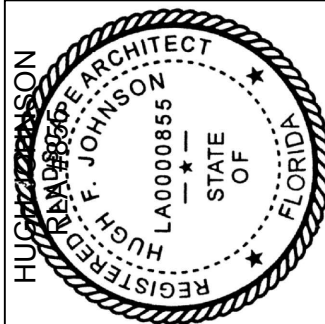
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HUGH F. JOHNSON
REGISTERED PROFESSIONAL ENGINEER
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STATE OF FLORIDA

Revision Dates

LANDSCAPE PLANS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

LANDSCAPE PLAN

Release Date

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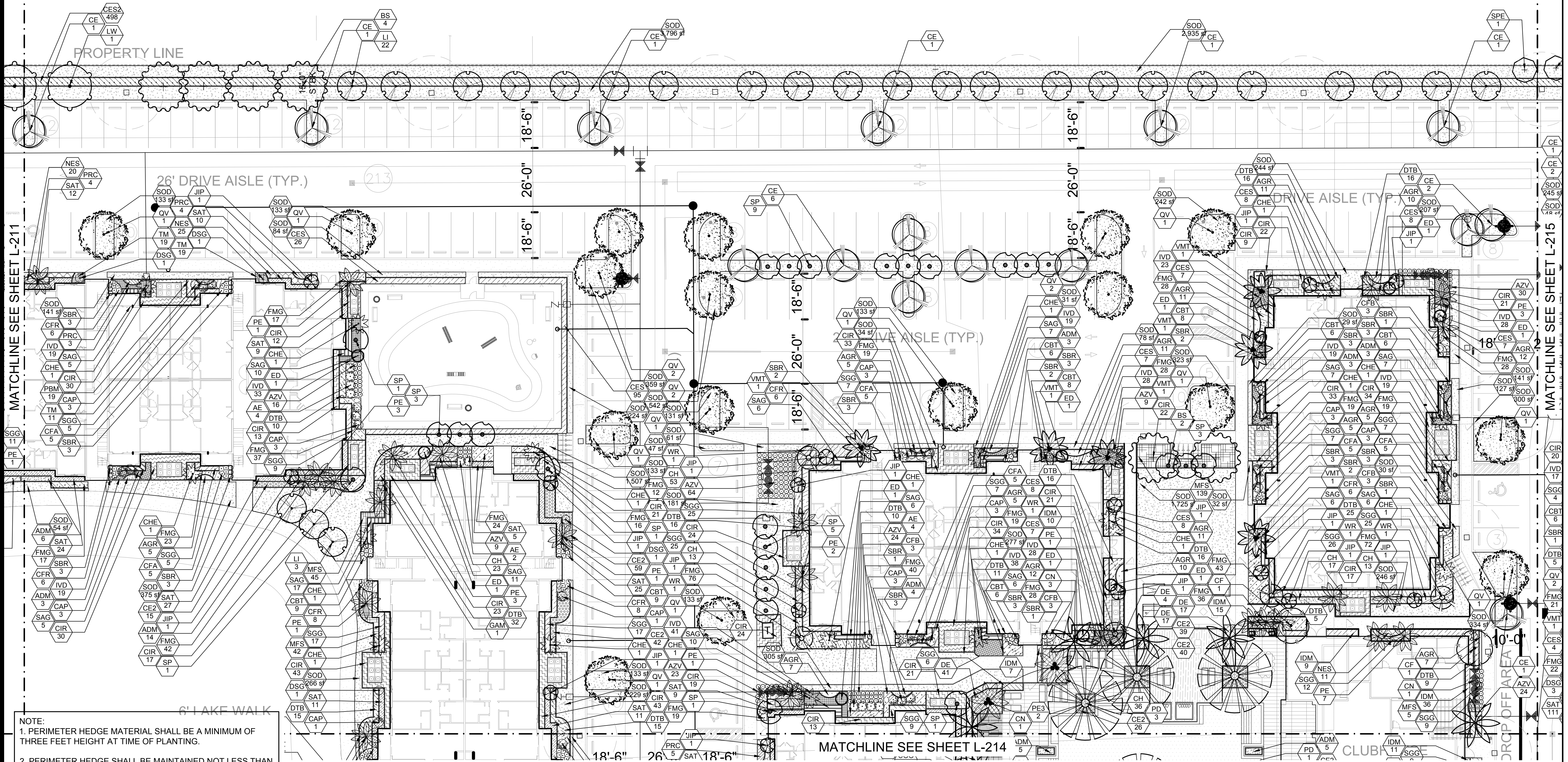
Project Number

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Drawing Number

L-213

LANDSCAPE PLANS

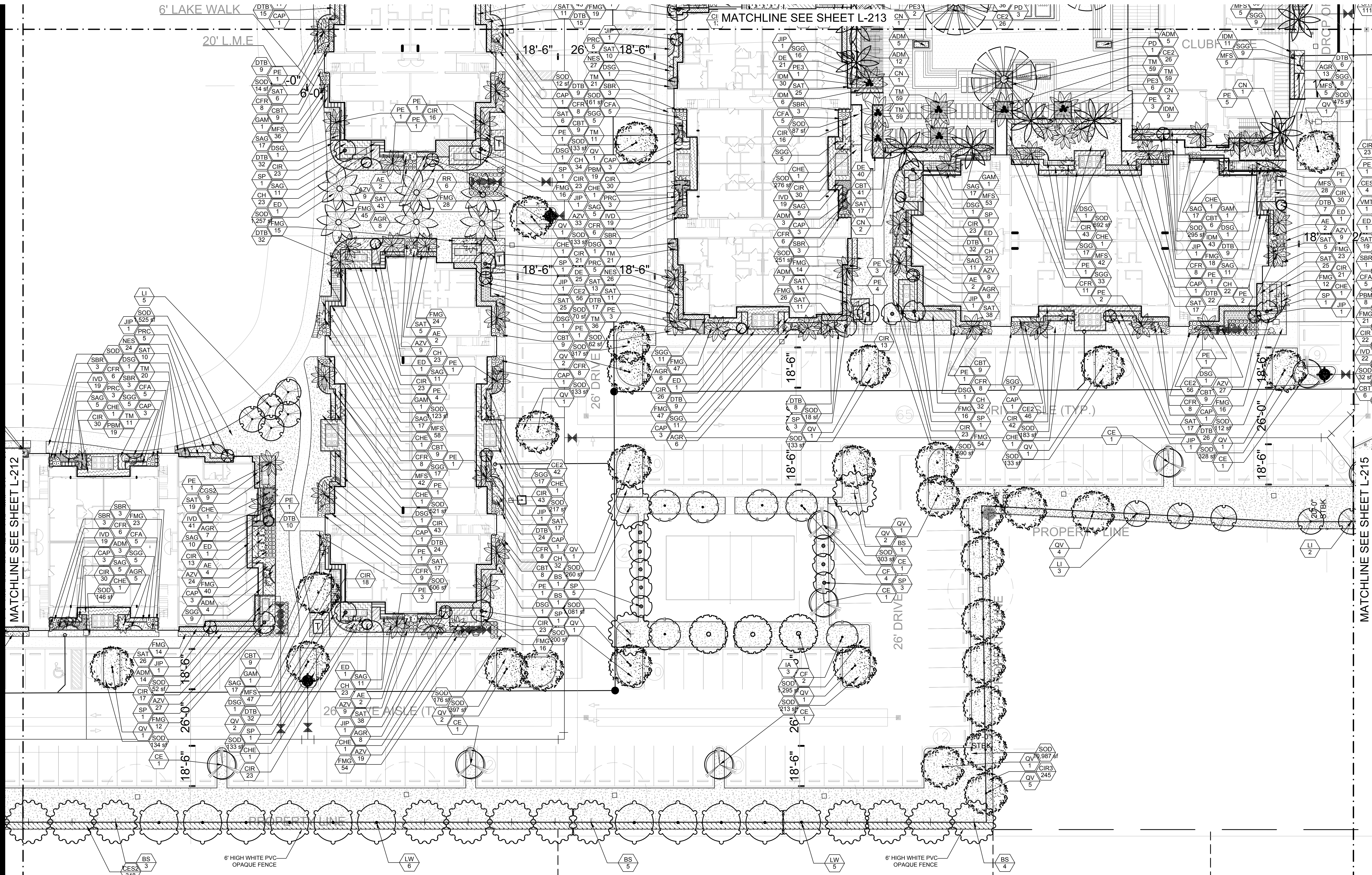


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SCALE: 1" = 20'

INITIAL SITE PLAN SUBMITTAL



NOTE:

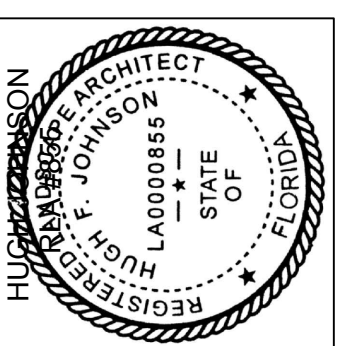
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Professional Engineer

Revision Dates

LANDSCAPE PLANS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description
LANDSCAPE PLAN

Release Date
10-31-19

Project Number
1931b

Drawing Number
L-214
LANDSCAPE PLANS



PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

LANDSCAPE
PLAN

Release Date
10-31-19

Project Number
1931b

Drawing Number

L-215
LANDSCAPE PLANS

NOTE:

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INITIAL SITE PLAN SUBMITTAL

NOTES:

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

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

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

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

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

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

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

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

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

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

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

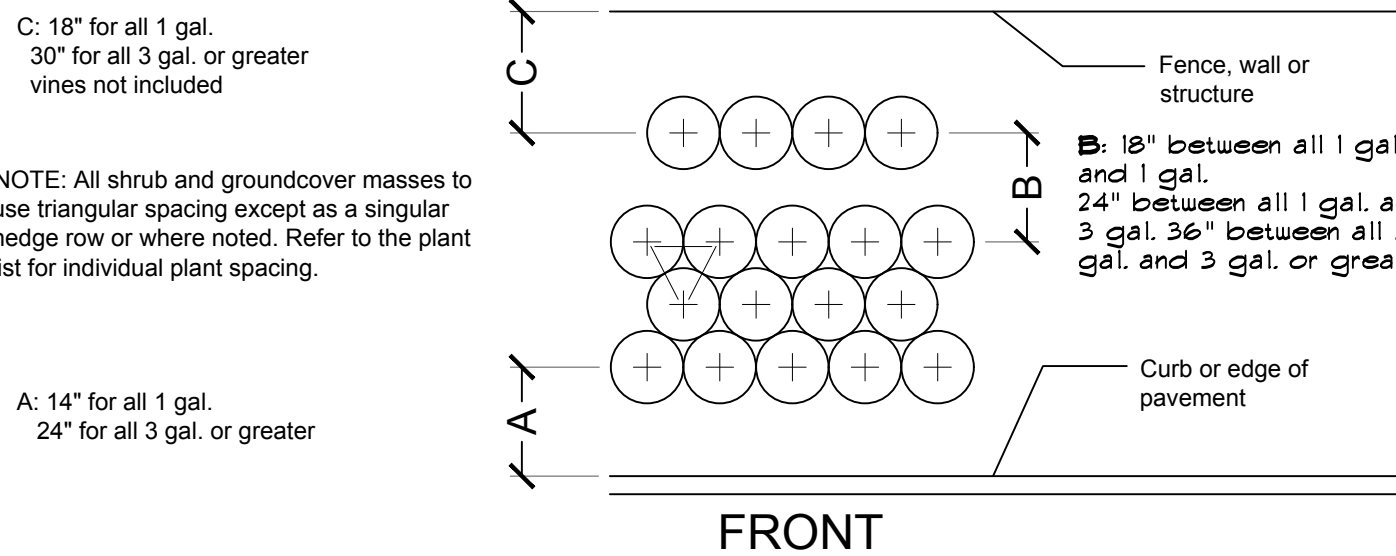
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

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

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



Typical Plant Spacing

NOTES:

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

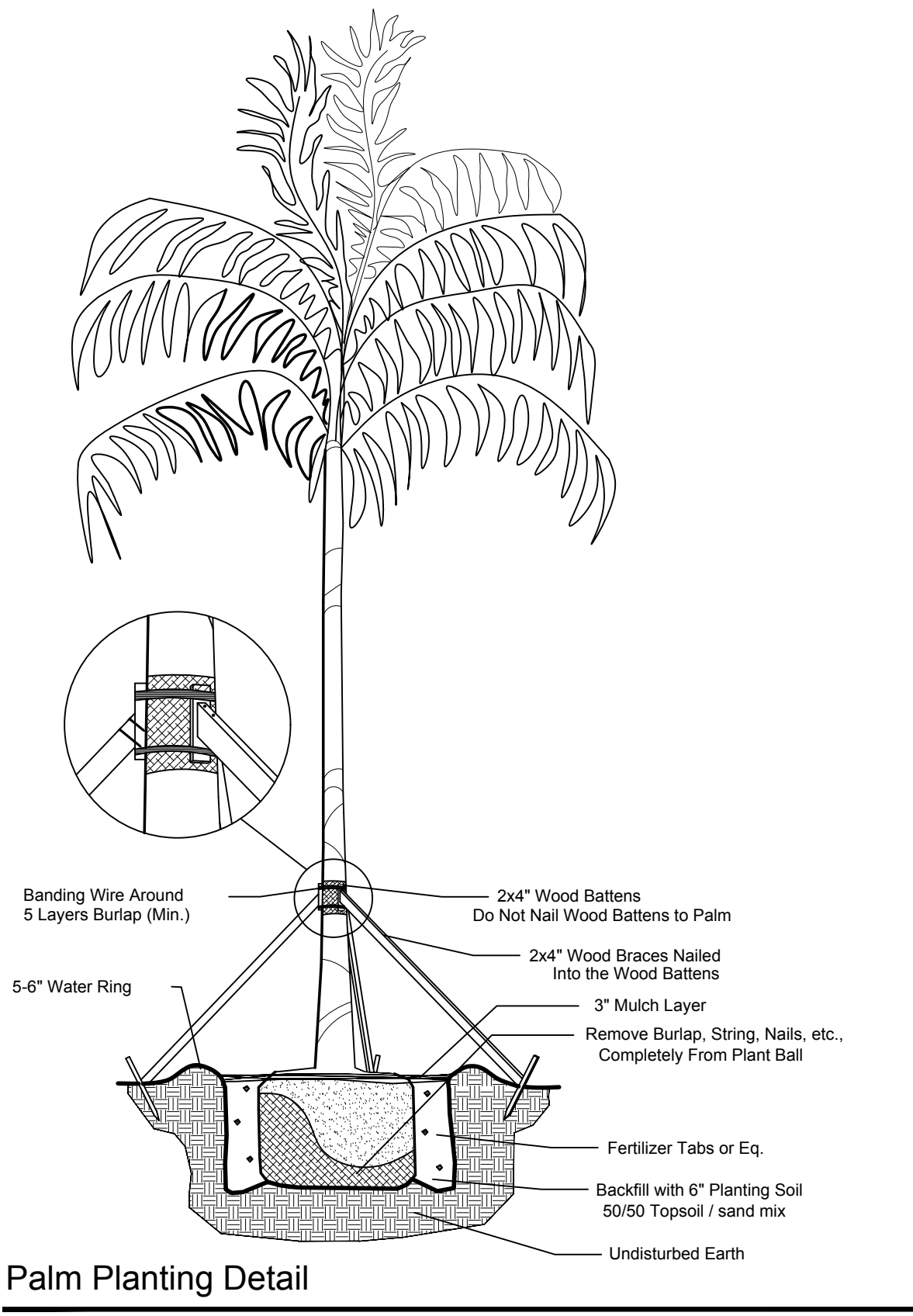
NOTE:

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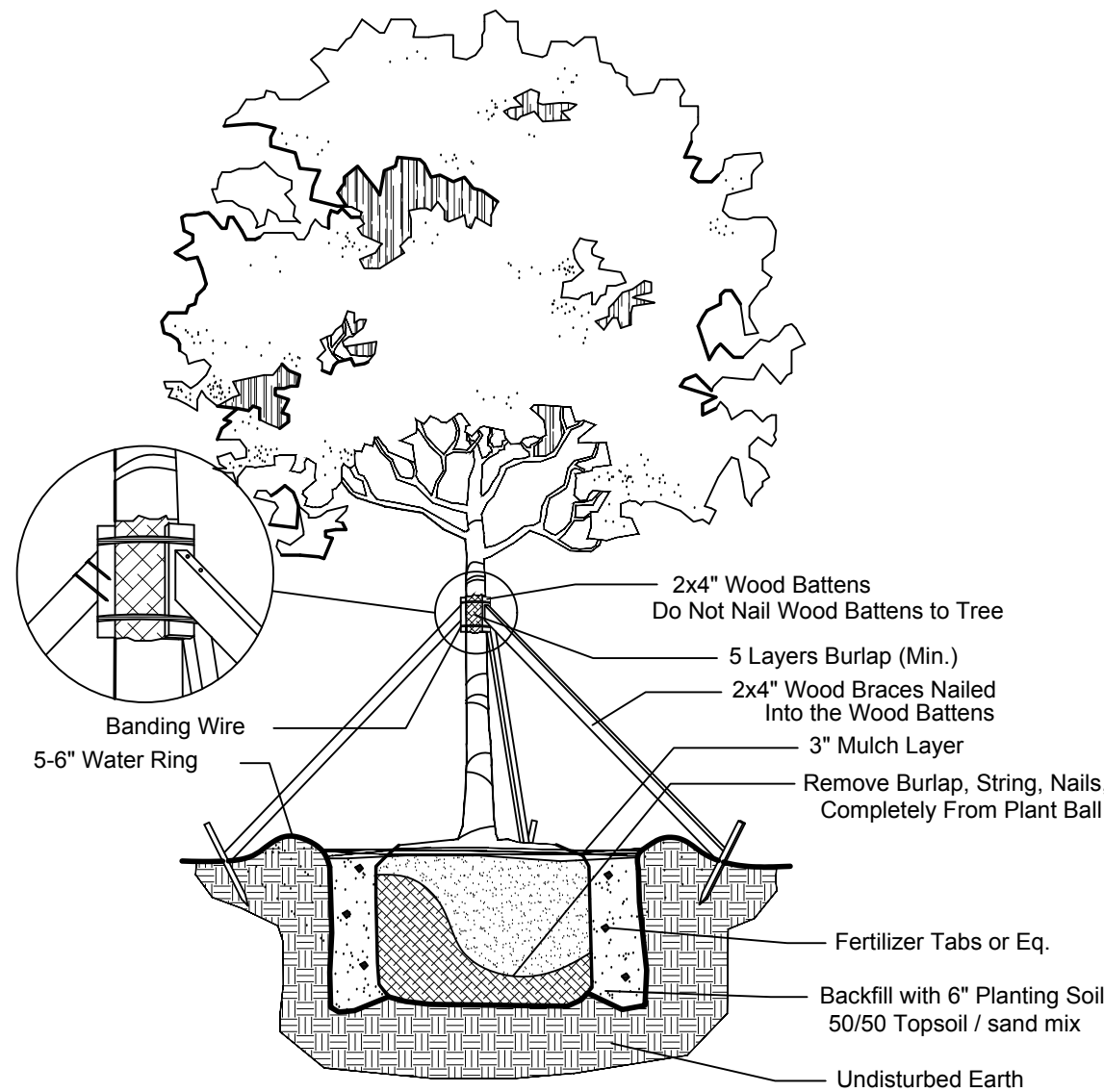
2. PERIMETER HEDGE SHALL BE MAINTAINED NOT LESS THAN THREE FEET IN HEIGHT.

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

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



Palm Planting Detail

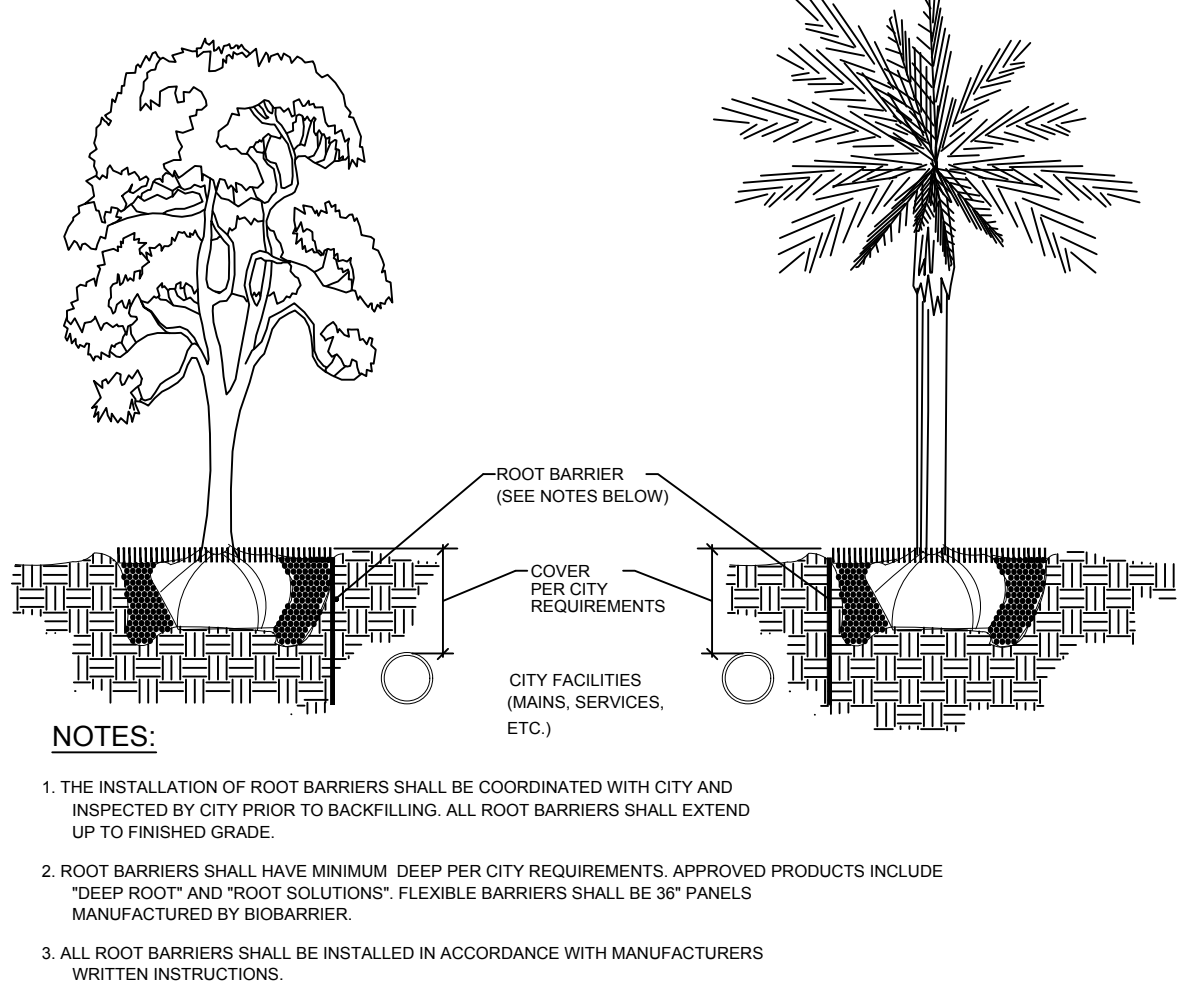


Large Tree Planting Detail

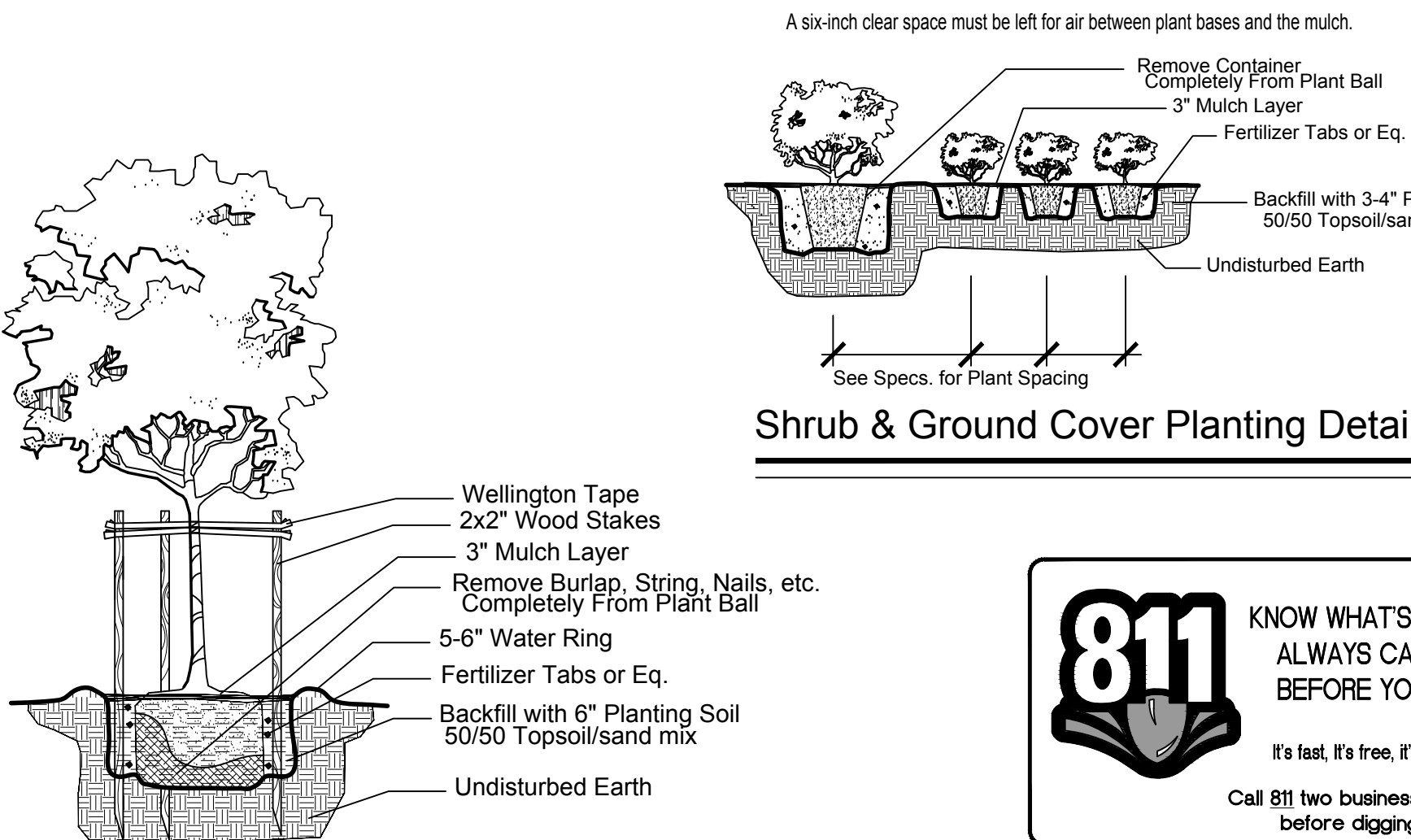
PLANT SCHEDULE PALM SPRINGS

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT		REMARKS
BS	53	BURSERA SIMARUBA	GUMBO LIMBO	FG/B&B	2" CAL.	12' HT X 5' SPR, 5' CT	YES	HIGH		
CE	41	CONOCARPUS ERECTUS	BUTTONWOOD	FG/B&B	2" CAL.	12' HT. X 5' SPR., 5' CT, STD.	YES	HIGH		
IA	9	ILEX CASSINE	DAHOON HOLLY	FG/B&B	2" CAL.	12' HT X 5' SPR.	YES	HIGH		
LW	48	LYSILOMA LATISILIQUUM	WILD TAMARIND	FG/B&B	2" CAL.	12' HT X 5' SPR, 5' CT	YES	HIGH		
QV	81	QUERCUS VIRGINIANA	LIVE OAK	FG/B&B	2" CAL.	12' HT X 5' SPR, 5' CT	YES	HIGH		
SM2	15	SWIETENIA MAHOGANY	MAHOGANY	FG/B&B	2" CAL.	12' HT X 5' SPR, 5' CT	YES	HIGH		
ACCENT TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT		REMARKS
ED	41	ELAEOCARPUS DECIPENS	JAPANESE BLUEBERRY TREE	30 GAL		8' OA, FULL TO BASE	NO	HIGH		
JIP	52	JATROPHA INTEGERRIMA	SPICY JATROPHA	15 GAL		6'+ OA., SINGLE TRUNK TREE FORM	NO	HIGH		
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT		REMARKS
CF	8	CASSIA FISTULA	GOLDEN SHOWER	FG/B&B	2" CAL.	12' HT X 6' SPR	NO	HIGH		
LI	59	LAGERSTROEMIA INDICA 'TUSCARORA'	TUSCARORA CRAPE MYRTLE 'STANDARD'	FG/B&B	2" CAL.	12' HT X 5' SPR, STD	NO	HIGH		
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT		REMARKS
CHE	52	CHAMAEROPS HUMILIS CERIFERA 'SILVER SELECT'	SILVER MEDITERRANEAN FAN PALM	FG/B&B		8' HT. X 4' SPR.	NO	HIGH		
CN	11	COCOS NUCIFERA	COCONUT PALM 'GREEN MALAYAN'	FG/B&B		6' GW, FL FANCY	NO	HIGH		
PD	4	PHOENIX DACTYLIFERA 'MEDJOO'	MEDJOO DATE PALM	FG/B&B		14' CT, NUT INCLUDED, MATCHED	NO	HIGH		
PE	124	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	FG/B&B		16'-20' OA, SINGLE TRUNK	NO	HIGH		
PE3	9	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	FG/B&B		25'-30' OA., TRIPLE	NO	MED.		
RR	44	ROYSTONEA REGIA	ROYAL PALM	FG/B&B		8' GW, 20'-22' OA	YES	MEDIUM		
SPE	6	SABAL PALMETTO	CABBAGE PALMETTO	EXISTING TO REMAIN			YES	HIGH		
SP	95	SABAL PALMETTO	CABBAGE PALMETTO	FG/B&B		14'-20' OA, VARY HEIGHTS	YES	HIGH		
VMT	25	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	FG/B&B		12-16' OA, TRIPLE TRUNK	NO	MEDIUM		
WR	8	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	FG/B&B		22'-28' OA, SINGLE TRUNKS	NO	HIGH		
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT		REMARKS
AE	35	ALPINIA PURPURATA 'EILEEN McDONALD'	PINK GINGER	3 GAL.		30-36" OA	NO	HIGH		
AZV	802	ALPINIA ZERUMBET 'VARIEGATA'	VARIEGATED SHELL GINGER	7 GAL.		30" OA	NO	HIGH		
GAM	8	GARDENIA AUGUSTA 'MIAMI SUPREME'	MIAMI SUPREME GARDENIA	15 GAL		5-6" OA, STANDARD	NO	MEDIUM		
PMP	4	PODOCARPUS MACROPHYLLUS	PODOCARPUS	15 GAL		36" HT. X 30" SPR	NO	MEDIUM		
ACCENT PLANT	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT		REMARKS
CFA	109	CORDYLINE FRUTICOSA 'AUNTIE LOU'	PINK TI PLANT	3 GAL		30" HT. X 24" SPR.	NO	HIGH		
CFB	18	CORDYLINE FRUTICOSA 'BLACK MAGIC'	BLACK MAGIC TI	3 GAL		30" HT. X 24" SPR.	NO	HIGH		
CBT	278	CORDYLINE FRUTICOSA 'BOLERO'	BOLERO TI PLANT	3 GAL		30" HT. X 24" SPR.	NO	MEDIUM		
CFR	245	CORDYLINE FRUTICOSA 'RED SISTER'	RED SISTER TI	3 GAL.		30" HT. X 24" SPR.	NO	HIGH		
CAP	102	CRINUM AUGUSTUM 'QUEEN EMMA'	'QUEEN EMMA' CRINUM	7 GAL.		36" HT. X 30" SPR.	NO	HIGH		
DSG	44	DIOON SPINULOSUM	CYCAD	15 GAL		30-36" OA	NO	HIGH		
FF	3	FURCRAEA FOETIDA 'VARIEGATA'	VARIEGATED FALSE AGAVE	3 GAL.		30-36" OA	NO	MEDIUM		
SBR	180	SANSEVIERIA TRIFASCIATA 'BLACK ROBUSTA'	BLACK ROBUSTA SANSEVIERIA	3 GAL.		30" OA	NO	HIGH		
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	SPACING	REMARKS
CIR	2,261	CHRYSOBALANUS ICACO 'REDTIP'	RED TIP COCOPLUM	7 GAL.		30"HT X 24"SPR	YES	MEDIUM	24" o.c.	
CGS2	135	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	3 GAL.,		36" HT X 24" SPR	YES	HIGH	24" o.c.	
CES	236	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTON WOOD	7 GAL.		30" HT. X 24" SPR.	YES	HIGH	24" o.c.	
DE	957	DURANTA ERECTA 'GOLD MOUND'	GOLD MOUND DURANTA	3 GAL.		30" HT. X 24" SPR.	YES	MEDIUM	20" o.c.	
FMG	3,589	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL.,		30" HT. X 24" SPR.	NO	HIGH	18" o.c.	
IDM	313	IXORA MAUI	DWARF MAUI IXORA	3 GAL		30" HT. X 24" SPR.	NO	MEDIUM	24" o.c.	
PRC	72	PHILODENDRON X 'ROJO CONGO'	ROJO CONGO PHILODENDRON	3 GAL.		30" HT. X 24" SPR.	NO	MEDIUM	24" o.c.	
SAG	488	SCHEFFLERA ARBORICOLA 'DWARF'	DWARF SCHEFFLERA	3 GAL.,		30" HT. X 24" SPR.	NO	HIGH	24" o.c.	
SGG	686	SCHEFFLERA ARBORICOLA 'GOLD CAPELLA'	GOLD CAPELLA ARBORICOLA	3 GAL.,		30" HT. X 24" SPR.	NO	HIGH	24" o.c.	
SAT	1,409	SCHEFFLERA ARBORICOLA 'TRINETTE'	SCHEFFLERA	3 GAL.,		30" HT. X 24" SPR.	NO	HIGH	24" o.c.	
PERIMETER	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	SPACING	REMARKS
CIR2	323	CHRYSOBALANUS ICACO 'REDTIP'	RED TIP COCOPLUM	7 GAL.		36" HT X 24" SPR	YES	MEDIUM	24" o.c.	
CIR3	910	CHRYSOBALANUS ICACO 'REDTIP'	RED TIP COCOPLUM	7 GAL.		36" HT X 24" SPR	YES	MEDIUM	24" o.c.	
CES2	1,748	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTON WOOD	7 GAL.		36" HT X 24" SPR	YES	HIGH	24" o.c.	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	SPACING	REMARKS
AGR	733	ARACHIS GLABRATA	PERENNIAL PEANUT	1 GAL		6" HT. X 12" SPR.	NO	HIGH	18" o.c.	
ADM	195	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS	3 GAL.		18" HT X 18" SPR	NO	MEDIUM	24" o.c.	
CE2	619	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET CARISSA	3 GAL.,		12" HT. X 12" SPR	NO	HIGH	18" o.c.	
CH	796	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL.,		16" HT X 16" SPR.	YES	HIGH	24" o.c.	
DTB	912	DIANELLA TASMANICA	BLUEBERRY FLAX LILY	3 GAL.		16" HT. X 16" SPR.	NO	MEDIUM	24" o.c.	
IVD	702	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPOIN HOLLY	3 GAL.,		14" HT X 16" SPR	YES	HIGH	18" o.c.	
MFS	668	MICROSORUM SCOLOPENDRUM	WART FERN	1 GAL.,		4" HT. X 12" SPR.	NO	MEDIUM	18" o.c.	
NES	343	NEPHROLEPIS EXALTATA	BOSTON FERN	3 GAL.		12" HT. X 12" SPR	YES	HIGH	18" o.c.	
PBM	100	PHILODENDRON X 'BURLIE MARX'	PHILODENDRON	3 GAL.		18" HT X 18" SPR	NO	MEDIUM	20" o.c.	
TM	1,063	TRACHELOSPERMUM ASIATICUM 'MINIMA'	MINIMA JASMINE	1 GAL.		4" HT. X 12" SPD.	NO	MEDIUM	12" o.c.	
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	SPACING	REMARKS
SOD	104,580 SF	STENOTAPHRUM SECUNDATUM 'FLORITAM'	'FLORITAM' ST. AUGUSTINE SOD	SOD						

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



Root Barrier Detail



Small Tree Planting Detail

INITIAL SITE PLAN SUBMITTAL

LANDSCAPE PLANS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

PLANTING DETAILS AND NOTES

Release Date

10-31-19

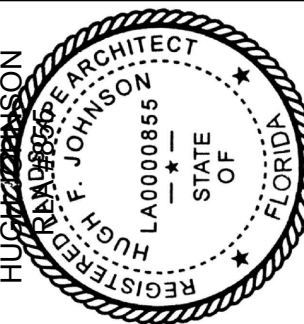
Project Number

1931b

Drawing Number

L-216

LANDSCAPE PLANS



Revision Dates

Architectural Alliance Landscape

612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-9858 EMAIL: AJohnson@aall.net

LANDSCAPE CALCULATIONS		
ZONING: RESIDENTIAL - MULTIFAMILY APARTMENTS		
TOTAL SITE AREA		769,354 S.F.
Building Area	145,930 S.F.	18.9%
Impervious Areas	310,600 S.F.	40.3%
Pervious Area / Open Space	225,650 S.F.	29.3%
Lake Area	87,164 S.F.	11.30%
Sec. 34-161. - REQUIRED LANDSCAPING		
MINIMUM LANDSCAPE REQUIREMENTS		
(a)(4)	Existing mature native trees should be used wherever possible in lieu of planting new trees. It may be counted as two trees for the purpose of establishing the total tree requirement within the landscaped areas by not more than 20 percent.	
(b)(1)	One tree shall be planted or preserved for every 1,500 square feet, or fraction thereof, of a parcel used for residential purposes, excluding only areas of vegetation required to be preserved by law and preservation areas.	
	682,190 S.F. / 1,500 = 455 (total site area minus Lake 87,164 S.F.)	488
VEHICULAR USE AREA		
(C)(1)	Off-street parking areas shall include 20 square feet of landscaping for	
(a)	1 Tree per each terminal island	
	49 Terminal islands provided	49 TREES
(b)	1 Tree per interior island	
	50 Interior islands provided	50 TREES
(c)	1 Tree every 40 L.F. on median islands	
	940 L.F. / 40 = 23.5 = 24 TREES	21 TREES / 3 PALMS
(2)(a)	A hedge not less than four, nor more than 20 feet in height shall be provided along the perimeter.	
(b)	1 Tree shall be provided for each 200 square feet of landscaped area and/or for each 40 linear feet of landscaped area.	
	750 spaces x 20 S.F. = 15,000 S.F. / 200 = 75 min.	
	or 10% of VUA area min. 255,261 S.F. x 10% = 25,527 S.F. / 200 = 127.635	128
(d)	NONVEHICULAR USE AREAS	
	Other areas adjacent to public streets or other properties shall be landscaped in addition to the specific requirements for vehicular use areas 25 feet wide - 1 Tree for each 25 L.F. of outside perimeter	
	North perimeter - 1,270 L.F. / 25 = 50.8 = 51	51
	West perimeter - 638 L.F. / 25 = 25.5 = 26	26
	South perimeter - 1,420 L.F. / 25 = 56.8 = 57	57
Sec. 34-162. - REQUIRED BUFFERS		
(b)	Category 5 Buffer: 15 Foot wide buffer area with trees spaced not more than 20 feet apart	
	Congress Avenue: 435 L.F. / 20 = 21.75 = 22	22
Sec. 34-164. - REQUIRED FOUNDATION PLANTING		
(a)	At least 25 percent of the linear feet of building façade facing a street shall be planted with trees, shrubs or hedges	
	Two building façades facing Congress Avenue: 384 L.F. x 25% = 96	96 L.F. 360 L.F.
(b)	1 tree or cluster of three palms per 30 linear feet	
	Two building façades facing Congress Avenue: 384 L.F. / 30 = 12.8 = 13	13
Sec. 34-183. - NATIVE PLANT MATERIALS		
	40% Of landscape material to be native	
	21,871 Landscape material provided x 40% = 8,748.4	8,749
	8,803 / 21,871 = 0.402 = 40.2%	8,803
Sec. 34-186. - TREE SPECIES		
	Minimum of 50% of all trees shall be native or palm trees	
	785 Trees x 50% = 392	392
TOTAL TREES REQUIRED		785

811

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

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

LANDSCAPE PLANS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

LANDSCAPE CALCULATIONS

Release Date

10-31-19

Project Number

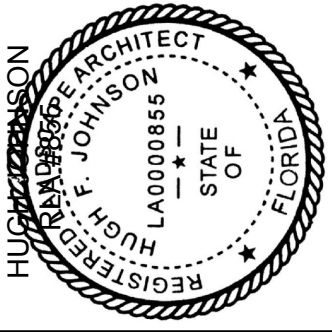
1931b

Drawing Number

L-217

LANDSCAPE PLANS

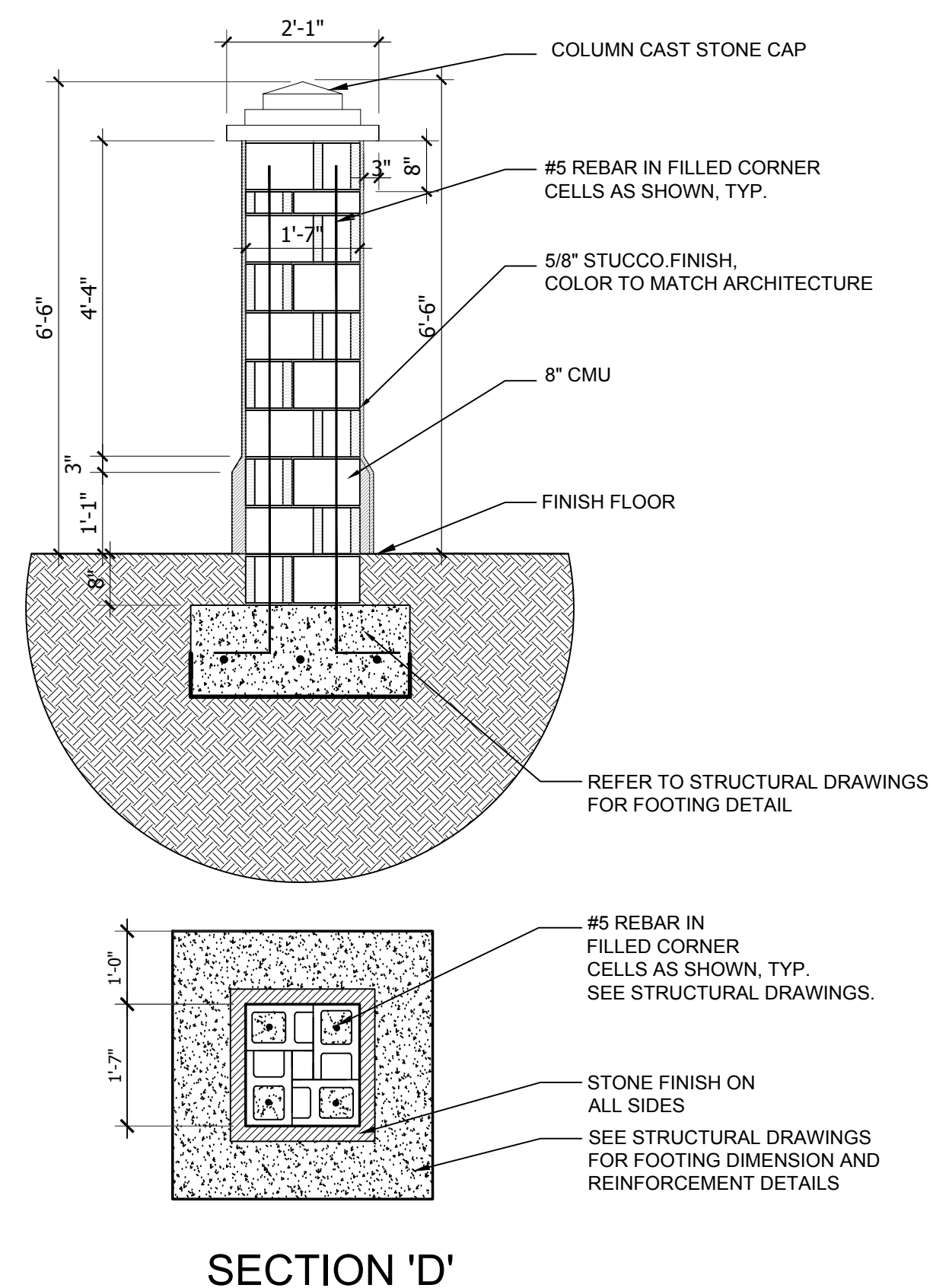
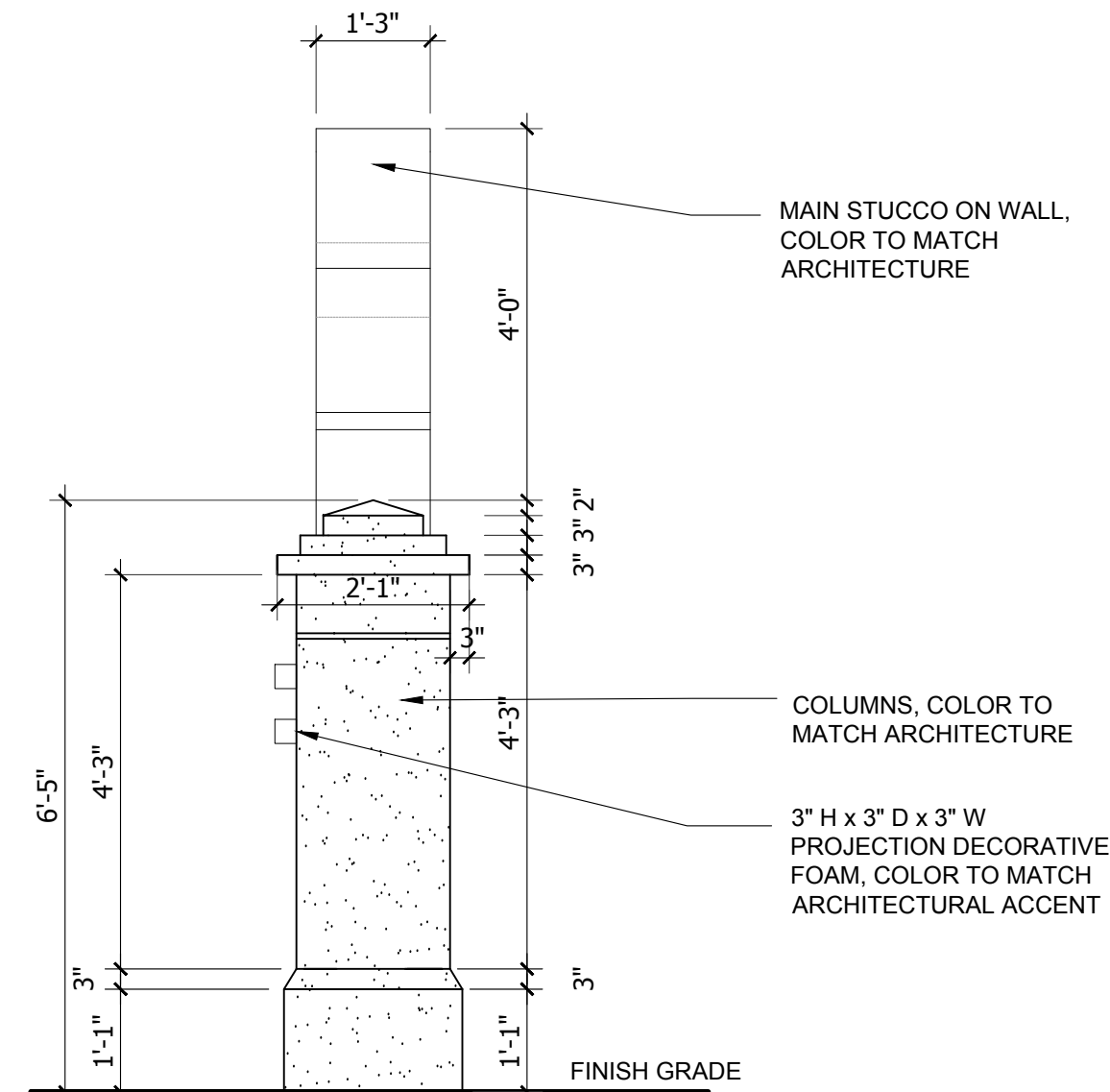
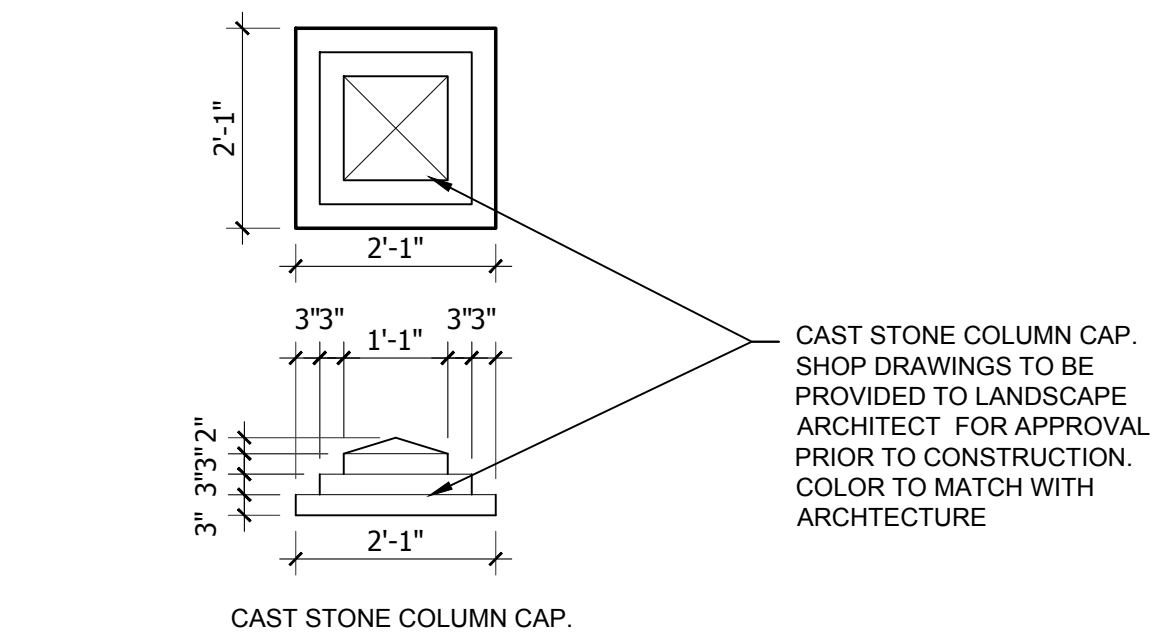
Revision Dates

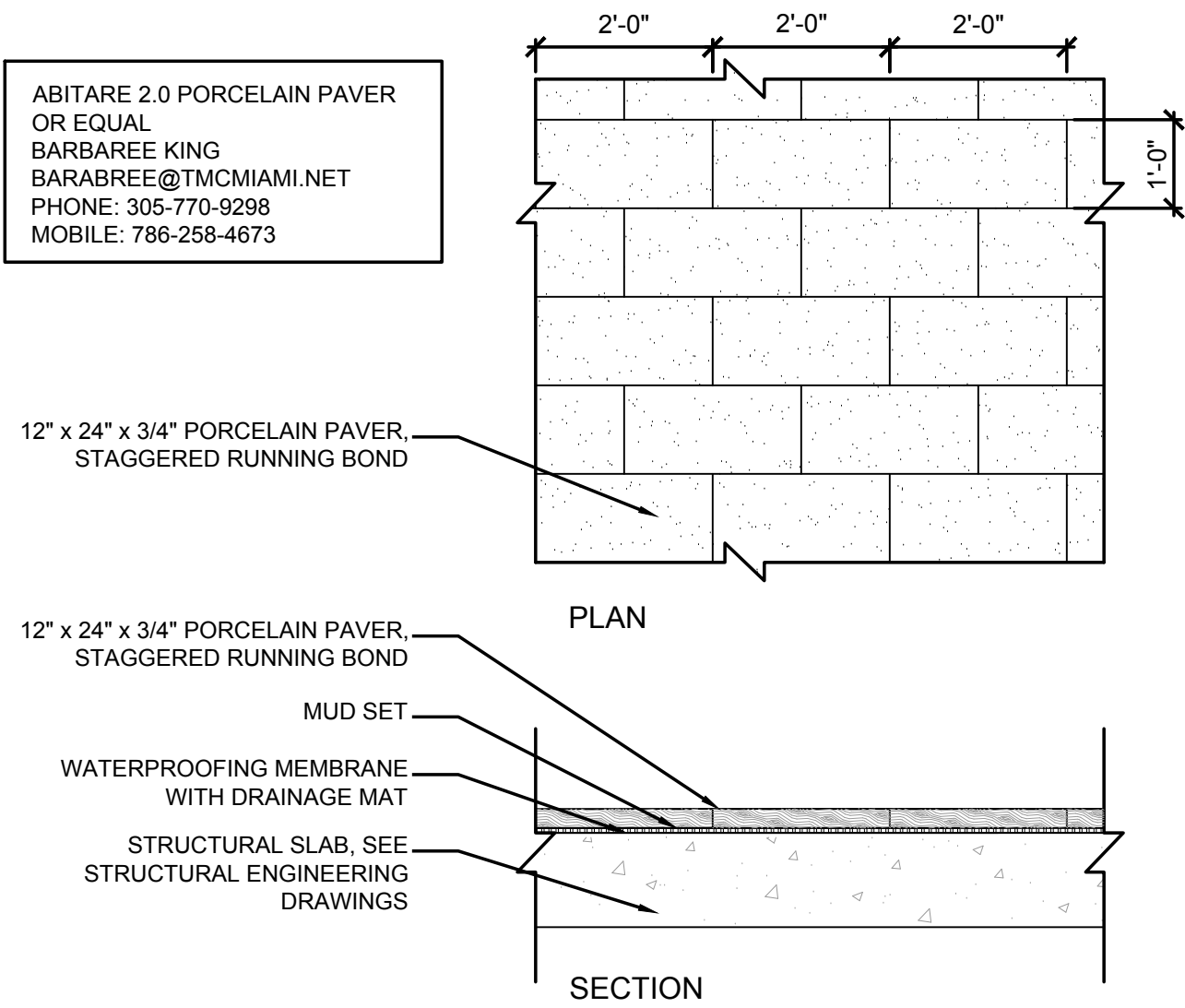


AAL

Architectural Alliance Landscape

612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC0000237
TEL: 954-764-9858 EMAIL: hjohnson@aall.net

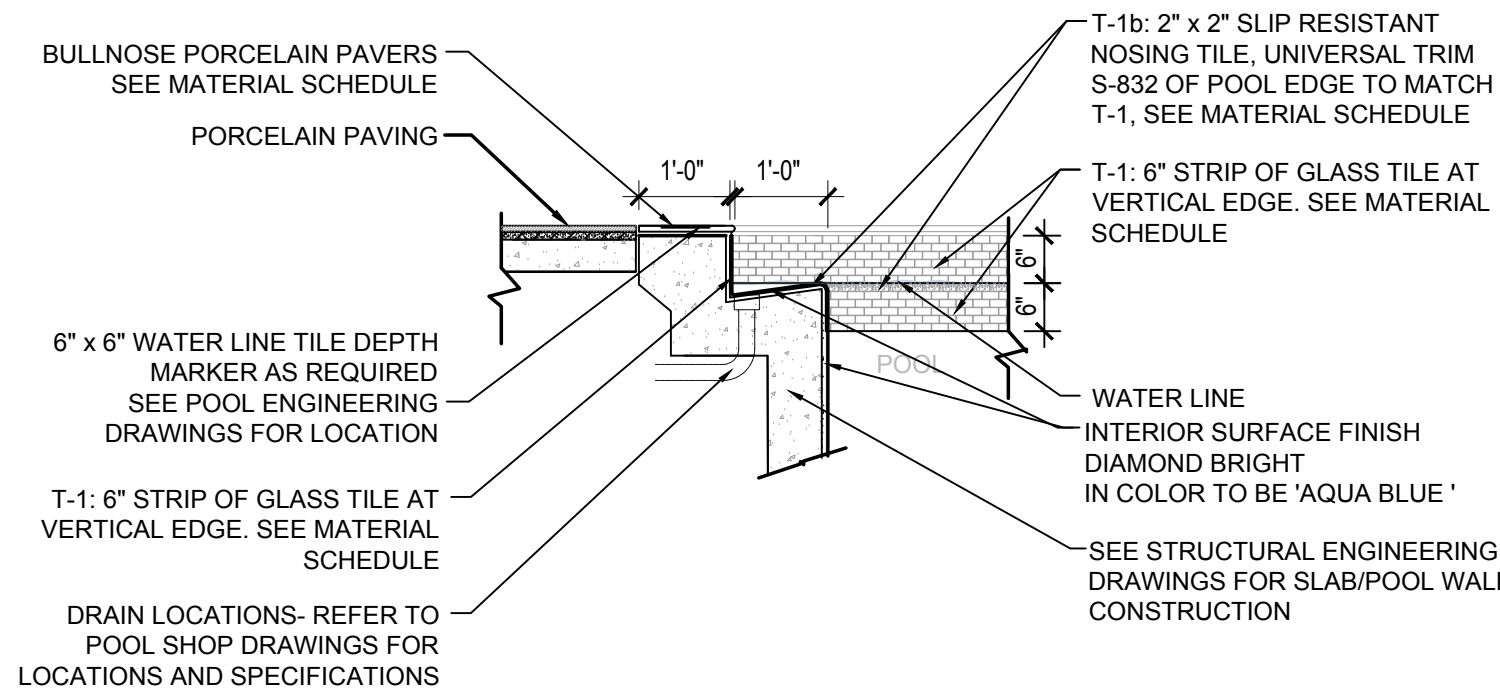




01 - POOL DECK PAVING

PLAN / SECTION

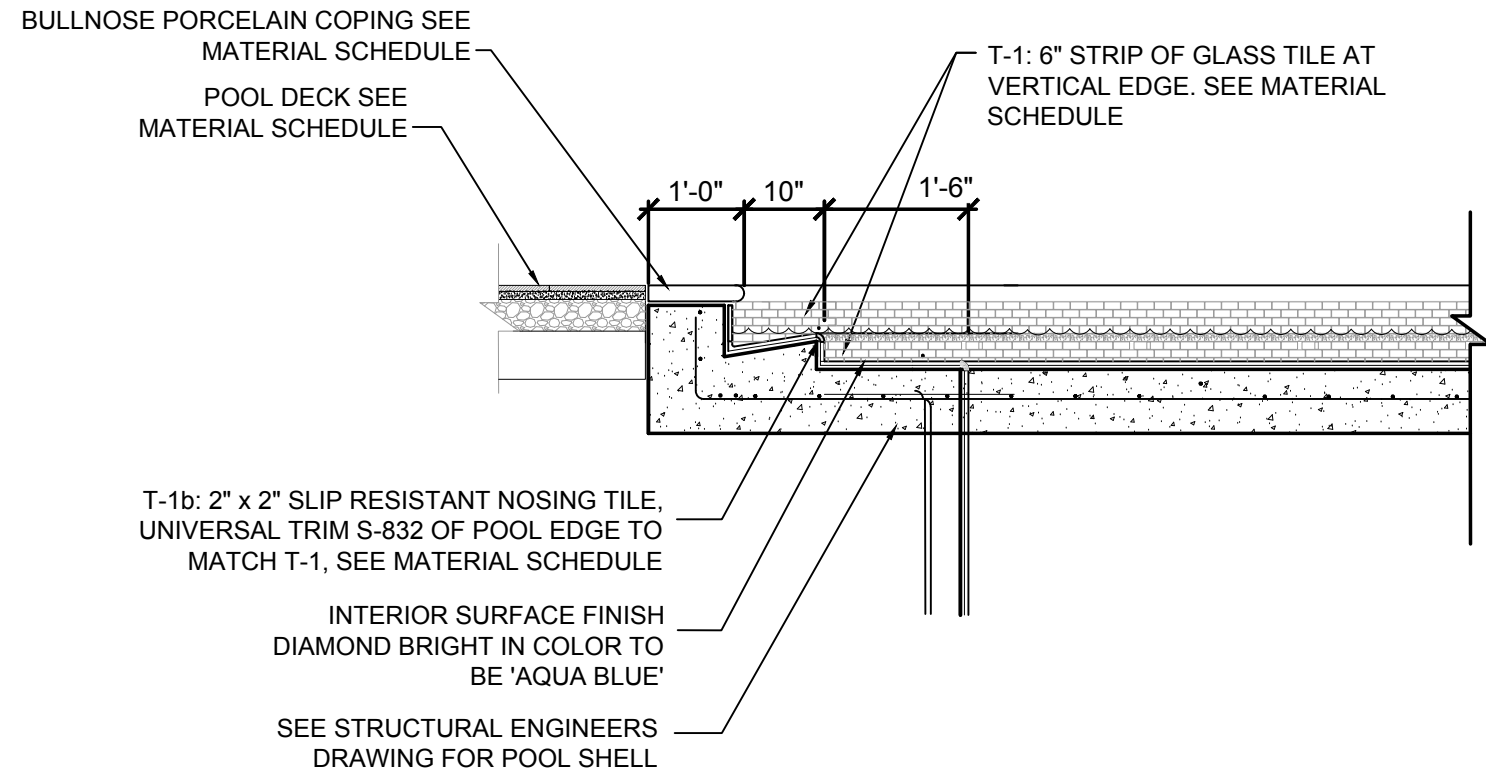
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02 - POOL GUTTER

SECTION

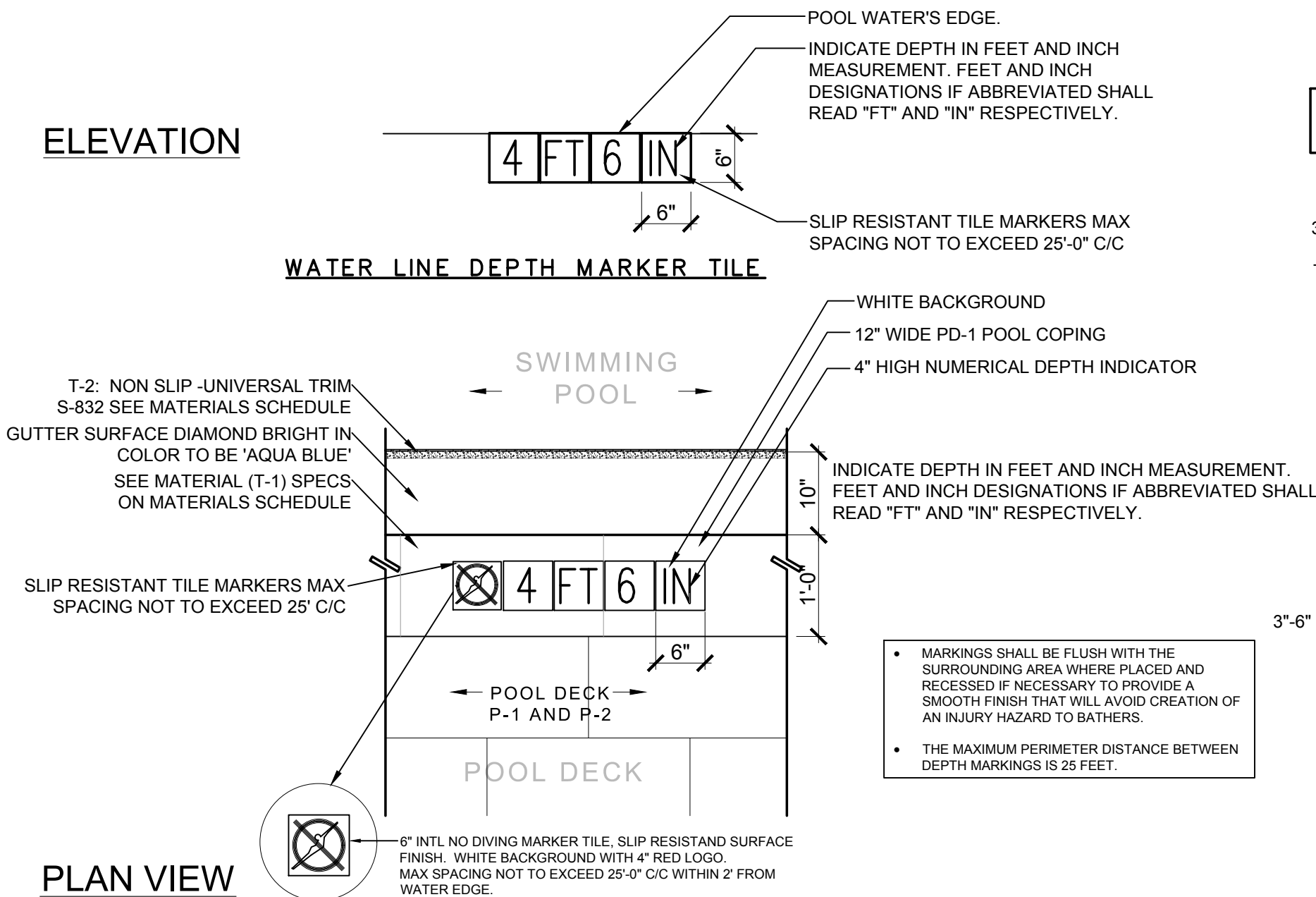
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03 - POOL SEAT

SECTION

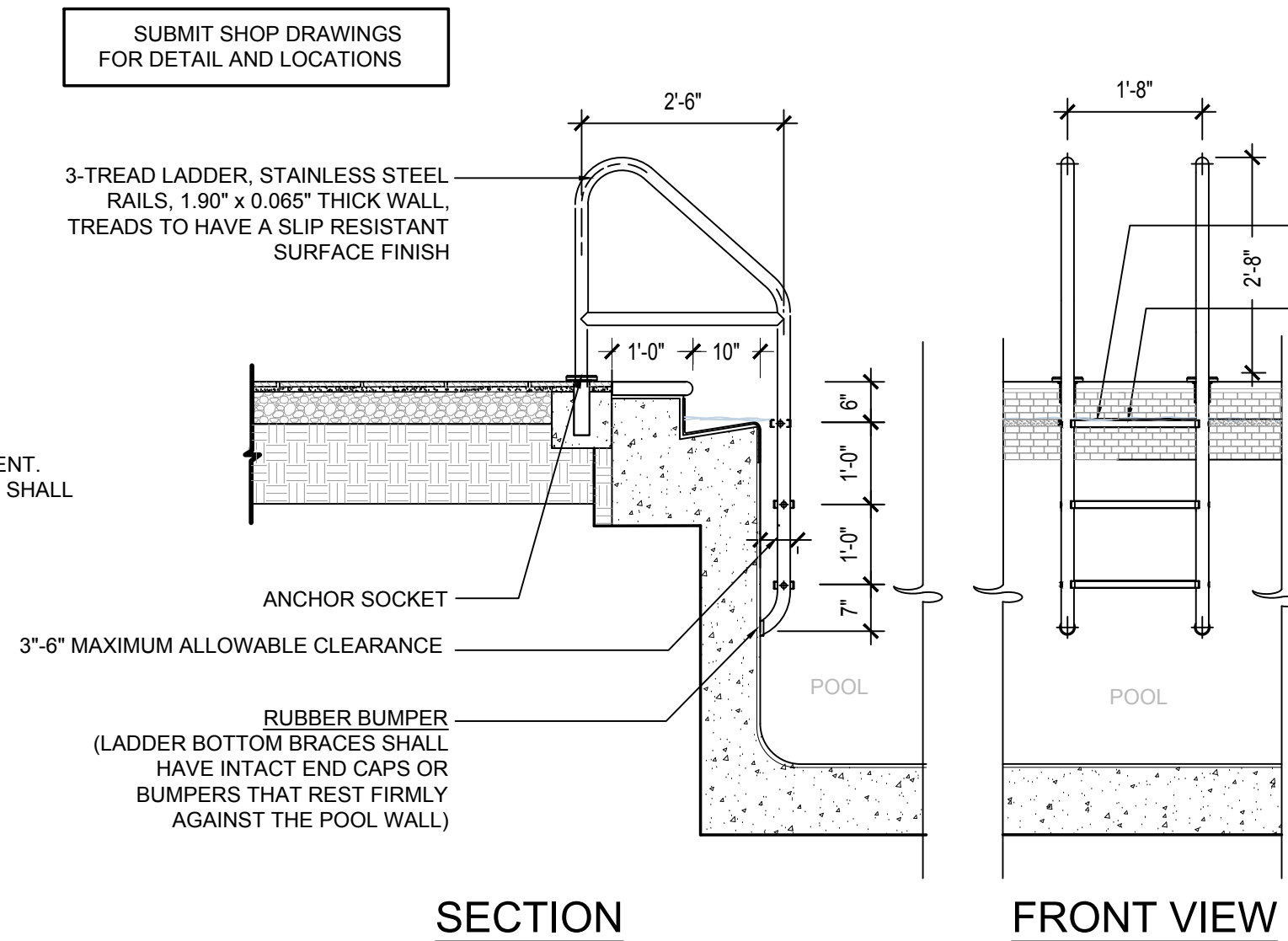
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04 - WATERLINE TILE

PLAN / ELEVATION

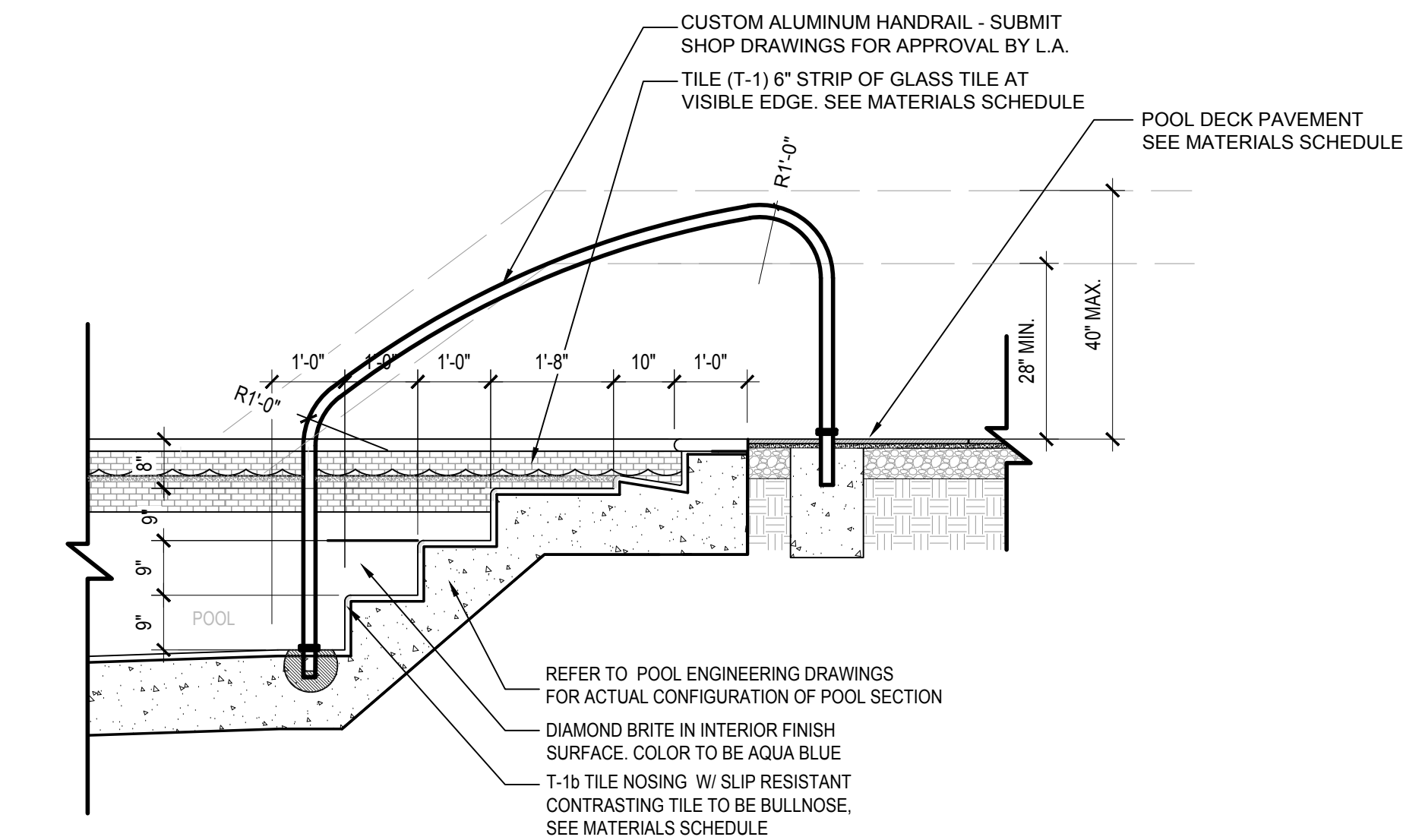
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05 - POOL LADDER

SECTION

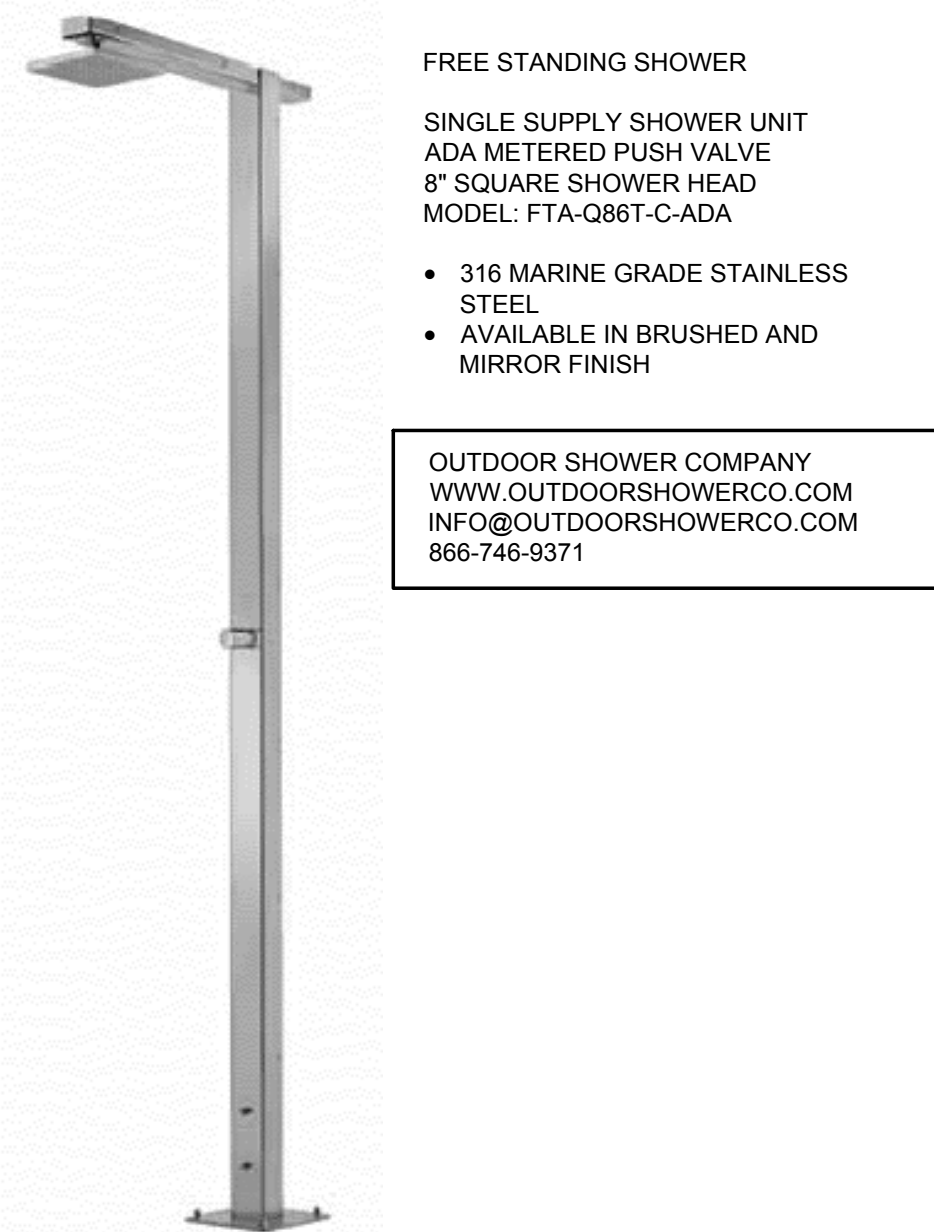
SCALE: 1/2" = 1'-0"



06 - POOL STAIRS

IMAGE

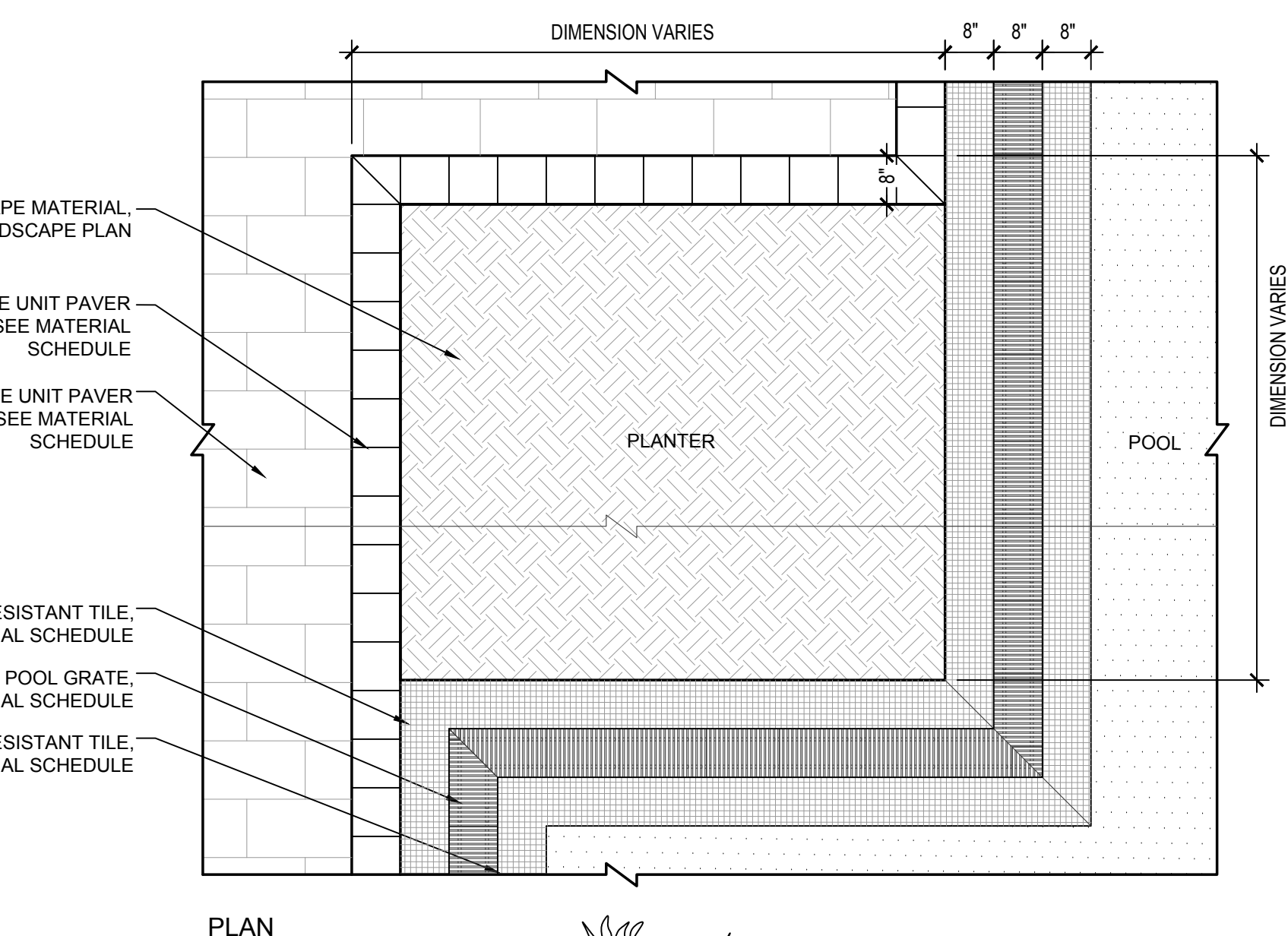
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07 - POOL SHOWER

IMAGE

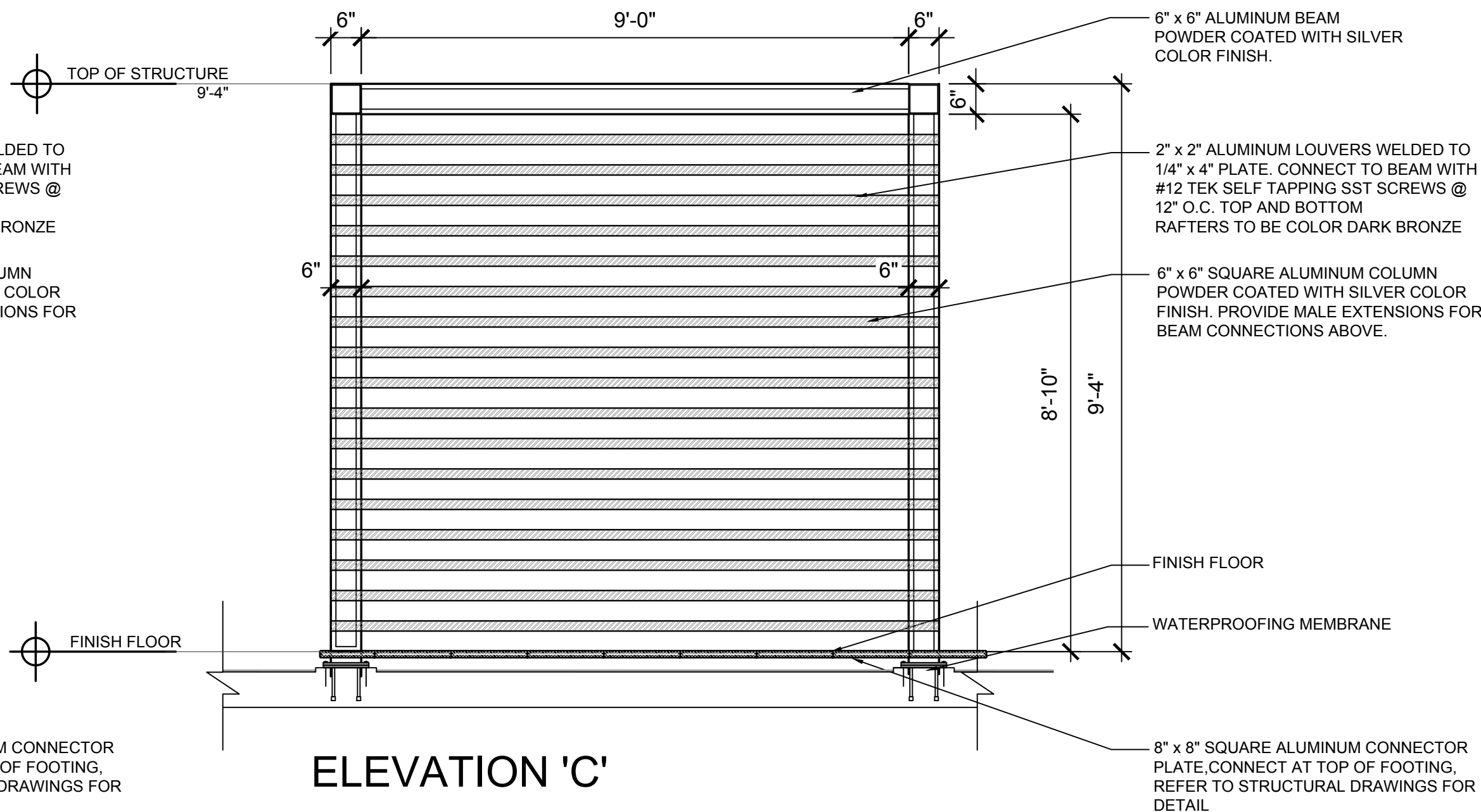
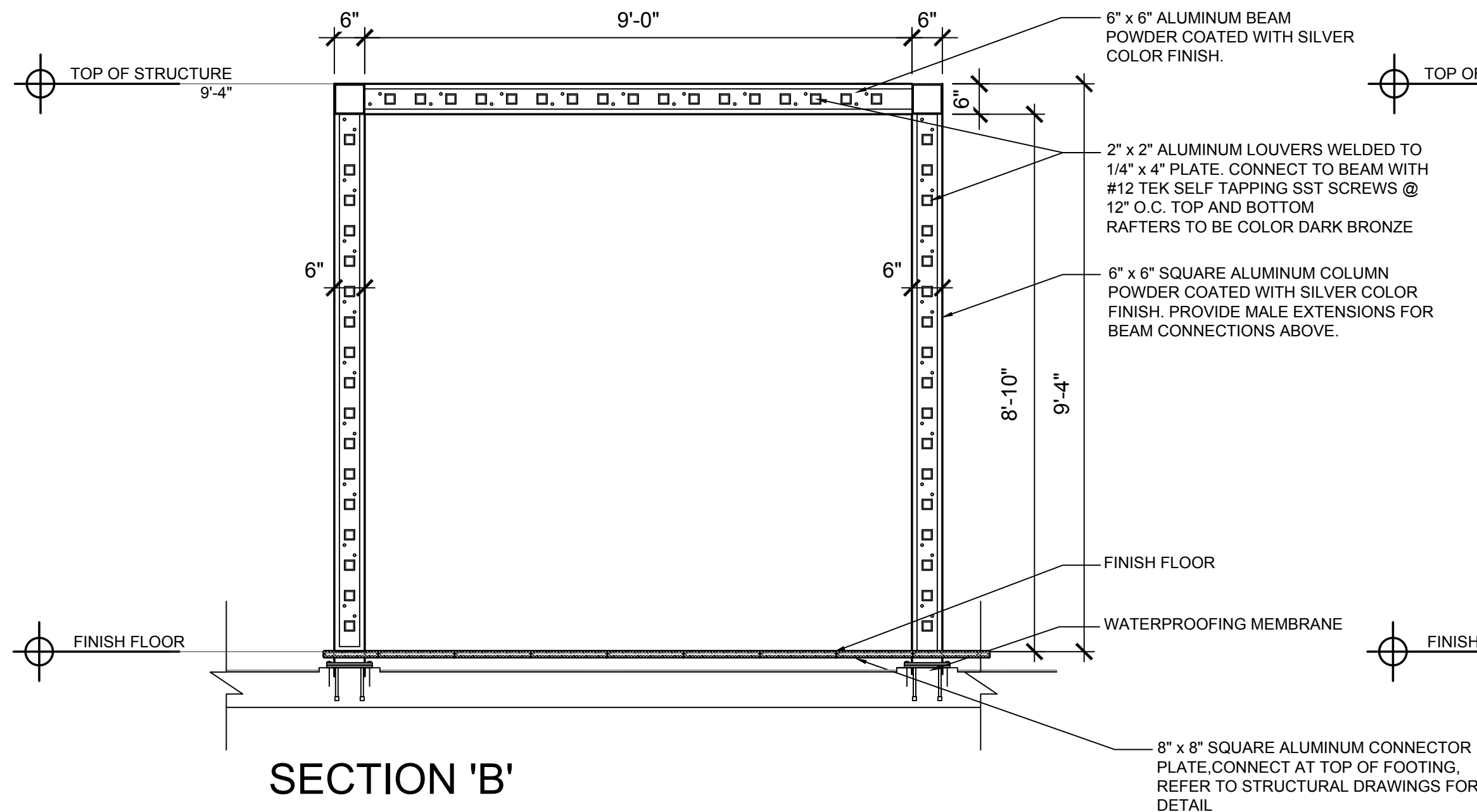
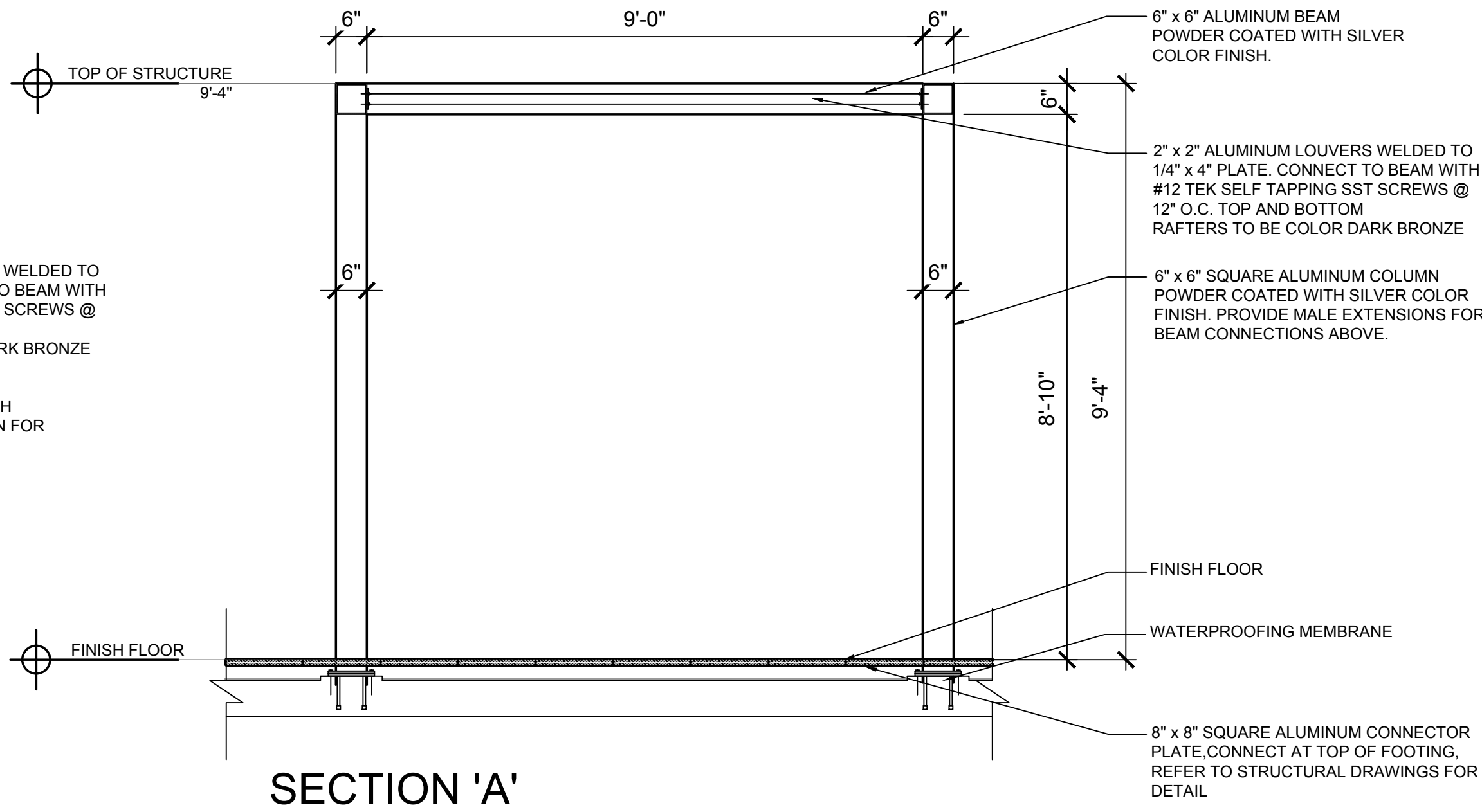
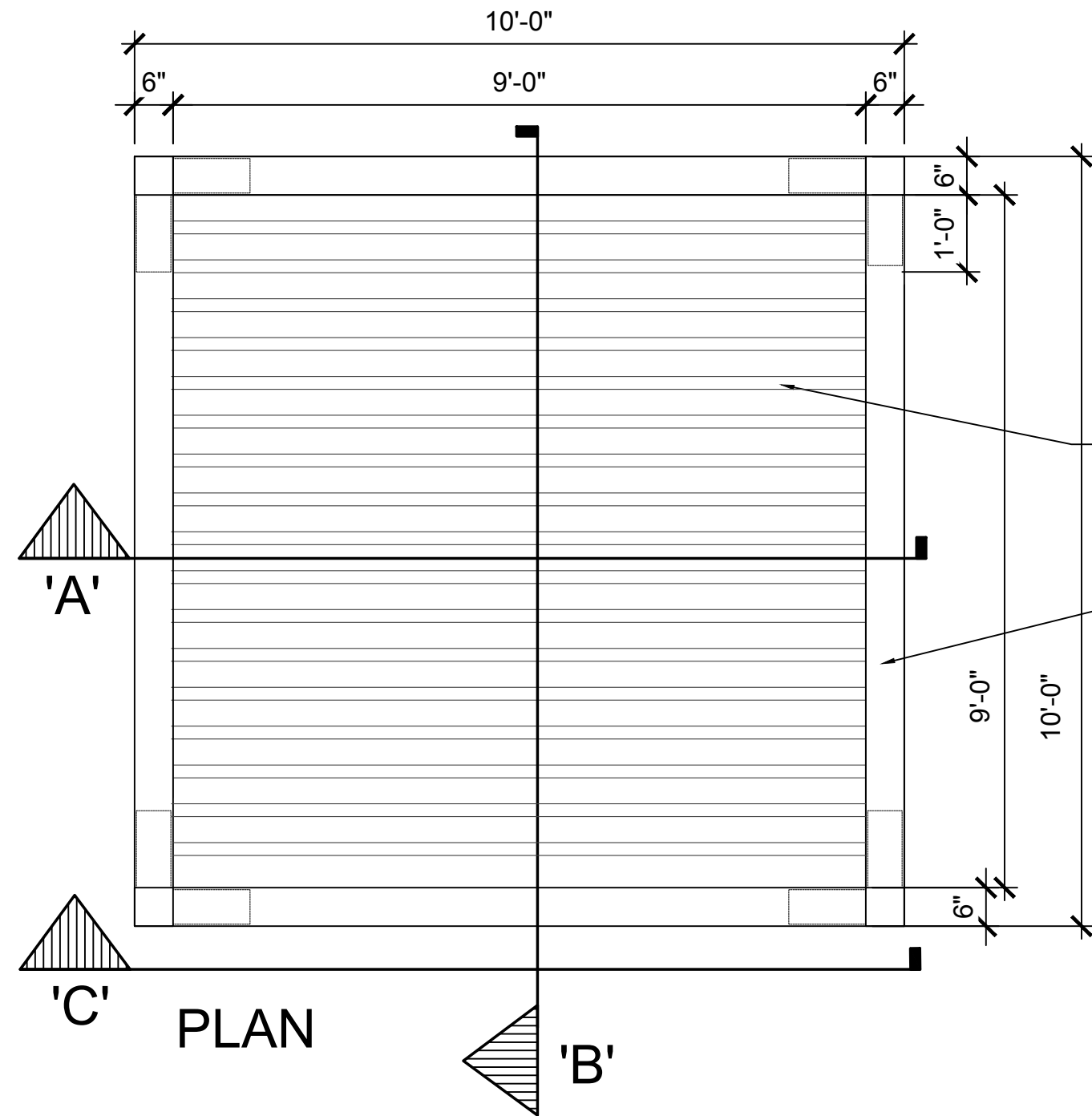
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08 - POOL DECK PLANTER

PLAN / SECTION

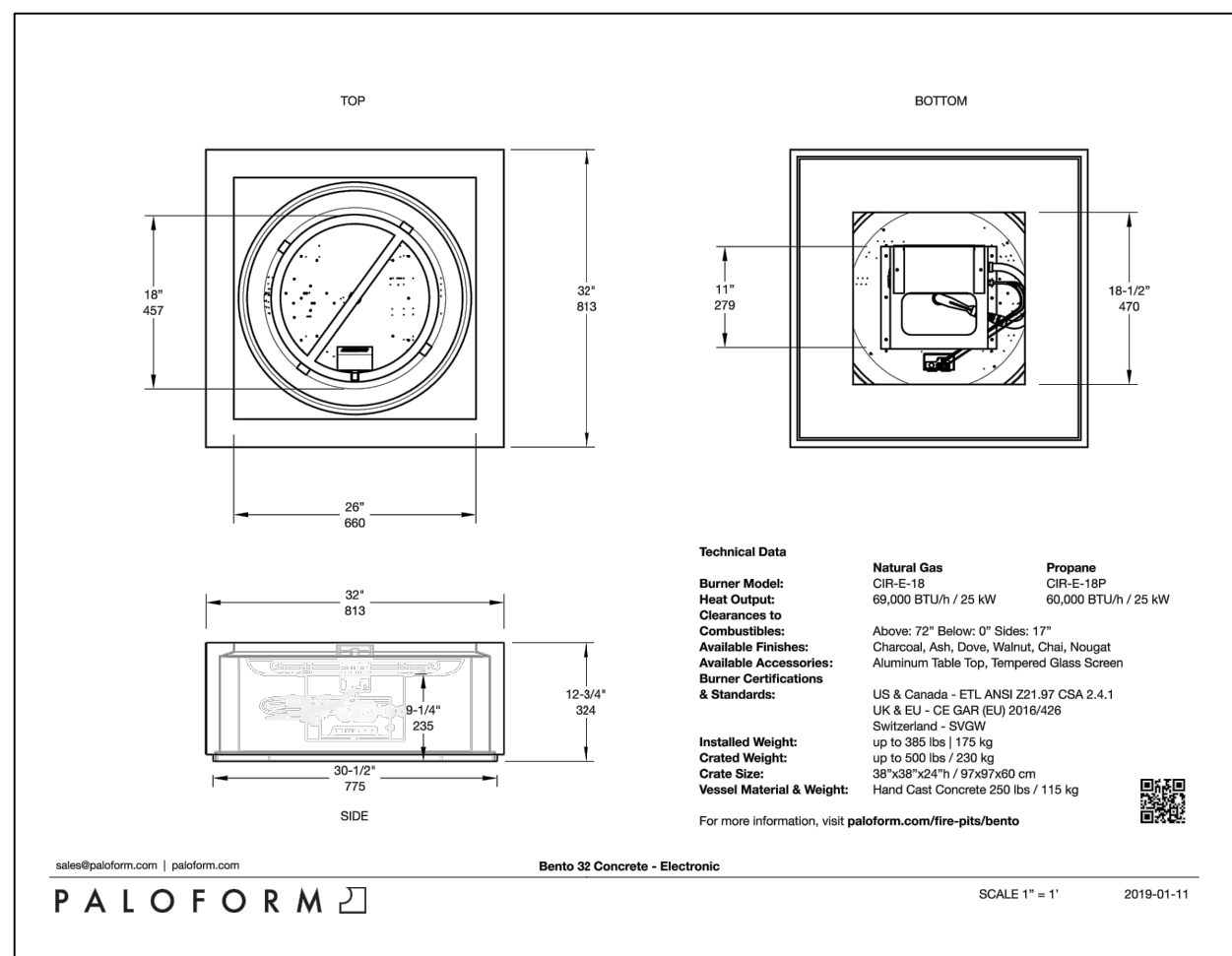
SCALE: 1/2" = 1'-0"



01 - CABANA

PLAN / SECTION / ELEVATION

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



BENTO SQUARE FIRE TABLE
DIMENSIONS: 32" x 32" x 12 3/4"

NATURAL GAS HOOK UP
BURNER INCLUDED
ELECTRONIC IGNITION

CONCRETE COLOR: ASH
TOPPING: GREY RIVER ROCK

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

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

02 - FIRE TABLE

PLAN / SECTION

SCALE: NTS

PALM SPRINGS RESIDENCES

SITE DETAILS

PALM SPRINGS, FLORIDA

Sheet Description

SITE
DETAILS

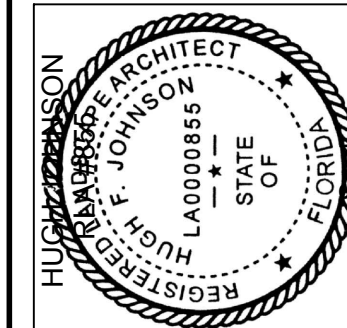
Release Date
10-31-19

Project Number
1931b

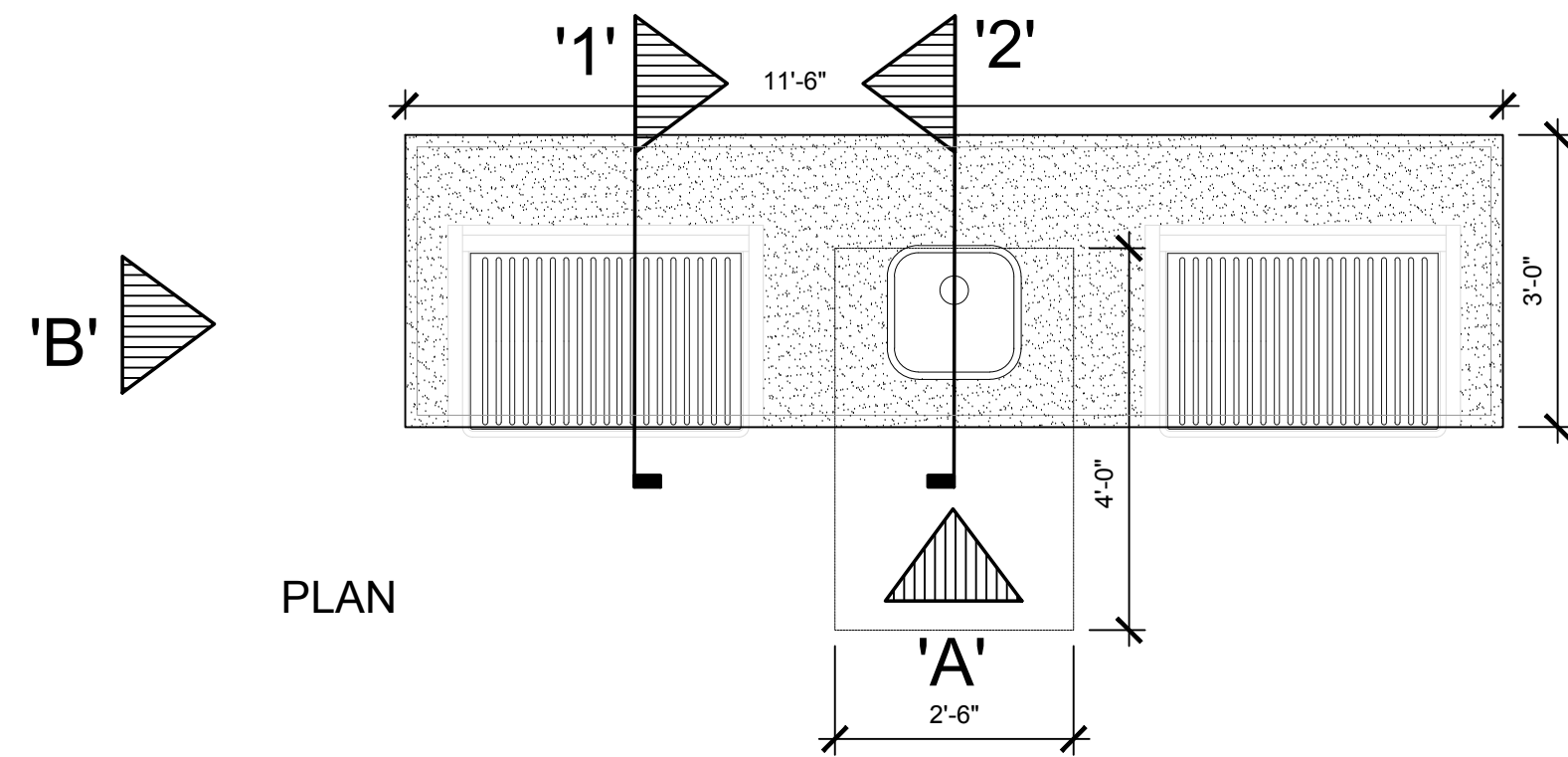
Drawing Number

L-502
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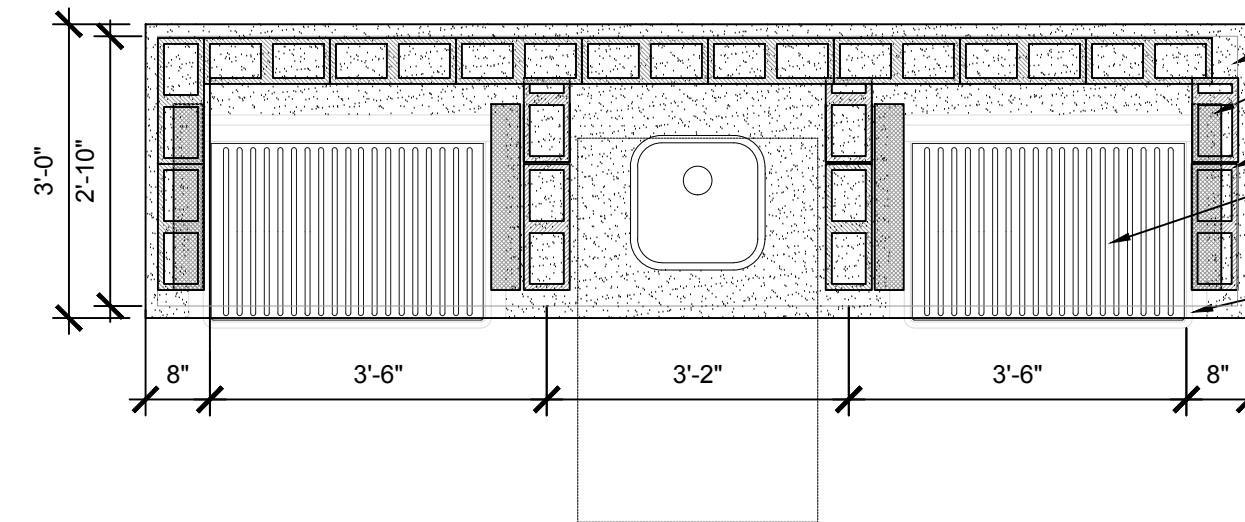
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TEL: 954-764-9836 EMAIL: AJohnson@aall.net



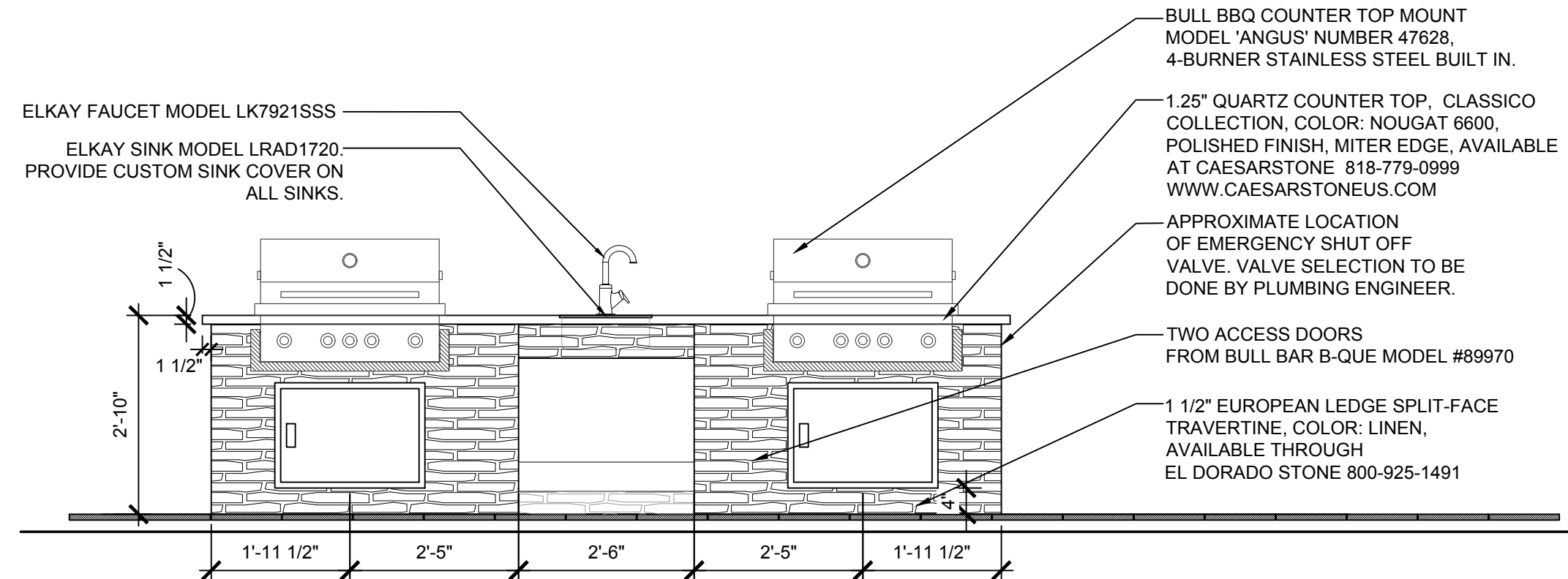
Revision Dates



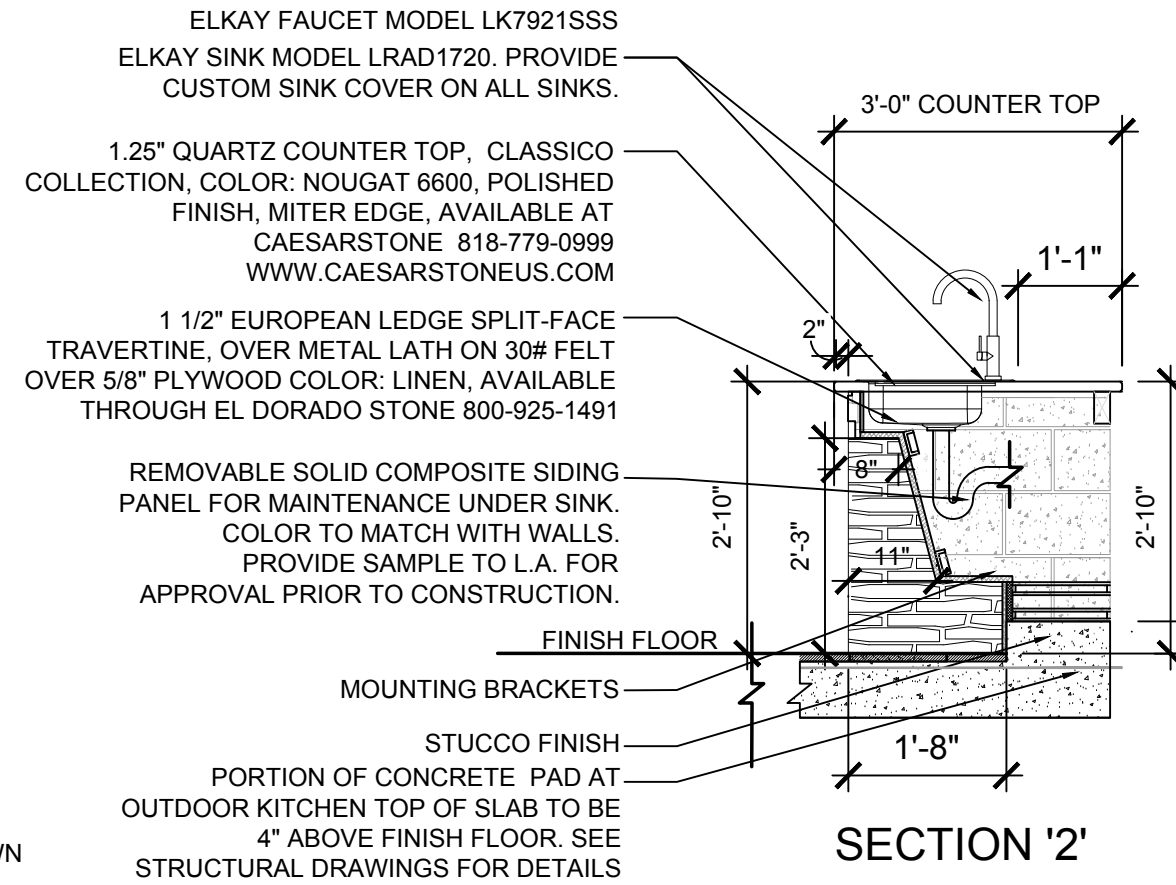
PLAN



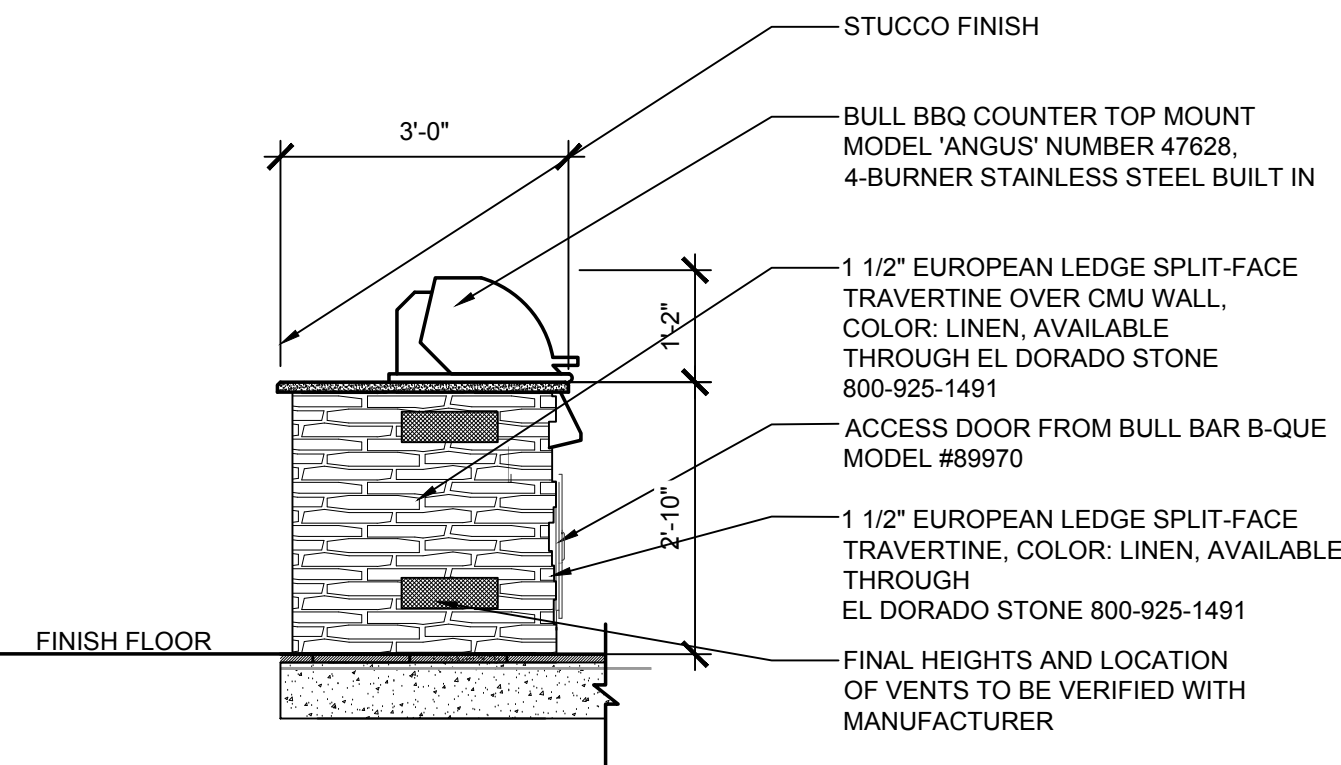
SLAB / WALL LAYOUT PLAN



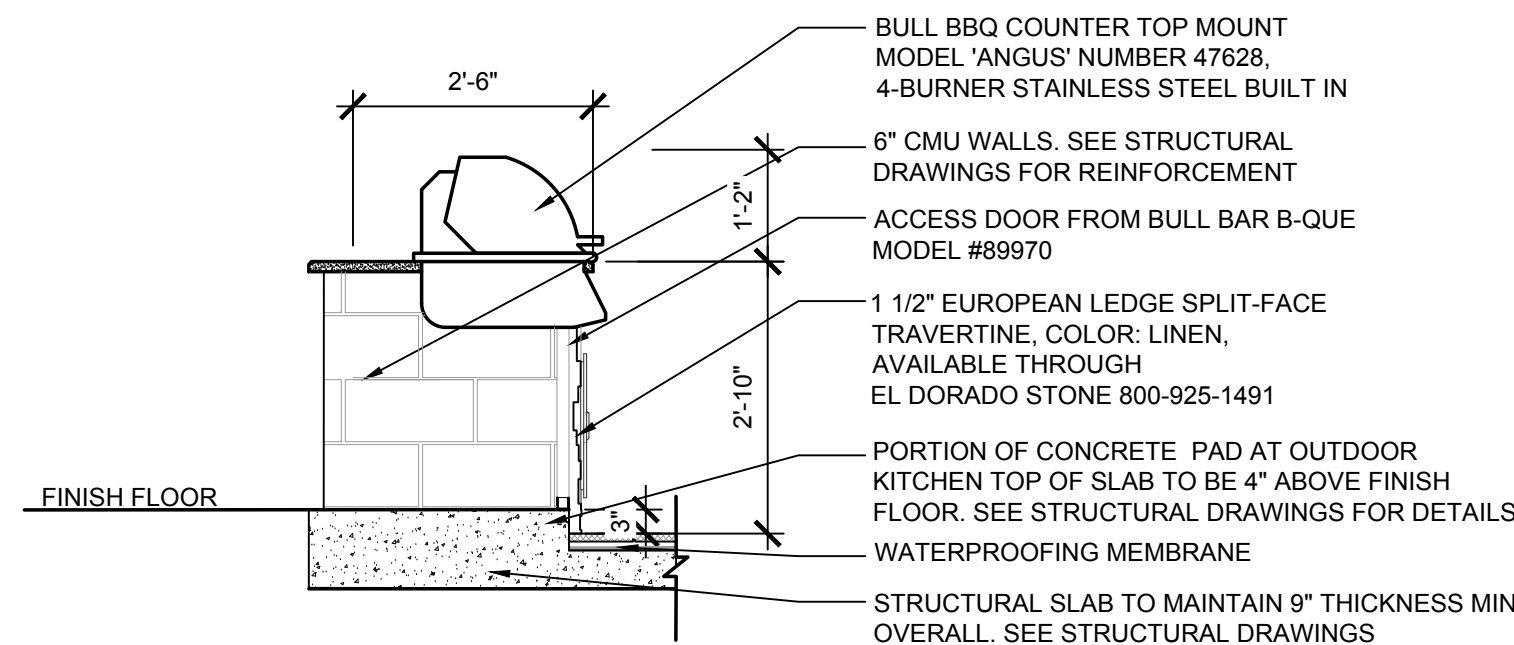
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SECTION '2'



ELEVATION 'B'



SECTION '1'

01 - OUTDOOR KITCHEN

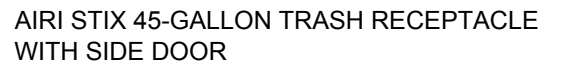
PLAN / SECTION / ELEVATION

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

- * ALL GATES SHALL BE SELF CLOSING WITH A SELF LATCHING MECHANISM.
- * ALL GATES SHALL BE EQUIPPED WITH KEY FOB ENTRY ACCESS, PER ARCHITECT.
- * ALL ALUMINUM RAIL FENCING SHALL BE COLOR SILVER.



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



- MODEL: AE2645CT-STX
- DIMENSIONS: 47" H x 26" W x 22" D
- MATERIAL: HEAVY-GAUGE STEEL CONSTRUCTION WITH EXTRUDED ALUMINUM FRAME
- FINISH: RESISTANT, POWDER COATED STEEL AND ALUMINUM COMPONENTS
- FRAME COLOR: TEXTURED CHARCOAL
- PANEL / LID COLOR: TEXTURED SILVER
- MOUNTING: SURFACE MOUNT
- INCLUDES BUILT-IN TOP, REUSABLE PLASTERER AND ADJUSTABLE RUBBER FEET
- SIDE DOOR FEATURES MAGNETIC DOOR LATCH, CONTINUOUS GEARED HINGE AND CAM LOCK SYSTEM
- ADA COMPLIANT



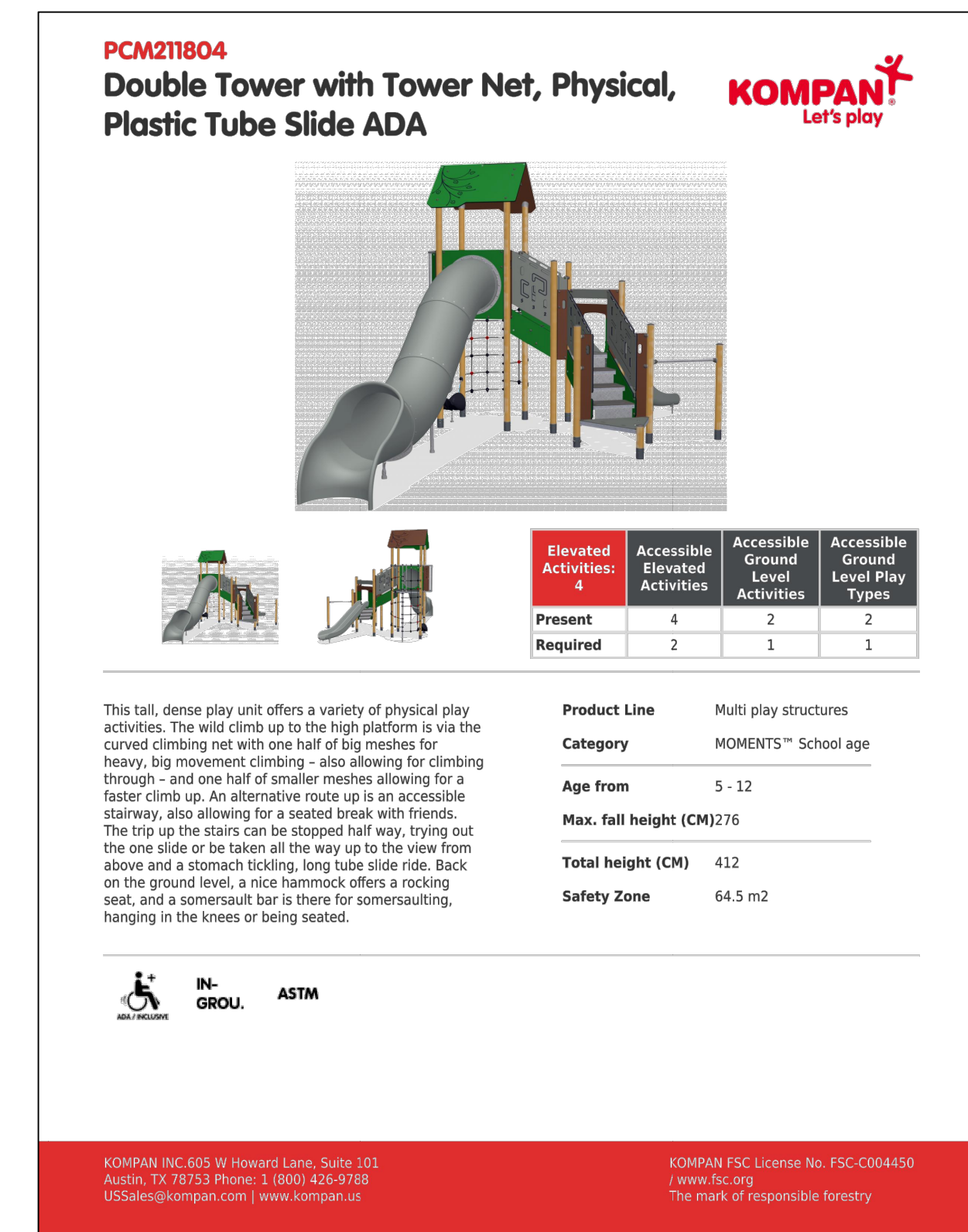
- MODEL: AE2680STX
- DIMENSIONS: 35" H x 23" W x 75" L
- MATERIAL: HEAVY-GAUGE, PERFORATED STEEL SEAT CONSTRUCTION WITH CAST ALUMINUM ENDS
- FINISH: FADE RESISTANT, POWDER COATED STEEL AND ALUMINUM COMPONENTS
- FRAME COLOR: TEXTURED CHARCOAL
- SEAT COLOR: TEXTURED SILVER
- MOUNTING: SURFACE MOUNT

ANOVA
MANUEL GIL-GOODMAN
786-385-7101
MANUEL.G@ANOVAFURNISINGS.COM
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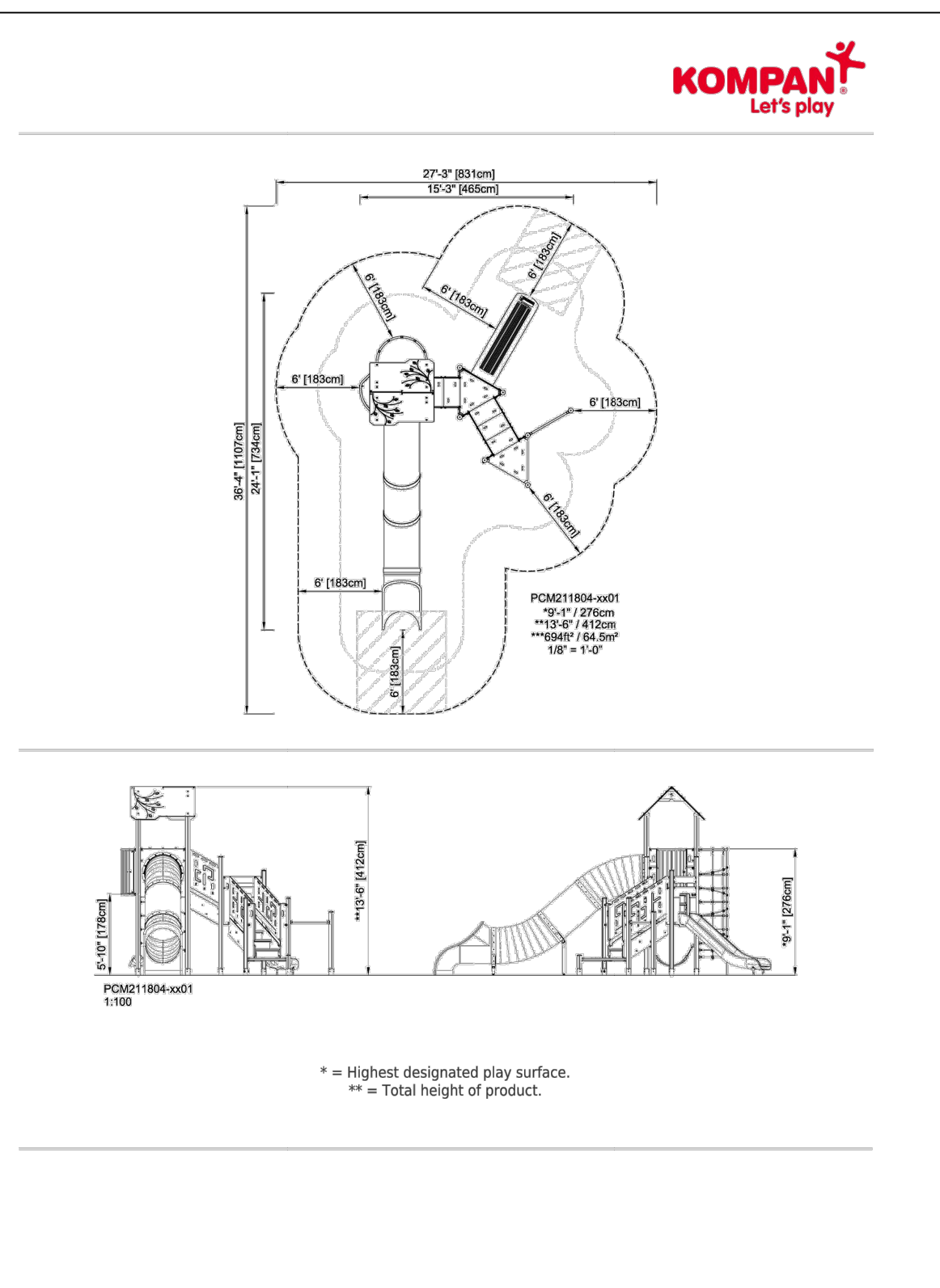
03 - TRASH RECEPTACLE

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



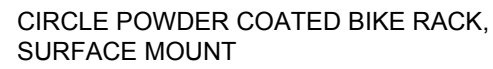
04 - BENCH

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



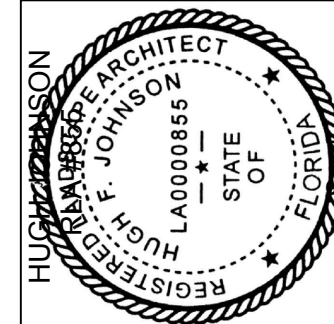
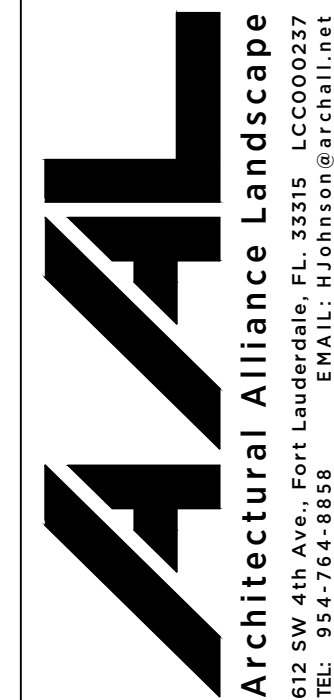
05 - TOT LOT PLAY SURFACE

SCALE: NTS



- MODEL: CIRCLEBR
- DIMENSIONS: 32" H x 6" W x 36" D
- MATERIAL: POWDER COATED STEEL
- FRAME COLOR: TEXTURED CHARCOAL
- MOUNTING: SURFACE MOUNT

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MANUEL.G@ANOVAFURNISHINGS.COM
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Revision Dates

SITE DETAILS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

SITE DETAILS

Sheet Description
SITE DETAILS

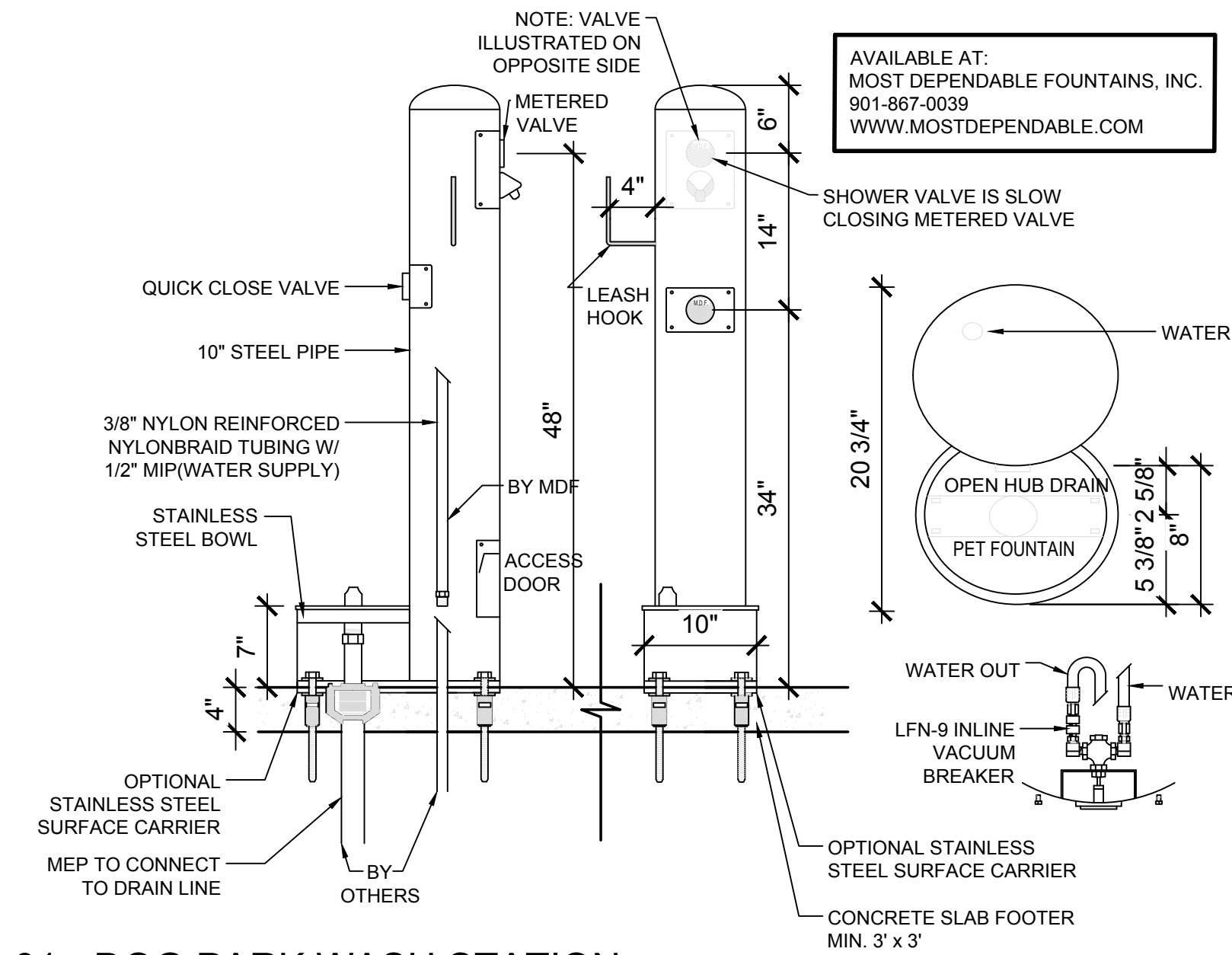
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10-31-19

Project Number
1931b

Drawing Number

L-504

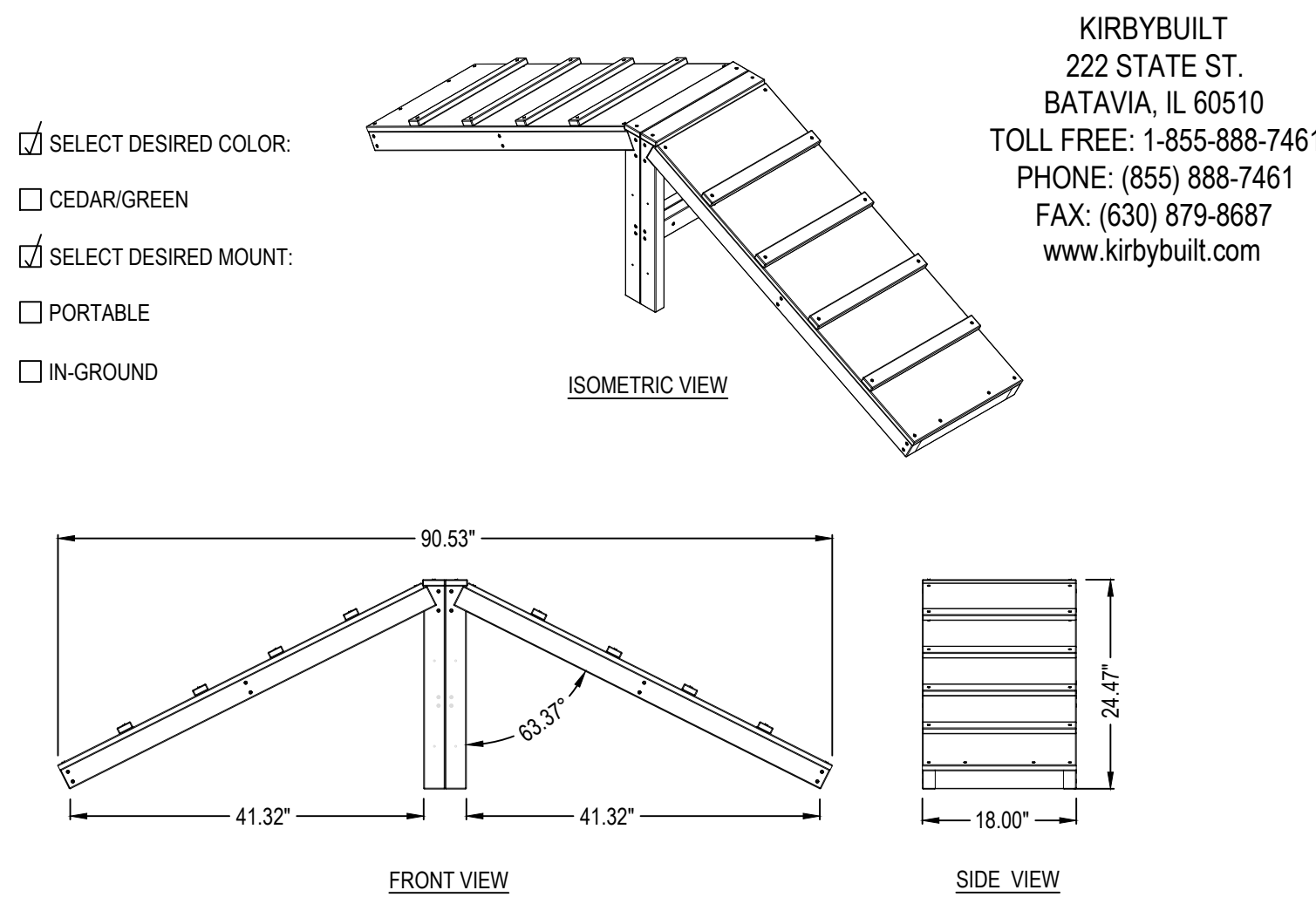
SITE DETAILS



01 - DOG PARK WASH STATION

PLAN / SECTION

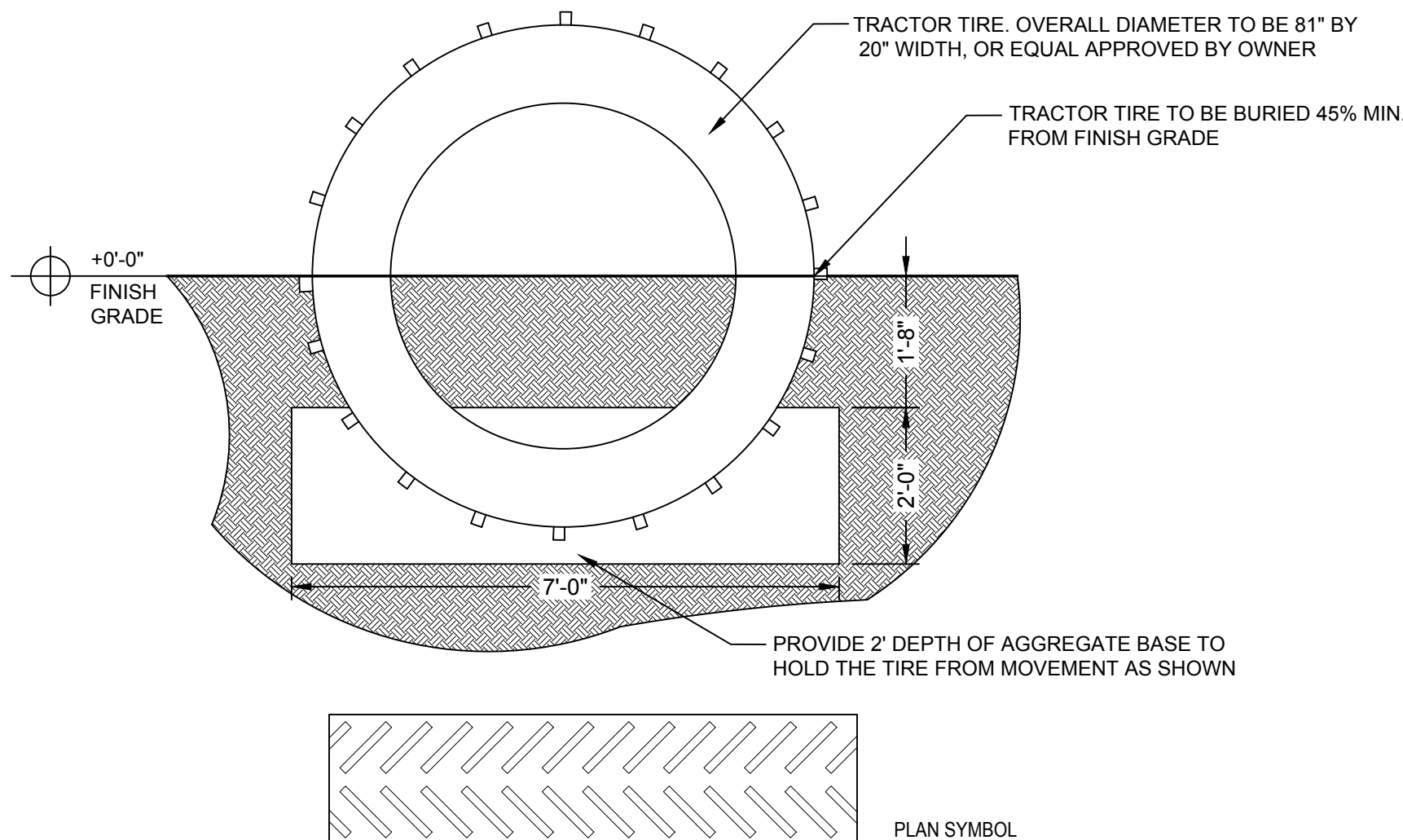
SCALE: 1/2" =1'-0"



04 - DOG PARK RAMP

ELEVATION

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



06 - DOG PARK TIRE

PLAN / SECTION

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

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

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

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

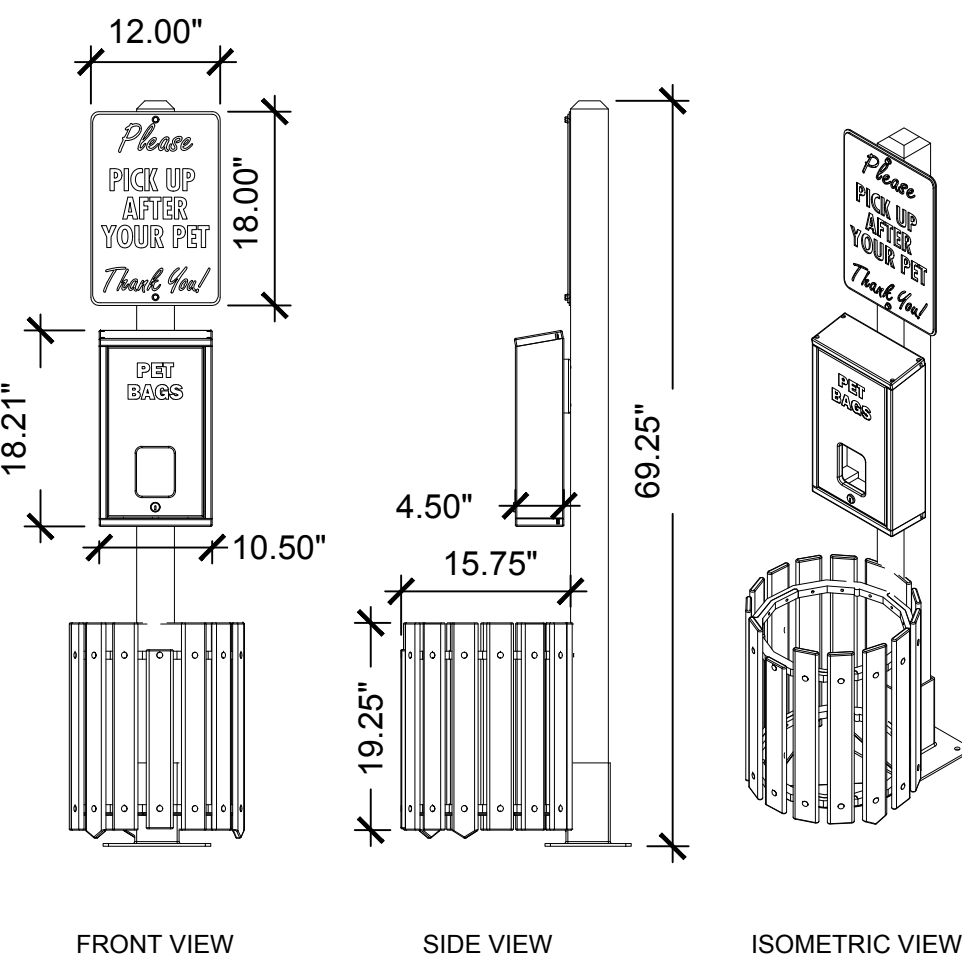
NOTES:

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

02 - DOG PARK WASTE STATION

ELEVATION

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



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

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

INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

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



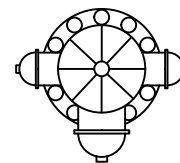
THE FIRE HYDRANT IS ROTATIONALLY CAST USING GLASS-FIBER-REINFORCED RESIN, WITH AN ACRYLIC COLOR COAT AND HAND-PAINTED ACCENTS.

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

SHIPPING WEIGHT IS 64 POUNDS.

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

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

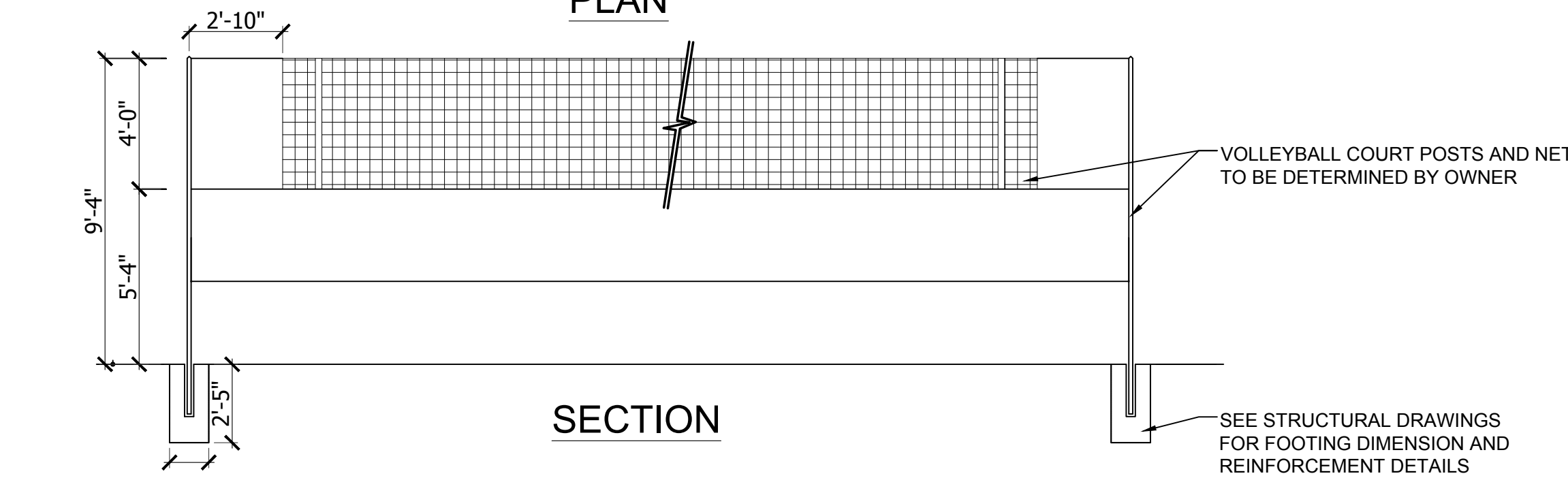
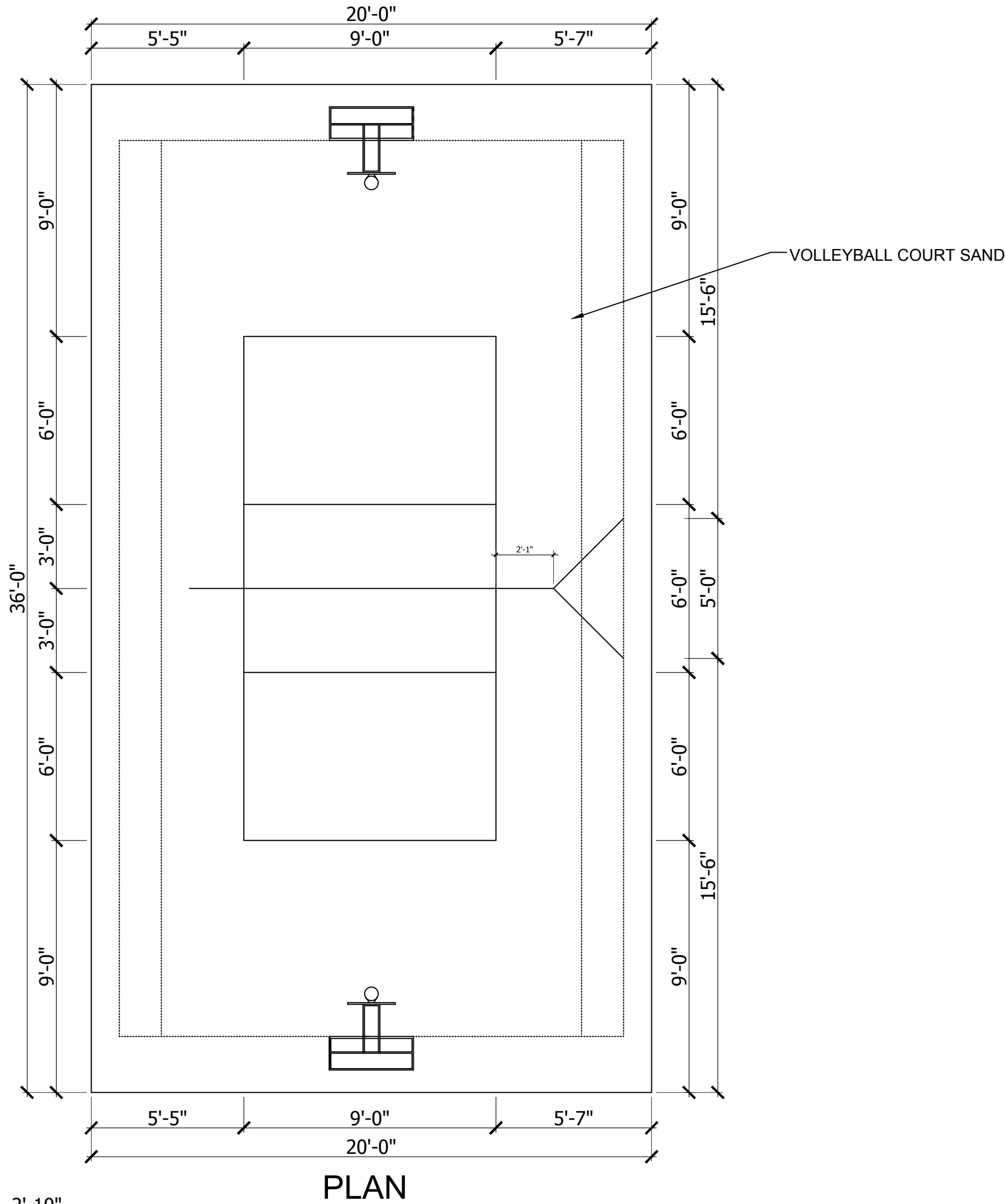


PLAN SYMBOL

03 - DOG PARK FIRE HYDRANT

IMAGE

SCALE: NTS



07 - VOLLEYBALL COURT

PLAN / SECTION

SCALE: NTS

PALM SPRINGS RESIDENCES

SITE DETAILS

PALM SPRINGS, FLORIDA

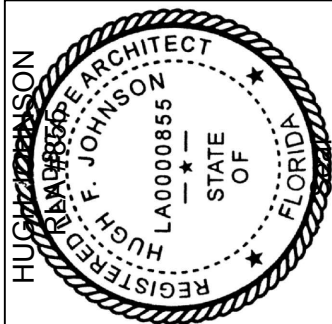
Sheet Description
SITE DETAILS

Release Date
10-31-19

Project Number
1931b

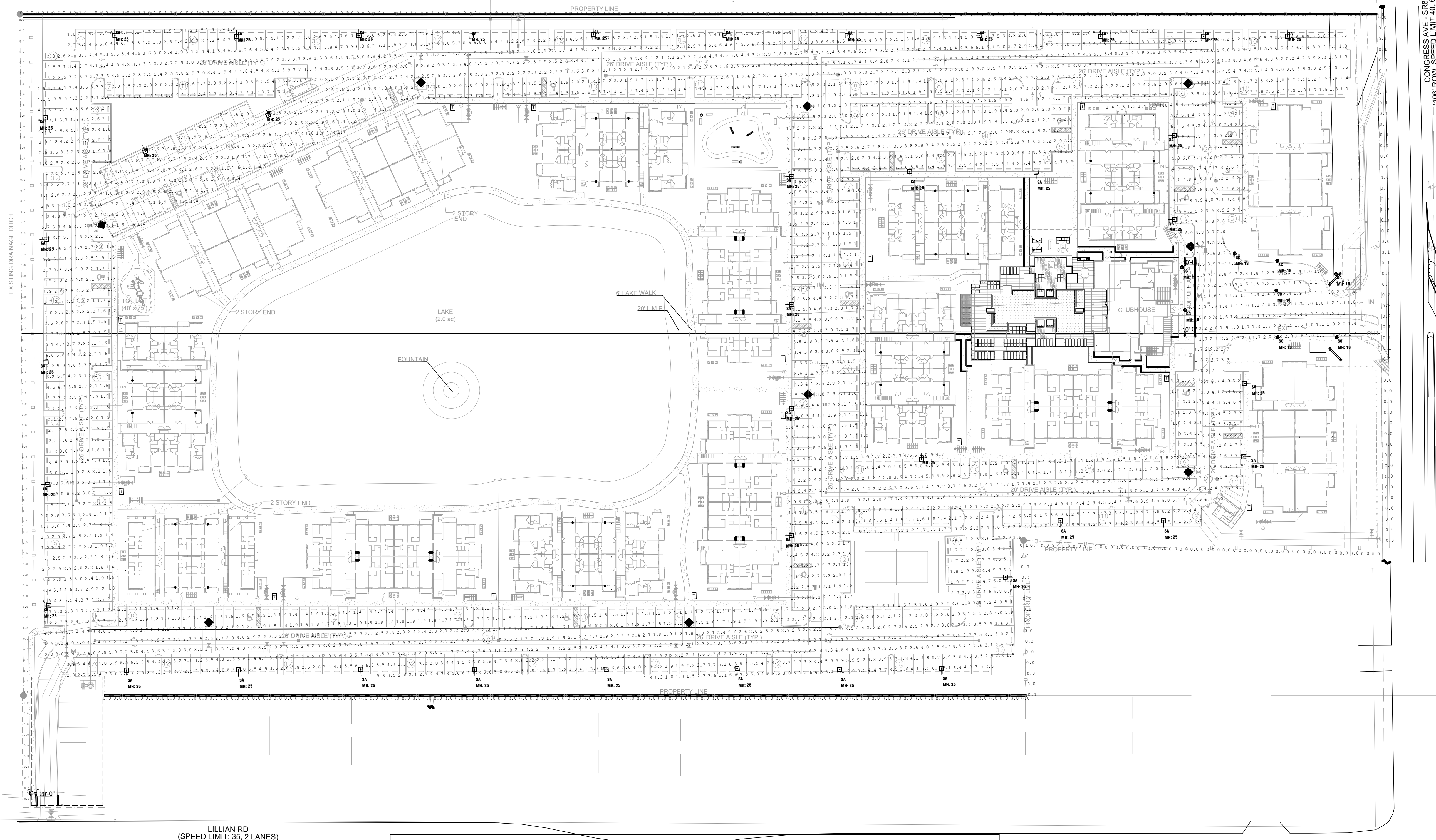
Drawing Number
L-505

SITE DETAILS



Revision Dates

AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-9858 EMAIL: hjohnson@aall.net



LILLIAN RD
(SPEED LIMIT: 35, 2 LANES)

CONGRESS AVE, SR907
(106 ROW, SPEED LIMIT 40, 8 LANES)

Luminaire Schedule PALM SPRINGS RESIDENCES REV2						
Symbol	Qty	Label	Description	Lumens/Lamp	LLF	Lum. Watts
	39	SA	ECF-L-96L-1A-NW-G2-4-HIS AT POLE 25FT AFG	N.A.	0.850	316.4266
	1	SB	ECF-L-96L-1A-NW-G2-SW AT POLE 25FT AFG	N.A.	0.850	316.4266
	8	SC	EC871-L1W65 AT POLE 18FT AFG	N.A.	0.850	60.04
						Total Watts
						12340.64
						316.4266
						480.32



KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days
before digging

SCALE: 1" = 50'
INITIAL SITE PLAN SUBMITTAL

PALM SPRINGS RESIDENCES

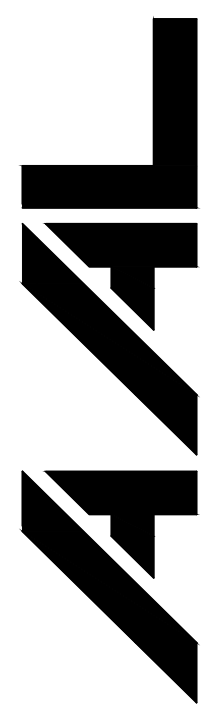
PALM SPRINGS, FLORIDA

Sheet Description
LIGHTING PLAN

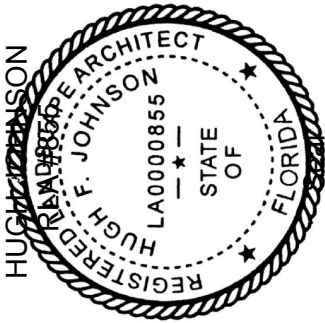
Release Date
10-31-19

Project Number
1931b

Drawing Number
PH
LIGHTING PLAN



Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-9858 EMAIL: AJohnson@aall.net



Revision Dates

LEGEND

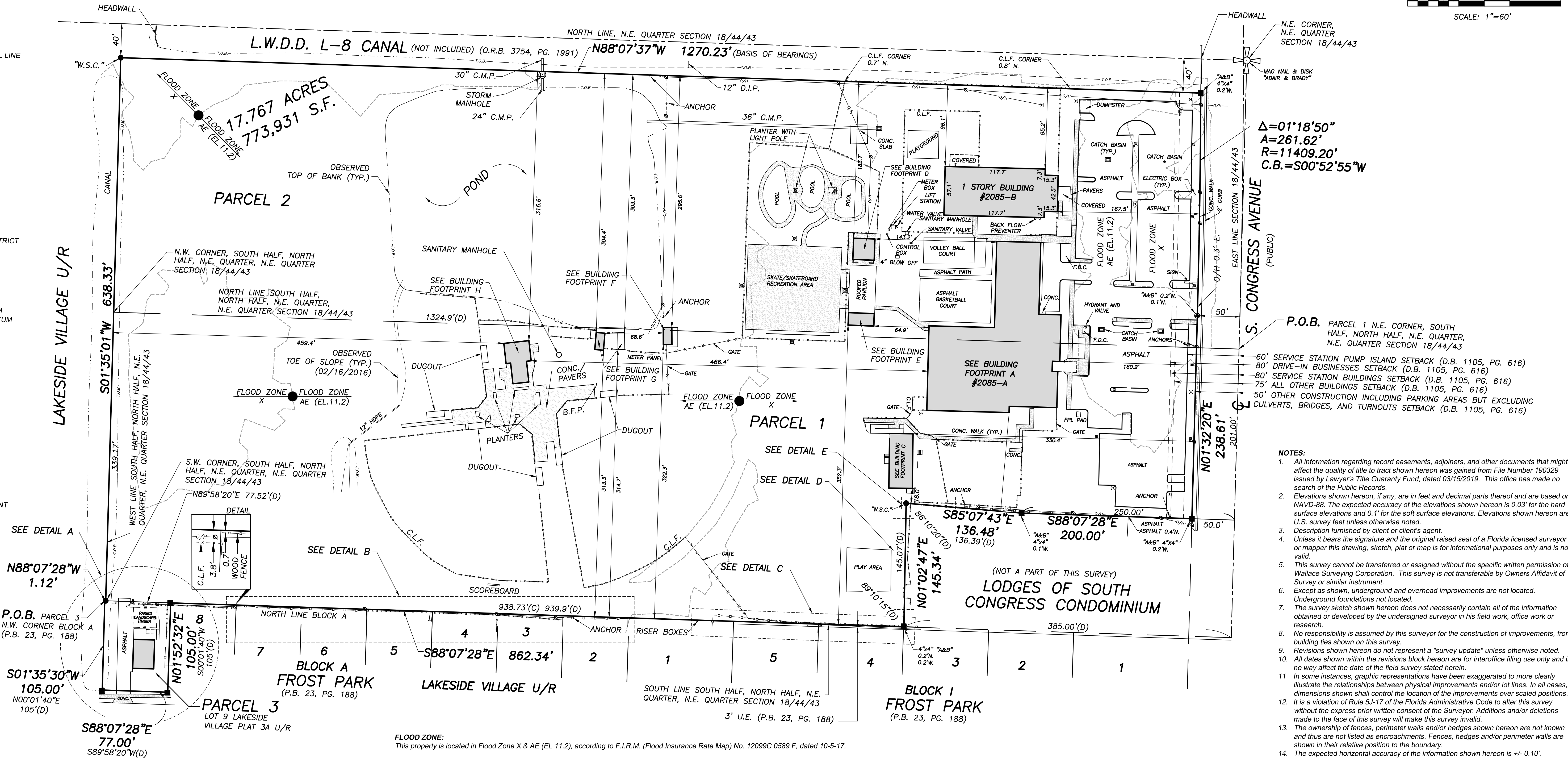
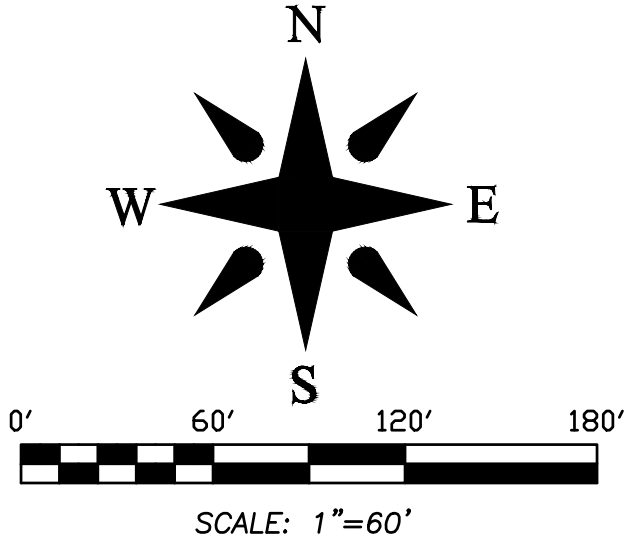
- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
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R. = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
RW. = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S/D. = SUBDIVISION
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TWP. = TOWNSHIP
TYP. = TYPICAL
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= CONCRETE MONUMENT SET (LB #4569)
= ROD & CAP FOUND (AS NOTED)
= 5/8" ROD & CAP SET (LB #4569)
= IRON PIPE FOUND (AS NOTED)
= IRON ROD FOUND (AS NOTED)
= NAIL FOUND
= NAIL & DISK FOUND (AS NOTED)
= MAG NAIL & DISK SET (LB #4569)
= PROPERTY LINE
= UTILITY POLE
= FIRE HYDRANT
= WATER METER
= WATER VALVE
= LIGHT POLE

Boundary Survey For:
WAVERLY SP2, LLC

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

Waverly SP2, LLC

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



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

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

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

LEGAL DESCRIPTION:

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

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

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

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

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

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

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

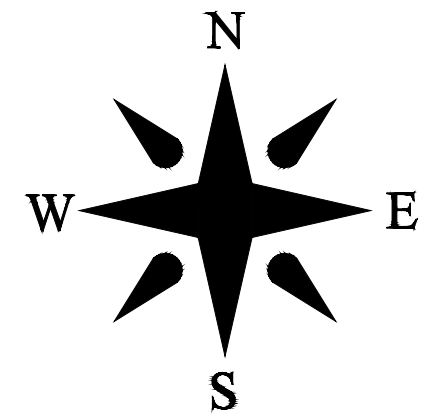
CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon conforms Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 04/22/2019

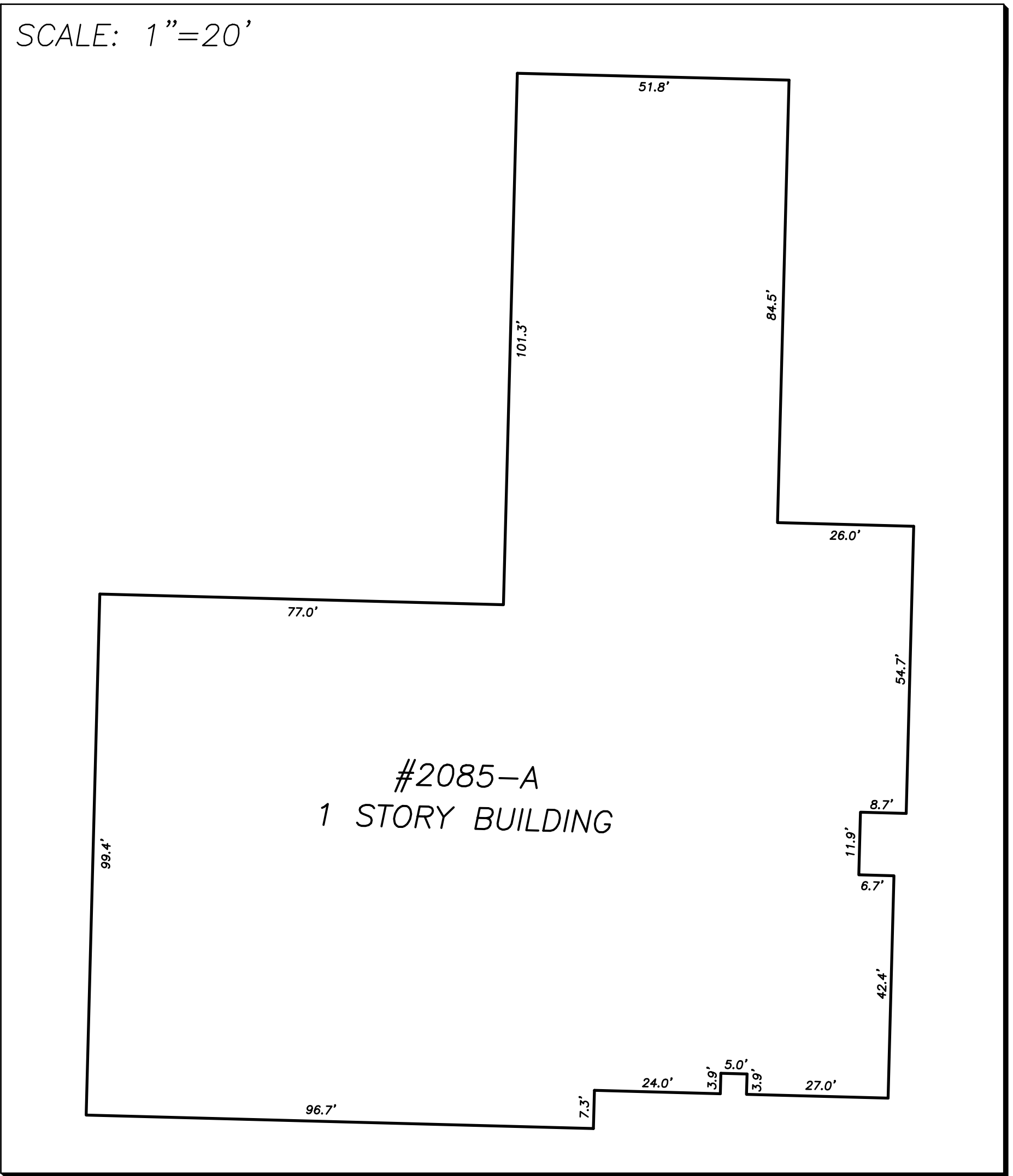
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

04/22/19 SURVEY & TIE-IN UPDATE J.O./S.W. 09-1252.29 WP168/77			
02/16/16 SUR. UPD SPOT ELEVATIONS E.G./N.L. 09-1252.27 LW114/20			
07/25/14 SUR. UPD. 1/1 FINAL (OF NEWLY CONSTRUCTED IMPROVEMENTS ONLY) B.M./J.P. 09-1252.22 LW107/2			
RECDIRECTRY M.B. 09-1252.21			
02/28/14 U/C 1/1 & EL. T.S./J.P. 09-1252.17 LW106/10			
03/30/13 SURVEY AND TIE-IN UPDATE AND CANAL X-SECTIONS J.P./M.B. 09-1252.11 LW102/8			
04/03/12 PLOT FLOOD ZONE LINE M.B. 09-1252.10			
02/28/12 LOCATE FIRE HYDRANT J.P./M.B. 09-1252.9 LW98/14			
12/12/11 SURVEY AND TIE-IN UPDATE AND SPOT ELEVATIONS B.M./M.B. 09-1252.8 LW97/56			
09/15/10 SPOT ELEVATIONS R.C./M.B. 09-1252.6 WP115/70			
Boundary Survey For:			
WAVERLEY SP2, LLC			
WALLACE SURVEYING			
CORP. LICENSED BUSINESS # 4089			
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (961) 640-4551			
FIELD:	J.P.	JOB NO:	09-1252.3
OFFICE:	K.S.	DATE:	6/3/10
C/K'D:	C.W.	REF:	09-1252-1.DWG
		SHEET	1 OF 3

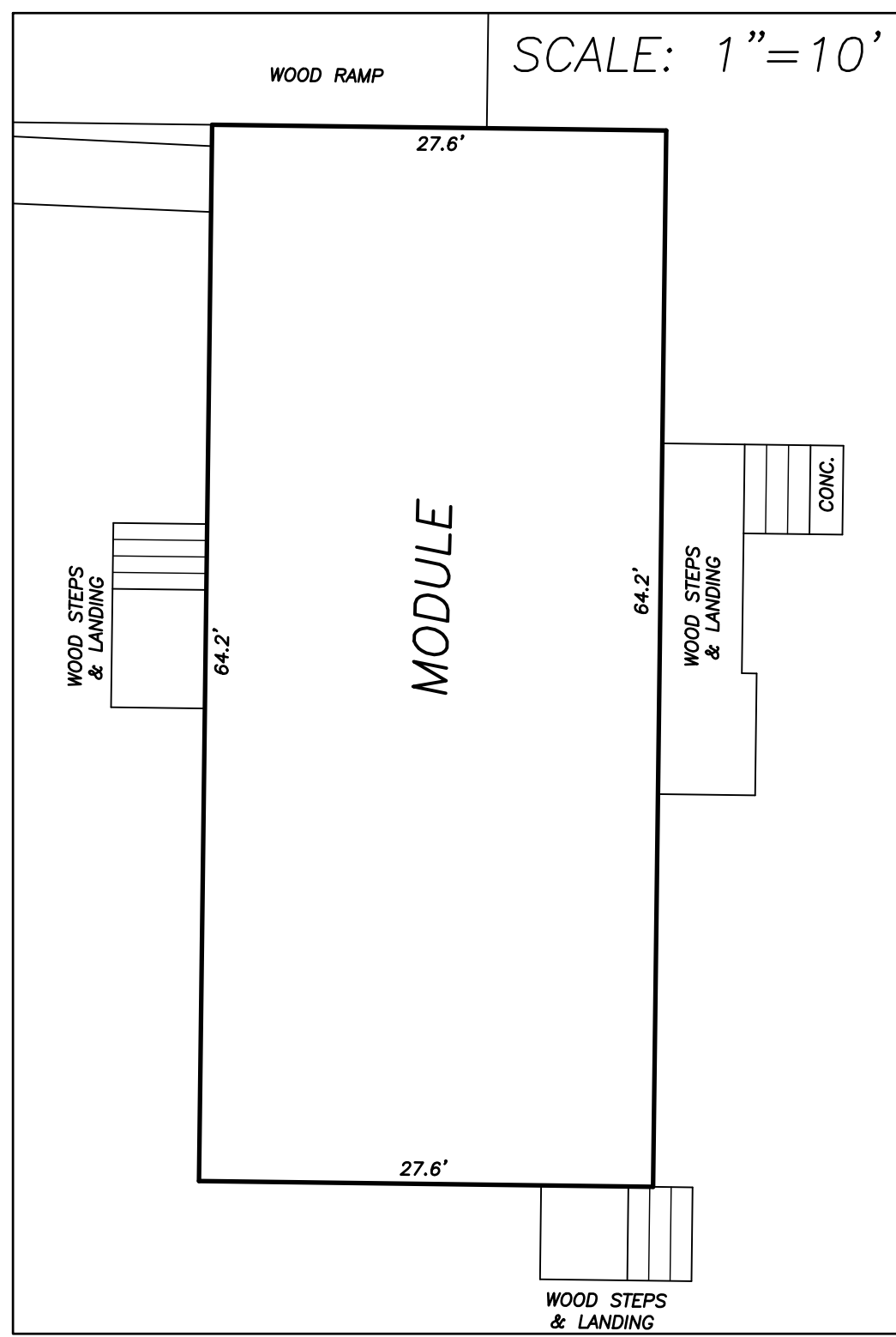
BUILDING FOOTPRINTS



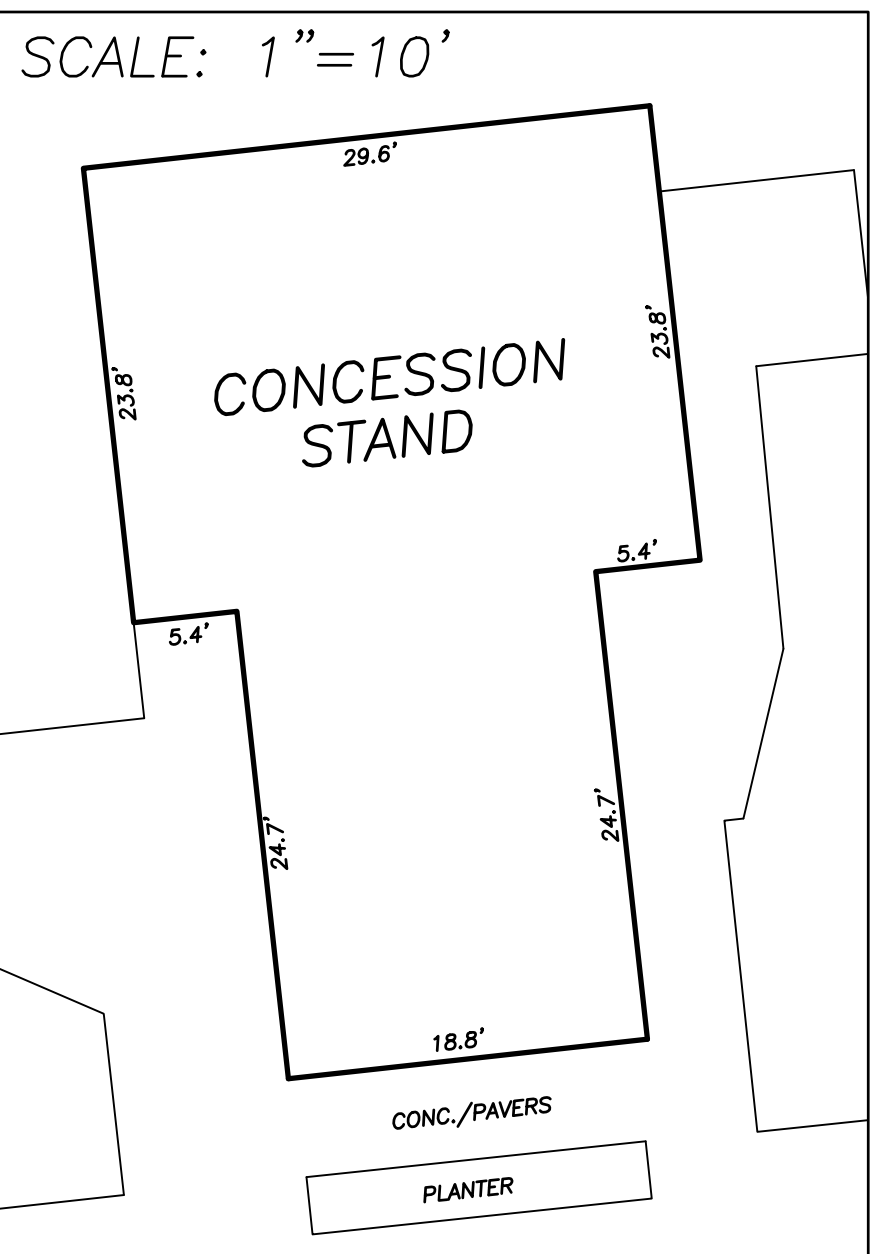
BUILDING FOOTPRINT A



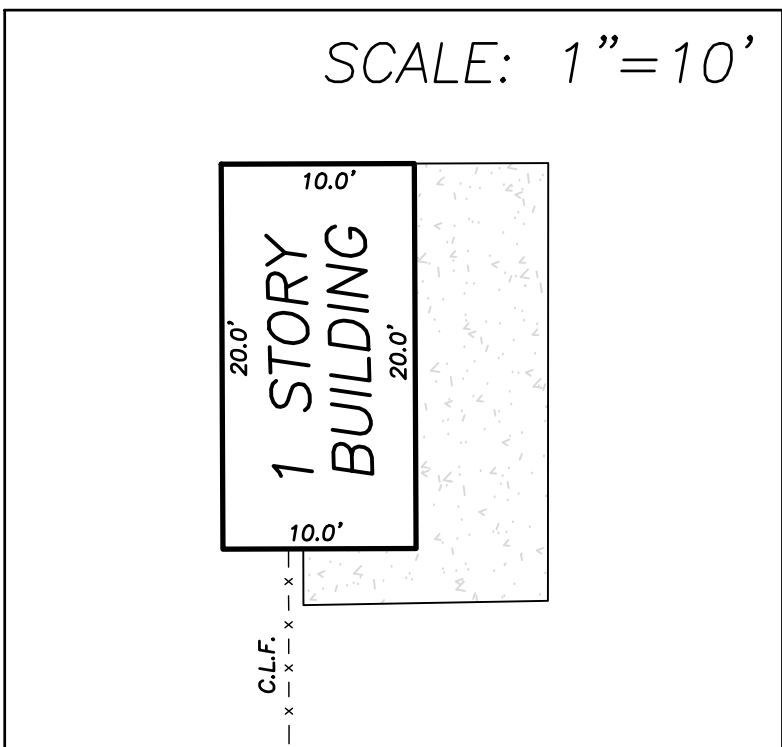
BUILDING FOOTPRINT C



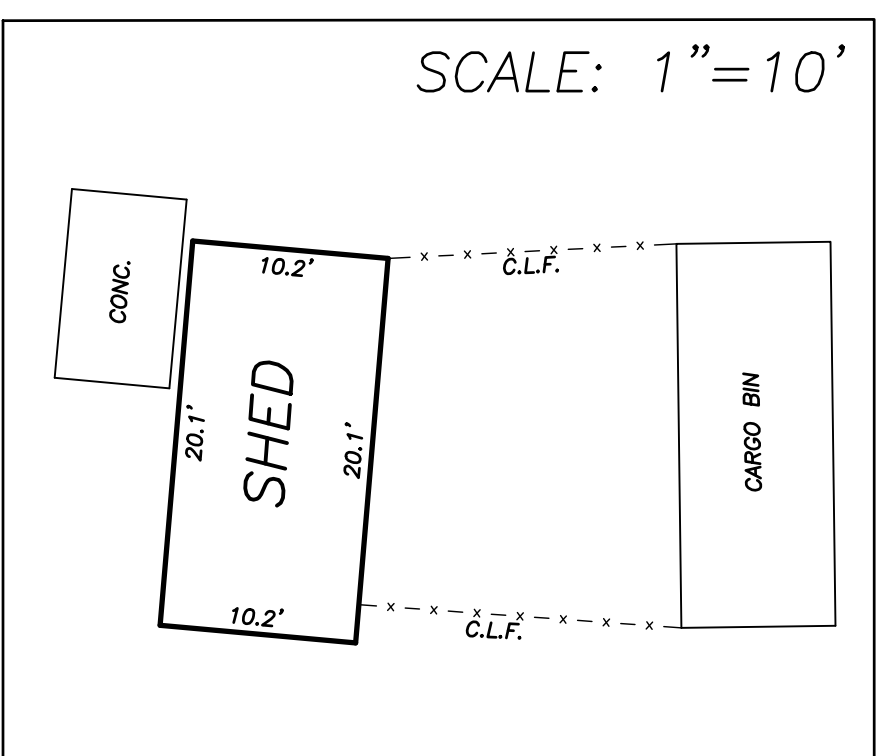
BUILDING FOOTPRINT H



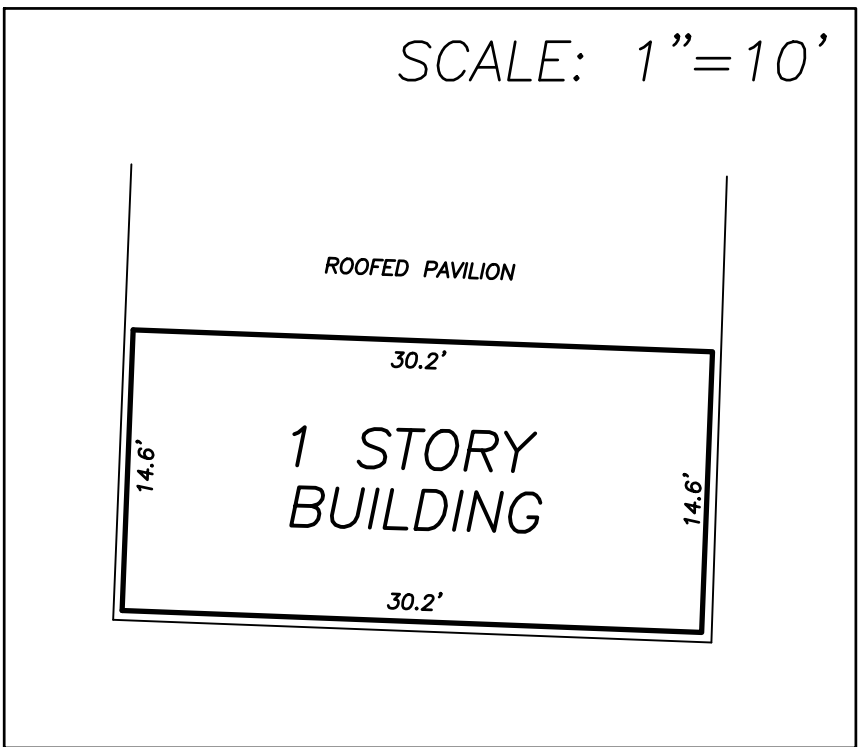
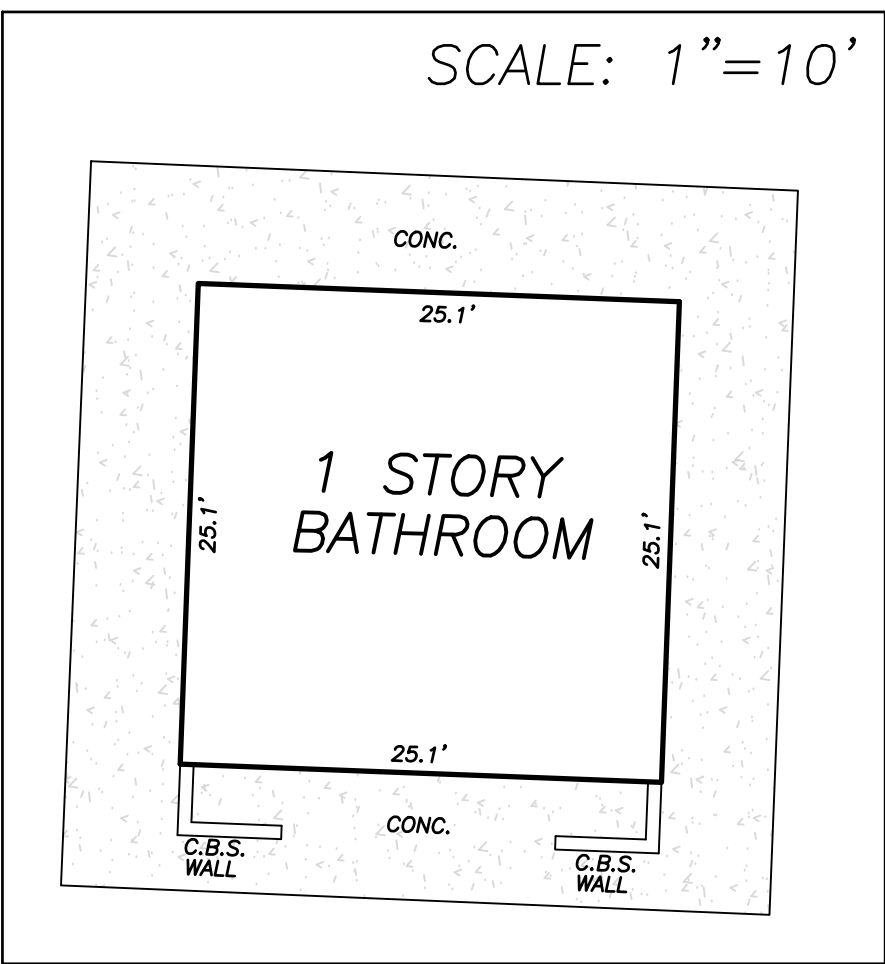
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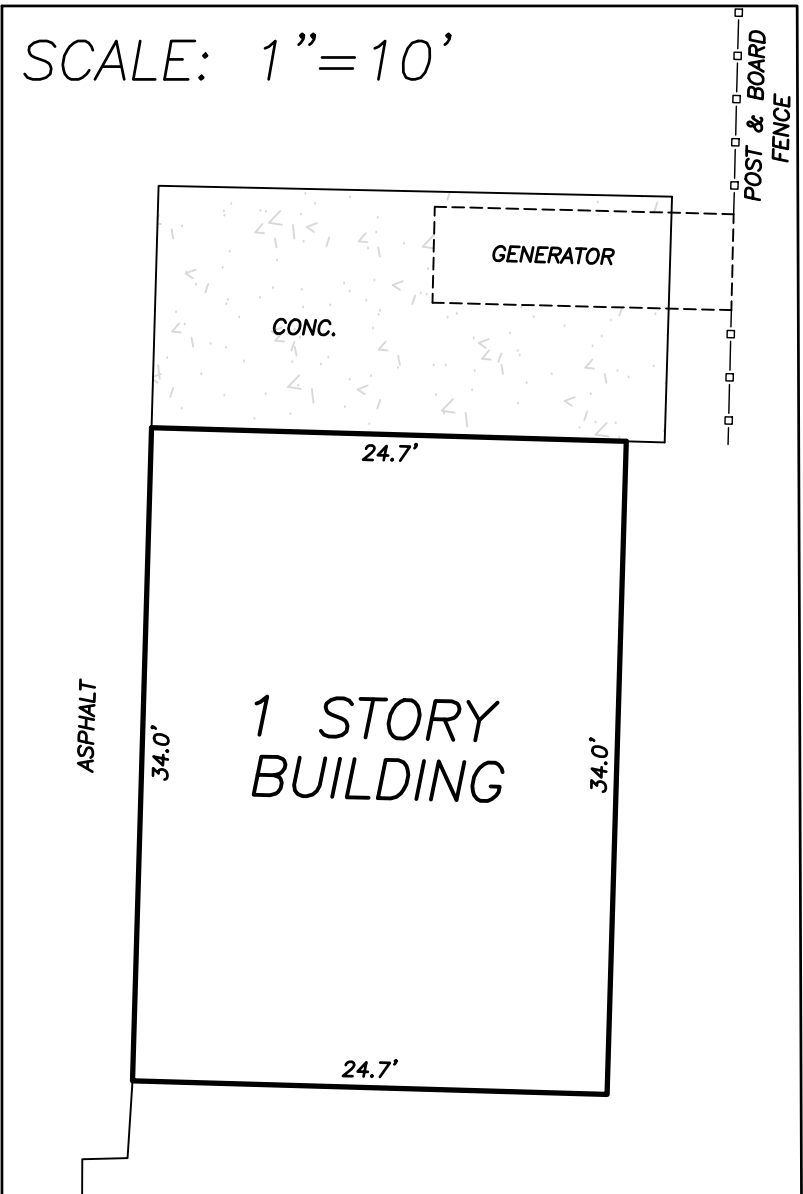
BUILDING FOOTPRINT G



BUILDING FOOTPRINT D BUILDING FOOTPRINT E

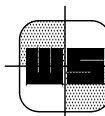


BUILDING FOOTPRINT I



Boundary Survey For:

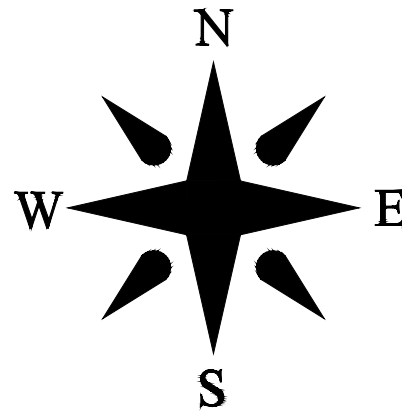
WAVERLEY SP2, LLC



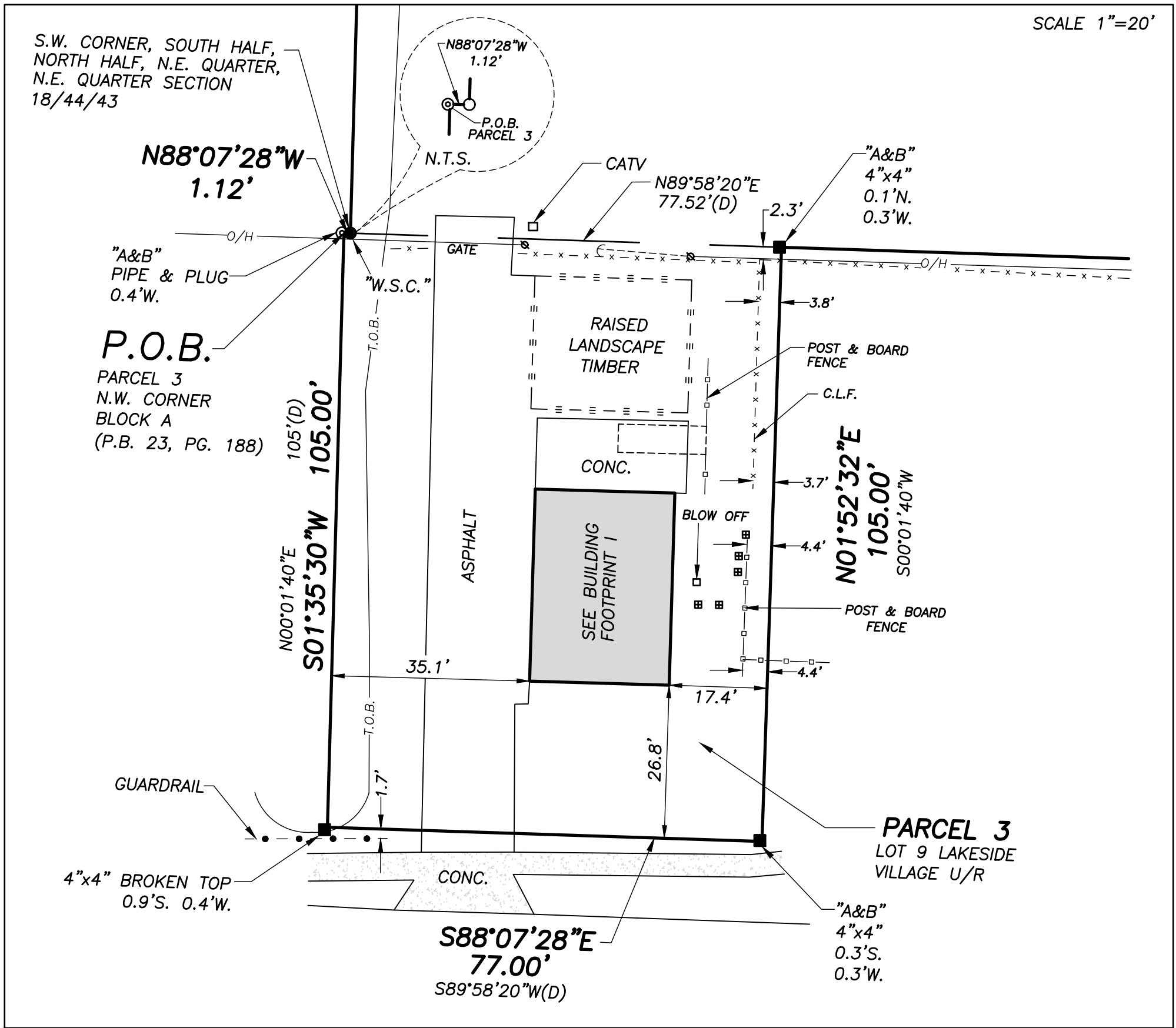
WALLACE SURVEYING
CORP., LICENSED BUSINESS # 4598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	J.P.	JOB NO:	09-1252.3	F.B. WP114	PG. 17
OFFICE:	K.S.	DATE:	6/3/10	DWG. NO.	09-1252-1
C/K'D:	C.W.	REF:	09-1252-1.DWG	SHEET	2 OF 3

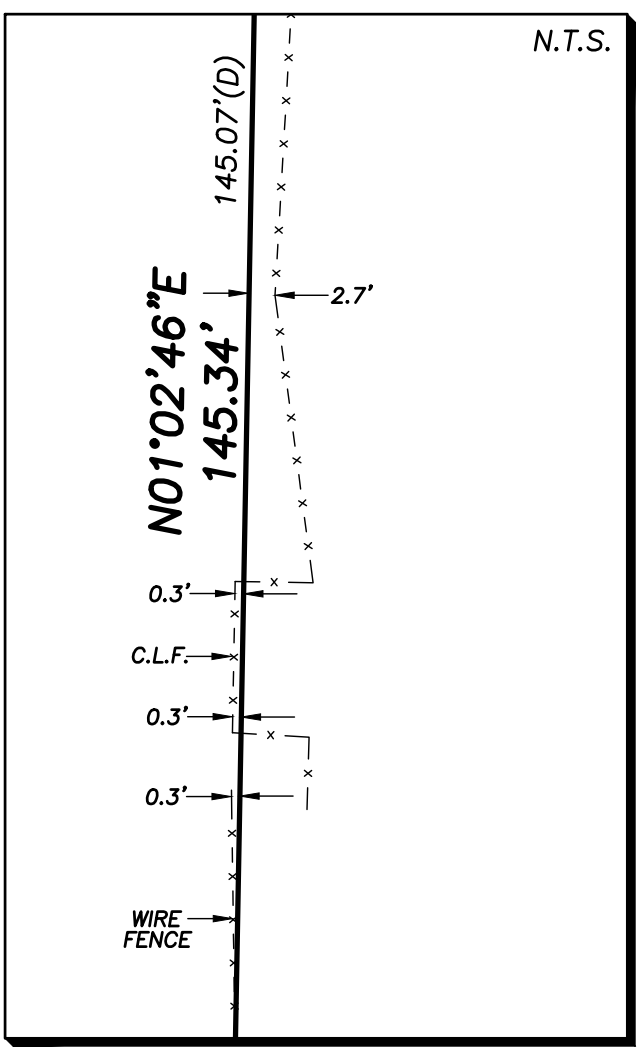
DETAIL SHEET



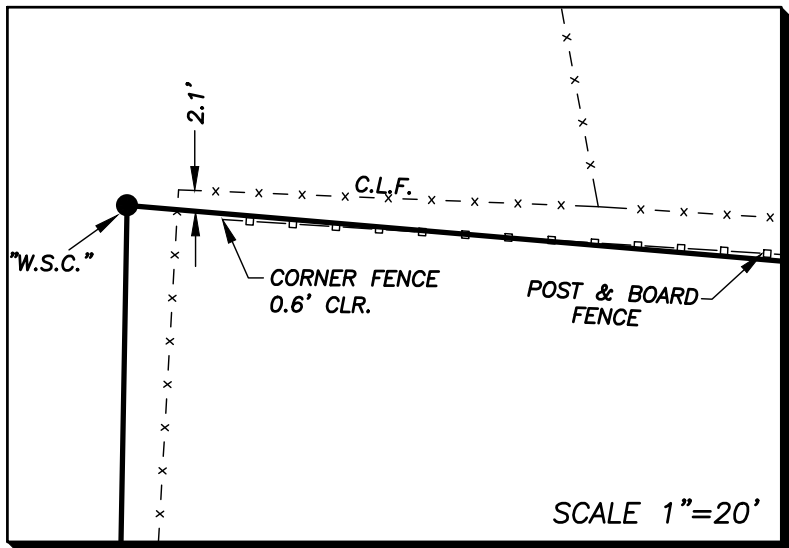
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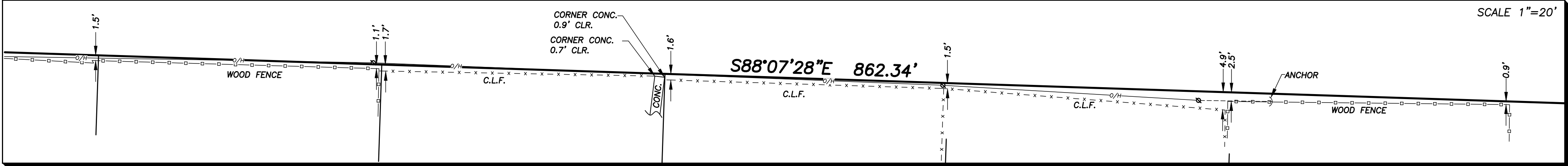
DETAIL D



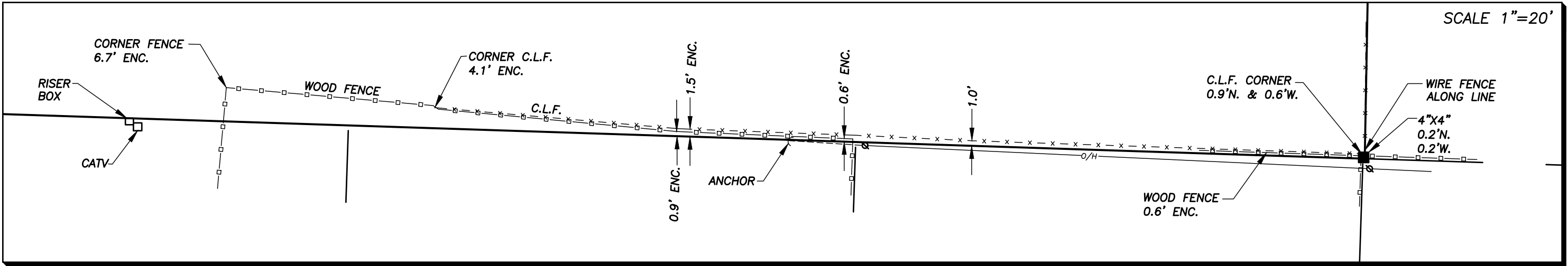
DETAIL E



DETAIL B

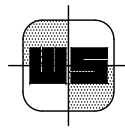


DETAIL C



Boundary Survey For:

WAVERLEY SP2, LLC



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4069
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

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

LEGEND

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= MAG NAIL & DISK SET (LB #4569)
= PROPERTY LINE
= UTILITY POLE
= FIRE HYDRANT
= WATER METER
= WATER VALVE
= LIGHT POLE

Boundary Survey For:
WAVERLY SP2, LLC

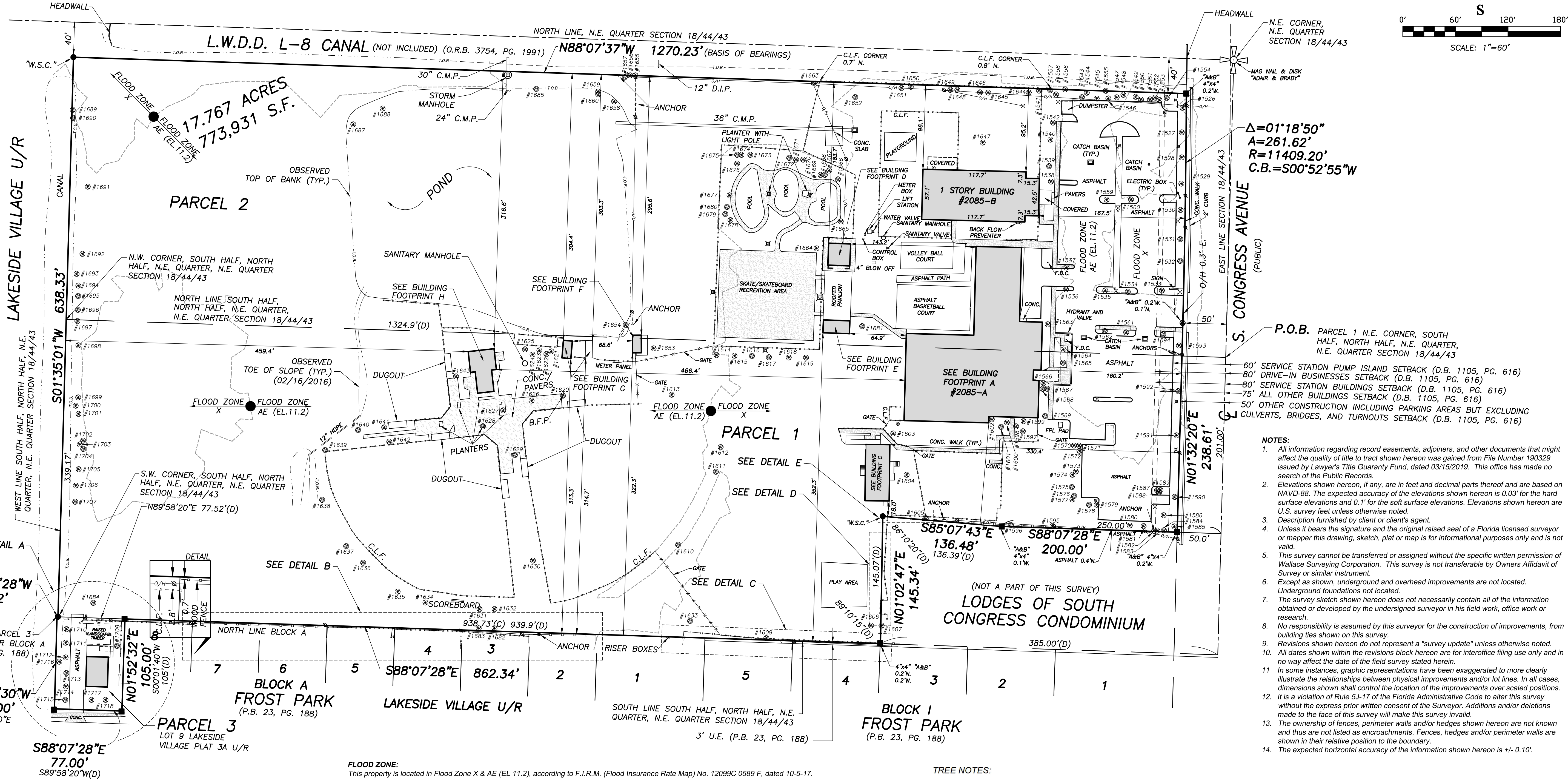
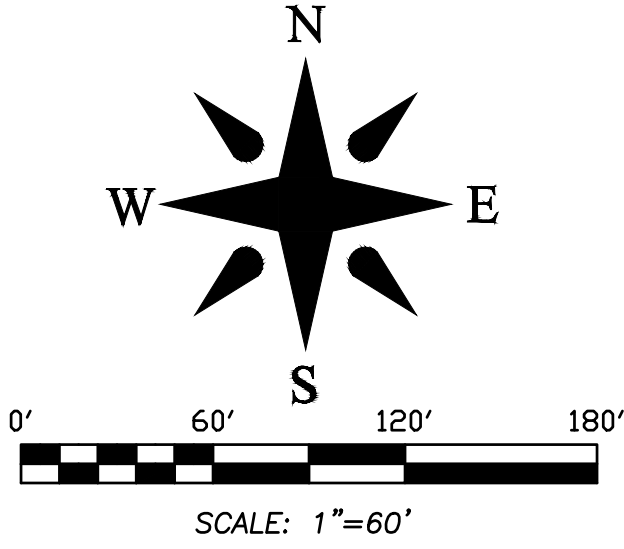
This survey is made specifically and only for the following party for the purpose of design on the surveyed property.

Waverly SP2, LLC

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

SHEET INDEX:

1. SURVEY
2. TREE TABLE & STRUCTURE DETAILS
3. PROPERTY LINE DETAILS



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

TREE NOTES:

1. TREE SIZE (CALIPER) IS MEASURED IN INCHES AT BREAST HEIGHT. CENTER OF TREE SYMBOL IS APPROXIMATE CENTER OF TREE @ GROUND LEVEL.
2. THE SURVEYOR MAKES NO GUARANTEES THAT ALL TREES SPECIES LISTED HEREON ARE COMPLETELY ACCURATE, HOWEVER THEY HAVE BEEN IDENTIFIED AS ACCURATELY AS POSSIBLE FROM PAST EXPERIENCE AND INFORMATION AVAILABLE. IF THERE IS ANY DOUBT, TREE SPECIES SHOULD BE CONFIRMED BY A CERTIFIED ARBORIST.
3. SHRUBS AND SMALL PALMS NOT LOCATED.

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

DATE OF LAST FIELD SURVEY: 04/22/2019

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

FLOOD ZONE:

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

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

LEGAL DESCRIPTION:

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

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

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

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

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

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

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

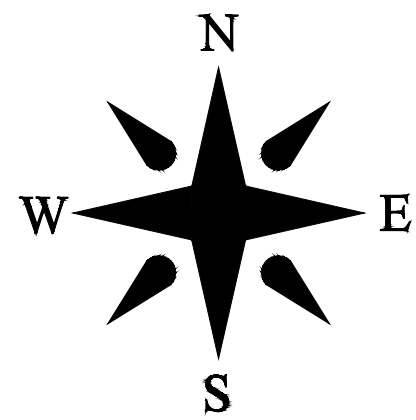
TITLE COMMITMENT REVIEW					
CLIENT:	WAVERLY SP2, LLC	FILE NO.:	190329	DATE:	03/15/19
REVIEWED BY:	CRAIG L. WALLACE	JOB NO.:	09-1252-29		
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT
1-8	N/A	STANDARD EXCEPTIONS Resolution Filing Setback Restrictions for Buildings and Improvements Restrictions, covenants, and conditions for no food service			
9	DB 1105, PG 616				
10	O.R.B. 3035, PG 226				
11	O.R.B. 6495, PG. 761 O.R.B. 6495, PG. 1165 O.R.B. 1732, PG. 612	Any right, title or interest of the Lake Worth Drainage District, incomplete copy supplied, the north 40' was deeded to LWDD in (O.R.B. 3754, PG. 1991) as indicated herein			
12	O.R.B. 4212 PG. 76	Temporary Fencing Permit, allows fencing of the L-8 canal right of way (lessor), and of easement(s)			
13	N/A				

REVISIONS:	
07/09/19	TREE-TIE-IN L.E./S.W. 09-1252-30 WP173/9
04/22/19	SURVEY & TIE-IN UPDATE J.O./S.W. 09-1252-29 WP168/77
02/16/16	SPY: UPD SPOT ELEVATIONS E.O./N.L. 09-1252-27 LW114/20
07/05/14	SPY: UPD L.P. FINAL (OF NEWLY CONSTRUCTED IMPROVEMENTS ONLY) B.M./J.P. 09-1252-22 LW107/3
RECENTRY M.B. 09-1252-21	
02/28/14	U/O T.I. & EL. T.S./L.P. 09-1252-17 LW106/10
03/30/13	SURVEY AND TIE-IN UPDATE AND CANAL X-SECTIONS J.P./M.B. 09-1252-11 LW102/8
04/03/12	PLOT FLOOD ZONE LINE M.B. 09-1252-10
02/28/12	LOCATE FIRE HYDRANT L.P./M.B. 09-1252-9 LW08/14
12/12/11	SURVEY AND TIE-IN UPDATE AND SPOT ELEVATIONS B.M./M.B. 09-1252-8 LW07/56
09/15/10	SPOT ELEVATIONS R.C./M.B. 09-1252-6 WP115/70

Boundary Survey For:

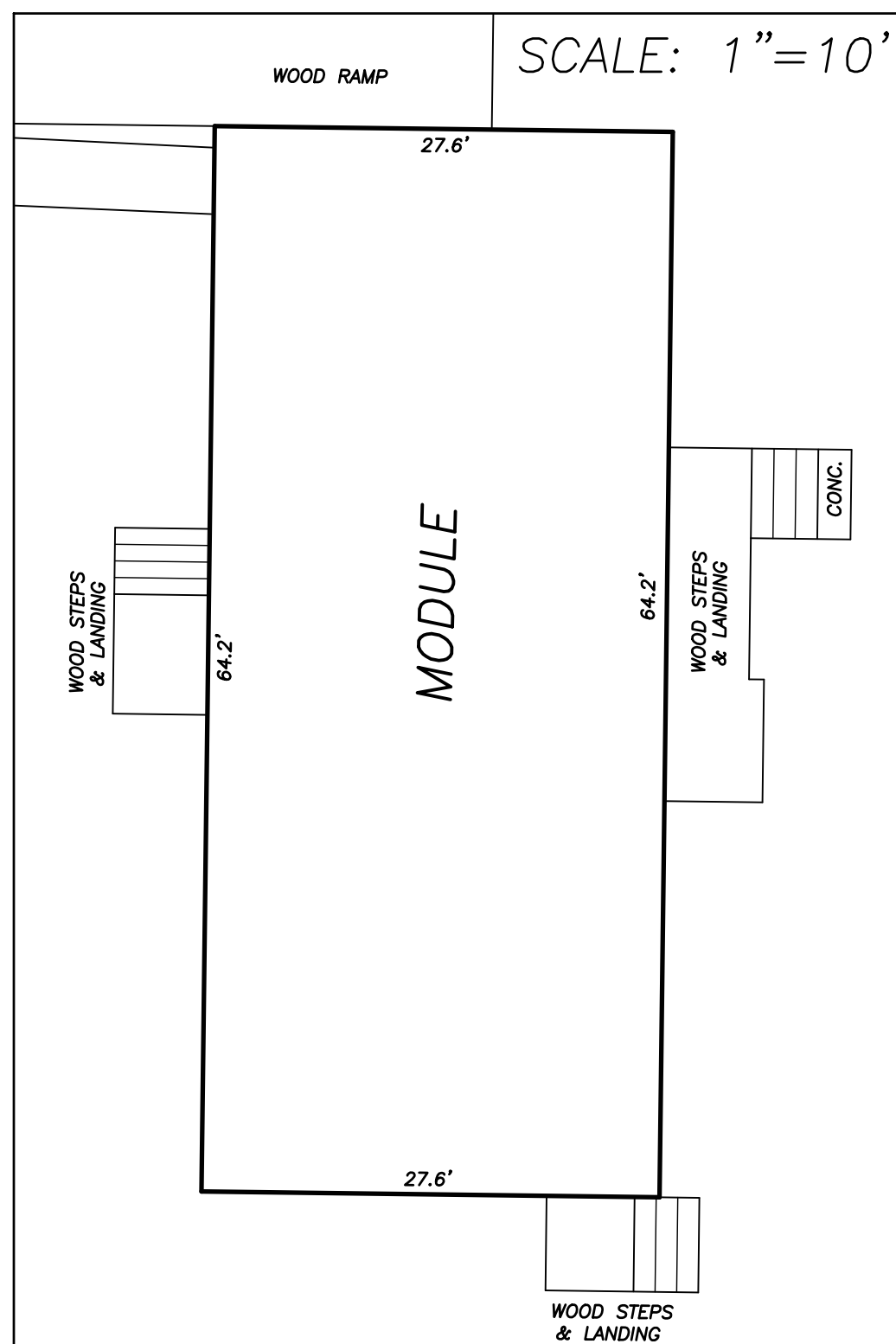
WAVERLEY SP2, LLC

		WALLACE SURVEYING		CORP., LICENSED BUSINESS # 4069	
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551					
FIELD:	J.P.	JOB NO.:	09-1252-3	F.B. WP114	PG. 17
OFFICE:	K.S.	DATE:	6/3/10	DWG. NO.	09-1252
CYCLE:	C.W.	REF:	09-1252-1.DWG	SHEET	1 OF 3

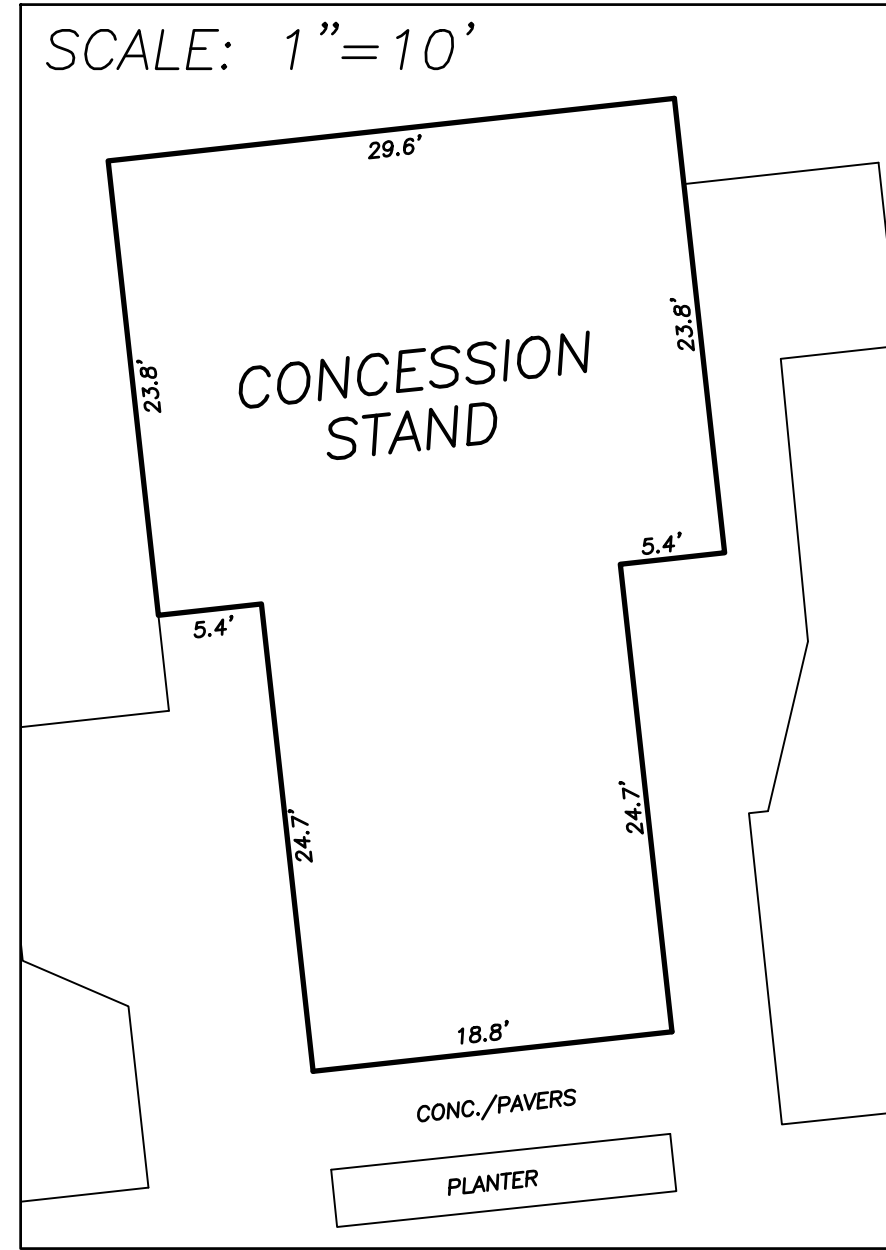


BUILDING FOOTPRINTS

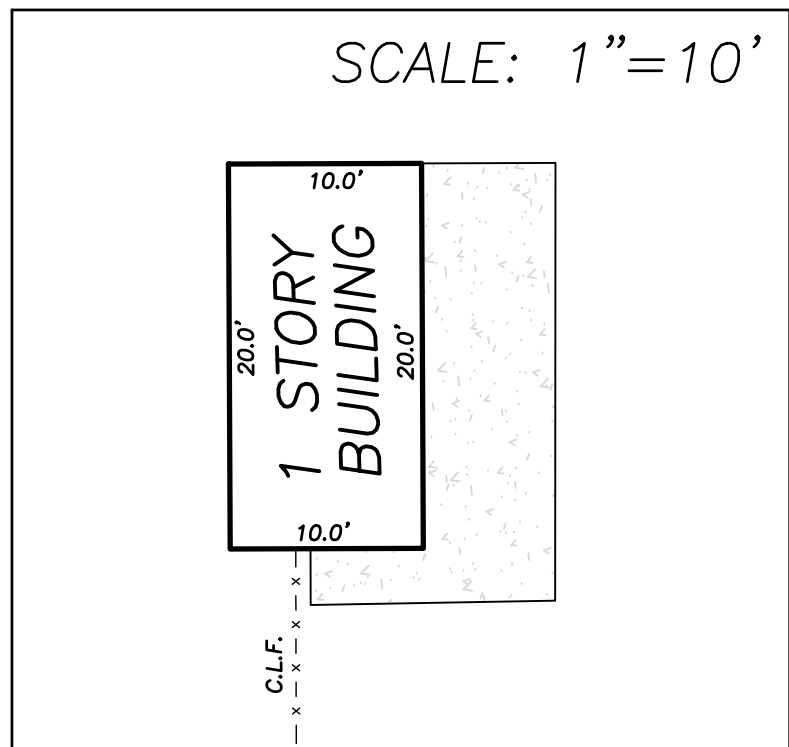
BUILDING FOOTPRINT C



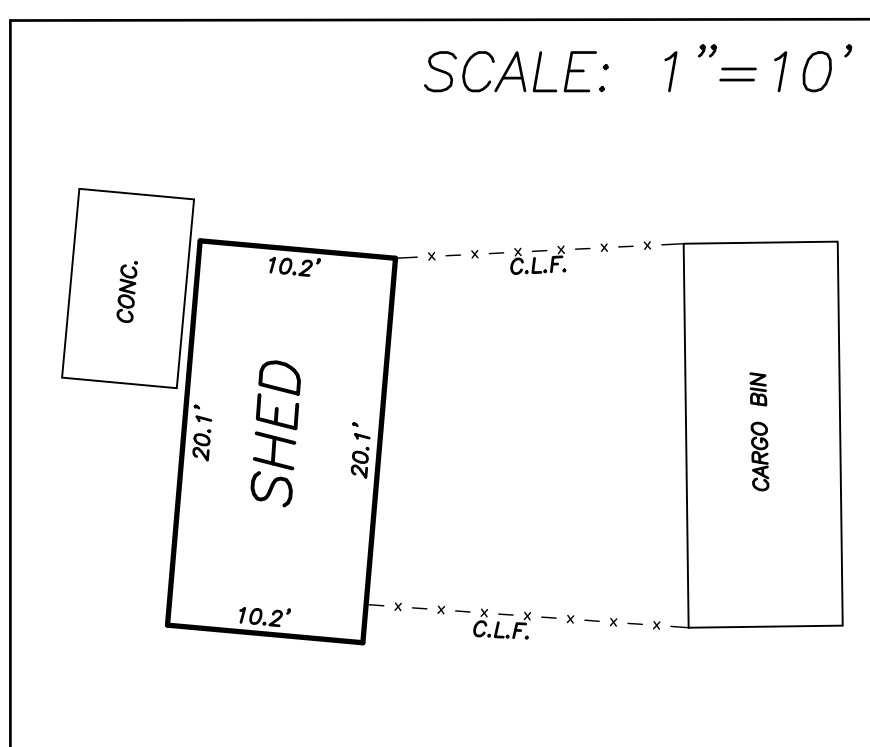
BUILDING FOOTPRINT H



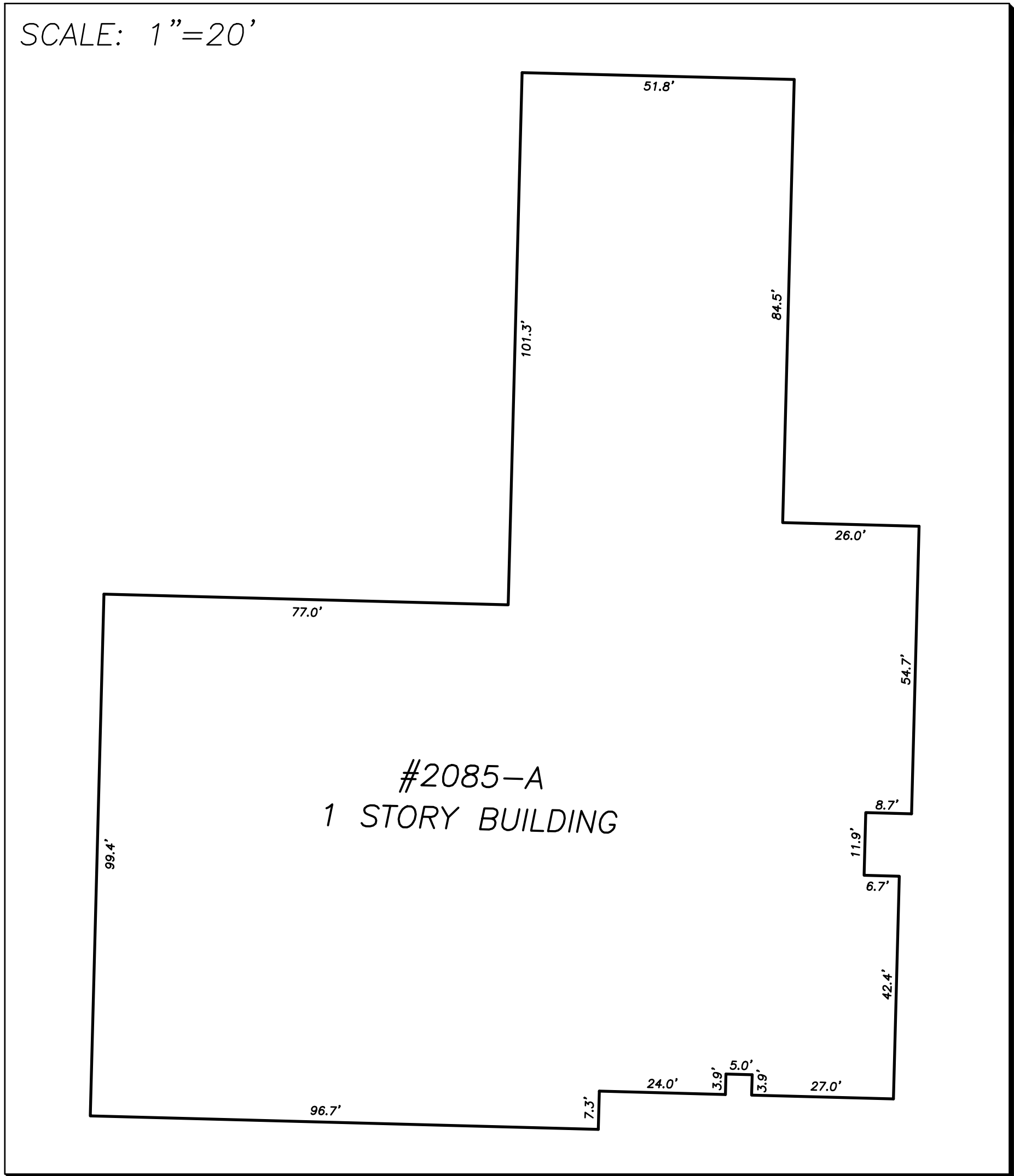
BUILDING FOOTPRINT F



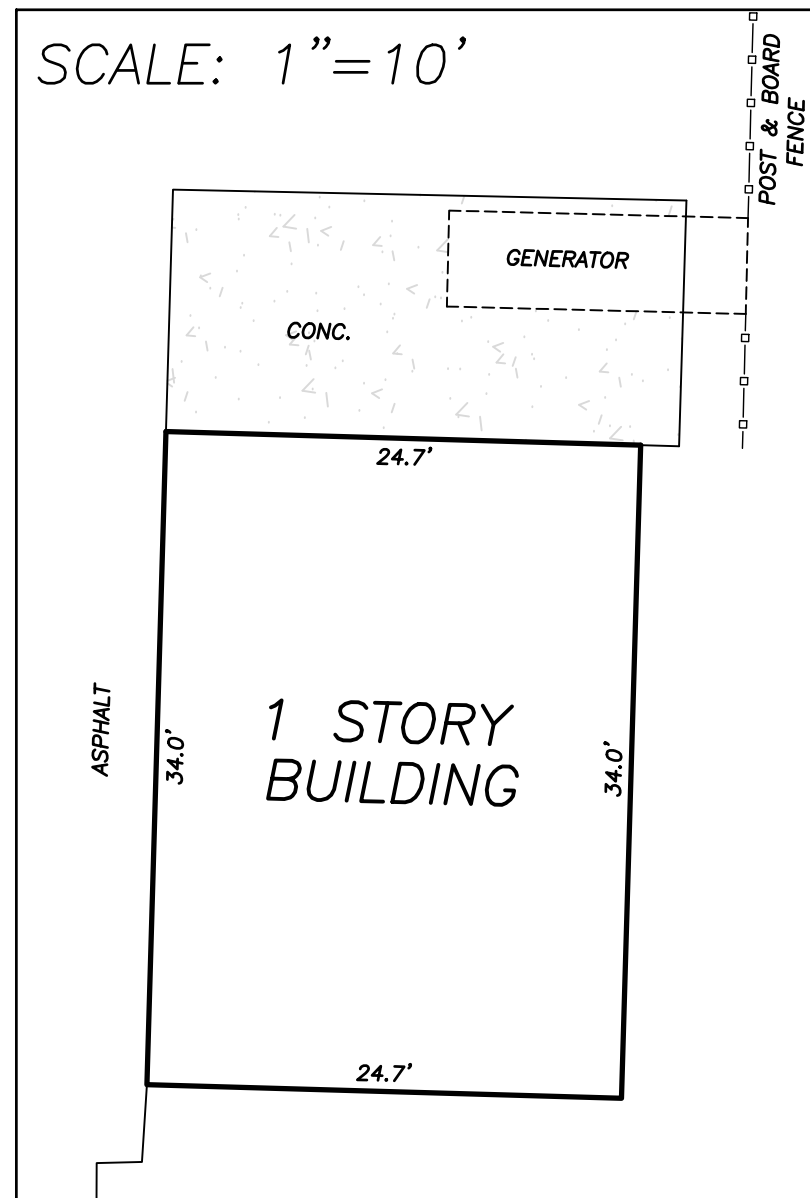
BUILDING FOOTPRINT G



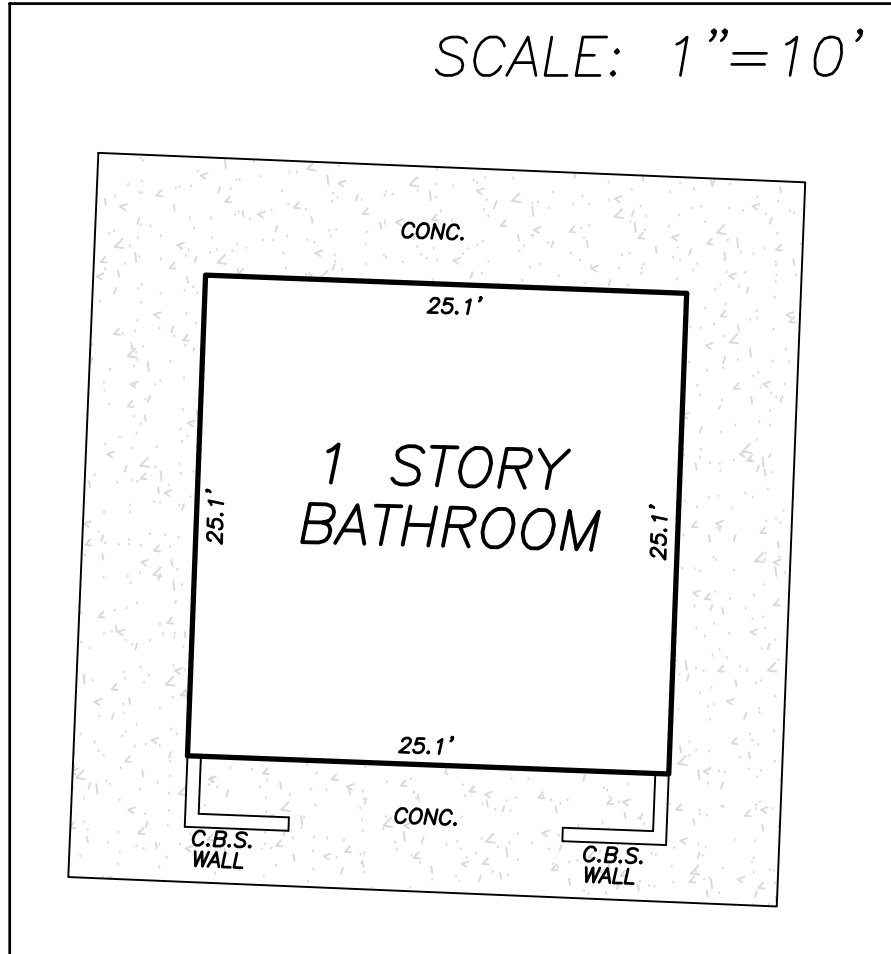
BUILDING FOOTPRINT A



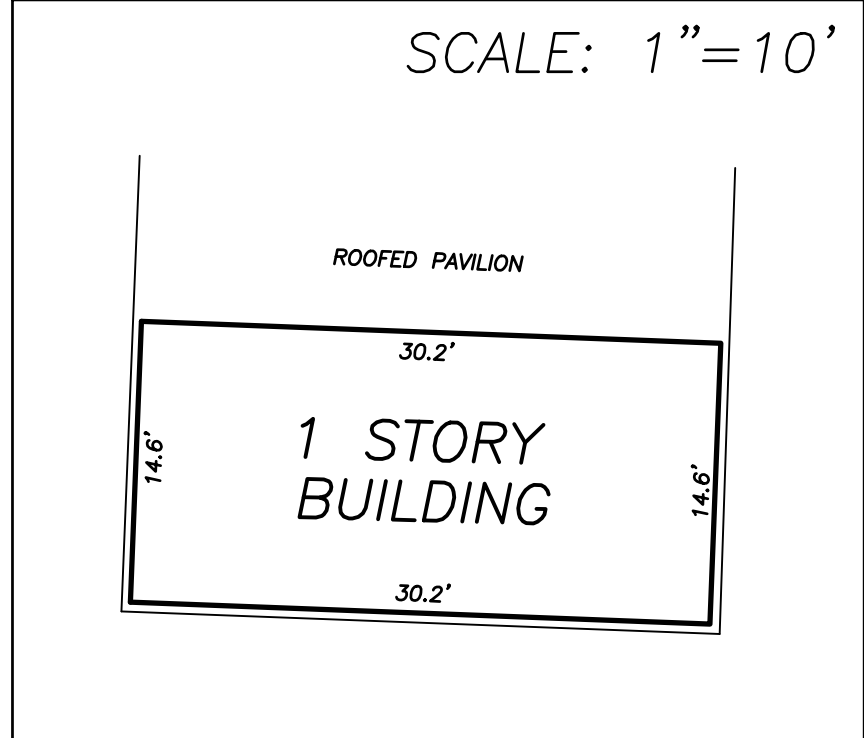
BUILDING FOOTPRINT I



BUILDING FOOTPRINT D



BUILDING FOOTPRINT E

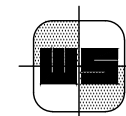


TREE TABLE		
TREE #	DBH	COMMON NAME
1526	10"	ROYAL PALM
1527	10"	ROYAL PALM
1528	10"	ROYAL PALM
1529	10"	ROYAL PALM
1530	10"	ROYAL PALM
1531	10"	ROYAL PALM
1532	10"	ROYAL PALM
1533	22"	ROYAL PALM
1534	18"	ROYAL PALM
1535	18"	ROYAL PALM
1536	16"	ROYAL PALM
1537	16"	ROYAL PALM
1538	8"	ROYAL PALM
1539	12"	SABAL PALM
1540	22"	BLACK OLIVE
1541	10"	SABAL PALM
1542	22"	BLACK OLIVE
1543	12"	SABAL PALM
1544	10"	SABAL PALM
1545	11"	SABAL PALM
1546	9"	SABAL PALM
1547	13"	SABAL PALM
1548	10"	SABAL PALM
1549	13"	SABAL PALM
1550	14"	SABAL PALM
1551	14"	SABAL PALM
1552	12"	SABAL PALM
1553	14"	SABAL PALM
1554	16"	SABAL PALM
1555	13"	SABAL PALM
1556	16" (DOUBLE)	SABAL PALM
1557	16"	SABAL PALM
1558	12"	SABAL PALM
1559	6"	LIVE OAK
1560	6"	LIVE OAK
1561	15"	ROYAL PALM
1562	15"	ROYAL PALM
1563	13"	SABAL PALM
1564	6"	ROYAL PALM
1565	6" (DOUBLE)	ROYAL PALM
1566	13"	SABAL PALM
1567	13"	SABAL PALM
1568	12"	SABAL PALM
1569	11"	SABAL PALM
1570	11"	SABAL PALM
1571	11"	SABAL PALM
1572	10"	SABAL PALM
1573	13"	SABAL PALM
1574	10"	SABAL PALM
1575	10"	SABAL PALM
1576	10"	SABAL PALM
1577	10"	SABAL PALM
1578	9"	SABAL PALM
1579	9"	SABAL PALM
1580	24"	BLACK OLIVE
1581	24"	BLACK OLIVE
1582	13"	SABAL PALM
1583	11"	SABAL PALM
1584	11"	SABAL PALM
1585	11"	SABAL PALM
1586	15"	FICUS
1587	8"	SABAL PALM
1588	8"	SABAL PALM
1589	8"	SABAL PALM
1590	11"	SABAL PALM
1591	16"	BLACK OLIVE
1592	16"	BLACK OLIVE
1593	10"	BLACK OLIVE
1594	14"	ROYAL PALM
1595	12"	SABAL PALM
1596	14"	SABAL PALM
1597	13"	SABAL PALM
1598	12"	SABAL PALM
1599	13"	SABAL PALM
1600	12"	SABAL PALM
1601	11"	SABAL PALM
1602	15" (SEXTUPLE)	BLACK OLIVE
1603	13"	SABAL PALM
1604	8"	FICUS
1605	24"	JAVA PLUM
1606	12"	SABAL PALM
1607	8"	FICUS
1609	9"	CARROT WOOD
1610	15"	ROYAL POINCIANA
1611	10"	ROYAL POINCIANA
1612	8"	LIVE OAK
1613	14"	SABAL PALM
1614	15"	ROYAL PALM
1615	15"	ROYAL PALM
1616	15"	ROYAL PALM
1617	15"	ROYAL PALM
1618	15"	ROYAL PALM
1619	15"	ROYAL PALM
1620	8"	LIVE OAK
1621	11"	WASHINGTON PALM
1622	13"	WASHINGTON PALM
1623	10"	WASHINGTON PALM
1624	13"	WASHINGTON PALM
1625	10"	WASHINGTON PALM
1626	9"	LIVE OAK
1627	8"	LIVE OAK
1628	9"	LIVE OAK
1629	6"	LIVE OAK
1630	13"	SABAL PALM

1631	14"	LIVE OAK	QUERCUS VIRGINIANA
1632	12"	LIVE OAK	QUERCUS VIRGINIANA
1633	26"	BLACK OLIVE	BUCIDA BUCERAS
1634	13"	LIVE OAK	QUERCUS VIRGINIANA
1635	13"	LIVE OAK	QUERCUS VIRGINIANA
1636	12"	LIVE OAK	QUERCUS VIRGINIANA
1637	12"	LIVE OAK	QUERCUS VIRGINIANA
1638	12"	LIVE OAK	QUERCUS VIRGINIANA
1639	13"	SABAL PALM	SABAL PALMETTO
1640	13"	SABAL PALM	SABAL PALMETTO
1641	14"	SABAL PALM	SABAL PALMETTO
1642	12"	SABAL PALM	SABAL PALMETTO
1643	14"	LIVE OAK	QUERCUS VIRGINIANA
1644	10"	SABAL PALM	SABAL PALMETTO
1645	10"	SABAL PALM	SABAL PALMETTO
1646	10"	SABAL PALM	SABAL PALMETTO
1647	9"	GUMBO LIMBO	BURSERA SIMARUBA
1648	9"	SABAL PALM	SABAL PALMETTO
1649	9"	SABAL PALM	SABAL PALMETTO
1650	9"	SABAL PALM	SABAL PALMETTO
1651	10"	SABAL PALM	SABAL PALMETTO
1652	14"	SABAL PALM	SABAL PALMETTO
1653	14"	SABAL PALM	SABAL PALMETTO
1654	14"	SABAL PALM	SABAL PALMETTO
1655	12"	SABAL PALM	SABAL PALMETTO
1656	16"	SABAL PALM	SABAL PALMETTO
1657	16"	SABAL PALM	SABAL PALMETTO
1658	14"	SABAL PALM	SABAL PALMETTO
1659	14"	SABAL PALM	SABAL PALMETTO
1660	14"	SABAL PALM	SABAL PALMETTO
1661	8"	LIVE OAK	QUERCUS VIRGINIANA
1662	14"	SABAL PALM	SABAL PALMETTO
1663	13" (DOUBLE)	SABAL PALM	SABAL PALMETTO
1664	12"	SABAL PALM	SABAL PALMETTO
1665	12"	SABAL PALM	SABAL PALMETTO
1666	12"	SABAL PALM	SABAL PALMETTO
1667	12"	SABAL PALM	SABAL PALMETTO
1668	12"	SABAL PALM	SABAL PALMETTO
1669	12"	SABAL PALM	SABAL PALMETTO
1670	12"	SABAL PALM	SABAL PALMETTO
1671	12"	SABAL PALM	SABAL PALMETTO
1672	12"	SABAL PALM	SABAL PALMETTO
1673	12"	SABAL PALM	SABAL PALMETTO
1674	12"	SABAL PALM	SABAL PALMETTO
1675	12"	SABAL PALM	SABAL PALMETTO
1676	12"	SABAL PALM	SABAL PALMETTO
1677	14"	ROYAL PALM	ROYSTONEA REGIA
1678	13"	SABAL PALM	SABAL PALMETTO
1679	12"	SABAL PALM	SABAL PALMETTO
1680	10"	SABAL PALM	SABAL PALMETTO
1683	13"	MANGO	MANGIFERA INDICA
1684	8"	FICUS	FICUS BENJAMINA
1685	10"	LIVE OAK	QUERCUS VIRGINIANA
1687	13"	SABAL PALM	SABAL PALMETTO
1688	14"	SABAL PALM	SABAL PALMETTO
1689	12"	SABAL PALM	SABAL PALMETTO
1690	12"	SABAL PALM	SABAL PALMETTO
1691	15"	SABAL PALM	SABAL PALMETTO
1692	12"	LIVE OAK	QUERCUS VIRGINIANA
1693	15"	SABAL PALM	SABAL PALMETTO
1694	15"	SABAL PALM	SABAL PALMETTO
1695	14"	SABAL PALM	SABAL PALMETTO
1696	14"	SABAL PALM	SABAL PALMETTO
1697	14"	SABAL PALM	SABAL PALMETTO
1698	14"	SABAL PALM	SABAL PALMETTO
1699	15"	SABAL PALM	SABAL PALMETTO
1700	15"	SABAL PALM	SABAL PALMETTO
1701	15"	SABAL PALM	SABAL PALMETTO
1702	15" (TRIPLE)	SABAL PALM	SABAL PALMETTO
1703	15"	SABAL PALM	SABAL PALMETTO
1704	16"	SABAL PALM	SABAL PALMETTO
1705	12"	SABAL PALM	SABAL PALMETTO
1706	12"	SABAL PALM	SABAL PALMETTO
1707	12"	SABAL PALM	SABAL PALMETTO
1708	4"	FICUS	FICUS BENJAMINA
1710	6"	HONG KONG ORCHID TREE	BAUHINIA BLAKEANA
1711	6"	HONG KONG ORCHID TREE	BAUHINIA BLAKEANA
1712	10"	HONG KONG ORCHID TREE	BAUHINIA BLAKEANA
1713	6"	HONG KONG ORCHID TREE	BAUHINIA BLAKEANA
1714	8"	HONG KONG ORCHID TREE	BAUHINIA BLAKEANA
1715	8"	HONG KONG ORCHID TREE	BAUHINIA BLAKEANA
1716	14" (DOUBLE)	SABAL PALM	SABAL PALMETTO
1717	8"	HONG KONG ORCHID TREE	BAUHINIA BLAKEANA
1718	6"	HONG KONG ORCHID TREE	BAUHINIA BLAKEANA

Boundary Survey For:

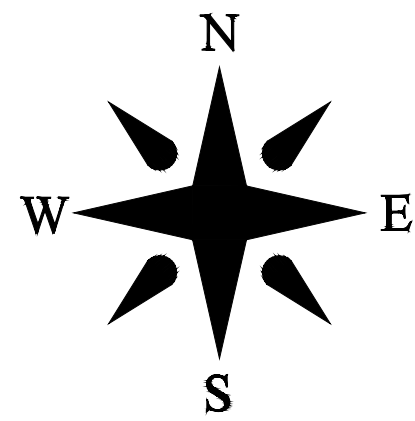
WAVERLEY SP2, LLC



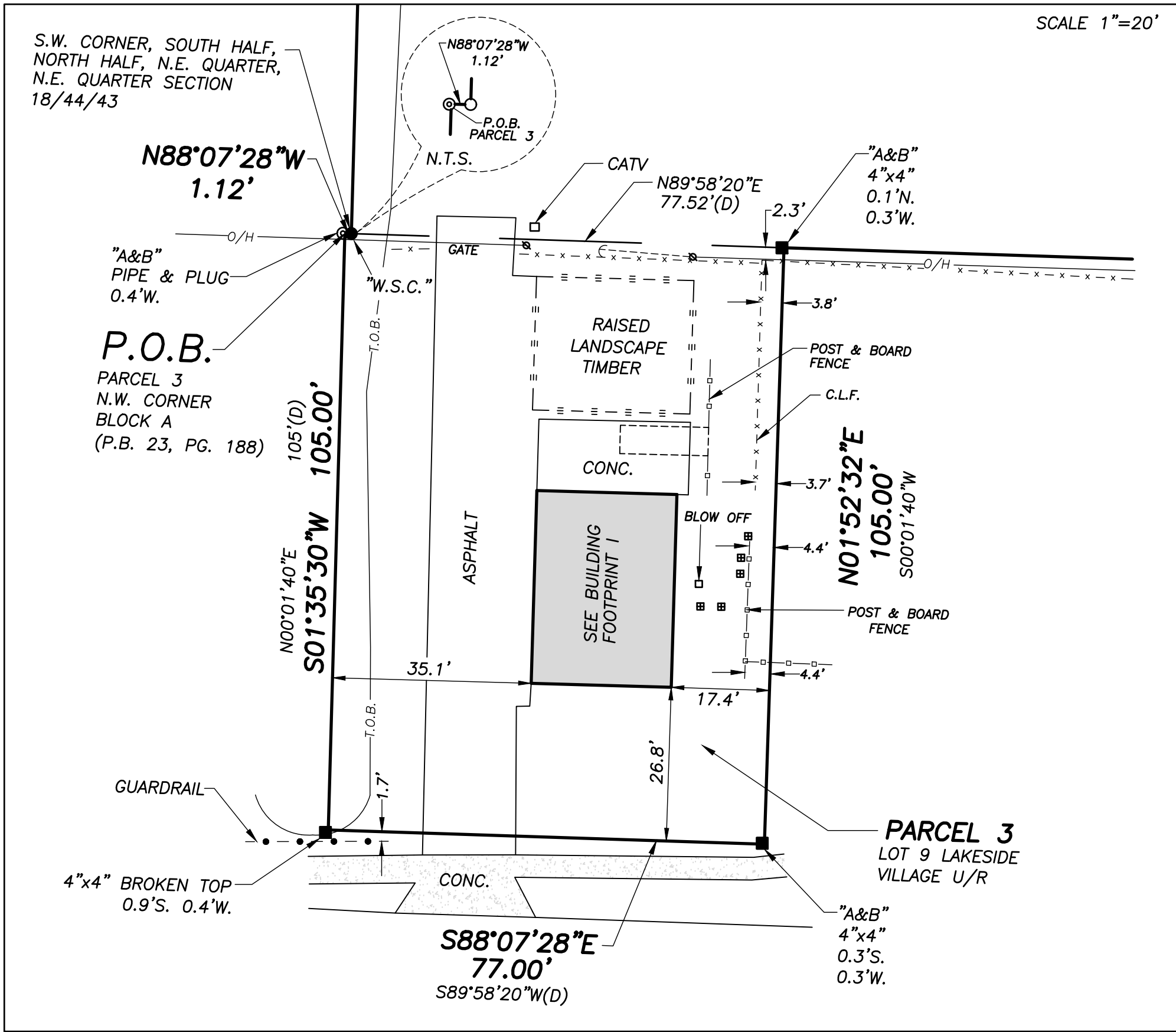
WALLACE SURVEYING
CORP., LICENSED BUSINESS # 4061
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-6551

FIELD:	J.P.	JOB NO:	09-1252.3	F.B. WP114	PG. 17
OFFICE:	K.S.	DATE:	6/3/10	DWG. NO.	09-1252-1
C/K'D:	C.W.	REF:	09-1252-1.DWG	SHEET	2 OF 3

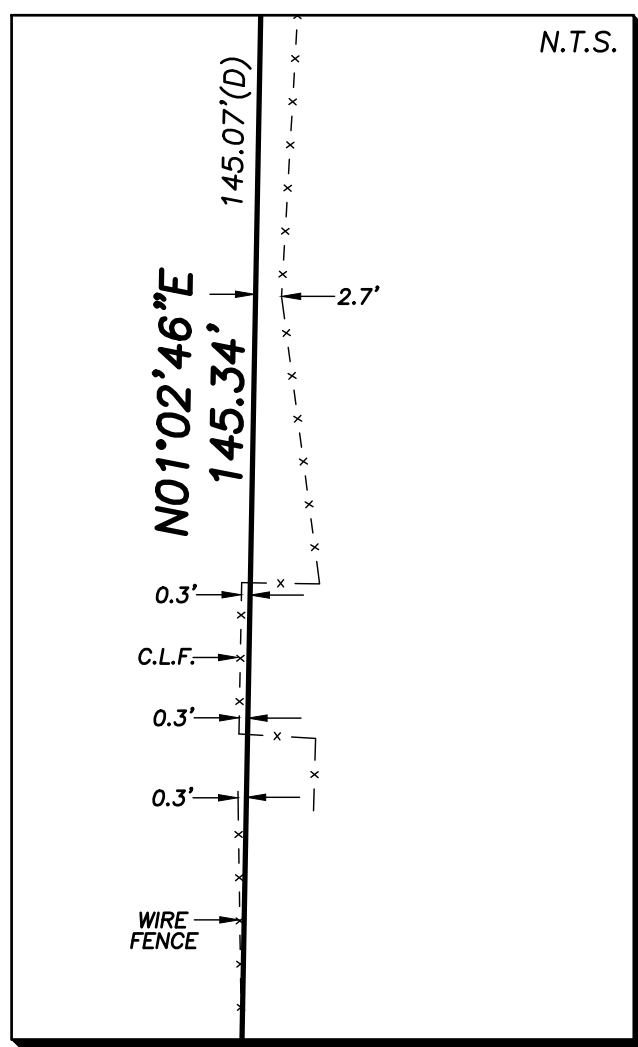
DETAIL SHEET



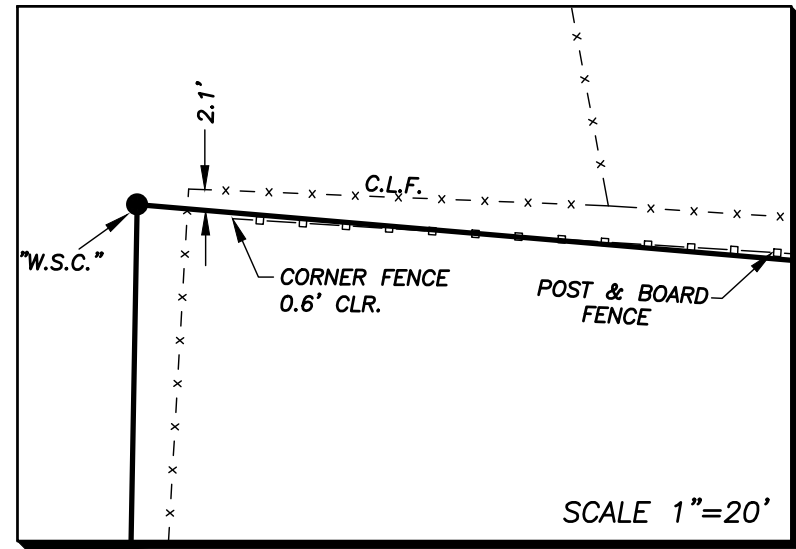
DETAIL A



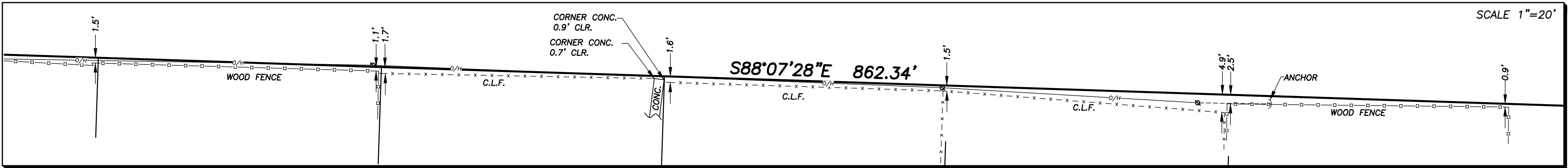
DETAIL D



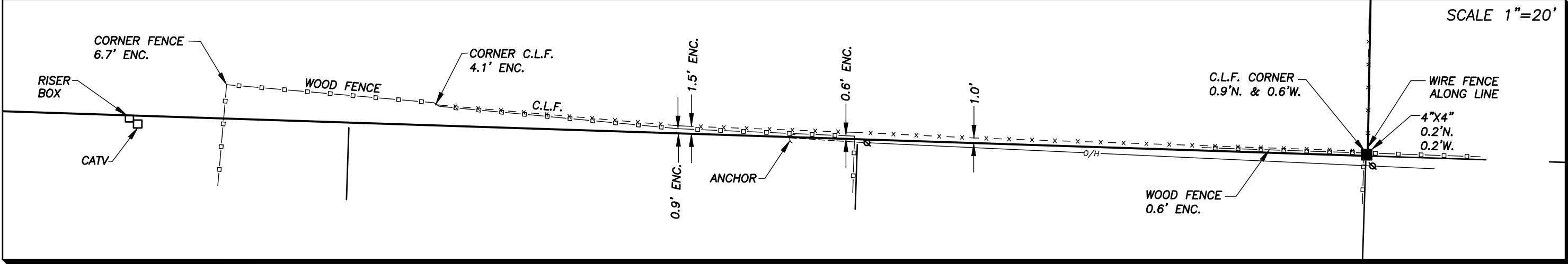
DETAIL E



DETAIL B

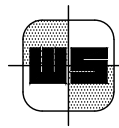


DETAIL C



Boundary Survey For:

WAVERLEY SP2, LLC

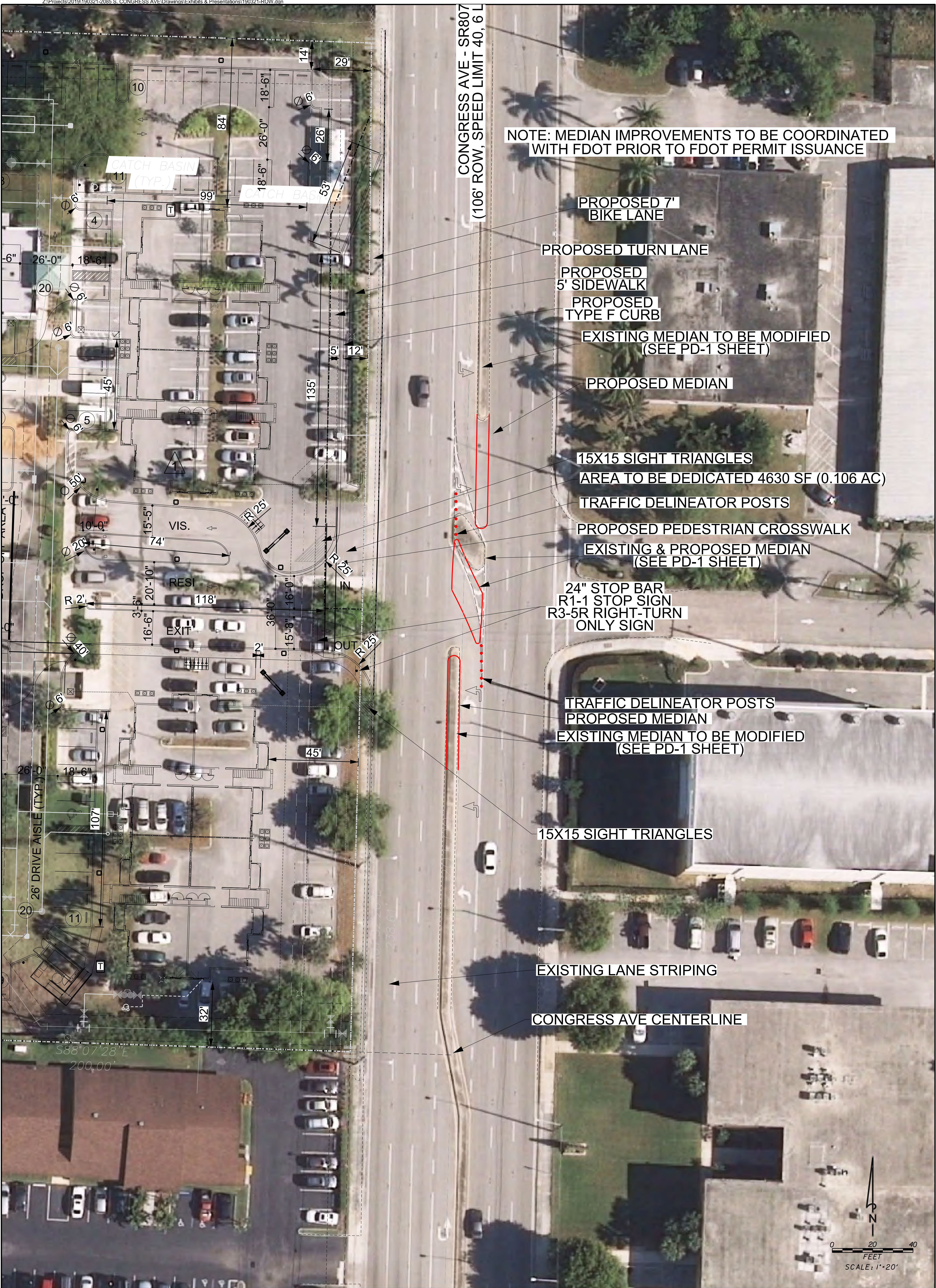


WALLACE SURVEYING

CORP. LICENSED BUSINESS # 4069
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

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





PROJECT: 1903-21

SHEET: EX-1

DATE: 07/19

DESIGNED BY: JH

DRAWN BY: RM

CHECKED BY: JH

DATE: 07/19

DESIGNED BY: JH

DRAWN BY: RM

CHECKED BY: JH

PALM SPRINGS RESIDENCES

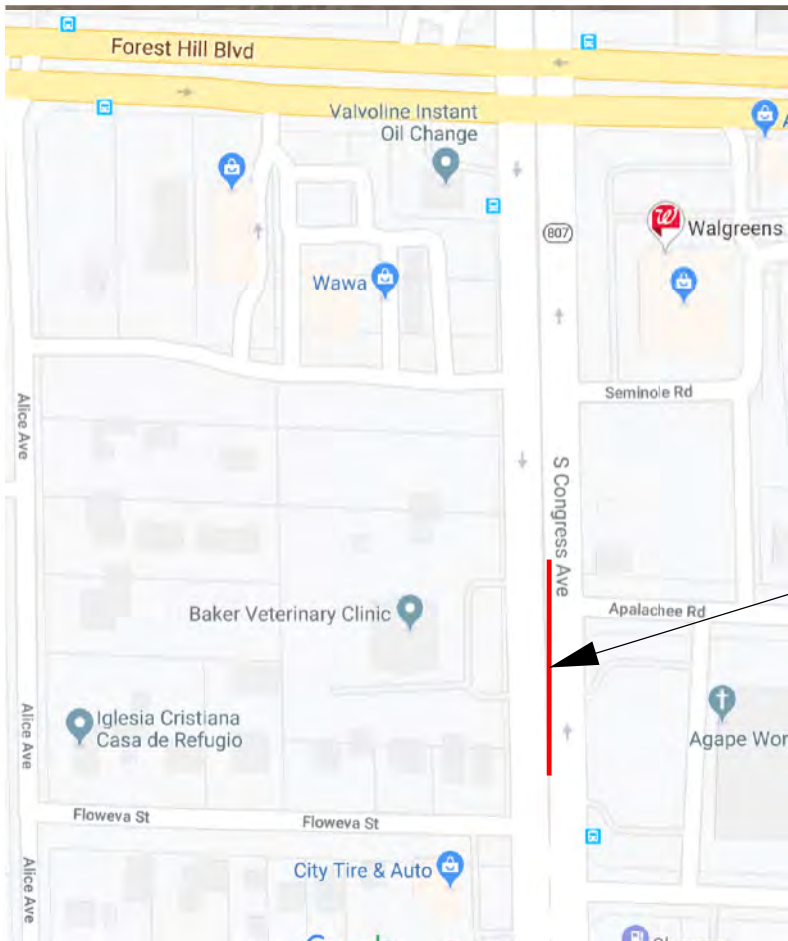
ENTRY MEDIAN IMPROVEMENT - EXHIBIT

SUBJECT TO FDOT APPROVAL

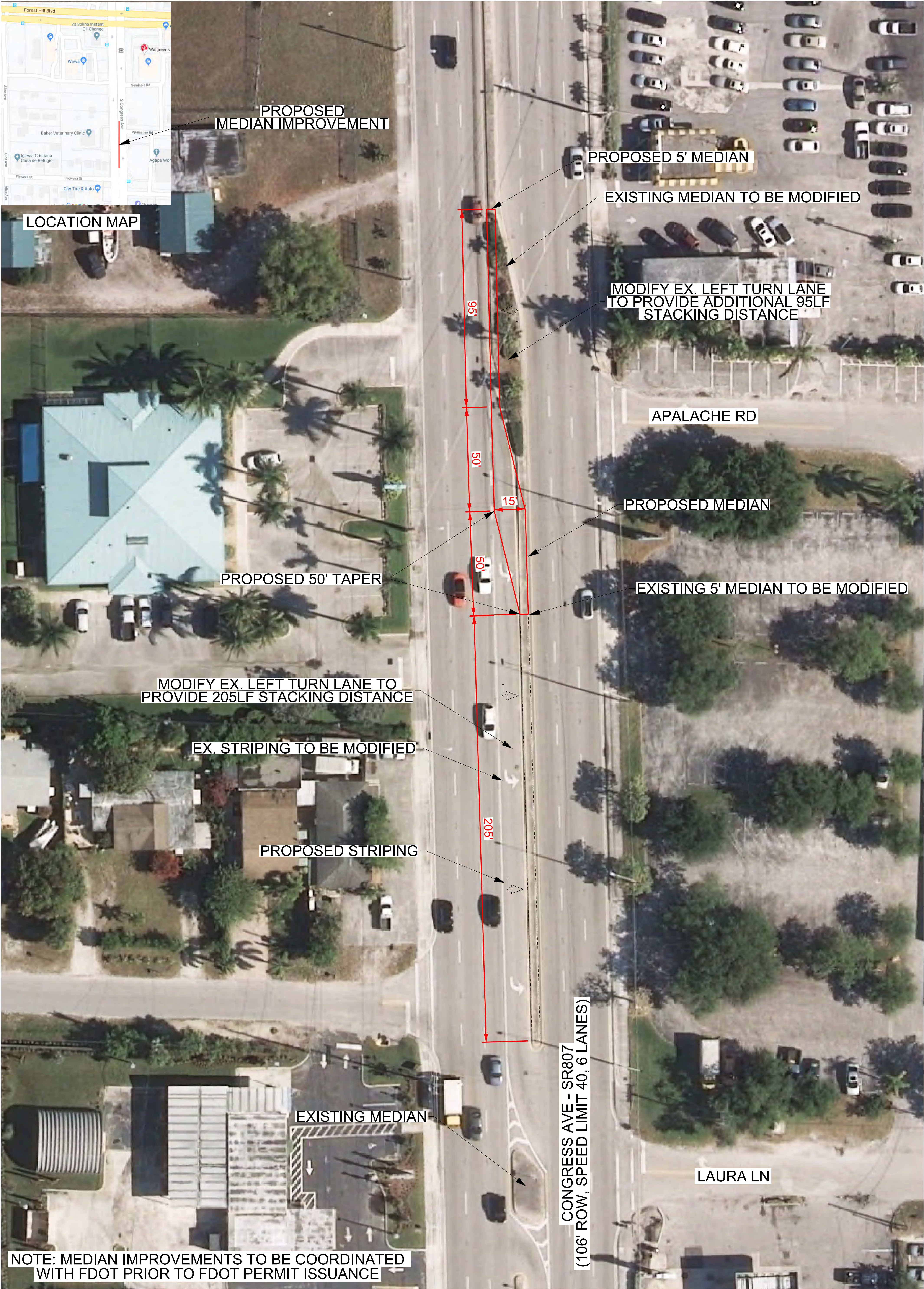


HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

3			
2			
1	11/15/19	RM	FIRE DEPT COMMENTS
NO	DATE	BY	REVISIONS



LOCATION MAP



NOTE: MEDIAN IMPROVEMENTS TO BE COORDINATED WITH FDOT PRIOR TO FDOT PERMIT ISSUANCE

DATE:	07/19
DESIGNED BY:	JH
DRAWN BY:	RM
CHECKED BY:	JH
PROJECT:	1903-21
SHEET:	EX-1
STATE OF FLORIDA PROFESSIONAL ENGINEER JAY HUEBNER No. 54615 EX-1 FLORIDA REGISTRATION NO. - 54615 JAY HUEBNER, P.E. 1903-21	

PALM SPRINGS RESIDENCES	
MEDIAN IMPROVEMENTS EXHIBIT #2 FOREST HILL & CONGRESS AVE	



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

3			
2			
1	11/15/19	RM	FIRE DEPT COMMENTS
NO	DATE	BY	REVISIONS

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



REDUCED PARKING STATEMENT

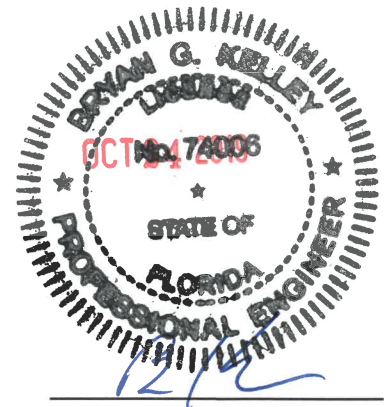
PALM SPRINGS RESIDENCES VILLAGE OF PALM SPRINGS, FLORIDA

Prepared for:

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

Job No. 19-083

Date: September 5, 2019
October 21, 2019



Bryan G. Kelley, P.E.
FL Registration No. 74006

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1.0 SITE DATA

The subject parcel is located on the west side of Congress Avenue, approximately 1325' south of Forest Hill Boulevard (at the Lake Worth Drainage District L-8 Canal) in the Village of Palm Springs, Florida and contains approximately 18.387 acres. Figure 1 below presents a general vicinity map. The Property Control Numbers for the subject parcel are 70-43-44-18-00-000-1040 and 70-43-44-18-05-010-0040. The site is currently developed with $\pm$ 34,378 SF of community recreational facilities. Proposed site development consists of demolishing the existing improvements and constructing 348 multi-family apartment units and ancillary facilities. For additional information concerning site location and layout, please refer to the Site Plan prepared by MSA Architects, Inc.

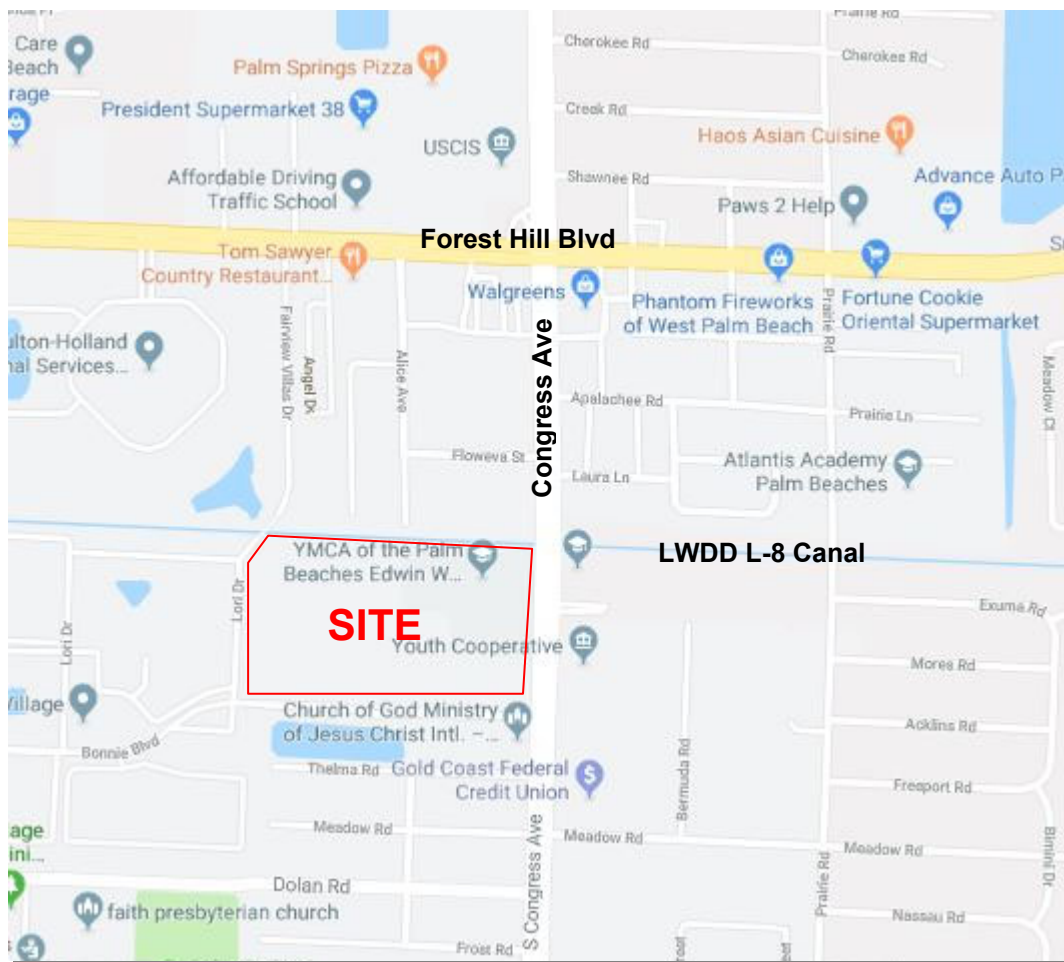


FIGURE 1. Vicinity Map
Palm Springs Residences
Source: Google 2019 ©

2.0 CODE REQUIRED PARKING

For multi-family residential developments, the Village of Palm Springs Code of Ordinances requires two and one half (2.5) parking spaces per dwelling unit, plus an additional 25% of the total required parking shall be dedicated as guest parking spaces. Based on a plan of development consisting of 348 multi-family apartment units, the total Code required parking for the proposed development is 1,088 spaces calculated as follows:

$$\begin{array}{rcl} 348 \text{ D.U.'s} \times 2.5 \text{ Spaces per D.U.} & = & 870 \text{ Spaces} \\ 25\% \text{ Guest Spaces} & = & \underline{218 \text{ Spaces}} \\ \text{TOTAL} & = & 1,088 \text{ Spaces} \end{array}$$

3.0 PARKING REDUCTION

The above calculations are shown for informational purposes only. Given the nature of the proposed development and the location as well as demographics, actual parking demands are anticipated to be significantly less. Based on real world data gathering and parking policy implemented by similar developments, the demand for parking is greatly reduced from the Village of Palm Springs Code of Ordinances' requirement. Based on the current data referenced above, as well as input from developers with recent experience completing comparable multi-family apartment complexes, the following is a parking per unit breakdown that is more representative of current actual parking demand:

- 1 Bedroom Dwelling Unit – 1 Space per Unit
- 2 Bedroom Dwelling Unit – 2 Spaces per Unit
- 3 Bedroom Dwelling Unit – 2.5 Spaces per Unit

The proposed unit breakdown consists of 164 one bedroom units, 136 two bedroom units, and 48 three bedroom units. Based on that unit breakdown, the parking demand for the proposed development is 556 spaces. As shown on the proposed Site Plan, a total of 750 parking spaces are provided which equates to a parking rate of 2.16 spaces per dwelling unit. The proposed Site Plan will accommodate a greater number of spaces above and beyond the anticipated parking reduction as detailed above. It should be noted that the anticipated parking demand at 556 parking spaces and the 750 spaces provided allows for more than the 25% parking contingency for guest spaces as outlined in the Code.

4.0 ITE PARKING RATES

In addition to the calculations above, the Institute of Transportation Engineers (ITE) Parking Generation Manual (5th Edition) was also reviewed. The ITE Parking Generation is an industry standard manual that is utilized by traffic engineers and transportation planners throughout the Country. The parking demand rates published by the ITE are based on data collected throughout the Country for various types of land uses. The ITE Parking Generation Manual (5th Edition) states that the average peak parking demand for Multifamily Housing Mid-rise (Land Use #221) is 1.31 parking spaces per dwelling unit. The 85th percentile rate for Land Use #221 is 1.47 parking spaces per dwelling unit. These rates are based on averages and calculations from 73 multifamily residential locations in a general urban/suburban area.

Applying this methodology from ITE, the average parking rate would result in a total demand of 456 parking spaces and the 85th percentile parking rate would result in a total demand of 512 parking spaces for the proposed development. Therefore, proposed parking of 750 spaces substantially exceeds the ITE calculated parking demand for both the average and 85th percentile rates.

5.0 FIELD – DATA COLLECTION

To further justify reduced parking rates for the proposed project, parking data was collected at the Palm Springs Apartments multifamily development located on the south side of Forest Hill Boulevard just west of Kirk Road. Data was collected at 5-minute intervals on Thursday, October 17, 2019 from 5:00 AM to 7:00 AM and 9:00 PM to 11:00 PM and on Sunday, October 20, 2019 from 9:00 PM to 11:00 PM. The maximum parking demand observed was 211 parking spaces. The Palm Springs Apartments development contains 152 dwelling units with 11 units vacant at the time of the data collection. Therefore, a parking demand ratio of 1.50 was calculated for the occupied units (211/141). The parking calculations and Site Plan for the Palm Springs Apartments are attached to this report for reference. Note that a total of 310 parking spaces were provided for Palm Springs Apartments which equates to 2.04 spaces per dwelling unit.

In addition to the Palm Springs Apartments, two other developments were studied in the Village at Lake Worth and the Village at Lake Osborne. Both developments are located on the north side of Lake Worth Road, just west of Interstate 95 (within three miles of the subject parcel) and share a similar demographic to the proposed development and are 100% market rate dwelling units. Both developments were approved and constructed at a parking ratio of 1.44 parking spaces per dwelling unit. Site Plans for each development are attached for reference.

Parking data was collected in 30 minute intervals on Thursday, January 3, 2019 from 5:00 AM to 7:00 AM, Wednesday, January 2, 2019 from 9:00 PM to 11:00 PM and Sunday, January 6, 2019 from 9:00 PM to 11:00 PM (peak season). As shown in the attached Tables, the peak parking rate for the Village at Lake Worth was 1.23 spaces per unit and 1.27 spaces per unit for the Village at Lake Osborne. The parking rate for each development is consistent with that outlined in the ITE Trip Generation Manual and well below the ratio of the proposed development.

Also included in this report is a Reduced Parking Justification that was prepared for Deerfield Beach. As part of the study, four similar multi-family dwelling units (similar to the proposed development) were investigated using methodology consistent with that outlined above. As shown, the average parking rate across the four developments was 1.46 parking spaces per dwelling unit with the demand at all four developments being consistent. It should be noted that this study is older and at a time when mass transit and ridesharing programs were not as prevalent as today and likely overestimates parking demand for this use based on the increase prevalence of alternative modes of transportation since the time of the initial study.

6.0 CONCLUSION

As previously stated, there are a total of 750 parking spaces provided on-site which equates to a parking ratio of 2.16 spaces per unit which exceeds all of the studied communities provided parking counts and the actual parking demands for each community as well as the parking rates outlined in the ITE Parking Generation Manual. Based on the nature of the proposed development with regard to demographics, the location of the development as well as documented parking characteristics of existing commensurate developments, the proposed parking as shown is anticipated to be adequate to meet the demands of the development.

PALM SPRINGS APARTMENT BUILDINGS - PARKING DATA COLLECTION

Thursday, October 17, 2019

Parking Start Count = 195			
Time	Out	In	Parking Total
5:00 AM	1	0	194
5:05 AM	0	0	194
5:10 AM	0	0	194
5:15 AM	1	0	193
5:20 AM	2	1	192
5:25 AM	0	0	192
5:30 AM	1	0	191
5:35 AM	1	0	190
5:40 AM	2	0	188
5:45 AM	0	1	189
5:50 AM	1	0	188
5:55 AM	1	0	187
6:00 AM	1	0	186
6:05 AM	1	0	185
6:10 AM	2	0	183
6:15 AM	1	3	185
6:20 AM	2	0	183
6:25 AM	0	0	183
6:30 AM	4	2	181
6:35 AM	5	0	176
6:40 AM	4	1	173
6:45 AM	4	1	170
6:50 AM	5	0	165
6:55 AM	3	1	163

Parking End Count = 163

Maximum Parking Demand = 211
 Multifamily Dwelling Units* = 141
 Parking Ratio = **1.50**

Thursday, October 17, 2019

Parking Start Count = 171			
Time	Out	In	Parking Total
9:00 PM	1	3	173
9:05 PM	1	4	176
9:10 PM	3	0	173
9:15 PM	0	3	176
9:20 PM	2	3	177
9:25 PM	0	1	178
9:30 PM	1	2	179
9:35 PM	0	5	184
9:40 PM	2	5	187
9:45 PM	0	2	189
9:50 PM	0	1	190
9:55 PM	0	0	190
10:00 PM	0	3	193
10:05 PM	1	2	194
10:10 PM	0	0	194
10:15 PM	2	5	197
10:20 PM	1	4	200
10:25 PM	1	1	200
10:30 PM	0	0	200
10:35 PM	0	1	201
10:40 PM	1	2	202
10:45 PM	1	1	202
10:50 PM	0	3	205
10:55 PM	1	1	205

Parking End Count = 206

Sunday, October 20, 2019

Parking Start Count = 197			
Time	Out	In	Parking Total
9:00 PM	2	3	198
9:05 PM	0	3	201
9:10 PM	4	4	201
9:15 PM	1	3	203
9:20 PM	1	1	203
9:25 PM	1	0	202
9:30 PM	1	0	201
9:35 PM	1	0	200
9:40 PM	1	2	201
9:45 PM	1	4	204
9:50 PM	2	2	204
9:55 PM	4	1	201
10:00 PM	0	1	202
10:05 PM	2	2	202
10:10 PM	3	0	199
10:15 PM	0	0	199
10:20 PM	1	4	202
10:25 PM	0	3	205
10:30 PM	0	2	207
10:35 PM	1	1	207
10:40 PM	1	2	208
10:45 PM	1	0	207
10:50 PM	0	3	210
10:55 PM	0	1	211

Parking End Count = 208

*Note: The approved Site Plan shows 152 dwelling units. However, 11 units are currently unoccupied. Therefore, the number of dwelling units was reduced to 141 for a conservative parking ratio.

1/2019

Forest Hill Blvd

Forest Hill Blvd

Kirk Rd

Rieh Dr

Forest Ave

Barbridge Rd

Line Dr

Canal 8 Rd

Sandra Ln

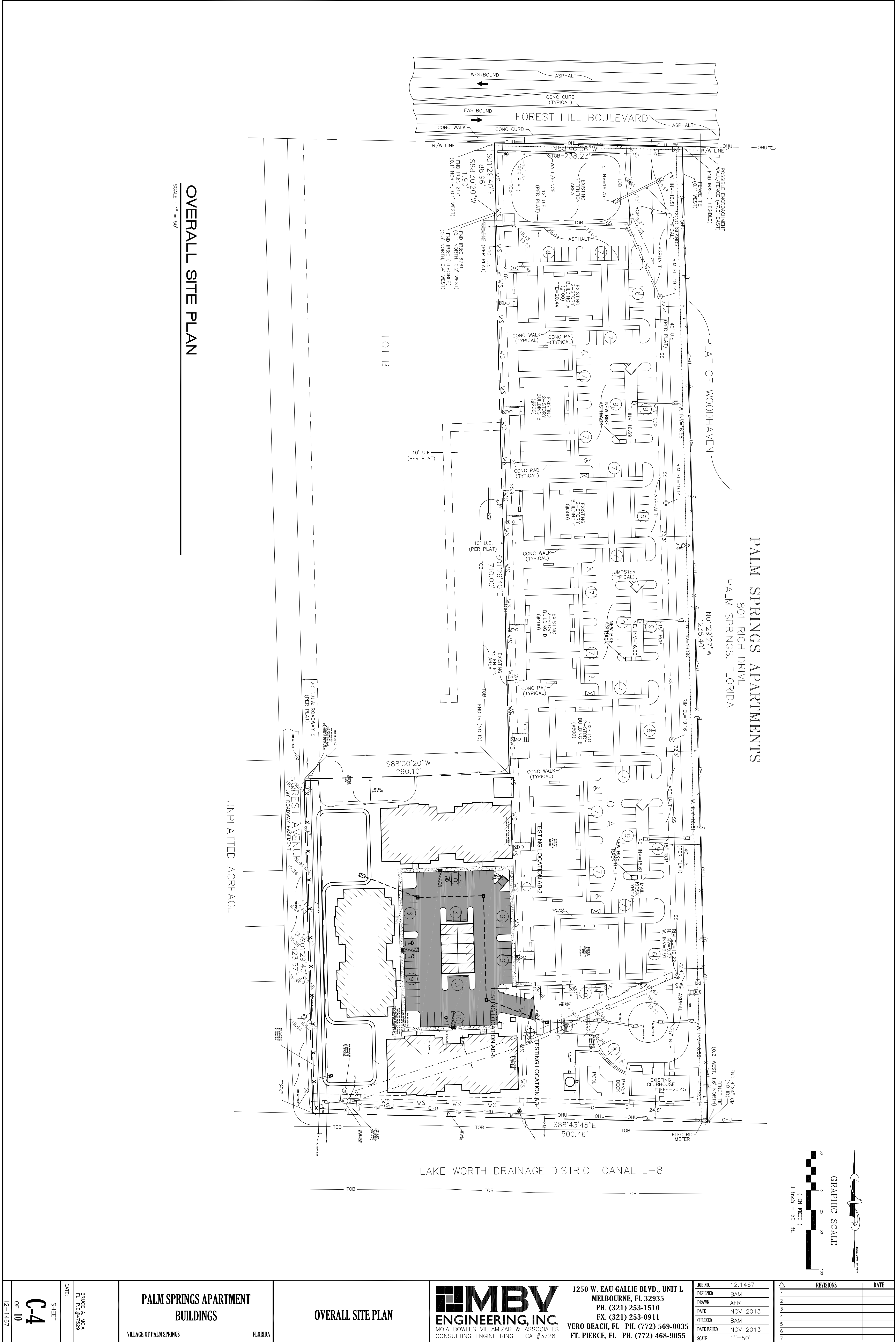
Cherry Cir

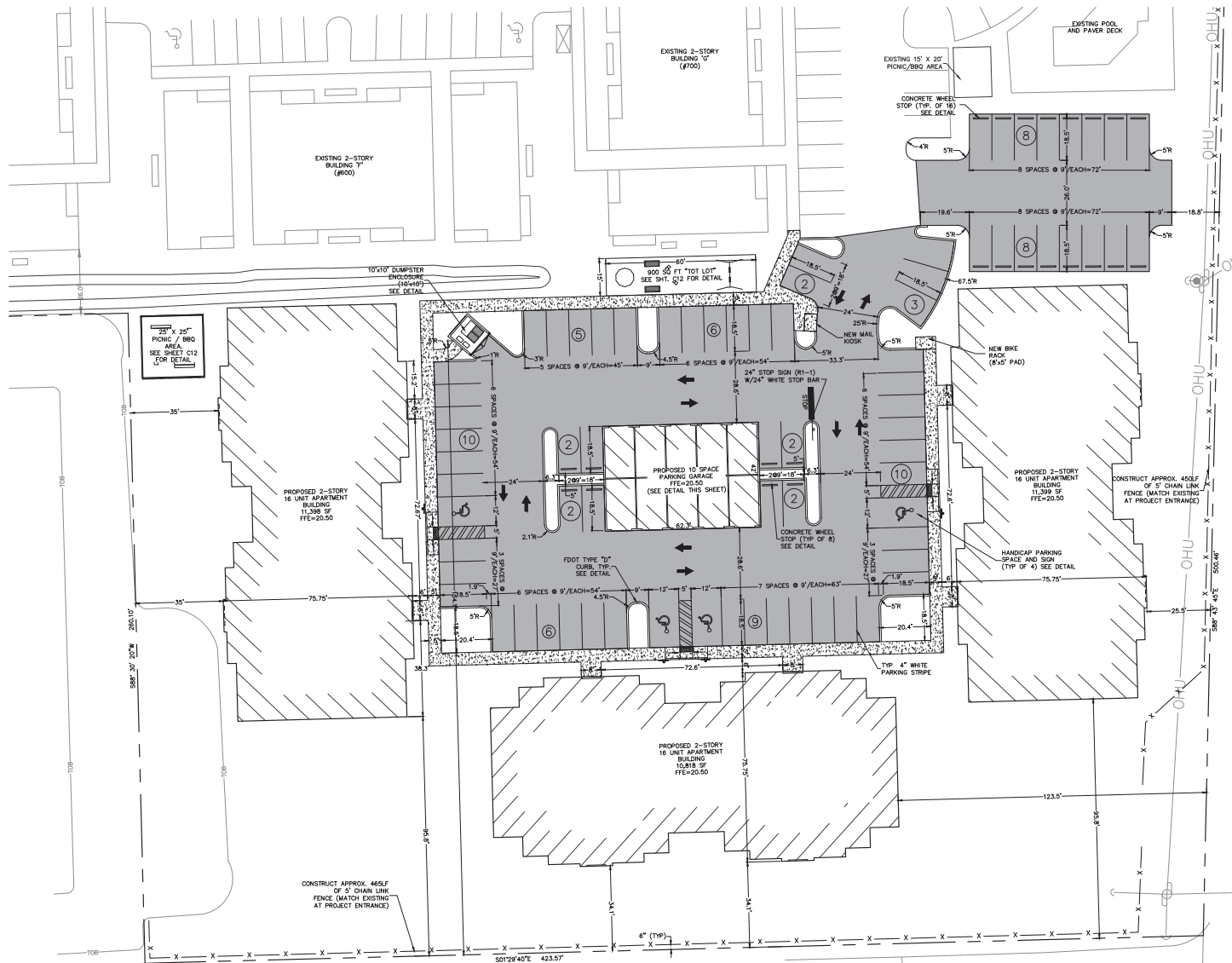
Shelster Way

Anderson Ln

N Palm Villas Way







SITE PLAN

SCALE: 1" = 20'



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

SITE INFORMATION

PROJECT DESCRIPTION

CONSTRUCTION OF THREE 2-STORY APARTMENT BUILDINGS (48 UNITS PROPOSED) AS WELL AS ALL THE PARKING, UTILITIES AND SPANAGE REQUIRED TO SERVICE THESE BUILDINGS. SITE CURRENTLY CONTAINS 104 APARTMENT UNITS WITH A CLUBHOUSE, A PICNIC AREA, AND A POOL. THE EXISTING OUTDOOR VOLLEYBALL COURT WILL BE REMOVED AND A HOT TUB AND ADDITIONAL PICNIC AREA ARE PROPOSED.

PARKING DATA

EXISTING APARTMENTS
104 UNITS x 2.0 SPACES PER UNIT = 208 SPACES
ADDITIONAL PARKING PROVIDED = 21 SPACES
TOTAL PARKING SPACES = 229 (222 REGULAR SPACES, 7 HANDICAP SPACES)
PROPOSED APARTMENTS
48 UNITS x 2.5/UNIT + 25% GUEST = 150 SPACES
EXISTING SPACES = 225 (218 REGULAR, 7 HANDICAP)
+ 4 SPACES DELETED TO FACILITATE EXPANSION
PROPOSED NEW PARKING SPACES = 85 (81 REGULAR, 4 HANDICAP)
UNDER FLD TOTAL PARKING REQUIRED = 208 + 150 = 358 PARKING SPACES
TOTAL PARKING PROVIDED = 310 (299 REGULAR, 11 HANDICAP)
TOTAL PARKING REDUCTION REQUESTED = 48 SPACES

OWNER/APPLICANT

VERO INC.
801 RENT DRIVE
WEST PALM BEACH, FL 33408-6558
(772) 446-1234

ENGINEER

MBV ENGINEERING, INC.
1250 EAU CALLEE BLVD UNIT L
MELBOURNE, FL 32935
(321) 253-1510

SURVEYOR

LAVENTURE & ASSOCIATES, INC.
4150 FOREST HILL BLVD
WEST PALM BEACH, FL 33406
(772) 398-6430

ZONING

RM
MULTI-FAMILY

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER F.E.M. PANEL NO. 120102-0165 B, DATED OCT 15, 1982.

PERMITS REQUIRED

VILLAGE OF PALM SPRINGS SITE PLAN
F.D.E.P. EDP PERMIT
F.D.E.P. PERMIT
F.D.E.P. SANITARY SEWER PERMIT

CONSTRUCTION SCHEDULE

START CONSTRUCTION: AUGUST 2014
END CONSTRUCTION: APRIL 2015

EXISTING SITE DATA

TOTAL SITE AREA	= 407,887 SF	= 9.36 Ac	= 100.0 %
EXISTING ASPHALT AREA	= 96,841 SF	= 2.22 Ac	= 23.7 %
EXISTING BUILDINGS	= 62,498 SF	= 1.43 Ac	= 15.3 %
EXISTING CONCRETE AREA	= 11,466 SF	= 0.26 Ac	= 2.81 %
TOTAL IMPERVIOUS	= 171,594 SF	= 3.94 Ac	= 42.0 %
TOTAL PERVIOUS AREA	= 236,293 SF	= 5.42 Ac	= 58.0 %

PROPOSED SITE DATA

PROPOSED ASPHALT AREA	= 28,438 SF	= 0.65 Ac	= 6.9 %
PROPOSED BUILDINGS	= 36,235 SF	= 0.83 Ac	= 8.8 %
PROPOSED CONCRETE AREA	= 3,602 SF	= 0.08 Ac	= 0.8 %
PROPOSED DUMPSTER AREA	= 104 SF	= 0.00 Ac	= 0.0 %
PROPOSED IMPERVIOUS AREA	= 68,379 SF	= 1.57 Ac	= 16.7 %
TOTAL SITE IMPERVIOUS AREA	= 239,973 SF	= 5.51 Ac	= 58.8 %
TOTAL SITE PERVIOUS AREA	= 167,914 SF	= 3.85 Ac	= 41.1 %

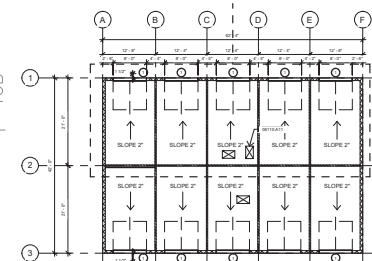
SETBACKS	REQUIRED	PROPOSED
MAXIMUM LOT COVERAGE	40%	26.1%
MAXIMUM HEIGHT	30'	20'
MINIMUM OPEN SPACE	30'	41.1'
ARENY AREA	20%	N/A
FRONT BUILDING SETBACK	25'	N/A
SIDE BUILDING SETBACK	15'	34.1'
SIDE CORNER SETBACK	20'	N/A
REAR BUILDING SETBACK	25'	35.5'

SANITARY SEWER SOURCE

VILLAGE OF PALM SPRINGS SEWER MAIN

POTABLE WATER SOURCE

VILLAGE OF PALM SPRINGS WATER MAIN



PARKING GARAGE DETAIL

SCALE: 1" = 10'

DATE	REVISION
12-14-2014	1
11-11-14	2
11-11-14	3
11-11-14	4
11-11-14	5
11-11-14	6
11-11-14	7
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11-11-14	9
11-11-14	10
11-11-14	11
11-11-14	12
11-11-14	13
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11-11-14	96
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11-11-14	99
11-11-14	100

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MBV ENGINEERING, INC.
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VERO HATCH, FL. (772) 468-9055
FT. PIERCE, FL. (888) 468-9055

SITE PLAN

PALM SPRINGS APARTMENT
BUILDINGS
VILLAGE OF PALM SPRINGS
FLORIDA

BRUCE A. MOA
FL. P.E. #47529

DATE:

SHEET

C-5

OF 11

12-14-2014

Study Location: Village at Lake Worth

Dwelling Units: 216

Date

Thursday, January 3rd 2019

Time Period	Parking Zone				Peak Parking	
	North	South	East	West	TOTAL	Rate
5:00 - 5:30 AM	64	80	64	62	260	1.23
5:30 - 6:00 AM	61	79	63	62	265	
6:00 - 6:30 AM	59	76	59	61	255	
6:30 - 7:00 AM	53	74	56	62	245	

Wednesday, January 2nd 2019

9:00 - 9:30 PM	46	80	46	43	215
9:30 - 10:00 PM	48	80	52	48	228
10:00 - 10:30 PM	50	81	60	51	242
10:30 - 11:00 PM	55	82	60	54	251

Sunday January 6th 2019	9:00 - 9:30 PM	57	83	53	47	240
	9:30 - 10:00 PM	58	84	55	48	245
	10:00 - 10:30 PM	61	85	59	48	249
	10:30 - 11:00 PM	64	85	64	49	262

1 Bedroom: 24 units
2 Bedroom: 144 units
3 Bedroom: 48 units

Total: 216 units
Occupancy: 98.0%

Study Location: Village at Lake Osborne

Dwelling Units: 118

Date

Thursday, January 3rd 2019

Time Period	North	Parking Zone		West	Peak Parking	
		South	East		TOTAL	Rate
5:00 - 5:30 AM	39	42		69	150	1.27
5:30 - 6:00 AM	39	42		69	150	
6:00 - 6:30 AM	39	42		67	148	
6:30 - 7:00 AM	36	37		62	135	

Wednesday, January 2nd 2019

9:00 - 9:30 PM	38	38		70	146
9:30 - 10:00 PM	37	37		69	143
10:00 - 10:30 PM	35	39		68	142
10:30 - 11:00 PM	37	43		70	150

Sunday	9:00 - 9:30 PM	34	39		64	137
January 6th	9:30 - 10:00 PM	36	41		69	146
2019	10:00 - 10:30 PM	39	42		70	113
	10:30 - 11:00 PM	39	42		70	151

1 Bedroom: 40 units
2 Bedroom: 78 units

Total: 118 units
Occupancy: 99.15%

KBP CONSULTING, INC.

March 12, 2015

Mr. Larry Kramer
Southeast Architect Service
4310 W. Broward Boulevard
Plantation, Florida 33317

**Re: The Village at Crystal Lake – Deerfield Beach, Florida
Parking Analysis - UPDATE**

Dear Larry:

The Village at Crystal Lake is a proposed residential apartment community to be located on Crystal Lake Drive approximately 1,200 feet west of Military Trail in Deerfield Beach, Broward County, Florida. More specifically, the subject site is located at 3800 Crystal Lake Drive. The site, which is the location of the former Crystal Lake Country Club, is proposed to be redeveloped with 126 apartment dwelling units. The required number of parking spaces for this community is 261 parking spaces and the proposed parking supply is 216 parking spaces. The purpose of this technical memorandum is to determine if the proposed parking supply will be sufficient to accommodate the anticipated parking demand.

Parking Inventory

As mentioned previously, the parking required per Code for this development is 261 spaces. With 126 dwelling units, this translates to a parking rate of 2.071 spaces per dwelling unit. The proposed parking supply is 216 parking spaces which would translate to 1.71 spaces per unit. Based upon the experience of the development team, the proposed rate and corresponding parking supply is consistent with other comparable developments in south Florida with similar demographics.

Parking Analysis – Data Collection

In order to determine (or verify) the adequacy of the proposed parking supply at The Village at Crystal Lake, parking observations were performed at four (4) similar (i.e. in terms of unit mix and demographics) residential apartment communities in south Florida. The communities selected for this analysis are as follows:

- ❑ The Apartments at Crystal Lake, 3921 Crystal Lake Drive, Deerfield Beach (88 units)
- ❑ The Lakes at Deerfield, 1100 S Military Trail, Deerfield Beach (212 units)
- ❑ Waterview, 3621 Hillsboro Boulevard, Coconut Creek (192 units)
- ❑ Palm Club, 2425 Avenue N, Lake Worth (160 units)

For the purposes of determining the peak parking demand, field observations were performed on a typical weekday between 5:00 AM and 7:00 AM and between 9:00 PM and 11:00 PM. In addition, observations were performed on a typical Sunday evening between 9:00 PM and 11:00 PM. During these time periods, the number of occupied parking spaces was documented every 30 minutes and the overall peak parking demand rate was calculated based upon the peak parking demand for the entire observation time period.

8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 560-7103 Fax: (954) 582-0989

KBP CONSULTING, INC.

Table 1 below summarizes the results of this data collection effort and the detailed data for this effort are included in Attachment A of this technical memorandum. (Attachment A also includes the unit mix for each community and the occupancy at the time of the field survey.)

Table 1 Parking Analysis The Village at Crystal Lake - Deerfield Beach, Florida			
Observation Location	Number of Dwelling Units	Peak Parking Demand	Peak Parking Rate
The Apts at Crystal Lake (Deerfield Beach)	88	121	1.38
The Lakes at Deerfield (Deerfield Beach)	212	311	1.47
Waterview (Coconut Creek)	192	287	1.49
Palm Club (Lake Worth)	160	236	1.48
Average Parking Rate:			1.46

As indicated above, the peak parking rates at the communities studied range from 1.38 spaces per dwelling unit at The Apartments at Crystal Lake to 1.49 spaces per dwelling unit at Waterview. As a result, the proposed parking rate of 1.71 spaces per dwelling unit at The Village at Crystal Lake is comparable to the actual field measured demand exhibited at similar communities in south Florida.

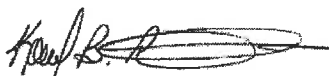
Conclusions

Based upon the foregoing data collection and analysis, the proposed parking rate (1.71 spaces per dwelling unit) and corresponding parking supply (216 parking spaces) at The Village at Crystal Lake is comparable to the observed peak parking demand at similar residential apartment communities in south Florida. Furthermore, due to the proximity of the site to existing Broward County Transit routes (along Sample Road), and the Pompano Beach Tri-Rail Station, it is expected that reliance upon automobiles will be less than that of other similar communities.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Senior Transportation Engineer

Attachment A

Parking Data

Study Location: The Apartments at Crystal Lake
Dwelling Units: 88

Date	Time Period	Parking Zone				Peak Parking	
		North	South	East	West	TOTAL	Rate
Wednesday, August 6, 2014	5:00 - 5:30 AM	19	22	64	16	121	1.38
	5:30 - 6:00 AM	18	22	64	16	120	
	6:00 - 6:30 AM	18	20	63	16	117	
	6:30 - 7:00 AM	15	20	58	12	105	
	9:00 - 9:30 PM	17	15	44	16	92	
	9:30 - 10:00 PM	18	20	44	16	98	
	10:00 - 10:30 PM	18	19	48	16	101	
	10:30 - 11:00 PM	19	19	58	16	112	
	9:00 - 9:30 PM	19	18	44	16	97	
	9:30 - 10:00 PM	19	18	45	16	98	
Sunday August 10, 2014	10:00 - 10:30 PM	19	18	50	15	102	
	10:30 - 11:00 PM	18	18	54	16	106	

1 Bedroom: 39 units
 2 Bedroom: 46 units
 3 Bedroom: 3 units
 Total: 88 units
 Occupancy: 93.70%

Study Location: The Lakes at Deerfield
Dwelling Units: 212

Date	Time Period	Parking Zone				Peak Parking	
		North	South	East	West	TOTAL	Rate
Wednesday, August 6, 2014	5:00 - 5:30 AM	126	103	37	45	311	1.47
	5:30 - 6:00 AM	125	103	36	44	308	
	6:00 - 6:30 AM	124	96	36	44	300	
	6:30 - 7:00 AM	121	96	36	44	297	
	9:00 - 9:30 PM	90	94	28	29	241	
	9:30 - 10:00 PM	97	98	29	33	257	
	10:00 - 10:30 PM	105	99	31	37	272	
	10:30 - 11:00 PM	112	102	34	36	284	
	9:00 - 9:30 PM	117	86	34	33	270	
	9:30 - 10:00 PM	118	91	33	30	272	
Sunday August 10, 2014	10:00 - 10:30 PM	121	100	33	29	283	
	10:30 - 11:00 PM	118	100	33	31	282	

1 Bedroom: 72 units
2 Bedroom: 108 units
3 Bedroom: 32 units
Total: 212 units
Occupancy: 93.40%

Study Location: Waterview
Dwelling Units: 192

Date	Time Period	Parking Zone											Peak Parking	
		A	B	C	D	E	F	G	H	I	J	K	TOTAL	Rate
Thursday September 11, 2014	5:00 - 5:30 AM	29	20	3	21	45	23	7	16	48	50	25	287	1.49
	5:30 - 6:00 AM	30	21	3	21	43	23	7	16	49	49	25	287	1.49
	6:00 - 6:30 AM	30	21	3	21	44	22	5	14	46	48	25	279	
	6:30 - 7:00 AM	30	21	0	19	45	20	6	13	41	47	23	265	
Sunday September 14, 2014	9:00 - 9:30 PM	29	16	2	18	43	22	4	16	37	44	24	255	
	9:30 - 10:00 PM	28	17	2	19	43	22	5	16	37	45	24	258	
	10:00 - 10:30 PM	29	17	2	20	46	22	4	17	41	46	26	270	
	10:30 - 11:00 PM	28	18	2	20	48	23	4	17	42	47	27	276	
Sunday September 14, 2014	9:00 - 9:30 PM	30	18	3	14	44	26	5	13	44	49	27	273	
	9:30 - 10:00 PM	31	17	3	18	45	26	5	12	44	49	27	277	
	10:00 - 10:30 PM	30	19	3	16	45	26	5	14	45	49	28	280	
	10:30 - 11:00 PM	31	20	3	16	43	27	5	14	45	49	28	281	

1 Bedroom: 48 units
2 Bedroom: 144 units
Total: 192 units
Occupancy: 97.30%

Study Location: Palm Club
Dwelling Units: 160

Date	Time Period	Parking Zone								Peak Parking	
		Lot 1				Lot 2				TOTAL	Rate
		North	South	East	West	North	South	East	West		
Tuesday September 9, 2014	5:00 - 5:30 AM	18	0	53	53	3	37	42	30	236	1.48
	5:30 - 6:00 AM	17	0	53	53	3	36	39	31	232	
	6:00 - 6:30 AM	17	0	51	53	3	35	40	30	229	
	6:30 - 7:00 AM	16	0	50	51	3	31	38	29	218	
	9:00 - 9:30 PM	17	0	40	45	1	29	34	28	194	
	9:30 - 10:00 PM	18	0	41	47	1	30	32	31	200	
	10:00 - 10:30 PM	18	0	39	50	1	32	33	30	203	
	10:30 - 11:00 PM	19	0	45	48	1	34	37	29	213	
	9:00 - 9:30 PM	16	1	40	46	6	32	40	24	205	
	9:30 - 10:00 PM	18	1	45	45	6	28	42	30	215	
Sunday September 7, 2014	10:00 - 10:30 PM	18	1	45	47	6	31	41	28	217	
	10:30 - 11:00 PM	20	1	47	49	6	33	43	26	225	

4 Bedroom: 160 units
Total: 160 units
Occupancy: 95.60%



January 6, 2020
Revised: January 13, 2020

Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461

Attention: Ms. Kimberly Glas-Castro

Reference: Palm Springs Residences Parking Management Plan
Village of Palm Springs

Dear Ms. Glas-Castro

The subject site is located on the west side of Congress Avenue, approximately, 1325 feet south of Forest Hill Boulevard (at the Lake Worth Drainage District L-8 canal) in the Village of Palm Springs, Florida. The purpose of this letter is to formally document the Parking Management Plan for the proposed Palm Springs Residences development.

The proposed project consists of 348 multifamily dwelling units which can be further summarized as follows:

1. 164-One Bedroom Units (47.1% of overall units)
2. 136-Two Bedroom Units (39.1% of overall units)
3. 48-Three Bedroom Units (13.8% of overall units)

The proposed project will consist of 750 parking spaces which results in 2.16 parking spaces per unit and 1.29 spaces per bedroom. A separate Reduced Parking Statement prepared by Simmons & White evaluated the parking demand in comparison to the parking supply. As part of the parking study, parking data was collected at several comparable sites and the parking demand ranged from 1.27 spaces per unit to 1.50 spaces per unit. These rates are also consistent with the ITE Parking Generation manual, 5th Edition which provides an average and 85th percentile parking demand rate of 1.31 and 1.47 spaces per unit, respectively.

Ms. Kimberly Glas-Castro
January 13, 2020 – Page 2

The standard lease will restrict units to one (1) vehicle/parking space per one-bedroom units and 2 (2) vehicles/parking spaces per two-bedroom and three-bedroom units. Eight five (85) additional spaces may be allocated to unit residents at the discretion of the management company and no less than 133 spaces shall be available for guest parking. Residents will be required to provide vehicle information to the property manager including make, model, year, state and license plate information for each registered vehicle in order to obtain electronic access to the community entrance gates. Additional restriction details, parking management tools, and transportation options are outlined in the Parking Management Plan provided in Attachment 2.

A conceptual parking space by building exhibit has also been prepared and is included in Attachment 1 to this letter. The exhibit graphically depicts the parking supply surrounding each individual building. The parking spaces shown were consistent with the Parking Management Plan at one space per one-bedroom units and two spaces per two-bedroom and three-bedroom units. The purpose of the exhibit is not to designate parking spaces per building but to demonstrate that adequate parking is available for each building within a close proximity with unused spaces still available.

A comprehensive parking study and parking management plan has been prepared documenting the specifics of the site and the anticipated parking demand in comparison to the parking supply. Based on the extensive data collected and reviewed, the highest parking demand rate was calculated at 1.50 parking spaces per unit for the Palm Springs Apartments development. This maximum rate of 1.50 spaces per dwelling unit would result in a peak parking demand requirement of 522 parking spaces for the proposed project. Therefore, the proposed 750 parking spaces is more than adequate and would result in a surplus of 228 parking spaces during peak utilization.

Sincerely,

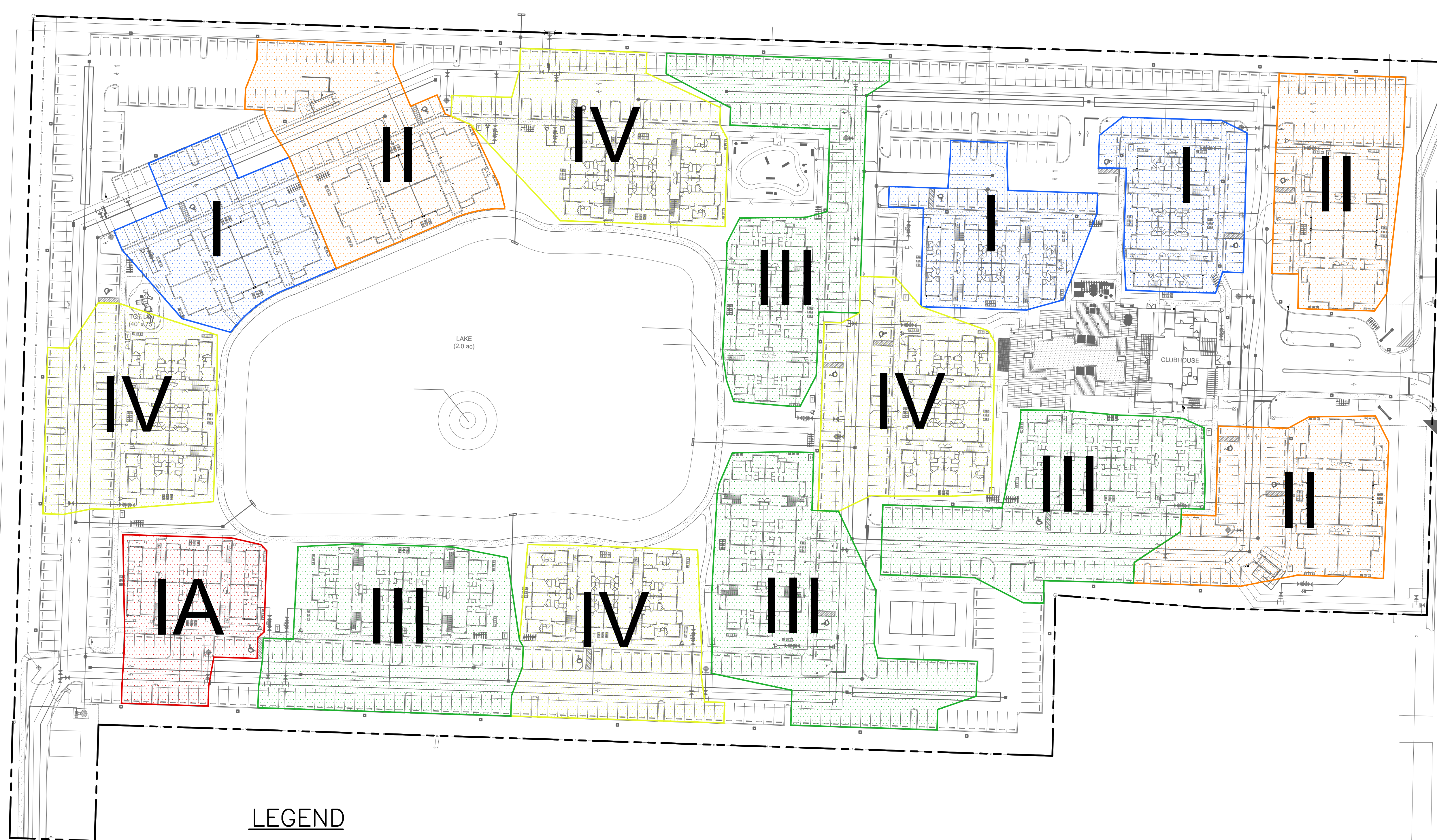
SIMMONS & WHITE, INC.



Bryan G. Kelley, P.E.
FL Registration No. 74006

ATTACHMENT 1

PARKING SUPPLY EXHIBIT



NOTE:

1.) COLORED EXHIBIT SHOWS ESTIMATED PARKING DEMAND AND PARKING SPACE AVAILABILITY PER BUILDING. NON COLORED PARKING SPACES ARE ADDITIONAL AVAILABLE SPACES. THIS GRAPHIC IS NOT INTENDED AS A DESIGNATED PARKING ASSIGNMENT PLAN BUT OF EXPECTED UTILIZATION PER BUILDING.

LEGEND

- TYPE I BUILDING—24 PARKING SPACES (24—1 BEDROOM UNITS X 1 SPACE/UNIT)
- TYPE IA BUILDING—20 PARKING SPACES (20—1 BEDROOM UNITS X 1 SPACE/UNIT)
- TYPE II BUILDING—32 PARKING SPACES (12—1 BEDROOM UNITS X 1 SPACES/UNIT & 10—2 BEDROOM UNITS X 2 SPACES/UNIT)
- TYPE III BUILDING—48 PARKING SPACES (24—2 BEDROOM UNITS X 2 SPACES/UNIT)
- TYPE IV BUILDING—36 PARKING SPACES (12—1 BEDROOM UNITS X 1 SPACE/UNIT & 12—3 BEDROOM UNITS X 2 SPACES/UNIT)

 SIMMONS & WHITE ENGINEERING PLANNING CONSULTING SINCE 1982 2581 Metrocentre Blvd West • Suite 100 • West Palm Beach, Florida 33407 • (561) 478-7848					PALM SPRINGS RESIDENCE SECTION 18, TOWNSHIP 44S., RANGE 43E. VILLAGE OF PALM SPRINGS, FLORIDA PARKING SUPPLY EXHIBIT		
					DESIGN B.K.	DRAWN C.O.	CHECKED
REVISIONS					JOB NO. 19-083	DRAWING NO. 19083Z01	SHEET 1 OF 1

ATTACHMENT 2

PARKING MANAGEMENT PLAN



Multifamily Parking Analysis

Palm Springs and Surrounding Communities



THE **SPEAR** GROUP

October 2019

Mast Capital and Spear Group (collectively, the “Developer”) analyzed parking of apartment developments in Palm Springs and surrounding communities

Background

- The Developer is proposing to develop **348** apartments in Palm Springs located at 2085 S Congress Ave (the “**Proposed Development**” or “**Subject**”)
- The Developer’s plans currently contemplate provision of **750** parking spaces (the “**Parking Count**”) representing parking ratios of:
 - **2.16** parking spaces per unit
 - **1.29** parking spaces per bedroom
- The Village of Palm Springs (the “Village”) has raised concerns regarding the potential inadequacy of the proposed parking, including:
 - Communities near the Proposed Development have difficulties stemming from insufficient parking (e.g., Portofino)
 - The Village suggested that the profile of Palm Springs’ demographics necessitate a higher ratio of parking per unit compared to other area developments

Objective

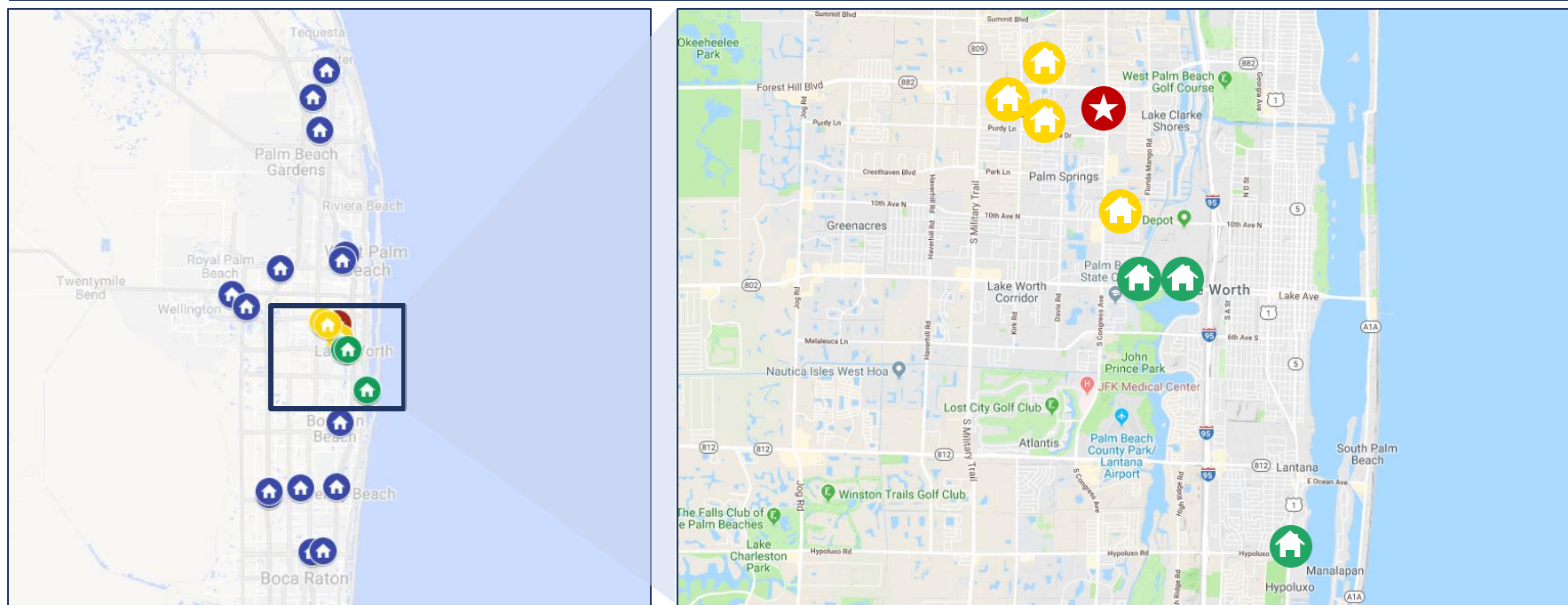
The objective of this study is to benchmark the Subject’s parking ratio to that of other multifamily developments in Palm Springs and Palm Beach County

The Subject's parking ratio is compared to three sets of apartment developments (collectively, the "Comps") in the area (1 of 2)

	Research & Analysis
Palm Beach County Benchmarks	▪ Surveyed all 3- to 5-story multifamily developments built in Palm Beach County since 2014 ("PBC Comps") and catalogued: – Unit count – Unit mix – Number of parking spaces
Palm Springs Vicinity Benchmarks	▪ The Developer appreciates the uniqueness of the Village and has analyzed apartments in and around Palm Springs ("Palm Springs Comps"), which have been referenced in discussions with Village officials – Palm Springs Apartments – Portofino – Sedona Village (Springdale) – Rosemont Condominiums
Lake Worth & Lantana Benchmarks	▪ Compared demographics of Palm Springs to those of Lake Worth and Lantana ▪ Benchmarked recently developed apartments in Lake Worth and Lantana built since 2014 ("L&L Comps")
Parking Study Highlights	• Synthesized takeaways from the parking study prepared by civil and traffic engineering firm, Simmons & White ("S&W"), dated September 5, 2019, and further data points collected by S&W in October 2019

The Subject's parking ratio is compared to three sets of apartment developments (collectively, the “Comps”) in the area (2 of 2)

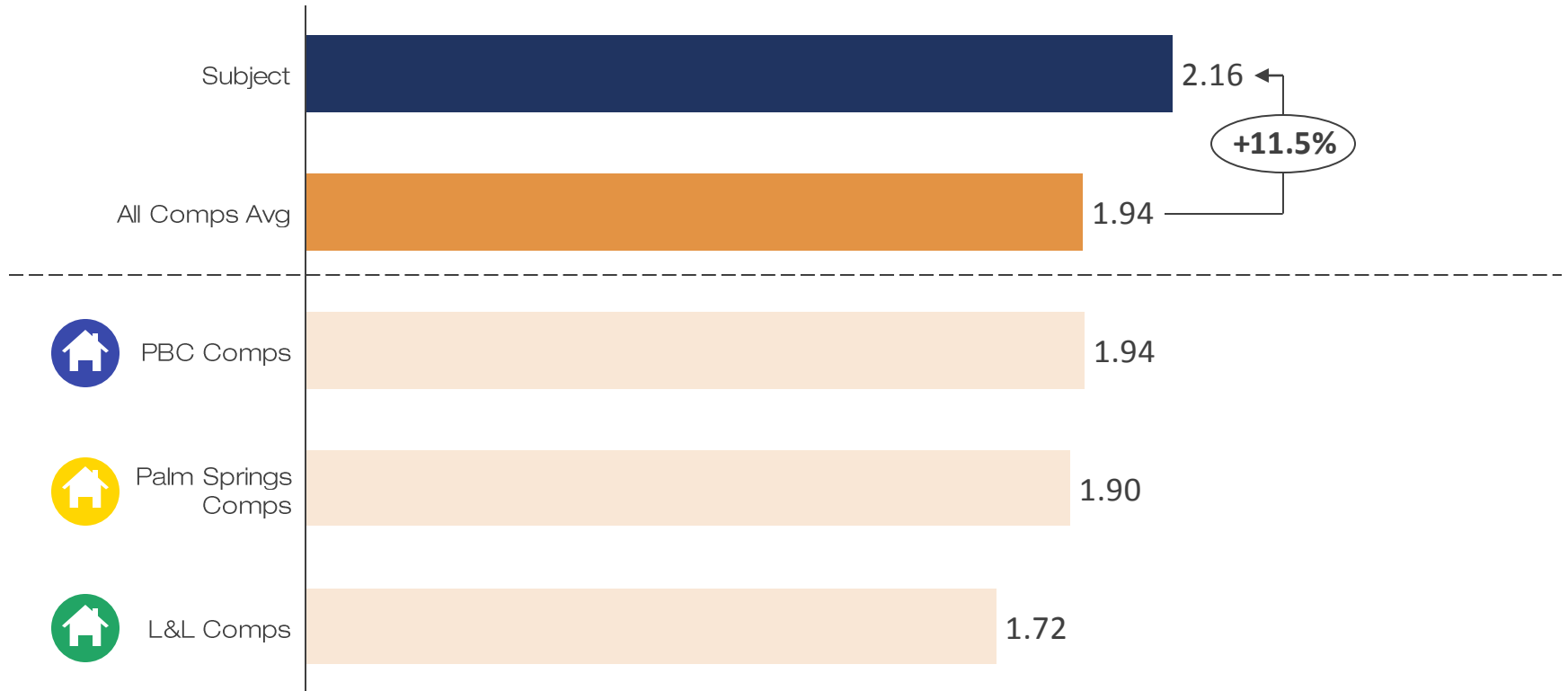
Comps Mapping



Comp Set	Properties	Year Built	Selection Methodology
 PBC Comps	18	2014+	<u>Location</u> : Palm Beach County; <u>Year Built</u> : 2014-2019; <u>Floors</u> : 3 to 5
 Palm Springs Comps	4	Varies	Selected as relevant comps based on conversations with Village officials
 L&L Comps	3	2014+	<u>Location</u> : Lake Worth or Lantana; <u>Year Built</u> : 2014-2019; <u>Floors</u> : 3 to 5

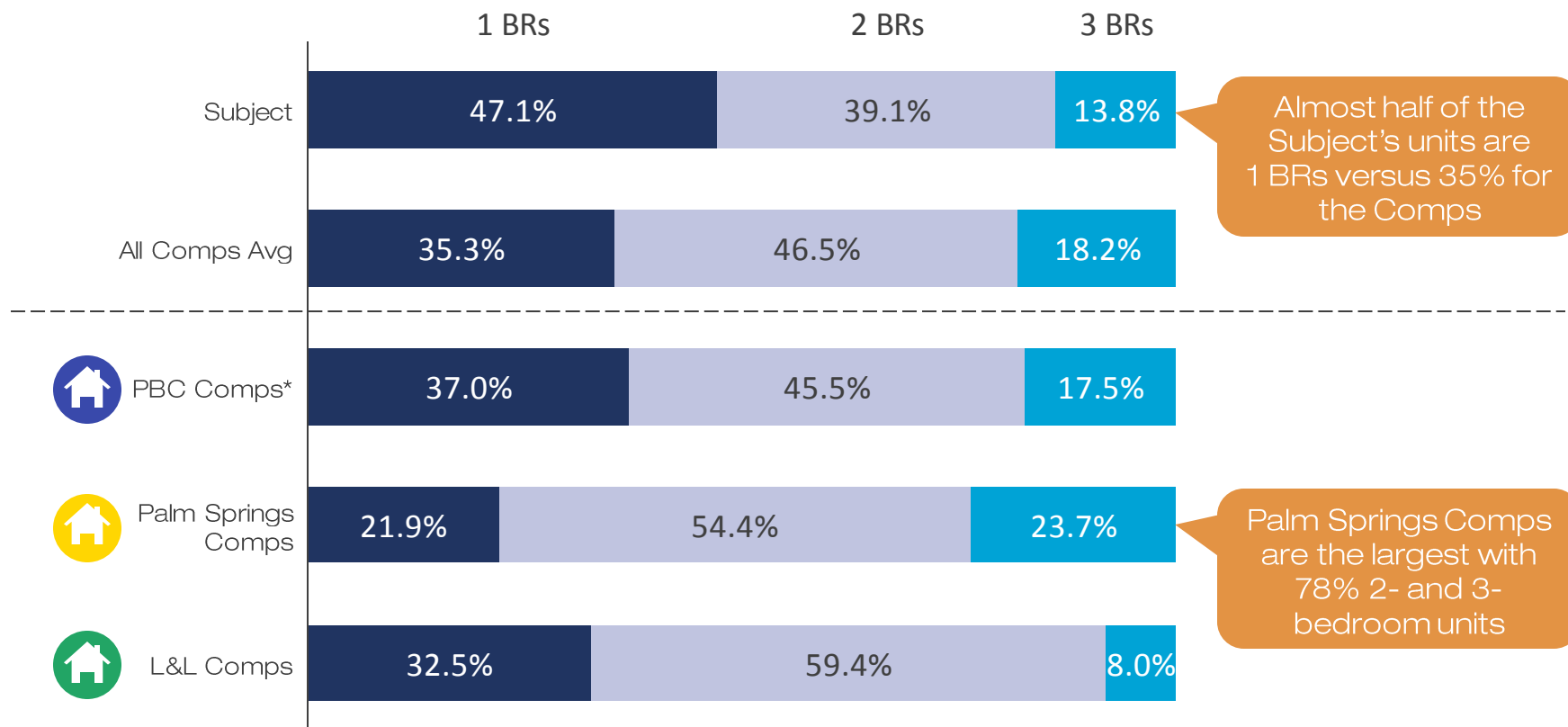
The Subject provides a ratio of parking per unit that is **12%** higher than all the Comps overall

Parking Ratio per Unit



In addition, the Subject has smaller units with fewer bedrooms, reducing the parking need per unit relative to the Comps

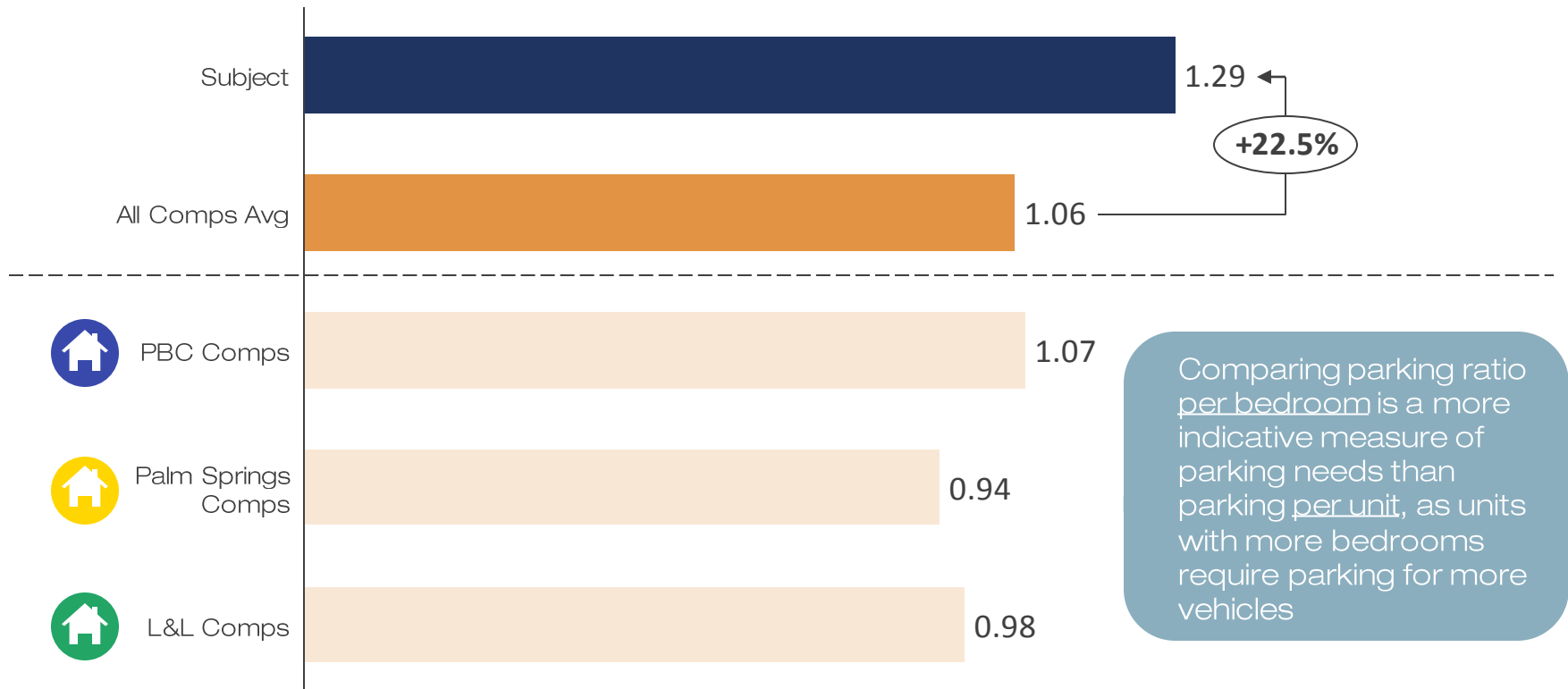
Unit Mix Comparison



Note: * 3-bedroom unit mix also includes small proportion of 4-bedroom units

When compared per bedroom, the Subject has a **23%** higher parking ratio than the Comps overall

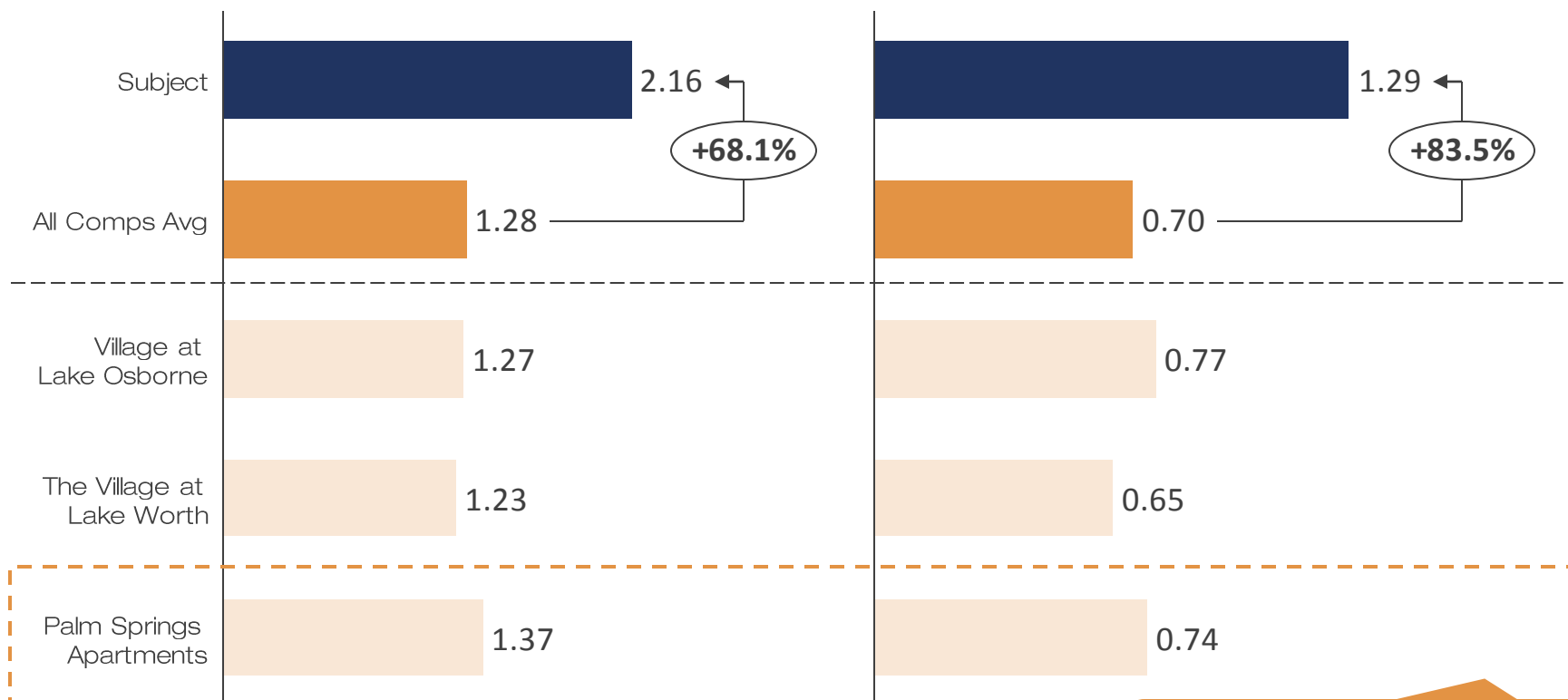
Parking Ratio per Bedroom



Based on S&W's observed peak demand, the Subject provides a **68%** higher parking ratio per unit and an **83%** higher parking ratio per bedroom

Peak Parking Demand per Unit

Peak Parking Demand per Bedroom



Peak demand ratios at Palm Springs apartments is meaningfully lower than the ratio provided at the Subject



The Subject is contemplated to provide a **11%** higher parking ratio per unit and a **21%** higher ratio per bedroom compared to all 3- to 5-story multifamily developments built in the last five years

PBC Comps

Property Name	City	Built	Unit Count	Parking Count	% 1 BRs	% 2 BRs	% 3 BRs	Total BRs	Parking per Unit	Parking per BR
Town Southern	Royal Palm Beach	2019	392	867	39%	27%	34%	762	2.21	1.14
Cottonwood West Palm	West Palm Beach	2018	245	550	31%	47%	22%	470	2.24	1.17
Aura Seaside	Lantana	2018	250	524	41%	50%	9%	421	2.10	1.24
Village at Lake Osborne	Lake Worth	2017	118	170	34%	66%	0%	196	1.44	0.87
The Quaye at Wellington ¹	Wellington	2017	350	698	30%	44%	21%	707	1.99	0.99
10X Living Delray	Delray Beach	2017	346	779	25%	50%	24%	688	2.25	1.13
The District Boynton	Boynton Beach	2017	350	696	43%	41%	16%	604	1.99	1.15
Delray Station	Delray Beach	2017	284	555	47%	33%	19%	489	1.95	1.13
Altis Boca Raton	Boca Raton	2017	398	690	41%	46%	13%	682	1.73	1.01
Siena at Tuscany	Delray Beach	2016	181	407	20%	57%	23%	367	2.25	1.11
850 Boca	Boca Raton	2016	370	675	45%	39%	16%	630	1.82	1.07
The Village at Lake Worth	Lake Worth	2015	216	312	22%	67%	11%	408	1.44	0.76
The Quaye at PBG ¹	Palm Beach Gardens	2015	340	790	28%	45%	23%	690	2.32	1.14
Atlantico at Tuscany	Delray Beach	2015	214	482	24%	56%	21%	421	2.25	1.14
Cameron Estates	West Palm Beach	2015	548	983	40%	46%	15%	958	1.79	1.03
The Allure at Abacoa	Jupiter	2015	304	451	38%	51%	11%	527	1.48	0.86
Jefferson Palm Beach	West Palm Beach	2014	282	526	53%	40%	7%	434	1.87	1.21
Barcelona Jupiter	Jupiter	2014	352	595	43%	49%	8%	580	1.69	1.03
Comp Average					37%	46%	17%		1.94	1.07
Variance to Subject									11.1%	20.7%
Subject	Palm Springs		348	750	47%	39%	14%	580	2.16	1.29

Note: (1) Includes mix of 4-bedroom units (<5%)

Source: CoStar; Google Maps



The Subject will provide a parking ratio that is **13% higher per unit** and **37% per bedroom** compared to the Palm Springs Comps

Palm Springs Comps

Property Name	City	Built	Unit Count	Parking Count	% 1 BRs	% 2 BRs	% 3 BRs	Total BRs	Parking per Unit	Parking per BR
Rosemont Condominiums ¹	Palm Springs	2006	120	243	0%	53%	47%	296	2.03	0.82
Portofino	Palm Springs	2004	270	539	24%	44%	31%	558	2.00	0.97
Palm Springs Apartments	Palm Springs	1998	152	310	32%	53%	16%	280	2.04	1.11
Sedona Village (Springdale)	Palm Springs	1985	151	228	25%	75%	0%	264	1.51	0.86
Comp Average					22%	54%	24%		1.90	0.94
Variance to Subject									+13.1%	+37.0%
Subject	Palm Springs		348	750	47%	39%	14%	580	2.16	1.29

- **Rosemont Condominiums**: For-sale residential project, which typically require a greater parking ratio than rental residential developments
- **Portofino**: parking issues likely driven by combination of large units and income-restricted tenant profile
 - Over 30% 3-bedroom units, resulting in less than 1 parking space per bedroom despite having a ratio of 2 per unit
 - Income-restricted with limit of \$36,200 (60% of AMI); as income-restricted communities tend to host larger households, on average, they require more parking than market-rent apartments
- **Palm Springs Apartments**: The development is the most comparable to the Subject in the comp set as a non-condominium, market-rent residential complex
 - Conversation with on-site management has revealed no parking issues at this property
- **Sedona Village**: This community is very different to that envisioned for the Subject
 - Fractured condominium complex
 - No access control from either the roadway or the adjacent condominium complex (Village Green), with which it shares contiguous parking
 - These issues combined with a low parking ratio, make this property disposed to a shortage of parking



Recent developments in Lake Worth and Lantana, municipalities with similar demographics to Palm Springs, also provide less parking than proposed

Lake Worth and Lantana Demographics

	Palm Springs	Lake Worth	Lantana
Population	24,455	37,354	11,240
Median Age	35.3	36.4	41.2
Median HHI	\$39,660	\$36,321	\$47,777
Property Value	\$111,500	\$165,600	\$164,600

- Overall, Lake Worth and Lantana have a similar demographic profile to that of Palm Springs

L&L Comps

Property Name	City	Built	Unit Count	Parking Count	% 1 BRs	% 2 BRs	% 3 BRs	Total BRs	Parking per Unit	Parking per BR
Aura Seaside	Lantana	2018	250	524	41%	50%	9%	421	2.10	1.24
Village at Lake Osborne	Lake Worth	2017	118	170	34%	66%	0%	196	1.44	0.87
The Village at Lake Worth	Lake Worth	2015	216	312	22%	67%	11%	408	1.44	0.76
Comp Average					33%	59%	8%		1.72	0.98
Variance to Subject									25.1%	31.8%
Subject	Palm Springs		348	750	47%	39%	14%	580	2.16	1.29

- Recently constructed multifamily in these markets have been built with significantly less parking than is being proposed at the Subject
- Compared to L&L Comps, the Subject has a higher parking ratio per unit and per bedroom of 25% and 32%, respectively

Empirical evidence indicates actual peak parking demand ratios are substantially lower than those contemplated at the Subject

- **Methodology:** Simmons & White observed peak parking demand at three properties near the Subject
 - Demand was counted in 30 minute intervals from 5:00 AM to 7:00 AM and evenings from 9:00 PM to 11:00 PM
 - Demand was observed in 2019 over 3 days in January (1/2, 1/3, 1/6) and over 2 days in October (10/17, 10/20)

Peak Parking Demand - Observational Data (January and October 2019)

Property Name	Date (Peak Observation)	Unit Count	Bedroom Count	Parking Count	Peak Demand	Peak Demand to Units	Peak Demand to BRs
Village at Lake Osborne	Jan 3, 2019	118	196	170	150	1.27	0.76
The Village at Lake Worth	Jan 3, 2019	216	408	312	265	1.23	0.65
Palm Springs Apartments	Oct 20, 2019	152	280	310	208	1.37	0.74
Comp Average						1.28	0.70
Variance to Subject						+68.1%	+83.5%
Subject		348	580	750		2.16	1.29

Observed peak parking demand

- Compared to the observed peak demand for comparable properties, the Subject provides a higher parking ratio per unit and per bedroom of **68%** and **83%**, respectively
- S&W's other research findings also indicate peak parking demand at the Subject will be well below the **2.16 per unit** provided
 - Traffic engineer suggests the Subject's demand should approximate **1.60** parking spaces per unit
 - National parking survey by the Institute of Transportation Engineers (ITE) indicates average peak parking demand of **1.31** spaces per unit, with 85th percentile of **1.47 per unit**



Comprehensive Parking Management Plan

Prepared for the Village of Palm Springs

SIMMONS & WHITE

January 2020

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- **Parking Management Guidelines**
- Parking Management Tools
- Resident Transportation Options
- Multifamily Parking Analysis

Parking Restrictions

Proposed Parking Restrictions

- Our Standard Lease will restrict units to 1 vehicle/parking space per one-bedroom unit and 2 vehicles/parking spaces per two-bedroom and three-bedroom units. 85 additional spaces may be allocated to unit residents at the discretion of the management company and no less than 133 spaces shall be available for guest parking. Residents will be required to provide vehicle information to the property manager including make, model, year, state and license plate information for each registered vehicle in order to obtain electronic access to the community entrance gates.

Parking Management Guidelines

Guidelines

- In addition to having lease provisions regarding parking rules and regulations in the form lease, the management office will provide each future resident with a list of community policies, rules and regulations as well as require a parking addendum to be signed with each lease application. These rules and regulations will be subject to change by the management office and comply with FHA guidelines.
- The following is an overview of the parking management plan which will be incorporated into the form lease and parking addendum:
 - All vehicles must be registered at the Management office to secure an electronic gate access device.
 - Residents will be required to provide vehicle information including make, model, year, state and license plate information per registered vehicle with the management office.
 - Parking is only allowed in striped spaces. Unless the vehicle has a government issued handicap decal or similar signage, the vehicle may not park in a reserved handicap space.
 - The management office has the right to tow unauthorized or non-registered vehicles from any parking space on the property.
 - The resident agrees to comply with the terms of the Lease and Community Rules.
 - Any vehicles which are improperly parked will be towed at owner's expenses.
 - Any action by the resident, any occupant, guest or visitor that violates the parking rules shall constitute a violation of the Lease Contract and shall entitle the management office to all remedies available under the Lease and Florida Law.

Parking Management Guidelines

Guidelines (cont.)

- Resident agrees that any vehicles parked in the Community by Resident, or in the Community by guests or occupants of Resident, shall be parked in designated available spaces on a first come, first served basis.
- If a resident is planning to have multiple guests at the property, they must receive written approval from the management office in advance. During anticipated peak guest visitation periods (e.g. major holidays), the management office reserves the right to implement further limitations on the number of guest parking spaces available per unit.
- Any vehicle(s) not registered, considered abandoned, or violating the Lease, this Addendum, or the Community Rules, in the sole judgment of Management, will be towed at the vehicle owner's expense as soon as 24 hours after a notice is placed on the vehicle if the violation still remains.
- Notwithstanding this, any vehicle illegally parked in a fire lane, designated no parking space or handicapped space, or blocking an entrance, exit, driveway, dumpster, or parked illegally in a designated parking space, will immediately be towed, without further notice, at the vehicle owner's expense. Parking rules will be clearly posted, and owner will contract with a local company for towing services.
- The washing of vehicles is not permitted on the property unless specifically allowed in designated area.
- Any on property repairs and/or maintenance of any vehicle must not be commenced without the prior written permission of the Management Office.

Parking Management Guidelines

Guidelines (cont.)

- A vehicle is unauthorized or illegally parked in the apartment community if it:
 - Has a flat tire or other condition rendering it in-operable
 - Is on jacks, blocks or has wheel (s) missing
 - Takes up more than one space
 - Belongs to a resident or occupant who has surrendered or abandoned the apartment
 - Is parked in a marked handicap space without the legally required handicap insignia
 - Blocks another vehicle from exiting
 - Is parked in a fire lane or designated “no parking” area
 - Is parked in a space marked for other resident (s) or unit(s)
 - Is parked on the grass, sidewalk, or patio
 - Blocks garbage trucks from access to a dumpster

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- Parking Management Guidelines
- **Parking Management Tools**
- Resident Transportation Options
- Multifamily Parking Analysis

The property manager will use a combination of tools to control access and manage parking in the community

Examples of Gates



The property manager will use a combination of tools to control access and manage parking in the community (continued)

Cards, Clickers & Fobs



Access Control Systems



Security Surveillance Systems



Management Monitoring



Property manager will monitor parking lot to ensure compliance

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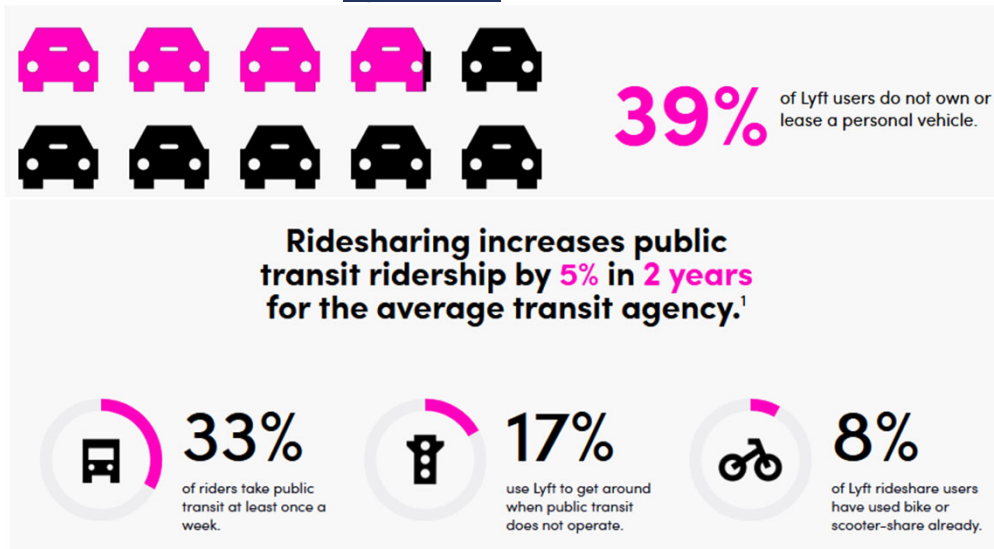
- Parking Management Guidelines
- Parking Management Tools
- **Resident Transportation Options**
- Multifamily Parking Analysis

Ride Sharing

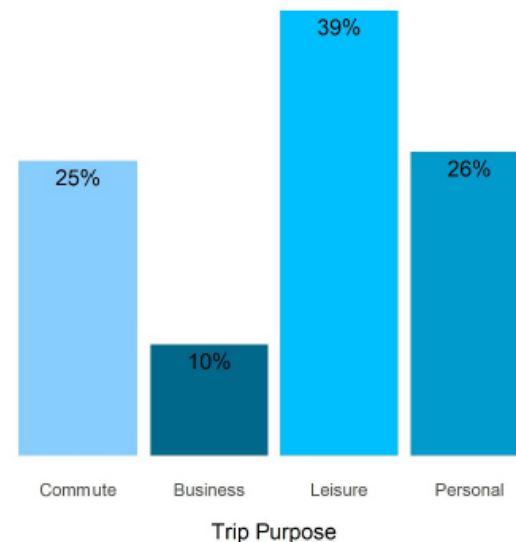
Summary

- The Developer is proposing to include a rideshare drop-off and pick-up location at the entrance to Palm Springs Residences for services such as Uber and Lyft, and carpool pickups.
- 36 percent of American adults say they have used ride-hailing services; More than half of 18- to 29-year-olds have used Uber, Lyft, and similar services
- Uber riders travel for a variety of reasons throughout the day. The graphic below (right) classifies Uber trips into four categories: commuting, business travel, leisure, and personal trips (which include shopping trips, healthcare, school, and child care) with statistics for the state of Florida. About a quarter of these trips also involve intermodal connections.
- A study conducted by experts at University of California, Berkeley, suggested that each car-sharing vehicle replaces between 9 and 13 personally-owned vehicles.

Lyft Data

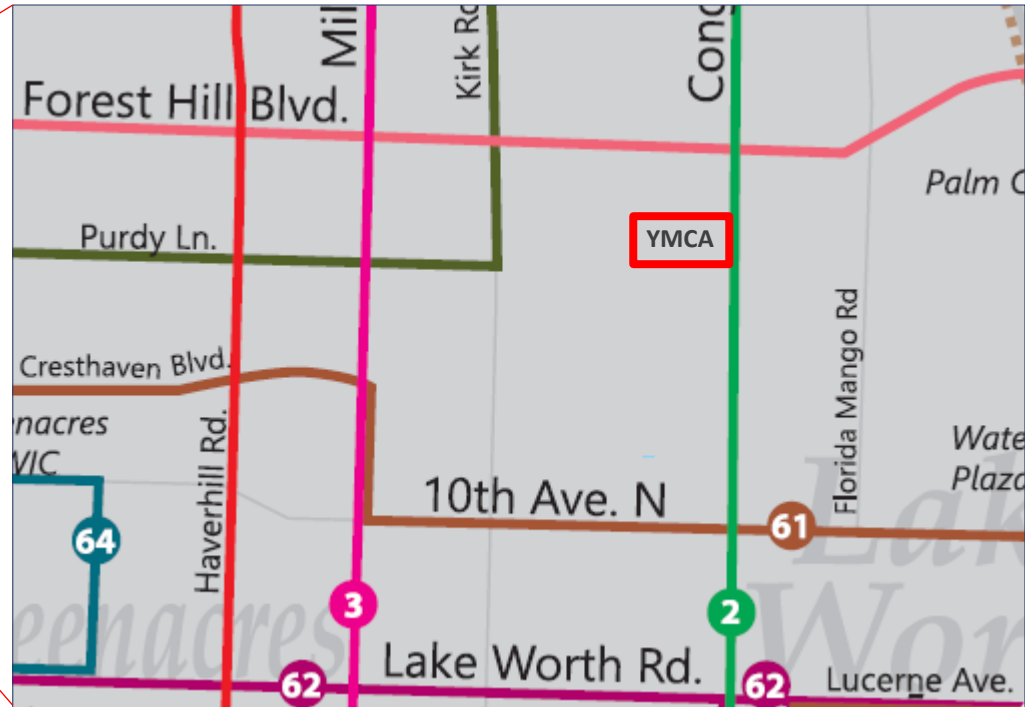
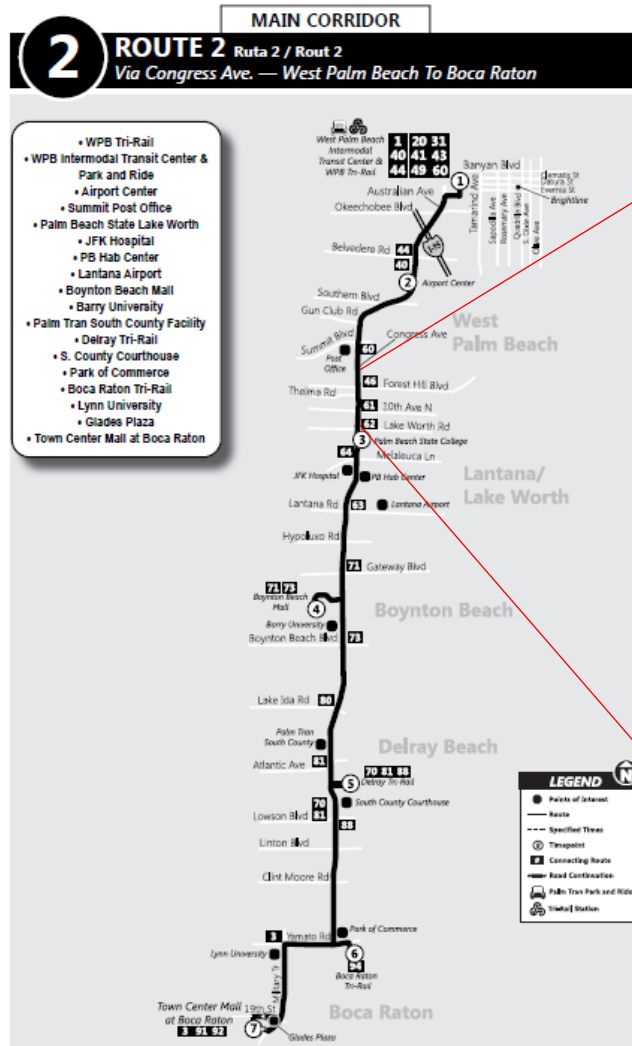


Uber Data

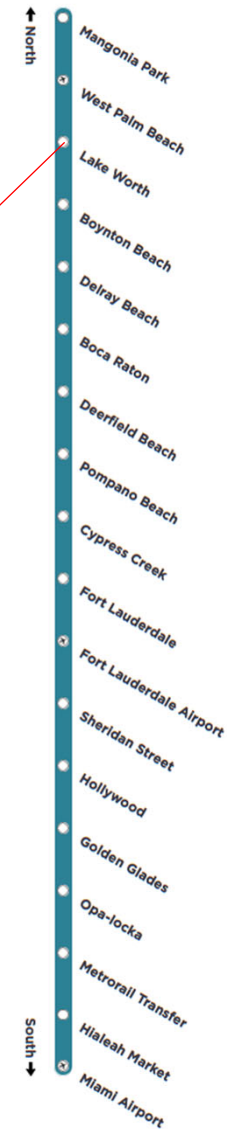


Source: EDR Group: Uber's Economic Impact in Florida; Lyft Economic Impact Report; Pew Research Center: More Americans are using ride-hailing apps, January 2019; Transportation Sustainability Research Center - University Of California, Berkeley

Bus Transportation – Palm Tran Bus Service



Tri Rail Train



Non-Motorized Travel: Safe Walking & Biking As Travel Options

Background

- The Developer is proposing to include 348 secure bicycle parking spaces through a combination of traditional outdoor bicycle parking racks located strategically throughout the development, secure bicycle parking on the patio of each ground floor unit, and bicycle storage rooms for longer term secure bicycle parking. This mix of bicycle parking methods will provide options to tenants for both short and long term bicycle parking needs.

Table of Contents

Table of Contents

- Parking Management Guidelines
- Parking Management Tools
- Resident Transportation Options
- **Multifamily Parking Analysis**

Simmons & White analyzed parking of apartment developments in Palm Springs and surrounding communities

Background

- The Developer is proposing to develop **348** apartments in Palm Springs located at 2085 S Congress Ave (the “**Proposed Development**” or “**Subject**”)
- The Developer’s plans currently contemplate provision of **750** parking spaces (the “**Parking Count**”) representing parking ratios of:
 - **2.16** parking spaces per unit
 - **1.29** parking spaces per bedroom
- The Village of Palm Springs (the “Village”) has raised concerns regarding the potential inadequacy of the proposed parking, including:
 - Communities near the Proposed Development have difficulties stemming from insufficient parking (e.g., Portofino)
 - The Village suggested that the profile of Palm Springs’ demographics necessitate a higher ratio of parking per unit compared to other area developments



Objective

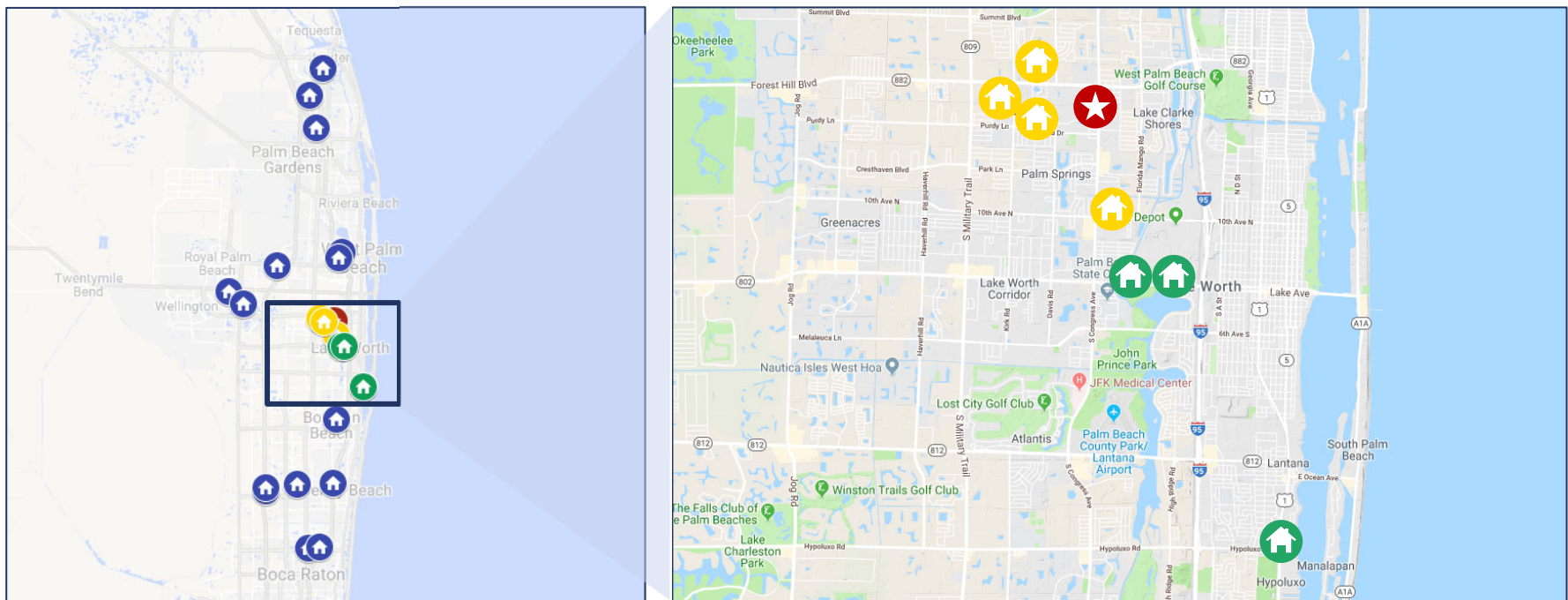
The objective of this study is to benchmark the Subject’s parking ratio to that of other multifamily developments in Palm Springs and Palm Beach County

The Subject's parking ratio is compared to three sets of apartment developments (collectively, the "Comps") in the area (1 of 2)

	Research & Analysis
Palm Beach County Benchmarks	▪ Surveyed all 3- to 5-story multifamily developments built in Palm Beach County since 2014 ("PBC Comps") and catalogued: – Unit count – Unit mix – Number of parking spaces
Palm Springs Vicinity Benchmarks	▪ The Developer appreciates the uniqueness of the Village and has analyzed apartments in and around Palm Springs ("Palm Springs Comps"), which have been referenced in discussions with Village officials – Palm Springs Apartments – Portofino – Sedona Village (Springdale) – Rosemont Condominiums
Lake Worth & Lantana Benchmarks	▪ Compared demographics of Palm Springs to those of Lake Worth and Lantana ▪ Benchmarked recently developed apartments in Lake Worth and Lantana built since 2014 ("L&L Comps")
Parking Study Highlights	• Synthesized takeaways from the parking study prepared by civil and traffic engineering firm, Simmons & White ("S&W"), dated September 5, 2019, and further data points collected by S&W in October 2019

The Subject's parking ratio is compared to three sets of apartment developments (collectively, the "Comps") in the area (2 of 2)

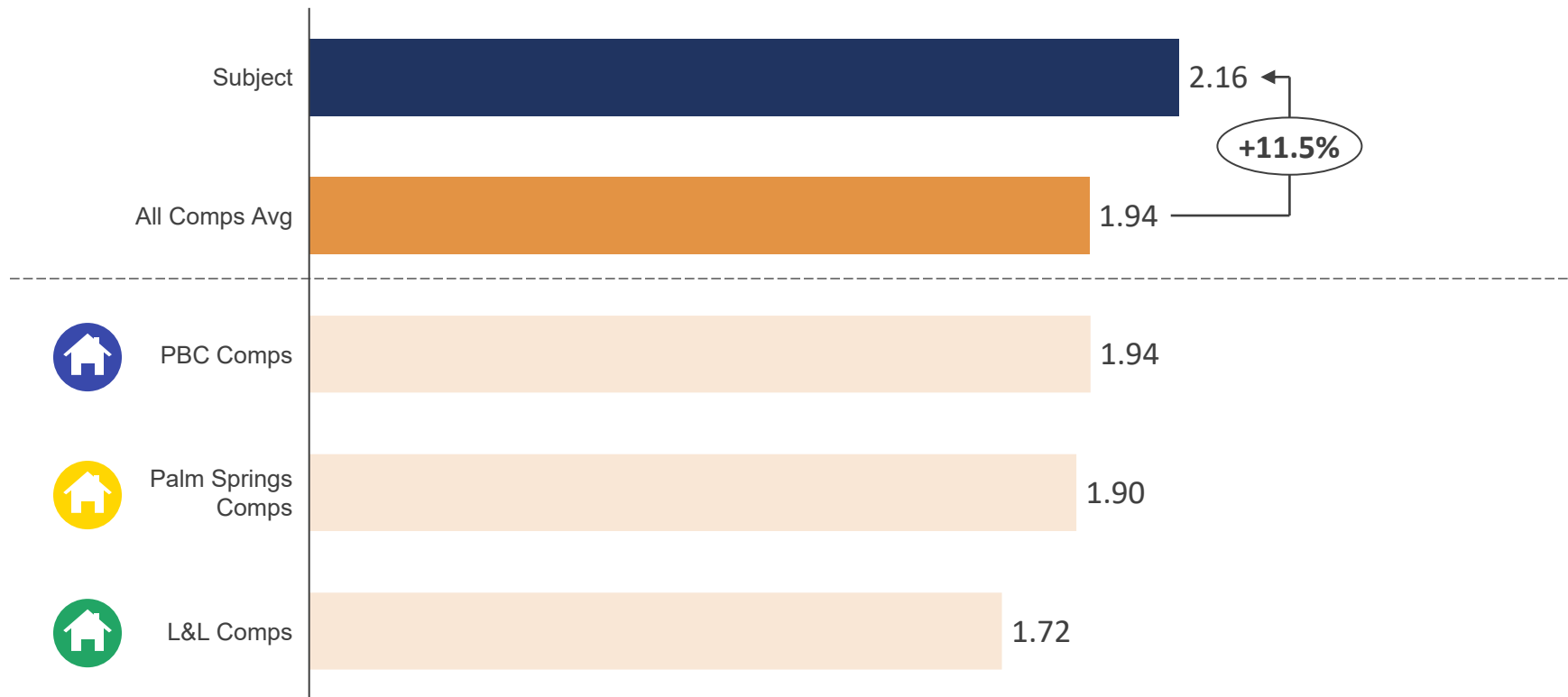
Comps Mapping



Comp Set	Properties	Year Built	Selection Methodology
 PBC Comps	18	2014+	<u>Location</u> : Palm Beach County; <u>Year Built</u> : 2014-2019; <u>Floors</u> : 3 to 5
 Palm Springs Comps	4	Varies	Selected as relevant comps based on conversations with Village officials
 L&L Comps	3	2014+	<u>Location</u> : Lake Worth or Lantana; <u>Year Built</u> : 2014-2019; <u>Floors</u> : 3 to 5

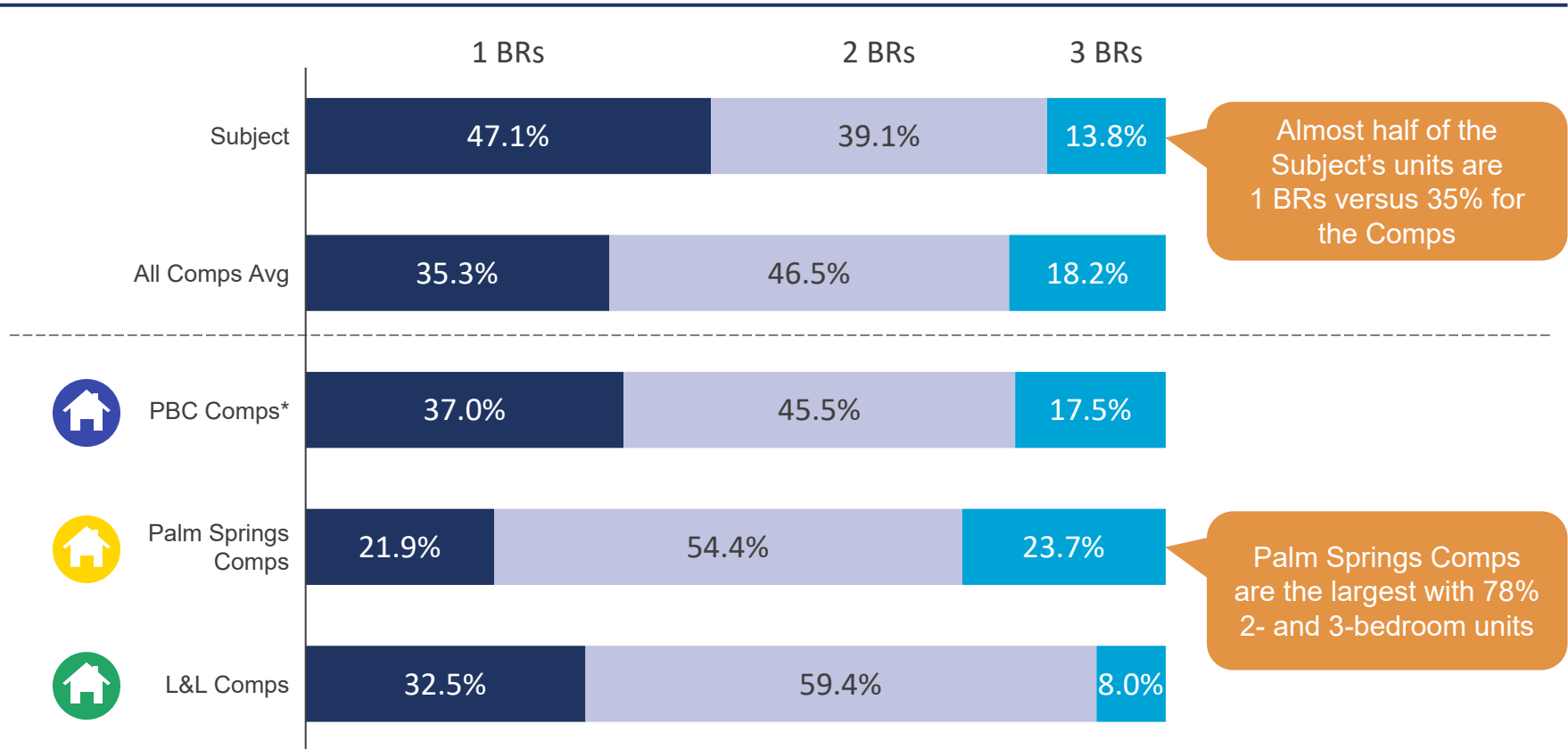
The Subject provides a ratio of parking per unit that is **12%** higher than all the Comps overall

Parking Ratio per Unit



In addition, the Subject has smaller units with fewer bedrooms, reducing the parking need per unit relative to the Comps

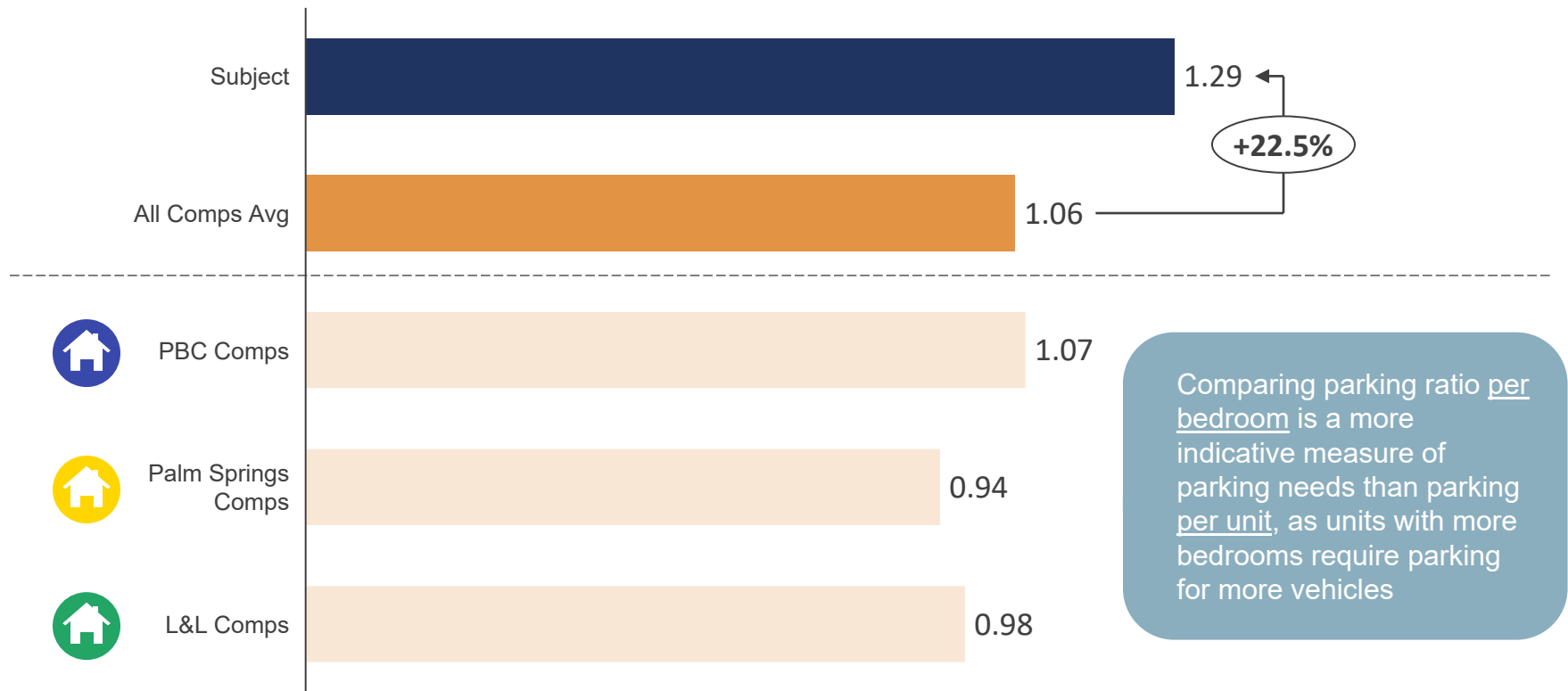
Unit Mix Comparison



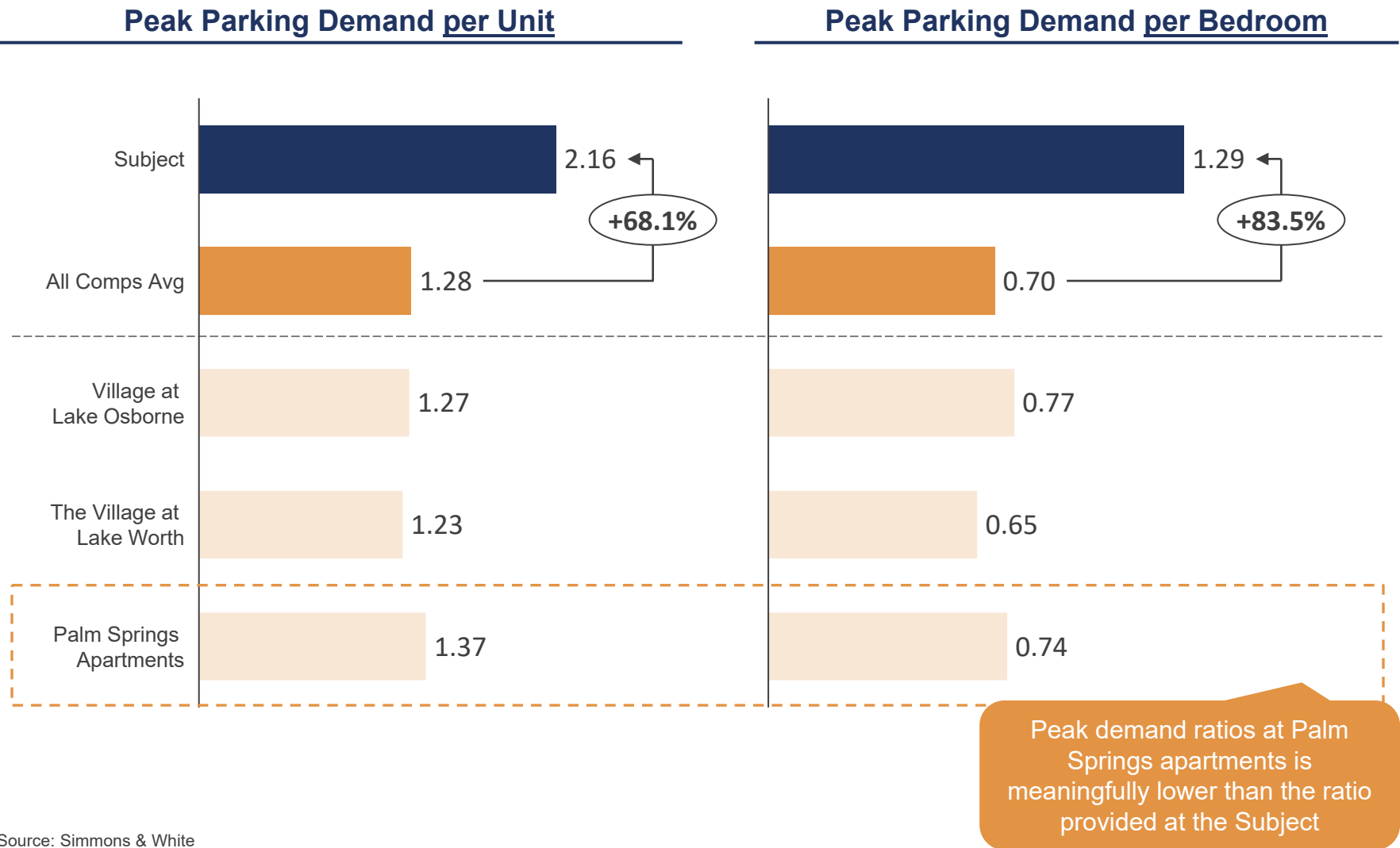
Note: * 3-bedroom unit mix also includes small proportion of 4-bedroom units

When compared per bedroom, the Subject has a **23%** higher parking ratio than the Comps overall

Parking Ratio per Bedroom



Based on S&W's observed peak demand, the Subject provides a **68%** higher parking ratio per unit and an **83%** higher parking ratio per bedroom





The Subject is contemplated to provide a **11% higher parking ratio per unit** and a **21% higher ratio per bedroom** compared to all 3- to 5-story multifamily developments built in the last five years

PBC Comps

Property Name	City	Built	Unit Count	Parking Count	% 1 BRs	% 2 BRs	% 3 BRs	Total BRs	Parking per Unit	Parking per BR
Town Southern	Royal Palm Beach	2019	392	867	39%	27%	34%	762	2.21	1.14
Cottonwood West Palm	West Palm Beach	2018	245	550	31%	47%	22%	470	2.24	1.17
Aura Seaside	Lantana	2018	250	524	41%	50%	9%	421	2.10	1.24
Village at Lake Osborne	Lake Worth	2017	118	170	34%	66%	0%	196	1.44	0.87
The Quaye at Wellington ¹	Wellington	2017	350	698	30%	44%	21%	707	1.99	0.99
10X Living Delray	Delray Beach	2017	346	779	25%	50%	24%	688	2.25	1.13
The District Boynton	Boynton Beach	2017	350	696	43%	41%	16%	604	1.99	1.15
Delray Station	Delray Beach	2017	284	555	47%	33%	19%	489	1.95	1.13
Altis Boca Raton	Boca Raton	2017	398	690	41%	46%	13%	682	1.73	1.01
Siena at Tuscany	Delray Beach	2016	181	407	20%	57%	23%	367	2.25	1.11
850 Boca	Boca Raton	2016	370	675	45%	39%	16%	630	1.82	1.07
The Village at Lake Worth	Lake Worth	2015	216	312	22%	67%	11%	408	1.44	0.76
The Quaye at PBG ¹	Palm Beach Gardens	2015	340	790	28%	45%	23%	690	2.32	1.14
Atlantico at Tuscany	Delray Beach	2015	214	482	24%	56%	21%	421	2.25	1.14
Cameron Estates	West Palm Beach	2015	548	983	40%	46%	15%	958	1.79	1.03
The Allure at Abacoa	Jupiter	2015	304	451	38%	51%	11%	527	1.48	0.86
Jefferson Palm Beach	West Palm Beach	2014	282	526	53%	40%	7%	434	1.87	1.21
Barcelona Jupiter	Jupiter	2014	352	595	43%	49%	8%	580	1.69	1.03
Comp Average					37%	46%	17%		1.94	1.07
<i>Variance to Subject</i>									<i>11.1%</i>	<i>20.7%</i>
Subject	Palm Springs		348	750	47%	39%	14%	580	2.16	1.29

Note: (1) Includes mix of 4-bedroom units (<5%)

Source: CoStar; Google Maps



The Subject will provide a parking ratio that is **13% higher per unit** and **37% per bedroom** compared to the Palm Springs Comps

Palm Springs Comps

Property Name	City	Built	Unit Count	Parking Count	% 1 BRs	% 2 BRs	% 3 BRs	Total BRs	Parking per Unit	Parking per BR
Rosemont Condominiums ¹	Palm Springs	2006	120	243	0%	53%	47%	296	2.03	0.82
Portofino	Palm Springs	2004	270	539	24%	44%	31%	558	2.00	0.97
Palm Springs Apartments	Palm Springs	1998	152	310	32%	53%	16%	280	2.04	1.11
Sedona Village (Springdale)	Palm Springs	1985	151	228	25%	75%	0%	264	1.51	0.86
Comp Average					22%	54%	24%		1.90	0.94
<i>Variance to Subject</i>									+13.1%	+37.0%
Subject	Palm Springs		348	750	47%	39%	14%	580	2.16	1.29

- **Rosemont Condominiums**: For-sale residential project, which typically require a greater parking ratio than rental residential developments
- **Portofino**: parking issues likely driven by combination of large units and income-restricted tenant profile
 - Over 30% 3-bedroom units, resulting in less than 1 parking space per bedroom despite having a ratio of 2 per unit
 - Income-restricted with limit of \$36,200 (60% of AMI); as income-restricted communities tend to host larger households, on average, they require more parking than market-rent apartments
- **Palm Springs Apartments**: The development is the most comparable to the Subject in the comp set as a non-condominium, market-rent residential complex
 - Conversation with on-site management has revealed no parking issues at this property
- **Sedona Village**: This community is very different to that envisioned for the Subject
 - Fractured condominium complex
 - No access control from either the roadway or the adjacent condominium complex (Village Green), with which it shares contiguous parking
 - These issues combined with a low parking ratio, make this property disposed to a shortage of parking

Note: Developed by The Spear Group
Source: CoStar; Google Maps



Recent developments in Lake Worth and Lantana, municipalities with similar demographics to Palm Springs, also provide less parking than proposed

Lake Worth and Lantana Demographics

	Palm Springs	Lake Worth	Lantana
Population	24,455	37,354	11,240
Median Age	35.3	36.4	41.2
Median HHI	\$39,660	\$36,321	\$47,777
Property Value	\$111,500	\$165,600	\$164,600

- Overall, Lake Worth and Lantana have a similar demographic profile to that of Palm Springs

L&L Comps

Property Name	City	Built	Unit Count	Parking Count	% 1 BRs	% 2 BRs	% 3 BRs	Total BRs	Parking per Unit	Parking per BR
Aura Seaside	Lantana	2018	250	524	41%	50%	9%	421	2.10	1.24
Village at Lake Osborne	Lake Worth	2017	118	170	34%	66%	0%	196	1.44	0.87
The Village at Lake Worth	Lake Worth	2015	216	312	22%	67%	11%	408	1.44	0.76
Comp Average					33%	59%	8%		1.72	0.98
<i>Variance to Subject</i>									<i>25.1%</i>	<i>31.8%</i>
Subject	Palm Springs		348	750	47%	39%	14%	580	2.16	1.29

- Recently constructed multifamily in these markets have been built with significantly less parking than is being proposed at the Subject
- Compared to L&L Comps, the Subject has a higher parking ratio per unit and per bedroom of 25% and 32%, respectively

Empirical evidence indicates actual peak parking demand ratios are substantially lower than those contemplated at the Subject

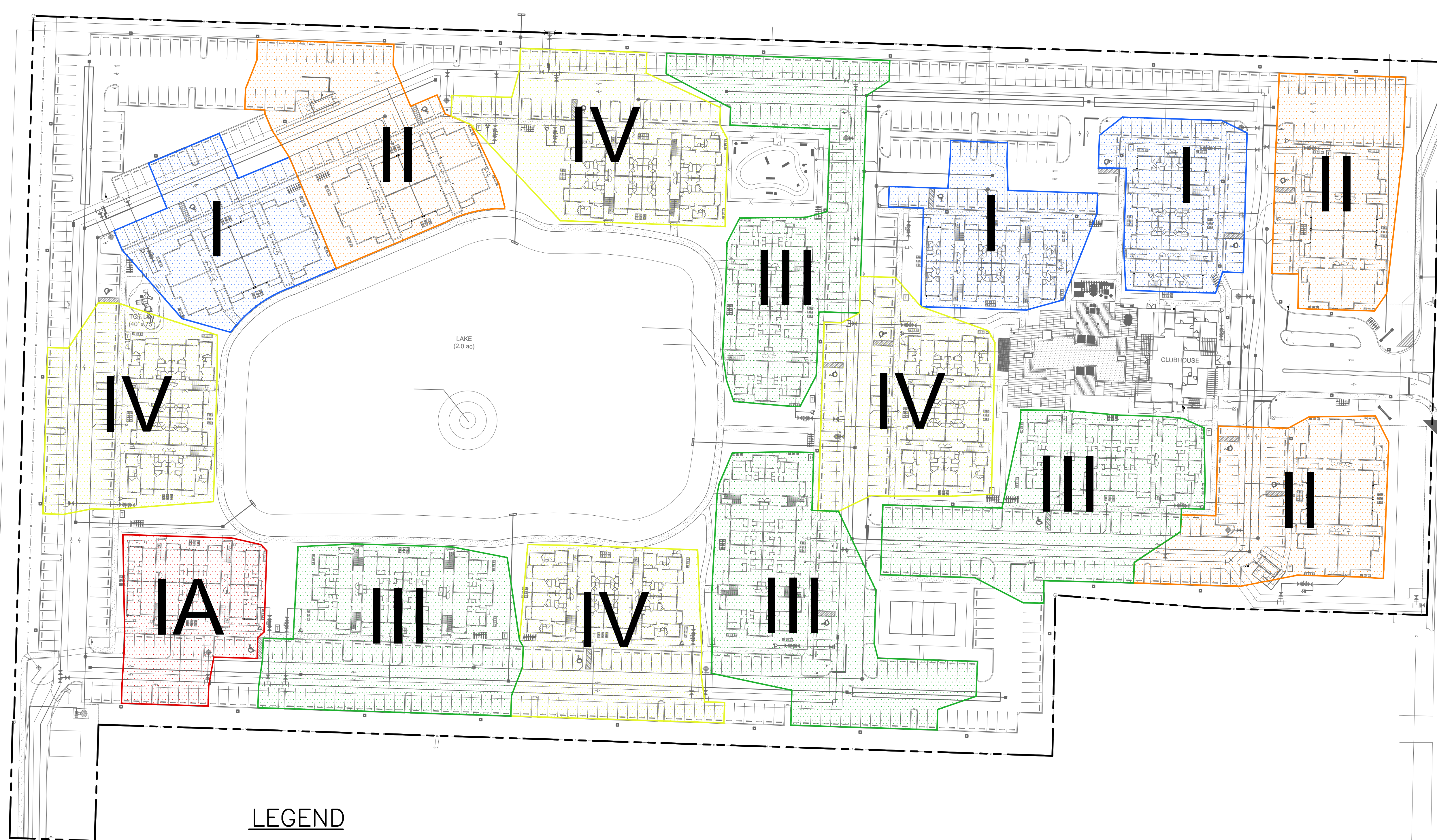
- **Methodology:** Simmons & White observed peak parking demand at three properties near the Subject
 - Demand was counted in 30 minute intervals from 5:00 AM to 7:00 AM and evenings from 9:00 PM to 11:00 PM
 - Demand was observed in 2019 over 3 days in January (1/2, 1/3, 1/6) and over 2 days in October (10/17, 10/20)

Peak Parking Demand - Observational Data (January and October 2019)

Property Name	Date (Peak Observation)	Unit Count	Bedroom Count	Parking Count	Peak Demand	Peak Demand to Units	Peak Demand to BRs
Village at Lake Osborne	Jan 3, 2019	118	196	170	150	1.27	0.76
The Village at Lake Worth	Jan 3, 2019	216	408	312	265	1.23	0.65
Palm Springs Apartments	Oct 20, 2019	152	280	310	208	1.37	0.74
Comp Average						1.28	0.70
<i>Variance to Subject</i>						+68.1%	+83.5%
Subject		348	580	750		2.16	1.29

Observed peak parking demand

- Compared to the observed peak demand for comparable properties, the Subject provides a higher parking ratio per unit and per bedroom of **68%** and **83%**, respectively
- S&W's other research findings also indicate peak parking demand at the Subject will be well below the **2.16 per unit** provided
 - Traffic engineer suggests the Subject's demand should approximate **1.60** parking spaces per unit
 - National parking survey by the Institute of Transportation Engineers (ITE) indicates average peak parking demand of **1.31** spaces per unit, with 85th percentile of **1.47 per unit**



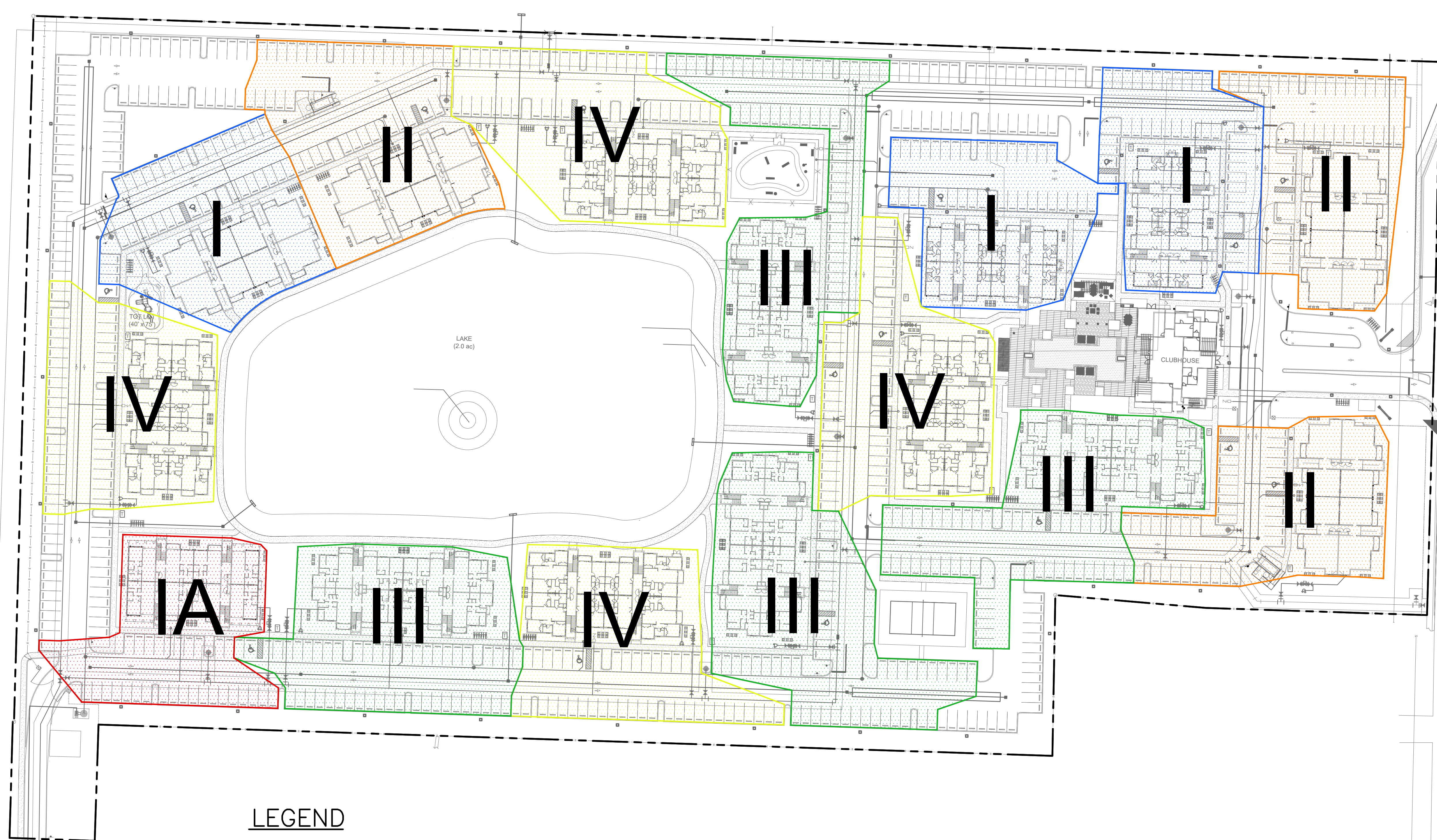
NOTE:

1.) COLORED EXHIBIT SHOWS ESTIMATED PARKING DEMAND AND PARKING SPACE AVAILABILITY PER BUILDING. NON COLORED PARKING SPACES ARE ADDITIONAL AVAILABLE SPACES. THIS GRAPHIC IS NOT INTENDED AS A DESIGNATED PARKING ASSIGNMENT PLAN BUT OF EXPECTED UTILIZATION PER BUILDING.

LEGEND

- TYPE I BUILDING—24 PARKING SPACES (24—1 BEDROOM UNITS X 1 SPACE/UNIT)
- TYPE IA BUILDING—20 PARKING SPACES (20—1 BEDROOM UNITS X 1 SPACE/UNIT)
- TYPE II BUILDING—32 PARKING SPACES (12—1 BEDROOM UNITS X 1 SPACES/UNIT & 10—2 BEDROOM UNITS X 2 SPACES/UNIT)
- TYPE III BUILDING—48 PARKING SPACES (24—2 BEDROOM UNITS X 2 SPACES/UNIT)
- TYPE IV BUILDING—36 PARKING SPACES (12—1 BEDROOM UNITS X 1 SPACE/UNIT & 12—3 BEDROOM UNITS X 2 SPACES/UNIT)

 SIMMONS & WHITE ENGINEERING PLANNING CONSULTING SINCE 1982 2581 Metrocentre Blvd West • Suite 100 • West Palm Beach, Florida 33407 • (561) 478-7848					PALM SPRINGS RESIDENCE SECTION 18, TOWNSHIP 44S., RANGE 43E. VILLAGE OF PALM SPRINGS, FLORIDA PARKING SUPPLY EXHIBIT				
REVISIONS		DESIGN B.K.	DRAWN C.O.	CHECKED	APPROVED	DATE	JOB NO. 19-083	DRAWING NO. 19083Z01	SHEET 1 OF 1



NOTE:

1.) COLORED EXHIBIT SHOWS ESTIMATED PARKING DEMAND AND PARKING SPACE AVAILABILITY PER BUILDING. NON COLORED PARKING SPACES ARE ADDITIONAL AVAILABLE SPACES. THIS GRAPHIC IS NOT INTENDED AS A DESIGNATED PARKING ASSIGNMENT PLAN BUT OF EXPECTED UTILIZATION PER BUILDING.

LEGEND

- TYPE I BUILDING—36 PARKING SPACES (24—1 BEDROOM UNITS X 1.5 SPACES/UNIT)
- TYPE IA BUILDING—30 PARKING SPACES (20—1 BEDROOM UNITS X 1.5 SPACES/UNIT)
- TYPE II BUILDING—38 PARKING SPACES (12—1 BEDROOM UNITS X 1.5 SPACES/UNIT & 10—2 BEDROOM UNITS X 2 SPACES/UNIT)
- TYPE III BUILDING—48 PARKING SPACES (24—2 BEDROOM UNITS X 2 SPACES/UNIT)
- TYPE IV BUILDING—42 PARKING SPACES (12—1 BEDROOM UNITS X 1.5 SPACES/UNIT & 12—3 BEDROOM UNITS X 2 SPACES/UNIT)

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Lead F.L.
Copy PZ & B Director

Condominium Association Of Lakeside Village Inc
500 Lori Drive
Palm Springs, FL 33461

November 12, 2019

Village Hall
226 Cypress Lane
Palm Springs, FL 33461

To: Palm Springs Village Council and Planning & Zoning Board Members
Attn: Mayor Bev Smith, Vice Mayor Joni Brinkman, Mayor Pro Tem Patti Waller, Council Member Doug Gunther, Council Member Gary M. Ready
CC: Mr. Richard J. Reade (Village Manager), Ms. Kim Glas-Castro (Planning, Zoning & Building Director)

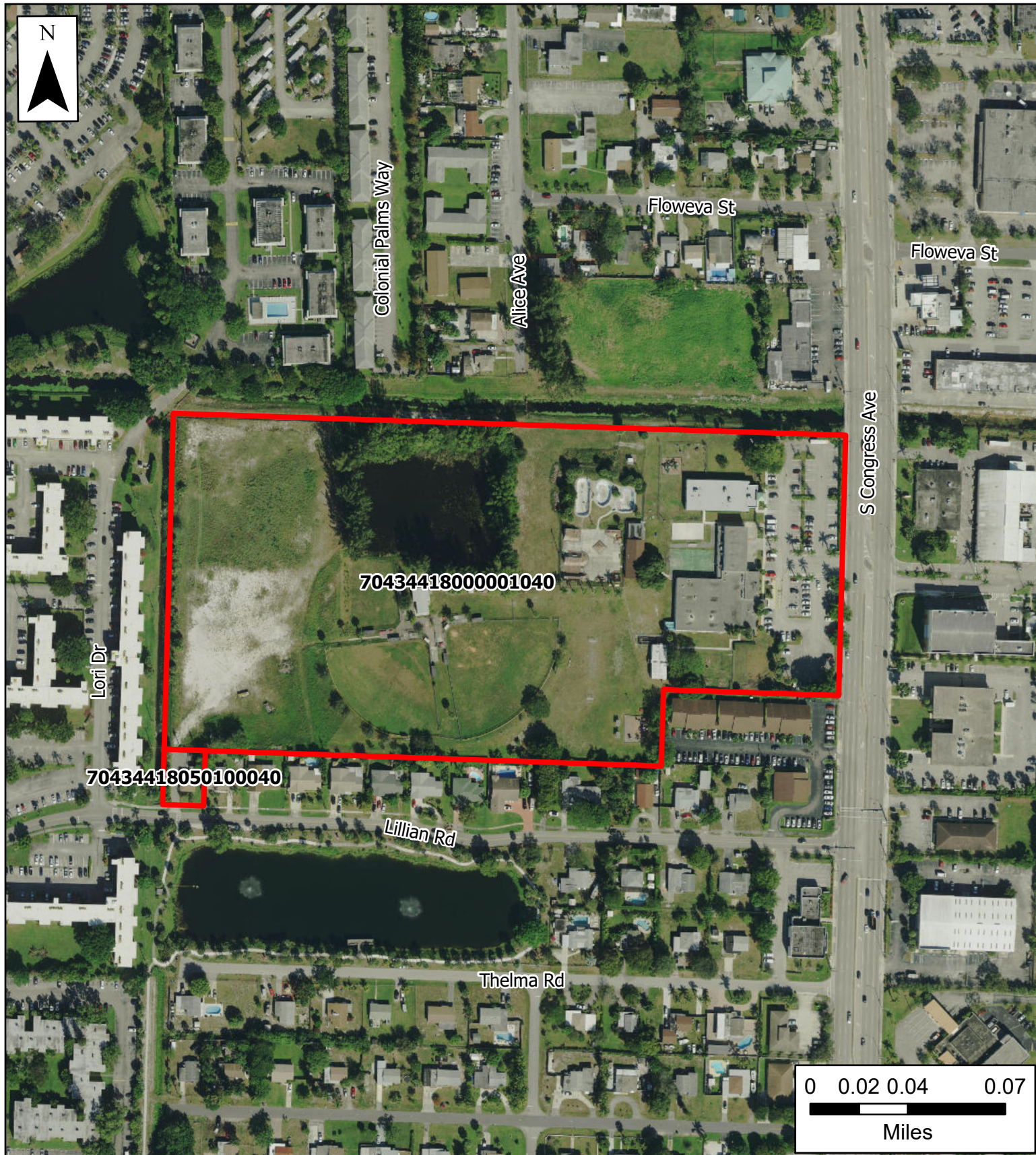
Dear Mayor and Council Members:

As you know, the YMCA of the Palm Beaches is located directly east of and adjacent to our Lakeside Village community. We are aware that the YMCA recently announced plans to relocate its community center to Lake Lytal Park and that the existing YMCA site at 2085 South Congress Avenue is under contract to a development team, a partnership between The Spear Group and Mast Capital. We understand from discussions with the developer that they are seeking approvals for a residential apartment community with 348 multiple-family dwelling units, and amenities to support the community, including a club house, pool area, family park, and lake. We met with the developer in a community town hall meeting and had subsequent conversations with them to learn more about the project.

We believe that that the proposed Palm Springs Residences development will complement our community and the surrounding area by providing high quality market-rate rental apartments. We appreciate their willingness to design a project that will serve the surrounding community. Lakeside Village fully supports the Palm Springs Residences project and we request your vote to approve this development.

Best regards,

Paul Pavone
President of the Condominium Association Of Lakeside Village Inc



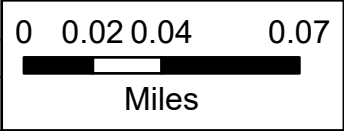
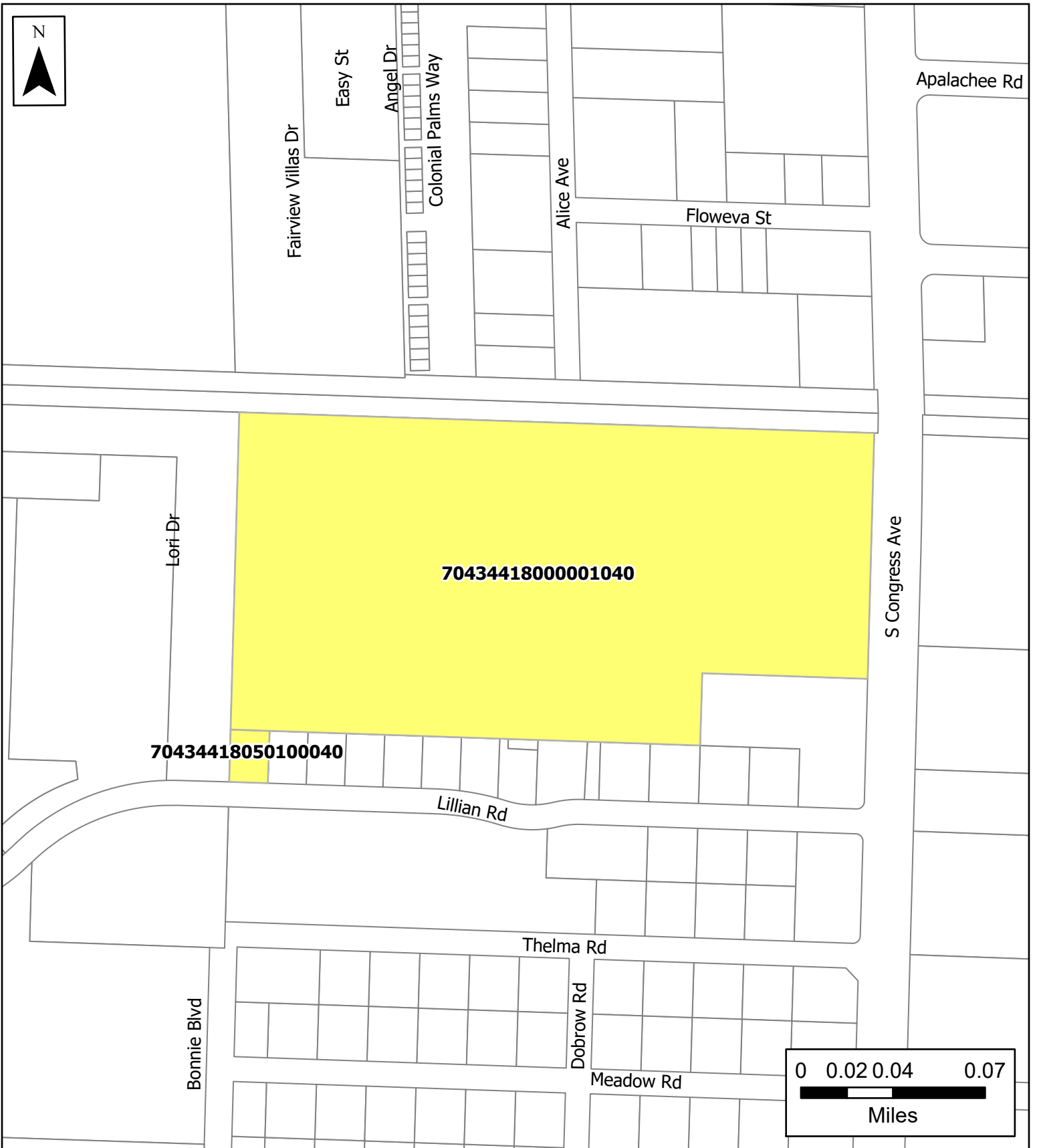
Village of Palm Springs

2085 S. Congress Ave
3243 Lillian Rd
Palm Springs Residences
Location Map

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

 Property Boundary

Data Source: Property Boundary provided by Palm Beach County, Basemap imagery provided by ESRI Online Services.



Village of Palm Springs

2085 S. Congress Ave

3243 Lillian Rd

Palm Springs Residences

Location Map

 Palm Springs Residences

Data Source: Property Boundary provided by Palm Beach County, Basemap imagery provided by ESRI Online Services.

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The proposed ordinance was prepared by the Village Attorney and reviewed by the Police Chief, Planning, Zoning & Building Director and Public Services Director/Engineer.

The proposed ordinance was approved on 1st reading by the Village Council on July 26, 2018 and is being considered for 2nd and final reading.

Fiscal Impact: The proposed request does not have a direct fiscal impact to the Village.

Village Manager Reade stated that staff's presentation was presented at the July 26, 2018 Council Meeting. Mayor Smith asked for public comment and Council discussion and there was none. This Ordinance was advertised in the Lake Worth Herald on August 2, 2018. Village Attorney Torcivia read the title of Ordinance No. 2018-14.

Mayor Pro Tem Brinkman made a motion to approve Ordinance No. 2018-14, seconded by Council Member Waller. Motion carried 4-0.

14. Resolution No. 2018-06 - Residential Planned Development Site Plan (SPR17-06) and Waivers - Canal Shores - 4234 Canal 8 Road (Quasi-Judicial Hearing)

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, (APPROVING/DENYING) WITH CONDITIONS, A REQUEST FROM RAUL PEREZ, ARCHITECT AND AGENT FOR THE OWNER, VALMEL INVESTMENTS LLC, FOR SITE PLAN (SPR17-06) WITH FIVE (5) WAIVERS, CONTINGENT UPON CONDITIONS BEING MET, FOR A NEW RESIDENTIAL PLANNED DEVELOPMENT. THE PROPOSED SITE PLAN CONSISTS OF EIGHT (8) TWO-STORY QUADRAPLEX BUILDINGS FOR A TOTAL OF 32-RESIDENTIAL UNITS, A 9,906 SQUARE FOOT RECREATION AREA LOCATED AT 4234 CANAL 8 ROAD AND ESTABLISHING AN EFFECTIVE DATE.

Staff: Kim Glas-Castro, Planning, Zoning & Building Director

Village Manager Reade stated that Mr. William Peralta, owner, Valmel Investments LLC, is requesting approval of a site plan (SPR17-06) with waivers for a new residential planned development, located at 4234 Canal 8 Road. The proposed site plan consists of eight (8), two-story quadraplex buildings totaling 32 residential units, a 9,906 square foot recreation area located within the central portion of the project - comprised of a playground area, picnic tables, BBQ grills, gazebo and open play area. All of the proposed 3-bedroom townhomes will be subdivided into fee-simple dwelling units with a common amenity area that will be controlled by a homeowners association. The proposed project is located on a 3.02-acre parcel of property that fronts Canal 8 Road (an unpaved road) and will require (only be) access(ed) from Military Trail.

Note: The Village Code - Section 34-875(2). Waivers - provides that waivers may be granted by the Village Council following an advisory recommendation by the Planning & Zoning Board. All requests for waivers shall be identified on the site plan and shall accompany an application for site plan approval of a planned development.

The Applicant is seeking five (5) waivers within the proposed site plan:

1. Relief from Sec.34-162(b)(2) - Allow a 7' wide landscape buffer along the western perimeter rather than the required 10' wide buffer.
2. Relief from Sec.34-162(b)(6) - Allow a 6' wide landscape buffer along the northern perimeter rather than the required 10' wide buffer.
3. Relief from Sec.34-1064(e)(1) - Allow a 15' side setback on the east side of the property rather than the required 20' side setback.
4. Relief from Sec.34-1329(1)(g) - Allow 93 total parking spaces rather than the required 100 required parking spaces (a reduction of 7 parking spaces).
5. Relief from Sec.34-1328 - Allow 25' wide drive aisles rather than the required 26' wide drive aisles for 2-way traffic.

The applicant has suggested that the proposed reduction in parking spaces and drive aisle width will result in less pavement and impervious area and more usable open space for the residents (the site plan provides 46.64% open space when 35% is required). Further, the requested landscape buffer reductions would enable the developer to avoid moving existing utility lines to construct a sidewalk along the Canal 8 Road. The applicant proposes to contrai parking within the community by restricting residents to two (2) vehicles per unit. The homeowner's association will issue decas to assist in the monitoring and enforcement of the parking restrictions (see attached).

Upgrades to the existing lift station are required to serve the proposed 32 homes. A condition of approval has been added that the developer would provide a monetary contribution that would fund/support the cost for 40% of the total proposed lift station improvements. This cost will be determined based on the awarded bid price (which will be completed by the Village of Palm Springs) and must be paid within 30 days of award of the contract or prior to issuance of the first certificate of occupancy (CO). An agreement has also been drafted by the Village Attorney pertaining to the required infrastructure and the developer's obligation to pay for the project-required sewer improvements.

Additionally, the proposed project will require that Canal 8 Road, which is a PBC roadway, be properly paved. As a result, the developer is seeking relief from Palm Beach County's road standards to allow 18-foot width of pavement rather than the required 20-foot width. County right-of-way permit approval will be required for this project prior to issuance of any land alteration/building permit. Lake Worth Drainage

District is requesting traffic calming measures to be installed along Canal 8 Road; however, as a County road, such improvements are at the discretion of the County and the final road cross-section has not yet been determined. The County, following numerous meetings with Village staff to assist the proposed development and Applicant, is still considering the cross-section for a paved Canal 8 Road due to insufficient (width) area to meet County road standards.

Note: Village staff has met with Palm Beach County Engineering staff on three (3) occasions, to date, to facilitate the Developer's permitting for the road improvements. We have discussed alternative solutions, including the Village assuming permit authority for road improvements; however, as a County road serving as sole access for numerous unincorporated parcels, this is not a feasible solution at this time. This is a continuing matter that has not been fully resolved; thus, a course of action and timeline to develop this property cannot be established for the Developer.

The Planning & Zoning Board considered these requests during their September 12, 2017 meeting and recommended approval.

Staff maintains concerns with the reduced number of parking spaces and the likelihood that many of the residents will have a need for more than two parking spaces (i.e., multiple cars per unit, visitor spaces, etc.). Other than the parking issues, the need to upgrade the wastewater liftstation and the need to pave the Canal 8 roadway, staff does not find that the proposed requested residential planned development will negatively impact the area or be detrimental to the public welfare based on the surrounding characteristics.

Fiscal Impact: The proposed project does not have a direct fiscal impact to the Village; however, it is expected to enhance the Village's assessed property valuation.

Mayor Smith offered the Applicant an opportunity to present his presentation.

The Applicant/Owner of Valmel Investments, William Peralta, addressed staff's concerns about parking. He stated that he had worked with staff to resolve their concerns.

Council Member Waller asked how the development would handle when the resident wanted to have parties. Mr. Peralta informed Council that the development met the 25% minimum parking requirement for the project. However, if there is a party, there would be ample guest parking available to accommodate. Mayor Pro Tem Brinkman addressed the enforcement of fines and suggested assigned parking for units. She also recommended that this language be updated in the Homeowner Association (HOA) documents. Discussion ensued between the Council and Applicant about parking, enforcement and the limited space.

At this time Mayor Smith opened the meeting to the public for comment.

Public Comment:

1. Gary Ready - 3113 Meadow Road - Mr. Ready talked about the layout of the development. The road sits high so the development is positioned like a valley. He talked about his concerns of a nearby stop sign that drivers would neglect.

Village Manager Reade suggested that Council not deny Resolution No. 2018-06, instead, postpone this item to allow staff to work with the Applicant on the parking concerns. The Applicant and the Village could continue to work with Palm Beach County. The Applicant suggested that he would be ready on September 27, 2018.

It was the consensus of the Council to postpone Resolution No. 2018-06 to a date certain of September 27, 2018.

15. Ordinance No. 2018-15 -Village Code Amendment - Chapter 34 - Supplemental Regulations for Vehicle-Oriented Uses (FIRST READING)

AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING THE VILLAGE CODE OF ORDINANCES AT CHAPTER 34 "LAND DEVELOPMENT", ARTICLE VI "LAND USE", DIVISION 7 "SUPPLEMENTAL DISTRICT REGULATIONS, SUBDIVISION XV "CONVENIENCE (FOOD AND BEVERAGE) STORES, FULL-SERVICE FUEL STATIONS, AND GAS STATIONS WITH AND WITHOUT CONVENIENCE STORES", TO MODIFY THE REGULATIONS GOVERNING THE LOCATION AND USE OF CAR WASHES AND GAS STATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

Staff: Kim Glas-Castro, Planning, Zoning & Building Director

Village Manager Reade stated that the Planning, Zoning and Building staff is recommending amendments to the Land Development Regulations (LDR) to provide supplemental regulations for vehicle-oriented uses, such as minimum site and design conditions, locational requirements and distance separation requirements.

The purpose of the proposed LDR amendments is to provide a strong, vibrant community that is not impacted by an over-saturation of convenience stores, gas stations and car wash uses and to provide minimum performance standards to curtail high traffic generation, noise, air pollution, crime, competition with smaller local businesses and visual impact on community character. Currently, gas stations and car washes are permissible within the CG district with special exception approval, but with no requirements for placement, size, distance separation and/or setbacks from special uses such as residences, schools or playgrounds.

Purchasing thresholds {Section 58-4):

Removes the requirement that a purchase order must be issued for all capital asset purchases, including minor capital purchases (i.e., library books, etc.) and enables the Village to utilize alternative payment processes (i.e., credit cards, etc.).

The proposed amendments would assist the Village by ensuring competitive purchases as well as in saving tax dollars, promoting the Village and would be in the best interests of our taxpayers.

The proposed purchasing code amendments were prepared by the Village Attorney and reviewed by the Finance Director.

The proposed ordinance was approved by the Village Council on 1st reading on September 13, 2018 and is being presented for consideration on 2nd and final reading.

Fiscal Impact: The proposed ordinance does not have a direct fiscal impact to the Village.

Village Clerk Wynn informed Council that Ordinance No. 2018-19 was advertised in the Lake Worth Herald on September 20, 2018. Village Attorney Torcivia read the title of the caption into the record. The Village Manager noted that staff's presentation was provided on First Reading; he mentioned that however, the proposed amendments would assist the Village with saving tax dollars and would promote the Village to be in the best interest of our taxpayers. Village Manager Reade stated that language regarding Ordinance No. 2018-19 was prepared by the Village Attorney and reviewed by the Finance Director. He also advised that the purchase of art clause was removed from the Ordinance.

Mayor Smith offered the public and Council an opportunity to discuss this item further. There was no further discussion.

Council Member Waller made a motion to approve Ordinance No. 2018-16, seconded by Mayor Pro Tem Brinkman. There was a roll call vote. Motion carried 4-0.

16. Resolution No. 2018-06 - Residential Planned Development Site Plan (SPR17-06) and Waivers - Canal Shores • 4234 Canal 8 Road (Quasi.Judicial Hearing)

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, (APPROVING/DENYING) WITH CONDITIONS, A REQUEST FROM WILLIAM PERALTA, ARCHITECT AND AGENT FOR THE OWNER, VALMEL INVESTMENTS LLC, FOR SITE PLAN (SPR17-06) WITH FOUR (4) CONTINGENT UPON CONDITIONS BEING MET, FOR A NEW RESIDENTIAL PLANNED DEVELOPMENT. THE PROPOSED SITE PLAN CONSISTS OF EIGHT (8) TWO-STORY QUADRAPLEX BUILDINGS FOR A TOTAL OF 32-RESIDENTIAL UNITS, A

9,906 SQUARE FOOT RECREATION AREA LOCATED AT 4234 CANAL 8 ROAD AND ESTABLISHING AN EFFECTIVE DATE.

Staff: Kim Glas-Castro, Planning, Zoning and Building Director

Summary: Mr. William Peralta, owner, Valmel Investments LLC, is requesting approval of a site plan (SPR17-06) with waivers for a new residential planned development, located at 4234 Canal 8 Road. The proposed site plan consists of eight (8), two-story quadraplex buildings totaling 32 residential units, a 9,906 square foot recreation area located within the central portion of the project - comprised of a playground area, picnic tables, BBQ grills, gazebo and open play area. All of the proposed 3-bedroom townhomes will be subdivided into fee-simple dwelling units with a common amenity area that will be controlled by a homeowner association. The proposed project is located on a 3.02-acre parcel of property that fronts Canal 8 Road (an unpaved road) and will require (only be) access(ed) from Military Trail.

Note: The Village Code - Section 34-875(2). Waivers - provides that waivers may be granted by the Village Council following an advisory recommendation by the Planning & Zoning Board. All requests for waivers shall be identified on the site plan and shall accompany an application for site plan approval of a planned development.

The Applicant is seeking four (4) waivers within the proposed site plan:

1. Relief from Sec.34-162(b)(2) - Allow a 7' wide landscape buffer along the western perimeter rather than the required 10' wide buffer.
2. Relief from Sec.34-162(b)(6) - Allow a 6' wide landscape buffer along the northern perimeter rather than the required 10' wide buffer.
3. Relief from Sec.34-1064(e)(1) - Allow a 15' side setback on the east side of the property rather than the required 20' side setback.
4. Relief from Sec.34-1328 - Allow 25' wide drive aisles rather than the required 26' wide drive ais/es for 2-way traffic.

The applicant has suggested that the proposed reduction in drive aisle width will result in less pavement and impervious area and more usable open space for the residents (the site plan provides 45.89% open space when 35% is required). Further, the requested landscape buffer reductions would enable the developer to avoid moving existing utility lines to construct a sidewalk along the Canal 8 Road. The applicant proposes to control parking within the community by restricting residents to two (2) vehicles per unit. The homeowner's association will issue decals to assist in the monitoring and enforcement of the parking restrictions (see attached).

Upgrades to the existing lift station are required to serve the proposed 32 homes. A condition of approval has been added that the developer would provide a monetary contribution that would fund/support the cost for 40% of the total proposed lift station

improvements. This cost will be determined based on the awarded bid price (which will be completed by the Village of Palm Springs) and must be paid within 30 days of award of the contract or prior to issuance of the first certificate of occupancy (CO). An agreement has also been drafted by the Village Attorney pertaining to the required infrastructure and the developer's obligation to pay for the project-required sewer improvements.

Additionally, the proposed project will require that Canal 8 Road, which is a PBC roadway, be properly paved. As a result, the developer is seeking relief from Palm Beach County's road standards to allow 18-foot width of pavement rather than the required 20-foot width. County right-of-way permit approval will be required for this project prior to issuance of any land alteration/building permit. Lake Worth Drainage District is requesting traffic calming measures to be installed along Canal 8 Road; however, as a County road, such improvements are at the discretion of the County and the final road cross-section has not yet been determined. The County, following numerous meetings with Village staff to assist the proposed development and Applicant, is still considering the cross-section for a paved Canal 8 Road due to insufficient (width) area to meet County road standards.

Note: Village staff has met with Palm Beach County Engineering staff on four (4) occasions, to date, to facilitate the Developer's permitting for the road improvements. We have discussed alternative solutions, including the Village assuming permit authority for road improvements; however, as a County road serving as sole access for numerous unincorporated parcels, this is not a feasible solution at this time. This is a continuing matter that has not been fully resolved; thus, a course of action and timeline to develop this property cannot be established for the Developer.

The Planning & Zoning Board considered these requests during their September 12, 2017 meeting and recommended approval.

The Village Council considered the proposed project during its August 8, 2018 meeting and expressed concerns about the requested parking reduction [relief from Section 34-1329(1)(g)]. Since that time, the Applicant has amended the proposed site plan to provide seven (7) additional parking spaces, adjacent to the water retention area, thus, eliminating the need for his earlier request for a waiver to maintain a reduced number of parking spaces (as provided by Code). It should be noted that this new parking plan did not require the Applicant to reduce the number of townhouse units (as suggested by the Village Council). While the plan provides the minimum number of parking spaces required by Village code, 3-bedroom townhouse units typically generate the need for more than two (2) parking spaces per unit, based on Village demographics. Additionally, at this time, the developer is not planning to assign/identify/number the residential parking spaces and associate them with each unit (parking will be on a "1st come, 1st serve" basis).

Staff maintains concerns with the number of parking spaces and the likelihood that many of the proposed units (residents) will have a need for more than two (2) parking

spaces (i.e., multiple cars per unit, visitor spaces, etc.). Other than the parking issues (including assigning/identifying/numbering spaces associated with each unit), the need to upgrade the wastewater lift station and the need to pave the Canal 8 roadway, staff does not find that the proposed requested residential planned development will negatively impact the area or be detrimental to the public welfare based on the surrounding characteristics.

The Village Clerk swore in the applicants, Raul Perez and William Peralta. The Mayor and Council disclosed there was no ex parte communication.

Mr. Raul Perez, the architect for the project stated that the new plan would have nice amenities with attractive 3-bedroom layouts for families. Mr. Peralta addressed the parking issues that were a concern for the Council at the previous regular meeting (August 9, 2018). Ms. Glas-Castro noted that for the exception of the waivers, the minimum parking requirements were met based on the number of bedrooms. The Village Manager stated that staff attended a meeting with the applicant, and Commissioner Kerner (David) to address the roadway issue. He was unsure if there was a resolve, but he wanted to make Council aware that staff is continuing to work on this issue.

Mayor Pro Tem Brinkman stated that she would support the project. She did not understand why there was a problem now if the site plan was approved. Mayor Pro Tem Brinkman stated that she would prefer assigned parking spaces for each unit. She talked about some of the potential problems that could arise in the future with parking. Council Member Waller discussed assigned parking. Mr. Peralta advised that documents for assigned parking would be filed with the homeowners' association. Mayor Smith talked about commercial vehicles prohibited. She asked for clarification. She also discussed the perimeter of the grounds being surrounded by concrete walls or wooden fencing. She also inquired on the proposed paint color of the building. Vice Mayor Gunther thanked the applicants for taking the time to address their concerns.

Village Manager Reade advised that conditions could be added to the waiver regarding the assigned parking, access off of Military Road, commercial vehicles being prohibited.

Mayor Smith offered the public an opportunity to speak on Resolution No. 2018-06. There was none.

Vice Mayor Gunther made a motion to approve Resolution No. 2018-06, seconded by Mayor Pro Tem Brinkman. Motion carried 4-0.

Fiscal Impact: The proposed project does not have a direct fiscal impact to the Village; however, it is expected to enhance the Village's assessed property valuation.

Village Attorney Shutt read the title of the caption into the record. Council made comments. There were no public comments.

Council Member Gunther made a motion to approve the temporary permit, seconded by Council Member Ready. Motion carries 4-0.

FISCAL IMPACT:

The proposed request does not have a fiscal impact to the Village.

17. Ordinance No. 2019-06 - Land Use Amendment and Rezoning (Small-Scale) – High Density Residential Land Use - Patio Court Townhomes (Second Reading) (*Quasi-Judicial Hearing*)

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 0.9169-ACRE PARCEL THAT IS CURRENTLY VACANT AND PLANNED FOR URBAN USES LOCATED AT THE SOUTHERN TERMINUS OF PATIO COURT (UNASSIGNED ADDRESS), 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 “HIGH 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.

Staff: Kim Glas-Castro, Planning, Zoning & Building Director

SUMMARY: Mr. Josh Nichols, agent for MGBA LLC, is requesting a small-scale land use and zoning map amendment to facilitate a residential planned development on property located at the southern terminus of Patio Court (behind Home Depot and Presidente Supermarket). The property is less than 10 acres in size (0.92 acres), is currently vacant and is planned for urban uses:

Village of Palm Springs Existing Future Land Use	Village of Palm Springs Proposed Future Land Use	Village of Palm Springs Existing Zoning	Village of Palm Springs Proposed Zoning
Commercial	High Density Residential	Commercial General (CG)	Residential Multi-Family (RM)

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 designed to provide coordination of proposed plan amendments, cooperation between affected local governments and service providers and provides opportunities to resolve

potential disputes only within the plan amendment process.

The Planning & Zoning Board considered this request during their May 7, 2019 meeting and recommended approval.

The Local Planning Agency (LPA) considered the proposed ordinance during their May 9, 2019 meeting and recommended approval.

The proposed ordinance was approved by the Village Council on May 9, 2019 and is being presented for consideration on 2nd and final reading.

Note: During consideration on first reading, the Village Council expressed concern that the high density residential land use may result in a development proposal that could not be supported on the small parcel without creating impacts (i.e., parking, trash, etc.). A limitation of ten (10) dwelling units maximum on the property was discussed as a potential remedy to this concern. These concerns will be discussed by the proposed developer and/or their agent during the proposed site plan approval item that will be presented to the Village Council following 2nd and Final Reading of the amendment to the Land Use and Zoning designations during the June 13, 2019 Village Council meeting. The proposed concept plan has been attached for review.

The Village Clerk read the statement of advertisement. There was no exparte communication. The clerk swore in the applicants and the Village Attorney read the title of the caption into t he record. There were no public comments.

Mayor Pro Tem Waller made a motion to approve Ordinance No. 2019-06, seconded by Council Member Gunther. Motion carries 4-0.

FISCAL IMPACT:

The proposed land use change and rezoning is not expected to provide a direct fiscal impact to the Village; however, it would facilitate development that will increase the Village's property valuation and revenue.

18. Resolution No. 2019-15 - Residential Planned Development Site Plan (SPR19-05) and Waivers - Patio Court Townhomes (Quasi-Judicial Hearing)

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, REQUESTING (APPROVING/DENYING), WITH CONDITIONS, A SITE PLAN, (SPR19-05) FOR A RESIDENTIAL PLANNED DEVELOPMENT WITH WAIVERS FOR CONSTRUCTION OF TEN (10) TWO-STORY FEE SIMPLE TOWNHOMES – LOCATED ON A VACANT LOT, CONSISTING OF 0.92 ACRES, LOCATED AT THE SOUTHERN TERMINUS OF PATIO COURT; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff: Kim Glas-Castro, Planning, Zoning & Building Director

SUMMARY: Mr. Josh Nichols, agent for MGBA LLC ("Applicant"), is requesting approval of a site plan (SPR19-05) with waivers for a new residential planned development, located at the southern terminus of Patio Court. The proposed site plan consists of ten (10) two-story fee simple townhomes and will include three-bedroom units with a one car garage and a driveway with space for two cars. The buildings will be configured with five (5) townhome units within 2 buildings. The

community will have access via the existing Patio Court private access drive. Amenities include a tot lot, a focal point with benches, a trellis and an open grass area on the rear of each unit.

Note: The Village Code - Section 34-875(2). Waivers - provides that waivers may be granted by the Village Council following an advisory recommendation by the Planning & Zoning Board. All requests for waivers shall be identified on the site plan and shall accompany an application for site plan approval of planned development.

The Applicant is seeking four (4) waivers within the proposed site plan:

1. Relief from Sec.34-1064(c) - Allow a minimum of 0.92-acres rather than the required 3 acres for residential planned development.
2. Relief from Sec.34-162(b)(2) - Allow a 5' landscape buffer on the north side of the property rather than the required 10' buffer.
3. Relief from Sec.34-1328 - Allow a 20' wide drive aisle rather than the required 26' wide drive aisle for 2-way traffic.
4. Relief from Sec. 34-1063 - Allow one sidewalk along the street rather than the required sidewalks on both sides of the street.

The Applicant has suggested that the requested waivers are a function of the existing configuration of the parcel and that the proposed development is generally in compliance with all building setbacks and is compatible with the residential uses of adjacent neighborhoods. The proposed site plan exceeds minimum requirements for open space and parking (the site plan provides 45% open space when 35% is required and provides 35 parking spaces when 31 spaces are required).

During consideration of the small-scale land use amendment, the Village Council expressed concern that the high-density residential land use could result in a development proposal that could not be supported on the small parcel without creating impacts to the surrounding community as well as the proposed new residents (i.e., unit and guest parking, access to the site, trash, etc.). The developer committed to only building 10 units on this property and would not combine additional properties and proposed additional units (additional property would only be utilized for additional parking needs).

The Planning & Zoning Board considered these requests during their May 7, 2019 meeting and recommended approval.

Staff maintains concerns with the number of parking spaces and the likelihood that many of the proposed units (residents) will have a need for more than two (2) parking spaces (i.e., multiple cars per unit, visitor spaces, etc.). Other than the parking issues and the remaining concerns previously outlined by the Village Council, the proposed requested residential planned development will not negatively impact the area or be detrimental to the public welfare based on the surrounding characteristics.

Vice Mayor Brinkman disclosed her exparte communication. The clerk swore in the

applicants and the Village Attorney read the title of the caption into the record. There were no public comments.

Council Member Gunther made a motion to approve Resolution No. 2019-15 with three additional conditions, seconded by Mayor Pro Tem Waller. Motion carries 4-0.

FISCAL IMPACT:

The proposed project does not have a direct fiscal impact to the Village; however, it is expected to enhance the Village's assessed property valuation.

19. Ordinance No. 2019-07 - Comprehensive Plan Text Amendment - Mixed-Use Land Use Category (First Reading)

AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE VILLAGE OF PALM SPRINGS, IN ACCORDANCE WITH THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT, AS AMENDED, BEING SECTIONS 163.3161, ET. SEQ., FLORIDA STATUTES, PROVIDING FOR THE AMENDMENT TO THE TEXT OF THE VILLAGE'S FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN TO MODIFY THE "MIXED USE" LAND USE CATEGORY, WHICH AMENDMENT IS MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR DIRECTIONS TO THE VILLAGE CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR OTHER PURPOSES.

Staff: Kim Glas-Castro, Planning, Zoning & Building Director

SUMMARY: In 2014, the Village adopted mixed-use provisions to encourage the development of vacant parcels along Forest Hill Boulevard, Lake Worth Road and Congress Avenue. The intent of this amendment was to promote mixed-use developments that allowed a residential component (in recognition of the heightened residential market) on commercial properties along major corridors within the Village. Since the adoption of the mixed-use land use category and mixed-use land development regulations, staff has received inquiries and viewed conceptual drawings for "multiple-use" development projects, but the concepts fall short of expectations for integrated "mixed-use" development projects.

As a result, the Planning & Zoning Board held workshops during their January 8, 2019, and February 12, 2019 meetings to discuss the current mixed-use provisions and Comprehensive Plan and/or Land Development Regulation revisions that might be desirable to facilitate developer's use of the mixed-use provisions and encourage viable project designs. Additionally, based on these discussions, staff has further researched mixed-use zoning allowances within other local jurisdictions and has developed proposed revisions to the comprehensive plan as well as the zoning regulations for mixed-use projects.

Note: Staff acknowledges that our suburban corridors will not have the same prominent mixed-use design as a downtown or urban core area; however, there is an intent to identify a mix of uses that are physically and functionally integrated and provide pedestrian connections. The proposed amendments have been designed not to be regulatory with prescriptive land use controls, but, rather to provide an incentive approach to accomplish a blend of complementary and integrated uses.

The proposed amendments provide the Village's expectations for mixed-use projects - to emphasize physical compatibility and connectivity among uses. Additionally, the proposed amendments outline eligibility criteria for the bonus density/intensity of the College-Hospital Overlay (CHO), which is achieved on an incentive basis for the inclusion of use and design elements within the CHO mixed-use development project. The bonus is cumulative with each additional use, up to the maximum of the Overlay (35 dwelling units/acre and 1.0 F.A.R.).

Note: The College-Hospital Overlay was adopted on November 10, 2016 (Ordinance No. 2016-12) to encourage re-development near Palm Beach State College and JFK Hospital.

The proposed draft mixed-use provisions were shared with planners and land use attorneys for input on January 29, 2019. The only response that has been received to date provides/recommends that the Village should continue to allow residential density to be calculated from the entire site area and not only the portion of the property upon which residential use is located. Staff is seeking further Council direction on this approach during 1st Reading of the proposed ordinance.

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

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

The Planning & Zoning Board considered the proposed ordinance at its May 7, 2019 meeting and recommended approval.

The Local Planning Agency (LPA) will consider the proposed comprehensive plan amendment during its July 11th meeting and their recommendation will be provided to the Council prior to 2nd and final reading.

The proposed ordinance was prepared by the Planning, Zoning & Building Director and reviewed by the Village Attorney.

If approved on 1st reading, the proposed ordinance will be considered for 2nd and final reading by the Village Council on July 11, 2019.

Village Attorney Shutt read the caption of the ordinance into the record. There were no public or Council comment on this item.

Council Member Ready made a motion to approve Ordinance No. 2019-07, seconded by Mayor Pro Tem Waller. Motion carries 4-0.

FISCAL IMPACT:

Amending the Comprehensive Plan to amend the mixed-use category does not have a fiscal impact; however, future land use and zoning changes utilizing this category are expected to increase the Village's property tax revenue.

20. Ordinance No. 2019-08 - Village Code Amendment - Chapter 34 - Mixed-Use Land Development District (First Reading)

AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING THE VILLAGE CODE OF ORDINANCES AT CHAPTER 34 "LAND DEVELOPMENT", ARTICLE VI "LAND USE", DIVISION 6 "DISTRICT REGULATIONS", TO MODIFY PROVISIONS OF SUBDIVISION VIII, "MU MIXED USE", SPECIFICALLY SECTIONS 34-872 AND 34-877 TO CLARIFY THE REGULATIONS REGARDING MIXED USE DEVELOPMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff: Kim Glas-Castro, Planning, Zoning & Building Director

SUMMARY: The Planning, Zoning & Building Department is requesting an (housekeeping) amendment to the Village Code - Chapter 34 - Article VI "Land Use", Division 6 "District Regulations" to modify provisions of Subdivision VIII "MU Mixed Use" to provide clarification on the regulations for mixed-use developments within residential, commercial and industrial districts within the Village. Further, the proposed amendments are intended to provide flexibility in property development design and layout through a mixed use planned development.

The proposed mixed-use development regulations (housekeeping) amendments include:

1. Provides that the open space requirements for planned developments within the Village's LDR's are applicable to mixed-use planned developments
2. Provides that gas station uses are a prohibited use within mixed-use development projects

Note: The proposed (housekeeping) amendments within the mixed-use category of the Village's Land Development Regulations (LDR) were recommended by the Planning & Zoning Board during their January 8, 2019 and February 12, 2019 workshops that were held to discuss the current mixed-use provisions and Comprehensive Plan and/or Land Development Regulation revisions that might be desirable to facilitate developer's use of the mixed-use provisions and encourage viable project designs.

The Planning & Zoning Board considered the proposed ordinance during their May 7, 2019 meeting and recommended approval.

The proposed ordinance was prepared by the Planning, Zoning and Building Director and reviewed by the Village Attorney.

If approved on 1st reading, the proposed ordinance will be considered for 2nd and final reading by the Village Council on July 11, 2019.

Village Attorney Shutt read the title of the caption into record. There were no public comments.

Council Member Ready made a motion to approve Ordinance No. 2019-08, seconded by Council Member Gunther. Motion carries 4-0.

FISCAL IMPACT:

There proposed ordinance does not have a direct fiscal impact to the Village.

ACTIONS AND REPORTS

21. Approve Voting Delegate - 2019 Florida League of Cities Annual Conference

Staff: Richard Reade, Village Manager

SUMMARY: The Florida League of Cities has requested that each municipality designate one official to be the voting delegate for the upcoming 93rd Annual Conference to be held at the Orlando World Center Marriott, Orlando, Florida on August 15 -17, 2019.

Each year during the business meeting session of the Conference, the designated voting delegate will represent the Village on matters of policy development, election of League leadership and adoption of resolutions that may be introduced during the meeting. One official from each municipality will make decisions that determine the direction of the League.

The recent history of the members of the Village Council serving as the Village's FLC Voting Delegation is provided below:

- Village Manager Richard J. Reade - 2018 Conference
- Mayor Pro Tem Liz Shields - 2017 Conference
- Mayor Pro-Tem Patti Waller - 2016 Conference
- Council Member Sergio Escalade - 2015 Conference
- Council Member Patti Waller - 2014 Conference
- Vice Mayor Doug Gunther - 2013 Conference
- Council Member Patti Waller - 2012 Conference

Council agreed to have Council Member Gunther attend as the voting delegate at the 2019 Florida League of Cities Annual Conference.

FISCAL IMPACT:

There is no direct fiscal impact to the Village.

VILLAGE MANAGER COMMENTS

Village Manager Reade commented on various things.

VILLAGE COUNCIL COMMENTS

Village Council discussed activities that they attended and upcoming events around the Village. They talked about the census that would take place in 2020.

ADJOURNMENT

Hearing no further comment, Vice Mayor Brinkman adjourned the meeting at 8:33 PM.

**NEXT REGULAR MEETING:
THURSDAY, JULY 11, 2019
AT 6:30 PM**



Village of Palm Springs

Executive Brief

AGENDA DATE: January 28, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 7.1: DELETE - duplicate of agenda item Iramis had started

SUMMARY: Ms. Bonnie Miskel, Agent for Waverley SP 2, LLC ("Applicant"), is requesting site plan approval (SPR20-02) for a residential planned development to construct 348 residential dwelling units within 15 3-story buildings located on two (2) parcels, totaling 18.0387 gross acres, at 2085 South Congress Avenue and 3243 Lillian Road (former YMCA property). The community will have access via South Congress Avenue with an emergency vehicle access from Lillian Road. Amenities include a clubhouse, pool area, tot lot, volleyball court, dog park, and lake with recreational walking path

The rental apartments consist of 164–1 bedroom units, 136–2 bedroom units and 48–3 bedroom units with 750 parking spaces which results in 2.15 parking spaces per unit or 1.29 spaces per bedroom. The standard lease will restrict units to 1 vehicle/parking space per 1-bedroom units and 2 vehicles/parking spaces per 2-bedroom and 3-bedroom units. Eight five (85) additional spaces may be allocated to unit residents at the discretion of the management company and no less than 133 spaces shall be available for guest parking. Residents will be required to provide vehicle information to the property manager including make, model, year, state and license plate information for each registered vehicle in order to obtain electronic access to the community entrance gates.

The applicant is requesting two (2) waivers for the proposed site plan:

1. Relief from Sec. 34-1063(a)(1) to allow for one sidewalk on a street or primary driveway instead of the required sidewalks on both sides of the main street [providing sidewalk on south side of entry drive only]
2. Relief from Sec. 1329(1)(b) to allow the reduction of 338 parking spaces (31% reduction) instead of the required number of parking spaces [providing 750 parking spaces in lieu of 1088 parking spaces].

Additionally, the applicant is requesting one (1) sign variance:

1. (PSV20-01) - Request to allow an additional monument sign (maximum 120 square foot sign face area, maximum 10' height) at the entry drive on Congress Avenue. [Provides relief from Section 34-327(b)(1) which restricts the project to one monument sign.]

Note: The proposed sign variance will not be considered by Planning & Zoning Board as Village Code (Sec. 34-329 - Variances) provides that sign variances are approved by the Village Council.

Village Staff and our Consultants have reviewed the proposal and have concerns:

The Congress Avenue/Forest Hill Boulevard intersection is currently operating at Level of Service F during both peak hours, and the northbound left (west) turn queue exceeds the length of the turn lane. While the maximum intensity of the land use category generates a reduction in traffic impacts, the proposed residential development generates an additional 902 daily trips over the existing YMCA. The traffic analysis shows that the project's traffic distribution will add three (3) cars during the PM peak hour to the intersection's northbound left queue. The Applicant is proposing to mitigate these impacts by extending the length of the left turn lane by three car lengths (approximately 95 linear feet) with the elimination of the existing landscaped median.

1. The Congress Avenue/Project Driveway intersection does not meet the adopted level of service (LOS) D required by the adopted comprehensive plan. The Village's traffic consultant has recommended a reconfiguration of the project's entry drive, adding a raised median to separate two-way traffic and channel right-turners. FDOT has issued a Pre-Application Letter providing for redesign of the existing median opening to prohibit left turns out of the proposed residential project.
2. John I. Leonard High School is currently over capacity by 622 students. The proposed project will generate an additional 15 high school students. The School District recommends a monetary contribution of \$191,805 to address the school capacity deficiency.
3. Village police services will be significantly impacted by the rental community and addition of 600-1,000 residents, per the Police Chief, and necessitate the hiring of 1-2 additional officers. The estimated \$45,866.40 law enforcement impact fee contribution will not mitigate the demand on police services. (A new officer and associated equipment costs about \$100,000.)
4. The requested waiver for the reduction of 338 parking stalls (31% reduction) is well documented by the Applicant; however, should the strategies of the parking management plan not be successful and parking issues arise in the future, there is not sufficient area to provide additional parking spaces on the property. The Village has only approved a minimal (4.6%) parking reduction in the past, and recently, the Village Council has not supported these waivers (see page 12 of the staff report).

Planning, Zoning & Building Staff does not support the proposal; however, should the Planning & Zoning Board desire to recommend approval of the proposed Site Development Plan, with 2 waivers, staff recommends that the proposed fifty-three (53) conditions, as outlined within the staff report, be included/approved.

FISCAL IMPACT:

The proposed redevelopment of the former YMCA property will enhance the Village's assessed property valuation. The subject property is located with the Congress Avenue District of the Palm Springs Community Redevelopment Agency (CRA).

ATTACHMENTS: