



**PLANNING AND ZONING ADVISORY BOARD AGENDA
ADVISORY/ COMMITTEE BOARD MEETING
Village Hall Council Chambers
226 Cypress Lane
Palm Springs, FL 33461
Tuesday, February 11, 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)

[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 - 2085 South Congress Avenue and 3243 Lillian Road](#)

7. QUASI JUDICIAL PUBLIC HEARINGS

7.1 Resolution No. 2020-04: Residential Planned Development Site Plan (SPR20-2) 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 Traffic Study](#)

[Lakeside Village Support Letter](#)

[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](#)

[Aerial Map and Location Maps](#)

7.2 Resolution No. 2020-06 - Residential Planned Development Site Plan (SPR20-03)
and Six (6) Waivers - 3922 Park Lane (*Quasi-Judicial*)
[Res No. 2020-06 Residential Planned Development - SPR20-03 - -3922
Park Lane.doc](#)
[Exhibit "A" - Staff Report and Conditions of Approval](#)
[Project Narrative and Justification Statement](#)
[Site Plan, Landscape Plan, Architectural Plans, Civil Plans and Letters](#)
[Color Rendering](#)
[Legal Description](#)
[Aerial Map and Location Map](#)

8. ACTIONS AND REPORTS

8.1 WORKSHOP DISCUSSION: FPL "Right Tree Right Place" Guidelines
[FPL Right Tree in the Right Place Flyer](#)
[FPL Planting Brochure](#)
[FPL Tree Maintenance Pamphlet](#)
[PBCounty Code Amendments for Right Tree Right Place](#)

9. ADJOURNMENT

10. NEXT MEETING - TUESDAY, 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: February 11, 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:

This agenda item had been scheduled for consideration at a special Planning & Zoning Board meeting on January 28, 2020, at the Applicant's request. On January 27, 2020, the Applicant requested postponement until the regular February 11, 2020 P&Z Board meeting.

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 approved 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:

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 - 2085 South Congress Avenue and 3243 Lillian Road

Legal Description

LEGAL DESCRIPTION:

PARCEL 1

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

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

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

Parcel 2

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

PARCEL 3

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

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

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

LEGEND

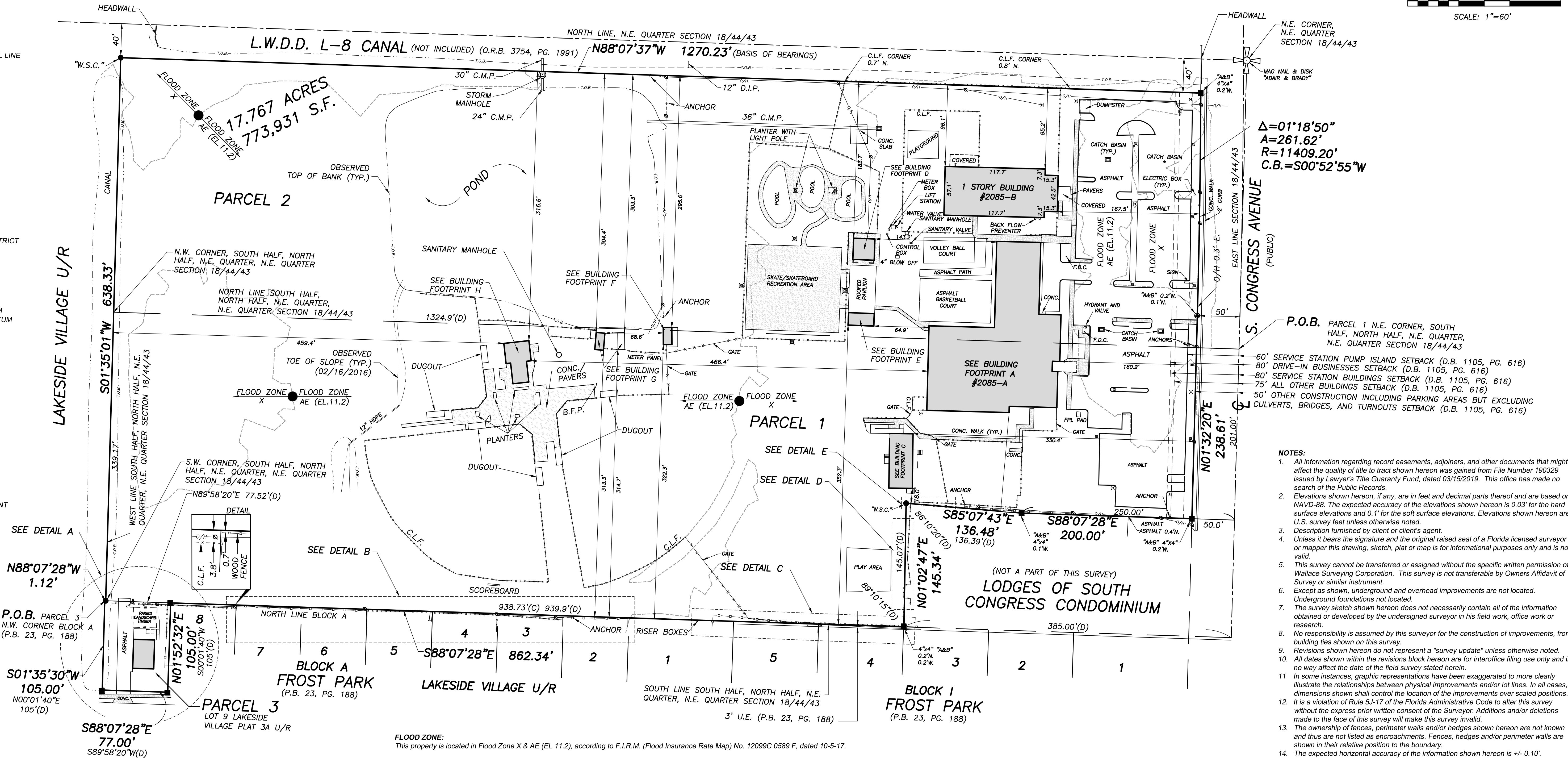
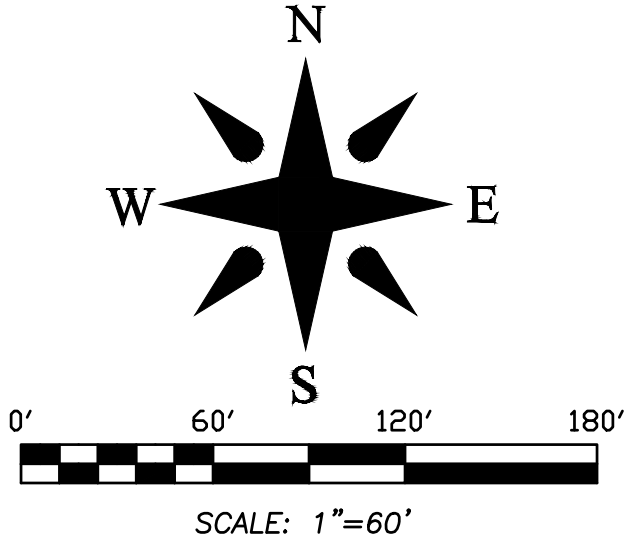
- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.G.L.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

Boundary Survey For:
WAVERLY SP2, LLC

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

Waverly SP2, LLC

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



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

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

LEGAL DESCRIPTION:

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

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

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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.

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

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

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

DATE OF LAST FIELD SURVEY: 04/22/2019

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

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

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

Boundary Survey For:

WAVERLEY SP2, LLC

WALLACE SURVEYING			
CORP. LICENSED BUSINESS # 4069			
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (961) 640-0551			
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



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.

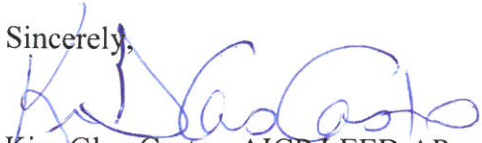
The Village encourages a mixed-use project in consideration of the neighborhood-serving commercial uses along Congress Avenue. Based on our records, the gross acreage of the Property is 18.387 acres in consideration of the Congress Avenue and Lillian Road frontages. An integrated mixed-use project comprised 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

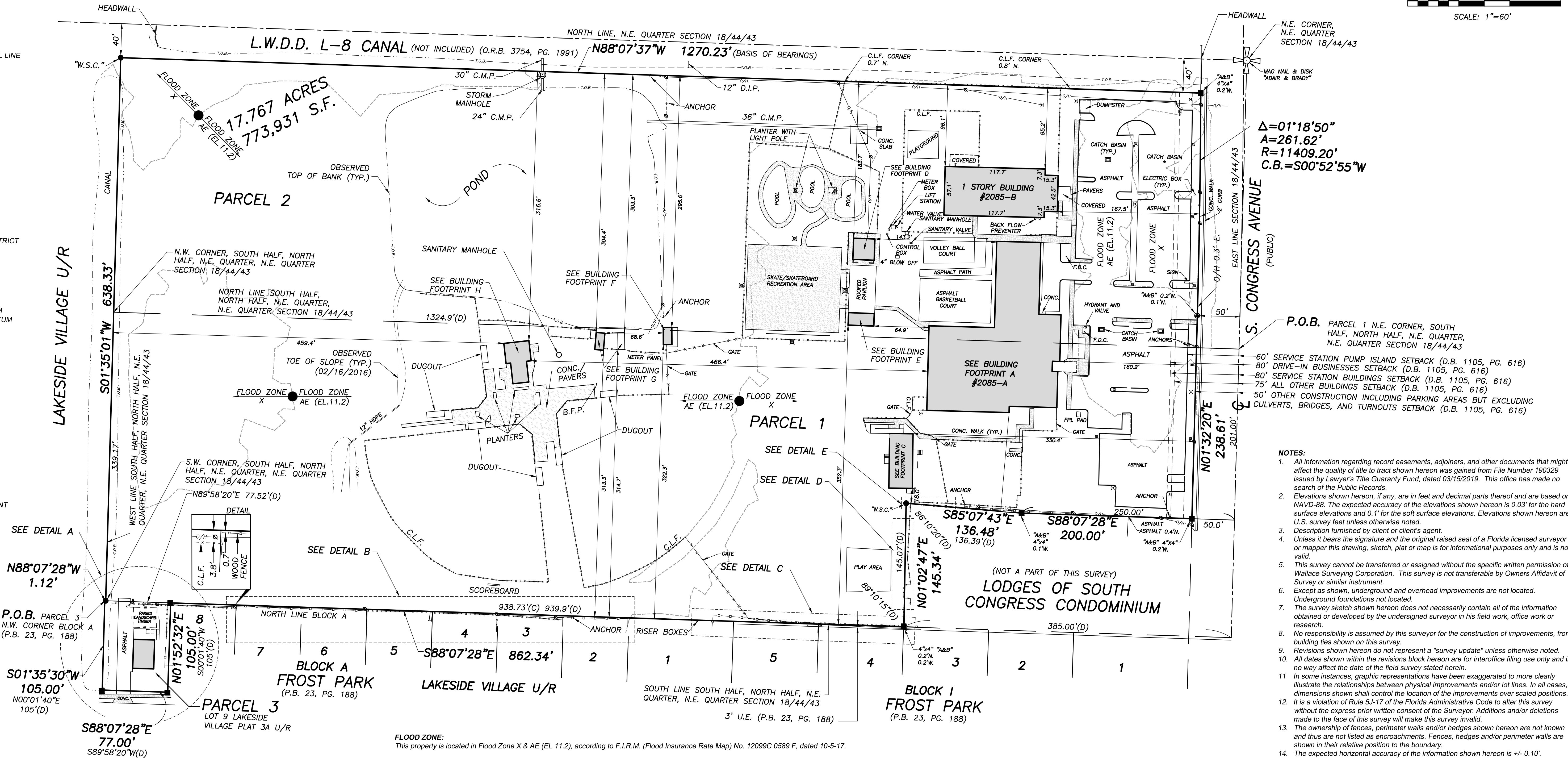
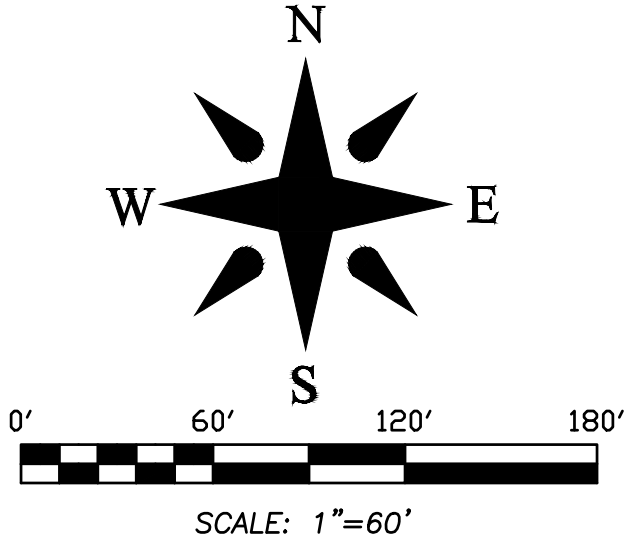
- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.G.L. = 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
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).

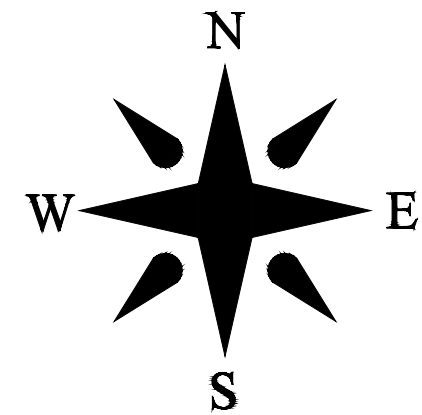
CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon conforms Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 04/22/2019

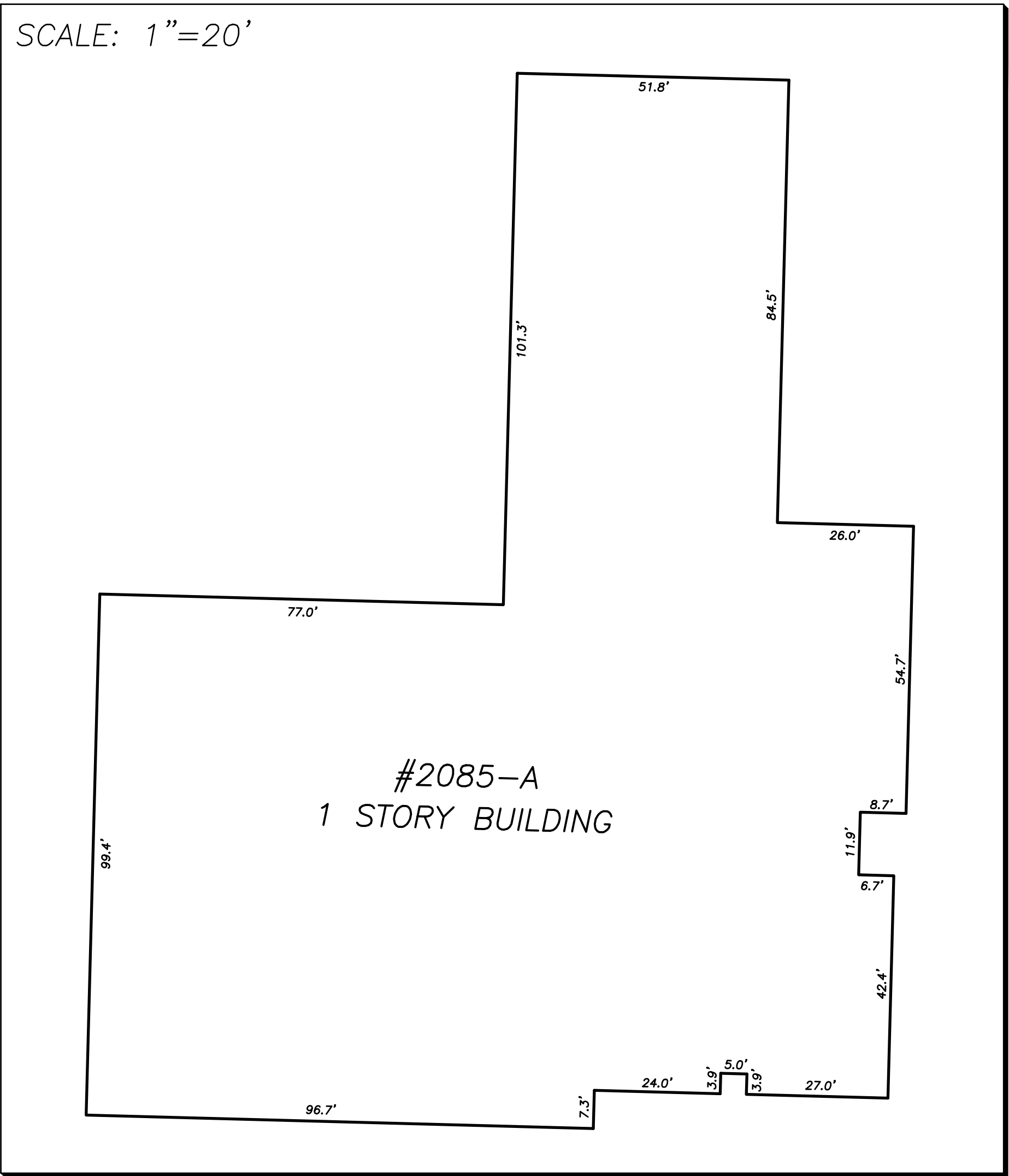
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

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/RTY 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

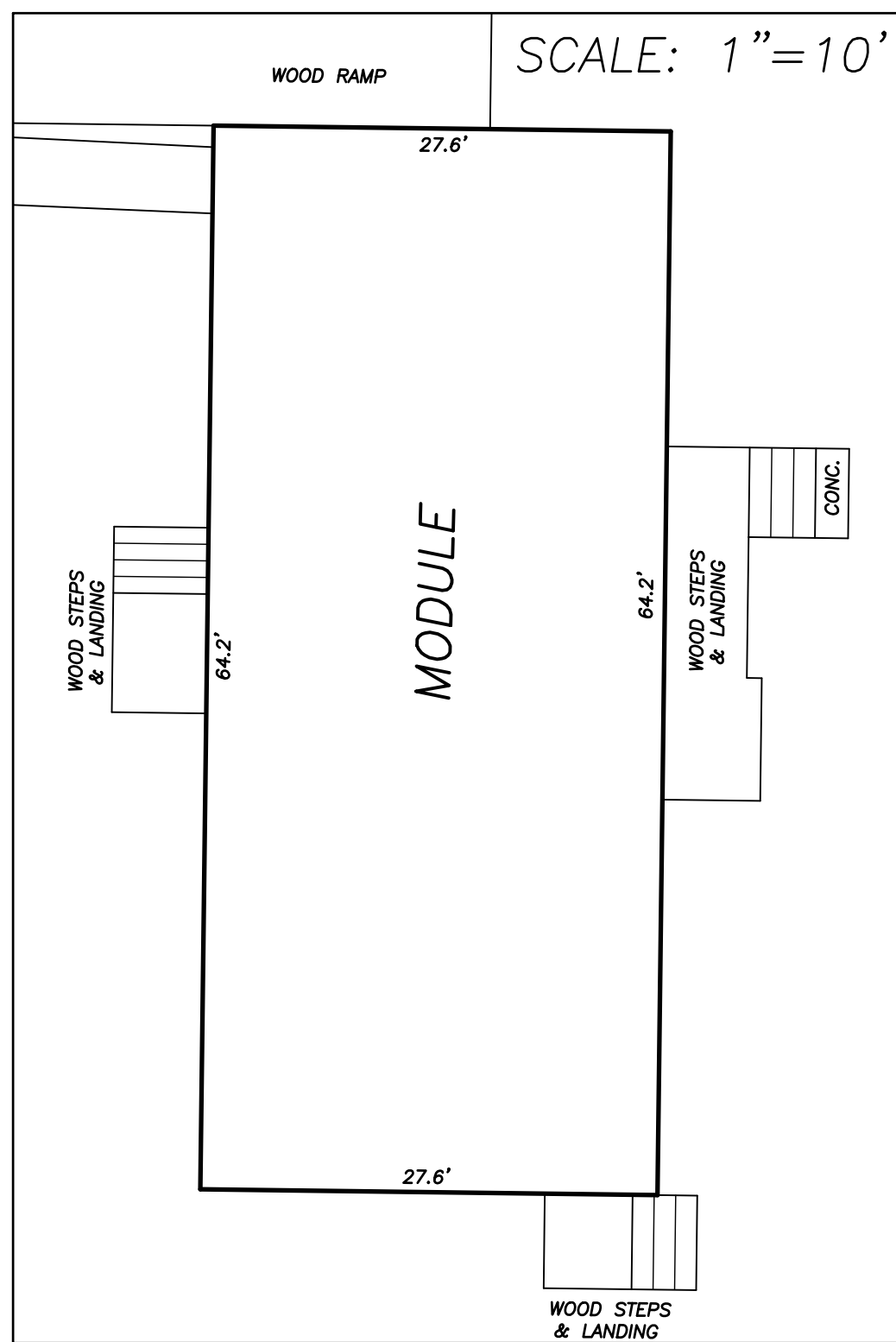
BUILDING FOOTPRINTS



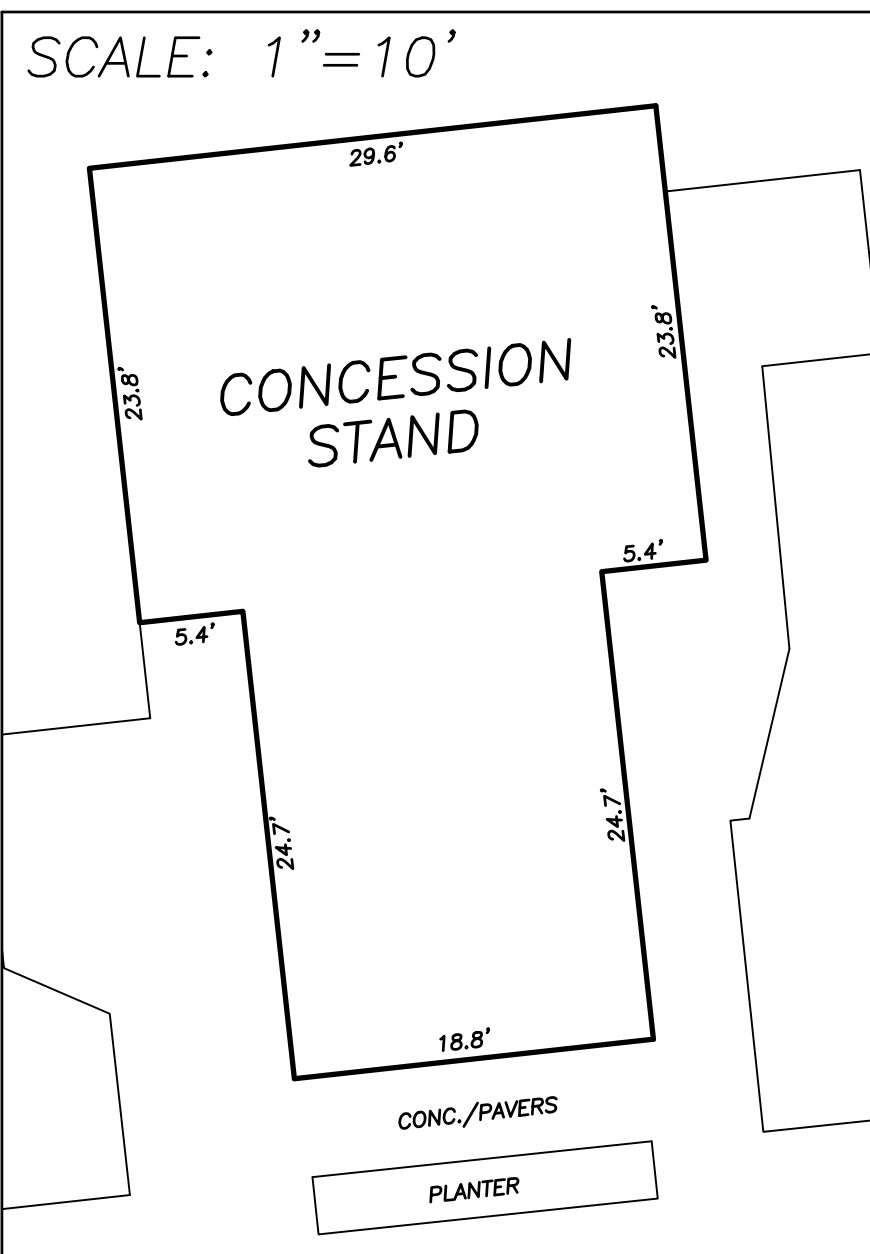
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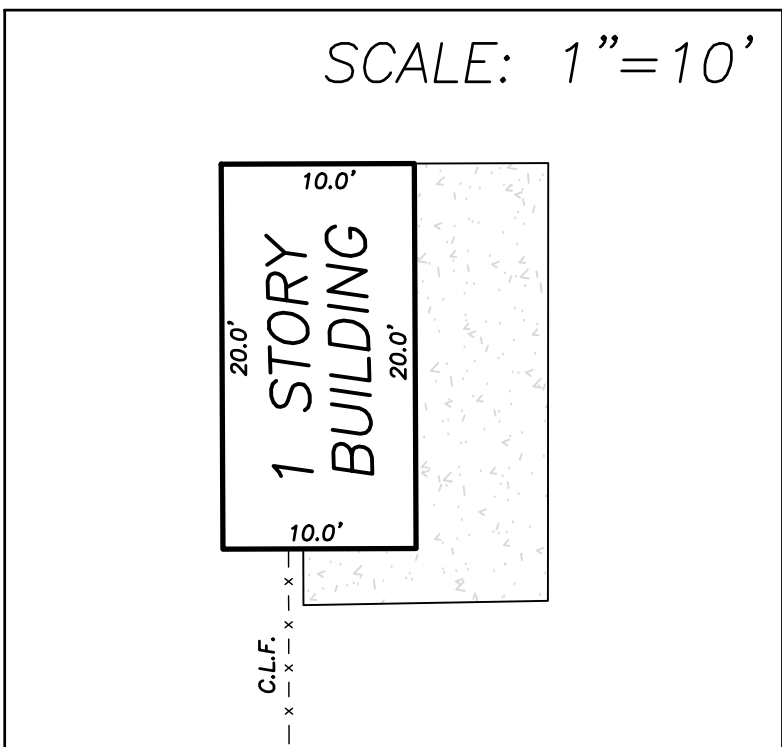
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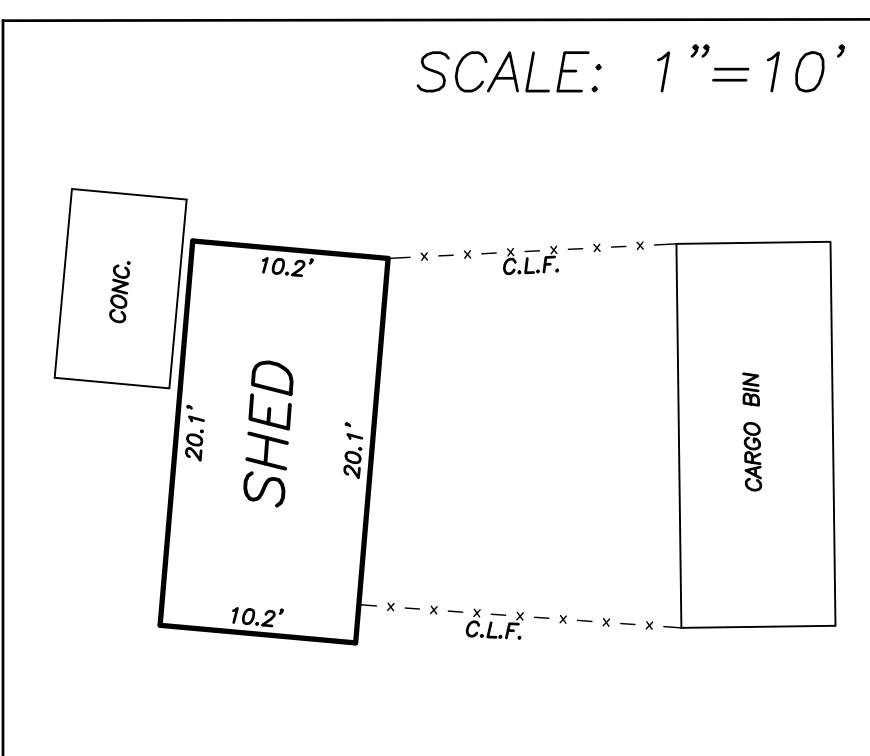
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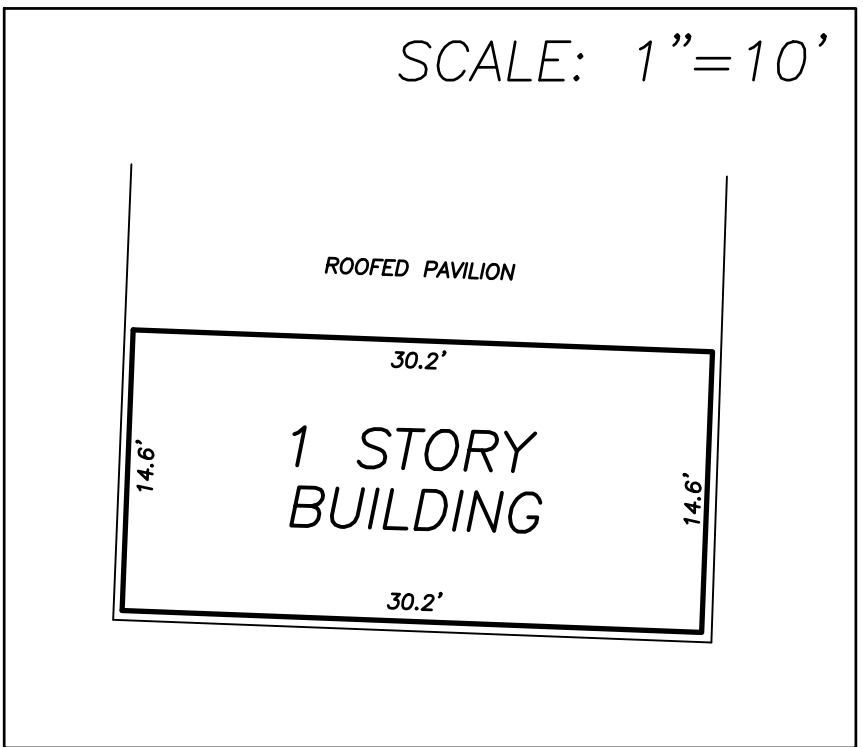
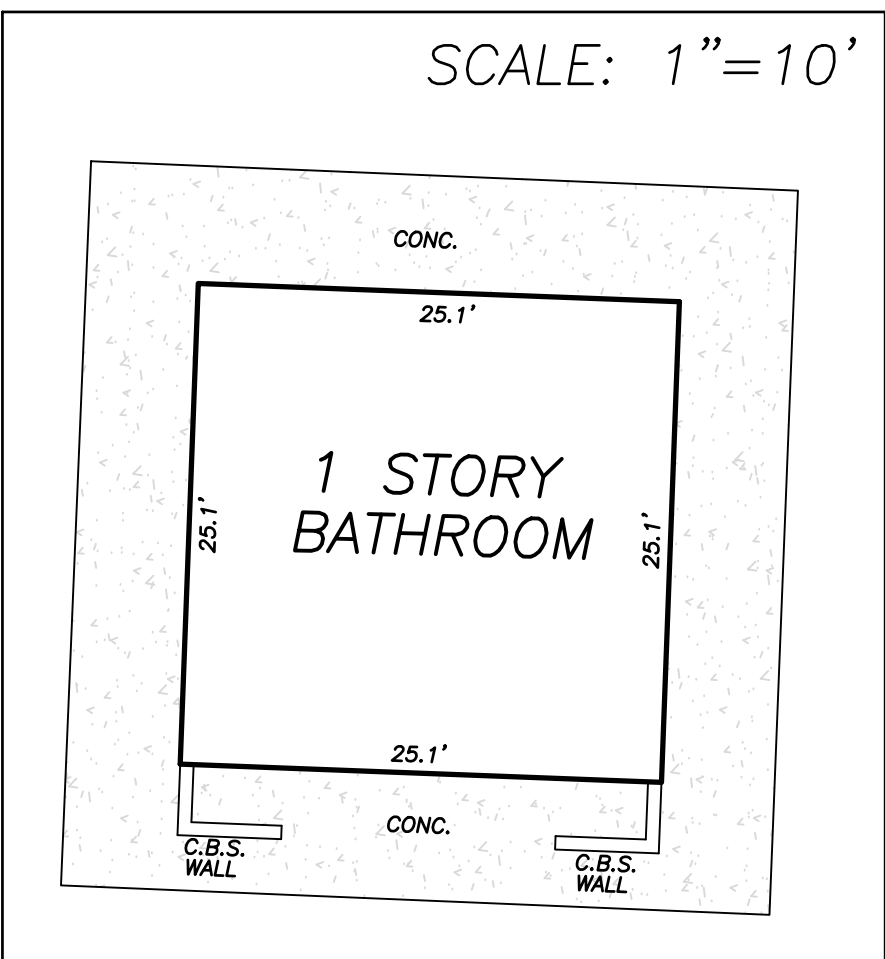
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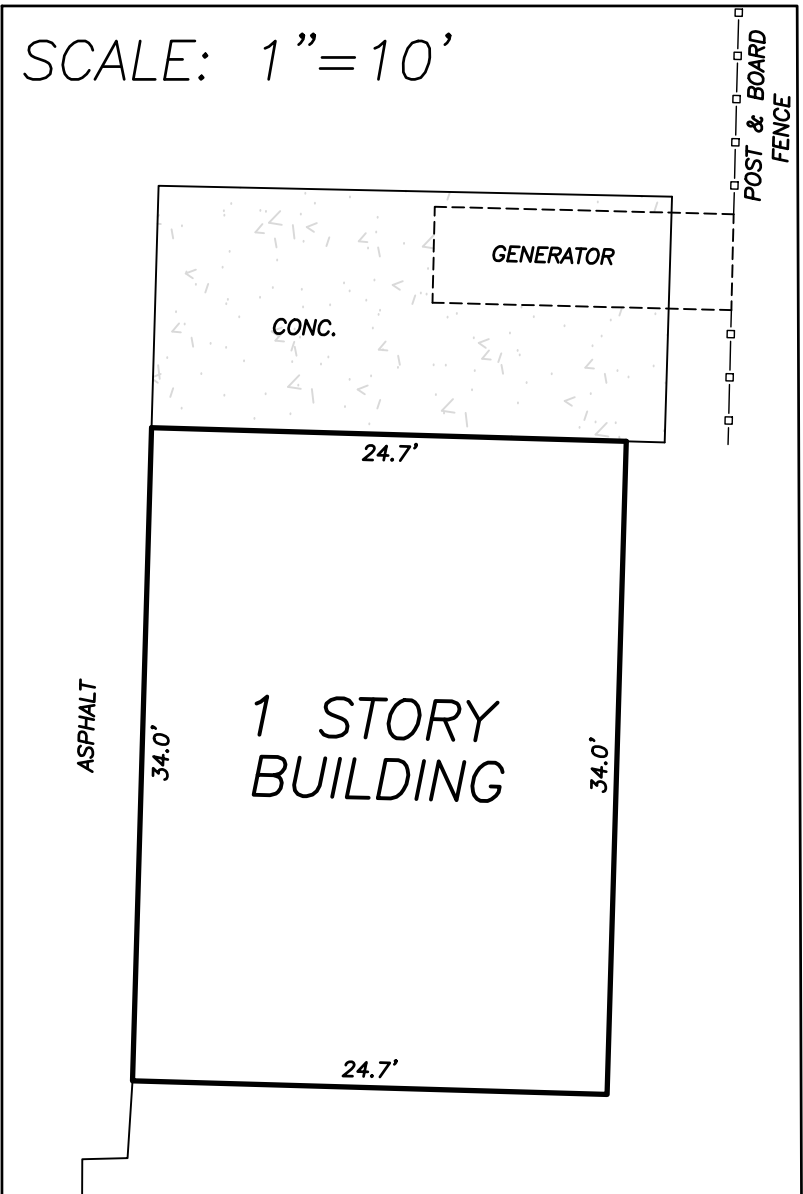
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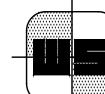


BUILDING FOOTPRINT D BUILDING FOOTPRINT E

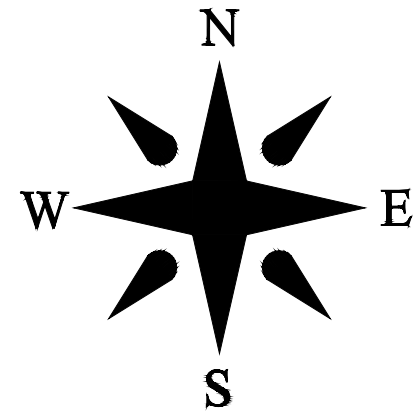


BUILDING FOOTPRINT I

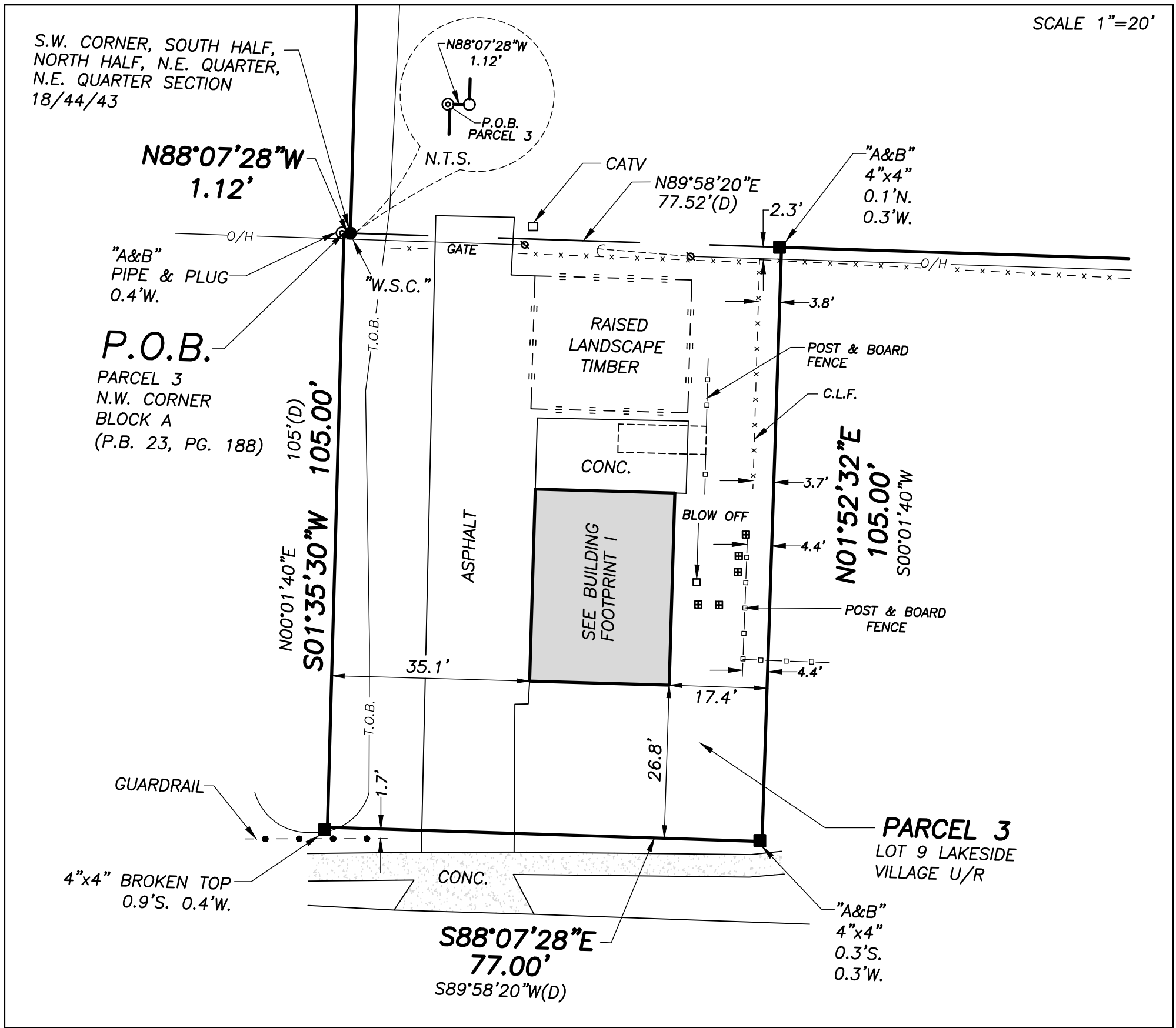


Boundary Survey For:			
WAVERLEY SP2, LLC			
 WALLACE SURVEYING CORP., LICENSED BUSINESS # 4598 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551			
FIELD: J.P.	JOB NO: 09-1252.3	F.B. WP114	PG. 17
OFFICE: K.S.	DATE: 6/3/10	DWG. NO: 09-1252-1	
C/K'D: C.W.	REF: 09-1252-1.DWG	SHEET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

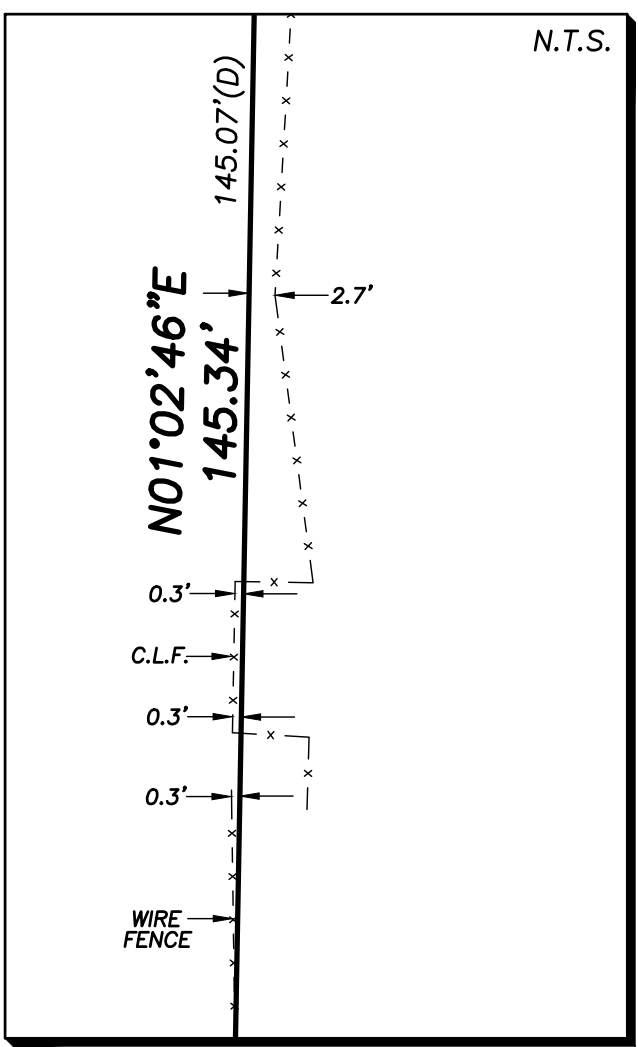
DETAIL SHEET



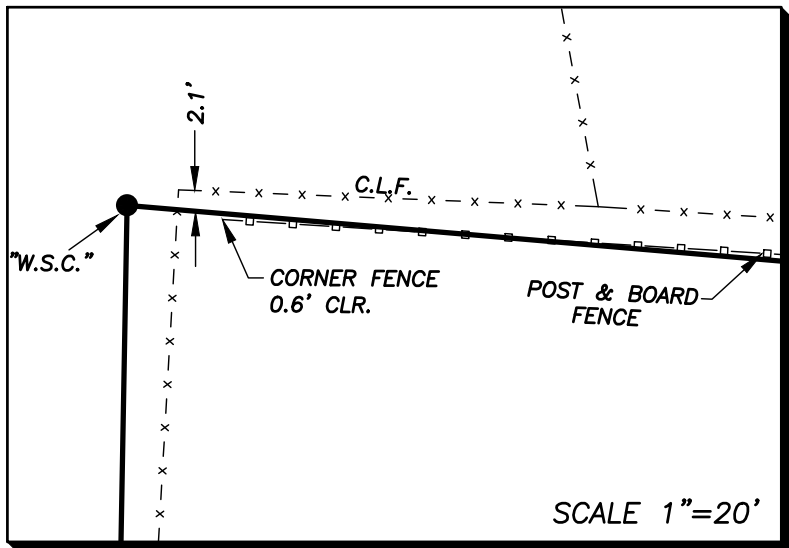
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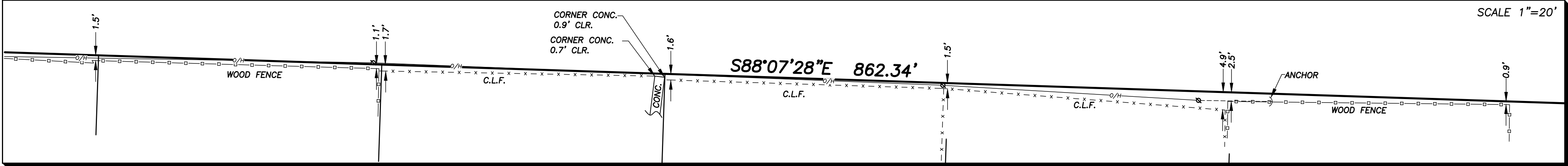
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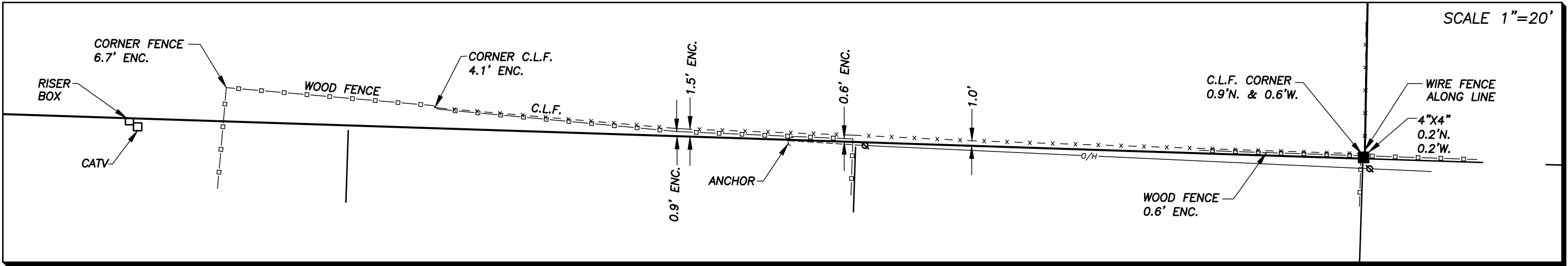
DETAIL E



DETAIL B

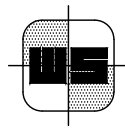


DETAIL C



Boundary Survey For:

WAVERLEY SP2, LLC



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

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

EXHIBIT C

FLUM

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

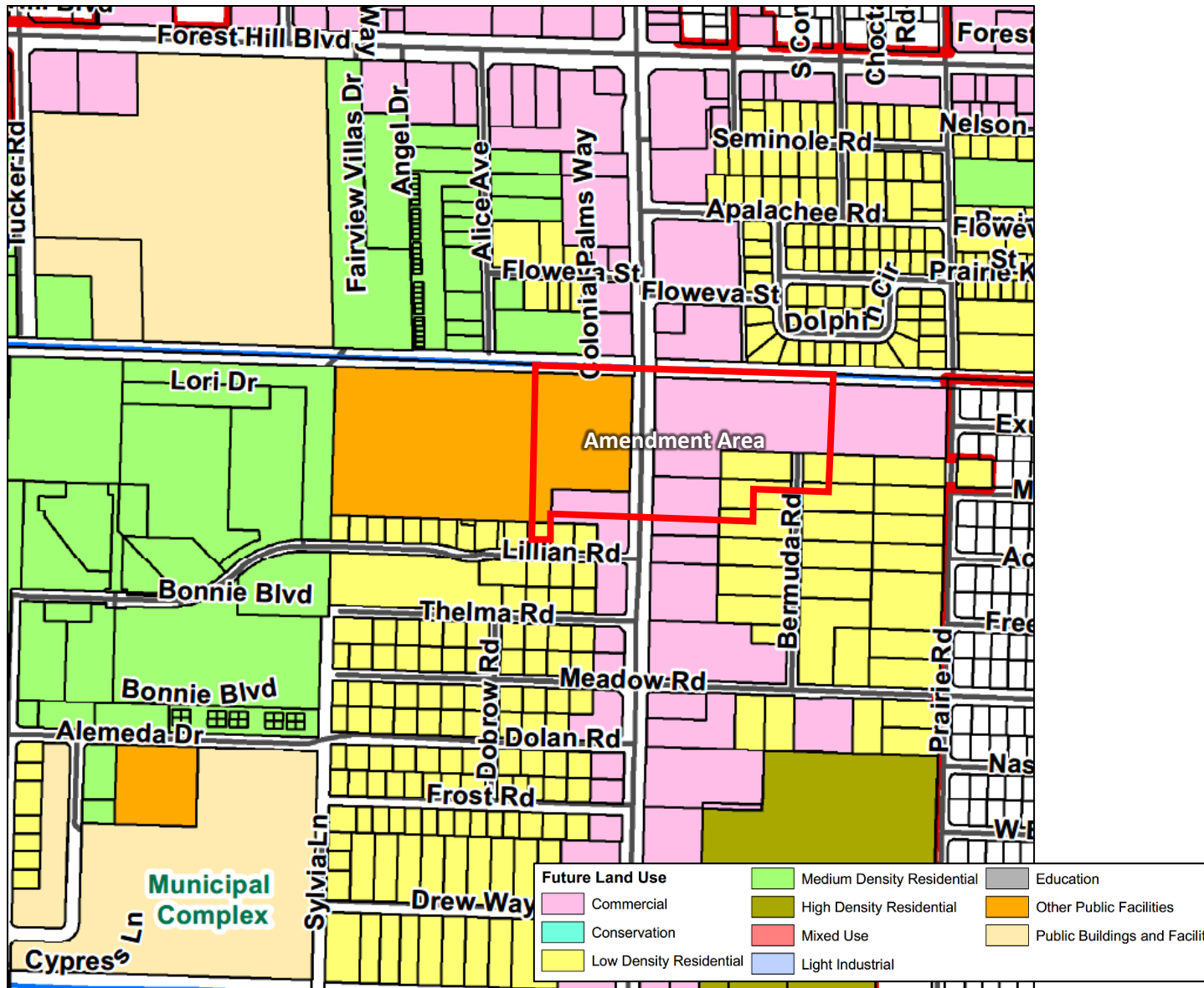


EXHIBIT D
Zoning Map

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

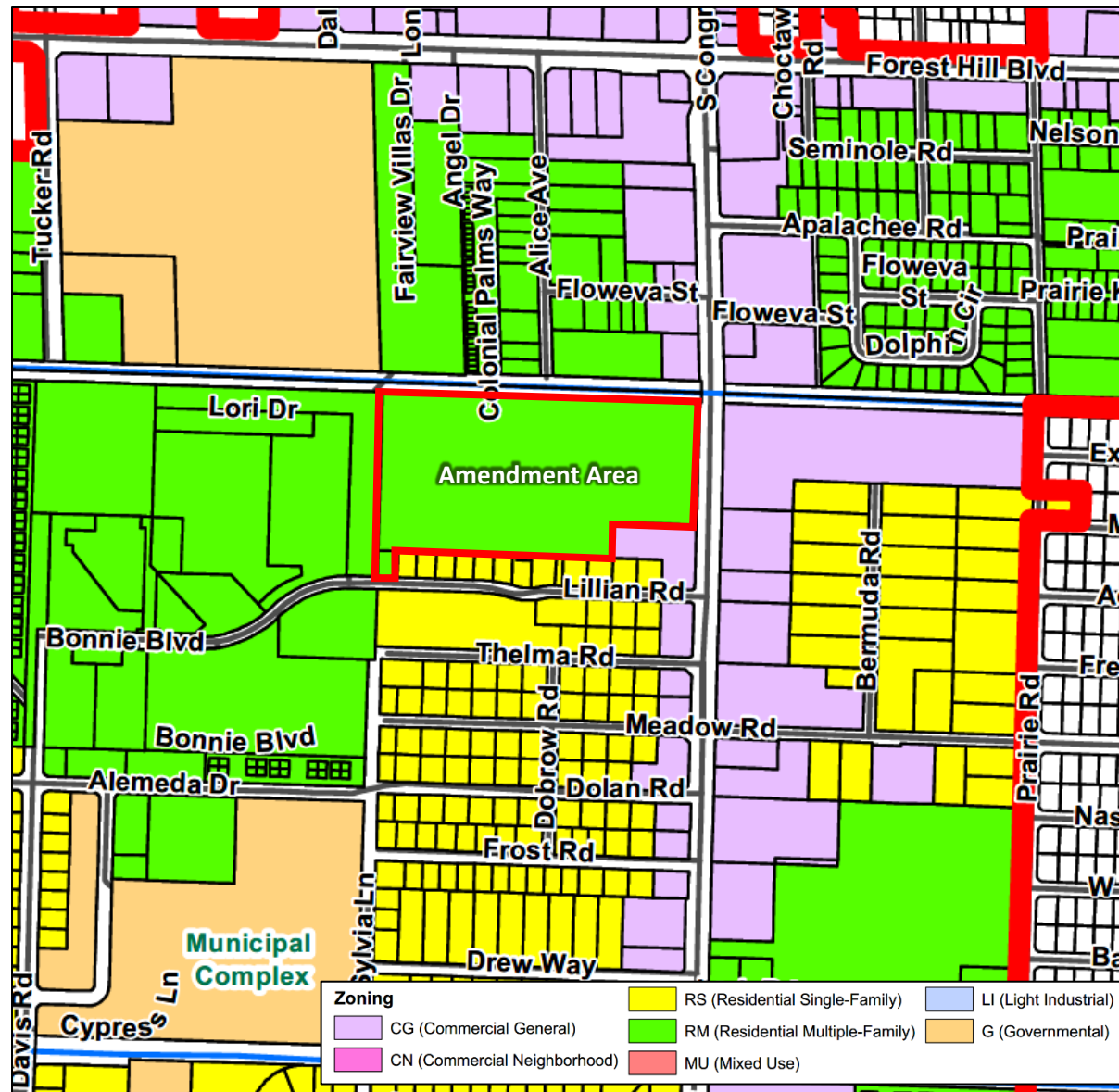


EXHIBIT E

Drainage Report

SURFACE WATER MANAGEMENT CALCULATIONS 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 =	17.66	
		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):

- The rainfall amount for the 100-Year, 3-Day storm event:
= **16.00 in.**
- 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**
- 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)**
- 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):

- The rainfall amount for the 10-Year, 3-Day storm event:
= **11.00 in.**
- 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**
- 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)**
- From the stage vs storage curve, **12.81** ac-ft corresponds to elevation **11.89 NGVD.**

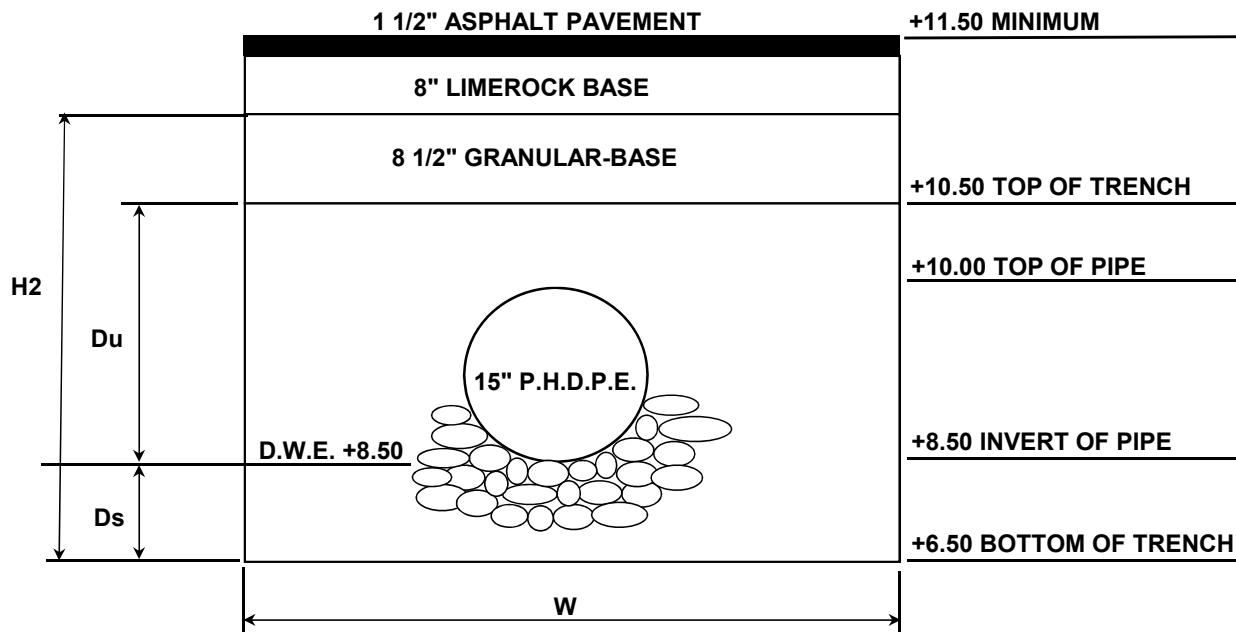
I. MINIMUM ROAD CROWN ELEVATION CALCULATIONS (ZERO DISCHARGE):

- The rainfall amount for the 5-Year, 1-Day storm event:
= **7.00 in.**
- 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**
- 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)**
- 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)
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```
=====
On-site      11.20      72.00      8.50      0.00
```

BASIN WATER BUDGETS (all units in acre-ft)

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=====
      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:

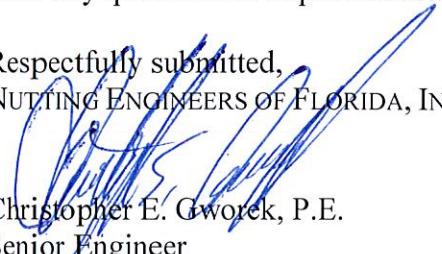
NUTTING ENGINEERS OF FLORIDA, INC. has performed a Preliminary Geotechnical Exploration at the above referenced project in accordance with our proposal dated January 9, 2019 and corresponding written authorization to proceed provided Waverley SP2, LLC dated April 4, 2019. Included in the report are our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

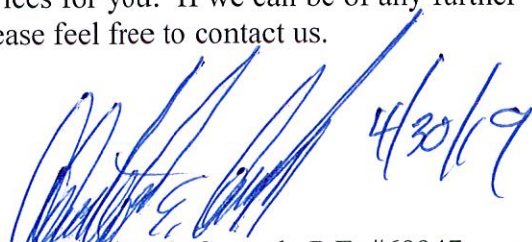
Nutting Engineers of Florida, Inc. shall bear no liability for the implementation of recommended inspection and testing services as described in this report if implemented by others. Nutting has no ability to verify the completeness, accuracy or proper technique of such procedures if performed by others.

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

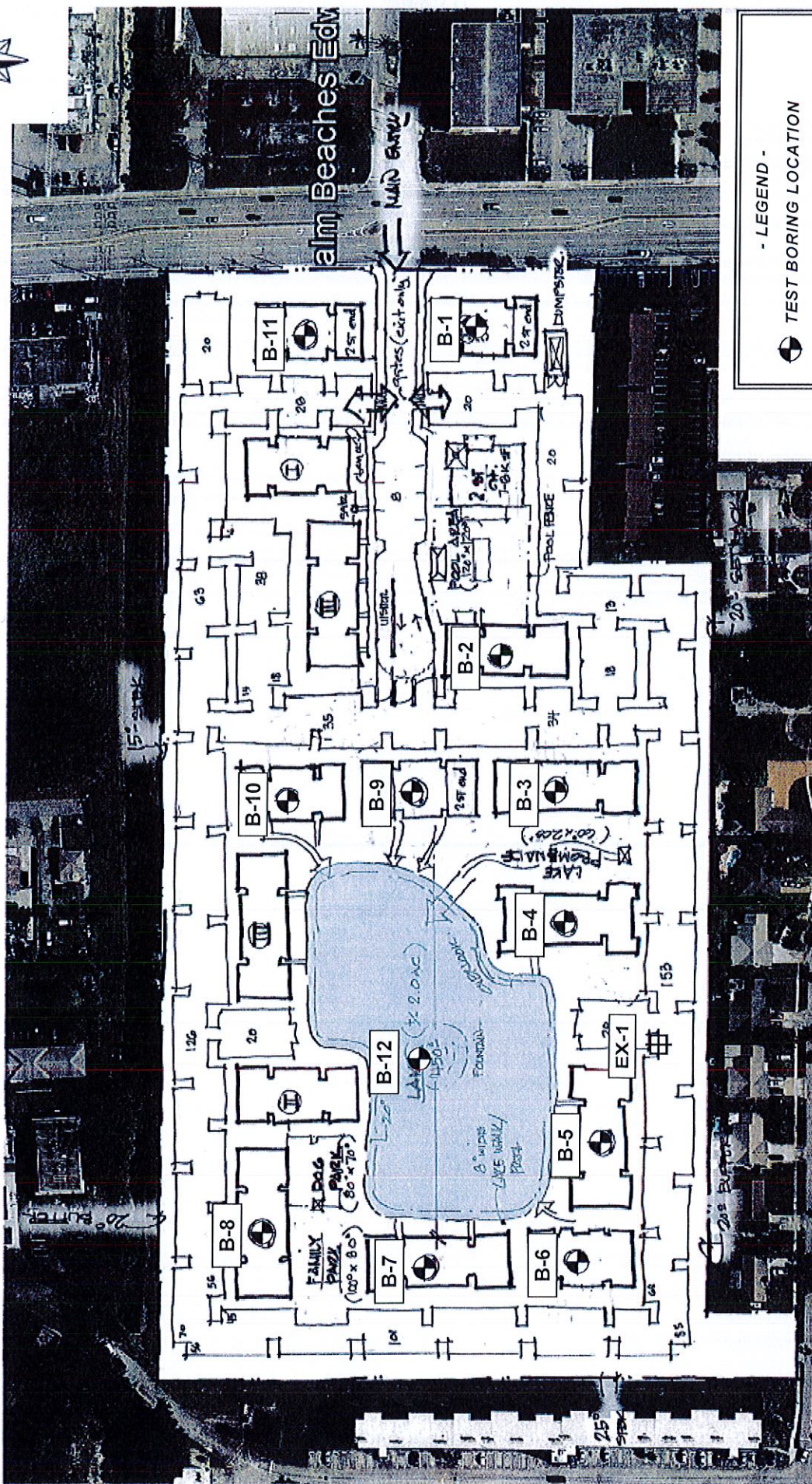
 4/30/19
Christopher E. Gworek, P.E. #69947
Senior Engineer

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
0						□ FINES CONTENT (%) □			
						20	40	60	80
		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			▲	
			SS 7	5-4-4	8	▲			
15			SS 8	2-3-3	6	▲			
20		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-8

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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 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

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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 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
		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			
						□ FINES CONTENT (%) □			
0						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.							

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



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

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
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines	
		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. Atterberg limits above "A" line with P.I. more than 7
			SP	Poorly graded sands, gravelly sands, little or no fines	
		Sands with fines (Appreciable amount of fines)	SM*	d u Silty sands, sand-silt mixtures	
			SC	Clayey sands, sand-clay mixtures	
	Fine-grained soils (More than half of material is smaller than No. 200 sieve size)	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	Plasticity Chart
			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

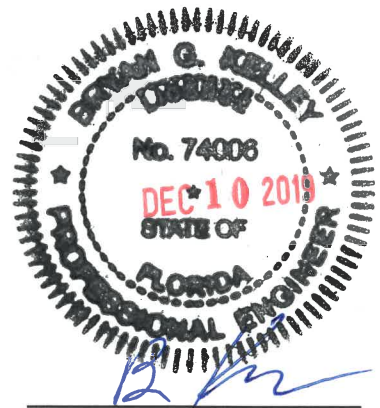
PALM SPRINGS RESIDENCES
18.387 ACRE LUPA
PALM SPRINGS, FLORIDA

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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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

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In	Out	Gross Trips	Internalization %	Total	External Trips	Pass-by %	Trips	Net Trips
Single Family Detached	210	1	Dwelling Units	10		10		0	10	0%	0	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 In	Out	Gross Trips In	Out	Total	Internalization %	In	Out	Total	External Trips In	Out	Total	Pass-by %	Trips	Net Trips In	Out	Total
Single Family Detached	210	1	Dwelling Units	0.74	0.25	0	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	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

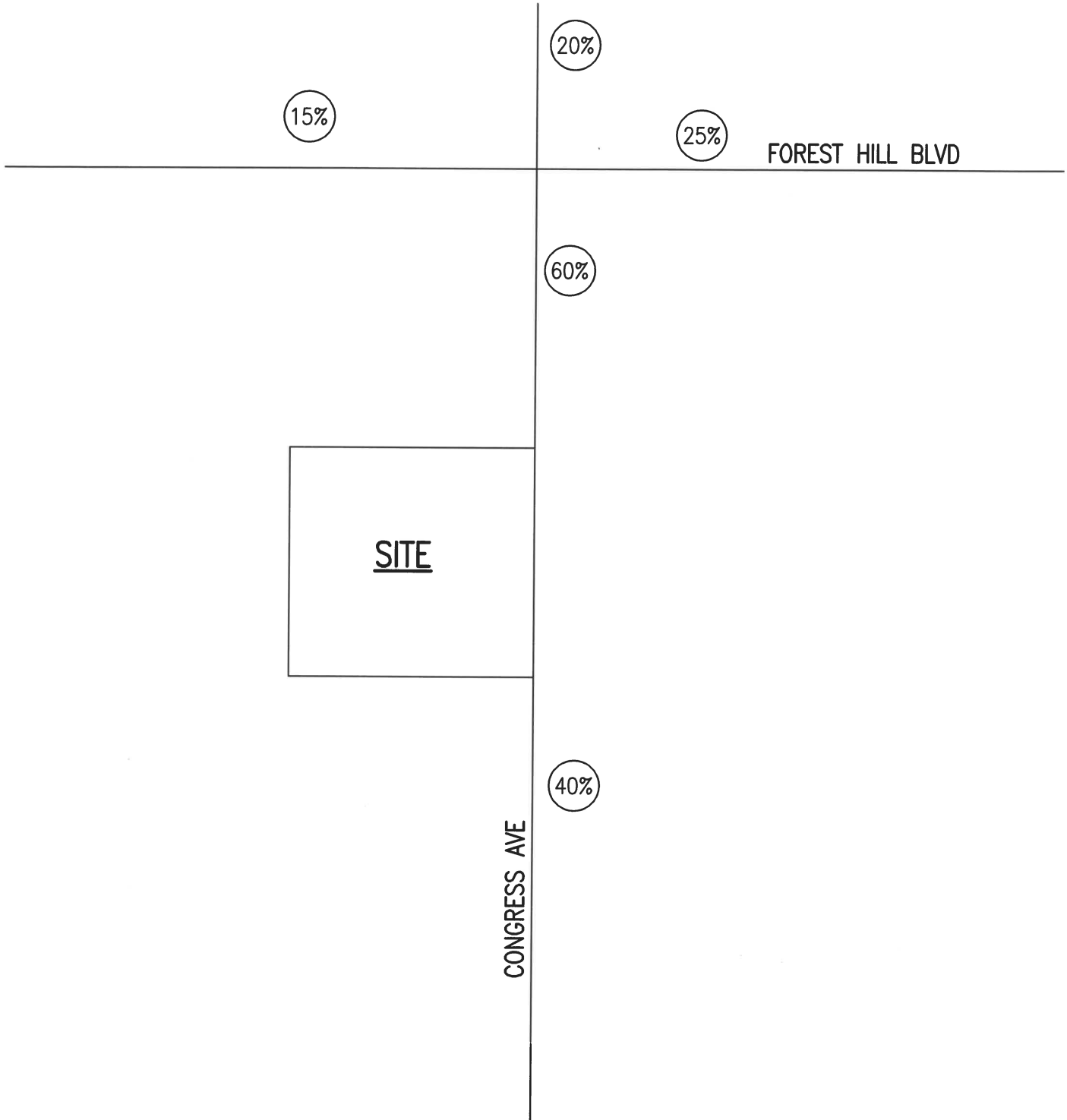
	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING =	9,149	559	368	191	734	346	388
PROPOSED =	1,899	126	33	93	154	94	60
INCREASE =	-7,250	-433	-335	-98	-580	-252	-328



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Authorization No. 3452

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LEGEND

(15%) PROJECT DISTRIBUTION

PROJECT DISTRIBUTION

PALM SPRINGS
RESIDENCES

19-083 BK 7/17/19

APPENDIX A

TRAFFIC ANALYSIS

PALM SPRINGS RESIDENCES

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

TABLE 4
EXISTING CONDITIONS ANALYSIS

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

Note:

(1) From PBC Counts

(2) From FDOT Counts

PALM SPRINGS RESIDENCES

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

TABLE 5
SHORT TERM CONDITIONS ANALYSIS (2024)

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

Note:

Volumes determined by interpolation between existing and 2040 volumes.

PALM SPRINGS RESIDENCES

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

TABLE 6
LONG RANGE CONDITIONS ANALYSIS (2040)

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

Note:

Volumes from latest Palm Beach TPA data

PALM SPRINGS RESIDENCES

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

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

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

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

Note:

Volumes determined by interpolation between existing and 2040 volumes.

PALM SPRINGS RESIDENCES

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

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

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

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

Note:
Volumes from latest Palm Beach TPA data

STN#	ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES					2019 DAILY		18-19 GR	3YR GR	2019 AM PEAK HOUR			2019 PM PEAK HOUR		
						2014	2015	2016	2017	2018	VOL	DATE			2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
3930	CONGRESS AVE	Presidential Way	Palm Beach Lakes Bl	5	1960	17231	17099	18813	17726	19066	20149	3/26/2019	5.68%	2.31%	1610	853	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
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2018	47500 C	E	23500	W 24000	9.00	59.90	3.00
2017	47500 C	E	23500	W 24000	9.00	59.50	3.00
2016	47500 C	E	23000	W 24500	9.00	59.80	3.00
2015	49000 C	E	23000	W 26000	9.00	60.30	2.60
2014	41000 C	E	22000	W 19000	9.00	60.30	3.40
2013	42000 C	E	19500	W 22500	9.00	60.60	3.40
2012	42000 C	E	21000	W 21000	9.00	60.60	3.40
2011	37000 C	E	18000	W 19000	9.00	60.90	3.40
2010	40500 C	E	20500	W 20000	9.73	61.28	3.40
2009	38500 C	E	19000	W 19500	9.88	61.89	4.30
2008	40500 C	E	19500	W 21000	10.36	61.44	4.30
2007	29500 C	E	15500	W 14000	10.30	61.43	15.50
2006	42500 C	E	20500	W 22000	10.13	58.32	2.50
2005	42000 C	E	21000	W 21000	10.80	58.30	5.20
2004	45500 C	E	22500	W 23000	12.00	58.40	5.20
2003	46500 C	E	23000	W 23500	10.20	55.70	5.20

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

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

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

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

TABLE 1

12/18/12

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

APPENDIX B

TEST 2 ANALYSIS

PALM SPRINGS RESIDENCES

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

TABLE 9
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
AM PEAK HOUR

TEST 2 - FIVE YEAR ANALYSIS

2 MILE RADIUS

TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 33

TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 93

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

PALM SPRINGS RESIDENCES

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

TABLE 10
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
PM PEAK HOUR

TEST 2 - FIVE YEAR ANALYSIS

2 MILE RADIUS

TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 94

TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 60

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

APPENDIX C

PALM TRAN DATA



TRANSFER LOCATIONS

Boynton Beach Mall

2 71 73

Camino Real

1 92 94 BCT 10

Downtown Lake Worth

1 61 62

Gardens Mall

1 3 10 20

21 33

Intermodal Transit Center

1 2 20 31 40

41 43 44 49 60

Mall at Wellington Green

40 43 46 52 62

Military Trail & Atlantic Ave.

2 80 81

Palm Beach Outlets

20 33 49

River Bridge Centre

46 60 61 63

Town Center Mall

2 3 91 92

VA Medical Center

3 4 30 31

West Tech Belle Glade

40 47

COLLEGES & UNIVERSITIES

Florida Atlantic University

Boca Raton 91 94

Jupiter 10

Keiser University

3 43 44

Lynn University

2 3

Palm Beach Atlantic University

1 41

South University

43 52

Palm Beach State College

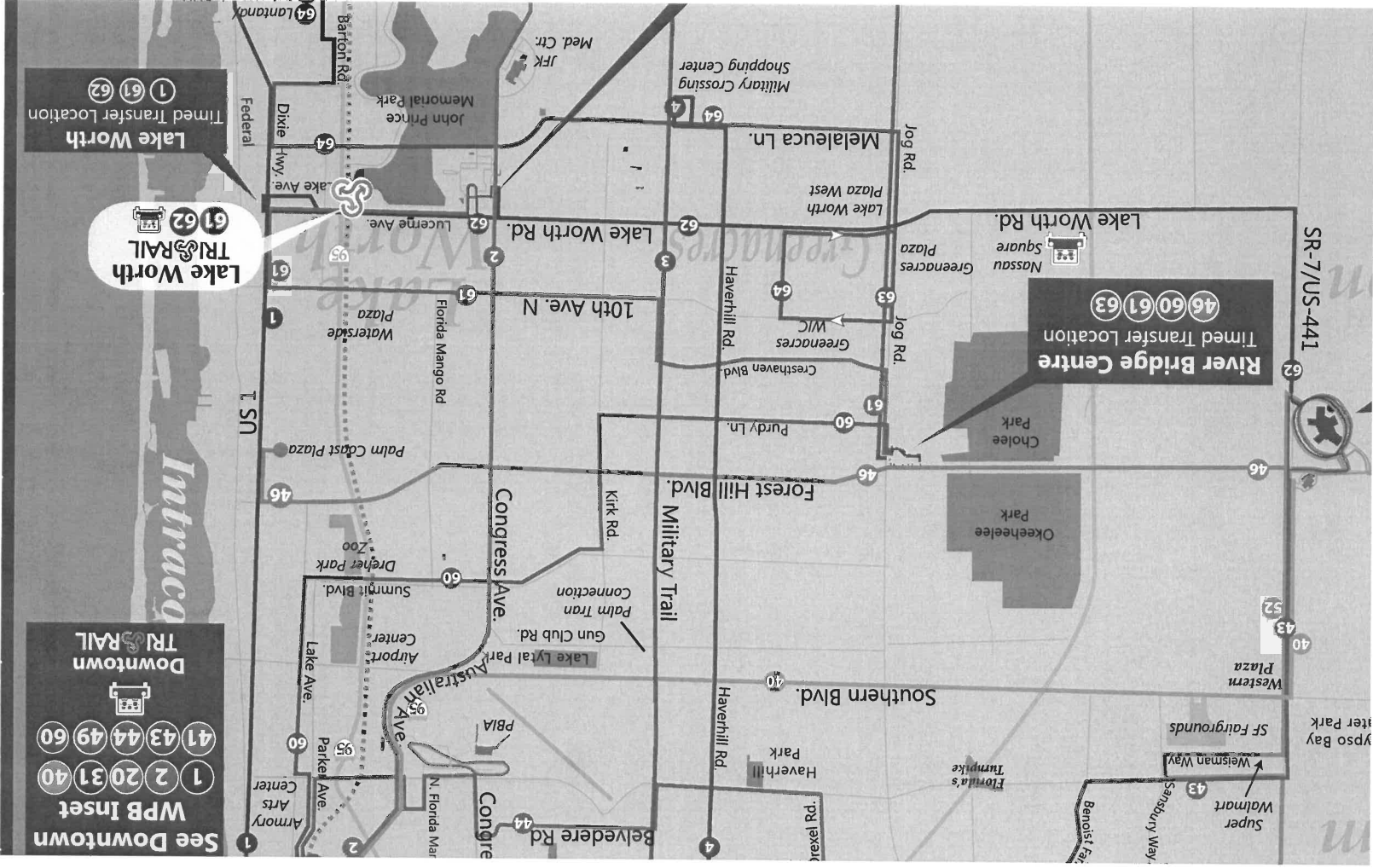
Belle Glade 47

Boca Raton 94

Lake Worth 2 61 62 64

Loxahatchee Groves 40 52

Palm Beach Gardens 1 21 33



River Bridge 46 60

Town Center 2 3

VA Medical Center 3 4

West Tech 40

COLLEGE

Route 2 Southbound Sur/Sid

Weekday / Semana / Lasémèn

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

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



Mark your calendar!

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

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

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

Route 2 Southbound Sur/Sid

Saturday / Sábado / Samdi

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

Sunday / Domingo / Dimanch

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

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



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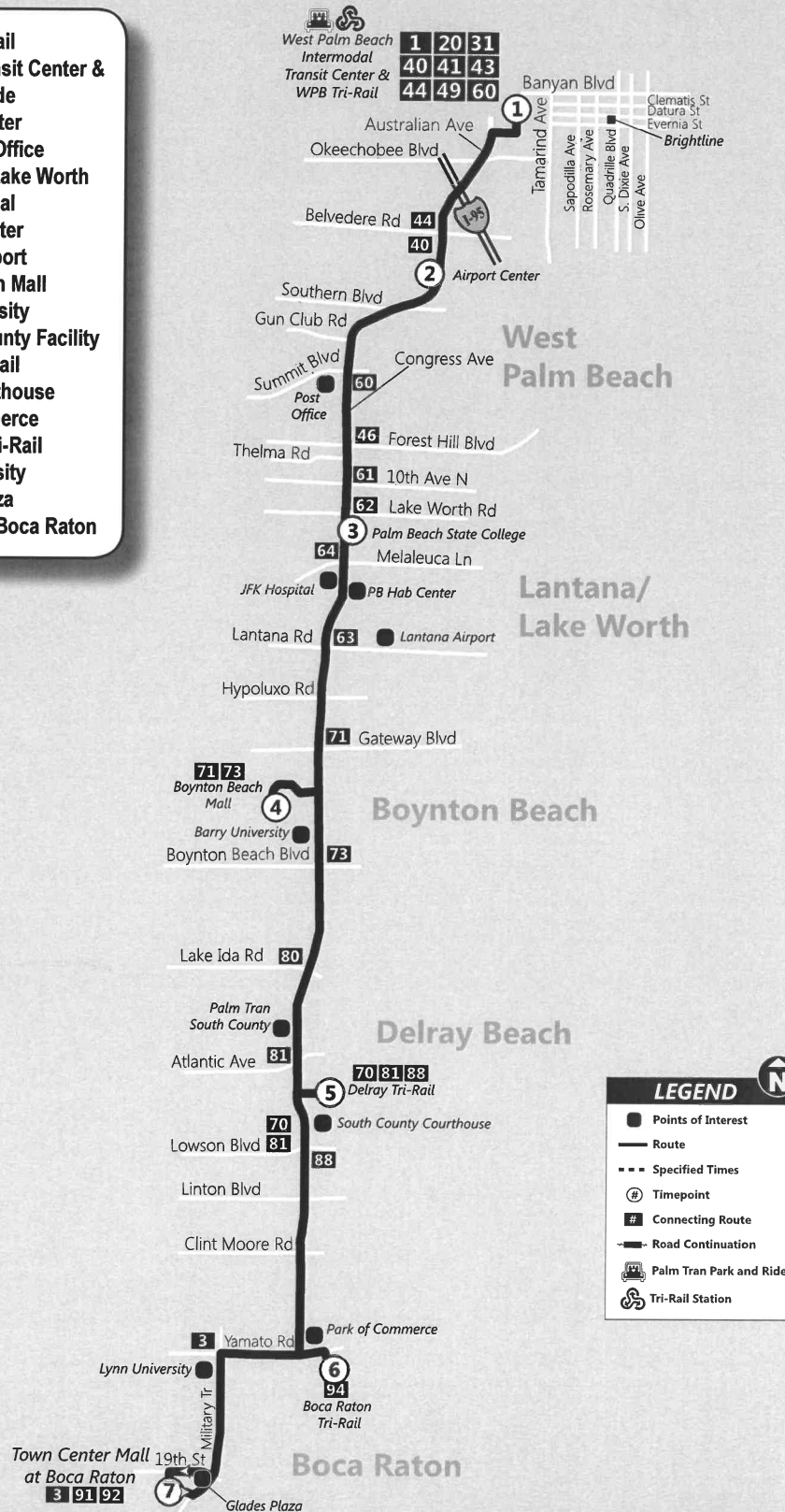
MAIN CORRIDOR

2

ROUTE 2 Ruta 2 / Rout 2

Via Congress Ave. — West Palm Beach To Boca Raton

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

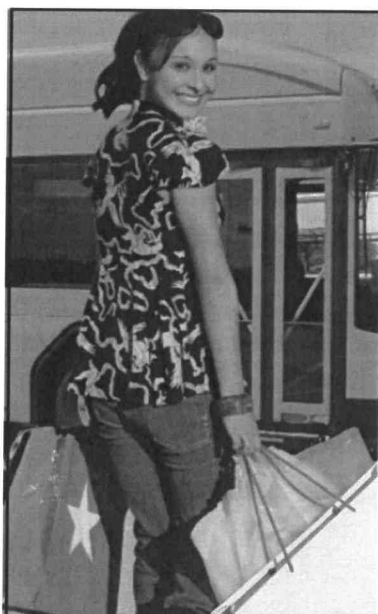


Route 2 Northbound Norte / Nô

Weekday / Semana / Lasémèn

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

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



Shopping Centers and Malls

**Palm Tran offers curb-side service
to major malls and shopping centers**

Boca Town Center Mall

2 3 91 92

Boynton Beach Mall

2 71 73

Cross County Plaza

3 33 43

Delray Square

3 80 81

Downtown Lake Worth

1 61 62 64

Gardens Mall

1 3 10 20 21 33

The Mall at Wellington Green

40 43 46 52 62

Mizner Park

1 92 94

Palm Beach Outlets

20 33 49

River Bridge Centre

46 60 61 63

Route 2 Northbound Norte / Nô

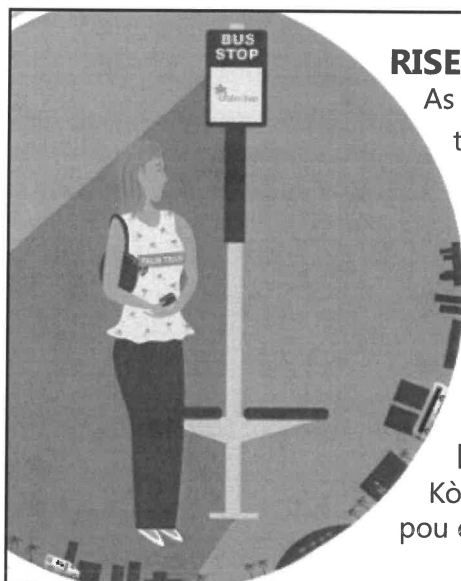
Saturday / Sábado / Samdi

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

Sunday / Domingo / Dimanch

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

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



RISE TO RIDE

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

PONTE DE PIE PARA ABORDAR EL BUS

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

LEVEE KOMANSE POU WOU LIB

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

EXHIBIT G

School Capacity Availability **Determination**



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

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

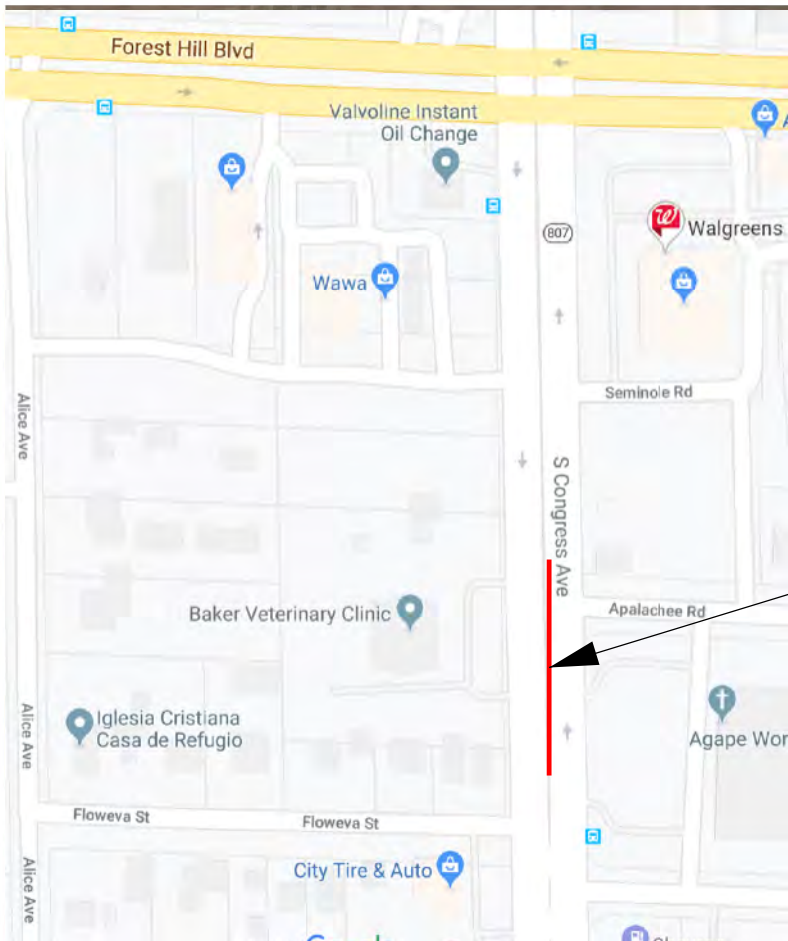
To: Kim Glas-Castro
Planning, Zoning & Building Director

From: Thomas Ceccarelli
Chief of Police

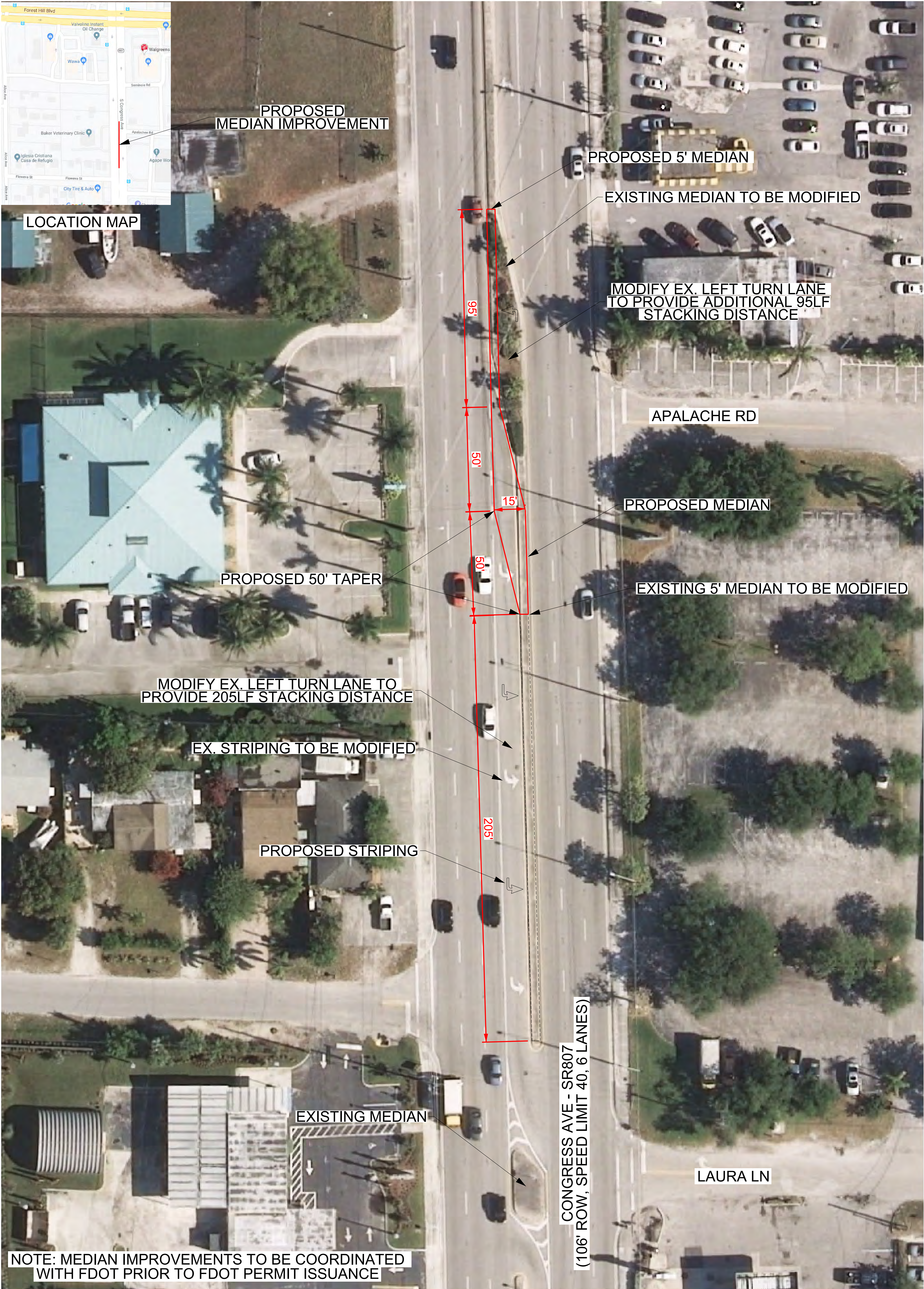
Subject: Proposed Palm Springs Residences Residential Planned Development

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

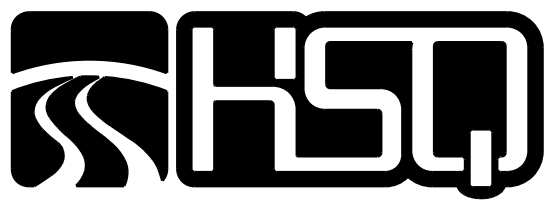


NOTE: MEDIAN IMPROVEMENTS TO BE COORDINATED WITH FDOT PRIOR TO FDOT PERMIT ISSUANCE

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 FLORIDA REGISTRATION NO. 54615 DATE: 07/19 STATE OF FLORIDA PROFESSIONAL ENGINEER JAY HUEBNER FLORIDA REGISTRATION NO. 54615 DATE: 07/19	

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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School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

August 23, 2019

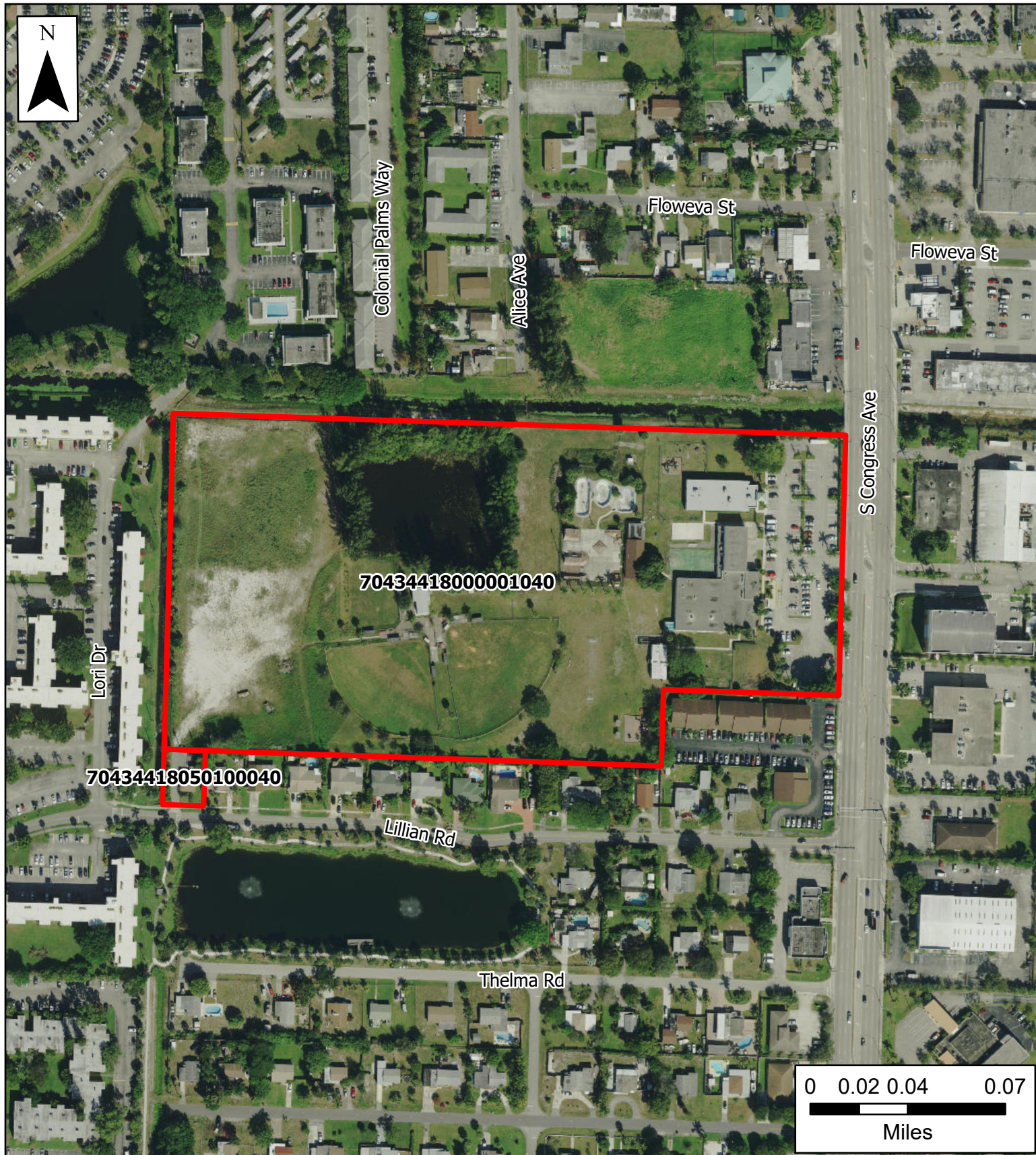
Date

joyce.cai@palmbeachschools.org

Email Address

CC: Iramis Cabrera, Planner, Village of Palm Springs
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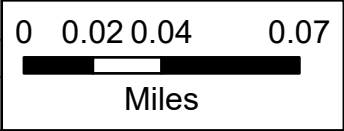
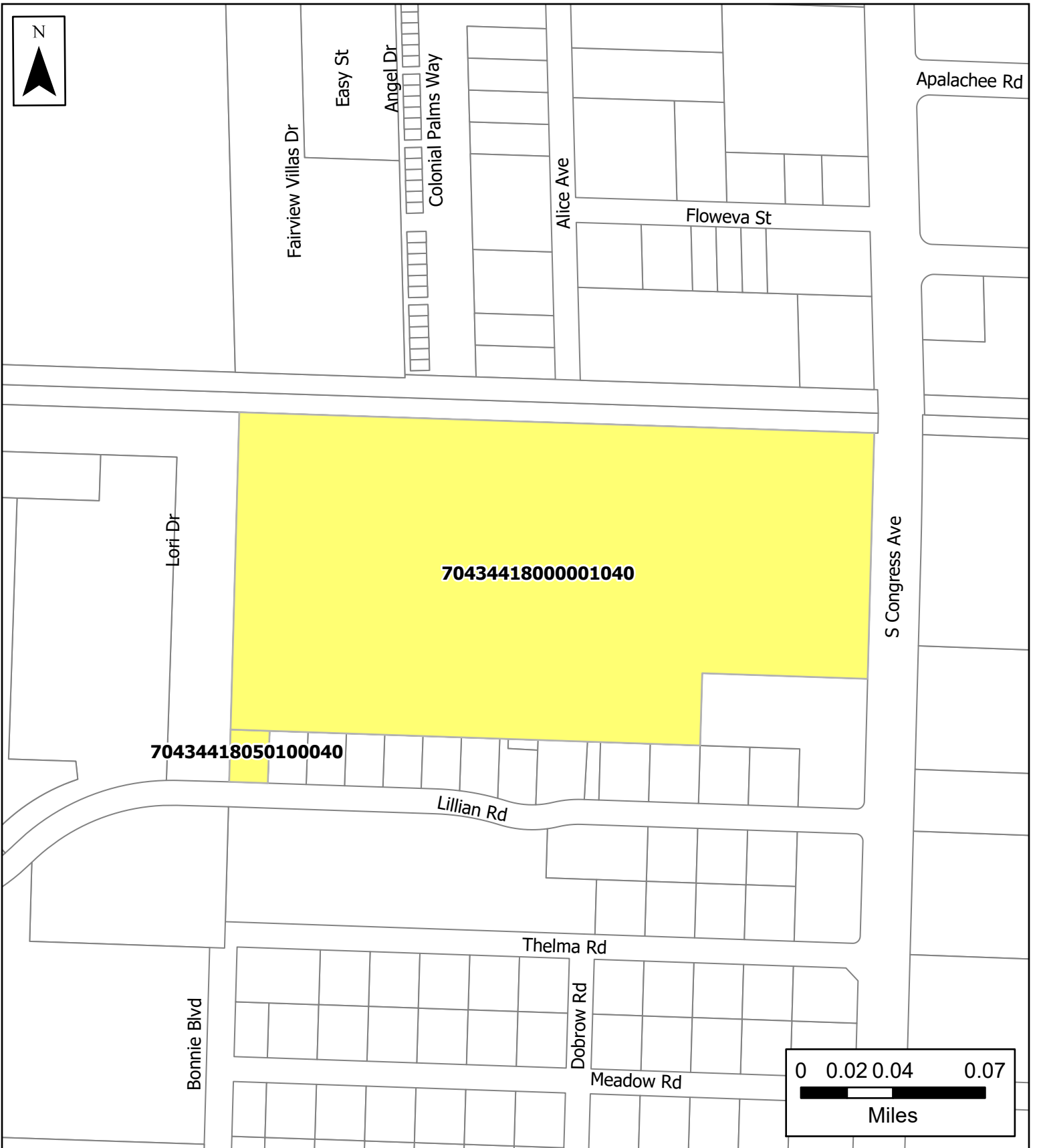
Village of Palm Springs

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

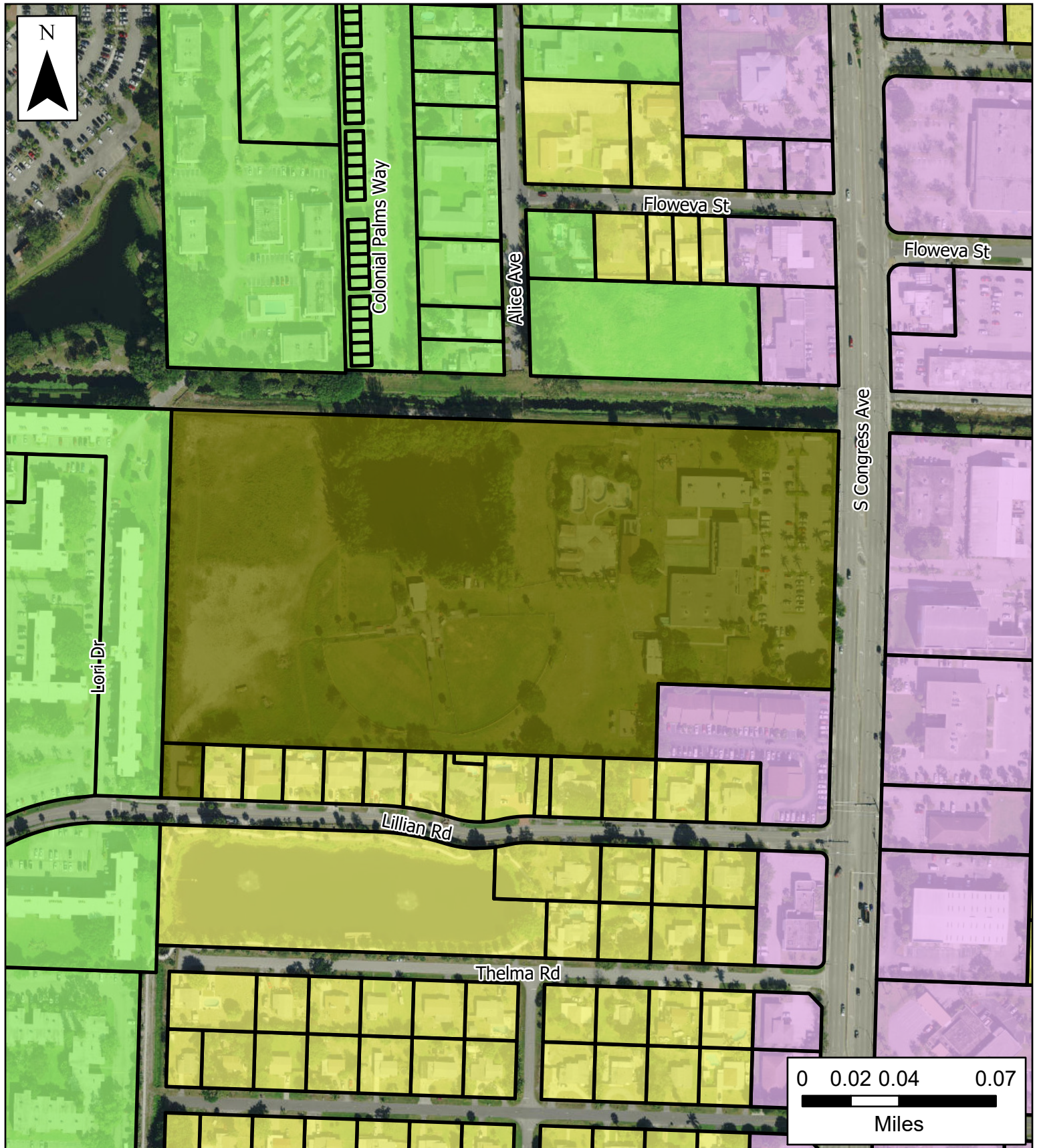
Palm Springs Residences

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.

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 FACILITIES" AND "LOW DENSITY RESIDENTIAL" TO "HIGH DENSITY RESIDENTIAL"; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR DIRECTIONS TO THE VILLAGE CLERK; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OTHER PURPOSES.

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



Village of Palm Springs

Executive Brief

AGENDA DATE: February 11, 2020

DEPARTMENT: Planning, Zoning & Building

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

SUMMARY: This agenda item had been scheduled for consideration at a special Planning & Zoning Board meeting on January 28, 2020, at the Applicant's request. On January 27, 2020, the Applicant requested postponement until the regular February 11, 2020 P&Z Board meeting.

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 with the Congress Avenue District of the Palm Springs Community Redevelopment Agency (CRA).

The projected ad valorem dollars (\$91,557) 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

Traffic Study

Lakeside Village Support Letter

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

Aerial Map and Location Maps

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.



**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
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.*

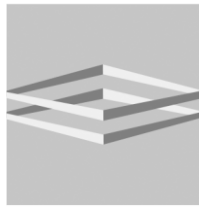
Not applicable to this Sidewalk Waiver request.

- 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.

DRAWN

DATE

SCALE

JOB NO.

SHEET TITLE:

07/29/2019

AS SHOWN

1857.PRJ

RENDERING

SHEET NUMBER:

EX - 1

MSA

ARCHITECTS

ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.

AAC000895

8950 SW 74th COURT

MIAMI, FLORIDA 33156

(305) 273-9911

STATE OF FLORIDA

BEATRIZ M. HERNANDEZ

AR0094576

PALM SPRINGS RESIDENCES

FOR:

THE SPEAR GROUP

LOCATED AT:

PALM SPRINGS, FLORIDA

BY



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
2085 S. Congress Avenue = Other Public Facilities

Land Use: 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.

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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

RUTH MCGLYNN
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

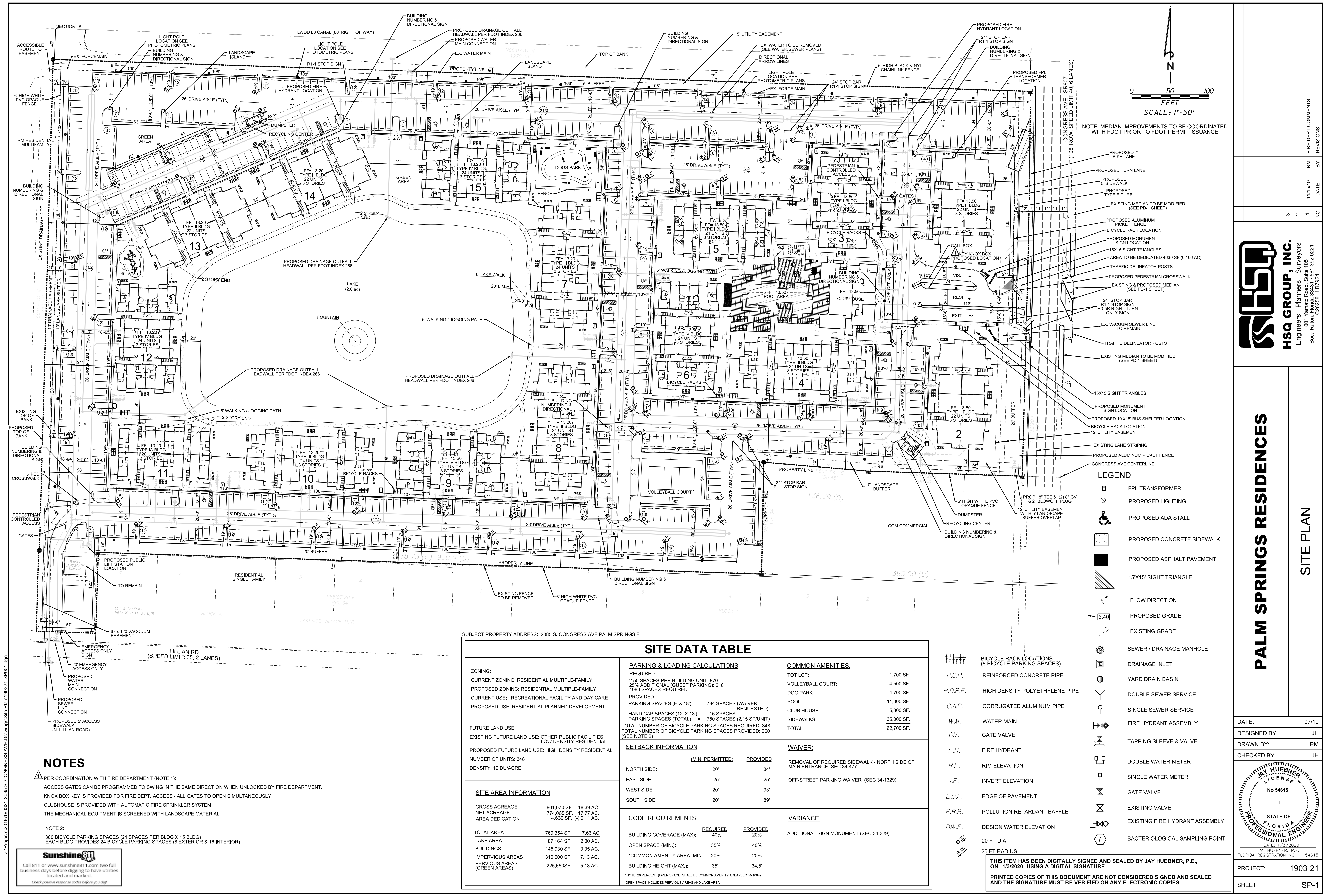
To: Kim Glas-Castro
Planning, Zoning & Building Director

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.



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

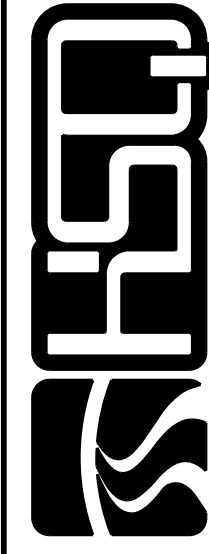
SITE DATA TABLE

ZONING: CURRENT ZONING: RESIDENTIAL MULTIPLE-FAMILY PROPOSED ZONING: RESIDENTIAL MULTIPLE-FAMILY CURRENT USE: RECREATIONAL FACILITY AND DAY CARE PROPOSED USE: RESIDENTIAL PLANNED DEVELOPMENT		PARKING & LOADING CALCULATIONS <u>REQUIRED</u> 2,50 SPACES PER BUILDING UNIT: 870 20% 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)		COMMON AMENITIES: 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 35,000 SF. TOTAL 62,700 SF.																									
FUTURE LAND USE: EXISTING FUTURE LAND USE: OTHER PUBLIC FACILITIES PROPOSED FUTURE LAND USE: HIGH DENSITY RESIDENTIAL NUMBER OF UNITS: 348 DENSITY: 19 DU/ACRE		SETBACK INFORMATION <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'																											
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<u>SITE AREA INFORMATION</u> <table><tbody><tr><td>GROSS ACREAGE:</td><td>801.070 SF.</td><td>18.39 AC</td></tr><tr><td>NET ACREAGE:</td><td>774,065 SF.</td><td>17.77 AC</td></tr><tr><td>AREA DEDICATION</td><td>4,630 SF.</td><td>(-)0.11 AC.</td></tr></tbody></table>		GROSS ACREAGE:	801.070 SF.	18.39 AC	NET ACREAGE:	774,065 SF.	17.77 AC	AREA DEDICATION	4,630 SF.	(-)0.11 AC.	<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)	
GROSS ACREAGE:	801.070 SF.	18.39 AC																											
NET ACREAGE:	774,065 SF.	17.77 AC																											
AREA DEDICATION	4,630 SF.	(-)0.11 AC.																											
	<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'																											
<table><tbody><tr><td>TOTAL AREA</td><td>769,354 SF.</td><td>17.66 AC.</td></tr><tr><td>LAKE AREA:</td><td>87,164 SF.</td><td>2.00 AC.</td></tr><tr><td>BUILDINGS</td><td>145,930 SF.</td><td>3.35 AC.</td></tr><tr><td>IMPERVIOUS AREAS</td><td>310,600 SF.</td><td>7.13 AC.</td></tr><tr><td>PERVIOUS AREAS (GREEN AREAS)</td><td>225,650SF.</td><td>5.18 AC.</td></tr></tbody></table>		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.	*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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*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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ON 1/3/2020 USING A DIGITAL SIGNATURE

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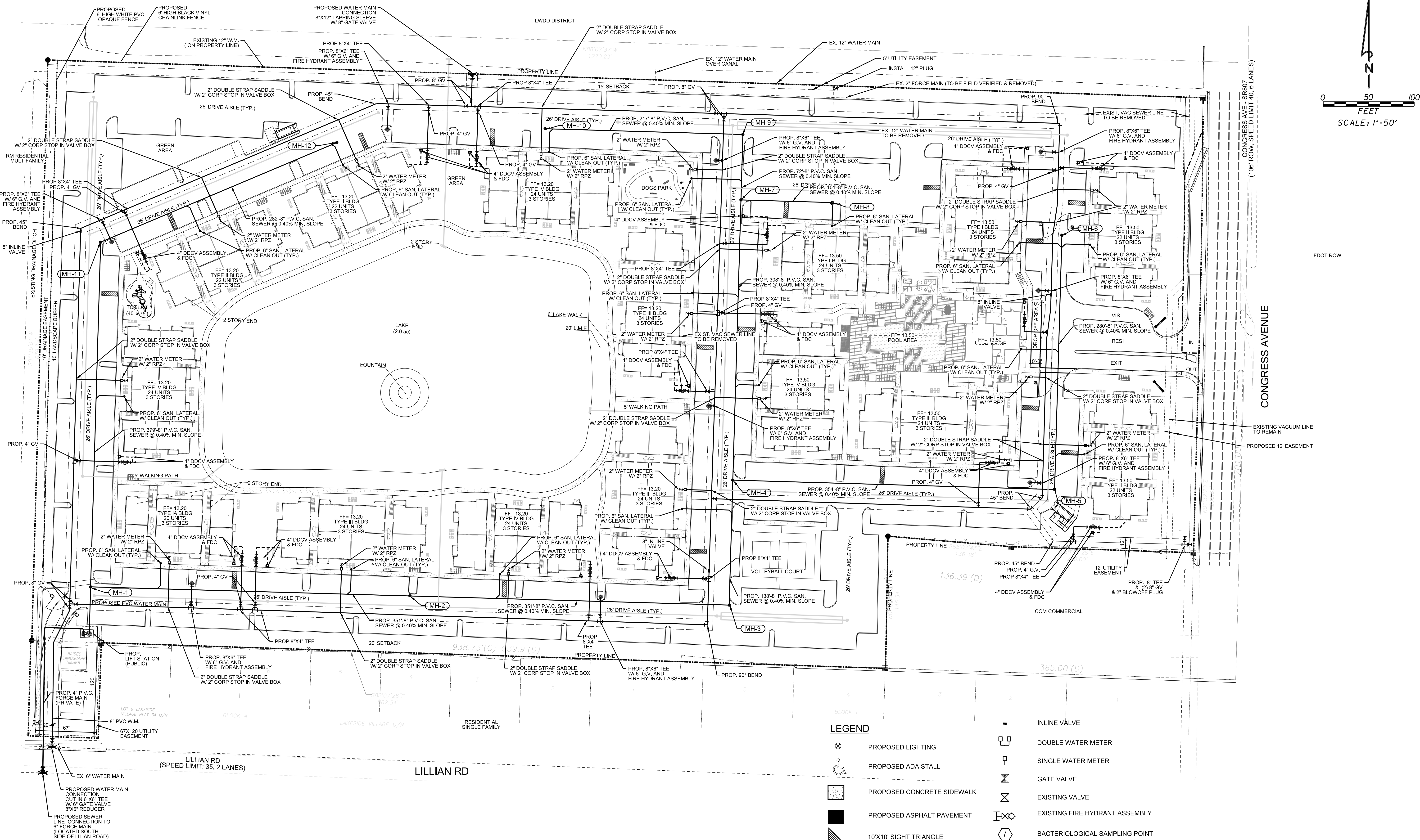
HSQ GROUP, INC.
Engineers - Planners - Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 • 561.392.0221
C26258 - LB7924

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

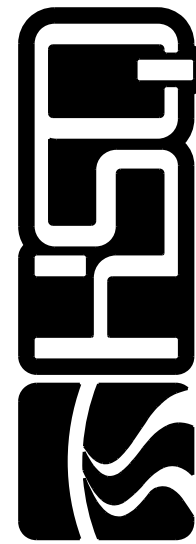
	PROPOSED LIGHTING		DOUBLE WATER METER
	PROPOSED ADA STALL		SINGLE WATER METER
	PROPOSED CONCRETE SIDEWALK		GATE VALVE
	PROPOSED ASPHALT PAVEMENT		EXISTING VALVE
	10'x10' SIGHT TRIANGLE		EXISTING FIRE HYDRANT ASSEMBLY
	FLOW DIRECTION		BACTERIOLOGICAL SAMPLING POINT
	PROPOSED GRADE	<i>R.C.P.</i>	REINFORCED 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

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!

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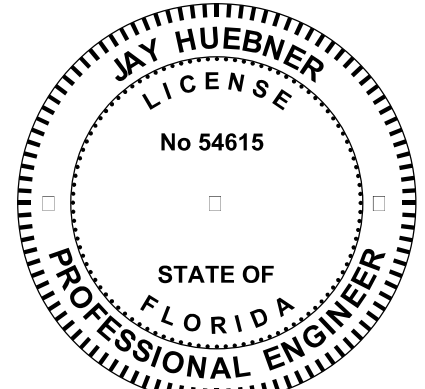


HSQ GROUP, INC.
Engineers - Planners - Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 • 561.392.0221
C26258 - LB7924

PALM SPRINGS RESIDENCES

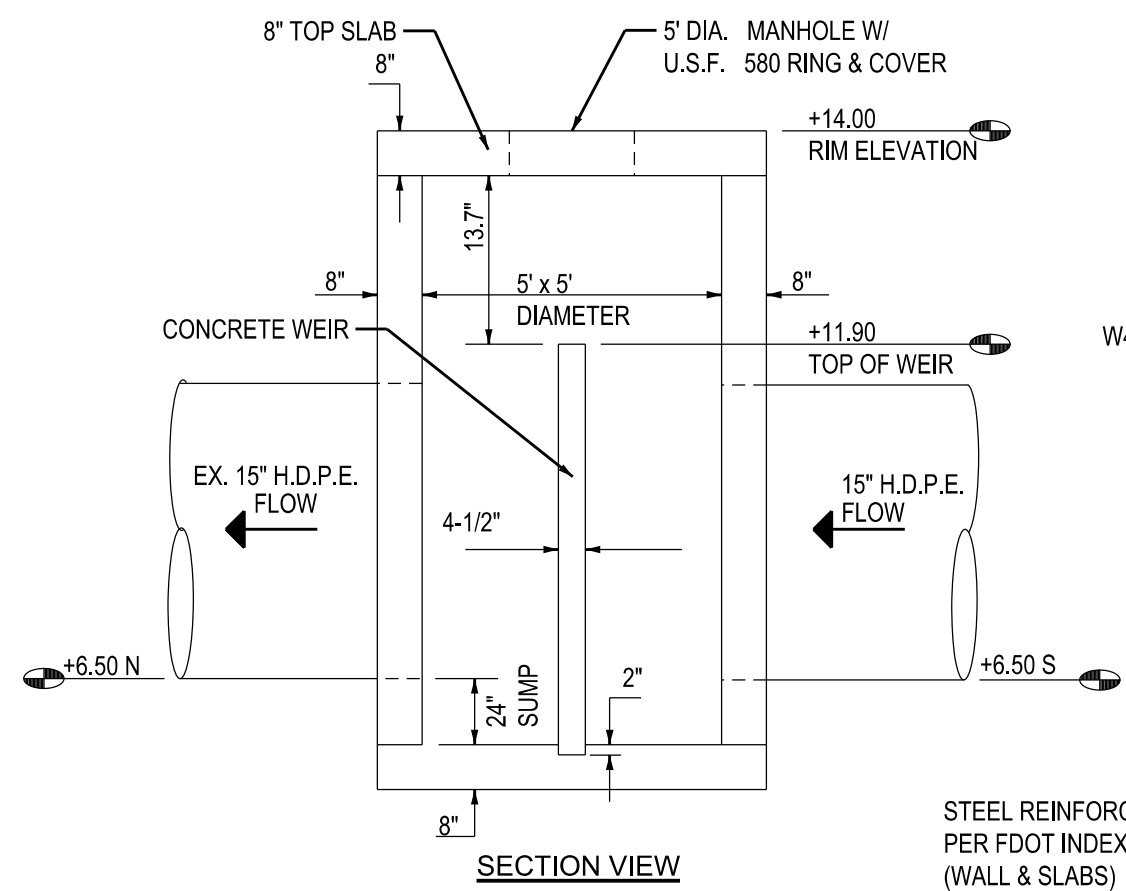
WATER / SEWER PLAN

DATE: 07/19
DESIGNED BY: JH
DRAWN BY: RM
CHECKED BY: JH



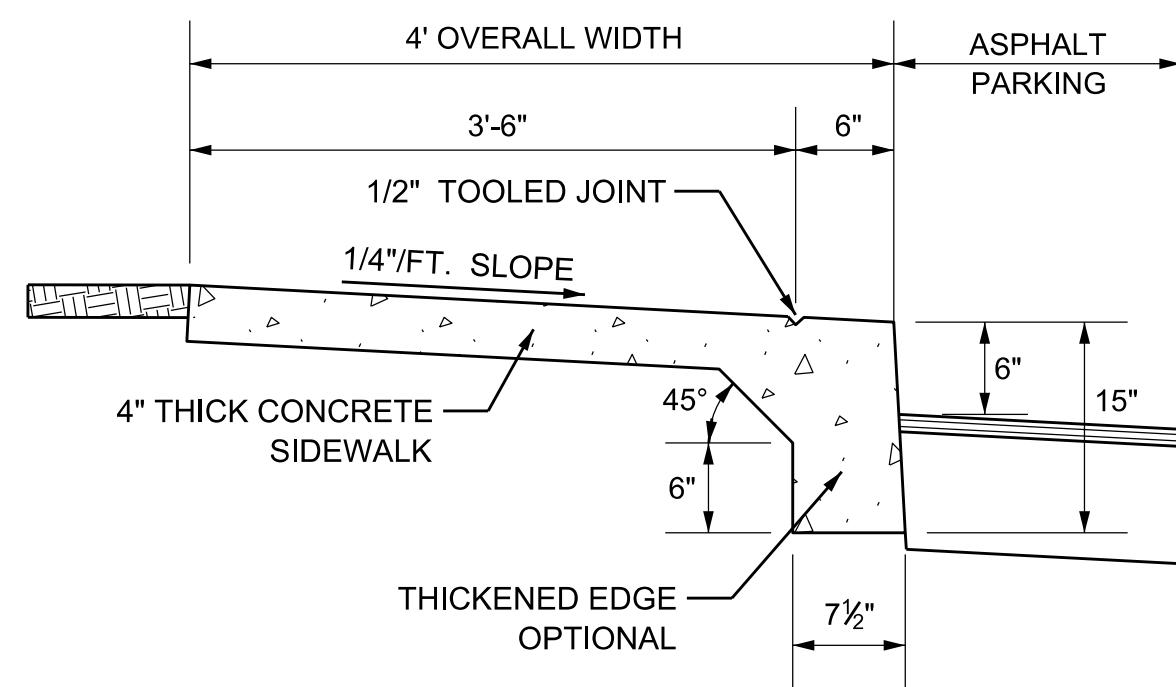
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

PROJECT: 1903-21
SHEET: WS-1



CONTROL STRUCTURE DETAIL

N.T.S.

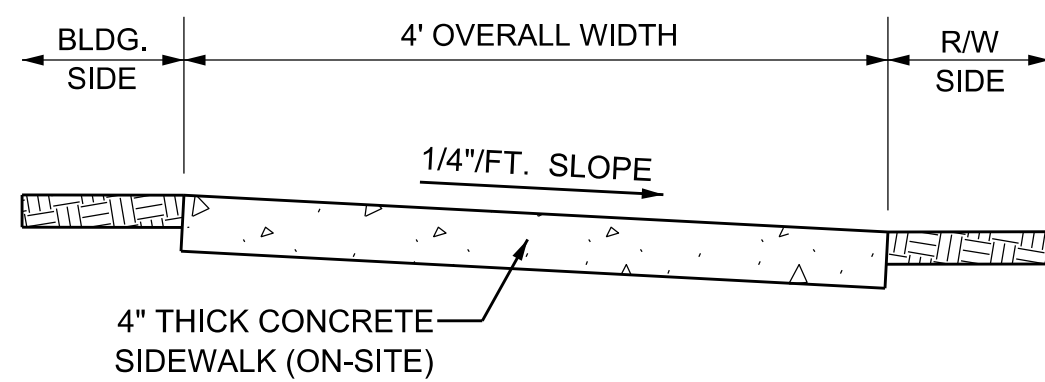


NOTES

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

CONCRETE SIDEWALK DETAILS

N.T.S.

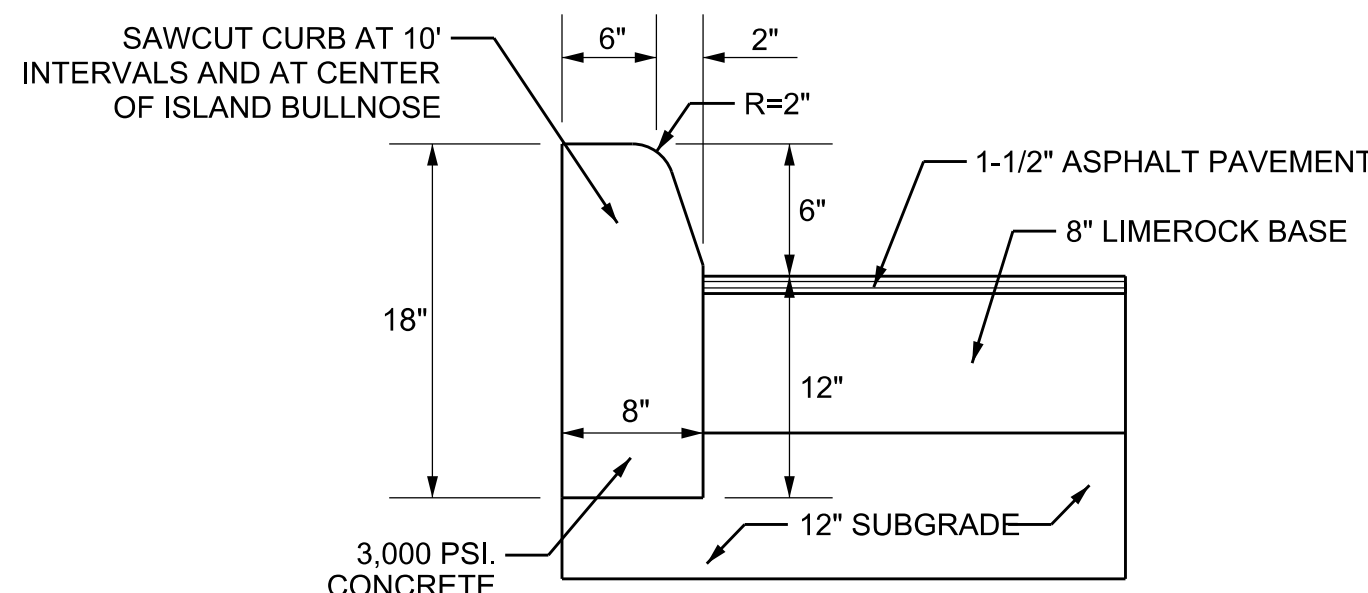
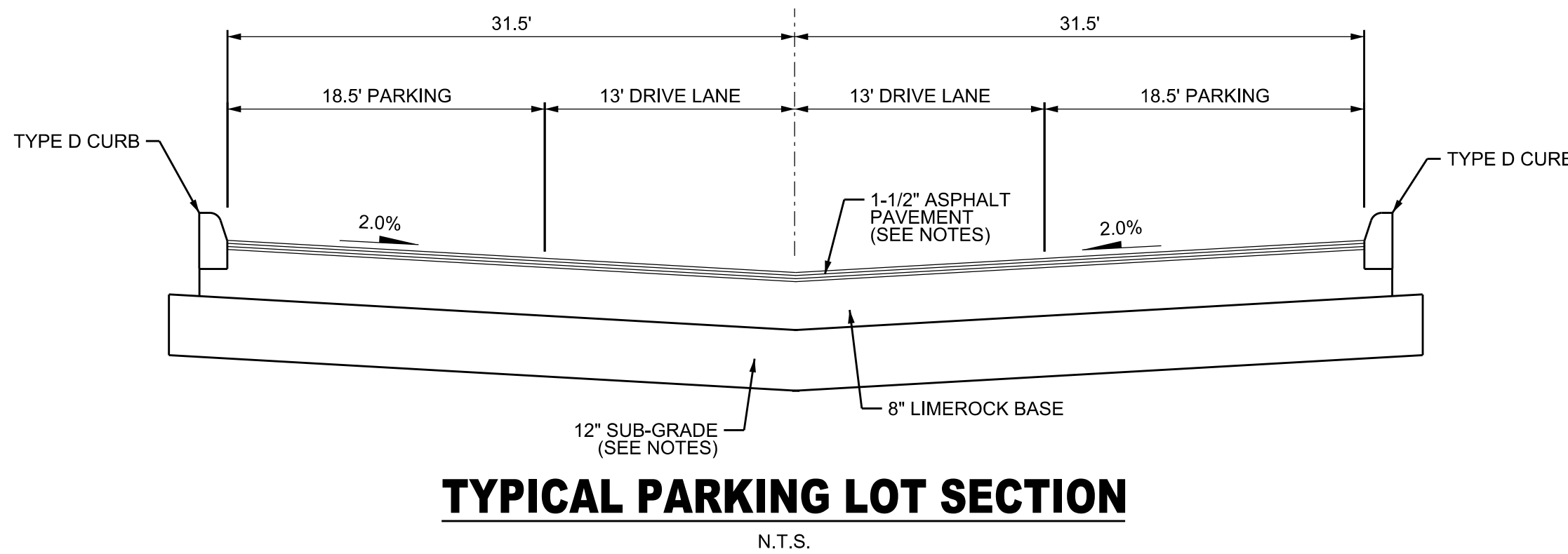
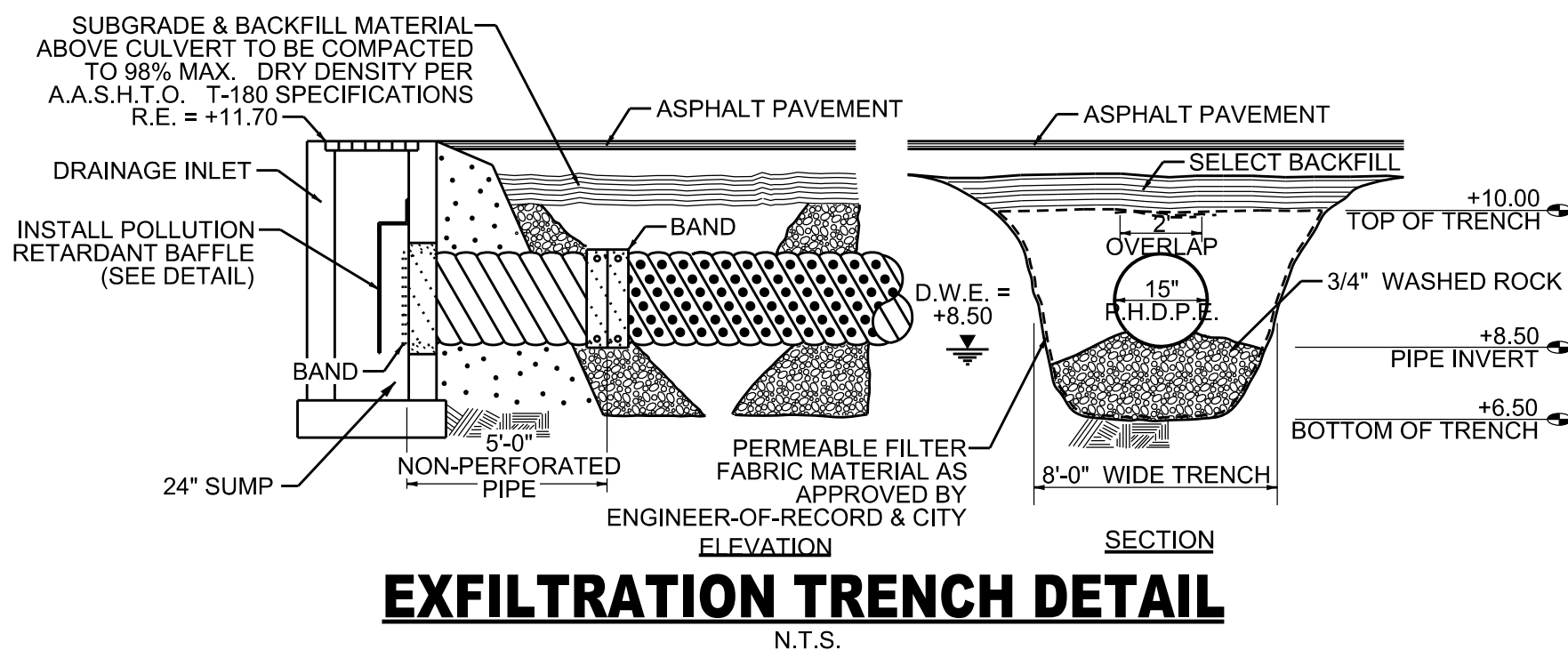
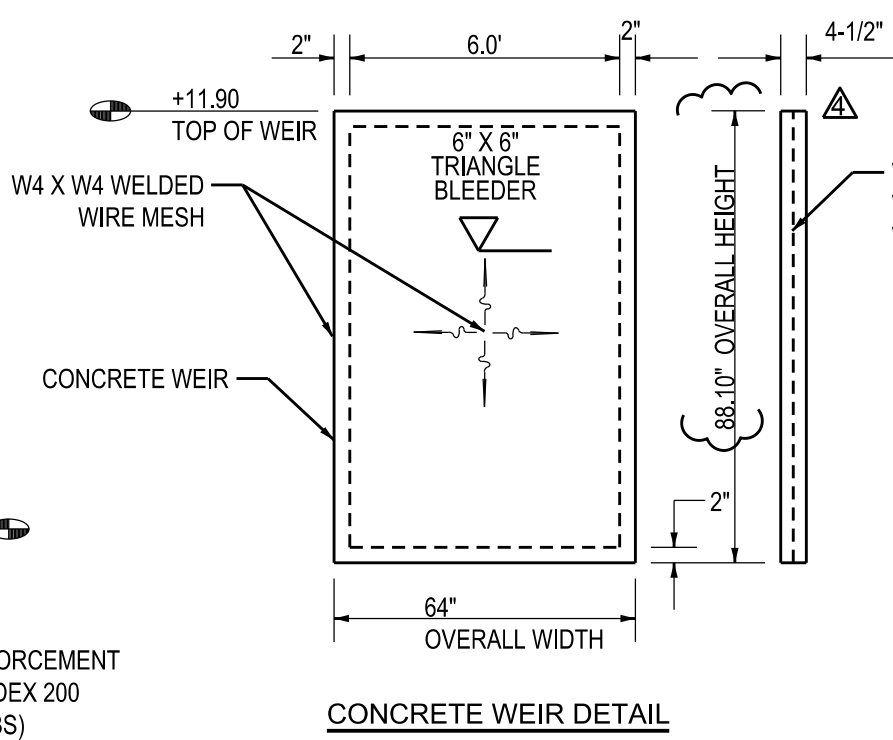


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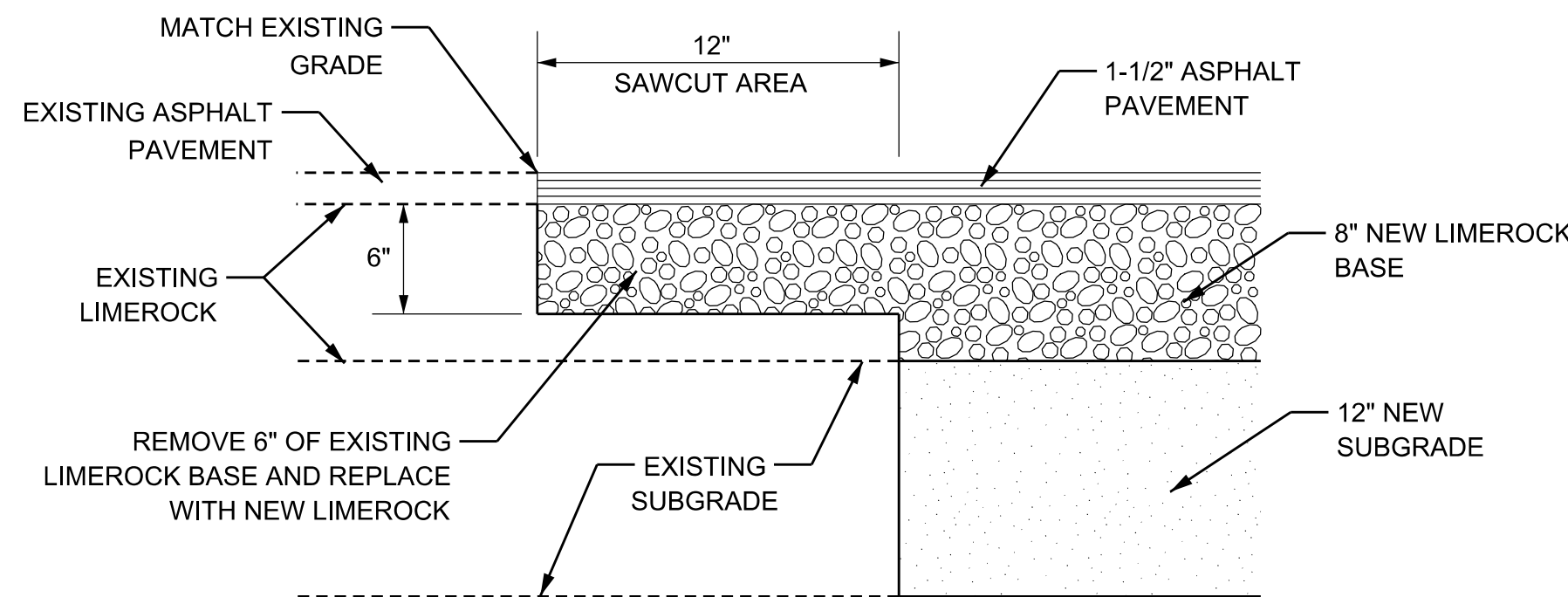
CONCRETE SIDEWALK DETAILS

N.T.S.



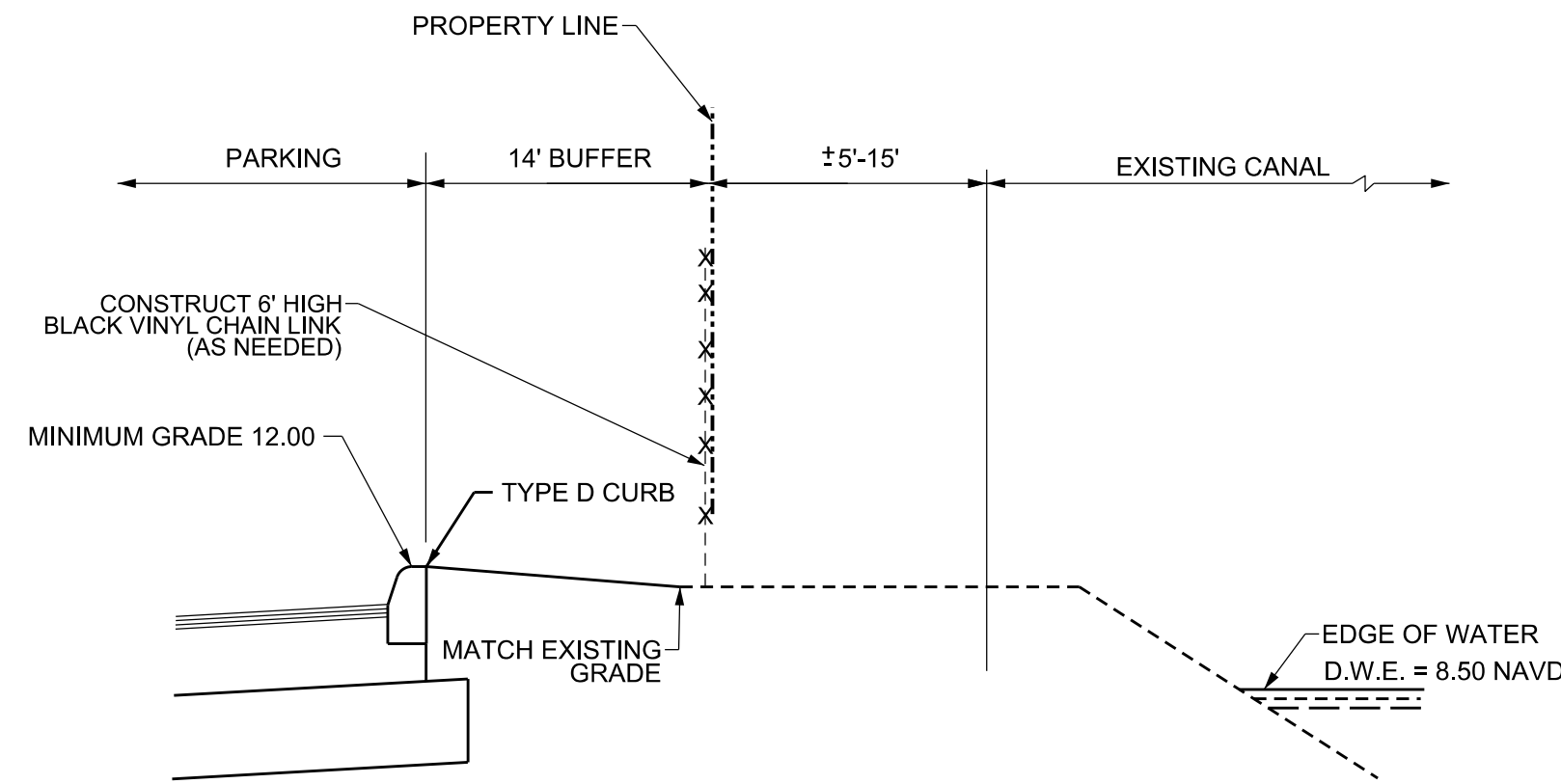
TYPE "D" CONCRETE CURB DETAIL

N.T.S.



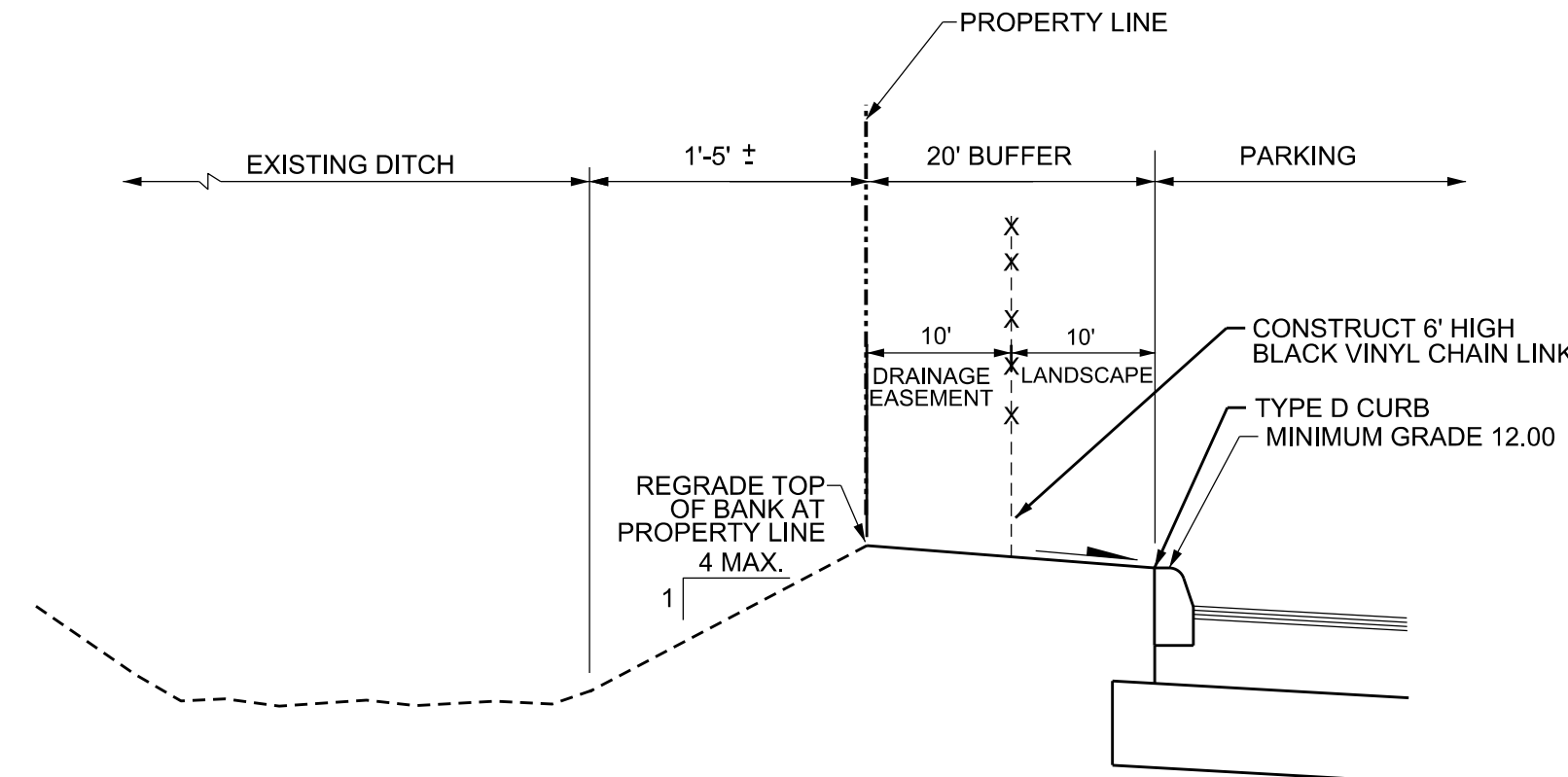
ASPHALT CONNECTION DETAIL

N.T.S.



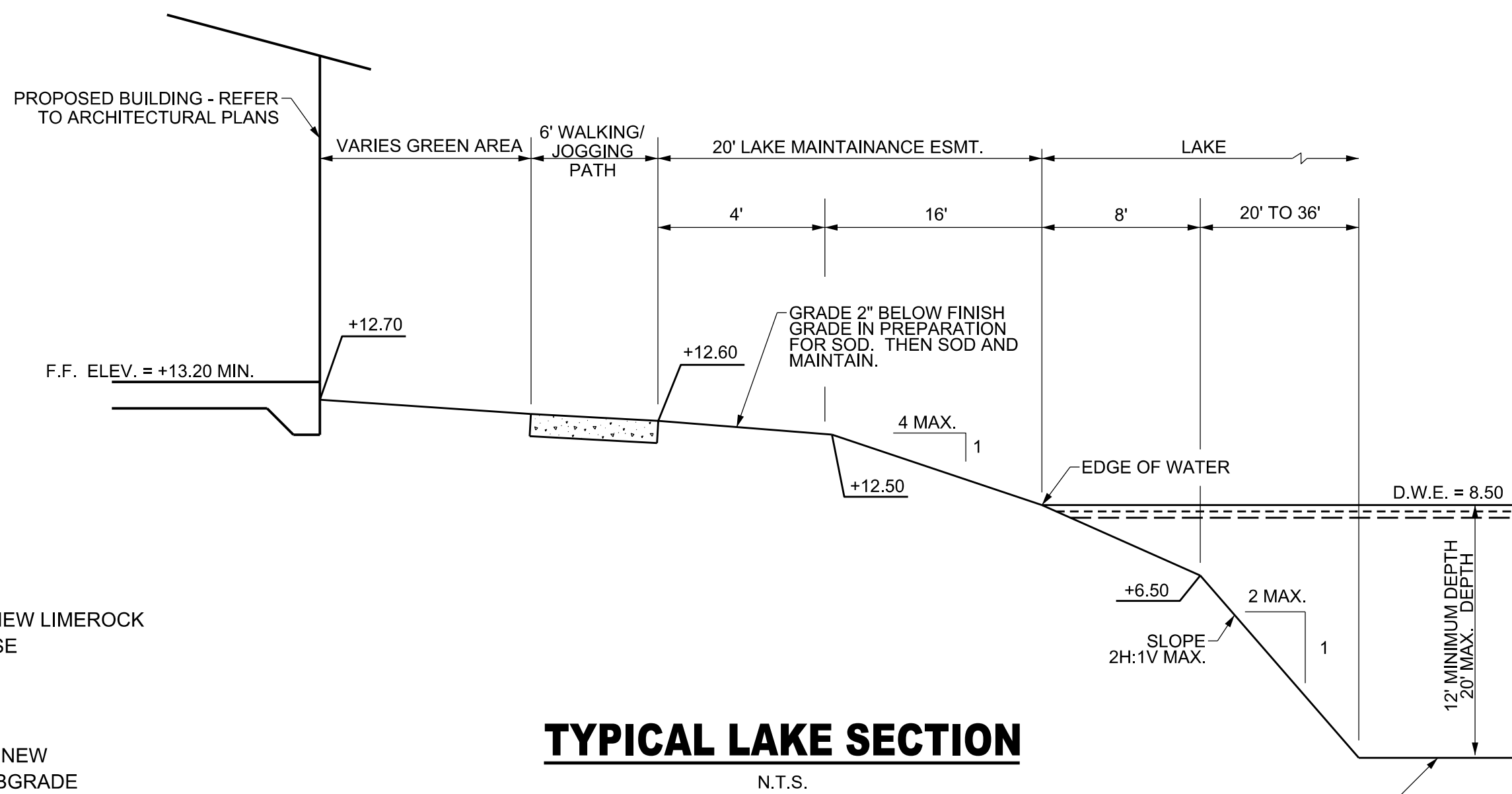
NORTH PROPERTY LINE SECTION A-A

N.T.S.



WEST PROPERTY LINE SECTION D-D

N.T.S.

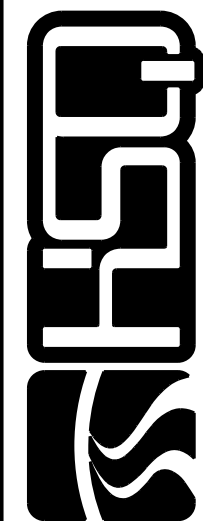


TYPICAL LAKE SECTION

N.T.S.



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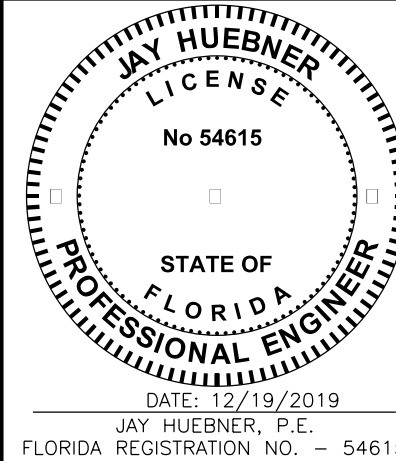
HSQ GROUP, INC.
Engineers - Planners - Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431-5611, 392.0221
C28226 LCP 9/24

PALM SPRINGS RESIDENCES

PAVING & DRAINAGE DETAILS

12/19/2019

DATE: 07/19
DESIGNED BY: JH
DRAWN BY: RM
CHECKED BY: JH

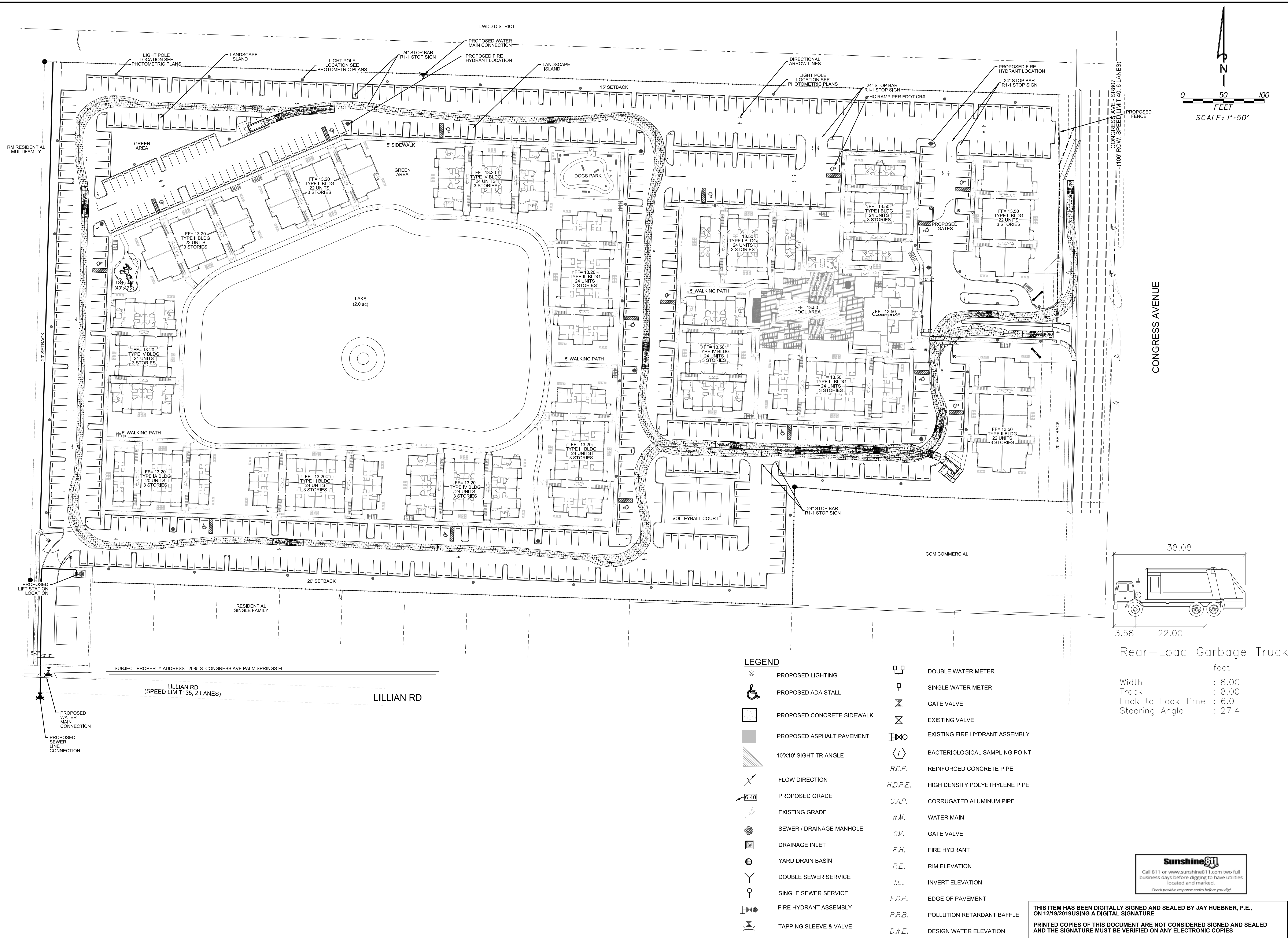


PROJECT: 1903-21
SHEET: PD-2

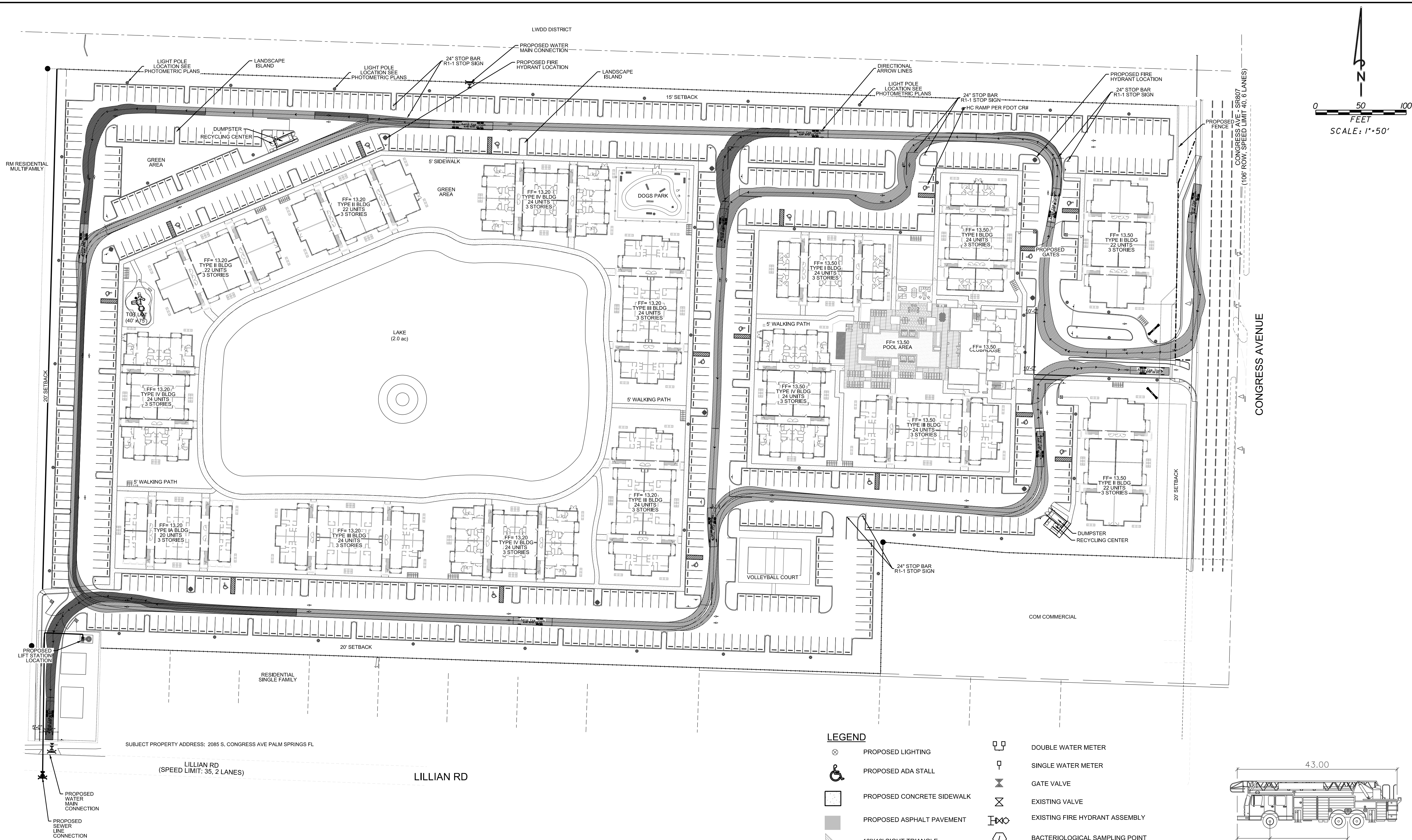


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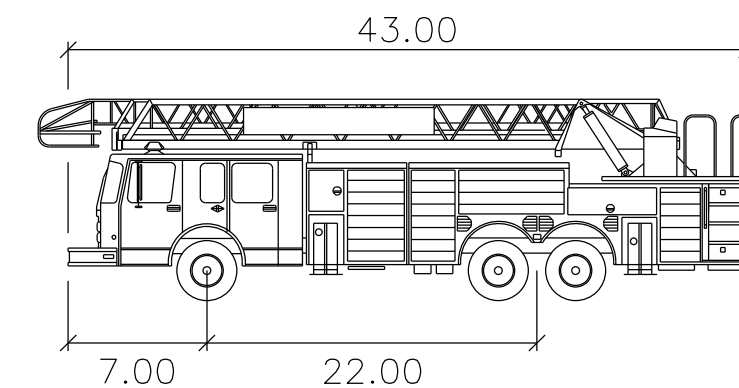


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LEGEND

	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
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	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

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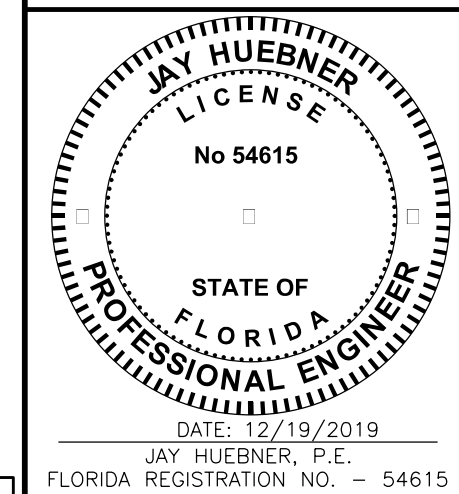
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PALM SPRINGS RESIDENCES

FIRE TRUCK PATH PLAN

DATE: 07/19
DESIGNED BY: JH
DRAWN BY: RM
CHECKED BY: JH



PROJECT: 1903-21
SHEET: FT-1



NO	DATE	BY	REVISIONS
3			
2			
1			



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

DRAWN

DATE

SCALE

JOB NO.

SHEET TITLE:

07/29/2019

AS SHOWN

1857.PRJ

RENDERING

SHEET NUMBER:

EX - 1

MSA

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ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.

AAC000895

8950 SW 74th COURT

MIAMI, FLORIDA 33156

(305) 273-9911

STATE OF FLORIDA

BEATRIZ M. HERNANDEZ

ARCHITECT

A00094576

PALM SPRINGS RESIDENCES

FOR:

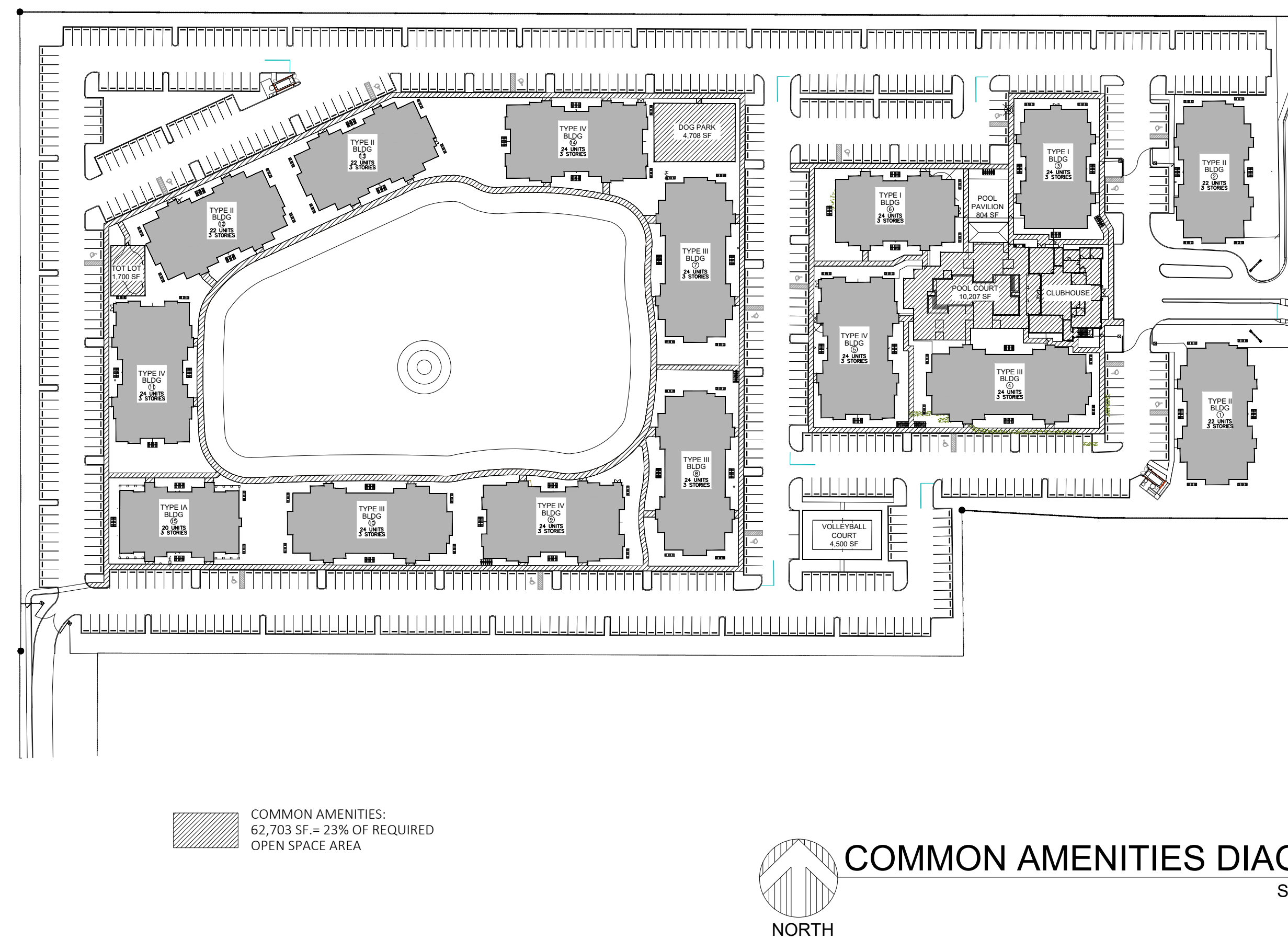
THE SPEAR GROUP

LOCATED AT:

PALM SPRINGS, FLORIDA



SCALE: 1"=100'-0"



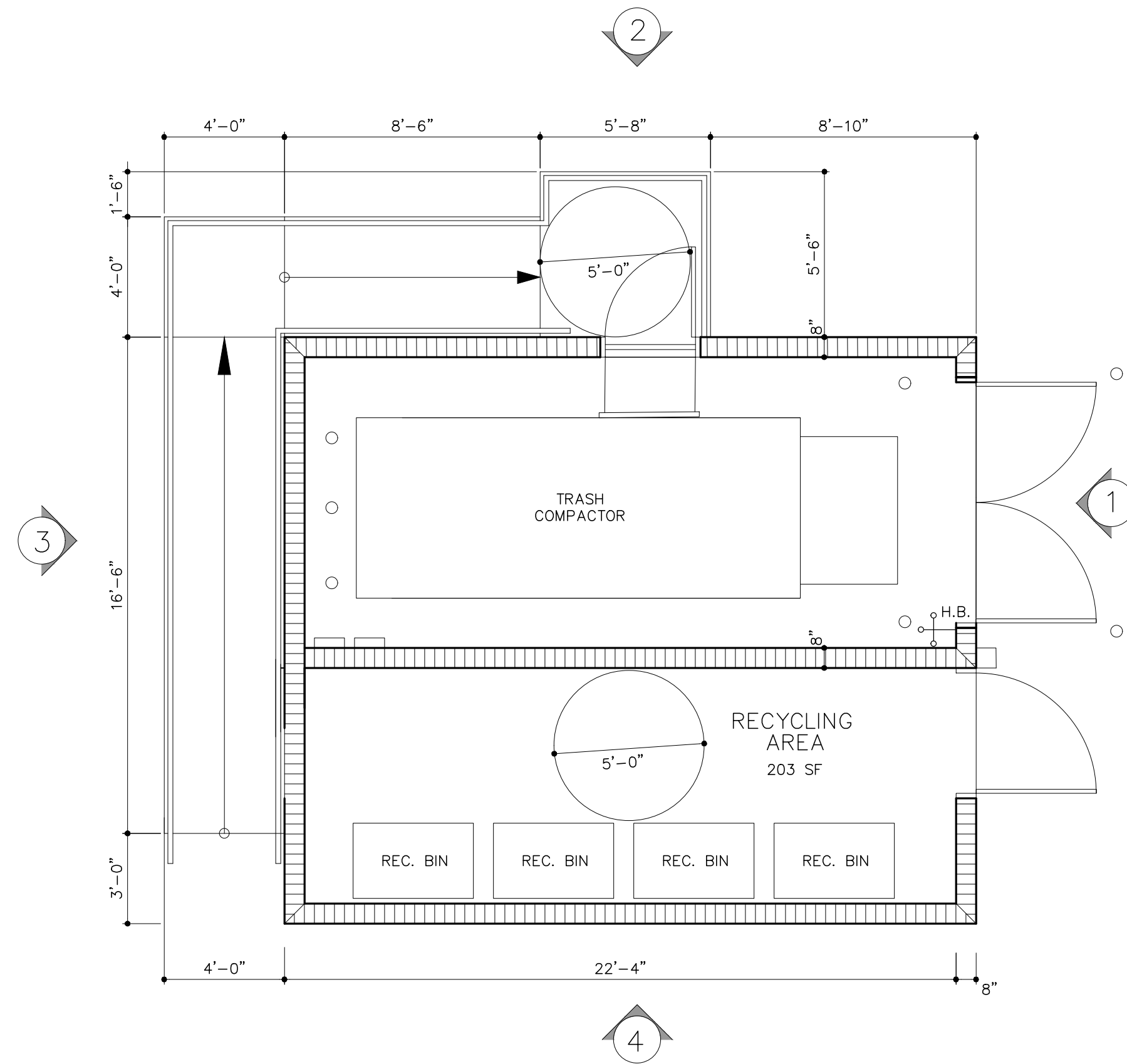
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RAWN	
DATE	07/29/2019
SCALE	AS SHOWN
JOB NO.	1857.PRJ
SHEET TITLE:	

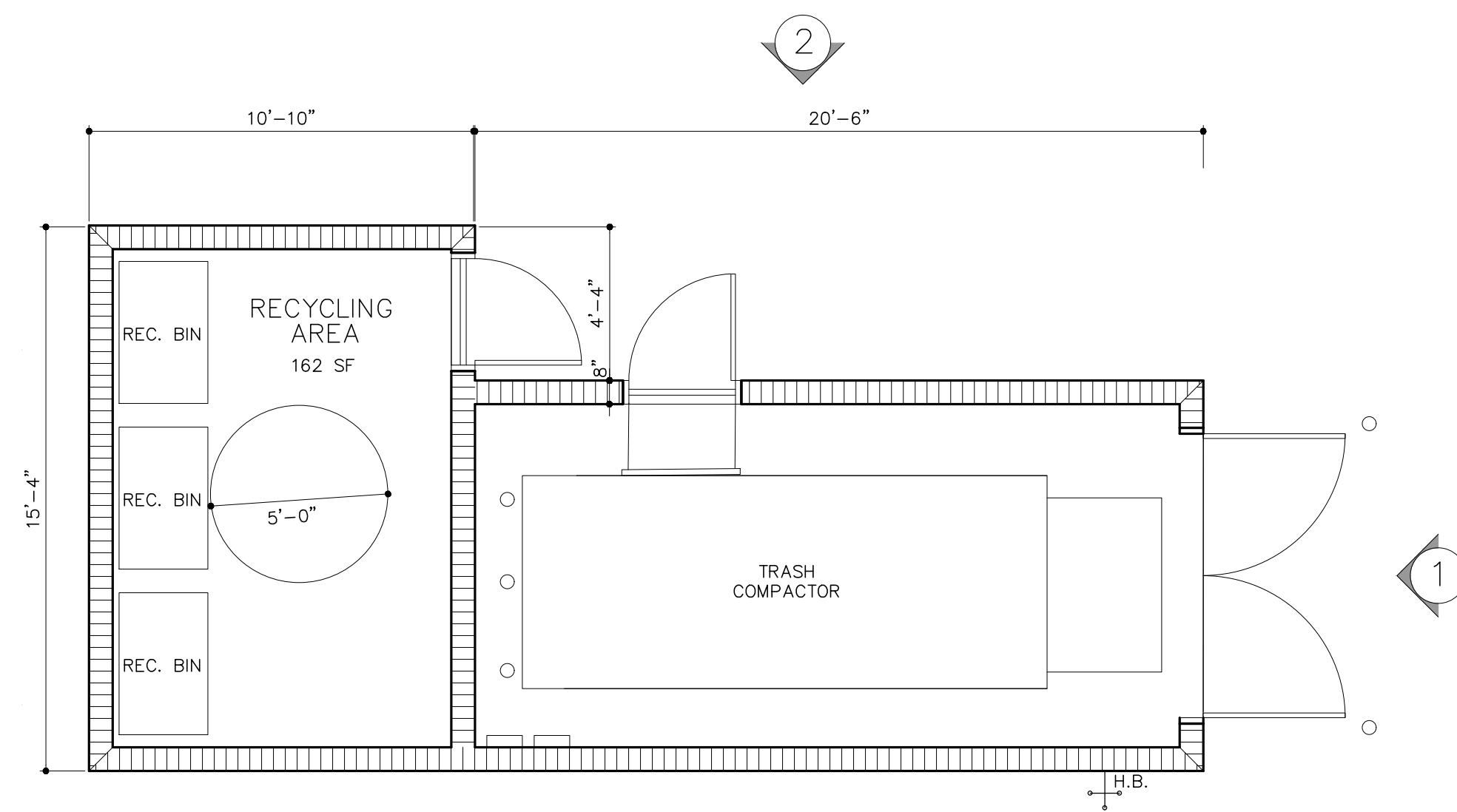
OPEN SPACE DIAGRAM

SHEET NUMBER:

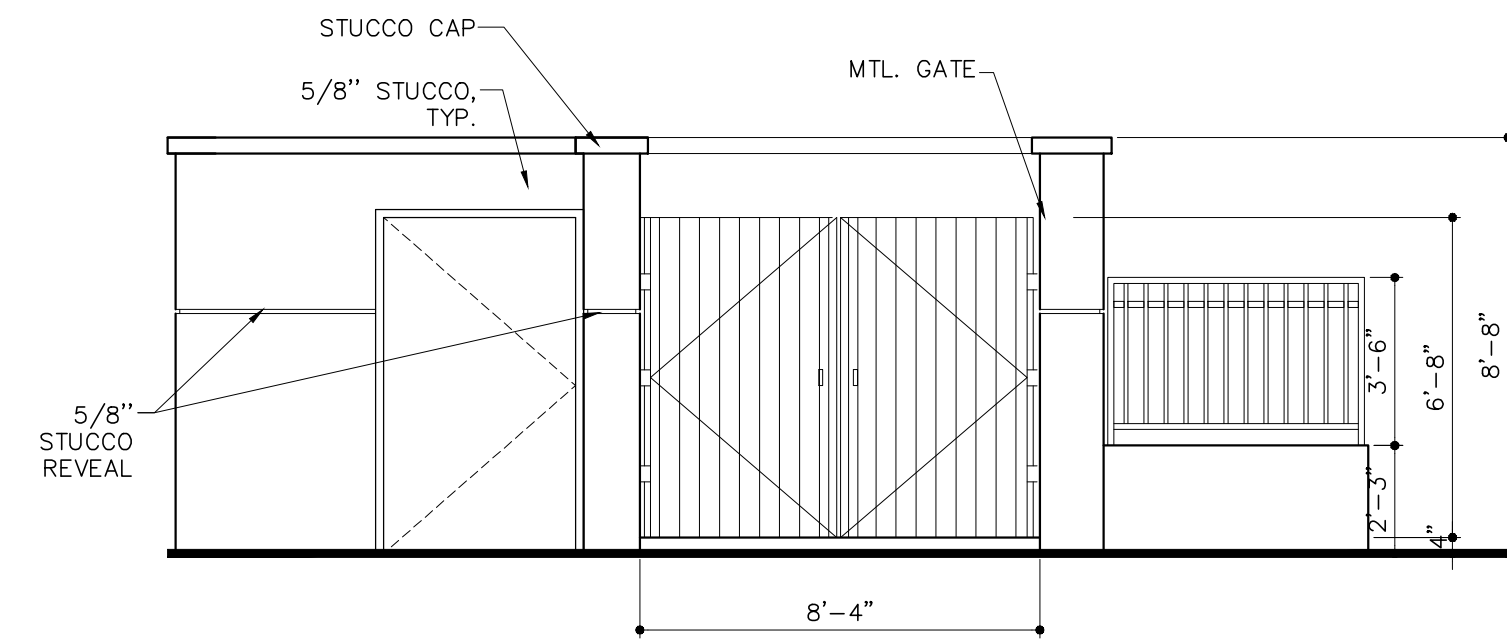
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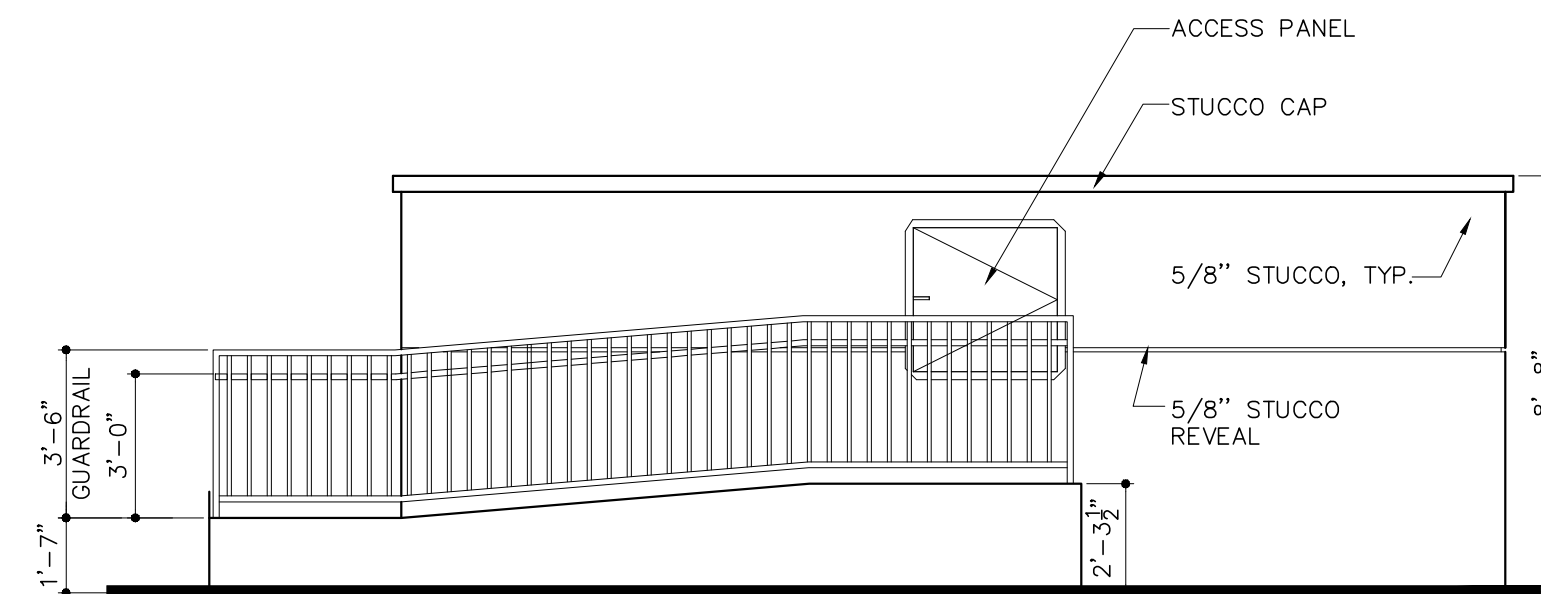
**TRASH COMPACTOR 1/
RECYCLING ENCLOSURE PLAN**
SCALE: 1/4"=1'-0"



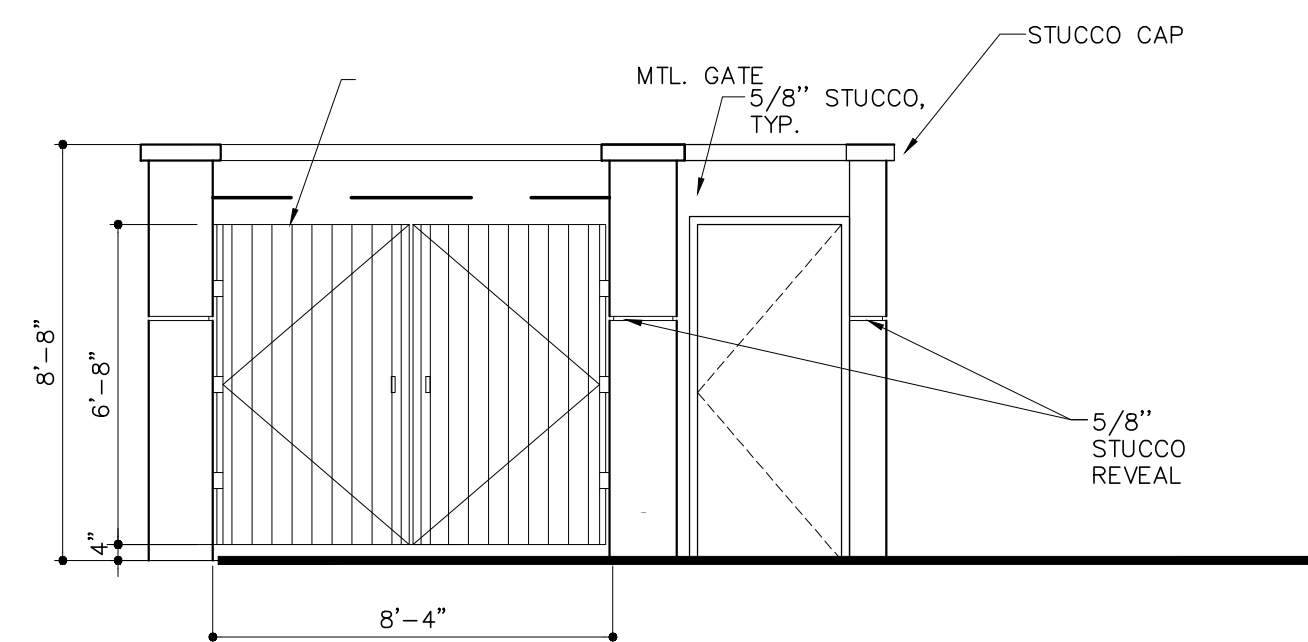
**TRASH COMPACTOR 2/
RECYCLING ENCLOSURE PLAN**
SCALE: 1/4"=1'-0"



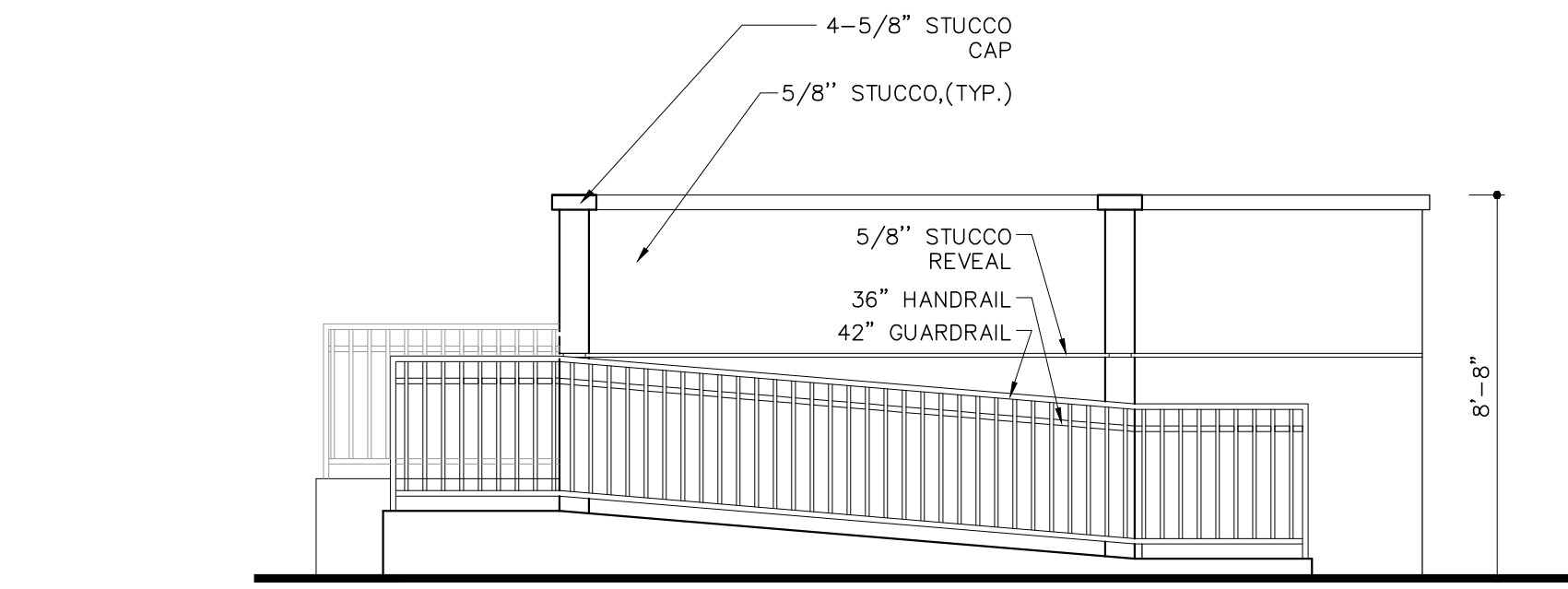
1 FRONT ELEVATION COMPACTOR 1
SCALE: 1/4"=1'-0"



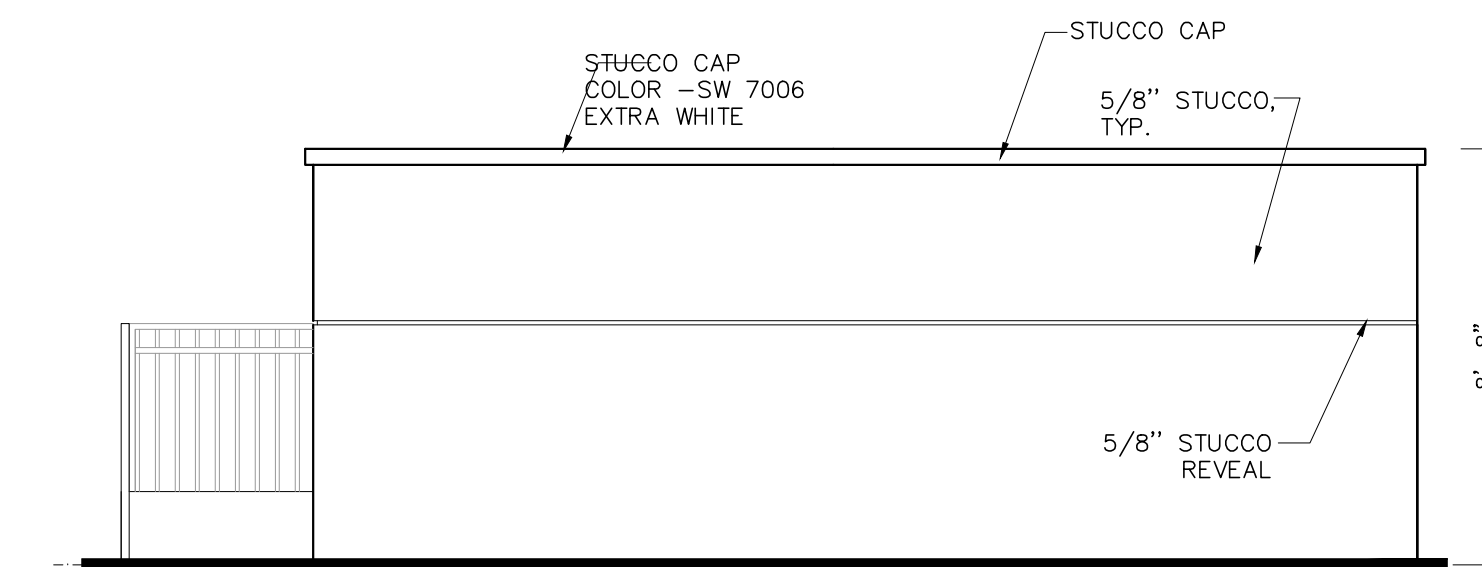
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SCALE: 1/4"=1'-0"



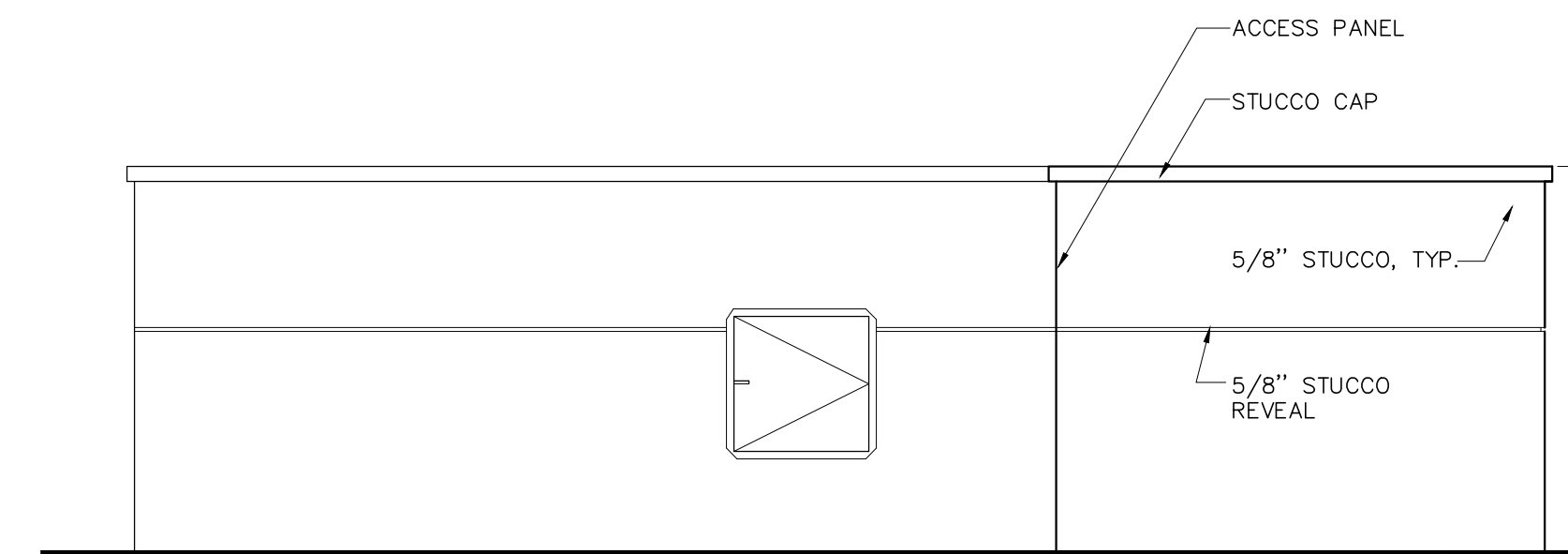
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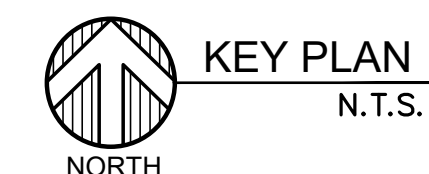
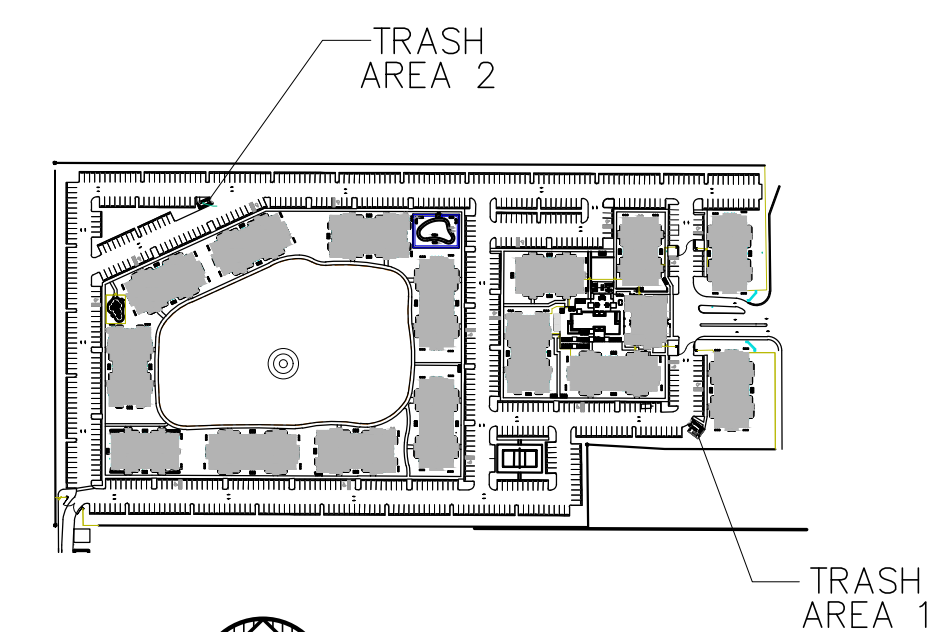
3 REAR ELEVATION COMPACTOR 1
SCALE: 1/4"=1'-0"



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



MSA ARCHITECTS, INC.
AAAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN
DATE 07/29/20
SCALE AS SHC
JOB NO. 1857.F
SHEET TITLE:

DUMPSTER / RECYCLI

SHEET NUMBER:

A-0.2

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



3 STORIES
24 UNITS—PER BLDG

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

BUILDING TYPE I

A-2.1.1



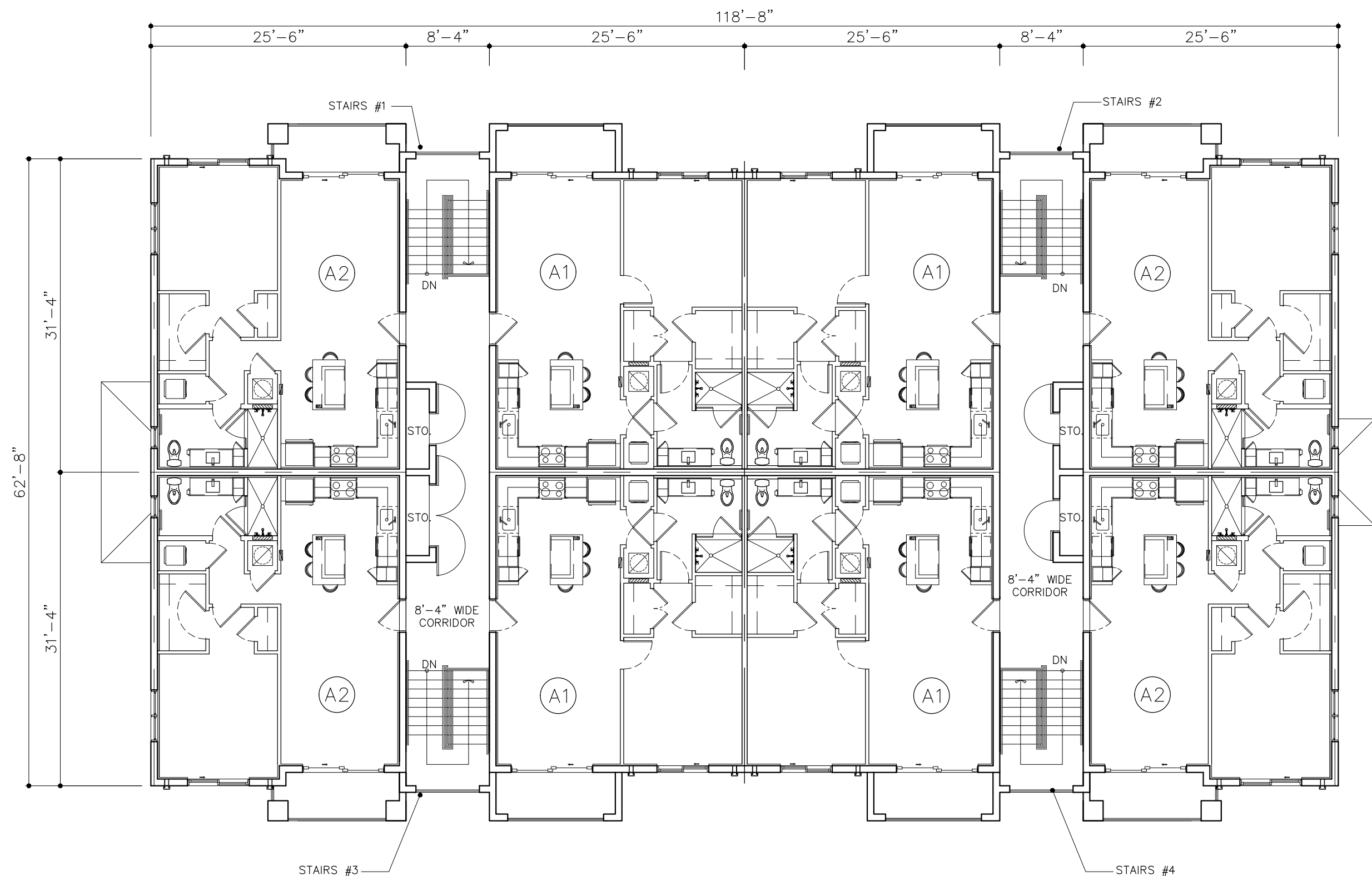
BEATRIZ M. HERNANDEZ
AR0094576

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

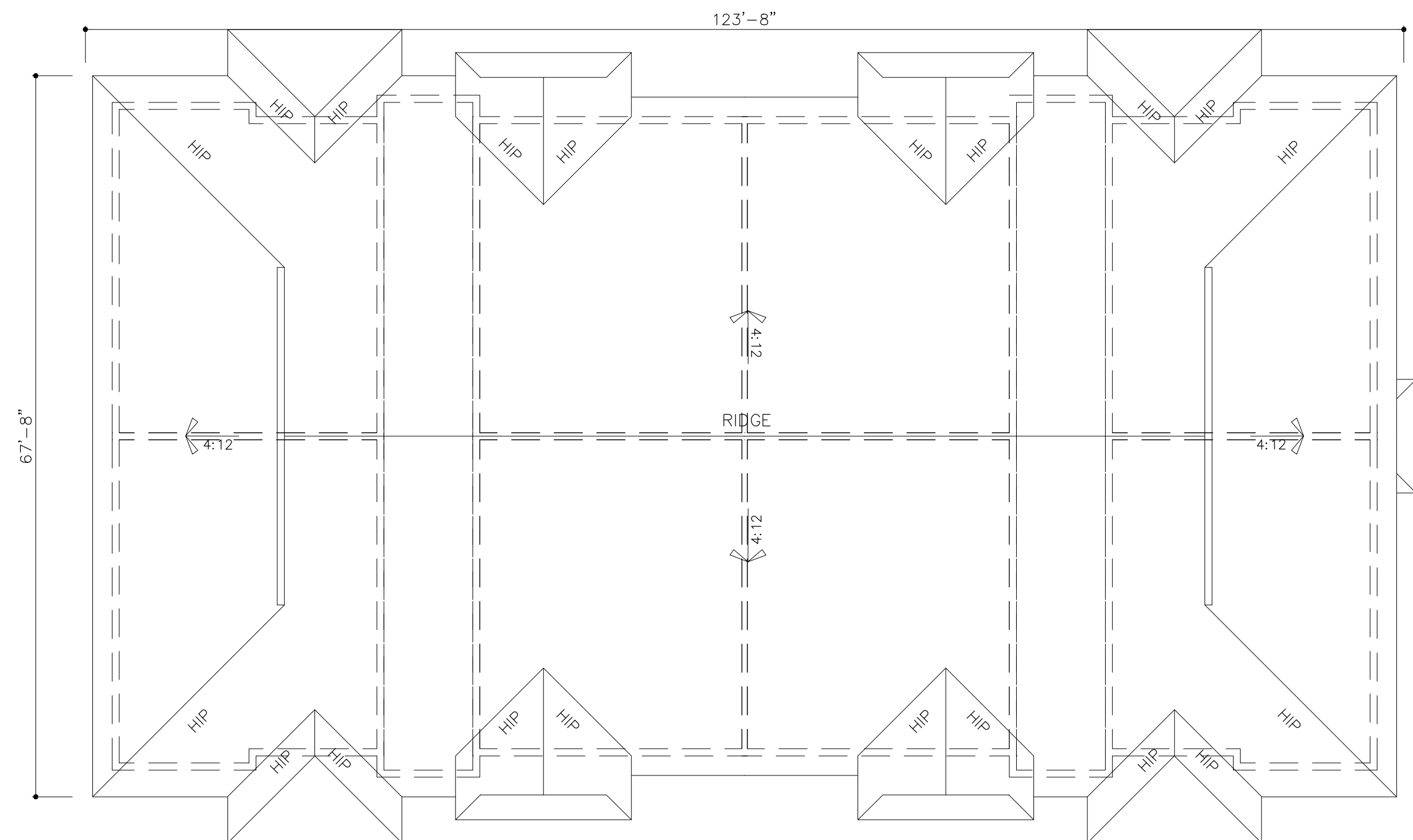
MSA
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DRAWN	
DATE	07/29/2019
SCALE	AS SHOWN
JOB NO.	1857.PRJ



LEVEL 3
8 UNITS



ROOF

BUILDING TYPE I 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 I	
SHEET NUMBER:	
A-2.1.2	

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MSA ARCHITECTS, INC.

AAC000895

8950 SW 74th COURT

SUITE 1513

MIAMI, FLORIDA 33156

(305) 273-9911

STATE OF FLORIDA

BEATRIZ M. HERNANDEZ

ARCHITECT

AR0004576

PALM SPRINGS RESIDENCES

FOR:

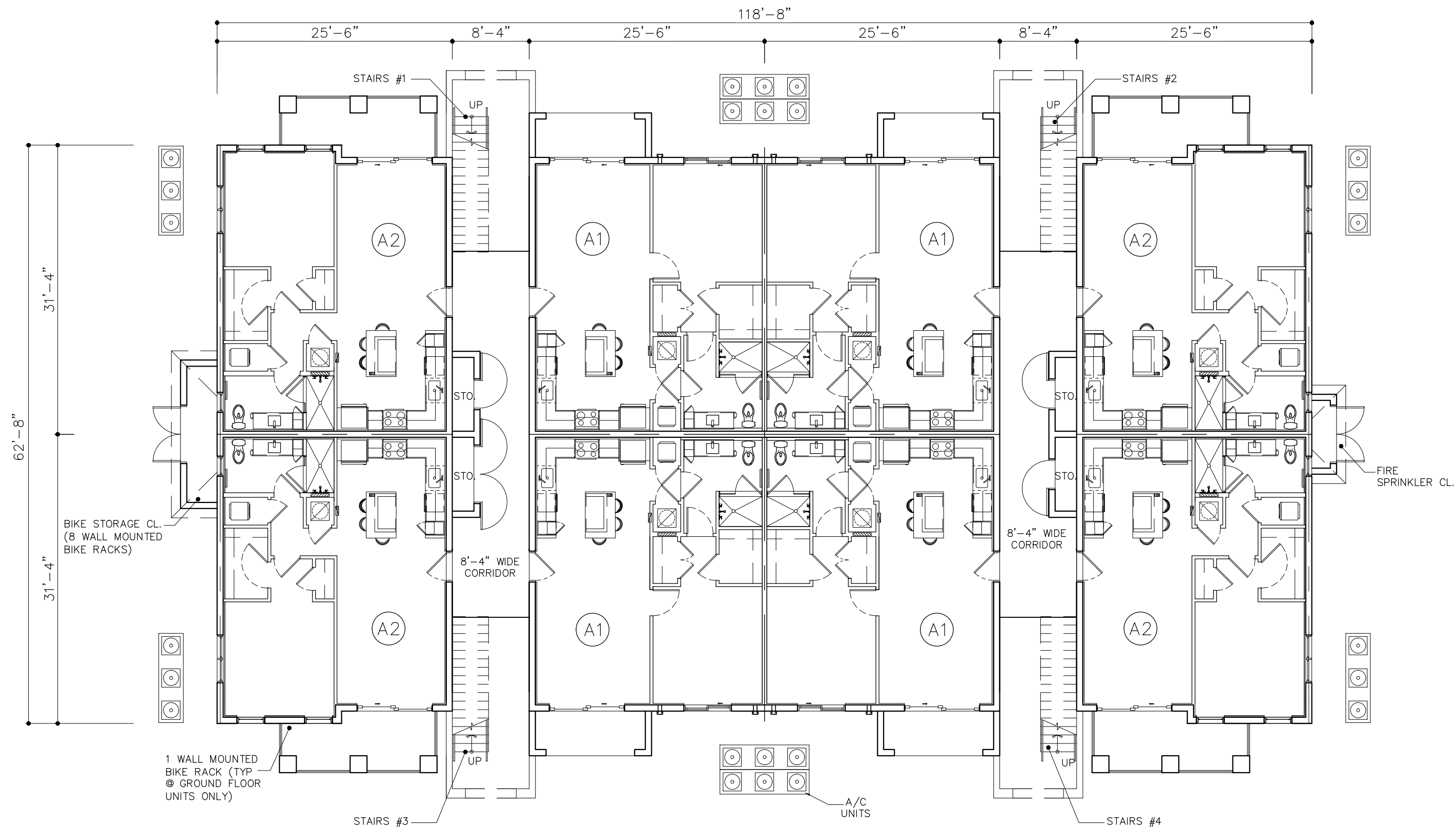
THE SPEAR GROUP

LOCATED AT:

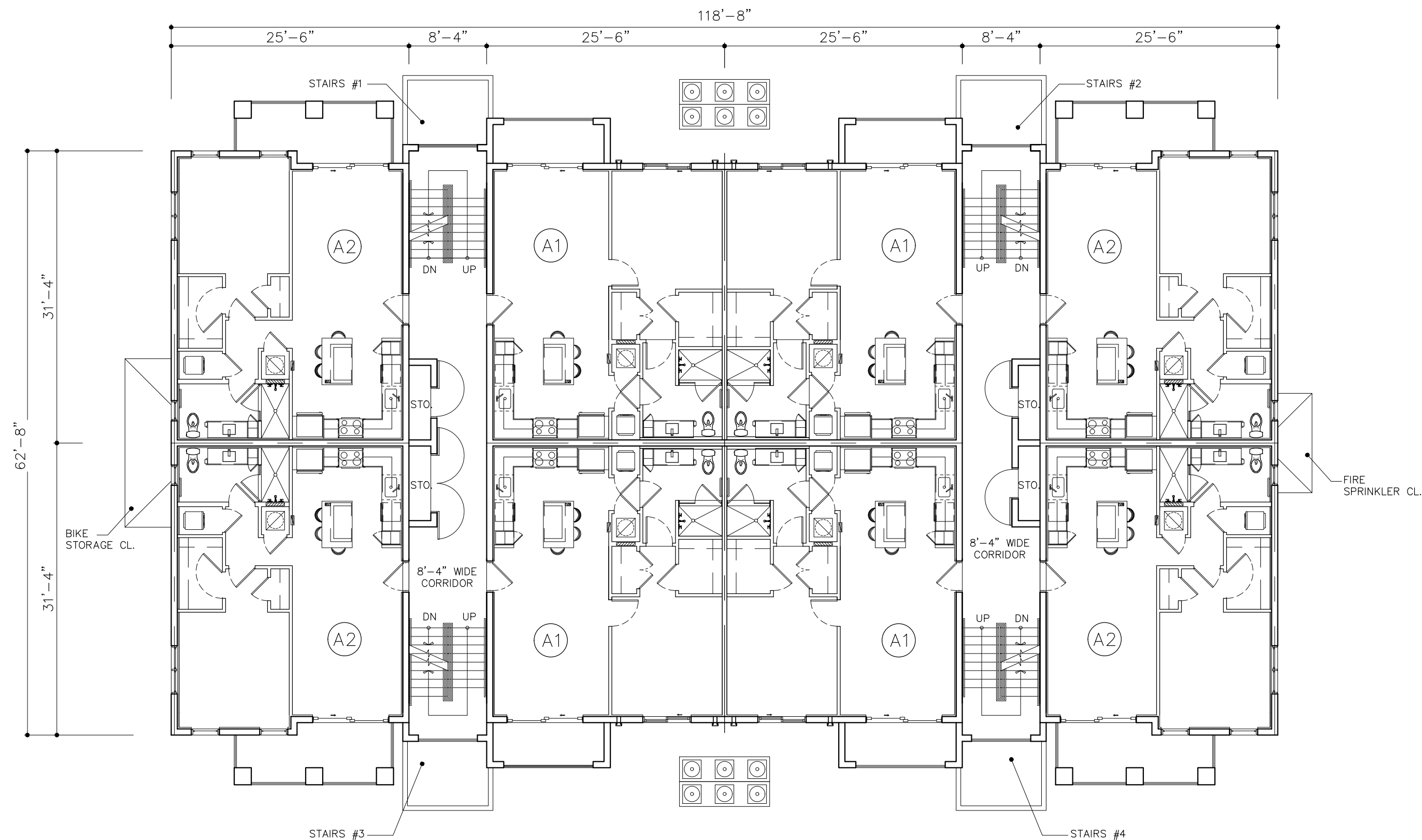
PALM SPRINGS, FLORIDA

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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LEVEL 1
8 UNITS



LEVEL 2
8 UNITS

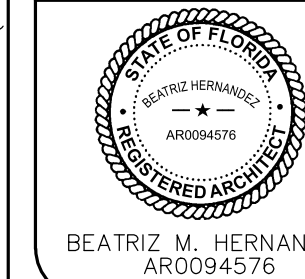
BUILDING TYPE I.A FLOOR PLANS
3 STORIES
24 UNITS--PER BLDG
SCALE: 3/32" = 1'-0"

DRAWN
DATE 07/29/2019
SCALE AS SHOWN
JOB NO. 1857.PRJ
SHEET TITLE:

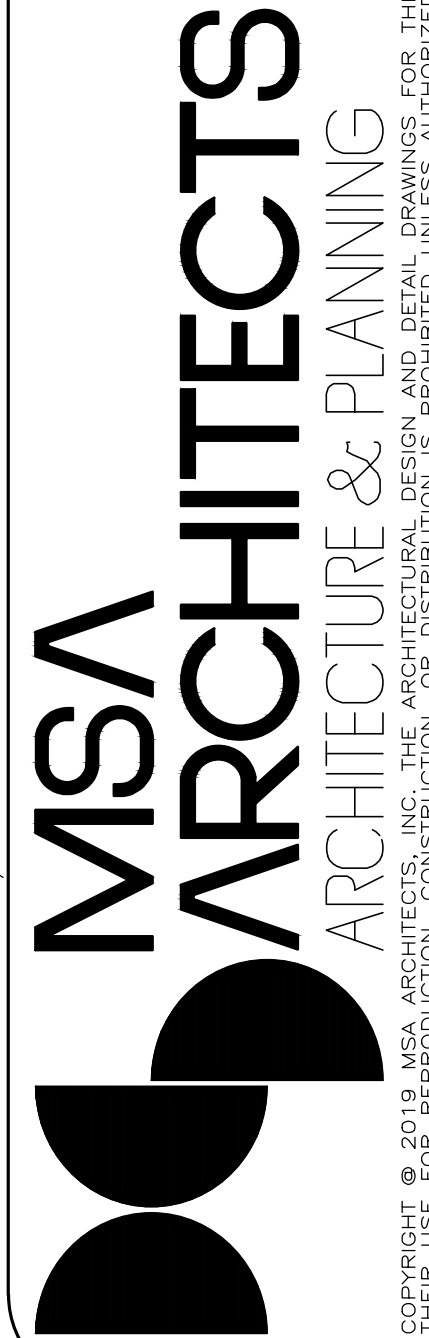
BUILDING TYPE IA

SHEET NUMBER:

A-2.1A.1



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AACH000895
8850 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

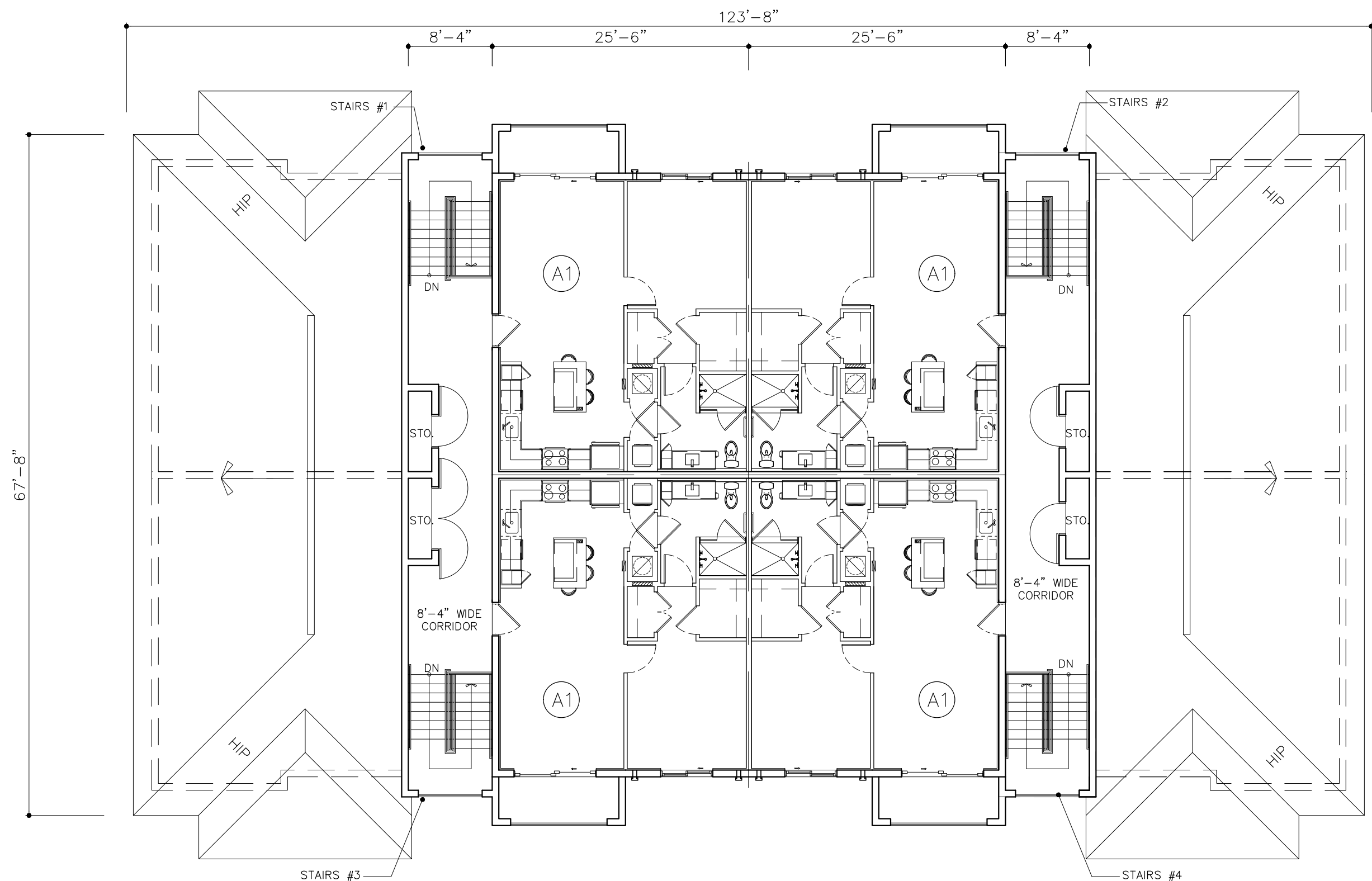


PALM SPRINGS RESIDENCES
FOR:
THE SPEAR GROUP
LOCATED AT:
PALM SPRINGS, FLORIDA

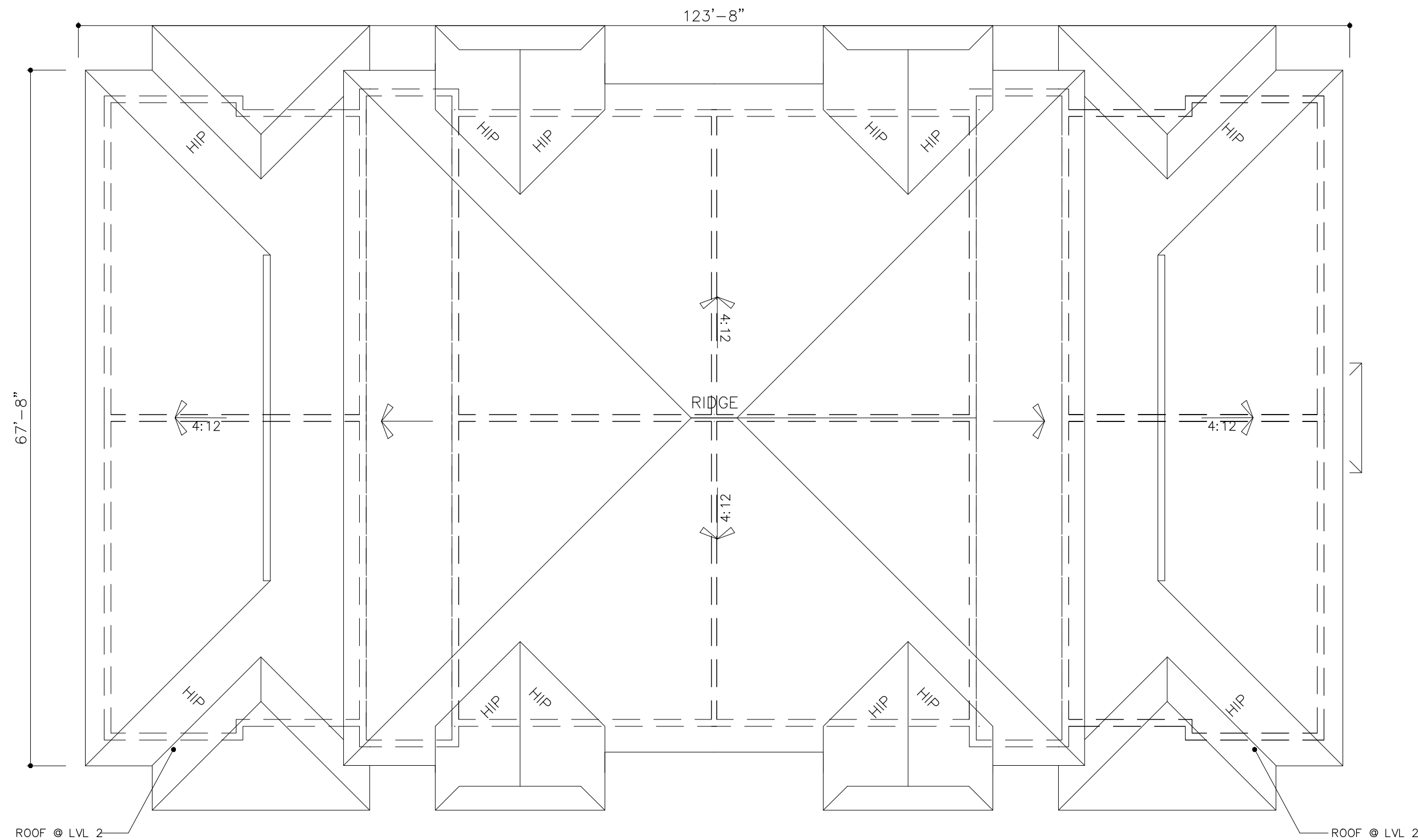
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BY



LEVEL 3
8 UNITS



ROOF

BUILDING TYPE I.A 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 IA	
SHEET NUMBER:	
A-2.1A.2	

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MSA ARCHITECTS, INC.

AAC000895

8950 SW 74th COURT

SUITE 1513

MIAMI, FL 33156

(305) 273-9911

BEATRIZ M. HERNANDEZ

AR0094576

FOR:

THE SPEAR GROUP

LOCATED AT:

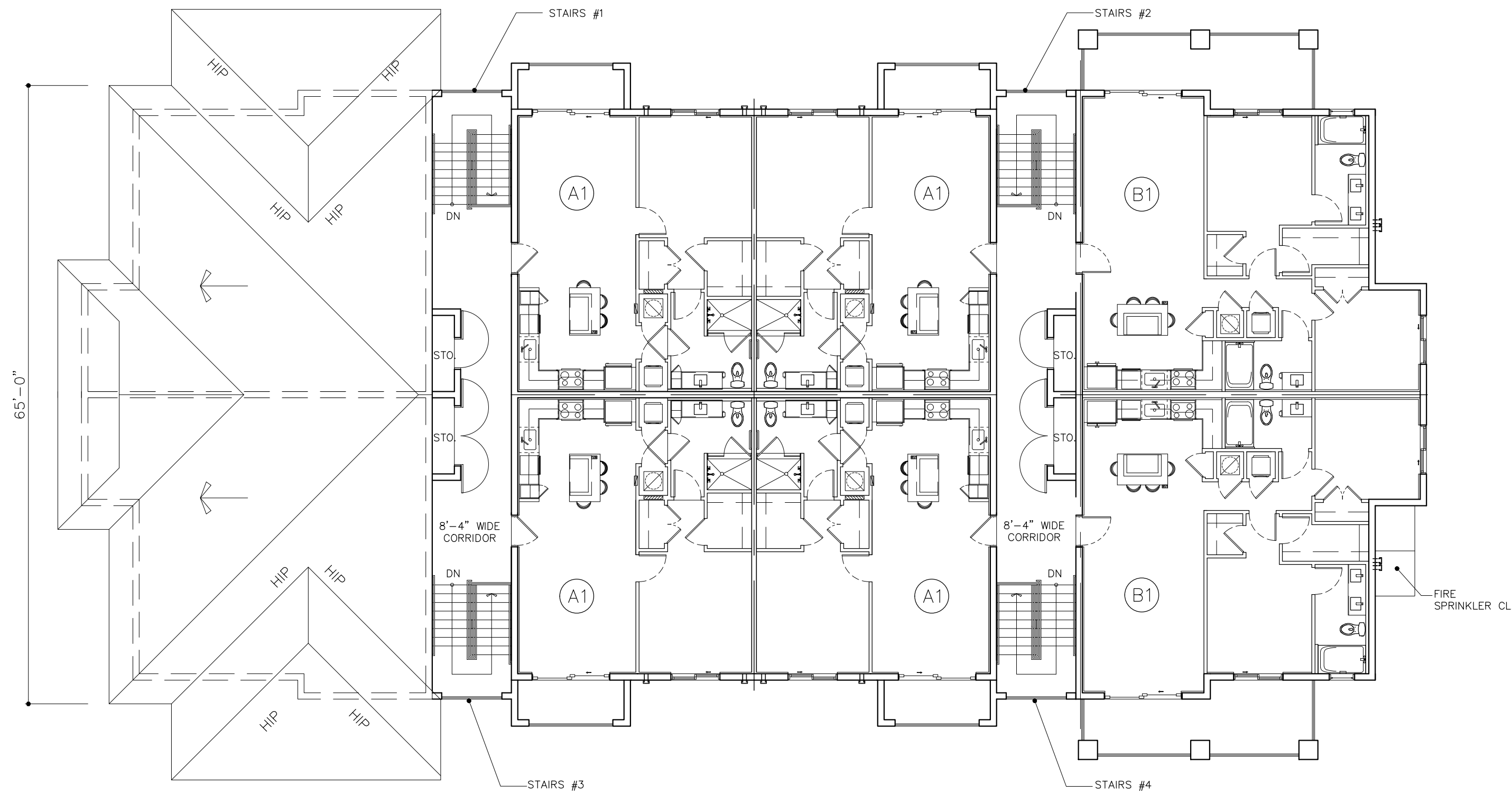
PALM SPRINGS, FLORIDA

BY	

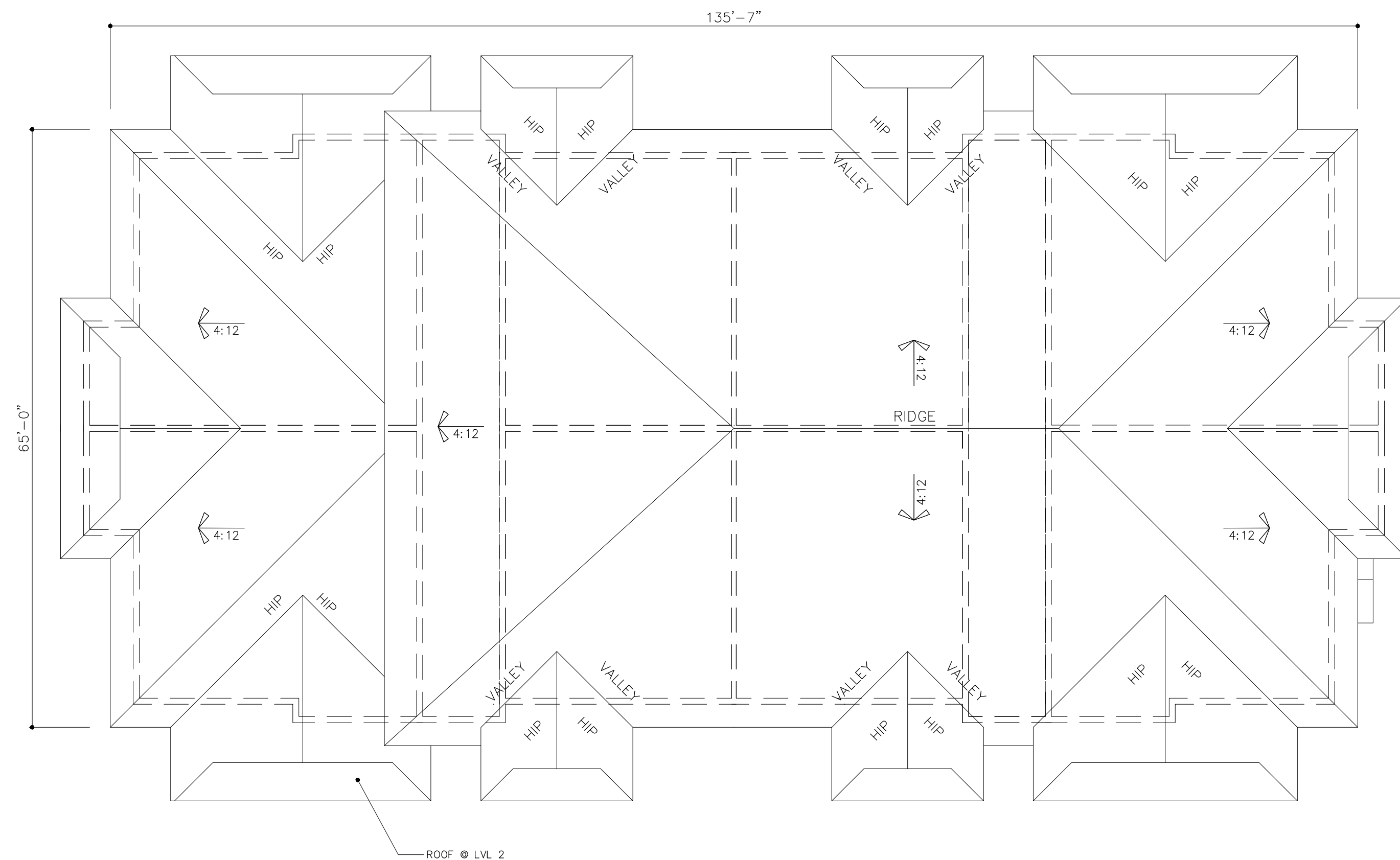
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SCALE: $3/32" = 1'-0"$



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:

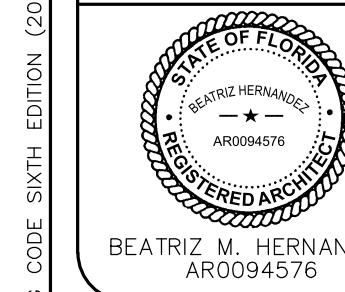
BUILDING TYPE II

SHEET NUMBER:

A-2.2.2

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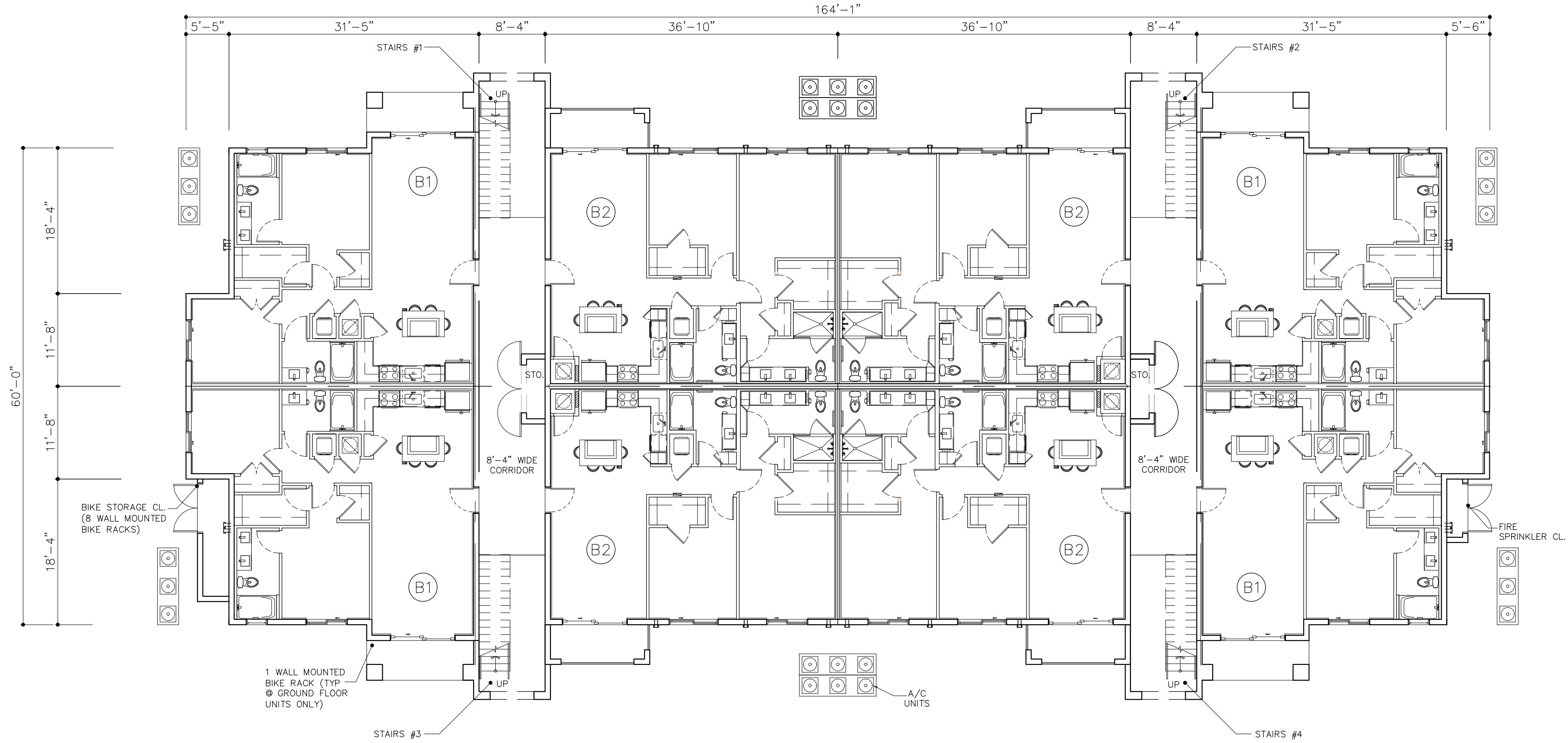
MSA ARCHITECTS
ARCHITECTURE & PLANNING
ARCHITECTS
FOR: THE SPEAR GROUP
LOCATED AT:
PALM SPRINGS, FLORIDA



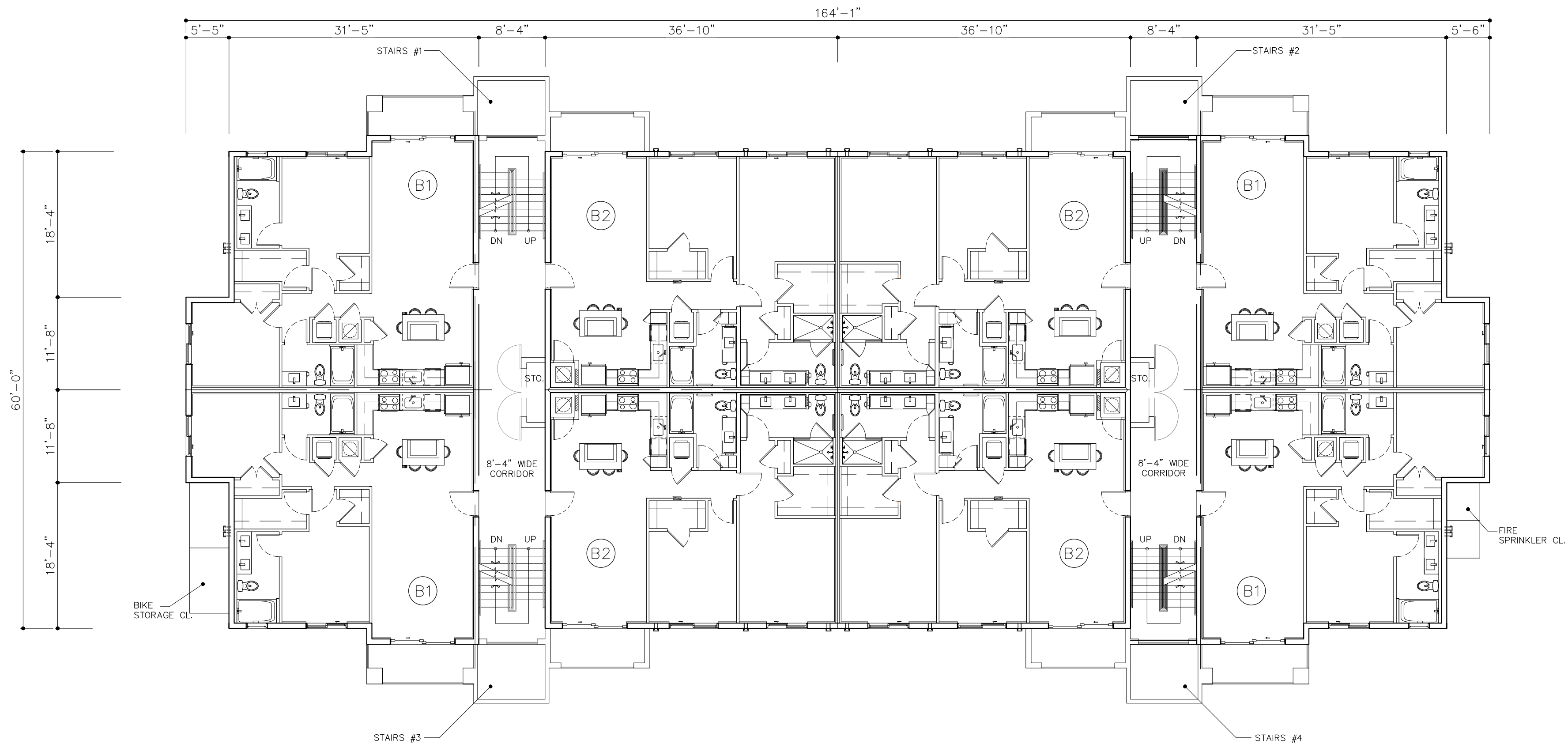
PALM SPRINGS RESIDENCES

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

DRAWN	DATE	07/29/2019
SCALE	AS SHOWN	
JOB NO.	1857.PRJ	
SHEET TITLE:	BUILDING TYPE III	
SHEET NUMBER:	A-2.3.1	

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FOR:

THE SPEAR GROUP

LOCATED AT:

PALM SPRINGS, FLORIDA

BEATRIZ M. HERNANDEZ

AR0094576

BEATRIZ M. HERNANDEZ

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FOR:

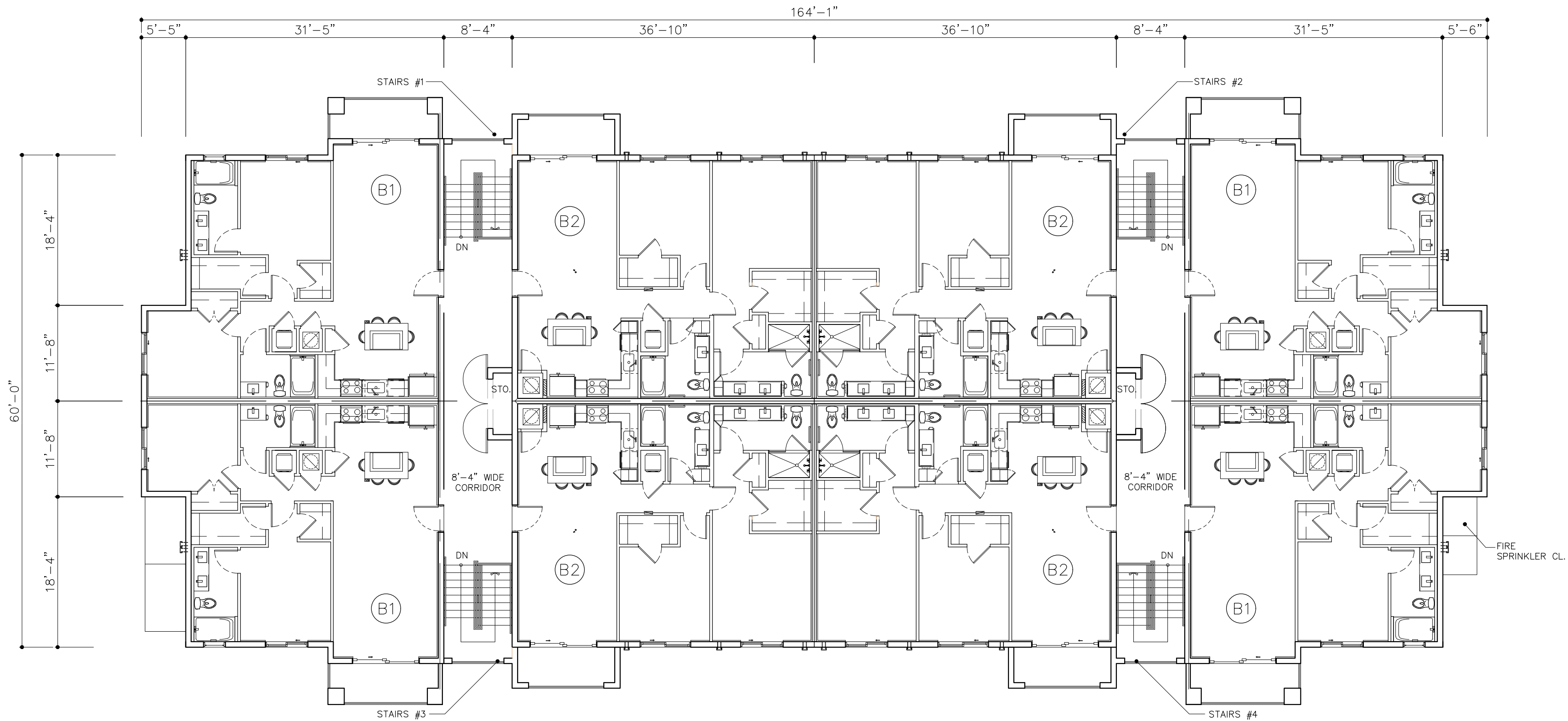
THE SPEAR GROUP

LOCATED AT:

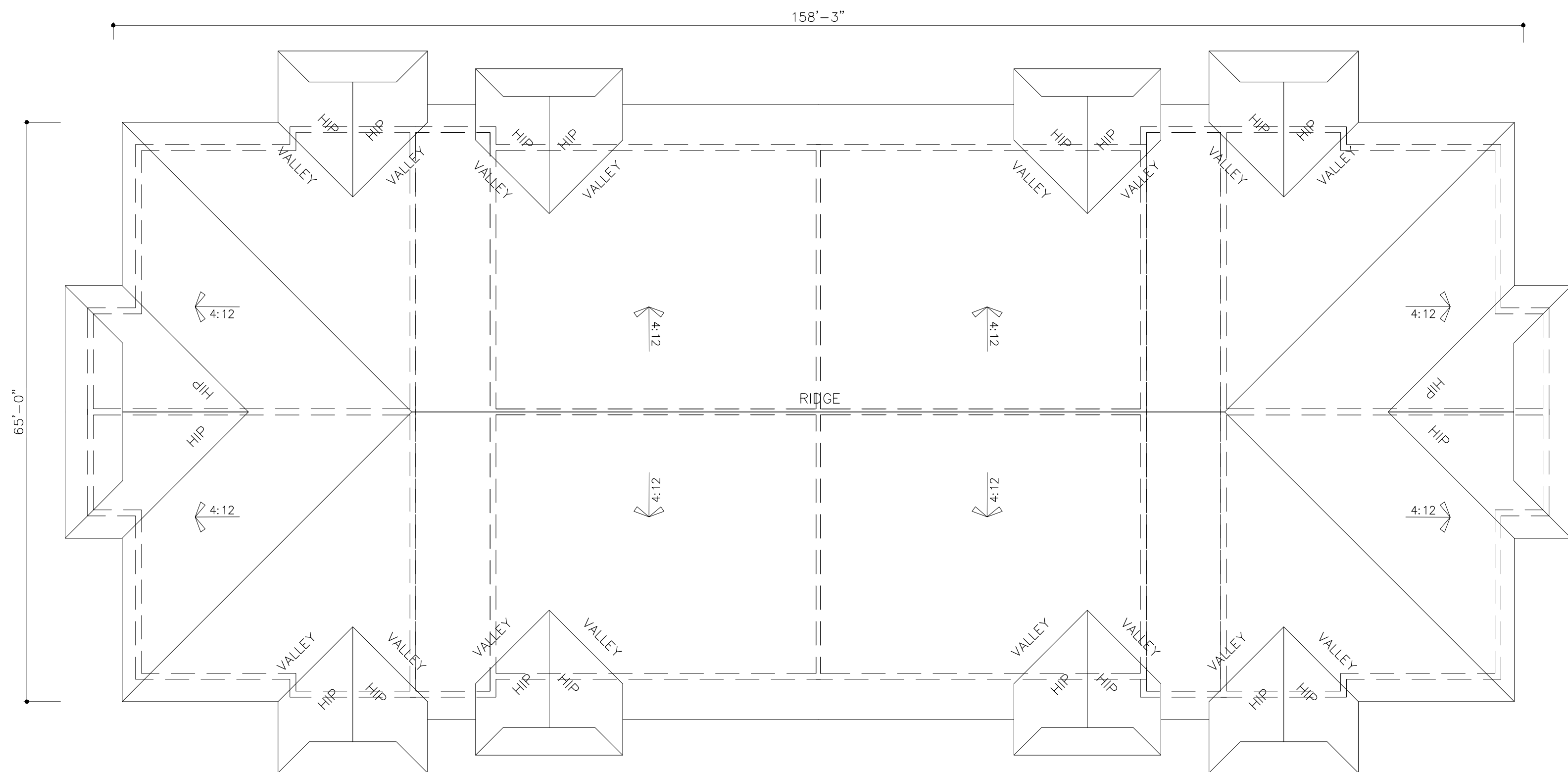
PALM SPRINGS, FLORIDA

BY	

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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:
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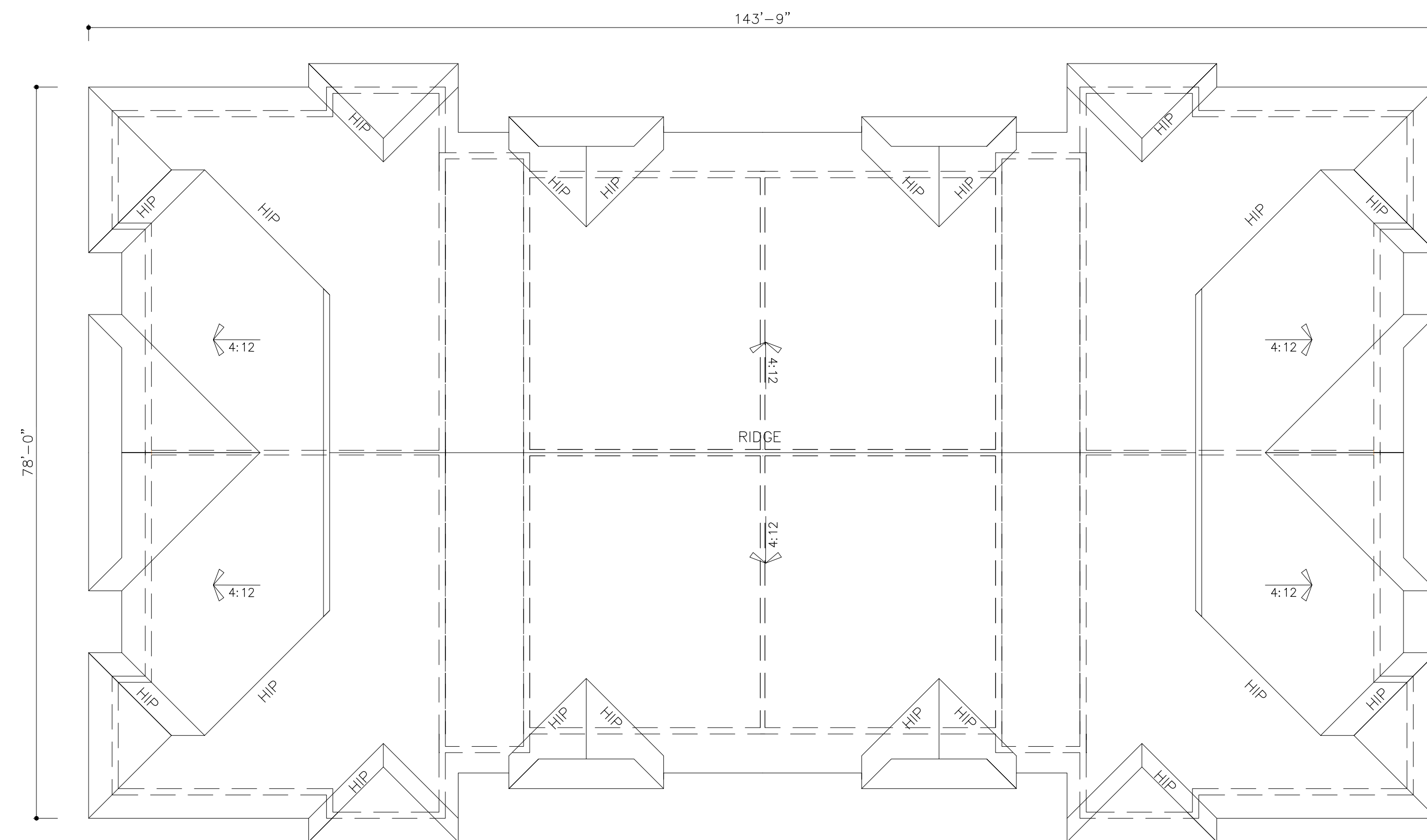
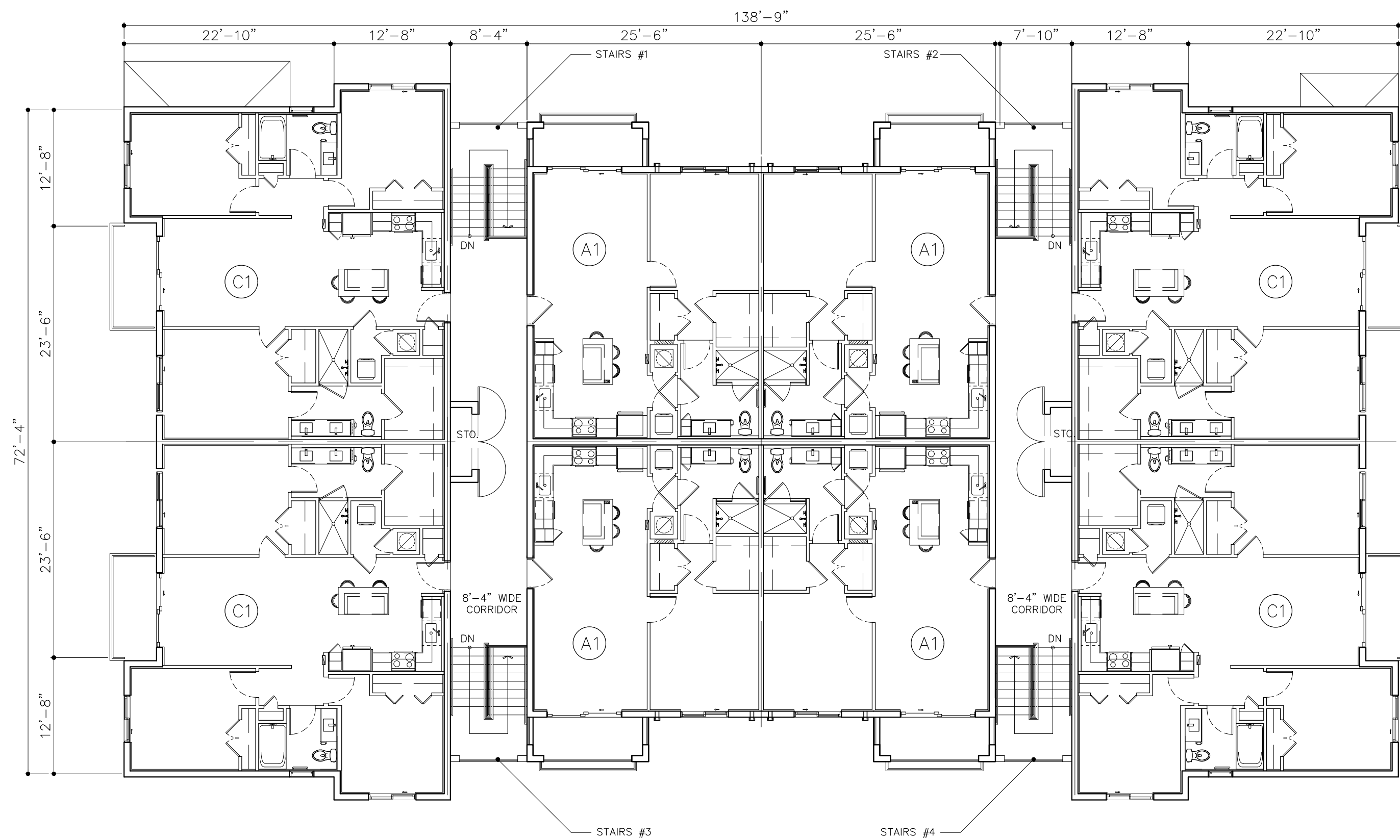
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DATE	07/29/2019
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JOB NO.	1857.PRJ
SHEET TITLE:	
BUILDING TYPE III	
SHEET NUMBER:	
A-2.3.2	



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



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



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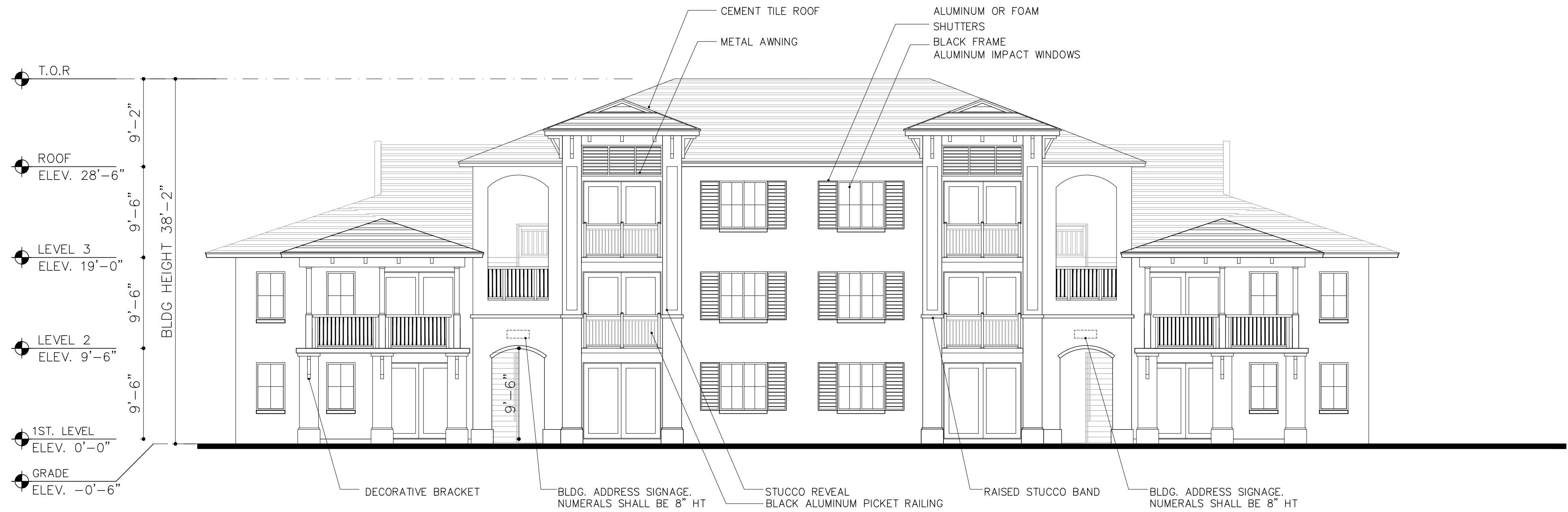


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 AR0094576

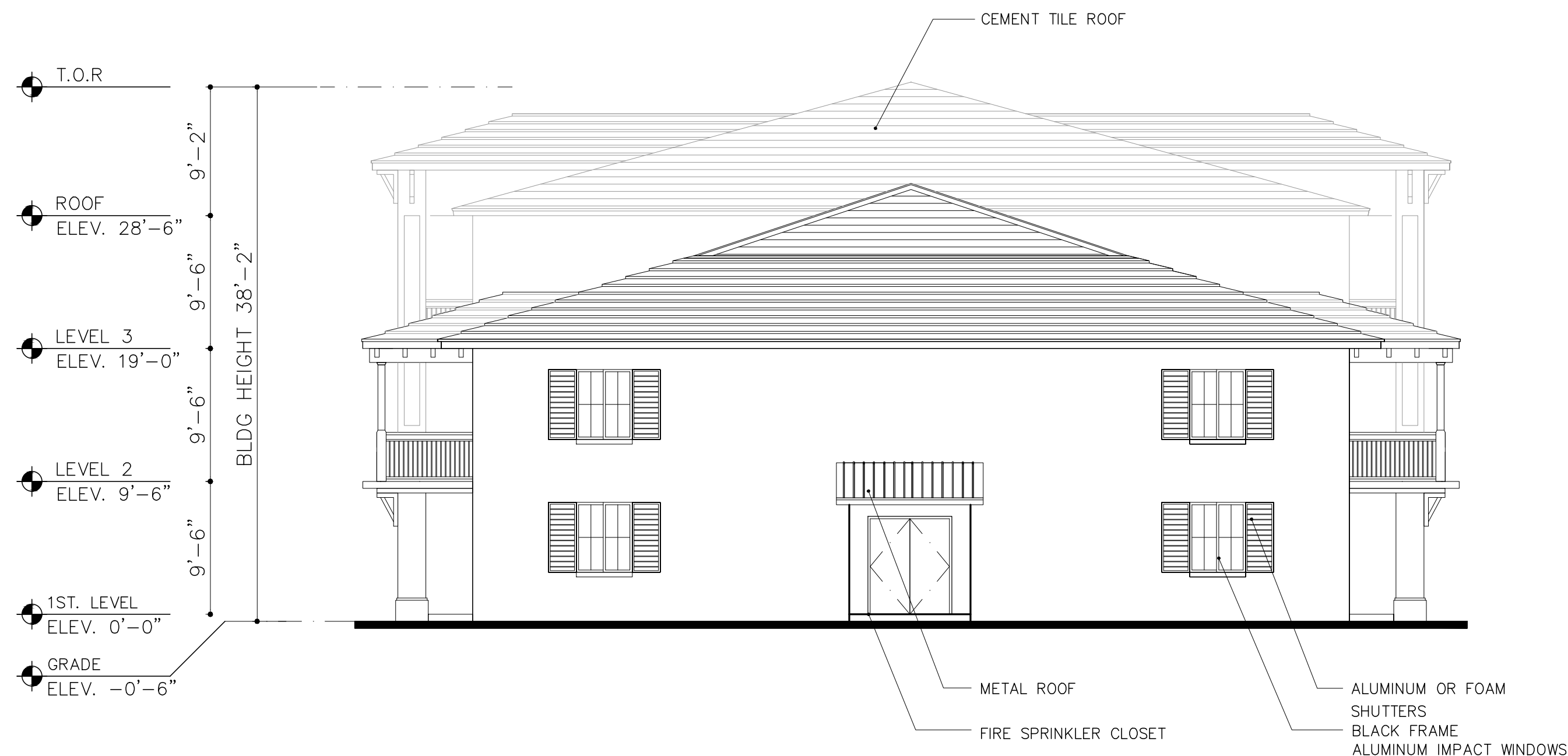
PALM SPRINGS RESIDENT

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

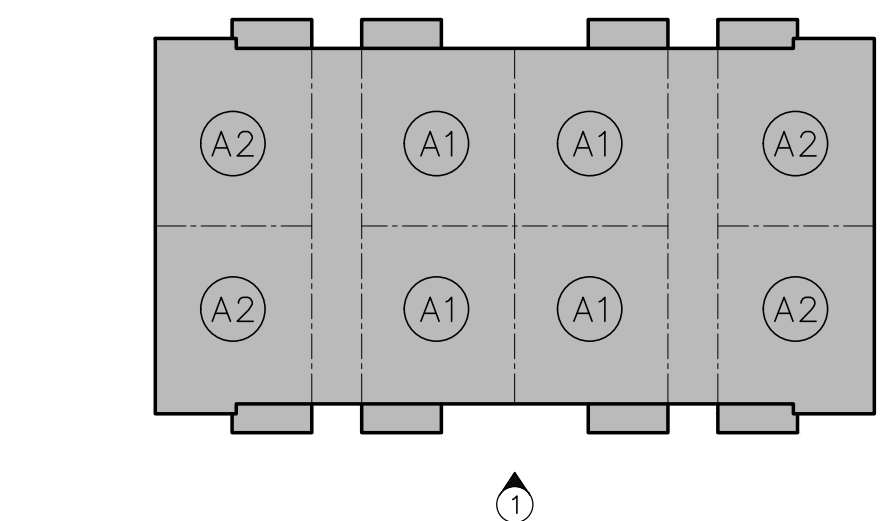


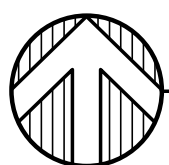


1 FRONT / REAR ELEVATION
SCALE: 1/8"=1'-0"



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



 NORTH
KEY PLAN
N.T.S.

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
REGISTERED ARCHITECT
AR00094576

MSA ARCHITECTS, INC.
AAC0000895
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DATE 07/29/2019
SCALE AS SHOWN
JOB NO. 1857.PRJ

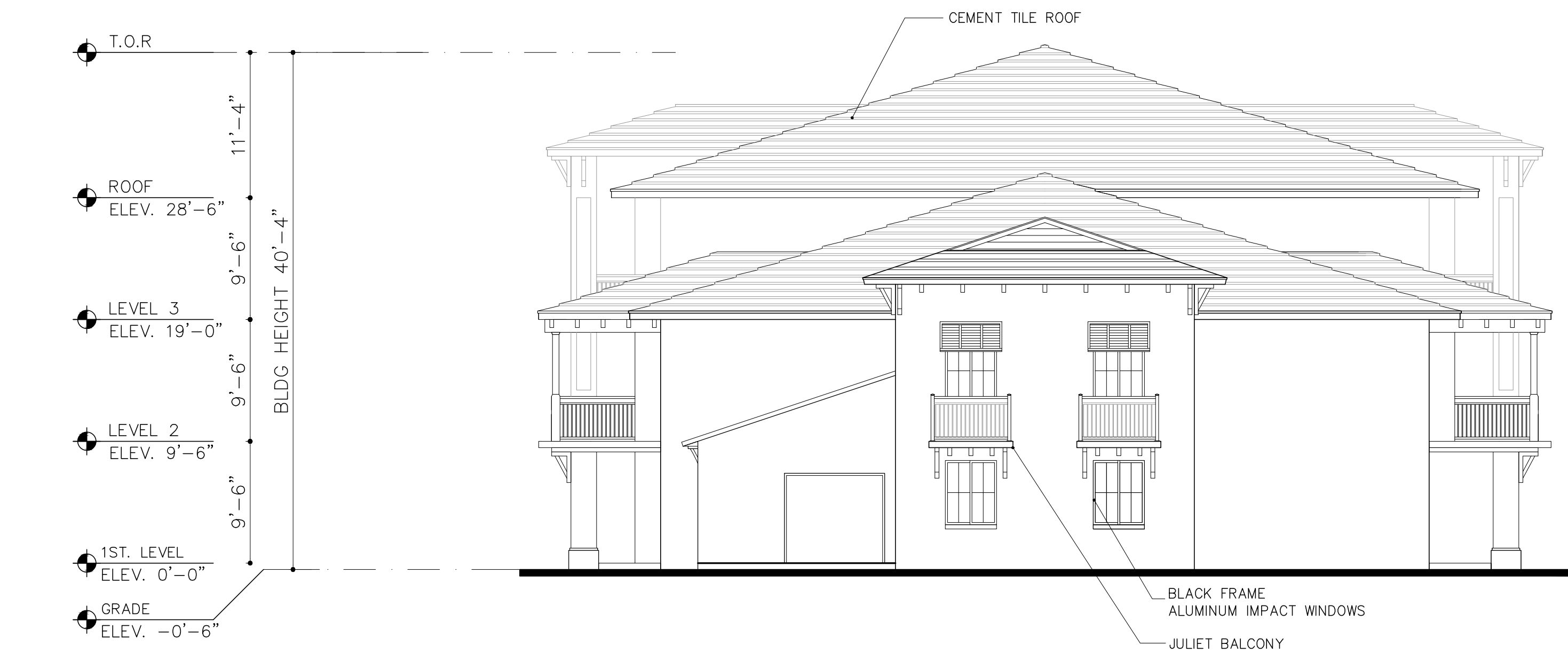
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BUILDING TYPE IA
BUILDING ELEVATIONS

SHEET NUMBER:
A-3.1A.1

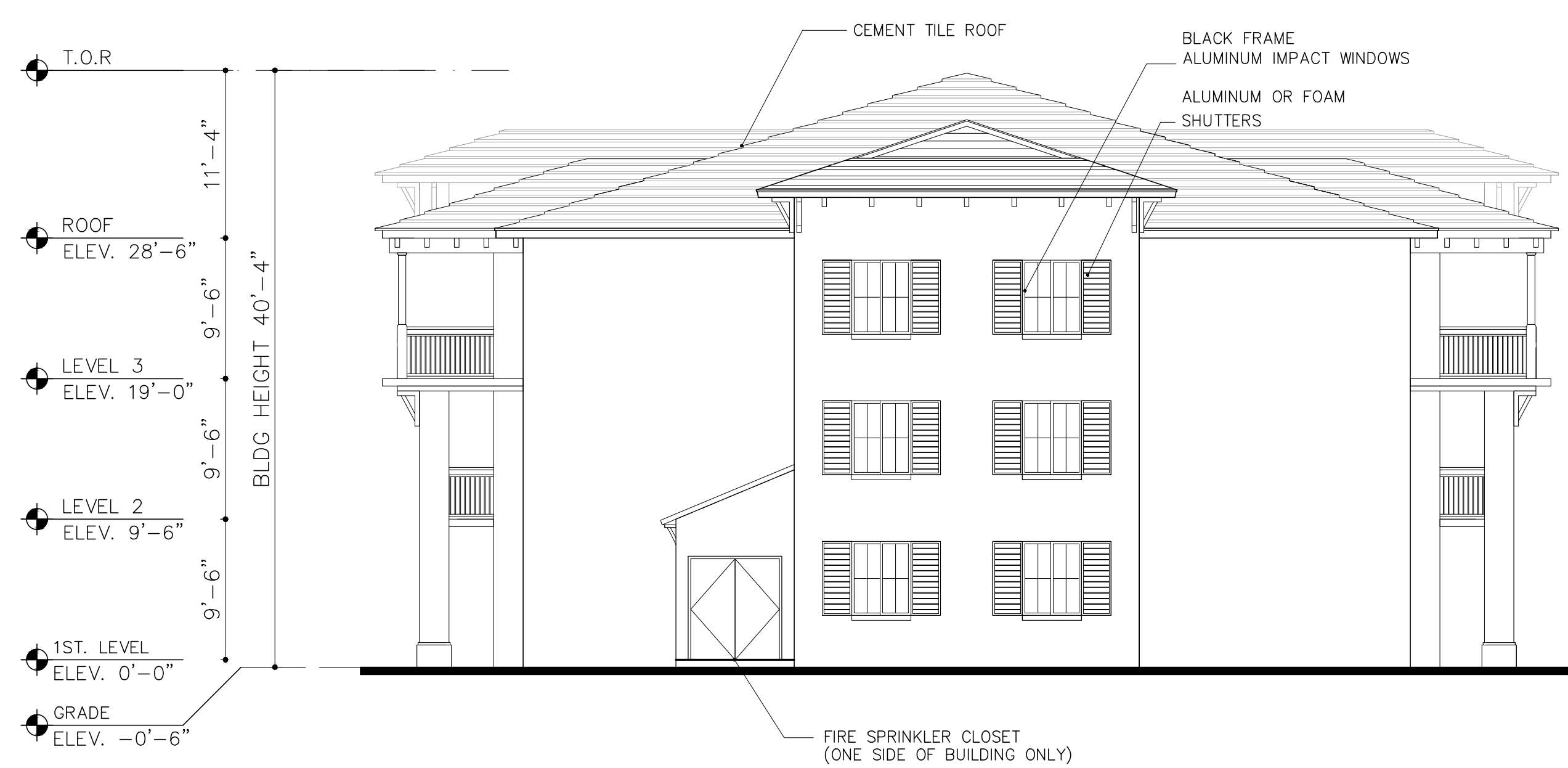


1 FRONT ELEVATION (BUILDINGS 1 AND 2)
SCALE: 1/8"=1'-0"

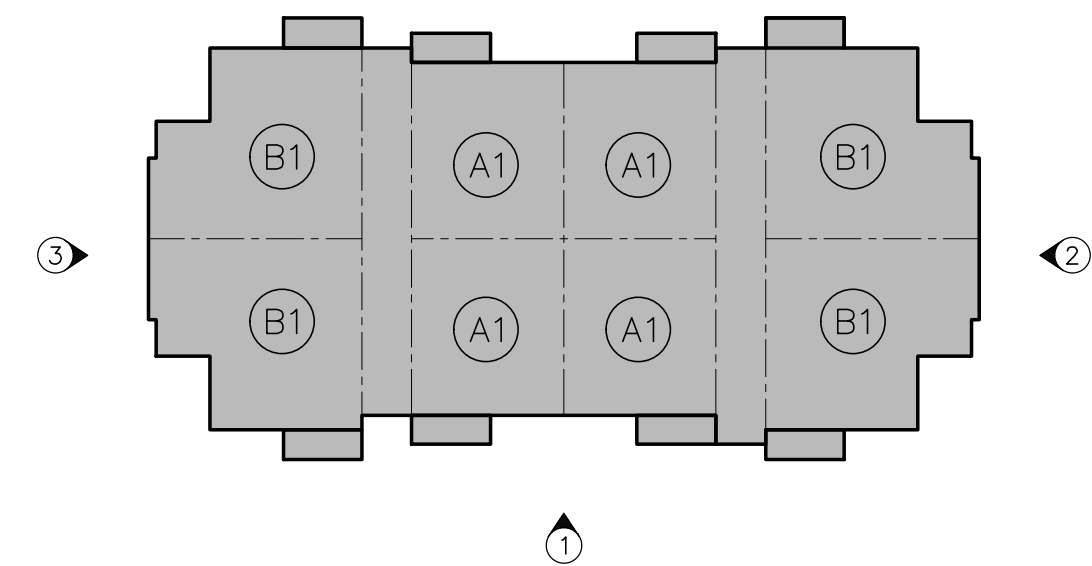
1 PARTIAL FRONT ELEVATION (BUILDINGS 13 AND 14)
SCALE: 1/8"=1'-0"



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



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



KEY PLAN
N.T.S.

BY

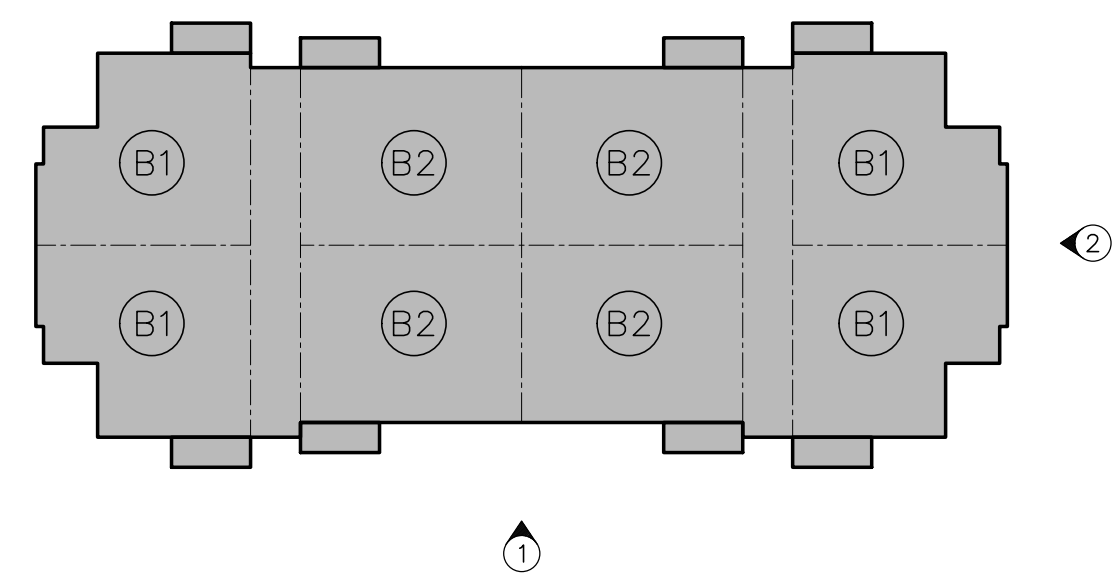
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REGISTERED ARCHITECT
ARCHITECT
BEATRIZ M. HERNANDEZ
AR0034576

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

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DRAWN
DATE 07/29/2019
SCALE AS SHOWN
JOB NO. 1857.PRJ
SHEET TITLE:
BUILDING TYPE II
BUILDING
ELEVATIONS
SHEET NUMBER:
A-3.2.1



N.T.S.

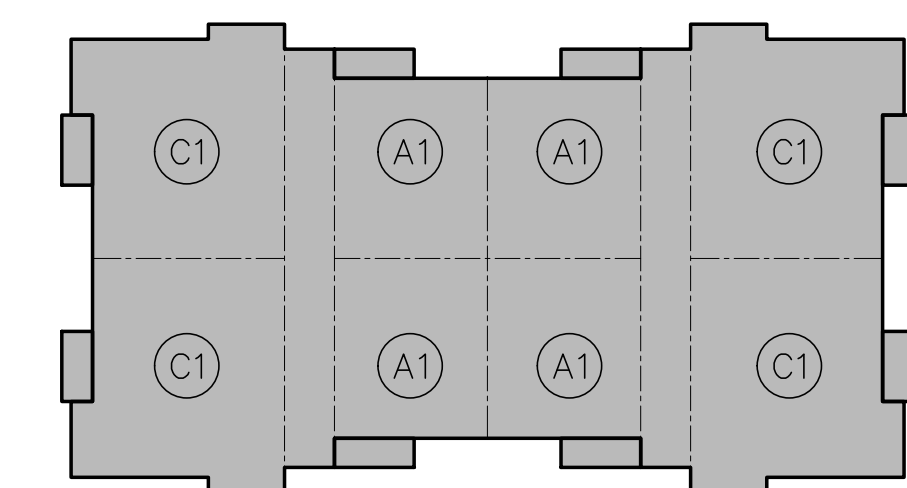
SHEET NUMBER:
A-3.3.1



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

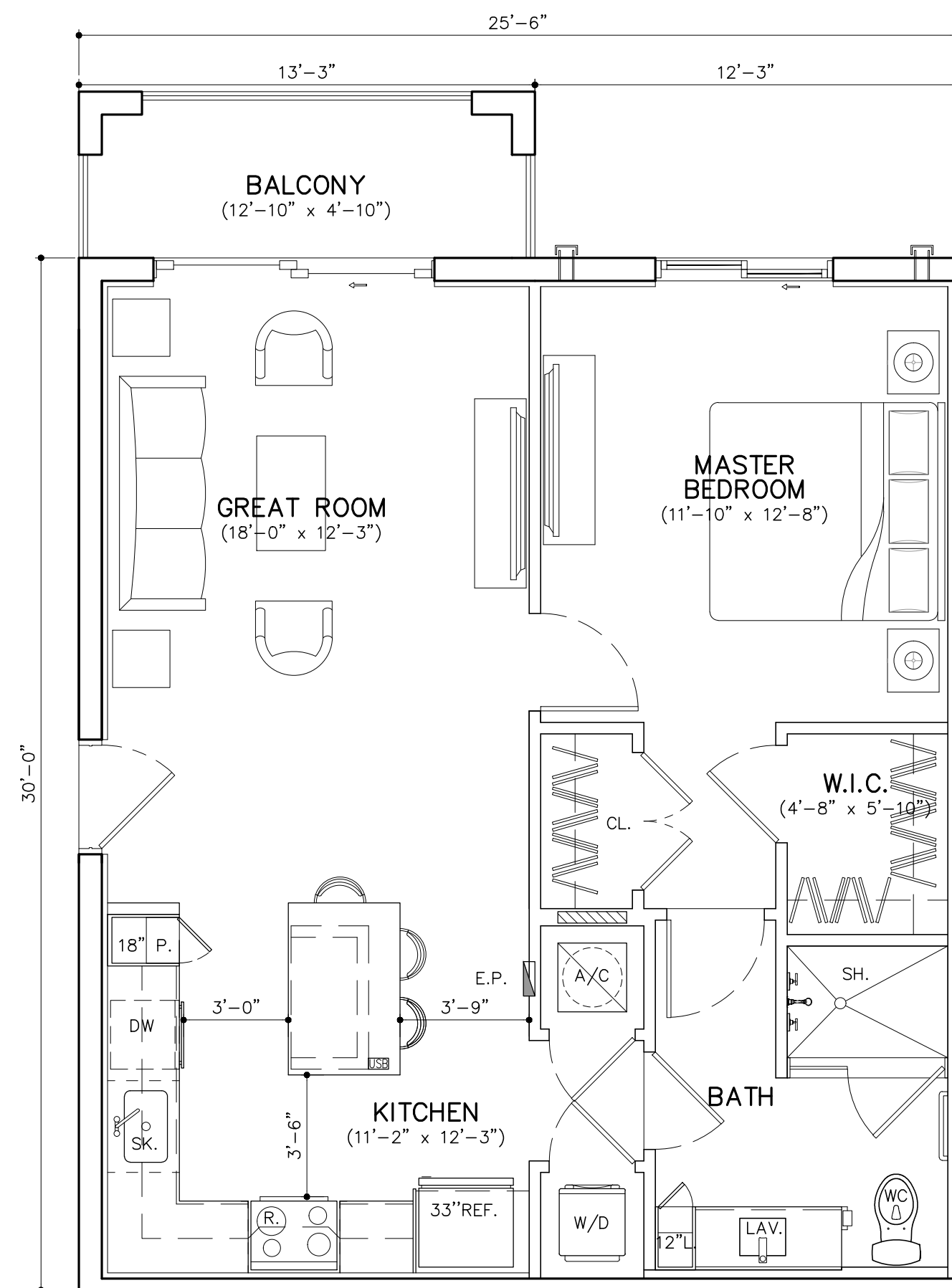


2 SIDE ELEVATION SCALE: 1/8"=1'-0"

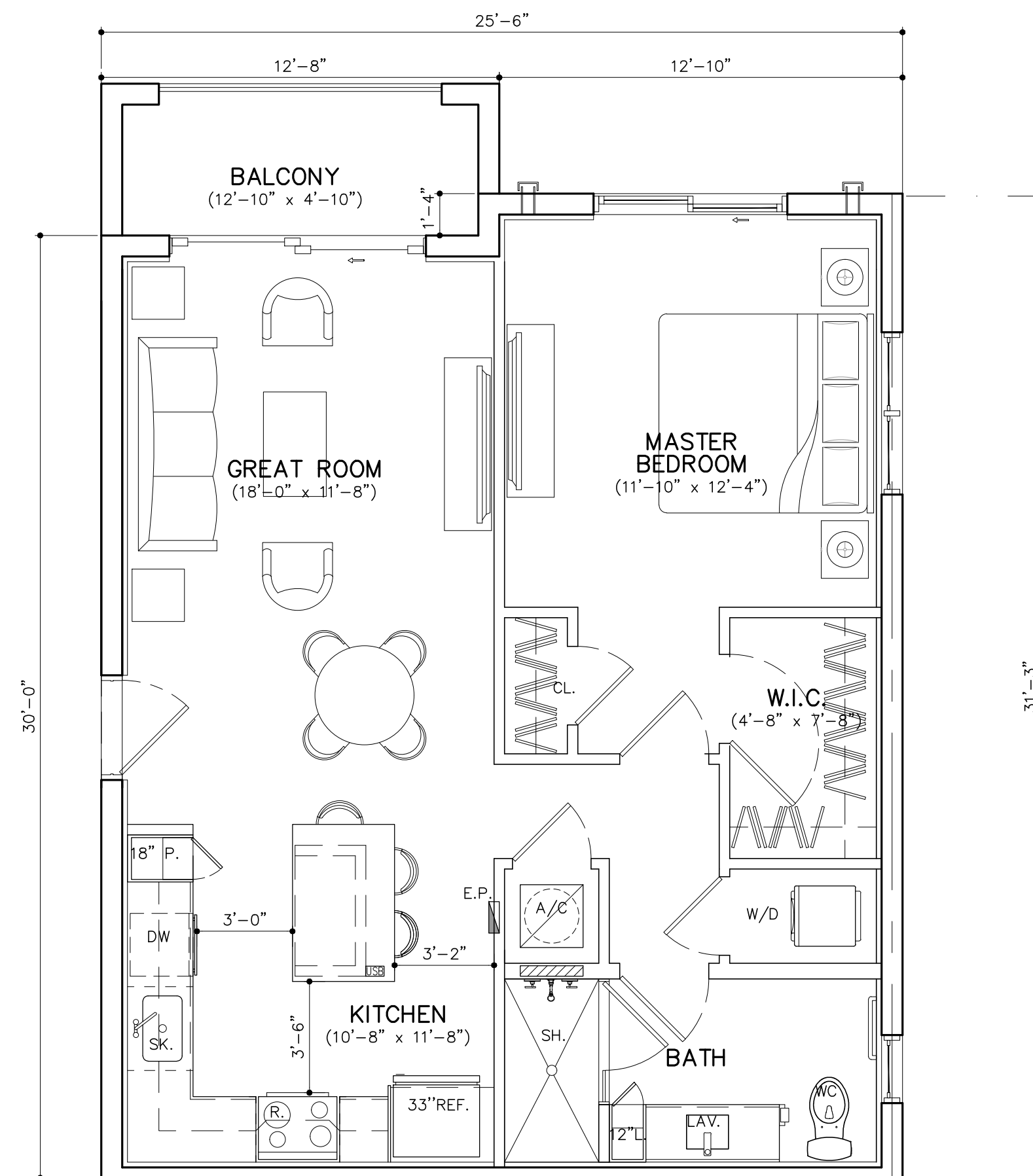


KEY PLAN

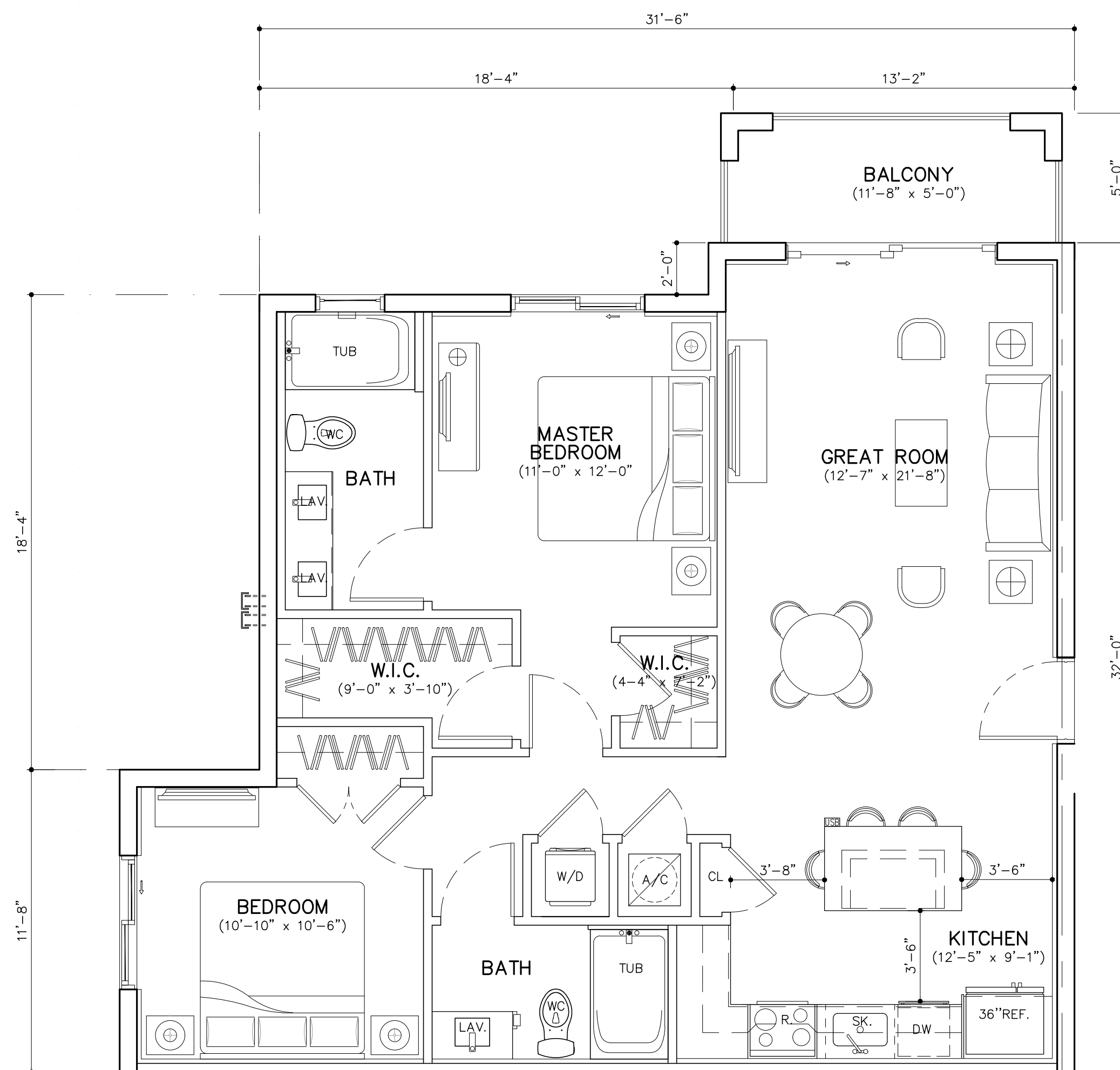
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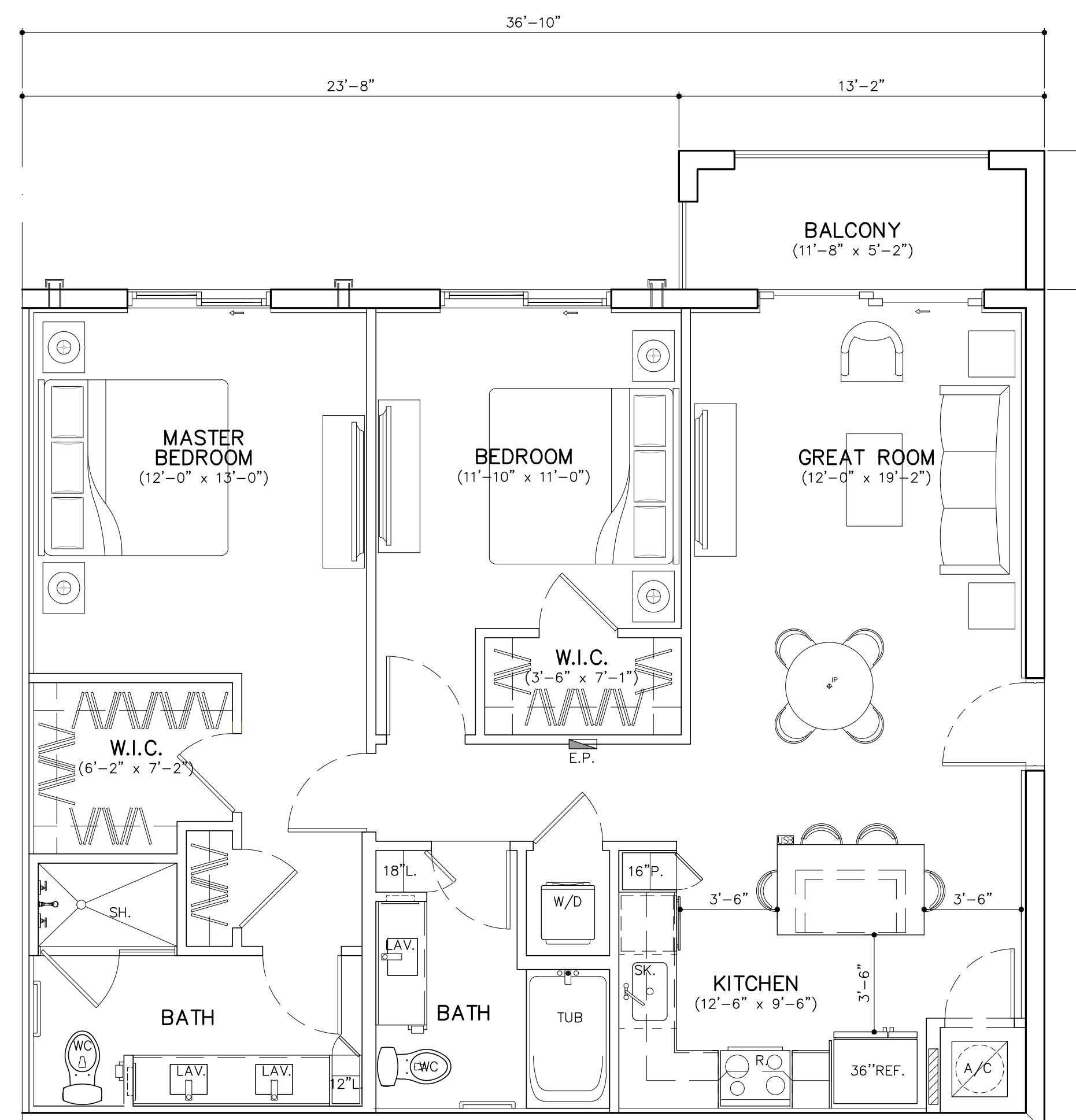
UNIT A1 (1 BD/1 BTH)
GROSS A/C AREA = 765 SQ. FT. (132 DU'S)
BALCONY = 64 SQ. FT.



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)

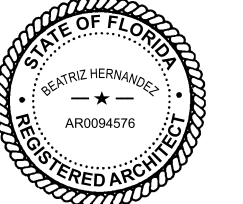


UNIT B2 (2 BD/2 BTH)
GROSS A/C AREA = 1105 SQ. FT. (48 DU'S)

UNIT PLANS

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

PALM SPRINGS RESIDENCES



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AR0094576

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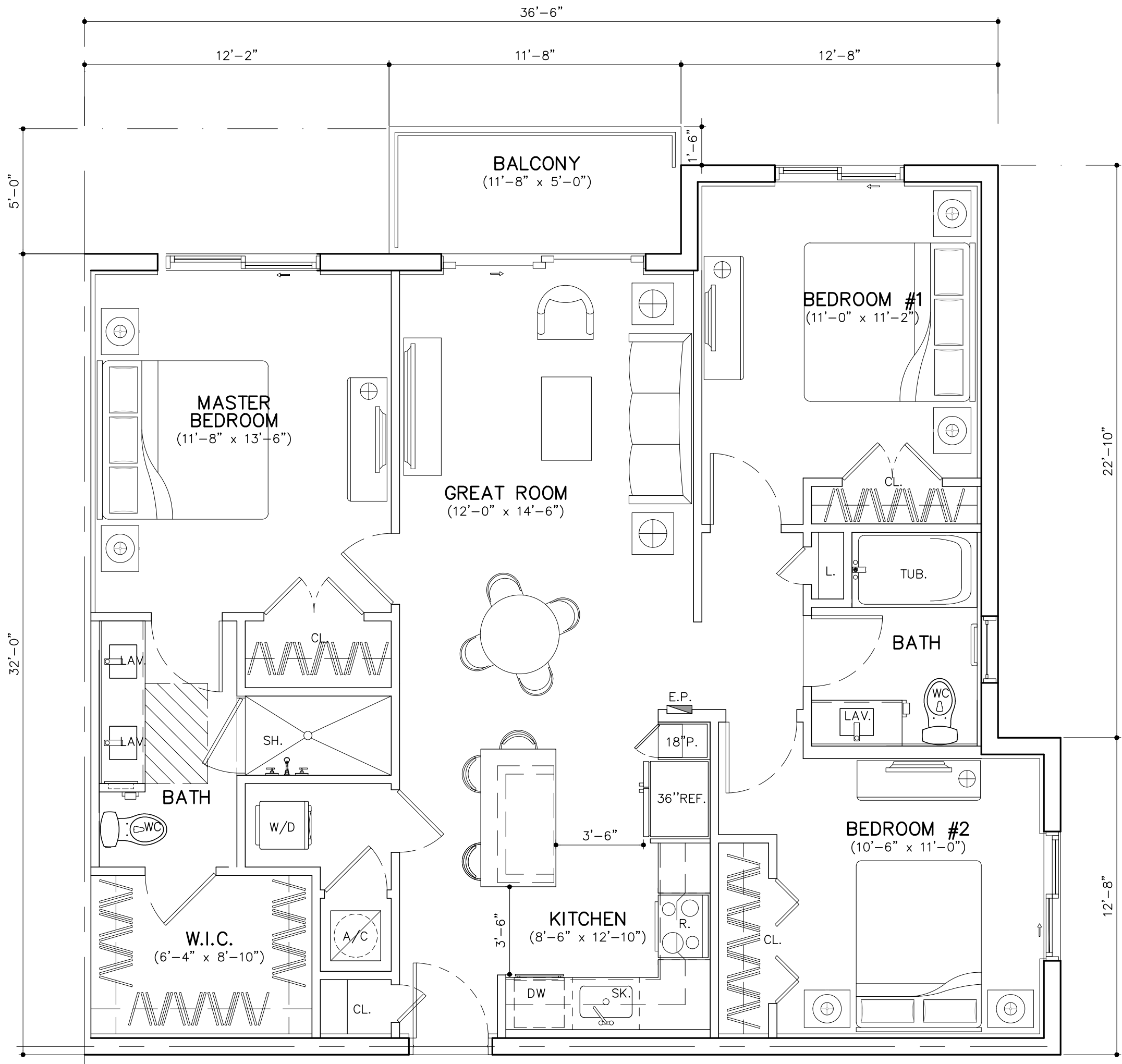
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DATE	07/29/2019
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JOB NO.	1857.PRJ
SHEET TITLE:	

UNIT PLANS

SHEET NUMBER:
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"

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

ARCHITECTURE & PLANNING

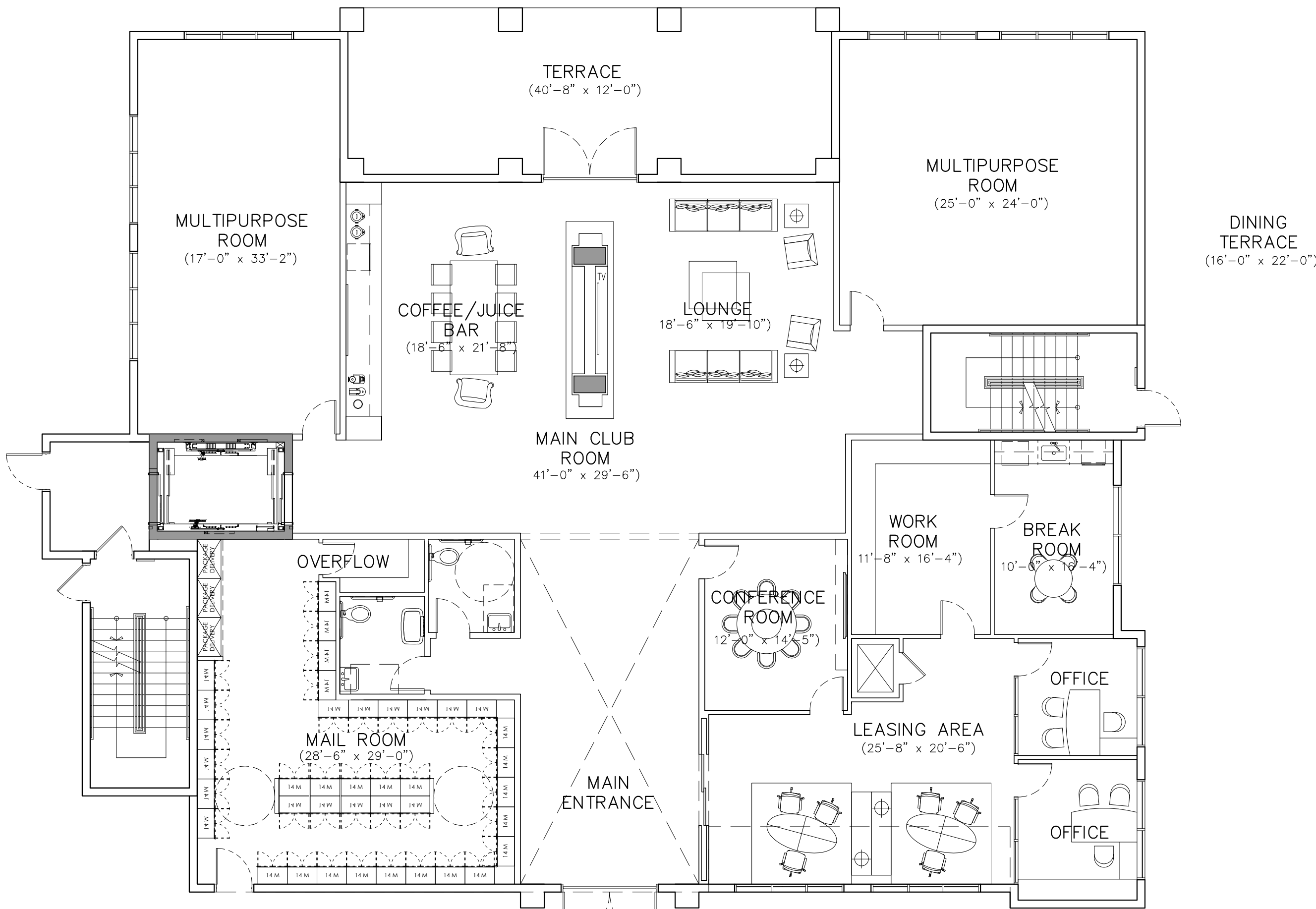
STATE OF FLORIDA
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AR0094576

PALM SPRINGS RESIDENCES

DRAWN
DATE 07/29/201
SCALE AS SHOW
JOB NO. 1857.PR
SHEET TITLE:

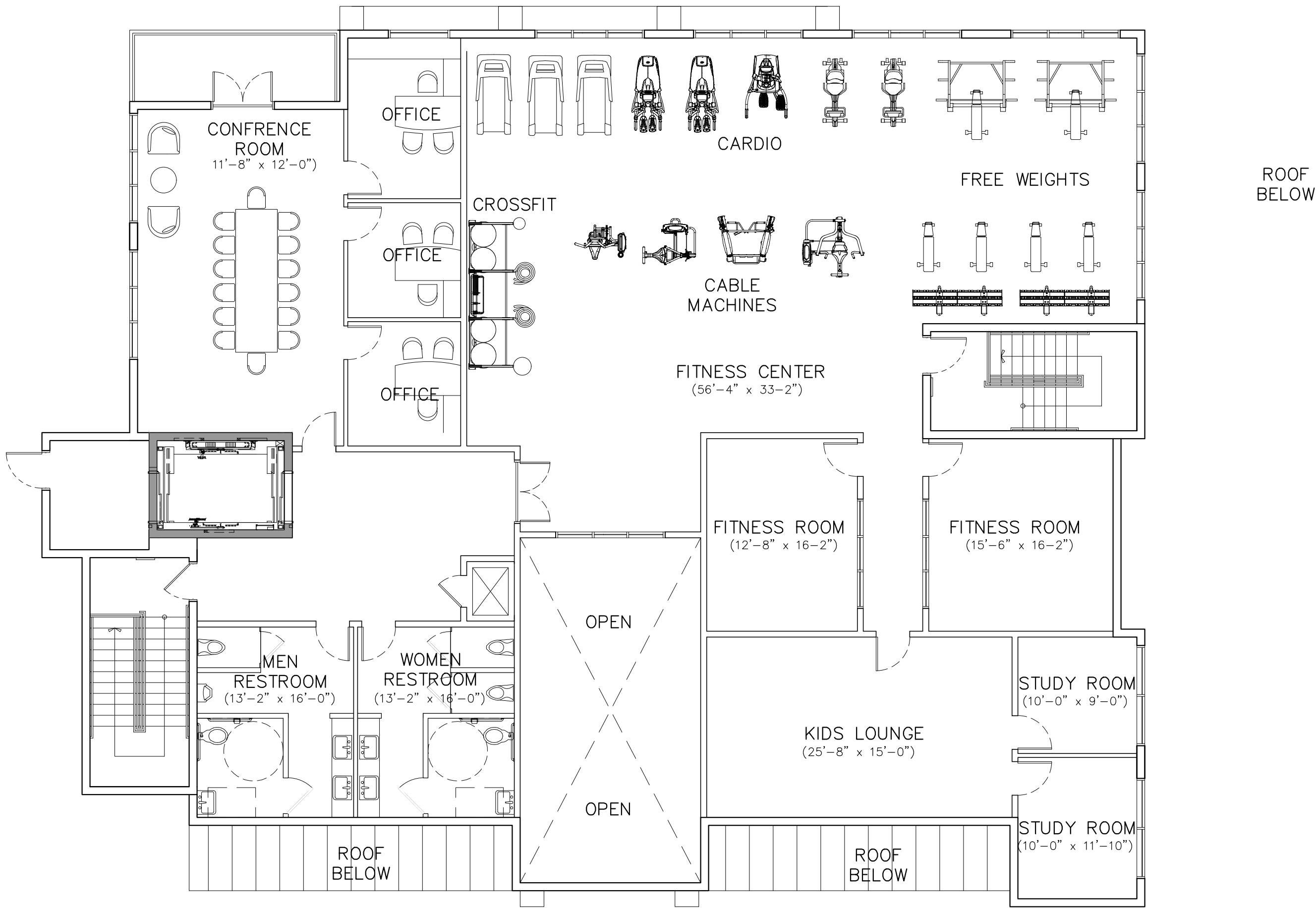
UNIT PLANS
SHEET NUMBER:
A-4.2

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

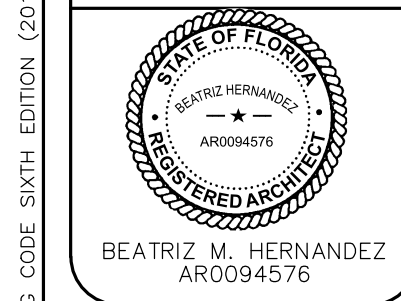
CLUB HOUSE

2 STORIES

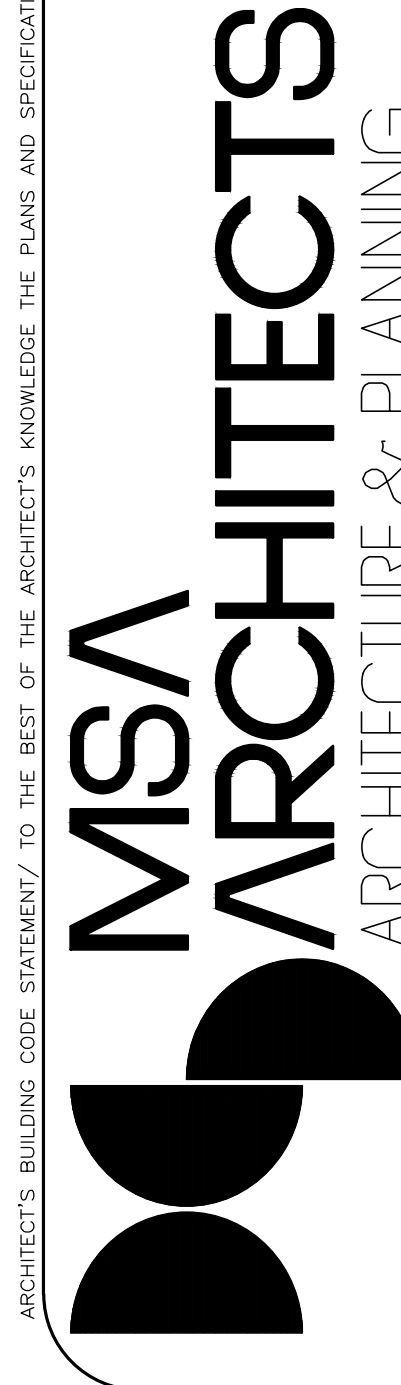
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PALM SPRINGS RESIDENCES



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DATE 07/29/
SCALE AS SH
JOB NO. 1857
SHEET TITLE:

CLUB HOUSE

SHEET NUMBER:

CH-2.1

1 FRONT ELEVATION

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



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DRAWN

DATE

SCALE

JOB NO.

SHEET TITLE:

SHEET NUMBER:

07/29/201

AS SHOW

1857.PF

CLUB HOUSE
BUILDING
ELEVATIONS

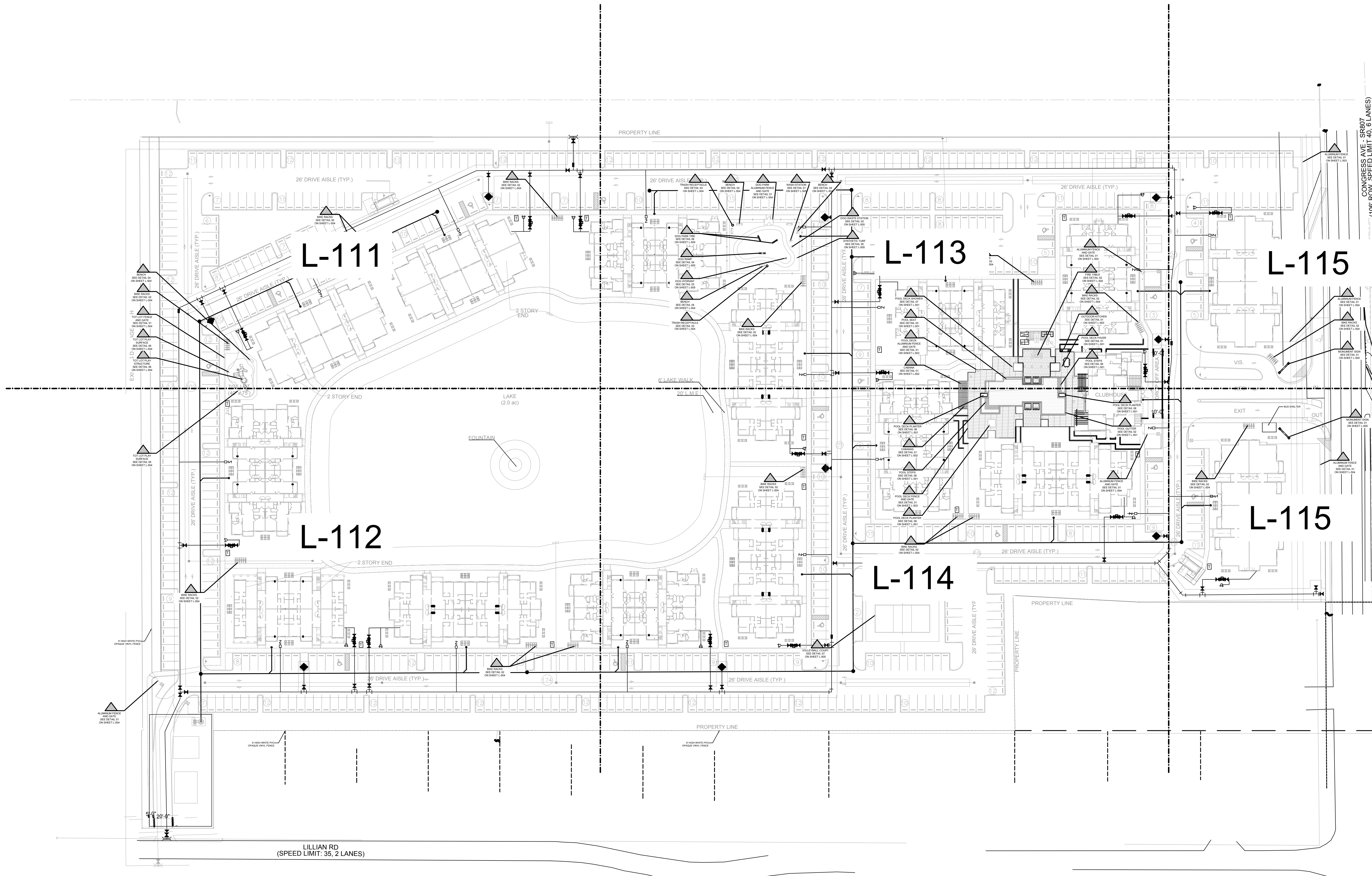
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BEATRIZ M. HERNANDEZ
AR0094576

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

PALM SPRINGS RESIDENCES





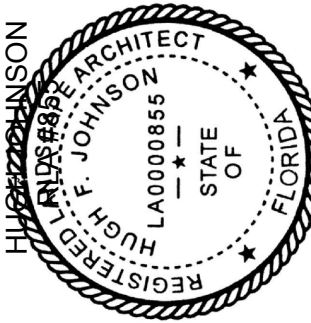
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BEFORE YOU DIG

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Call 811 two business days
before digging

SCALE: 1" = 50'
INITIAL SITE PLAN SUBMITTAL



Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC0000237
TEL: 954.764.9856 EMAIL: AJohnson@aall.net



HUGH F. JOHNSON
REGISTERED PROFESSIONAL ARCHITECT
STATE OF FLORIDA
LA0000886

Revision Dates

LAYOUT PLANS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

LAYOUT
KEY PLAN

Release Date

10-31-19

Project Number

1931b

Drawing Number

L-110

LAYOUT PLANS

811

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before digging

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TEL: 954-764-9858 EMAIL: hjohnson@aall.net

HUGH F. JOHNSON
REGISTERED ARCHITECT
L 00000865
STATE OF FLORIDA

Revision Dates

LAYOUT PLANS

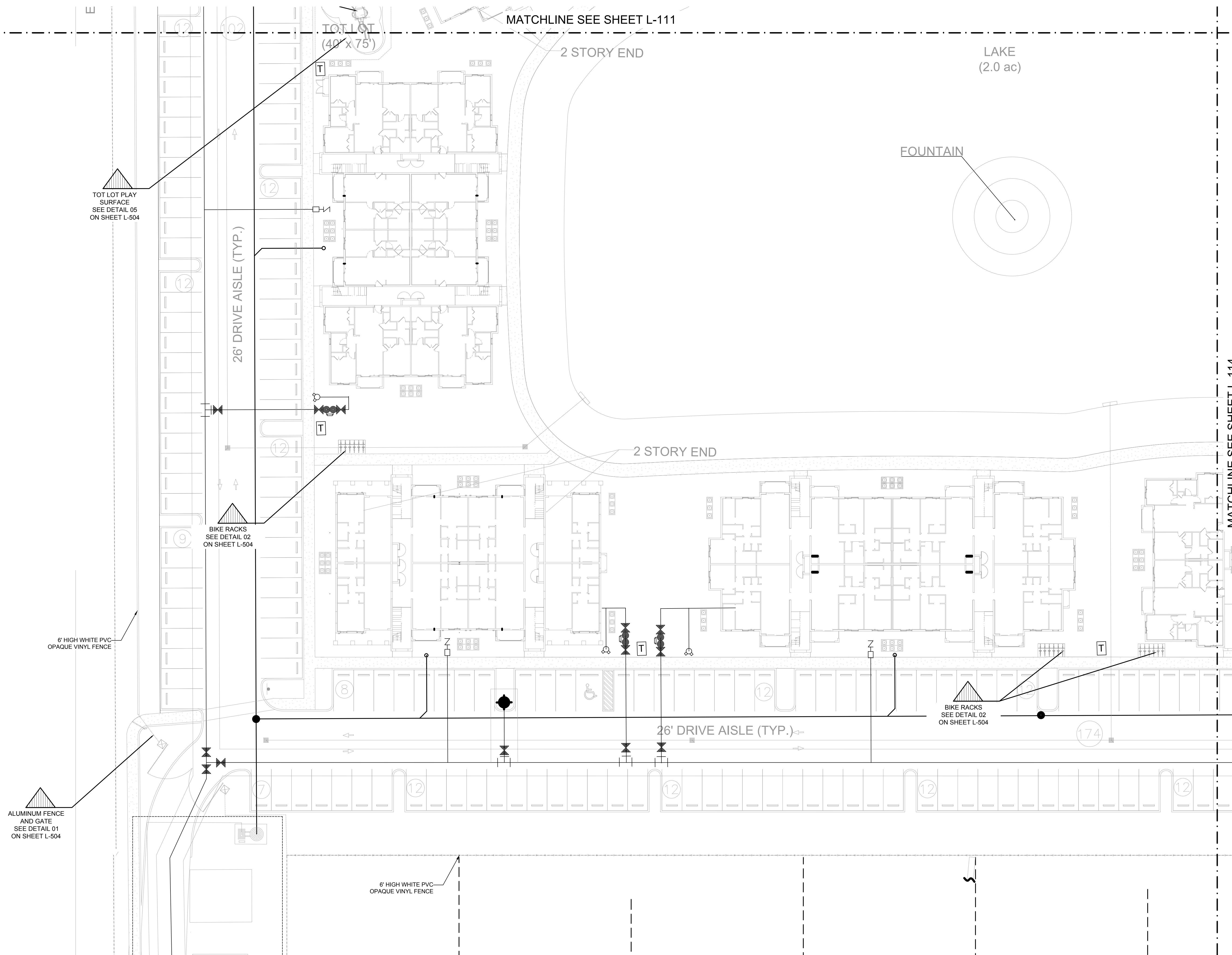
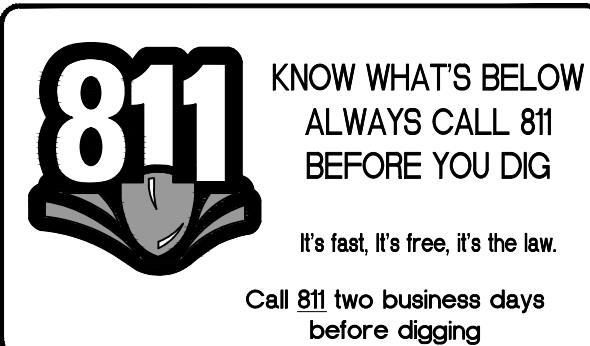
PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description
LAYOUT PLAN
Release Date
10-31-19
Project Number
1931b
Drawing Number
L-111
LAYOUT PLANS

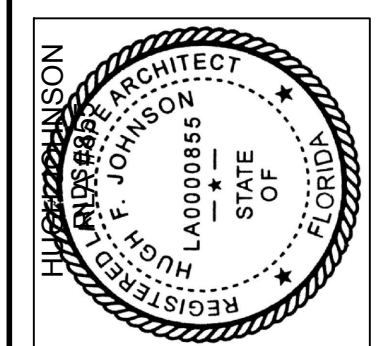
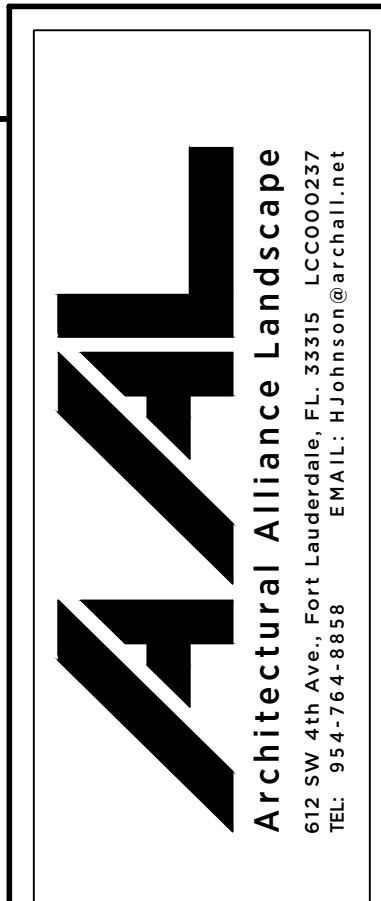
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SCALE: 1" = 20' 

INITIAL SITE PLAN SUBMITTAL



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

811

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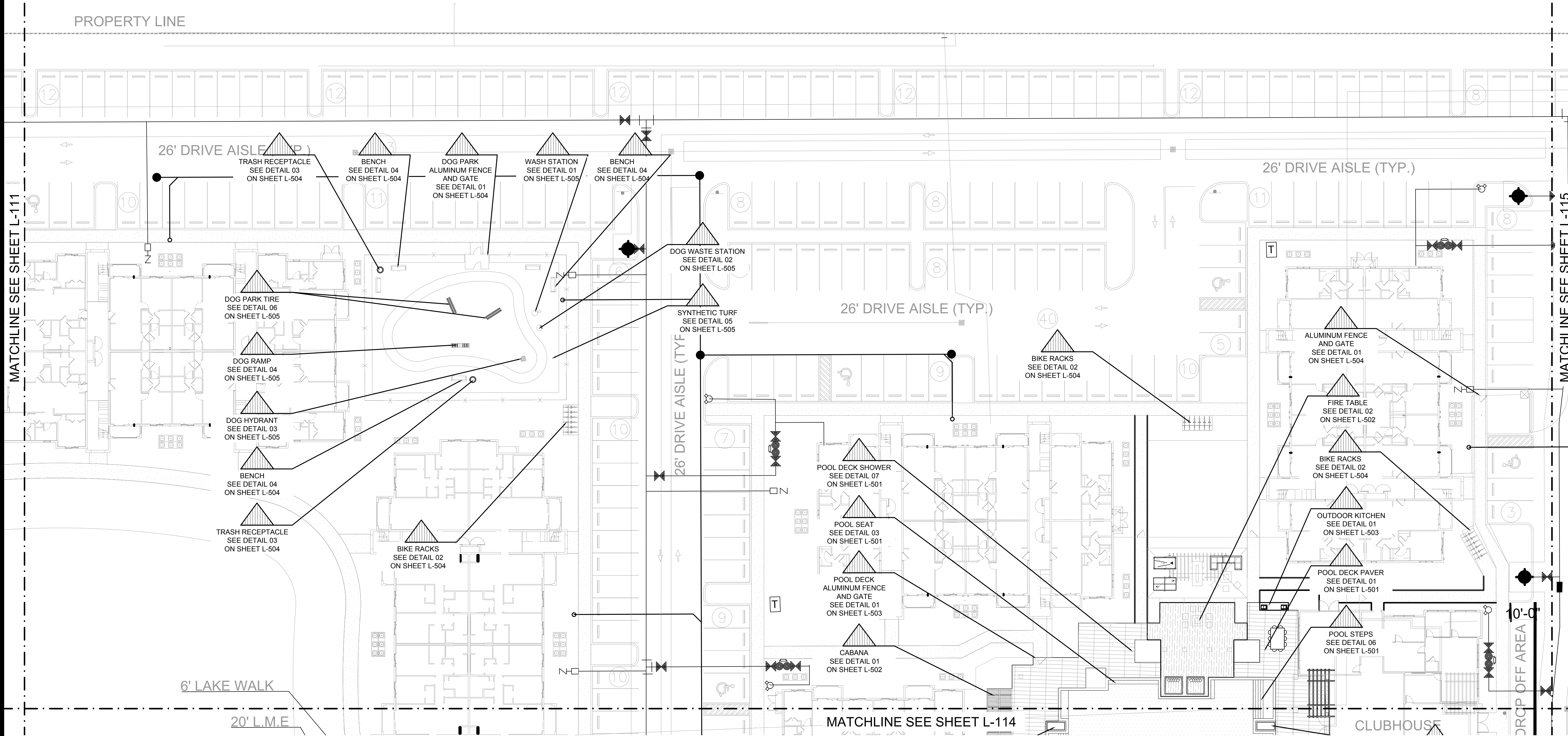
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC0000237
TEL: 954-764-9858 EMAIL: AJohnson@aall.net

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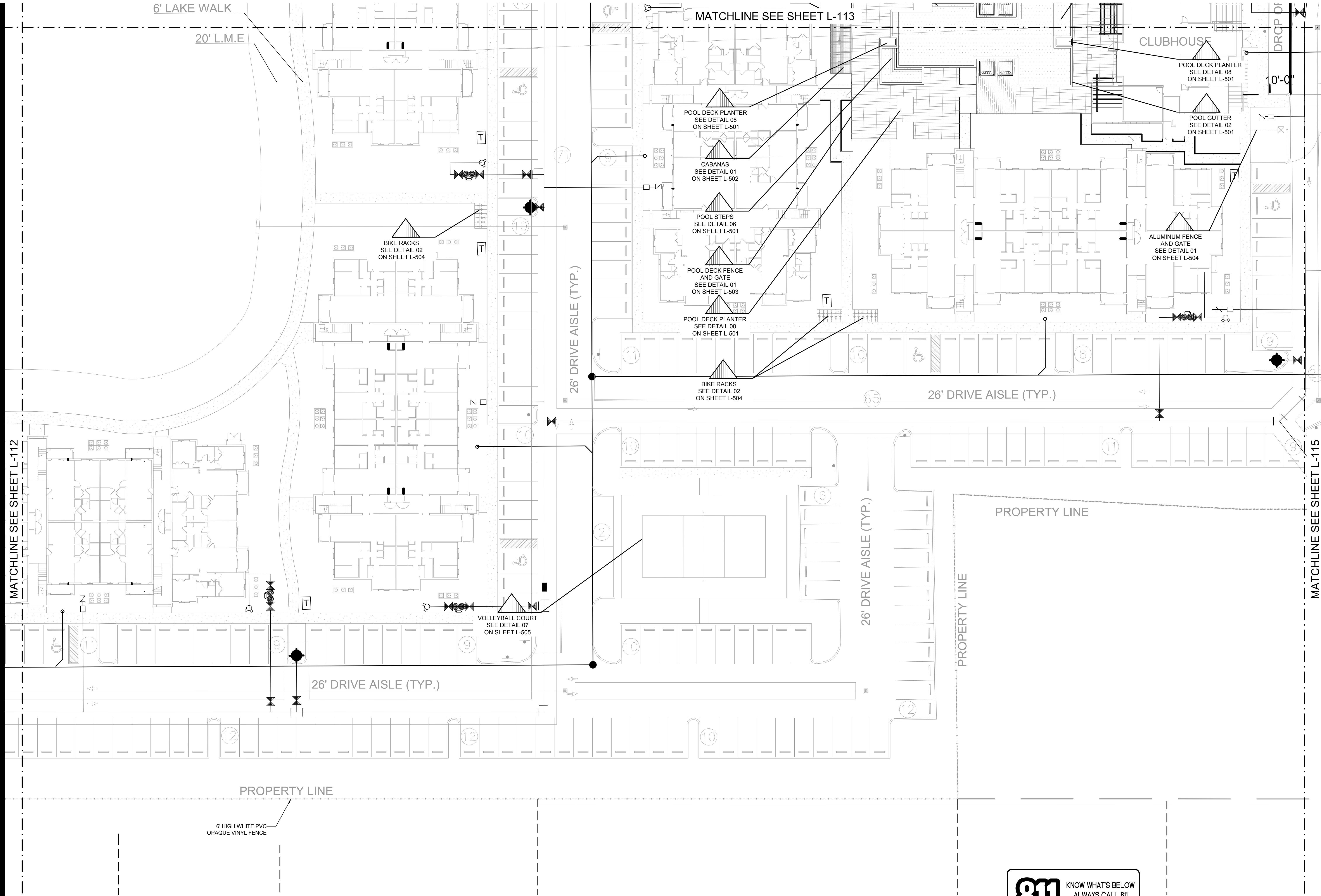
Revision Dates

LAYOUT PLANS
PALM SPRINGS RESIDENCES
PALM SPRINGS, FLORIDA

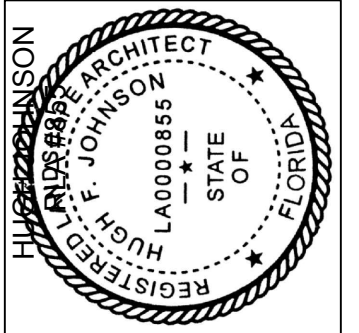
Sheet Description
LAYOUT PLAN
Release Date
10-31-19
Project Number
1931b
Drawing Number
L-113
LAYOUT PLANS



SCALE: 1" = 20'
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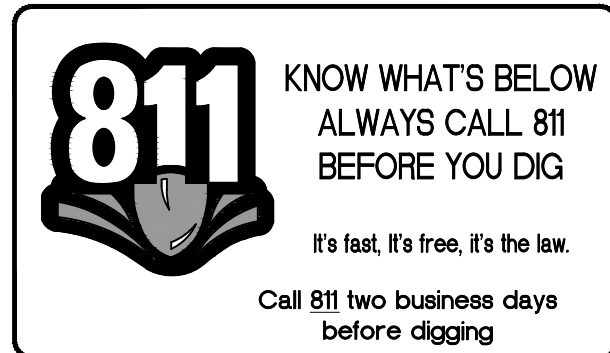
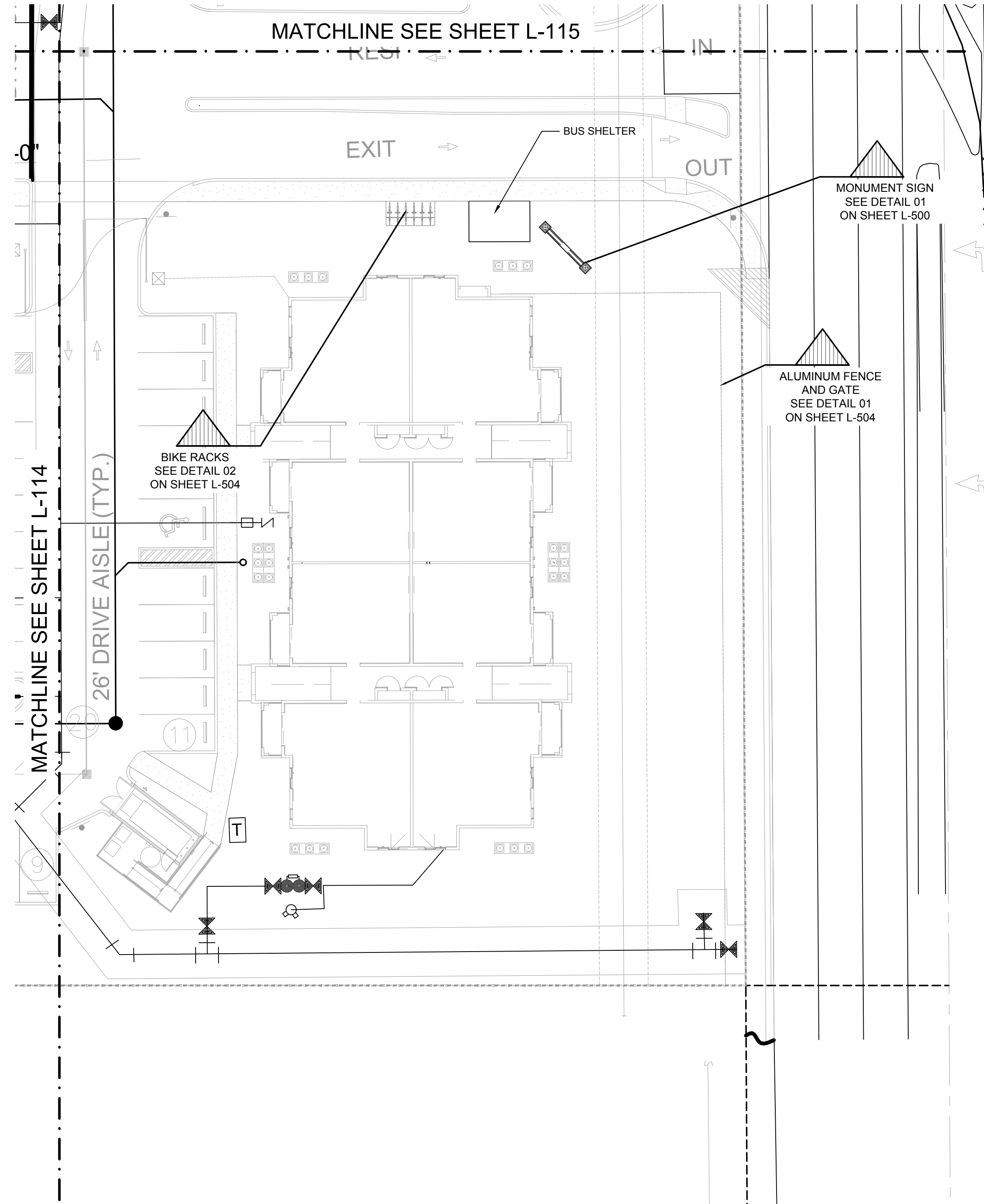
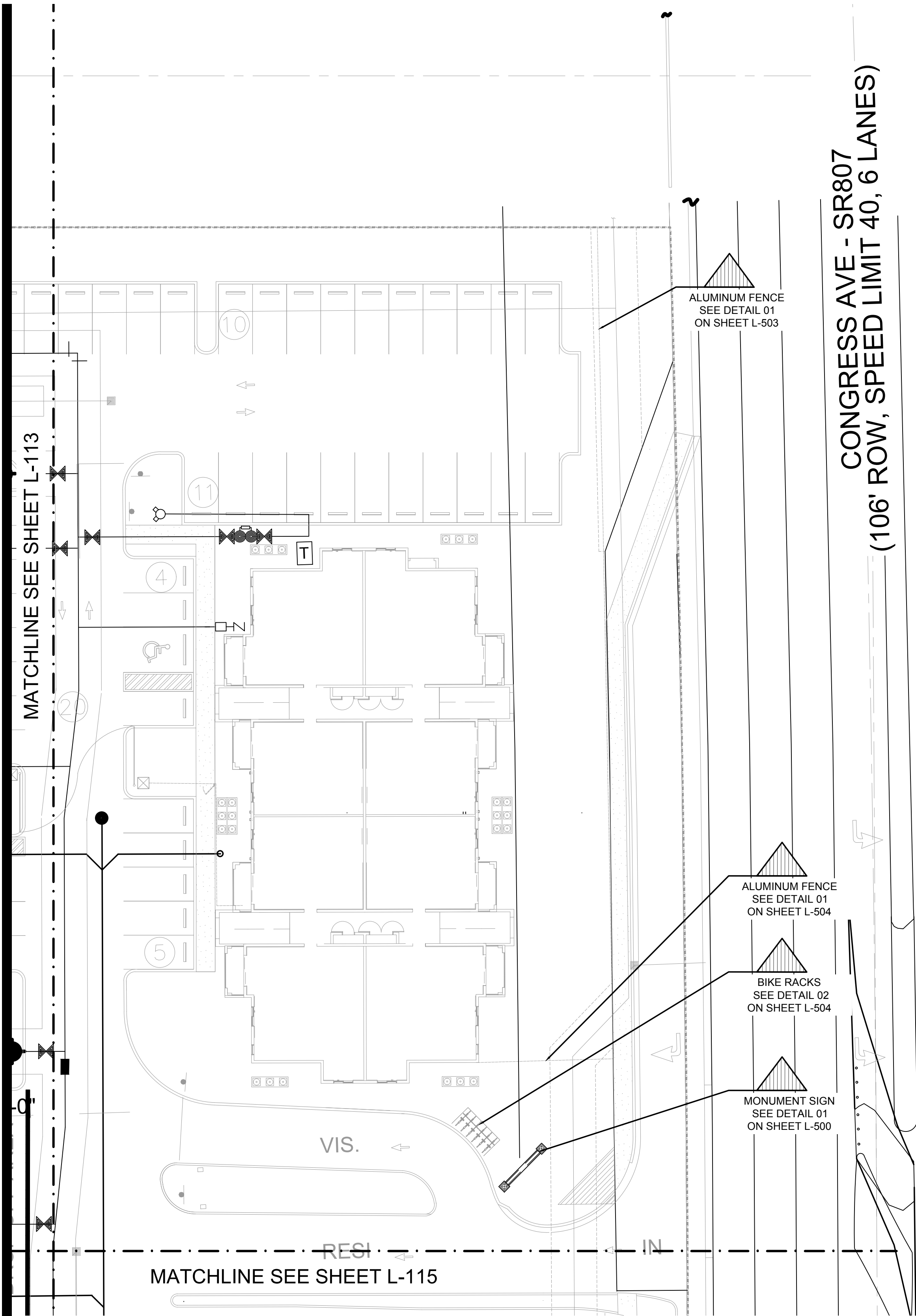
Revision Dates

LAYOUT PLANS
PALM SPRINGS RESIDENCES
PALM SPRINGS, FLORIDA

Sheet Description LAYOUT PLAN
Release Date 10-31-19
Project Number 1931b
Drawing Number L-114 LAYOUT PLANS

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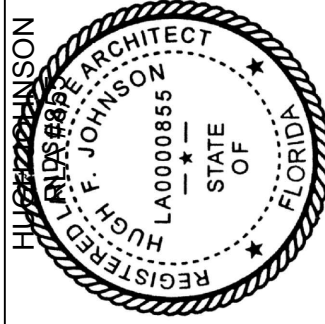


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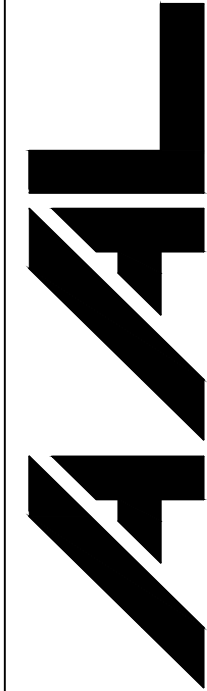
LAYOUT PLANS PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description
LAYOUT PLAN
Release Date
10-31-19
Project Number
1931b
Drawing Number
L-115
LAYOUT PLANS



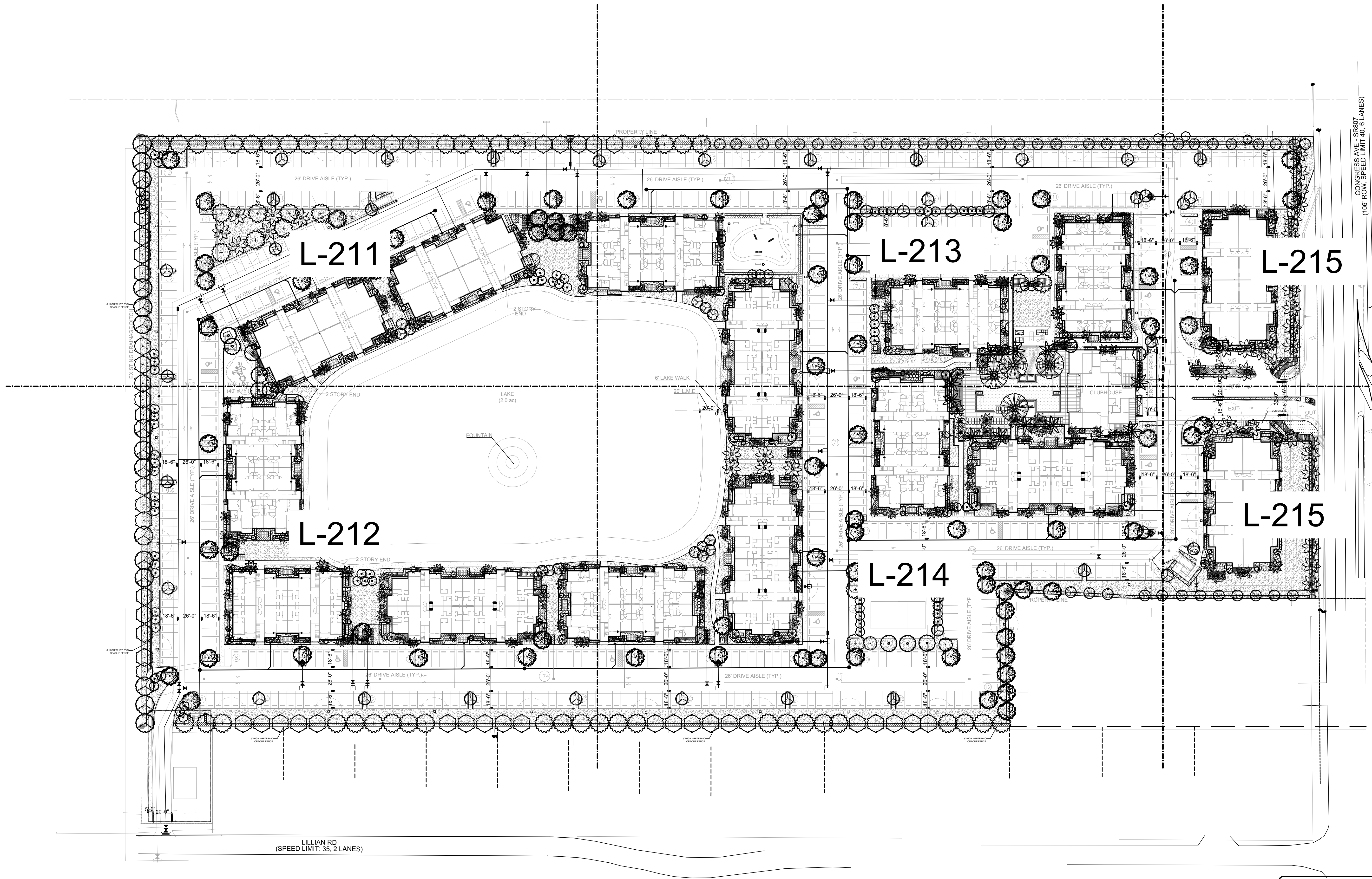
Revision Dates



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TEL: 954.774.9858 EMAIL: hjohnson@aall.net

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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Call 811 two business days
before digging

SCALE: 1" = 50'
INITIAL SITE PLAN SUBMITTAL

LANDSCAPE PLANS PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

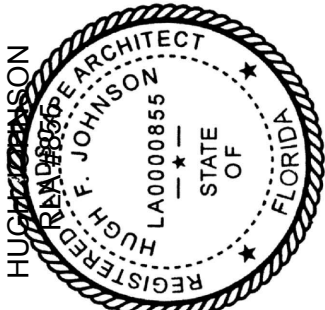
Sheet Description
LANDSCAPE
KEY PLAN

Release Date
10-31-19

Project Number
1931b

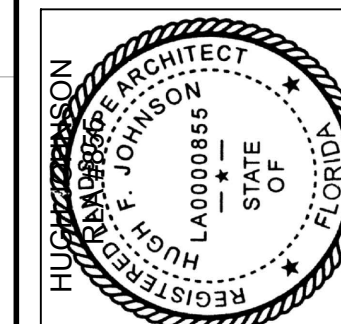
Drawing Number

L-210
LANDSCAPE PLANS



Revision Dates

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612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954.764.9836 EMAIL: h.johnson@aall.net



11-11-11

LANDSCAPE PLANS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

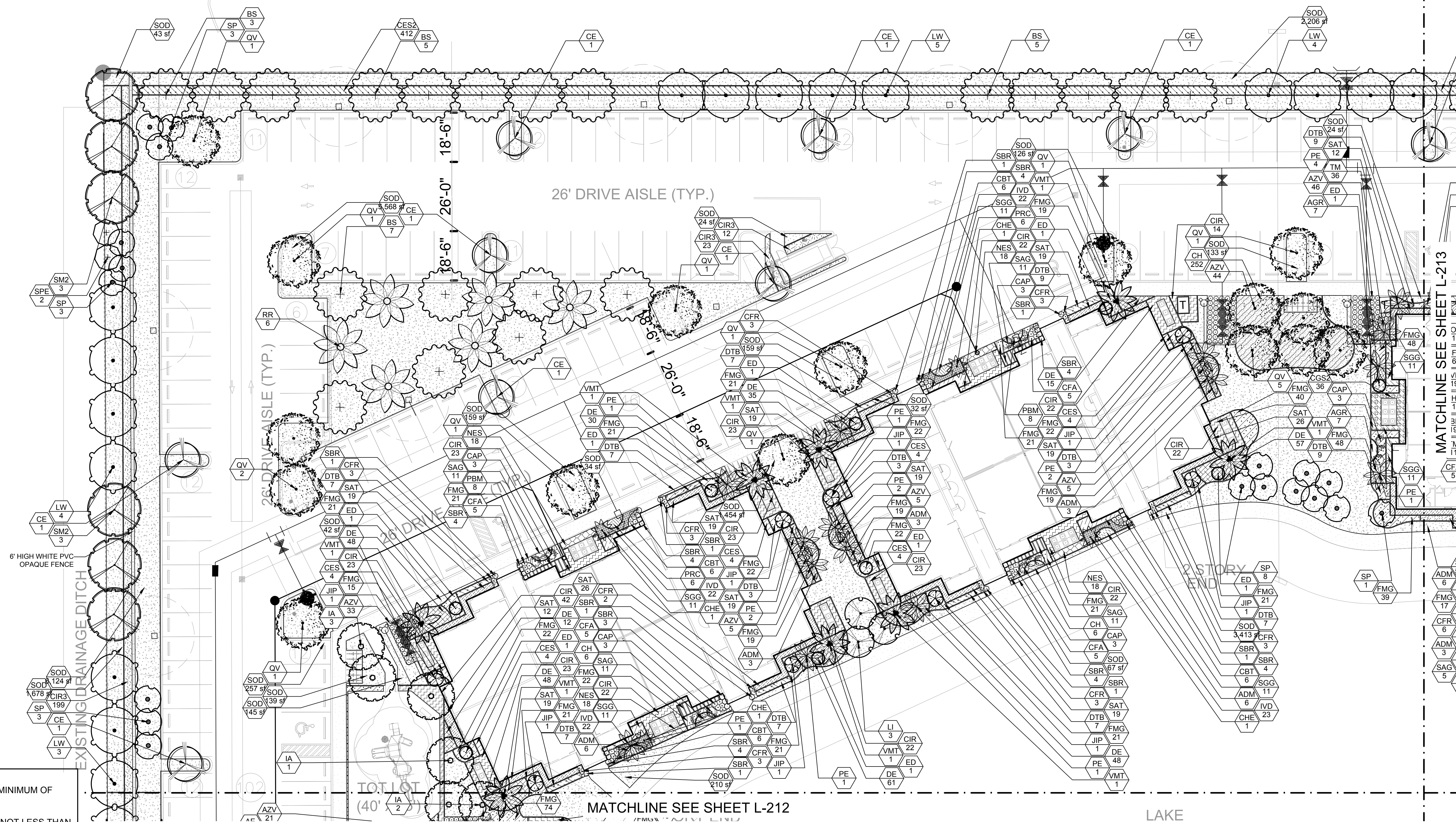
LANDSCAPE
PLAN

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'



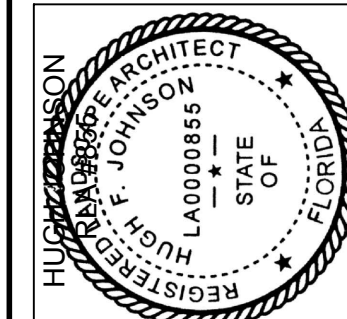
INITIAL SITE PLAN SUBMITTAL



LAKE
(2.0 ac)

FOUNTAIN

AAL
Architectural Alliance Landscape
312 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-8858 EMAIL: HJohnson@archall.net



1000

MATCHLINE SEE SHEET L-214

LANDSCAPE PLANS

LANDSCAPE PLANS

PALM SPRINGS, FLORIDA

Sheet Description

LANDSCAPE
PLAN

Release Date
10-31-19

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1931b

Drawing Number

L-212
LANDSCAPE PLANS

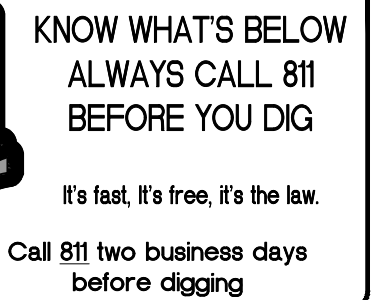
NOTE:

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

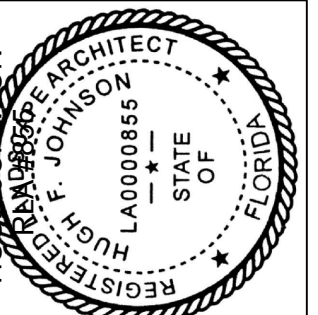
SCALE: 1" = 20'



INITIAL SITE PLAN SUBMITTAL



Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-8858 E-MAIL: HJohnson@archall.net



Revision Dates

PALM SPRINGS RESIDENCES

LANDSCAPE PLANS

PALM SPRINGS, FLORIDA

Sheet Description

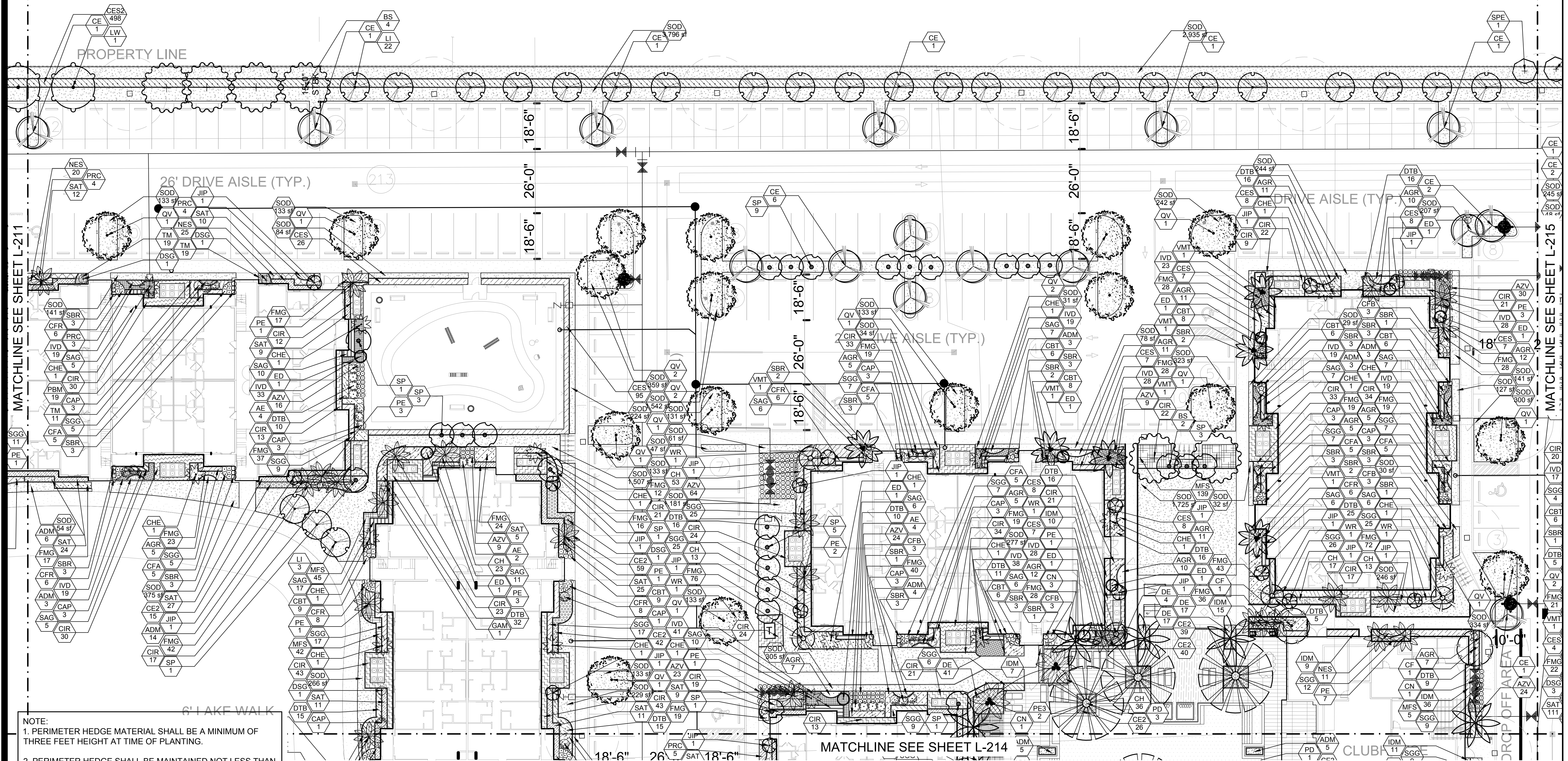
LANDSCAPE
PLAN

Release Date
10-31-19

Project Number
1931b

Drawing Number

L-213
LANDSCAPE PLANS



NOTE:

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SCALE: 1" = 20'



INITIAL SITE PLAN SUBMITTAL



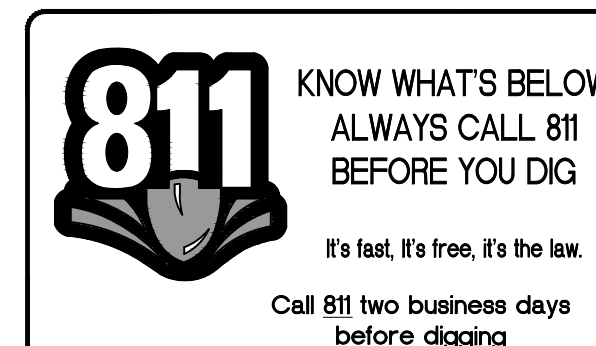
PALM SPRINGS RESIDENCES

LANDSCAPE PLANS

PALM SPRINGS, FLORIDA

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SCALE:1" = 20' 

INITIAL SITE PLAN SUBMITTAL

Sheet Description

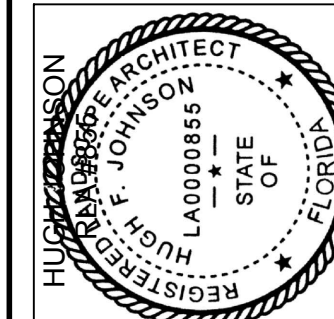
LANDSCAPE
PLAN

Release Date
10-31-19

Project Number
1931b

Drawing Number

L-215
LANDSCAPE PLANS



Revision Dates



Architectural Alliance Landscape
512 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237

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.

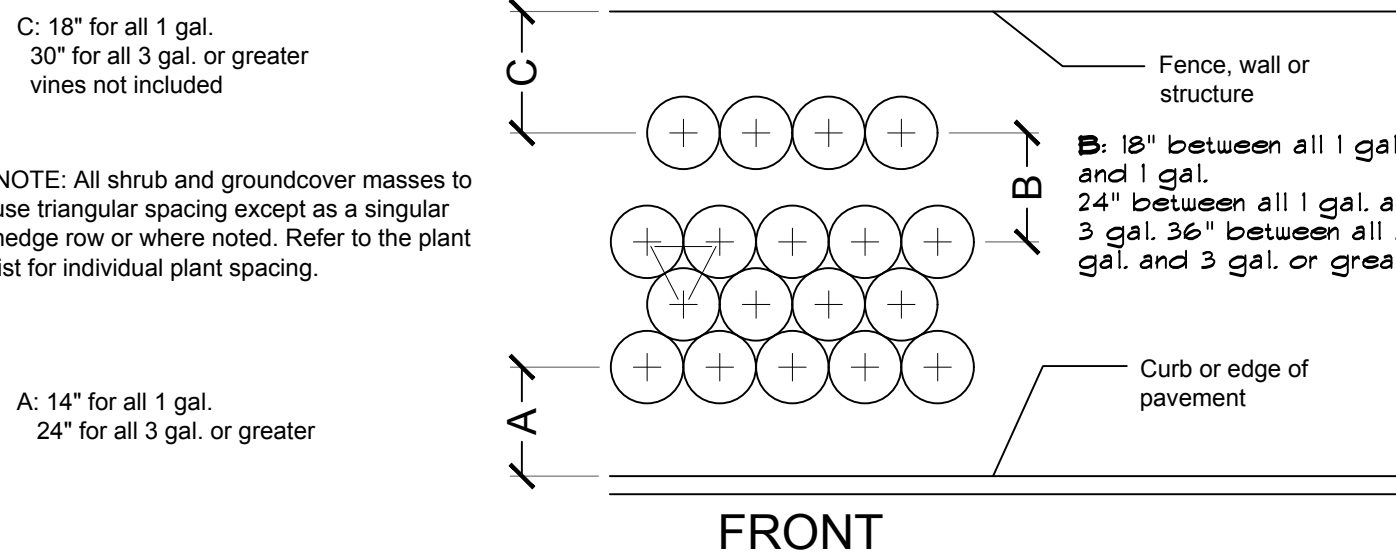
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

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.

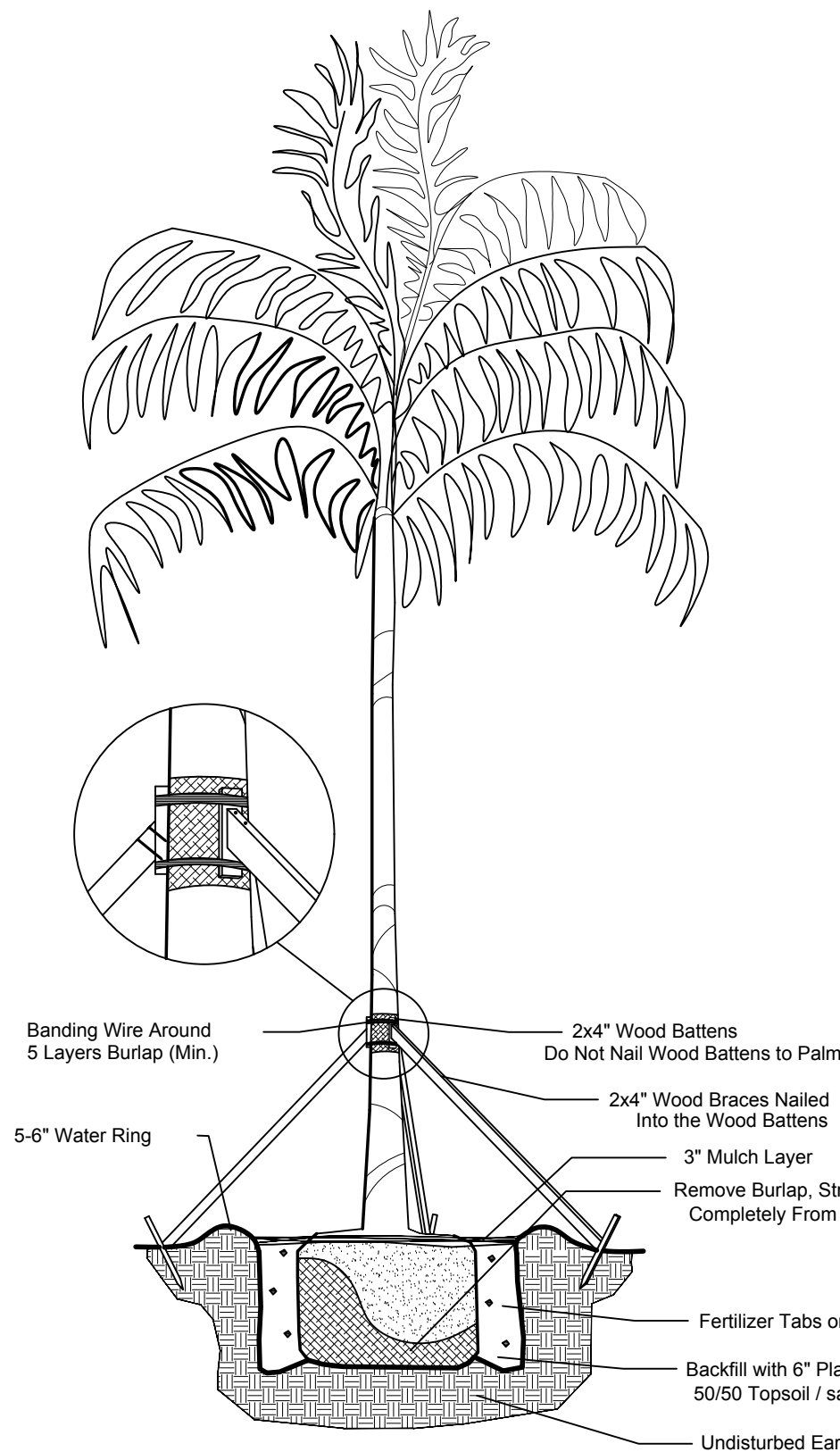
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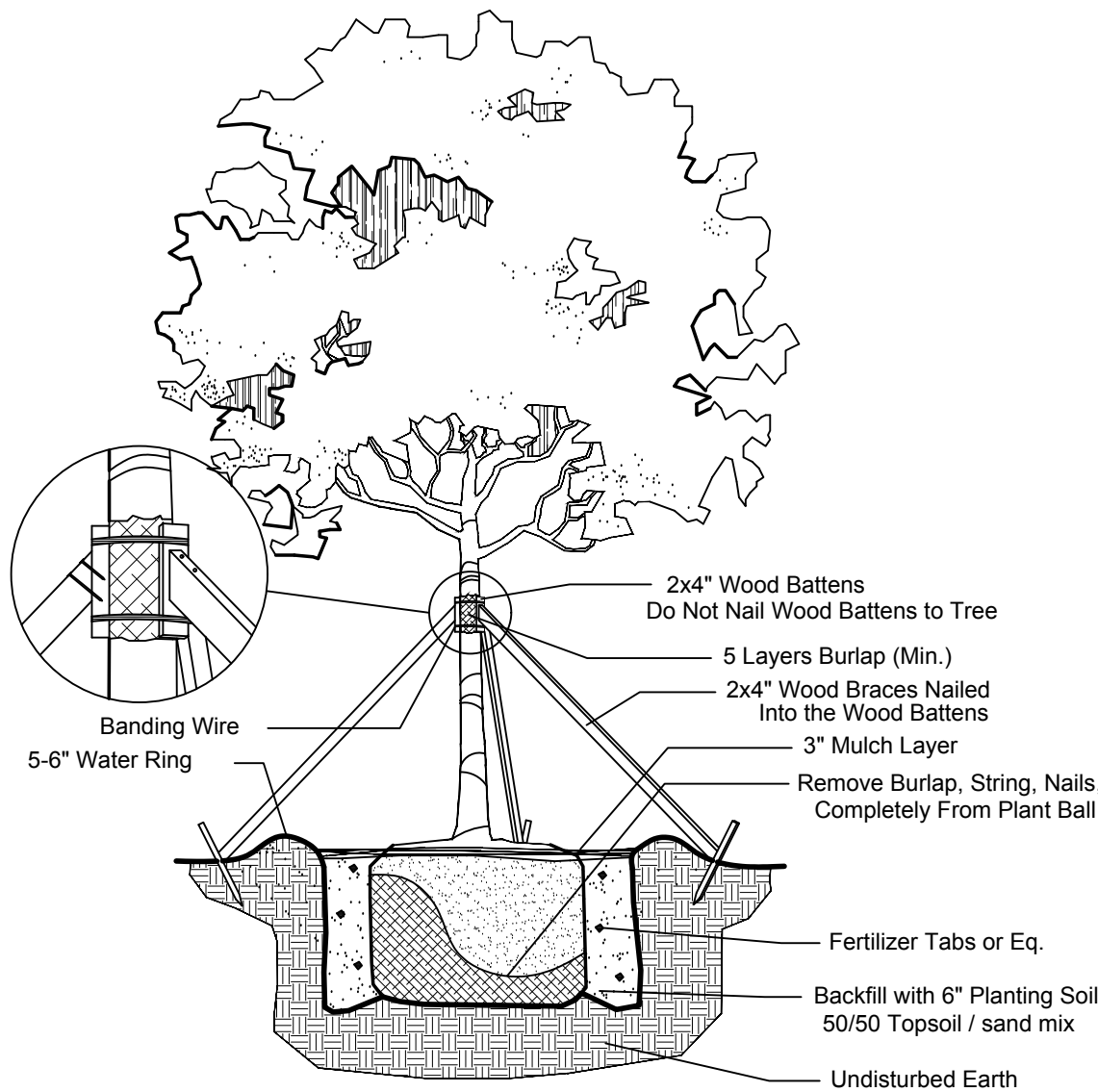
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4. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED BY LANDSCAPE MATERIAL IN COMPLIANCE WITH CODE.

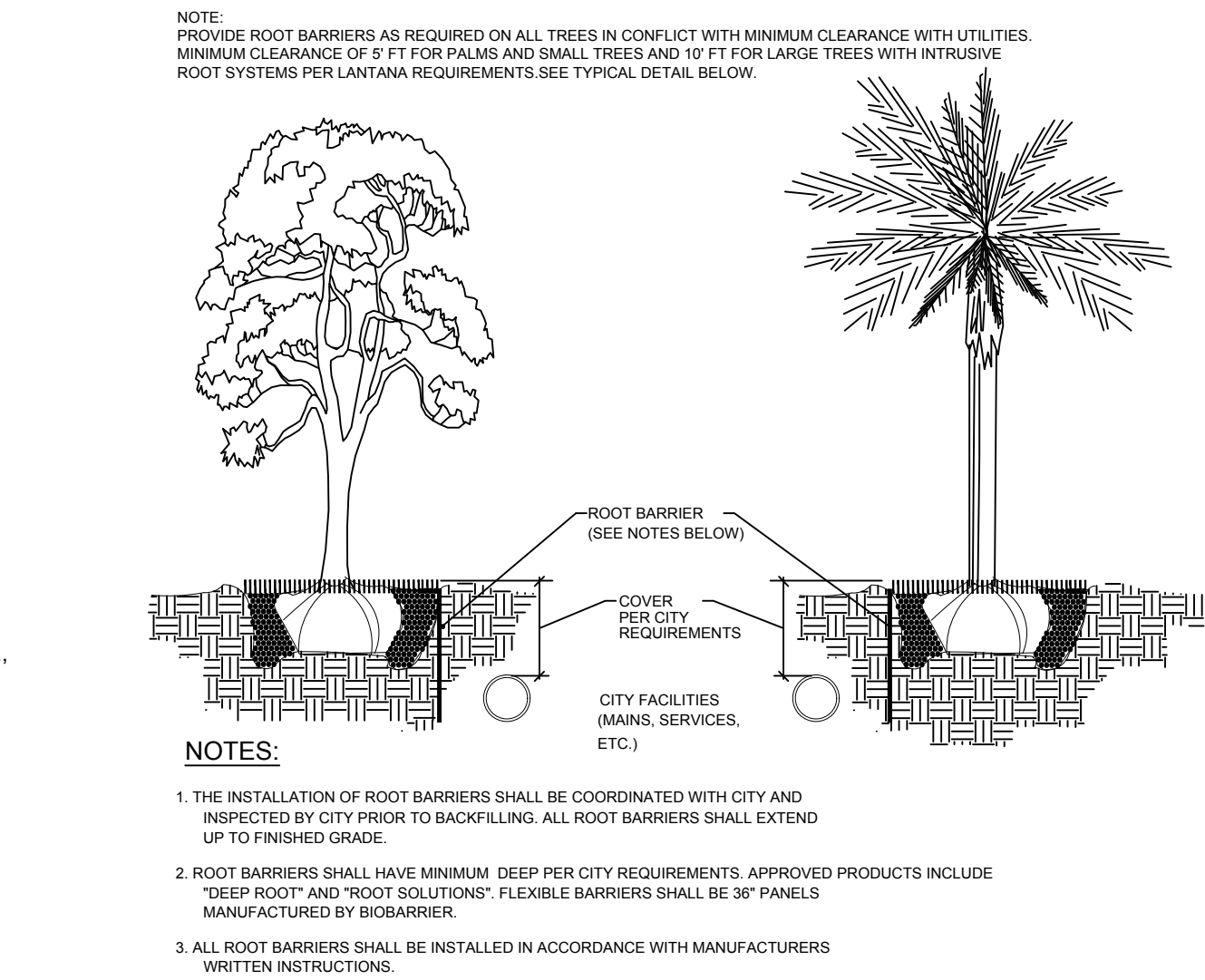


Palm Planting Detail

NTS



Large Tree Planting Detail



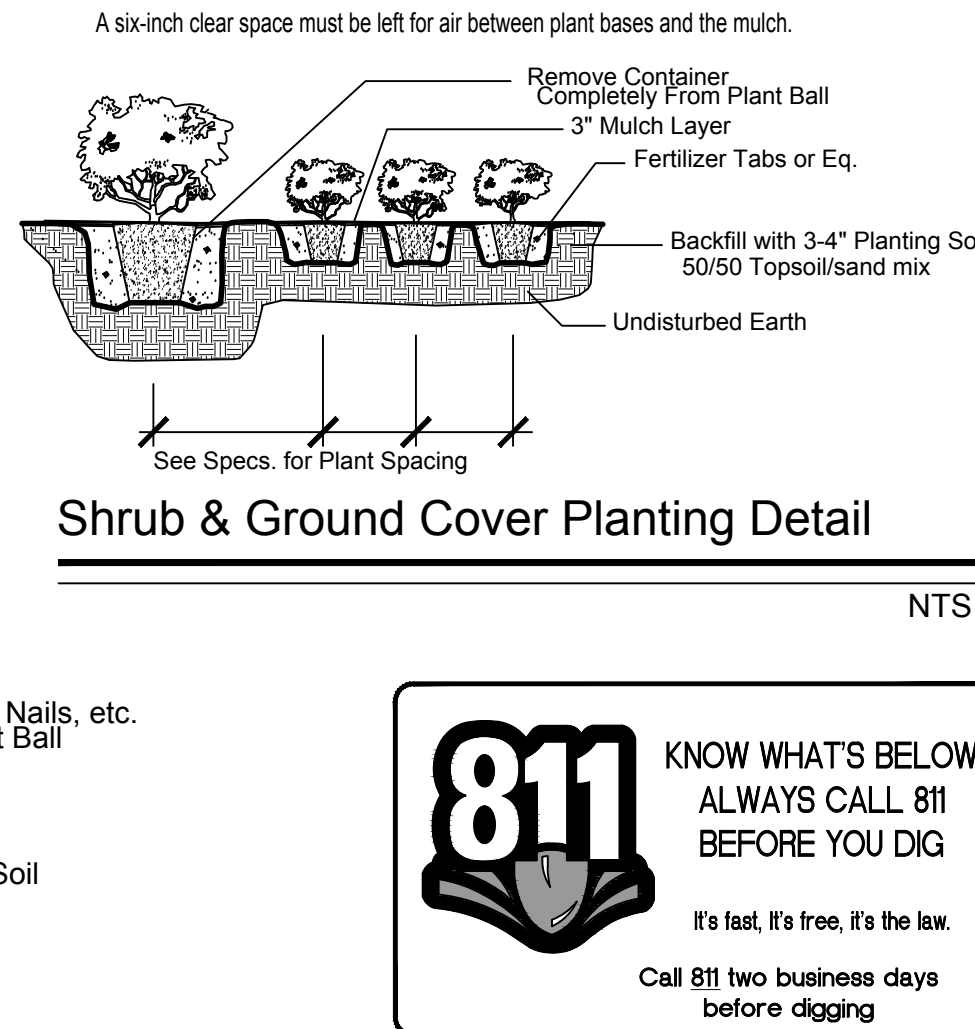
Root Barrier Detail

NTS

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 NUIFERA	COCONUT PALM 'GREEN MALAYAN'	FG/B&B		6' GW, FL FANCY	NO	HIGH		
PD	4	PHOENIX DACTYLIFERA 'MEDJOOOL'	MEDJOOOL 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, 22'-20" 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 YAUPON 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	NEPHROLEPS EXALTATA	BOSTON FERN	3 GAL.		12" HT. X 12" SPR	YES	HIGH	18" o.c.	
PBM	100	PHILODENDRON X 'BURLIE MARK'	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						

Small Tree Planting Detail

NTS



INITIAL SITE PLAN SUBMITTAL

LANDSCAPE PLANS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

PLANTING DETAILS AND NOTES

Release Date

10-31-19

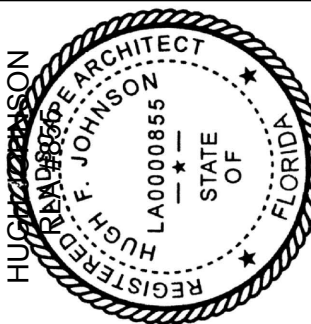
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Drawing Number

L-216

LANDSCAPE PLANS



Revision Dates

Architectural Alliance Landscape

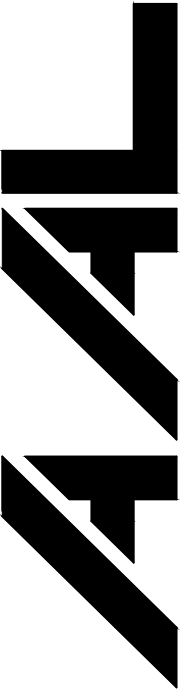
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-9858 EMAIL: AJohnson@aall.net

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

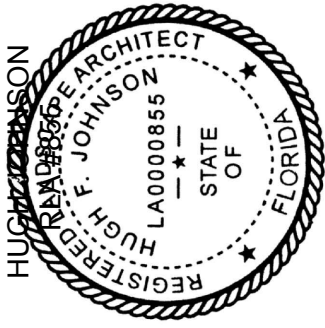


KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

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



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Revision Dates

LANDSCAPE PLANS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

LANDSCAPE CALCULATIONS

Release Date

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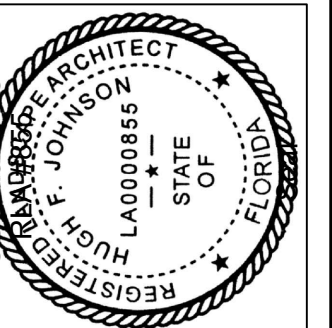
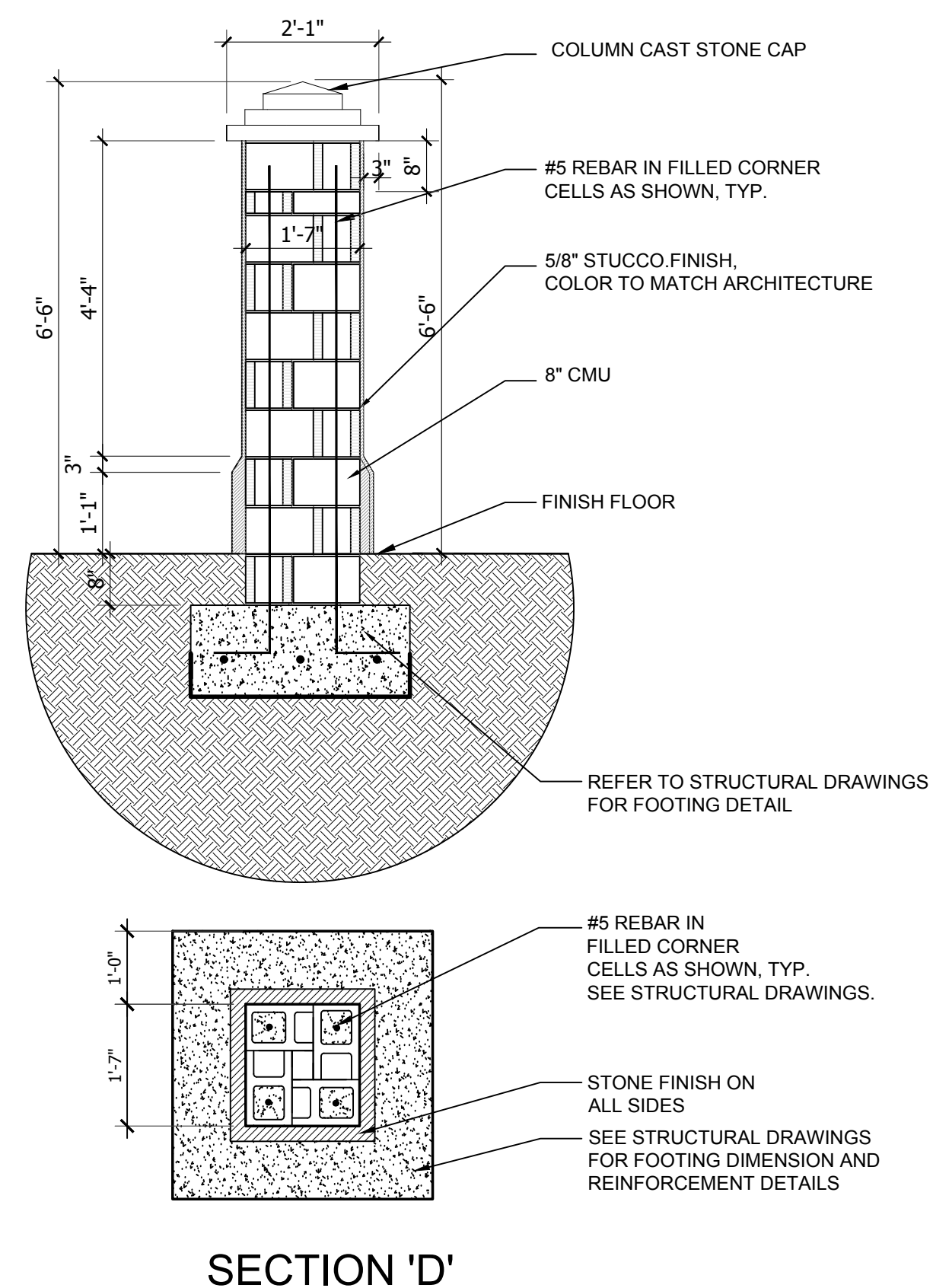
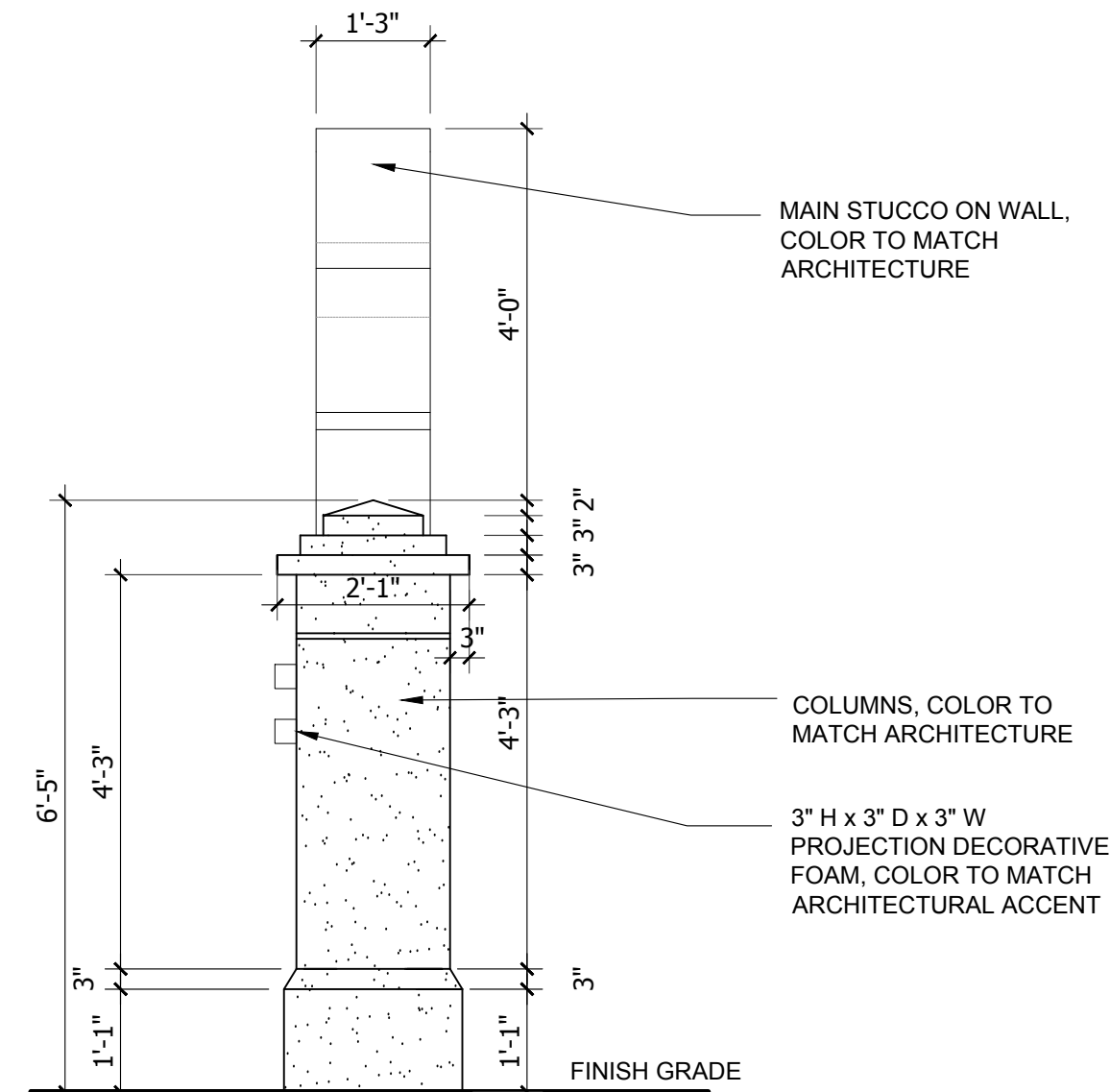
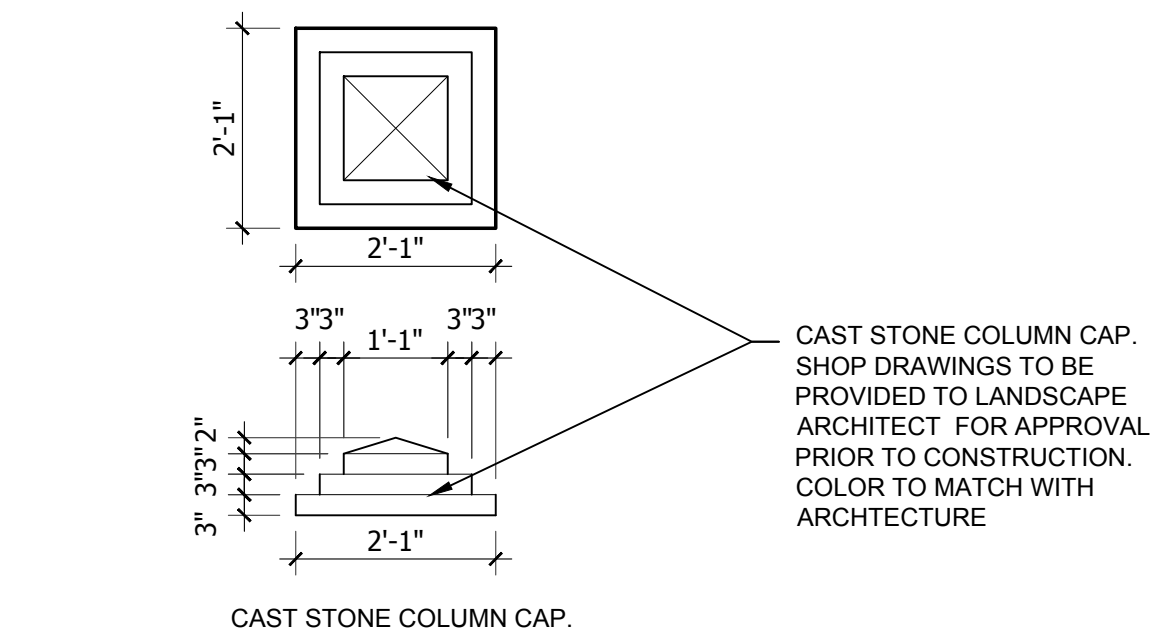
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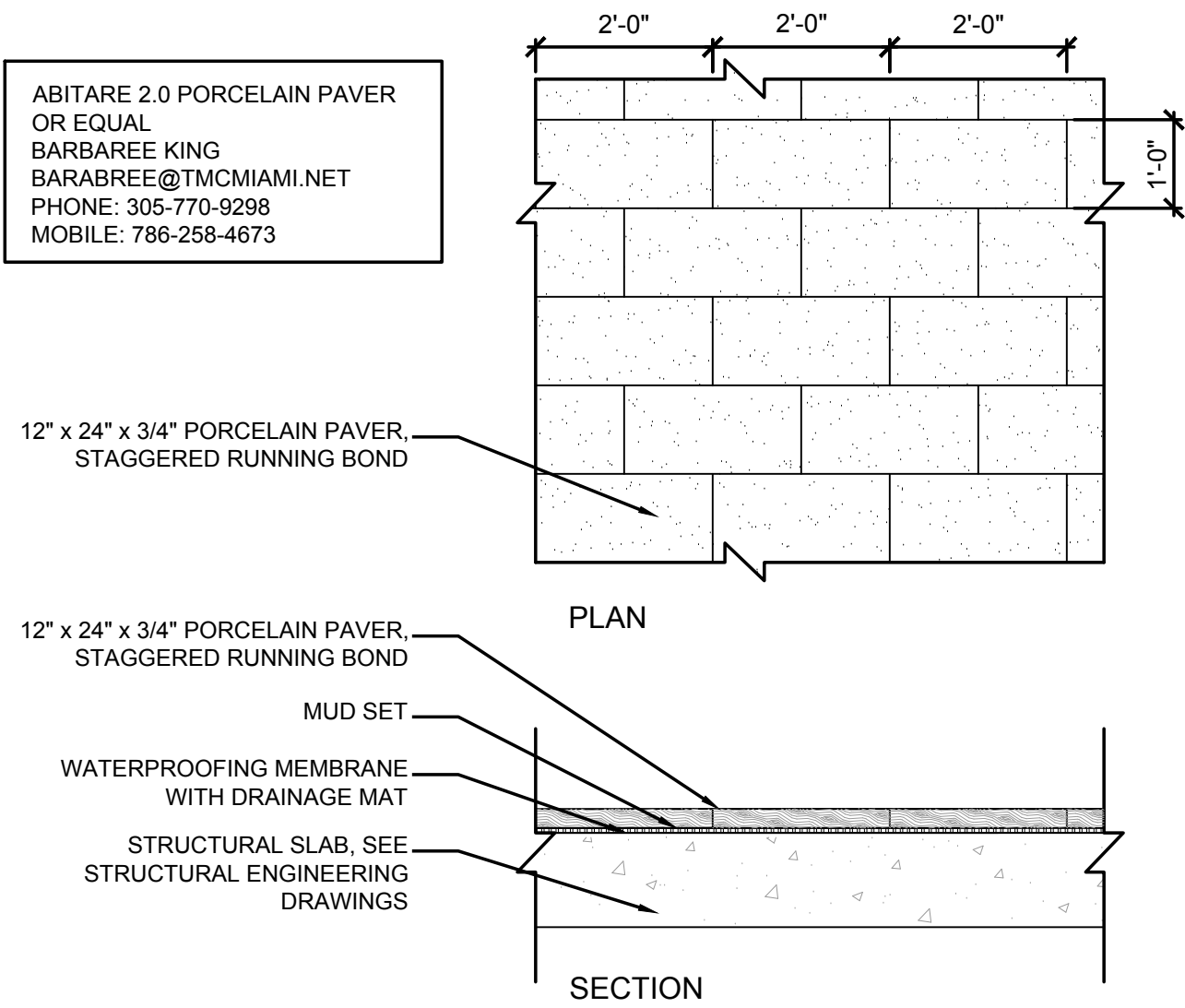
1931b

Drawing Number

L-217

LANDSCAPE PLANS

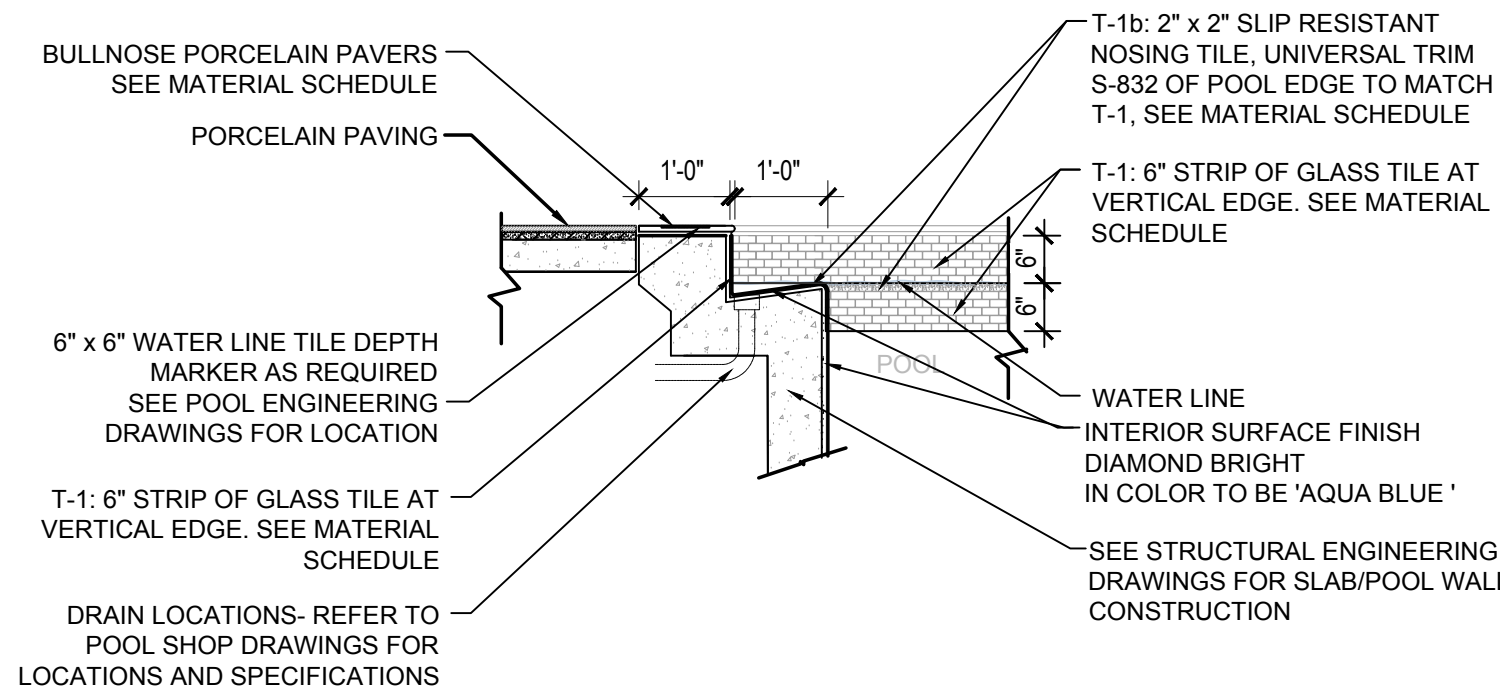




01 - POOL DECK PAVING

PLAN / SECTION

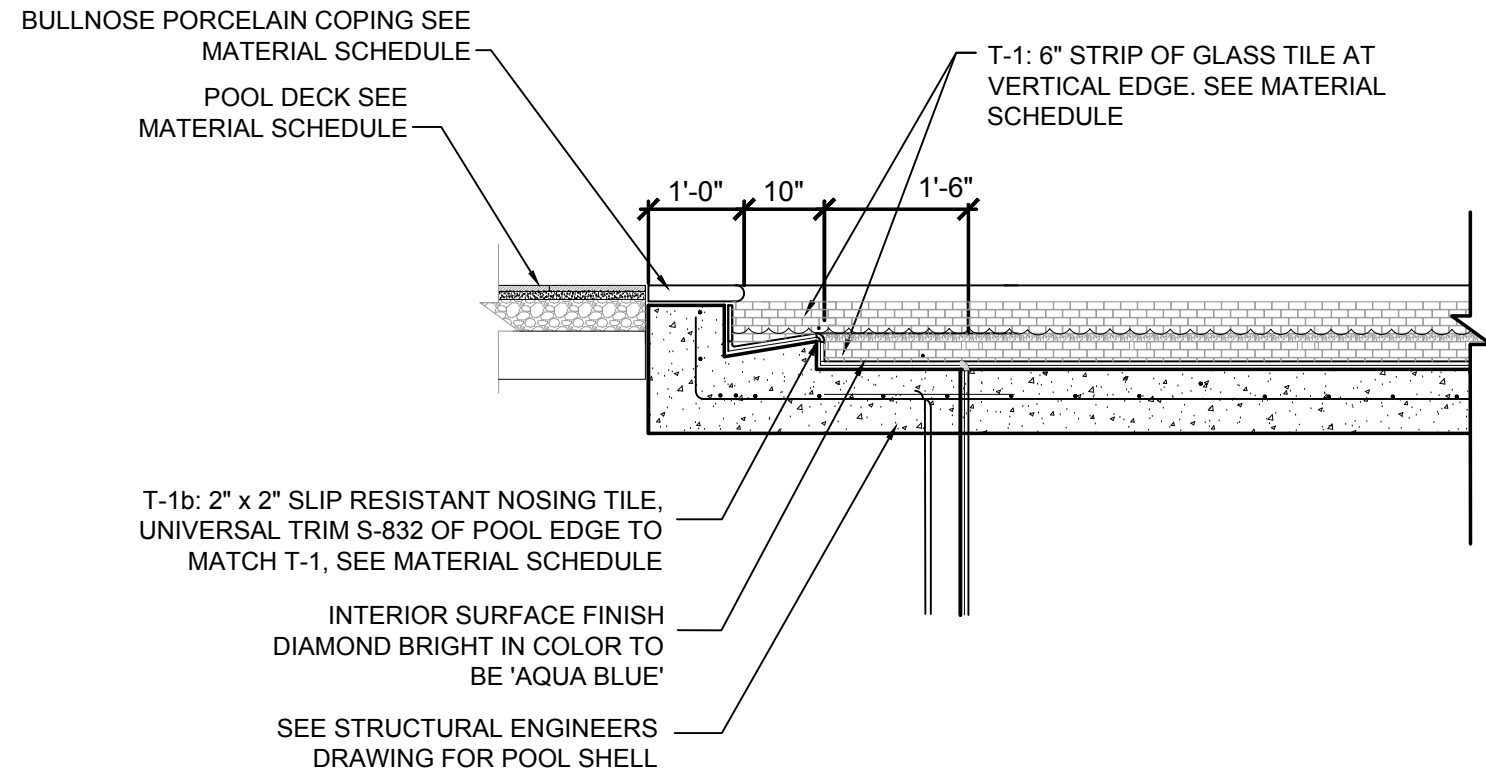
SCALE: 1/2" = 1'-0"



02 - POOL GUTTER

SECTION

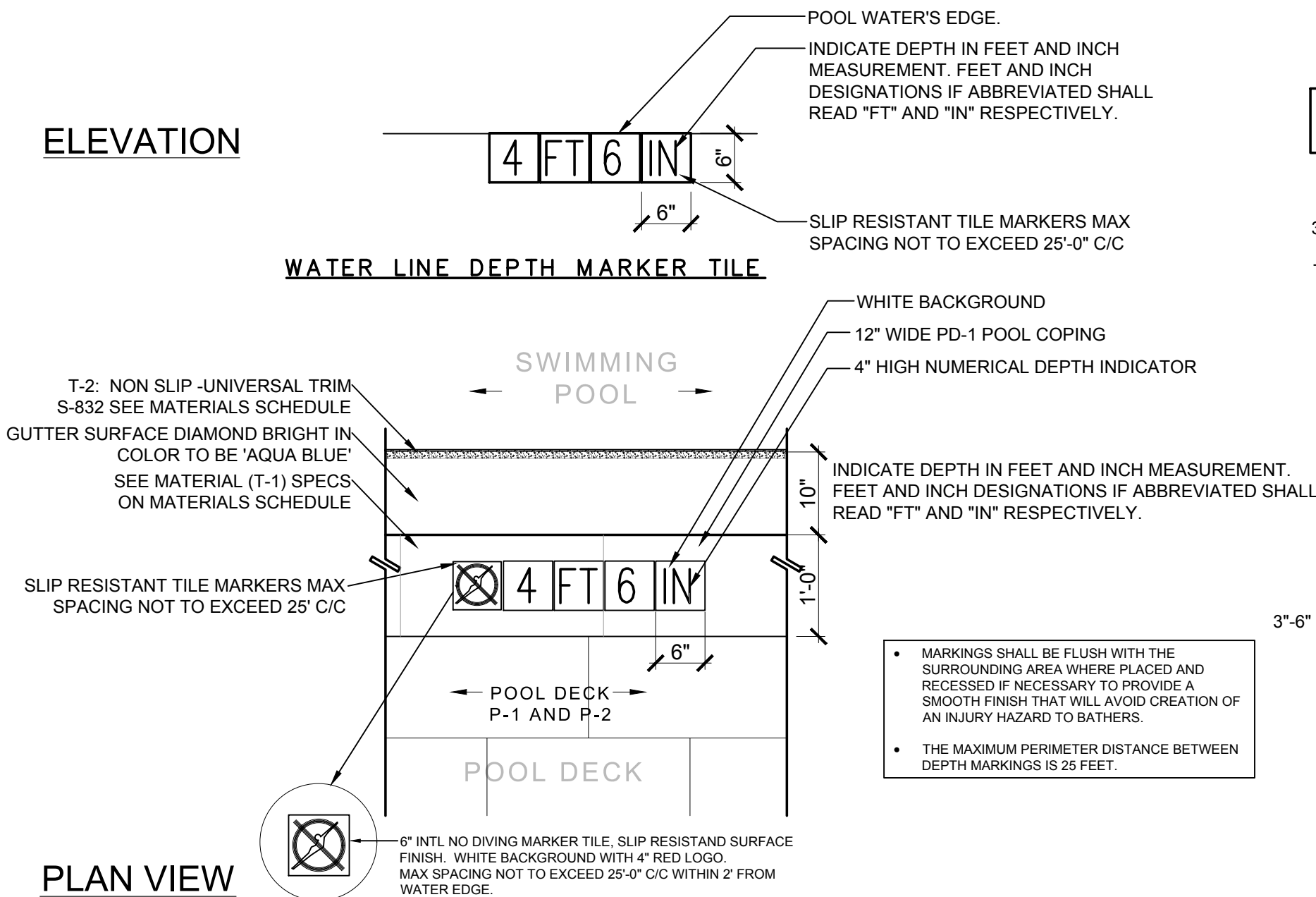
SCALE: 1/2" = 1'-0"



03 - POOL SEAT

SECTION

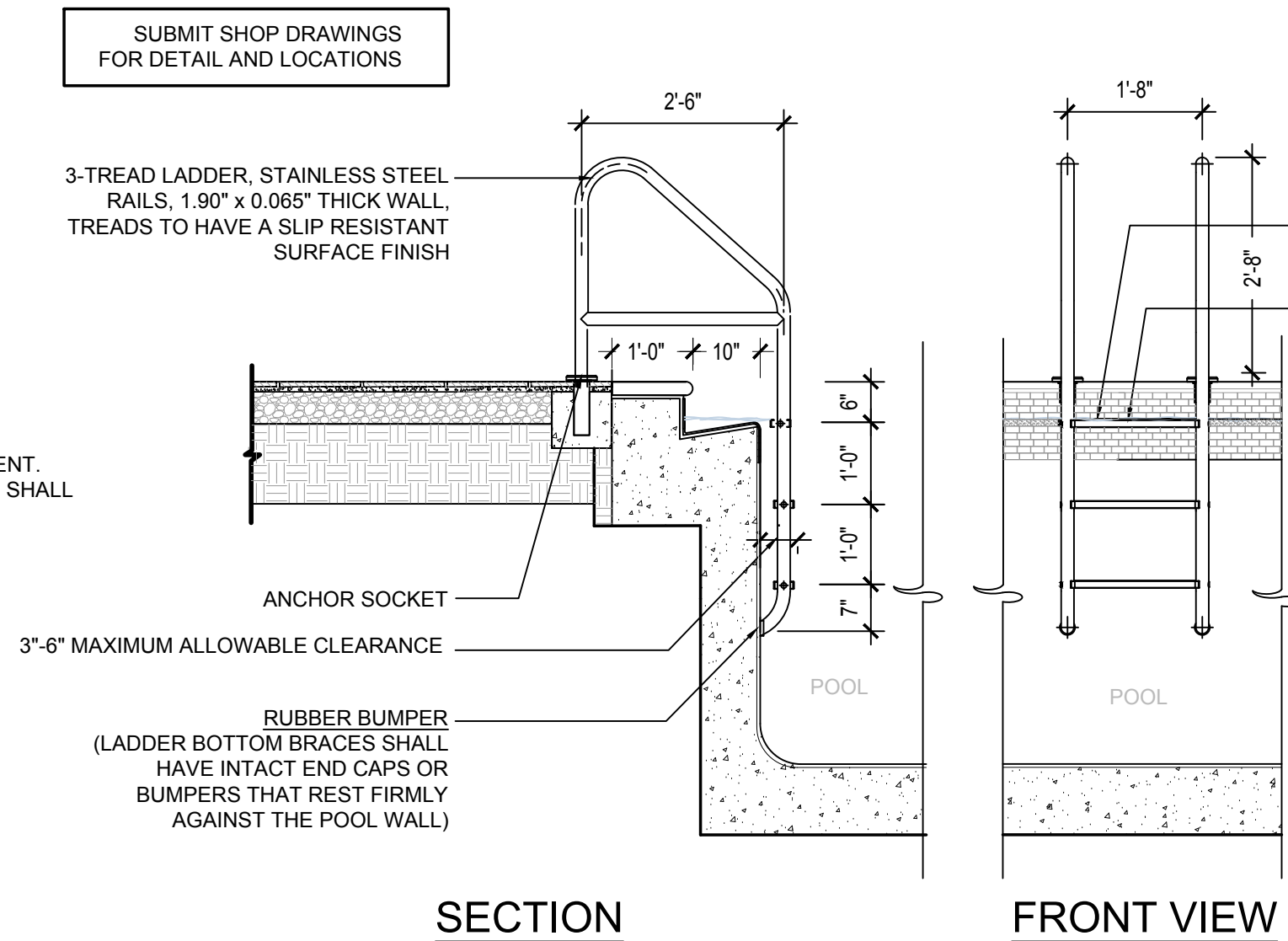
SCALE: 1/2" = 1'-0"



04 - WATERLINE TILE

PLAN / ELEVATION

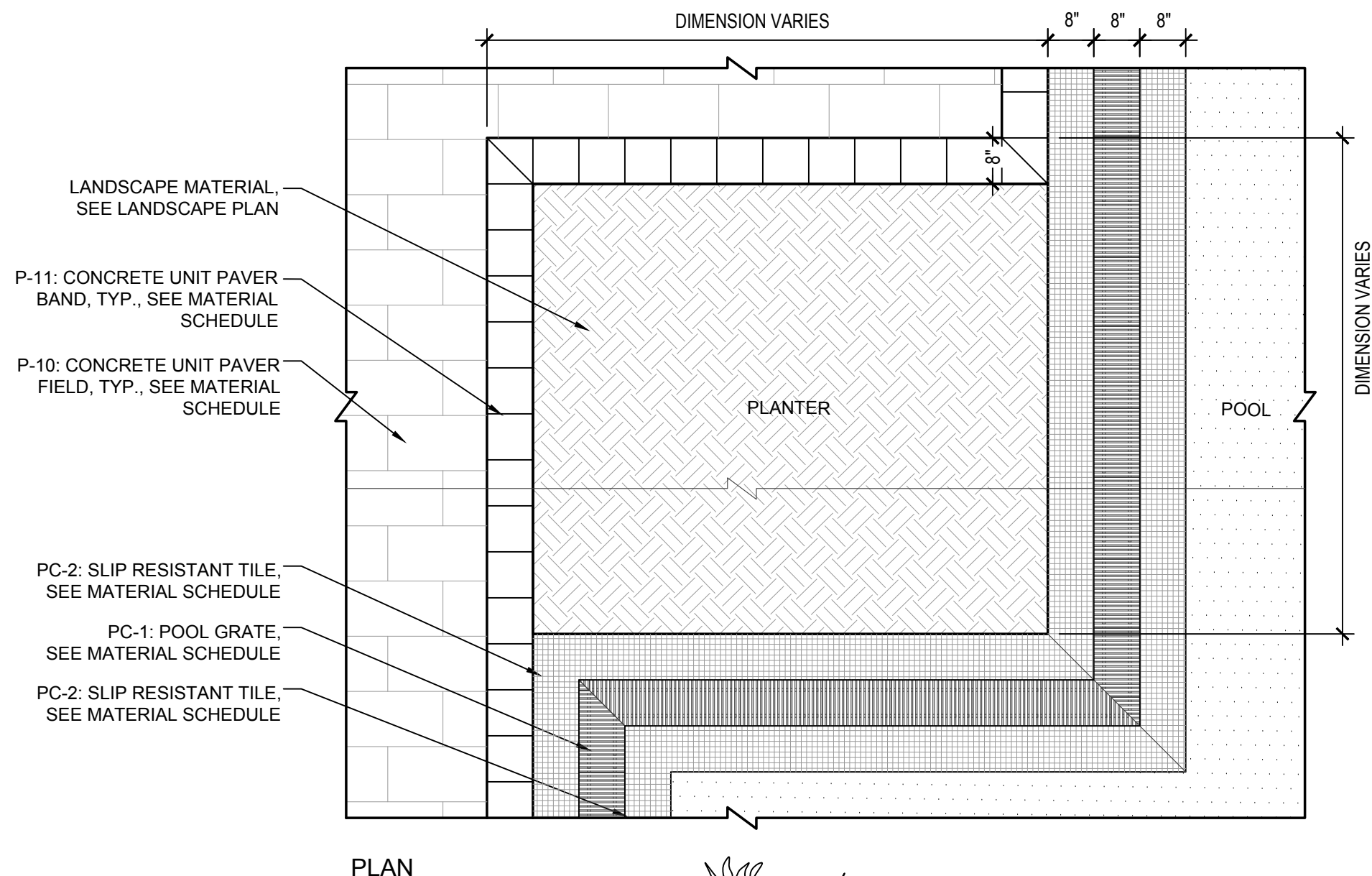
SCALE: 3/4" = 1'-0"



05 - POOL LADDER

SECTION

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



06 - POOL STAIRS

IMAGE

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

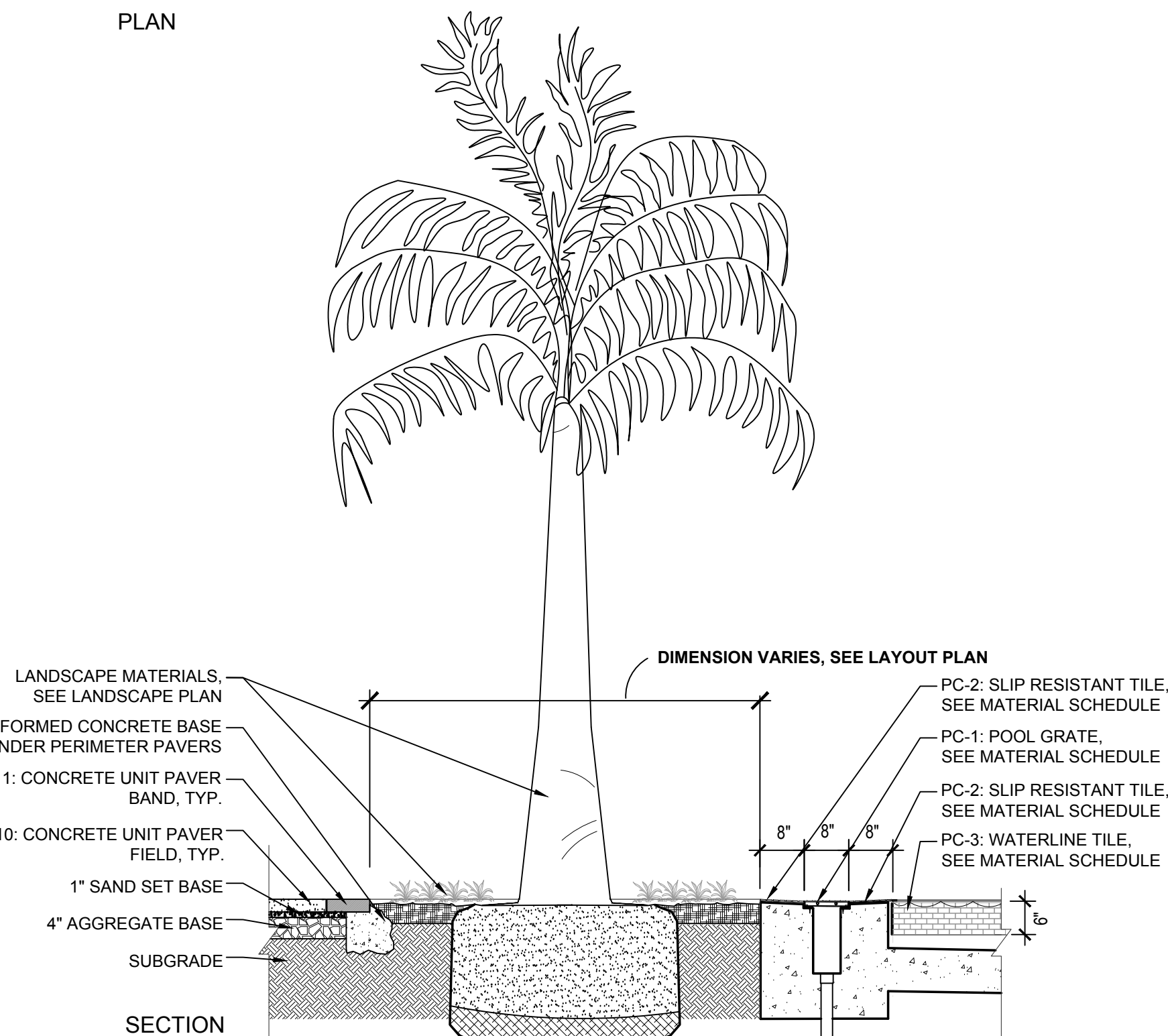
- FREE STANDING SHOWER
- SINGLE SUPPLY SHOWER UNIT
ADA METERED PUSH VALVE
8" SQUARE SHOWER HEAD
MODEL: FTA-Q86T-C-ADA
- 316 MARINE GRADE STAINLESS STEEL
 - AVAILABLE IN BRUSHED AND MIRROR FINISH

OUTDOOR SHOWER COMPANY
WWW.OUTDOORSHOWERCO.COM
INFO@OUTDOORSHOWERCO.COM
866-746-9371

07 - POOL SHOWER

IMAGE

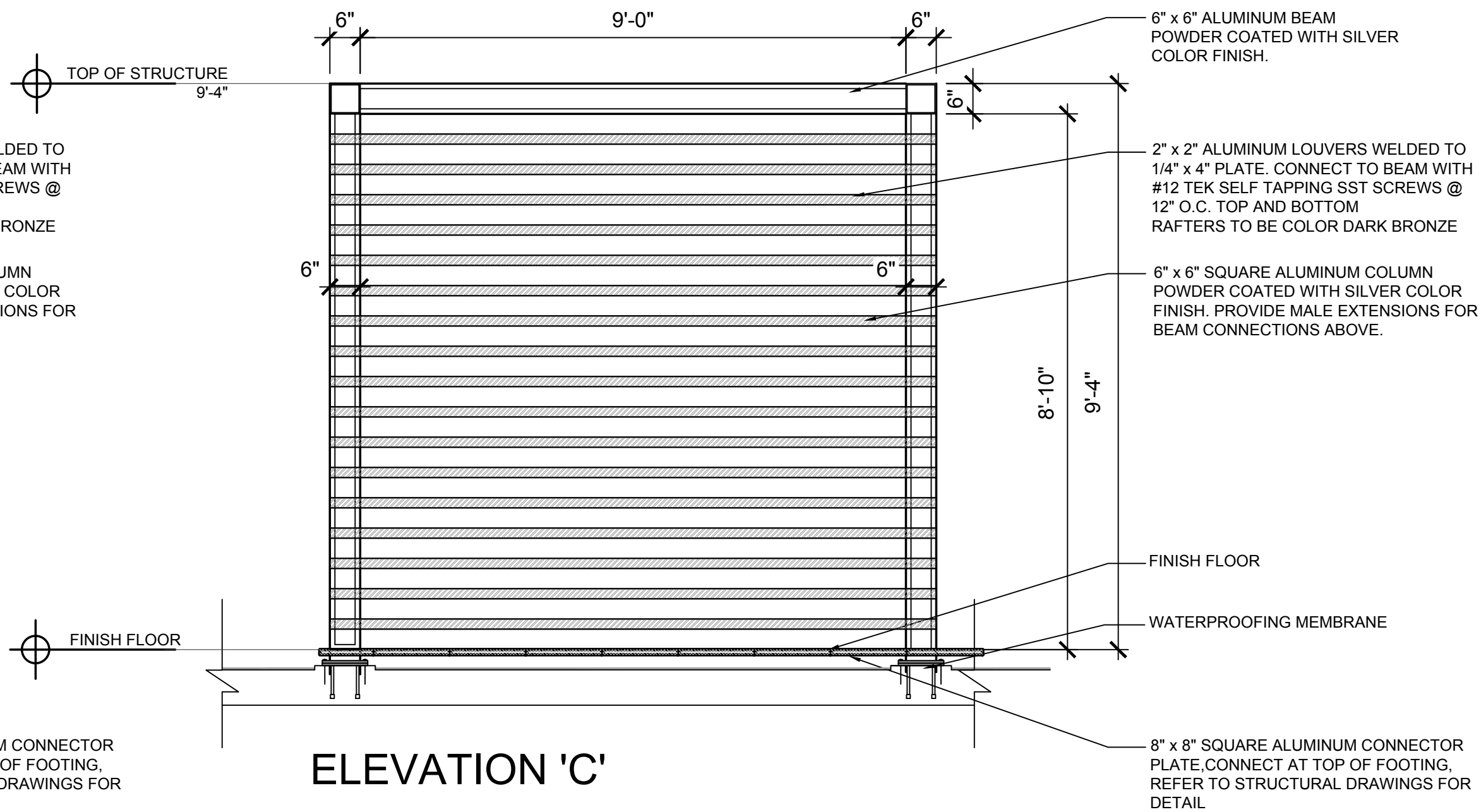
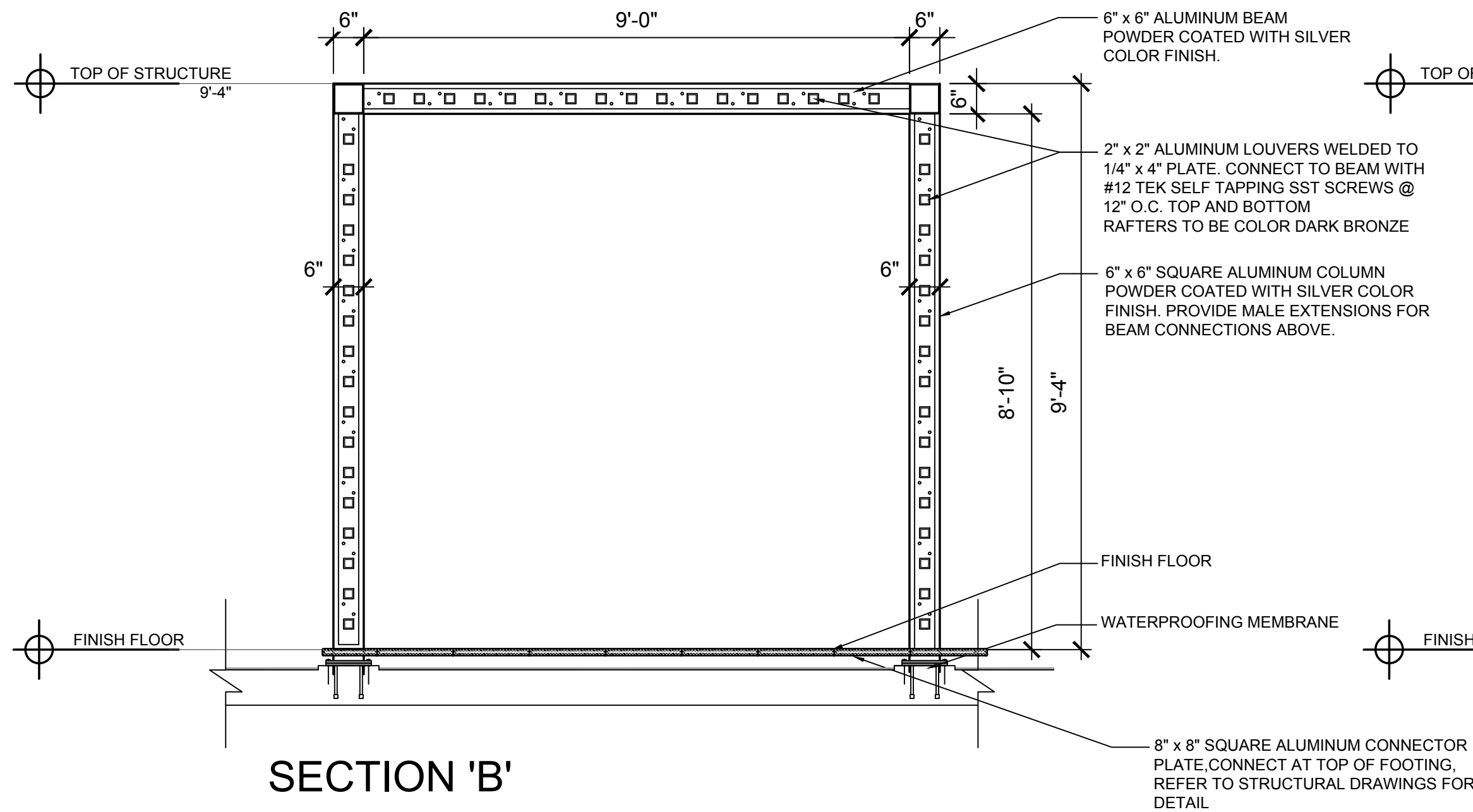
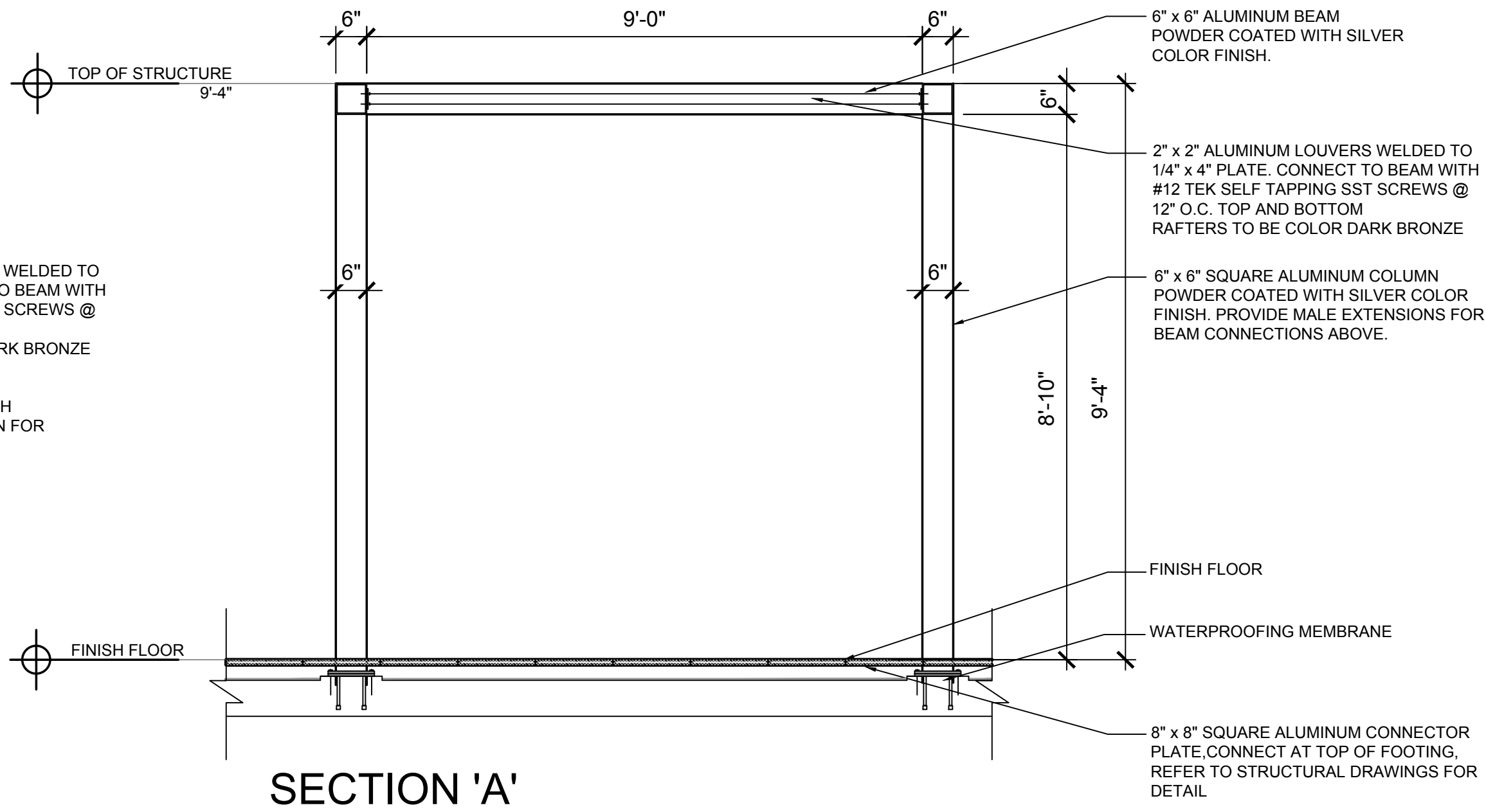
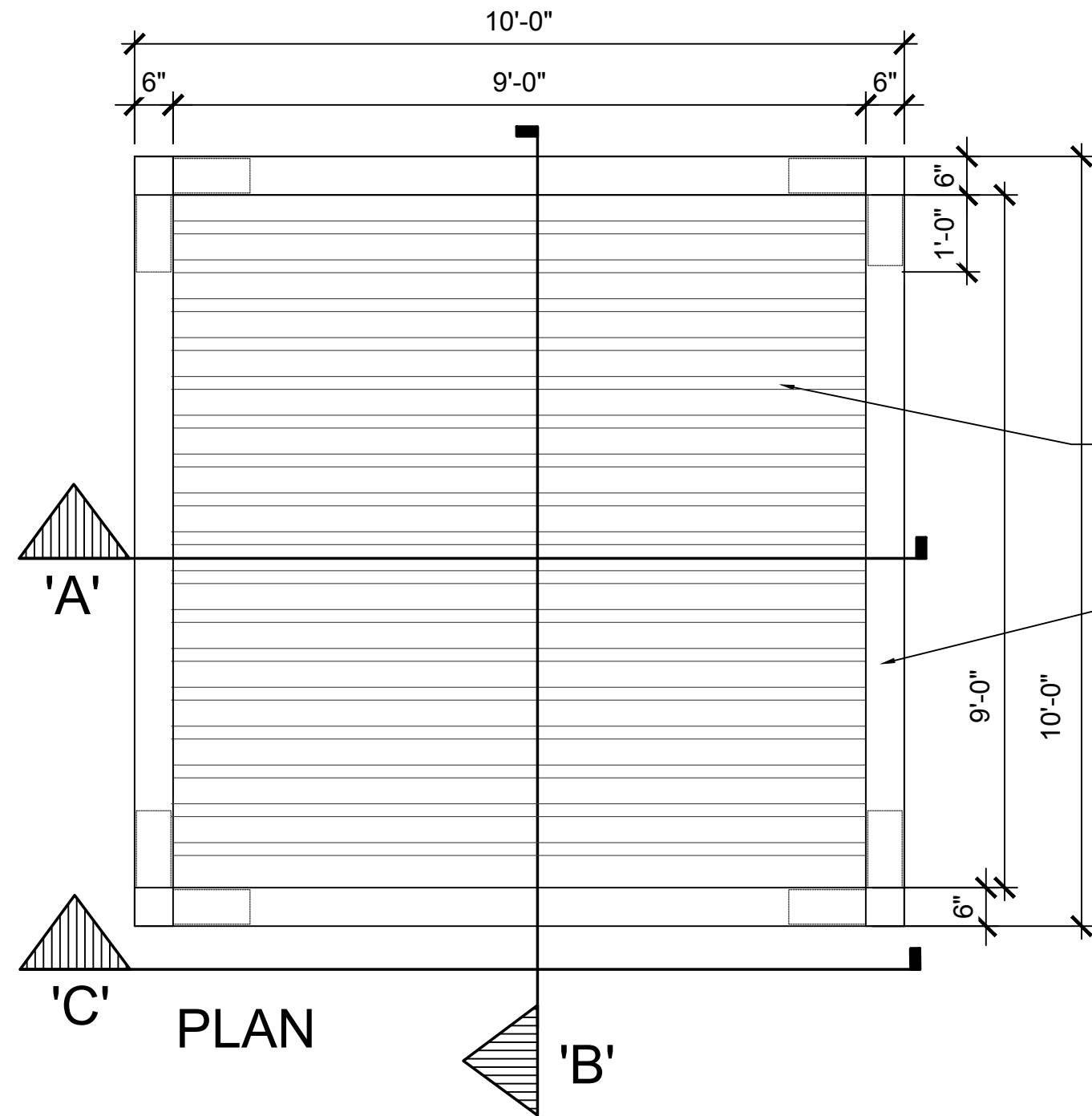
SCALE: 1/2" = 1'-0"



08 - POOL DECK PLANTER

PLAN / SECTION

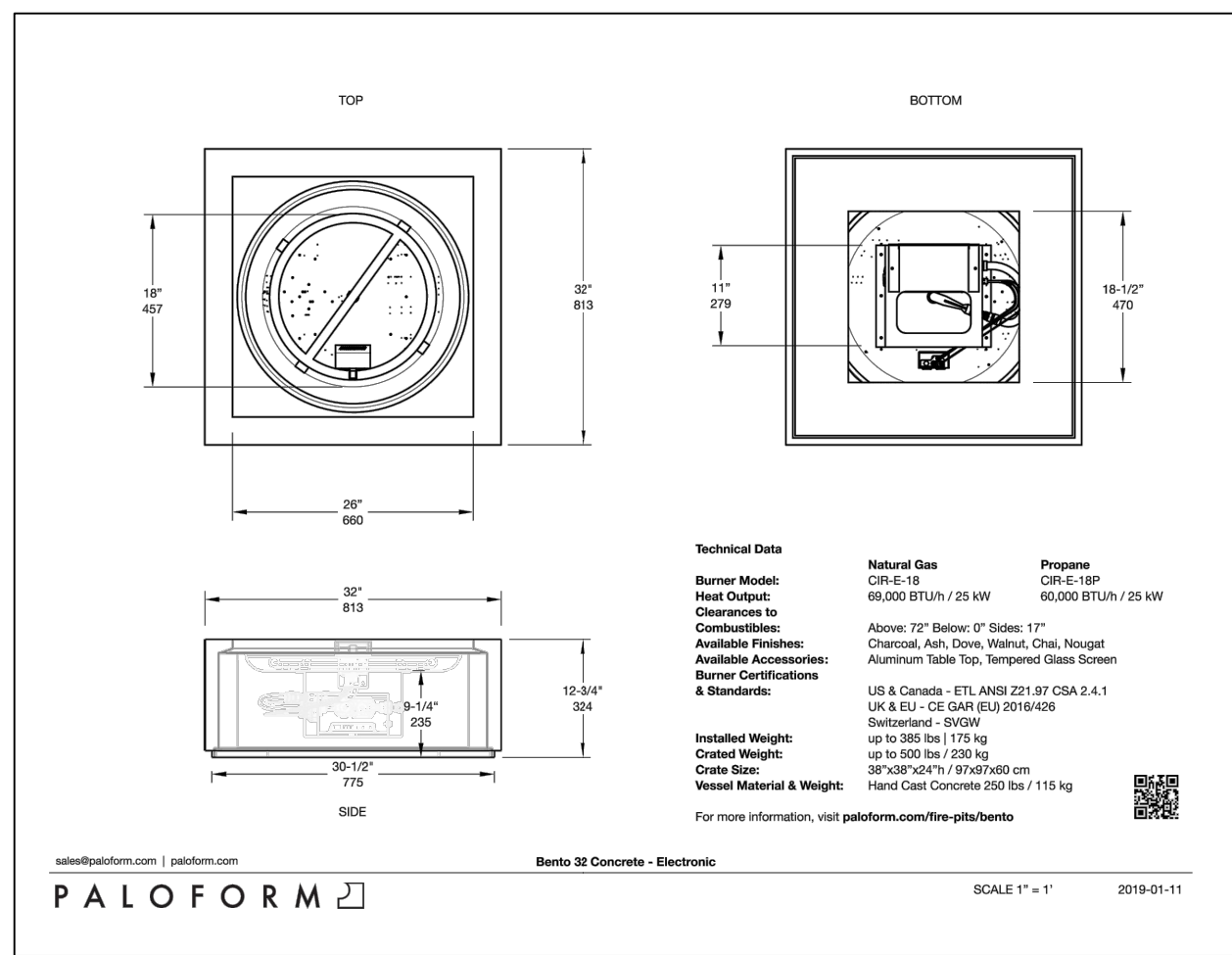
SCALE: 1/2" = 1'-0"



01 - CABANA

PLAN / SECTION / ELEVATION

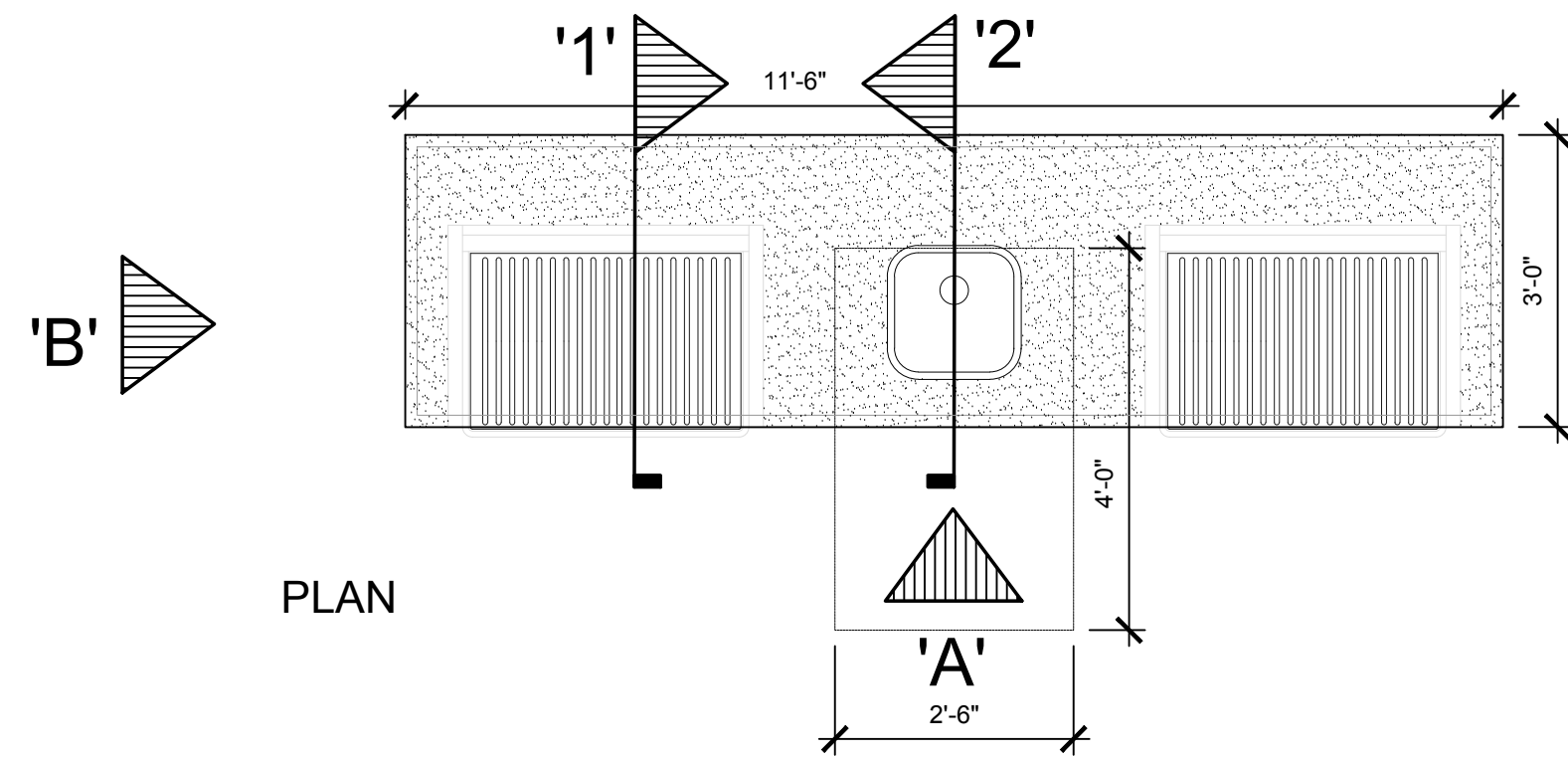
SCALE: 1/2" = 1'-0"



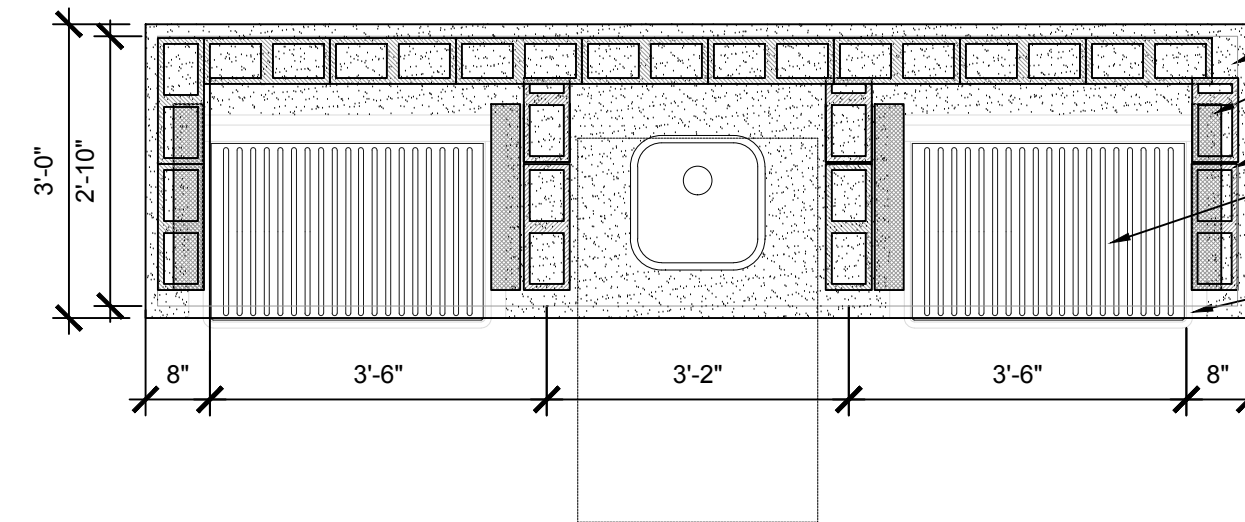
02 - FIRE TABLE

PLAN / SECTION

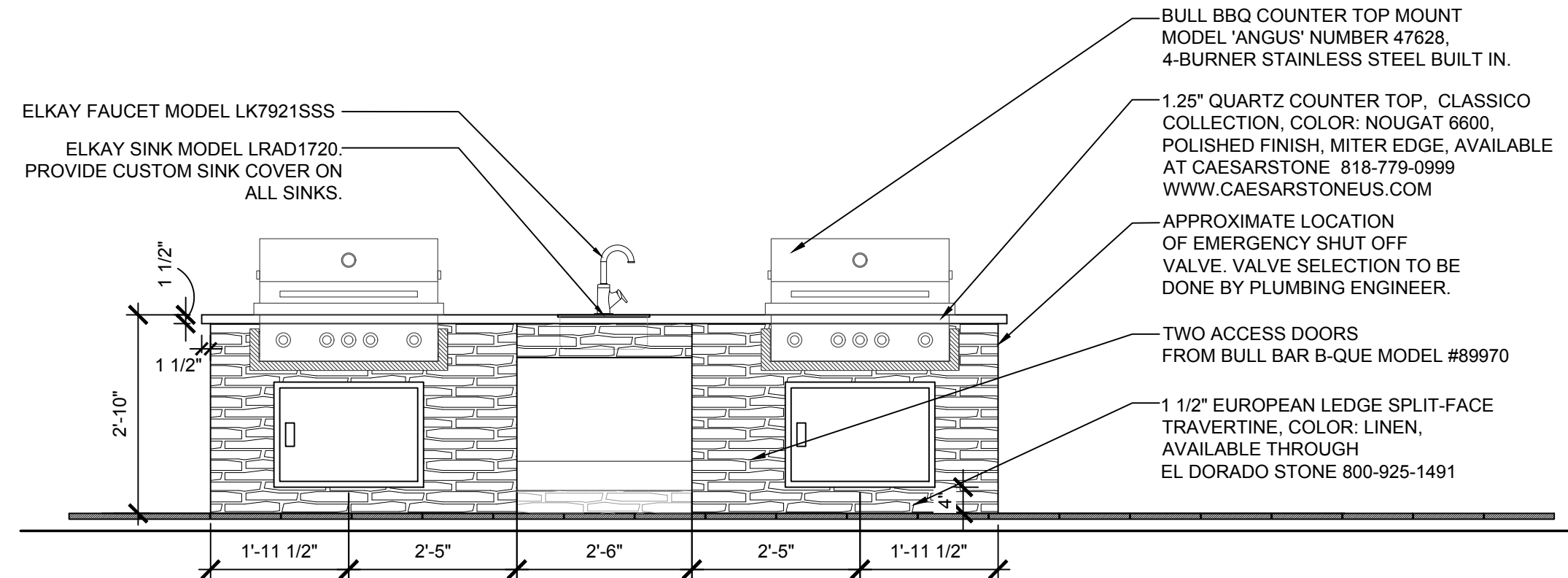
SCALE: NTS



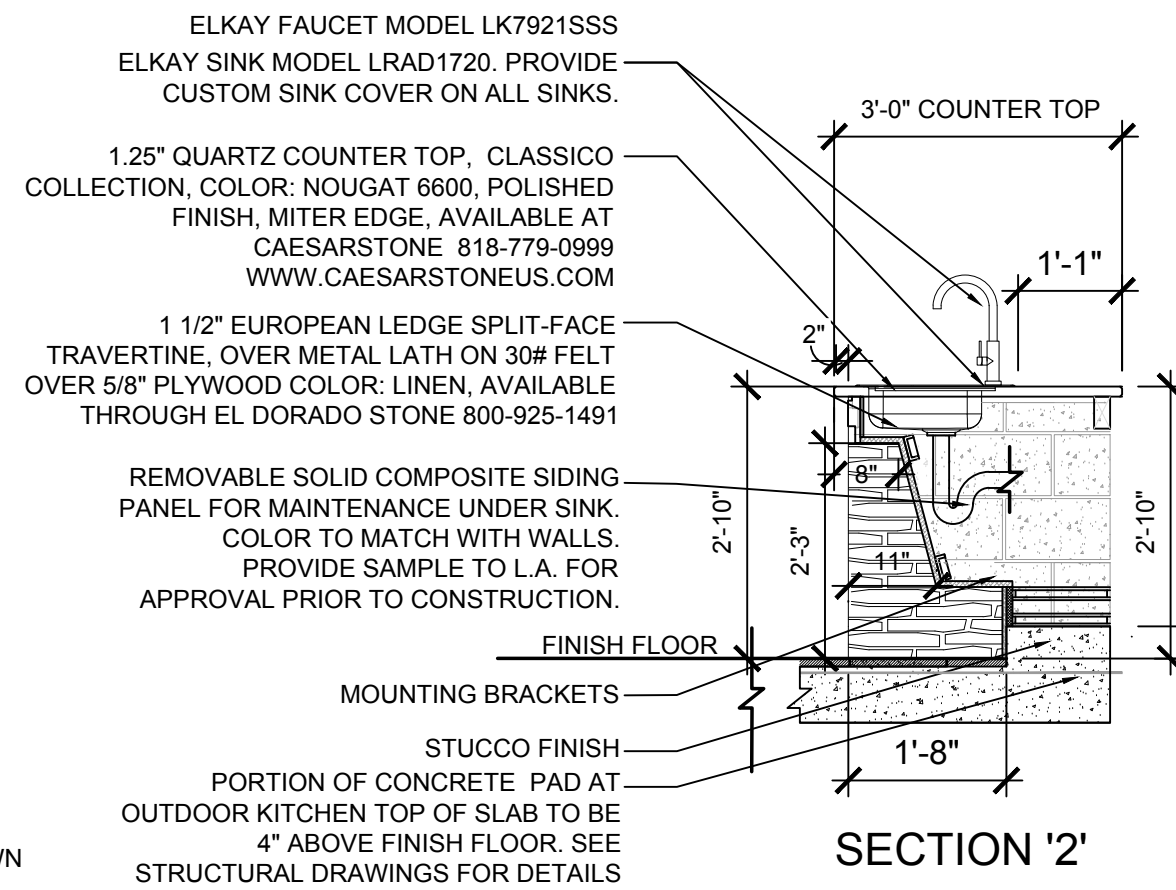
PLAN



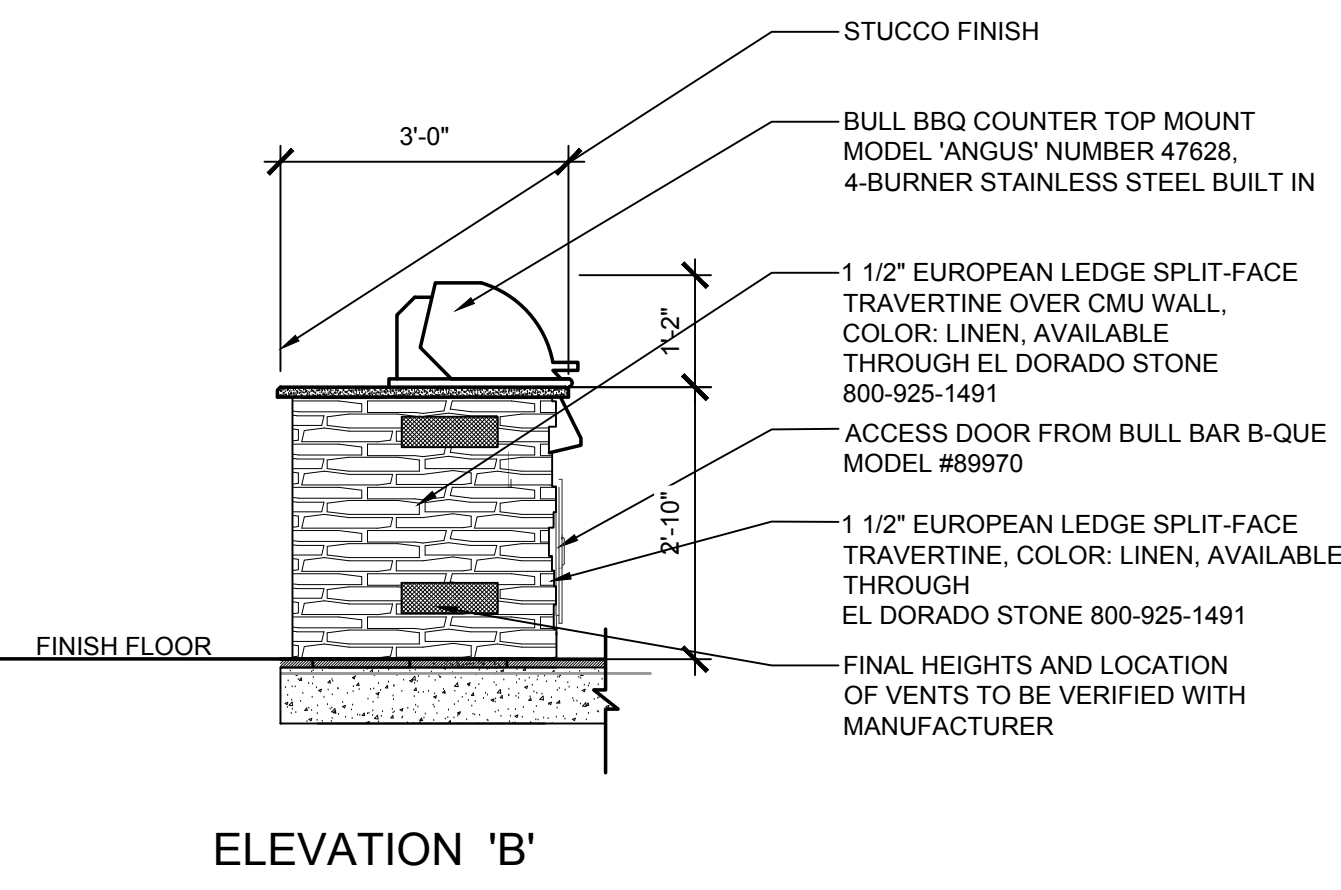
SLAB / WALL LAYOUT PLAN



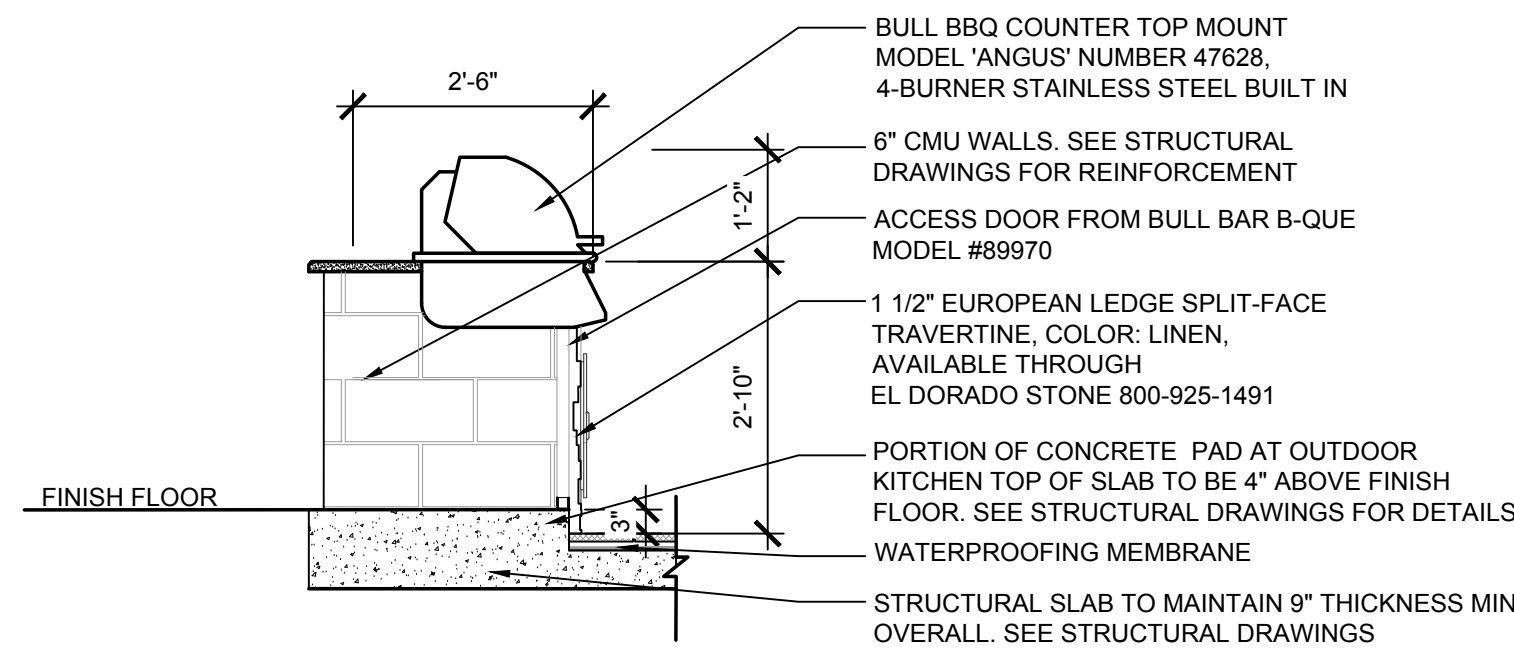
ELEVATION 'A'



SECTION '2'



ELEVATION 'B'

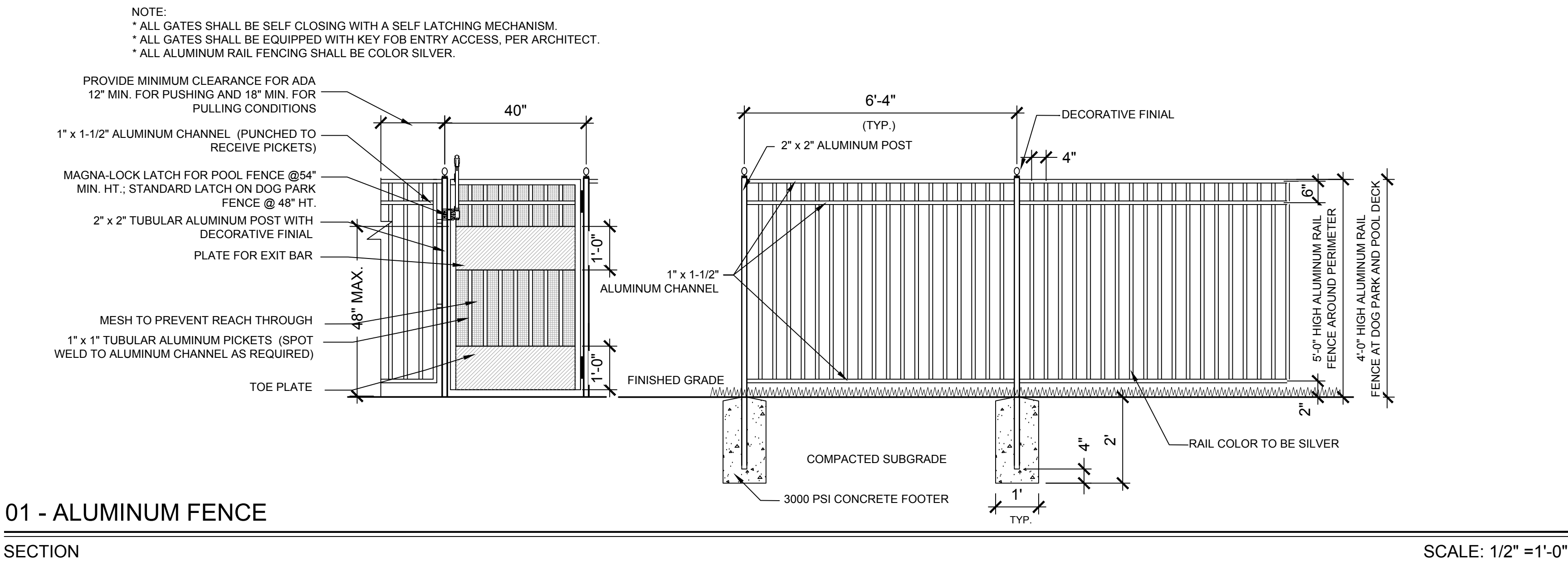


SECTION '1'

01 - OUTDOOR KITCHEN

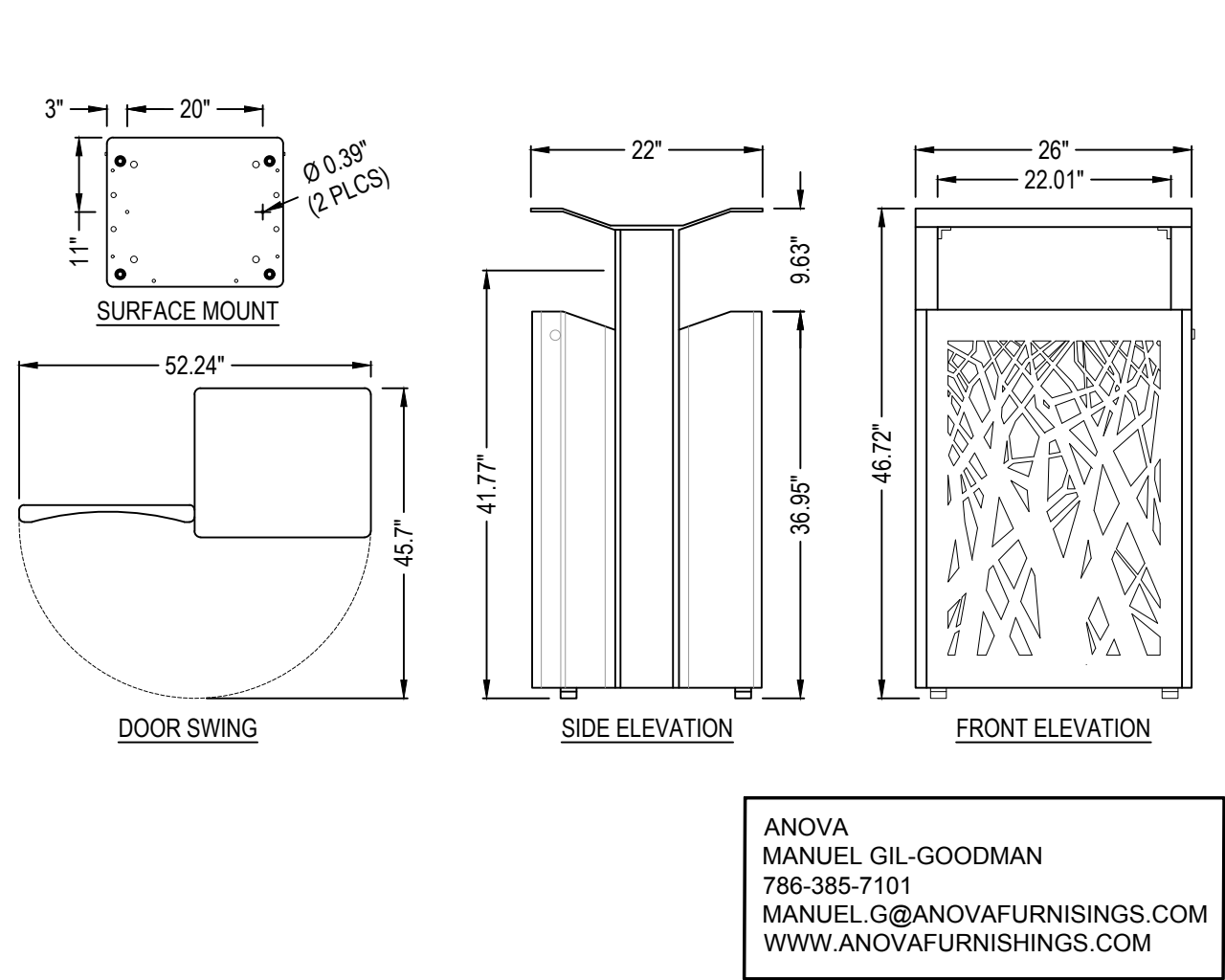
PLAN / SECTION / ELEVATION

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



01 - ALUMINUM FENCE

SECTION



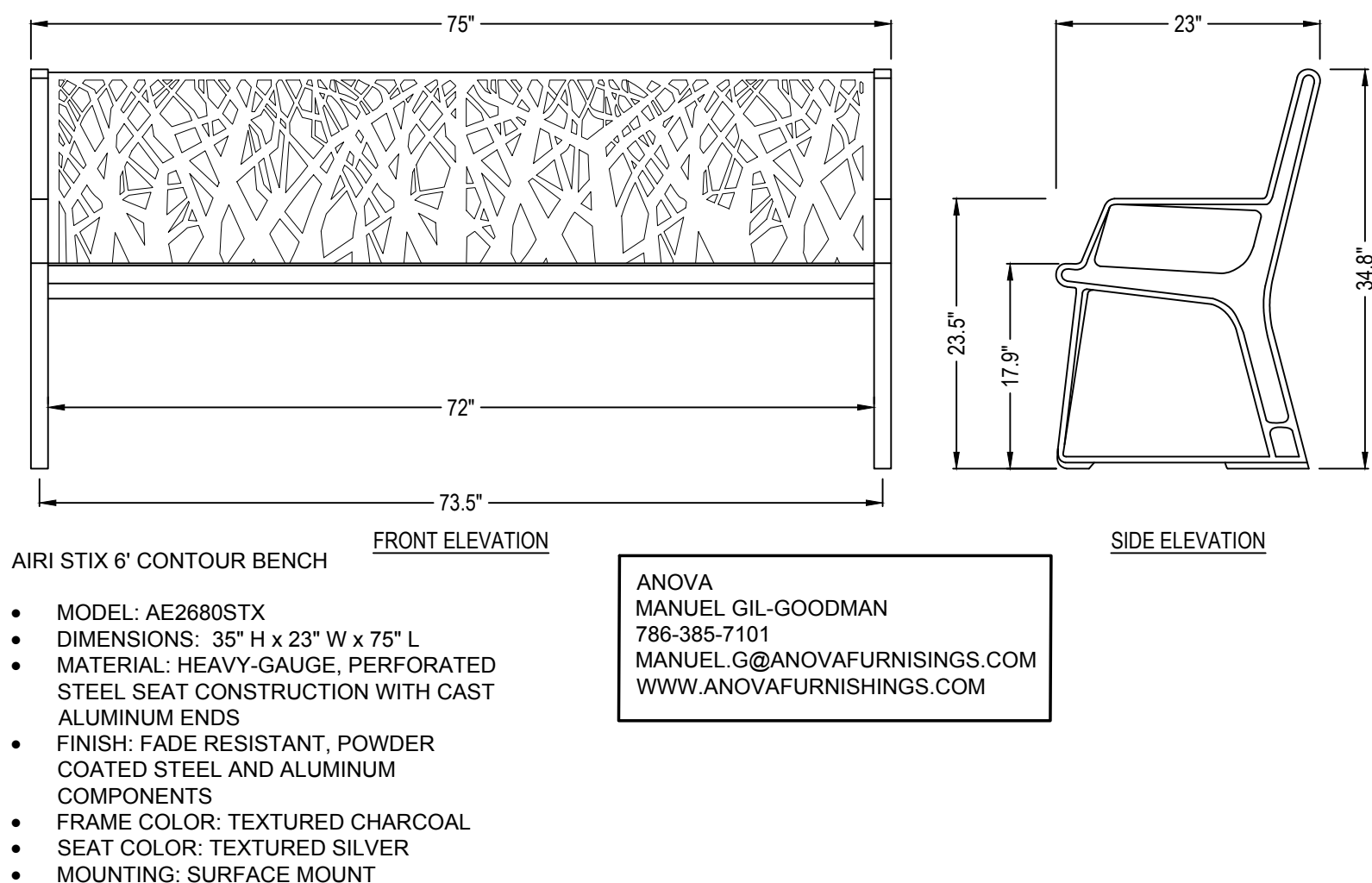
03 - TRASH RECEPTACLE

PLAN / ELEVATION

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

AIRI STIX 45-GALLON TRASH RECEPTACLE WITH SIDE DOOR

- MODEL: AE2645CT-STX
- DIMENSIONS: 47" H x 26" W x 22" D
- MATERIAL: HEAVY-GAUGE STEEL CONSTRUCTION WITH EXTRUDED ALUMINUM FRAME
- FINISH: FADE RESISTANT, POWDER COATED STEEL AND ALUMINUM COMPONENTS
- FRAME COLOR: TEXTURED CHARCOAL
- PANEL / LID COLOR: TEXTURED SILVER
- MOUNTING: SURFACE MOUNT
- INCLUDES BUILT-IN TOP, REUSABLE PLASTIC LINER AND ADJUSTABLE RUBBER FEET
- SIDE DOOR FEATURES MAGNETIC DOOR LATCH, CONTINUOUS GEARED HINGE AND CAM LOCK SYSTEM
- ADA COMPLIANT



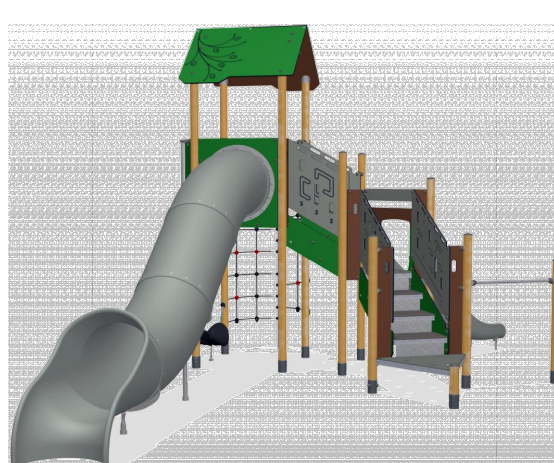
04 - BENCH

ELEVATION

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

PCM211804
Double Tower with Tower Net, Physical, Plastic Tube Slide ADA

KOMPAN
Let's play



Elevated Activities: 4	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	4	2	2
Required	2	1	1

This tall, dense play unit offers a variety of physical play activities. The wild climb up to the high platform is via the curved climbing net with one half of big meshes for heavy, big movement climbing - also allowing for climbing through - and one half of smaller meshes allowing for a faster climb up. An alternative route up is an accessible stairway, also allowing for a seated break with friends. The trip up the stairs can be stopped half way, trying out the one slide or be taken all the way up to the view from above and a stomach tickling, long tube slide ride. Back on the ground level, a nice hammock offers a rocking seat, and a somersault bar is there for somersaulting, hanging in the knees or being seated.

Product Line: Multi play structures
Category: MOMENTS™ School age
Age from: 5 - 12
Max. fall height (CM): 412
Total height (CM): 412
Safety Zone: 64.5 m2

IN-GROU. **ASTM**

KOMPAN INC. 605 W Howard Lane, Suite 101
Austin, TX 78753 Phone: 1 (800) 426-9768
USAles@koman.com | www.koman.us

KOMPAN FSC License No. FSC C004450
/ www.fsc.org
The mark of responsible forestry

06 - TOT LOT PLAY SURFACE

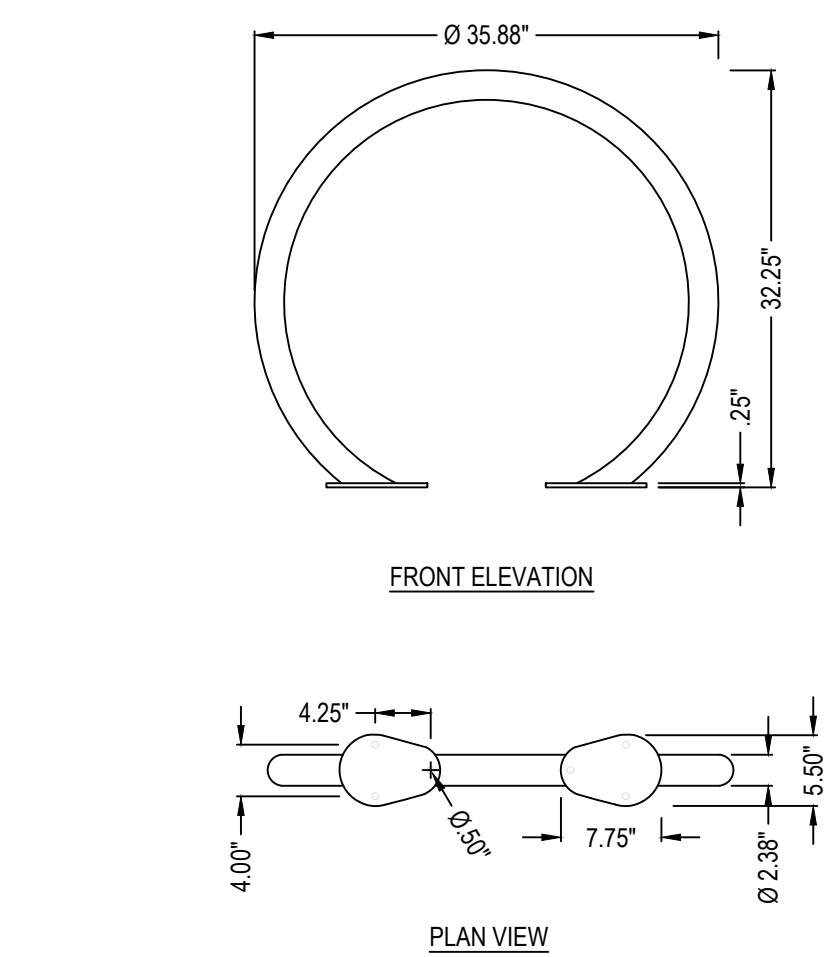
IMAGE

SCALE: NTS

02 - BIKE RACK

PLAN / ELEVATION

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



CIRCLE POWDER COATED BIKE RACK, SURFACE MOUNT

- MODEL: CIRCLEBR
- DIMENSIONS: 32" H x 6" W x 36" D
- MATERIAL: POWDER COATED STEEL
- FRAME COLOR: TEXTURED CHARCOAL
- MOUNTING: SURFACE MOUNT

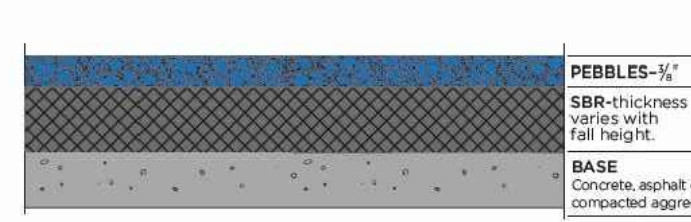
ANOVA
MANUEL GIL-GOODMAN
786-385-7101
MANUEL.G@ANOVAFURNISHINGS.COM
WWW.ANOVAFURNISHINGS.COM

AVAILABLE AT:
LANDSCAPE STRUCTURES
888-438-6574
WWW.PLAYLSI.COM
INFO@PLAYLSI



Uncompromising Safety

Protection that measures up to industry requirements. Safety and only go hand-in-hand at Landscape Structures. That's why PebbleFlex 2.0 is tested to accommodate fall heights of up to and including 12 feet, and meets all safety and accessibility standards. This high impact attenuation is the result of SBR recycled rubber. The thickness of the SBR varies depending upon the fall height requirements. (See diagram below, illustrating the layering system.) The recycled rubber allows for natural expansion and contraction and is water permeable.



05 - TOT LOT PLAY SURFACE

IMAGE

SCALE: NTS



PALM SPRINGS RESIDENCES

SITE DETAILS

PALM SPRINGS, FLORIDA

Sheet Description
SITE
DETAILS

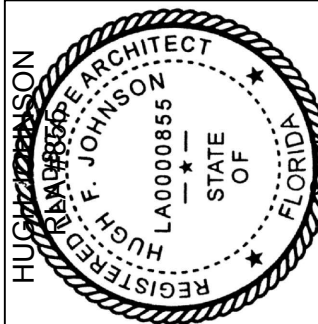
Release Date
10-31-19

Project Number
1931b

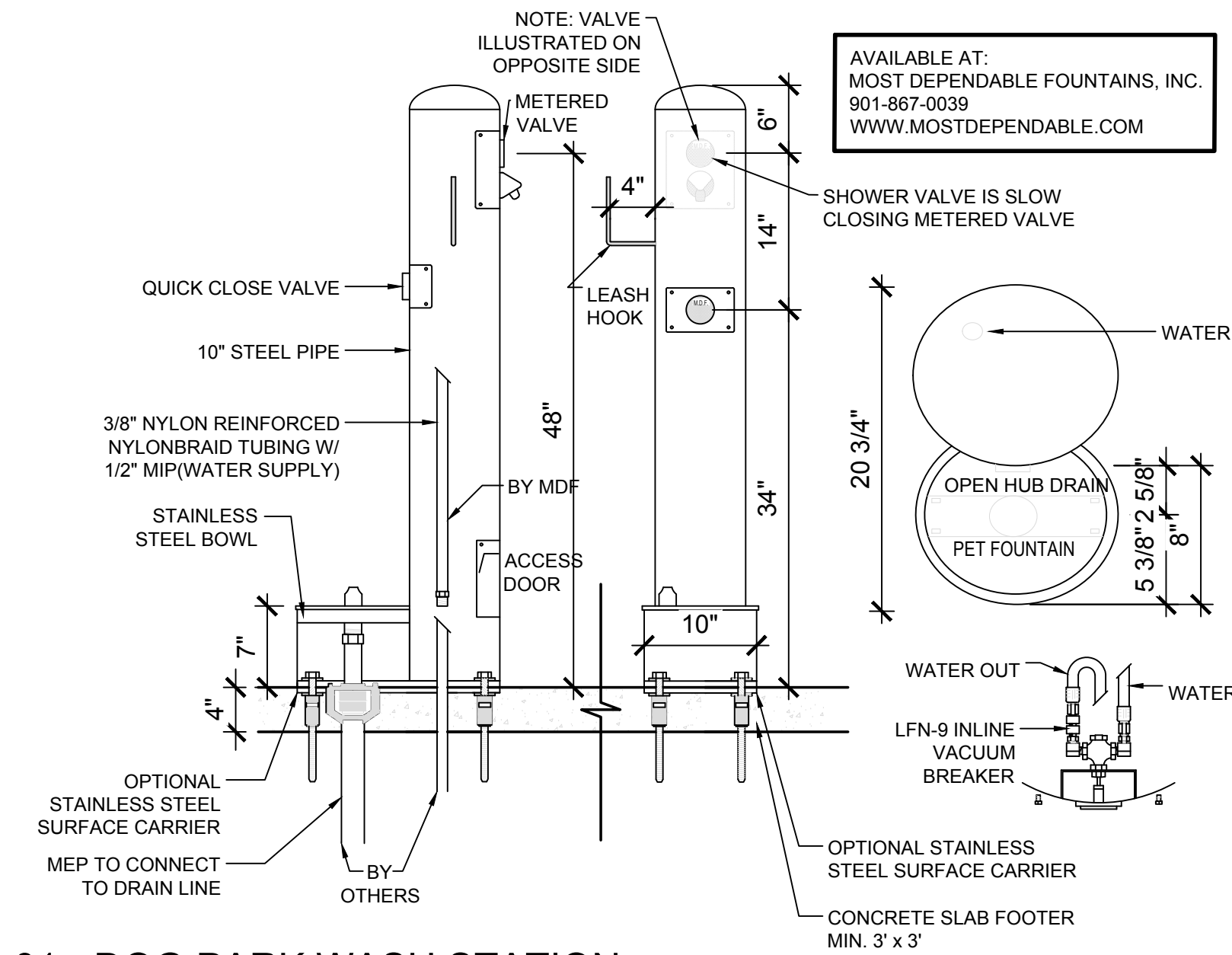
Drawing Number

L-504
SITE DETAILS

AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-9856 EMAIL: AJohnson@aall.net



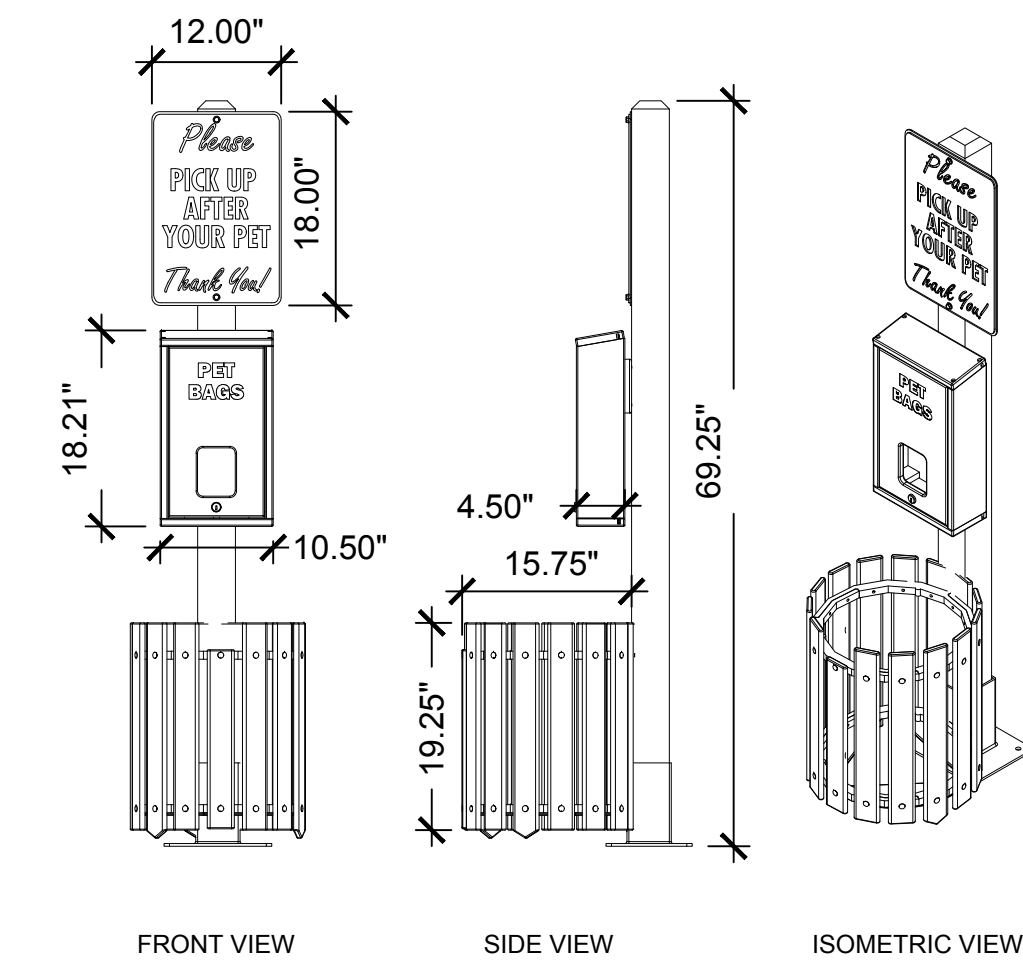
Revision Dates



01 - DOG PARK WASH STATION

PLAN / SECTION

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



02 - DOG PARK WASTE STATION

ELEVATION

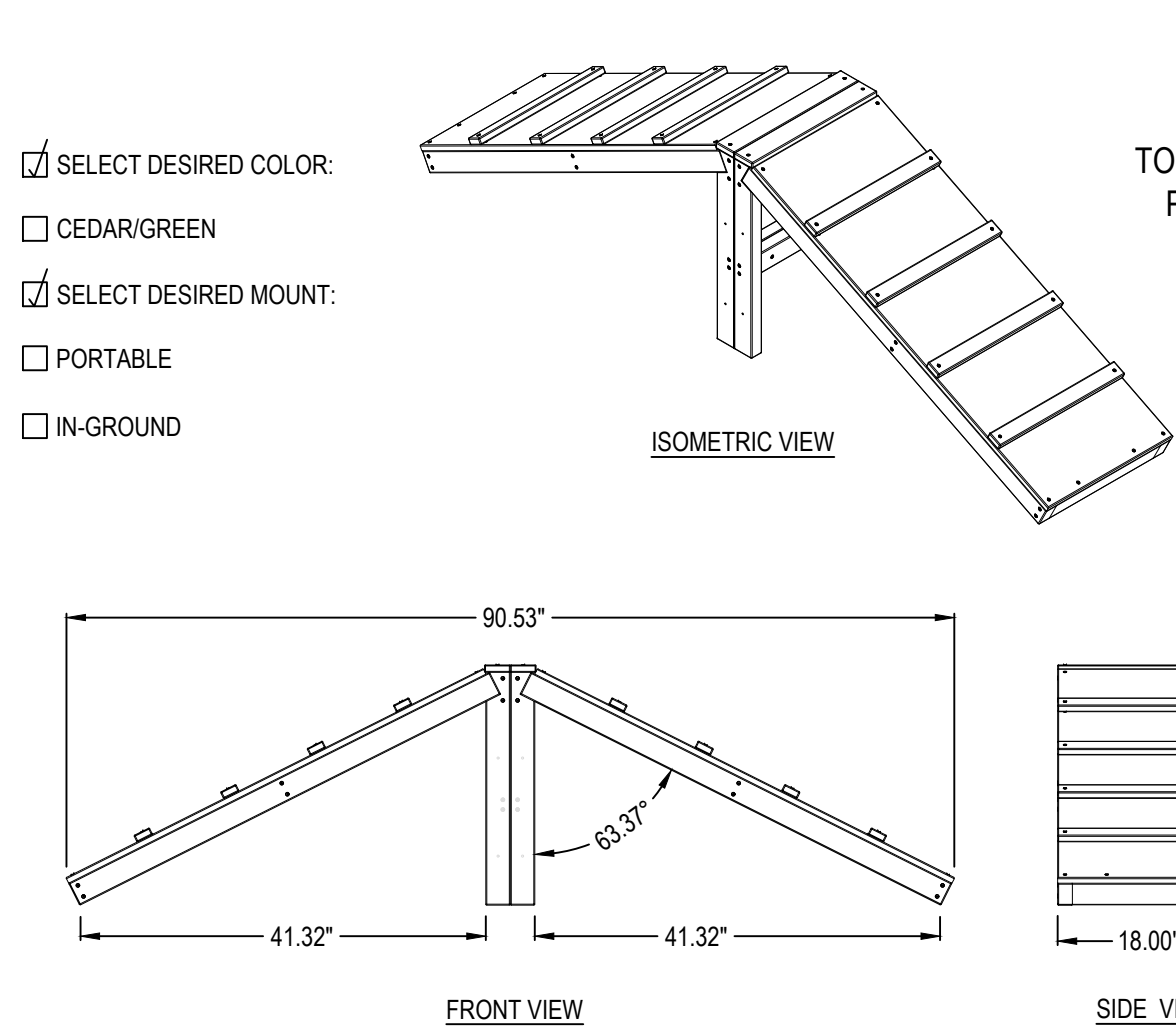
SCALE: 1/2" =1'-0"



03 - DOG PARK FIRE HYDRANT

IMAGE

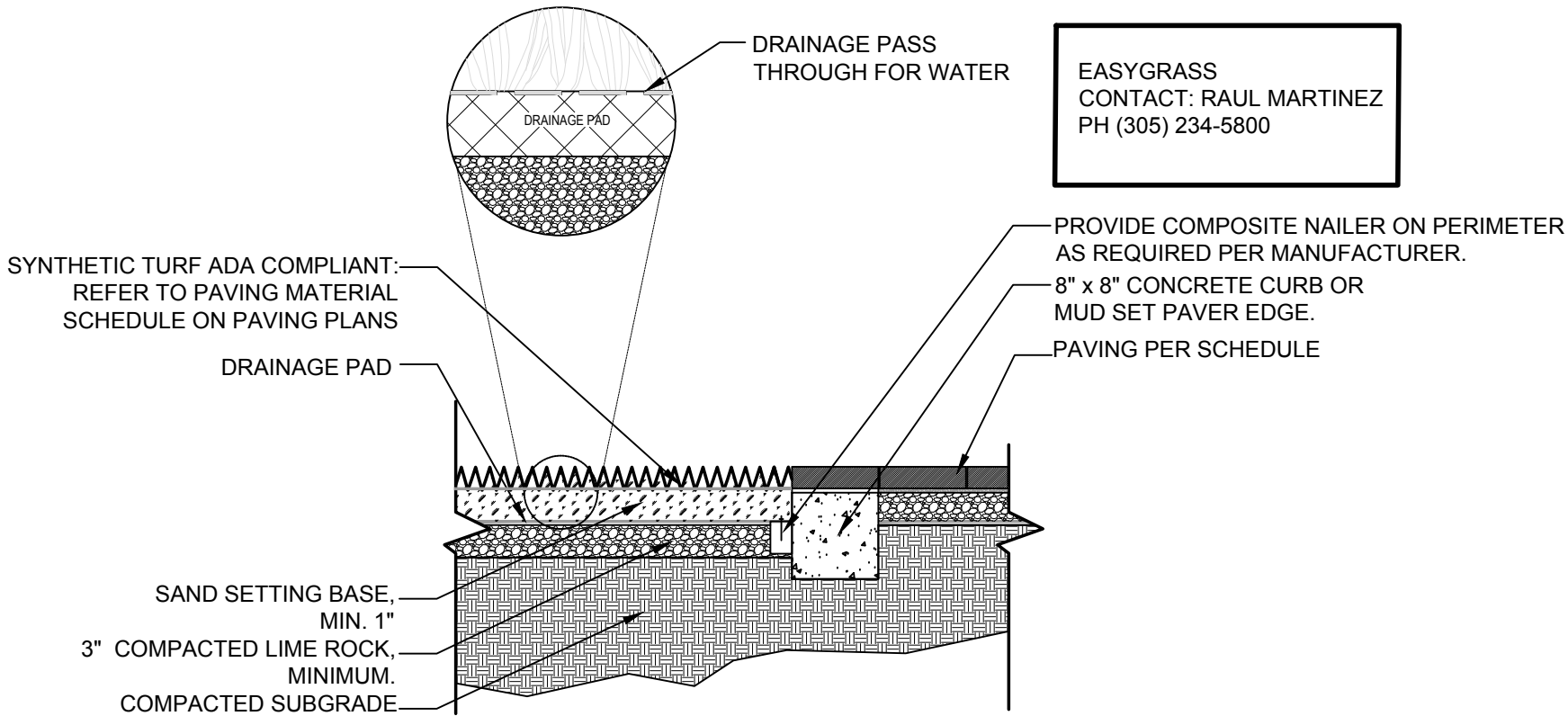
SCALE: NTS



04 - DOG PARK RAMP

ELEVATION

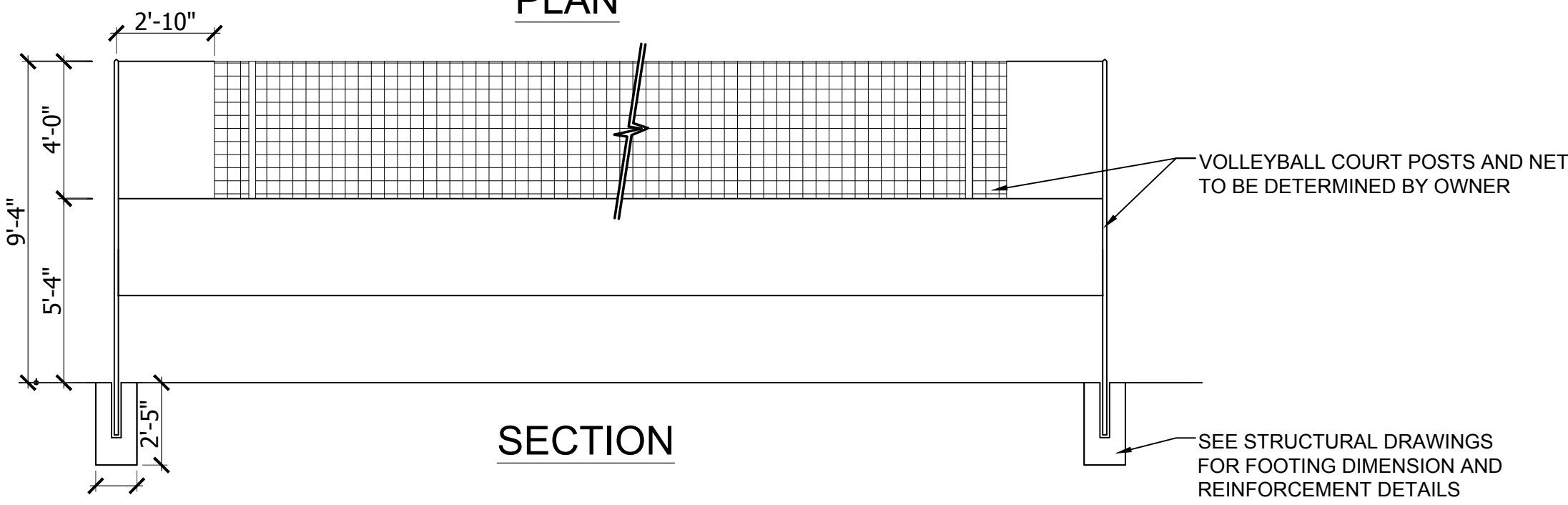
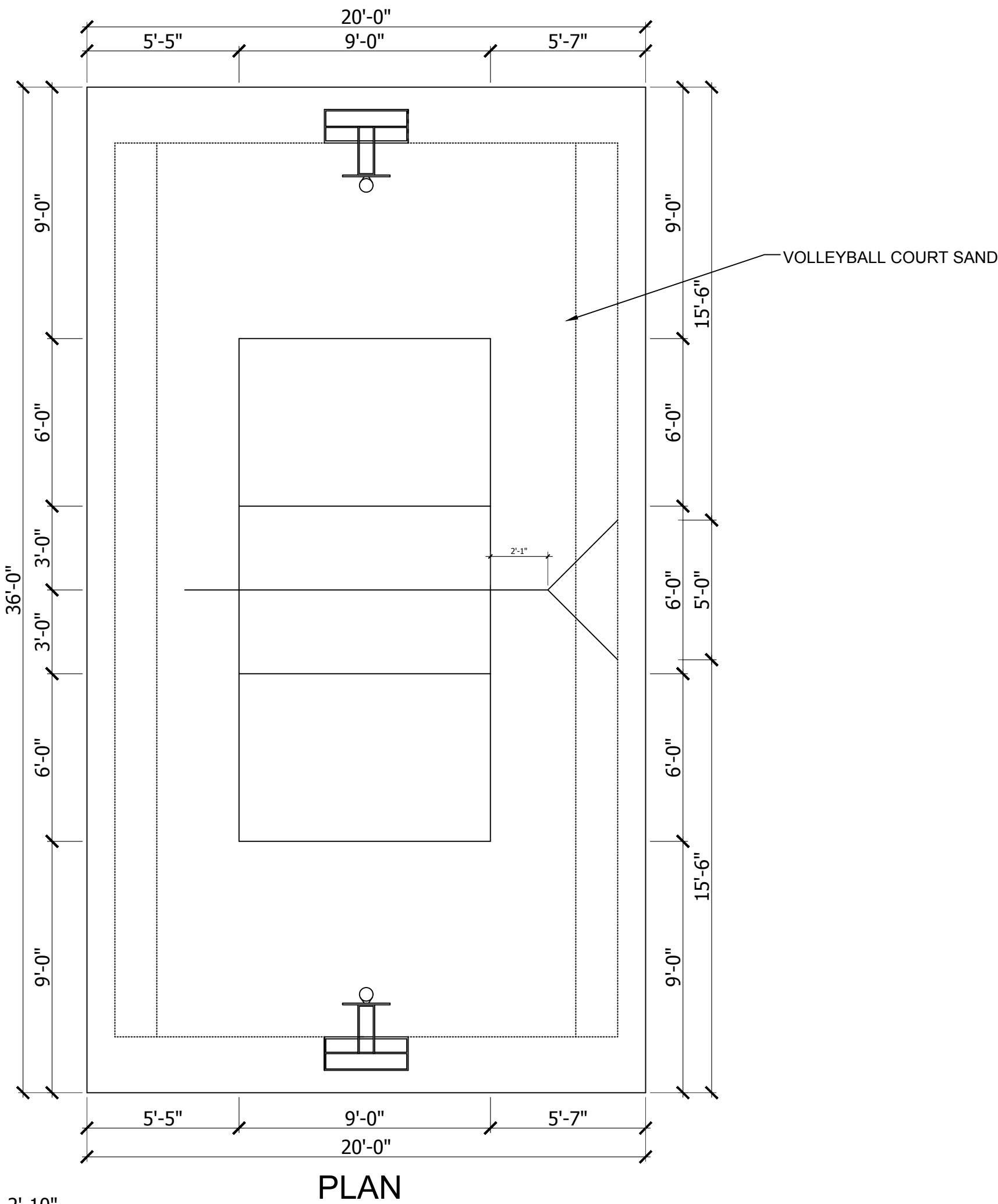
SCALE: 1/2" =1'-0"



05 - SYNTHETIC LAWN

SECTION

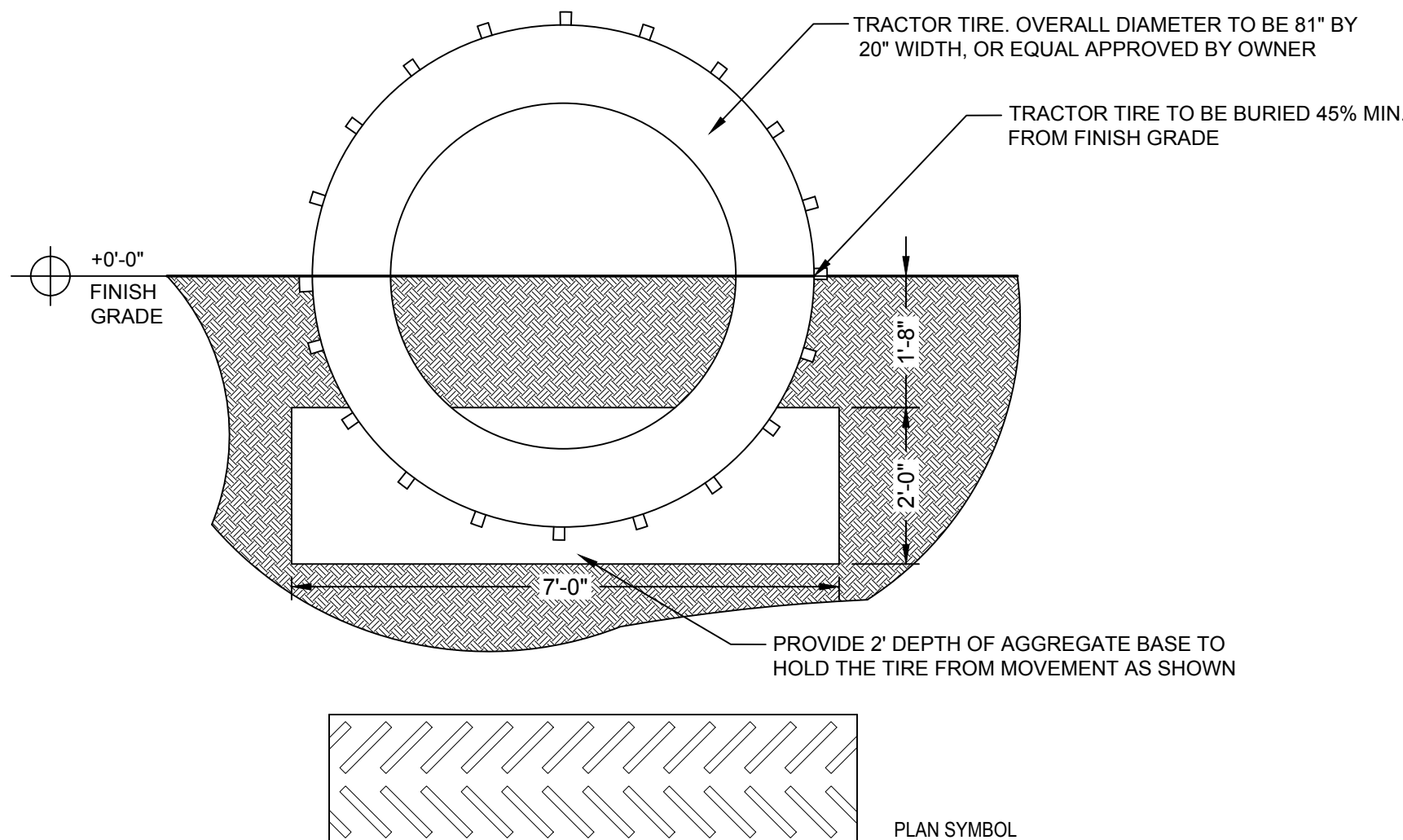
SCALE: NTS



07 - VOLLEYBALL COURT

PLAN / SECTION

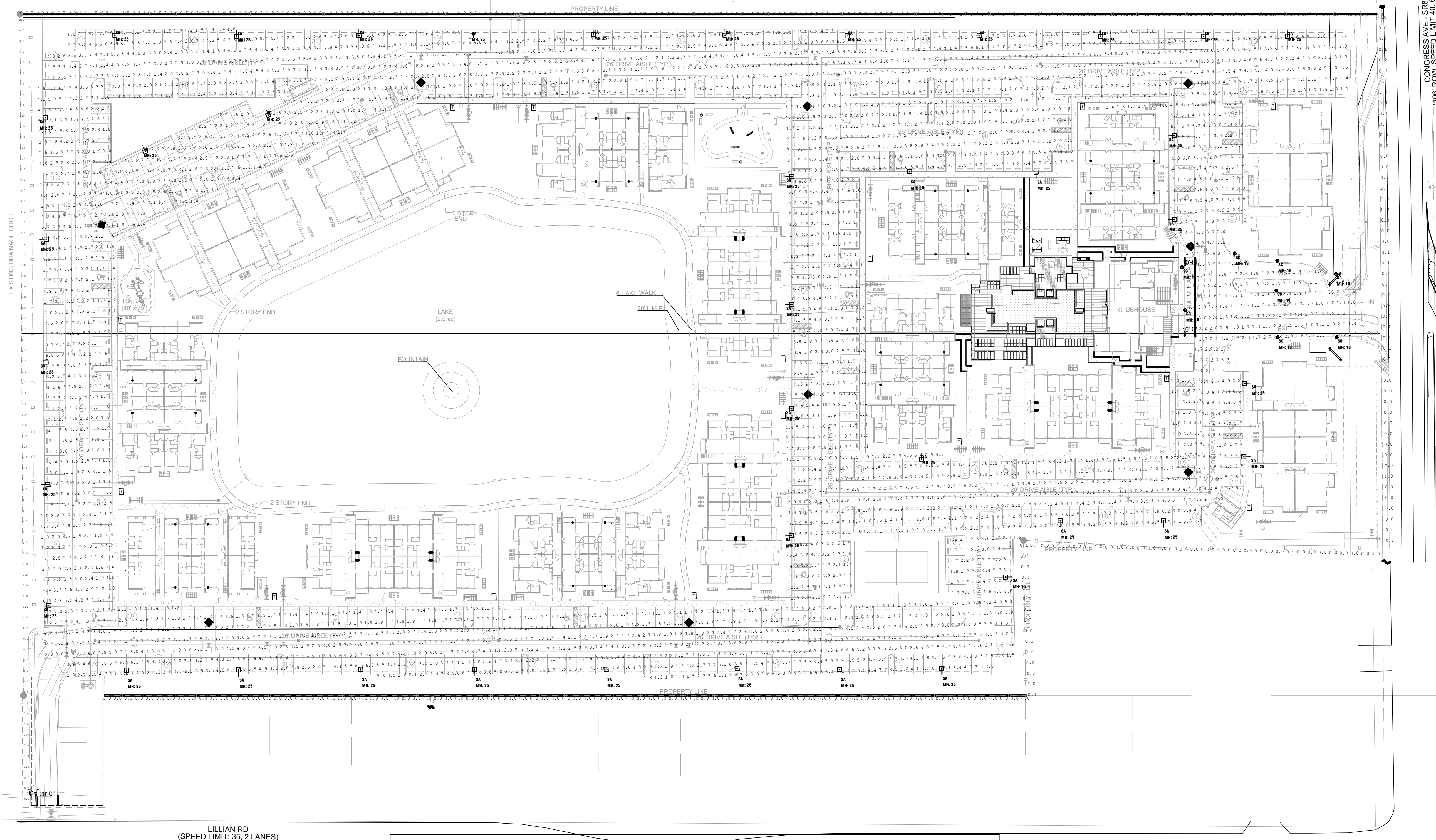
SCALE: NTS



06 - DOG PARK TIRE

PLAN / SECTION

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



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

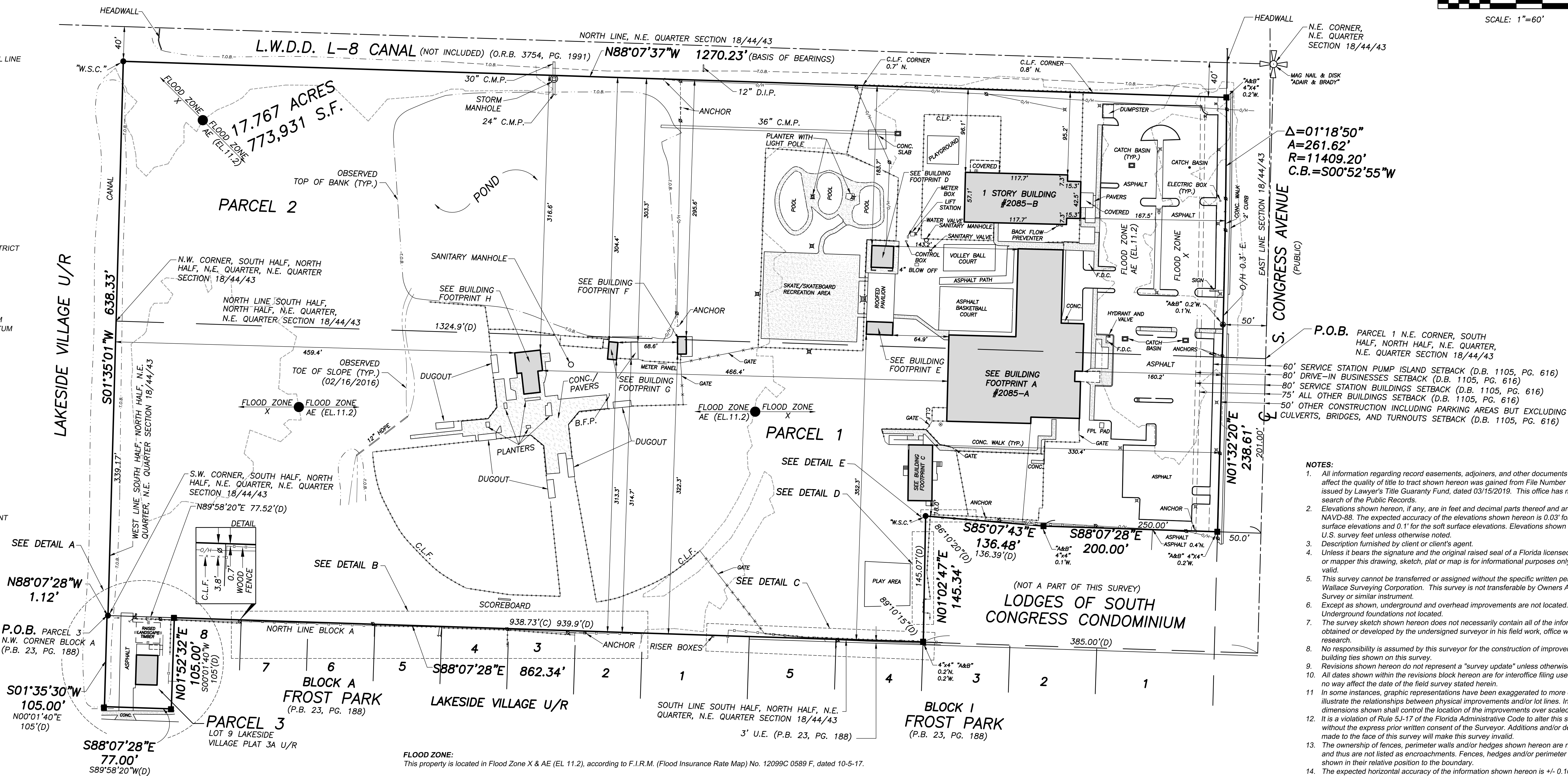
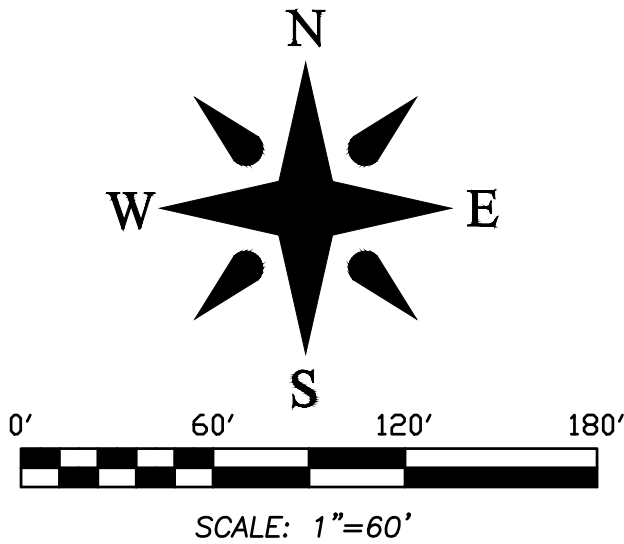
- = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
B.D.G. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
D/W = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
F.F. = FINISH FLOOR
FND. = FOUND
F.O.C. = FACE OF CURB
I.D. = INSIDE DIAMETER
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D. = OUTSIDE DIAMETER
O/H = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
O/S = OFFSET
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PG. = PAGE
P.I. = POINT OF INTERSECTION
P/O = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PLAT 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
U.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
℄ = CENTERLINE
Δ = CENTER 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)
P = PROPERTY LINE
U = UTILITY POLE
F = FIRE HYDRANT
M = WATER METER
V = WATER VALVE
X = 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:

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. The 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 Shevinger 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. This survey is not to be represented a "survey update" unless otherwise noted.
10. All dates shown within the revisions block hereon are for interface filing use only and in no way affect the date of the field survey stated herein.
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. It is a violation of Rule 5J-1.7 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.
12. The ownership of encroachments, perimeter walls and/or hedges shown 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.
13. 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

04/22/16 SURVEY AND TIE-IN UPDATE J.O./S.W. 09-1252.29 WP168/77
02/22/16 SWY. UPD. SPOT ELEVATIONS E.C./N.L. 09-1252.27 LW114/20
07/25/14 SWY. UPD. 1/1 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 & E.L. 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
04/02/12 PLOT FLOOD ZONE LINE M.B. 09-1252.10
02/28/12 LOCATE FIRE HYDRANT J.P./M.B. 09-1252.8 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

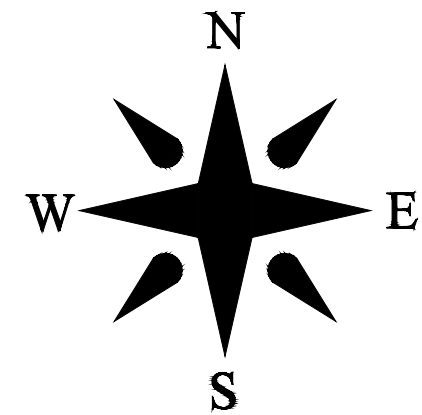
Boundary Survey For:

WAVERLEY SP2, LLC

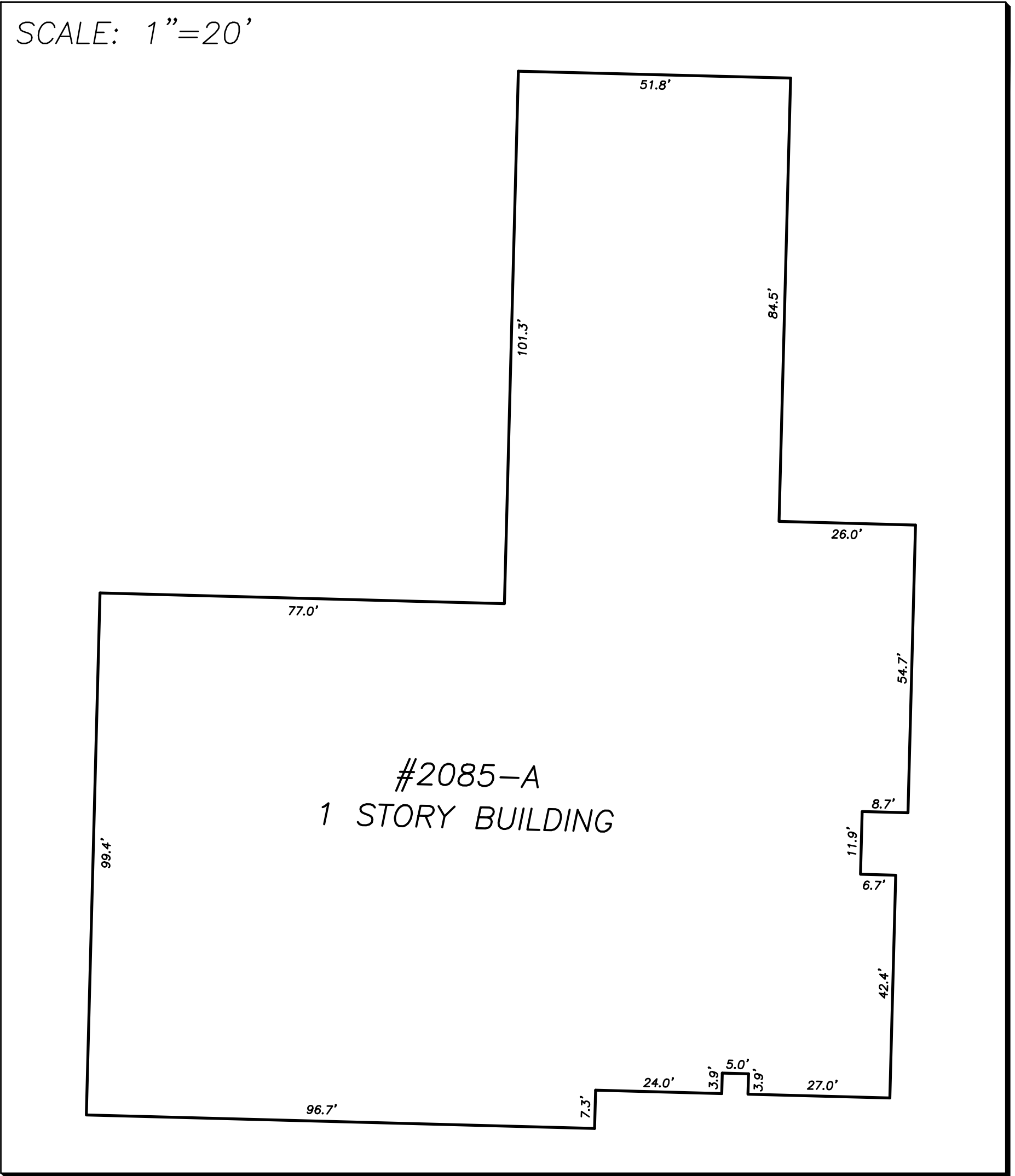
 **WALLACE SURVEYING**
CORP. LICENSED SURVEYOR # 4568
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

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		
CY/D:	C.W.	REF.	09-1252-1.DWG	SHEET	1	OF	3

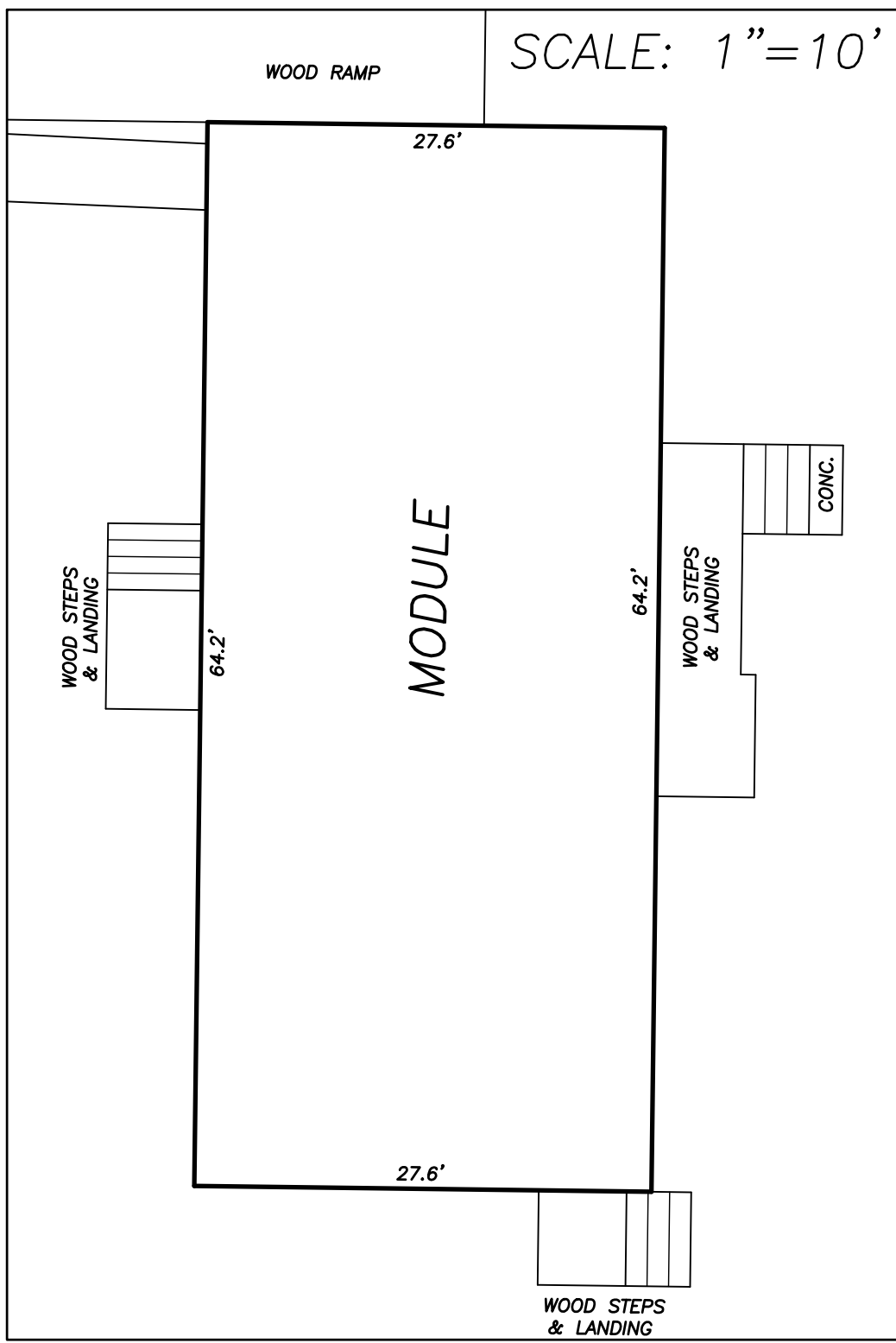
BUILDING FOOTPRINTS



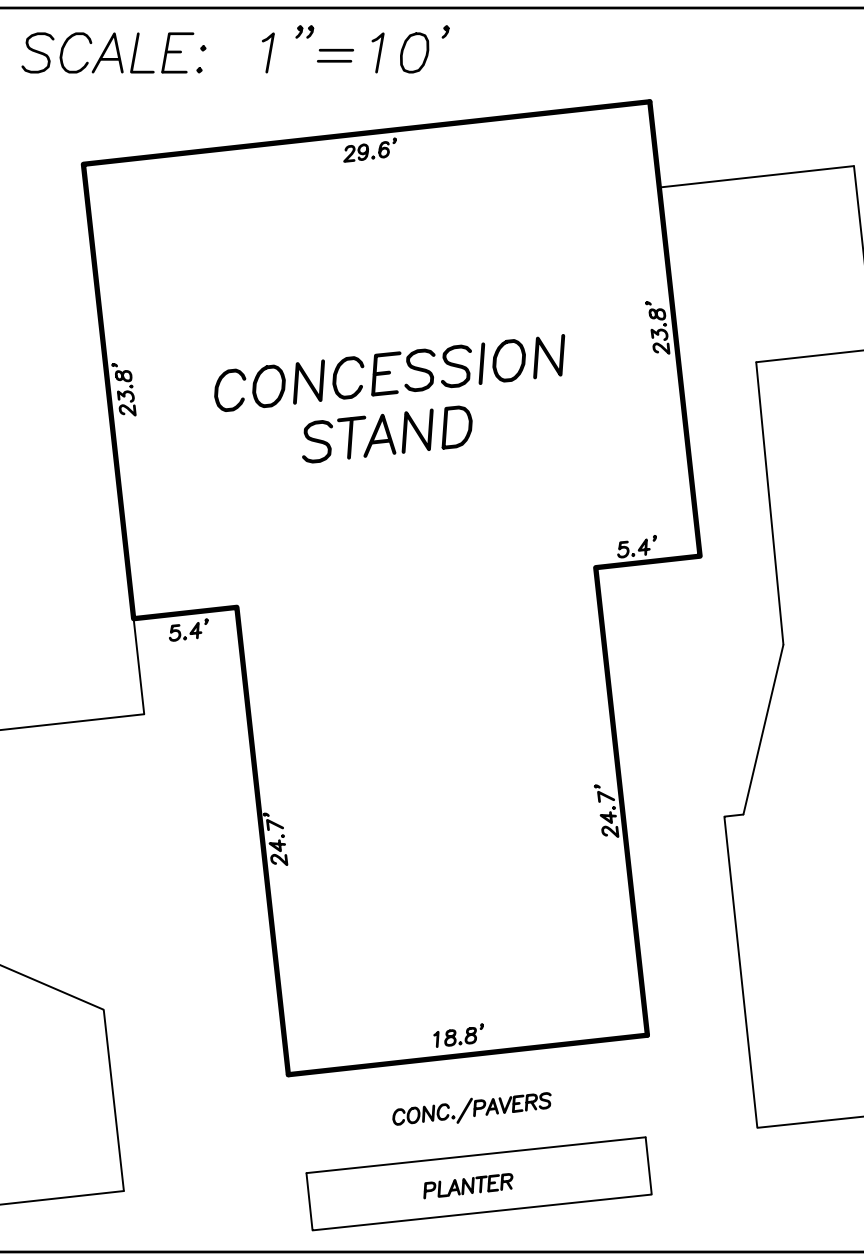
BUILDING FOOTPRINT A



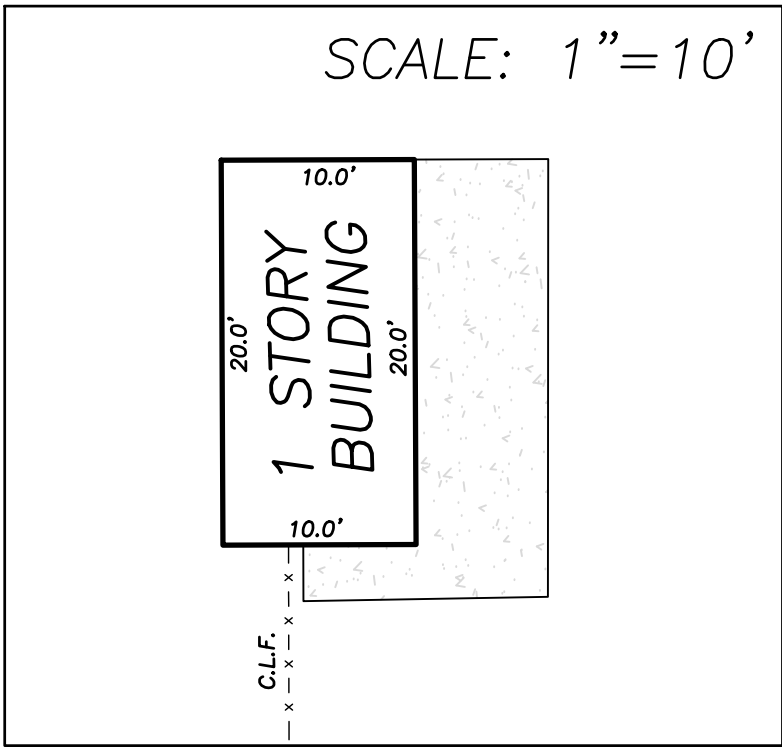
BUILDING FOOTPRINT C



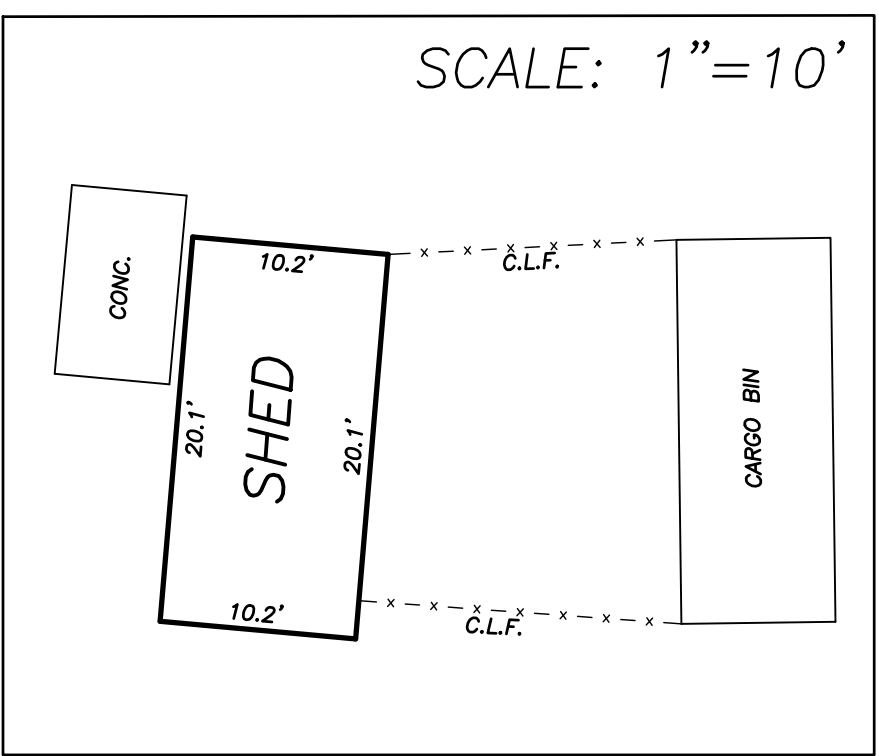
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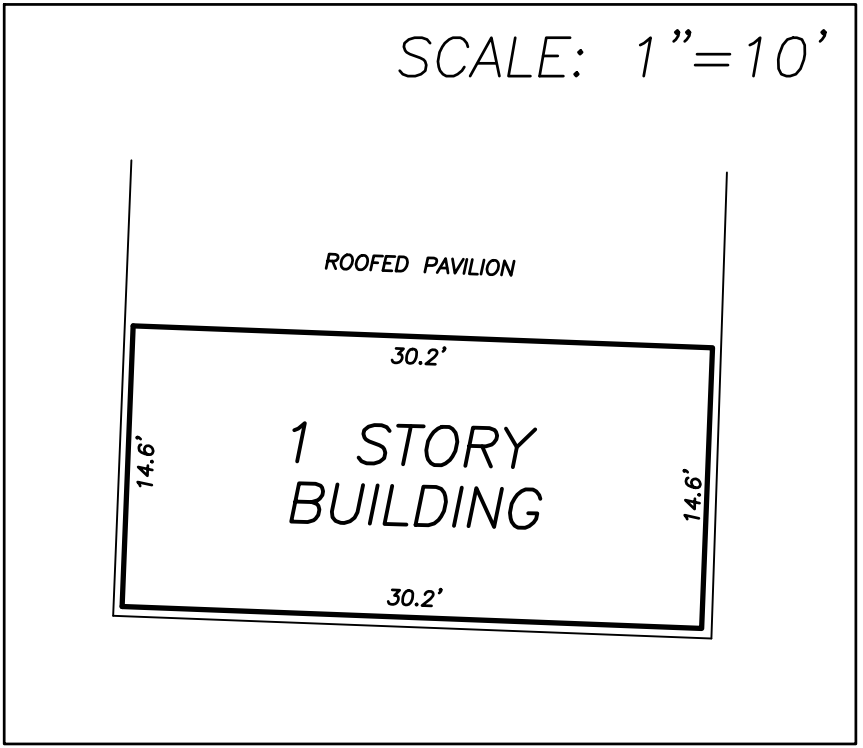
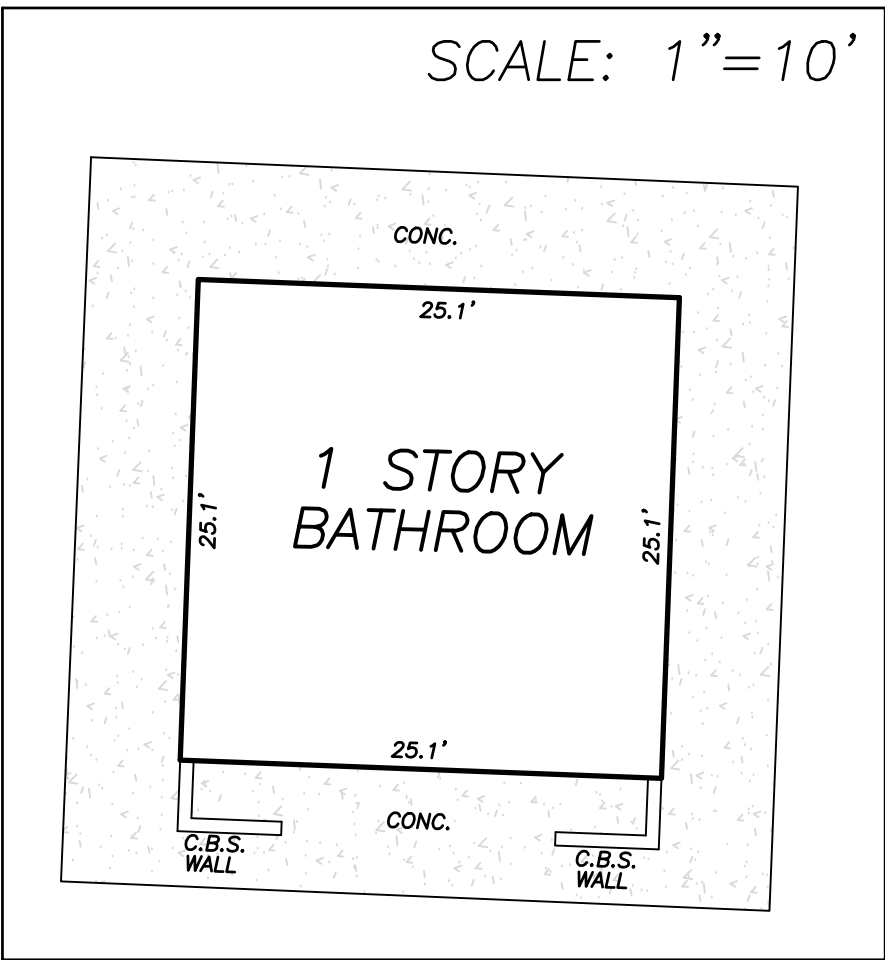
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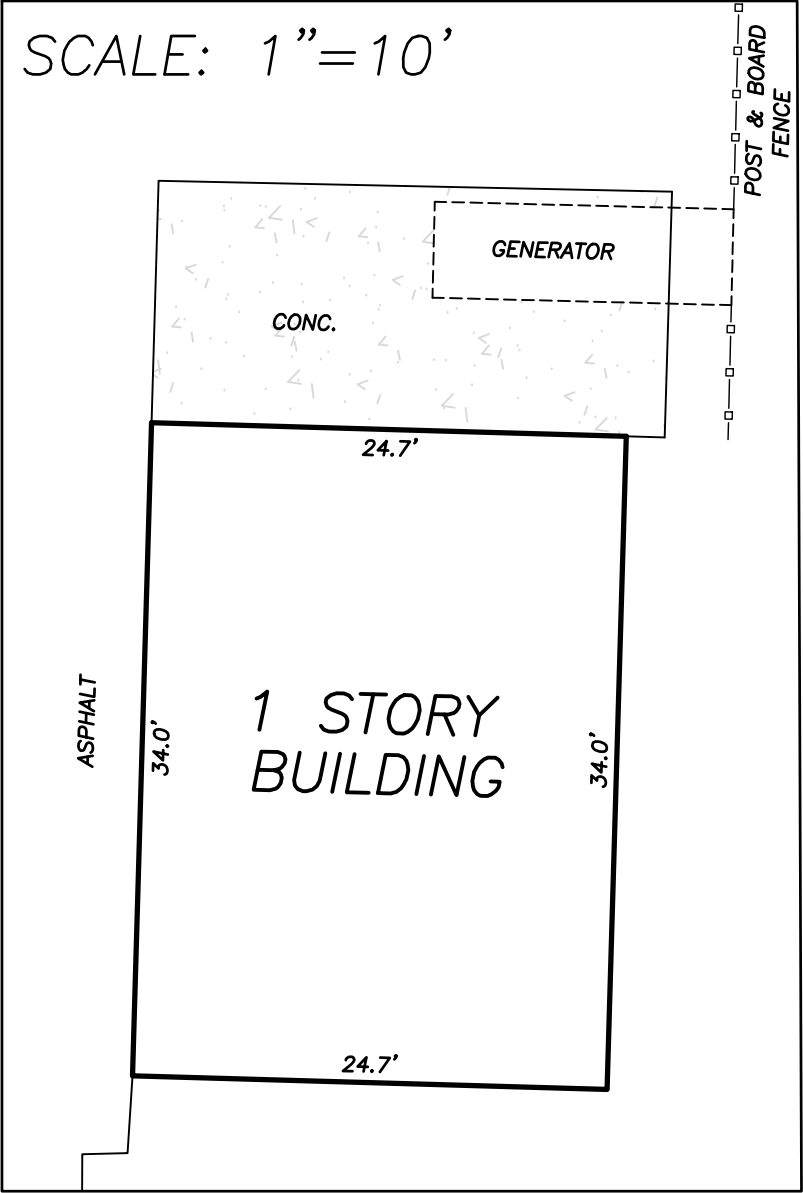
BUILDING FOOTPRINT G



BUILDING FOOTPRINT D BUILDING FOOTPRINT E

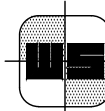


BUILDING FOOTPRINT I



Boundary Survey For:

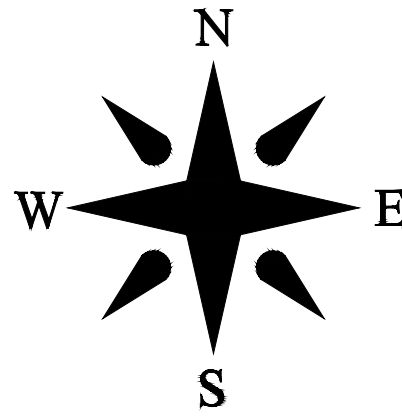
WAVERLEY SP2, LLC



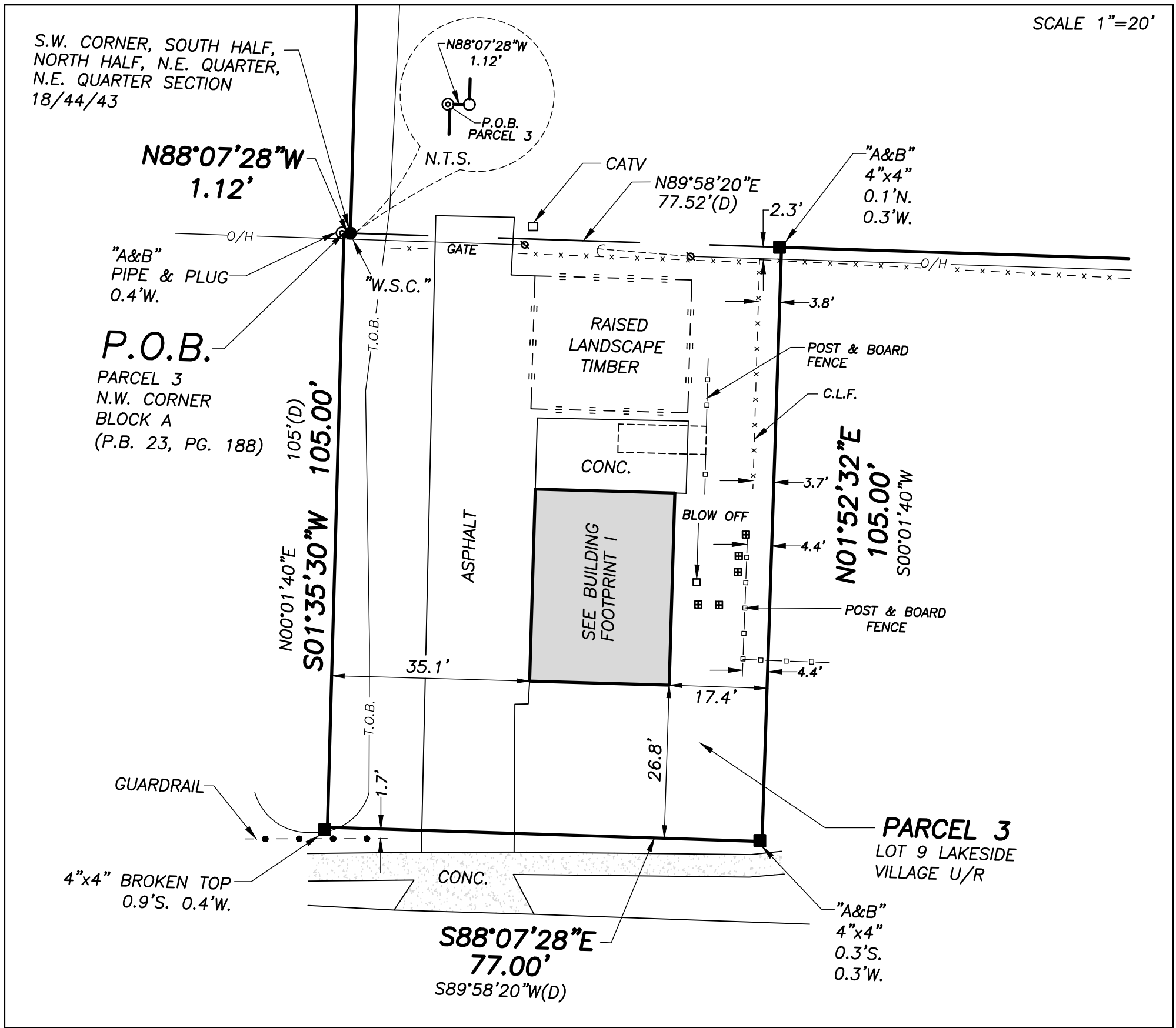
WALLACE SURVEYING
CORP., LICENSED BUSINESS # 4598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

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

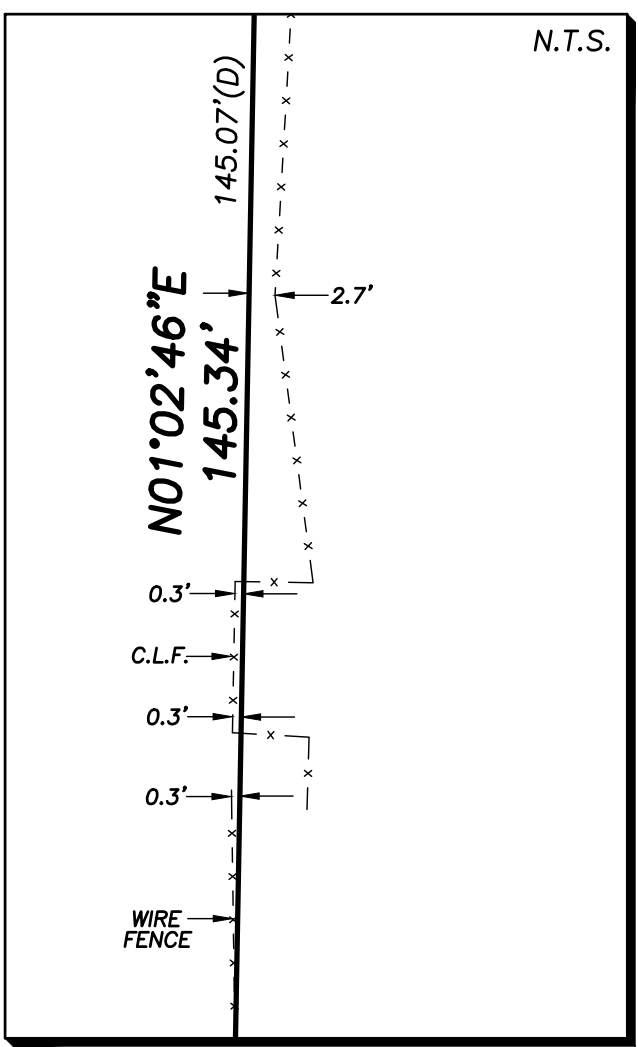
DETAIL SHEET



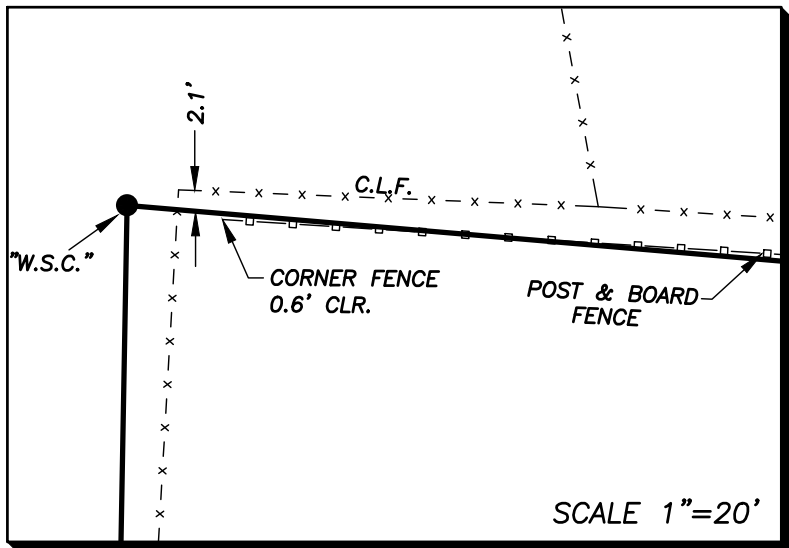
DETAIL A



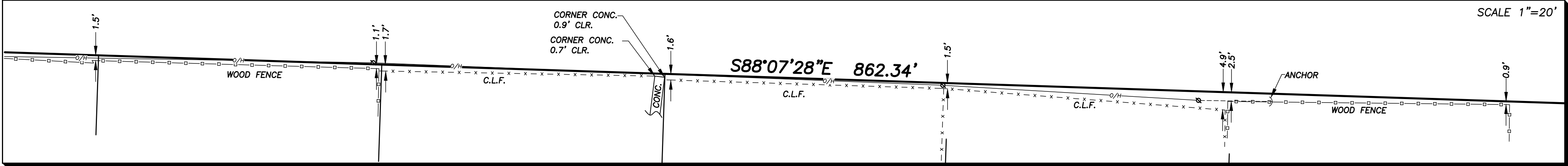
DETAIL D



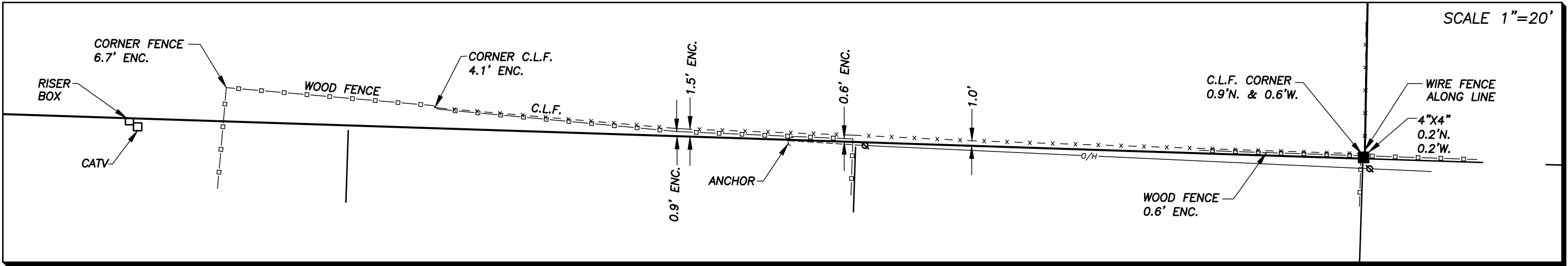
DETAIL E



DETAIL B

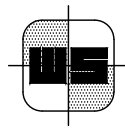


DETAIL C



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

LEGEND

- = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
B.D.G. = 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.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
D/W = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
F.F. = FINISH FLOOR
FOUND = 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 GEODEIC VERTICAL DATUM
N.P.B.C.I.D. = NORMHORN 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. DET. = PROPOSED DETOUR
P.T. = POINT OF TANGENCY
PVM/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
SID. = SIDEWALK
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
UC = 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
Δ = 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)
P = PROPERTY LINE
= UTILITY POLE
= FIRE HYDRANT
= WATER METER
= WATER VALVE
X = LIGHT POLE

Boundary Survey For:
WAVERLY SP2, LLC

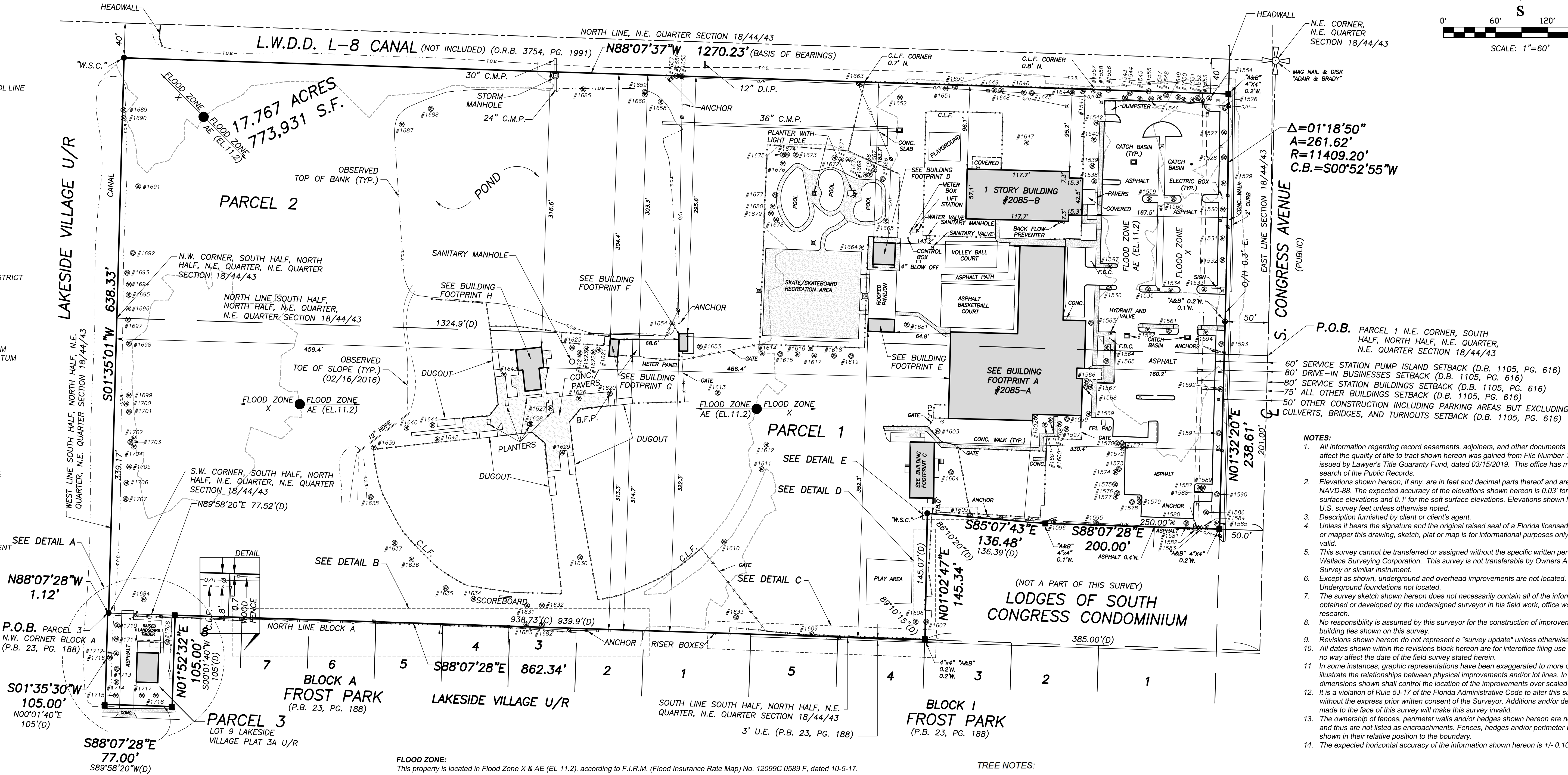
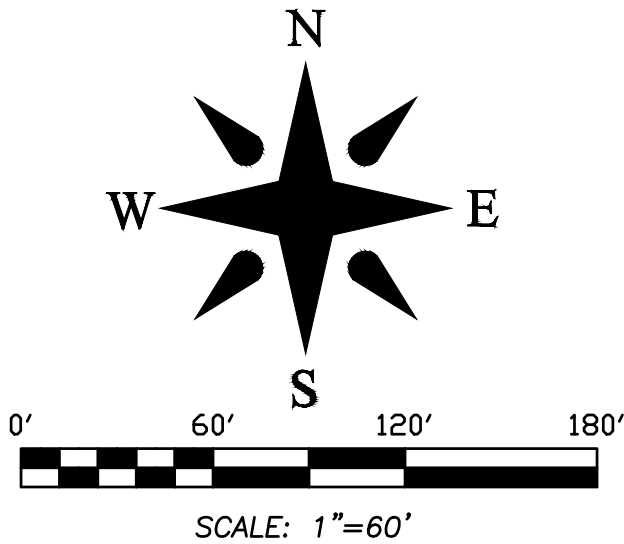
This survey is made specifically and only for the following party for the purpose of design on the surveyed property.

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**



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 line of said Block A, a distance of 77.52 feet; thence South 00°01'40" 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)

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

REVISONS:

07/09/19 TREE TR-1 IN L.E./S.W. OR-1252.30 WP173/9

04/22/19 SURVEY & TR-1 IN UPDATE J.O./S.W. OR-1252.29 IMPR168/77

03/26/19 SURVEY & TR-1 IN UPDATE J.O./S.W. OR-1252.29 WP174/0

07/25/14 SURV UPD. TR-1 FINAL (NO CONSTRUCTION IMPROVEMENTS) M.B./J.P. OR-1252.22 LMW07/3

02/28/14 OR-1252.21

02/08/14 U/C TR-1 & L.S./T.R. OR-1252.17 LMW02/10

03/30/13 SURVEY AND TR-1 IN UPDATE AND CALL X-SECTIONS J.P./M.B. OR-1252.11 LMW02/8

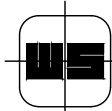
04/03/12 PLD FLOOD ZONE LINE M.B. OR-1252.10

03/26/12 LOCATE FIRE HYDRANT J.P./M.B. OR-1252.09 LMW99/14

01/12/11 SURVEY AND TR-1 IN UPDATE ELEVATIONS M.B./M.B. OR-1252.08 LMW97/56

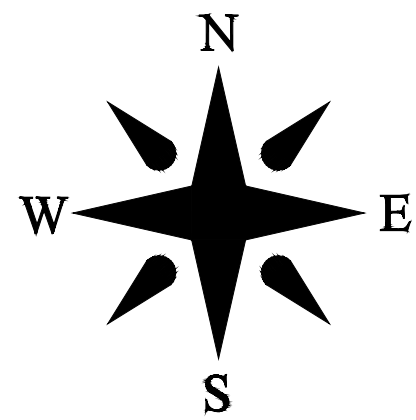
09/15/10 SLO ELEVATIONS R.C./M.B. OR-1252.06 WP157/10

Boundary Survey For.

WAVERLEY SP2, LLC

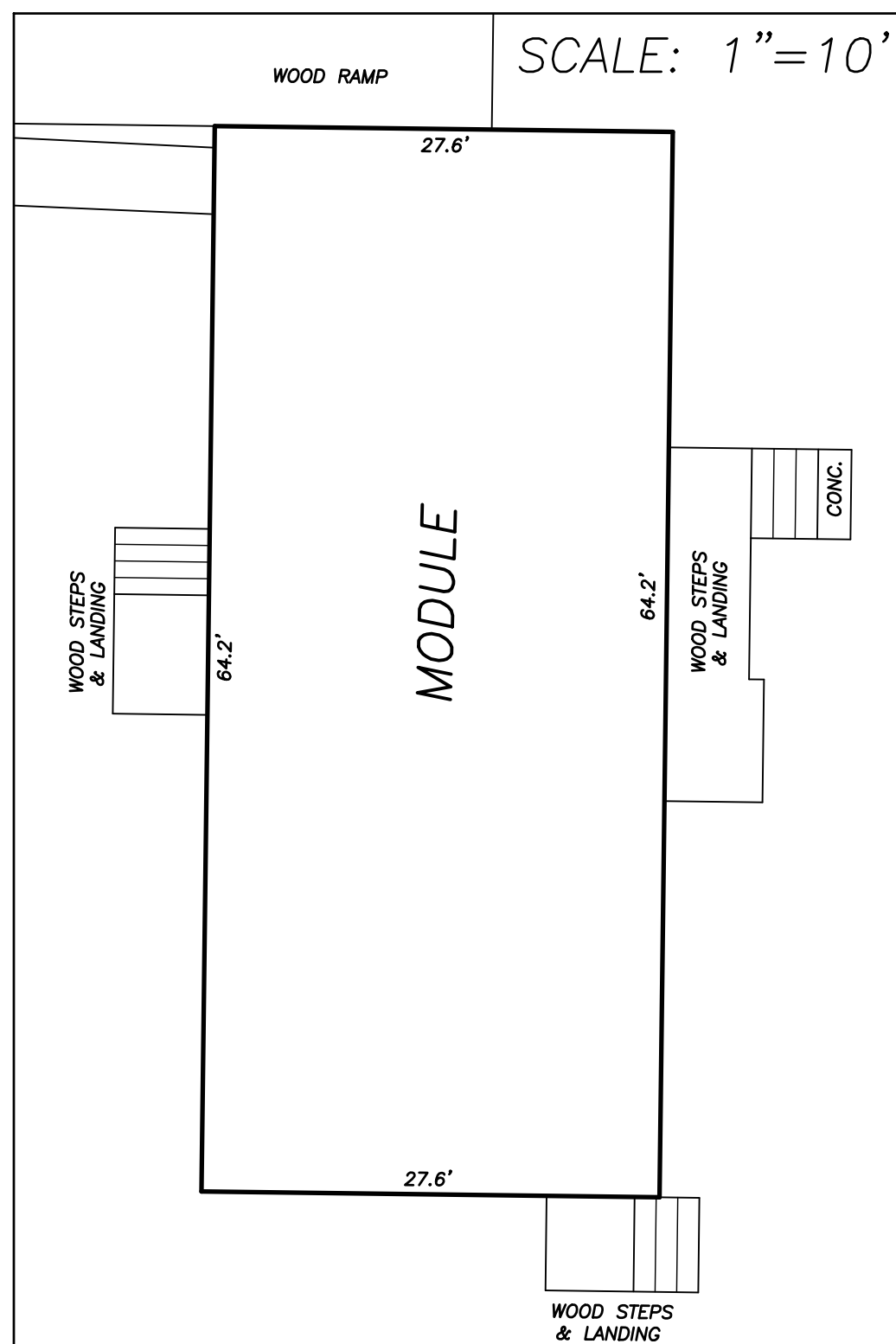
WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4506
8825 WALLACE BOULEVARD, WEST PALM BEACH, FLORIDA 33417-2 (800) 640-4506

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

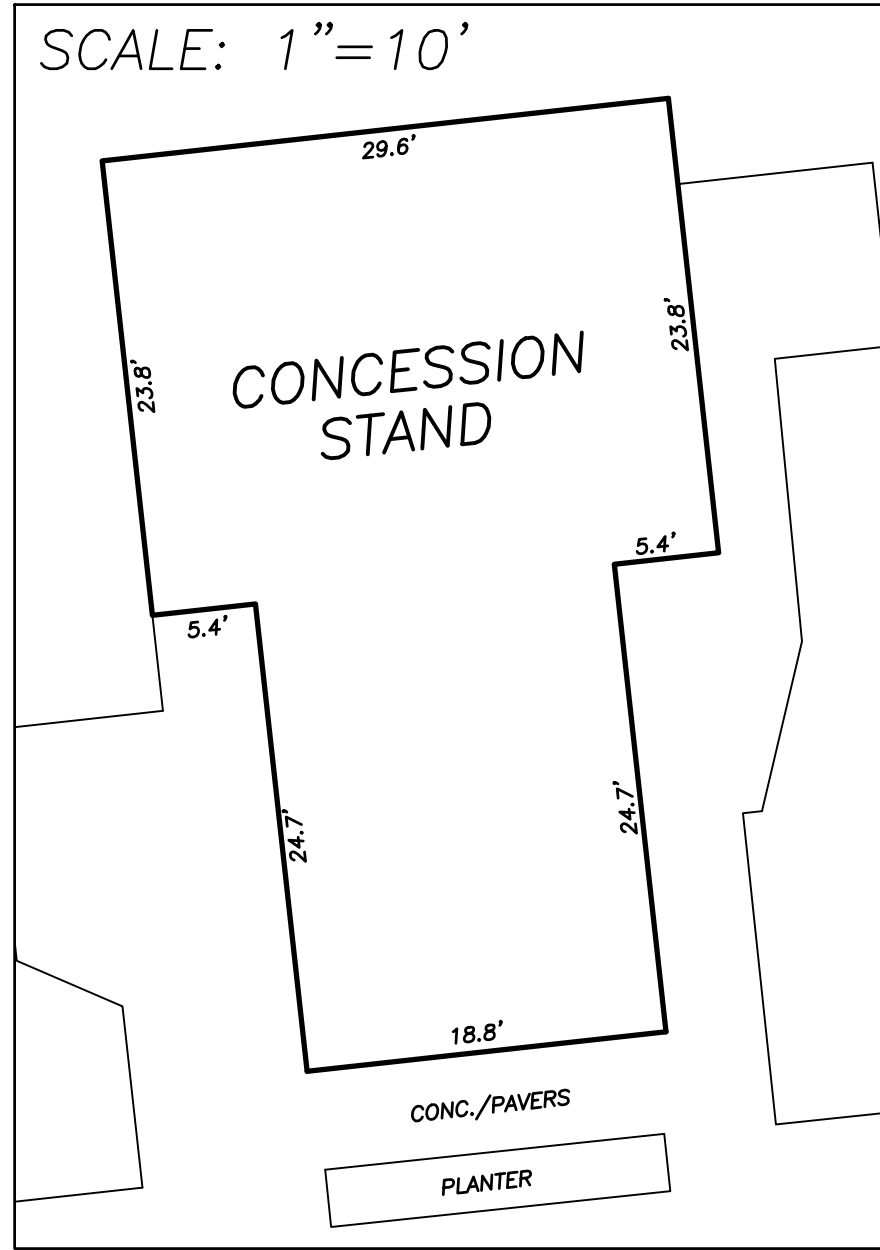


BUILDING FOOTPRINTS

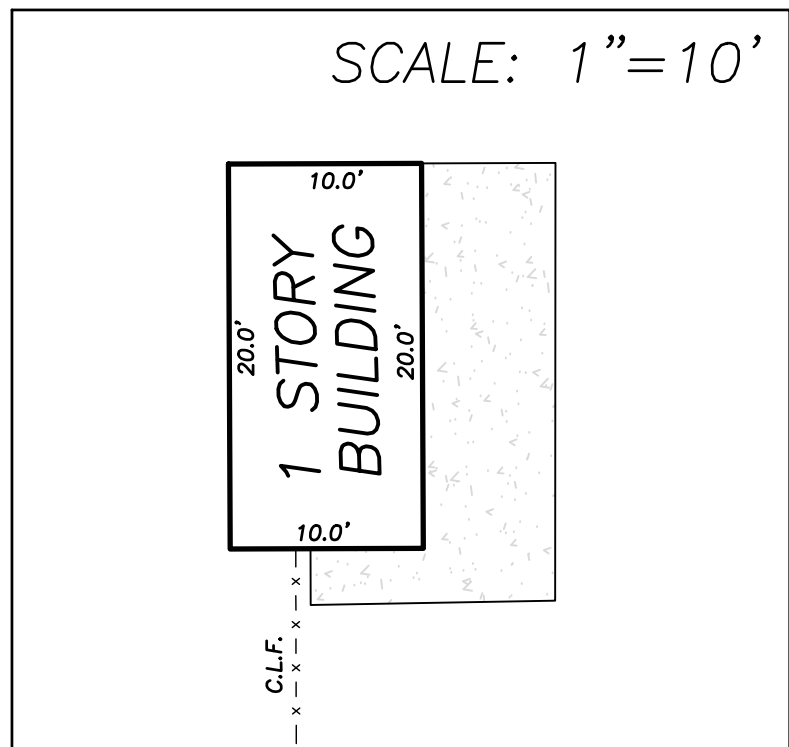
BUILDING FOOTPRINT C



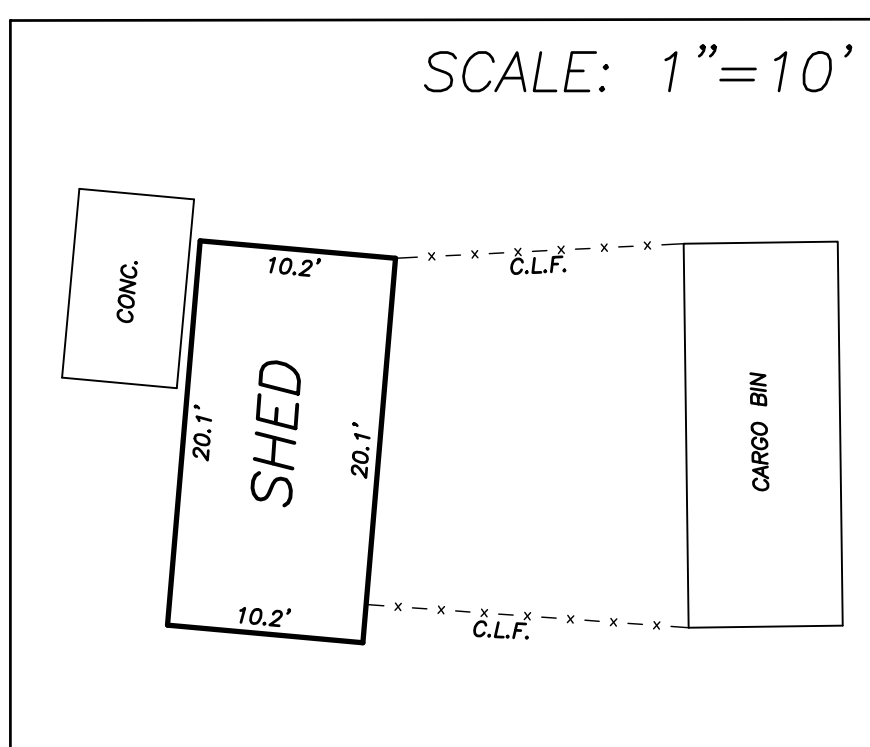
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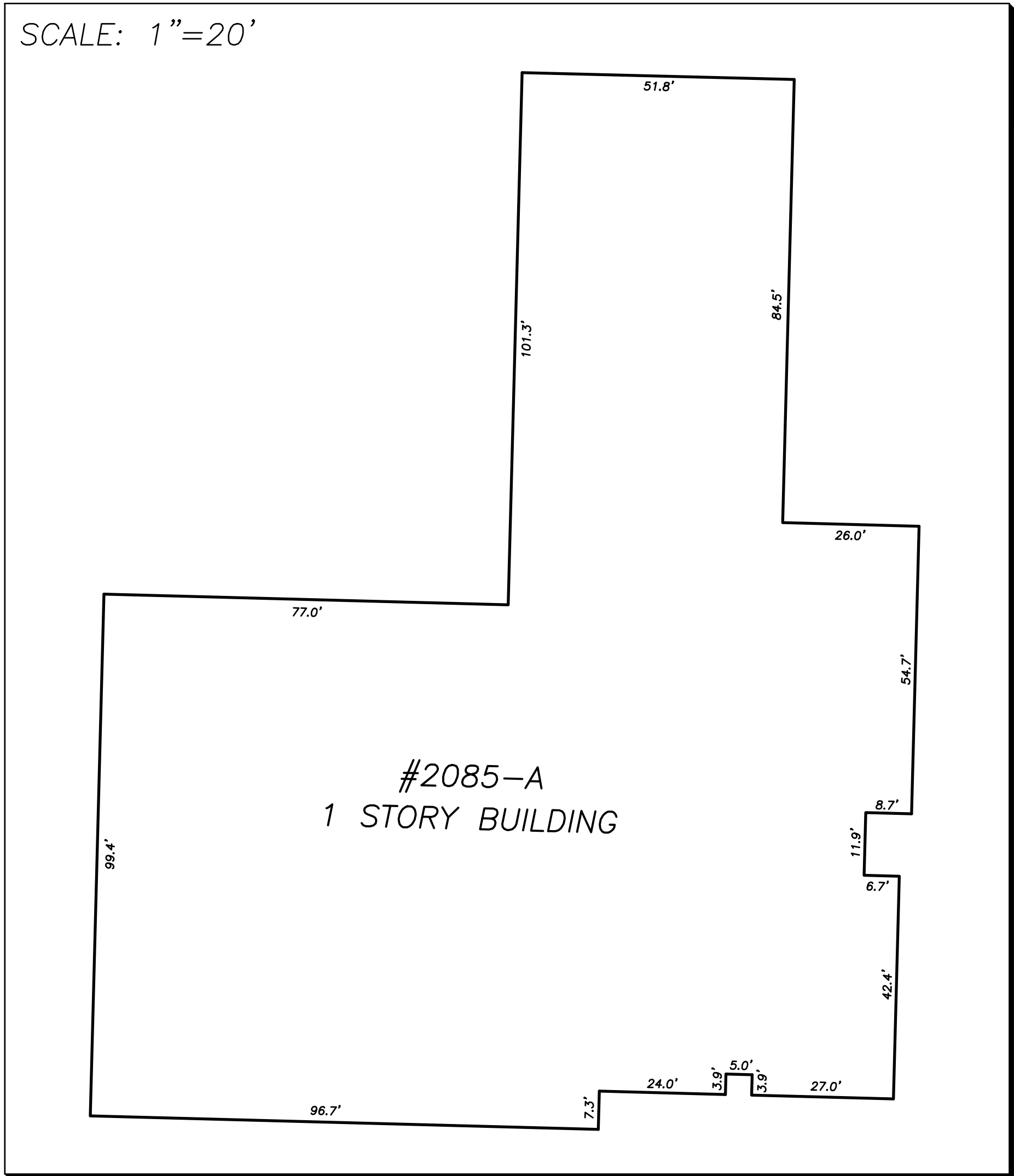
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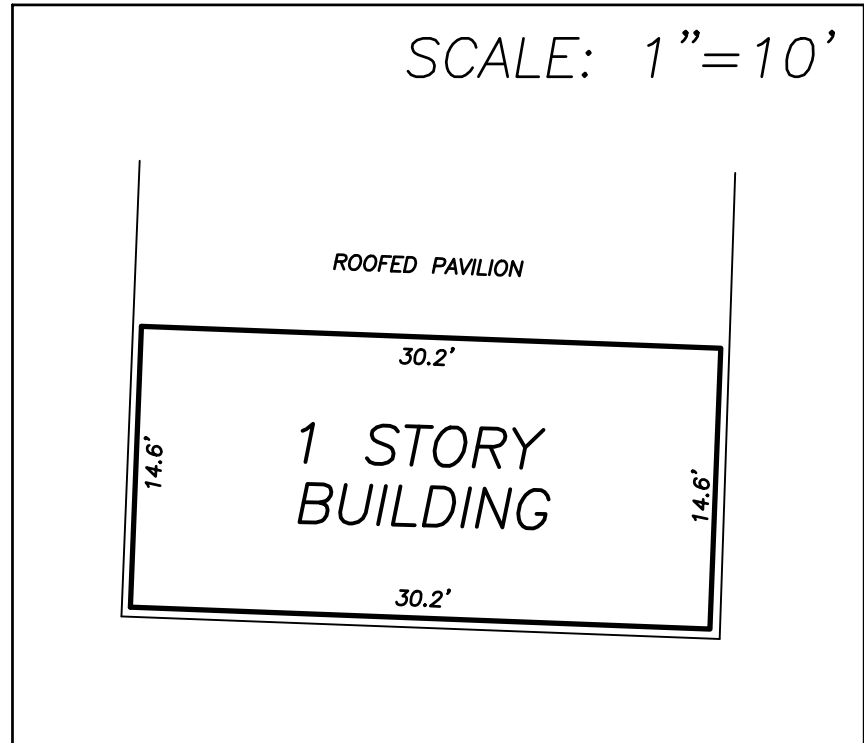
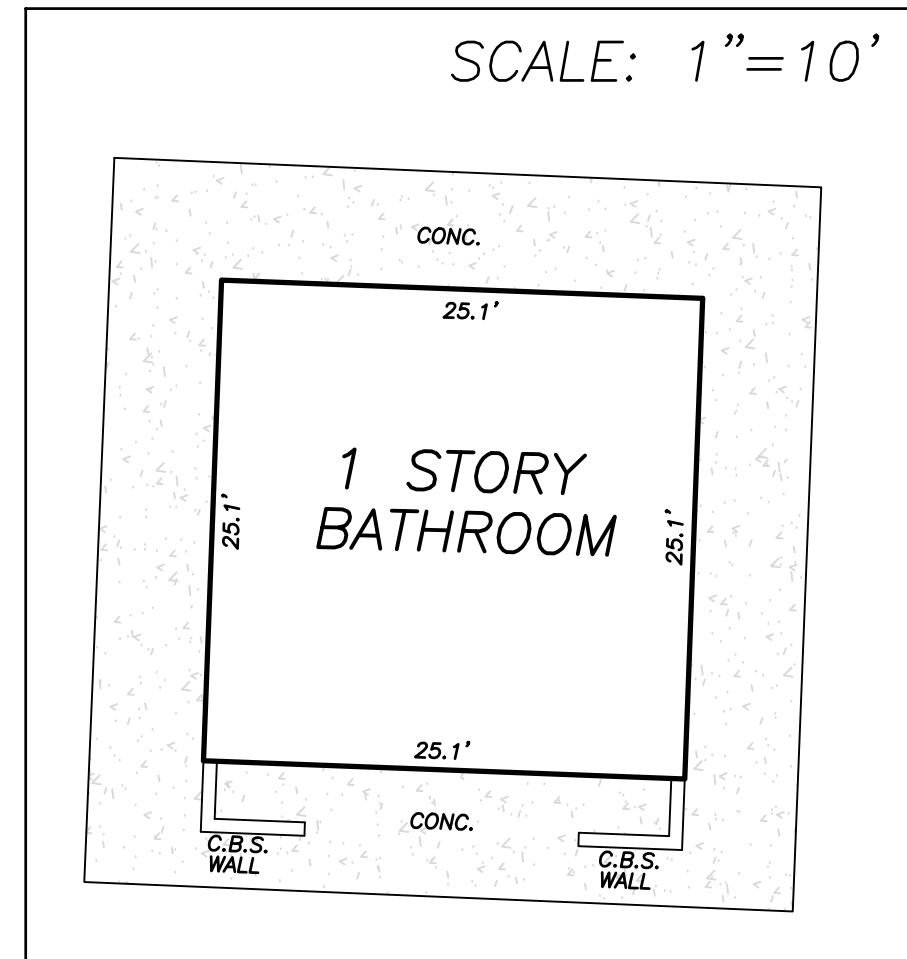
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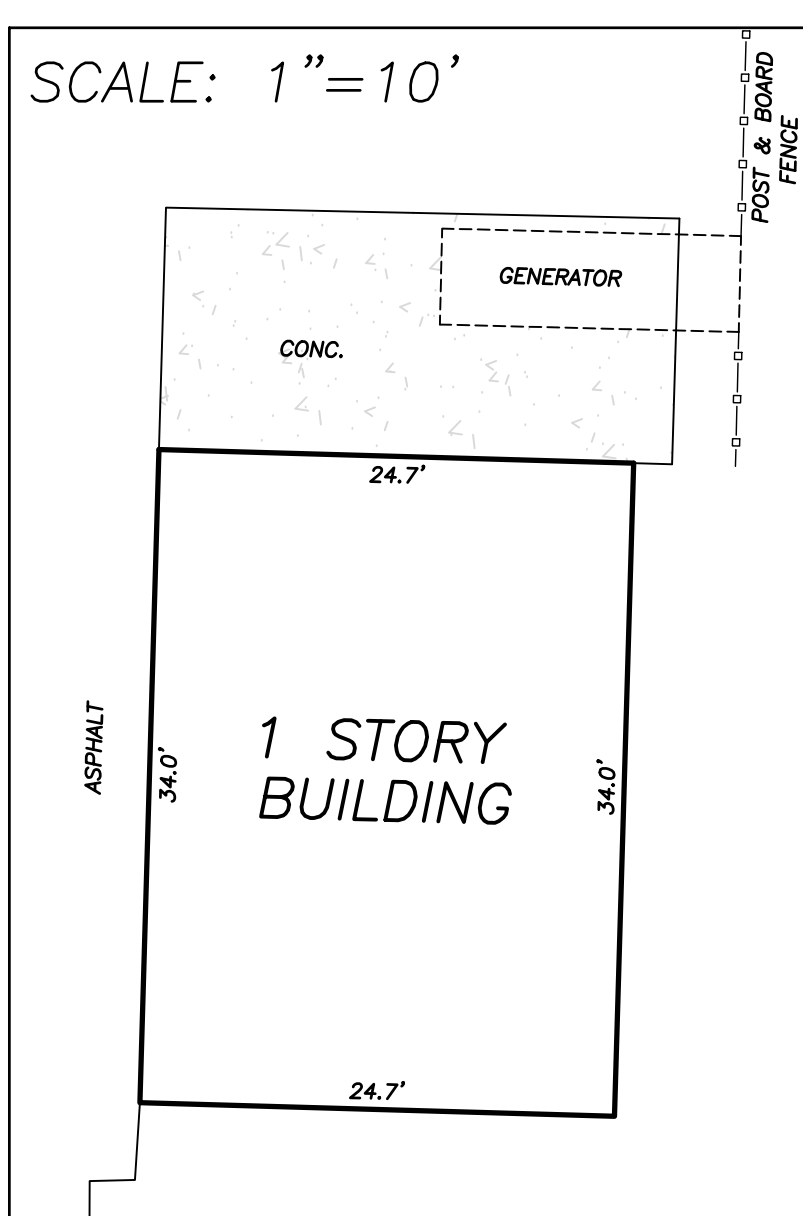
BUILDING FOOTPRINT A



BUILDING FOOTPRINT D BUILDING FOOTPRINT E



BUILDING FOOTPRINT I

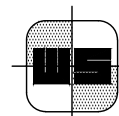


TREE TABLE			
TREE #	DBH	COMMON NAME	BOTANICAL NAME
1526	10"	ROYAL PALM	ROYSTONEA REGIA
1527	10"	ROYAL PALM	ROYSTONEA REGIA
1528	10"	ROYAL PALM	ROYSTONEA REGIA
1529	10"	ROYAL PALM	ROYSTONEA REGIA
1530	10"	ROYAL PALM	ROYSTONEA REGIA
1531	10"	ROYAL PALM	ROYSTONEA REGIA
1532	10"	ROYAL PALM	ROYSTONEA REGIA
1533	22"	ROYAL PALM	ROYSTONEA REGIA
1534	18"	ROYAL PALM	ROYSTONEA REGIA
1535	18"	ROYAL PALM	ROYSTONEA REGIA
1536	16"	ROYAL PALM	ROYSTONEA REGIA
1537	16"	ROYAL PALM	ROYSTONEA REGIA
1538	8"	ROYAL PALM	ROYSTONEA REGIA
1539	12"	SABAL PALM	SABAL PALMETTO
1540	22"	BLACK OLIVE	BUCIDA BUCERAS
1541	10"	SABAL PALM	SABAL PALMETTO
1542	22"	BLACK OLIVE	BUCIDA BUCERAS
1543	12"	SABAL PALM	SABAL PALMETTO
1544	10"	SABAL PALM	SABAL PALMETTO
1545	11"	SABAL PALM	SABAL PALMETTO
1546	9"	SABAL PALM	SABAL PALMETTO
1547	13"	SABAL PALM	SABAL PALMETTO
1548	10"	SABAL PALM	SABAL PALMETTO
1549	13"	SABAL PALM	SABAL PALMETTO
1550	14"	SABAL PALM	SABAL PALMETTO
1551	14"	SABAL PALM	SABAL PALMETTO
1552	12"	SABAL PALM	SABAL PALMETTO
1553	14"	SABAL PALM	SABAL PALMETTO
1554	16"	SABAL PALM	SABAL PALMETTO
1555	13"	SABAL PALM	SABAL PALMETTO
1556	16" (DOUBLE)	SABAL PALM	SABAL PALMETTO
1557	16"	SABAL PALM	SABAL PALMETTO
1558	12"	SABAL PALM	SABAL PALMETTO
1559	6"	LIVE OAK	QUERCUS VIRGINIANA
1560	6"	LIVE OAK	QUERCUS VIRGINIANA
1561	15"	ROYAL PALM	ROYSTONEA REGIA
1562	15"	ROYAL PALM	ROYSTONEA REGIA
1563	13"	SABAL PALM	SABAL PALMETTO
1564	6"	ROYAL PALM	ROYSTONEA REGIA
1565	6" (DOUBLE)	ROYAL PALM	ROYSTONEA REGIA
1566	13"	SABAL PALM	SABAL PALMETTO
1567	13"	SABAL PALM	SABAL PALMETTO
1568	12"	SABAL PALM	SABAL PALMETTO
1569	11"	SABAL PALM	SABAL PALMETTO
1570	11"	SABAL PALM	SABAL PALMETTO
1571	11"	SABAL PALM	SABAL PALMETTO
1572	10"	SABAL PALM	SABAL PALMETTO
1573	13"	SABAL PALM	SABAL PALMETTO
1574	10"	SABAL PALM	SABAL PALMETTO
1575	10"	SABAL PALM	SABAL PALMETTO
1576	10"	SABAL PALM	SABAL PALMETTO
1577	10"	SABAL PALM	SABAL PALMETTO
1578	9"	SABAL PALM	SABAL PALMETTO
1579	9"	SABAL PALM	SABAL PALMETTO
1580	24"	BLACK OLIVE	BUCIDA BUCERAS
1581	24"	BLACK OLIVE	BUCIDA BUCERAS
1582	13"	SABAL PALM	SABAL PALMETTO
1583	11"	SABAL PALM	SABAL PALMETTO
1584	11"	SABAL PALM	SABAL PALMETTO
1585	11"	SABAL PALM	SABAL PALMETTO
1586	15"	FICUS	FICUS BENJAMINA
1587	8"	SABAL PALM	SABAL PALMETTO
1588	8"	SABAL PALM	SABAL PALMETTO
1589	8"	SABAL PALM	SABAL PALMETTO
1590	11"	SABAL PALM	SABAL PALMETTO
1591	16"	BLACK OLIVE	BUCIDA BUCERAS
1592	16"	BLACK OLIVE	BUCIDA BUCERAS
1593	10"	BLACK OLIVE	BUCIDA BUCERAS
1594	14"	ROYAL PALM	ROYSTONEA REGIA
1595	12"	SABAL PALM	SABAL PALMETTO
1596	14"	SABAL PALM	SABAL PALMETTO
1597	13"	SABAL PALM	SABAL PALMETTO
1598	12"	SABAL PALM	SABAL PALMETTO
1599	13"	SABAL PALM	SABAL PALMETTO
1600	12"	SABAL PALM	SABAL PALMETTO
1601	11"	SABAL PALM	SABAL PALMETTO
1602	15" (SEXTUPLE)	BLACK OLIVE	BUCIDA BUCERAS
1603	13"	SABAL PALM	SABAL PALMETTO
1604	8"	FICUS	FICUS BENJAMINA
1605	24"	JAVA PLUM	SYZIGIUM CUMINI
1606	12"	SABAL PALM	SABAL PALMETTO
1607	8"	FICUS	FICUS BENJAMINA
1609	9"	CARROT WOOD	CARROT WOOD
1610	15"	ROYAL POINCIANA	DELONIX REGIA
1611	10"	ROYAL POINCIANA	DELONIX REGIA
1612	8"	LIVE OAK	QUERCUS VIRGINIANA
1613	14"	SABAL PALM	SABAL PALMETTO
1614	15"	ROYAL PALM	ROYSTONEA REGIA
1615	15"	ROYAL PALM	ROYSTONEA REGIA
1616	15"	ROYAL PALM	ROYSTONEA REGIA
1617	15"	ROYAL PALM	ROYSTONEA REGIA
1618	15"	ROYAL PALM	ROYSTONEA REGIA
1619	15"	ROYAL PALM	ROYSTONEA REGIA
1620	8"	LIVE OAK	QUERCUS VIRGINIANA
1621	11"	WASHINGTON PALM	WASHINGTONIA
1622	13"	WASHINGTON PALM	WASHINGTONIA
1623	10"	WASHINGTON PALM	WASHINGTONIA
1624	13"	WASHINGTON PALM	WASHINGTONIA
1625	10"	WASHINGTON PALM	WASHINGTONIA
1626	9"	LIVE OAK	QUERCUS VIRGINIANA
1627	8"	LIVE OAK	QUERCUS VIRGINIANA
1628	9"	LIVE OAK	QUERCUS VIRGINIANA
1629	6"	LIVE OAK	QUERCUS VIRGINIANA
1630	13"	SABAL PALM	SABAL PALMETTO

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

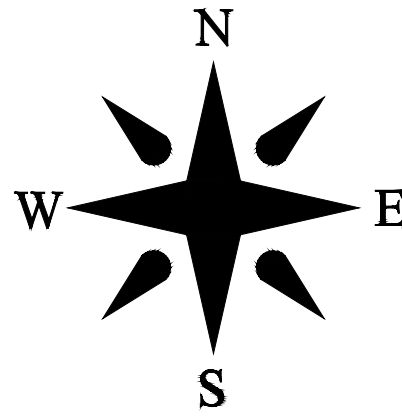


WALLACE SURVEYING
CORP., LICENSED BUSINESS # 4061

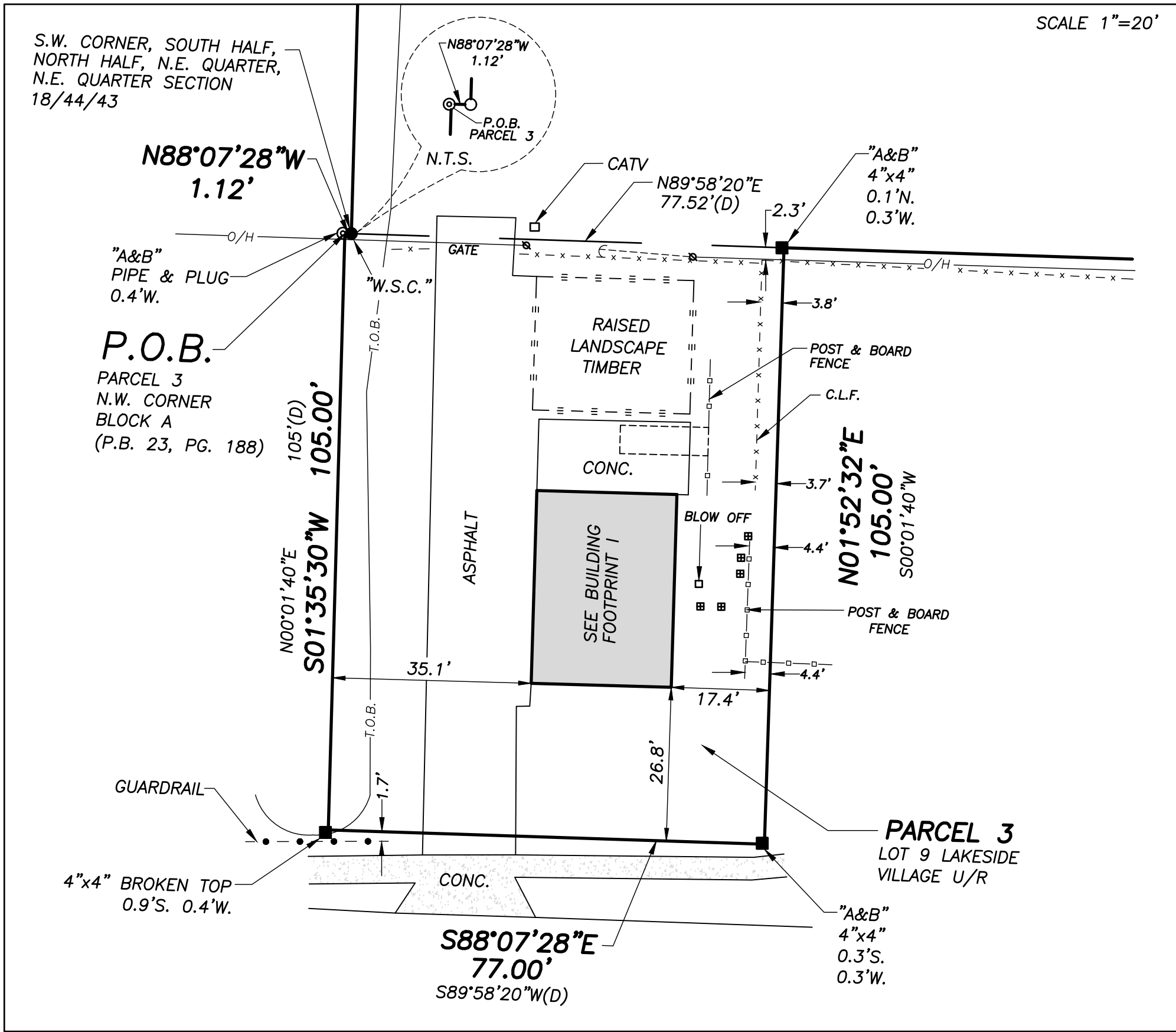
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-6551

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

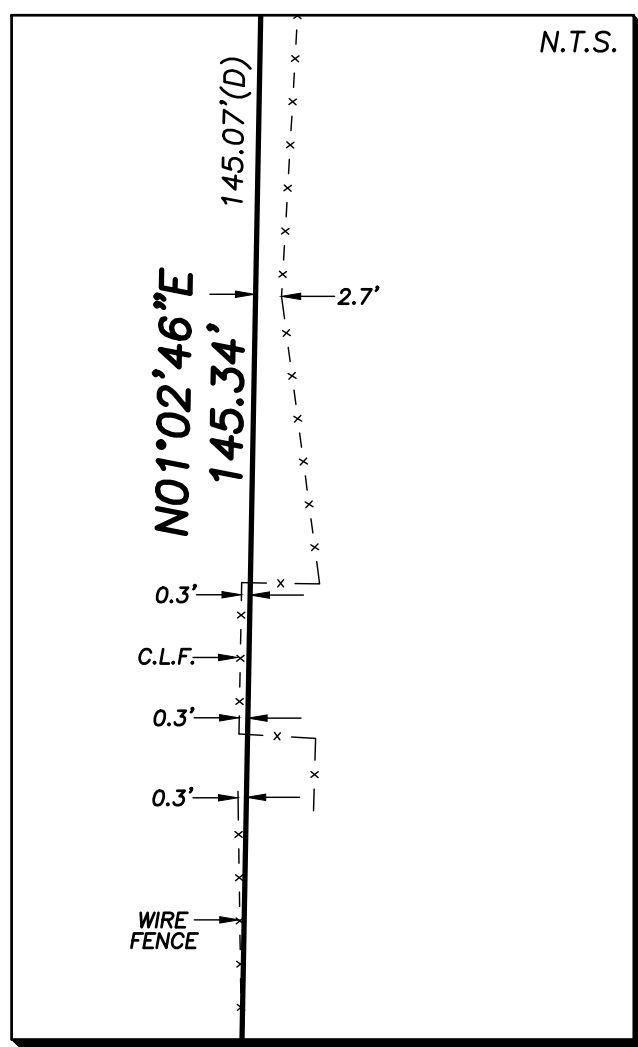
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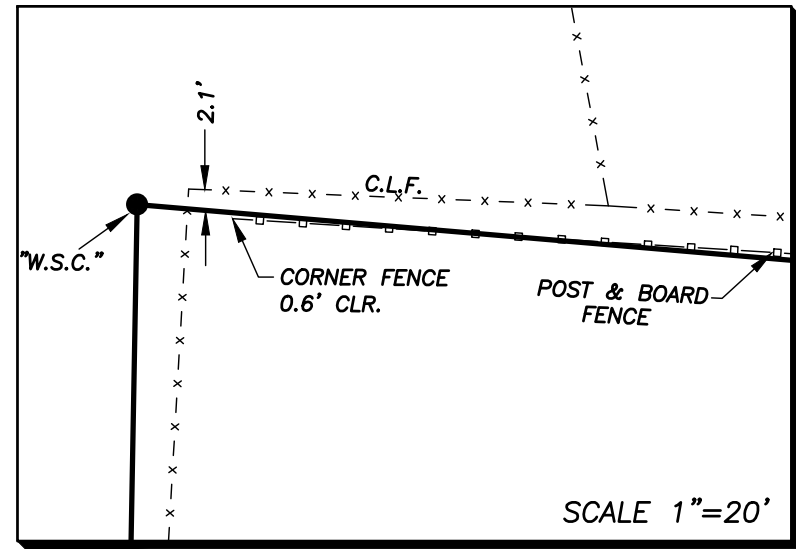
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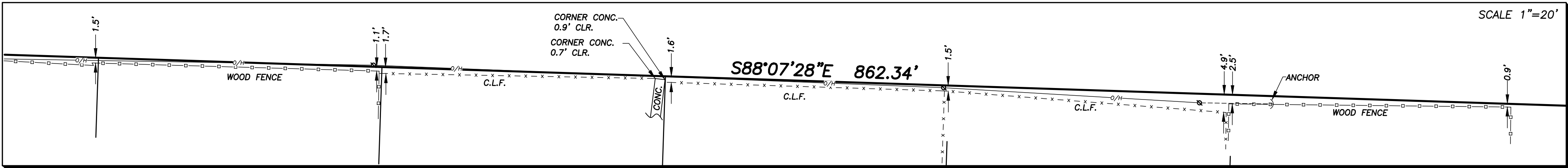
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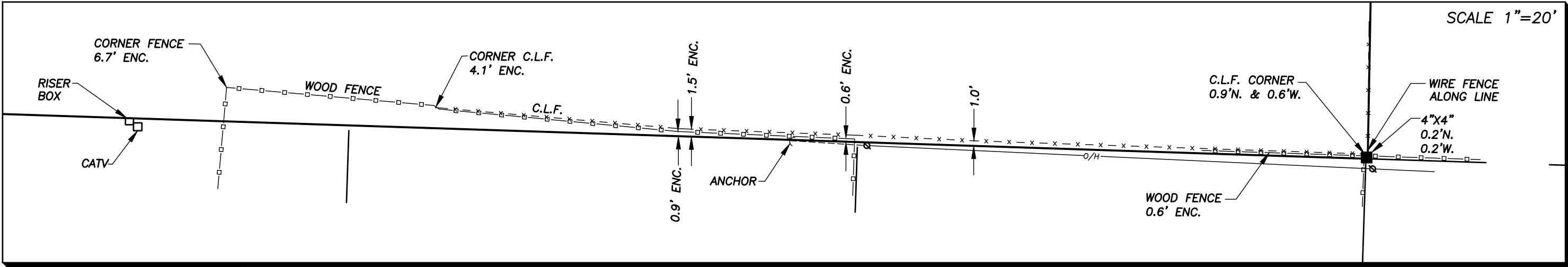
DETAIL E



DETAIL B

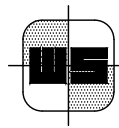


DETAIL C



Boundary Survey For:

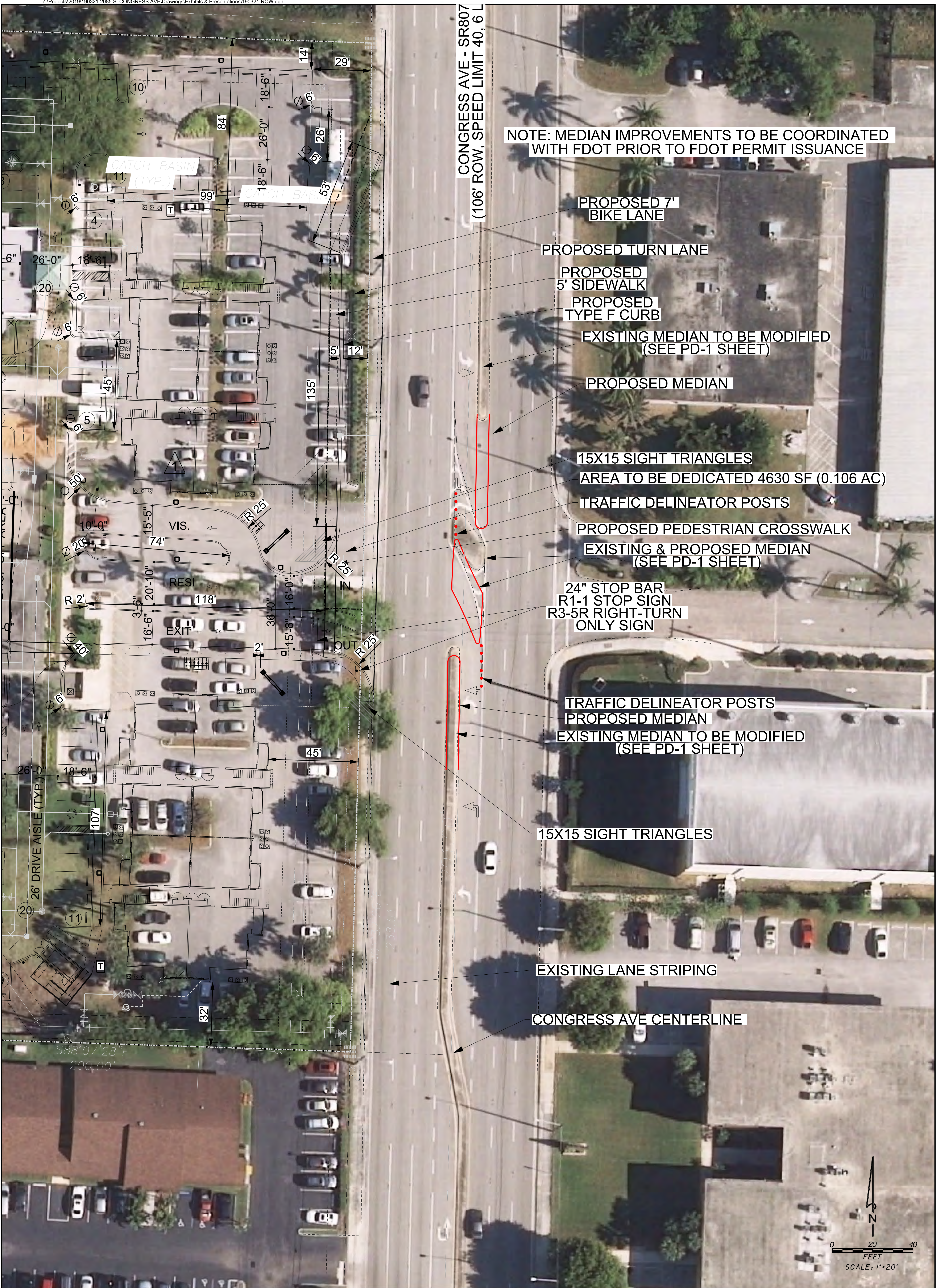
WAVERLEY SP2, LLC



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

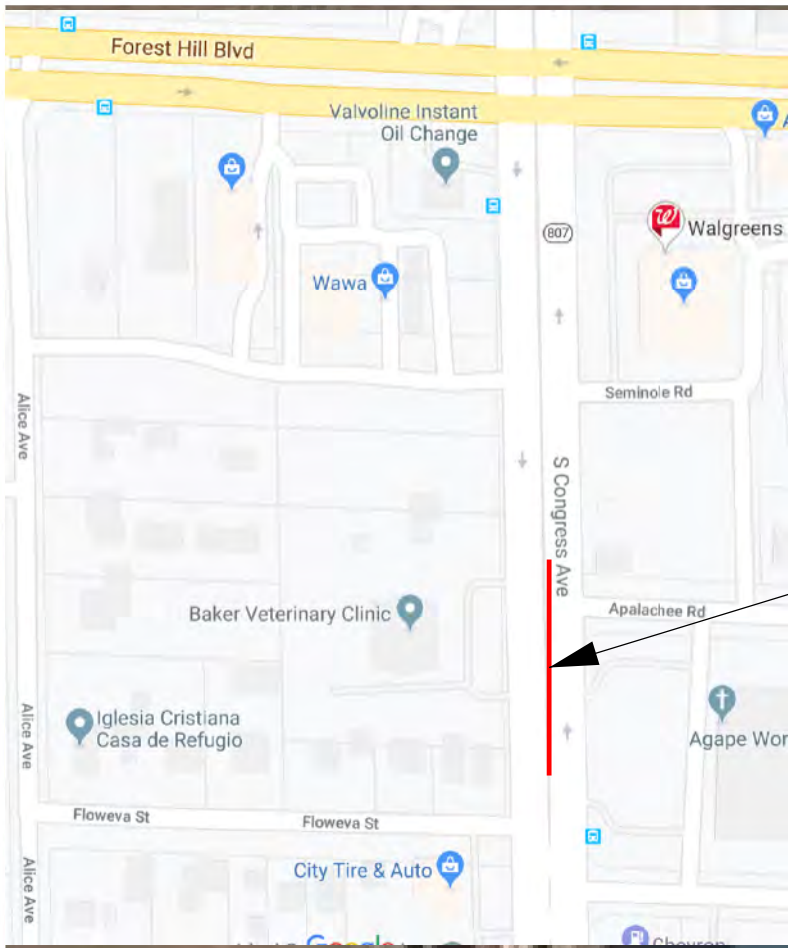
ENTRY MEDIAN IMPROVEMENT - EXHIBIT

SUBJECT TO FDOT APPROVAL

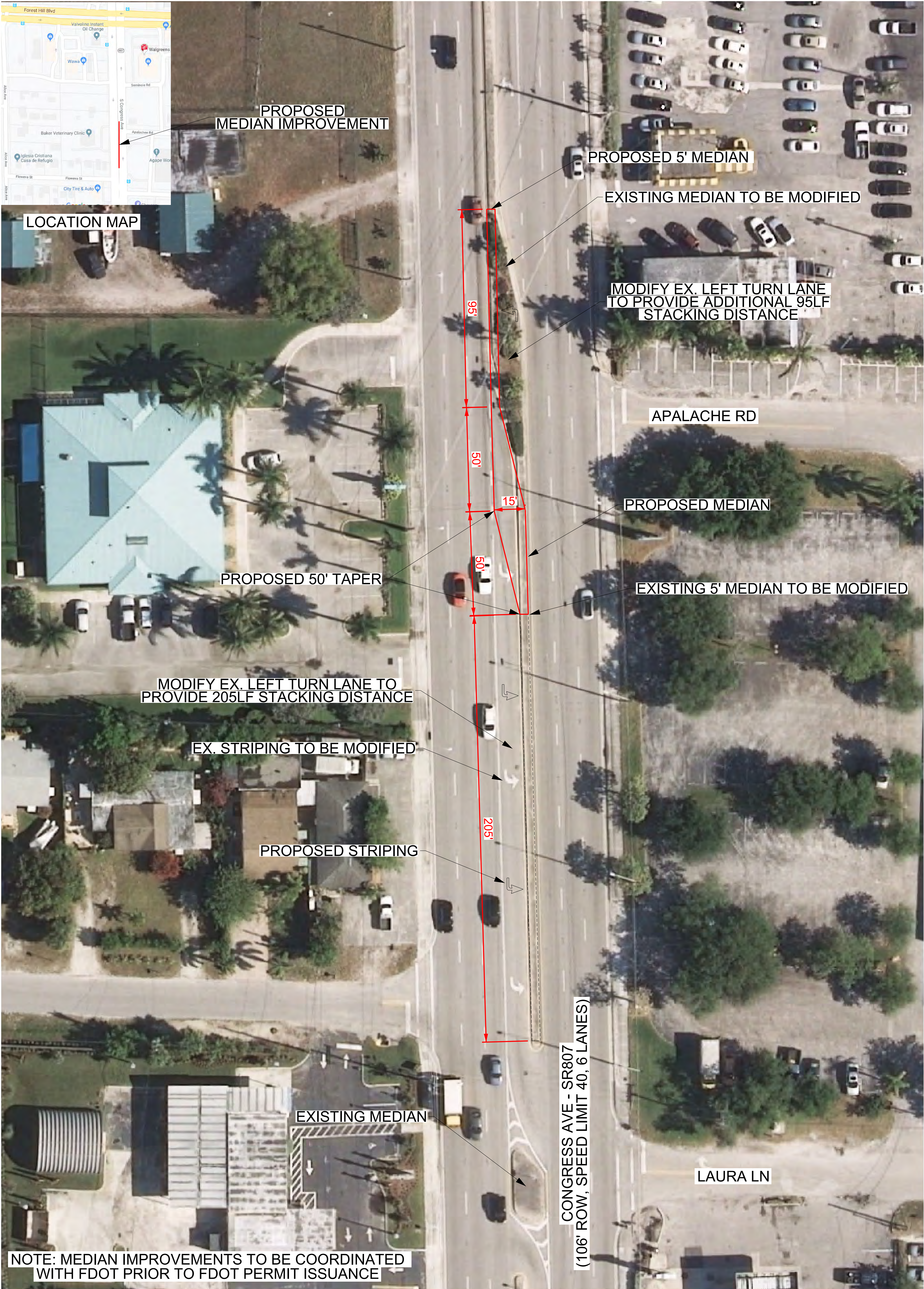


HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

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

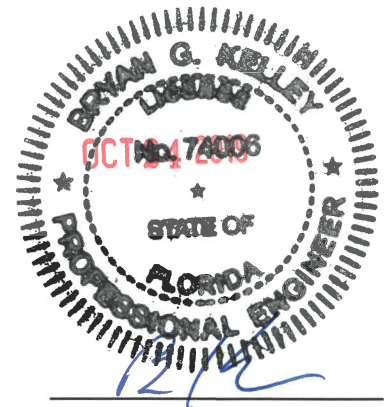
PALM SPRINGS RESIDENCES VILLAGE OF PALM SPRINGS, FLORIDA

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.

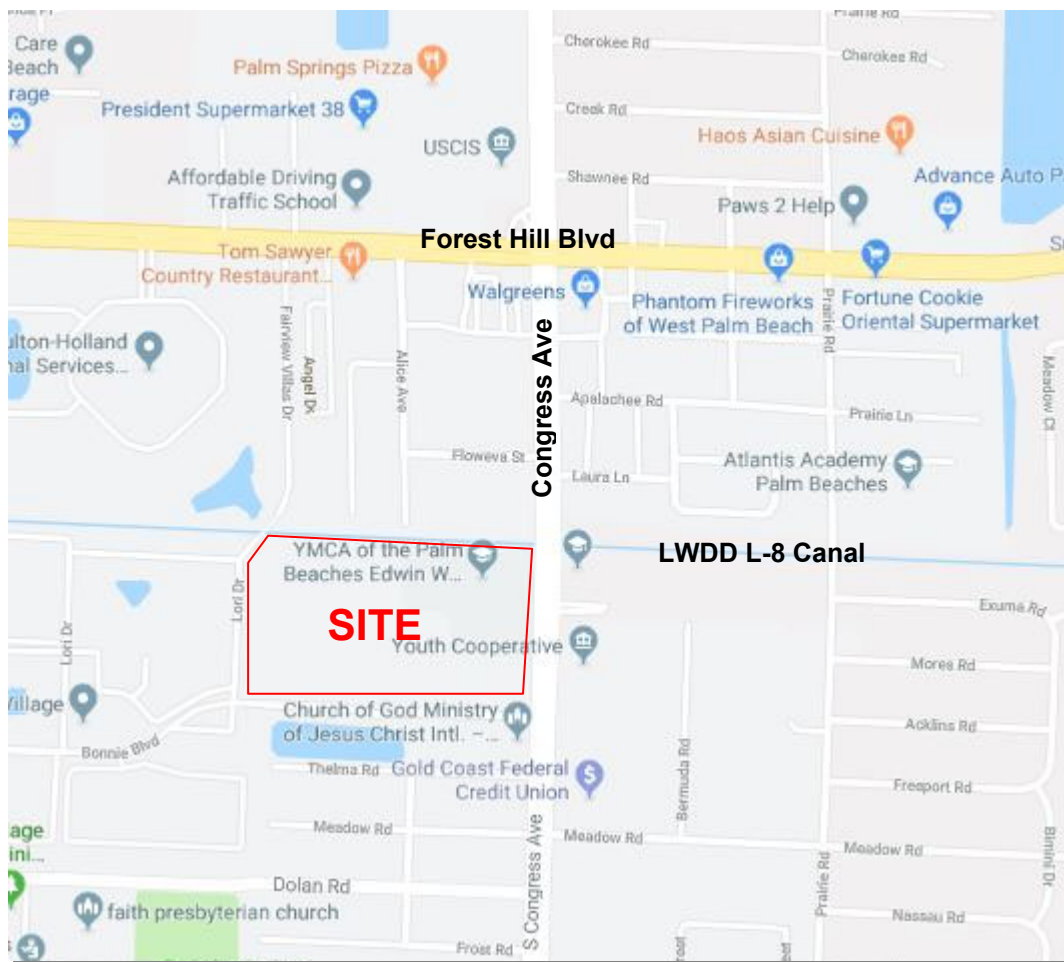


FIGURE 1. Vicinity Map
Palm Springs Residences
Source: Google 2019 ©

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 Blvd

Sandra Ln

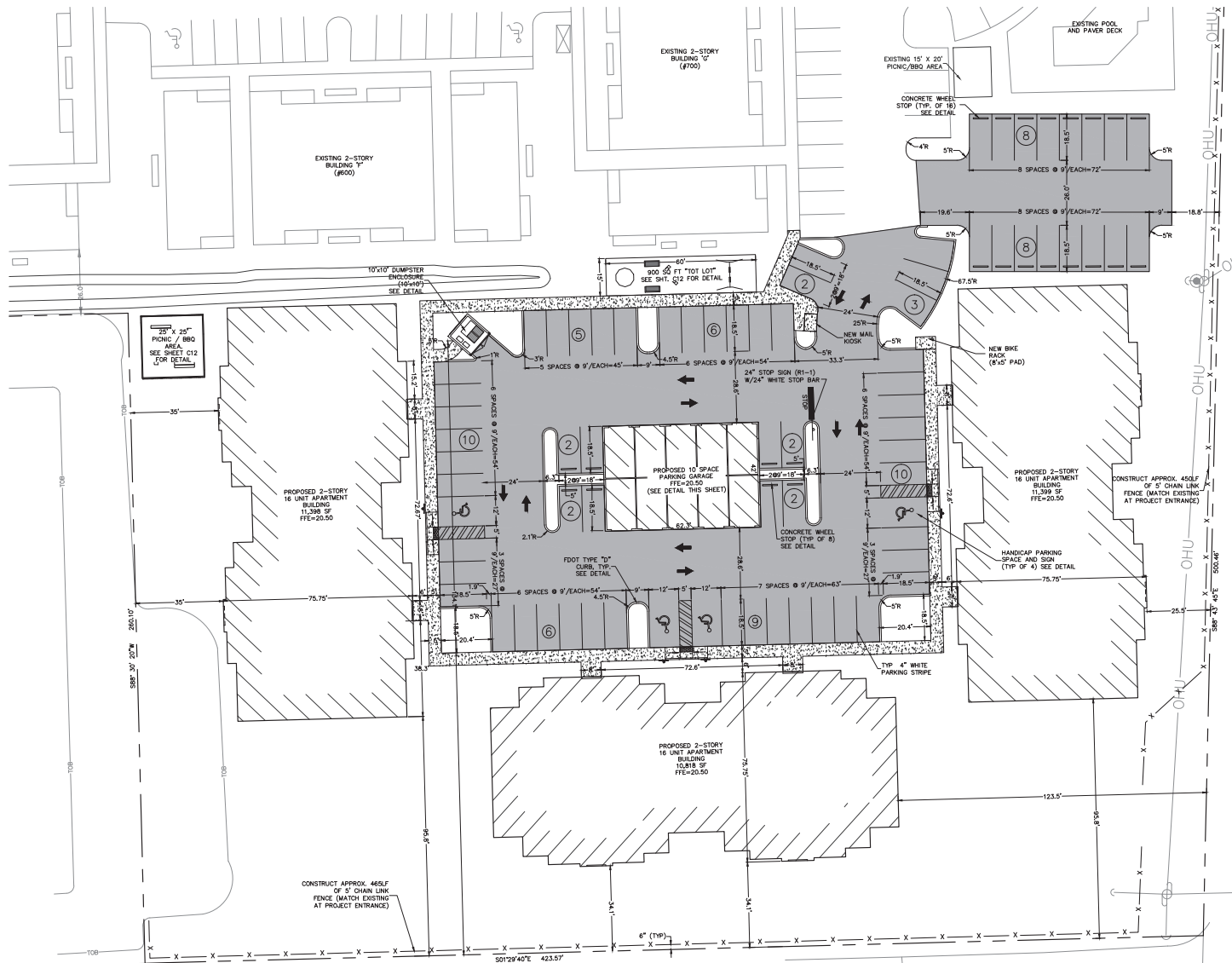
Cherry Cir

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 = 229 (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

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER F.E.M. PANEL NO. 120192-0165 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

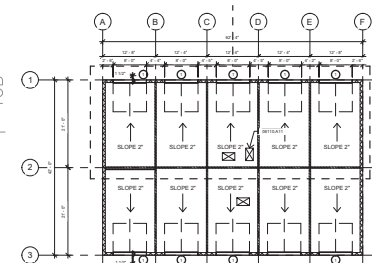
	REQUIRED	PROPOSED
MAXIMUM LOT COVERAGE	40%	26.1%
MAXIMUM HEIGHT	30'	20'
MINIMUM OPEN SPACE	30'	41.1'
ARENY AREA	20%	20.1%
FRONT BUILDING SETBACK	25'	N/A
SIDE BUILDING SETBACK	15'	34.1'
REAR BUILDING SETBACK	20'	N/A
REAR BUILDING SETBACK	25'	35.5'

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
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11-11-14	4
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11-11-14	95
11-11-14	96
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11-11-14	98
11-11-14	99
11-11-14	100

1250 W. EAU CALLEE BLVD., UNIT L
MELBOURNE, FL 32935
PH: (321) 253-1510
FAX: (321) 253-1511
VERO HATCH, FL (772) 569-9035
INTERIOR: (772) 569-9035
FT. PIERCE, FL: (772) 468-9055

MBV ENGINEERING, INC.
CONSULTING ENGINEERS
1250 W. EAU CALLEE BLVD., UNIT L
MELBOURNE, FL 32935
PH: (321) 253-1510
FAX: (321) 253-1511
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FT. PIERCE, FL: (772) 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	

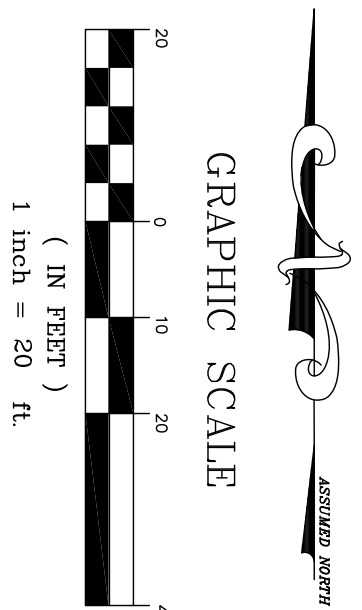
Wednesday, January 2nd 2019

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%



SITE INFORMATION

PROJECT DESCRIPTION

CONSTRUCTION OF THREE 2-STORY APARTMENT BUILDINGS AS WELL AS ALL THE PARKING, UTILITIES AND DRAINAGE REQUIRED TO SERVICE THESE BUILDINGS

PARKING DATA

EXISTING SPACES = 72 SPACES
1 BEDROOMS = 48 x 1.50 SPACES PER UNIT = 98 SPACES
2 BEDROOMS = 56 x 1.75 SPACES PER UNIT = 170 SPACES
EXISTING SPACES = 199 (92 REGULAR SPACES, 7 HANDICAP SPACES)
2 BEDROOMS = 32 x 1.75 SPACES PER UNIT = 56 SPACES
3 BEDROOMS = 16 x 2.00 SPACES PER UNIT = 32 SPACES
UNDER PAID TOTAL PARKING REQUIRED = 170+88 = 250 PARKING SPACES
REQUIRED NEW PARKING SPACES = 59
PROPOSED NEW PARKING SPACES = 63

OWNER/APPLICANT

GENO INC.
1500 N. STATE AVE.
WEST PALM BEACH, FL 33406-6559

ENGINEER

MBV ENGINEERING, INC.
1500 N. STATE AVE.
WEST PALM BEACH, FL 33406-6559
321-253-1510

SURVEYOR

LAVENTURE & ASSOCIATES, INC.
4150 FOREST HILL BLVD
772 WEST MIDWAY ROAD
772-398-6430

ZONING

NEIGHBORHOOD COMMERCIAL
CC

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X".
PER F.I.R.M. PANEL NO. 12061C 0188 E, DATED MAY 4, 1989.

PERMITS REQUIRED

S.F.M.A.D. EPP PERMIT
F.D.E.P. NO. 1001
F.D.E.P. SANITARY SEWER PERMIT

CONSTRUCTION SCHEDULE

START CONSTRUCTION APRIL 2015
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 CONCRETE AREA	= 11,466 SF	= 0.26 Ac	= 2.81 %
TOTAL IMPERVIOUS AREA	= 171,694 SF	= 3.92 Ac	= 46.0 %
PROPOSED ASPHALT AREA	= 22,093 SF	= 0.51 Ac	= 5.4 %
PROPOSED CONCRETE AREA	= 3,568 SF	= 0.06 Ac	= 0.6 %
PROPOSED DUMPSTER AREA	= 104 SF	= 0.00 Ac	= 0.03 %
PROPOSED IMPERVIOUS AREA	= 60,989 SF	= 1.40 Ac	= 14.9 %
TOTAL SITE IMPERVIOUS AREA	= 232,563 SF	= 5.34 Ac	= 57.0 %
TOTAL SITE PERVIOUS AREA	= 175,323 SF	= 4.02 Ac	= 43.0 %

PROPOSED SITE DATA

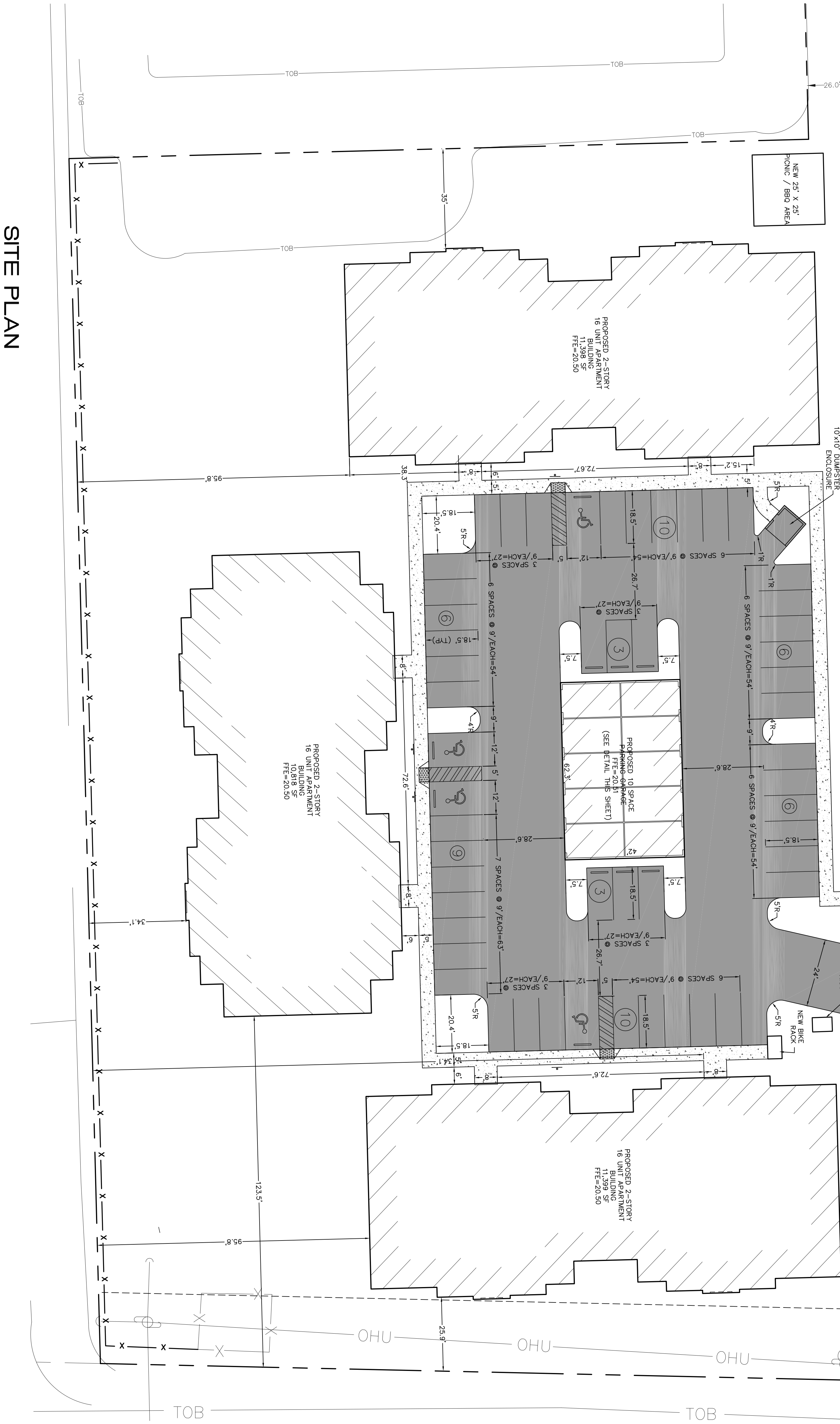
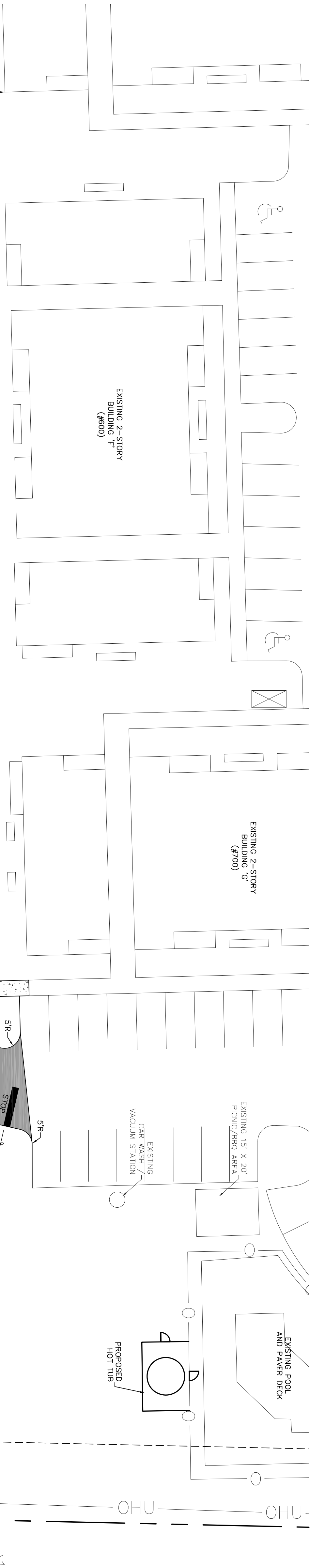
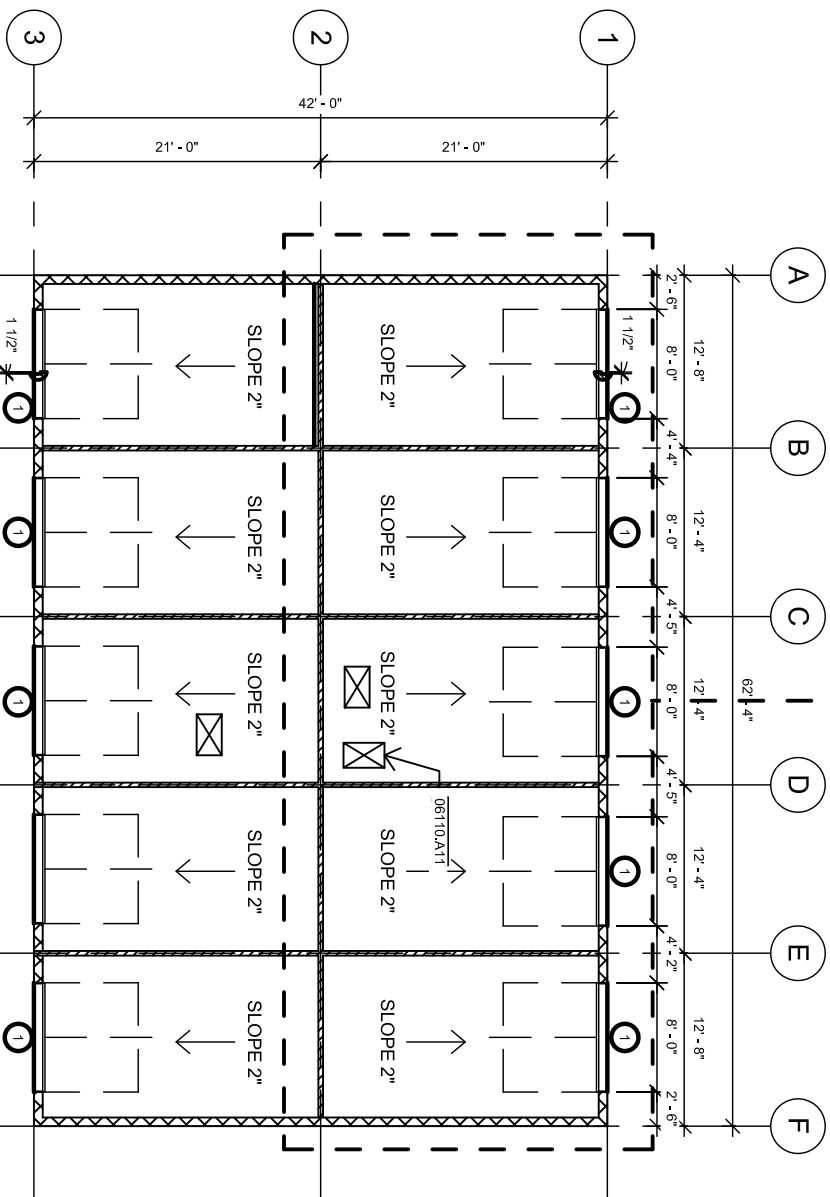
PROPOSED ASPHALT AREA	= 22,093 SF	= 0.51 Ac	= 5.4 %
PROPOSED CONCRETE AREA	= 3,568 SF	= 0.06 Ac	= 0.6 %
PROPOSED DUMPSTER AREA	= 104 SF	= 0.00 Ac	= 0.03 %
PROPOSED IMPERVIOUS AREA	= 60,989 SF	= 1.40 Ac	= 14.9 %
TOTAL SITE IMPERVIOUS AREA	= 232,563 SF	= 5.34 Ac	= 57.0 %
TOTAL SITE PERVIOUS AREA	= 175,323 SF	= 4.02 Ac	= 43.0 %

SETBACKS

REQUIRED	PROPOSED
MAXIMUM LOT COVERAGE	40%
MINIMUM OPEN SPACE	15%
FRONT BUILDING SETBACK	25'
SIDE BUILDING SETBACK	25'
REAR BUILDING SETBACK	25'

SANITARY SEWER SOURCE

CITY OF PALM SPRINGS SEWER MAIN
POTABLE WATER SOURCE
CITY OF PALM SPRINGS WATER MAIN



REVISIONS	DATE
1	
2	
3	
4	
5	
6	
7	

JOB NO.	12-1467
DESIGNED	BAM
DRAWN	AFR
DATE	NOV 2013
CHECKED	BAM
DATE ISSUED	NOV 2013
SCALE	1"=20'

1250 W. EAU GALLIE BLVD., UNIT L
MELBOURNE, FL 32935
PH. (321) 253-1510
FX. (321) 253-0911
VERO BEACH, FL PH. (772) 569-0035
FT. PIERCE, FL PH. (772) 468-9055

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728

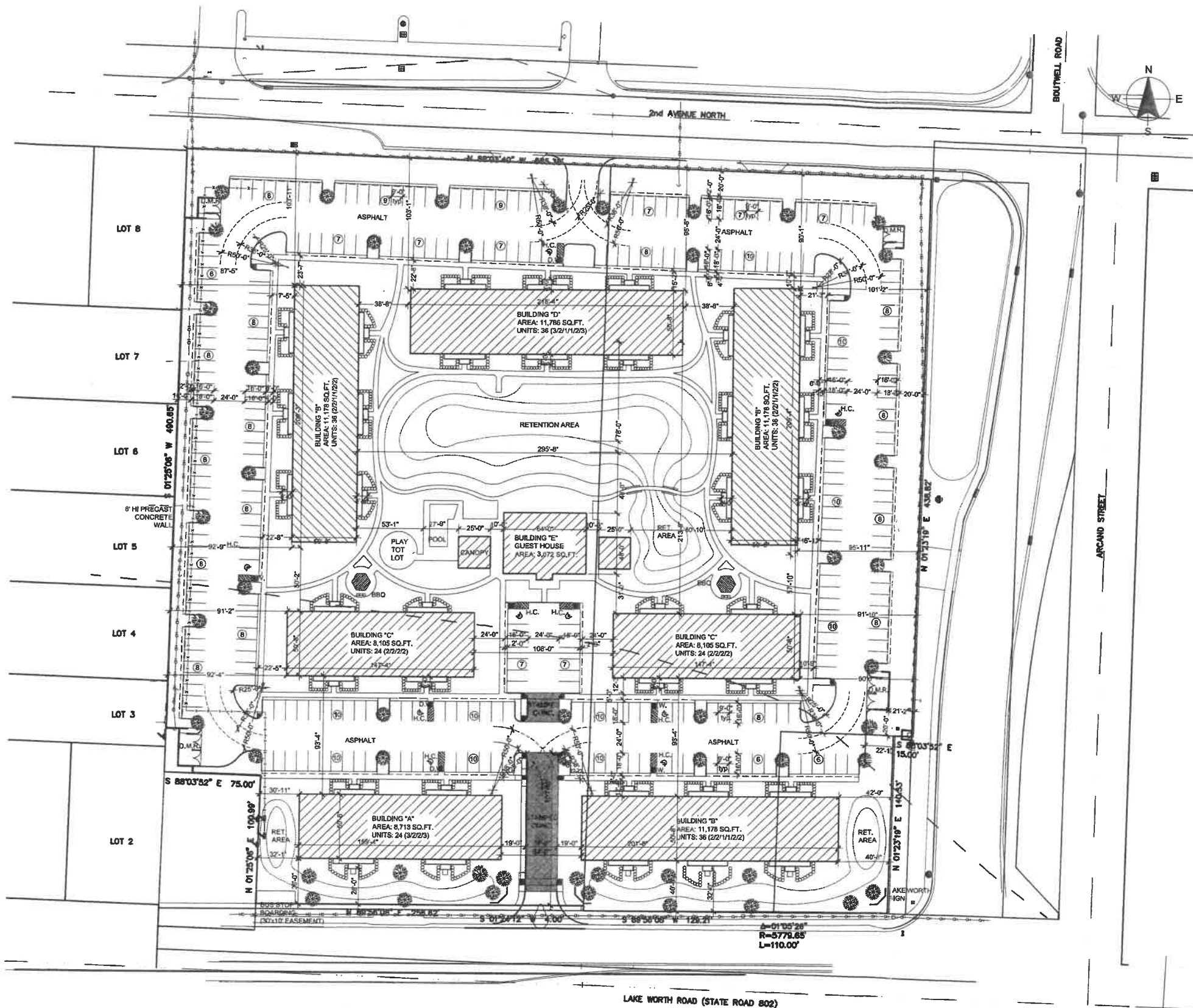
SITE PLAN

FLORIDA

PALM SPRINGS APARTMENT BUILDINGS
VILLAGE OF PALM SPRINGS

SHEET
BRUCE A. MOIA
FL. P.E.#7329

C-5
OF 10
12-1467



1
SP-1
PROPOSED SITE PLAN

SCALE: 1" = 40'-0"



2
LOCATION MAP
SP-1 SCALE: N.T.S.

PROPERTY DESCRIPTION
THE WEST 254 FEET OF TRACT 116, LESS THE EAST 15 FEET OF THE SOUTH 191.8 FEET, MODEL LAND COMPANY SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EXCLUDING: THE NORTH 25.00 FEET OF TRACT 116, "MODEL LAND COMPANY SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF TRACT 115, MODEL LAND COMPANIES SUBDIVISION, SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, LESS THE WEST 75 FEET OF THE SOUTH 140 FEET THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT 115, MODEL LAND COMPANY'S SUBDIVISION, SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 5, PAGE 79 EXCEPTING SO MUCH AS IS NOW FOR PUBLIC ROADS. ALL OF THAT PART OF DRY LAND BED LYING BETWEEN LOT 115 AND SOUTH LINE OF SECTION 20, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A POINT WHERE THE EAST LINE OF LOT 115, PRODUCED SOUTH INTERSECTS SOUTH LINE OF SECTION 20; THENCE WESTERLY ALONG SOUTH LINE OF SECTION 20 TO A POINT WHERE WEST LINE OF LOT 115 PRODUCED TO SOUTHWEST CORNER OF LOT 115; THENCE SOUTHEASTERLY ALONG SOUTH LINE OF LOT 115 TO SOUTHEAST CORNER OF SAME; THENCE SOUTHERLY ALONG EAST LINE OF LOT 115 PRODUCED TO POINT OF BEGINNING, EXCEPTING THEREFROM SO MUCH AS IS NOW COVERED BY PUBLIC RECORDS, LESS THE FOLLOWING: A TRACT OF LAND 75 FEET BY 140 FEET; BEGINNING AT A POINT WHERE THE WEST BOUNDARY OF TRACT 115 PROJECTED SOUTHERLY WOULD INTERSECT STATE ROAD 174; THENCE RUNNING NORTHERLY 140 FEET; THENCE EAST 75 FEET; THENCE SOUTH 140 FEET; THENCE WEST 75 FEET TO THE POINT OF BEGINNING.

BUILDING:

BLDG A:
(12)-3bdr units + (12)-1bdr units
(0)-2bdr units
Total= 24 UNITS.-

BLDG B:
(0)-3bdr units + (12)-1bdr units
(24)-2bdr units
Total= 36 UNITS.-

BLDG C:
(0)-3bdr units + (0)-1bdr units
(24)-2bdr units
Total= 24 UNITS.-

BLDG D:
(12)-3bdr units + (12)-1bdr units
(12)-2bdr units
Total= 36 UNITS.-

TOTAL: (1)BLDG A+(3)BLDG B+(2)BLDG C+(1)BLDG D:
24 units+108 units+48 units+216 units=296 units/acre.

(48)-1bdr units+(144)-2bdr units +(24)-3bdr units
FLOOR AREA RATIO = 0.567

PARKING:

REQUIRED:
1 BDR 1.0 SPACE/UNIT 48 spaces
2 BDR 1.5 SPACE/UNIT 216 spaces
3 BDR 2.0 SPACE/UNIT 48 spaces
TOTAL 312 spaces

PROVIDED:
303 STD PARKING
9 HC PARKING

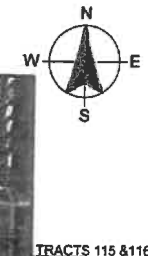
TOTAL PARKING PROVIDED: 312

TOTAL BUILDING COVERAGE:

SITE(PARCEL "A"): 7.647 ACRES 333,096 SQ.FT.
BUILDING "A": 8,713 SQ.FT. 2.61%
(3)BUILDING "B": 33,534 SQ.FT. 10.06%
(2)BUILDING "C": 16,210 SQ.FT. 4.87%
BUILDING "D": 11,786 SQ.FT. 3.54%
BUILDING "E" & CANOPIES: 4,322 SQ.FT. 1.30%
PARKING & DRIVES: 96,853 SQ.FT. 28.77%
WALKS & PATIOS: 36,842 SQ.FT. 11.06%
GREEN AREA: 125,671 SQ.FT. 37.79%

IMPERVIOUS AREA: 207,224 SQ.FT. 62.21%
PERVIOUS AREA: 125,871 SQ.FT. 37.79%

BLDG	A	B	C	D	TOTAL
1 BDR	1	3	2	1	48
2 BDR	12	24	24	12	144
3 BDR	12			12	24
TOTAL					216



REVISIONS:

SP-1

1 OF 1

DATE: 1-25-13

PROJECT NUMBER: 0-12

SHEET NUMBER:

THE VILLAGE" at LAKE WORTH

Lake Worth Rd. & Arcano Dr.

LAKE WORTH

SOUTHEAST ARCHITECTS SERVICES, INC.

4316 WEST BROWARD BLVD. SUITE 3 # PENSACOLA, FL 32517

(904) 797-2821 FAX (904) 797-2827

LC # AA-0001803

FLORIDA

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.

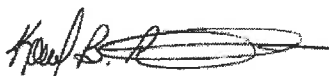
Conclusions

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,

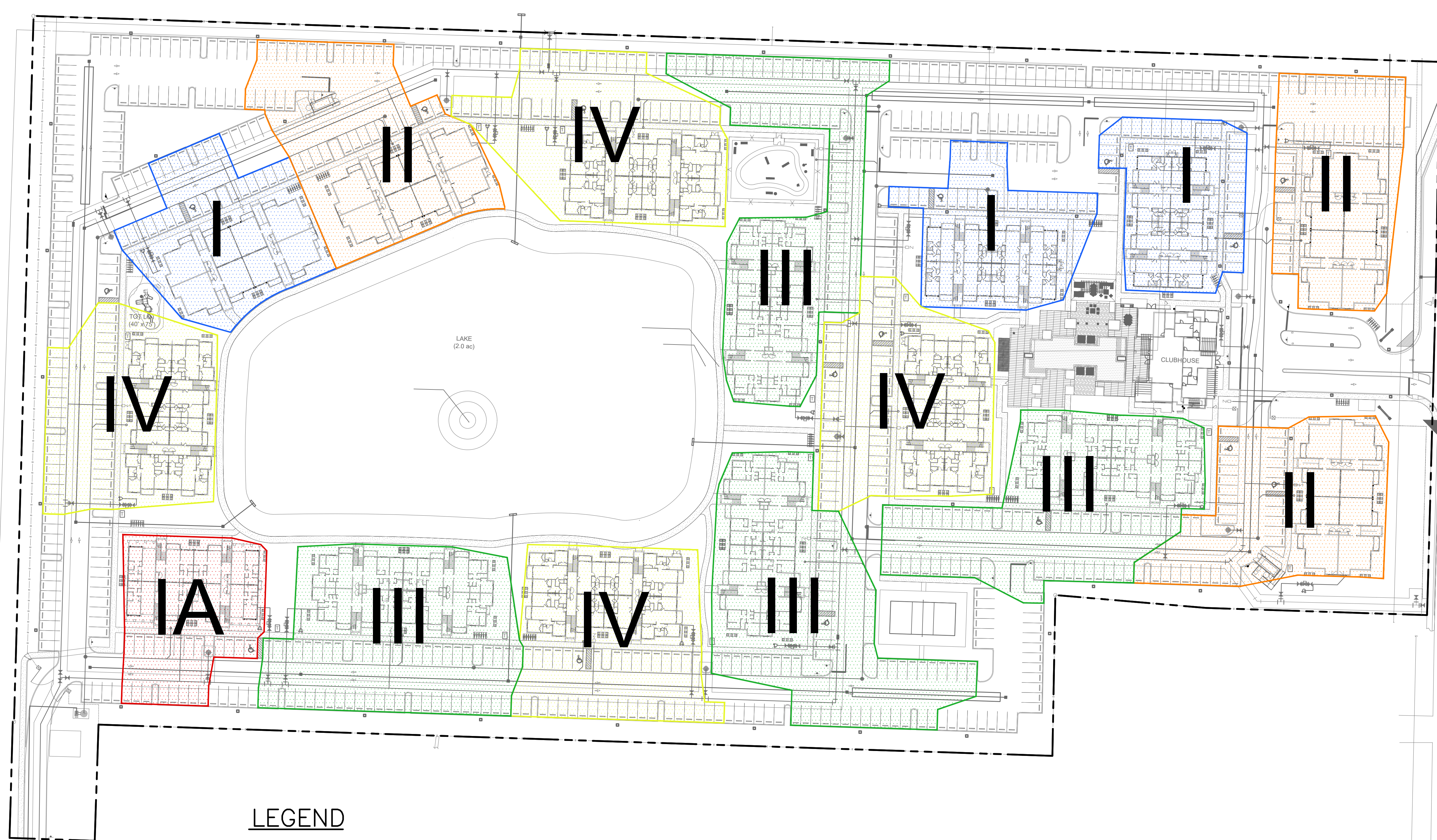
SIMMONS & WHITE, INC.



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 5 • West Palm Beach, Florida 33407 • (561) 478-7848					JOB NO. 19-083		DRAWING NO. 19083201		SHEET 1 OF 1		
					DESIGN B.K.		DRAWN C.O.		CHECKED		APPROVED
REVISIONS											

PALM SPRINGS RESIDENCE
SECTION 18, TOWNSHIP 44S., RANGE 43E.
VILLAGE OF PALM SPRINGS, FLORIDA
PARKING SUPPLY EXHIBIT

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

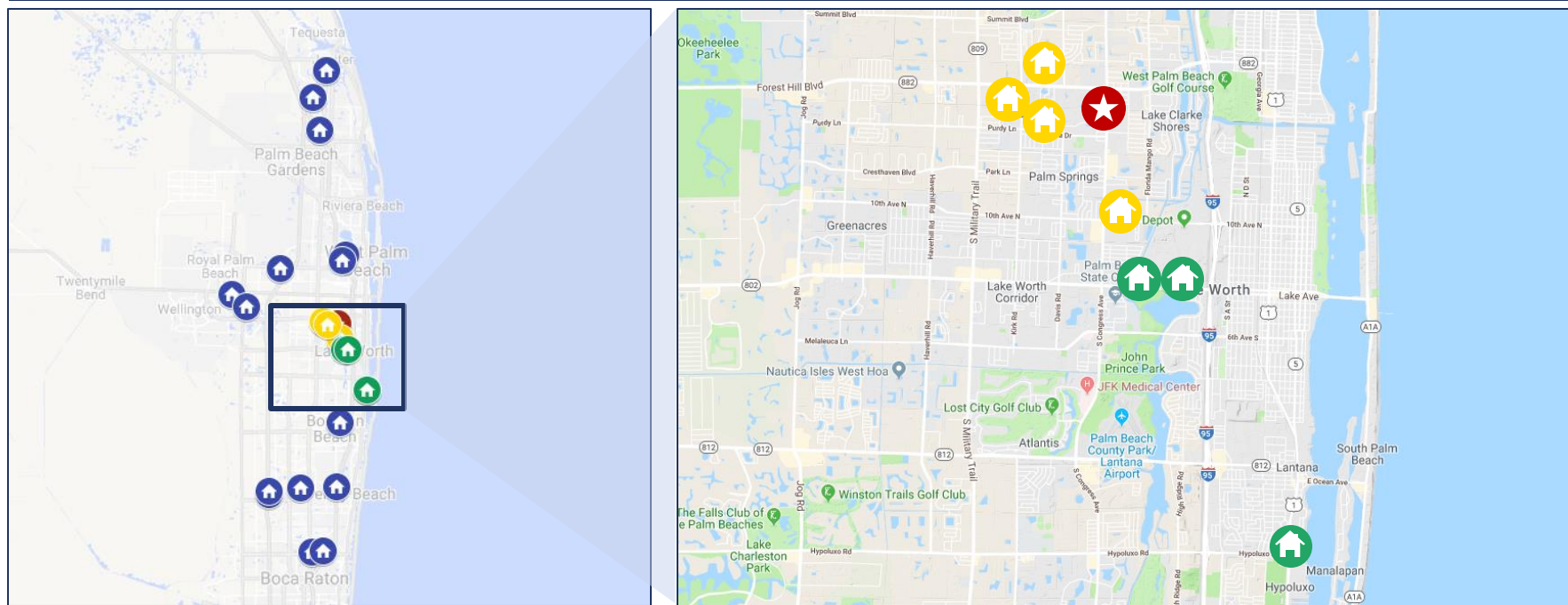
The objective of this study is to benchmark the Subject’s parking ratio to that of other multifamily developments in Palm Springs and Palm Beach County

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)

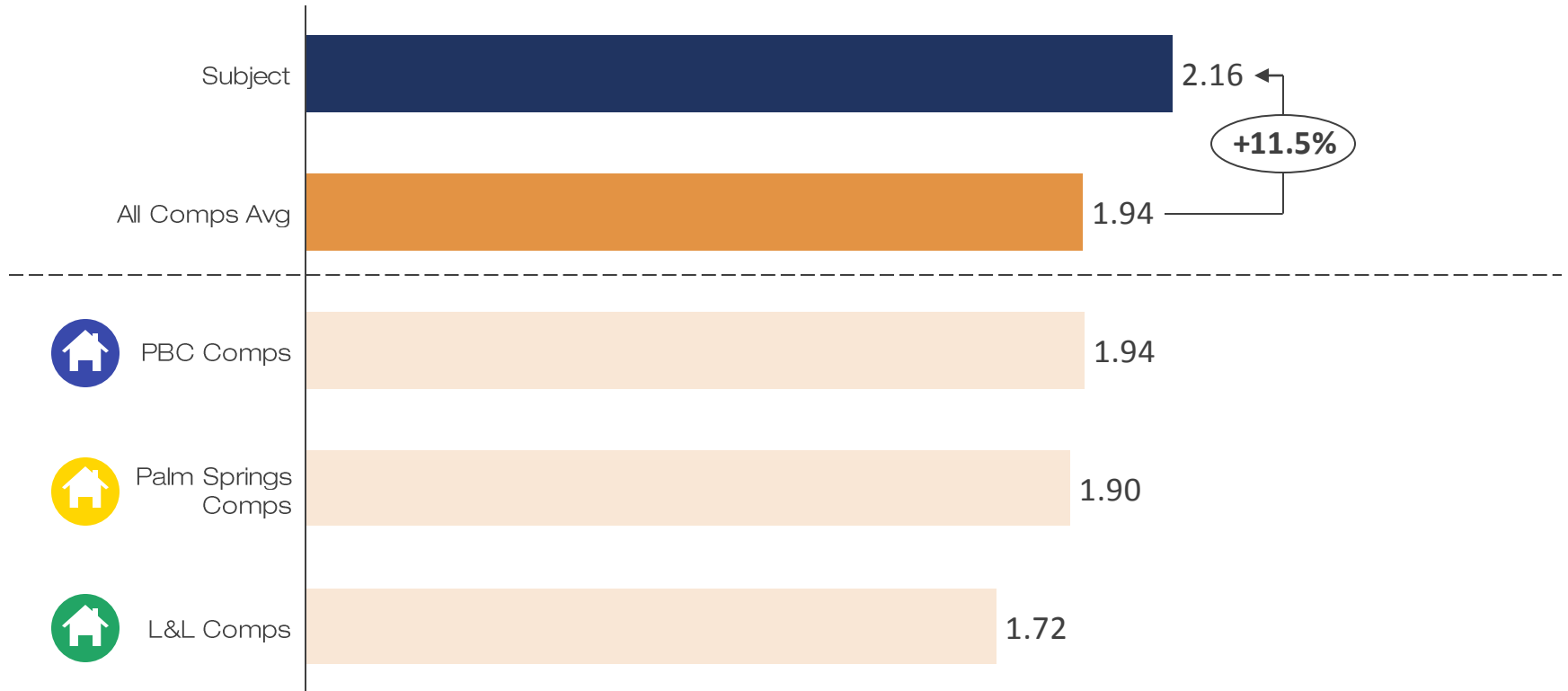
Comps Mapping



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

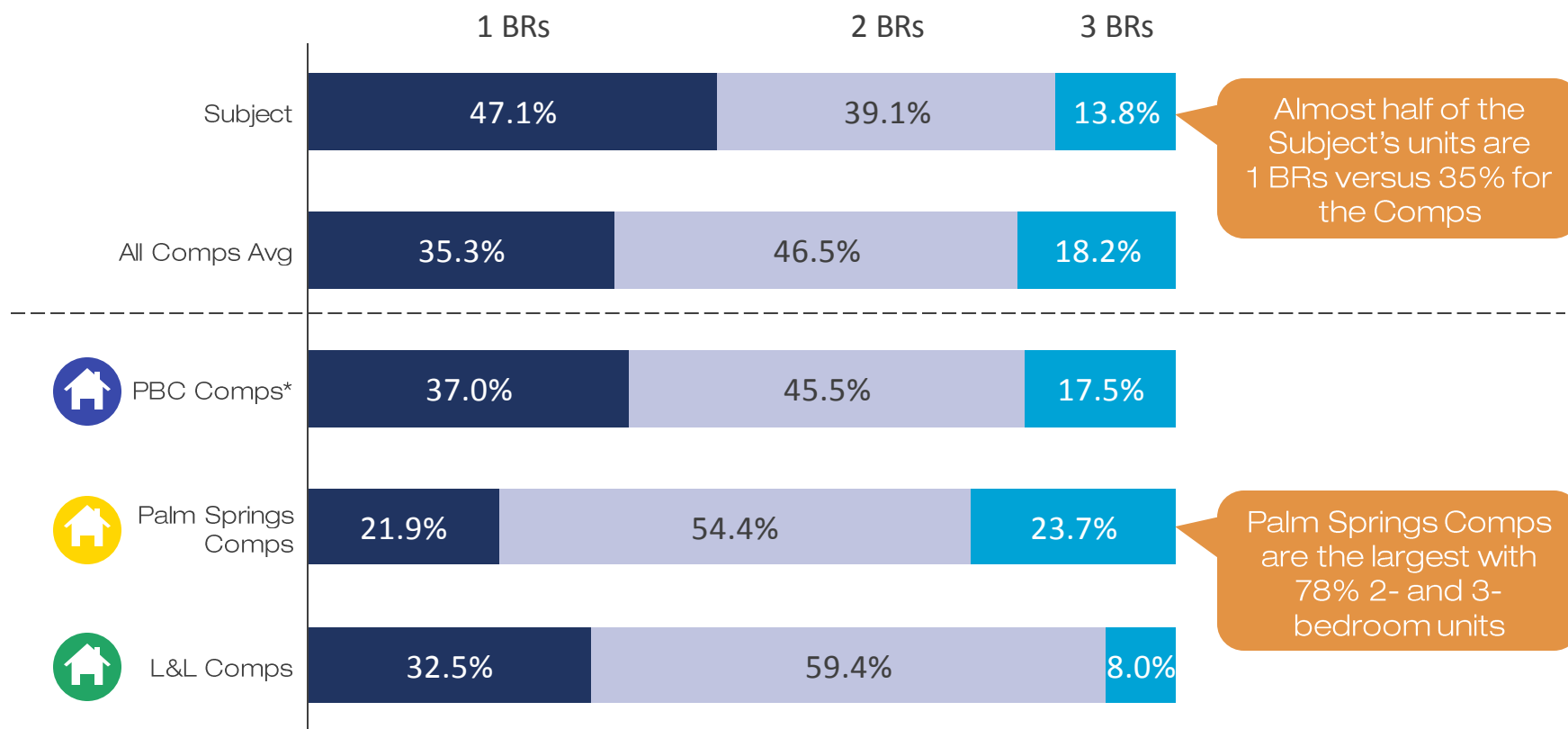
The Subject provides a ratio of parking per unit that is **12%** higher than all the Comps overall

Parking Ratio per Unit



In addition, the Subject has smaller units with fewer bedrooms, reducing the parking need per unit relative to the Comps

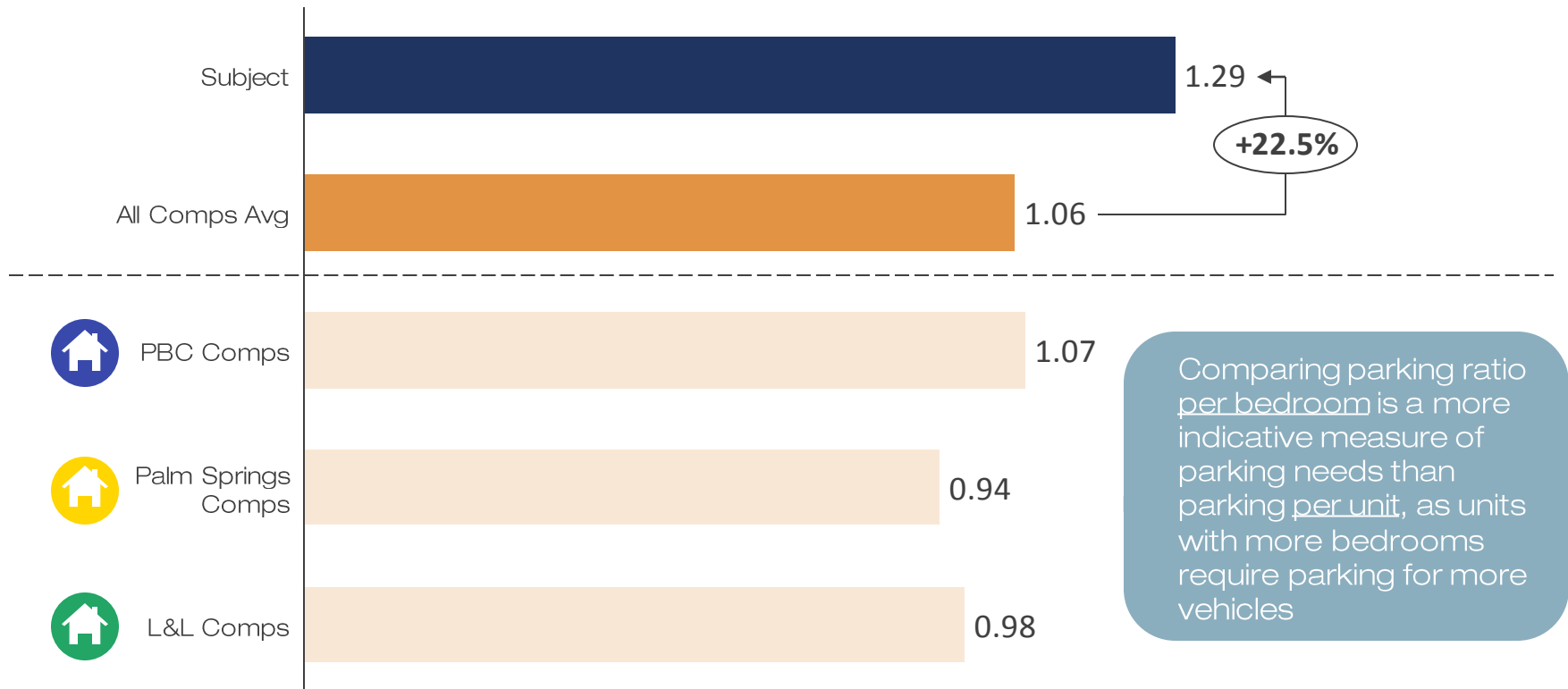
Unit Mix Comparison



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

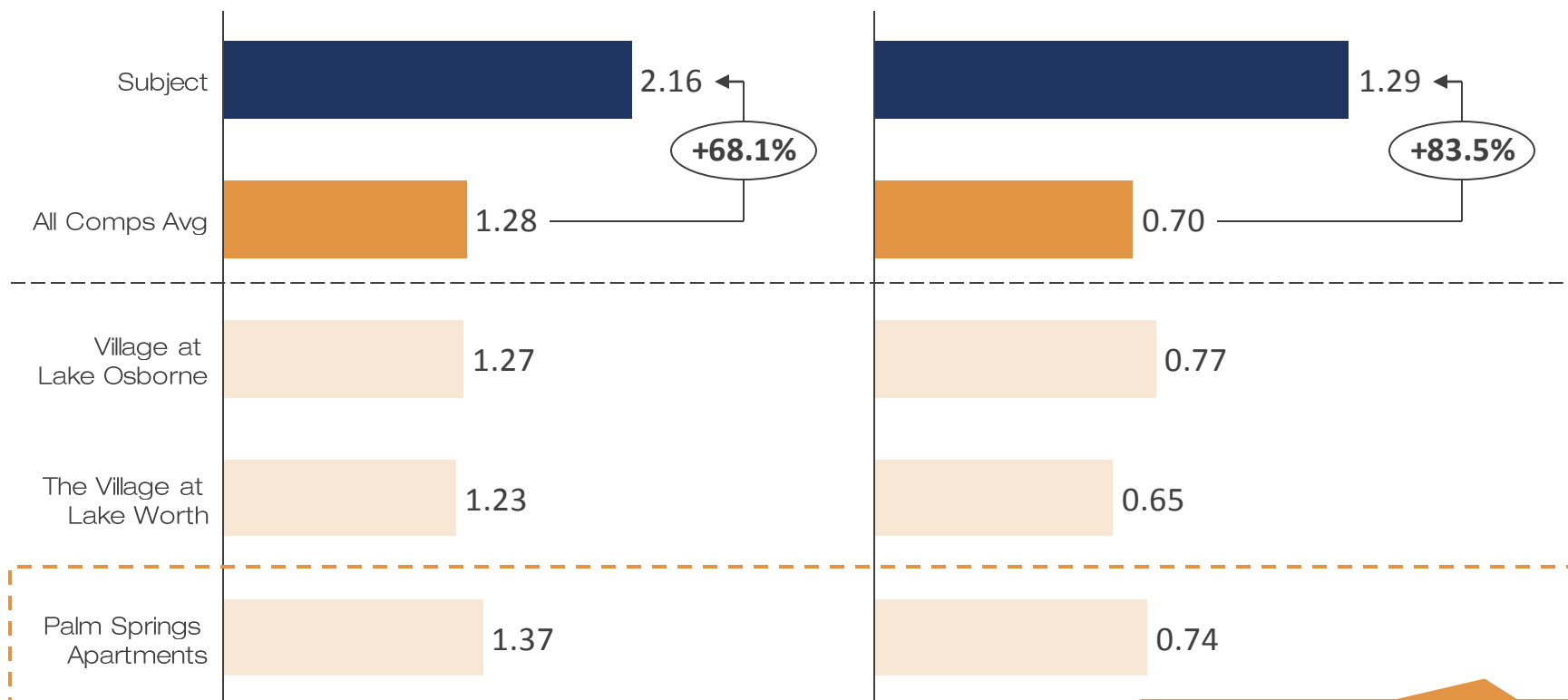
Parking Ratio per Bedroom



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
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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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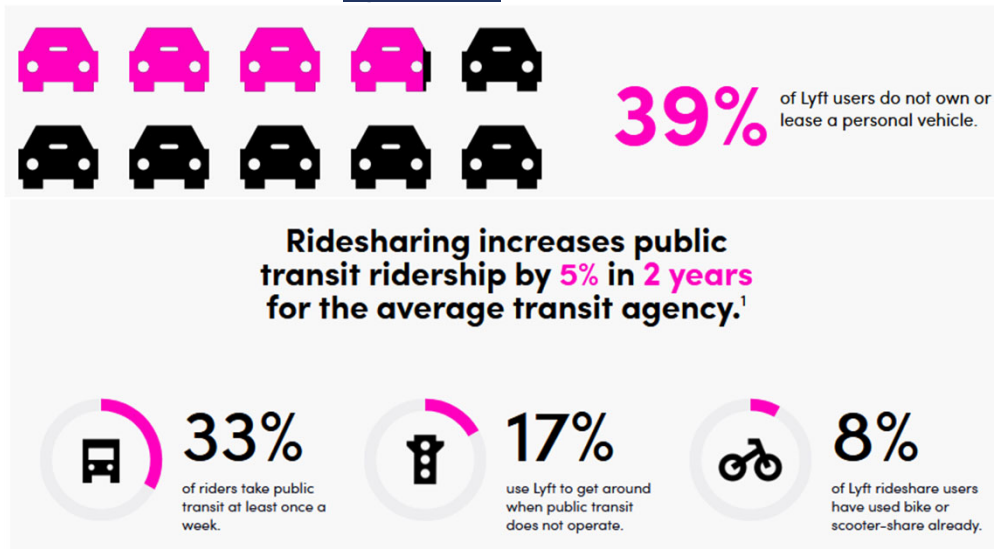
- Parking Management Guidelines
- Parking Management Tools
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Ride Sharing

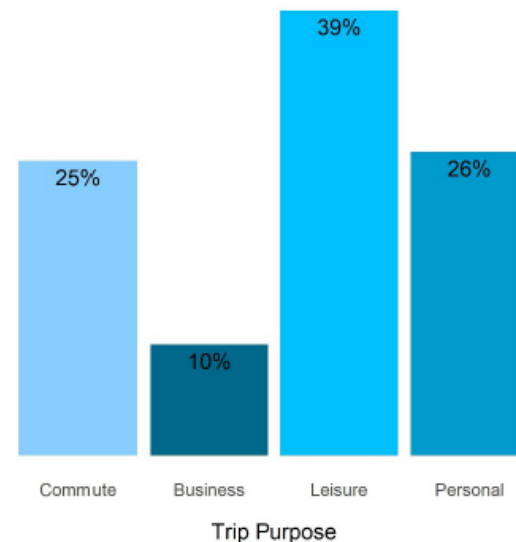
Summary

- 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

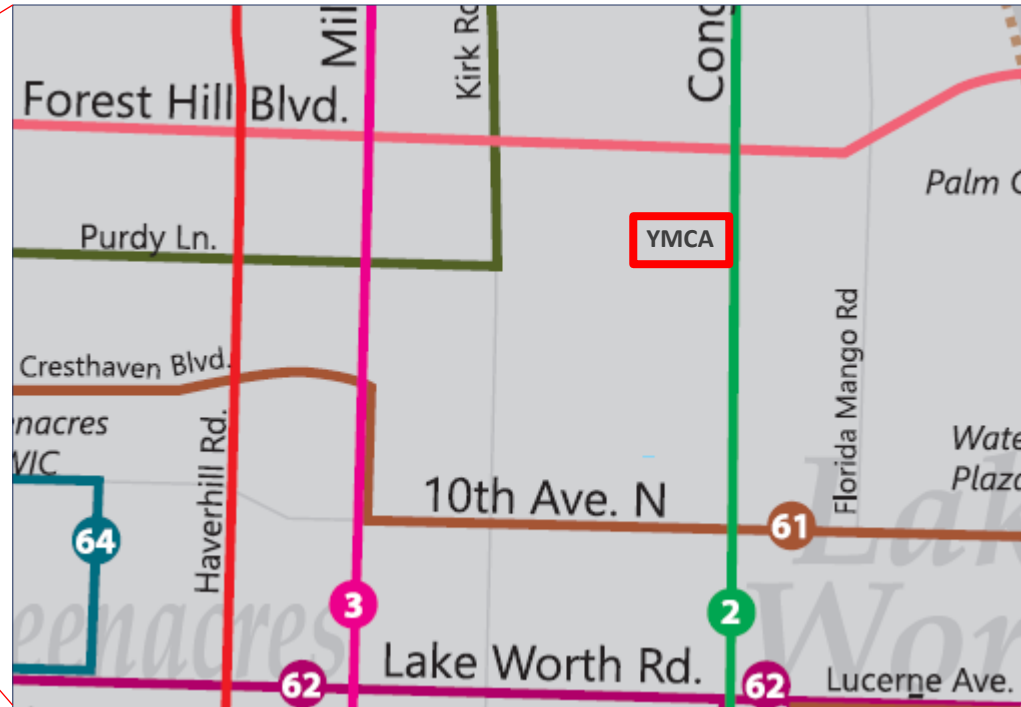
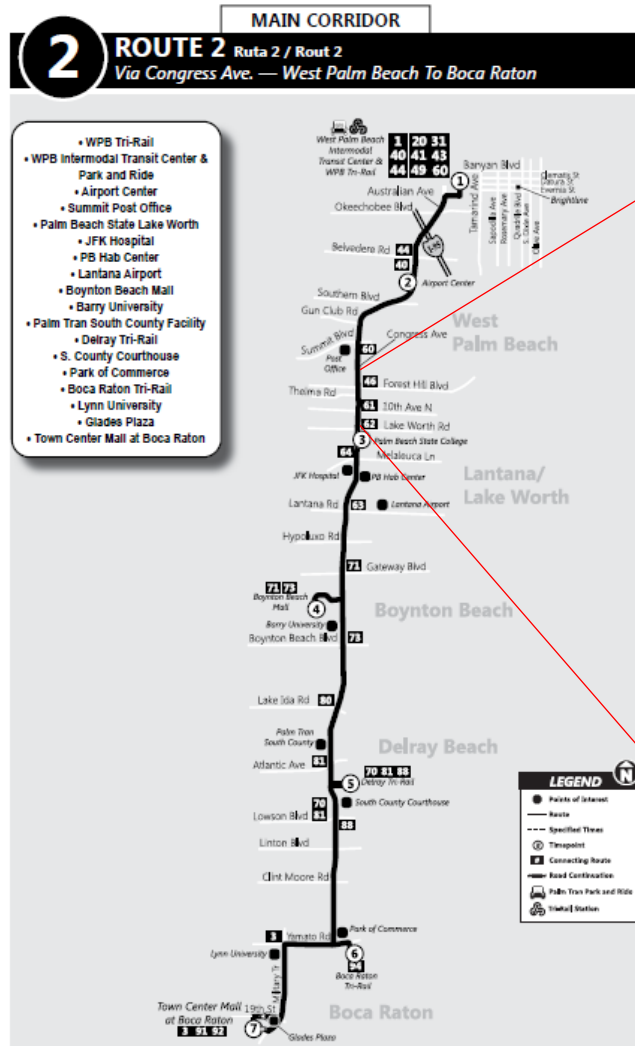


Uber Data

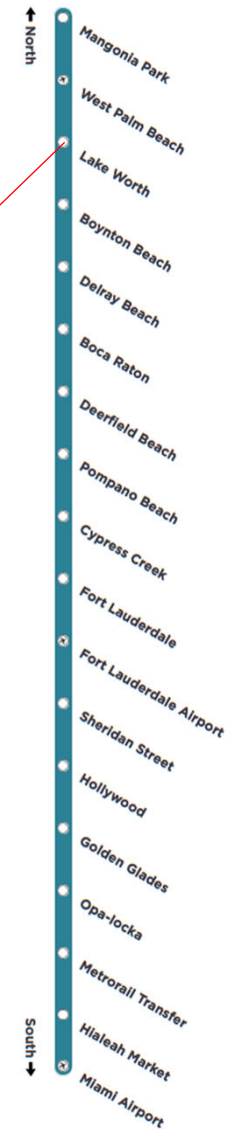


Source: EDR Group: Uber's Economic Impact in Florida; Lyft Economic Impact Report; Pew Research Center: More Americans are using ride-hailing apps, January 2019; Transportation Sustainability Research Center - University Of California, Berkeley

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.

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- **Multifamily Parking Analysis**

Simmons & White analyzed parking of apartment developments in Palm Springs and surrounding communities

Background

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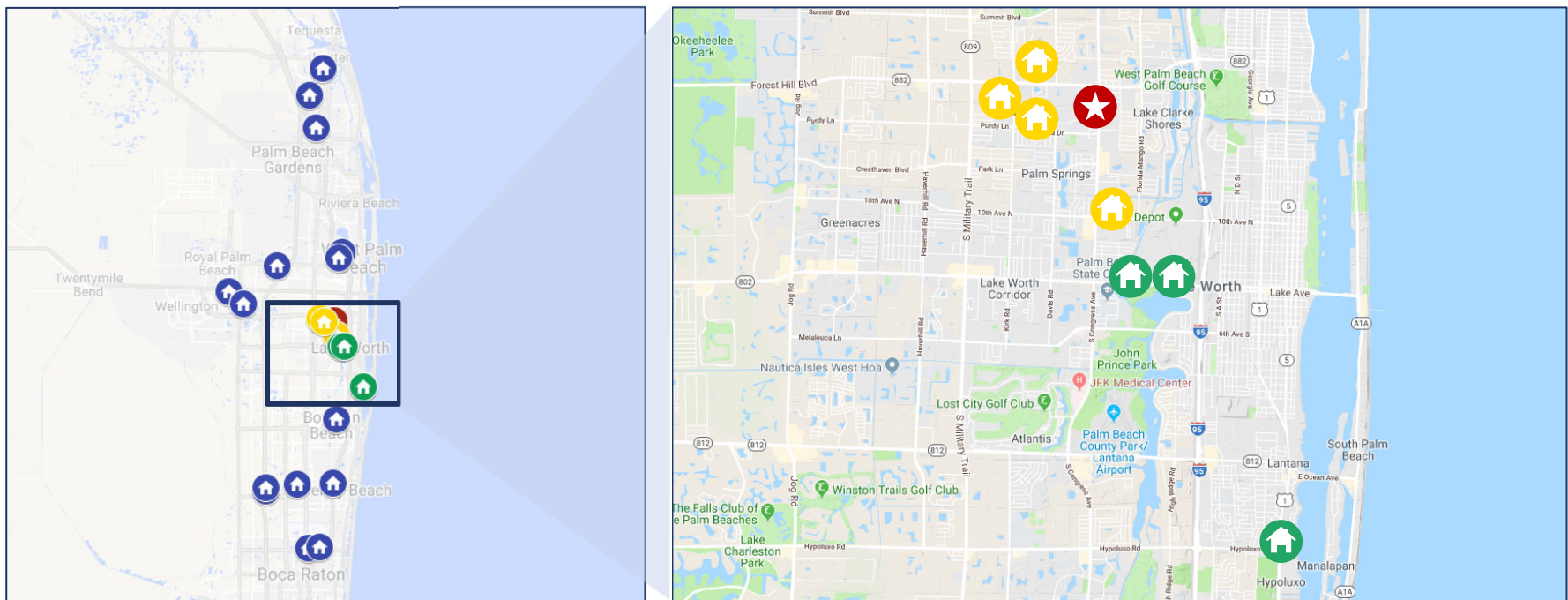
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Parking Study Highlights	• Synthesized takeaways from the parking study prepared by civil and traffic engineering firm, Simmons & White ("S&W"), dated September 5, 2019, and further data points collected by S&W in October 2019

The Subject's parking ratio is compared to three sets of apartment developments (collectively, the "Comps") in the area (2 of 2)

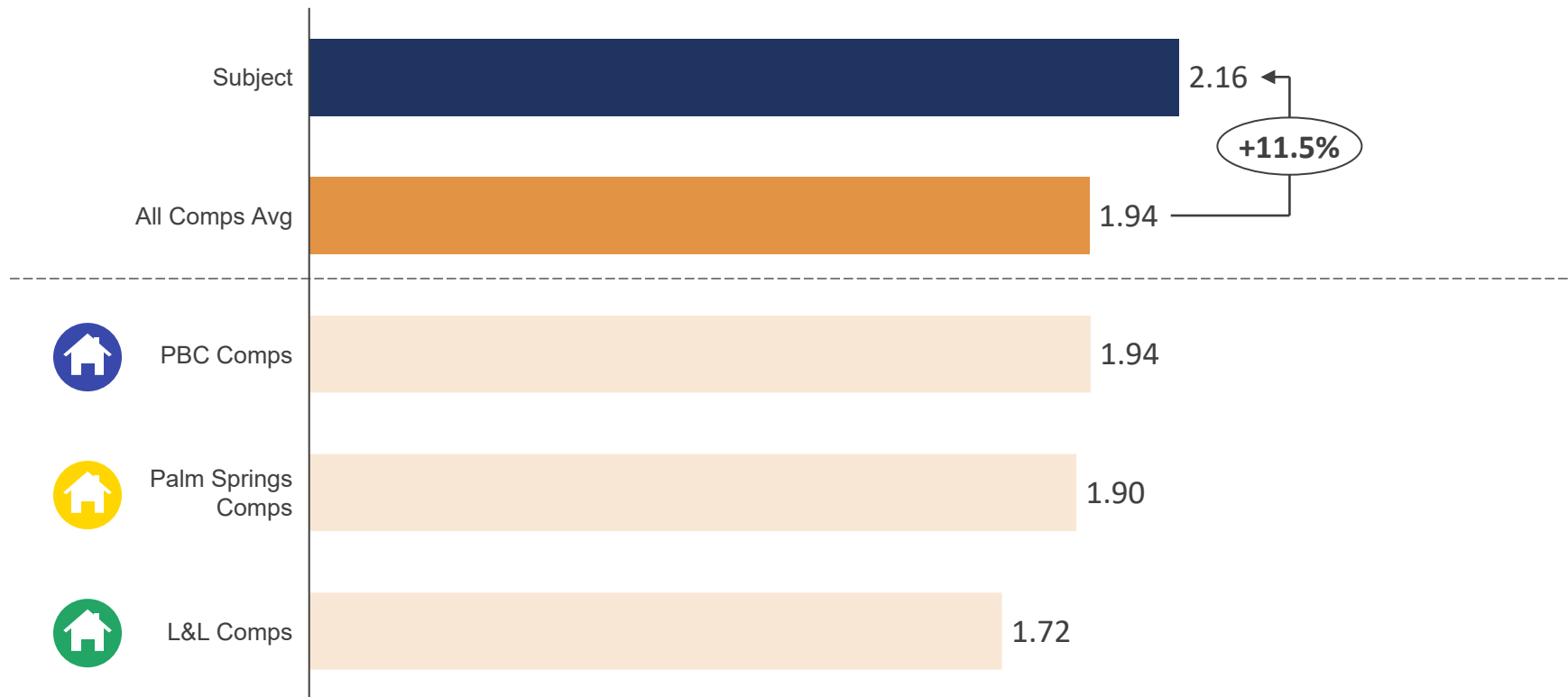
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Comp Set	Properties	Year Built	Selection Methodology
 PBC Comps	18	2014+	<u>Location</u> : Palm Beach County; <u>Year Built</u> : 2014-2019; <u>Floors</u> : 3 to 5
 Palm Springs Comps	4	Varies	Selected as relevant comps based on conversations with 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

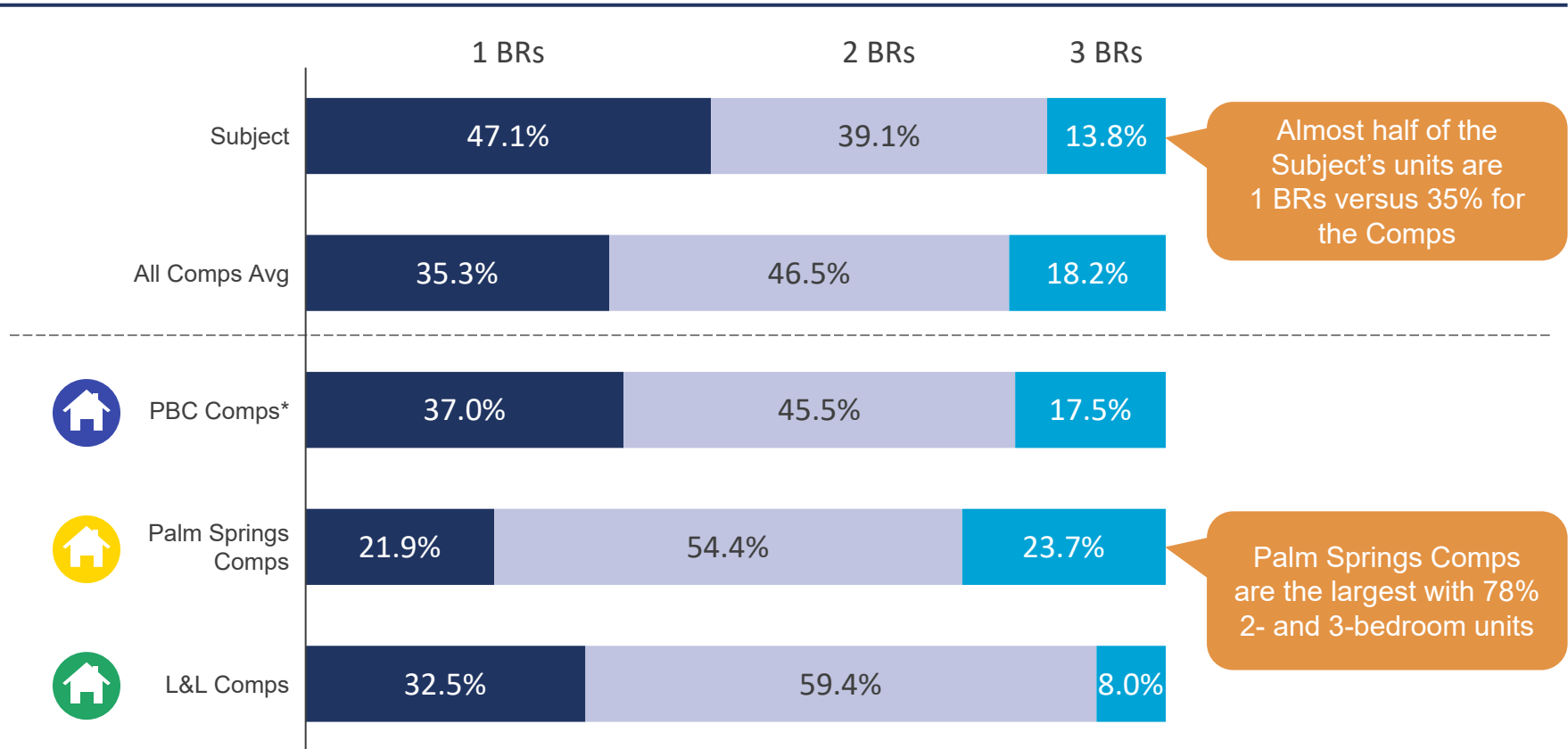
The Subject provides a ratio of parking per unit that is **12%** higher than all the Comps overall

Parking Ratio per Unit



In addition, the Subject has smaller units with fewer bedrooms, reducing the parking need per unit relative to the Comps

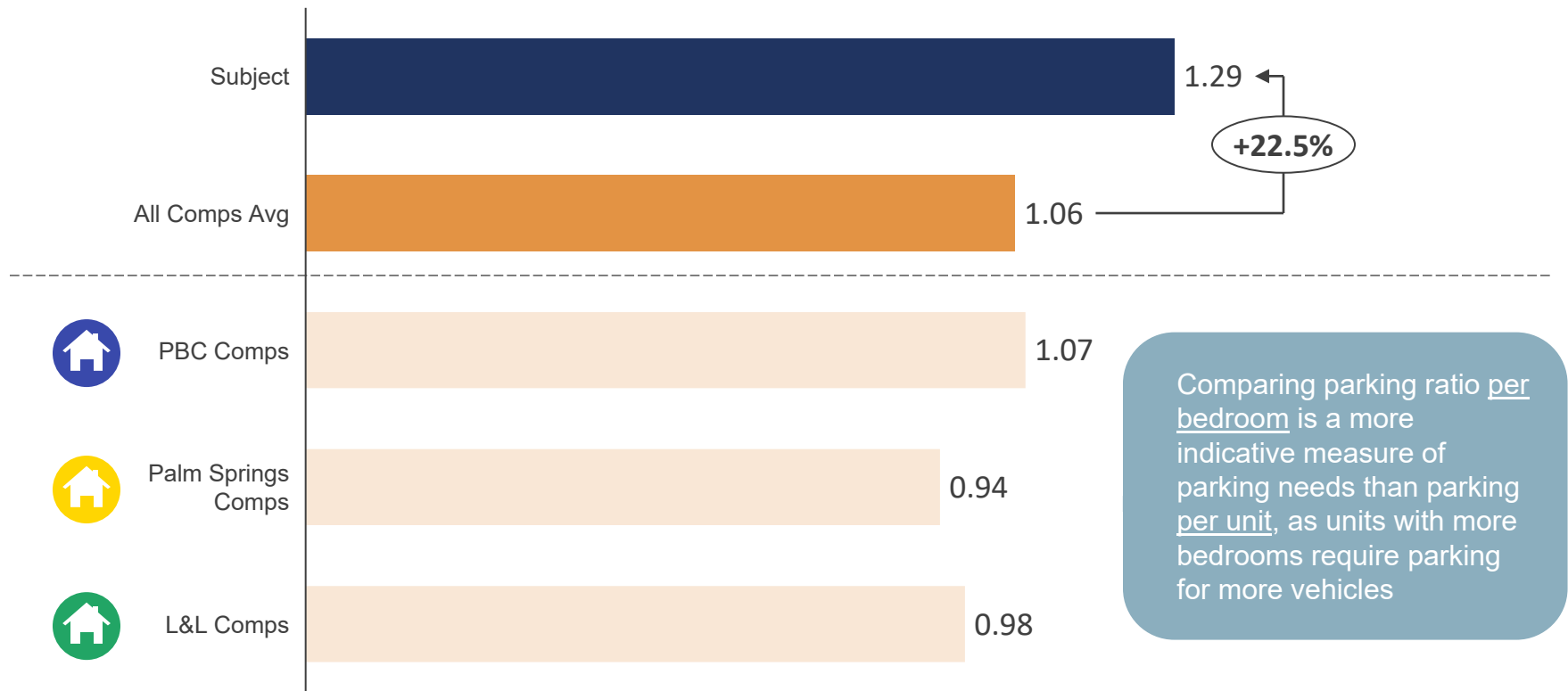
Unit Mix Comparison



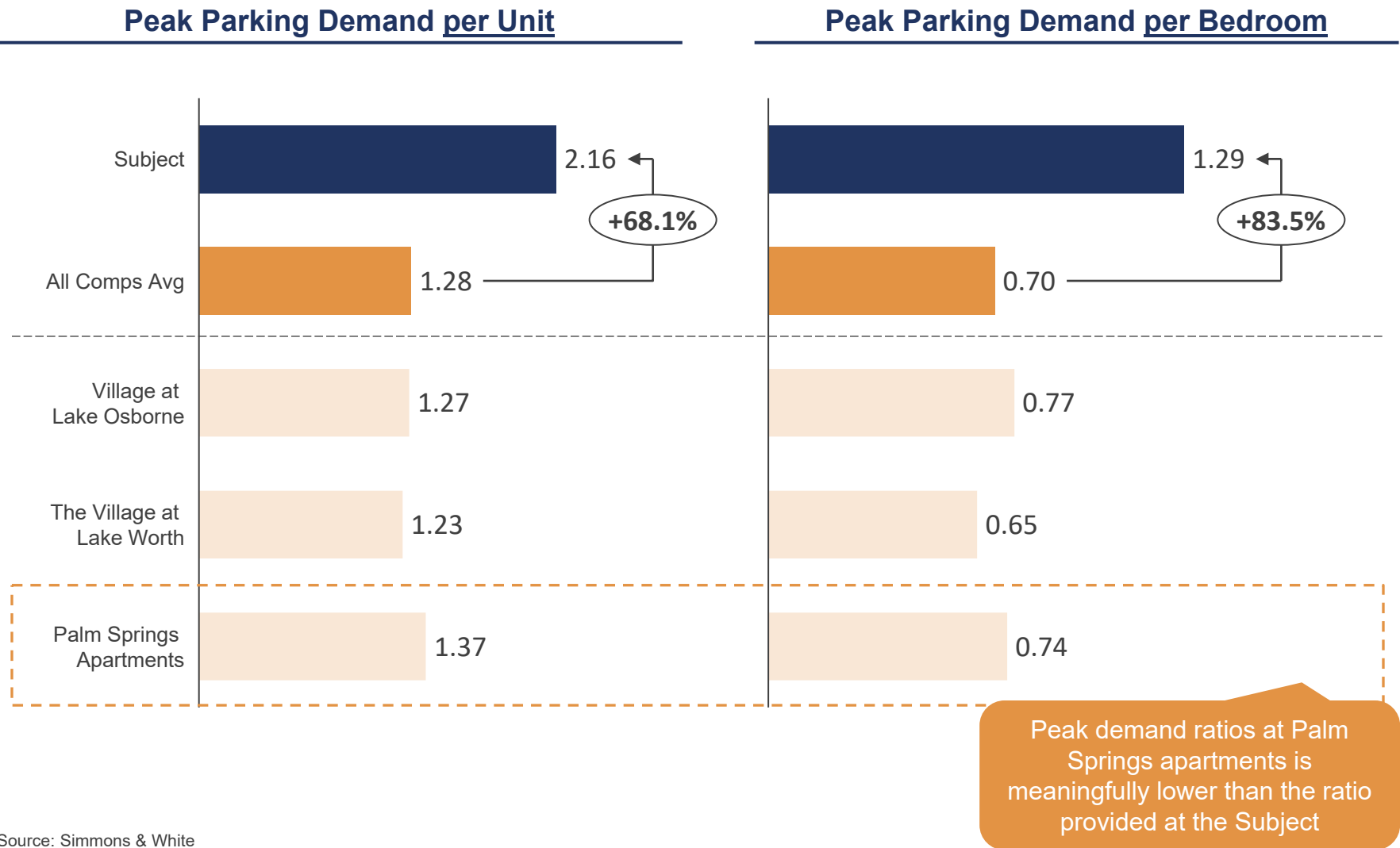
Note: * 3-bedroom unit mix also includes small proportion of 4-bedroom units

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



Source: Simmons & White



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

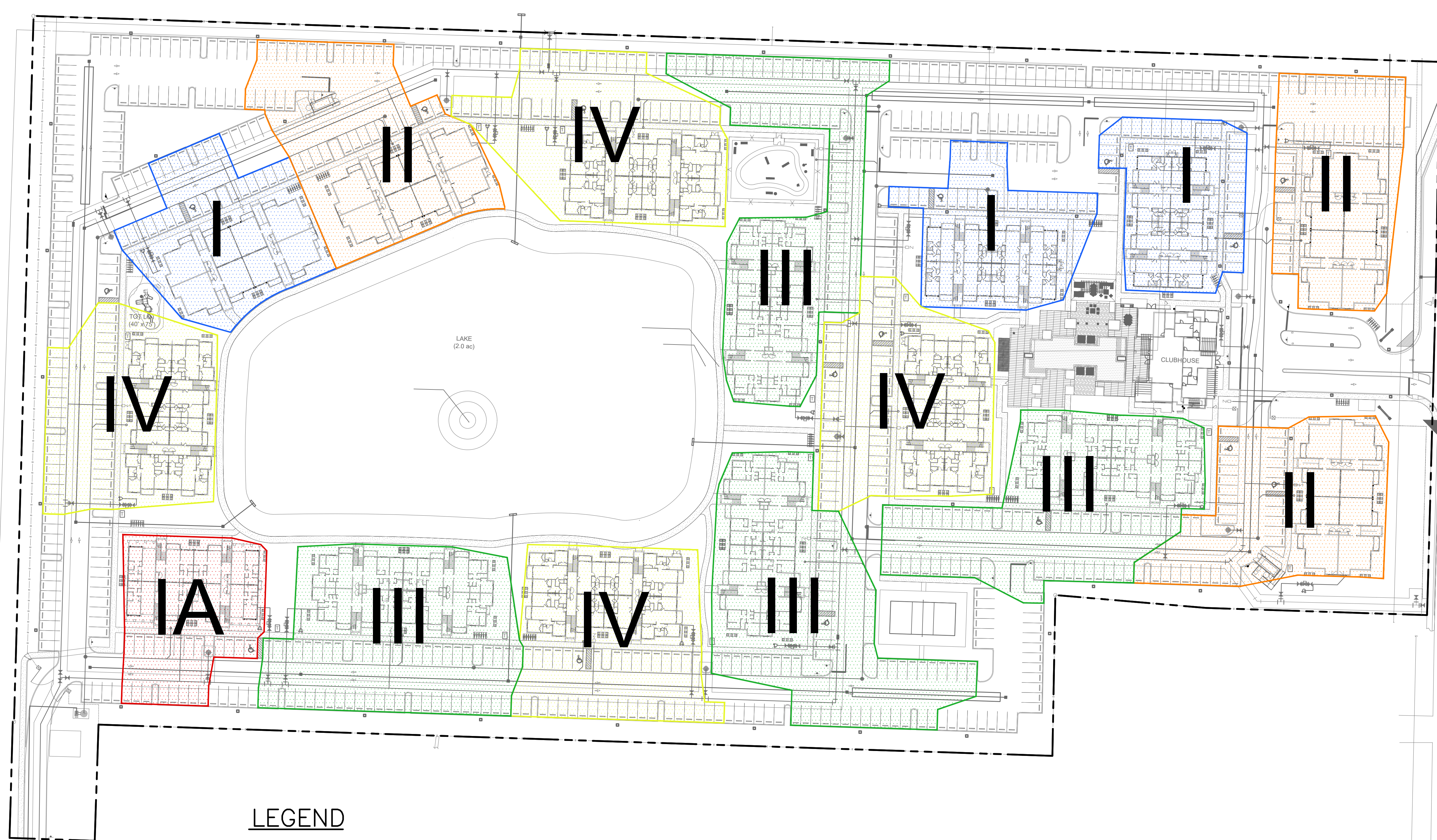
- **Methodology:** Simmons & White observed peak parking demand at three properties near the Subject
 - Demand was counted in 30 minute intervals from 5:00 AM to 7:00 AM and evenings from 9:00 PM to 11:00 PM
 - Demand was observed in 2019 over 3 days in January (1/2, 1/3, 1/6) and over 2 days in October (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**



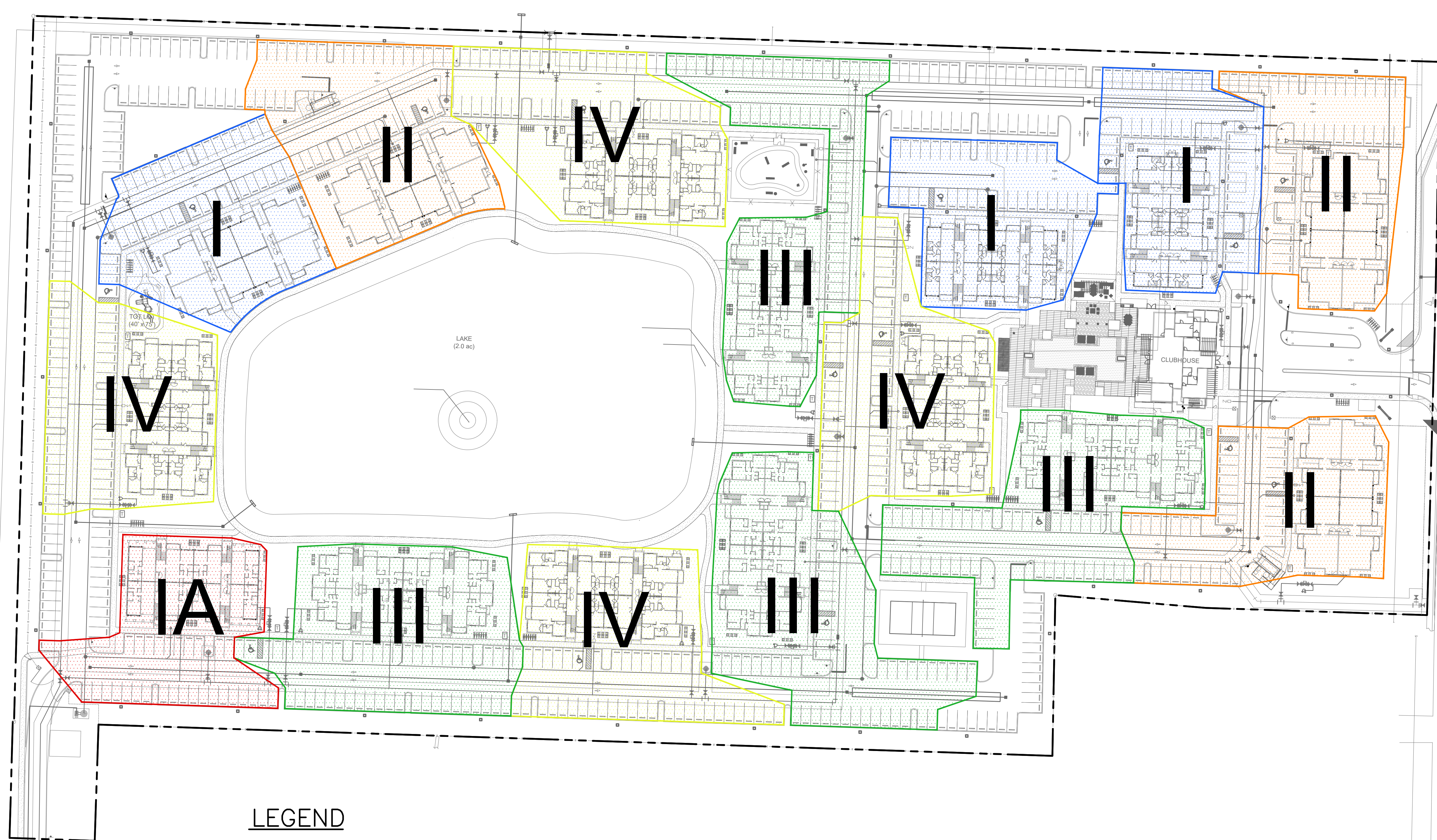
NOTE:

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)

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					JOB NO. 19-083	DRAWING NO. 19083Z01	SHEET 1 OF 1
REVISIONS			DESIGN B.K.	DRAWN C.O.	CHECKED	APPROVED	DATE



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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SIMMONS & WHITE
2581 Metrocentre Boulevard, Suite 3, West Palm Beach, Florida 33407
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TRAFFIC IMPACT STATEMENT

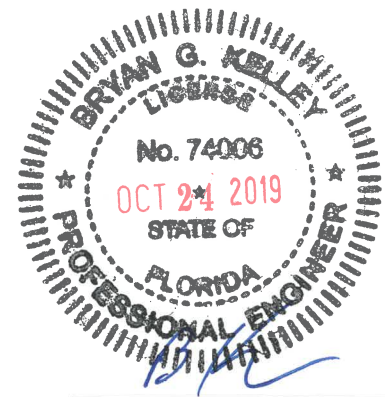
PALM SPRINGS RESIDENCES VILLAGE OF PALM SPRINGS, FLORIDA

Prepared for:

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

Job No. 19-083

Date: July 26, 2019
Revised: September 6, 2019
Revised: September 13, 2019
Revised: October 24, 2019



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

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1.0 SITE DATA

The subject parcel is located on the west side of Congress Avenue, 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 (PCN) for the subject parcels are 70-43-44-18-05-010-0040 and 70-43-44-18-00-000-1040. The site is currently developed with ± 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 with a buildout year of 2023. Site access is proposed via a directional access driveway connection to Congress Avenue. For additional information concerning site location and layout, please refer to the Site Plan prepared by MSA Architects, Inc.

2.0 PURPOSE OF STUDY

This study will analyze the proposed development's impact on the surrounding major thoroughfares within the project's radius of development influence in accordance with the Palm Beach County Unified Land Development Code Article 12 – Traffic Performance Standards. The Traffic Performance Standards state that a Site Specific Development Order for a proposed project shall meet the standards and guidelines outlined in two separate "Tests" with regard to traffic performance.

Test 1, or the Build-out Test, relates to the build-out period of the project and requires that a project not add traffic within the radius of development influence which would have total traffic exceeding the adopted LOS at the end of the build-out period. This Test 1 analysis consists of two parts and no project shall be approved for a Site Specific Development Order unless it can be shown to satisfy the requirements of Parts One and Two of Test 1.

2.0 PURPOSE OF STUDY (CONTINUED)

Part One – Intersections, requires the analysis of major intersections, within or beyond a project's radius of development influence, where a project's traffic is significant on a link within the radius of development influence. The intersections analyzed shall operate within the applicable threshold associated with the level of analysis addressed.

Part Two – Links, compares the total traffic in the peak hour, peak direction on each link within a project's radius of development influence with the applicable LOS "D" link service volumes. The links analyzed shall operate within the applicable thresholds associated with the level of analysis addressed.

Test 2, or the Five Year Analysis, relates to the evaluation of project traffic five years in the future and requires that a project not add traffic within the radius of development influence which would result in total traffic exceeding the adopted LOS at the end of the Five Year Analysis period. This test requires analysis of links and major intersections as necessary within or beyond the radius of development influence, where a project's traffic is significant on a link within the radius of development influence.

This analysis shall address the total traffic anticipated to be in place at the end of the fifth year of the Florida Department of Transportation Five Year Transportation Improvement Program in effect at the time of traffic analysis submittal.

The existing roadway network as well as both the State and Palm Beach County Five Year Road Program improvements, with construction scheduled to commence prior to the end of the Five Year Analysis Period shall be the Test 2 roadway network assumed in the analysis. The total traffic in the peak hour, peak direction on each link within a project's radius of development influence shall be compared with the applicable LOS "E" service volumes. The links analyzed shall operate within the applicable thresholds associated with the level of analysis addressed.

This study will verify that the proposed development's traffic impact will meet the above Traffic Performance Standards.

3.0 TRAFFIC GENERATION

The Palm Beach County Unified Land Development Code Article 12 requires that for any application for a site specific development order on property on which there are vested uses shall be subject to the Palm Beach County Traffic Performance Standards to the extent the traffic generation projected for the site specific development order exceeds the traffic generation of the vested uses.

The generation rates and capture rates of the vested uses shall be updated to current pro forma traffic generation and passer-by rates and shall be used to calculate vested uses/current approval traffic.

The traffic to be generated by has been calculated in accordance with the traffic generation rates listed in the *ITE Trip Generation Manual, 10th Edition* and rates published by the Palm Beach County Engineering Traffic Division.

Table 1 shows the daily traffic generation associated with the existing/vested development in trips per day (tpd). Tables 2 and 3 show the AM and PM peak hour traffic generation, respectively, in peak hour trips (pht). The traffic to be generated by the existing/vested plan of development may be summarized as follows:

Vested Development

Daily Traffic Generation	=	991 tpd
AM Peak Hour Traffic Generation (In/Out)	=	61 pht (40 In/21 Out)
PM Peak Hour Traffic Generation (In/Out)	=	79 pht (37 In/42 Out)

The traffic generation associated with the proposed plan of development is shown in Tables 4-6 and may be summarized as follows:

Proposed Development

Daily Traffic Generation	=	1893 tpd
AM Peak Hour Traffic Generation (In/Out)	=	125 pht (33 In/92 Out)
PM Peak Hour Traffic Generation (In/Out)	=	153 pht (93 In/60 Out)

3.0 TRAFFIC GENERATION (CONTINUED)

Therefore, the increase in traffic for the proposed plan of development is shown in Table 7 and may be summarized as follows:

Trip Generation Increase

Daily Traffic Generation	=	902 tpd
AM Peak Hour Traffic Generation (In/Out)	=	64 pht (-7 In/71 Out)
PM Peak Hour Traffic Generation (In/Out)	=	74 pht (56 In/18 Out)

4.0 RADIUS OF DEVELOPMENT INFLUENCE

Based on Table 12.B.2.D-7 3A of the Palm Beach County Unified Land Development Code Article 12 – Traffic Performance Standards, for a net trip generation of 74 peak hour trips, the radius of development influence shall be one (1) mile.

For Test 1, a project must address those links within the radius of development influence on which its net trips are greater than one percent of the LOS “D” of the link affected on a peak hour, peak direction basis AND those links outside of the radius of development influence on which its net trips are greater than five percent of the LOS “D” of the link affected on a peak hour, peak direction basis up to the limits set forth in Table 12.B.2.C-1 1A: LOS “D” Link Service Volumes.

For Test 2, a project must address those links within the radius of development influence on which its net trips are greater than three percent of the LOS “E” of the link affected on a peak hour, peak direction basis AND those links outside of the radius of development influence on which its net trips are greater than five percent of the LOS “E” of the link affected on a peak hour, peak direction basis up to the limits set forth in Table 12.B.2.C-4 2A: LOS “E” Link Service Volumes.

5.0 TRIP DISTRIBUTION

The project trips were distributed and assigned on the links within the radius of development influence based on the existing and anticipated traffic patterns.

6.0 TEST 1 BUILD-OUT ANALYSIS

Test 1, or the Build-Out Analysis, relates to the build-out period of the project and requires that a project not add traffic within the radius of development influence which would have total traffic exceeding the adopted LOS at the end of the build-out period. Tables 8 and 9 show the project's assignment is less than 1% of the applicable LOS "D" threshold and is insignificant for all links within the project's radius of development influence except Congress Avenue between Forest Hill Boulevard and 10th Avenue. The analysis of the Congress Avenue segment is provided in Tables 10 and 11. As shown in Tables 10 and 11, the link meets the applicable Level of Service standards. This project therefore meets the requirements of Test 1.

As a requirement of Part 1 of Test 1 of the Palm Beach County Traffic Performance Standards, the following intersections must be analyzed:

1. Congress Avenue at 10th Avenue – A.M. Peak Hour
2. Congress Avenue at Forest Hill Boulevard

The development of the subject parcel is not anticipated to result in excess of ten percent of total traffic on an average peak hour total traffic basis leading to any signalized intersection other than the intersections mentioned above. A detailed analysis of these intersections has been performed and can be seen in Appendix "A" attached with this report.

The above referenced intersection has been analyzed using the adjusted turning movement volumes attached with this report in accordance with the methodology set forth in the Transportation Research Board Special Report 209, Planning Analysis.

The intersection of Congress Avenue and Forest Hill Boulevard has an existing failure based on background conditions, without the project. Per Florida Statutes Chapter 163, Section 3180, improvements needed to address existing failures are not the developer's responsibility. An additional northbound left turn lane, new northbound right turn lane, additional southbound left turn lane, new southbound left turn lane, and new westbound right turn lane have been identified as improvements needed to bring the background conditions, without the project, to acceptable conditions.

With these improvements, the analysis results show that the sum of the critical movements during the peak season, peak hours at project build-out is less than the adopted Level of Service volume of 1,400 vehicles per hours (vph) for the intersection:

Intersection	Conditions	Critical Sum	
		AM	PM
Congress Avenue at Forest Hill Boulevard	Background traffic, without project, existing geometry	1,619	1,763
	Future traffic, with project, existing geometry	1,629	1,770
	Background traffic, without project, with improvements*	1,362	1,392
	Future traffic, with project, with improvements*	1,365	1,397
Congress Avenue at 10th Avenue	Future traffic, with project, existing geometry	1,257	

* Including an additional northbound left turn lane, new northbound right turn lane, additional southbound left turn lane, new southbound left turn lane, and new westbound right turn lane. Background improvements identified as part of the traffic study are not required to be constructed by the developer.

7.0 TEST 2 BUILD-OUT ANALYSIS

Test 2, or the Five Year Analysis, relates to the evaluation of project traffic five years in the future and requires that a project not add traffic within the radius of development influence which would result in total traffic exceeding the adopted LOS at the end of the Five Year Analysis Period. Tables 12 and 13 show the project's net trip generation is less than 3% of the applicable LOS "E" threshold for all links within the projects radius of development influence. This project therefore meets the requirements of Test 2.

8.0 SITE RELATED IMPROVEMENTS

The AM and PM peak hour volumes at the project entrances for the overall development with no reduction for pass by credits are shown in Tables 5 and 6 and may be summarized as follows:

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

AM = 33 / 92

PM = 93 / 60

The attached Turning Movement Worksheet presents the A.M. and P.M. peak turning movement volume assignments at the project driveway based on the directional distributions for the vested and proposed conditions, respectively. As previously mentioned, site access is proposed via a directional driveway connection to Congress Avenue. 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, no additional turn lanes appear warranted. Note that a northbound left turn lane currently exists at the site driveway and the applicant is proposing a southbound right turn lane.

A Synchro analysis utilizing HCM 6th edition results was conducted for the site driveway on Congress Avenue and is attached in Appendix "A". The Congress Avenue northbound and southbound volumes were derived from the link analysis and the northbound left turn and southbound right turn volumes were taken from the projected site turning movement worksheet. The results of the analysis showed a 95th percentile queue of 2 vehicles (50 feet) for the northbound left turn lane on Congress Avenue into the site driveway. The existing northbound left turn storage length is approximately 170 feet plus a 50 foot taper. Therefore, the existing turn lane has sufficient vehicle storage for the proposed site trips. Additionally, queuing analysis was also performed for the southbound left turn lane on Congress Avenue at Lillian Road. The analysis demonstrated that the existing turn lane storage bays are sufficient. The results of the queuing analysis are summarized below:

Site Driveway Queue Analysis

Turn Lane	Peak Hour	95 th Queue (ft)	Existing Storage Length* (ft)
Congress Avenue at Site Driveway – Northbound Left	AM	25	170
	PM	35	170
Congress Avenue at Lillian Road	AM	55	170
	PM	25	170

*Excludes 50 foot taper

In addition to the site driveway analysis, an operational analysis was performed for the intersection of Congress Avenue and Forest Hill Boulevard. The analysis consisted of the following scenarios:

1. Existing Volumes + Existing Signal Timing
2. Background Volumes + Existing Signal Timing
3. Total Volumes + Existing Signal Timing
4. Total Volumes + Optimized Signal Timing

The analysis demonstrated that the intersection of Forest Hill Boulevard and Congress Avenue is currently operating at a LOS F during both peak hours. However, the proposed project will have a minor impact to the intersection and the northbound left turn queue. The analysis also showed that optimizing signal timing will provide benefit to the overall intersection and the northbound left turn queue. The Synchro printouts are included in Appendix "A" and the existing signal timing sheets are provided in Appendix "F".

Congress Avenue and Forest Hill Operation Analysis

Scenario	Peak Hour	Northbound Left 95 th Queue (ft)	Overall Intersection	
			Delay (sec/veh)	LOS
Existing Volumes + Existing Timing	AM	608	116.2	F
	PM	995	120.3	F
Background Volumes + Existing Timing	AM	715	150.9	F
	PM	1208	176.9	F
Total Volumes + Existing Timing	AM	753	153.9	F
	PM	1225	179.9	F
Total Volumes + Optimized Timing	AM	670	138.3	F
	PM	1133	170.5	F

9.0 CONCLUSION

The proposed development has been estimated to generate 902 trips per day, 64 A.M. peak hour trips, and 74 P.M. peak hour trips at project build-out in 2023. A brief review of the links within the project's radius of development influence reveals that the proposed development meets the requirements of the Palm Beach County Traffic Performance Standards.

PALM SPRINGS RESIDENCES

07/18/19

EXISTING DEVELOPMENT

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization		External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	Total	In	Out	Total	%	Trips	In	Out	Total
Recreational Community Center	495	34,378	S.F.					991		0			991	0%	0			991
		Grand Totals:						991	0.0%	0			991	0%	0			991

TABLE 2 - 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
Recreational Community Center	495	34,378	S.F.	0.66	0.34	40	21	61	0.0%	0	0	0	40	21	61	0%	0	40	21	61
		Grand Totals:				40	21	61	0.0%	0	0	0	40	21	61	0%	0	40	21	61

TABLE 3 - 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
Recreational Community Center	495	34,378	S.F.	0.47	0.53	37	42	79	0.0%	0	0	0	37	42	79	0%	0	37	42	79
		Grand Totals:				37	42	79	0.0%	0	0	0	37	42	79	0%	0	37	42	79

PALM SPRINGS RESIDENCES

07/18/19

PROPOSED DEVELOPMENT

TABLE 4 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips		
					In	Out				%	Total					%	Trips			
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	348	Dwelling Units	5.44			1,893				0		1,893			0%	0	1,893		
Grand Totals:							1,893			0.0%	0		1,893			0%	0	1,893		

TABLE 5 - 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
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	348	Dwelling Units	0.36	0.26	0.74	33	92	125	0.0%	0	0	0	33	92	125	0%	0	33	92	125
Grand Totals:							33	92	125	0.0%	0	0	0	33	92	125	0%	0	33	92	125

TABLE 6 - 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
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	348	Dwelling Units	0.44	0.61	0.39	93	60	153	0.0%	0	0	0	93	60	153	0%	0	93	60	153
Grand Totals:							93	60	153	0.0%	0	0	0	93	60	153	0%	0	93	60	153

PALM SPRINGS RESIDENCES

07/18/19

TABLE 7
TRAFFIC GENERATION INCREASE

NET TRIPS

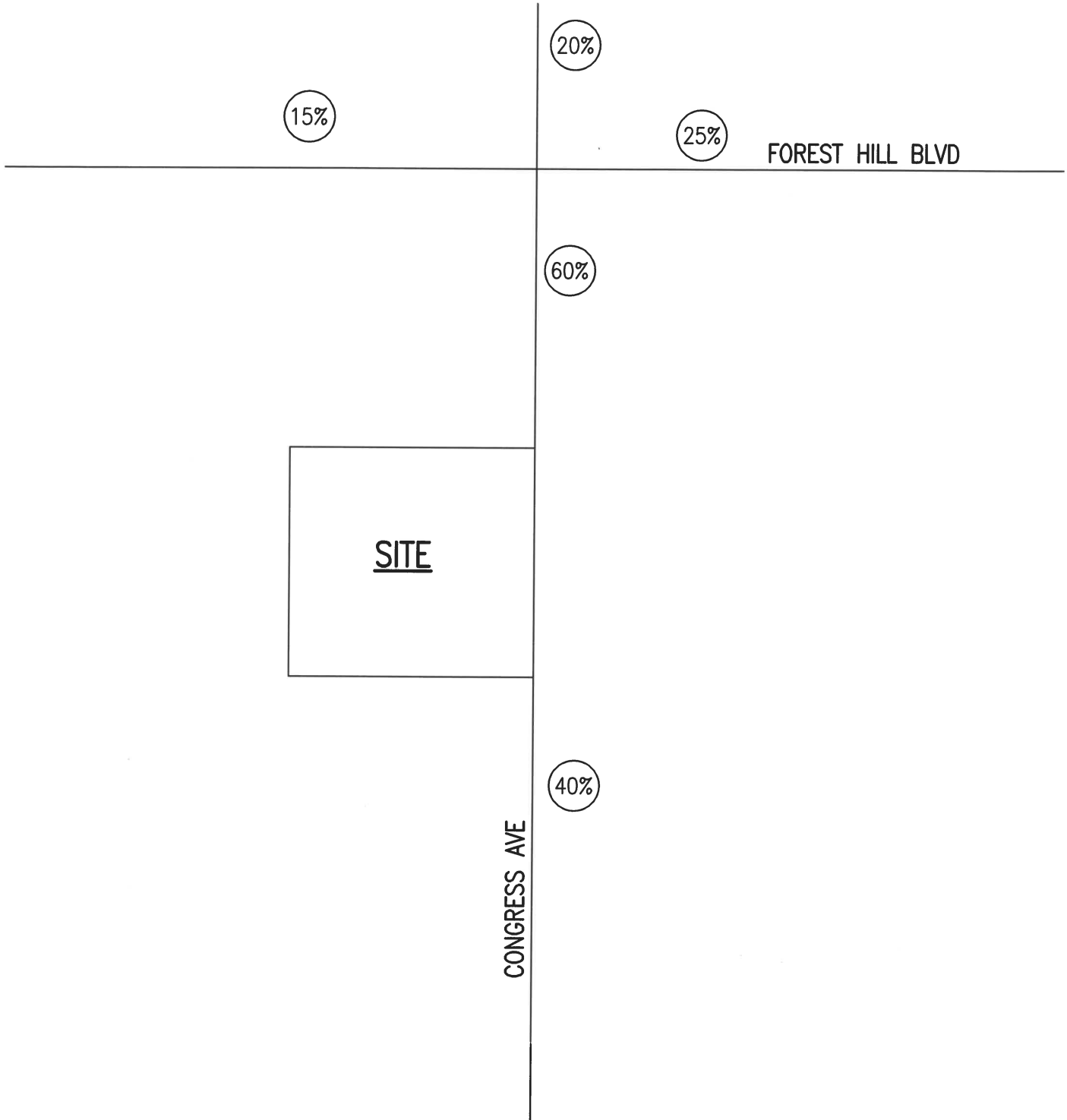
	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING DEVELOPMENT =	991	61	40	21	79	37	42
PROPOSED DEVELOPMENT =	1,893	125	33	92	153	93	60
INCREASE =	902	64	-7	71	74	56	18



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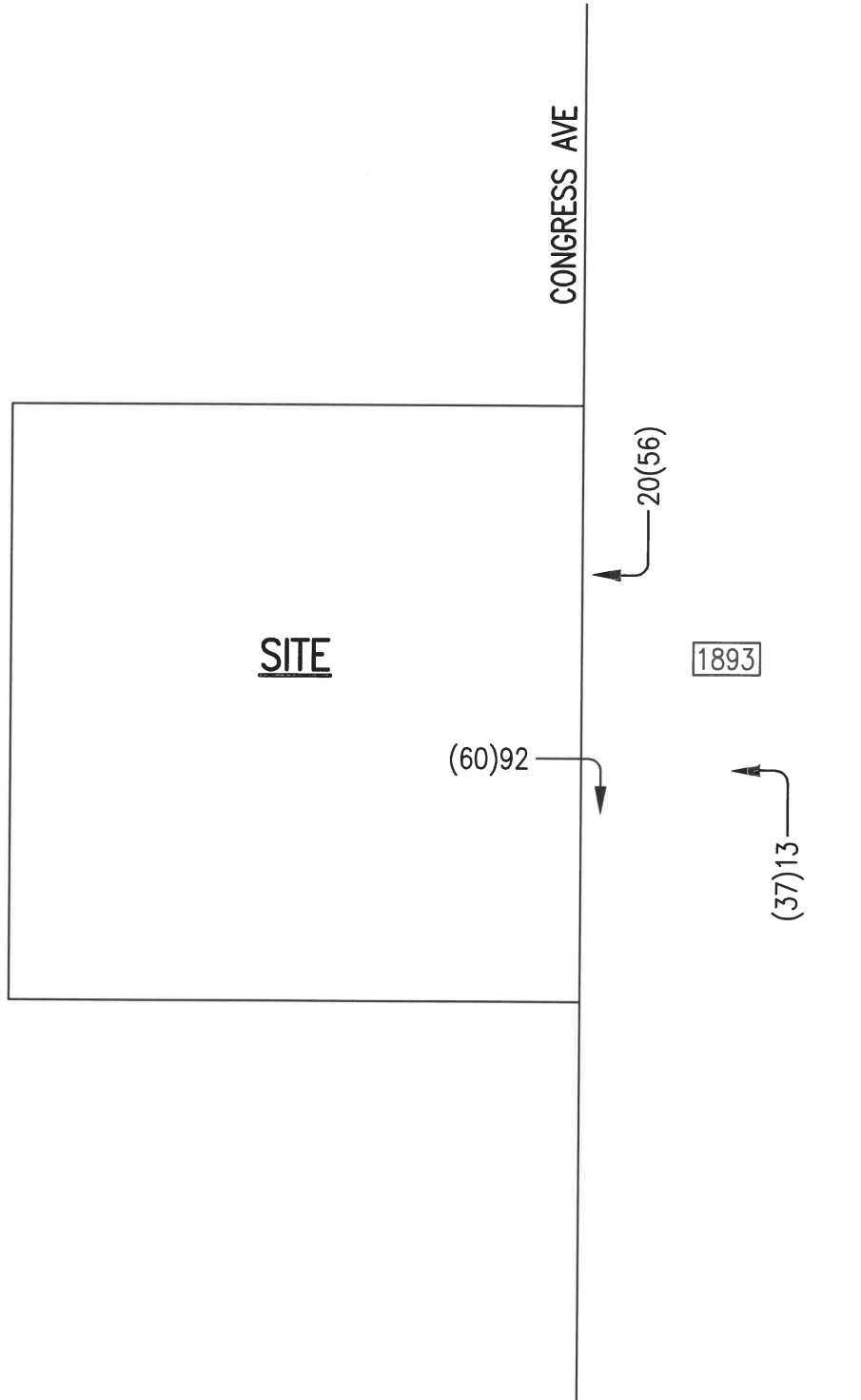
LEGEND

(15%) PROJECT DISTRIBUTION

PROJECT DISTRIBUTION

PALM SPRINGS
RESIDENCES

19-083 BK 7/17/19



PROJECT TURNING MOVEMENTS

LEGEND

- 20 A.M. PEAK HOUR TURNING MOVEMENT
- (56) P.M. PEAK HOUR TURNING MOVEMENT
- 1893 A.A.D.T.

PALM SPRINGS RESIDENCES

19-083 BK 7/17/19

APPENDIX “A”

INTERSECTION ANALYSES

FOR PURPOSES OF PART 1 OF TEST 1

CMA INTERSECTION ANALYSIS

PALM SPRINGS RESIDENCES CONGRESS AVENUE AT FOREST HILL BOULEVARD

07/18/19
Revised: 09/13/19

INPUT DATA

Comments: No Improvements Without Project

Growth Rate = 1.17% Peak Season = 1.02 Current Year = 2018 Buildout Year = 2023

Peak Season = 1.02

AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2018)	297	1277	310	256	972	128	433	1413	354	423	1007	184
Peak Season Adjustment	6	26	6	5	19	3	9	28	7	8	20	4
Background Traffic Growth	18	78	19	16	59	8	26	86	22	26	62	11
1.0% Background Growth	15	66	16	13	51	7	23	74	18	22	52	10
Major Projects Traffic	16	72	11	19	48	27	37	4	5	3	8	25
1% BGR + Major Projects	31	138	27	32	99	34	60	78	23	25	60	35
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Total	334	1441	343	293	1090	164	501	1519	384	456	1088	222

Approach Total	2,119			1,548			2,404			1,766		
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CRITICAL VOLUME ANALYSIS

No. of Lanes	1	3	<	1	3	<	2	3	1	2	3	<
Per Lane Volume	334	591	0	293	415	0	251	506	384	228	433	0
Right on Red			0			0			60			0
Overlaps Left			0			0			334			0
Adj. Per Lane Volume	334	591	0	293	415	0	251	506	0	228	433	0
Through/Right Volume	591			415			506			433		
Opposing Left Turns	293			334			228			251		
Critical Volume for Approach	885			749			734			684		
Critical Volume for Direction	885						734					

Intersection Critical Volume	1,619											
STATUS?	OVER											

PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2018)	439	1126	334	202	1229	166	242	1112	290	505	1471	120
Peak Season Adjustment	9	23	7	4	25	3	5	22	6	10	29	2
Background Traffic Growth	27	69	20	12	75	10	15	68	18	31	90	7
1.0% Background Growth	23	59	17	11	64	9	13	58	15	26	77	6
Major Projects Traffic*	13	86	0	60	95	45	39	12	12	0	13	56
1% BGR + Major Projects	36	145	17	71	159	54	52	70	27	26	90	62
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Total	484	1293	358	277	1413	223	298	1204	323	541	1590	185

Approach Total	2,135			1,912			1,825			2,316		
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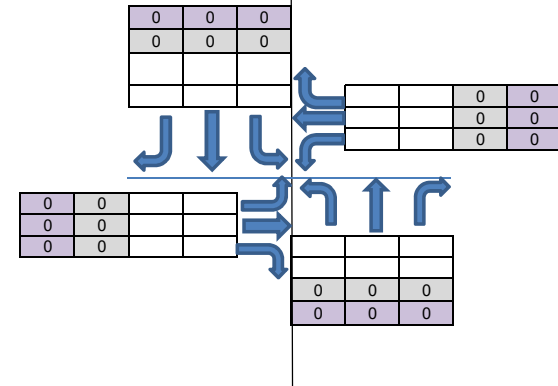
CRITICAL VOLUME ANALYSIS

No. of Lanes	1	3	<	1	3	<	2	3	1	2	3	<
Per Lane Volume	484	547	0	277	542	0	149	401	323	271	588	0
Right on Red			0			0			60			0
Overlaps Left			0			0			484			0
Adj. Per Lane Volume	484	547	0	277	542	0	149	401	0	271	588	0
Through/Right Volume	547			542			401			588		
Opposing Left Turns	277			484			271			149		
Critical Volume for Approach	824			1025			672			737		
Critical Volume for Direction	1025						737					

Intersection Critical Volume	1,763											
STATUS?	OVER											

NET TRIPS

	IN	OUT
AM		
PM		



CMA INTERSECTION ANALYSIS

PALM SPRINGS RESIDENCES CONGRESS AVENUE AT FOREST HILL BOULEVARD

07/18/19
Revised: 09/13/19

INPUT DATA

Comments: No Improvements With Project

Growth Rate = 1.17% Peak Season = 1.02 Current Year = 2018 Buildout Year = 2023

Peak Season = 1.02

AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2018)	297	1277	310	256	972	128	433	1413	354	423	1007	184
Peak Season Adjustment	6	26	6	5	19	3	9	28	7	8	20	4
Background Traffic Growth	18	78	19	16	59	8	26	86	22	26	62	11
1.0% Background Growth	15	66	16	13	51	7	23	74	18	22	52	10
Major Projects Traffic	16	72	11	19	48	27	37	4	5	3	8	25
1% BGR + Major Projects	31	138	27	32	99	34	60	78	23	25	60	35
Project Traffic	11	14	18	0	-1	0	0	0	-1	-2	0	0
Background Volume	334	1441	343	293	1090	164	501	1519	384	456	1088	222
Total	345	1455	361	293	1089	164	501	1519	383	454	1088	222
Approach Total	2,162			1,547			2,403			1,764		

CRITICAL VOLUME ANALYSIS

No. of Lanes	1	3	<	1	3	<	2	3	1	2	3	<
Per Lane Volume	345	602	0	293	414	0	251	506	383	227	433	0
Right on Red			0			0			60			0
Overlaps Left			0			0			345			0
Adj. Per Lane Volume	345	602	0	293	414	0	251	506	0	227	433	0
Through/Right Volume	602			414			506			433		
Opposing Left Turns	293			345			227			251		
Critical Volume for Approach	896			760			733			684		
Critical Volume for Direction	896						733					

Intersection Critical Volume	1,629											
STATUS?	OVER											

PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2018)	439	1126	334	202	1229	166	242	1112	290	505	1471	120
Peak Season Adjustment	9	23	7	4	25	3	5	22	6	10	29	2
Background Traffic Growth	27	69	20	12	75	10	15	68	18	31	90	7
1.0% Background Growth	23	59	17	11	64	9	13	58	15	26	77	6
Major Projects Traffic*	13	86	0	60	95	45	39	12	12	0	13	56
1% BGR + Major Projects	36	145	17	71	159	54	52	70	27	26	90	62
Project Traffic	3	4	5	0	11	0	0	0	8	14	0	0
Background Volume	484	1293	358	277	1413	223	298	1204	323	541	1590	185
Total	487	1297	363	277	1424	223	298	1204	331	555	1590	185
Approach Total	2,147			1,923			1,833			2,330		

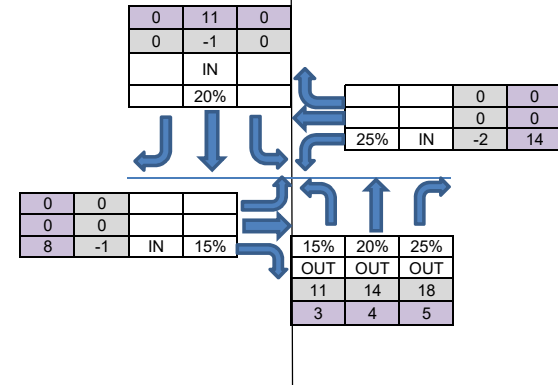
CRITICAL VOLUME ANALYSIS

No. of Lanes	1	3	<	1	3	<	2	3	1	2	3	<
Per Lane Volume	487	550	0	277	545	0	149	401	331	278	588	0
Right on Red			0			0			60			0
Overlaps Left			0			0			487			0
Adj. Per Lane Volume	487	550	0	277	545	0	149	401	0	278	588	0
Through/Right Volume	550			545			401			588		
Opposing Left Turns	277			487			278			149		
Critical Volume for Approach	827			1032			679			737		
Critical Volume for Direction	1032						737					

Intersection Critical Volume	1,770											
STATUS?	OVER											

NET TRIPS

	IN	OUT
AM	-7	71
PM	56	18



CMA INTERSECTION ANALYSIS

PALM SPRINGS RESIDENCES CONGRESS AVENUE AT FOREST HILL BOULEVARD

07/18/19
Revised: 09/13/19

INPUT DATA

Comments: With Improvements (Add NBL, NBR, SBL, SBR & WBR) Without Project
Growth Rate = 1.17% Peak Season = 1.02 Current Year = 2018 Buildout Year = 2023
Peak Season = 1.02

AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2018)	297	1277	310	256	972	128	433	1413	354	423	1007	184
Peak Season Adjustment	6	26	6	5	19	3	9	28	7	8	20	4
Background Traffic Growth	18	78	19	16	59	8	26	86	22	26	62	11
1.0% Background Growth	15	66	16	13	51	7	23	74	18	22	52	10
Major Projects Traffic	16	72	11	19	48	27	37	4	5	3	8	25
1% BGR + Major Projects	31	138	27	32	99	34	60	78	23	25	60	35
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Total	334	1441	343	293	1090	164	501	1519	384	456	1088	222

Approach Total	2,119			1,548			2,404			1,766		
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CRITICAL VOLUME ANALYSIS

No. of Lanes	2	3	1	2	3	1	2	3	1	2	3	1
Per Lane Volume	167	480	343	147	363	164	251	506	384	228	363	222
Right on Red			60			60			60			60
Overlaps Left			228			251			167			147
Adj. Per Lane Volume	167	480	55	147	363	0	251	506	157	228	363	16
Through/Right Volume	480			363			506			363		
Opposing Left Turns	147			167			228			251		
Critical Volume for Approach	627			531			734			613		
Critical Volume for Direction	627						734					

Intersection Critical Volume	1,362											
STATUS?	NEAR											

PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2018)	439	1126	334	202	1229	166	242	1112	290	505	1471	120
Peak Season Adjustment	9	23	7	4	25	3	5	22	6	10	29	2
Background Traffic Growth	27	69	20	12	75	10	15	68	18	31	90	7
1.0% Background Growth	23	59	17	11	64	9	13	58	15	26	77	6
Major Projects Traffic*	13	86	0	60	95	45	39	12	12	0	13	56
1% BGR + Major Projects	36	145	17	71	159	54	52	70	27	26	90	62
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Total	484	1293	358	277	1413	223	298	1204	323	541	1590	185

Approach Total	2,135			1,912			1,825			2,316		
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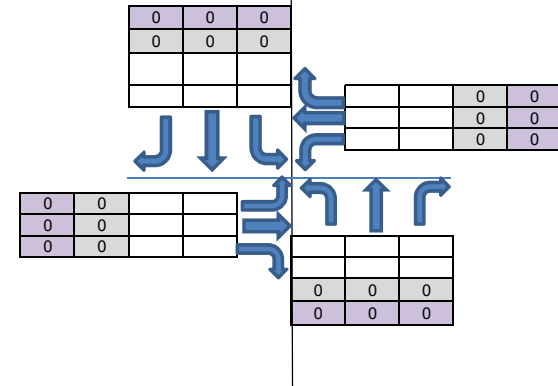
CRITICAL VOLUME ANALYSIS

No. of Lanes	2	3	1	2	3	1	2	3	1	2	3	1
Per Lane Volume	242	431	358	138	471	223	149	401	323	271	530	185
Right on Red			60			60			60			60
271			149			242			138			
Overlaps Left												
Adj. Per Lane Volume	242	431	27	138	471	14	149	401	21	271	530	0
Through/Right Volume	431			471			401			530		
Opposing Left Turns	138			242			271			149		
Critical Volume for Approach	569			713			672			679		
Critical Volume for Direction	713						679					

Intersection Critical Volume	1,392											
STATUS?	NEAR											

NET TRIPS

	IN	OUT
AM		
PM		



CMA INTERSECTION ANALYSIS

PALM SPRINGS RESIDENCES CONGRESS AVENUE AT FOREST HILL BOULEVARD

07/18/19
Revised: 09/13/19

INPUT DATA

Comments: With Improvements (Add NBL, NBR, SBL, SBR & WBR) With Project
Growth Rate = 1.17% Peak Season = 1.02 Current Year = 2018 Buildout Year = 2023
Peak Season = 1.02

AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2018)	297	1277	310	256	972	128	433	1413	354	423	1007	184
Peak Season Adjustment	6	26	6	5	19	3	9	28	7	8	20	4
Background Traffic Growth	18	78	19	16	59	8	26	86	22	26	62	11
1.0% Background Growth	15	66	16	13	51	7	23	74	18	22	52	10
Major Projects Traffic	16	72	11	19	48	27	37	4	5	3	8	25
1% BGR + Major Projects	31	138	27	32	99	34	60	78	23	25	60	35
Project Traffic	11	14	18	0	-1	0	0	0	-1	-2	0	0
Total	345	1455	361	293	1089	164	501	1519	383	454	1088	222
Approach Total	2,162			1,547			2,403			1,764		

CRITICAL VOLUME ANALYSIS

No. of Lanes	2	3	1	2	3	1	2	3	1	2	3	1
Per Lane Volume	173	485	361	147	363	164	251	506	383	227	363	222
Right on Red			60			60			60			60
Overlaps Left			227			251			173			147
Adj. Per Lane Volume	173	485	74	147	363	0	251	506	151	227	363	16
Through/Right Volume		485			363			506			363	
Opposing Left Turns		147			173			227			251	
Critical Volume for Approach		632			536			733			613	
Critical Volume for Direction			632						733			
Intersection Critical Volume	1,365											
STATUS?	NEAR											

PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

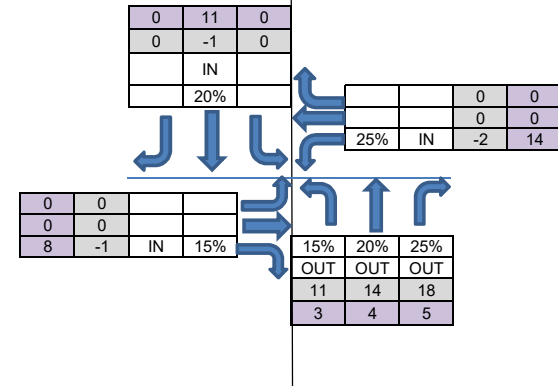
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2018)	439	1126	334	202	1229	166	242	1112	290	505	1471	120
Peak Season Adjustment	9	23	7	4	25	3	5	22	6	10	29	2
Background Traffic Growth	27	69	20	12	75	10	15	68	18	31	90	7
1.0% Background Growth	23	59	17	11	64	9	13	58	15	26	77	6
Major Projects Traffic*	13	86	0	60	95	45	39	12	12	0	13	56
1% BGR + Major Projects	36	145	17	71	159	54	52	70	27	26	90	62
Project Traffic	3	4	5	0	11	0	0	0	8	14	0	0
Total	487	1297	363	277	1424	223	298	1204	331	555	1590	185
Approach Total	2,147			1,923			1,833			2,330		

CRITICAL VOLUME ANALYSIS

No. of Lanes	2	3	1	2	3	1	2	3	1	2	3	1
Per Lane Volume	243	432	363	138	475	223	149	401	331	278	530	185
Right on Red			60			60			60			60
Overlaps Left			278			149			243			138
Adj. Per Lane Volume	243	432	25	138	475	14	149	401	28	278	530	0
Through/Right Volume		432			475			401			530	
Opposing Left Turns		138			243			278			149	
Critical Volume for Approach		571			718			679			679	
Critical Volume for Direction			718						679			
Intersection Critical Volume	1,397											
STATUS?	NEAR											

NET TRIPS

	IN	OUT
AM	-7	71
PM	56	18



CMA INTERSECTION ANALYSIS

PALM SPRINGS RESIDENCES CONGRESS AVENUE AT 10TH AVENUE

07/18/19

INPUT DATA

Comments:

Growth Rate = 1.16% Peak Season = 1.02 Current Year = 2017 Buildout Year = 2023

AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2017)	141	1020	324	208	1130	119	454	641	294	394	390	245
Peak Season Adjustment	3	20	6	4	23	2	9	13	6	8	8	5
Background Traffic Growth	10	75	24	15	83	9	33	47	21	29	29	18
1.0% Background Growth	9	64	20	13	71	7	28	40	18	25	24	15
Major Projects Traffic	20	40	47	21	80	12	4	29	42	48	29	15
1% BGR + Major Projects	29	104	67	34	151	19	32	69	60	73	53	30
Project Traffic	0	-1	0	7	14	7	-1	0	0	0	0	0
Total	173	1143	398	253	1318	148	495	723	360	475	451	280

Approach Total	1,714			1,719			1,578			1,206		
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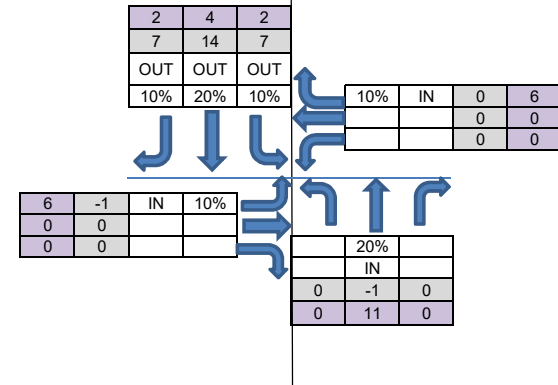
CRITICAL VOLUME ANALYSIS

No. of Lanes	1	3	1	1	3	<	2	2	1	2	2	1
Per Lane Volume	173	381	398	253	485	0	247	362	360	237	226	280
Right on Red			60			0			60			60
Overlaps Left			0			173			253			
Adj. Per Lane Volume	173	381	101	253	485	0	247	362	128	237	226	0
Through/Right Volume	381			485			362			226		
Opposing Left Turns	253			173			237			247		
Critical Volume for Approach	634			658			599			473		
Critical Volume for Direction	658						599					

Intersection Critical Volume	1,257											
STATUS?	NEAR											

NET TRIPS

	IN	OUT
AM	-7	71
PM	56	18



CMA INTERSECTION ANALYSIS

PALM SPRINGS RESIDENCES CONGRESS AVENUE AT LILIAN ROAD

07/18/19

INPUT DATA

Comments:

Growth Rate = 4.66% Peak Season = 1.17 Current Year = 2018 Buildout Year = 2023

AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2018)	96	1555	0	18	1378	24	104	0	22	0	0	0
Peak Season Adjustment	16	264	0	3	234	4	18	0	4	0	0	0
Background Traffic Growth	29	465	0	5	412	7	31	0	7	0	0	0
1.0% Background Growth	6	93	0	1	82	1	6	0	1	0	0	0
Major Projects Traffic	0	203	0	0	197	0	0	0	0	0	0	0
Background Traffic Used	29	465	0	5	412	7	31	0	7	0	0	0
Project Traffic	0	-3	0	43	28	0	0	0	0	0	0	0
Total	141	2282	0	69	2053	35	153	0	32	0	0	0

Approach Total	2,423			2,157			185			0		
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CRITICAL VOLUME ANALYSIS

No. of Lanes	1	3	0	1	3	<	>	1	<	0	0	0
Per Lane Volume	141	761	0	69	693	0	0	175	0	0	0	0
Right on Red			0			0			60			60
Overlaps Left			0			0			141			69
Adj. Per Lane Volume	141	761	0	69	693	0	0	175	0	0	0	0
Through/Right Volume	761			693			175			0		
Opposing Left Turns	69			141			0			0		
Critical Volume for Approach	830			834			175			0		
Critical Volume for Direction	834						175					

Intersection Critical Volume	1,009											
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STATUS?	UNDER											
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PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2018)	121	1421	0	18	1725	92	54	0	34	0	0	0
Peak Season Adjustment	21	242	0	3	293	16	9	0	6	0	0	0
Background Traffic Growth	36	425	0	5	516	28	16	0	10	0	0	0
1.0% Background Growth	7	85	0	1	103	5	3	0	2	0	0	0
Major Projects Traffic	0	255	0	0	248	0	0	0	0	0	0	0
Background Traffic Used	36	425	0	5	516	28	16	0	10	0	0	0
Project Traffic	0	22	0	11	7	0	0	0	0	0	0	0
Total	178	2110	0	37	2541	135	79	0	50	0	0	0

Approach Total	2,288			2,714			129			0		
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CRITICAL VOLUME ANALYSIS

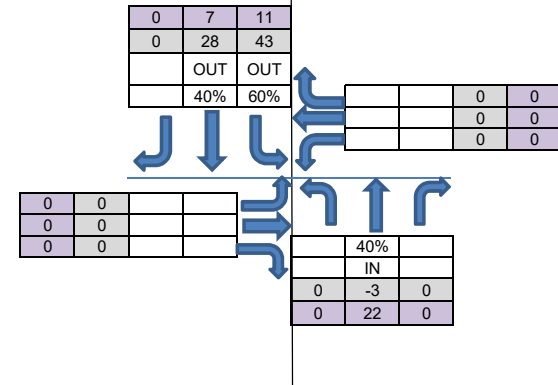
No. of Lanes	1	3	0	1	3	<	>	1	<	0	0	0
Per Lane Volume	178	703	0	37	889	0	0	119	0	0	0	0
Right on Red			0			0			60			60
Overlaps Left			0			0			178			37
Adj. Per Lane Volume	178	703	0	37	889	0	0	119	0	0	0	0
Through/Right Volume	703			889			119			0		
Opposing Left Turns	37			178			0			0		
Critical Volume for Approach	741			1067			119			0		
Critical Volume for Direction	1067					119						

Intersection Critical Volume	1,186											
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STATUS?	UNDER											
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NET TRIPS

	IN	OUT
AM	-7	71
PM	56	18



Major Project from Link Analysis

X:\Documents\PROJECTS\2019\19-083 Palm Springs Residential\Traffic Report.REV2.xlsx

BK

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
50260	Flavor Pict Rd/Coconut Ln	Military Tr	2/13/2019	4:45 PM	1	209	1814	65	2	130	825	139	0	130	87	100	0	73	105	98	3778
50260	Flavor Pict Rd/Coconut Ln	Military Tr	12/12/2017	7:30 AM	7	107	836	48	0	123	1816	91	0	113	67	203	0	61	45	146	3663
50260	Flavor Pict Rd/Coconut Ln	Military Tr	12/12/2017	12:00 PM	1	142	935	47	3	77	872	99	0	156	100	150	0	69	69	94	2814
50260	Flavor Pict Rd/Coconut Ln	Military Tr	12/12/2017	4:45 PM	3	226	1937	46	1	128	860	145	0	139	101	99	0	69	100	156	4010
50260	Flavor Pict Rd/Coconut Ln	Military Tr	11/5/2015	7:30 AM	5	69	620	40	0	100	1783	86	0	83	55	165	0	55	43	143	3247
50260	Flavor Pict Rd/Coconut Ln	Military Tr	11/5/2015	4:45 PM	4	114	1591	34	2	101	777	83	1	93	88	72	0	49	102	144	3255
50260	Flavor Pict Rd/Coconut Ln	Military Tr	1/28/2014	7:45 AM	4	81	573	19	1	110	1707	90	0	97	40	146	0	42	35	130	3075
50260	Flavor Pict Rd/Coconut Ln	Military Tr	1/28/2014	4:30 PM	3	153	1305	26	2	120	821	114	0	147	77	87	2	27	98	172	3154
12500	Florida Bl	Alt A1A/SR 811	9/13/2016	7:30 AM	53	0	1164	71	1	105	1852	0	0	0	0	0	9	240	0	101	3596
12500	Florida Bl	Alt A1A/SR 811	9/13/2016	12:15 PM	27	0	1067	63	4	64	1281	0	0	0	0	0	2	117	0	49	2674
12500	Florida Bl	Alt A1A/SR 811	9/13/2016	4:45 PM	55	0	1625	113	11	125	1508	0	0	0	0	0	5	158	0	103	3703
12500	Florida Bl	Alt A1A/SR 811	10/9/2014	7:30 AM	43	0	1063	72	3	118	1765	0	0	0	0	0	0	252	0	116	3432
12500	Florida Bl	Alt A1A/SR 811	10/9/2014	4:45 PM	58	0	1462	88	10	111	1536	0	0	0	0	0	5	140	0	88	3498
33500	Forest Hill Bl	Congress Ave	11/28/2018	7:30 AM	26	271	1277	310	7	249	972	128	18	415	1413	354	1	422	1007	184	7054
33500	Forest Hill Bl	Congress Ave	11/28/2018	12:00 PM	33	259	716	230	27	180	623	154	25	178	846	272	0	237	964	114	4858
33500	Forest Hill Bl	Congress Ave	1/19/2017	7:30 AM	4	251	1106	278	7	205	841	151	19	290	1405	319	10	229	900	216	6231
33500	Forest Hill Bl	Congress Ave	1/19/2017	12:00 PM	7	306	776	236	27	163	585	166	15	158	840	277	9	214	930	143	4852
33500	Forest Hill Bl	Congress Ave	1/19/2017	4:45 PM	10	326	944	259	14	190	1067	209	23	207	953	324	6	357	1278	133	6300
33500	Forest Hill Bl	Congress Ave	10/27/2015	7:30 AM	9	224	1123	208	5	214	907	141	3	220	1685	247	5	192	883	148	6214
33500	Forest Hill Bl	Congress Ave	10/27/2015	4:45 PM	13	248	1057	125	6	290	1040	185	13	187	1049	177	4	291	1366	102	6153
33500	Forest Hill Bl	Congress Ave	11/28/2018	4:45 PM	33	406	1126	334	11	191	1229	166	36	206	1112	290	3	502	1471	120	7236
33490	Forest Hill Bl	Davis Rd/Tucker Rd	10/26/2015	7:30 AM	0	10	5	10	0	138	36	132	16	117	2006	82	16	57	1105	62	3792
33490	Forest Hill Bl	Davis Rd/Tucker Rd	10/26/2015	5:00 PM	0	50	35	19	1	56	9	128	30	82	1179	8	7	10	1679	95	3388
33510	Forest Hill Bl	Fl Mango Rd	5/13/2019	7:30 AM	0	122	215	334	0	210	183	172	3	115	1750	95	17	116	1122	87	4541
33510	Forest Hill Bl	Fl Mango Rd	5/13/2019	12:00 PM	0	141	93	150	0	55	70	91	6	49	1046	121	14	163	1069	52	3120
33510	Forest Hill Bl	Fl Mango Rd	5/13/2019	4:45 PM	0	147	149	129	0	99	135	96	19	80	1070	140	5	200	1334	113	3716
33510	Forest Hill Bl	Fl Mango Rd	10/28/2015	7:30 AM	0	131	188	287	0	199	165	145	4	120	1855	90	17	98	1142	71	4512
33510	Forest Hill Bl	Fl Mango Rd	10/28/2015	4:45 PM	1	155	165	128	1	120	123	101	22	72	1204	114	18	242	1705	121	4292
33580	Forest Hill Bl	Georgia Ave	10/21/2015	7:30 AM	0	24	12	10	0	31	29	62	0	96	784	54	0	15	696	25	1838
33580	Forest Hill Bl	Georgia Ave	10/21/2015	5:00 PM	0	44	23	12	0	19	25	69	1	54	720	40	0	8	743	22	1780
33447	Forest Hill Bl	Haverhill Rd	3/26/2019	7:30 AM	0	84	807	139	0	220	608	296	1	409	1594	146	18	96	831	224	5473
33447	Forest Hill Bl	Haverhill Rd	3/26/2019	12:00 PM	6	65	405	74	1	114	394	173	2	171	826	88	3	107	827	180	3436
33447	Forest Hill Bl	Haverhill Rd	3/26/2019	5:00 PM	5	170	784	87	0	188	813	476	0	309	941	138	12	167	1252	272	5614
33447	Forest Hill Bl	Haverhill Rd	1/25/2017	7:30 AM	0	125	835	139	0	215	580	190	0	428	1643	81	25	91	850	257	5459
33447	Forest Hill Bl	Haverhill Rd	1/25/2017	12:00 PM	4	64	595	76	2	158	362	148	0	321	995	70	15	73	906	160	3949
33447	Forest Hill Bl	Haverhill Rd	1/25/2017	5:00 PM	5	184	832	98	11	167	805	359	3	273	1219	115	18	202	1297	259	5847
33447	Forest Hill Bl	Haverhill Rd	10/22/2015	7:30 AM	3	119	609	263	1	229	688	257	0	345	1378	153	27	100	869	238	5279



PBC Traffic Division - Hand Turning Movement Counts

Signalized Intersection Turning Movement Counts: Jan 2014 - June 1,2019

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
35860	10th Ave N	A St	7/23/2018	7:15 AM	0	117	27	10	0	2	28	224	0	89	679	106	0	10	860	7	2159
35860	10th Ave N	A St	7/23/2018	12:00 PM	0	132	32	13	0	5	23	94	0	74	735	71	0	19	752	7	1957
35860	10th Ave N	A St	7/24/2018	4:30 PM	0	121	106	9	0	13	43	141	0	110	1302	85	0	28	797	19	2774
35860	10th Ave N	A St	12/14/2015	7:30 AM	0	154	29	15	0	5	24	246	0	101	742	146	0	18	999	9	2488
35860	10th Ave N	A St	12/14/2015	12:30 PM	0	81	23	16	0	11	27	107	0	100	737	64	0	12	770	11	1959
35860	10th Ave N	A St	12/14/2015	4:45 PM	0	155	40	25	0	6	36	162	1	181	1068	173	0	23	885	16	2771
35860	10th Ave N	A St	10/8/2014	7:30 AM	0	183	24	3	0	7	48	251	0	97	746	160	0	20	983	5	2527
35860	10th Ave N	A St	10/8/2014	4:45 PM	0	143	37	15	0	5	20	163	0	156	1081	113	0	20	903	5	2661
35840	10th Ave N	Barnett Dr	7/25/2018	7:15 AM	0	83	12	247	0	40	12	33	0	21	960	92	2	310	1007	117	2936
35840	10th Ave N	Barnett Dr	7/25/2018	12:00 PM	0	122	8	206	0	48	1	29	0	23	944	137	3	198	1082	55	2856
35840	10th Ave N	Barnett Dr	7/25/2018	4:30 PM	0	153	7	327	0	125	19	54	0	24	1004	123	1	242	1347	39	3465
35840	10th Ave N	Barnett Dr	10/1/2015	7:45 AM	0	19	20	142	0	152	5	45	0	37	1140	53	0	158	1248	199	3218
35840	10th Ave N	Barnett Dr	10/1/2015	3:15 PM	0	47	15	109	0	225	13	75	0	43	1070	39	0	125	1401	115	3277
35830	10th Ave N	Boutwell Rd	11/16/2017	7:15 AM	0	135	12	197	0	29	9	13	0	8	1052	166	1	252	873	20	2767
35830	10th Ave N	Boutwell Rd	11/16/2017	12:00 PM	0	161	2	142	0	18	4	9	0	16	860	139	0	142	1022	13	2528
35830	10th Ave N	Boutwell Rd	11/16/2017	4:45 PM	0	166	11	163	0	28	29	20	0	8	834	188	0	206	1272	13	2938
35830	10th Ave N	Boutwell Rd	2/2/2015	7:30 AM	0	91	5	209	0	28	7	10	0	17	1302	133	0	179	979	17	2977
35830	10th Ave N	Boutwell Rd	2/2/2015	4:45 PM	0	153	9	171	0	38	19	21	0	14	1183	181	0	202	1416	22	3429
35830	10th Ave N	Boutwell Rd	11/6/2014	7:15 AM	0	98	8	349	0	33	9	9	0	9	1246	122	0	203	853	11	2950
35830	10th Ave N	Boutwell Rd	11/6/2014	4:45 PM	0	194	14	215	0	33	19	9	0	7	1041	169	0	232	1472	17	3422
35810	10th Ave N	Congress Ave	11/29/2017	7:15 AM	3	138	1020	324	4	204	1130	119	14	440	641	294	1	393	390	245	5360
35810	10th Ave N	Congress Ave	11/29/2017	12:00 PM	23	202	852	364	15	248	806	108	5	241	602	209	9	460	595	244	4983
35810	10th Ave N	Congress Ave	11/29/2017	4:30 PM	18	258	1065	354	9	252	1115	251	30	243	620	226	3	446	913	318	6121
35810	10th Ave N	Congress Ave	3/25/2015	7:30 AM	7	107	744	288	1	269	1043	81	7	207	751	273	2	385	514	222	4901
35810	10th Ave N	Congress Ave	12/17/2015	7:30 AM	13	129	865	293	8	294	1124	103	8	249	790	202	8	474	618	258	5436
35810	10th Ave N	Congress Ave	12/17/2015	12:30 PM	26	148	704	220	17	274	834	132	4	181	748	194	10	473	693	210	4868
35810	10th Ave N	Congress Ave	12/17/2015	4:45 PM	23	272	966	372	7	241	970	207	20	240	683	208	9	473	916	244	5851
35810	10th Ave N	Congress Ave	3/25/2015	4:45 PM	13	228	971	422	13	231	1045	201	32	208	558	220	17	373	789	315	5636
35810	10th Ave N	Congress Ave	4/1/2014	7:30 AM	12	117	745	289	1	231	1133	67	6	222	735	252	5	391	529	192	4927
35810	10th Ave N	Congress Ave	4/1/2014	4:45 PM	30	242	1041	350	5	212	1271	161	31	165	602	227	13	396	1327	233	6306
35800	10th Ave N	Davis Rd	12/3/2018	7:30 AM	0	73	122	118	0	120	95	68	0	130	1015	62	0	43	602	65	2513

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
42103	Le Chalet Bl	Military Tr	4/9/2019	4:45 PM	25	411	1359	13	10	5	1003	203	0	271	12	169	0	6	1	1	3489
42103	Le Chalet Bl	Military Tr	5/16/2016	7:15 AM	12	163	878	4	7	3	1720	175	0	213	1	131	0	24	4	4	3339
42103	Le Chalet Bl	Military Tr	5/16/2016	12:30 PM	11	211	668	5	10	0	702	94	2	129	6	94	0	11	1	2	1946
42103	Le Chalet Bl	Military Tr	5/16/2016	4:45 PM	19	438	1308	12	16	7	975	172	1	187	8	103	0	14	2	3	3265
42103	Le Chalet Bl	Military Tr	2/4/2014	7:15 AM	18	206	927	5	6	2	1492	151	0	277	1	141	0	35	1	8	3270
42103	Le Chalet Bl	Military Tr	2/4/2014	4:30 PM	34	460	1248	15	18	6	992	201	0	220	15	166	0	12	10	3	3400
42100	Le Chalet Bl	Parkwalk Dr	2/21/2017	11:00 AM	0	1	6	1	0	64	2	4	0	8	132	2	1	1	126	60	408
42100	Le Chalet Bl	Parkwalk Dr	2/21/2017	5:00 PM	0	0	5	0	0	42	15	3	0	8	314	2	0	2	367	65	823
16500	Lighthouse Dr	Alt A1A/SR 811	10/24/2016	7:30 AM	0	103	697	80	1	114	636	80	0	90	113	178	1	137	133	82	2445
16500	Lighthouse Dr	Alt A1A/SR 811	10/24/2016	12:15 PM	10	73	601	92	0	57	617	82	0	77	99	55	0	130	118	50	2061
16500	Lighthouse Dr	Alt A1A/SR 811	10/24/2016	4:45 PM	12	134	916	127	1	107	810	158	0	146	130	82	0	171	196	70	3060
16500	Lighthouse Dr	Alt A1A/SR 811	4/16/2014	7:30 AM	7	88	713	82	2	118	698	60	0	123	121	131	0	188	207	74	2612
16500	Lighthouse Dr	Alt A1A/SR 811	4/16/2014	4:45 PM	14	140	789	161	4	103	824	147	0	155	136	106	2	174	224	80	3059
16550	Lighthouse Dr	Prosperity Farms Rd	4/24/2018	7:15 AM	0	19	428	90	0	106	523	47	0	41	169	54	0	128	133	142	1880
16550	Lighthouse Dr	Prosperity Farms Rd	4/24/2018	12:00 PM	0	34	478	93	0	130	515	41	0	41	124	63	0	71	142	143	1875
16550	Lighthouse Dr	Prosperity Farms Rd	4/24/2018	4:45 PM	0	47	431	90	0	142	512	37	0	34	132	66	0	114	148	156	1909
16550	Lighthouse Dr	Prosperity Farms Rd	5/19/2015	7:15 AM	0	23	444	164	0	112	449	64	0	68	185	54	0	181	172	166	2082
16550	Lighthouse Dr	Prosperity Farms Rd	5/19/2015	4:45 PM	0	63	497	114	0	159	513	33	0	37	168	45	0	123	214	210	2176
16700	Lighthouse Dr	US 1	4/24/2018	8:00 AM	6	96	834	33	11	19	737	32	1	62	16	66	0	49	15	11	1988
16700	Lighthouse Dr	US 1	4/24/2018	12:15 PM	36	129	856	29	26	9	791	43	0	64	14	99	0	51	24	13	2184
16700	Lighthouse Dr	US 1	4/24/2018	4:15 PM	39	80	690	18	26	19	806	36	0	49	26	79	0	51	15	11	1945
16700	Lighthouse Dr	US 1	5/19/2015	8:00 AM	13	118	691	34	13	18	576	27	0	68	18	61	0	39	14	9	1699
16700	Lighthouse Dr	US 1	5/19/2015	4:15 PM	42	113	831	34	23	13	915	61	0	47	12	105	0	37	21	7	2261
15900	Lilac St	Military Tr	9/8/2016	7:30 AM	3	0	1601	47	1	34	1697	0	0	0	0	0	0	33	0	64	3480
15900	Lilac St	Military Tr	9/8/2016	12:00 PM	1	0	1183	27	2	20	1369	0	0	0	0	0	0	29	0	32	2663
15900	Lilac St	Military Tr	9/21/2016	2:45 PM	6	0	1117	76	0	63	1189	0	0	0	0	0	0	113	0	136	2700
15900	Lilac St	Military Tr	9/8/2016	4:45 PM	5	0	1947	90	2	64	1655	0	0	0	0	0	0	38	0	32	3833
34150	Lillian Rd	Congress Ave	9/6/2018	7:30 AM	69	27	1555	0	18	0	1378	24	0	104	0	22	0	0	0	0	3197
34150	Lillian Rd	Congress Ave	9/6/2018	12:00 PM	33	53	1189	0	29	0	1074	38	0	36	0	25	0	0	0	0	2477
34150	Lillian Rd	Congress Ave	9/6/2018	4:45 PM	55	66	1421	0	18	0	1725	92	0	54	0	34	0	0	0	0	3465
56601	Lindell Bl/Ave L	US-1/Federal Hwy	8/22/2016	8:15 AM	9	41	531	47	10	28	1067	54	0	94	31	69	0	129	40	29	2179
56601	Lindell Bl/Ave L	US-1/Federal Hwy	8/22/2016	12:15 PM	16	41	749	46	11	41	697	85	0	90	42	41	0	107	53	38	2057
56601	Lindell Bl/Ave L	US-1/Federal Hwy	8/22/2016	4:45 PM	14	76	959	75	8	32	783	116	0	98	40	44	1	101	64	52	2463
55161	Linton Bl	A1A	1/14/2019	7:45 AM	0	243	105	0	0	0	190	286	1	213	3	307	0	0	0	2	1350
55161	Linton Bl	A1A	1/14/2019	12:15 PM	0	450	155	1	0	1	167	372	5	434	4	476	0	0	7	2	2074
55161	Linton Bl	A1A	1/14/2019	4:30 PM	0	385	245	0	0	0	200	332	4	348	3	365	0	2	4	6	1894
55161	Linton Bl	A1A	11/1/2017	7:45 AM	0	218	121	2	0	1	198	268	0	233	4	345	0	1	0	1	1392

2017 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 9301 CEN.-W OF US1 TO SR7

WEEK	DATES	SF	MOCF: 0.96 PSCF
1	01/01/2017 - 01/07/2017	0.98	1.02
2	01/08/2017 - 01/14/2017	0.98	1.02
3	01/15/2017 - 01/21/2017	0.98	1.02
4	01/22/2017 - 01/28/2017	0.98	1.02
* 5	01/29/2017 - 02/04/2017	0.97	1.01
* 6	02/05/2017 - 02/11/2017	0.96	1.00
* 7	02/12/2017 - 02/18/2017	0.95	0.99
* 8	02/19/2017 - 02/25/2017	0.95	0.99
* 9	02/26/2017 - 03/04/2017	0.95	0.99
*10	03/05/2017 - 03/11/2017	0.95	0.99
*11	03/12/2017 - 03/18/2017	0.94	0.98
*12	03/19/2017 - 03/25/2017	0.95	0.99
*13	03/26/2017 - 04/01/2017	0.95	0.99
*14	04/02/2017 - 04/08/2017	0.96	1.00
*15	04/09/2017 - 04/15/2017	0.96	1.00
*16	04/16/2017 - 04/22/2017	0.97	1.01
*17	04/23/2017 - 04/29/2017	0.97	1.01
18	04/30/2017 - 05/06/2017	0.98	1.02
19	05/07/2017 - 05/13/2017	0.98	1.02
20	05/14/2017 - 05/20/2017	0.99	1.03
21	05/21/2017 - 05/27/2017	1.00	1.04
22	05/28/2017 - 06/03/2017	1.01	1.05
23	06/04/2017 - 06/10/2017	1.02	1.06
24	06/11/2017 - 06/17/2017	1.03	1.07
25	06/18/2017 - 06/24/2017	1.04	1.08
26	06/25/2017 - 07/01/2017	1.05	1.09
27	07/02/2017 - 07/08/2017	1.05	1.09
28	07/09/2017 - 07/15/2017	1.06	1.10
29	07/16/2017 - 07/22/2017	1.05	1.09
30	07/23/2017 - 07/29/2017	1.04	1.08
31	07/30/2017 - 08/05/2017	1.03	1.07
32	08/06/2017 - 08/12/2017	1.02	1.06
33	08/13/2017 - 08/19/2017	1.02	1.06
34	08/20/2017 - 08/26/2017	1.05	1.09
35	08/27/2017 - 09/02/2017	1.09	1.14
36	09/03/2017 - 09/09/2017	1.12	1.17
37	09/10/2017 - 09/16/2017	1.15	1.20
38	09/17/2017 - 09/23/2017	1.12	1.17
39	09/24/2017 - 09/30/2017	1.09	1.14
40	10/01/2017 - 10/07/2017	1.05	1.09
41	10/08/2017 - 10/14/2017	1.02	1.06
42	10/15/2017 - 10/21/2017	0.99	1.03
43	10/22/2017 - 10/28/2017	0.99	1.03
44	10/29/2017 - 11/04/2017	0.99	1.03
45	11/05/2017 - 11/11/2017	0.99	1.03
46	11/12/2017 - 11/18/2017	0.99	1.03
47	11/19/2017 - 11/25/2017	0.99	1.03
48	11/26/2017 - 12/02/2017	0.98	1.02
49	12/03/2017 - 12/09/2017	0.98	1.02
50	12/10/2017 - 12/16/2017	0.98	1.02
51	12/17/2017 - 12/23/2017	0.98	1.02
52	12/24/2017 - 12/30/2017	0.98	1.02
53	12/31/2017 - 12/31/2017	0.98	1.02

* PEAK SEASON

02-MAR-2018 15:35:06

830UPD

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SITE ANALYSIS

**CONGRESS AVENUE AT SITE DRIVEWAY AND AT
LILLIAN ROAD**

Lanes, Volumes, Timings

3: Congress Ave & Site Driveway

10/24/2019



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	0	92	13	2140	2011	20
Future Volume (vph)	0	92	13	2140	2011	20
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	0.91	0.91	1.00
Fr't		0.865				0.850
Flt Protected			0.950			
Satd. Flow (prot)	0	1611	1770	5085	5085	1583
Flt Permitted			0.950			
Satd. Flow (perm)	0	1611	1770	5085	5085	1583
Link Speed (mph)	30			30	30	
Link Distance (ft)	511			564	456	
Travel Time (s)	11.6			12.8	10.4	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	0	97	14	2253	2117	21
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	97	14	2253	2117	21
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary

Area Type: Other

Control Type: Unsignalized

Intersection Capacity Utilization 51.2% ICU Level of Service A

Analysis Period (min) 15

HCM 6th TWSC

3: Congress Ave & Site Driveway

10/24/2019

Intersection

Int Delay, s/veh 1.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations		↗	↘	↑↑↑	↑↑↑	↗
Traffic Vol, veh/h	0	92	13	2140	2011	20
Future Vol, veh/h	0	92	13	2140	2011	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	0	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	97	14	2253	2117	21

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	- 1059	2138	0 - 0
Stage 1	-	-	- - -
Stage 2	-	-	- - -
Critical Hdwy	- 7.14	5.34	- - -
Critical Hdwy Stg 1	-	-	- - -
Critical Hdwy Stg 2	-	-	- - -
Follow-up Hdwy	- 3.92	3.12	- - -
Pot Cap-1 Maneuver	0 189	106	- - -
Stage 1	0	-	- - -
Stage 2	0	-	- - -
Platoon blocked, %			- - -
Mov Cap-1 Maneuver	- 189	106	- - -
Mov Cap-2 Maneuver	-	-	- - -
Stage 1	-	-	- - -
Stage 2	-	-	- - -

Approach	EB	NB	SB
HCM Control Delay, s	42.5	0.3	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT EBLn1	SBT	SBR
Capacity (veh/h)	106	- 189	-	-
HCM Lane V/C Ratio	0.129	- 0.512	-	-
HCM Control Delay (s)	43.9	- 42.5	-	-
HCM Lane LOS	E	- E	-	-
HCM 95th %tile Q(veh)	0.4	- 2.6	-	-

Lanes, Volumes, Timings
13: Lillian Rd & Congress Ave

10/24/2019

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations								  			  	
Traffic Volume (vph)	153	0	32	0	0	0	141	2282	0	69	2053	35
Future Volume (vph)	153	0	32	0	0	0	141	2282	0	69	2053	35
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	320		0	170		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			50			50		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.91	1.00	1.00	0.91	0.91
Frt		0.976									0.997	
Flt Protected		0.960					0.950			0.950		
Satd. Flow (prot)	0	1745	0	0	0	0	1770	5085	0	1770	5070	0
Flt Permitted		0.960					0.048			0.044		
Satd. Flow (perm)	0	1745	0	0	0	0	89	5085	0	82	5070	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		68									2	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		452			124			520			424	
Travel Time (s)		10.3			2.8			11.8			9.6	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	161	0	34	0	0	0	148	2402	0	73	2161	37
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	195	0	0	0	0	148	2402	0	73	2198	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA					pm+pt	NA		pm+pt	NA	
Protected Phases		8					1	6		5	2	
Permitted Phases	8						6			2		
Detector Phase	8	8					1	6		5	2	
Switch Phase												
Minimum Initial (s)	6.0	6.0					4.0	20.0		4.0	20.0	
Minimum Split (s)	13.0	13.0					10.5	26.5		10.5	26.5	
Total Split (s)	50.0	50.0					22.0	88.0		22.0	88.0	
Total Split (%)	31.3%	31.3%					13.8%	55.0%		13.8%	55.0%	
Maximum Green (s)	43.0	43.0					15.5	81.5		15.5	81.5	
Yellow Time (s)	4.0	4.0					4.5	4.5		4.5	4.5	
All-Red Time (s)	3.0	3.0					2.0	2.0		2.0	2.0	
Lost Time Adjust (s)		0.0					0.0	0.0		0.0	0.0	
Total Lost Time (s)		7.0					6.5	6.5		6.5	6.5	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0					3.0	3.0		3.0	3.0	
Recall Mode	None	None					None	C-Max		None	C-Max	
Act Effect Green (s)		17.5					127.9	114.7		115.8	108.0	

Lanes, Volumes, Timings
13: Lillian Rd & Congress Ave

10/24/2019

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Actuated g/C Ratio		0.11					0.80	0.72		0.72	0.68	
v/c Ratio		0.78					0.66	0.66		0.52	0.64	
Control Delay		64.4					45.5	14.3		34.6	17.5	
Queue Delay		0.0					0.0	0.0		0.0	0.0	
Total Delay		64.4					45.5	14.3		34.6	17.5	
LOS		E					D	B		C	B	
Approach Delay		64.4						16.1			18.0	
Approach LOS		E						B			B	

Intersection Summary

Area Type: Other

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 60

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.78

Intersection Signal Delay: 18.8

Intersection LOS: B

Intersection Capacity Utilization 75.4%

ICU Level of Service D

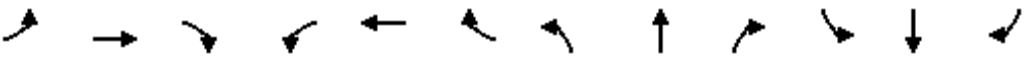
Analysis Period (min) 15

Splits and Phases: 13: Lillian Rd & Congress Ave



HCM 6th Signalized Intersection Summary 13: Lillian Rd & Congress Ave

10/24/2019

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔					↗	↑↑↑		↖	↑↑↑	
Traffic Volume (veh/h)	153	0	32	0	0	0	141	2282	0	69	2053	35
Future Volume (veh/h)	153	0	32	0	0	0	141	2282	0	69	2053	35
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1900	1870	1900				1870	1870	0	1870	1870	1870
Adj Flow Rate, veh/h	161	0	34				148	2402	0	73	2161	37
Peak Hour Factor	0.95	0.95	0.95				0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	0	2	0				2	2	0	2	2	2
Cap, veh/h	186	0	39				199	3686	0	157	3665	63
Arrive On Green	0.13	0.00	0.13				0.04	0.72	0.00	0.02	0.71	0.71
Sat Flow, veh/h	1440	0	304				1781	5274	0	1781	5170	88
Grp Volume(v), veh/h	195	0	0				148	2402	0	73	1422	776
Grp Sat Flow(s),veh/h/ln	1744	0	0				1781	1702	0	1781	1702	1854
Q Serve(g_s), s	17.5	0.0	0.0				3.7	39.5	0.0	1.8	33.4	33.5
Cycle Q Clear(g_c), s	17.5	0.0	0.0				3.7	39.5	0.0	1.8	33.4	33.5
Prop In Lane	0.83		0.17				1.00		0.00	1.00		0.05
Lane Grp Cap(c), veh/h	225	0	0				199	3686	0	157	2413	1315
V/C Ratio(X)	0.87	0.00	0.00				0.74	0.65	0.00	0.47	0.59	0.59
Avail Cap(c_a), veh/h	469	0	0				306	3686	0	286	2413	1315
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00				1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	68.3	0.0	0.0				22.0	11.7	0.0	14.8	11.6	11.7
Incr Delay (d2), s/veh	9.7	0.0	0.0				5.4	0.9	0.0	2.2	1.1	2.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	13.2	0.0	0.0				8.0	20.9	0.0	2.2	18.4	20.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	78.0	0.0	0.0				27.3	12.6	0.0	16.9	12.7	13.6
LnGrp LOS	E	A	A				C	B	A	B	B	B
Approach Vol, veh/h		195						2550			2271	
Approach Delay, s/veh		78.0						13.4			13.2	
Approach LOS		E						B			B	
Timer - Assigned Phs	1	2		5	6		8					
Phs Duration (G+Y+Rc), s	12.4	119.9		10.3	122.0		27.7					
Change Period (Y+Rc), s	6.5	6.5		6.5	6.5		7.0					
Max Green Setting (Gmax), s	15.5	81.5		15.5	81.5		43.0					
Max Q Clear Time (g_c+I1), s	5.7	35.5		3.8	41.5		19.5					
Green Ext Time (p_c), s	0.2	28.1		0.1	29.9		1.1					
Intersection Summary												
HCM 6th Ctrl Delay			15.8									
HCM 6th LOS			B									

Lanes, Volumes, Timings

3: Congress Ave & Site Driveway

10/24/2019

						
Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations				  	  	
Traffic Volume (vph)	0	60	37	2341	1965	56
Future Volume (vph)	0	60	37	2341	1965	56
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	0.91	0.91	1.00
Frt		0.865				0.850
Flt Protected			0.950			
Satd. Flow (prot)	0	1611	1770	5085	5085	1583
Flt Permitted			0.950			
Satd. Flow (perm)	0	1611	1770	5085	5085	1583
Link Speed (mph)	30			30	30	
Link Distance (ft)	511			564	456	
Travel Time (s)	11.6			12.8	10.4	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	0	63	39	2464	2068	59
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	63	39	2464	2068	59
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					
Intersection Capacity Utilization	48.6%			ICU Level of Service A		
Analysis Period (min)	15					

HCM 6th TWSC

3: Congress Ave & Site Driveway

10/24/2019

Intersection

Int Delay, s/veh 0.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations		↗	↘	↑↑↑	↑↑↑	↗
Traffic Vol, veh/h	0	60	37	2341	1965	56
Future Vol, veh/h	0	60	37	2341	1965	56
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	0	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	63	39	2464	2068	59

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	- 1034	2127	0 - 0
Stage 1	-	-	- - -
Stage 2	-	-	- - -
Critical Hdwy	- 7.14	5.34	- - -
Critical Hdwy Stg 1	-	-	- - -
Critical Hdwy Stg 2	-	-	- - -
Follow-up Hdwy	- 3.92	3.12	- - -
Pot Cap-1 Maneuver	0 197	108	- - -
Stage 1	0	-	- - -
Stage 2	0	-	- - -
Platoon blocked, %			- - -
Mov Cap-1 Maneuver	- 197	108	- - -
Mov Cap-2 Maneuver	-	-	- - -
Stage 1	-	-	- - -
Stage 2	-	-	- - -

Approach	EB	NB	SB
HCM Control Delay, s	31.7	0.9	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	108	-	197	-	-
HCM Lane V/C Ratio	0.361	-	0.321	-	-
HCM Control Delay (s)	56	-	31.7	-	-
HCM Lane LOS	F	-	D	-	-
HCM 95th %tile Q(veh)	1.4	-	1.3	-	-

Lanes, Volumes, Timings
7: Lillian Rd & Congress Ave

10/24/2019

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations								  			  	
Traffic Volume (vph)	79	0	50	0	0	0	178	2110	0	37	2541	135
Future Volume (vph)	79	0	50	0	0	0	178	2110	0	37	2541	135
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	320		0	170		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			50			50		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.91	1.00	1.00	0.91	0.91
Frt		0.947									0.992	
Flt Protected		0.970					0.950			0.950		
Satd. Flow (prot)	0	1711	0	0	0	0	1770	5085	0	1770	5045	0
Flt Permitted		0.970					0.035			0.067		
Satd. Flow (perm)	0	1711	0	0	0	0	65	5085	0	125	5045	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		68									7	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		425			139			432			411	
Travel Time (s)		9.7			3.2			9.8			9.3	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	83	0	53	0	0	0	187	2221	0	39	2675	142
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	136	0	0	0	0	187	2221	0	39	2817	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA					pm+pt	NA		pm+pt	NA	
Protected Phases		8					1	6		5	2	
Permitted Phases	8						6			2		
Detector Phase	8	8					1	6		5	2	
Switch Phase												
Minimum Initial (s)	6.0	6.0					4.0	20.0		4.0	20.0	
Minimum Split (s)	13.0	13.0					10.5	26.5		10.5	26.5	
Total Split (s)	50.0	50.0					22.0	88.0		22.0	88.0	
Total Split (%)	31.3%	31.3%					13.8%	55.0%		13.8%	55.0%	
Maximum Green (s)	43.0	43.0					15.5	81.5		15.5	81.5	
Yellow Time (s)	4.0	4.0					4.5	4.5		4.5	4.5	
All-Red Time (s)	3.0	3.0					2.0	2.0		2.0	2.0	
Lost Time Adjust (s)		0.0					0.0	0.0		0.0	0.0	
Total Lost Time (s)		7.0					6.5	6.5		6.5	6.5	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0					3.0	3.0		3.0	3.0	
Recall Mode	None	None					None	C-Max		None	C-Max	
Act Effect Green (s)		12.2					134.3	124.0		115.0	108.8	

Lanes, Volumes, Timings

7: Lillian Rd & Congress Ave

10/24/2019

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Actuated g/C Ratio		0.08					0.84	0.78		0.72	0.68	
v/c Ratio		0.70					0.73	0.56		0.25	0.82	
Control Delay		54.8					61.1	8.8		9.8	22.6	
Queue Delay		0.0					0.0	0.0		0.0	0.0	
Total Delay		54.8					61.1	8.8		9.8	22.6	
LOS		D					E	A		A	C	
Approach Delay		54.8						12.9			22.5	
Approach LOS		D						B			C	

Intersection Summary

Area Type: Other

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.82

Intersection Signal Delay: 19.0

Intersection LOS: B

Intersection Capacity Utilization 86.1%

ICU Level of Service E

Analysis Period (min) 15

Splits and Phases: 7: Lillian Rd & Congress Ave



HCM 6th Signalized Intersection Summary

7: Lillian Rd & Congress Ave

10/24/2019

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔					↗	↑↑↑		↖	↑↑↑	
Traffic Volume (veh/h)	79	0	50	0	0	0	178	2110	0	37	2541	135
Future Volume (veh/h)	79	0	50	0	0	0	178	2110	0	37	2541	135
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1900	1870	1900				1870	1870	0	1870	1870	1870
Adj Flow Rate, veh/h	83	0	53				187	2221	0	39	2675	142
Peak Hour Factor	0.95	0.95	0.95				0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	0	2	0				2	2	0	2	2	2
Cap, veh/h	99	0	63				209	3851	0	187	3508	183
Arrive On Green	0.10	0.00	0.10				0.07	0.75	0.00	0.03	0.71	0.71
Sat Flow, veh/h	1037	0	662				1781	5274	0	1781	4968	260
Grp Volume(v), veh/h	136	0	0				187	2221	0	39	1820	997
Grp Sat Flow(s),veh/h/ln	1699	0	0				1781	1702	0	1781	1702	1824
Q Serve(g_s), s	12.6	0.0	0.0				9.5	30.3	0.0	1.0	54.0	56.7
Cycle Q Clear(g_c), s	12.6	0.0	0.0				9.5	30.3	0.0	1.0	54.0	56.7
Prop In Lane	0.61		0.39				1.00		0.00	1.00		0.14
Lane Grp Cap(c), veh/h	163	0	0				209	3851	0	187	2404	1288
V/C Ratio(X)	0.84	0.00	0.00				0.90	0.58	0.00	0.21	0.76	0.77
Avail Cap(c_a), veh/h	457	0	0				251	3851	0	315	2404	1288
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00				1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	71.1	0.0	0.0				52.1	8.6	0.0	8.0	14.8	15.2
Incr Delay (d2), s/veh	10.6	0.0	0.0				27.9	0.6	0.0	0.5	2.3	4.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	10.0	0.0	0.0				14.2	16.2	0.0	0.7	28.1	32.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	81.7	0.0	0.0				80.0	9.2	0.0	8.5	17.1	19.8
LnGrp LOS	F	A	A				E	A	A	A	B	B
Approach Vol, veh/h		136						2408			2856	
Approach Delay, s/veh		81.7						14.7			18.0	
Approach LOS		F						B			B	
Timer - Assigned Phs	1	2		5	6		8					
Phs Duration (G+Y+Rc), s	18.2	119.5		10.5	127.2		22.3					
Change Period (Y+Rc), s	6.5	6.5		6.5	6.5		7.0					
Max Green Setting (Gmax), s	15.5	81.5		15.5	81.5		43.0					
Max Q Clear Time (g_c+I1), s	11.5	58.7		3.0	32.3		14.6					
Green Ext Time (p_c), s	0.2	20.6		0.0	31.3		0.8					
Intersection Summary												
HCM 6th Ctrl Delay			18.1									
HCM 6th LOS			B									

OPERATIONAL ANALYSIS

FOREST HILL BOULEVARD AT CONGRESS AVENUE

Lanes, Volumes, Timings
7: Congress Ave & Forest Hill Blvd

10/24/2019

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	 	  		 	  			  		 	  	
Traffic Volume (vph)	433	1413	354	423	1007	184	297	1277	310	256	972	128
Future Volume (vph)	433	1413	354	423	1007	184	297	1277	310	256	972	128
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	220		200	300		0	475		0	430		0
Storage Lanes	2		1	2		0	1		0	1		0
Taper Length (ft)	200			300			50			50		
Lane Util. Factor	0.97	0.91	1.00	0.97	0.91	0.91	1.00	0.91	0.91	1.00	0.91	0.91
Frt			0.850		0.977			0.971			0.983	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3433	5085	1583	3433	4968	0	1770	4938	0	1770	4999	0
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	3433	5085	1583	3433	4968	0	1770	4938	0	1770	4999	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			186		21			31			12	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1114			1222			1103			787	
Travel Time (s)		25.3			27.8			25.1			17.9	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	456	1487	373	445	1060	194	313	1344	326	269	1023	135
Shared Lane Traffic (%)												
Lane Group Flow (vph)	456	1487	373	445	1254	0	313	1670	0	269	1158	0
Turn Type	Prot	NA	Perm	Prot	NA		Prot	NA		Prot	NA	
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases			6									
Detector Phase	1	6	6	5	2		7	4		3	8	
Switch Phase												
Minimum Initial (s)	4.0	15.0	15.0	4.0	14.0		4.0	15.0		4.0	15.0	
Minimum Split (s)	11.0	22.0	22.0	11.0	21.0		10.5	21.5		10.5	21.5	
Total Split (s)	28.0	68.0	68.0	22.0	62.0		42.0	56.0		34.0	48.0	
Total Split (%)	15.6%	37.8%	37.8%	12.2%	34.4%		23.3%	31.1%		18.9%	26.7%	
Maximum Green (s)	21.0	61.0	61.0	15.0	55.0		35.5	49.5		27.5	41.5	
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0		4.5	4.5		4.5	4.5	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0		6.5	6.5		6.5	6.5	
Lead/Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	Max	Max	None	Max		None	C-Max		None	C-Max	
Act Effect Green (s)	21.0	61.0	61.0	15.0	55.0		34.1	49.5		27.5	42.9	
Actuated g/C Ratio	0.12	0.34	0.34	0.08	0.31		0.19	0.28		0.15	0.24	
v/c Ratio	1.14	0.86	0.57	1.56	0.82		0.93	1.21		1.00	0.97	
Control Delay	155.8	61.9	26.9	314.5	62.1		105.3	153.7		127.5	85.2	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	155.8	61.9	26.9	314.5	62.1		105.3	153.7		127.5	85.2	
LOS	F	E	C	F	E		F	F		F	F	
Approach Delay		74.8			128.2			146.1			93.2	
Approach LOS		E			F			F			F	

Lanes, Volumes, Timings

7: Congress Ave & Forest Hill Blvd

10/24/2019

Intersection Summary

Area Type: Other

Cycle Length: 180

Actuated Cycle Length: 180

Offset: 104 (58%), Referenced to phase 4:NBT and 8:SBT, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.56

Intersection Signal Delay: 109.6

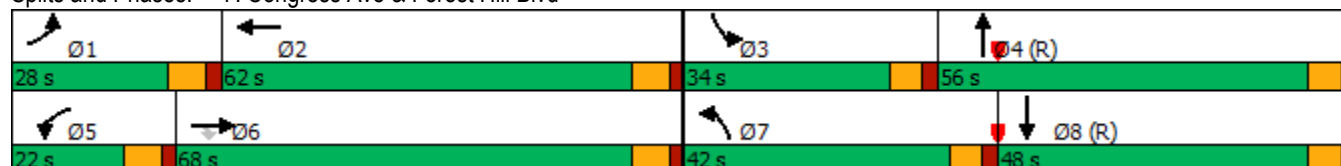
Intersection LOS: F

Intersection Capacity Utilization 107.6%

ICU Level of Service G

Analysis Period (min) 15

Splits and Phases: 7: Congress Ave & Forest Hill Blvd



HCM 6th Signalized Intersection Summary

7: Congress Ave & Forest Hill Blvd

10/24/2019

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	433	1413	354	423	1007	184	297	1277	310	256	972	128
Future Volume (veh/h)	433	1413	354	423	1007	184	297	1277	310	256	972	128
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	456	1487	310	445	1060	183	313	1344	315	269	1023	124
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	403	1730	537	288	1339	231	331	1137	266	272	1116	135
Arrive On Green	0.12	0.34	0.34	0.08	0.31	0.31	0.19	0.28	0.28	0.15	0.24	0.24
Sat Flow, veh/h	3456	5106	1585	3456	4383	756	1781	4133	967	1781	4615	558
Grp Volume(v), veh/h	456	1487	310	445	823	420	313	1107	552	269	754	393
Grp Sat Flow(s),veh/h/ln	1728	1702	1585	1728	1702	1734	1781	1702	1696	1781	1702	1770
Q Serve(g_s), s	21.0	48.9	28.9	15.0	39.9	39.9	31.2	49.5	49.5	27.1	38.8	39.0
Cycle Q Clear(g_c), s	21.0	48.9	28.9	15.0	39.9	39.9	31.2	49.5	49.5	27.1	38.8	39.0
Prop In Lane	1.00		1.00	1.00		0.44	1.00		0.57	1.00		0.32
Lane Grp Cap(c), veh/h	403	1730	537	288	1040	530	331	936	466	272	823	428
V/C Ratio(X)	1.13	0.86	0.58	1.55	0.79	0.79	0.94	1.18	1.18	0.99	0.92	0.92
Avail Cap(c_a), veh/h	403	1730	537	288	1040	530	351	936	466	272	823	428
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	79.5	55.5	48.9	82.5	57.2	57.3	72.4	65.3	65.3	76.1	66.5	66.5
Incr Delay (d2), s/veh	85.5	5.8	4.5	262.0	6.2	11.5	33.1	93.0	102.9	51.2	16.6	27.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	21.5	29.7	18.0	27.4	25.2	26.6	24.3	47.7	49.2	23.0	26.0	28.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	165.0	61.3	53.4	344.5	63.4	68.8	105.5	158.2	168.1	127.3	83.0	93.7
LnGrp LOS	F	E	D	F	E	E	F	F	F	F	F	F
Approach Vol, veh/h	2253		1688				1972		1416			
Approach Delay, s/veh	81.2		138.8				152.6		94.4			
Approach LOS	F		F				F		F			
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	28.0	62.0	34.0	56.0	22.0	68.0	40.0	50.0				
Change Period (Y+Rc), s	7.0	7.0	6.5	6.5	7.0	7.0	6.5	6.5				
Max Green Setting (Gmax), s	21.0	55.0	27.5	49.5	15.0	61.0	35.5	41.5				
Max Q Clear Time (g_c+I1), s	23.0	41.9	29.1	51.5	17.0	50.9	33.2	41.0				
Green Ext Time (p_c), s	0.0	6.9	0.0	0.0	0.0	7.4	0.2	0.4				
Intersection Summary												
HCM 6th Ctrl Delay	116.2											
HCM 6th LOS	F											

Lanes, Volumes, Timings
7: Congress Ave & Forest Hill Blvd

10/24/2019

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	 	  		 	  			  			  	
Traffic Volume (vph)	242	1112	290	505	1471	120	439	1126	334	202	1229	166
Future Volume (vph)	242	1112	290	505	1471	120	439	1126	334	202	1229	166
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	220		200	300		0	475		0	430		0
Storage Lanes	2		1	2		0	1		0	1		0
Taper Length (ft)	200			300			50			50		
Lane Util. Factor	0.97	0.91	1.00	0.97	0.91	0.91	1.00	0.91	0.91	1.00	0.91	0.91
Frt			0.850		0.989			0.966			0.982	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3433	5085	1583	3433	5029	0	1770	4912	0	1770	4994	0
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	3433	5085	1583	3433	5029	0	1770	4912	0	1770	4994	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			177		8			40			12	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1114			1222			1103			787	
Travel Time (s)		25.3			27.8			25.1			17.9	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	255	1171	305	532	1548	126	462	1185	352	213	1294	175
Shared Lane Traffic (%)												
Lane Group Flow (vph)	255	1171	305	532	1674	0	462	1537	0	213	1469	0
Turn Type	Prot	NA	Perm	Prot	NA		Prot	NA		Prot	NA	
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases			6									
Detector Phase	1	6	6	5	2		7	4		3	8	
Switch Phase												
Minimum Initial (s)	4.0	15.0	15.0	4.0	14.0		4.0	15.0		4.0	15.0	
Minimum Split (s)	11.0	22.0	22.0	11.0	21.0		10.5	21.5		10.5	21.5	
Total Split (s)	21.0	57.0	57.0	28.0	64.0		48.0	54.0		41.0	47.0	
Total Split (%)	11.7%	31.7%	31.7%	15.6%	35.6%		26.7%	30.0%		22.8%	26.1%	
Maximum Green (s)	14.0	50.0	50.0	21.0	57.0		41.5	47.5		34.5	40.5	
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0		4.5	4.5		4.5	4.5	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0		6.5	6.5		6.5	6.5	
Lead/Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	Max	Max	None	Max		None	C-Max		None	C-Max	
Act Effect Green (s)	14.0	50.0	50.0	21.0	57.0		41.5	55.3		26.7	40.5	
Actuated g/C Ratio	0.08	0.28	0.28	0.12	0.32		0.23	0.31		0.15	0.22	
v/c Ratio	0.96	0.83	0.54	1.33	1.05		1.13	1.00		0.81	1.30	
Control Delay	125.1	67.0	26.0	221.0	94.1		145.3	81.9		96.7	192.1	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	125.1	67.0	26.0	221.0	94.1		145.3	81.9		96.7	192.1	
LOS	F	E	C	F	F		F	F		F	F	
Approach Delay		68.4			124.7			96.6			180.0	
Approach LOS		E			F			F			F	

Lanes, Volumes, Timings

7: Congress Ave & Forest Hill Blvd

10/24/2019

Intersection Summary

Area Type: Other

Cycle Length: 180

Actuated Cycle Length: 180

Offset: 104 (58%), Referenced to phase 4:NBT and 8:SBT, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.33

Intersection Signal Delay: 116.7

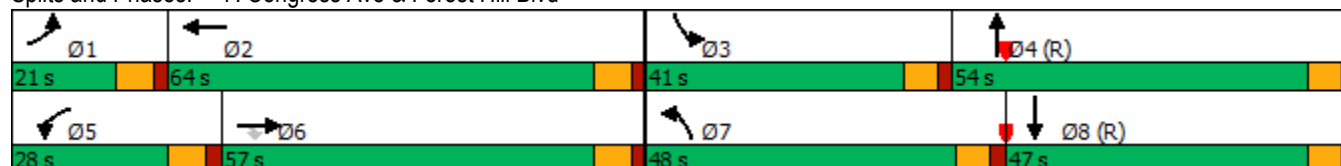
Intersection LOS: F

Intersection Capacity Utilization 112.3%

ICU Level of Service H

Analysis Period (min) 15

Splits and Phases: 7: Congress Ave & Forest Hill Blvd



HCM 6th Signalized Intersection Summary

7: Congress Ave & Forest Hill Blvd

10/24/2019

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	 	  		 	  			  			  	
Traffic Volume (veh/h)	242	1112	290	505	1471	120	439	1126	334	202	1229	166
Future Volume (veh/h)	242	1112	290	505	1471	120	439	1126	334	202	1229	166
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	255	1171	242	532	1548	115	462	1185	341	213	1294	164
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	269	1418	440	403	1536	114	411	1276	367	234	1032	131
Arrive On Green	0.08	0.28	0.28	0.12	0.32	0.32	0.23	0.32	0.32	0.13	0.23	0.23
Sat Flow, veh/h	3456	5106	1585	3456	4850	360	1781	3938	1133	1781	4588	582
Grp Volume(v), veh/h	255	1171	242	532	1086	577	462	1024	502	213	960	498
Grp Sat Flow(s),veh/h/ln	1728	1702	1585	1728	1702	1806	1781	1702	1666	1781	1702	1766
Q Serve(g_s), s	13.2	38.7	23.4	21.0	57.0	57.0	41.5	52.4	52.4	21.2	40.5	40.5
Cycle Q Clear(g_c), s	13.2	38.7	23.4	21.0	57.0	57.0	41.5	52.4	52.4	21.2	40.5	40.5
Prop In Lane	1.00		1.00	1.00		0.20	1.00		0.68	1.00		0.33
Lane Grp Cap(c), veh/h	269	1418	440	403	1078	572	411	1103	540	234	766	397
V/C Ratio(X)	0.95	0.83	0.55	1.32	1.01	1.01	1.12	0.93	0.93	0.91	1.25	1.25
Avail Cap(c_a), veh/h	269	1418	440	403	1078	572	411	1103	540	341	766	397
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	82.6	60.9	55.4	79.5	61.5	61.5	69.3	58.8	58.8	77.1	69.7	69.8
Incr Delay (d2), s/veh	41.0	5.6	4.9	160.3	29.3	39.8	83.0	14.6	24.6	20.9	124.7	133.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	12.0	24.4	15.3	28.3	38.1	42.1	39.8	33.1	34.2	16.6	45.2	47.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	123.7	66.5	60.3	239.8	90.8	101.3	152.2	73.4	83.4	98.0	194.4	203.0
LnGrp LOS	F	E	E	F	F	F	F	E	F	F	F	F
Approach Vol, veh/h	1668			2195			1988			1671		
Approach Delay, s/veh	74.4			129.7			94.3			184.7		
Approach LOS	E			F			F			F		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	21.0	64.0	30.2	64.8	28.0	57.0	48.0	47.0				
Change Period (Y+Rc), s	7.0	7.0	6.5	6.5	7.0	7.0	6.5	6.5				
Max Green Setting (Gmax), s	14.0	57.0	34.5	47.5	21.0	50.0	41.5	40.5				
Max Q Clear Time (g_c+I1), s	15.2	59.0	23.2	54.4	23.0	40.7	43.5	42.5				
Green Ext Time (p_c), s	0.0	0.0	0.4	0.0	0.0	5.8	0.0	0.0				
Intersection Summary												
HCM 6th Ctrl Delay	120.3											
HCM 6th LOS	F											

Lanes, Volumes, Timings
7: Congress Ave & Forest Hill Blvd

10/24/2019

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	 	  		 	  			  			  	
Traffic Volume (vph)	501	1519	384	456	1088	222	334	1441	343	293	1090	164
Future Volume (vph)	501	1519	384	456	1088	222	334	1441	343	293	1090	164
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	220		200	300		0	475		0	430		0
Storage Lanes	2		1	2		0	1		0	1		0
Taper Length (ft)	200			300			50			50		
Lane Util. Factor	0.97	0.91	1.00	0.97	0.91	0.91	1.00	0.91	0.91	1.00	0.91	0.91
Frt			0.850		0.975			0.971			0.980	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3433	5085	1583	3433	4958	0	1770	4938	0	1770	4984	0
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	3433	5085	1583	3433	4958	0	1770	4938	0	1770	4984	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			188		25			30			14	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1114			1222			1103			787	
Travel Time (s)		25.3			27.8			25.1			17.9	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	527	1599	404	480	1145	234	352	1517	361	308	1147	173
Shared Lane Traffic (%)												
Lane Group Flow (vph)	527	1599	404	480	1379	0	352	1878	0	308	1320	0
Turn Type	Prot	NA	Perm	Prot	NA		Prot	NA		Prot	NA	
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases			6									
Detector Phase	1	6	6	5	2		7	4		3	8	
Switch Phase												
Minimum Initial (s)	4.0	15.0	15.0	4.0	14.0		4.0	15.0		4.0	15.0	
Minimum Split (s)	11.0	22.0	22.0	11.0	21.0		10.5	21.5		10.5	21.5	
Total Split (s)	28.0	68.0	68.0	22.0	62.0		42.0	56.0		34.0	48.0	
Total Split (%)	15.6%	37.8%	37.8%	12.2%	34.4%		23.3%	31.1%		18.9%	26.7%	
Maximum Green (s)	21.0	61.0	61.0	15.0	55.0		35.5	49.5		27.5	41.5	
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0		4.5	4.5		4.5	4.5	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0		6.5	6.5		6.5	6.5	
Lead/Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	Max	Max	None	Max		None	C-Max		None	C-Max	
Act Effect Green (s)	21.0	61.0	61.0	15.0	55.0		35.5	49.5		27.5	41.5	
Actuated g/C Ratio	0.12	0.34	0.34	0.08	0.31		0.20	0.28		0.15	0.23	
v/c Ratio	1.32	0.93	0.61	1.68	0.90		1.01	1.36		1.14	1.14	
Control Delay	216.3	67.5	29.8	363.8	67.6		119.8	213.7		162.2	132.3	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	216.3	67.5	29.8	363.8	67.6		119.8	213.7		162.2	132.3	
LOS	F	E	C	F	E		F	F		F	F	
Approach Delay		92.5			144.1			198.9			138.0	
Approach LOS		F			F			F			F	

Lanes, Volumes, Timings

7: Congress Ave & Forest Hill Blvd

10/24/2019

Intersection Summary

Area Type: Other

Cycle Length: 180

Actuated Cycle Length: 180

Offset: 104 (58%), Referenced to phase 4:NBT and 8:SBT, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.68

Intersection Signal Delay: 141.9

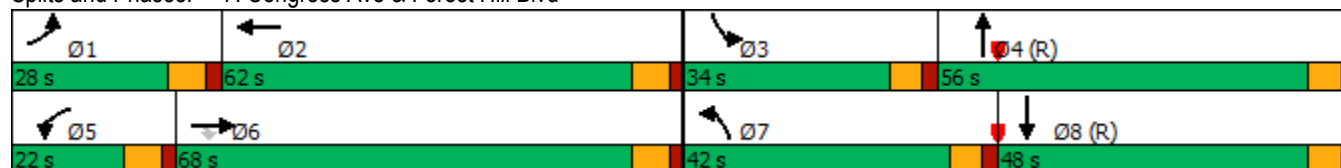
Intersection LOS: F

Intersection Capacity Utilization 116.6%

ICU Level of Service H

Analysis Period (min) 15

Splits and Phases: 7: Congress Ave & Forest Hill Blvd



HCM 6th Signalized Intersection Summary

7: Congress Ave & Forest Hill Blvd

10/24/2019

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	501	1519	384	456	1088	222	334	1441	343	293	1090	164
Future Volume (veh/h)	501	1519	384	456	1088	222	334	1441	343	293	1090	164
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	527	1599	341	480	1145	223	352	1517	350	308	1147	162
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	403	1730	537	288	1311	255	351	1142	262	272	1042	147
Arrive On Green	0.12	0.34	0.34	0.08	0.31	0.31	0.20	0.28	0.28	0.15	0.23	0.23
Sat Flow, veh/h	3456	5106	1585	3456	4289	835	1781	4151	952	1781	4521	638
Grp Volume(v), veh/h	527	1599	341	480	909	459	352	1242	625	308	863	446
Grp Sat Flow(s),veh/h/ln	1728	1702	1585	1728	1702	1720	1781	1702	1699	1781	1702	1755
Q Serve(g_s), s	21.0	54.3	32.6	15.0	45.5	45.5	35.5	49.5	49.5	27.5	41.5	41.5
Cycle Q Clear(g_c), s	21.0	54.3	32.6	15.0	45.5	45.5	35.5	49.5	49.5	27.5	41.5	41.5
Prop In Lane	1.00		1.00	1.00		0.49	1.00		0.56	1.00		0.36
Lane Grp Cap(c), veh/h	403	1730	537	288	1040	526	351	936	467	272	785	405
V/C Ratio(X)	1.31	0.92	0.63	1.67	0.87	0.87	1.00	1.33	1.34	1.13	1.10	1.10
Avail Cap(c_a), veh/h	403	1730	537	288	1040	526	351	936	467	272	785	405
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	79.5	57.3	50.1	82.5	59.2	59.2	72.3	65.3	65.3	76.3	69.3	69.3
Incr Delay (d2), s/veh	155.1	9.8	5.6	314.9	10.2	18.0	48.5	154.7	165.5	94.8	63.1	74.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	27.8	33.2	20.1	30.8	28.7	30.4	28.6	61.0	63.0	28.8	35.1	37.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	234.6	67.1	55.8	397.4	69.4	77.2	120.8	219.9	230.8	171.1	132.3	144.1
LnGrp LOS	F	E	E	F	E	E	F	F	F	F	F	F
Approach Vol, veh/h	2467			1848			2219			1617		
Approach Delay, s/veh	101.3			156.5			207.3			142.9		
Approach LOS	F			F			F			F		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	28.0	62.0	34.0	56.0	22.0	68.0	42.0	48.0				
Change Period (Y+Rc), s	7.0	7.0	6.5	6.5	7.0	7.0	6.5	6.5				
Max Green Setting (Gmax), s	21.0	55.0	27.5	49.5	15.0	61.0	35.5	41.5				
Max Q Clear Time (g_c+I1), s	23.0	47.5	29.5	51.5	17.0	56.3	37.5	43.5				
Green Ext Time (p_c), s	0.0	4.9	0.0	0.0	0.0	4.0	0.0	0.0				
Intersection Summary												
HCM 6th Ctrl Delay	150.9											
HCM 6th LOS	F											

Lanes, Volumes, Timings
7: Congress Ave & Forest Hill Blvd

10/24/2019

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	298	1204	323	541	1590	185	484	1293	358	277	1413	223
Future Volume (vph)	298	1204	323	541	1590	185	484	1293	358	277	1413	223
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	220		200	300		0	475		0	430		0
Storage Lanes	2		1	2		0	1		0	1		0
Taper Length (ft)	200			300			50			50		
Lane Util. Factor	0.97	0.91	1.00	0.97	0.91	0.91	1.00	0.91	0.91	1.00	0.91	0.91
Frt			0.850		0.984			0.967			0.980	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3433	5085	1583	3433	5004	0	1770	4917	0	1770	4984	0
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	3433	5085	1583	3433	5004	0	1770	4917	0	1770	4984	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			183		12			38			15	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1114			1222			1103			787	
Travel Time (s)		25.3			27.8			25.1			17.9	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	314	1267	340	569	1674	195	509	1361	377	292	1487	235
Shared Lane Traffic (%)												
Lane Group Flow (vph)	314	1267	340	569	1869	0	509	1738	0	292	1722	0
Turn Type	Prot	NA	Perm	Prot	NA		Prot	NA		Prot	NA	
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases			6									
Detector Phase	1	6	6	5	2		7	4		3	8	
Switch Phase												
Minimum Initial (s)	4.0	15.0	15.0	4.0	14.0		4.0	15.0		4.0	15.0	
Minimum Split (s)	11.0	22.0	22.0	11.0	21.0		10.5	21.5		10.5	21.5	
Total Split (s)	21.0	57.0	57.0	28.0	64.0		48.0	54.0		41.0	47.0	
Total Split (%)	11.7%	31.7%	31.7%	15.6%	35.6%		26.7%	30.0%		22.8%	26.1%	
Maximum Green (s)	14.0	50.0	50.0	21.0	57.0		41.5	47.5		34.5	40.5	
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0		4.5	4.5		4.5	4.5	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0		6.5	6.5		6.5	6.5	
Lead/Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	Max	Max	None	Max		None	C-Max		None	C-Max	
Act Effect Green (s)	14.0	50.0	50.0	21.0	57.0		41.5	49.6		32.4	40.5	
Actuated g/C Ratio	0.08	0.28	0.28	0.12	0.32		0.23	0.28		0.18	0.22	
v/c Ratio	1.18	0.90	0.60	1.42	1.17		1.25	1.26		0.92	1.52	
Control Delay	178.1	71.8	29.7	256.0	137.1		184.2	172.1		104.5	281.8	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	178.1	71.8	29.7	256.0	137.1		184.2	172.1		104.5	281.8	
LOS	F	E	C	F	F		F	F		F	F	
Approach Delay		81.7			164.9			174.8			256.1	
Approach LOS		F			F			F			F	

Lanes, Volumes, Timings

7: Congress Ave & Forest Hill Blvd

10/24/2019

Intersection Summary

Area Type: Other

Cycle Length: 180

Actuated Cycle Length: 180

Offset: 104 (58%), Referenced to phase 4:NBT and 8:SBT, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.52

Intersection Signal Delay: 170.2

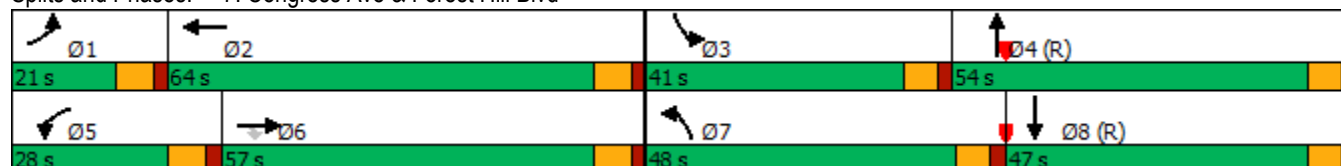
Intersection LOS: F

Intersection Capacity Utilization 124.9%

ICU Level of Service H

Analysis Period (min) 15

Splits and Phases: 7: Congress Ave & Forest Hill Blvd



HCM 6th Signalized Intersection Summary

7: Congress Ave & Forest Hill Blvd

10/24/2019

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	 	  		 	  			  			  	
Traffic Volume (veh/h)	298	1204	323	541	1590	185	484	1293	358	277	1413	223
Future Volume (veh/h)	298	1204	323	541	1590	185	484	1293	358	277	1413	223
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	314	1267	277	569	1674	184	509	1361	366	292	1487	224
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	269	1418	440	403	1479	162	411	1126	302	311	1008	152
Arrive On Green	0.08	0.28	0.28	0.12	0.32	0.32	0.23	0.28	0.28	0.17	0.22	0.22
Sat Flow, veh/h	3456	5106	1585	3456	4670	512	1781	4007	1074	1781	4479	674
Grp Volume(v), veh/h	314	1267	277	569	1219	639	509	1156	571	292	1130	581
Grp Sat Flow(s),veh/h/ln	1728	1702	1585	1728	1702	1778	1781	1702	1677	1781	1702	1749
Q Serve(g_s), s	14.0	42.9	27.5	21.0	57.0	57.0	41.5	50.6	50.6	29.1	40.5	40.5
Cycle Q Clear(g_c), s	14.0	42.9	27.5	21.0	57.0	57.0	41.5	50.6	50.6	29.1	40.5	40.5
Prop In Lane	1.00		1.00	1.00		0.29	1.00		0.64	1.00		0.39
Lane Grp Cap(c), veh/h	269	1418	440	403	1078	563	411	956	471	311	766	394
V/C Ratio(X)	1.17	0.89	0.63	1.41	1.13	1.13	1.24	1.21	1.21	0.94	1.47	1.48
Avail Cap(c_a), veh/h	269	1418	440	403	1078	563	411	956	471	341	766	394
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	83.0	62.4	56.9	79.5	61.5	61.5	69.3	64.7	64.7	73.3	69.8	69.8
Incr Delay (d2), s/veh	108.2	9.0	6.7	199.3	70.8	80.9	127.0	103.6	113.9	31.9	220.7	228.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	16.5	27.1	17.6	31.9	48.8	52.8	48.3	51.0	52.1	22.7	62.1	64.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	191.2	71.4	63.6	278.8	132.3	142.4	196.2	168.3	178.7	105.2	290.4	298.0
LnGrp LOS	F	E	E	F	F	F	F	F	F	F	F	F
Approach Vol, veh/h	1858			2427			2236			2003		
Approach Delay, s/veh	90.5			169.3			177.3			265.6		
Approach LOS	F			F			F			F		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	21.0	64.0	37.9	57.1	28.0	57.0	48.0	47.0				
Change Period (Y+Rc), s	7.0	7.0	6.5	6.5	7.0	7.0	6.5	6.5				
Max Green Setting (Gmax), s	14.0	57.0	34.5	47.5	21.0	50.0	41.5	40.5				
Max Q Clear Time (g_c+I1), s	16.0	59.0	31.1	52.6	23.0	44.9	43.5	42.5				
Green Ext Time (p_c), s	0.0	0.0	0.3	0.0	0.0	3.7	0.0	0.0				
Intersection Summary												
HCM 6th Ctrl Delay	176.9											
HCM 6th LOS	F											

Lanes, Volumes, Timings
7: Congress Ave & Forest Hill Blvd

10/24/2019

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	 	  		 	  			  			  	
Traffic Volume (vph)	501	1519	383	454	1088	222	345	1455	361	293	1089	164
Future Volume (vph)	501	1519	383	454	1088	222	345	1455	361	293	1089	164
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	220		200	300		0	475		0	430		0
Storage Lanes	2		1	2		0	1		0	1		0
Taper Length (ft)	200			300			50			50		
Lane Util. Factor	0.97	0.91	1.00	0.97	0.91	0.91	1.00	0.91	0.91	1.00	0.91	0.91
Frt			0.850		0.975			0.970			0.980	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3433	5085	1583	3433	4958	0	1770	4933	0	1770	4984	0
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	3433	5085	1583	3433	4958	0	1770	4933	0	1770	4984	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			187		25			33			15	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1114			1222			1103			787	
Travel Time (s)		25.3			27.8			25.1			17.9	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	527	1599	403	478	1145	234	363	1532	380	308	1146	173
Shared Lane Traffic (%)												
Lane Group Flow (vph)	527	1599	403	478	1379	0	363	1912	0	308	1319	0
Turn Type	Prot	NA	Perm	Prot	NA		Prot	NA		Prot	NA	
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases			6									
Detector Phase	1	6	6	5	2		7	4		3	8	
Switch Phase												
Minimum Initial (s)	4.0	15.0	15.0	4.0	14.0		4.0	15.0		4.0	15.0	
Minimum Split (s)	11.0	22.0	22.0	11.0	21.0		10.5	21.5		10.5	21.5	
Total Split (s)	28.0	68.0	68.0	22.0	62.0		42.0	56.0		34.0	48.0	
Total Split (%)	15.6%	37.8%	37.8%	12.2%	34.4%		23.3%	31.1%		18.9%	26.7%	
Maximum Green (s)	21.0	61.0	61.0	15.0	55.0		35.5	49.5		27.5	41.5	
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0		4.5	4.5		4.5	4.5	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0		6.5	6.5		6.5	6.5	
Lead/Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	Max	Max	None	Max		None	C-Max		None	C-Max	
Act Effect Green (s)	21.0	61.0	61.0	15.0	55.0		35.5	49.5		27.5	41.5	
Actuated g/C Ratio	0.12	0.34	0.34	0.08	0.31		0.20	0.28		0.15	0.23	
v/c Ratio	1.32	0.93	0.61	1.67	0.90		1.04	1.39		1.14	1.14	
Control Delay	216.3	67.5	29.8	361.0	67.6		126.3	223.3		162.2	131.6	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	216.3	67.5	29.8	361.0	67.6		126.3	223.3		162.2	131.6	
LOS	F	E	C	F	E		F	F		F	F	
Approach Delay		92.5			143.1			207.8			137.4	
Approach LOS		F			F			F			F	

Lanes, Volumes, Timings

7: Congress Ave & Forest Hill Blvd

10/24/2019

Intersection Summary

Area Type: Other

Cycle Length: 180

Actuated Cycle Length: 180

Offset: 104 (58%), Referenced to phase 4:NBT and 8:SBT, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.67

Intersection Signal Delay: 144.3

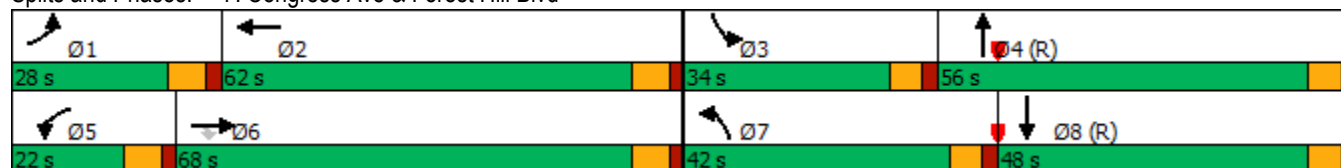
Intersection LOS: F

Intersection Capacity Utilization 117.2%

ICU Level of Service H

Analysis Period (min) 15

Splits and Phases: 7: Congress Ave & Forest Hill Blvd



HCM 6th Signalized Intersection Summary

7: Congress Ave & Forest Hill Blvd

10/24/2019

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	501	1519	383	454	1088	222	345	1455	361	293	1089	164
Future Volume (veh/h)	501	1519	383	454	1088	222	345	1455	361	293	1089	164
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	527	1599	340	478	1145	223	363	1532	369	308	1146	162
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	403	1730	537	288	1311	255	351	1131	271	272	1042	147
Arrive On Green	0.12	0.34	0.34	0.08	0.31	0.31	0.20	0.28	0.28	0.15	0.23	0.23
Sat Flow, veh/h	3456	5106	1585	3456	4289	835	1781	4114	984	1781	4521	639
Grp Volume(v), veh/h	527	1599	340	478	909	459	363	1266	635	308	863	445
Grp Sat Flow(s),veh/h/ln	1728	1702	1585	1728	1702	1720	1781	1702	1693	1781	1702	1755
Q Serve(g_s), s	21.0	54.3	32.5	15.0	45.5	45.5	35.5	49.5	49.5	27.5	41.5	41.5
Cycle Q Clear(g_c), s	21.0	54.3	32.5	15.0	45.5	45.5	35.5	49.5	49.5	27.5	41.5	41.5
Prop In Lane	1.00		1.00	1.00		0.49	1.00		0.58	1.00		0.36
Lane Grp Cap(c), veh/h	403	1730	537	288	1040	526	351	936	466	272	785	405
V/C Ratio(X)	1.31	0.92	0.63	1.66	0.87	0.87	1.03	1.35	1.36	1.13	1.10	1.10
Avail Cap(c_a), veh/h	403	1730	537	288	1040	526	351	936	466	272	785	405
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	79.5	57.3	50.1	82.5	59.2	59.2	72.3	65.3	65.3	76.3	69.3	69.3
Incr Delay (d2), s/veh	155.1	9.8	5.6	311.9	10.2	18.0	56.9	165.6	177.2	94.8	62.8	74.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	27.8	33.2	20.0	30.6	28.7	30.4	30.1	63.4	65.4	28.8	35.1	37.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	234.6	67.1	55.7	394.4	69.4	77.2	129.1	230.8	242.5	171.1	132.0	143.8
LnGrp LOS	F	E	E	F	E	E	F	F	F	F	F	F
Approach Vol, veh/h	2466			1846			2264			1616		
Approach Delay, s/veh	101.3			155.5			217.8			142.7		
Approach LOS	F			F			F			F		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	28.0	62.0	34.0	56.0	22.0	68.0	42.0	48.0				
Change Period (Y+Rc), s	7.0	7.0	6.5	6.5	7.0	7.0	6.5	6.5				
Max Green Setting (Gmax), s	21.0	55.0	27.5	49.5	15.0	61.0	35.5	41.5				
Max Q Clear Time (g_c+I1), s	23.0	47.5	29.5	51.5	17.0	56.3	37.5	43.5				
Green Ext Time (p_c), s	0.0	4.9	0.0	0.0	0.0	4.0	0.0	0.0				
Intersection Summary												
HCM 6th Ctrl Delay	153.9											
HCM 6th LOS	F											

Lanes, Volumes, Timings
7: Congress Ave & Forest Hill Blvd

10/24/2019

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	 	  		 	  			  		 	  	
Traffic Volume (vph)	298	1204	331	555	1590	185	487	1297	363	277	1424	223
Future Volume (vph)	298	1204	331	555	1590	185	487	1297	363	277	1424	223
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	220		200	300		0	475		0	430		0
Storage Lanes	2		1	2		0	1		0	1		0
Taper Length (ft)	200			300			50			50		
Lane Util. Factor	0.97	0.91	1.00	0.97	0.91	0.91	1.00	0.91	0.91	1.00	0.91	0.91
Frt			0.850		0.984			0.967			0.980	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3433	5085	1583	3433	5004	0	1770	4917	0	1770	4984	0
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	3433	5085	1583	3433	5004	0	1770	4917	0	1770	4984	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			187		12			38			15	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1114			1222			1103			787	
Travel Time (s)		25.3			27.8			25.1			17.9	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	314	1267	348	584	1674	195	513	1365	382	292	1499	235
Shared Lane Traffic (%)												
Lane Group Flow (vph)	314	1267	348	584	1869	0	513	1747	0	292	1734	0
Turn Type	Prot	NA	Perm	Prot	NA		Prot	NA		Prot	NA	
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases			6									
Detector Phase	1	6	6	5	2		7	4		3	8	
Switch Phase												
Minimum Initial (s)	4.0	15.0	15.0	4.0	14.0		4.0	15.0		4.0	15.0	
Minimum Split (s)	11.0	22.0	22.0	11.0	21.0		10.5	21.5		10.5	21.5	
Total Split (s)	21.0	57.0	57.0	28.0	64.0		48.0	54.0		41.0	47.0	
Total Split (%)	11.7%	31.7%	31.7%	15.6%	35.6%		26.7%	30.0%		22.8%	26.1%	
Maximum Green (s)	14.0	50.0	50.0	21.0	57.0		41.5	47.5		34.5	40.5	
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0		4.5	4.5		4.5	4.5	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0		6.5	6.5		6.5	6.5	
Lead/Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	Max	Max	None	Max		None	C-Max		None	C-Max	
Act Effect Green (s)	14.0	50.0	50.0	21.0	57.0		41.5	49.6		32.4	40.5	
Actuated g/C Ratio	0.08	0.28	0.28	0.12	0.32		0.23	0.28		0.18	0.22	
v/c Ratio	1.18	0.90	0.61	1.46	1.17		1.26	1.27		0.92	1.53	
Control Delay	178.1	71.8	30.0	270.6	137.1		187.7	174.7		104.5	286.2	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	178.1	71.8	30.0	270.6	137.1		187.7	174.7		104.5	286.2	
LOS	F	E	C	F	F		F	F		F	F	
Approach Delay		81.6			168.9			177.6			260.0	
Approach LOS		F			F			F			F	

Lanes, Volumes, Timings

7: Congress Ave & Forest Hill Blvd

10/24/2019

Intersection Summary

Area Type: Other

Cycle Length: 180

Actuated Cycle Length: 180

Offset: 104 (58%), Referenced to phase 4:NBT and 8:SBT, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.53

Intersection Signal Delay: 173.0

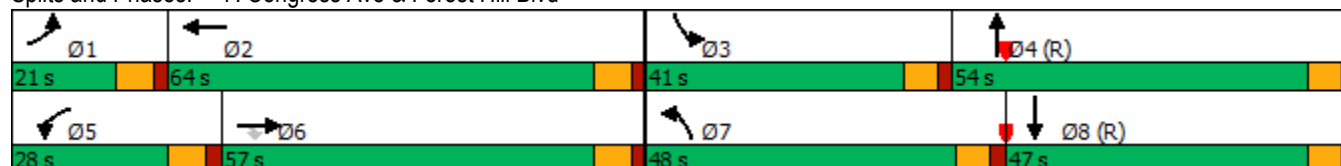
Intersection LOS: F

Intersection Capacity Utilization 125.3%

ICU Level of Service H

Analysis Period (min) 15

Splits and Phases: 7: Congress Ave & Forest Hill Blvd



HCM 6th Signalized Intersection Summary

7: Congress Ave & Forest Hill Blvd

10/24/2019

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	298	1204	331	555	1590	185	487	1297	363	277	1424	223
Future Volume (veh/h)	298	1204	331	555	1590	185	487	1297	363	277	1424	223
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	314	1267	285	584	1674	184	513	1365	371	292	1499	224
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	269	1418	440	403	1479	162	411	1123	304	311	1009	151
Arrive On Green	0.08	0.28	0.28	0.12	0.32	0.32	0.23	0.28	0.28	0.17	0.22	0.22
Sat Flow, veh/h	3456	5106	1585	3456	4670	512	1781	3997	1083	1781	4485	669
Grp Volume(v), veh/h	314	1267	285	584	1219	639	513	1162	574	292	1137	586
Grp Sat Flow(s),veh/h/ln	1728	1702	1585	1728	1702	1778	1781	1702	1675	1781	1702	1750
Q Serve(g_s), s	14.0	42.9	28.5	21.0	57.0	57.0	41.5	50.6	50.6	29.1	40.5	40.5
Cycle Q Clear(g_c), s	14.0	42.9	28.5	21.0	57.0	57.0	41.5	50.6	50.6	29.1	40.5	40.5
Prop In Lane	1.00		1.00	1.00		0.29	1.00		0.65	1.00		0.38
Lane Grp Cap(c), veh/h	269	1418	440	403	1078	563	411	956	471	311	766	394
V/C Ratio(X)	1.17	0.89	0.65	1.45	1.13	1.13	1.25	1.21	1.22	0.94	1.48	1.49
Avail Cap(c_a), veh/h	269	1418	440	403	1078	563	411	956	471	341	766	394
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	83.0	62.4	57.2	79.5	61.5	61.5	69.3	64.7	64.7	73.3	69.8	69.8
Incr Delay (d2), s/veh	108.2	9.0	7.2	215.4	70.8	80.9	130.9	106.4	116.7	31.9	225.1	232.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	16.5	27.1	18.2	33.3	48.8	52.8	49.0	51.6	52.7	22.7	62.9	65.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	191.2	71.4	64.4	294.9	132.3	142.4	200.2	171.1	181.4	105.2	294.9	302.4
LnGrp LOS	F	E	E	F	F	F	F	F	F	F	F	F
Approach Vol, veh/h	1866			2442			2249			2015		
Approach Delay, s/veh	90.5			173.8			180.4			269.6		
Approach LOS	F			F			F			F		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	21.0	64.0	37.9	57.1	28.0	57.0	48.0	47.0				
Change Period (Y+Rc), s	7.0	7.0	6.5	6.5	7.0	7.0	6.5	6.5				
Max Green Setting (Gmax), s	14.0	57.0	34.5	47.5	21.0	50.0	41.5	40.5				
Max Q Clear Time (g_c+I1), s	16.0	59.0	31.1	52.6	23.0	44.9	43.5	42.5				
Green Ext Time (p_c), s	0.0	0.0	0.3	0.0	0.0	3.7	0.0	0.0				
Intersection Summary												
HCM 6th Ctrl Delay	179.9											
HCM 6th LOS	F											

Lanes, Volumes, Timings
7: Congress Ave & Forest Hill Blvd

10/24/2019

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	 	  		 	  			  			  	
Traffic Volume (vph)	501	1519	383	454	1088	222	345	1455	361	293	1089	164
Future Volume (vph)	501	1519	383	454	1088	222	345	1455	361	293	1089	164
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	220		200	300		0	475		0	430		0
Storage Lanes	2		1	2		0	1		0	1		0
Taper Length (ft)	200			300			50			50		
Lane Util. Factor	0.97	0.91	1.00	0.97	0.91	0.91	1.00	0.91	0.91	1.00	0.91	0.91
Frt			0.850		0.975			0.970			0.980	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3433	5085	1583	3433	4958	0	1770	4933	0	1770	4984	0
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	3433	5085	1583	3433	4958	0	1770	4933	0	1770	4984	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			168		23			35			15	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1114			1222			1103			787	
Travel Time (s)		25.3			27.8			25.1			17.9	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	527	1599	403	478	1145	234	363	1532	380	308	1146	173
Shared Lane Traffic (%)												
Lane Group Flow (vph)	527	1599	403	478	1379	0	363	1912	0	308	1319	0
Turn Type	Prot	NA	Perm	Prot	NA		Prot	NA		Prot	NA	
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases			6									
Detector Phase	1	6	6	5	2		7	4		3	8	
Switch Phase												
Minimum Initial (s)	4.0	15.0	15.0	4.0	14.0		4.0	15.0		4.0	15.0	
Minimum Split (s)	11.0	22.0	22.0	11.0	21.0		10.5	21.5		10.5	21.5	
Total Split (s)	29.0	54.0	54.0	27.0	52.0		51.0	66.0		33.0	48.0	
Total Split (%)	16.1%	30.0%	30.0%	15.0%	28.9%		28.3%	36.7%		18.3%	26.7%	
Maximum Green (s)	22.0	47.0	47.0	20.0	45.0		44.5	59.5		26.5	41.5	
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0		4.5	4.5		4.5	4.5	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0		6.5	6.5		6.5	6.5	
Lead/Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	Max	Max	None	Max		None	C-Max		None	C-Max	
Act Effect Green (s)	22.0	47.0	47.0	20.0	45.0		40.5	59.5		26.5	45.5	
Actuated g/C Ratio	0.12	0.26	0.26	0.11	0.25		0.22	0.33		0.15	0.25	
v/c Ratio	1.26	1.20	0.75	1.25	1.10		0.91	1.16		1.18	1.04	
Control Delay	193.6	153.9	44.6	194.6	116.1		95.3	128.6		176.9	97.4	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	193.6	153.9	44.6	194.6	116.1		95.3	128.6		176.9	97.4	
LOS	F	F	D	F	F		F	F		F	F	
Approach Delay		144.7			136.3			123.3			112.5	
Approach LOS		F			F			F			F	

Lanes, Volumes, Timings

7: Congress Ave & Forest Hill Blvd

10/24/2019

Intersection Summary

Area Type: Other

Cycle Length: 180

Actuated Cycle Length: 180

Offset: 104 (58%), Referenced to phase 4:NBT and 8:SBT, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.26

Intersection Signal Delay: 130.6

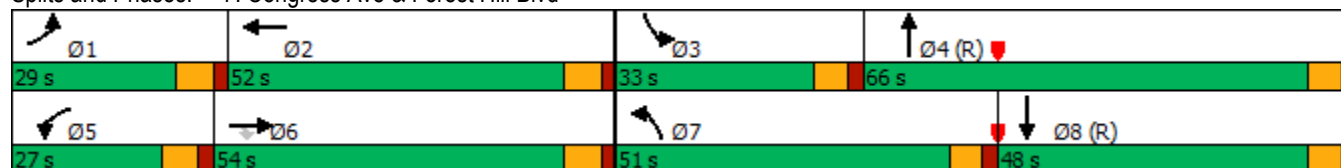
Intersection LOS: F

Intersection Capacity Utilization 117.2%

ICU Level of Service H

Analysis Period (min) 15

Splits and Phases: 7: Congress Ave & Forest Hill Blvd



HCM 6th Signalized Intersection Summary

7: Congress Ave & Forest Hill Blvd

10/24/2019

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	 	  		 	  			  			  	
Traffic Volume (veh/h)	501	1519	383	454	1088	222	345	1455	361	293	1089	164
Future Volume (veh/h)	501	1519	383	454	1088	222	345	1455	361	293	1089	164
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	527	1599	340	478	1145	223	363	1532	369	308	1146	162
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	422	1333	414	384	1072	209	384	1360	325	262	1186	168
Arrive On Green	0.12	0.26	0.26	0.11	0.25	0.25	0.22	0.33	0.33	0.15	0.26	0.26
Sat Flow, veh/h	3456	5106	1585	3456	4289	835	1781	4114	984	1781	4521	639
Grp Volume(v), veh/h	527	1599	340	478	909	459	363	1266	635	308	863	445
Grp Sat Flow(s),veh/h/ln	1728	1702	1585	1728	1702	1720	1781	1702	1693	1781	1702	1755
Q Serve(g_s), s	22.0	47.0	36.3	20.0	45.0	45.0	36.1	59.5	59.5	26.5	45.1	45.1
Cycle Q Clear(g_c), s	22.0	47.0	36.3	20.0	45.0	45.0	36.1	59.5	59.5	26.5	45.1	45.1
Prop In Lane	1.00		1.00	1.00		0.49	1.00		0.58	1.00		0.36
Lane Grp Cap(c), veh/h	422	1333	414	384	851	430	384	1125	560	262	893	460
V/C Ratio(X)	1.25	1.20	0.82	1.24	1.07	1.07	0.95	1.12	1.13	1.17	0.97	0.97
Avail Cap(c_a), veh/h	422	1333	414	384	851	430	440	1125	560	262	893	460
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	79.0	66.5	62.6	80.0	67.5	67.5	69.6	60.3	60.3	76.8	65.6	65.6
Incr Delay (d2), s/veh	129.9	97.2	16.6	130.3	50.6	62.7	27.7	68.1	80.9	111.1	23.0	34.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	26.6	46.5	23.3	24.5	35.3	37.4	26.8	50.0	52.5	29.9	30.3	32.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	208.9	163.7	79.1	210.3	118.1	130.2	97.3	128.4	141.2	187.9	88.6	100.1
LnGrp LOS	F	F	E	F	F	F	F	F	F	F	F	F
Approach Vol, veh/h	2466		1846				2264		1616			
Approach Delay, s/veh	161.7		145.0				127.0		110.7			
Approach LOS	F		F				F		F			
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	29.0	52.0	33.0	66.0	27.0	54.0	45.3	53.7				
Change Period (Y+Rc), s	7.0	7.0	6.5	6.5	7.0	7.0	6.5	6.5				
Max Green Setting (Gmax), s	22.0	45.0	26.5	59.5	20.0	47.0	44.5	41.5				
Max Q Clear Time (g_c+I1), s	24.0	47.0	28.5	61.5	22.0	49.0	38.1	47.1				
Green Ext Time (p_c), s	0.0	0.0	0.0	0.0	0.0	0.0	0.6	0.0				
Intersection Summary												
HCM 6th Ctrl Delay	138.3											
HCM 6th LOS	F											

Lanes, Volumes, Timings
7: Congress Ave & Forest Hill Blvd

10/24/2019

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	 	  		 	  			  			  	
Traffic Volume (vph)	298	1204	331	555	1590	185	487	1297	363	277	1424	223
Future Volume (vph)	298	1204	331	555	1590	185	487	1297	363	277	1424	223
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	220		200	300		0	475		0	430		0
Storage Lanes	2		1	2		0	1		0	1		0
Taper Length (ft)	200			300			50			50		
Lane Util. Factor	0.97	0.91	1.00	0.97	0.91	0.91	1.00	0.91	0.91	1.00	0.91	0.91
Frt			0.850		0.984			0.967			0.980	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3433	5085	1583	3433	5004	0	1770	4917	0	1770	4984	0
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	3433	5085	1583	3433	5004	0	1770	4917	0	1770	4984	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			185		11			43			16	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1114			1222			1103			787	
Travel Time (s)		25.3			27.8			25.1			17.9	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	314	1267	348	584	1674	195	513	1365	382	292	1499	235
Shared Lane Traffic (%)												
Lane Group Flow (vph)	314	1267	348	584	1869	0	513	1747	0	292	1734	0
Turn Type	Prot	NA	Perm	Prot	NA		Prot	NA		Prot	NA	
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases			6									
Detector Phase	1	6	6	5	2		7	4		3	8	
Switch Phase												
Minimum Initial (s)	4.0	15.0	15.0	4.0	14.0		4.0	15.0		4.0	15.0	
Minimum Split (s)	11.0	22.0	22.0	11.0	21.0		10.5	21.5		10.5	21.5	
Total Split (s)	19.0	46.0	46.0	29.0	56.0		51.0	70.0		35.0	54.0	
Total Split (%)	10.6%	25.6%	25.6%	16.1%	31.1%		28.3%	38.9%		19.4%	30.0%	
Maximum Green (s)	12.0	39.0	39.0	22.0	49.0		44.5	63.5		28.5	47.5	
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0		4.5	4.5		4.5	4.5	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0		6.5	6.5		6.5	6.5	
Lead/Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	Max	Max	None	Max		None	C-Max		None	C-Max	
Act Effect Green (s)	12.0	39.0	39.0	22.0	49.0		44.5	63.5		28.5	47.5	
Actuated g/C Ratio	0.07	0.22	0.22	0.12	0.27		0.25	0.35		0.16	0.26	
v/c Ratio	1.38	1.15	0.71	1.39	1.36		1.17	0.99		1.04	1.31	
Control Delay	250.8	138.5	38.8	244.1	215.3		156.3	75.2		135.5	192.7	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	250.8	138.5	38.8	244.1	215.3		156.3	75.2		135.5	192.7	
LOS	F	F	D	F	F		F	E		F	F	
Approach Delay		138.8			222.2			93.6			184.4	
Approach LOS		F			F			F			F	

Lanes, Volumes, Timings

7: Congress Ave & Forest Hill Blvd

10/24/2019

Intersection Summary

Area Type: Other

Cycle Length: 180

Actuated Cycle Length: 180

Offset: 104 (58%), Referenced to phase 4:NBT and 8:SBT, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.39

Intersection Signal Delay: 161.3

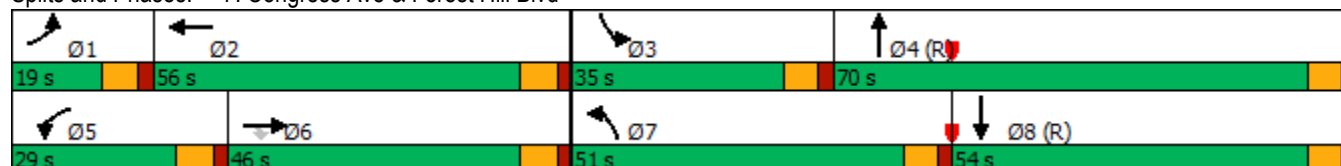
Intersection LOS: F

Intersection Capacity Utilization 125.3%

ICU Level of Service H

Analysis Period (min) 15

Splits and Phases: 7: Congress Ave & Forest Hill Blvd



HCM 6th Signalized Intersection Summary

7: Congress Ave & Forest Hill Blvd

10/24/2019

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	  	 		  	  		  	  		  	  	
Traffic Volume (veh/h)	298	1204	331	555	1590	185	487	1297	363	277	1424	223
Future Volume (veh/h)	298	1204	331	555	1590	185	487	1297	363	277	1424	223
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	314	1267	285	584	1674	184	513	1365	371	292	1499	224
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	230	1106	343	422	1271	139	440	1410	382	282	1184	177
Arrive On Green	0.07	0.22	0.22	0.12	0.27	0.27	0.25	0.35	0.35	0.16	0.26	0.26
Sat Flow, veh/h	3456	5106	1585	3456	4670	512	1781	3997	1083	1781	4485	669
Grp Volume(v), veh/h	314	1267	285	584	1219	639	513	1162	574	292	1137	586
Grp Sat Flow(s),veh/h/ln	1728	1702	1585	1728	1702	1778	1781	1702	1675	1781	1702	1750
Q Serve(g_s), s	12.0	39.0	30.9	22.0	49.0	49.0	44.5	60.4	60.7	28.5	47.5	47.5
Cycle Q Clear(g_c), s	12.0	39.0	30.9	22.0	49.0	49.0	44.5	60.4	60.7	28.5	47.5	47.5
Prop In Lane	1.00		1.00	1.00		0.29	1.00		0.65	1.00		0.38
Lane Grp Cap(c), veh/h	230	1106	343	422	927	484	440	1201	591	282	898	462
V/C Ratio(X)	1.36	1.15	0.83	1.38	1.32	1.32	1.16	0.97	0.97	1.04	1.27	1.27
Avail Cap(c_a), veh/h	230	1106	343	422	927	484	440	1201	591	282	898	462
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	84.0	70.5	67.3	79.0	65.5	65.5	67.8	57.2	57.4	75.8	66.3	66.3
Incr Delay (d2), s/veh	188.7	76.3	20.2	186.4	149.6	158.1	96.4	19.3	30.6	63.1	128.6	137.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	18.6	35.6	20.8	32.0	59.4	63.4	45.3	38.1	39.8	25.5	53.3	56.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	272.7	146.8	87.6	265.4	215.1	223.6	164.2	76.5	87.9	138.8	194.8	203.4
LnGrp LOS	F	F	F	F	F	F	F	E	F	F	F	F
Approach Vol, veh/h		1866			2442			2249			2015	
Approach Delay, s/veh		159.0			229.4			99.4			189.2	
Approach LOS		F			F			F			F	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	19.0	56.0	35.0	70.0	29.0	46.0	51.0	54.0				
Change Period (Y+Rc), s	7.0	7.0	6.5	6.5	7.0	7.0	6.5	6.5				
Max Green Setting (Gmax), s	12.0	49.0	28.5	63.5	22.0	39.0	44.5	47.5				
Max Q Clear Time (g_c+I1), s	14.0	51.0	30.5	62.7	24.0	41.0	46.5	49.5				
Green Ext Time (p_c), s	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.0				
Intersection Summary												
HCM 6th Ctrl Delay			170.5									
HCM 6th LOS			F									

APPENDIX “B”

LINK ANALYSIS

FOR PURPOSES OF PART 2 OF TEST 1

TABLE 8
TEST 1 - PROJECT SIGNIFICANCE CALCULATION
AM PEAK HOUR

2023 BUILD OUT

1 MILE RADIUS OF DEVELOPMENT INFLUENCE

TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = -7

TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 71

STATION	ROADWAY	FROM	TO	DIRECTION	AM PEAK HOUR DIRECTIONAL			CLASS	LOS D STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
					PROJECT DISTRIBUTION	PROJECT TRIPS	EXISTING LANES				
3644	CONGRESS AVENUE	SUMMIT BOULEVARD	FOREST HILL BOULEVARD	NB	20%	14	6D	II	2680	0.52%	NO
				SB	20%	-1	6D	II	2680	-0.04%	NO
4210	CONGRESS AVENUE	FOREST HILL BOULEVARD	SITE	NB	60%	43	6D	II	2680	1.60%	YES
				SB	60%	-4	6D	II	2680	-0.15%	NO
4210	CONGRESS AVENUE	SITE	10TH AVENUE	NB	40%	-3	6D	II	2680	-0.11%	NO
				SB	40%	28	6D	II	2680	1.04%	YES
3629	FOREST HILL BOULEVARD	KIRK ROAD	CONGRESS AVENUE	EB	15%	-1	6D	II	2680	-0.04%	NO
				WB	15%	11	6D	II	2680	0.41%	NO
N/A	FOREST HILL BOULEVARD	CONGRESS AVENUE	I-95	EB	25%	18	6D	II	2680	0.67%	NO
				WB	25%	-2	6D	II	2680	-0.07%	NO

TABLE 9
TEST 1 - PROJECT SIGNIFICANCE CALCULATION
PM PEAK HOUR

2023 BUILD OUT

1 MILE RADIUS OF DEVELOPMENT INFLUENCE

TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 56

TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 18

STATION	ROADWAY	FROM	TO	DIRECTION	PM PEAK HOUR DIRECTIONAL			CLASS	LOS D STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
					PROJECT DISTRIBUTION	PROJECT TRIPS	EXISTING LANES				
3644	CONGRESS AVENUE	SUMMIT BOULEVARD	FOREST HILL BOULEVARD	NB	20%	4	6D	II	2680	0.15%	NO
				SB	20%	11	6D	II	2680	0.41%	NO
4210	CONGRESS AVENUE	FOREST HILL BOULEVARD	SITE	NB	60%	11	6D	II	2680	0.41%	NO
				SB	60%	34	6D	II	2680	1.27%	YES
4210	CONGRESS AVENUE	SITE	10TH AVENUE	NB	40%	22	6D	II	2680	0.82%	NO
				SB	40%	7	6D	II	2680	0.26%	NO
3629	FOREST HILL BOULEVARD	KIRK ROAD	CONGRESS AVENUE	EB	15%	8	6D	II	2680	0.30%	NO
				WB	15%	3	6D	II	2680	0.11%	NO
N/A	FOREST HILL BOULEVARD	CONGRESS AVENUE	I-95	EB	25%	5	6D	II	2680	0.19%	NO
				WB	25%	14	6D	II	2680	0.52%	NO

TABLE 10
AM PEAK HOUR - TEST 1

2023 BUILD OUT

1 MILE RADIUS OF DEVELOPMENT INFLUENCE

TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) =

-7

TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) =

71

ROADWAY	FROM	TO	DIRECTION	2019 AM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	AM PEAK HOUR PROJECT TRIPS	LINK GROWTH RATE	LINK GROWTH	MAJOR PROJECT	1.0% GROWTH	TOTAL BACKGROUND TRAFFIC USED	2023 TOTAL TRAFFIC	ASSURED LANES	CLASS	LOS D	MEETS LOS STD.
CONGRESS AVENUE	FOREST HILL BOULEVARD	SITE	NB	1748	60%	43	4.66%	349	203	71	349	2140	6D	II	2680	YES
			SB	1679	60%	-4	4.66%	336	197	68	336	2011	6D	II	2680	YES
CONGRESS AVENUE	SITE	10TH AVENUE	NB	1748	40%	-3	4.66%	349	203	71	349	2094	6D	II	2680	YES
			SB	1679	40%	28	4.66%	336	197	68	336	2043	6D	II	2680	YES

TABLE 11
PM PEAK HOUR - TEST 1

2023 BUILD OUT

1 MILE RADIUS OF DEVELOPMENT INFLUENCE

TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 56

TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 18

ROADWAY	FROM	TO	DIRECTION	2019 PM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	PM PEAK HOUR PROJECT TRIPS	LINK GROWTH RATE	LINK GROWTH	MAJOR PROJECT	1.0% GROWTH	TOTAL BACKGROUND TRAFFIC USED	2023 TOTAL TRAFFIC	ASSURED LANES	CLASS	LOS D	MEETS LOS STD.
CONGRESS AVENUE	FOREST HILL BOULEVARD	SITE	NB	1942	60%	11	4.66%	388	255	79	388	2341	6D	II	2680	YES
			SB	1609	60%	34	4.66%	322	248	65	322	1965	6D	II	2680	YES

APPENDIX “C”

TEST 2 ANALYSIS

TABLE 12
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
AM PEAK HOUR

TEST 2 - FIVE YEAR ANALYSIS

1 MILE RADIUS OF DEVELOPMENT INFLUENCE

TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = -7

TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 71

STATION	ROADWAY	FROM	TO	DIRECTION	AM 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%	14	6D	II	2830	0.49%	NO
				SB	20%	-1	6D	II	2830	-0.04%	NO
4210	CONGRESS AVENUE	FOREST HILL BOULEVARD	SITE	NB	60%	43	6D	II	2830	1.52%	NO
				SB	60%	-4	6D	II	2830	-0.14%	NO
4210	CONGRESS AVENUE	SITE	10TH AVENUE	NB	40%	-3	6D	II	2830	-0.11%	NO
				SB	40%	28	6D	II	2830	0.99%	NO
3629	FOREST HILL BOULEVARD	KIRK ROAD	CONGRESS AVENUE	EB	15%	-1	6D	II	2830	-0.04%	NO
				WB	15%	11	6D	II	2830	0.39%	NO
N/A	FOREST HILL BOULEVARD	CONGRESS AVENUE	I-95	EB	25%	18	6D	II	2830	0.64%	NO
				WB	25%	-2	6D	II	2830	-0.07%	NO

TABLE 13
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
PM PEAK HOUR

TEST 2 - FIVE YEAR ANALYSIS

2 MILE RADIUS OF DEVELOPMENT INFLUENCE

TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 56

TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 18

STATION	ROADWAY	FROM	TO	DIRECTION	PM PEAK HOUR DIRECTIONAL			CLASS	LOS E STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
					PROJECT DISTRIBUTION	PROJECT TRIPS	EXISTING LANES				
3644	CONGRESS AVENUE	SUMMIT BOULEVARD	FOREST HILL BOULEVARD	NB	20%	4	6D	II	2830	0.14%	NO
				SB	20%	11	6D	II	2830	0.39%	NO
4210	CONGRESS AVENUE	FOREST HILL BOULEVARD	SITE	NB	60%	11	6D	II	2830	0.39%	NO
				SB	60%	34	6D	II	2830	1.20%	NO
4210	CONGRESS AVENUE	SITE	10TH AVENUE	NB	40%	22	6D	II	2830	0.78%	NO
				SB	40%	7	6D	II	2830	0.25%	NO
3629	FOREST HILL BOULEVARD	KIRK ROAD	CONGRESS AVENUE	EB	15%	8	6D	II	2830	0.28%	NO
				WB	15%	3	6D	II	2830	0.11%	NO
N/A	FOREST HILL BOULEVARD	CONGRESS AVENUE	I-95	EB	25%	5	6D	II	2830	0.18%	NO
				WB	25%	14	6D	II	2830	0.49%	NO

APPENDIX “D”

APPROVED PROJECT DATA

A B C D E F G H I J K L M N O

Input Data
COUNT DATE: 1/19/2017 Report Created
CURRENT YEAR: 2017 7/17/2019
ANALYSIS YEAR: 2023
PSF: 1

E-W Street: Forest Hill Blvd
N-S STREET: Congress Ave
TIME PERIOD: AM
GROWTH RATE: 1.17%
SIGNAL ID: 33500

	Intersection Volume Development												Type	% Complete
	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	0	0	0	0	0	0	0	0	0	0	0	0		
Committed Developments														
Circus Trix	4	0	0	0	0	4	0	9	0	3	6	3	NR	0%
Tonset Property	0	0	1	2	0	0	8	8	10	0	1	0	Res	0%
Summit/Congress Plaza	1	0	0	0	0	1	0	2	0	1	1	0	NR	68.75%
Akal Property	0	1	1	0	3	3	3	4	0	1	2	0	Res	0%
CHS Properties	4	0	0	0	0	4	0	9	0	3	5	3	NR	52%
Off Lease Only	2	0	0	0	0	3	0	3	0	1	1	1	NR	35%
Congress Oaks	1	0	0	0	0	1	0	2	0	0	1	0	NR	0%
2773 Public Charter School	19	0	0	0	0	3	0	28	0	3	23	15	NR	50%
McDonalds at Forest Hill Center	4	0	0	0	0	4	0	4	0	4	4	4	NR	63%
Forest Hill / Congress Pharmacy	0	2	2	0	2	2	2	2	0	2	2	0	NR	50%
Walmart-Palm Springs	0	0	1	1	0	0	1	0	1	0	0	0	NR	75%
Golden Roads Apartments	0	1	1	0	3	0	3	0	0	0	0	0	Res	0%
Congress Center	2	0	0	0	0	1	0	4	0	1	3	1	NR	0%
Total Committed Developments	37	4	6	3	8	26	17	75	11	19	49	27		
Total Committed Residential	0	2	3	2	6	3	14	12	10	1	3	0		
Total Committed Non-Residential	37	2	3	1	2	23	3	63	1	18	46	27		
Double Count Reduction	0	0	1	0	0	1	1	3	0	0	1	0		
Total Discounted Committed	37	4	5	3	8	25	16	72	11	19	48	27		
Historical Growth	0	0	0	0	0	0	0	0	0	0	0	0		
Comm Dev+1% Growth	0	0	0	0	0	0	0	0	0	0	0	0		
Growth Volume Used	0	0	0	0	0	0	0	0	0	0	0	0		
Total Volume	0	0	0	0	0	0	0	0	0	0	0	0		

Input Data
COUNT DATE: 1/19/2017 Report Created
CURRENT YEAR: 2017 7/17/2019
ANALYSIS YEAR: 2023
PSF: 1

E-W Street: Forest Hill Blvd
N-S STREET: Congress Ave
TIME PERIOD: PM
GROWTH RATE: 1.17%
SIGNAL ID: 33500

	Intersection Volume Development												Type	% Complete
	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	0	0	0	0	0	0	0	0	0	0	0	0		
Committed Developments														
Circus Trix	14	0	0	0	0	14	0	35	0	16	40	16	NR	0%
Tonset Property	0	0	0	0	0	0	0	0	0	0	0	0	Res	0%
Summit/Congress Plaza	3	0	0	0	0	7	0	12	0	7	13	4	NR	68.75%
Akal Property	0	0	0	0	0	0	0	0	0	0	0	0	Res	0%
CHS Properties	3	0	0	0	0	3	0	7	0	5	10	5	NR	52%
Off Lease Only	0	0	0	0	0	0	0	0	0	0	0	0	NR	35%
Congress Oaks	0	0	0	0	0	0	0	0	0	0	0	0	NR	0%
2773 Public Charter School	0	0	0	0	0	0	0	0	0	0	0	0	NR	50%
McDonalds at Forest Hill Center	19	0	0	0	0	19	0	19	0	20	20	20	NR	63%
Forest Hill / Congress Pharmacy	0	12	12	0	13	13	13	13	0	12	12	0	NR	50%
Walmart-Palm Springs	0	0	0	0	0	0	0	0	0	0	0	0	NR	75%
Golden Roads Apartments	0	0	0	0	0	0	0	0	0	0	0	0	Res	0%
Congress Center	0	0	0	0	0	0	0	0	0	0	0	0	NR	0%
Total Committed Developments	39	12	12	0	13	56	13	86	0	60	95	45		
Total Committed Residential	0	0	0	0	0	0	0	0	0	0	0	0		
Total Committed Non-Residential	39	12	12	0	13	56	13	86	0	60	95	45		
Double Count Reduction	0	0	0	0	0	0	0	0	0	0	0	0		
Total Discounted Committed	39	12	12	0	13	56	13	86	0	60	95	45		
Historical Growth	###	0	0	0	0	####	0	####	0	###	5.65466E+28	####		
Comm Dev+1% Growth	###	0	0	0	0	####	0	####	0	###	5.65466E+28	####		
Growth Volume Used	0	0	0	0	0	0	0	0	0	0	0	0		
Total Volume	14	0	0	0	0	14	0	35	0	16	40	16		

Note:
Major project traffic that is insignificant was removed for the PM peak hour

A **B** **C** **D** **E** **F** **G** **H** **I** **J** **K** **L** **M** **N** **O**
 Input Data
 E-W Street: 10th Ave N COUNT DATE: 3/25/2015 Report Created
 N-S STREET: Congress Ave CURRENT YEAR: 2015 7/18/2019
 TIME PERIOD: AM ANALYSIS YEAR: 2023
 GROWTH RATE: 1.16% PSF: 1
 SIGNAL ID: 35810

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound			Type	% Complete
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	214	751	273	387	514	222	114	744	288	270	1043	81		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	214	751	273	387	514	222	114	744	288	270	1043	81		
Committed Developments														
Kingswood Academy of Palm Springs	0	0	1	5	0	0	1	2	5	0	2	0	NR	0%
Tonset Property	1	0	0	0	0	1	0	1	0	9	9	6	Res	0%
Value Place Hotel	0	2	0	1	2	1	0	0	1	1	0	0	NR	0%
Race-Trac	0	0	7	10	0	0	7	7	10	0	7	0	NR	44%
McDonald's Congress Ave	0	0	2	2	0	0	2	3	2	0	3	0	NR	81%
APEC Petroleum	0	6	0	7	6	6	0	0	7	6	0	0	NR	66%
Lake Worth Middle School	0	14	0	7	11	2	0	0	8	2	0	0	NR	77.20%
The Village at Lake Worth	0	1	1	0	2	2	2	2	0	1	1	0	Res	40%
Village of Valor East	0	0	0	1	0	0	0	0	3	0	0	0	Res	0%
Lantana Airport SDA1	0	0	23	0	0	0	6	8	0	0	29	0	NR	0%
Lake Worth Corners	1	1	0	5	4	0	0	2	1	0	8	4	Res	0%
Mid-County Center	1	1	0	3	1	0	0	2	2	0	3	1	NR	49%
Storefront Center at Congress	0	0	1	1	0	0	1	1	1	0	2	0	NR	0%
Villages of Valor West	0	0	0	0	0	0	0	0	1	0	0	0	Res	0%
WAWA-Lakeworth & Congress	0	0	1	3	0	0	1	9	3	0	9	0	NR	44%
Walmart-Palm Springs	0	5	0	3	5	2	0	0	4	3	0	0	NR	75%
Forest Hill / Congress Pharmacy	1	0	0	0	0	1	0	1	0	1	1	1	NR	50%
Lantana Airport SDA2	0	0	4	0	0	0	1	1	0	0	5	0	NR	0%
Buena Vista Commerce Park	0	0	2	2	0	0	0	1	0	0	5	0	NR	0%
AutoZone #6361	1	0	0	0	0	1	0	1	0	1	1	1	NR	0%
Total Committed Developments	5	30	42	50	31	16	21	41	48	24	85	13		
Total Committed Residential	2	2	1	6	6	3	2	5	5	10	18	10		
Total Committed Non-Residential	3	28	41	44	25	13	19	36	43	14	67	3		
Double Count Reduction	1	1	0	2	2	1	1	1	1	3	5	1		
Total Discounted Committed	4	29	42	48	29	15	20	40	47	21	80	12		
Historical Growth	21	73	26	37	50	21	11	72	28	26	101	8		
Comm Dev+1% Growth	22	91	65	80	72	33	29	102	71	43	166	19		
Growth Volume Used	22	91	65	80	72	33	29	102	71	43	166	19		
Total Volume	236	842	338	467	586	255	143	846	359	313	1209	100		

Input Data
 E-W Street: 10th Ave N COUNT DATE: 3/25/2015 Report Created
 N-S STREET: Congress Ave CURRENT YEAR: 2015 7/18/2019
 TIME PERIOD: PM ANALYSIS YEAR: 2023
 GROWTH RATE: 1.16% PSF: 1
 SIGNAL ID: 35810

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound			Type	% Complete
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	240	558	220	390	789	315	241	971	422	244	1045	201		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	240	558	220	390	789	315	241	971	422	244	1045	201		
Committed Developments														
Kingswood Academy of Palm Springs	0	0	1	5	0	0	1	2	5	0	2	0	NR	0%
Tonset Property	5	0	0	0	0	8	0	8	0	4	4	3	Res	0%
Value Place Hotel	0	2	0	1	2	1	0	0	1	1	0	0	NR	0%
Race-Trac	0	0	7	9	0	0	6	6	9	0	7	0	NR	44%
McDonald's Congress Ave	0	0	1	1	0	0	1	2	1	0	2	0	NR	81%
APEC Petroleum	0	6	0	6	6	5	0	0	6	5	0	0	NR	66%
Lake Worth Middle School	0	4	0	2	4	1	0	0	2	0	0	0	NR	77.20%
The Village at Lake Worth	0	2	2	0	1	1	1	1	0	2	2	0	Res	40%
Village of Valor East	0	0	0	2	0	0	0	0	1	0	0	0	Res	0%
Lantana Airport SDA1	0	0	8	0	0	0	22	28	0	0	10	0	NR	0%
Lake Worth Corners	6	6	0	6	4	0	0	12	8	0	9	4	Res	0%
Mid-County Center	1	1	0	2	1	0	0	4	4	0	2	1	NR	49%
Storefront Center at Congress	0	0	7	8	0	0	8	11	9	0	10	0	NR	0%
Villages of Valor West	0	0	0	1	0	0	0	0	1	0	0	0	Res	0%
WAWA-Lakeworth & Congress	0	0	1	3	0	0	1	7	2	0	8	0	NR	44%
Walmart-Palm Springs	0	23	0	16	25	13	0	0	15	12	0	0	NR	75%
Forest Hill / Congress Pharmacy	3	0	0	0	0	3	0	5	0	3	5	3	NR	50%
Lantana Airport SDA2	0	0	2	0	0	0	5	7	0	0	2	0	NR	0%
Buena Vista Commerce Park	0	0	0	0	0	0	2	6	2	0	1	0	NR	0%
Palm Springs Park of Commerce	0	0	0	0	0	0	1	0	1	0	0	0	NR	75%
AutoZone #6361	5	0	0	0	0	5	0	5	0	6	6	6	NR	0%
Total Committed Developments	20	44	29	62	43	37	48	104	67	33	70	17		
Total Committed Residential	11	8	2	9	5	9	1	21	10	6	15	7		
Total Committed Non-Residential	9	36	27	53	38	28	47	83	57	27	55	10		
Double Count Reduction	2	2	1	2	1	2	0	5	3	2	4	2		
Total Discounted Committed	18	42	28	60	42	35	48	99	64	31	66	15		
Historical Growth	23	54	21	38	76	30	23	94	41	24	101	19		
Comm Dev+1% Growth	38	88	46	92	107	61	68	179	99	51	153	32		
Growth Volume Used	38	88	46	92	107	61	68	179	99	51	153	32		
Total Volume	278	646	266	482	896	376	309	1150	521	295	1198	233		

A	B	C	D	E	F	G	H	I
	Input Data							
	ROAD NAME: Congress Ave			STATION: 4210			Report Created	
	CURRENT YEAR: 2016			FROM: Midpoint			7/18/2019	
	ANALYSIS YEAR: 2023			TO: Forest Hill Blvd				
	GROWTH RATE: 2.55%			COUNT DATE: 3/7/2016				
				PSF: 1				

Time Period Direction	Link Analysis					
	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2866	1507	1391	3292	1525	1821
Peak Volume	2866	1507	1391	3292	1525	1821
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2866	1507	1391	3292	1525	1821

Committed Developments							Type	% Complete
CHS Properties	14	9	5	17	7	10	NR	52%
Summit/Congress Plaza	3	2	1	25	12	13	NR	68.75%
Circus Trix	15	9	6	75	35	40	NR	0%
Lake Worth Corners	10	2	8	21	12	9	Res	0%
Forest Hill / Congress Pharmacy	4	2	2	24	12	12	NR	50%
Congress Oaks	3	2	1	4	2	2	NR	0%
Congress Center	7	4	3	15	8	8	NR	0%
Buena Vista Commerce Park	6	1	5	7	6	1	NR	0%
Lake Worth Middle School	4	2	2	1	1	1	NR	77.20%
Tonset Property	36	30	6	42	14	28	Res	0%
Mavericks High School	0	0	0	0	0	0	NR	100%
Mid-County Center	5	2	3	6	4	2	NR	49%
Oxygen Development	0	0	0	0	0	0	NR	100%
Lantana Airport SDA2	7	1	5	9	7	2	NR	0%
Lantana Airport SDA1	36	8	29	38	28	10	NR	0%
Walmart-Palm Springs	5	2	3	25	13	12	NR	75%
Off Lease Only	7	5	2	15	6	9	NR	0%
2720 10th Avenue Medical Office	0	0	0	0	0	0	NR	100%
Race-Trac	13	7	7	13	6	6	NR	44%
The Village at Lake Worth	1	1	0	1	0	1	Res	80%
McDonald's Congress Ave	6	3	3	4	2	2	NR	81%
APEC Petroleum	11	6	6	11	5	5	NR	66%
Value Place Hotel	2	1	1	2	1	1	NR	0%
AutoZone #6361	2	1	1	11	6	5	NR	0%
Kingswood Academy of Palm Springs	4	2	2	5	2	2	NR	0%
WAWA-Lakeworth & Congress	17	9	9	15	7	8	NR	44%
Chili's @ Palm Springs Plaza	2	1	1	7	4	3	NR	98%
WAWA - Forest Hill & Congress	44	22	22	40	20	20	NR	0%
WAWA - SEC 10th and Military Trail	19	10	9	16	8	8	NR	0%
2773 Public Charter School	101	56	46	21	10	11	NR	0%
Akal Property	13	9	5	16	6	9	Res	0%
McDonalds at Forest Hill Center	8	5	4	38	19	20	NR	63%
Total Committed Developments	405	214	197	524	263	260		
Total Committed Residential	60	42	19	80	32	47		
Total Committed Non-Residential	345	172	178	444	231	213		
Double Count Reduction	15	11	5	20	8	12		
Total Discounted Committed Developments	390	203	192	504	255	248		
Historical Growth	553	291	268	635	294	351		
Comm Dev+1% Growth	597	312	292	741	365	379		
Growth Volume Used	597	312	292	741	365	379		
Total Volume	3463	1819	1683	4033	1890	2200		
Lanes	6LD							
LOS D Capacity	4880	2680	2680	4880	2680	2680		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	5150	2830	2830	5150	2830	2830		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

Input Data
ROAD NAME: Congress Ave STATION: 4210
CURRENT YEAR: 2016 FROM: 10th Ave N
ANALYSIS YEAR: 2023 TO: Midpoint
GROWTH RATE: 2.55% COUNT DATE: 3/7/2016
PSF: 1

Report Created
7/18/2019

Time Period Direction	Link Analysis					
	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2866	1507	1391	3292	1525	1821
Peak Volume	2866	1507	1391	3292	1525	1821
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2866	1507	1391	3292	1525	1821

Committed Developments	Type % Complete						
Summit/Congress Plaza	3	2	1	25	12	13	NR 68.75%
Circus Trix	15	9	6	75	35	40	NR 0%
Lake Worth Corners	10	2	8	21	12	9	Res 0%
Forest Hill / Congress Pharmacy	4	2	2	24	12	12	NR 50%
Congress Oaks	3	2	1	4	2	2	NR 0%
Congress Center	7	4	3	15	8	8	NR 0%
Buena Vista Commerce Park	6	1	5	7	6	1	NR 0%
Lake Worth Middle School	4	2	2	1	1	1	NR 77.20%
Tonset Property	29	5	24	35	23	11	Res 0%
Mavericks High School	0	0	0	0	0	0	NR 100%
Mid-County Center	5	2	3	6	4	2	NR 49%
Storefront Center at Congress	3	1	2	21	11	10	NR 0%
Lantana Airport SDA2	7	1	5	9	7	2	NR 0%
Lantana Airport SDA1	36	8	29	38	28	10	NR 0%
Walmart-Palm Springs	5	2	3	25	13	12	NR 75%
2720 10th Avenue Medical Office	0	0	0	0	0	0	NR 100%
Race-Trac	13	7	7	13	6	6	NR 44%
The Village at Lake Worth	1	1	0	1	0	1	Res 80%
McDonald's Congress Ave	6	3	3	4	2	2	NR 81%
APEC Petroleum	11	6	6	11	5	5	NR 66%
Value Place Hotel	2	1	1	2	1	1	NR 0%
AutoZone #6361	2	1	1	11	5	6	NR 0%
Kingswood Academy of Palm Springs	4	2	2	5	2	2	NR 0%
WAWA-Lakeworth & Congress	17	9	9	15	7	8	NR 44%
Chili's @ Palm Springs Plaza	2	1	1	7	4	3	NR 98%
WAWA - Forest Hill & Congress	35	18	18	32	16	16	NR 0%
WAWA - SEC 10th and Military Trail	19	10	9	16	8	8	NR 0%
2773 Public Charter School	101	56	46	21	10	11	NR 0%
Akal Property	13	9	5	16	6	9	Res 0%
McDonalds at Forest Hill Center	8	5	4	38	19	20	NR 63%
Total Committed Developments	371	172	206	498	265	231	
Total Committed Residential	53	17	37	73	41	30	
Total Committed Non-Residential	318	155	169	425	224	201	
Double Count Reduction	13	4	9	18	10	8	
Total Discounted Committed Developments	358	168	197	480	255	223	
Historical Growth	553	291	268	635	294	351	
Comm Dev+1% Growth	565	277	297	717	365	354	
Growth Volume Used	565	291	297	717	365	354	
Total Volume	3431	1798	1688	4009	1890	2175	

Lanes	6LD					
LOS D Capacity	4880	2680	2680	4880	2680	2680
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	5150	2830	2830	5150	2830	2830
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

APPENDIX “E”

EXISTING BUILDING DATA

PRELIMINARY - SUBJECT TO CHANGE

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2019

LOCATION & OWNER INFORMATION

PARCEL ID 70-43-44-18-00-000-1040

NBHD 334070CM

PARCEL ADDR 2085 S CONGRESS AVE

LEGAL 18-44-43, N 1/2 OF NE 1/4 OF NE 1/4 (LESS SLY 145.07 FT OF E 385 FT, N 40 FT LWDD L-8 CNL & E 50 FT S CONGRESS AVE R/WS)

TAX DISTRICT 70453

OWNER YOUNG MENS CHRISTIAN ASSN OF THE PALM BEACHES INC

ADDRESS 2085 S CONGRESS AVE
WEST PALM BEACH FL 33406-7601



PALM BEACH COUNTY

19PRC70434418000001040

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	16-AUG-18	21	A	69
LAND	05-FEB-14	4L	A	34
INCOME				
AG				

7700 PROPERTY USE /CLB/LDG/UN HALL

LIVING UNITS:0

TOTAL CARDS:6

AUTOCAD:

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
-							

TOTAL PARCEL

TYPE	VALUE
MASS	5,442,992
OVERRIDE	
INCOME	0
PRIOR YR VAL	5,368,461
BUILDING	2,572,370
OBV's	236,547
LAND	2,634,075
MARKET	5,442,992
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
TOTAL EBA	31,995
LB Ratio (value)	0.48
SOH%	0
1 CAMA VALUE	

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
1693	1273	WD	U	I	95,000	12-DEC-68

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
P201900059	30-JAN-19	I	05	T	2020	2,200
EECSUB-201701495	17-NOV-17	I	05	T	2019	350
S201701048	13-SEP-17	P	05	C	2018	1,879
S201601410	01-DEC-16	P	05	C	2018	6,529

NOTES

(Y.M.C.A.) (06 PAV. CODED TO 105.0) (CARD 1 DEMO 6/10) (120 CHILDREN) 7 (FLU=CG)

OBY INFORMATION

CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
1	1	FEN	1980			0	0	844	1	C		2.10	A	A	43				100	762.00	
2	4	FEN	1960			0	0	1,168	1	C		2.10	A	A	25				100	613.00	
3	5	WWY	2010	2010				465	1	C		6.02	A	A	76				100	2,127.00	
4	3	SPC	1983			0	0	2,250	1	C	1	66.24	A	A	34				100	50,674.00	
4	4	WLL	1983			0	0	98	1	C		10.74	A	A	48				100	505.00	
4	5	FEN	1983			0	0	1,200	1	C		2.10	A	A	48				100	1,210.00	
4	6	WWY	1983			0	0	4,306	1	C		1.30	A	A	25				100	1,400.00	
4	7	PAV	1983	2006		0	0	41,000	1	C	5	0.35	A	A	77				100	11,050.00	
4	8	HBC	1983			0	0	2	1	C		4,500.00	A	A	25				100	2,250.00	

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHDF	INF	PCT	SOH	VALUE
1	7700	RM			A	AC			0	764,935	17.56	0	150,000.00 *	17.56	1		0	100	2,634,075.00

NOTES:

TOTAL ACRES 17.5605

FUTURE LAND USE:

TOTAL LAND VALUE: 2,634,075.00

LOCATION & OWNER INFORMATION

PARCEL ID	70-43-44-18-00-000-1040
NBHD	334070CM
PARCEL ADDR	2085 S CONGRESS AVE
LEGAL	18-44-43, N 1/2 OF NE 1/4 OF NE 1/4 (LESS SLY 145.07 FT OF E 385 FT, N 40 FT LWDD L-8 CNL & E 50 FT S CONGRESS AVE RWS)
TAX DISTRICT	70453
OWNER	YOUNG MENS CHRISTIAN ASSN OF THE PALM BEACHES INC
ADDRESS	2085 S CONGRESS AVE WEST PALM BEACH FL 33406-7601

OBY INFORMATION

CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
4	9	PAT	1983			0	0	400	1	C		2.80	A	A	25					100	280.00
5	10	SPC	1999	1999				900	1	E		52.39	A	A	64					100	30,175.00
5	11	SPC	1999	1999				900	1	E		52.39	A	A	64					100	30,175.00
5	12	SPC	1999	1999				1,500	1	E		52.39	A	A	64					100	50,292.00
5	13	WWY	1999	1999				1,272	1	C	1	3.40	A	A	43					100	1,860.00
5	14	PAV	1999	1999				11,200	1	C		2.11	A	A	64					100	15,107.00
5	15	FEN	1999	1999				568	1	C		12.23	A	A	72					100	5,002.00
6	16	WWY	2014	2014				1,022	1	C		6.02	A	A	88					100	5,414.00
6	17	FEN	2014	2014				117	1	C		12.23	A	A	94					100	1,345.00

LOCATION & OWNER INFORMATION

PARCEL ID 70-43-44-18-00-000-1040

NBHD 334070CM

PARCEL ADDR 2085 S CONGRESS AVE

LEGAL 18-44-43, N 1/2 OF NE 1/4 OF NE 1/4 (LESS SLY 145.07 FT OF E 385 FT, N 40 FT LWDD L-8 CNL & E 50 FT S CONGRESS AVE R/WS)

TAX DISTRICT 70453

OWNER YOUNG MENS CHRISTIAN ASSN OF THE PALM BEACHES INC

ADDRESS 2085 S CONGRESS AVE
WEST PALM BEACH FL 33406-7601

OBY INFORMATION

CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
6	18	FEN	2014	2014				360	1	C	3	14.68	A	A	94					100	4,968.00
6	19	PAV	2014	2014				10,986	1	C	5	2.11	A	A	92					100	21,338.00
																				OBY VALUE	236,547.00

PRELIMINARY - SUBJECT TO CHANGE

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2019

SUB-AREA INFORMATION

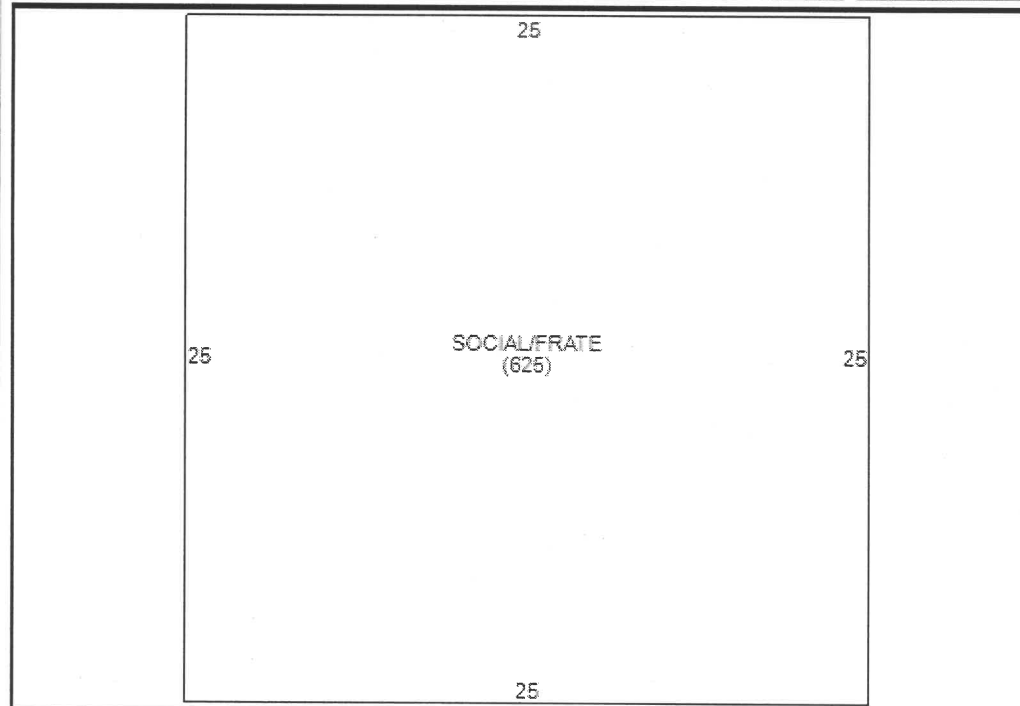
70-43-44-18-00-000-1040

COMMERCIAL

2085 S CONGRESS AVE

BUILDING INFORMATION

LINE	CODE	PCT	SIZE
A 1	464	100	625
SOCIAL/FRATERNAL HALL			
A1			
A2			
A3			
A4			
A5			
A6			
A7			
A8			
A9			
A10			
A11			
A12			
A13			
A14			
A15			
A16			
A17			
TOTAL SQ FT			625



VECTOR:

464(A0CL25D25R25U25)

1 / 6 SYS CRD# /TOT BLDGS

691 ID 1 SOCIAL/FRATE
C&D
1 NBHD FACTOR
LEVEL / UNIT TYPE
01 / UNIT HEIGHT / BLDG HEIGHT
/
/
/
1980 / 1980 YRBLT / EFFYR
/
3- / GRADE / CDU
73.01 / % GOOD / DEPR TB

EW1
EW2
RS
RC
IW1
IW2
FT1
FT2

MKT_ADJ
FUNC
ECON
SOH%

625 EFF BLDG AREA
SQ FT LIVING AREA

625 TOTAL EBA

NOTES:

BLDG 001 CONC STAND FOR YMCA

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE
----	-----	--------	-------	-------	-------	-------

49,460 RCN
36,110 RCNLD
36,110 ADJRCNLD

1 TOTAL ID UNIT VALUE

LN	SE	LEVEL	YR	EFF	AREA	EXTER	USE	WA	EXTERIOR	CN	INT	INT	INT	INT	INT	INT	PHY	FNC	FNC	FNC	ENC	ENC	
NO	NO	FR	TO	BLT	YB	SIZE	PERM	HT	WALL TYPE	TYP	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD	
1	A	01	01	1980	1980	625	100	464	SOCIAL/FRATERNAL HALL	12	22	STUCCO ON MASONRY	2	100	2	0	0	2	2	3	3		

TAX YEAR 2019

Ver. 20180411

PRELIMINARY - SUBJECT TO CHANGE

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2019

SUB-AREA INFORMATION

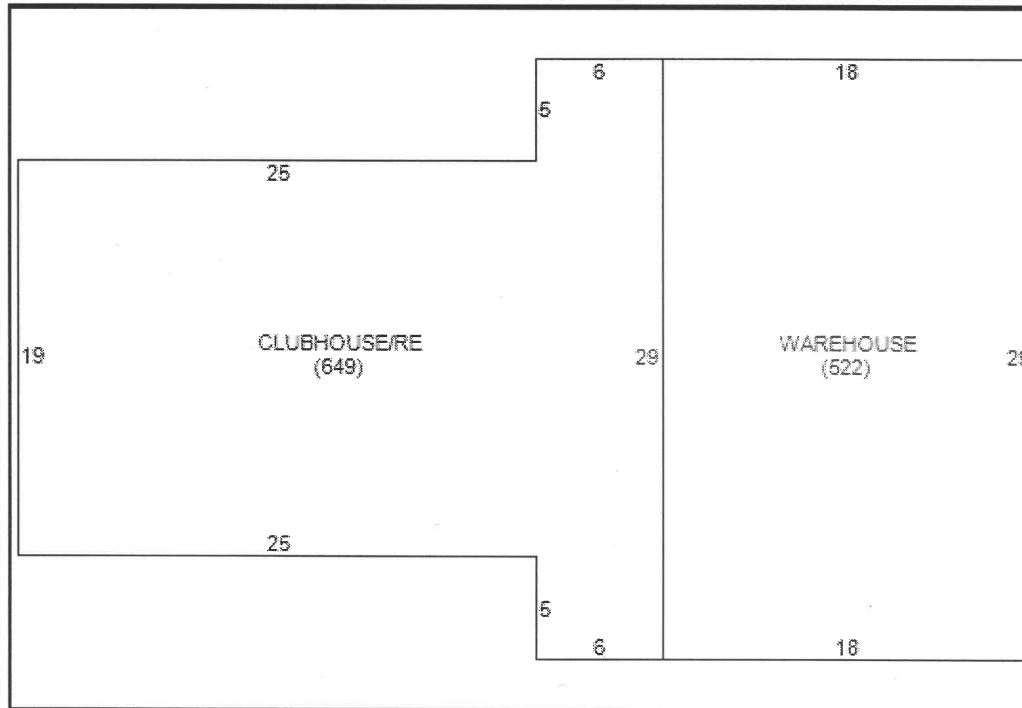
70-43-44-18-00-000-1040

COMMERCIAL

2085 S CONGRESS AVE

BUILDING INFORMATION

LINE	CODE	PCT	SIZE
A 1	125	100	649
CLUBHOUSE/RECREATION BLDG			
A1 2	840	100	522
WAREHOUSE			
A2			
A3			
A4			
A5			
A6			
A7			
A8			
A9			
A10			
A11			
A12			
A13			
A14			
A15			
A16			
A17			
TOTAL SQ FT			1171



VECTOR:

125(A0CD29L6U5L25U19R25U5R6)840(A1CR18X29)

3 / 6 SYS CRD#/TOT BLDGS

690 ID 1 CLUBHOUSE
C&D
1 NBHD FACTOR
LEVEL / UNIT TYPE
01 / UNIT HEIGHT / BLDG HEIGHT

2010 / 2010 YRBLT / EFFYR

3 / GRADE / CDU
91 / % GOOD / DEPR TB

EW1
EW2
RS
RC
IW1
IW2
FT1
FT2

MKT_ADJ
FUNC
ECON
SOH%

1,171 EFF BLDG AREA
SQ FT LIVING AREA

1,171 TOTAL EBA

NOTES:

BLDG 003 CONCESSION & MAINT BLDG NEXT
TO BALL FIELDS

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE
1	OHD	OVERHEAD DOORS	8 X 8		1	0

71,130 RCN
64,730 RCNLD
64,730 ADJRCLND

1 TOTAL ID UNIT VALUE

LN NO	SE NO	LEVEL FR	TO	YR BLT	EFF YB	AREA SIZE	EXTER PERM	USE TYPE	NAME	WA HT	EXTERIOR WALL TYPE	CN TYP	INT FIN	INT PAR	INT HT	INT AC	INT PLB	INT LGT	PHY CND	FNC UT	FNC RSN	FNC %GD	ENC RSN	ENC %GD
1	A	01	01	2010	2010	649	156	125	CLUBHOUSE/RECREATION	12	10	METAL/WOOD/STEEL	4	100	2	0	0	2	2	3	3			
2	B	01	01	2010	2010	522	0	840	WAREHOUSE	12	10	METAL/WOOD/STEEL	4	100	2	0	0	2	2	3	3			

PRELIMINARY - SUBJECT TO CHANGE

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2019

SUB-AREA INFORMATION

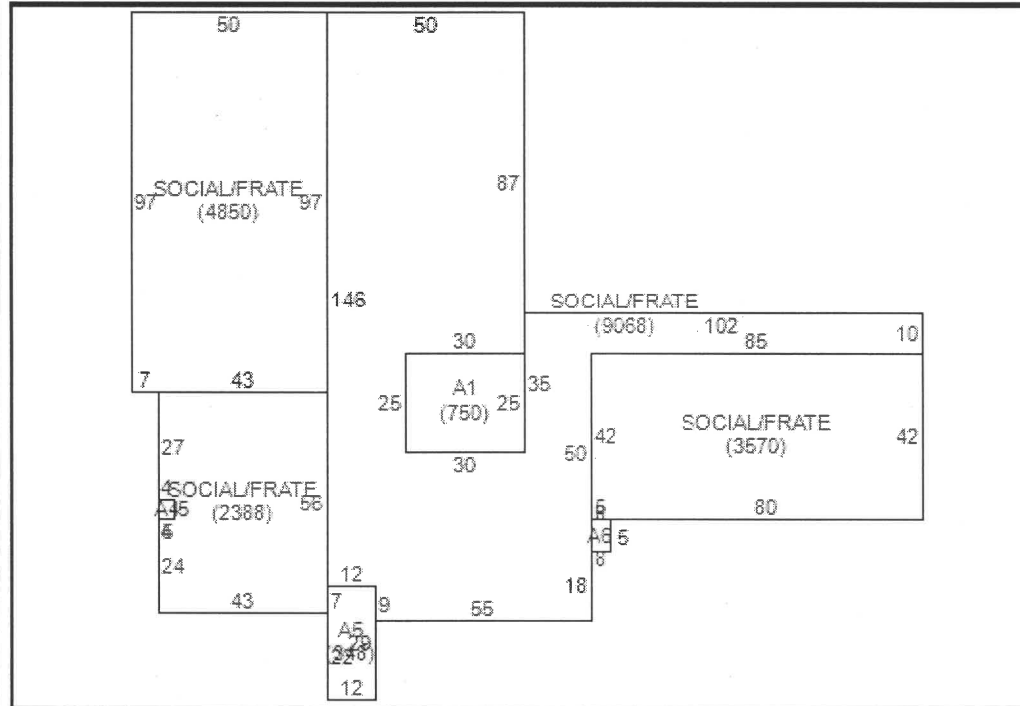
70-43-44-18-00-000-1040

COMMERCIAL

2085 S CONGRESS AVE

BUILDING INFORMATION

LINE	CODE	PCT	SIZE
A 1	464	100	9068
SOCIAL/FRATERNAL HALL			
A1 2	464	100	750
SOCIAL/FRATERNAL HALL			
A2 3	464	100	4850
SOCIAL/FRATERNAL HALL			
A3 4	464	100	2388
SOCIAL/FRATERNAL HALL			
A4 5	464	100	3570
SOCIAL/FRATERNAL HALL			
A5 1	FOP		20
FINISHED OPEN PORCH			
A6 2	FOP		348
FINISHED OPEN PORCH			
A7 3	FOP		40
FINISHED OPEN PORCH			
A8			
A9			
A10			
A11			
A12			
A13			
A14			
A15			
A16			
A17			
TOTAL SQ FT			21034



VECTOR:

464(A0L30D25R30U25CU87L50D146R12D9R55U18U50R85U10L102D35L30U25R30)464(A1CL30D25R30U25)464(A2L30D25R30U25U87L50CL50D97R7R43U97)464(A3L30D25R30U25U87L50L50D97R7CD27R4D5L4D24R43U56L43)464(A7L30D25R30U25U87L50L50D97R7D27D5R4U5L4R4D5L4D24R43D22R12U29L12D7U56L43R43U97D146R12D9R55U18R5U8CR80U42L85D42R5)FOP(A5L30D25R30U25U87L50L50D97R7D27D5R4U5L4R4D5L4D24R43CD22R12U29L12D7)FOP(A6L30D25R30U25U87L50L50D97R7D27D5R4U5L4R4D5L4D24R43D22R12U29L12D7U56L43R43U97D146R12D9R55U18CR5U8L5D8)FOP(A4L30D25R30U25U87L50L50D97R7D27CD5R4U5L4)

4 / 6 SYS CRD#/TOT BLDGS

691 ID 1 SOCIAL/FRATE
C&D
1 NBHD FACTOR
LEVEL / UNIT TYPE
01 / UNIT HEIGHT / BLDG HEIGHT

1983 / 1983 YRBLT / EFFYR

3+ / GRADE / CDU
74 / % GOOD / DEPR TB

EW1
EW2
RS
RC
IW1
IW2
FT1
FT2

MKT_ADJ
FUNC
ECON
SOH%

20,626 EFF BLDG AREA
SQ FT LIVING AREA

20,626 TOTAL EBA

NOTES:

BLDG 004 YMCA EDWIN BROWN BRANCH

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE
1	FOP	20	X 1		1	480
1	FOP	348	X 1		1	8,280
1	FOP	40	X 1		1	950
1	SS1	15776	X 1		1	36,600

1,774,940 RCN
1,313,460 RCNLD
1,313,460 ADJRCLND

1 TOTAL ID UNIT VALUE

LN NO	SE NO	LEVEL FR TO	YR BLT	EFF YB	AREA SIZE	EXTER PERM	USE TYPE	NAME	WA HT	EXTERIOR WALL TYPE	CN TYP	INT FIN	INT PAR	INT HT	INT AC	INT PLB	INT LGT	PHY CND	FNC UT	FNC RSN	FNC %GD	ENC RSN	ENC %GD
1	A	01 01	1983	1983	9068	609	464	SOCIAL/FRATERNAL HALL	12	22	STUCCO ON MASONRY	3	100	2	2	2	2	3	3				
2	B	01 01	1983	1983	750	0	464	SOCIAL/FRATERNAL HALL	12	22	STUCCO ON MASONRY	3	100	2	2	2	2	3	3				
3	C	01 01	1983	1983	4850	0	464	SOCIAL/FRATERNAL HALL	12	22	STUCCO ON MASONRY	3	100	2	2	2	2	3	3				
4	D	01 01	1983	1983	2388	0	464	SOCIAL/FRATERNAL HALL	12	22	STUCCO ON MASONRY	3	100	2	2	2	2	3	3				
5	E	01 01	1983	1983	3570	244	464	SOCIAL/FRATERNAL HALL	20	22	STUCCO ON MASONRY	3	100	2	2	2	2	3	3				

PRELIMINARY - SUBJECT TO CHANGE

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2019

SUB-AREA INFORMATION

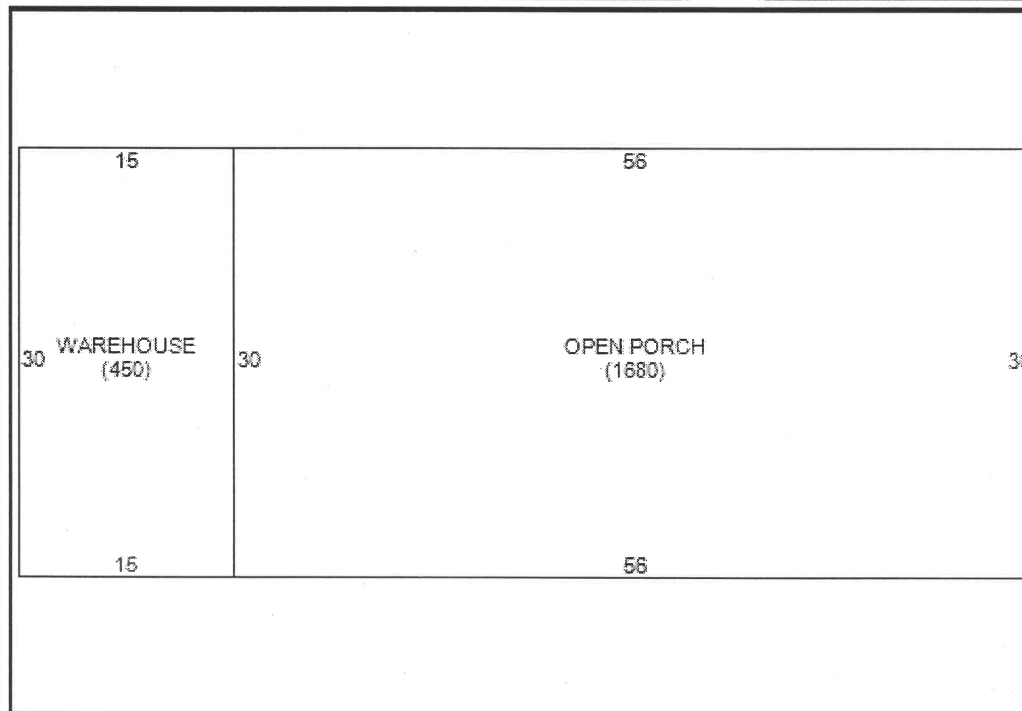
70-43-44-18-00-000-1040

COMMERCIAL

2085 S CONGRESS AVE

BUILDING INFORMATION

LINE	CODE	PCT	SIZE
A	1	840	100
			450
			WAREHOUSE
A1	1	FOP	1680
			FINISHED OPEN PORCH
A2			
A3			
A4			
A5			
A6			
A7			
A8			
A9			
A10			
A11			
A12			
A13			
A14			
A15			
A16			
A17			
TOTAL SQ FT			2130



VECTOR:

840(A0L56CL15D30R15U30) FOP(A1CL56D30R56U30)

5 / 6 SYS CRD# / TOT BLDGS

840 ID 1 WAREHOUSE ST
C&D
1 NBHD FACTOR
LEVEL / UNIT TYPE
01 / UNIT HEIGHT / BLDG HEIGHT

1989 / 1989 YRBLT / EFFYR
3 / GRADE / CDU
68 / % GOOD / DEPR TB

EW1
EW2
RS
RC
IW1
IW2
FT1
FT2

MKT_ADJ
FUNC
ECON
SOH%

450 EFF BLDG AREA
SQ FT LIVING AREA

450 TOTAL EBA

NOTES:

BLDG 005 SKATE BLDG (OBY'S IMEDIATE 10,
11,12 SKATEPOOL'S NO WATER)

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE
1	FOP	1680	X 1		1	39,950

67,630 RCN
45,990 RCNLD
45,990 ADJRCNLD

1 TOTAL ID UNIT VALUE

LN	SE	LEVEL		YR	EFF	AREA	EXTER	USE		WA	EXTERIOR		CN	INT	INT	INT	INT	INT	PHY	FNC	FNC	FNC	ENC	ENC	
NO	NO	FR	TO	BLT	YB	SIZE	PERM	TYPE	NAME	HT	WALL TYPE		TYP	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD
1	A	01	01	1989	1989	450	90	840	WAREHOUSE	8	03	AVERAGE SIDING WOOD	1	100	2	0	0	2	2	3	3				

TAX YEAR 2019

BUILDING INFORMATION

VECTOR: 140(A0CD35L4D5R4D78L7D15L43U15L7U78R4U5L4U35R57)
FOP(A1D133L20CD15X17)FOP(A2D35CD5X4)FOP(A3L57D35CR4X5)

[illegible]

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE
1	FOP FINISHED OPEN PORCH	255	X 1		1	6,060
1	FOP FINISHED OPEN PORCH	20	X 1		1	480
1	FOP FINISHED OPEN PORCH	20	X 1		1	480
1	SS1 SPRINKLER SYS (OPEN) WET	7626	X 1		1	17,690

1,030,140 RCN
1,009,540 RCNLD
1,009,540 ADJRCNLD

1 TOTAL ID UNIT VALUE

LN	SE	LEVEL	YR	EFF	AREA	EXTER	USE		WA	EXTERIOR	CN	INT	INT	INT	INT	INT	PHY	FNC	FNC	FNC	ENC	ENC	
NO	NO	FR	TO	BLT	SIZE	PERM	TYPE	NAME	HT	WALL TYPE	TYP	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD
1	A	01	01	2014	2014	7331	396	140 DAYCARE	14	22 STUCCO ON MASONRY	2	100	2	2	2	2	2	3	3				

APPENDIX “F”

EXISTING SIGNAL TIMING

CONTROLLER TIME SHEET

DATE TIMING INSTALLED: _____

INTERSECTION:	FOREST HILL BLVD AND CONGRESS AVE										CONTROLLER TYPE:	NAZTEC
SIGNAL #	33500										SYSTEM #	2655

PHASE NUMBER	BOUND	TIMING INTERVAL													
		MIN GREEN	GAP EXT	MAX 1	MAX 2	YEL CLR	RED CLR	WALK	PED CLR	MIN RCL	MAX RCL	PED RCL	PHASE ENABLE	LOCKED CALLS	DETECTOR SETTINGS
1	EBLT	4.0	2.0	20.0		5.0	2.0	0.0	0.0	0			1	0	L1:NORMAL
2	WB	15.0	4.0	30.0		5.0	2.0	7.0	24.0	1			1	1	L2:NORMAL
3	SBLT	4.0	3.0	35.0		4.5	2.0	0.0	0.0	0			1	0	L3:NORMAL
4	NB	15.0	4.0	40.0		4.5	2.0	7.0	28.0	0			1	0	L4:NORMAL
5	WBLT	4.0	2.0	25.0		5.0	2.0	0.0	0.0	0			1	0	L5:NORMAL
6	EB	15.0	4.0	40.0		5.0	2.0	7.0	21.0	1			1	1	L6:NORMAL
7	NBLT	4.0	3.0	30.0		4.5	2.0	0.0	0.0	0			1	0	L7:NORMAL
8	SB	15.0	4.0	60.0		4.5	2.0	7.0	32.0	0			1	0	L8:NORMAL

PRE-EMPTION TIMING									SPECIAL FUNCTIONS					
	DELAY BEFORE	GREEN BEFORE	PRE-EMPT LOCK	TRACK CLR Φ	TRACK CLR GREEN	DWELL Φ	MIN DWELL	EXIT Φ		START Φ	DUAL ENTRY	DET SWITCH	OUT OF FLASH	INTO FLASH
R/R										2,6	2,4,6,8	NO	4,8	2,6
BRIDGE														
FIRE STN														
BUS														
									Notes:					
									1. REFER TO SYSTEM TIMING AND ALT TIMING PLANS					
									2. UPDATED TIME SHEET TO MATCH CONTROLLER PER TRAFFIC OPS, INCLUDING DAY PLANS, ALT TIMING PLANS AND SPLITS.					
									3.					
									4.					
TIMING DESIGNED BY: K LANE-PALMER				DATE: 2/13/2019		APPROVED BY: LEE GAO, P.E PTOE				DATE: 2/15/19				

SYSTEM TIMING SHEET

DATE TIMING INSTALLED: _____

INTERSECTION:	FOREST HILL BLVD AND CONGRESS AVE		
SYSTEM:			CONTROLLER TYPE: NAZTEC
		SIGNAL # 33500	SYSTEM # 2655

TOD SCHEDULER

WEEKDAY				WEEKEND							
				SATURDAY				SUNDAY			
TIME	PATTERN	TIME	PATTERN	TIME	PATTERN	TIME	PATTERN	TIME	PATTERN	TIME	PATTERN
0:00	100	6:00	2	0:00	100	8:00	1	0:00	100	9:00	1
9:30	1	15:30	3	21:30	100			11:30	4	21:30	100
18:30	1	22:00	100								

TIMING PLANS

TIMING PLANS													
PATTERN		1		2		3		4		5		6	
CYCLE LENGTH (SEC)		150		180		180		150		150		180	
OFFSET (SEC)		131		147		15		124		131		147	
COORDINATED PHASE		4		4		4		4		4		4	
SEQUENCE		2		3		3		1		2		3	
ALT TIMING PLAN		1		2		3				1		2	
		SPLIT	MODE	SPLIT	MODE	SPLIT	MODE	SPLIT	MODE	SPLIT	MODE	SPLIT	MODE
FORCE-OFF 1 (SEC)	EBLT	21	NON	28	NON	21	NON	24	NON	35	NON	50	NON
FORCE-OFF 2 (SEC)	WB	54	MAX	62	MAX	64	MAX	46	MAX	40	MAX	50	MAX
FORCE-OFF 3 (SEC)	SBLT	36	NON	34	NON	41	NON	36	NON	36	NON	34	NON
FORCE-OFF 4 (SEC)	NB	39	MAX	56	MAX	54	MAX	39	MAX	39	MAX	46	MAX
FORCE-OFF 5 (SEC)	WBLT	27	NON	22	NON	28	NON	27	NON	27	NON	22	NON
FORCE-OFF 6 (SEC)	EB	48	MAX	68	MAX	57	MAX	48	MAX	48	MAX	78	MAX
FORCE-OFF 7 (SEC)	NBLT	34	NON	42	NON	48	NON	34	NON	34	NON	37	NON
FORCE-OFF 8 (SEC)	SB	41	MAX	48	MAX	47	MAX	41	MAX	41	MAX	43	MAX
Special Features:													

Special Features:

- 1) _____
- 2) _____
- 3) _____

TIMING DESIGNED BY: K LANE-PALMER

APPROVED BY: LEE GAO, P.E PTOE

DATE: 2/13/2019

DATE: 2/15/2019

[1.1.6.1] ALTERNATE TIMING SHEET

INTERSECTION: FOREST HILL BLVD AND CONGRESS AVE											SIGNAL # 33500					SYSTEM # 2655					
	MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR		MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR
ALT TIMING PLAN 1											ALT TIMING PLAN 2										
1	4.0	2.0	50.0	12.0	5.0	2.0	0.0	0.0	1		1	4.0	2.0	50.0	12.0	5.0	2.0	0.0	0.0	1	
2	15.0	4.0	60.0	40.0	5.0	2.0	7.0	24.0	2		2	15.0	4.0	60.0	40.0	5.0	2.0	7.0	24.0	2	
3	4.0	2.0	35.0	12.0	4.5	2.0	0.0	0.0	3		3	4.0	2.0	35.0	14.0	4.5	2.0	0.0	0.0	3	
4	15.0	4.0	60.0	40.0	4.5	2.0	7.0	28.0	4		4	15.0	4.0	60.0	40.0	4.5	2.0	7.0	28.0	4	
5	4.0	2.0	25.0	12.0	5.0	2.0	0.0	0.0	5		5	4.0	2.0	25.0	12.0	5.0	2.0	0.0	0.0	5	
6	15.0	4.0	60.0	40.0	5.0	2.0	7.0	21.0	6		6	15.0	4.0	60.0	40.0	5.0	2.0	7.0	21.0	6	
7	4.0	2.0	40.0	15.0	4.5	2.0	0.0	0.0	7		7	4.0	2.0	35.0	15.0	4.5	2.0	0.0	0.0	7	
8	15.0	4.0	60.0	40.0	4.5	2.0	7.0	32.0	8		8	15.0	4.0	60.0	40.0	4.5	2.0	7.0	32.0	8	

	MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR		MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR
ALT TIMING PLAN 3											ALT TIMING PLAN 4										
1	4.0	2.0	50.0	12.0	5.0	2.0	0.0	0.0	1		1										
2	15.0	4.0	60.0	40.0	5.0	2.0	7.0	24.0	2		2										
3	4.0	2.0	35.0	18.0	4.5	2.0	0.0	0.0	3		3										
4	15.0	4.0	60.0	40.0	4.5	2.0	7.0	28.0	4		4										
5	4.0	2.0	25.0	15.0	5.0	2.0	0.0	0.0	5		5										
6	15.0	4.0	60.0	40.0	5.0	2.0	7.0	21.0	6		6										
7	4.0	2.0	35.0	18.0	4.5	2.0	0.0	0.0	7		7										
8	15.0	4.0	60.0	40.0	4.5	2.0	7.0	32.0	8		8										

	MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR	ALT TIMING PLAN ASSIGNMENTS									
ALT TIMING PLAN 5																				
1											ALT TIMING PLAN 1	PATTERNS 1, 5								
2											ALT TIMING PLAN 2	PATTERNS 2, 6								
3											ALT TIMING PLAN 3	PATTERN 3								
4											ALT TIMING PLAN 4									
5											ALT TIMING PLAN 5									
6																				
7																				
8																				

NOTES;				
TIMING DESIGNED BY:		K LANE-PALMER	DATE	2/13/2019
APPROVED BY:		LEE GAO, P.E PTOE	DATE	2/15/2019

CONTROLLER TIME SHEET

DATE TIMING INSTALLED: _____

INTERSECTION:	LILLIAN RD AND CONGRESS AVE	CONTROLLER TYPE:	NAZTEC
SIGNAL #	34150	SYSTEM #	2820

PHASE NUMBER	BOUND	TIMING INTERVAL													
		MIN GREEN	GAP EXT	MAX 1	MAX 2	YEL CLR	RED CLR	WALK	PED CLR	MIN RCL	MAX RCL	PED RCL	PHASE ENABLE	LOCKED CALLS	DETECTOR SETTINGS
1	NBLT	4.0	2.0	15.0		4.5	2.0	0.0	0.0	0			1	0	L1=NORMAL
2	SB	20.0	4.0	45.0		4.5	2.0	7.0	9.0	1			1	1	ADV NORMAL
3													0		
4													0		
5													0		
6	NB	20.0	4.0	45.0		4.5	2.0	0.0	0.0	1			1	1	ADV NORMAL
7													0		
8	EB	6.0	3.0	30.0		4.0	3.0	7.0	21.0	0			1	0	L8=D/N(5)

PRE-EMPTION TIMING									SPECIAL FUNCTIONS						
	DELAY BEFORE	GREEN BEFORE	PRE-EMPT LOCK	TRACK CLR Φ	TRACK CLR GREEN	DWELL Φ	MIN DWELL	EXIT Φ		START Φ	DUAL ENTRY	DET SWITCH	OUT OF FLASH	INTO FLASH	
R/R										2,6	2,6	1	2,6	8	
BRIDGE									Notes:		1. REFER TO SYSTEM TIMING AND ALT TIMING PLANS				
FIRE STN									2. UPDATED R+Y CLEARANCES						
BUS									3.						
									4.						
TIMING DESIGNED BY: RONALD TIBBETTS					DATE: 11/12/2018		APPROVED BY: SCOTT ORNITZ, P.E.					DATE: 4/15/18			

SYSTEM TIMING SHEET

DATE TIMING INSTALLED: _____

INTERSECTION:	LILLIAN RD AND CONGRESS AVE	CONTROLLER TYPE:	NAZTEC
SYSTEM:	CONGRESS AVE	SIGNAL #	34150
		SYSTEM #	2820

TOD SCHEDULER											
WEEKDAY				WEEKEND							
				SATURDAY				SUNDAY			
TIME	PATTERN	TIME	PATTERN	TIME	PATTERN	TIME	PATTERN	TIME	PATTERN	TIME	PATTERN
0:00	100	6:00	2	0:00	100	7:00	4	0:00	100	7:00	4
9:30	1	15:00	3	9:00	1	21:00	4	9:00	1	21:00	4
19:00	4	23:00	100	23:00	100			23:00	100		

TIMING PLANS													
PATTERN		1		2		3		4		5		6	
CYCLE LENGTH (SEC)		140		160		160		120					
OFFSET (SEC)		11		62		80		112					
COORDINATED PHASE		2		2		2		2					
SEQUENCE		1		1		1		1					
ALT TIMING PLAN		1		2		3		4					
		SPLIT	MODE	SPLIT	MODE	SPLIT	MODE	SPLIT	MODE	SPLIT	MODE	SPLIT	MODE
FORCE-OFF 1 (SEC)	NBLT	20	NON	22	NON	22	NON	22	NON				
FORCE-OFF 2 (SEC)	SB	80	MAX	88	MAX	88	MAX	63	MAX				
FORCE-OFF 3 (SEC)													
FORCE-OFF 4 (SEC)	WB	40	NON	50	NON	50	NON	35	NON				
FORCE-OFF 5 (SEC)													
FORCE-OFF 6 (SEC)	NB	100	MAX	110	MAX	110	MAX	85	MAX				
FORCE-OFF 7 (SEC)													
FORCE-OFF 8 (SEC)	EB	40	NON	50	NON	50	NON	35	NON				
Special Features:													
1)													
2)													
3)													
TIMING DESIGNED BY: RONALD TIBBETTS													
APPROVED BY: SCOTT ORNITZ, P.E.													
										DATE:		11/12/2018	
										DATE:		11/15/18	

[1.1.6.1] ALTERNATE TIMING SHEET

INTERSECTION: LILLIAN RD AND CONGRESS AVE											SIGNAL # 34150					SYSTEM # 2820					
	MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR		MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR
	ALT TIMING PLAN 1											ALT TIMING PLAN 2									
1	4.0	2.0	15.0	8.0	4.5	2.0	0.0	0.0	1		1	4.0	2.0	15.0	8.0	4.5	2.0	0.0	0.0	1	
2	20.0	4.0	45.0	29.0	4.5	2.0	7.0	9.0	2		2	20.0	4.0	45.0	29.0	4.5	2.0	7.0	9.0	2	
3											3										
4											4										
5											5										
6	20.0	4.0	45.0	29.0	4.5	2.0	0.0	0.0	6		6	20.0	4.0	45.0	29.0	4.5	2.0	0.0	0.0	6	
7											7										
8	6.0	3.0	30.0	8.0	4.0	3.0	7.0	21.0	8		8	6.0	3.0	30.0	12.0	4.0	3.0	7.0	21.0	8	

	MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR		MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR
ALT TIMING PLAN 3											ALT TIMING PLAN 4										
1	4.0	2.0	15.0	8.0	4.5	2.0	0.0	0.0	1		1	4.0	2.0	15.0	8.0	4.5	2.0	0.0	0.0	1	
2	20.0	4.0	45.0	29.0	4.5	2.0	7.0	9.0	2		2	20.0	4.0	45.0	29.0	4.5	2.0	7.0	9.0	2	
3											3										
4											4										
5											5										
6	20.0	4.0	45.0	29.0	4.5	2.0	0.0	0.0	6		6	20.0	4.0	45.0	29.0	4.5	2.0	0.0	0.0	6	
7											7										
8	6.0	3.0	30.0	10.0	4.0	3.0	7.0	21.0	8		8	6.0	3.0	30.0	8.0	4.0	3.0	7.0	21.0	8	

	MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR	ALT TIMING PLAN ASSIGNMENTS									
ALT TIMING PLAN 5																				
1											ALT TIMING PLAN 1	PRE-EMPT 1								
2											ALT TIMING PLAN 2	PRE-EMPT 2								
3											ALT TIMING PLAN 3	PRE-EMPT 3								
4											ALT TIMING PLAN 4	PRE-EMPT 4								
5											ALT TIMING PLAN 5									
6																				
7																				
8																				

NOTES:																				

TIMING DESIGNED BY:	RONALD TIBBETTS														DATE	11/12/2018				
APPROVED BY:	SCOTT ORNITZ, P.E.														DATE	11/15/18				



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

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.

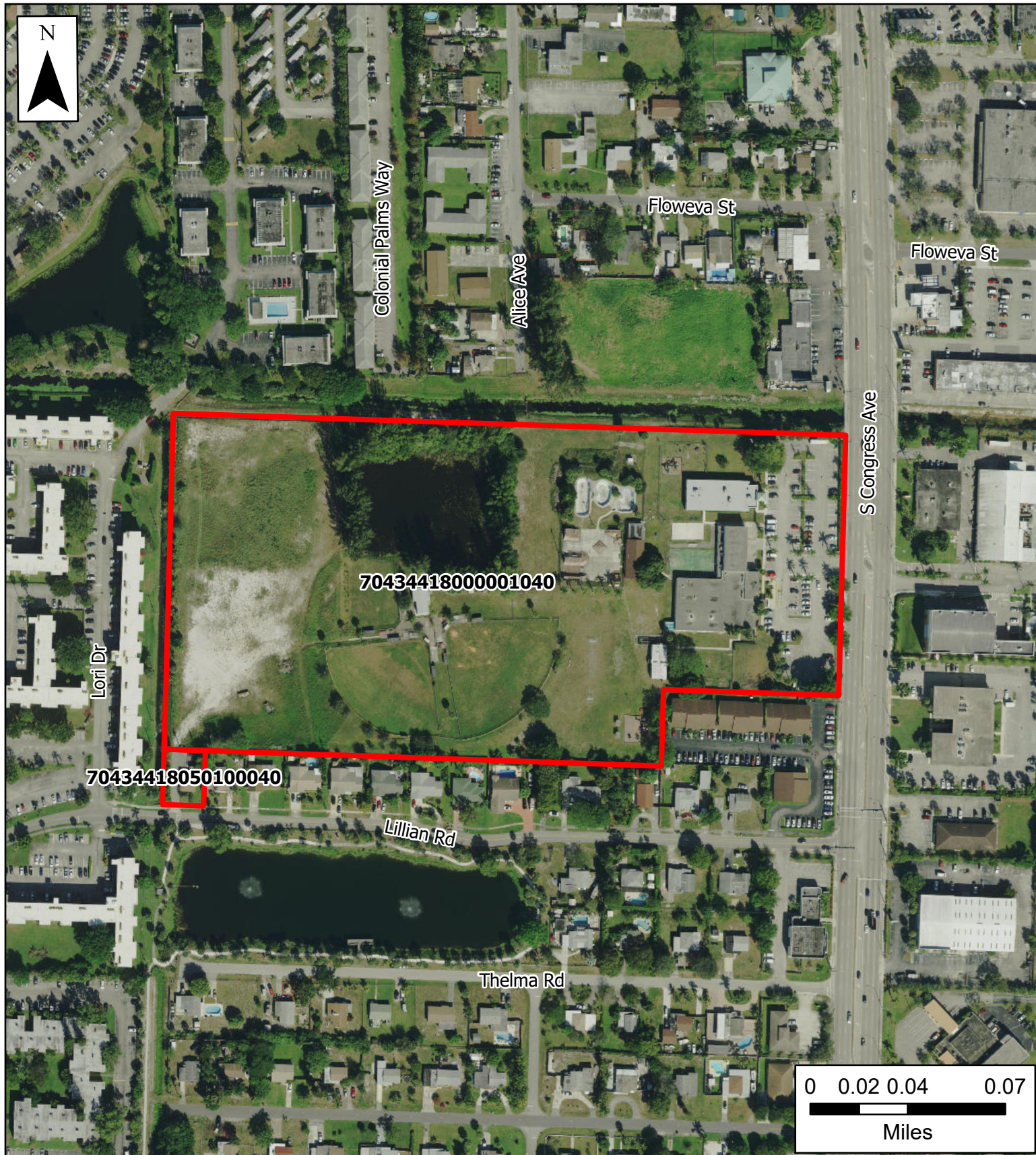
VILLAGE COUNCIL COMMENTS

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**



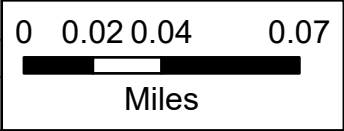
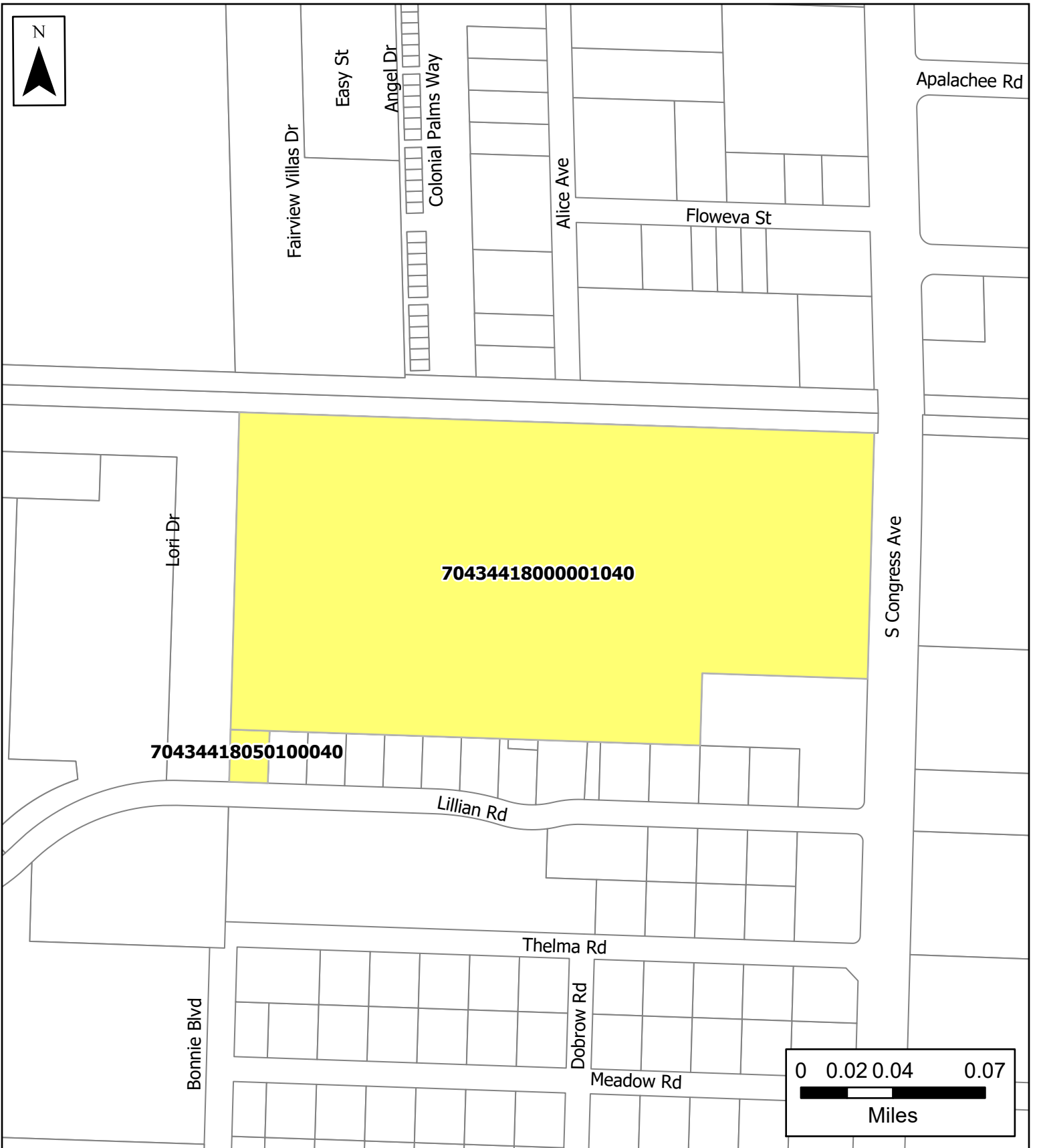
Village of Palm Springs

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

Executive Brief

AGENDA DATE: February 11, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 7.2: Resolution No. 2020-06 - Residential Planned Development Site Plan (SPR20-03) and Six (6) Waivers - 3922 Park Lane (*Quasi-Judicial*)

SUMMARY: Mr. Cory Cross, agent for Mirza Investment Group Inc ("Applicant"), is requesting site plan approval (SPR20-03) for a residential planned development (RPD) to construct 11 multi-family dwelling units within one 3-story townhouse-style building located on a 0.79 acre parcel at 3922 Park Lane. Each townhouse unit includes a one-car garage, 3 bedrooms, 2 bathrooms, living room and a kitchen. Additional parking spaces are provided in a common parking lot. The standard lease will restrict units to 2 vehicles/2 parking spaces per unit (which includes the garage). This results in 1.18 visitor parking spaces per unit or 46% of the parking spaces will be designated for guest.

Planning, Zoning & Building staff has concerns that the proposed common amenity areas don't comply with the objectives of the Village's RPD regulations for open space. Common amenities areas shall be designed to be enjoyable and promote safety and general welfare of the occupants. Sec. 34-1063(a)(7) requires minimum development standards for aggregation of open space to create common areas of sufficient size for passive/leisure activities. Section 34-1064(d) states that open space in excess of the minimum percentage (20%) may be required if the applicant's open space is in nonusable areas or of a nature that does not meet recreational needs of the residents.

The Applicant is requesting six (6) waivers for the proposed RPD site plan:

1. Relief from Sec.62-73(3) - Allow the dumpster enclosure to be setback 12'-1" from a residential property rather than the required 25'.
2. Relief from Sec.34-1328 - Allow a 24' wide drive aisle rather than the required 26' wide drive aisle for 2-way traffic.
3. Relief from Sec.34-1064(c) - Allow a residential planned development project with only

0.79 acres of land area rather than the required 3-acre minimum.

4. Relief from Sec.34-1064(e)(1)(b) - Allow a 15'9" interior side setback rather than the required 20' setback.

5. Relief from Sec.34-766(1) - Allow 11 multi-family dwelling units to be constructed on an 0.8-acre parcel rather than the required 2.08-acre minimum lot size. Note: Based on the size of the property (0.8 gross acres) the maximum development on the site is restricted to 5 dwelling units.

6. Relief from Sec.34-1063(a)(1) - Allow one sidewalk along the driveway rather than the required sidewalks on both sides of the main driveway.

Staff highly recommends eliminating a unit to provide an aggregated and sufficient common amenity area in a safer and healthier location. Proposed playhouse equipment, picnic table, sitting area and croquet lawn shall be aggregated with the playground to provide more comfort, convenience, enjoyment and to promote smoothness and pleasantness in social relationships maintaining social amenities.

Planning, Zoning & Building Staff does not support the Residential Planned Development Site Plan with 6 waivers. However, should the Planning & Zoning Board desire to recommend approval of the proposed development, staff recommends that conditional approval be subject to the forty-four (44) conditions, along with the voluntary monetary contribution, requested by the School District to mitigate school impacts.

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.

ATTACHMENTS:

Res No. 2020-06 Residential Planned Development - SPR20-03 - -3922 Park Lane.doc

Exhibit "A" - Staff Report and Conditions of Approval

Project Narrative and Justification Statement

Site Plan, Landscape Plan, Architectural Plans, Civil Plans and Letters

Color Rendering

Legal Description

Aerial Map and Location Map

RESOLUTION NO. 2020-06

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, (APPROVING/DENYING) WITH CONDITIONS, A REQUEST FROM MR. CORY CROSS, AGENT FOR MIRZA INVESTMENT GROUP INC., (APPLICANT) FOR SITE PLAN (SPR20-03) WITH SIX (6) WAIVERS, FOR A RESIDENTIAL PLANNED DEVELOPMENT. THE PROPOSED SITE PLAN INCLUDES ELEVEN (11) MULTI-FAMILY DWELLING UNITS WITHIN ONE 3-STORY TOWNHOUSE-STYLE BUILDING, LOCATED AT 3922 PARK LANE, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, February 11, 2020 the Planning and Zoning Board reviewed and considered the request of Mr. Cory Cross, Agent for Mirza Investment Group Inc., ("Applicant"), who request approval of **SITE PLAN (SPR20-03) WITH SIX (6) WAIVERS**, for a residential planned development. The proposed site plan consists of eleven (11) Multi-Family dwelling units within one 3-story townhouse-style building, located at 3922 Park Lane; and

WHEREAS, the Applicant is requesting six (6) waivers for the proposed RPD site plan:

Note: Within the proposed site plan, the Applicant is requesting six (6) waivers:

1. Relief from Sec.62-73(3) - Allow the dumpster enclosure to be setback 12'-1" from a residential property rather than the required 25'.
2. Relief from Sec.34-1328 - Allow a 24' wide drive aisle rather than the required 26' wide drive aisle for 2-way traffic.
3. Relief from Sec.34-1064(c) - Allow a residential planned development project with only 0.79 acres of land area rather than the required 3-acre minimum.
4. Relief from Sec.34-1064(e)(1)(b) - Allow a 15'9" interior side setback rather than the required 20' setback.
5. Relief from Sec.34-766(1) - Allow 11 multi-family dwelling units to be constructed on an 0.8-acre parcel rather than the required 2.08-acre minimum lot size.
Note: Based on the size of the property (0.8 gross acres) the maximum development on the site is restricted to 5 dwelling units.
6. Relief from Sec.34-1063(a)(1) - Allow one sidewalk along the driveway rather than the required sidewalks on both sides of the main driveway.

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 a Residential Planned Development Site Plan (SPR20-03) and six (6) waivers is requesting site plan approval which consist of eleven (11) multi-family dwelling units within one 3-story townhouse-style building, located at 3922 Park Lane.

The Planning and Zoning Board considered these requests during their February 11, 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.

Council Member _____ offered the foregoing resolution. Council Member _____ seconded the motion, and upon being put to a vote, the vote was as follows:

Resolution No. 2020-06 – Residential Planned Development Site Plan (SPR20-03) and Six (6) Waivers – 3922 Park Lane Road (Quasi-Judicial)

	<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: Residential Planned Development Site Plan with Waivers - 3922 Park Lane

Application Summary			
Applicant / Petitioner	Park Lane Condominiums LLC	Submittal Date	7/27/2019
Reference Name	3922 Park Lane	Case Number	SPR20-03
		Parcel Control No	70-43-44-18-00-000-7190
Location	3922 Park Lane	Site Area	±0.79 acres
P&Z Bd Meeting	February 11, 2020	Council Meeting	March 12, 2020
Requests			
Proposed Use(s)	Residential Planned Development Site Plan for construction of 11 residential dwelling units within 1 three-story building.		
Number of Buildings	1 3-story buildings (7,862 SF total)		
Waivers	1. Requesting a waiver from Sec.62-73(3) to allow the dumpster enclosure been located 12'-1" setback from a residential property instead of 25' required. 2. Requesting a waiver from Sec.34-1328 to allow 24' instead of 26' required for a double vehicular drive isle. 3. Requesting a waiver from Sec.34-1064(c) to allow a residential planned development project been developed in 0.79 acres property instead of 3 acres minimum required. 4. Requesting a waiver from Sec.34-1064(e)(1)(b) to allow an interior side setback of 15'-9" instead of 20' required. 5. Requesting a waiver from Sec.34-766(1) to allow 11 multi-family dwelling units been constructed on a 0.8 acres property instead of 2.09 minimum lot size required. 6. 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.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	Total of 35	35 spaces	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard (North)	25'	25'	Yes
Rear yard (South)	20'	48'	Yes
Side yard (East)	20'	15'-9"	No (waiver requested)
Side yard (West)	20'	60'-7"	Yes
Site Characteristics			
Existing Use	Residential vacant lot	Proposed Use	Residential Multiple-Family
Existing Zoning	Residential Multiple-Family (RM)	Proposed Zoning	Residential Multiple-Family (RM)
Existing Future Land Use	High 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	Residential single-family residence	Low Density Residential	Residential Multiple-Family (RM)

South	Residential single-family residence	High Density Residential	Residential Multiple-Family (RM)
East	Residential multi-family units	High Density Residential	Residential Multiple-Family (RM)
West	Residential multi-family units	High Density Residential	Residential Multiple-Family (RM)

Recommendation

Staff has concerns that the proposed common amenity areas don't comply with the objectives of the Village's residential planned development regulations for open space. Common amenities areas shall be designed to be enjoyable, and promote safety and general welfare of the occupants.

Staff highly recommends eliminating a unit to provide an aggregated and sufficient common amenity area in a safer and healthier location. Sec. 34-1063(a)((7) requires minimum development standards for aggregation of open space to create common areas of sufficient size for passive/leisure activities. Section 34-1064(d) states that open space in excess of the minimum percentage (20%) may be required if the applicant's open space is in nonusable areas or of a nature that does not meet recreational needs of the residents.

As proposed, staff recommends denial of SPR20-03.



I. Site History

- Ordinance 1997-07: Annexation

The property was voluntarily annexed into the Village of Palm Springs on September 13, 2007 and designated with the Land Development as Residential Multiple-Family zoning district and Future Land Use category of Low Density Residential. On April 26, 1997 the land use designation was subsequently changed as part of a small-scale comprehensive land use amendment under Ordinance No. 2012-12, to High Density Residential. At the time of the annexation the property was developed with a single-family residence.

II. Comprehensive Plan Consistency

The subject property Future Land Use designation is High Density Residential with a Residential Multiple-Family (RM) zoning district, respectively. The subject site is $\pm$ 0.79 acres, which is small for a high-density lot. Although it does meet the minimum property development regulations for the minimum lot dimensions, the site is a narrow rectangular lot. The small size of the lot affects the ability to comply with all the Land Development Regulations for a residential planned development project, specifically with Section 34-1063(g), as the project doesn't provide aggregation of open space to create common areas of sufficient size for passive/leisure activities.

Due to the narrow configuration and the size of the subject lot, the following land development regulations are not met.

- Minimum lot size for a residential planned development shall be 3 acres, the property is 0.79 acres.
- Location of the dumpster enclosure been located 12'-1" setback from a residential property instead of 25' required.
- Interior drive isle with double circulation is 24' instead of 26' required.
- East side setback is 15'-9" instead of 20' required.
- Minimum lot size for a 11 dwelling units project shall be 2.09 acres, the property is 0.79 acres.
- Sidewalks shall be provided on both sides of the main street; the project is proposing sidewalk on one side only.

III. Waivers Requested

The applicant is seeking the following six (6) waivers from Village Code requirements:

Waiver #1: Requesting a waiver from Sec.62-73(3) to allow the dumpster enclosure been located 12'-1" setback from a residential property instead of 25' required.

Waiver #2: Requesting a waiver from Sec.34-1328 to allow 24' instead of 26' required for a double vehicular drive isle.

Waiver #3: Requesting a waiver from Sec.34-1064(c) to allow a residential planned development project been developed in 0.79 acres property instead of 3 acres minimum required.

Waiver #4: Requesting a waiver from Sec.34-1064(e)(1)(b) to allow an interior side setback of 15'-9" instead of 20' required.

Waiver #5: Requesting a waiver from Sec.34-766(1) to allow 11 multi-family dwelling units been constructed in a 0.8 acres property instead of 2.09 minimum lot size required.

Waiver #6: 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.

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

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

Waiver 1: The waiver for minimum required dumpster enclosure setback reduction is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.

Waiver 2: The waiver for minimum required vehicular drive isle reduction is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.

Waiver 3: The waiver for minimum acreage requirement reduction for a residential planned development is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.

Waiver 4: The waiver for the reduction of an interior setback for a residential planned development is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.

Waiver 5: The waiver for minimum acreage requirement reduction for a RM district is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.

Waiver 6: The waiver for sidewalk requirement reduction for a residential planned development is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.

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

Waiver 1: The exterior appearance of the enclosure will be enhanced with lap siding texture and enhanced moldings.

Waiver 2: The reduction of driveway width will reduce the amount of impervious area. Drivers requiring extra back-up space will be able to use the garage driveways for additional room.

Waiver 3: The project utilizes an underdeveloped lot, which is too large for a current single-family home, and too small for a conventional multi-family development. The design allows better emergency vehicle access than several single-family lots.

Waiver 4: The side yard setback request is to allow for the staggering of the townhouse units to produce a varied and interesting façade.

Waiver 5: The project utilizes an underdeveloped lot, which is too large for a current single-family home, and too small for a conventional multi-family development. Typical SF lots in this neighborhood are about 0.2 acres, or about ¼ the size of this site.

Waiver 6: The proposed sidewalk provides access to all units and parking areas. A second sidewalk would be unused and result in the loss of landscape area.

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

Waiver 1: The granting of this waiver will have not any detrimental effect on natural resources or natural areas.

Waiver 2: The granting of this waiver will have not any detrimental effect on natural resources or natural areas.

Waiver 3: The granting of this waiver will have not any detrimental effect on natural resources or natural areas.

Waiver 4: The granting of this waiver will have not any detrimental effect on natural resources or natural areas.

Waiver 5: The granting of this waiver will have not any detrimental effect on natural resources or natural areas.

Waiver 6: The granting of this waiver will have not any detrimental effect on natural resources or natural areas.

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

Waiver 1: Not applicable to this waiver request

Waiver 2: Not applicable to this waiver request

Waiver 3: Not applicable to this waiver request

Waiver 4: Not applicable to this waiver request

Waiver 5: Not applicable to this waiver request

Waiver 6: Not applicable to this waiver request

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

Waiver 1: Additional landscape materials have been placed to screen the enclosure.

Waiver 2: Not applicable to this waiver request

Waiver 3: Not applicable to this waiver request

Waiver 4: The building is stepped back both horizontally and vertically so that its apparent mass is greatly reduced. Additional trees have been placed along the property line to screen the building.

Waiver 5: Not applicable to this waiver request

Waiver 6: Not applicable to this waiver request

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

Waiver 1: There are no economic issues being used to justify this waiver.

Waiver 2: There are no economic issues being used to justify this waiver.

Waiver 3: There are no economic issues being used to justify this waiver.

Waiver 4: There are no economic issues being used to justify this waiver.

Waiver 5: There are no economic issues being used to justify this waiver.

Waiver 6: There are no economic issues being used to justify this waiver.

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

Waiver 1: Not applicable to this waiver request

Waiver 2: Not applicable to this waiver request

Waiver 3: Not applicable to this waiver request

Waiver 4: A 15' setback is compatible with existing and potential land uses adjacent to the site the surrounding RM districts permit a side yard setback of 15'.

Waiver 5: Not applicable to this waiver request

Waiver 6: Not applicable to this waiver request

Staff generally does not object the applicant's request based on the intent of the applicant to maximize the utilization of the land conforming with the high-density allowance.

Staff is the opinion if one dwelling unit is eliminated, the proposed common amenities (picnic table, playhouse, sitting area, croquet lawn) can be aggregated to provide sufficient common amenity area in a safer and healthier location. Sec. 34-1063(a)((7) requires minimum development standards for aggregation of open space to create common areas of sufficient size for passive/leisure activities. Section 34-1064(d) states that open space in excess of the minimum percentage (20%) may be required if the applicant's open space is in nonusable areas or of a nature that does not meet recreational needs of the residents. Additionally, with the elimination of the unit, the amount of impervious surface will be reduced.

- The maximum impervious area permitted is 18,966.75 sf (55%), the project proposed 18,881 sf (54.75%)

Note: Based on the size of the property, compliance with Sec. 34-766 (1), which is subject of Waiver #5, would limit the maximum development on the site to 5 dwelling units.

IV. Neighborhood Compatibility

- 1) The proposed project is located on the south side of Park Lane.
- 2) A new community park is under construction within 230 feet, on the northeast corner of Kirk Road and Park Lane.
- 3) The Village Center is located within 0.6 miles.
- 4) A mix of different uses like general retails, restaurants, grocery supermarket, gas stations, professional offices, schools, child day cares are located on the proximities within 1-mile radius.
- 5) Surrounding properties are generally residential uses, and existing characteristics are as follow:

Direction	Number of units	Property size	Future Land Use utilization (du/acres)	Future Land Use Designation (du/acres)	Maximum # of units permitted
North	1	0.5	2	5.8	2

South	1	0.5	2.1	19	9
East (3 properties)	3	0.33	6.3	19	6
	3	0.33	6.3	19	6
	3	0.33	6.3	19	6
West	8	0.76	10.8	19	14
This Property	11	0.79	13.9	19	15

Additionally, while the proposed 3-story building is supported by the residential planned development regulations, abutting properties are only 1-story structures. Perimeter compatibility treatment along the east side, specifically 6' privacy vinyl fence and abundant landscaping is proposed as mitigation.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the Residential Planned Development, except for the six waiver requests and the common amenities been located on different areas rather than been aggregated.

- 1) The proposed project plan generally meets required site development regulations.
- 2) 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 and the Village of Palm Springs.
- 3) Civil/Utility plans shall be approved by the Village's Engineer.
- 4) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.
- 5) Public safety expressed concerns regarding the proposed location of the croquet lawn been located too close to Park Lane right-of-way, water meters location and overlapping the utility easement
- 6) Proposed development will negatively impact the public-school system, a \$12,913.00 contribution is requested by the School District of Palm Beach County.

VI. Environmental Issues:

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

VII. Community Outreach/ Notification

- The subject property was posted on January 31, 2020.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on January 30, 2020.
- Legal advertisement was published in the paper on January 30, 2020.
- Staff has not received any inquiries or comments as a result of the notices.

VIII. Proposed Development Plan Details

The petitioner's development plans dated received on July 27, 2019 depicts the following:

- Application for a Residential Planned Development Site Plan approval with 6 waivers for the construction of 11 rental units within 1 3-story building dated July 27, 2019.
 1. Site Plan dated received July 27, 2019 revised and resubmitted on November 7, 2019.
 2. Landscape plans dated received July 27, 2019 revised and resubmitted on November 7, 2019.
 3. Engineering plans dated received July 27, 2019 revised and resubmitted on November 7, 2019.
 4. Architectural plans dated received July 27, 2019 revised and resubmitted on November 7, 2019.
 5. Photometric plan dated received July 27, 2019.
 6. Boundary survey dated received July 27, 2019.
 7. Justification Statement and proposed use.
 8. Traffic Generation Statement.

9. Color rendering.
10. Preliminary Water Management Calculation.
11. Common amenity plan.
12. Open space plan.
13. Colored Site Plan.

IX. Recommendation

The applicant is the Owner of the subject property and is requesting an approval of the Site Development Plan to develop the 0.79 acre, residential Multiple-Family property which is currently vacated and undeveloped lot. The subject property is proposed to be developed with a residential planned development comprised of 11 dwelling units within one 3-story townhome building. Each unit supports one-car garage with additional parking spaces on the common parking lot, 3 bedrooms, 2 bathrooms, living room and a kitchen.

The standard lease will restrict units to 2 vehicle/parking space per unit which results in 1.18 visitor parking available per unit or 46% will be designated for guest.

Planning, Zoning & Building staff has concerns that the proposed common amenity areas don't comply with the objectives of the Village's residential planned development regulations for open space. Common amenities areas shall be designed to be enjoyable and promote safety and general welfare of the occupants. Sec. 34-1063(a)((7) requires minimum development standards for aggregation of open space to create common areas of sufficient size for passive/leisure activities. Section 34-1064(d) states that open space in excess of the minimum percentage (20%) may be required if the applicant's open space is in nonusable areas or of a nature that does not meet recreational needs of the residents.

Staff highly recommends eliminating a unit to provide an aggregated and sufficient common amenity area in a safer and healthier location.

Proposed playhouse equipment, picnic table, sitting area and croquet lawn shall be aggregated with the playground to provide more comfort, convenience, enjoyment and to promote smoothness and pleasantness in social relationships maintaining social amenities.

Note: Based on the size of the property, compliance with Sec. 34-766 (1), which is subject of Waiver #5, would limit the maximum development on the site to 5 dwelling units.

Planning, Zoning & Building Staff does not support the Residential Planned Development Site Plan with 6 waivers. However, should the Planning & Zoning Board desire to recommend approval of the proposed development, consisting of 11 rental units, staff recommends that conditional approval be subject to the following forty-four (44) conditions, along with the voluntary monetary contribution, requested by the School District to mitigate school impacts:

1. Build out date December 31, 2023.
2. Garages shall be used as a parking only. The standard lease restriction shall include prohibit the conversion of garages into habitable spaces or used as storage.
3. The standard lease restrictions shall prohibit the installation of sheds.
4. The parking of boats, commercial vehicles, or recreational vehicles shall not be anywhere except inside garages.
5. Parking of oversized vehicles that do not fit within the typical parking stall (9'x18.5') shall also be prohibited.
6. The concrete wall along the south side shall be constructed prior to issuance of any building permit.
7. No signs are proposed as part of this application.
8. A Utility/Civil Plan shall be approved by the Village Engineer and the Village Public Service Director at time of permitting.
9. Photometric plans shall be approved by the Planning, Zoning and Building Department at time of permitting.
10. Irrigation plans shall be provided at the time of permitting. Non-potable water shall be used for the irrigation

system per Village code.

11. Perimeter compatibility treatments along east side, specifically 6' privacy fence and landscaping, shall be installed prior to the issuance of the 1st Certificate of Occupancy.
12. No parking shall be allowed, under any circumstances, along the drive aisles. Residents and guest parking shall only occur within designated parking stalls.
13. The proposed 10' utility easement along the north side shall be recorded prior to issuance of the first Certificate of Occupancy.
14. Documents showing maintenance conditions of the pervious pavement shall be provided to the Village at time of permitting.
15. Landscape buffers shall only encumbered/overlapped a maximum of 5' by any utility easements. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting as needed.
16. All electric utilities shall be underground.
17. A 24" minimum pavement lettering is required for the fire lane marking and yellow lettering is required.
18. The mailbox must be relocated, it is obstructing access to the fire hydrant, plans shall be revised at time of permitting.
19. The common amenities (play area, bench, picnic table, playhouse and croquet lawn) shall be completed in their entirety, open for use and accessible to the residents, prior to the issuance of the 4th Certificate of Occupancy (40% of the project).
20. The legal instruments providing parking restrictions, 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 fee-simple townhomes or 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. Platting may be required.
21. 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)".
22. 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.
23. A root barrier shall be provided on trees that are within 12' of utility lines.
24. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
25. All mechanical equipment's and above-ground infrastructure shall be screened from view.
26. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
27. The mail pickup and delivery system shall be approved by the United States Postal Service.
28. Provide permits from all applicable permitting agencies, including but not limited to, PBC and Village of Palm Springs at the time of permitting.
29. The property owner shall register an Agent of Record, prior to issuance of a permit, to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.
30. A copy of the NPDES Notice of Intent for Generic Permit shall be submitted to the PZB Department at time of permitting.
31. A stabilized surface shall be provided at all time during construction for access by emergency vehicles.
32. 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.

33. 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.
34. 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.
35. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
36. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy/Certificate of Completion of each improvement area.
37. Absolutely no occupancy, other than construction personnel, is permitted prior to TCO/CO.
38. Photometrics must be certified by an engineer prior to CO.
39. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
40. 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.
41. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
42. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
43. At the time of CO, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.
44. The School District has requested the Applicant offer a voluntary commitment to make a contribution of \$12,913.00 to the School District of Palm Beach County prior to issuance of a building permit, based on School Capacity Availability Determination letter issued on October 28, 2019.



**Justification Statement
3922 Park Lane Rental Town Homes
Village of Palm Springs, Florida
Site Plan Applications
November 6, 2019**

Introduction

On behalf of the Developer, Park Lane Condominiums LLC (“Owner”), and Cory S. Cross (“Agent”) respectfully requests approval of this application for a Major Site Plan for one (1) property in the Village of Palm Springs. The 0.8044 acre subject property (PCN 70-43-44-18-00-000-7190) is currently a vacant undeveloped lot just west of the intersection of Park Lane and Rio Lane, and is located within the limits of the South Florida Water Management District (“subject property”). Access to the site is directly from Park Lane.

The subject property is proposed to be developed with one townhouse building of 11 units. Each unit is three stories and supports a one-car garage with 2.18 additional parking spaces. The proposed site plan indicates a total of 11 rental townhouse units. Based on the acreage and the permissible density the parcel can support up to 15 units based on the maximum allowable units per acre ($19 \times .80 = 15.20$).

The subject is not requesting any change to the zoning designation (RM) or Comprehensive Plan (High Density Residential).

Site Plan

This application consists of a Major Site Plan approval with a Residential Planned Development overlay. The subject application will be utilizing the specific residential planned development standards as indicated below.

According to the Village of Palm Springs Code of Ordinances (Section 34-1064 Residential Planned Developments – Certification Standards), an application for Site Plan approval must take the following standards into consideration:

- A. Minimum setbacks for principal structures:
 - a. Front (Street): 25 feet (25'-0 ½" feet provided),
 - b. Side (Interior): 20 feet (15'-9" feet provided)
 - c. Side (Corner): 25 feet (N/A)
 - d. Rear: 20 feet (48'-1 ½" feet provided);

- B. Minimum lot size of 3 acres (Minimum lot size is 0.8044 acres) - See Waiver Chart below
- C. Maximum lot coverage of 40% (22.44% building coverage provided).
- D. Minimum total open space of 35% of the gross land area of which 20% shall be common amenity area (42.62% open space provided, 20.03% common amenity open space provided).

Compliance with Performance Standards for a planned development (Sec. 34-1063):

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

Response: The applicant is providing a walkway on the east side of the driveway only, since a walkway on the west side would not lead to any building and would not be used. This walkway connects each unit to the street sidewalk.

- b) Consolidation of smaller parcels into a larger, unified development project.

Response: Not applicable to this proposed request.

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

Response: There is only one driveway and curb cut. There are no secondary streets or alleys adjacent to the site.

- d) Shared parking arrangements to reduce impervious surfaces and promote efficient use of facilities.

Response: The adjacent properties do not have parking arrangements that would allow for shared parking or cross access.

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

Response: 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 must be dedicated as guest parking spaces. The applicant will limit each tenant to two cars per unit in their lease.

- f) Pedestrian-scale street lighting along sidewalks and pedestrian ways.

Response: The proposed site plan provides pedestrian scale street lighting along the proposed sidewalks and pedestrian ways. Wall mounted lighting is proposed at the front and rear of each of the townhomes.

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

Response: The proposed site plan has one open space encompassing all the common area for passive/leisure activities.

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

Response: The proposed site plan provides continuity of sidewalks and pathways to the usable open spaces.

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

Response: The applicant is providing landscape areas and planting between each of the unit's private walkways and driveways.

- j) Promote streetscape where feasible, with maintenance agreements assigning responsibility to adjacent properties.

Response: The streetscape landscape is found on the north side of the site. The project will be under single ownership who will have responsibility for all maintenance.

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

Response: Not applicable to this proposed request

- l) Building setbacks or setbacks to respect existing scale and massing of adjacent neighborhoods and promote compatibility.

Response: The proposed development is in compliance with building setbacks on the north, south, and west sides. A waiver is requested for the east setback (4'-9") and is compatible with the residential multifamily uses to the east, west, and southwest of the subject property. The building is physically designed as townhouses, rather than as an apartment building, to attract families. The building height is two stories on the east side and three on the west (interior) side, and stepped back on both the west and east sides. It is further staggered in plan to produce a façade with multiple

faces. Variations in wall texture and roof heights further break up the mass of the building. The building has roof height of 30'-2 3/4", which is less than allowed height of 35'.

The site is well buffered with abundant landscaping and a six foot high solid vinyl fence on the west, south, and east sides. Additional trees have been added on the east side of the building to provide screening for the properties to the east.

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

Response: The proposed development will provide a unique, self-confident building design, and will not have any metal buildings. Please refer to the colored rendering for further information.

- n) Buffers between differing uses to include a masonry wall and landscaping to promote compatibility.

Response: Not applicable to this proposed request as adjacent properties are High Density Residential FLU designation.

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

Response: The proposed site plan is providing 24' for double vehicular drive aisles and is seeking a waiver to allow for the reduction of two feet in the minimum required double vehicular drive aisle pursuant to Sec. 34-1328. It is anticipated that the proposed development has adequate vehicular circulation and does not negatively impact existing roadway conditions.

Objectives of a planned development include the following (Sec. 34-1062):

- 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". – **11 proposed residential townhouse units will not have any adverse impact on the village's character.**
- 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 proposed development has a High Density Residential FLU designation which is the same as the surrounding properties.**

- c) To enhance landscaped open space and streetscapes – **The applicant is providing extra plant materials in all landscaped areas.**
- 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; - **Minimum total open space of 35% of the gross land area of which 20% shall be common amenity area (42.62% open space provided, 20.03% amenity open space provided).**
 - b. Ability to aggregate adjacent lots or parcels, and/or eliminate nonconformities – **There is just one property.**
 - c. Location of access drive and sidewalks to promote circulation and access - **Access to the site is directly from Park Lane.**
 - d. Building coverage – **Maximum lot coverage of 40% (22.80% building coverage provided).**
 - 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. The project is required to have 35 parking spaces and provides 35 spaces.**
 - f. Landscape buffers and screening mechanisms to enhance aesthetics and promote compatibility - **All mechanical equipment (i.e. 3' x 3' A/C Pad) have been screened from view to enhance aesthetics and promote compatibility**
 - g. Adequate lighting for security and pedestrian/vehicular safety – **Four light poles have been provided along the parking lot and driveway and one light pole has been provided to the south at the Y turn. Wall mounted lighting has been provided to the rear of each of the townhouse units.**
 - 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**

Currently, the subject property supports a Future Land Use Map designation of High Density Residential and is within the Residential Multi-Family (RM) zoning district. See attached survey for detail of subject property boundary. Below is a summary of surrounding properties:

Adjacent Lands	Uses	FLU	Zoning
Subject Property (Proposed)	Townhouse	High Density Residential	RM w/PD Overlay
North	Single Family	Low Density Residential	RM
South	Single Family	High Density Residential	RM
East	Multi-Family	High Density Residential	RM
West	Multi-Family	High Density Residential	RM

Existing Conditions

The subject site is located in Township 44S, Range 42E, Section 18 in Palm Beach County, FL.

The site is also located within the limits of the Village of Palm Springs and the SFWMD C-51 Basin and LWDD.

The property is currently a vacant undeveloped area along Park Lane.

Proposed Conditions

The subject site is proposed to be developed with one (1) two story townhouse building with a total of 11 units with associated infrastructure including paved access, driveways, water, wastewater and storm water management system.

Exfiltration trench and pervious paving are proposed to meet water quality requirements and C-51 compensating storage requirements.

The proposed storm water management system will comply with current governing agencies requirements as dictated by SFWMD, LWDD and PBC Land Development.

Water Quality

Water Quality will be provided for the greater of 1" over the site or 2.5" times the percentage of impervious and will be provided in the proposed exfiltration trench.

Water Quantity

Water Quantity will be provided in accordance with SFWMD criteria in on-site exfiltration trench with positive legal outfall via overland flow through a bubble up structure to Park Lane.

Elevations on site are entirely above SFWMD C-51 Basin flood plain elevation 12.7 NGVD.

Proposed Land Use

Building/Roof Area = 0.18 acres
Pervious Paving = 0.28 acres
Open Space Area = 0.29 acres
Front Walks/Driveway/Patios = 0.04 acres
Total Area = 0.79 acres

Waiver Chart				
WAIVER	CODE SECTION	REQUIRED	PROVIDED	WAIVER REQUEST
1	Sec. 62-73(3)	25'-0" minimum to residential property	11'-10" setback distance	To allow for the reduction of 13'-2' in the minimum required distance
	Dumpster Enclosure Setback			
2	Sec. 34-1328	26'-0" for 90 degree parking drive isles	24'-0" drive isle width	To allow for the reduction of two feet in the minimum required vehicular drive isle
	Parking Drive Width			
3	Sec. 34-766	Minimum lot area for 11 units shall be 91,000 SF (2.09 acres)	0.8044 acres	To allow for the reduction of 1.2856 acres in the minimum acreage requirement for a residential planned development
	Property Development Regulations			
4	Sec. 34-1064 (e)(1)b	Setback - Side (interior).- 20'-0" min.	15'-9"	To allow for the reduction of 4'-3' in the minimum required distance
	Residential Planned Developments			
5	Sec. 34-1064 (c)	Residential planned developments shall be no less than three acres.	0.8044 acres	To allow for the reduction of 2.1956 acres in the minimum acreage requirement for a residential planned development
	Residential Planned Developments			
6	Sec. 34-1063 (a)(1)	A sidewalk is required on both sides of the driveway.	1 sidewalk	To allow for the reduction to one sidewalk
	Residential Planned Developments			

Waiver Standards:

Requests for waivers shall be submitted in writing and shall address the following criteria:

- 1. The request is in harmony with and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code and that such waiver will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare.*
 - a. Waiver 1: The waiver for minimum required dumpster enclosure setback reduction is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.**
 - b. Waiver 2: The waiver for minimum required vehicular drive isle reduction is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.**
 - c. Waiver 3: The waiver for minimum acreage requirement reduction for a RM district is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.**
 - d. Waiver 4: The waiver for the reduction of an interior setback for a residential planned development is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.**
 - e. Waiver 5: The waiver for minimum acreage requirement reduction for a residential planned development is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.**
 - f. Waiver 6: The waiver for sidewalk requirement reduction for a residential planned development is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.**
- 2. The request results from innovative design in which other minimum standards are exceeded.*

- a. **Waiver 1:** The exterior appearance of the enclosure will be enhanced with lap siding texture and enhanced mouldings.
 - b. **Waiver 2:** The reduction of driveway width will reduce the amount of impervious area. Drivers requiring extra back-up space will be able to use the garage driveways for additional room.
 - c. **Waiver 3:** The project utilizes an underdeveloped lot, which is too large for a current single family home, and too small for a conventional multi-family development. Typical SF lots in this neighborhood are about 0.2 acres, or about $\frac{1}{4}$ the size of this site.
 - d. **Waiver 4:** The side yard setback request is to allow for the staggering of the townhouse units to produce a varied and interesting façade.
 - e. **Waiver 5:** The project utilizes an underdeveloped lot, which is too large for a current single family home, and too small for a conventional multi-family development. The design allows better emergency vehicle access than several single family lots.
 - f. **Waiver 6:** The proposed sidewalk provides access to all units and parking areas. A second sidewalk would be unused and result in the loss of landscape area.
3. *The request demonstrates that granting of the waiver will result in preservation of valuable natural resources, including drainage and recharge areas, natural areas, etc.*
- a. **Waiver 1:** The granting of this waiver will have not any detrimental effect on natural resources or natural areas.
 - b. **Waiver 2:** The granting of this waiver will have not any detrimental effect on natural resources or natural areas.
 - c. **Waiver 3:** The granting of this waiver will have not any detrimental effect on natural resources or natural areas.
 - d. **Waiver 4:** The granting of this waiver will have not any detrimental effect on natural resources or natural areas.
 - e. **Waiver 5:** The granting of this waiver will have not any detrimental effect on natural resources or natural areas.
 - f. **Waiver 6:** The granting of this waiver will have not any detrimental effect on natural resources or natural areas.
4. *The request demonstrates public benefits to be derived, including but not limited to such benefits as dedication of rights-of-way, extensions of pedestrian linkages outside of the project boundaries, preservation of open areas and use of desirable architectural, building, and site design techniques.*

- a. **Waiver 1: Not applicable to this waiver request**
- b. **Waiver 2: Not applicable to this waiver request**
- c. **Waiver 3: Not applicable to this waiver request**
- d. **Waiver 4: Not applicable to this waiver request**
- e. **Waiver 5: Not applicable to this waiver request**
- f. **Waiver 6: Not applicable to this waiver request**

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

- a. **Waiver 1: Additional landscape materials have been placed to screen the enclosure.**
- b. **Waiver 2: Not applicable to this waiver request**
- c. **Waiver 3: Not applicable to this waiver request**
- d. **Waiver 4: The building is stepped back both horizontally and vertically so that its apparent mass is greatly reduced. Additional trees have been placed along the property line to screen the building.**
- e. **Waiver 5: Not applicable to this waiver request**
- f. **Waiver 6: Not applicable to this waiver request**

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

- a. **Waiver 1: There are no economic issues being used to justify this waiver.**
- b. **Waiver 2: There are no economic issues being used to justify this waiver.**
- c. **Waiver 3: There are no economic issues being used to justify this waiver.**
- d. **Waiver 4: There are no economic issues being used to justify this waiver.**
- e. **Waiver 5: There are no economic issues being used to justify this waiver.**
- f. **Waiver 6: There are no economic issues being used to justify this waiver.**

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

- a. **Waiver 1: Not applicable to this waiver request**
- b. **Waiver 2: Not applicable to this waiver request**
- c. **Waiver 3: Not applicable to this waiver request**
- d. **Waiver 4: The building is physically designed as townhouses, rather than as an apartment block, to attract families. Each unit**

has three bedrooms, a single car garage, and a backyard with a patio. The east side of the building is two stories high, which is typical of other nearby structures. The building is staggered in plan to produce a facade with multiple faces. Variations in wall textures further break up the mass of the building. A 15'-9" setback is compatible with existing and potential land uses adjacent to the site, since the surrounding RM districts permit a side yard setback of 15'.

- e. Waiver 5: Not applicable to this waiver request
- f. Waiver 6: Not applicable to this waiver request

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

- a. Waiver 1: Not applicable to this waiver request
- b. Waiver 2: Not applicable to this waiver request
- c. Waiver 3: Not applicable to this waiver request
- d. Waiver 4: Not applicable to this waiver request
- e. Waiver 5: Not applicable to this waiver request
- f. Waiver 6: Not applicable to this waiver request

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

- a. Waiver 1: Not applicable to this waiver request
- b. Waiver 2: Not applicable to this waiver request
- c. Waiver 3: Not applicable to this waiver request
- d. Waiver 4: Not applicable to this waiver request
- e. Waiver 5: Not applicable to this waiver request
- f. Waiver 6: Not applicable to this waiver request

Parking:

Required Parking:

Multi Family Dwellings – 2.5 Spaces per Unit @ 11 units = 28 Spaces + 25% of the total required parking = 7

Total: 35 spaces

Parking Provided: 35 Spaces

On behalf of Park Lane Condominiums LLC and Cory S. Cross we respectfully request your approval of these applications for a Major Site Plan approval.

3922 PARK LANE

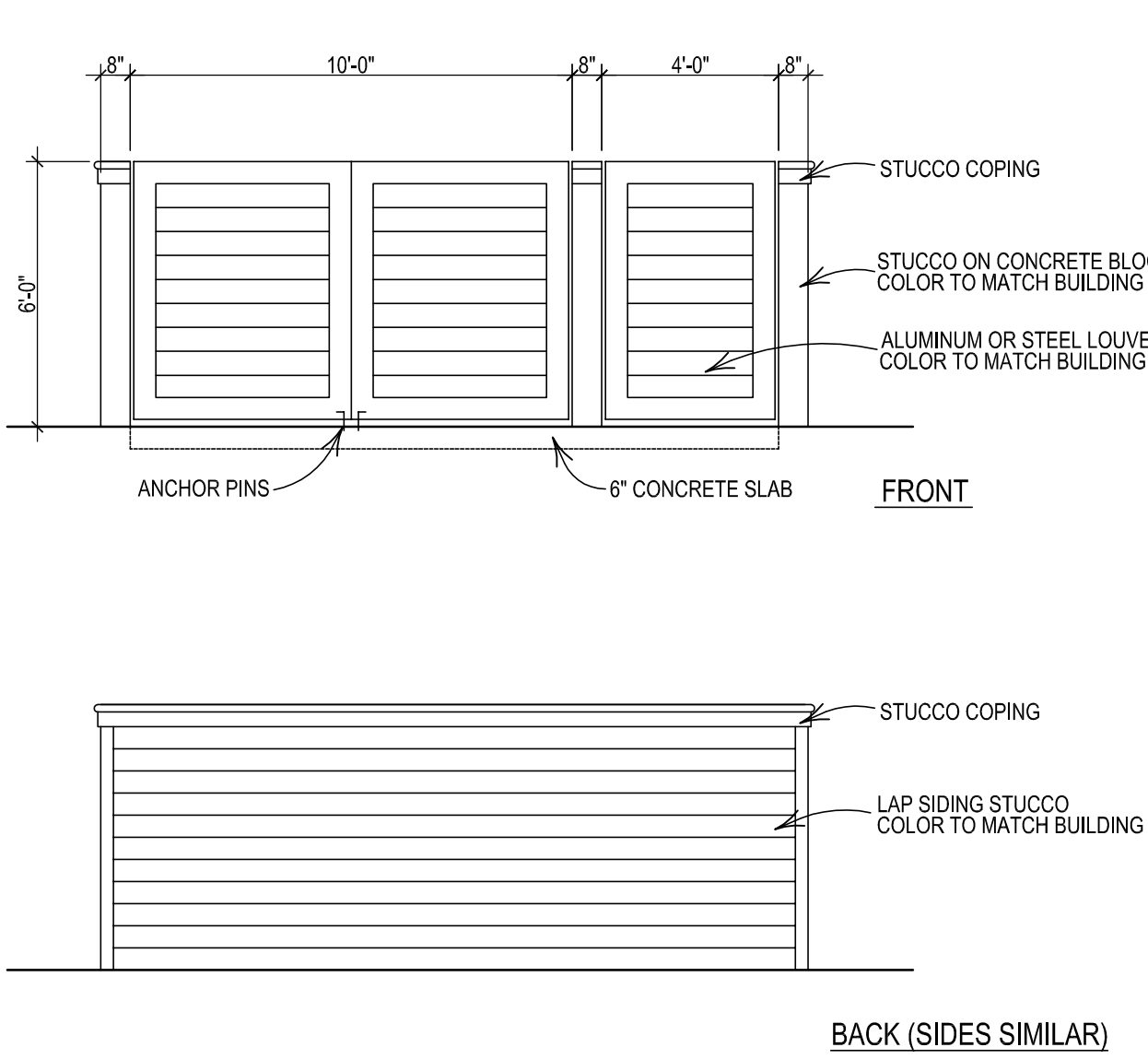
PROJECT COMPATIBILITY WITH THE NEIGHBORHOOD

The proposed project is compatible with the neighborhood in use, massing, and buffering.

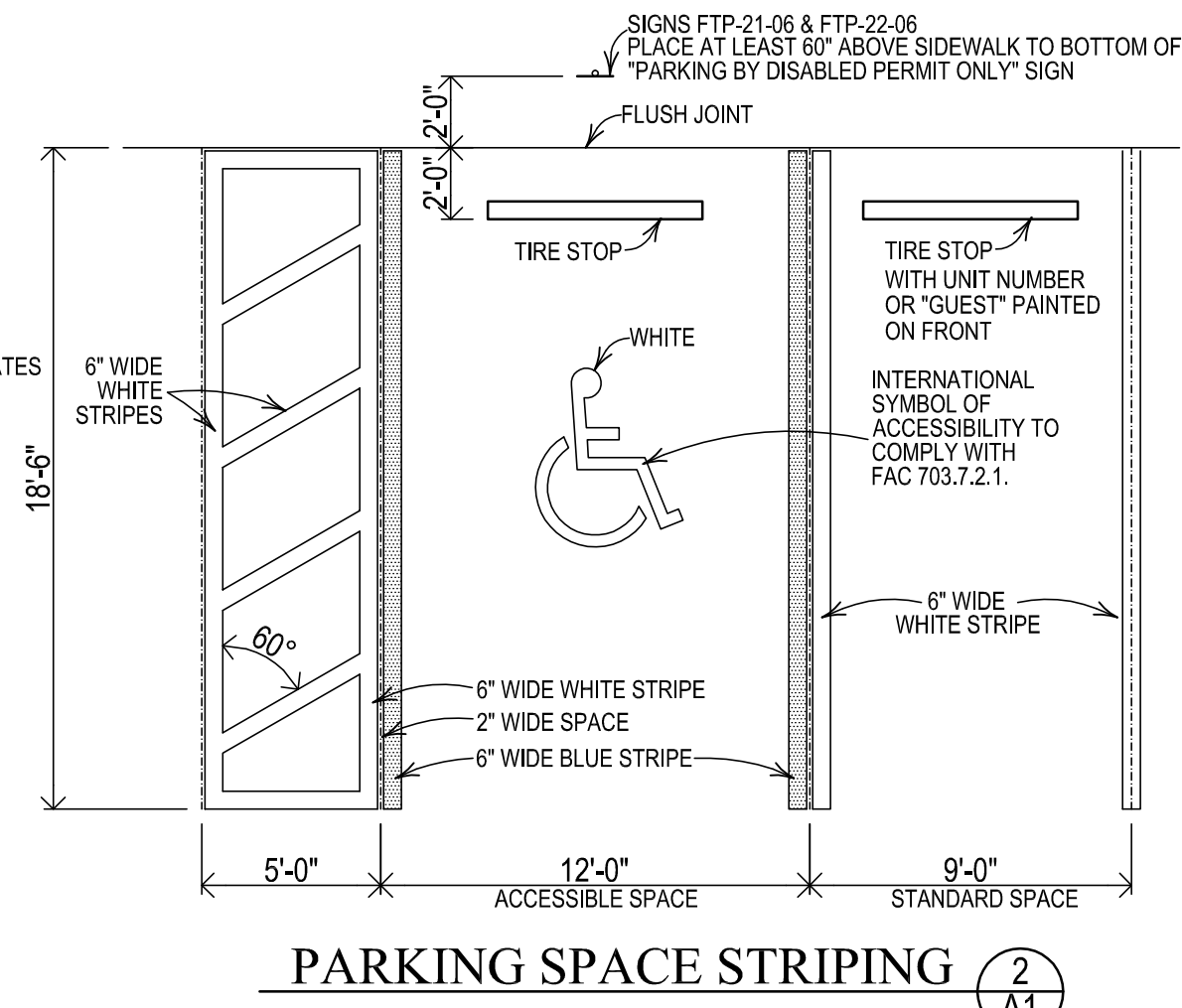
Multi-family uses are adjacent to the site on the west and east. A two story townhouse development is to the southwest.

The building is physically designed as townhouses, rather than as an apartment block, to attract families. Each unit has three bedrooms, a single car garage, and a backyard with a patio. The building height is stepped back on both the west and east sides. It is further staggered in plan to produce a façade with multiple faces. Variations in wall texture and roof heights further break up the mass of the building.

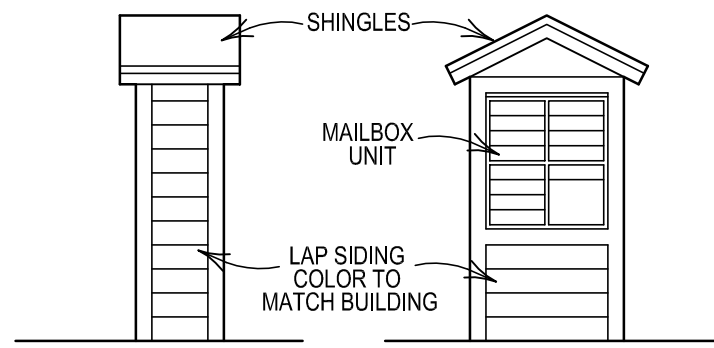
The site is well buffered with abundant landscaping and a six foot high solid vinyl fence on the west, south, and east sides. Additional trees have been added on the east side of the building to provide screening for the properties to the east.



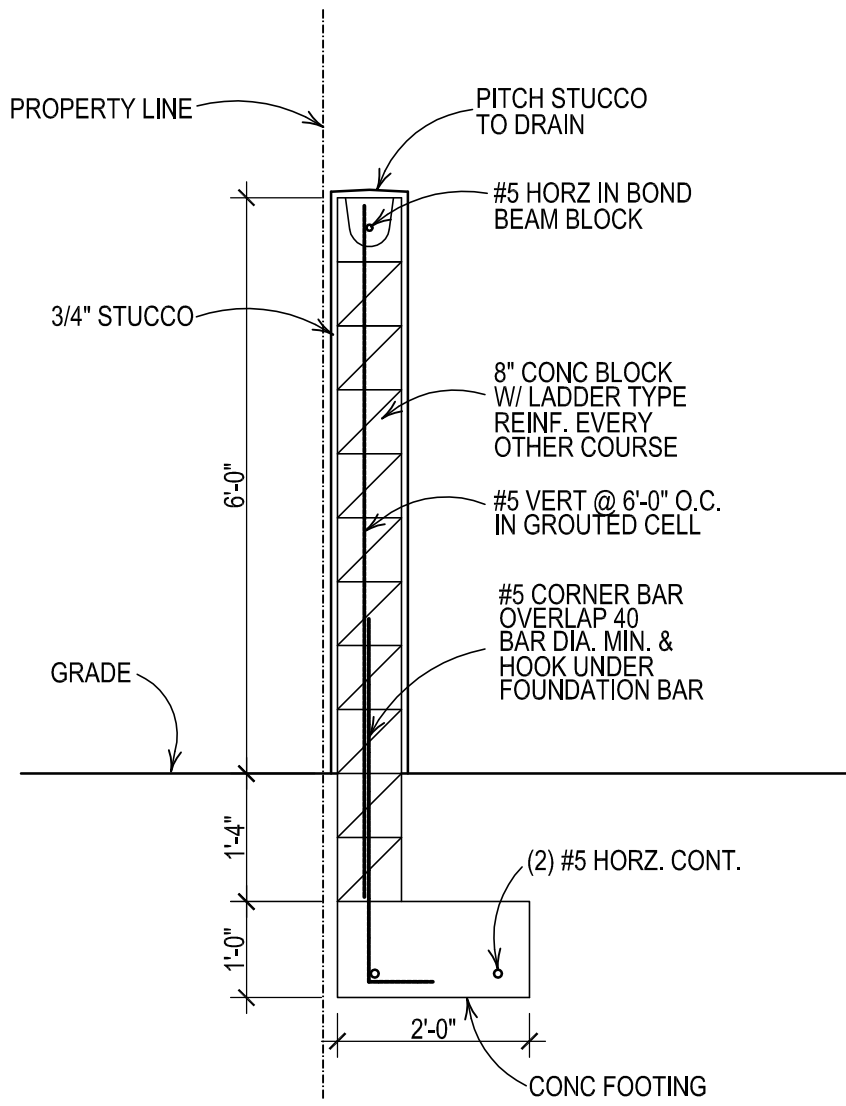
DUMPSTER ENCLOSURE
SCALE 1/4" = 1'-0"



PARKING SPACE STRIPING



MAILBOX KIOSK
SCALE 1/4" = 1'-0"



6' HIGH WALL

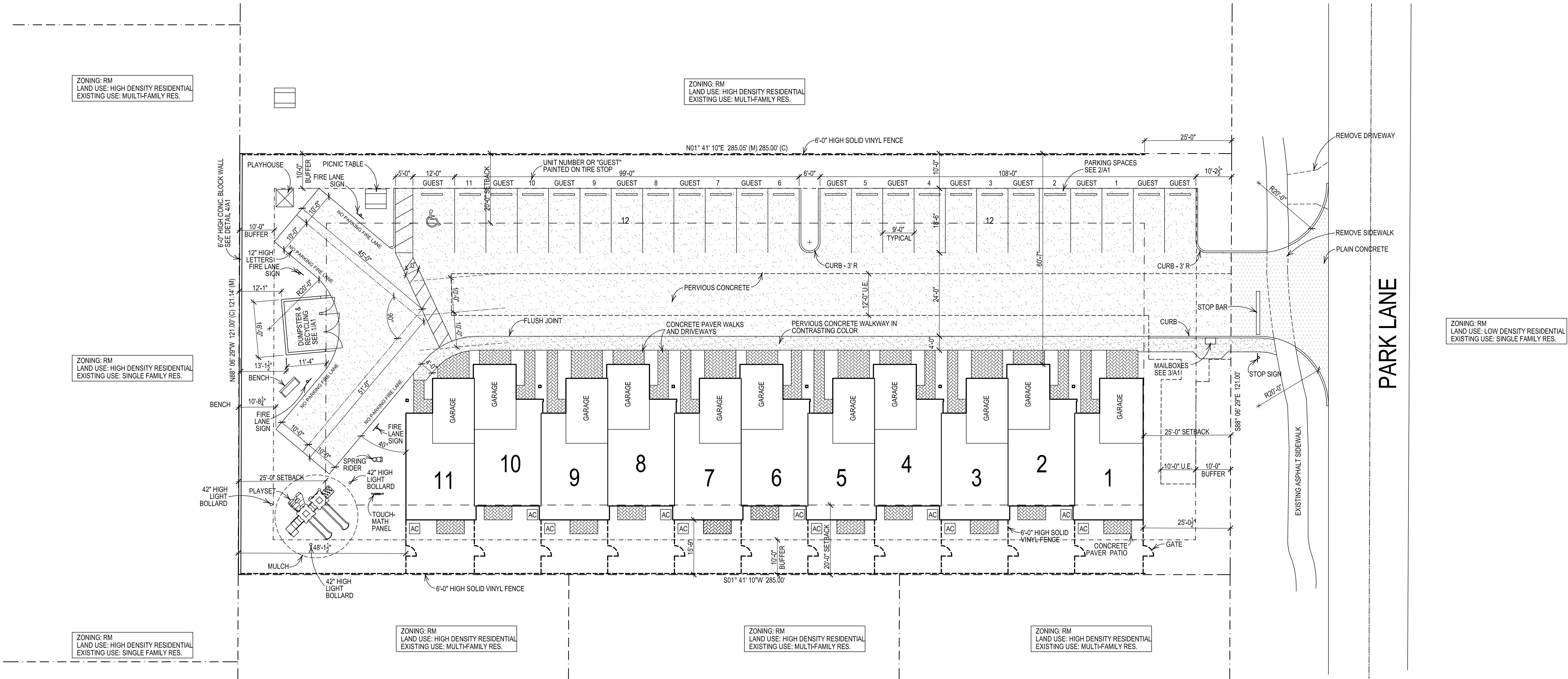
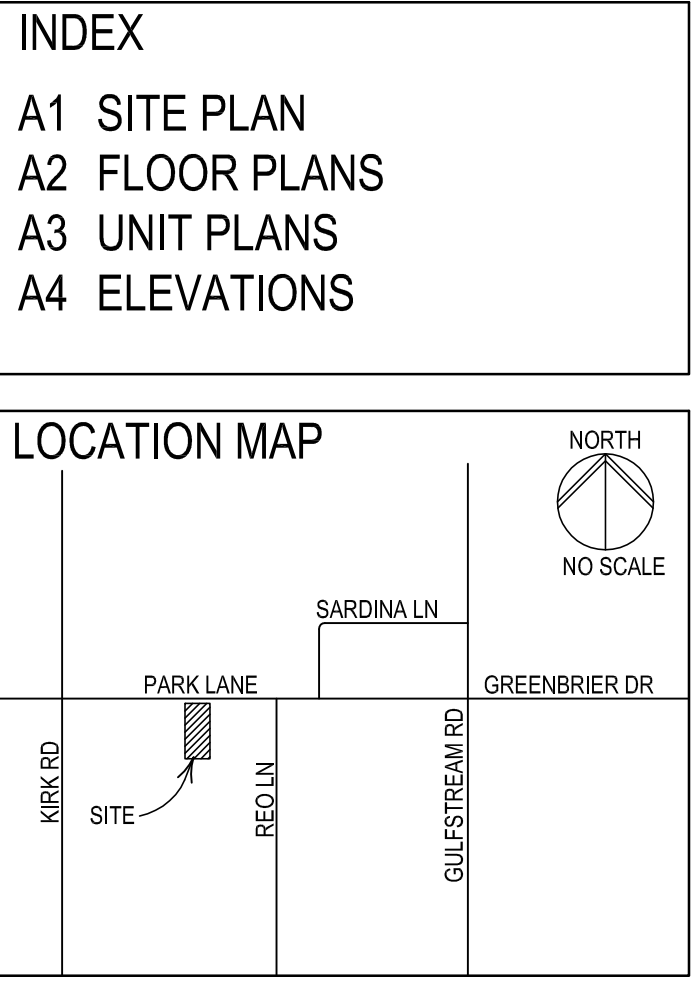
WAIVERS REQUESTED			
CODE SECTION	REQUIRED	PROPOSED	WAIVER
DUMPSTER SETBACK - SEC. 62-73(3)	25'-0"	12'-1"	12'-11"
PARKING DRIVE WIDTH - SEC. 34-1328	28'-0"	24'-0"	2'-0"
MIN. DEVELOPMENT SIZE - SEC. 34-1084(G)	3 ACRES	0.8044 ACRES	1.1956 ACRES
EAST SETBACK - SEC. 34-1084(e)(1)(b)	20'-0"	15'-9"	4'-11"
MIN. LOT AREA - SEC. 34-766(1)	2.09 ACRES	0.8044 ACRES	1.2896 ACRES
SIDEWALKS PROVIDED - SEC. 34-1083(a)(1)	2	1	1

PARKING DATA		
USE	REQUIREMENT	PROVIDED
MULTI FAMILY	2.5 SPACES PER UNIT	27.5 SPACES
	25% FOR GUESTS	6.875 SPACES
TOTAL REQUIRED		35 SPACES
TOTAL PROVIDED		35 SPACES
HC SPACES REQUIRED		1 SPACE
HC SPACES PROVIDED		1 SPACE

FIRE SPRINKLER
THE BUILDING WILL HAVE FIRE SPRINKLER PROTECTION.

FIRE LANE SIGN
THE FIRE LANE SIGN SHALL BE A MINIMUM OF 12" X 18" WITH A WHITE BACKGROUND AND RED LETTERS AND SHALL BE A MAXIMUM OF SEVEN FEET IN HEIGHT FROM THE ROADWAY TO THE BOTTOM OF THE SIGN.

SITE DATA	
CURRENT ZONING: RM	
PROPOSED ZONING: RM	
CURRENT F.U.: HIGH DENSITY RESIDENTIAL	
SITE AREA: GROSS - 35,040 SF (0.8044 ACRES) NET - 34,485 SF (0.7916 ACRES)	
PARCEL CONTROL NUMBER: 70-43-44-18-00-000-7190	
PRIMARY USE: MULTI-FAMILY RESIDENTIAL	
NUMBER OF UNITS: 11	
BUILDING FOOTPRINT	7,862 SF
DUMPSTER PAD	246 SF
AC PADS	99 SF
TOTAL	8,207 SF
PARKING, DRIVEWAY, & CURBS	11,680 SF
SIDEWALK	978 SF
UNIT WALKWAYS & DRIVEWAYS	1221 SF
PATIOS	352 SF
TOTAL PAVEMENT	14,231 SF
IMPERVIOUS PAVING	14,231 X 75% = 10,674 SF
TOTAL IMPERVIOUS AREA	8,207 + 10,674 = 18,881 SF (54.75%)
AREAS	
OPEN SPACE	35% - 12,196 SF 42.62% - 14,697 SF
MAX. IMPERVIOUS/SEMI-IMPERVIOUS	55% - 18,966 SF 54.75% - 18,881 SF
MAX. LOT COVERAGE	40% - 13,793 SF 22.80% - 7,862 SF
MIN. COMMON AMENITY	20% - 2,439 SF 20.03% - 2,443 SF
SETBACKS	
NORTH	25'
SOUTH	25'
WEST	20'
EAST	20'
MAXIMUM BUILDING HEIGHT:	MAX. ALLOWED = 35'-0" 3 STORIES
	PROPOSED = 30'-2 3/4" 3 STORIES
MAXIMUM LOT COVERAGE	MAX. ALLOWED = 40% 3 STORIES
	PROVIDED = 22.80%



Trees and Palms

Shrubs and Groundcover

* NATIVE SPECIES

SHRUBS MINIMUM 30" HT., 18" SPREAD AT TIME OF PLANTING

TOTALS	47 TREES	39 TREES; 64 PALMS
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008 EAGLES NEST DRIVE JUPITER FL 3458

PONE: 51-758-79

EMAIL: DLNLADESIGN@AOL.COM

FLA. REGISTRATION: ☐1521

TO THE BEST OF MY KNOWLEDGE
THESE DRAWINGS COMPLY WITH
APPLICABLE BUILDING CODES

CORY S CROSS

AR 112 ☐ 4
25 ☐ Pe ☐ erw ☐ d Circle S ☐ N ☐ rt ☐ Pal ☐ Beac ☐ FL ☐ 410
5 ☐ 1-281-09 ☐ 0

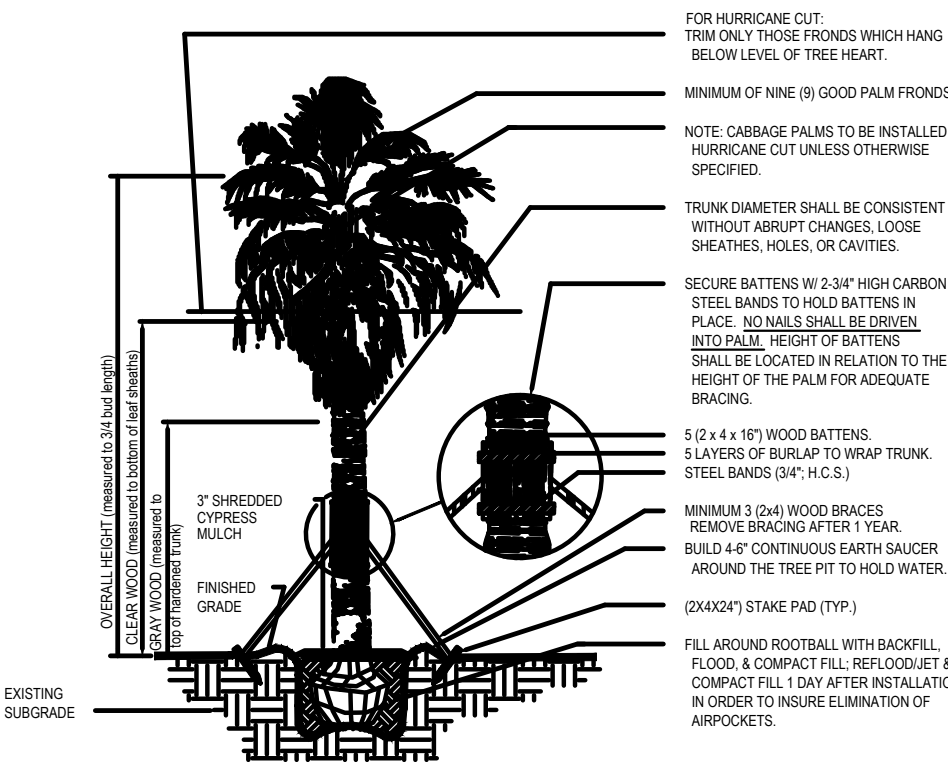
L1

1. **SCOPE OF WORK**
A. The scope of work includes furnishing all plants, materials, equipment and labor necessary for planting plant materials indicated on the Drawings, and/or in the Specifications.
2. **QUALITY ASSURANCE:**
A. Landscape contractor to be regularly engaged in the installation of living plant material. Labor crews shall be controlled and directed by a landscape foreman well versed in landscape installation, plant materials, reading blueprints and coordination between the job and nursery. The landscape contractor shall carry any necessary insurance and protect the Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract and all of his workers shall be covered by Workmen's Compensation Insurance.
- B. The landscape contractor and irrigation contractor must coordinate scheduling and layout prior to commencement of material installation. If necessary, the landscape contractor and irrigation contractor may agree to minor adjustment in sprinkler layout, head type or quantity, in response to specific plant needs. The Landscape Architect must be notified of any such changes.
3. **MATERIALS:**
3.1 **PLANT MATERIALS:**
A. All plant materials shall be nursery grown unless otherwise noted. Abbreviations on plant list:
C.W. clear wood
G. gallon
Spr. spread
C.T. clear trunk
O.A. Overall height
O.C. on center
HT. height
D. diameter
B. Quality and Size: Plants shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before turning with branches in normal position. Any necessary adjustments at the time of planting. Requirements for measurements, branching, grading, quality, baling and burlapping of plants in the plant list generally follow the code of standards currently recommended by the American Association of Nursery Stock. Plant materials shall be graded Florida No. 1 or better, as outlined under Grades & Standards for nursery plants, state Plant Board of Florida. Plants that meet the requirements specified, but do not have normal balance of height and spread typical for the respective plant, shall not be accepted. All plants shall be free of weeds or any other objectionable vegetation.
- C. Quantities: All quantities indicated on the plant list are intended as a guide for the bidders and does not relieve the bidder of his responsibility to do a comprehensive plant take off. Shall a discrepancy occur between the bidder's take off and the plant list quantity, the Landscape Architect is to be notified for clarification prior to the submission of bid.
- D. Substitution: Plant substitution requests by the contractor will be considered by the Landscape Architect only upon submission of proof that any plant is not obtainable in the type and size, as specified. The Landscape Architect shall determine the nearest equivalent replacement in an obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without approval of the Owner.
- 3.2 **COMMERCIAL FERTILIZER:**
A. Commercial fertilizer shall be an organic 13-3-13 LESCO fertilizer containing nitrogen phosphoric acid and potash available plant food by weight. Nitrogen shall not be less than 50% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site unopened in original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes soaked or otherwise damaged shall not be acceptable.
- B. Planting tablets shall be tightly compressed, long lasting, slow release fertilizer tablets weighing 21 grams, with a potential acidity of not more than 5% by weight and having an analysis of 20-10-5.
- 3.3 **PEAT:**
A. Peat shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition free from lumps.

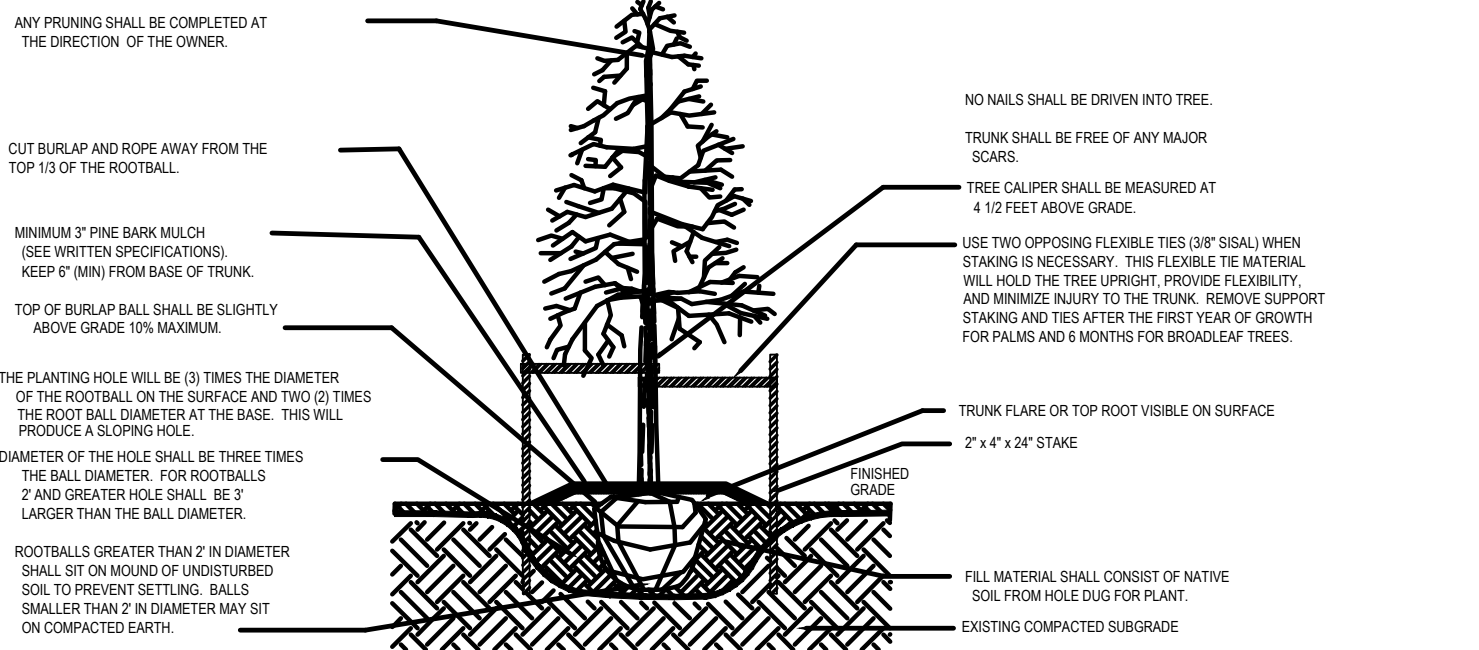
- 3.4 **PLANTING SOIL:**
A. Planting soil shall be sandy loam and shall contain a 25% minimum amount of decomposed organic matter. Planting soil shall be free of clay, stones, plants, roots, and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth. Soil shall be delivered in a loose friable condition and applied in accordance with the Planting Specifications.
- 3.5 **MULCH:**
A. Mulches shall not contain sticks larger than 1/4 inch in diameter, stones, or other foreign material that will prevent the eventual decay of the mulch necessary for its complete effectiveness.
- 3.6 **WATER:**
A. Water for planting will be available at the site and will be provided by the Owner. Landscape Contractor shall not assume that the irrigation system will be operational at the time of planting. It is the responsibility of the Landscape Contractor to provide all the required water necessary to maintain the plant material in a healthy growing condition. The watering may include deep watering of trees and watering of shrub and ground cover areas. Any plant materials that die or that are not in a healthy growing condition due to lack of water shall be replaced at no additional cost to the Owner.
4. **EXECUTION**
4.1 **PROTECTION OF PLANTS:**
A. Root Protection:
1. Balled and Burlapped Plants: Plants designated B & B (balled and burlapped) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root systems necessary for full recovery of plant. Balls shall be firmly wrapped with burlap or similar materials and bound with twine, cord, or wire mesh. All collected plants shall be balled and burlapped.
2. Container Grown Plants: Plants grown in containers will be accepted as B&B, providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the Plant List and on the Drawings, and shall not be governed by container sizes. Minimum root balls of container grown material shall be no more than 25% less proportionately in size than that stated in "Grades and Standards" for nursery plants. These plants shall have been grown in the container for a maximum of two years prior to installation and shall exhibit a fully developed root system when removed from the container.
- B. Protection During Transporting: All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.
- C. Protection After Delivery: Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch, or other protection from the drying of wind and sun. All plants shall be watered as necessary until planted. Storage period shall not exceed forty-eight (48) hours.
- D. Protection of Palms (If Applicable): Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling.
- E. Clear Trunk shall be as specified after the minimum of fronds have been removed. Cabbage Palms shall have a sufficient ball size for rapid growth and acclimation. Burn marks on trunks shall be removed. Cabbage Palm heads shall be tied with a burlap strip to be left in place until the tree is well established.
- F. Protection During Planting: Trees moved by winch or crane shall be thoroughly protected from chain marks, grinding or bark splurge by means of burlap, wood battens or other approved methods.
- 4.2 **PLANTING OPERATIONS:**
A. Layout: Location for plants and outline of areas to be planted are indicated on the Drawings. All plant locations shall be staked in the field by the Contractor, to the satisfaction of the Landscape Architect. Where construction or utilities below ground or overhead are encountered, or where changes have been made in the construction, necessary adjustments will be approved by the Landscape Architect.
- B. Soil Preparation: Apply pre-planting herbicide of Round-up or equal. Soil used shall be as herein before specified under "Planting Soil", thoroughly mixed with peat to produce 25% peat by volume. The soil should be in a relatively dry state and mixed thoroughly by hand or rotary mixer. All planting areas shall be treated with an approved pre-emergent according to the manufacturer's specifications. (Ronstar, Eptam, or equal).
- C. Excavation for Planting: Excavation of plant pits shall be circular in outline and shall blend with the required subgrades as specified hereunder. The minimum depth of plant pits specified below shall be measured from the finish grade. Mass planting beds shall be striped of all vegetation prior to planting. Use acceptable excess excavated topsoil to form watering berms (saucers) around plants; use 20% of excavated material and mix with topsoil for backfill. Remove all excess material to dump site as directed by Owner.
- D. Balled and Burlapped Plants: After final setting, loosen burlap wrapping exposing the top of the rootball, leaving the ball unbroken. Remove excessive amounts of burlap to eliminate voids which may be caused upon decomposition.
- E. Container Grown Plants: Container grown plants shall, when delivered, have sufficient growth to hold their intact when removed from container and shall not be root bound. Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root balls and containers shall be removed carefully to prevent damage to plant or root systems.
- F. Testing for Drainage: Test fill all tree pits with water before planting to assure proper drainage percolation is available. Pits which are found not to be adequately draining shall be excavated to a depth sufficient for drainage and backfilling with gravel or crushed rock. No allowances will be made for lost plants due to improper drainage.
- G. Pit sizes: Minimum diameter (width) and depth of planting pits for balled and burlapped, and container grown plants, shall be as follows:
1. Diameter - Trees: 18" greater than diameter of ball or spread of roots.
2. Diameter - Shrubs: 6" greater than diameter of ball or spread of roots.
3. Depth - Trees and Shrubs: 4" greater than depth of ball or roots to provide 4" of topsoil backfill under the rootball. (Large heavy trees and shrubs may sit directly on unexcavated pit bottom if it is determined that undue settlement may occur.)
4. Depth - Vine Groundcovers: Pits shall conform to accepted nursery practice for the particular species and equal the plant pot depth plus one (1) inch.

- 4.2 **PLANTING OPERATIONS (CONT.):**
H. Backfilling: when the plant pit has been excavated as specified previously and the plant has been set, the pit shall be backfilled with planting soil at the following rates:
One-quarter cubic yard per tree
One cubic yard per 25 7gal (left)
One cubic yard per 50 shrubs 3 gal.
One cubic yard per 100 1 gal. (ground cover)
- I. Setting Trees and Shrubs: Unless otherwise specified, all trees and shrubs shall be planted in pits, centered, and set on four inches (4") of compacted planting soil to such depths that the finished grade level of the plant after settlement shall be the same as that at which the plant was grown. They shall be planted upright and faced to give the best appearance or relationship to adjacent structures. No burlap shall be pulled out from under the balls. Platforms, wire and surplus binding from top and sides of the balls shall be removed. All broken or frayed roots shall be cut off cleanly. Soil shall be placed and compacted thoroughly, avoiding injury and shall be settled by watering. No filling around trunks will be permitted. After the ground settles, additional soil shall be filled in to the level of the finished grade allowing for two inches (2") of mulch. Form a shallow saucer around each plant by placing a ridge of soil along the edge of the plant pit. This ridge shall be one inch (1") high for each one inch (1") caliber of trunk to a maximum of four inches above grade.
- J. Setting Palms: All palms shall be planted in sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering. Saucer areas shall be top dressed two inches (2") deep with topsoil raked and left in a neat, clean manner.
- K. Fertilizing: When setting trees, palms and shrubs place in each plant hole Planting Tablets, 20-10-5 formula, 21 gram, according to the following:
1 - gallon can - 1 tablets
2 - 1/2 gallon can - 2 tablets
B & B Shrubs and Trees - 1 tablet for every 20" around circumference of root ball above middle of ball.
- L. Correct placement of Tablets: Position the plant in the hole and backfill no higher than halfway up the root ball. Place the recommended number of tablets evenly around the perimeter of, and immediately adjacent to, the root ball at a depth which is between the middle and the bottom of the rootball. Complete backfilling as described above under setting trees, palms and shrubs.
- M. Pruning: Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual species with as much height and spread as is practicable. Make all pruning cuts with a sharp instrument flush with trunk or adjacent branch, in such a manner as to ensure elimination of stubs. "Headcut" cuts, 45 degree angle to line of growth, will not be permitted and trees will not be potted or topped. Point all cuts 1/2" in diameter and larger with approved waterproof antiseptic free paint and remove trimmings from site.
- N. Guying and Staking: Guy all trees 1-1/2" in caliper and greater in three (3) directions with double strands of No. 12 galvanized wire attached to approved anchors driven below grade. When securing wires to trees, cover any wires which come in contact with any part of tree with new rubber hose. Place guys not less than 1/3 of the height of tree above finished grade and above substantial limbs one inch (1") in diameter. All hoses shall be interlocked around tree trunks. Place anchors so that guys are equally spaced and at 45 degree angles to horizontal. Keep guys tight until project completion.
- O. In staking palms and broadleaf trees no nails or other fasteners will directly penetrate the trunk. Wood 2 x 4 battens 12 inches long, separated by a minimum of four (4) inches of burlap can be attached to the trunk of the trees with metal banding. Stakes can only be nailed to the wooden battens. Alternate methods of guying or staking may be employed with the approval of the Landscape Architect.
- P. Mulching: All trees and shrub beds shall be mulched immediately after planting, to a three inch (3") depth, with a mulch approved by the Landscape Architect. Prevent wind displacement of mulch by thoroughly wetting down. The soil embedded in the sod shall be good earth, free from stones and debris and all sod shall be free from fungus, vermin and other diseases.
- Q. Excess Excavated Soil: Excess excavated soil shall be disposed of by the Contractor at no additional expense to the Owner.
- 4.3 **Sod (When Applicable):**
A. Sod: The Contractor shall submit a unit price per cubic yard for the supply and distribution of planting soil as herein before specified, to be applied at a depth of one inch (1") to all areas receiving sod. (The use of this item in the Contract shall be at the discretion of the Landscape Architect after evaluation of the existing soil.) Payment for this item will be determined by a square foot, in-place measurement of the installed sod area after sod installation is complete, multiplied by the specified depth of one inch (1"), to determine cubic yards of soil used.
- B. Grades: It shall be the responsibility of the Contractor to finish (fine) grade all landscape areas, eliminating all bumps, depressions, sticks, stones and other debris to the satisfaction of the Landscape Architect, prior to the application of sod. If supplemental topsoil is to be spread, no sod shall be laid until the depth of this soil has been approved.
- C. The sod shall be as called for on the Landscape Drawings. Sod shall be of firm tough texture, having a compact growth of grass with good root development, and shall contain no Bermuda Grass, weeds or any other objectionable vegetation. The soil embedded in the sod shall be good earth, free from stones and debris and all sod shall be free from fungus, vermin and other diseases.
- D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven (7) days before the sod is cut. The sod shall be carefully cut into uniform dimensions.
- E. Solid sod shall be laid by the Contractor with closely abutting joints with a tamped or rolled, even surface. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. If, in the opinion of the Landscape Architect, top-dressing, is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in.

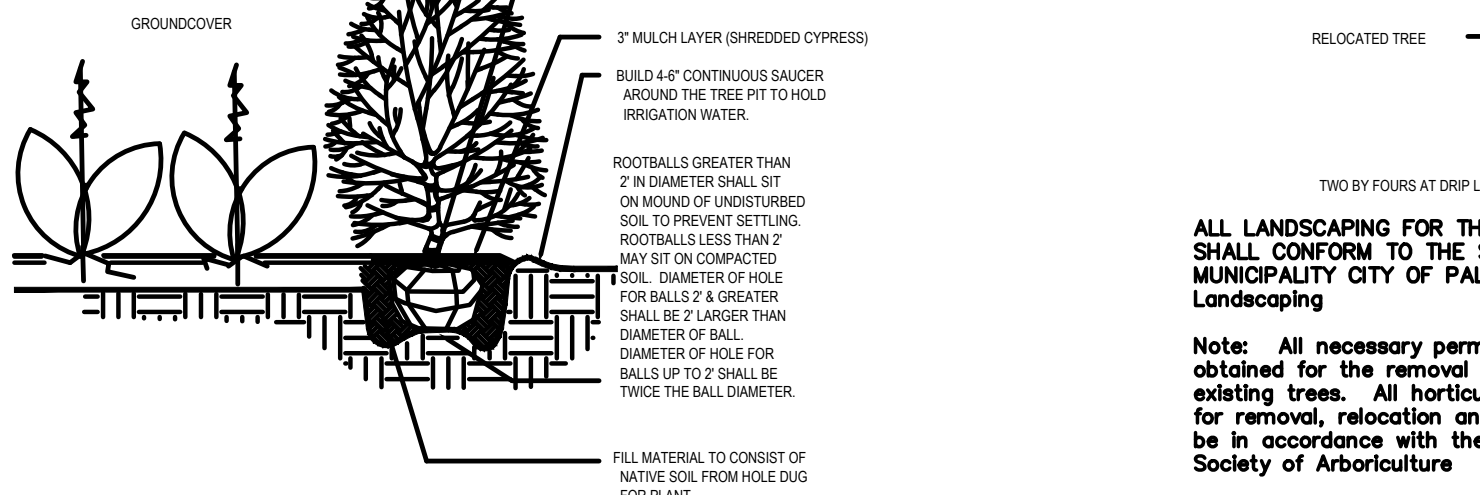
- 4.4 **CLEAN UP:**
Any soil, peat or similar material which has been brought onto any paved areas shall be removed promptly keeping these areas clean as the work progresses. Upon completion of the planting, all excess soil, stones and debris which has not been previously cleaned up shall be removed from the site.
- 4.5 **MAINTENANCE:**
A. Maintenance shall begin immediately after each plant is planted and shall continue until all planting has passed final inspection and acceptance. Maintenance shall include watering, weeding, cultivating, removal of dead materials, resetting plants to proper grades or upright position and restoration of the planting saucer and any other necessary operations. Proper protection to lawn areas shall be provided and any damage resulting shall be repaired promptly.
- B. All trees shall be deep watered for a period of 90 days after planting.
- C. In the event of the threat of serious damage resulting from insects or disease prior to final acceptance, the plants shall be treated by preventative or remedial measures approved for good horticultural practice at no additional cost to the Owner.
- D. The Contractor shall furnish the Owner with a written and detailed description for the care and maintenance of all plant material at the time of final inspection. The owner agrees to execute the instructions for such care and maintenance.
- 4.6 **INSPECTION AND ACCEPTANCE:**
A. Inspection: Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the written request of the Contractor.
- B. Acceptance: After inspection, the Contractor will be notified by the Owner and/or Landscape Architect of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.
- 4.7 **GUARANTEE AND REPLACEMENT:**
A. Guarantee: The Contractor, as part of his Contract, shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of one(1) year from the time of completion and acceptance. All plant materials shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. Where vandalism is agreed by the Landscape Architect as the cause for replacement, the Contractor shall not be responsible for replacement during the one(1) year guarantee after final acceptance.
- B. Sod shall be guaranteed for a two month period, dating from final acceptance and any lawn care which becomes necessary during the completion period will be the responsibility of the Owner to ensure a vigorous stand of grass.
- 5.0 **TREE RELOCATION AND PROTECTION**
5.1 **TREE PROTECTION:**
A. Protection and care of existing trees, palms, shrubs, and ground covers to remain, to include all aspects of protection, fertilization and watering.
B. Trees, palms, shrubs, and ground cover to remain are designated on the drawings or as directed by the Landscape Architect.
C. All protection practices shall conform to the guidelines as published by the International Society of Arboriculture, and shall be acceptable to the municipal's Landscape Architect.
- 5.2 **TREE RELOCATION:**
A. Prepare the relocated trees and palms designated for relocation to include all aspects of preparation, protection, fertilization and watering. Tree relocation practices shall be as established by the International Society of Arboriculture, and shall be acceptable to the municipal's Landscape Architect.
- B. Trees and Palms to be relocated on site are designated on the drawings or as directed by the Landscape Architect.
- C. Resulting tree and palm pits of relocated material shall be backfilled with clean topsoil and brought flush with surrounding grade. Refer to topsoil specifications. See 3.4(A) of this specification.
- D. Guarantee:
1. Any tree or palm that dies or is deemed in unacceptable condition for (1) year following relocation shall be removed by the Contractor including root ball, and backfilling of pit, at no cost to the Owner.
2. Acknowledging the sensitive nature of tree and palm relocation, the Contractor shall not be responsible for survival of trees and palms if it is deemed by the Landscape Architect that all possible measures have been taken by the Contractor to insure survival. If, however, it is deemed by the Landscape Architect or Owner that tree or palm mortality is a product of negligence by the Contractor, the Contractor shall provide and install at no additional cost to the Owner a tree or palm of same size and species.
- 5.3 **TREE REPLACEMENT:**
A. Trees, if destroyed shall be replaced by equivalent replacement trees, approved by the Landscape Architect.



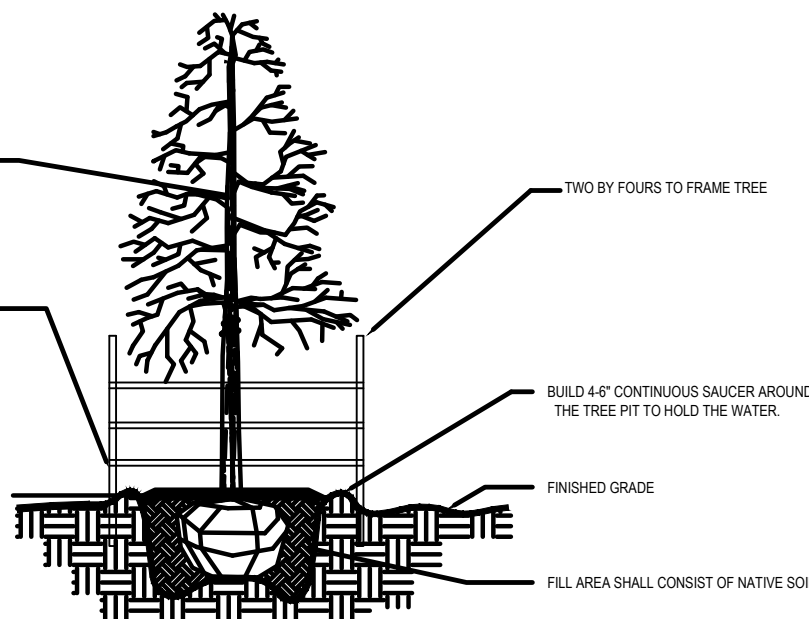
Typical Palm Staking Detail



Tree Planting Detail



Shrub and Groundcover Planting Detail



Existing Tree Protection Detail

CONTRACTOR GENERAL CONDITIONS NOTES
1. RFI'S: CONTRACTOR SHALL SUBMIT RFI'S WITH HIS PROPOSED SOLUTION IN A TIMELY MANNER. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 5 WORKING DAYS TO RESPOND. 2. SUBMITTALS AND PRODUCT DATA: CONTRACTOR SHALL PREPARE A SUBMITTAL SCHEDULE FOR APPROVAL BY THE A/E. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 10 WORKING DAYS TO REVIEW SUBMISSIONS. ALL SUBMITTALS, PRODUCT DATA, SHALL BE CLEARLY STAMPED AND INDICATED APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT. 3. SHOP DRAWINGS: CONTRACTOR SHALL PREPARE A SHOP DRAWING SCHEDULE FOR APPROVAL BY THE A/E. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 10 WORKING DAYS TO REVIEW SHOP DRAWINGS. ALL SHOP DRAWINGS, SHALL BE CLEARLY STAMPED AND INDICATED APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT. 4. LAYOUT AND COORDINATION DRAWINGS: CONTRACTOR SHALL PREPARE SCALED COMPREHENSIVE COORDINATED LAYOUT DRAWINGS, PROVIDE SECTIONS, GENERAL ARRANGEMENTS, ELEVATIONS INCLUDING ALL DISCIPLINES FOR HIS PROPOSED LAYOUT AND ROUTING PRIOR TO FABRICATION. SUBMIT TO OWNER AND A/E FOR REVIEW AND GENERAL CONFORMANCE. PROVIDE DRAWINGS THAT DEMONSTRATE VIA COORDINATED ELEMENTS AND SYSTEMS WITH STRUCTURE THAT CLEARLY INDICATE PROPOSED SYSTEMS WILL FIT, FUNCTION AS INTENDED, BE FREE OF INTERFERENCES AND CONFORM TO REQUIRED CODE AND MANUFACTURER WORKING AND MAINTENANCE CLEARANCES. 5. DEVIATIONS FROM BASIS FOR DESIGN SYSTEMS SHALL BE CLEARLY IDENTIFIED ON ALL SUBMISSIONS. 6. SUBSTITUTIONS: A. CONTRACTOR SHALL PREPARE REQUESTS WITH COMPLETE COORDINATION INFORMATION, INCLUDE ALL CHANGES REQUIRED IN OTHER ELEMENTS OF THE WORK TO ACCOMMODATE THE SUBSTITUTION INCLUDING WORK PERFORMED BY THE OWNER AND THE SEPARATE CONTRACTORS. B. PROVIDE COMPLETE SUPPORTING DATA QUALIFYING THE SUBSTITUTION COMPARED TO THE BASIS OF DESIGN SYSTEM. PROVIDE A DETAILED LIST OF ANY VARIANCES, PHYSICAL OR SPATIAL LAYOUTS, ELEVATIONS, ETC. TO THE BASIS OF DESIGN. C. PROVIDE A STATEMENT INDICATING THE EFFECT THE SUBSTITUTION WILL HAVE ON THE WORK SCHEDULE IN COMPARISON TO THE SCHEDULE WITHOUT APPROVAL OF THE PROPOSED SUBSTITUTION. INCLUDE INFORMATION REGARDING THE EFFECT OF THE PROPOSED SUBSTITUTION ON THE CONTRACT TIME. D. PROVIDE CERTIFICATION BY THE CONTRACTOR TO THE EFFECT THAT, IN THE CONTRACTOR'S OPINION, AFTER THOROUGH EVALUATION, THE PROPOSED SUBSTITUTION WILL RESULT IN WORK THAT IN EVERY SIGNIFICANT RESPECT IS EQUAL TO OR BETTER THAN THE WORK REQUIRED BY THE CONTRACT DOCUMENTS AND THAT IT WILL PERFORM ADEQUATELY IN THE APPLICATION INDICATED. E. CONSULTANT'S EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR OR APPROVED BY THE OWNER SHALL BE COMPENSATED TO THE CONSULTANT BY THE CONTRACTOR. 7. AS-BUILT DRAWINGS: THE CONTRACTOR SHALL MAINTAIN AND PREPARE A COMPLETE AND ACCURATE SET OF AS-BUILTS DURING THE PROJECT AND ISSUE TO THE A/E AND OWNER AT PROJECT CLOSOUT. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL ISSUE SKETCHES OR SCALED DRAWINGS FOR FIELD CHANGES THAT ARE PROPOSED OR MADE WHICH VARY FROM THE BASIS OF DESIGN. CONSULTANT EXPENSES THAT ARE INCURRED DUE TO SERVICES OR REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, AND MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR. 8. INSTALLATION, TESTING AND BALANCING, START UP, COMMISSIONING AND PERFORMANCE TROUBLESHOOTING OF SYSTEMS: CONTRACTOR RECOGNIZES HE IS SOLELY RESPONSIBLE FOR PERFORMANCE AND COMPLETION OF THESE SERVICES AS PART OF THE PROJECT REQUIREMENTS. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL DOCUMENT THE SERVICES COMPLETED TO THE OWNER AND A/E. CONSULTANT EXPENSES THAT ARE INCURRED DUE TO SUPPORTING SERVICES OR REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, AND MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR. 9. CONTRACTOR/DELEGATED/SUCCESSOR ENGINEER - CONTRACTOR IS ASSIGNED TO PROVIDE DESIGN/BUILD SERVICED FOR SELECTED SYSTEMS, CONTRACTOR'S ENGINEER SHALL COMPLY WITH ALL FAC 61615 REQUIREMENTS. DELEGATED/SUCCESSOR ENGINEER SHALL SUBMIT SIGNED/SEALED DRAWINGS TO A/E, TO AGENCIES, RESPOND TO ALL RFIS, AGENCY COMMENTS, AND BECOME THE DESIGNATED SYSTEM ENGINEER OF RECORD.

UL LISTING AND NRTL CERTIFICATIONS NOTE
CONTRACTOR/MANUFACTURER SHALL PROVIDE COMPLETE DOCUMENTATION AND CERTIFICATIONS FOR ANY EQUIPMENT THAT HE PROPOSES WITH A NRTL (NATIONALLY RECOGNIZED TESTING LAB) LISTING AND LABELING EQUIVALENT TO THE BASIS OF DESIGN UL LISTING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ACCEPTABILITY BY THE LOCAL AHJ AND AGENCIES FOR THE NRTL LISTING AND CERTIFICATION FOR THE PRODUCTS HE PROPOSES AND DEMONSTRATE SUCH AS PART OF THE PRODUCT DATA SUBMISSION AND INSTALLATION.

GENERAL ELECTRICAL NOTES
1. DO NOT SCALE THE ELECTRICAL DRAWING. REFER TO THE ARCHITECTURAL PLAN AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT AND CONFORM WITH OWNERS REPRESENTATIVES. CONTRACTOR SHALL REFER TO THE ENTIRE SET OF CONTRACT DOCUMENTS FOR PROJECT COORDINATION. 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE EDITIONS CURRENTLY ADOPTED BY THE LOCAL AUTHORITIES HAVING JURISDICTION OF THE FOLLOWING: THE NATIONAL ELECTRICAL CODE (NFPA 70), NFPA 72, NFPA 75, THE FIRE PREVENTION CODE INCLUDING NFPA 1 & NFPA 101, NFPA 110, AND THE FBC, AND THE FFPC. 3. UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER, WITH "THHN" INSULATION FOR SIZE #10 AND SMALLER. CONDUCTORS LARGER THAN #10 SHALL HAVE "THWN" INSULATION. ALL CONDUCTORS IN WET LOCATIONS MUST HAVE "THWN" INSULATION. ALL CONDUCTORS #10 AND SMALLER MAY BE SOLID. ALL CONDUCTORS #8 AND LARGER SHALL BE STRANDED. ALL CONDUCTORS MUST COMPLY WITH ARTICLE 310 OF THE N.E.C. 4. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS. 5. DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, QUICK MAKE, QUICK BREAK, WITH ENCLOSURES AS REQUIRED BY EXPOSURE. 6. THESE PLANS DO NOT SHOW EVERY MINOR DETAIL OF CONSTRUCTION, THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND MEET ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER. 7. THE ELECTRICAL SYSTEM SHALL BE COMPLETELY AND EFFECTIVELY GROUNDING AS REQUIRED IN ARTICLE 250, NATIONAL ELECTRICAL CODE. THE GROUNDING SYSTEM SHALL BE TESTED AND SHALL BE PROVIDED TO MEASURE A MAXIMUM OF 5 OHMS. PROVIDE A COPY OF THE TEST REPORT TO ENGINEER. 8. ALL MATERIALS SHALL BE NEW AND SHALL BEAR U.L. LABELS WHERE APPLICABLE. 9. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANSHIP MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTANCE BY ENGINEER/ARCHITECT MUST BE A CONDITION OF THE SUBCONTRACTOR. 10. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER, LIGHT COMPANY, TELEPHONE COMPANY, AND BROADBAND PROVIDER. 11. CIRCUITS SHOWN ON PLANS ARE TO DETERMINE LOAD DATA AND PANEL SIZE. THE CONTRACTOR SHALL PROVIDE CIRCUITS TO SUIT JOB CONDITIONS, BALANCE LOADS ON EACH PHASE. 12. SEE NOTES ON PLANS FOR OTHER REQUIREMENTS. 13. FURNISH AND INSTALL LIGHTING FIXTURES AND LAMPS AS CALLED FOR ON PLANS, OR AS SELECTED BY OWNER. 14. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROCESS OF CONSTRUCTION. 15. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY PHASE OF THE INSTALLATION WHICH MAY BE DAMAGED. 16. ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY OF PROPERTY DAMAGE FOR THE DURATION OF THE WORK. 17. CHECK ALL EQUIPMENT FOR PROPER VOLTAGE, PHASE, AND CURRENT BEFORE CONNECTION TO CIRCUITS AND START UP. 18. ELECTRICAL CONTRACTOR SHALL CHECK AND VERIFY EQUIPMENT FURNISHED AGAINST THOSE SPECIFIED OR INTENDED AND REVISE BRANCH CIRCUITS AS MAY BE REQUIRED WITH PRIOR APPROVAL OF ENGINEER/ARCHITECT. 19. ALL SYSTEMS AND ROUGH-IN SHALL BE CONCEALED IN FINISHED AREAS. COORDINATE WITH ARCHITECT. 20. THE ELECTRICAL PORTION OF THE CONTRACT DOCUMENTS ARE COORDINATED WITH THE BASIS OF DESIGN EQUIPMENT SPECIFIED BY DIVISION 16 AND OTHER DIVISIONS. WHERE THE CONTRACTOR ELECTS TO SUBSTITUTE A PRODUCT IN LIEU OF PROVIDING THE DESIGN BASIS, AND SAID SUBSTITUTION IS ACCEPTED BY THE A/E AND OWNER, THE CONTRACTOR SHALL MAKE ALL CORRECTIONS TO THE ELECTRICAL SYSTEM NECESSARY IN ORDER TO ENSURE A COMPLETE AND OPERATIONAL INSTALLATION OF THE EQUIPMENT AT NO ADDITIONAL COSTS. WHERE THE CONTRACTOR'S DECISION TO SUBSTITUTE PRODUCTS OR MODIFY DESIGN REQUIRING A/E SERVICES, THE A/E RESERVES THE RIGHT TO REQUEST COMPENSATION FROM THE CONTRACTOR FOR SAID SERVICES. 21. CONTRACTOR SHALL PROVIDE A CONTROLS TRADE SUBCONTRACTOR TO DESIGN AND INSTALL ALL CONTROLS TO MEET THE PROJECT REQUIREMENTS.
AIR CONDITIONING EQUIPMENT AND CONTROLS SPECIFICATION 1. ELECTRICAL CONTRACTOR SHALL INSTALL ALL CONTROL RACEWAY (CONDUIT), WIRE INSTALLATION, CONNECTIONS ETC. IN ACCORDANCE WITH WIRING DIAGRAMS ON AIR EQUIPMENT. 2. A/E / ELECTRICAL PLANS OR DIAGRAMS FURNISHED BY MANUFACTURER OF THE EQUIPMENT. 3. ALL POWER WIRING FOR THE AIR CONDITIONING EQUIPMENT SHALL BE FURNISHED, INSTALLED AND CONNECTED UNDER THIS SECTION OF THE SPECIFICATION. 4. MECHANICAL CONTRACTOR SHALL PROVIDE MOTOR STARTERS FOR ALL AIR CONDITIONING EQUIPMENT. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CONNECTIONS TO AIR CONDITIONING EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. 5. AIR CONDITIONING EQUIPMENT INCLUDES CONDENSER, COMPRESSOR AND FAN, FAN COIL UNITS, ELECTRICAL STRIP HEATER, THERMOSTAT, ETC.

SITE LIGHTING/PHOTOMETRIC NOTES
1. COORDINATE AND VERIFY ALL SITE ELECTRICAL REQUIREMENTS WITH ARCHITECT PRIOR TO ANY CONSTRUCTION/ INSTALLATION. 2. THE COMPLETE STRET LIGHTING POLE MOUNTED ASSEMBLY MUST WITHSTAND A MINIMUM 175 MPH WINDLOADS. CALCULATIONS AND FOUNDATION DESIGN BY CIVIL/STRUCTURAL ENGINEER. 3. PROVIDE IN-LINE FUSES AT EACH POLE, ONE IN EACH HOT LEG. 4. ALL SITE LIGHTING CONDUITS SHALL BE BURIED AT A MINIMUM OF 24" BELOW FINISHED GRADE. 5. ALL SITE LIGHTING SHALL BE PHOTOCELL CONTROLLED UNLESS SPECIFIED OTHERWISE.

SITE POLE NOTE
WIND LOAD CALCULATIONS AND SITE POLE STRUCTURAL DETAILS ARE TO BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION. (BY CONTRACTOR AND HIS DELEGATED F.L.P.E. STRUCTURAL ENGINEER)

ELECTRICAL SHEET INDEX	
SHEET #	DESCRIPTION
EPH0.1	ELECTRICAL NOTES AND SHEET INDEX
EPH0.2	LIGHTING LEGEND AND DETAILS
EPH1.1	PHOTOMETRIC PLAN

FBC NOTE
1. CONTRACTOR SHALL COMPLY WITH FBC (C408.2.5.1). PROVIDE OWNER WITH A RECORD SET DRAWING OF COMPLETE INSTALLATION DRAWINGS. 2. CONTRACTOR SHALL COMPLY WITH FBC (C408.2.5.2). PROVIDE OWNER WITH OPERATIONAL MANUALS AND MAINTENANCE MANUALS.

LIGHTING NOTES
1. ELECTRICAL CONTRACTOR TO VERIFY IF ANY LIGHTING FIXTURES REQUIRE STEP-DOWN TRANSFORMERS. QUANTITY AND LOCATION OF THE TRANSFORMERS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONSULT ARCHITECT FOR LOCATIONS PRIOR TO BIDDING. PROVIDE ALL TRANSFORMERS AND INCLUDE IN BID. 2. ALL LIGHTING FIXTURES AND FANS TO BE SELECTED & LOCATED BY OWNER /ARCHITECT/INTERIOR DESIGNER, UNLESS OTHERWISE NOTED. 3. ARCHITECT TO SET MOUNTING HEIGHTS FOR ALL FIXTURES WHERE APPLICABLE, UNLESS OTHERWISE NOTED. 4. CONTRACTOR TO PROVIDE LUMINAIRES TO CONFORM TO ENERGY CODE, THERMAL ENVELOPE RATINGS.

FLORIDA BUILDING CODE 2017 CONFORMANCE
1. CONTRACTOR TO PROVIDE ALL LABOR AND MATERIAL TO CONFORM TO FBC 2017 ENERGY COMPLIANCE, RELATED SECTIONS, AND STANDARDS. 2. OWNER SHALL PROVIDE SERVICES OF AN INDEPENDENT COMMISSIONING AGENT(Cx)A TO PREPARE FUNCTIONAL TEST PROCEDURES DOCUMENT SYSTEMS PERFORMANCE, WITNESS CONTRACTOR TESTING), AS REQUIRED BY FBC FOR LIGHTING AND HVAC SYSTEMS. 3. CONTRACTOR SHALL PROVIDE SERVICES TO TEST, BALANCE AND COMMISSION THE SYSTEM VIA AN INDEPENDENT AGENT FOR THE MECHANICAL SYSTEMS ENERGY PERFORMANCE. 4. CONTRACTOR TO PROVIDE COMPLETE CERTIFICATIONS AND CHECKLISTS AS REQUIRED BY FBC FOR HIS WORK RESPONSIBILITIES .

VOLTAGE DROP NOTE
THE CONTRACTOR, AS PART OF HIS PRICING AND BIDDING, SHALL INCLUDE ALL LABOR, MATERIAL, EQUIPMENT AND TERMINATIONS, INCLUDING FPL AND UTILITY REQUIREMENTS AND APPROVALS FOR ALL CONDUCTORING AND TERMINATIONS, TO SATISFY THE PROJECT REQUIREMENTS. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND INCLUDE ALL HIS BRANCH CIRCUIT, FEEDER, AND SERVICE CONDUCTOR CONDUITING AND WIRING LENGTHS AND ROUTING BASED ON HIS PROPOSED INSTALLATION MEANS AND METHODS. WIRING LENGTHS, SHOWN AS THE BASIS OF DESIGN LENGTHS, ARE MERELY AN APPROXIMATION BY THE CONSULTANT. THE CONTRACTOR SHALL USE THOSE BASIS OF DESIGN CONDUCTOR LENGTHS AND WIRING SIZES AS THE MINIMUM, NOT LIMITED TO, REQUIREMENTS FOR THE PROJECT BIDDING. THE CONTRACTOR, PRIOR TO BIDDING, SHALL CONFIRM ALL HIS PROPOSED LENGTHS, MAKE ANY AND ALL ADJUSTMENTS AS MAY IMPACT THE ELECTRICAL SYSTEMS AND EQUIPMENT FOR CODE COMPLIANCE AND CONSTRUCTABILITY, AND DOCUMENT ALL PROPOSED CHANGES AND ADJUSTMENTS TO THE ARCHITECT AS PART OF HIS BID RESPONSE. THE CONTRACTOR SHALL SUBMIT COMPLETE SCALED PROPOSED ROUTINGS FOR SERVICES AND FEEDERS, QUANTITIES AND CONDUCTING, SECTIONS THRU BUILDING FOR RACKING, DUCTBANK CROSS SECTIONS FOR CLEARANCES AND COORDINATED AS FREE OF ALL INTERFERENCES, ETC. CONTRACTOR SHALL SUBMIT ALL DOCUMENTATION TO THE ARCHITECT FOR REVIEW NO LATER THAN 3 WEEKS AFTER NOTICE TO PROCEED.

SCOPE OF WORK
SITE LIGHTING PHOTOMETRICS FOR NEW BUILDING/SITE.

CODE COMPLIANCE
FLORIDA BUILDING CODE, 6TH EDITION, 2017. NATIONAL ELECTRICAL CODE, 2014.

FIRE SAFETY FLORIDA STATUTES: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS CONPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH F.B.C. 2017 SECTION 110.8.4.4 AND CHAPTER 633, FLORIDA STATUTES.

PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.

PERMIT SET: 07/26/19	
Benjamin J. Jados	Digitally signed by Benjamin J. Jados DN: cn=Benjamin J. Jados, o=CSC, email=benjamin.j.jados@csc.us, c=US o=Benjamin J. Jados, ou=PE&B100, ou=CSC107 e=bjados@faeconulting.com Reason: I am the author of this document. Date: 2019.07.26 13:44:04-05 FAE CONSULTING
300 LOCK ROAD, SUITE 302 DEERFIELD BEACH, FLORIDA 33442 TEL: (561) 391-9292 FAX: (561) 391-9898 CERTIFICATE OF AUTHORIZATION: ND: 28107 URSULA (AFRATHE, P.E. LICENSE #73122 STEPHEN F. ROLLIN, P.E. LICENSE #36428 DONALD H. AUSTIN, JR., P.E. LICENSE #60651 BENJAMIN J. JADOS, PE LICENSE #B6100 E-MAIL: INFO@FAECONSULTING.COM DESIGNED BY: MM PM: AN P/N 19328	



Calculation Summary 3922 PARK LANE						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
EAST PUBLIC ROW	Fc	0.02	0.04	0.00	N.A.	N.A.
EAST PUBLIC ROW +6	Fc	0.07	0.15	0.01	7.00	15.00
NORTH PL	Fc	0.00	0.00	0.00	N.A.	N.A.
NORTH PL +6	Fc	0.08	0.23	0.00	N.A.	N.A.
SITE_Parking	Fc	1.45	2.6	0.4	3.63	6.50
SOUTH PL	Fc	0.00	0.00	0.00	N.A.	N.A.
SOUTH PL _{sc} + 6	Fc	0.02	0.21	0.00	N.A.	N.A.
TYPICAL FRONT DOOR LIGHTING	Fc	7.00	15.0	1.2	5.83	12.50
WEST PL	Fc	0.00	0.00	0.00	N.A.	N.A.
WEST PL + 6FT	Fc	0.07	0.14	0.01	7.00	14.00

PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.

REVISIONS

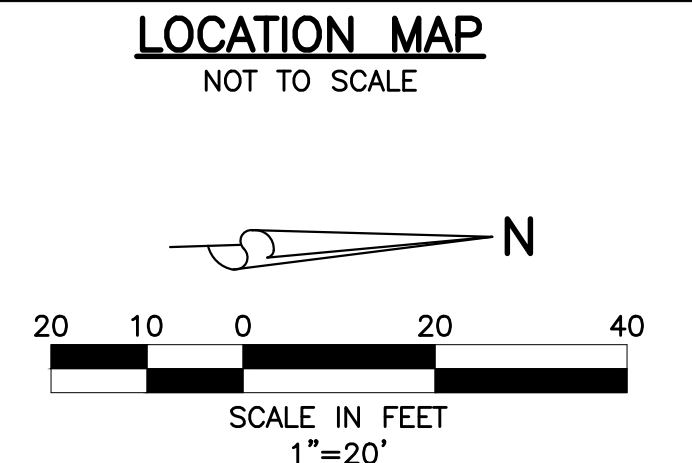
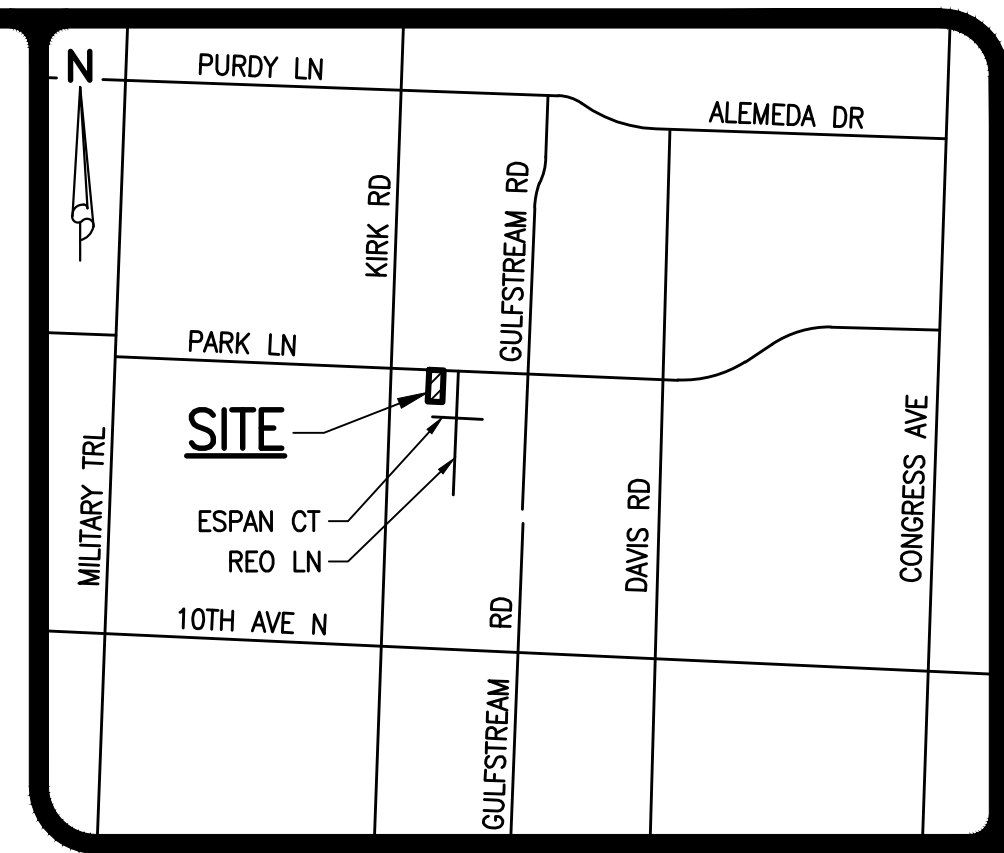
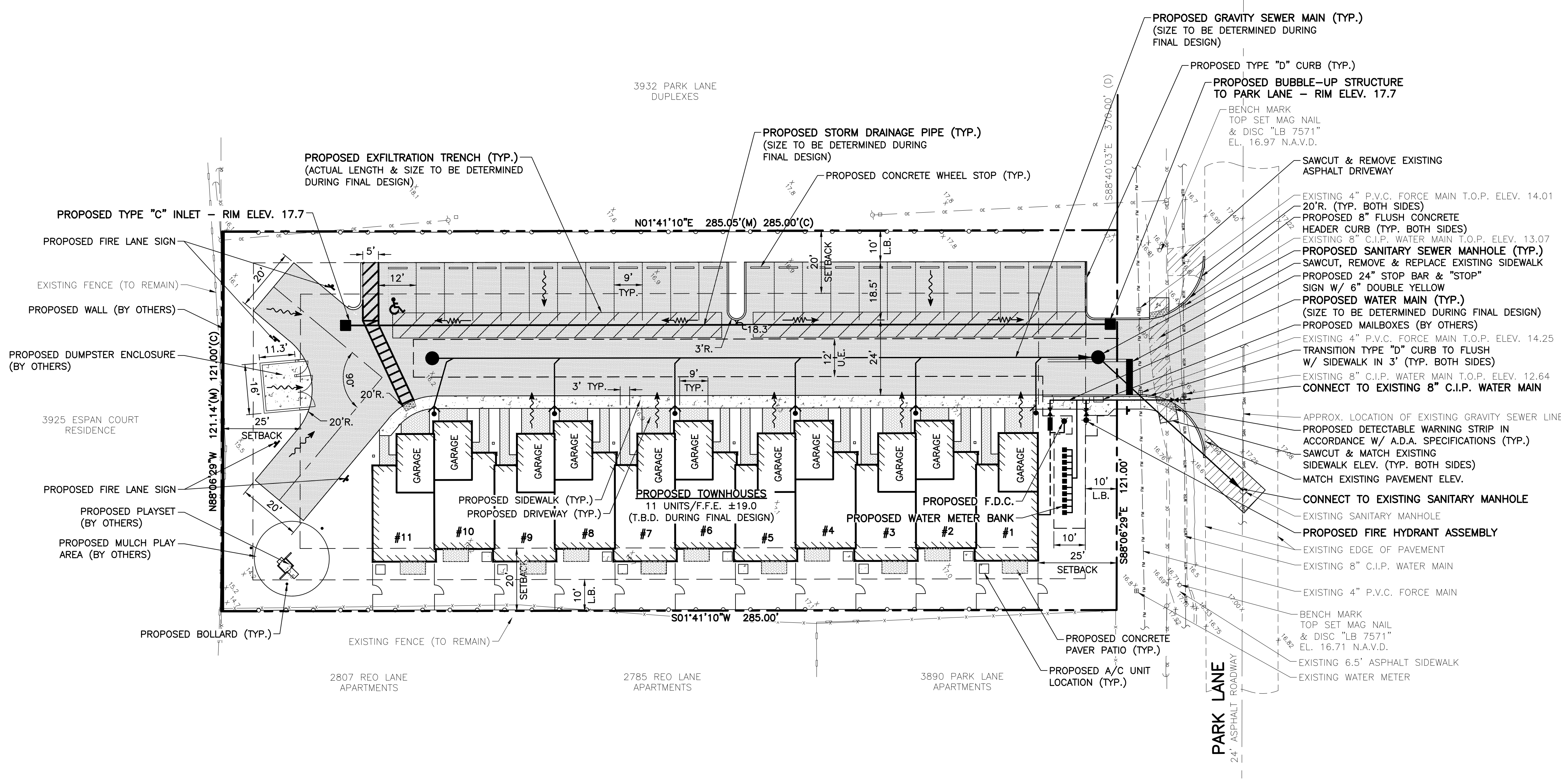
DRAWN	CC
CHECKED	CSC
DATED	
7/26/19	
PROJECT	
19328	
SHEET	



CORY S. CROSS
ARCHITECT

AR 11264
2560 Pepperwood Circle S., North Palm Beach, FL 33410
561-281-0960

EPH1.1



- LEGEND**
- PROPOSED STORM SEWER AND CATCH BASIN
 - DIRECTION OF FLOW
 - DIRECTION OF SWALE
 - PROPOSED HIGH POINT
 - EXISTING GRADE ELEVATION
 - PROPOSED PERVIOUS PAVING
 - PROPOSED CONCRETE
 - PROPOSED PAVERS
 - PROPOSED DETECTABLE WARNING SURFACE
 - SAWCUT, REMOVE, & REPLACE EXISTING PAVEMENT, CONCRETE, CURB, ETC.
 - PROPOSED EXFILTRATION TRENCH (ACTUAL LENGTH & SIZE TO BE DETERMINED DURING FINAL DESIGN)
 - SINGLE SEWER SERVICE W/ CLEAN-OUT
 - DOUBLE SEWER SERVICE W/ CLEAN-OUT
 - FIRE HYDRANT W/ GATE VALVE
 - PROPOSED SANITARY SEWER LINE, MANHOLE & FLOW DIRECTION
 - WATER SERVICE & R.P.Z.
 - PROPOSED 24" WHITE STOP BAR, "STOP" SIGN & 6" DOUBLE YELLOW STRIPE
 - EXISTING POWER POLE
 - EXISTING WATER MAIN
 - EXISTING SEWER MAIN
 - EXISTING FORCE MAIN

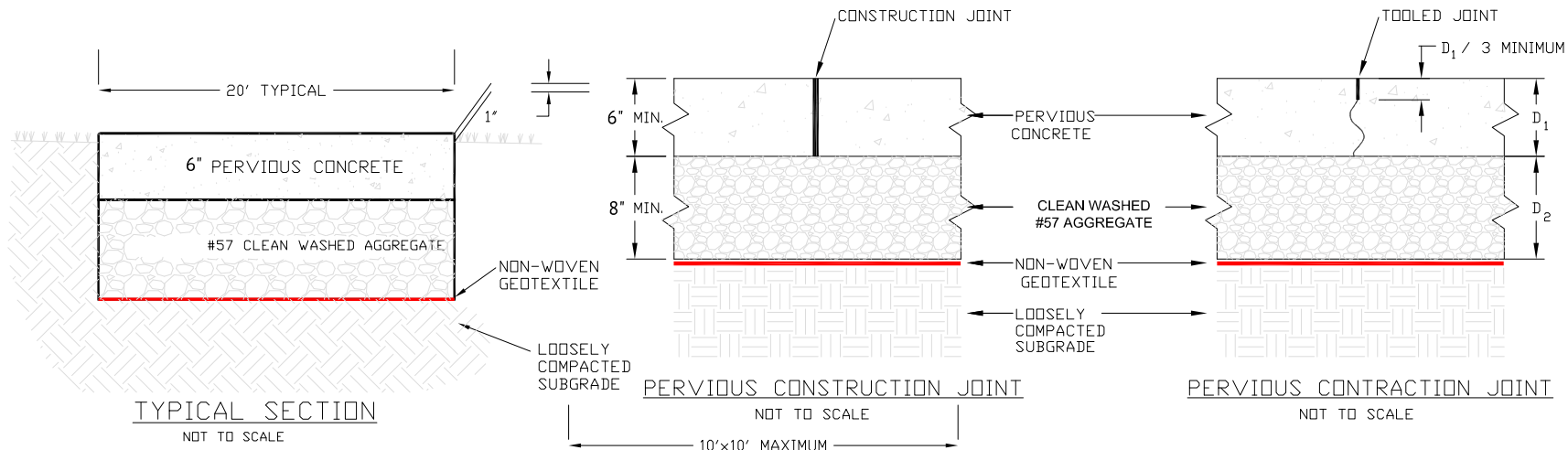
- NOTES:**
- THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.
 - ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE VILLAGE OF PALM SPRINGS AND THE PALM BEACH COUNTY HEALTH DEPARTMENT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY STANDARDS.
 - LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.
 - CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.
 - FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTION.

- REVISED PER LATEST SITE PLAN, 10/24/19.
- REVISED PER SURVEY, SITE PLAN & VILLAGE OF PALM SPRINGS COMMENTS, 09/06/19 R.W.
- REVISED PER SITE PLAN & VILLAGE OF PALM SPRINGS, 07/25/19 C.O.

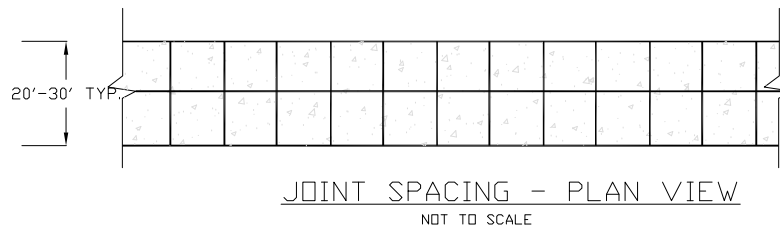


3922 PARK LANE
SECTION 18, TOWNSHIP 44S., RANGE 43E.
VILLAGE OF PALM SPRINGS, FLORIDA
CONCEPTUAL PAVING, DRAINAGE,
WATER AND WASTEWATER PLAN

DESIGN	DRAWN	CHECKED	APPROVED	DATE	JOB NO.	DRAWING NO.	SHEET	OF
A.G.	D.B.				19-087	19087C01	1	1



INSTALLATION



CURING

NOTES:

1. PERVIOUS CONCRETE MUST BE SUPPLIED AND INSTALLED BY NRMCA CERTIFIED PRODUCERS AND CONTRACTORS.
2. JOINTS, IF SPECIFIED, TO BE SAWCUT 48 TO 60 HOURS AFTER PLACEMENT OF CONCRETE.
3. PERVIOUS CONCRETE MUST BE COVERED WITH 6 MIL PLASTIC, SECURELY FASTENED ON THE EDGES AND ACROSS THE TOP, FOR A MINIMUM OF SEVEN (7) DAYS.
4. D1 AND D2 AS PER THE PLANS AND SPECIFICATIONS.
5. D1 HAS A 5" MINIMUM THICKNESS.
6. D2 HAS A 6" MINIMUM THICKNESS.

PERVIOUS CONCRETE PAVEMENT SECTION

FOR:

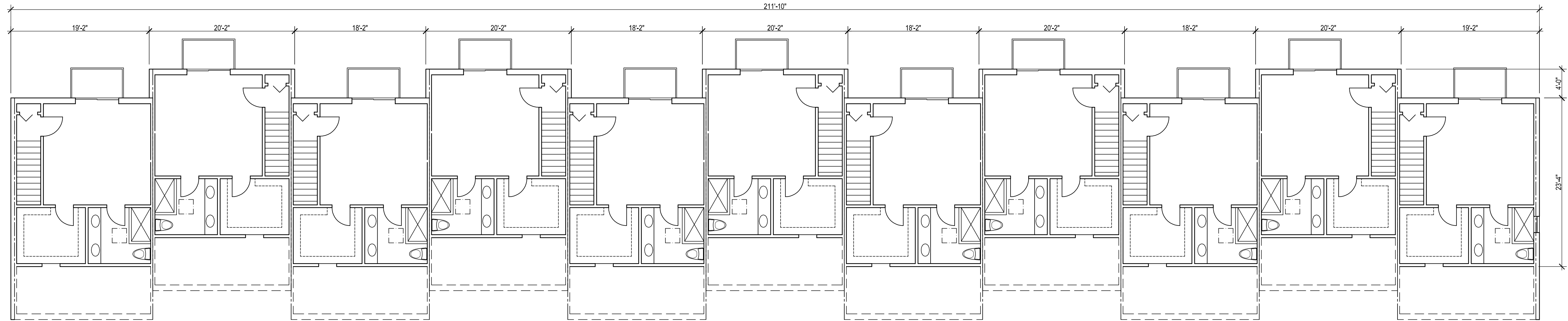
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DRAWN BY: KMJ

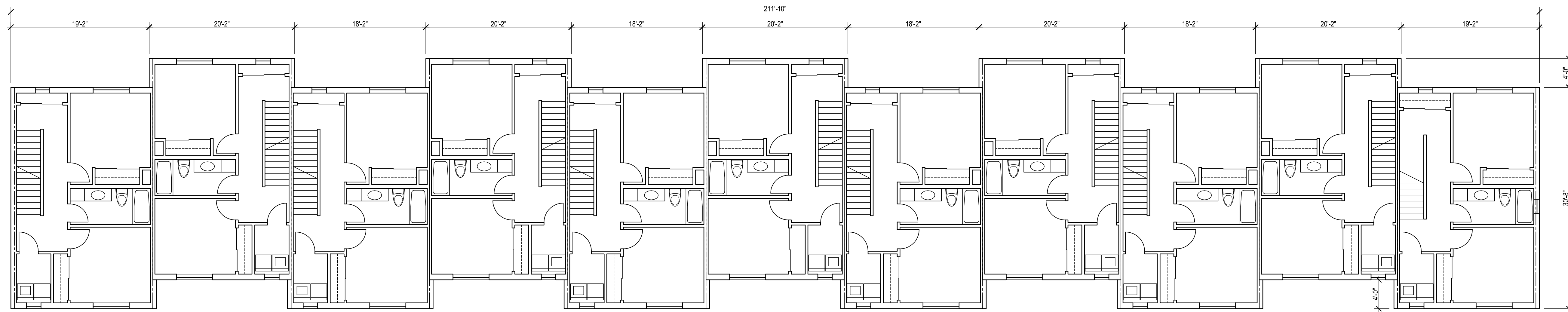
DATE: 1/1/16

KEN JUSTICE P.E.
SENIOR DIRECTOR
LOCAL PAVING
 1036 WOODS LANE
 AMBLER, PA 19002
 (267) 716-8675
 kjustice@nrmca.org

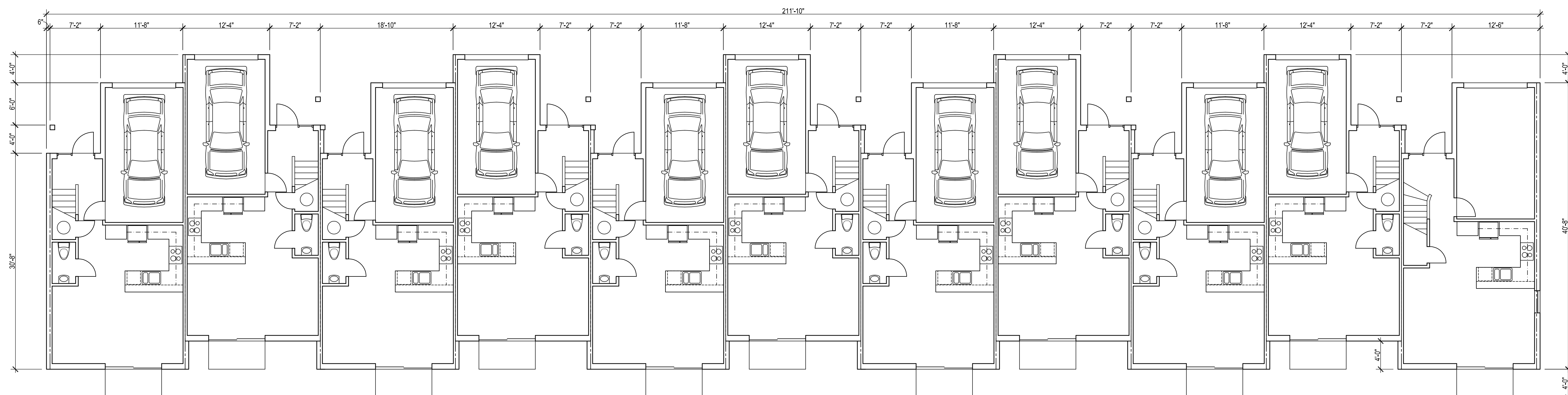




THIRD FLOOR
SCALE 1/8" = 1'-0"

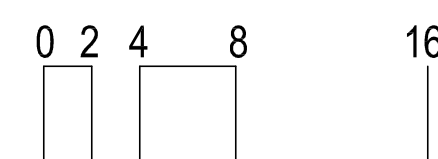


SECOND FLOOR
SCALE 1/8" = 1'-0"



FIRST FLOOR
SCALE 1/8" = 1'-0"

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FLOOR PLANS

SCALE 1/8" = 1'-0"

TO THE BEST OF MY KNOWLEDGE
THESE DRAWINGS COMPLY WITH
APPLICABLE BUILDING CODES

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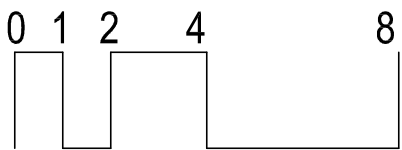
PROPOSED TOWNHOUSES
3922 PARK LANE
PALM SPRINGS, FL 33406

CORY S. CROSS
ARCHITECT
AR 13264
2560 Peppertwood Circle, North Palm Beach, FL 33410
561-281-0960

REVISIONS

DRAWN CC
CHECKED CSC
DATED 11/1/19
PROJECT 19004
SHEET

A2

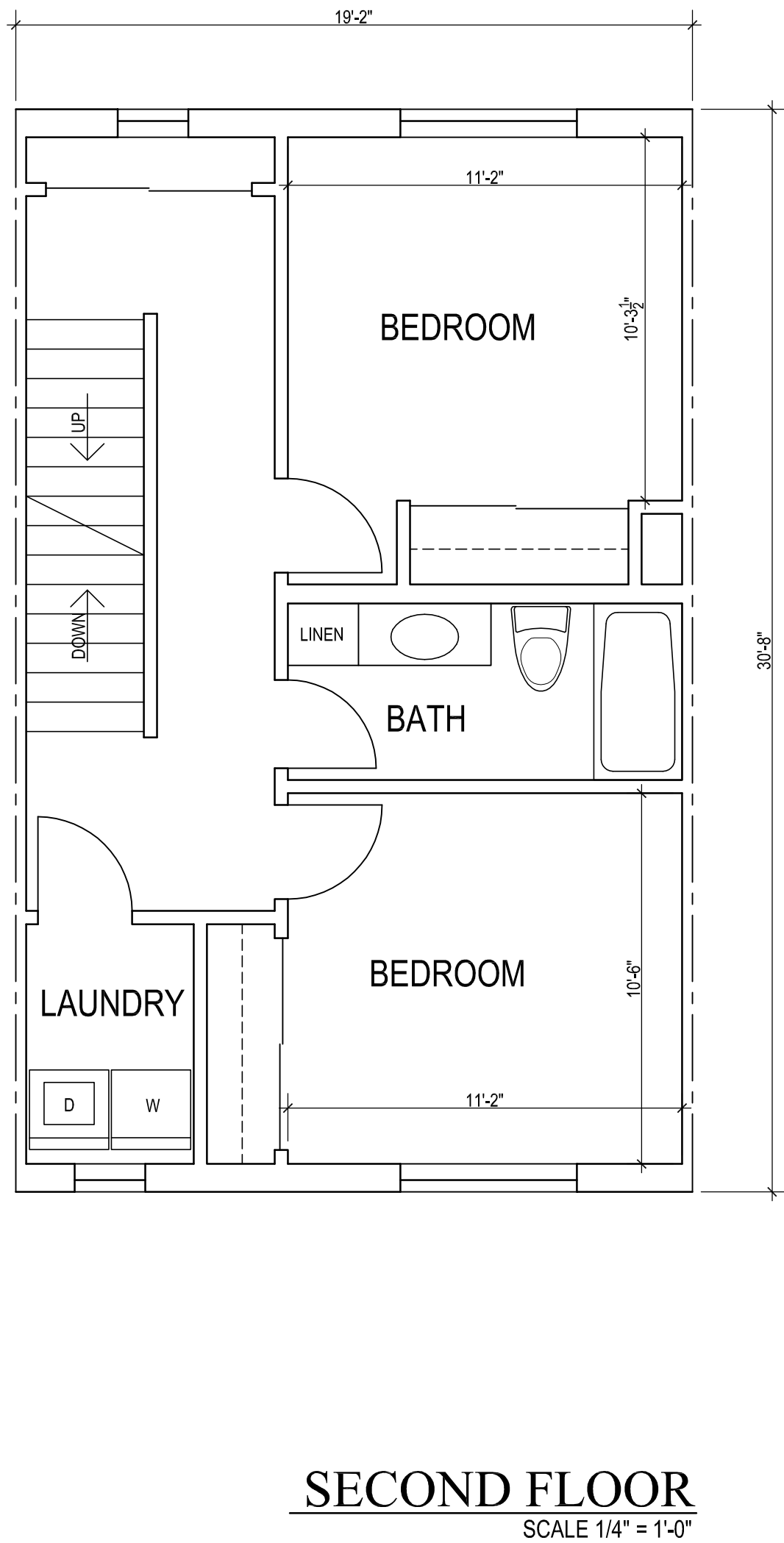
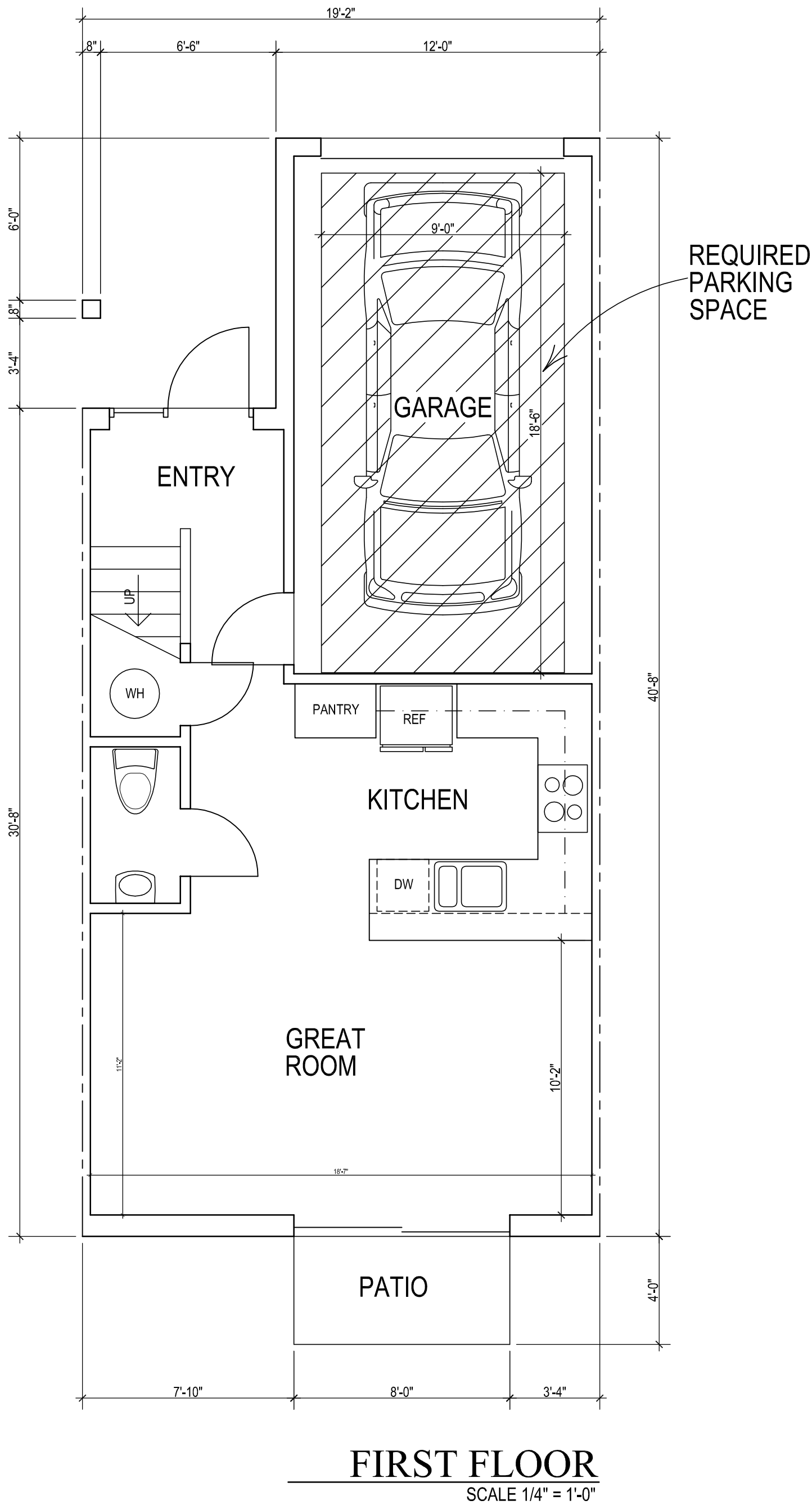


UNIT PLANS

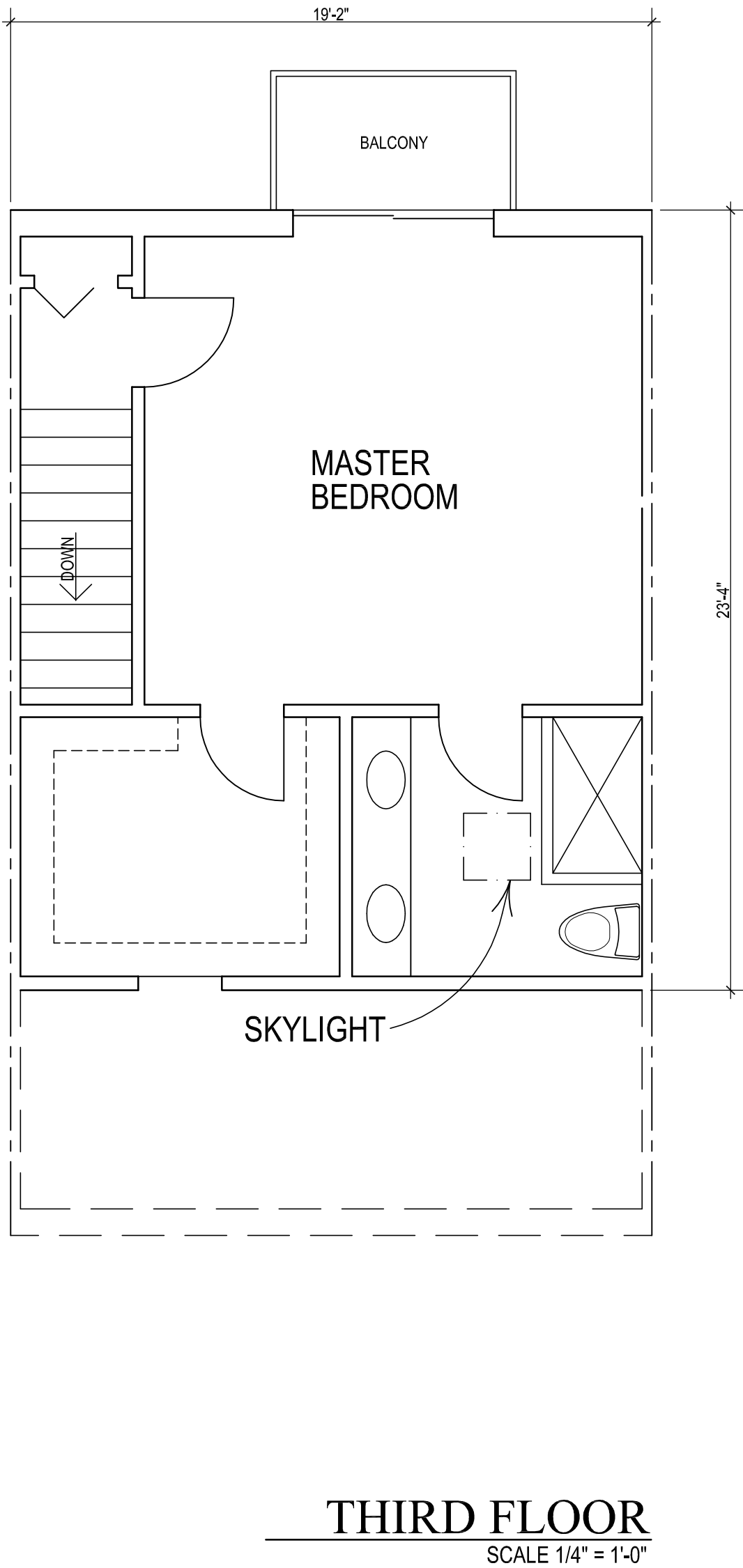
SCALE 1/4" = 1'-0"

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THESE DRAWINGS COMPLY WITH
APPLICABLE BUILDING CODES

CORY S CROSS



AC AREA = 1517 SF
GROSS AREA = 1743 SF



GARAGES SHALL BE USED FOR PARKING ONLY. THE LEASE DOCUMENT SHALL INCLUDE RESTRICTIONS TO PROHIBIT THE CONVERSION OF GARAGES INTO HABITABLE SPACES OR USED AS STORAGE.

THE INSTALLATION OF SHEDS, THE PARKING OF BOATS, COMMERCIAL VEHICLES, OR RECREATIONAL VEHICLES SHALL BE PROHIBITED ON THE PROPERTY. THIS RESTRICTION SHALL BE INCLUDED AS PART OF THE LEASE FOR EACH APARTMENT.

PROPOSED TOWNHOUSES
3922 PARK LANE
PALM SPRINGS, FL 33406

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AR 13264
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561-281-0960

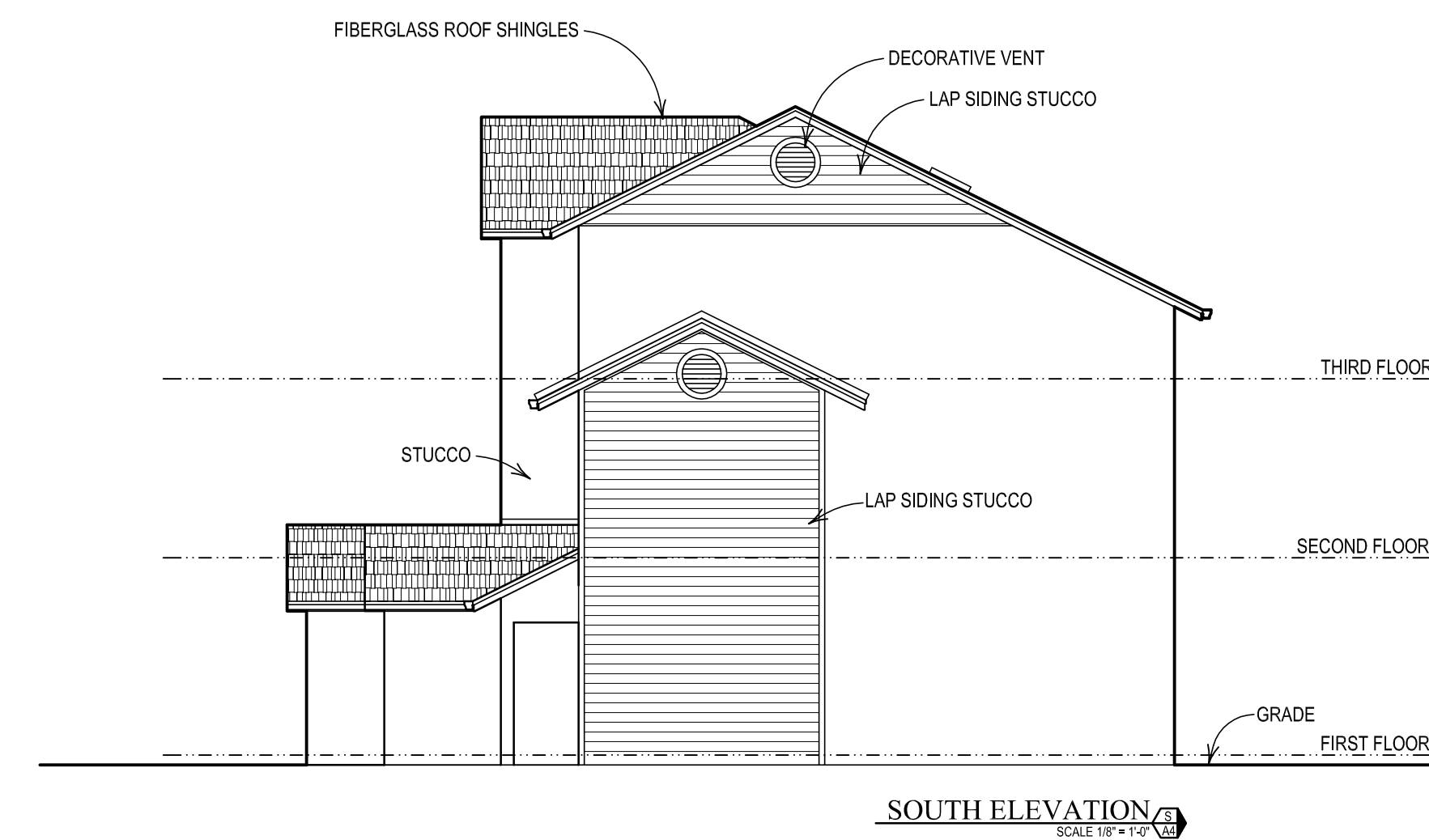
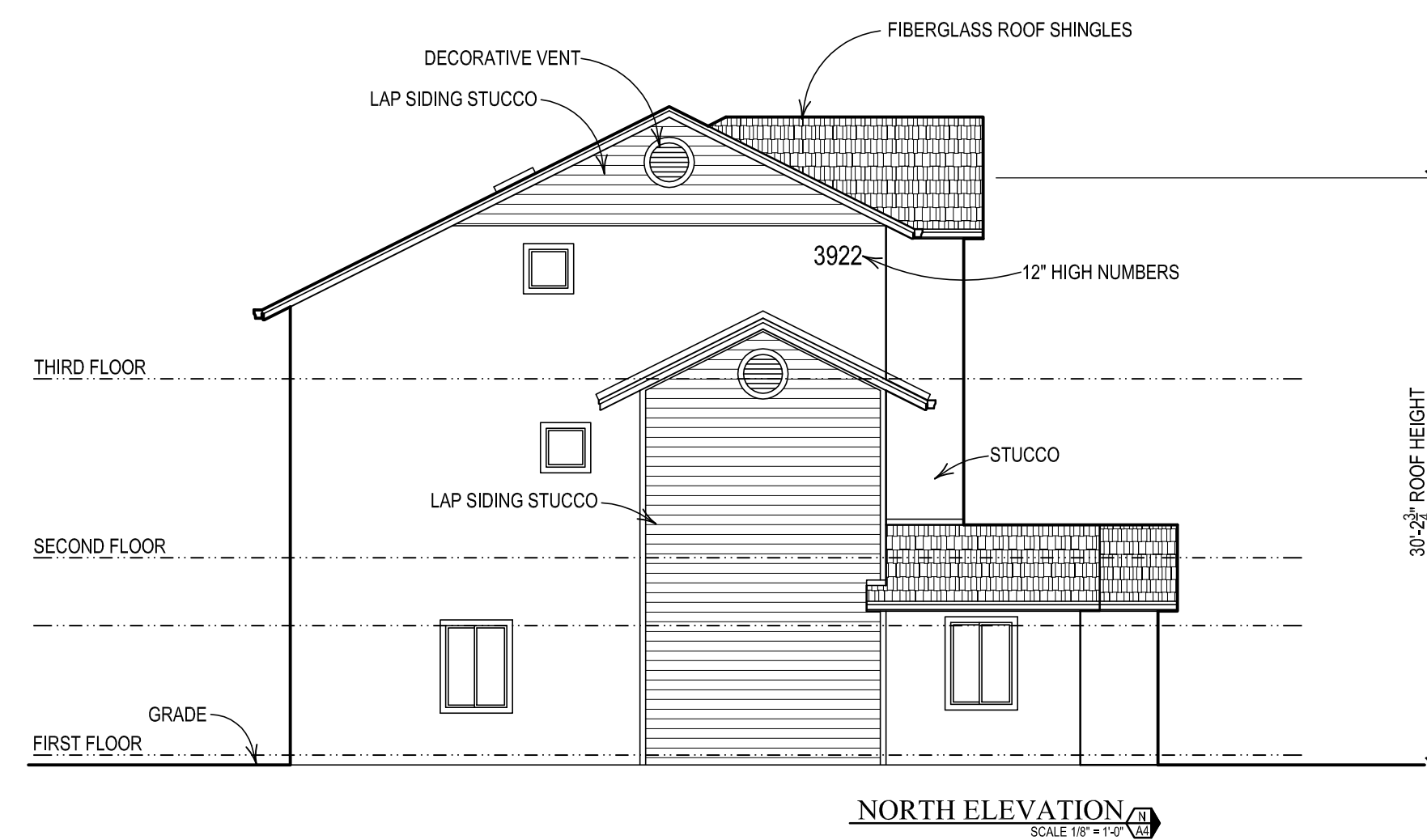
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CHECKED CSC
DATED 11/1/19
PROJECT 19004
SHEET

A3



EXTERIOR COLORS		
LOCATION	COLOR	MANUFACTURER
STUCCO	2065-70 BASHFUL BLUE	BENJAMIN MOORE
LAP SIDING STUCCO	2065-60 CARIBBEAN COAST	BENJAMIN MOORE
LAP SIDING CEMENT BOARD	2065-60 CARIBBEAN COAST	BENJAMIN MOORE
WINDOW FRAMES & DOORS	WHITE	MFR. STANDARD COLOR
ALUMINUM RAILING	WHITE	MFR. STANDARD COLOR



0 2 4 8 16

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

TO THE BEST OF MY KNOWLEDGE
THESE DRAWINGS COMPLY WITH
APPLICABLE BUILDING CODES

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PROPOSED TOWNHOUSES
3922 PARK LANE
PALM SPRINGS, FL 33406

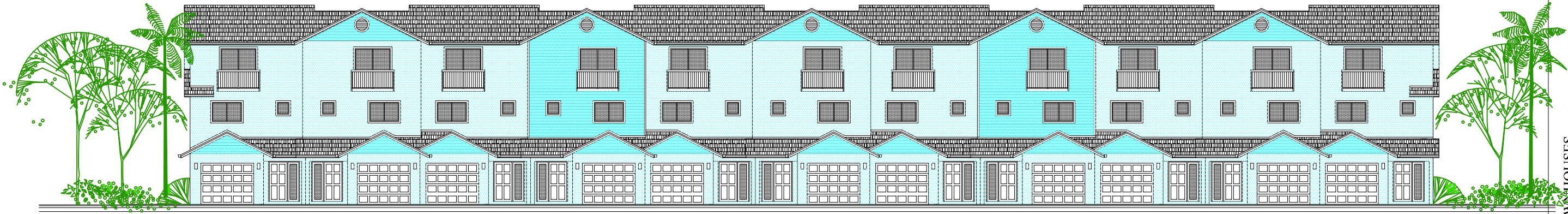
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561-281-0960

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A4

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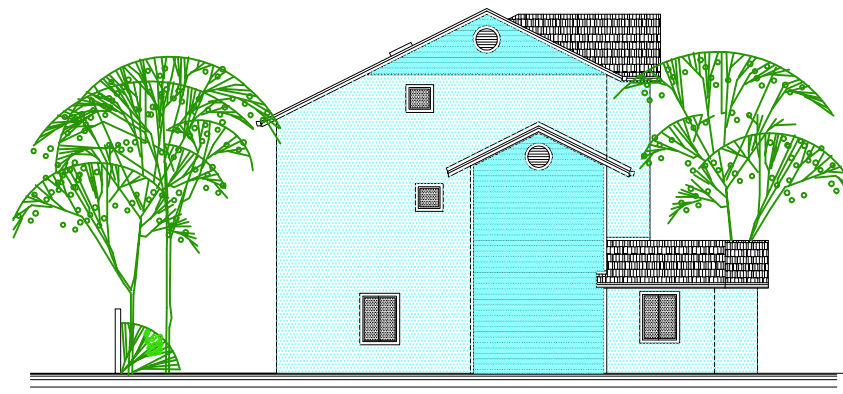


WEST ELEVATION

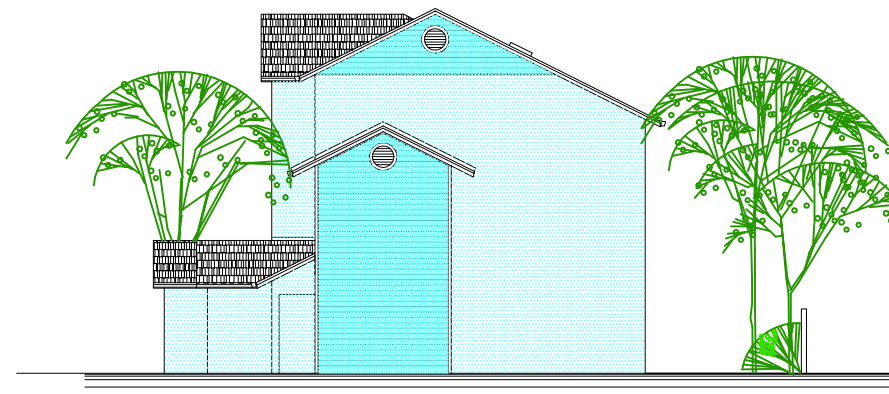


EAST ELEVATION

EXTERIOR COLORS		
LOCATION	COLOR	MANUFACTURER
STUCCO	2065-70 BASHFUL BLUE	BENJAMIN MOORE
LAP SIDING STUCCO	2065-60 CARIBBEAN COAST	BENJAMIN MOORE
LAP SIDING CEMENT BOARD	2065-60 CARIBBEAN COAST	BENJAMIN MOORE
WINDOW FRAMES & DOORS	WHITE	MFR. STANDARD COLOR
ALUMINUM RAILING	WHITE	MFR. STANDARD COLOR



NORTH ELEVATION



SOUTH ELEVATION

ELEVATIONS

SCALE 1/8" = 1'-0"

TO THE BEST OF MY KNOWLEDGE
THESE DRAWINGS COMPLY WITH
APPLICABLE BUILDING CODES

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PROPOSED TOWNHOUSES
3922 PARK LANE
PALM SPRINGS, FL 33406

CORY S. CROSS
ARCHITECT
AR 11264
2560 Pepperwood Circle S., North Palm Beach, FL 33410
561-281-4960

REVISIONS
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CHECKED CSC
DATED 11/1/19
PROJECT 19004
SHEET

A4



EAST ELEVATION

EAST ELEVATION
SCALE 1/8" = 1'-0"

TO THE BEST OF MY KNOWLEDGE
THESE DRAWINGS COMPLY WITH
APPLICABLE BUILDING CODES

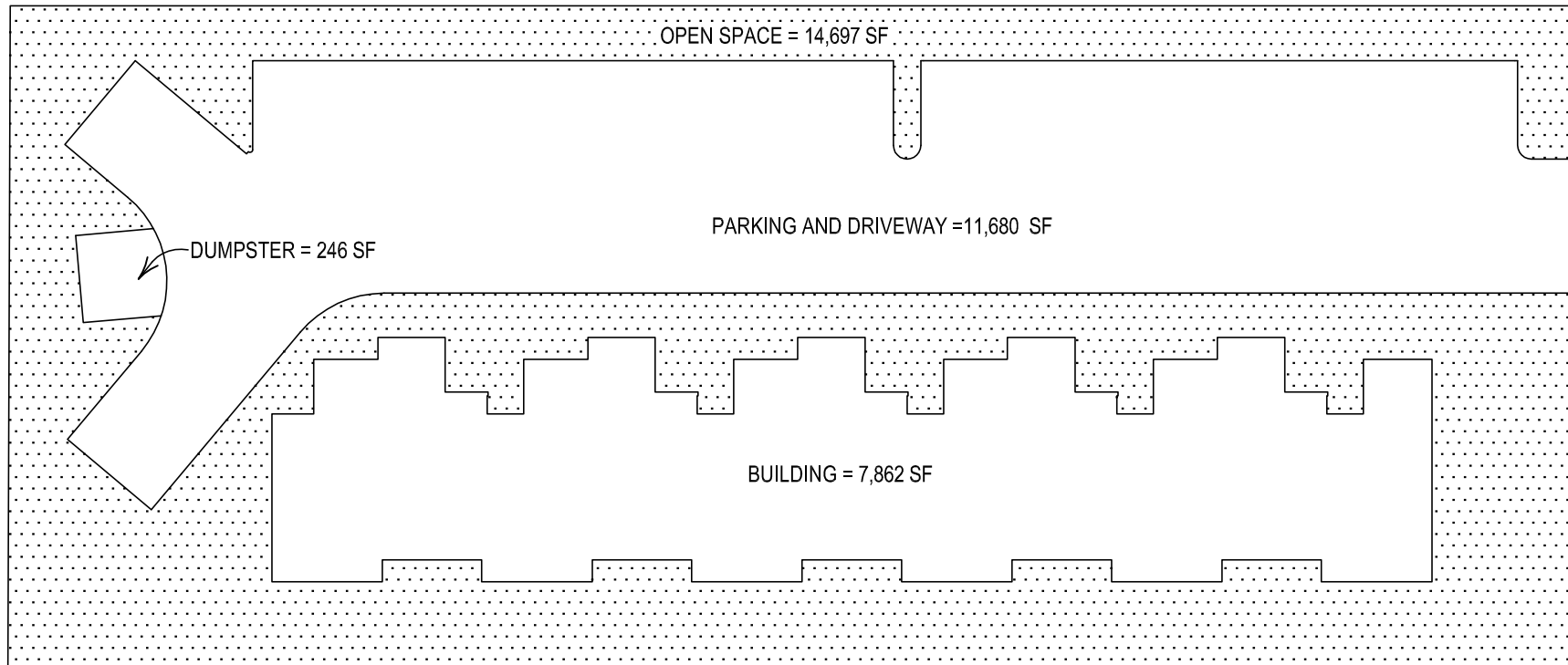
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PROPOSED TOWNHOUSES
3922 PARK LANE
PALM SPRINGS, FL 33406



REVISIONS
DRAWN CC
CHECKED CSC
DATED 11/1/19
PROJECT 19004
SHEET

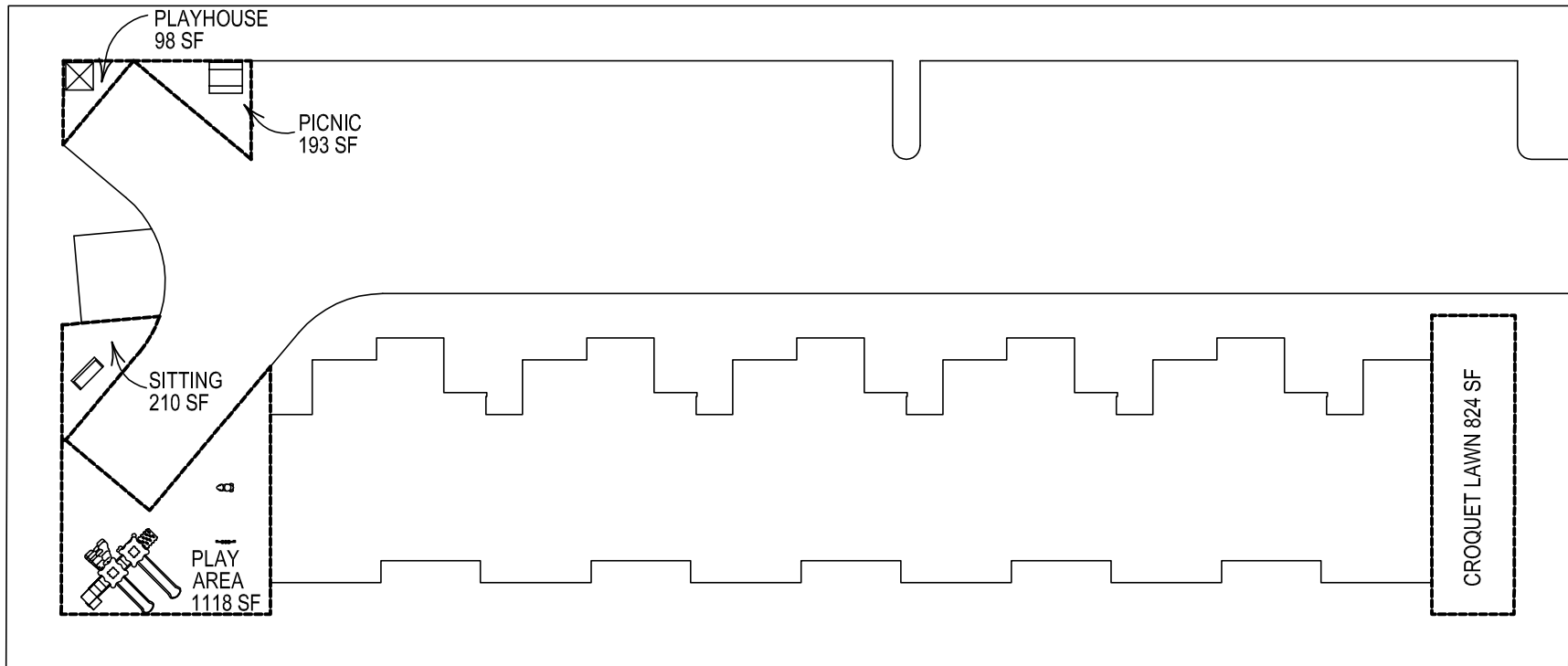
A4



3922 PARK LANE
PALM SPRINGS, FL 33406

OPEN SPACE REQUIRED = 12,196 SF
OPEN SPACE PROVIDED = 14,697 SF

OPEN SPACE PLAN

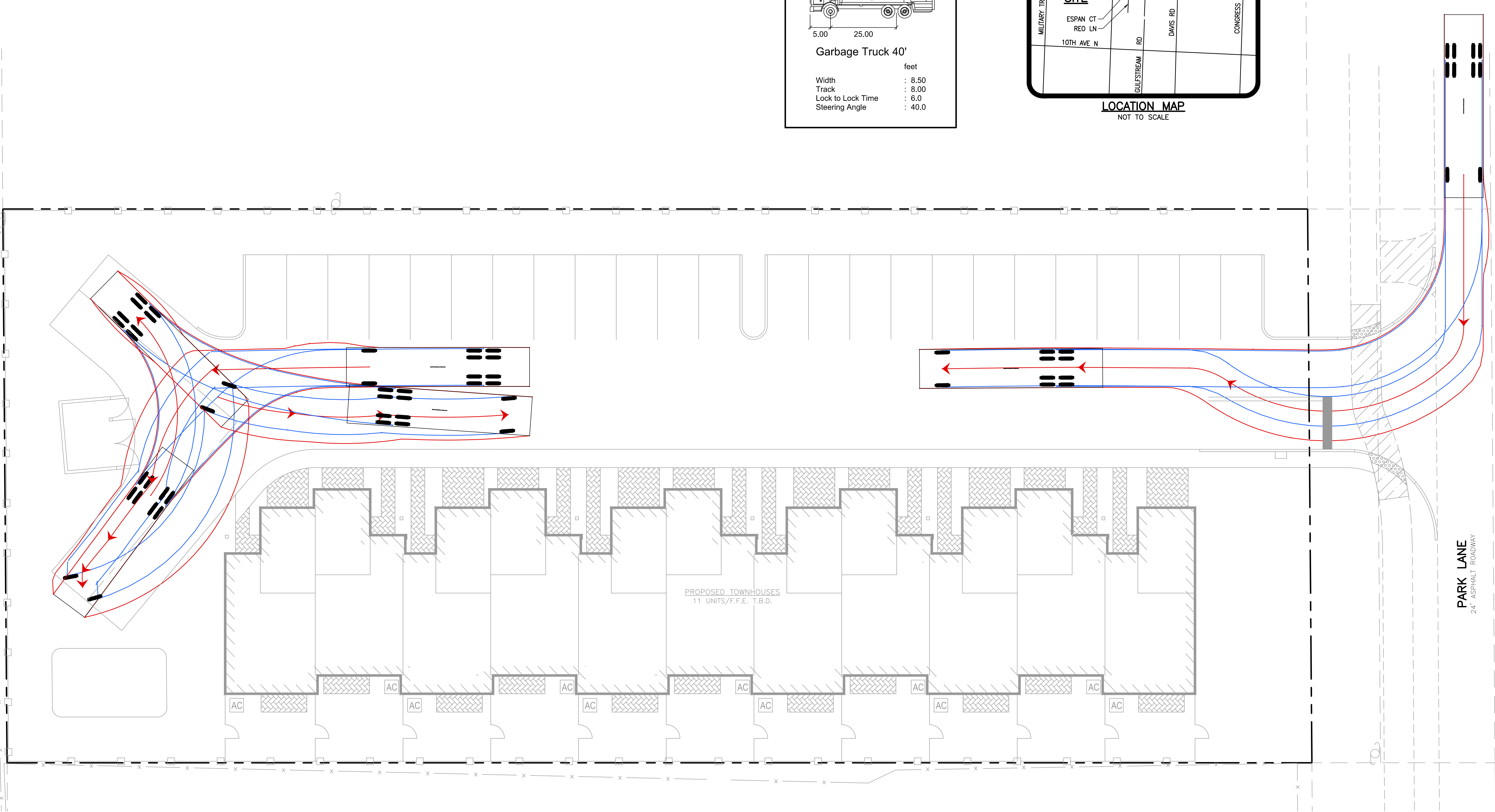
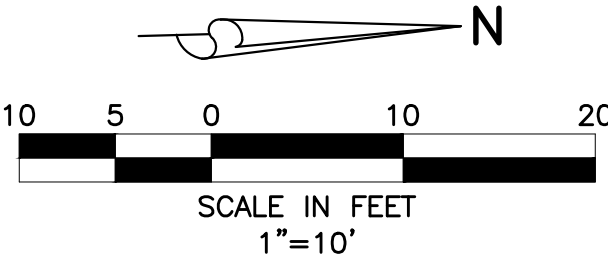
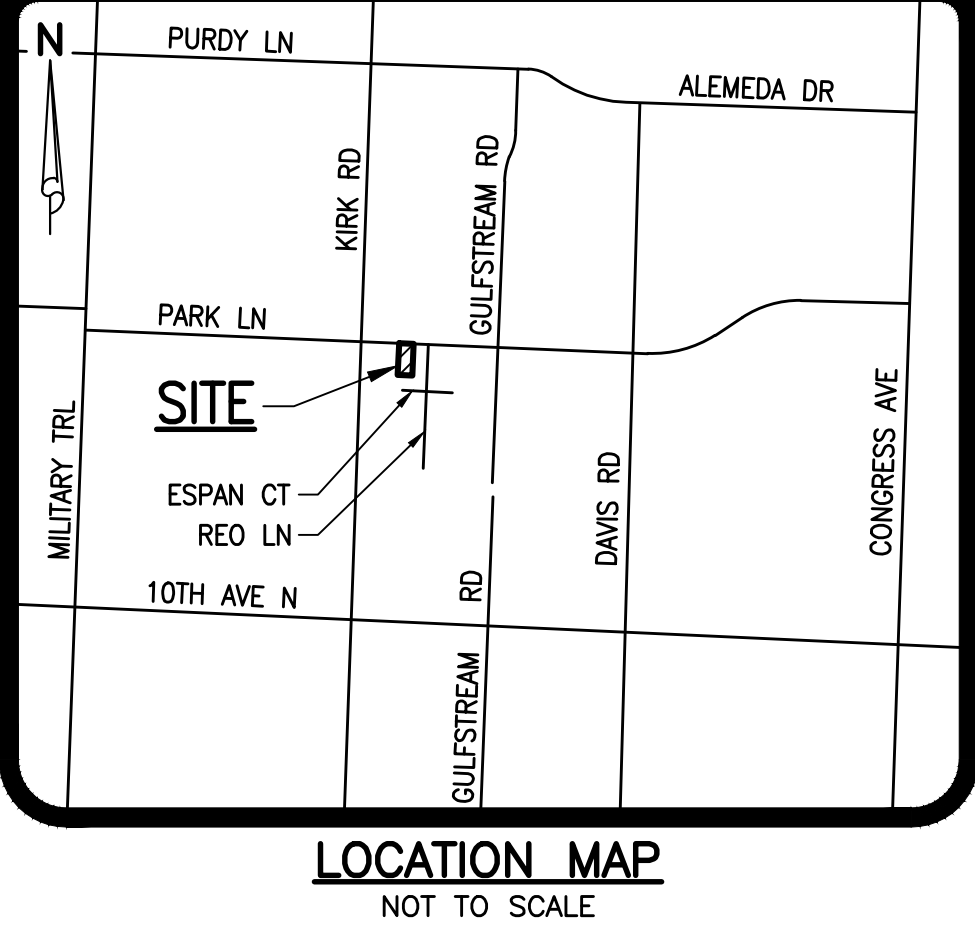
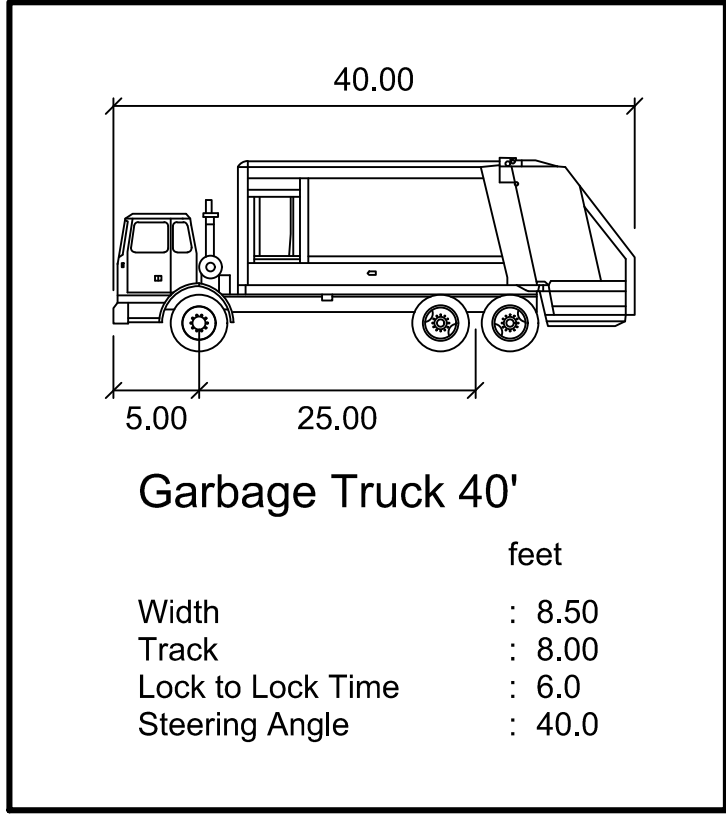


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PALM SPRINGS, FL 33406

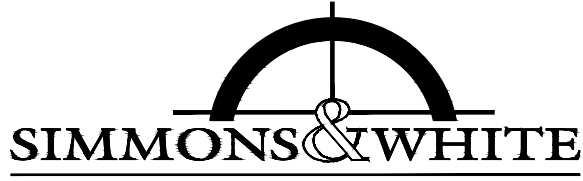
COMMON AMENITY AREA REQUIRED = 2439 SF
COMMON AMENITY AREA PROVIDED = 2443 SF

COMMON AMENITY PLAN

RED = VEHICLE BODY
BLUE = VEHICLE TIRE TRACKS



7/25/2019



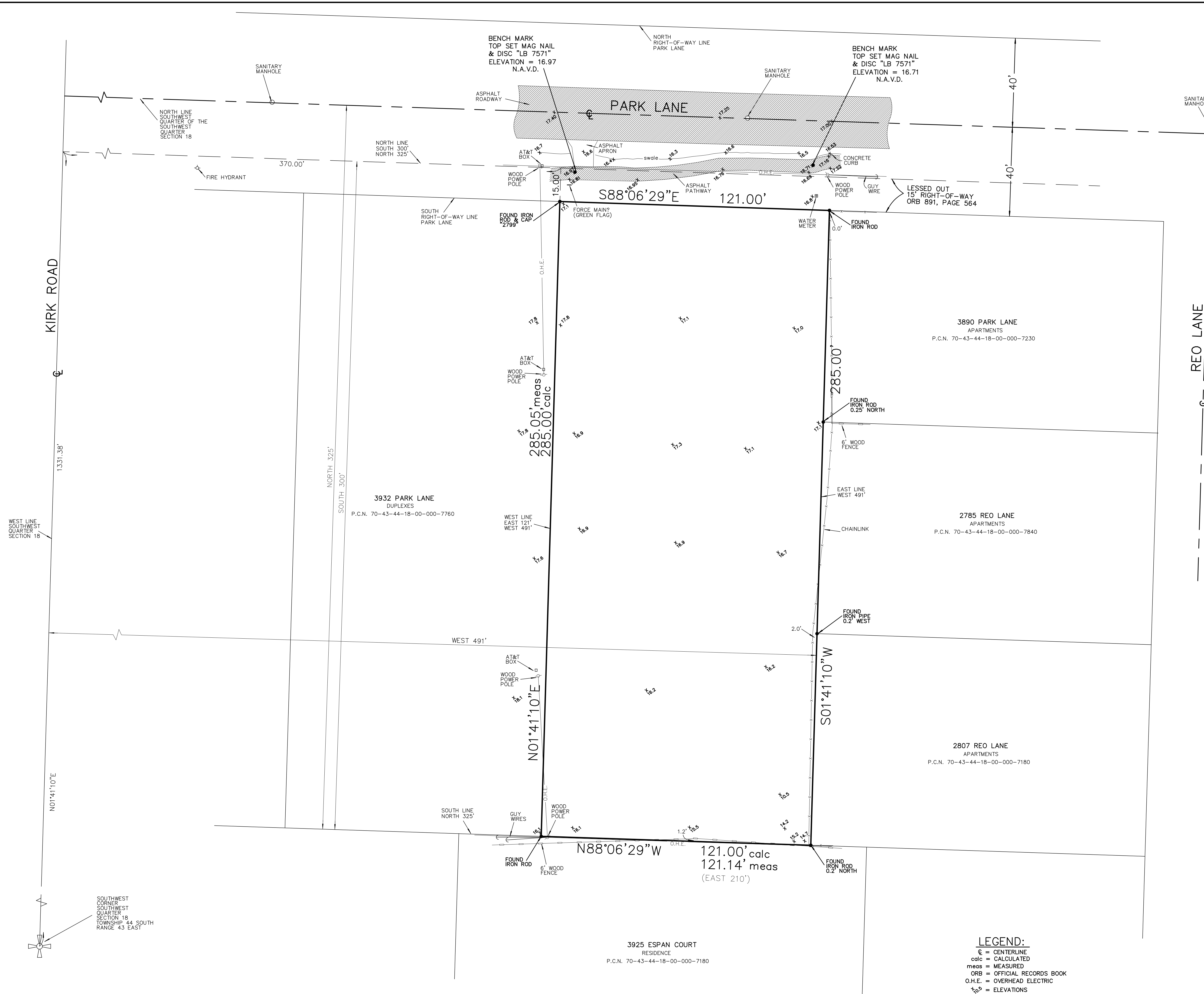
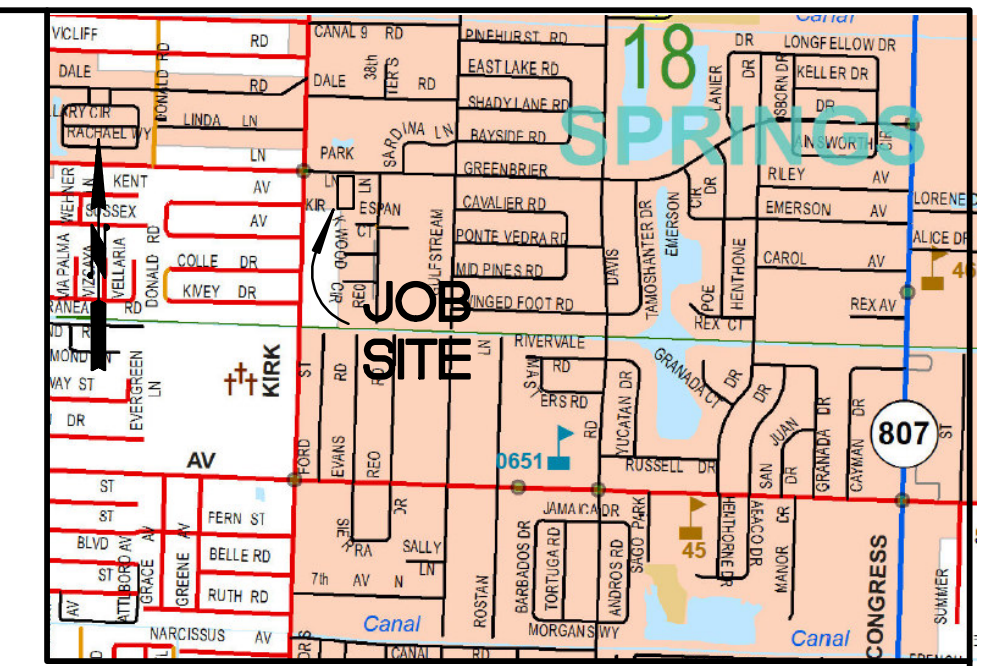
ENGINEERING | PLANNING | CONSULTING | SINCE 1982
2581 Metrocentre Blvd West • Suite 500 • West Palm Beach, Florida 33407 • (561) 478-7848

3922 PARK LANE TOWNHOUSES
SECTION 18, TOWNSHIP 44S., RANGE 43E.
VILLAGE OF PALM SPRINGS, FLORIDA
AUTOTURN ANALYSIS

REVISIONS

DESIGN A.G.	DRAWN D.B.	CHECKED	APPROVED	DATE
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JOB NO. 19-087	DRAWING NO. 19087AT01	SHEET 1 OF 1
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LEGAL DESCRIPTION 3922 PARK LANE
OFFICIAL RECORDS BOOK 30077, PAGE 745
THE EAST 121 FEET OF THE WEST 491 FEET OF THE SOUTH
300 FEET OF THE NORTH 325 FEET OF THE SOUTHWEST
QUARTER OF THE SOUTHWEST QUARTER, (LESS A 15
FOOT ROAD RIGHT-OF-WAY REFERENCED IN OFFICIAL
RECORDS BOOK 891, PAGE 564, PALM BEACH COUNTY),
SECTION 18, TOWNSHIP 44 SOUTH, RANGE 43 EAST.
CONTAINING 0.792 ACRES MORE OR LESS
OR 34485 SQUARE FEET MORE OR LESS

PROPERTY SHOWN HEREON IS LOCATED IN
FLOOD ZONE X PER FLOOD INSURANCE RATE
MAP 120192 0588 F DATED OCTOBER 5, 2017

BENCH MARK REFERENCE
PALM BEACH COUNTY, DISC "KIRK-5"
ELEVATION 16.853 N.A.V.D.

NOTE:
THIS SURVEY PERFORMED WITHOUT BENEFIT OF TITLE.

REVEALS NOTES:
THIS SURVEY COMPLIES WITH CHAPTER 54-17, FLORIDA ADMINISTRATION CODE.
NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
LEGAL DESCRIPTIONS SUPPLIED BY CLIENT OR CLIENTS AGENT.
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
SOME ITEM SHOWN HEREIN ARE FOR GRAPHIC AND INFORMATIONAL PURPOSES ONLY.
VISUAL OBSERVATIONS, IF ANY ARE SHOWN IN THIS SURVEY.
THIS SURVEY FOR CONSTRUCTION PURPOSES ONLY AND NOT INTENDED FOR
CONVEYANCE PURPOSES WITHOUT PERMISSION OF THIS SURVEYOR.
ELEVATIONS HEREON BASED ON NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988)
NO UNDERGROUND UTILITIES LOCATED EXCEPT WHERE SHOWN HEREON.
THIS IS NOT AN ENVIRONMENTAL SURVEY.
THIS SURVEY DOES NOT CONSTITUTE OWNERSHIP OR RIPARIAN RIGHTS
BEYOND MEAN HIGH WATER LINE.
BEARINGS HEREON BASED ON THE GRID BEARING OF N01°41'10"E ALONG THE WEST LINE OF THE
SOUTHWEST QUARTER SECTION 18 AND ALL OTHER BEARINGS AS RELATIVE THERETO.
ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY
OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
FORM B001-101-1 & UNDER CONSTRUCTION TIE-1 SURVEYS INTENT IS TO SHOW SETBACK COMPLIANCE;
OWNER AND/OR CONTRACTOR ACCEPTS RESPONSIBILITY FOR PLACEMENT OF FORBIDANCE POSTS
ON RECEIPT OF THIS SURVEY. PLUMBING AND OTHER UTILITIES INSTALLED AT CONTRACTORS RISK.
THIS SURVEY IS NOT VALID WITHOUT SURVEYORS SIGNATURE & EMBOSSED SEAL.

 M.S.R.M. INCORPORATED	MAGELLAN SURVEYING & MAPPING, INC. PROFESSIONAL LAND SURVEYORS LICENSED SURVEYORS 450 S. OLD DIXIE HIGHWAY, SUITE 10 JUPITER, FLORIDA 33488 FAX 561-746-9632 E-mail: info@magellansurveying.com		
	561-746-8745		
Boundary Surveys			
Prepared For: PARK LANE TOWNHOMES			
Drawn by RES Field: TF F.B.163 Pg57	Date Of Survey JULY 17, 2019		Scale 1" = 20'
REVISIONS:		Drawing Number 19-169	

RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA

LEGEND:

CL = CENTERLINE
calc = CALCULATED
meas = MEASURED
ORB = OFFICIAL RECORDS BOOK
O.H.E. = OVERHEAD ELECTRIC
t_{0.5} = ELEVATIONS

freestanding activities

for ages 2-5 years



Green Thumb Potting Shed

EC-023

Perfectly sized for budding gardeners, and offering shelter from the sun and rain.

Space required: 13'0" x 16'6" | 396 cm x 503cm



Green Thumb Planter Box

EC-022

Plant, Water, Grow! Children will enjoy tending to this child-sized garden.

Space required: 4'6" x 0'7" | 137cm x 18cm



5' Playhouse

M59006

Playhouses provide a child-sized way for children to tend to household activities in an imaginative environment.

Space required:

5'1" x 5'1" x 6'5" | 155cm x 155cm x 196cm



Friendship Table

MEC-024

3/4" thick HDPE provides a smooth top for writing and an engaging place for socialization.

Space required: 3'0" x 3'0" | 91cm x 91cm



Rockin' Drums

MEC-007

Inspire generations of creative percussionists while promoting upper body motion.

Space required: 3'4" x 1'6" | 102cm x 46cm

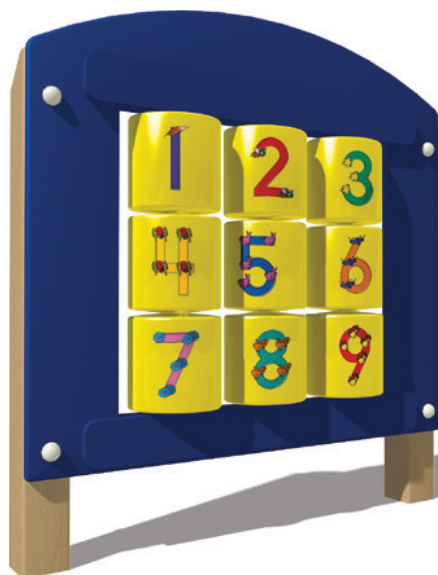


Paint & Play

66575

The clear, durable polycarbonate window is great for painting with watercolors. Holes cut in the shelves provide a handy place to rest paint cups and brushes, and the window is washable for reusable fun. *Does not include paints, brushes, or supplies.*

Model	Description
66575P	Red
66575N	Green



TouchMath® Panel

MEC-046

The TouchMath Panel is an interactive outdoor play event created to bring learning outside to the playground!

Each TouchMath Panel comes with:

- Training Manual
- Activity Panel Poster
- TouchMath Activity Panel Manual

Space Required: 0'7" x 4'6" | 18cm x 137cm

For more information, please visit: www.touchmath.com/ultraplay

freestanding activities

for ages 2-5 years

Freestanding play activities can breathe new life into existing play spaces



Early Childhood Horizontal Ladder PJHLAD

- Great upper body development for ages 2-5
- The **Tire Boost Package (02-01-0025)** adds height assistance and prevents surfacing displacement (*sold separately*)
- 19-1/2" wide x 6' long x 52" high when installed
- Use zone: 18' x 14' 549 cm x 427 cm
- Color as shown



02-01-0025
Optional
Tire Boost Package



Rotomolded Frog and Whale Spring Riders

UPlayToday™ Spring Riders are an excellent way to add excitement and imaginative play to a new or existing playground. Colors as shown.

- Rotomolded body
- Heavy-duty surface mount steel spring
- Anchor "J" bolts included for mounting
- Use zone: 17' x 17' | 518 cm x 518 cm

Model	Age	Description
UP107	2-5 or 5-12	Frog
UP108	2-5 or 5-12	Whale



2-Rider Spring See Saw 2-5 Years

02-07-0055

Encourage social interaction with the Spring See Saw designed for two riders. Colors as shown.

- Appropriate for ages 2-5
- Powder-coated blue frame with red seats
- Anchor bolts included for mounting
- Inground mounting kit also available: #02-07-0187 (*sold separately*)
- Use zone: 20' x 13' | 610 cm x 396 cm



HDPE Horse and Truck Spring Riders

- HDPE body
- Heavy-duty surface mount steel spring
- Anchor bolts included for mounting
- Inground mounting kit also available: #02-07-0187 (*sold separately*)
- Use zone: 15' x 13' | 457 cm x 396 cm

Model	Age	Description
02-07-0053	2-5	Horse
02-07-0054	2-5	Truck

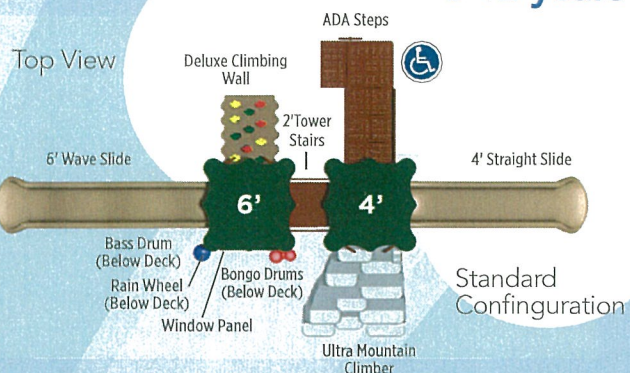
WARNING: Installation over a hard surface such as concrete, asphalt, or packed earth may result in serious injury from falls.



Space saver configuration

UPLAY TODAY™

5-12 years



bighorn

UPLAY-008-N

Age: 5-12

Activities: 7

Kid Capacity: 15-20

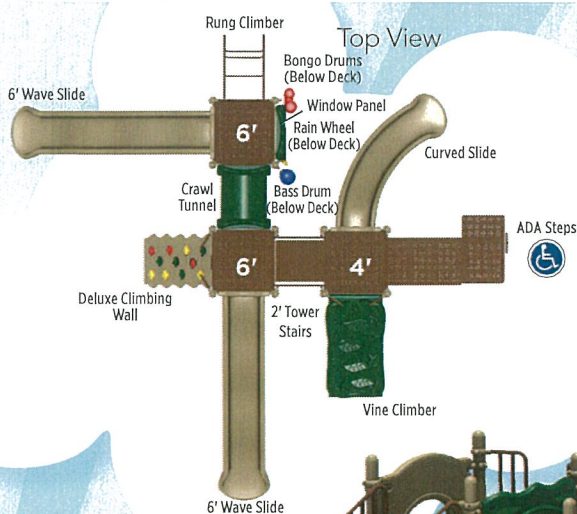


Use Zone for Space Saver Configuration: 29'2" x 29'8"

Use Zone for Space Standard Configuration: 25'4" x 38'11"

Fall Height: 6'0" | 183cm

Specify Color option	MOUNTING KITS (Required)		
Play Structure	Ground Spike	Anchor Bolt	Inground Kit
UPLAY-008-N Bighorn (natural)	Included	33-12-0054	33-12-0096
UPLAY-008-P Bighorn (playful)	Included	33-12-0054	33-12-0096



boulder point

UPLAY-079-N

Age: 5-12

Activities: 9

Kid Capacity: 20-30

Use Zone: 34'7" x 36'7"

Fall Height: 6'0" | 183cm



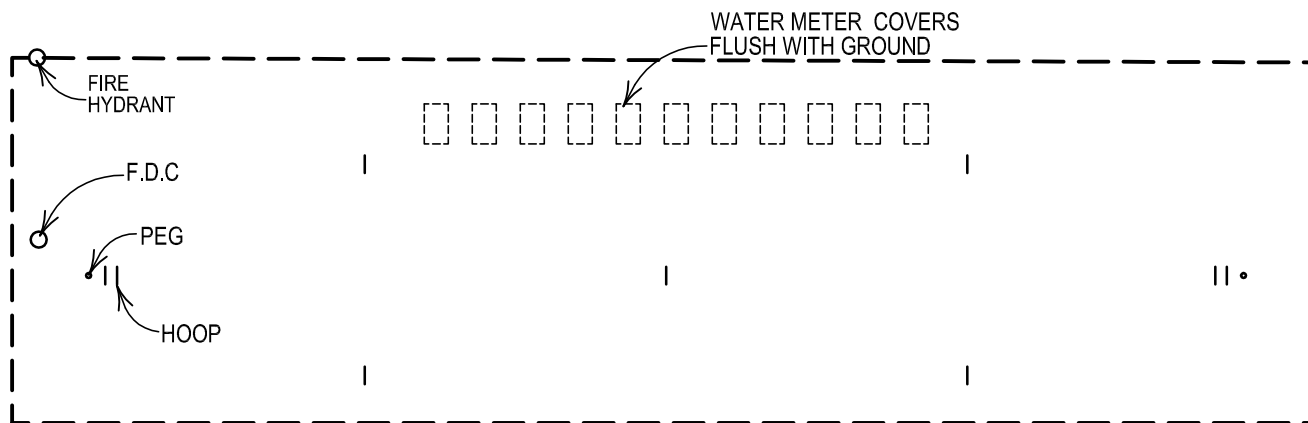
Specify Color option	MOUNTING KITS (Required)		
Play Structure	Ground Spike	Anchor Bolt	Inground Kit
UPLAY-079-N Boulder Point (natural)	Included	33-12-0082	33-12-0110
UPLAY-079-P Boulder Point (playful)	Included	33-12-0082	33-12-0110



THINK
beyond **PLAY...**
add border timbers

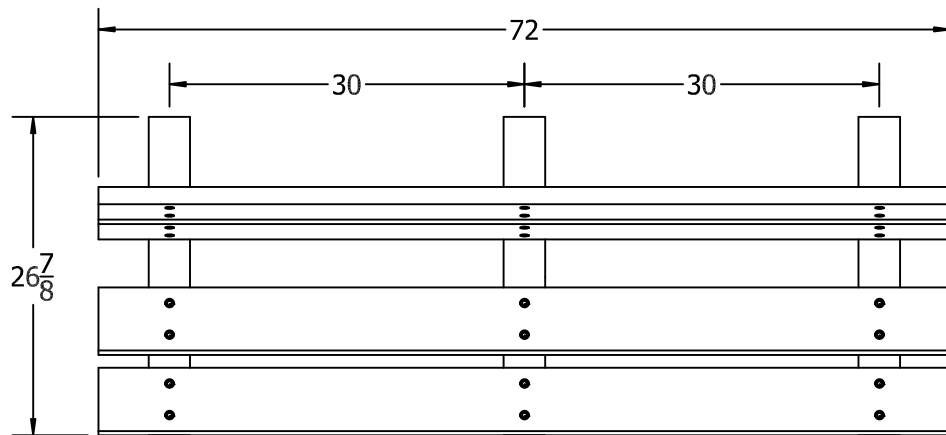
SEE PAGE 57

WARNING: Installation over a hard surface such as concrete, asphalt, or packed earth may result in serious injury from falls.

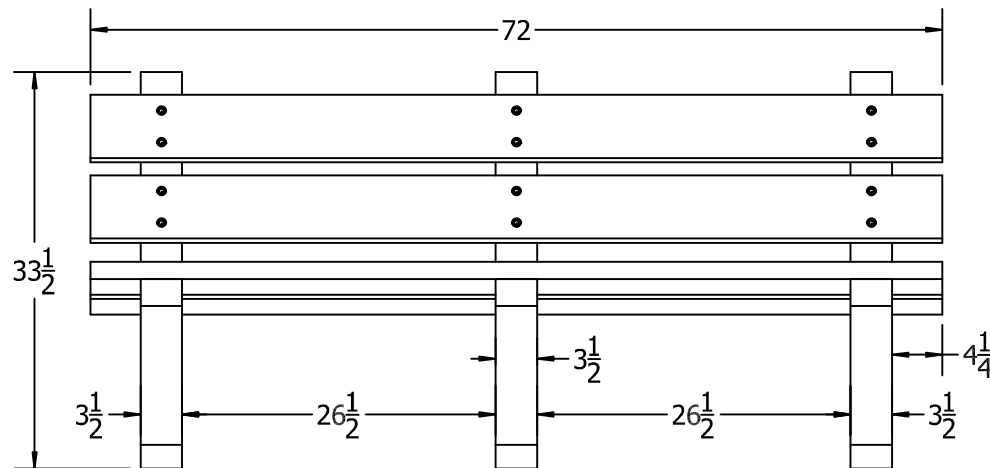


3922 PARK LANE
PALM SPRINGS, FL 33406

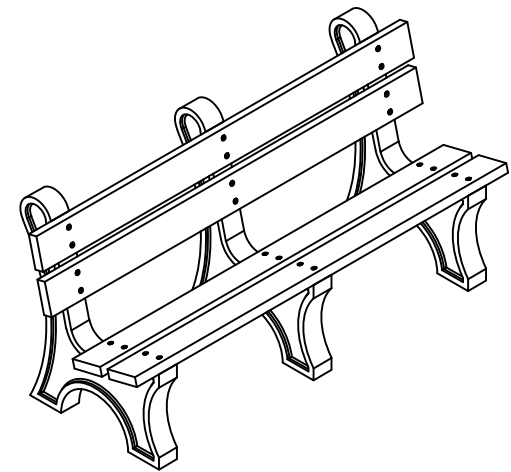
CROQUET LAWN



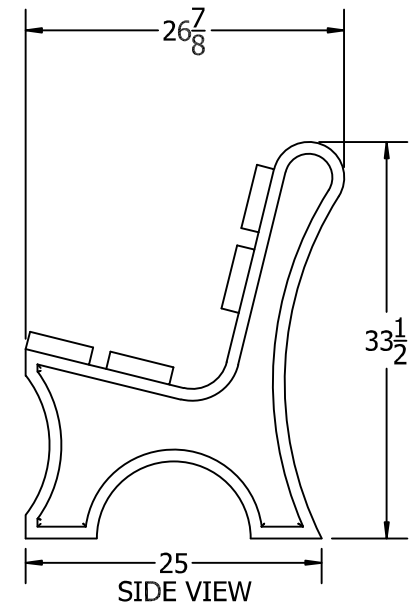
TOP VIEW



FRONT VIEW



3D ISOMETRIC VIEW



SIDE VIEW

6 ft. Colonial Bench Specification Drawing

COPYRIGHT 2013-2033

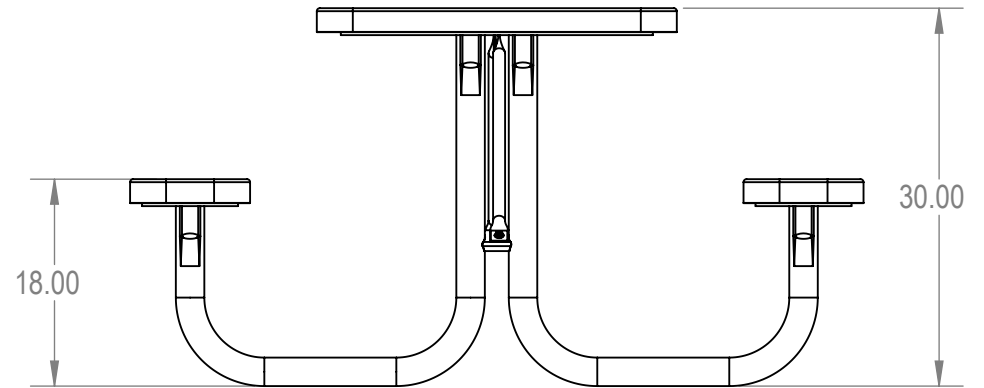
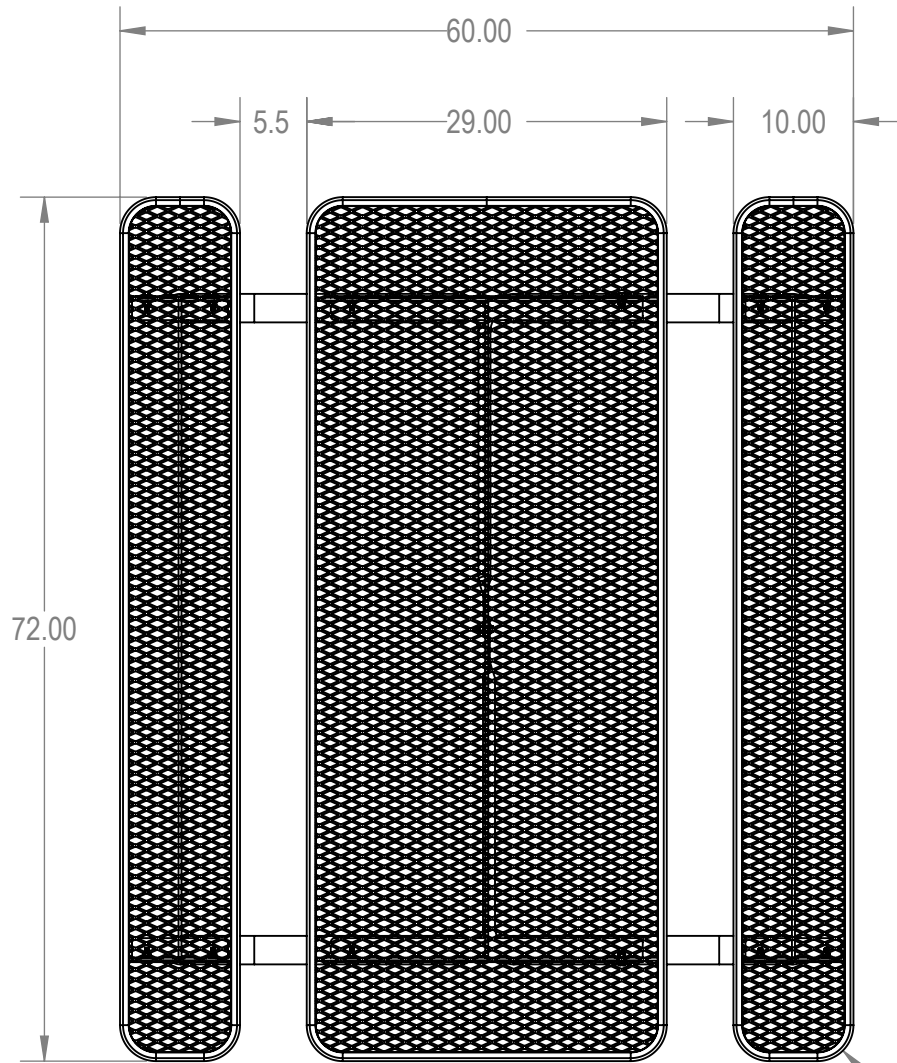
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Park Warehouse, LLC
7495 W. Atlantic Ave. Suite 200-294
Delray Beach, FL 33446
PH: 888.321.5334
FAX: 561.288.5279
WWW.PARKWAREHOUSE.COM

NOT TO SCALE
Date: 03/2019



SKU: 766pt100
 Variations:
 766pt100-2
 766pt100-14
 766pt100-26
 766pt100-38
 766pt100-50
 766pt100-62
 766pt100-74
 766pt100-86
 766pt100-98
 766pt100-110
 766pt100-122
 766pt100-134
 766pt100-146
 766pt100-158
 766pt100-170
 766pt100-182
 766pt100-194
 766pt100-206
 766pt100-218
 766pt100-230
 766pt100-242
 766pt100-254



R3.00



ParkTastic

Manufactured For:



PROPRIETARY AND CONFIDENTIAL

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	NAME	DATE	ParkTastic		
DRAWN	GM	1/3/2016			
SALES APPR.			TITLE: 6' Rectangular Portable Table		
CLIENT APPR.					
MFG APPR.					
Q.A.					
Design By -					
CADWorksPro Chicago, IL				766pt100	
www.cadworkspro.com					

3922 Park Lane

6" high PVC fence



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



TRAFFIC GENERATION STATEMENT

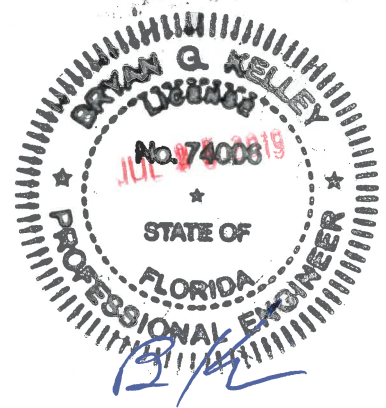
**3922 PARK LANE
PALM SPRINGS, FLORIDA**

Prepared for:

Cory S. Cross Architect
2560 Pepperwood Circle South
North Palm Beach, Florida 33410

Job No. 19-087

Date: 07/25/2019



Bryan G. Kelley, P.E.
FL Registration No. 74006

TABLE OF CONTENTS

1.0 SITE DATA 2

2.0 TRAFFIC GENERATION..... 2

3.0 CONCLUSION..... 3

1.0 SITE DATA

The subject parcel is located on the south side of Park Lane approximately 400 feet east of Kirk Road in the Village of Palm Springs, Florida and contains approximately 0.80 acres. The Property Control Number (PCN) for the subject parcel is 70-43-44-18-00-000-7190. The existing development consists of one single family dwelling unit. The proposed redevelopment consists of 11 multifamily dwelling units with an anticipated buildout year of 2023. Access is proposed via a full access driveway connection to Park Lane. For additional information concerning site location and layout, please refer to the Site Plan prepared by Cory S. Cross Architect.

2.0 TRAFFIC GENERATION

The Palm Beach County Unified Land Development Code Article 12 requires that for any application for a site specific development order on property on which there are existing/vested uses shall be subject to the Palm Beach County Traffic Performance Standards to the extent the traffic generation projected for the site specific development order exceeds the traffic generation of the vested uses. The generation rates and capture rates of the vested uses shall be updated to current pro forma traffic generation and passer-by rates and shall be used to calculate vested uses/existing traffic.

The traffic currently vested to the parcel has been calculated in accordance with the ITE Trip Generation Manual, 10th Edition and published Palm Beach County Trip Generation Rates as shown in Tables 1, 2 and 3. Table 1 shows the daily traffic generation associated with the existing/vested development in trips per day (tpd). Tables 2 and 3 show the AM and PM peak hour traffic generation rates, respectively, in peak hour trips (pht). The traffic generated by the existing/vested development consisting of one single family dwelling unit may be summarized as follows:

Existing/Vested Development

Daily Traffic Generation	=	10 tpd
AM Peak Hour Traffic Generation (In/Out)	=	1 pht (0 In/1 Out)
PM Peak Hour Traffic Generation (In/Out)	=	1 pht (1 In/0 Out)

The traffic to be generated by the proposed site modifications has also been calculated in accordance with the ITE Trip Generation Manual, 10th Edition and the Palm Beach County Trip Generation Rates as shown in Tables 4, 5 and 6. Table 4 shows the daily traffic generation associated with the proposed plan of development. Tables 5 and 6 show the AM and PM peak hour traffic generation, respectively. The traffic to be generated by the proposed plan of development consisting of 11 multifamily dwelling units may be summarized as follows:

2.0 TRAFFIC GENERATION (CONTINUED)

Proposed Development

Daily Traffic Generation	=	81 tpd
AM Peak Hour Traffic Generation (In/Out)	=	5 pht (1 In/4 Out)
PM Peak Hour Traffic Generation (In/Out)	=	6 pht (4 In/2 Out)

The increase in traffic generation as a result of the proposed site modifications is shown in Table 7 and may be summarized as follows:

Change in Traffic Generation

Daily Traffic Generation	=	71 tpd
AM Peak Hour Traffic Generation (In/Out)	=	4 pht (1 In/3 Out)
PM Peak Hour Traffic Generation (In/Out)	=	5 pht (3 In/2 Out)

3.0 CONCLUSION

As shown in Table 7, the proposed modification will result in an increase of 71 daily trips, an increase of 4 AM peak hour trips, and an increase of 5 PM peak hour trips at project build out of 2023. The change in peak hour trips is negligible and will have an insignificant impact on the surrounding roadways and is therefore approvable with regard to the Palm Beach County Traffic Performance Standards. Based on the findings of this report, the proposed development will generate less than 20 peak hour trips and therefore no additional traffic analysis is required and the project is therefore approvable with regard to the Palm Beach County Traffic Performance Standards.



Figure 1 – Site Location Map
3922 Park Lane
Project # 19-087

EXISTING DEVELOPMENT

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips		
					In	Out				%	Total					%	Trips			
Single Family Detached	210	1	Dwelling Units	10			10				0		10			0%	0			10
Grand Totals:							10			0.0%	0		10			0%	0			10

TABLE 2 - 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
Grand Totals:							0	1	1	0.0%	0	0	0	0	1	1	0%	0	0	1	1

TABLE 3 - 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	$\ln(T) = 0.96 \ln(X) + 0.20$	0.63	0.37	1	0	1	0.0%	0	0	0	1	0	1	0%	0	1	0	1
Grand Totals:							1	0	1	0.0%	0	0	0	1	0	1	0%	0	1	0	1

PROPOSED DEVELOPMENT

TABLE 4 - Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips	Internalization			External Trips	Pass-by		Net Trips
				In	Out		%	Total			%	Trips	
Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH)	220	11	Dwelling Units	7.32		81		0		81	0%	0	81
Grand Totals:						81	0.0%	0		81	0%	0	81

TABLE 5 - 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
Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH)	220	11	Dwelling Units	0.46	0.23	1	4	5	0.0%	0	0	0	1	4	5	0%	0	1	4	5
Grand Totals:						1	4	5	0.0%	0	0	0	1	4	5	0%	0	1	4	5

TABLE 6 - 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
Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH)	220	11	Dwelling Units	0.56	0.63	4	2	6	0.0%	0	0	0	4	2	6	0%	0	4	2	6
Grand Totals:						4	2	6	0.0%	0	0	0	4	2	6	0%	0	4	2	6

TABLE 7
TRAFFIC GENERATION INCREASE

NET TRIPS

	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING DEVELOPMENT =	10	1	0	1	1	1	0
PROPOSED DEVELOPMENT =	81	5	1	4	6	4	2
INCREASE =	71	4	1	3	5	3	2

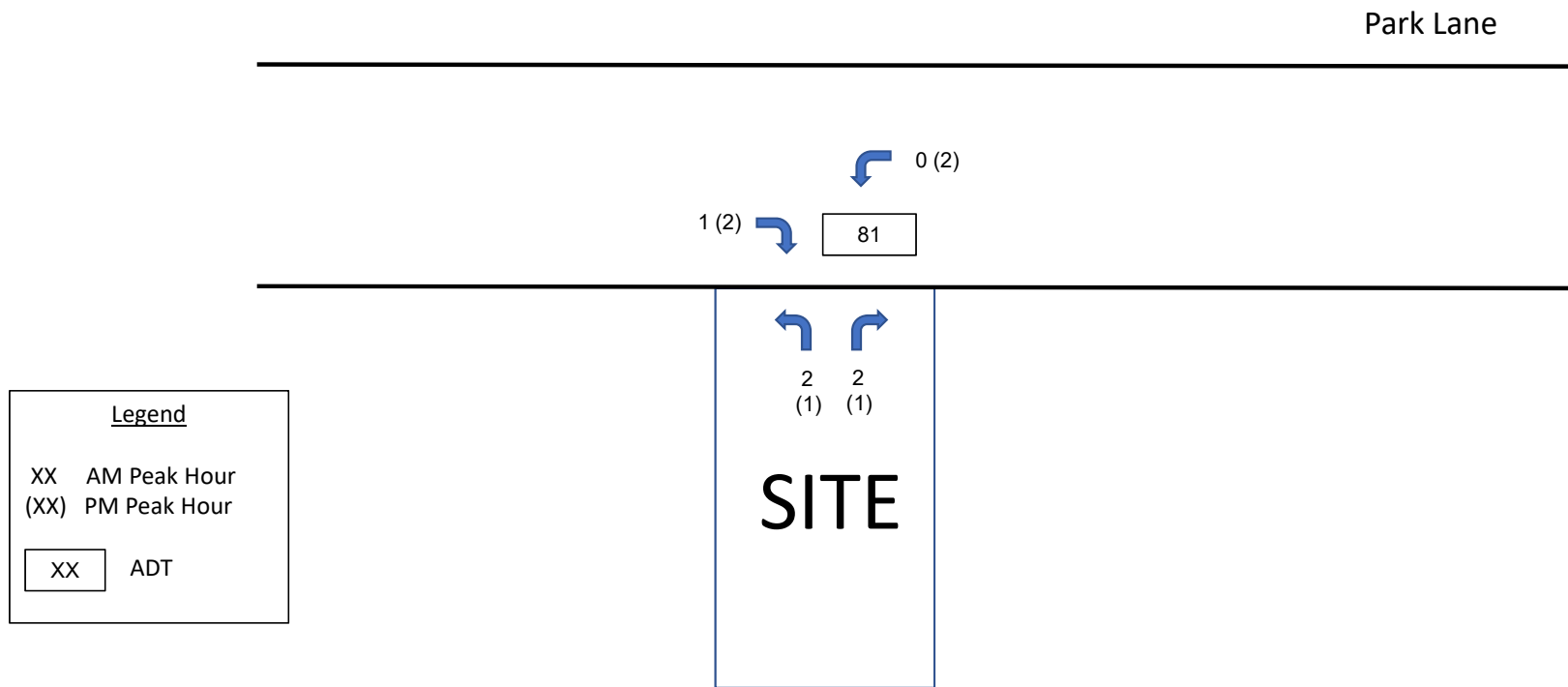


FIGURE 2 – Driveway Volumes
3922 Park Lane
Project # 19-087



**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



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County Administrator

Verdenia C. Baker

August 29, 2019

Bryan G. Kelley, P.E.
Simmons & White, Inc.
2581 Metrocentre Blvd., Suite 3
West Palm Beach, FL 33407

**RE: 3922 Park Lane
Project #: 190714
Traffic Performance Standards Review (Revised Letter)**

Dear Mr. Kelley:

The Palm Beach County Traffic Division has reviewed the **3922 Park Lane Development** Traffic Impact Statement, dated July 25, 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:	South side of Park Lane, about 400 feet east of Kirk Road
PCN:	70-43-44-18-00-000-7190
Access:	One full access driveway connection onto Park Lane (As used in the study and is NOT an approval by the County through this letter)
Existing Uses:	One Single family Home
Proposed Uses:	Replace existing with: Multi-Family Residential = 11 DU
New Daily Trips:	71
New Peak Hour Trips:	4 (1/3) AM; 5 (3/2) 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. The proposed development does not have significant peak hour traffic impact (as defined in PBC TPS) on the roadway network.

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.

*"An Equal Opportunity
Affirmative Action Employer"*



Bryan G. Kelley, P.E.
August 29, 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
E:\TRAFFIC\HAMUNICIPALITIES\APPROVALS\2019\190714 - 3922 PARK LANE REVISED.DOCX

November 13, 2019**To: Iramis Cabrera, Village of Palm Springs Planner****From: Tara Bamber, PE****Re: 3922 Park Lane Townhouses
Site Plan Approval Letter
Engenuity Group Project No. 6001.78**

We have received the following on 11-7-19 for the above reference project:

1. Conceptual Paving, Drainage, Water & Wasterwater Plan, 1 sheet, dated 11-6-19, by Simmons & White
2. Site Plan, 1 sheet (A1), dated 11-1-19, by Cory S. Cross Architect
3. Landscape Plan, 2 sheets (L-1, L-2), dated 10-25-19, by Cory S. Cross Architect
4. Open Space Plan, 1 sheet, by Cory S. Cross Architect
5. Civil Comment Response letter, 3 sheets, dated 11-6-19, by Simmons & White

We recommend Site Plan approval with the following conditions:

1. The Home Owners Association documents shall include pervious pavement maintenance conditions.
2. Provide permits from applicable agencies including, but not limited to, Village of Palm Springs Civil/Utility, PBC Fire Rescue, etc.

If you should have any questions, please give me a call at 561-655-1151.

Cc: Chad Girard, PE
Lisa Tropepe, PE
Ed Horton



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON, AICP
DIRECTOR

WANDA F. PAUL
CHIEF OPERATING OFFICER

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

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

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	10/18/2019		
	SCAD No.	19092401D – D. O.		
	FLU /Rezoning/D.O. No.	20190091 – Village of Palm Springs		
	PCN No. / Address	70-43-44-18-00-000-7190 /3922 Park Lane		
	Development Name	3922 Park Lane		
	Owner / Agent Name	Park Lane Condominiums LLC / Cory S. Cross		
	SAC No.	189		
	Proposed Unit No. & Type	11 Apartment Units		
Impact Review		C.O. Taylor/Kirklane Elementary School	Palm Springs Middle School	John I. Leonard High School
	New Students Generated	1	1	1
	Capacity Available	115	28	- 640
	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 proposed development is approved by the Village, School District staff recommends the following condition to mitigate such impact.			
	In order to address the school capacity deficiency generated by this proposed development at the District high school level , the property owner shall contribute \$12,913 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 10/28/2019 to 10/27/2020 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 10/27/2020 or this determination will expire automatically on 10/27/2020 .			
Notice	School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

October 28, 2019

Date

joyce.cai@palmbeachschools.org

Email Address

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



13081 MILITARY TRAIL
DELRAY BEACH, FLORIDA 33484-1105

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

July 30, 2019

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

**Re: PARK LANE TOWNHOUSES
3922 Park Lane
Sectional – A Portion of Section 18/43/44
PCN: 70-43-44-18-00-000-7190
LWDD Record No. RI-19-00_____**

Dear Ms. Cabrera:

This petition is located at the SE Quad of Park Lane and Kirk Road. It is located north of the L-10 Canal and is not adjacent.

LWDD has no objection to the certification of this petition.

Sincerely,

Anne H. Perry

Anne H. Perry
Right-of-Way Specialist



Village of Palm Springs
Land Development Department
226 Cypress Lane, Palm Springs, FL 33461
(561) 965-4016 Fax (561) 439-4132

LETTER OF TRANSMITTAL

To: Matthew Hammond/ Chad Girard/Ed Horton
Tom Ceccarelli/Frank Castro
Walter Lenhart

Date: November 7, 2019

RE: Park Lane Townhomes- 3922 Park Ln Site Plan

3rd submittal 11-7-2019

Attached are:

x Prints

☐ Report

☐ Other _____

☐ Reproducibles

☐ Specifications

☐ Correspondence

☐ Applications

COPIES	DATE	DESCRIPTION
1	11/7/2019	Site Plan Package/Civil Plans

Transmitted:

☐ For Approval

☐ For Revisions

☐ Other _____

☐ As Requested

☐ For Your Use

xxxx For Review and Comment

REMARKS:

Upon review, please forward any comments regarding the attached materials to me.. Should you have any questions regarding the attached materials, do not hesitate to contact me at (561) 434-5090 or icabrera@vpsfl.org. Thank you for your assistance.

Signed: Iramis Cabrera

Good for now.

Will review when final design submitted.

11-8-2019

P.B.C. Fire-Rescue
Plan Review Critique

Walter J. Lenhart
Business: 561-233-0056
E-mail: wjlenhar@pbcgov.org

Permit: FP#:

Date: 11/16/19

Project: Park Lane Townhomes

Address: 3922 Park Ln Palm Springs

Occupancy: Residential, New Apartment

Construction Type:

<u>Page</u>	<u>Comment</u>	<u>Code</u>
	Submit three(3) copies of the civil drawing to the PBC Water Officer Pedro Segovia for review. The civil plan review fee is \$500.00. Pedro's contact information is 561-233-0054 or PSegovia@pbcgov.org .	
A1	24" minimum pavement lettering is required for the fire lane marking. Yellow lettering is required.	
A1	The mailbox must be relocated. It is obstructing access to the fire hydrant.	



Village of Palm Springs
Land Development Department
226 Cypress Lane, Palm Springs, FL 33461
(561) 965-4016 Fax (561) 439-4132

LETTER OF TRANSMITTAL

To: Matthew Hammond/ Chad Girard/Ed Horton
Tom Ceccarelli/Frank Castro
Walter Lenhart

Date: November 7, 2019

RE: Park Lane Townhomes- 3922 Park Ln Site Plan

3rd submittal 11-7-2019

Attached are:

- ☒ Prints
☐ Report
☐ Other _____

- ☐ Reproducibles
☐ Specifications

- ☐ Correspondence
☐ Applications

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☐ Other _____

- ☐ As Requested
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xxxx For Review and Comment

REMARKS:

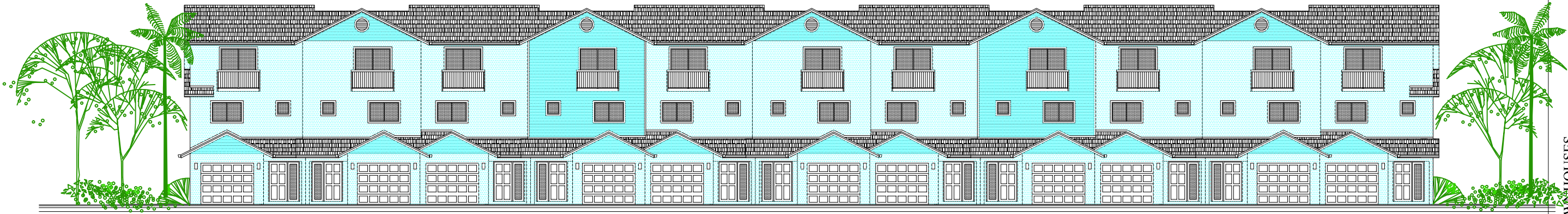
Upon review, please forward any comments regarding the attached materials to me. Should you have any questions regarding the attached materials, do not hesitate to contact me at (561) 434-5090 or icabrera@vpsfl.org. Thank you for your assistance.

Signed: Iramis Cabrera

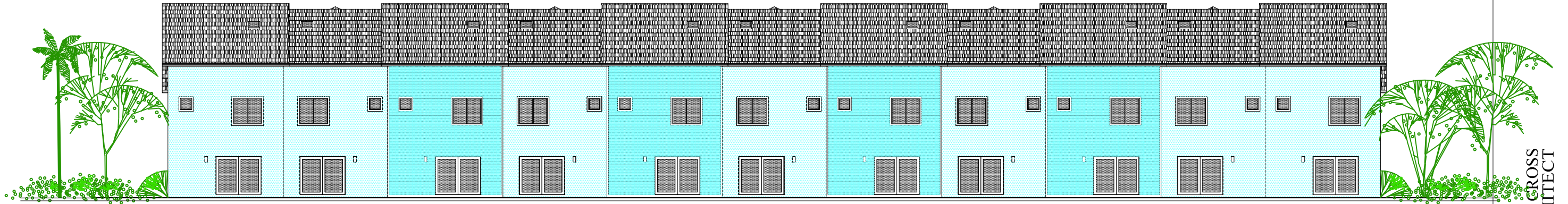
RECOMMENDATIONS

- 1) FENCE BALL FIELD (AS BUFFER)*
- 2) LOCATE ALL OTHER AMENITIES TOGETHER*

& 100 11/22/19

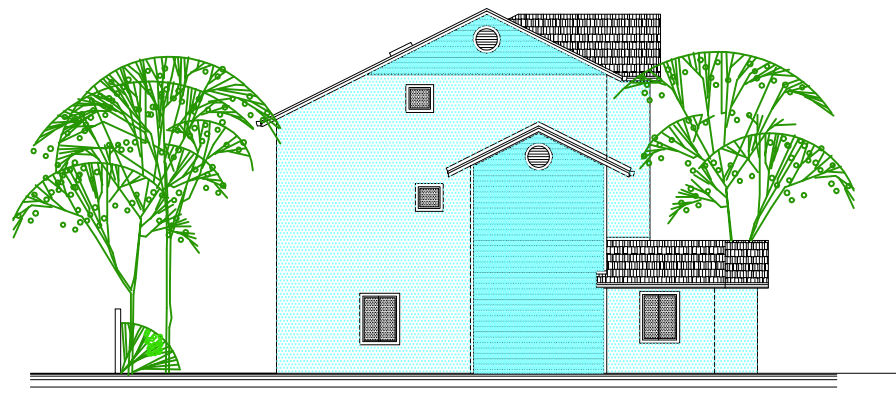


WEST ELEVATION

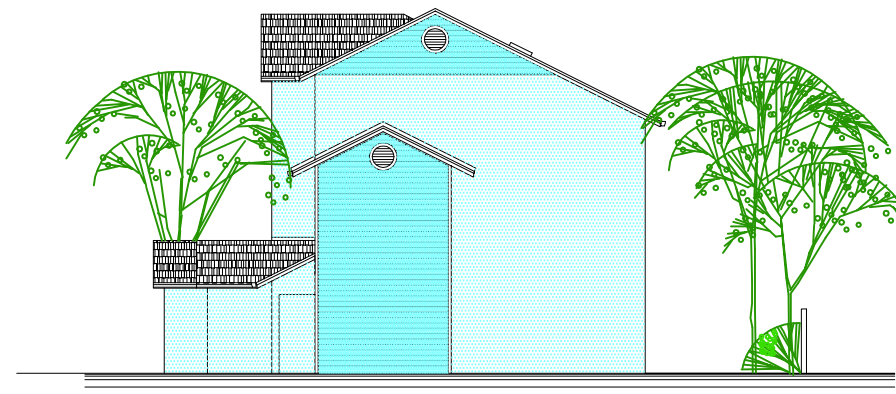


EAST ELEVATION

EXTERIOR COLORS		
LOCATION	COLOR	MANUFACTURER
STUCCO	2065-70 BASHFUL BLUE	BENJAMIN MOORE
LAP SIDING STUCCO	2065-60 CARIBBEAN COAST	BENJAMIN MOORE
LAP SIDING CEMENT BOARD	2065-60 CARIBBEAN COAST	BENJAMIN MOORE
WINDOW FRAMES & DOORS	WHITE	MFR. STANDARD COLOR
ALUMINUM RAILING	WHITE	MFR. STANDARD COLOR



NORTH ELEVATION



SOUTH ELEVATION

ELEVATIONS

SCALE 1/8" = 1'-0"

TO THE BEST OF MY KNOWLEDGE
THESE DRAWINGS COMPLY WITH
APPLICABLE BUILDING CODES

CORY S CROSS

PROPOSED TOWNHOUSES
3922 PARK LANE
PALM SPRINGS, FL 33406

CORY S. CROSS
ARCHITECT
AR 11264
2560 Pepperwood Circle S., North Palm Beach, FL 33410
561-281-4960

REVISIONS

DRAWN CC
CHECKED CSC
DATED 11/1/19
PROJECT 19004
SHEET

A4



EAST ELEVATION

EAST ELEVATION
SCALE 1/8" = 1'-0"

TO THE BEST OF MY KNOWLEDGE
THESE DRAWINGS COMPLY WITH
APPLICABLE BUILDING CODES

CORY S. CROSS

PROPOSED TOWNHOUSES
3922 PARK LANE
PALM SPRINGS, FL 33406



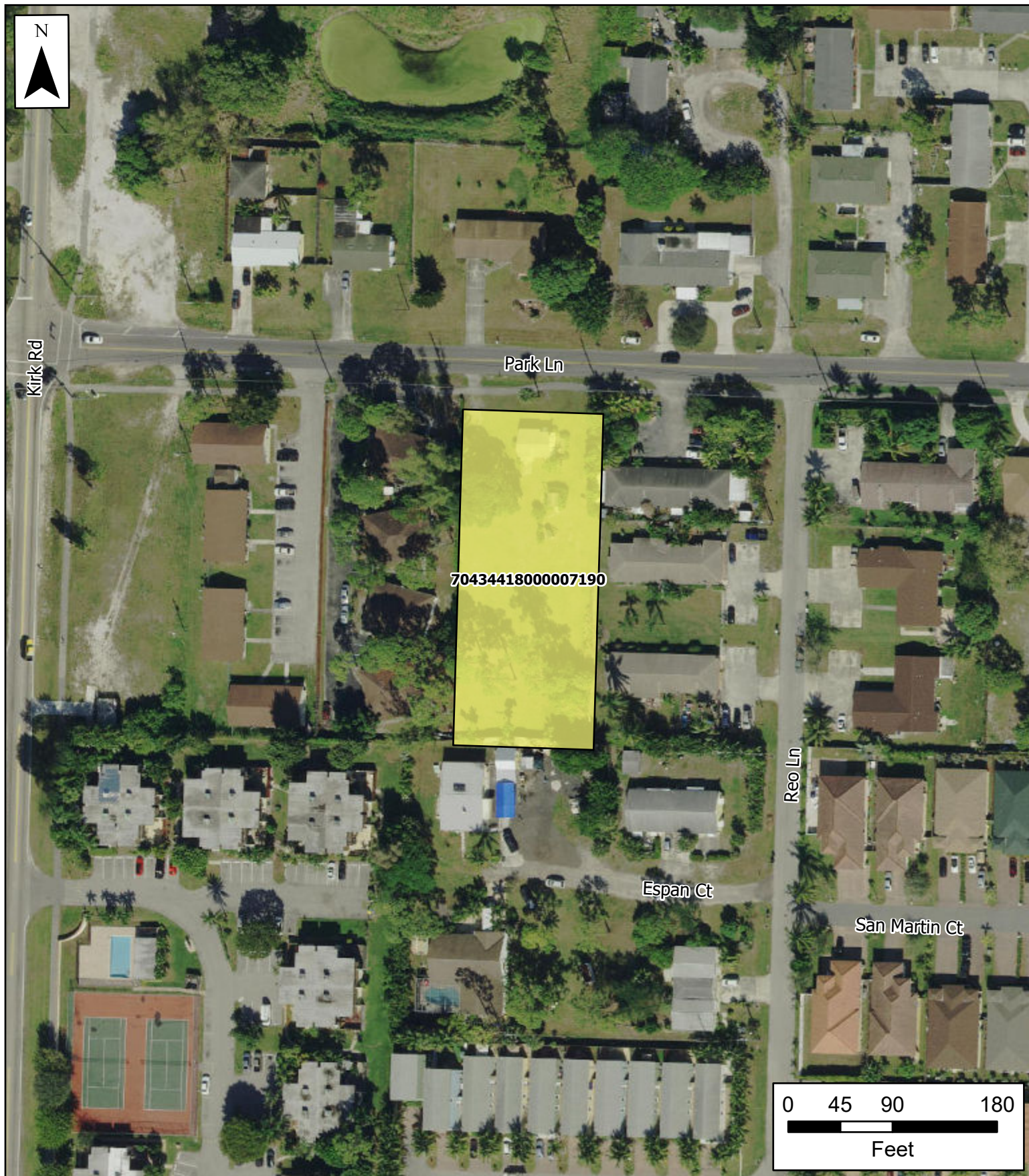
REVISIONS
DRAWN CC
CHECKED CSC
DATED 11/1/19
PROJECT 19004
SHEET

A4

3922 PARK LANE

LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 30077, PAGE 745
THE EAST 121 FEET OF THE WEST 491 FEET OF THE SOUTH
300 FEET OF THE NORTH 325 FEET OF THE SOUTHWEST
QUARTER OF THE SOUTHWEST QUARTER, (LESS A 15
FOOT ROAD RIGHT-OF-WAY REFERENCED IN OFFICIAL
RECORDS BOOK 891, PAGE 564, PALM BEACH COUNTY),
SECTION 18, TOWNSHIP 44 SOUTH, RANGE 43 EAST.
CONTAINING 0.792 ACRES MORE OR LESS
OR 34485 SQUARE FEET MORE OR LESS



Village of Palm Springs

3922 Park Lane

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.

 3922 Park Lane

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



Kirk Rd

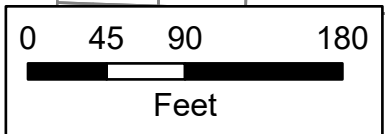
Park Ln

70434418000007190

Reo Ln

Espan Ct

San Martin Ct



Village of Palm Springs

3922 Park Lane

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-  3922 Park Lane
-  Parcels

Data Source: Parcels provided by
Palm Beach County



Village of Palm Springs

Executive Brief

AGENDA DATE: February 11, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 8.1: WORKSHOP DISCUSSION: FPL "Right Tree Right Place" Guidelines

SUMMARY: At the January 14, 2020 meeting, the Planning & Zoning Board requested a future agenda item to discuss Florida Power & Light's "Right Tree, Right Place" planting guidelines. The objective of these guidelines is to select tree species in consideration of proximity to power and utility lines to avoid future conflicts and maintenance issues. FPL suggests that large palms (Royal Poinciana) be setback at least 20' from utility lines, and large trees (Live Oak) be at least 50' from overhead lines. Trees that are suitable, per FPL, to plant near overhead distribution lines include buttonwood, geiger and cassia.

The Land Development Regulations (LDR) require a 15' right-of-way buffer along a property's street frontage. Within this landscape buffer, trees are required every 20 linear feet. Increasing the right-of-way buffer width on the distribution line side of the road to meet FPL's distance separation guidelines (20'-50') may be too burdensome.

FISCAL IMPACT:

This discussion item does not have a direct fiscal impact.

ATTACHMENTS:

FPL Right Tree in the Right Place Flyer

FPL Planting Brochure

FPL Tree Maintenance Pamphlet

PBCounty Code Amendments for Right Tree Right Place



Plant the Right Tree in the Right Place

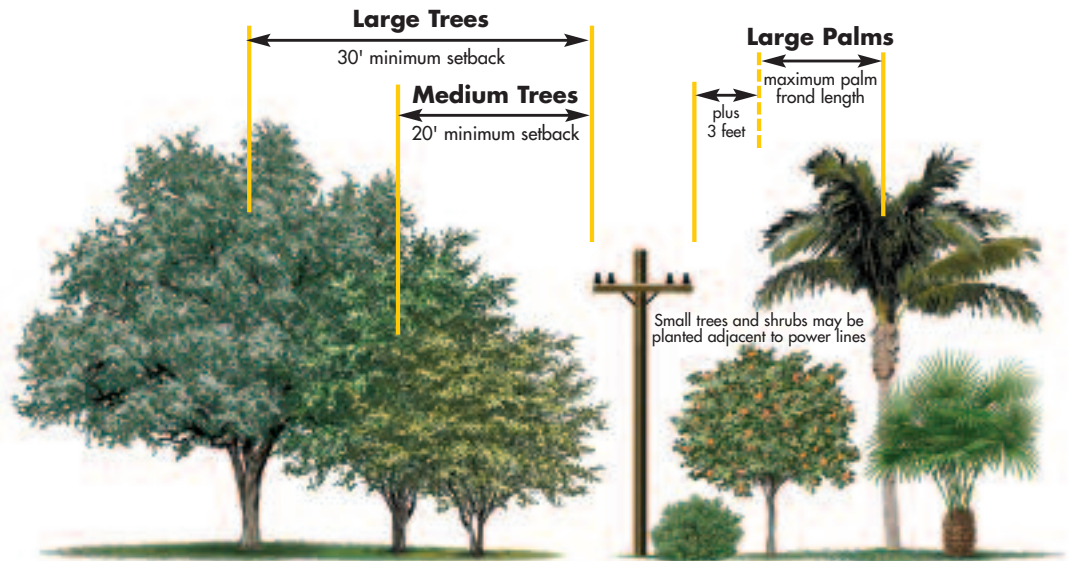
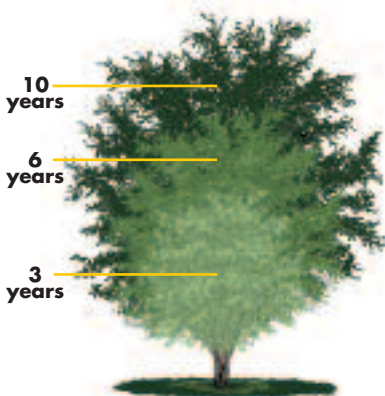
When planting, please consider where the tree will be located in relation to overhead and underground utility lines. (The location of these lines should determine the kind of tree to plant and site selection.) The mature tree must have enough space away from power lines and in an area large enough to accommodate the canopy and root system.

Planting tall growing trees under or near power lines will ultimately require pruning to maintain safe clearance from the wires. Trees toppling into overhead power lines can become a public safety hazard and disrupt your electric service. Therefore it is best not to plant tall growing trees under or near power lines.



You should not attempt to trim any vegetation growing near or on any overhead power lines. Only specially trained line clearing professionals should work around power lines.

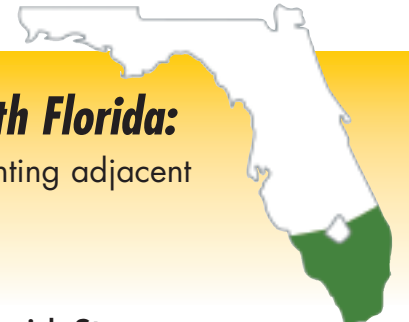
Always Consider the Ultimate Mature Size when Planting



Trees Shown at Mature Height

Recommended Trees for South Florida:

These trees would be suitable for planting adjacent to overhead distribution powerlines



Geiger Tree

(*Cordia sebestena*)
This slow growing tree has striking orange blossoms in the spring. Whether multi-stemmed or with a single trunk, this tree works well as a specimen or patio tree.

Growth Rate: Slow
Maturity Height x Spread:
15-20' x 20'
Foliage: Evergreen



Spanish Stopper

(*Eugenia spp.*)
Narrow canopy and the ability to grow in limited soil space makes this tree ideal for parking lot islands and small landscapes. Drought-tolerant once established.

Growth Rate: Slow to moderate
Maturity Height x Spread:
15-20' x 15'
Foliage: Evergreen



Silver Buttonwood

(*Conocarpus erectus var. sericeus*)
Silver to blue-green foliage provides accent as a small tree or buffer. Multi-stemmed, tough tree adapts well to urban areas.

Growth Rate: Moderate
Maturity Height x Spread:
15-20' x 20'-30'
Foliage: Evergreen



Glaucous Cassia

(*Cassia surattensis*)
Beautiful yellow flowers on an outstanding small tree. Prune to maintain tree form. Ideal for small landscapes as an accent tree.

Growth Rate: Moderate
Maturity Height x Spread:
15-20' x 15-20'
Foliage: Evergreen



Large Trees Need Their Space So That They Do Not Interfere With Power Lines

Here's a list of some canopy trees often seen in South Florida. These large, canopy trees need their space. If you plant a canopy tree on your property please follow these guidelines:

Common Name	Height x Spread	Setback from Power Line	Tree Shape
Bald Cypress	60-80' x 25-30'	30'	Upright & narrow
Brazilian Beautyleaf	30-45' x 30-50'	30'	Spreading canopy
Green Buttonwood	30-40' x 20-30'	30'	Spreading vase
Gumbo Limbo	25-40' x 35-50'	30'	Spreading canopy
Jacaranda	35-40' x 45-60'	30'	Spreading canopy
Live Oak	60-80' x 60 plus feet	40'	Spreading canopy
Mahogany	50' x 50'	30'	Rounded canopy
Paradise Tree	30-50' x 30'	30'	Upright & rounded
Pigeon Plum	20-40' x 20-30'	20'	Upright & rounded
Pink Trumpet Tree	25-35' x 15-25'	20'	Upright oval
Royal Poinciana	25-40' x 50 plus feet	40'	Rounded & spreading
Satinleaf	25-40' x 25'	30'	Upright vase shaped
South Florida Slash Pine	35-50' x 30-40'	30'	Upright & slightly spreading
Wild Tamarind	40-60' x 45'	30'	Weeping spreading



Upright & Narrow



Spreading Canopy



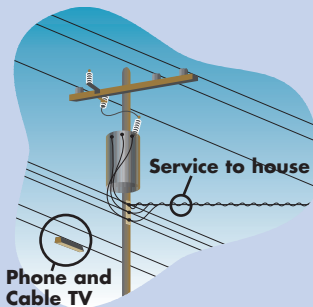
Upright & Spreading

Thanks to the Florida Urban Forestry Council for providing information for this publication. Visit the Florida Urban Forestry Council web site at www.fufc.org.

Problem Trees

Non-native problem trees can cause conflicts when planted adjacent to or under overhead power lines. These trees may be prohibited in some municipalities. Any fast, tall-growing tree that could ultimately reach the power lines could cause a problem. Some examples include:

- Australian Pine
- Brazilian Pepper
- Chinese Tallow
- Ficus
- Melaleuca
- Tree Bamboo



Electric lines usually are located at the top of the pole, farthest from the ground. Cable TV and telephone lines run closer to the ground, below power lines.

Make sure there are no buried wires before digging in the spot for your new tree.

Customers are asked to call Sunshine State One Call at 1-800-432-4770 before digging in an area with underground services. Within 2 full business days of notice a utility representative will inspect the property

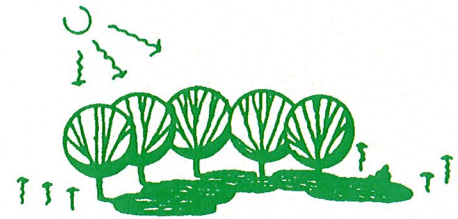


www.callsunshine.com

to locate and mark any buried wires. There is no charge for this service.

Visit www.FPL.com/trees for a list of FPL qualified tree contractors who can help you maintain your trees and keep them clear of power lines. Find out about many other energy topics by visiting www.FPL.com.

WHY PLANT? Trees and Palms



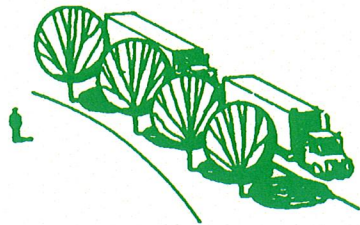
provide shade and cool the air ...



act as wind breaks ...



enhance the streetscape ...



screen objectionable views ...



frame views ...



soften architecture ...



act as a backdrop.

WHY WE TRIM TREES

Not all trees are planted in "the right place." Often large trees growing into powerlines will require periodic trimming to maintain proper clearance.

Powerline maintenance, including tree removal and trimming, benefits everyone by reducing power outages. A single tree that contacts a powerline can interrupt electrical power to many people in an area. Overhanging limbs, or trees too close to the powerlines can break or fall off. This is especially critical during storms or periods of high winds.

FPL utilizes professional tree crews trained to trim trees in a safe and technically correct manner. The National Arborists Association standards (NAA) and local tree trimming codes are used as guidelines.

NOTES:

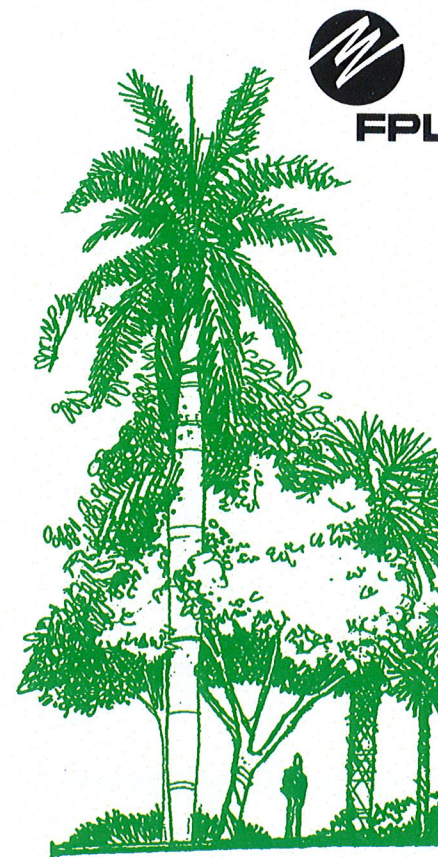


NUISANCE and PROBLEM TREES

Non-native problem trees that should not be planted, are prohibited in some municipalities, can be invasive, or damage sidewalks, structures, or utilities, or may be extremely messy.

EARLEAF ACACIA
AUSTRALIAN PINE
MELALEUCA
BRAZILIAN PEPPER
WOMAN'S TONGUE TREE
NORFOLK ISLAND PINE
TREE BAMBOO
BISCHOFIA
SCHEFFLERA
EAR TREE
EUCALYPTUS
NON-NATIVE FICUS
SILK OAK
MAHOE
CHINESE TALLOW TREE
JAVA PLUM
CORK TREE

Acacia auriculiformis
Casuarina spp.
Melaleuca quinquenervia
Schinus terebinthifolius
Albizia lebeck
Araucaria heterophylla
Bambusa vulgaris
Bischofia javanica
Brassia actinophylla
Enterolobium cyclocarpum
Eucalyptus spp.
Ficus spp.
Grevillea robusta
Hibiscus tiliaceus
Sapium sebiferum
Syzygium cumini
Thespesia populnea



"Plant the RIGHT TREE in the RIGHT PLACE"

Plan Before You Plant
Choose suitable trees and palms for planting around your home, near powerlines, for courtyards, patios, lawns, and streetscapes.

PROPER TREE SELECTION

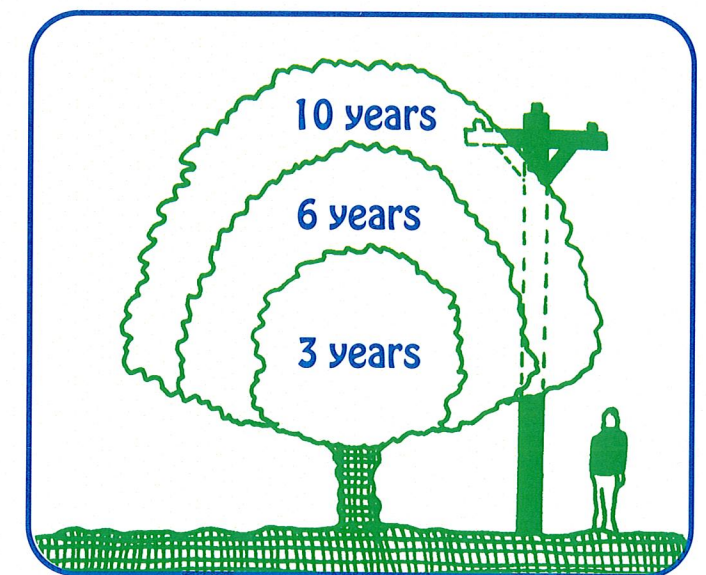
Often, we take our utility service for granted because it has become "part of our daily lives." For us to enjoy the convenience of reliable, uninterrupted service, distribution systems are required to bring electricity to our homes.

The location of these utility lines should have a direct impact on your tree and planting site selection. The ultimate, mature height and width of a tree to be planted must be within the available overhead growing space. It's extremely important that the "right tree" be put in the "right place." Proper tree selection will help to ensure trouble-free electrical service for years to come.

The selection of trees to plant requires careful consideration. Trees planted in the wrong place can cause serious problems such as clogged sewers, cracked sidewalks, and power service interruptions. The selection of "The Right Tree In The Right Place" can reduce maintenance expenses for homeowners and FPL, while improving the appearance of the landscape.

Consult your Tree Care Professional or Garden Center Staff to help you select the right tree.

In this publication you will find a select list of trees and palms as well as recommendations for planting in relation to utility lines.



Always consider the ultimate mature size when planting.



SMALL TREES

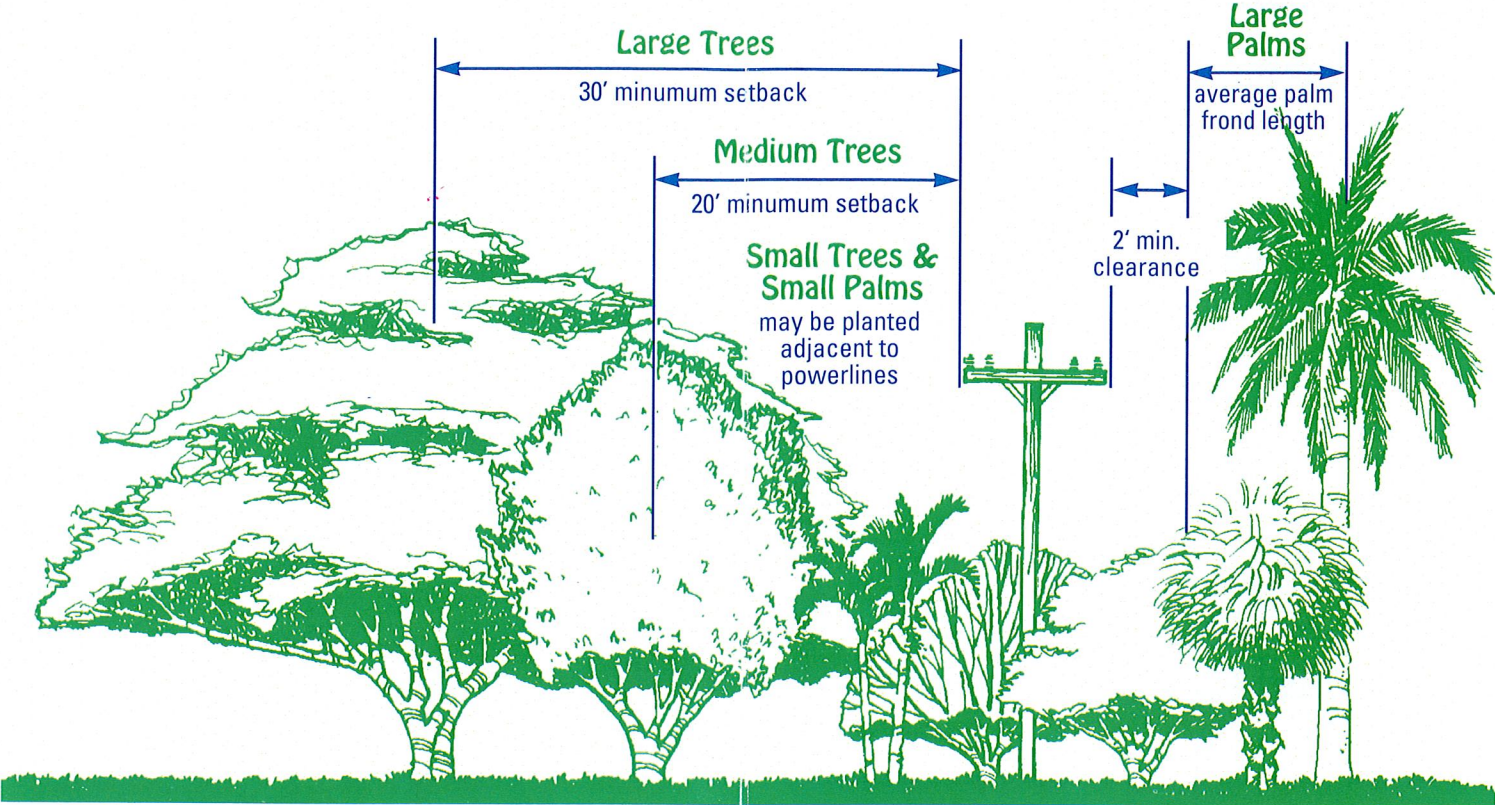
Less than 20’ ht. at maturity
Can be planted adjacent to powerlines
For courtyards, patios, entryways, etc.

COMMON/BOTANICAL NAME	HEIGHT	COMMENTS
*SWEET ACACIA Acacia farnesiana	10’- 15’	fragrant yellow flowers
DWARF POINCIANA Caesalpinia spp.	10’- 15’	yellow-orange flowers large shrub, tropical
WEeping BOTTLEBRUSH Callistemon viminalis	15’- 20’	red, bottlebrush flowers
GLAUCUS CASSIA Cassia surattensis	15’- 20’	yellow flowers, tropical
CITRUS: LEMON, ORANGE, ETC. Citrus spp.	15’- 20’	edible fruit, white flowers all, except Grapefruit
*SILVER BUTTONWOOD Conocarpus erectus var. ‘sericeus’	15’- 20’	attractive gray foliage cold tolerant
WHITE GEIGER/ TEXAS OLIVE Cordia boissieri	10’- 15’	showy white flowers cold tolerant
*ORANGE GEIGER Cordia sebestena	15’- 20’	brilliant orange flowers
LOQUAT Eriobotrya japonica	15’- 20’	edible orange fruit dark green foliage
*STOPPERS Eugenia spp.	15’- 20’	understory trees good hedgerow screens
*LIGNUM VITAE Guaiacum sanctum	15’- 20’	sky-blue flowers specimen tree
HIBISCUS “Standards” Hibiscus spp.	10’- 15’	red, pink, yellow, or white flowers, tropical
TREE JATROPHA Jatropha spp.	15’- 20’	crimson-red flowers, tropical
CREPE MYRTLE Lagerstroemia indica	15’- 20’	red, pink, coral, or white flowers
TREE LIGUSTRUM Ligustrum spp.	15’- 20’	small white flowers, dark green foliage
JABOTICABA Myrciaria caulifolia	15’ - 20’	edible fruit, attractive bark
CHALCAS/ ORANGE JASMINE Murraya paniculata	15’- 20’	fragrant white flowers, trained as a tree
*WAX MYRTLE Myrica cerifera	15’- 20’	tolerates wet soils, aromatic leaves when crushed
OLEANDER “Standards” Nerium oleander	15’- 20’	pink, coral, or white flowers, very poisonous
KOPSIA Ochrosia elliptica	15’- 20’	lobster-red berries, poisonous, attractive foliage
FRANGIPANI Plumeria rubra	15’ -20’	coral, yellow, or white flowers, tropical
YELLOW ELDER Tecoma stans	15’- 20’	brilliant yellow flowers tropical

MEDIUM TREES

20’-30’ ht. at maturity
20’ setback from powerlines
For lawns, parks, shade, etc.

COMMON/BOTANICAL NAME	HEIGHT	COMMENTS
ORCHID TREE Bauhinia spp.	20’- 30’	attractive orchid-like flowers, white, pink, purple
*PITCH APPLE Clusia rosea	25’- 30’	handsome foliage excellent medium street tree
*PIGEON PLUM Coccoloba diversifolia	25’- 30’	attractive native, provides food for wildlife
*SEAGRAPE Coccoloba uvifera	20’ -30’	salt tolerant native provides food for wildlife
*DAHOON HOLLY Ilex cassine	25’- 30’	attractive red berries, tolerates wet soils
*BLACK IRONWOOD Krugiodendron ferreum	20’- 30’	attractive slow growing native, very dense wood
SABICU Lysiloma latisiliqua	20’- 30’	slender tree w/fine foliage
MADAGASCAR OLIVE Noronhia emarginata	20’- 30’	upright, open tree w/ attractive dark green leaves
JERUSALEM THORN Parkinsonia aculeata	20’- 30’	feathery transparent tree w/small yellow flowers
ALLSPICE Pimenta dioica	15’- 30’	attractive tree w/dark green aromatic leaves
PODOCARPUS Podocarpus spp.	20’- 30’	handsome evergreen tree, yew-like appearance
YELLOW TABEBUIA/SILVER TRUMPET Tabebuia caraiba	20’- 30’	striking yellow flowers w/crooked corky trunk
PINK TABEBUIA Tabebuia heterophylla	20’- 30’	attractive pink flowers



SMALL PALMS

Less than 20’ ht. at maturity
Can be planted adjacent to powerlines
For courtyards, patios, entryways, etc.

COMMON/BOTANICAL NAME	HEIGHT	COMMENTS
PINDO PALM Butia capitata	10’- 15’	blue-gray foliage, cold tolerant feather palm
CAT PALM Chamadorea cataractarum	5’- 10’	handsome clumping feather palm
BAMBOO PALM Chamadorea spp.	10’- 15’	partial shade, clumping feather palms
EUROPEAN FAN PALM Chamaerops humilis	5’- 10’	attractive, cold tolerant fan palm
ARECA PALM Chrysalidocarpus lutescens	15’- 20’	good hedgerow screen, clumping feather palm
*SILVER PALM Coccothrinax argentata	15’- 20’	silver-gray foliage, attractive fan palm
BOTTLE PALM Hyophorbe lagencaulis	10’- 15’	bottle-shaped trunk, feather palm
SPINDLE PALM Hyophorbe verschaffeltii	15’- 20’	attractive thick trunk, feather palm
PYGMY DATE PALM Phoenix roebellini	15’- 20’	lethal yellowing susceptible popular feather palm
MAJESTY PALM Ravenea glauca	15’- 20’	interesting thick trunk, feather palm
*NEEDLE PALM Rhapidophyllum hystrix	5’- 10’	cold tolerant, palmate, clumping palm
LADY PALM Rhapis excelsa	10’- 15’	partial shade, palmate, clumping palm
*DWARF PALMETTO Sabal minor	10’- 15’	cold tolerant, fan palm
*SAW PALMETTO Serenoa repens	10’- 15’	cold tolerant, green and silver varieties, fan palm
*THATCH PALM Thrinax spp.	15’- 20’	single-stemmed fan palms, T. morrisii & T. radiata
CHRISTMAS PALM Veitchii merrillii	15’- 20’	red berries, ‘LY’, attractive feather palm

LARGE PALMS

Greater than 20’ at maturity
Plant at the average frond length plus 2’ for minimum clearance from powerlines.
(#) indicates average palm frond length

COMMON/BOTANICAL NAME	HEIGHT	COMMENTS
*PAUROTIS/EVERGLADES PALM Acoelorrhaphe wrightii (5’)	15’- 25’	clumping native fan palm
ALEXANDRA PALM Archontophoenix alexandrae (7’)	40’- 45’	handsome feather palm
BISMARCK PALM Bismarkia nobilis (7’)	30’- 60’	striking blue-gray fan palm
FISHTAIL PALM Caryota mitis (8’)	15’- 25’	fishtail ends on fronds, clumping palm
COCONUT PALM Cocos nucifera (15’)	60’- 80’	king of palms, use “Maypan” or sim. resistant to ‘LY’
HURRICANE PALM Dictyosperma album (12’)	25’- 40’	handsome feather palm
BLUE LATANIA Latania loddigesii (7’)	20’- 50’	attractive silver-blue fan palm
CHINESE FAN PALM Livistonia chinensis (7’)	20’- 30’	weeping fronds, handsome fan palm
TRIANGLE PALM Neodypsis decaryi (10’)	15’- 25’	three-sided exotic feather palm
DATE PALM Phoenix dactylifera (15’)	60’- 90’	tall feather palm
CANARY ISLAND DATE PALM Phoenix canariensis (15’)	35’- 50’	thick trunked feather palm
SENEGAL ISLAND DATE PALM Phoenix reclinata (10’)	25’- 35’	clumping, stately, feather palm
SOLITAIRE/ ALEXANDER PALM Ptychosperma elegans (8’)	15’- 25’	attractive, thin trunked feather palm
*ROYAL PALM Roystonea regia (15’)	50’- 70’	tall, majestic feather palm
*CABBAGE/ SABAL PALM Sabal palmetto (7’)	45’- 70’	state tree of Florida common fan palm
QUEEN PALM Syagrus romanzoffianum (12’)	40’- 45’	attractive feather palm
WASHINGTONIA PALM Washingtonia robusta (7’)	50’- 80’	handsome fan palm, reddish trunk when small
MACARTHUR PALM Ptychosperma macarthuri (8’)	20’- 30’	clumping feather palm

LARGE TREES

Greater than 30’ at maturity
30’ setback from powerlines
For canopy and shade, lawns, parks, etc.

COMMON/BOTANTCAL NAME	HEIGHT	COMMENTS
*RED MAPLE Acer rubrum	35’- 50’	tolerates wet conditions cold tolerant
BLACK OLIVE Bucida buceras	40’- 50’	yellow-green foliage, tannin stains are a problem
*GUMBO LIMBO Bursera simaruba	40’- 60’	attractive mature red bark, handsome shade tree
CALOPHYLLUM/ BEAUTY LEAF Calophyllum spp.	30’- 45’	handsome shiny foliage C. inophyllum & C.antillanum
GOLDEN SHOWER TREE Cassia fistula	30’- 40’	spectacular yellow flowers, tropical
PINK AND WHITE SHOWER TREE Cassia javanica	35’- 50’	attractive pastel pink flowers, tropical
FLOSS SILK TREE Chorisia speciosa	35’- 50’	attractive pink or white flowers, spines on trunk
*SATINLEAF Chrysophyllum oliviforme	30’- 40’	shimmering leaves in wind, excellent specimen tree
*GREEN BUTTONWOOD Conocarpus erectus	30’- 50’	upright, larger than the silver buttonwood
ROYAL POINCIANA Delonix regia	25’- 40’	spectacular orange flowers, spreading habit, tropical
*STRANGLER FIG Ficus aurea	40’- 50’	native Ficus, large shade tree, needs room to grow
*SHORTLEAF FIG Ficus citrifolia	40’- 50’	native Ficus, large shade tree, needs room to grow
JAPANESE FERN TREE Filicium decipiens	25’- 35’	interesting shaped foliage, somewhat spreading
*LOBLOLLY BAY Gordonia lasianthus	30’- 40’	handsome upright tree, cold tolerant
*BLOLLY Guapira discolor	35’- 50’	nicely shaped, handsome fruits, hammock pioneer
JACARANDA Jacaranda mimosifolia	40’- 50’	attractive lavender-blue flowers, open habit
GOLDEN RAIN TREE Koelreuteria elegans	30’- 50’	attractive yellow-sepia flowers, tropical
QUEEN’S CREPE MYRTLE Lagerstroemia speciosa	30’- 45’	attractive pink, lavender flower clusters, tropical
*WILD TAMARIND Lysiloma bahamensis	40’- 50’	tiny leaves, open habit, attractive trunk & branches
*SWEETBAY MAGNOLIA Magnolia virginiana	40’- 60’	cold and wet tolerant
MANGO Mangifera indica	40’- 60’	edible fruit, many varieties dense shade, tropical
*MASTIC TREE Masticodendron foetisdissimum	45’- 70’	tall remnant of the hammocks upright w/ whitish bark
YELLOW POINCIANA Peltophorum pterocarpum	40’- 50’	attractive yellow flowers, spreading habit, tropical
AVOCADO Persea americana	40’- 50’	edible fruit, many varieties tropical
*REDBAY Persea borbonia	50’- 60’	aromatic leaves, shade tree or open lawns
*SLASH PINE Pinus elliotii var. “densa”	80’- 90’	tall stands remain after Hurricane Andrew
*JAMAICAN DOGWOOD Piscidia piscipula	35’- 50’	attractive lavender flowers
*LAUREL OAK Quercus laurifolia	60’- 90’	tall, upright, short-lived cold tolerant native
*LIVE OAK Quercus virginiana	50’- 60’	spreading, grand shade tree ideal for lawns, parks
*PARADISE TREE Simarouba glauca	35’- 50’	large fast growing native, spreading habit
*WEST INDIAN MAHOGANY Swietenia mahagoni	35’- 60’	excellent shade tree, spreading habit
*BALD CYPRESS Taxodium distichum	60’- 90’	fresh water swamp habitats deciduous

SOUTH FLORIDA

*Asterisk denotes plants native to south Florida
Heights are as per “Xeriscape Plant Guide II.”
This list is not all-inclusive.
‘LY’ indicates susceptibility to lethal yellowing.





How keeping trees away from power lines improves your electric service

What homeowners and businesses need to know



FPL is working hard to deliver worry-free energy, now and in the future, and we need your help.

Did you know that trees are among the most common causes of outages and flickers, especially during storms? And that during Hurricane Irma in 2017, trees were the number one cause of outages?

While FPL continually trims trees near power lines located in the public right of way or easement, most damage was due to large trees located outside of the utility pruning zone, falling into FPL equipment and our Right Tree/Right Place guidelines not being followed.

One of the most important things homeowners and businesses can do is follow FPL's Right Tree/Right Place guidelines.

A tree planted too close to a power line falls in September 2017 during Hurricane Irma in Sarasota.

Trees and vegetation blowing over or knocking into power lines is one of the leading causes of power outages. Following FPL's Right Tree/Right Place guidelines for tree planting and maintenance can help reduce these occurrences.



Line clearing helps prevent outages

What FPL does

The purpose of FPL's line clearing program is to protect our equipment and maintain service reliability.

FPL is committed to delivering safe, reliable electric service to our nearly 5 million customers. The company operates more than 45,000 miles of overhead power lines.

FPL trims vegetation growing near power lines on continual, planned trimming and clearing cycles. We clear main power lines every three years and neighborhood lines every six years, on average.

FPL follows the International Society of Arboriculture and American National Standard Institute pruning guidelines. FPL uses directional pruning to protect the health of trees while helping them grow away from power lines. Directional pruning, which is considered industry best practice, removes entire branches and limbs down to the main trunk of the tree where trees normally shed. This method directs future tree growth away from the power lines and reduces re-growth.

Side-trim directional pruning



V-trim directional pruning



Proper pruning for tree health



YES

Pruning cuts should be made just outside the branch collar to respect natural growth patterns and direct future growth away from power lines.

NO Topping trees or leaving branch stubs severely damages trees and encourages rapid regrowth.

Remember: Always keep yourself and the end of any object you are holding at least 10 feet from main and neighborhood power lines and 30 feet from higher voltage transmission lines.

What customers can do

FPL customers play an important role in keeping power lines clear

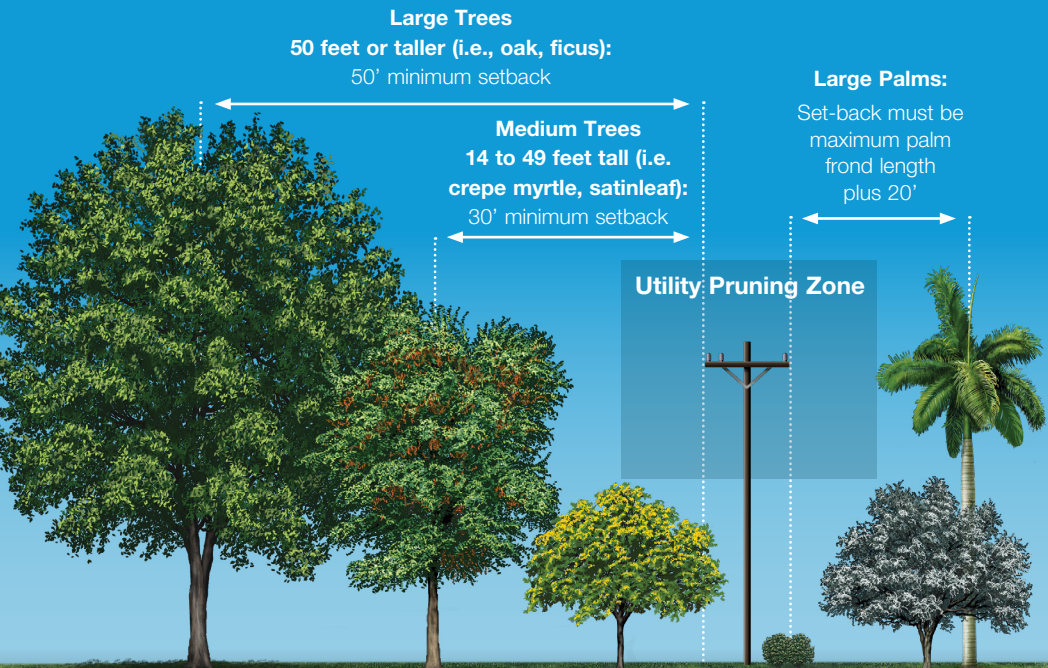
Plant the Right Tree in the Right Place

One of the most important things businesses and homeowners can do is **follow FPL's Right Tree/Right Place guidelines**.

If you're planting trees on your property, look up and note the location of power lines. Before you plant, keep in mind the setback dimensions in the diagram below. Think about how your tree will impact existing utility lines as it grows taller, wider and deeper. Keeping trees away from power lines means that, in the event they blow over or tree limbs become loose, they're much less likely to hit a power line and knock out power. This also keeps debris farther away from the lines to speed our restoration efforts.

Additionally, be sure to proactively perform yardwork on your property that isn't near power lines. Don't wait for a hurricane or other major event. No amount of trimming can substitute for smart landscaping and responsible maintenance of trees and other vegetation by property owners.

Note: Small trees less than 14 feet tall and shrubs may be planted adjacent to power lines. These set-back guidelines increase around transmission lines and equipment. Trees are shown at mature height.



Continued from page 3

Call before you dig

If you'll be performing work in your yard that involves digging, **Florida law requires you call 811 before you begin** to locate and mark buried power lines and other utilities. Call at least two business days before you begin to avoid unintentionally hitting underground utility lines. This free service helps keep everyone safe.



Hire qualified professionals to trim near power lines

Customers share in the responsibility of keeping power lines clear. If you have vegetation growing near power lines on your property, hire a qualified professional to perform the work. Do not take it upon yourself to perform any work near power lines.

Always keep yourself and the end of any object you are holding at least 10 feet from main and neighborhood power lines and 30 feet from higher voltage transmission lines. You can be seriously hurt or worse, should you or anything you are touching come into contact with a power line.

Transmission line

Main or neighborhood line

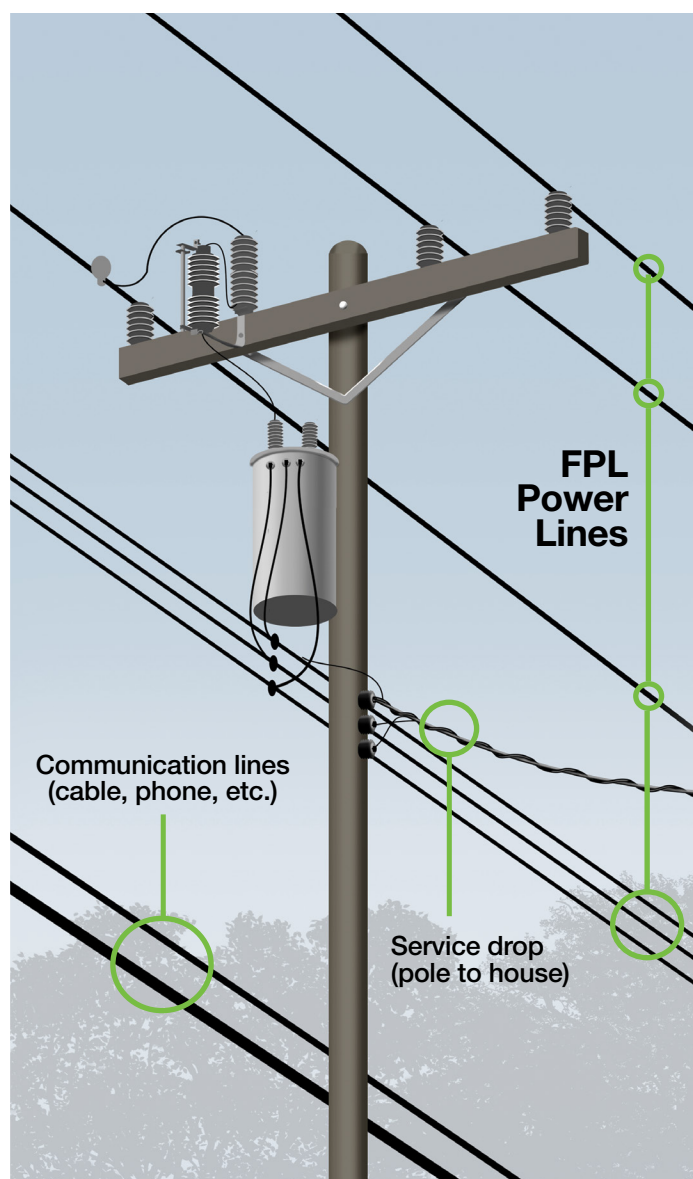


Smart landscaping starts with a plan

Landscaping to shade your home from the sun is a low-cost, effective way to reduce your cooling costs. FPL is working hard to deliver worry-free energy, now and in the future, and we need your help. Use this landscape planning guide to help ensure reliable electric service for you and your neighbors.

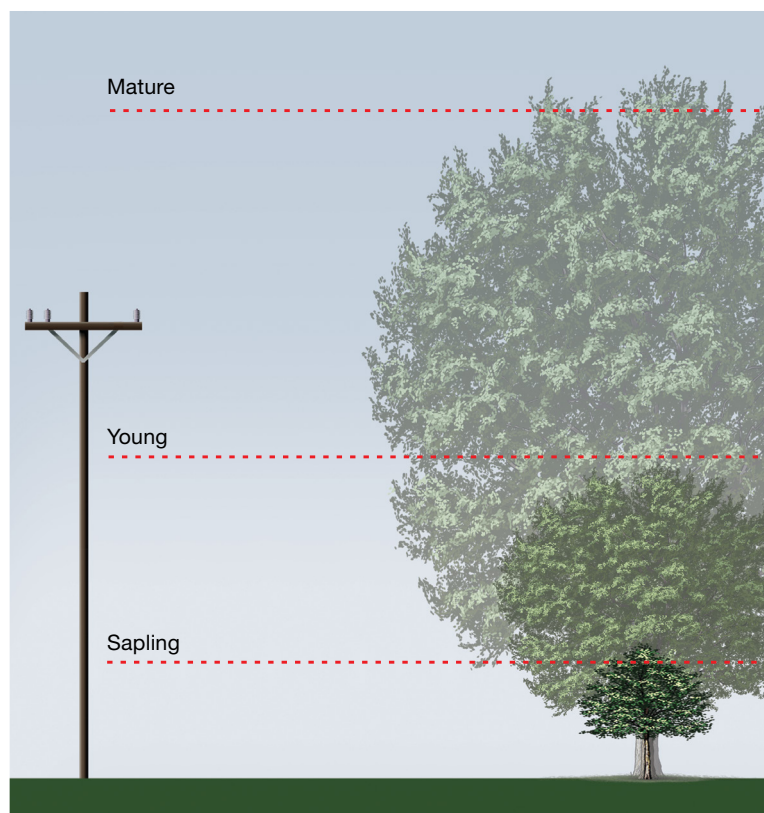
1 Note the location of power lines

Power lines are usually located at the top of the utility pole, farthest from the ground. Cable television and telephone lines run closer to the ground, below power lines. When planting your trees, be sure to give them ample room to grow without interfering with power lines.



2 Find the right tree, choose the right place

Before selecting a tree, consider how tall, wide and deep it will be at maturity. Then carefully consider the location and appropriate set-back distances to prevent avoidable power disturbances for years to come. **See Right Tree/Right Place guidelines on page 3.**



3 Keep transformers clear



Stay safe

When planting, what you can't see can hurt you, so before you reach for a shovel, reach for the phone. One easy call to 811 starts the process of getting underground utility lines marked. Make that call at least two full business days before you start digging; it's fast, free and required by law.

When doing yard work, always look up and note the location of power lines. **Never attempt to trim any vegetation growing near power lines.** Only qualified professionals should perform this work.

**Remember:
Your safety is the #1 priority**

For more information on trees and
power lines, visit **FPL.com/trees**
1-800-226-3545



 Arbor Day Foundation



LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
NOVEMBER 14, 2018 MEETING

AMENDMENTS TO THE AGENDA
(Updated 11/14/2018)

C. ULDC AMENDMENTS-REVISIONS AFTER 10/24 LDRAB

1. EXHIBIT C ARTICLE 7 – LANDSCAPING

3 - 12

Amend Exhibit C, Part 3 page 5, lines 41 and 42, to delete the proposed language as it is repeated on page 6 lines 3-5.

....

2. Overhead Utilities

~~Trees~~ Vegetation that is planted within or abutting any easement with overhead utilities shall comply with the placement planting and maintenance requirements in ~~the latest edition of~~ FP&L's publication "Plant the Right Tree, in the Right Place," as amended, available from the Zoning Division, ~~and The Applicant shall~~ take into consideration the mature height and spread of the species beneath or adjacent to overhead utilities. For the purpose of this Section, the term vegetation shall include, trees, palm or pines. If there is conflict between this Code and FP&L's publication "Right Tree, Right Place," as amended, the latter shall apply. Where overhead utilities exist, trees shall be maintained so that the mature tree canopy is a minimum of ten feet from overhead lines.

a. Planting near Overhead Electric Utilities

The setbacks shall be measured from the centerline of the trunk to the outer edge of the overhead utility lines. The following minimum setbacks shall apply:

- 1) Vegetation that at a mature height may grow to 50 feet or greater shall be planted at least 50 feet away from overhead electric utility lines;
- 2) Vegetation that at a mature height may grow to between 14 to 49 feet shall be planted at least 30 feet away from overhead electric utility lines;
- 3) Palms shall be planted at least 20 feet plus the maximum palm frond length away from overhead electric utility lines; and,
- 4) Only Vegetation that at a mature height grow to less than 14 feet shall be permitted to be planted underneath or adjacent to overhead electric utility line; and,
- 5) Vegetation shall not be planted within eight feet of the front and three feet of the sides of a transformer cabinet.

Amend Exhibit C, Part 4 page 7, lines 37-39, to delete the proposed language as Pines do not come in small, medium or large species.

Part 4. ULDC Art. 7.D.4.D, Landscaping, Landscape Standards, Trees, Palms and Pines (pages 35-36 of 53, Supplement 24); and, Landscaping, Landscape Standards, Trees, Landscape Barrier (pages 39-40 of 53, Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning]
1. <u>To modify the standards for Minimum Trees and Palms and Pines when they are in proximity to easements with overhead utilities, consistent with FP&L's publication "Right Tree, Right Place," as amended.</u>
2. Remove the additional language of the location of the wall or fence to avoid confusion with the setback requirements per Table 7.D.4.D. Walls are only required for a Type 3 Incompatibility buffer, and if an applicant desires to install a fence or wall in other types of buffers such as: R-O-W buffers which ranges from 10 feet to 20 feet in width; Compatibility - 8 feet in width; Type 1 and 2 Incompatibility Buffers which ranges from 10 feet to 15 feet. The Code requires a setback of the wall or fence from the property line, and sufficient area for the accommodation of the required plantings on both side of the fence or wall.

....

C. Pines

The size of a pine shall include the height and the caliper of the pine. The minimum size of a pine shall be 12 foot in height with a two and one half inch caliper at installation. ~~May be exempt from the minimum height, where there is an adjacent Overhead Utilities with or without an easement, and shall comply with FP&L's publication "Right Tree, Right Place," as amended.~~ [Ord. 2014-025]
[Ord. 2016-042]

1. Canopy Tree Substitute

Notes:

Underlined indicates new text presented at previous LDRAB;

Double underlined indicates revised new text;

Double underlined (Highlighted) indicates amendments to revised new text;

~~Stricken~~ indicates text to be ~~deleted~~;

~~Double Stricken~~ indicates ~~revised~~ text to be ~~deleted~~;

~~Double Stricken~~ (Highlighted) indicates ~~amendments to revised~~ text to be ~~deleted~~.

If being relocated, or partially relocated, destination is noted in bolded brackets **[Relocated to:]** or **[Partially relocated to:]**;

Italicized or *Italicized* indicates relocated text. Source is noted in bolded brackets **[Relocated from:]**;

.... A series of four bolded ellipses indicates language omitted to save space.

AMENDMENTS TO THE AGENDA

(Updated 11/14/2018)

- Amend Exhibit C, Part 5 page 9, line 6, to add Chapter Code reference.**

□ □ □

5 This Section clarifies when existing vegetation can be utilized to satisfy Art. 7.C, Landscape Buffer and
6 Interior Landscaping Requirements and Art. 7.D, Landscape Standards. In addition, this Section also
7 establishes requirements for quantity and size for replacement. Replacement of vegetation may be required
8 due to injury, damage or removed, which includes: improper pruning, hatracking, or other actions that
9 render existing vegetation unable to achieve its natural and intended form. The quantity and the size of the
10 replaced vegetation is based on the size of the individual vegetation at the time when the vegetation was
11 injured, damaged or removed. For the purpose of this Section, the term Vegetation shall include trees,
12 palms or pines. ~~A preserved upland or drought-tolerant tree or palm meeting the standards in this Article~~
13 ~~may be substituted for required trees, subject to the following:~~ **[Ord. 2018-002**
14

1. Workforce Housing Update (Planning Staff)

Page 2 of 2

EXHIBIT C

ARTICLE 7, LANDSCAPING
CR-2018-030, CR-2018-047, CR-2018-035
(Updated 11/06/18)

Part 1. ULDC Art. 7.B.4, Landscaping, Applicability and Approval Process, Type I Waiver for Landscaping (pages 12-13 of 53, Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning]
<u>1. The purpose of this amendment is to remove overhead power lines from the Type 1 Waiver table as the Code is being modified to allow changes to the minimum sizes of trees, palms and pines within proximity of overhead power lines, as described in FP&L's publication "Right Tree, Right Place," as amended, to be done administratively by right.</u>

CHAPTER B APPLICABILITY AND APPROVAL PROCESS

.....

Section 4 Type 1 Waiver for Landscaping

An Applicant may seek minor modifications to the requirements of this Article that are identified in Table 7.B.4.A, Type 1 Waivers for Landscaping. Any requirements that are not listed herein may be eligible to be modified through other applicable processes pursuant to Art. 2, Application Processes and Procedures. The Applicant shall demonstrate in the Justification Statement and provide supporting documents that Art. 2.C.5.E.3, Standards for Type 1 Waiver, and the applicable Criteria in the following Table have been met. [Ord. 2007-001] [Ord. 2016-042] [Ord. 2018-002]

A. Applicability

Type 1 Waiver for Landscaping shall not be combined with other Variance requests for the same requirements. [Ord. 2018-002]

Table 7.B.4.A –Type 1 Waivers for Landscaping - Continued

Article/Table Reference and Title	Maximum Waiver	Criteria
....		
Landscape Islands and Parking Structures - Continued		
Art. 7.C.4.F, Parking Structures	Allow perimeter planter requirement be altered if the planters are in conflict with the architectural design of the parking structure.	• The Applicant is required to submit architectural elevations of the parking structure for Staff review and evaluation. • The required planting for the planters shall be relocated to other areas of the same property where the parking structure is located.
Art. 7.C.5.A.1, Underground or Overhead Easement - Relocation of Trees [Ord. 2018-018]	Allow required trees to be relocated on the same site. [Ord. 2018-018]	• There is no reduction in the total quantity of the required trees; [Ord. 2018-018] • A maximum of ten percent of the required trees within the same buffer may be relocated; and, [Ord. 2018-018] • The Applicant shall identify on the Alternative Landscape Plan the new location of the tree(s) and whether root barrier will be utilized for the tree. [Ord. 2018-018]
Art. 7.C.5.B, Easements in Off-Street Parking - Existing Utilities [Ord. 2018-018]	Allow existing easements to overlap the landscape islands [Ord. 2018-018]	• The Applicant shall provide documentation from the Utility easement holder that the easement(s) are recorded, and are not subject to a change in the location; [Ord. 2018-018] • The Applicant may utilize a small tree or a palm to satisfy the canopy tree requirement. If the minimum separation between the tree and the utilities cannot be met, the required tree in the island may be relocated within the same site; [Ord. 2018-018] • The minimum percentage of Canopy tree pursuant to Table 7.C.4.A, may be reduced to 50 percent and palms may be increased up to 50 percent, and, [Ord. 2018-018] • The Applicant shall identify on the Alternative Landscape Plan the new location of the tree(s) and whether root barrier will be utilized for the tree. [Ord. 2018-018]
[Ord. 2005-002] [Ord. 2012-027] [Ord. 2014-025] [Ord. 2015-031] [2016-016] [Ord. 2016-042] [Ord. 2017-007] [Ord. 2018-002] [Ord. 2018-018]		

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Notes:

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EXHIBIT C

ARTICLE 7, LANDSCAPING
CR-2018-030, CR-2018-047, CR-2018-035
(Updated 11/06/18)

Part 2. ULDC Art. 7.B.5, Landscaping, Applicability and Approval Process, Tree Removal and Replacement (pages 13 of 53, Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning]
1. Codify certain parts of the PPM ZO-O-061, Violation for Illegal Tree related to the existing processes for the legal and illegal tree removal. There are 2 parts in this PPM, the first part establishes the Tree Removal Approval Process providing both Staff and Applicant the application submittal requirements, and the process procedures. Part 2 of the PPM refers to how to process violations and application of fines for any illegal tree removal. Staff creates a new section (Section 5) to address the Tree Removal and Replacement process.
2. Clarify the word "Tree" will include trees, palms or pines. Also clarify that these trees, palms or pines are required to be planted on a subject property per Article 7, Landscaping or per Condition(s) of Approval through a Development Order (DO). Therefore, illegal removal of these trees, palms or pines are a violation to either the Code or the DO.

CHAPTER B APPLICABILITY AND APPROVAL PROCESS
....

Section 5 Tree Removal and Replacement

Trees, palms or pines that are required to be planted on a property per Code requirements or through a Condition(s) of Approval shall not be removed without first applying for and being issued a Tree Removal and Replacement Permit. Removal of trees, palms or pines without a valid permit shall be considered a violation of the Code or the DO. For the purpose of this Section, the term tree(s) shall include trees, palm(s) or pine(s).

A. Approval Process

An Applicant may request the removal of existing trees by submitting an application to the Zoning Division, and subject to the following procedures:

1. Pre-Application Site Meeting

Prior to the submittal of an application, the Applicant shall schedule an on-site meeting with staff of the Permit/Landscape Review Section of the Zoning Division to discuss and inspect the trees that are proposed to be removed. Staff shall determine whether the trees are eligible for removal based on the standards listed below. If the trees are eligible for removal, the Applicant shall be provided by Staff a Tree Removal and Replacement Application to be completed for submittal.

2. Application Submittal Requirements

The Applicant shall submit the application to the Permit/Landscape Review Section. The application shall include a Justification Statement providing the reason for the proposed removal of the vegetation. The Applicant shall also submit either a Final Site, Subdivision or Regulating Plan or a Survey of the subject property. The Applicant shall identify the following: specie, size and location of the trees to be removed, and the required replacement of the trees and their proposed specie, size and location.

3. Application Review and Final Decision

Staff shall review the application utilizing the Standards for Removal, that are listed below to consider whether to approve or deny the request. A Tree Removal and Replacement Permit shall be issued upon the approval of the application. The DRO may approve, approve with a Condition of Approval, or deny the request.

4. Standards for Removal and Replacement

In reviewing an application for Tree Removal and Replacement, staff shall consider the following standards to determine whether the removal permit is granted:.

- a. The Applicant's justification for the removal;
- b. The site condition of the area where the existing tree is located, and whether the location has easement overlap or proximity of the tree to the overhead electric utilities;
- c. The health condition of the tree; or,
- d. Any valid safety concerns that may arise if the removal of the tree is not allowed.

B. Replacement

All replacement of trees, shrubs, landscape barrier and ground treatment shall be in compliance with Art. 7.E.3,B, Replacement.

C. Timeline

Staff shall indicate the timeline of removal and replacement of the tree on the Permit to ensure the replacement of the tree is done in accordance with the approval. The Permit is valid for six months from the date of issuance. Failure to comply with the Permit requirements which include the established dates or any imposed Conditions of Approval shall result in enforcement action by PZB.

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EXHIBIT C

ARTICLE 7, LANDSCAPING
CR-2018-030, CR-2018-047, CR-2018-035
(Updated 11/06/18)

D. Inspection

The Applicant shall contact staff when the trees are removed, and staff shall schedule a site inspection to confirm that the trees have been removed, and that any required replacement of trees have been installed in conformance with the Permit.

Part 3. ULDC Art. 7.C.5, Landscaping, Landscape Buffer and Interior Landscaping Requirements, Easements in Landscape Buffers and Off-Street Parking Areas (page 31 of 53, Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning]
<u>1. To modify the language relating to vegetation within or abutting easements with overhead utilities. Although the Code has references on the FP&L's publication "Right Tree, Right Place," as amended, however, the proposed addition of the Code requirements will further clarify minimum setbacks for vegetation that is planted adjacent to overhead utility lines.</u>
<u>2. Remove the reference to the Figure as the figure is pointed to a general situation showing a fire hydrant separation from the tree pit.</u>

CHAPTER C LANDSCAPE BUFFER AND INTERIOR LANDSCAPING REQUIREMENTS

....

Section 5. Easements in Landscape Buffers and Off-Street Parking Areas

A. Easements in Landscape Buffers

1. Underground Utilities

Easements may overlap a required landscape buffer by a maximum of five feet, provided there remains a minimum of five clear feet for planting. If a wall with a continuous footer is used, a minimum of ten clear feet for planting is required. The landscape buffer may be traversed by easements or access ways as necessary to comply with the standards of this Article, and Art. 11, Subdivision, Platting, and Required Improvements, and other PBC codes. Easements shall be identified on the Zoning Plans prior to the application for Building Permit.. [Ord. 2018-002] [Ord. 2018-018]

2. Overhead Utilities

~~Trees~~ Vegetation that is planted within or abutting any easement with overhead utilities shall comply with the placement planting and maintenance requirements in ~~the latest edition of~~ FP&L's publication "~~Plant the~~ Right Tree, ~~in the~~ Right Place," as amended, available from the Zoning Division, and The Applicant shall take into consideration the mature height and spread of the species beneath or adjacent to overhead utilities. For the purpose of this Section, the term vegetation shall include, trees, palm or pines. If there is conflict between this Code and FP&L's publication "Right Tree, Right Place," as amended, the latter shall apply. ~~Where overhead utilities exist, trees shall be maintained so that the mature tree canopy is a minimum of ten feet from overhead lines.~~

a. Planting near Overhead Electric Utilities

The setbacks shall be measured from the centerline of the trunk to the outer edge of the overhead utility lines. The following minimum setbacks shall apply:

- 1) Vegetation that at a mature height may grow to 50 feet or greater shall be planted at least 50 feet away from overhead electric utility lines;
- 2) Vegetation that at a mature height may grow to between 14 to 49 feet shall be planted at least 30 feet away from overhead electric utility lines;
- 3) Palms shall be planted at least 20 feet plus the maximum palm frond length away from overhead electric utility lines;
- 4) Only Vegetation that at a mature height grow to less than 14 feet shall be permitted to be planted underneath or adjacent to overhead electric utility line; and,
- 5) Vegetation shall not be planted within eight feet of the front and three feet of the sides of a transformer cabinet.

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Notes:

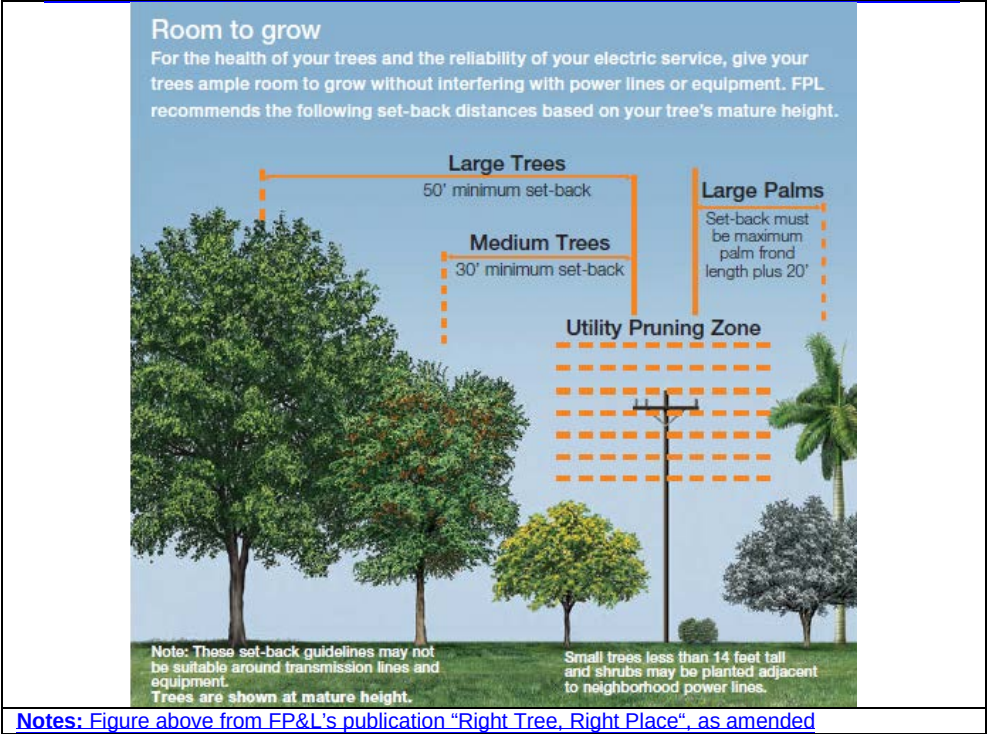
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EXHIBIT C

ARTICLE 7, LANDSCAPING
CR-2018-030, CR-2018-047, CR-2018-035
(Updated 11/06/18)

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Figure 7.C.5-A- Overhead Utilities and setbacks for Trees, Palms, or Pines



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b. Transformer Cabinet in the Overhead Electric Utilities Easement

Planting around transformer cabinet shall be setback from the cabinet a minimum of eight feet on the front and three feet on the sides and rear.

c. Maintenance of Vegetation that is adjacent to Overhead Electric Utilities

Where overhead electric utilities exist, vegetation shall be maintained so that all limbs and branches are a minimum of ten feet from the overhead utility lines.

3 Type 1 Waiver for Landscaping

Plants required in the easement area may be planted elsewhere on the same site subject to a Type 1 Waiver for Landscaping. [Ord. 2018-002] [Ord. 2018-018]

B. Easements in Off-Street Parking Areas

1. Underground Utilities

Utility easements may encroach landscape islands provided there is a sufficient area for the growth of the required tree within the same island. The width and length of the island may be increased by the minimum amount necessary to meet the separation requirements of the utility providers, indicated below. [Ord. 2018-018]

a. PBC Water Utilities Separation

A minimum of ten feet shall be provided, by measuring from the outer edge of the pipes to the edge of the pit where the tree is to be planted. The Department of Water Utilities (WUD) may allow the separation distance be reduced to seven feet if tree root barriers are installed. ~~See Figure 7.C.5, Water Utility Separation.~~ [Ord. 2018-018]

b. Fire Rescue Utility Separation

A minimum of five feet shall be provided, measuring from the outer edge of the fire hydrant to the pit where the tree is to be planted. [Ord. 2018-018]

Part 4. ULDC Art. 7.D.4.D, Landscaping, Landscape Standards, Trees, Palms and Pines (pages 35-36 of 53, Supplement 24); and, Landscaping, Landscape Standards, Trees, Landscape Barrier (pages 39-40 of 53, Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning]
1. <u>To modify the standards for Minimum Trees, Palms and Pines when they are in proximity to easements with overhead utilities, consistent with FP&L's publication "Right Tree, Right Place," as amended.</u>
2. Remove the additional language of the location of the wall or fence to avoid confusion with the setback requirements per Table 7.D.4.D. Walls are only required for a Type 3 Incompatibility buffer, and if an applicant desires to install a fence or wall in other types of buffers such as: R-O-W buffers which ranges from 10 feet to 20 feet in width; Compatibility - 8 feet in width; Type 1 and 2

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Reason for amendments: [Zoning]
Incompatibility Buffers which ranges from 10 feet to 15 feet. The Code requires a setback of the wall or fence from the property line, and sufficient area for the accommodation of the required plantings on both side of the fence or wall.

CHAPTER D LANDSCAPE STANDARDS

Section 2 Trees, Palms and Pines

A. Trees

The size of a Canopy tree shall include the height and caliper pursuant to the Shade Trees, Types One through Five Matrices of the Grades and Standards for Nursery Plant. The minimum size of a Canopy tree shall be 12 feet in height with a two and one half inch caliper at installation, unless stated otherwise below. [Ord. 2014-025] [Ord. 2016-042] [Ord. 2018-002]

1. Average Height

Required Canopy tree size may be achieved by utilizing the average height calculation .
a. Average height of total quantity of trees shall have a minimum of 12 feet. A maximum of 25 percent of the required trees shall be at a minimum height of eight feet. [Ord. 2018-002]

2. Overhead Utilities with or without an easement

May be exempt from the Average Height, and shall comply with FP&L's publication "Right Tree, Right Place," as amended

B. Palms

The size of a palm shall be measured by the height of the clear trunk or the grey wood pursuant to Figure 7.D.2.B - Palm Measurement Standards. The minimum overall height of a palm shall be 12 feet, and the minimum height for different species of palms shall be in accordance with Table 7.D.2.B – Palm Height Standards.

Table 7.D.2.B - Palm Height Standards (1)

Minimum Height	8 foot clear trunk for Sabals and similar species 6 foot grey wood for Royals and similar species 4 foot grey wood for Phoenixes, Canary, Bismarck and similar species
[Ord. 2016-042] [Ord. 2018-002]	
<u>1. May be exempt from the minimum overall height, where there is an adjacent Overhead Utilities with or without an easement, and shall comply with FP&L's publication "Right Tree, Right Place," as amended.</u>	

1. Canopy Tree Substitute

Palms planted in groups of three or more may be counted as one required canopy tree, up to a maximum of 25 percent of all trees required in each buffer, subject to the Standards in Table 7.D.2.B, Palm Height Standards. In the case of palm species, Paurotis or similar palm species, that characteristically grow in clumps, each clump may be counted as one canopy tree. [Ord. 2018-002]

a. Exception

Royal, Bismarck, Phoenix, Canary, Date or similar palm species determined to be acceptable by the Zoning Director may be counted as one required canopy tree. These palms shall be spaced a maximum of 20 feet on center, and the clear trunk or grey wood shall be increased by 40 percent of the minimum requirements. [Ord. 2018-002]

C. Pines

The size of a pine shall include the height and the caliper of the pine. The minimum size of a pine shall be 12 foot in height with a two and one half inch caliper at installation. May be exempt from the minimum height, where there is an adjacent Overhead Utilities with or without an easement, and shall comply with FP&L's publication "Right Tree, Right Place," as amended. [Ord. 2014-025] [Ord. 2016-042]

1. Canopy Tree Substitute

- a. Three pines may substitute for one required canopy tree, provided the overall accumulated height of the three pines is 24 feet or more; or [Ord. 2016-042]
- b. One pine with a minimum height of 14 feet. [Ord. 2016-042]
Pines may not be used in excess of 25 percent of the total number of required canopy trees. When using pines in a perimeter buffer, refer to Art. 7.D.2.C, Pines. [Ord. 2014-025]

D. Tree Species Mix

When more than 15 trees are required to be planted to meet the standards of this Article, a mix of species is required. The number of species to be planted shall vary according to the overall number

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of trees that are required to be planted pursuant to Table 7.D.2.D, Tree Species Mix. Vegetation preserved in accordance with Art. 14.C, Vegetation Preservation and Protection, is exempt from the tree species mix requirement.

Table 7.D.2.D - Tree Species Mix

Required Number of Trees	Minimum Number of Species
16-30	2
31-45	3
46-60	4
61-75	5
76-90	6
91 +	7

....

Section 4 Landscape Barriers

Landscape barriers consist of hedges, walls, or fences. They are utilized to provide continuous opaque screening, and are required for an Incompatibility buffer. Landscape barriers may be installed in other types of landscape buffers; the requirement may be modified based on the site situations. [Ord. 2018-002]

....

D. Location of Wall or Fence in a Landscape Buffer

Walls or fences ~~that are~~ utilized in a Landscape Buffer should ~~have be located in the center of the buffer, and run parallel to the length of the buffer.~~ Sufficient area with minimum easement encumbrances ~~shall be provided to allow for~~ planting on both sides of the wall or fence. [Ord. 2018-002]

Table 7.D.4.D - Requirements for a Wall or Fence in a Landscape Buffer

Minimum Requirements	R-O-W	Incompatibility	Compatibility
Setback for the Wall or Fence	10 feet from the edge of the ultimate R-O-W or Base Building Line, whichever is applicable. (1)	10 feet from the edge of the property line.	No setback required. Allow to be located along the property line or inner edge of the Buffer.
Planting Width	7.5 feet on both sides of the wall or fence, or 10 feet if a wall with continuous footer is used. (2) (3)	7.5 feet on both sides of the wall or fence, or 10 feet if a wall with continuous footer is used. (2) (3)	7.5 feet on one side of the fence. If a wall is installed, 10 feet on one side of the wall. (2) (3)
Berm	If a continuous berm is proposed, the wall may be located on top of the berm.	If a continuous berm is proposed, the wall may be located on top of the berm.	No requirement.
Canopy Tree Planting	75 percent of required trees shall be located along the exterior side of the wall or fence. (4)	75 percent of required trees shall be located along the exterior side of the wall or fence. (4)	No percentage requirement.
Shrub Planting	Shrubs shall be planted on both sides of the wall or fence.	Shrubs shall be planted on both sides of the wall or fence.	No percentage requirement.
[Ord. 2018-002]			
Notes:			
(1) Unless waived or reduced by the County Engineer, provided there remains a minimum of seven and one half clear feet for planting. [Ord. 2018-002]			
(2) No easement encumbrances. [Ord. 2018-002]			
(3) If a wall is installed, the minimum width of the landscape buffer shall be increased to have sufficient area for the required planting. [Ord. 2018-002]			
(4) Percentage of required trees to be located on the exterior side of the wall or fence may be reduced subject to a Type 1 Waiver for Landscaping. [Ord. 2018-002]			

Part 5. ULDC Art. 7.E.3, Landscaping, Existing Native Vegetation, Prohibited and Controlled Plant Species, Tree Credit and Replacement (pages 45-46 of 53, Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning]
1. Codify PPM ZO-O-061 related to the existing processes for the legal and illegal tree removal. There are 2 parts in this PPM, the first part establishes the Tree Removal Approval Process providing both staff and applicant the application submittal requirements, and the process procedures. Part 2 of the PPM refers to how to process violations and application of fines for any illegal tree removal.
2. Clarify that vegetation includes trees, palms or pines for the purpose of calculation for replacement. Provide relief for replacement of trees that are damaged by natural disaster, the replacement shall

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Reason for amendments: [Zoning]
be based on one in one, and not subject to the Vegetation Credit and Replacement Formula, which is based on the size of the original tree, palm or pine. The size of the replacement tree, palm or pine shall be deferred to Art.7.D, where the specific requirements are located.
3. Provide clarification of the intent of this Section, Tree Credit and Replacement. There are two scenarios where the Tree Credit and Replacement Table is being utilized. 1) In a situation where the Department of Environmental Resources Management and Zoning Division have determined that the size and quality of existing vegetation can be counted as credits to satisfy landscape requirements under a development order approval. 2) In a situation where existing vegetation, which was damaged or infected to a state beyond it can continue to live, and the vegetation must be replaced. For calculation of credit or replacement of vegetation, it is based on the original size (diameter) of the existing vegetation to establish the quantity of the replacement. The size of the replacement vegetation shall be in accordance with the height for trees and pines, and clear trunk or grey wood for palms.

CHAPTER E EXISTING NATIVE VEGETATION, PROHIBITED AND CONTROLLED PLANT SPECIES

....

Section 3 Tree Credit and Replacement

This Section clarifies when existing vegetation can be utilized to satisfy Art. 7.C, Landscape Buffer and Interior Landscaping Requirements and Art. 7, Landscape Standards. In addition, this Section also establishes requirements for quantity and size for replacement. Replacement of vegetation may be required due to injury, damage or removed, which includes: improper pruning, hatracking, or other actions that render existing vegetation unable to achieve its natural and intended form. The quantity and the size of the replaced vegetation is based on the size of the individual vegetation at the time when the vegetation was injured, damaged or removed. For the purpose of this Section, the term Vegetation shall include trees, palms or pines. A preserved upland or drought-tolerant tree or palm meeting the standards in this Article may be substituted for required trees, subject to the following: [Ord. 2018-002]

- A. Vegetation Survey
Credit to satisfy Art. 7.C, Landscape Buffer and Interior Landscaping Requirements, and Art. 7.D, Landscape Standards shall be granted for on-site preservation of existing vegetation when accompanied by an approved tree-Vegetation survey. [Ord. 2018-002]
- B. Trees Excluded from Credit
Credits shall not be permitted for vegetation that are: [Ord. 2018-002]
1. Required for preservation by Art. 14.C, Vegetation Preservation and Protection (i.e. located in required preservation areas, heritage or champion trees); [Ord. 2018-002]
 2. Not properly protected from Irreparably damaged during the construction process, as required in Art. 7, Art. 14.C, Vegetation Preservation and Protection; [Ord. 2018-002]
 3. Classified as prohibited or invasive non-native species as defined in Art. 14.C, Vegetation Preservation and Protection; [Ord. 2018-002]
 4. Dead, dying, diseased, or infested with harmful insects; or [Ord. 2018-002]
 5. Located on a subarea of a planned development that is not intended to be developed for residential, commercial, or industrial use, such as a golf course on an adjacent open space parcel. [Ord. 2018-002]
- C. Vegetation Tree Credit and Replacement Formula
All existing vegetation that are to be preserved, mitigated on or off site, replaced on or off site shall be credited pursuant to Table 7. E.3, Tree Credit and Replacement. Pines with a caliper of two inch or more shall be subject to preservation, mitigation or replacement. [Ord. 2016-042] [Ord. 2018-002] [Partially relocated to Table 7.E.3.C, Vegetation Credit and Replacement]
Existing vegetation that is given credit towards required vegetation, or for the purpose of a replacement shall be subject to the following Table. In addition, the size of the credited or replaced vegetation shall be in compliance with the size requirements pursuant to Art. 7.D.2, Trees, Palms and Pines.

Table 7.E.3.C - Tree-Vegetation Credit and Replacement		
Tree or Pine Diameter at 4.5 Feet Above Grade (1,2, 3)	=	Quantity for Credits or for Replacements
Less than 2 in.	=	0
2-6 in.	=	1
7-11 in.	=	2
12-16 in.	=	3

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Table 7.E.3.C - Tree Vegetation Credit and Replacement		
17-21 in.	=	4
22-26 in.	=	5
27-31 in.	=	6
32-36 in.	=	7
37 in. or more	=	8
[Ord. 2014-025] [Ord. 2016-042] [Ord. 2018-002]		
Notes:		
1. Fractional measurements shall be rounded down. [Ord. 2018-002]		
2. <u>Pines with a diameter of six inches or more, measured at a height of 4.5 feet above grade shall be subject to preservation, mitigation or replacement.</u>		
3. <u>Quantity: replacement of palms shall be one for one.</u>		

1. Natural Disaster Replacement

Each tree, palm or pine that has been damaged by natural disaster shall be replaced by a similar specie, and subject to the following:

- a) Quantity – one for one; and
b) Size – pursuant to Art.7.D.2, Trees, Palms and Pines.

2. Illegal Tree or Pine Removal

If a tree or pine is removed with only the stump remains, the following formula shall be utilized to determine the size of the removed tree or pine.

- a) measure the diameter of the tree or pine stump and reduce the measurement by 25 percent; and,
b) replacement of the quantity of the tree or pine shall be based on the reduced diameter measurement, and subject to, the requirements of Table 7.E.3.C, Vegetation Credit and Replacement for estimating the number of trees or pines to be replaced

Part 6. ULDC Art. 7.F.3 Landscaping, Installation and Maintenance, Maintenance (page 48 of 53, Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning]
1. Current Code only addresses the replacement of trees, which include palms and pines, which are subject to a Permit approval process. Proposed amendment includes the replacement of shrubs or hedge and ground treatment, which are not subject to a permit approval process, but the replacement must be in compliance with Code or Conditions of Approval of the development order. Replacement of walls and fences shall be in compliance with Code or Conditions of Approval, and subject to Building Permit approval process.

CHAPTER F INSTALLATION AND MAINTENANCE

....

Section 3 Maintenance

A. General

PBC is responsible for the care and maintenance of the trees and vegetation on PBC-owned property, unless provided for otherwise by DO condition of approval. For all other properties, which includes vegetation required to be installed under a DO, or existing preserved vegetation, the property owner or successors in interest, contractor, or agent, if any, shall be jointly and severally responsible for the requirements of this Section. Maintenance of the Premises shall also be subject to the Palm Beach County Code, Chapter 14, Article 1, Property Maintenance Code. [Ord. 2018-002]

1. Regular maintenance of all landscaping is required. All landscaping shall be free from disease, pests, weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or any other actions needed, consistent with acceptable horticultural practices.
2. Regular maintenance, repair, or replacement of landscape barriers and focal points, including landscape structures (e.g., walls, fences, fountains, and benches) in order to keep them in a structurally sound condition.
3. Perpetual maintenance to prohibit the reestablishment of prohibited and non-native invasive species within landscape and preservation areas.
4. Periodic maintenance to remove diseased or damaged limbs, or remove limbs or foliage that present a hazard. All trees and palms shall be allowed to grow to their natural mature height and to full canopy. Maintenance of vegetation beneath the overhead utilities shall comply with FP&L's publication "Right Tree, Right Place," as amended. [Ord. 2018-002]

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5. Landscape areas, which are required to be created or preserved by this Article, shall not be used for temporary parking or the storage/display of materials or sale of products or services..
- B. Maintenance Replacement of Vegetation**
- ~~Required or preserved vegetation trees, palms, pines, shrubs, landscape barrier or ground treatment that becomes damaged, diseased, removed or is are dead shall be immediately replaced, and where specified, are subject to the Tree Removal and Replacement Permit process, with plant material to comply with Replacement of vegetation shall comply with the following: the approved standards and height requirements of this Article or conditions of approval, whichever is greater.~~
- ~~1. Trees shall be in accordance with Table 7.E.3.C – Vegetation Credit and Replacement, and subject to the Tree Removal and Replacement Permit pursuant to Art. 7.B.5.~~
 - ~~2. Shrubs shall be in accordance with the original size as required under each type of Buffer consistent with Art.7 Landscaping or Conditions of Approval.~~
 - ~~3. A wall or fence shall be in accordance with the original height, and the same construction material as required under each type of Buffer consistent with Art.7, Landscaping or Conditions of Approval, and subject to a Permit approval process.~~
 - ~~4. A hedge shall be in accordance with the original height as required under each type of Buffer consistent with Art. 7, Landscaping or Conditions of Approval, where applicable.~~
 - ~~5. Ground Treatment shall be in accordance with Art. 7.D.7, Ground Treatment or Conditions of Approval, where applicable.~~
- ~~Vegetation that is removed or damaged, shall be replaced in accordance with Table 7.E.3.C, Tree Credit and Replacement. Landscape trees planted or preserved to meet the minimum landscape code requirements may be removed provided a Tree Removal Permit is approved. [Ord. 2005-002] [Ord. 2018-002]~~

Part 3. ULDC Art. 7.G, Landscaping, Enforcement (pages 51-52 of 53, Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning]
1. Clarify that violation of landscape requirements, which include: trees, pines, palms, shrubs, wall fence, hedge and ground treatment shall be a violation of this Code, and not just Article 7 since there are other references of landscape requirements in other Articles of the ULDC. In addition, landscape requirements may be imposed as a Condition of Approval under a Development Order (DO), and therefore also constitute a violation of a development order.
2. Clarify that violation of illegal removal shall not be just for trees, the proposed amendment will include all types of landscape requirements.

CHAPTER G ENFORCEMENT

Section 1 Purpose

~~This Chapter establishes enforcement procedures to ensure compliance with the ULDC and applicable DOs.~~

Section 1.2 Temporary Suspension of Landscape Standards

The Executive Director of PZB may temporarily suspend the standards of this Article and establish timeframes and guidelines to replace destroyed or damaged landscape material through a Departmental PPM in the following situations: a hurricane; a freeze resulting in unavailability of landscape materials; a period of drought resulting in restrictions on water usage imposed by a governmental authority; or a similar event. [Ord. 2005-041]

A. Performance Surety

If the landscape standards of this Article are suspended pursuant to this Article, the property owner may enter into an agreement with PBC to allow issuance of the permit or CO or Certificate of Completion provided the property owner includes as part of this agreement adequate guarantee or surety that the terms of this Article will be met after the suspension period has been lifted. The guarantee shall consist of a performance bond or other surety agreement approved by the County Attorney in an amount equal to 110 percent of the direct costs of materials and labor and other costs incidental to the installation of the required landscaping completion agreement. Performance bonds or other guarantees required pursuant to this subsection shall name PBC as a beneficiary and specify the time-frame for the completion of the landscape standards of this Article. [Ord. 2005-041]

B. Application Requirements

An application for a temporary suspension of landscape standards shall be accompanied by a landscape plan identifying the plantings that have been postponed, the proposed planting schedule,

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and the costs of the suspended planting. Planting cost estimates may be independently verified by PBC.

Section ~~23~~ Enforcement

Failure to install or maintain landscape requirements, or when vegetation has been illegally removed, or has been irreparably damaged, landscaping according to the terms of this Article or any approved plan or permit shall constitute a violation of the Article Code or a DO. PZB may issue a Cease and Desist Order or withhold a CO or Certification of Completion until the provisions of this Article have been met. In the alternative, PZB may refer any violation of this Article to Code Enforcement for corrective action or penalties set forth in Art. 10, Enforcement.

~~A. Fines~~

~~Violations of the provisions of this Section shall be subject to the following fines or requirements:~~

~~1. Such fines, site improvements and replacement landscaping as may be required by Art. 10, Enforcement, or the PBC Code Enforcement Citation Ordinance; or [Ord. 2005 – 002]~~

~~2. Such fines and imprisonment as provided for in F.S. 125.69. [Relocated to Art. 7.G.3.D,~~

~~Fines]~~

~~BA. Violations~~

The following deficiencies shall be considered a separate and continuing violation of this Article or a DO:

1. ~~Each tree or shrub that is not properly installed or properly maintained on site as required by this Section; Each required tree, palm, pine, or other vegetation not properly installed or maintained shall be considered a separate and continuing violation of the ULDC or applicable DO. Each row of shrubs and ground treatment shall be considered as a separate and continuing violation. Each wall or fence not properly installed or maintained shall be considered a separate and continuing violation.~~

2. Each day in which landscaping is not properly installed or properly maintained on site as required by this Section or by the order of the Special ~~Magistrate Master;~~ and [Ord. 2018-002]

~~3. Each tree removed without a permit.~~

B. Corrective Actions

PBC shall determine appropriate corrective actions, including, but not limited to the replacement of landscape material.

1. Replacement

a. Replacement of vegetation shall comply with the size and quantity pursuant to Art. 7.E.3, Credit and Replacement or the Conditions of Approval of the DO.

b. Any other landscape materials shall be replaced pursuant to Art. 7.D, Landscape Standards. [Ord. 2018-002] [Partially relocated from Art. 7.G.3.C.1, Additional Sanctions as it related to Enforcement]

C. Additional Sanctions

PBC may take any appropriate legal action, including, but not limited to requiring replacement of landscape material which has been hatracked, damaged and rendered unable to achieve its natural and intended form, administrative action, requests for temporary and permanent injunctions, and other sanctions to enforce the provisions of this Section. [Ord. 2005-002]

1.Replacement of Landscaping

a. Canopy trees shall be replaced pursuant to Art. 7.E.3, Tree Credit and Replacement. [Ord. 2018-002]

b. Any other landscape materials shall be replaced pursuant to Art. 7.D, Landscape Standards. [Ord. 2018-002] [Partially relocated to Art. 7.G.3.B.1, Corrective Actions as it related to Enforcement]

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