



**PLANNING AND ZONING ADVISORY BOARD AGENDA
ADVISORY/ COMMITTEE BOARD MEETING
Village Hall Council Chambers
226 Cypress Lane
Palm Springs, FL 33461
Tuesday, May 12, 2020
6:30 PM**

Board Members and Administration

Registration URL

<https://attendee.gotowebinar.com/register/4610318632578902798>

Webinar ID

662-453-107

Participants can use their telephone or computer mic & speakers (VoIP).

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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

Board Members: Chairman - Johnnie Tieche, Vice Chairman - Richard Hughes, Ralph Lashells, James Mandigo, Peter Braun, Kim Gehrman, and Larry Saingilus

Staff: Village Attorney Brian Shutt, Planning, Zoning and Building Director Kim Glas-Castro, Planning, Zoning and Building Planner Iramis Cabrera, Deputy Village Clerk Jane R. Worth

3. PLEDGE OF ALLEGIANCE

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

5. MINUTES

- 5.1 Minutes - July 9, 2019
[Minutes - July 9, 2019](#)
- 5.2 Minutes - August 13, 2019
[Minutes - August 13, 2019](#)
- 5.3 Minutes - September 10, 2019
[Minutes - September 10, 2019](#)
- 5.4 Minutes - October 8, 2019
[Minutes - October 8, 2019](#)
- 5.5 Minutes - November 12, 2019
[Minutes - November 12, 2019](#)
- 5.6 Minutes - December 10, 2019
[Minutes - December 10, 2019](#)
- 5.7 Minutes - January 14, 2020
[Minutes - January 14, 2020](#)
- 5.8 Minutes - February 11, 2020
[Minutes - February 11, 2020](#)
- 5.9 Minutes - February 25, 2020
[Minutes - February 25, 2020](#)
- 5.10 Minutes - April 14, 2020
[Minutes - April 14, 2020](#)

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. 2020-08 - Village Code Amendment - Chapter 34 - Land Development Procedures
[Proposed Ordinance No. 2020-08 - Land Development Procedures](#)
- 6.2 Ordinance No. 2020-09 - Village Code Amendment - Chapter 34 - Article VI "Land Use" - Mobile Food Dispensing Vehicles
[Proposed Ordinance No. 2020-09 - Food Trucks](#)
[House Bill 1193](#)

7. QUASI JUDICIAL PUBLIC HEARINGS

- 7.1 Planning & Zoning Board Order No. 2020-02 - Landscape Buffer Variances PSV20-03 & PSV20-04 - Penuel Evangelical Church - 3401 2nd Avenue North (Quasi-Judicial Hearing) [Continued from April 14, 2020 Planning and Zoning Board Meeting]
[Lake Worth Herald](#)
[Advertisement Staff Report](#)

Site Plan, Landscape Plans, Architectural Plans and Letters
Project Narrative and Justification Statements
Color Site Plan
Aerial and Location Maps
Sec.34-602(2) Variances
Planning Zoning Board Order 2020-02

- 7.2 Resolution No. 2020-15 - Site Plan Amendment (SPR20-04) and Special Exception Use (PSSE20-01) - Penuel Evangelical Church - 3401 2nd Avenue North (**Quasi-Judicial Hearing**) [Continued from April 14, 2020 meeting]

Lake Worth Herald Advertisement

Proposed Resolution No. 2020-15

Exhibit "A" - Staff Report and Conditions of Approval

Project Narrative and Justification Statements

Site Plan, Landscape Plans, Architectural Plans and Letters

Color Site Plan

Legal Description

Aerial and Location Maps

- 7.3 Resolution No. 2020-17 - Preliminary Plat - Beatrice Place - 4405 Dale Road (*Quasi-Judicial Hearing*)

Proposed Res No. 2020-17 - Preliminary Plat - 4405 Dale Road

Proposed Preliminary Plat

Letter of Compliance Florida Statutes - Engenuity Group

Special Purpose Survey

Narrative

Aerial Map and Location Map

8. ACTIONS AND REPORTS

9. ADJOURNMENT

10. NEXT MEETING TUESDAY, JUNE 9, 2020, 6:30 pm

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: May 12, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 5.1: Minutes - July 9, 2019

SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Minutes - July 9, 2019



**PLANNING AND ZONING BOARD
JULY 9, 2019
6:30 PM**

CALL TO ORDER

The meeting held in the Council Chambers at Village Hall was called to order by Chairman Johnnie Tieche at 6:30 p.m.

ROLL CALL

Members present: Chairman Johnnie Tieche, Vice Chairman Richard Hughes, James Mandigo, Peter Braun, and Kim Gehrman

Members Absent: Ralph Lashells and Larry Saingilus

Staff in attendance: PZ&B Director Kim Glas-Castro, PZ&B Planner Iramis Cabrera, Village Attorney Christy Goddeau, and Deputy Village Clerk Jane Worth

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

Director Glas-Castro stated Item #1 should be removed.

APPROVAL OF MINUTES

1. Approval of June 11, 2019

ORDER OF BUSINESS

REGULAR AGENDA

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

Deputy Clerk Worth asked if there were any ex-parte communications. All Board Members replied with no.

Deputy Clerk Worth swore in PZ&B Director Kim Glas-Castro, PZ&B Planner Iramis Cabrera, Village Attorney Brian Shutt, Kevin McGinley, Chad Herd

2. Resolution No. 2019-23 - Site Plan Amendment (SPR19-07) and Special Exception Use (PSSE19-04), to redesign the existing parking lot to maximize the parking area with the addition of three adjacent residential lots acquired, to be located on the four combined parcels, totaling of 1.427 acres, at 2177 South Congress Avenue, 3040 & 3058 Lillian Road and 3039 Thelma Road.

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SUMMARY: Mr. Chad Herd, agent for the Church of God West Palm Beach Inc. (owner and applicant) is requesting a site plan amendment (SPR19-07) and expansion of a special exception use (PSSE19-04) to redesign the existing Church parking lot to maximize and expand the parking area at 2177 South

Congress Avenue. The Church has acquired three adjacent residential lots (to the west) and proposes to demolish the houses, combine the parcels, and expand the Church parking area. The residential lots are located at 3040 and 3058 Lillian Road and 3039 Thelma Road. The combined site acreage is 1.427 acres.

The Church of God Ministry of Jesus Christ utilizes the 6,887 square foot place of worship on a daily basis. The +320-person congregation assembles for Sermon Services on Wednesday evenings and Sundays, Worship Services on Monday, Thursday and Friday evenings, and Bible Studies on Tuesday and Saturday evenings. Village parking regulations require 109 parking spaces to accommodate the Church's 438 seats. The existing Church parking lot provides 32 parking spaces, which necessitates members of the congregation to seek off-site parking, including parking on adjacent businesses properties.

The acquisition of the three residential lots on Lillian Road and Thelma Road allows the Church to expand its parking lot with 55 additional parking spaces, as well as reconfigure the existing parking stalls to allow better traffic circulation. Twenty-three (23) of the new parking spaces will be grass-crete to lessen the amount of impervious surface. The property is further enhanced with new perimeter landscape buffers, interior landscape islands in the parking area, and foundation plantings around the Church. No modifications are proposed to the building. No changes are proposed to the place of worship use or the outreach programs it offers.

Churches and Places of Worship are special exception uses in both the Commercial General (CG) and Residential Single-Family (RS) zoning districts. The parking expansion area will retain its residential land use and zoning in order to prevent the encroachment of commercial uses into the single-family neighborhood. The property is combined through a Unity of Title and proposed with a unified plan of development (site plan) but will have both CG and RS zoning.

Note: Another property in the Village that has both commercial and residential zoning is the Lake Worth Drive-In Theater/Swap Shop and its overflow parking lot.

Based on the surrounding characteristics, staff recommends conditional approval of the special exception use and site plan amendment.

FISCAL IMPACT:

The proposed project does not have a direct fiscal impact to the Village.

Mr. Chad Herd stated that on the color landscaping plan there were to be royal palms added and asked Ms. Cabrera if there had been a color plan submitted. Ms. Cabrera said the latest plan that had been submitted. The Board asked if there were any objections to the twenty-nine (29) conditions. Mr. Herd stated there were not. Mr. Herd said there were eighty-seven parking spaces and there needed to be 111. The Board asked where the overflow of parking would go. Mr. Herd stated it would stay the way it was. There would not be any additional persons. The capacity for the church parishioners was four hundred and thirty-eight (438). The Board asked what the projection would be if there were more parishioners to join. Mr. Herd stated in the future there might be the purchase of an extra lot. The Board suggested a possible temporary parking agreement with the other commercial business for the overflow. The Board asked if the power pole in the easement would stay that way. Mr. Herd stated that the existing pole showing where would not be there, it would be moved.

The Board was concerned for the residents that have already lived in that area for over 40 years. The

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intrusion of the cars from the church is not something they should have to worry about. It was suggested to add Section 34-1336 – parking agreement to be added to pursue an offsite parking with other businesses.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to approve Resolution No. 2019-23 was made by Mr. Braun with the added verbiage from Staff and seconded by Mr. Mandigo. Motion carried 5-0

3. Ordinance No. 2019-12 - Village Code Amendment - Chapter 34 - Supplemental Development Regulations

SUMMARY: Planning, Zoning & Building staff is requesting an amendment to the Village Code - Chapter 34 - Article VI "Land Use" to provide supplemental regulations and expand allowances for permitted and special exception uses.

The proposed amendments include:

1. The addition of hotel/motels and certain flex units as special exception uses in the CG zoning district and to clarify that small (20 or fewer students) instructional schools such as dance and karate classes do not require special exception approval;
2. The expansion of supplemental regulations for flex units within the CG zoning district to specify that 50% of the floor area must be utilized for office/showroom;
3. A clarification that State Statute governs hours of retail sale of alcohol, for off-site consumption, unless specifically granted a variance for same by the Village Council;
4. A reiteration that driveway pavement must be setback a minimum of 3 feet from the property line (this provision is also contained in Sec. 34-881);
5. An allowance that outdoor activity area (i.e. restaurant seating) of less than 25% of the capacity or floor area does not necessitate additional parking; and
6. A clarification that any new construction, including a building permit for a single family home, requires installation of a sidewalk along the property's frontage, or monies in lieu of construction.

The proposed changes will provide clarity and allowances to facilitate development proposals.

The draft provisions were discussed by the Planning & Zoning Board in a workshop meeting on June 11, 2019.

The proposed ordinance was prepared by the Planning, Zoning & Building Director and reviewed by the Village Attorney, Finance Director and Public Service Director.

FISCAL IMPACT:

The proposed ordinance does not have a direct fiscal impact to the Village.

Director Glas-Castro stated the code amendments that were discussed last month have been redrafted into ordinance format. There were four (4) separate ordinances for the Boards

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consideration based on where in the code the different provisions fall. Director Glas-Castro explained the modifications for Ordinance 2019-12.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to approve Ordinance 2019-12 was made by Mr. Hughes and seconded by Ms. Gehrman. Motion carried 5-0

4. Ordinance No. 2019-13 - Village Code Amendment - Chapter 34 - Subdivision Development Standards

SUMMARY: Planning, Zoning & Building staff is requesting an amendment to the Village Code - Chapter 34 - Article V "Subdivisions" to provide clarifications on development requirements.

The proposed amendments include:

1. Clarification that design standards for site improvements, including drainage and utilities applies to construction performed pursuant to approved site plans, as well as subdivision plats;
2. Expansion of drainage pipe materials to include PVC and HDPE;
3. Reiteration that transformer boxes and above ground cabinets need to be screened from view or wrapped with a decorative vinyl wrap (this provision is also contained in Sec. 34-892); and
4. Requirement for utility lines to be brought to the property line to provide for future cross connection.

The proposed changes will provide clarity and allowances to facilitate development proposals.

The draft provisions were discussed by the Planning & Zoning Board in a workshop meeting on June 11, 2019.

The proposed ordinance was prepared by the Planning, Zoning & Building Director and reviewed by the Village Attorney and Consulting Village Engineer.

FISCAL IMPACT:

The proposed ordinance does not have a direct fiscal impact to the Village.

Director Glas-Castro stated these were to clarify the design standards for subdivisions and also apply to construction undertaking pursuant to an approved site plan. The additional sections that were modified are minor housekeeping items but are necessary.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to approve Ordinance No. 2019-13 was made by Mr. Hughes and seconded by Mr. Braun. Motion carried 5-0

5. Ordinance No. 2019-14 - Village Code Amendment - Chapter 10 - Property Maintenance

SUMMARY: Planning, Zoning & Building staff is requesting an amendment to the Village Code - Chapter 10 "Buildings and Building Regulations" to modify property maintenance requirements

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and incorporate requirements of the International Property Maintenance Code, published by the International Code Council.

The International Property Maintenance Code (IPMC) provides more specificity than the Village code and provides supplemental property maintenance and life safety provisions to assist our code enforcement officers protect health, safety and welfare of Village residents and business patrons. The IPMC outlines property maintenance regulations from weeds to dilapidated housing.

The draft provisions were discussed by the Planning & Zoning Board in a workshop meeting on June 11, 2019.

The proposed ordinance was prepared by the Planning, Zoning & Building Director and reviewed by the Village Attorney and Code Enforcement Officers.

FISCAL IMPACT:

The proposed ordinance does not have a direct fiscal impact to the Village.

Director Glas-Castro stated the Village was adopting by reference the International Property Maintenance Code that is published by the International Code Council. It gives the Code Officers more specificity and ability to cite a specific standard when they are trying to get homeowners or residents to do home improvements, either inside or outside the home. She also stated the changes were recommended by a Code Officer.

The Board and Staff discussed how this would add to the quality of the homes and the area.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to approve Ordinance No. 2019-14 was made by Mrs. Gehrman and seconded by Mr. Mandigo. Motion carried 5-0

6. Ordinance No. 2019-15 - Village Code Amendment - Chapter 62 - Solid Waste Collection and Disposal

SUMMARY: Planning, Zoning & Building staff is requesting an amendment to the Village Code - Chapter 62 "Solid Waste" to modify provisions pertaining to dumpsters for multi-family and commercial properties. The proposed provisions require property owners to take more

responsibility to prevent overflowing dumpsters or accumulation of garbage and trash.

The proposed amendments specify that after two (2) complaints related to issues with illegal use or overflowing dumpsters, the Village may require alternative measures such as dumpster locks, more frequent collection schedule or a larger commercial container.

The draft provisions were discussed by the Planning & Zoning Board in a workshop meeting on June 11, 2019.

The proposed ordinance was prepared by the Planning, Zoning & Building Director and reviewed by the Village Attorney and Police Chief.

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FISCAL IMPACT:

The proposed ordinance does not have a direct fiscal impact to the Village.

Director Glas-Castro stated these were the proposed amendments in the solid waste disposal that the property owner needed to secure dumpsters. An example was the dumpsters behind Publix where the public was dumping in the dumpsters and the overflow would eventually blow around. This would be alternative measures as to what was happening with the dumpsters.

The Board did ask if this would apply to residential also. Director Glas-Castro stated it was more for the commercial properties, however it could apply to a vacant property that someone was dumping illegal.

Chairman Hughes asked the public or the Board for any additional comments. Hearing none, a motion to approve Ordinance 2019-15, was made by Mr. Braun and seconded by Mr. Hughes. Motion carried 5-0

7. Discussion: Gulfstream Road Overlay

SUMMARY: Property owners along Gulfstream Road are interested in redeveloping their residential properties. There is interest in additional densities, however, the entire area between Davis Road on the east and Kirk Road on the west, is designated with the Low-Density Residential land use category. Rather than consider land use changes on a parcel-by-parcel basis, which might lead to concerns about compatibility and "spot zoning", an overlay approach might be used to allow additional density in exchange for design considerations.

In this approach, the comprehensive plan would be amended to establish an overlay. The overlay would outline general objectives (i.e. to enhance redevelopment, to encourage improvement of residential properties, etc.) and would provide an allowance of bonus densities, up to the maximum of the Medium Density Residential (10 dwelling units per acre) land use category, as an incentive for compliance with design and development regulations. Concurrently, the land development regulations would be amended to establish a zoning overlay that contains the specific design and development regulations.

Draft design and development guidelines have been compiled by one property owner's design professionals. The proposed regulations outline "Key West" architectural style to be used in redevelopment projects that desire a density bonus. Use of this architectural style will establish a distinct neighborhood in the Village and create sense of place.

Staff is seeking Board input on the draft provisions, as well as the delineated target area.

FISCAL IMPACT:

There is no direct fiscal impact to the Village.

Director Glas-Castro stated this was a working draft of a proposal for the Boards consideration. There are a couple property owners on Gulfstream Road off Lake Worth Road that are assembling parcels. Very few of the parcels are an acre lot. The property owners are looking for additional density.

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Mr. Kevin McGinley, on behalf some of the owners of the properties, spoke to the Board regarding the concept that are considering the development of the property. Mr. McGinley went over the lots, the proposal of a Key West style home. There was also a presentation of the two (2) story homes with a garage on the 1st floor. More of a condominium – townhome style. No one unit can be wider than 155 feet. They have not reached the design stage to date.

The Board asked the question if they would be privately owned. Mr. McGinley stated that was the intention. The one problem that the Board had was wherever there was a dead-end road, they wind up with junk cars/parked cars at the end of them, and the neighborhood looks terrible. A question regarding putting an addition on their home that was already in the area, where they obligated to build their home as a Key West style. Mr. McGinley stated that was not the intention.

The Board, Staff and Mr. McGinley discussed the area where the proposed homes would go. The Board agreed it would be a very good idea.

Mr. McGinley stated they would revise the plans, tweak it here and there and bring it back to the Board.

OTHER BUSINESS

ADJOURNMENT

Hearing no further business, Vice Chairman Hughes adjourned the meeting at 7:40 p.m.

ATTEST:

Johnnie Tieche, Chairman

Jane R. Worth, Deputy Clerk

Approved by Board _____
(Date)

**NEXT PLANNING AND ZONING ADVISORY BOARD MEETING
TUESDAY, AUGUST 13, 2019 AT 6:30 P.M.**



Village of Palm Springs

Executive Brief

AGENDA DATE: May 12, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 5.2: Minutes - August 13, 2019

SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Minutes - August 13, 2019



**PLANNING AND ZONING BOARD
AUGUST 13, 2019
6:30 PM**

CALL TO ORDER

The meeting held in the Council Chambers at Village Hall was called to order by Chairman Johnnie Tieche at 6:31 p.m.

ROLL CALL

Members present: Chairman Johnnie Tieche, Vice Chairman Richard Hughes, Ralph Lashells, Peter Braun, Kim Gehrman, Larry Saingilus

Members Absent: James Mandigo

Staff in attendance: PZ&B Director Kimberly Glas-Castro, PZ&B Planner Iramis Cabrera, Village Attorney Brian Shutt, and Deputy Village Clerk Jane Worth

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

APPROVAL OF MINUTES

1. Approval of June 11, 2019

A motion to accept the minutes was made by Mrs. Gehrman and seconded by Mr. Braun.
Motion carried. 5 - 0

ORDER OF BUSINESS

REGULAR AGENDA

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

Deputy Clerk Worth asked if there were any ex-parte communications. All Board Members replied with no.

Deputy Clerk Worth swore in PZ&B Director Kim Glas-Castro, PZ&B Planner Iramis Cabrera, Village Attorney Brian Shutt, Brian Chegus and Kevin Collette

- 2. Planning & Zoning Board Order 2019-09: Side Setback Variance (PSV19-09), Service Bay Door Orientation (PSV19-10), Landscape Buffer Width - East Perimeter (PSV19-11), Landscape Buffer Width - West Perimeter (PVC19-12) at 2755 10th Avenue North (Quasi-Judicial Proceeding)**

August 13, 2019

SUMMARY: Director Glas-Castro stated Mr. Scott Collette, agent for USA Auto Wash Inc. (property owner), is requesting approval of four (4) variances to facilitate the development of an express car wash on the vacant parcel located at 2755 10th Avenue North, in front of the Wal-Mart store. The Applicant is requesting four (4) variances associated with the proposed development project, asserting that existing site characteristics do not allow compliance with Village code:

1. (PSV19-09) Variance Relief from Section 34-826(7) to allow a 5' interior side setback (east side), in lieu of the required 15' setback.
2. (PSV19-10) Variance Relief from Section 34-11223(10) to allow the service bay door oriented towards 10th Avenue North, in lieu of the open door being oriented to the interior of the site.
3. (PSV19-11) Variance Relief from Section 34-162(b)(2) to allow a 5' landscape buffer along the east property line, in lieu of the required 10' buffer.
4. (PSV19-12) Variance Relief from Section 34-162(f) to allow a utility easement to overlap the required landscape buffer (west) by 9.24', in lieu of the maximum 5' overlap permitted.

Planning Zoning & Building Department staff has conducted a review of the application, but finds the proposed site plan, which is a separate agenda item, to be self-determined by the applicant and therefore the criteria for a variance is not met. Specifically, Section 34-602(f)(2)2, specifically states "the special conditions and circumstances do not result from the actions of the applicant". The site layout, orientation of the bay door and expansion of the queueing lanes into two pay stations lanes, are generated by the applicant. PZ&B staff does not support variance requests PSV19-10 and PSV19-13 (see attached PZ&B staff report).

FISCAL IMPACT:

Approval of the requested variances does not have a direct fiscal impact to the Village, although development of the vacant parcel might contribute to ad valorem revenues in the future.

Mr. Brian Chegus, iPlan & Design and Mr. Kevin Collette from Integrated Cleaning Systems, presented the information from applicant. Mr. Chegus stated there were twenty-three (23) vacuum stations that will be onsite. Mr. Chegus gave the history of the land that the intended project would be built on. He gave the access point stating it would be from inside the Walmart Center. There would be enhanced buffers, along the west, where the Portifno Apartments were located on 10th Avenue. There will be significant queueing, which allows for safety on sight. Originally there were going to be two (2) queueing. Due to the incumbrance of the water utility easement, adjacent to the site, a wall needed to be installed. The goal is to not have people backing up into the wall. There is a bus stop on the southwest side of the property. Its derelict, its dilapidated, and the homeless are using it for shelter, we are going to be putting in a complimentary bus stop. The architecture is based on a modern look. Mr. Chegus went over the variances and stated that Staff did not have a problem with the first variance that was requested. Mr. Chegus continued with the rest of the three (3) variances explaining to the Board each one and the reasons they were requested. Mr. Chegus explained the differences between full-service carwash, self-service car wash and an express car wash. He continued with the trip advisor report which showed no difference.

Mr. Chegus stated there have been many applicants that have walked away from this site. Restaurants have walked away because of the gas station that being the neighbor and because of the possibility of gas fumes coming into a restaurant. He continued with the pros and cons as to why there should be an express car wash.

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The Board was concerned with the following items:

1. What company did the survey, and how long have they had a business license? Mr. Cheguis stated it was Bingo. Mr. Kevin Collette reiterated the same answer. Bingo has been in business for approximately fifteen (15) years.
2. Was the bus stop voluntary or mandatory for the car wash to maintain. Mr. Cheguis stated it was on their property and that was why they would be taking care of it.
3. Was the water recycled? It is recycled and reused.
4. Is there an A/C office that staff may use? There is a storage room where a manager would be along with staff that could come in if they wished.
5. How many employees would this employ? There would be approximately twenty (20) employees, ten (10) full time and ten (10) part-time.
6. How long has the applicant been in business? Since 1980, both in business and the car wash business.
7. What will the hours be? It will be open 8 AM to 7 PM.
8. What will the cost be? There will be a monthly pass of \$20 per month. There are also costs of \$5, \$10 and \$15.
9. When is the last time a car wash has been closed down? Mr. Collette stated none.
10. Concern regarding the noise levels from all cars were brought to the applicant's attention.
11. How long does it take for a single car to get processed? Mr. Collette stated approximately 3 ½ minutes, that is if the patron decides to vacuum their car by themselves. There are twenty-three stations that are for vacuuming your own vehicle.
12. Was there any thought of opening the door from the west, since Staff was negative on the positioning of the door? On the east side there will be a hedge for the buffer. There is also a wall that is going to be built facing 10th Avenue. Director Glas-Castro stated they are welcome to take a postponement and propose an alternate design. She mentioned the building design guidelines calls for more landscaping and should be screened with a wall.
13. The criteria for the sound barrier need to be addressed.
14. It was stated by the Board that there was still concern for the number of variances on this particular project.
15. Another concern from the Board was the noise coming from the dryers. Mr. Collette stated the dryers were in a tunnel which are set up inside of that.

Mr. Brian Rogg – Owner of Mr. Glow Express Car Wash on Lake Worth Road - which he purchased in 2018. He stated he made a substantial investment, and shut the car wash down for five (5) months and had the operation up and running on September 1, 2018. He stated the business motto, the prices, the in and out in 2 ½ minutes, and the monthly passes are the same. He gave the Board the history of what he did while the business had been shut down. They have a 4.6 star google rating. The business continues to grow. He stated he did not agree with the pent-up demand of 850,000 that was stated, of the amount of car washes that were waiting. He did approximately a tenth of that, but if there were that many, please send it to him and did not find that legitimate. With the density of car washes, he did not see another reason for another car wash. The request and approvals would be detrimental to his business. He stated he was the third owner in Woody's. He also mentioned other car washes in the 7-mile radius that had gone through owners quite often. He believed the community already had plenty of express car washes, with having eleven (11) in a seven (7) mile radius.

Mr. Edward Baine – he too had been in the car wash industry also. He had a brief relationship with Sonny's. He wanted to address Mr. Hughes's comment regarding the sound from the blowers inside the car wash. Back in the day, the car wash on Military Trail, had the blowers that sounded like a B-52 bomber. He used to manage that car wash and the blowers there were approximately ten (10) years. He had been at the Palm Beach Outlet Mall and managed a car wash there. In this industry it is location, location, location. He felt this was a good location for this car wash.

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Mark Gilbert – He owned the property across the street from the proposed car wash. He mentioned he had attended a meeting for a car wash and he really liked the presentation and thought what happened to it. Then he finds out that the car wash was coming back. He wanted to know when it was going to open. He also told Mr. Rogg that his car wash was a great location.

Mr. Brian Shutt, Village Attorney, wanted to ask Staff if they had any questions for the applicant. Did the applicant have questions for the Board.

Mr. Kevin Collette stated a car wash is not a destination it is a convenience. According to the studies they presented, the demand is there for the express car wash. It is a very convenient location and will be very successful.

The Board discussed enhanced landscaping or the possibility of installing a wall. Attorney Shutt stated one of the reasons the applicant was before them was for a variance because they didn't want to do a wall.

It was also mentioned that the Village already had enough car washes, just like they have gas stations, and they did not see a need for another car wash.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to approve PSV19-09, subject to the 39 conditions was made by Mr. Hughes and seconded by Mr. Braun. A roll call vote was taken, motion carried 3 – 2. Ms. Gehrman and Mr. Lashells were opposed

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to approve PSV19-11, subject to the 39 conditions was made by Mr. Hughes and seconded by Mr. Braun. A roll call vote was taken, motion carried 3 – 2. Ms. Gehrman and Mr. Lashells were opposed

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to approve PSV19-12, subject to the 39 conditions was made by Mr. Hughes and seconded by Mr. Braun. A roll call vote was taken, motion carried 3 – 2. Ms. Gehrman and Mr. Lashells were opposed

A motion to continue PSV19-10 for a date certain of September 10, 2019 @ 6:30 PM was approved by Mr. Braun and seconded by Mr. Hughes. Motion carried 5 – 0

3. Resolution No. 2019-30 - Site Plan (SPR19-08) and Special Exception Use (PSSE19-05) and Sign Variance (PSV19-13) - Express Tunnel Car Wash - 2755 10th Avenue North (Quasi-Judicial Hearing)

SUMMARY: Mr. Scott Collette, agent for USA Auto Wash Inc. (property owner), is requesting approval of a site plan (SPR19-08) and special exception use (PSSE19-05) to construct an express tunnel car wash facility on the vacant parcel located at 2755 10th Avenue North, in front of the Wal-Mart store. The 0.9-acre parcel is the remaining vacant outparcel in the Wal-Mart at Palm Springs Plat.

The applicant is requesting approval of a 2,880 s.f. car wash tunnel facility adjacent to Murphy USA gas station. The site plan is designed around the "express car wash" operating model, whereby users remain in their car during the wash process. In rare instances where users require assistance, there is an outside seating area or air-conditioned office area where they can wait until their car is finished in the wash tunnel.

The facility provides 23 free do-it-yourself central vacuum stations, interior towel & monthly unlimited subscription-based wash programs. Customers will enter the premises along the west property line

August 13, 2019

through a single lane queue that expands into two (2) automated payment terminals that accept cash, credit, fleet, and tag recognition for automatic entry of the unlimited wash memberships (after payment, the two lanes reduce into a single queue entering the wash tunnel).

The wash operation is typically attended with 3 to 5 staff members, who are available to assist the customers, provide oversight, and keep the facility consistently neat and clean. There are no detail carts, spray bottles, rags or other cleaning accessories associated with the operation.

The facility operates with a surveillance camera system that monitors 100% of the property, both interior and exterior, to ensure customers safety. The facility will be open 7 days a week from 8:00 am to 8:00 pm, with a locking metal gate at located at the entrance to eliminate access, use or loitering on the property when closed. Note: Consideration of the site plan and special exception use is dependent on the approval of four (4) variances, which are a separate agenda item.

Note: The requested sign variance (PSV19-13) is a consideration for the Village Council.

Planning, Zoning & Building Staff has conducted a review of the application and has concerns that criteria for a Special Exception use have not been met. Specifically, Section 34-606(b)(3), (4), and (5) have not been met, as is more fully described in the Staff Report. Therefore, staff does not support the special exception use; however, should the Planning & Zoning Board desire to recommend approval, PZ&B staff recommends that 39 conditions of approval be included in the motion (see Staff Report).

FISCAL IMPACT:

The proposed project does not have a significant fiscal impact to the Village; however, it is expected to enhance the Village's assessed property valuation.

Attorney Shutt stated a continuance of PSV19-10 for a date certain of September 10, 2019 at 6:30 PM. Resolution 2019-30 and (PSSE19-05) would also have to be heard at a date certain of September 10, 2019.

4. Planning & Zoning Board Order 2019-10: Front Setback Variance (PSV19-14), Rear Setback Variance (PSV19-15), Landscape Buffer Width - South Perimeter (PSV19-16), Landscape Buffer Width - East Perimeter (PSV19-17), Drive Aisle Width (PSV19-18) at 1814 Alice Avenue (Quasi-Judicial Proceeding)

SUMMARY: Mr. Aaron Taylor, agent for PBFP, LLC (property owner), is requesting approval of five (5) variances to facilitate the development of a 5,834 square foot medical office on the 0.617-acre vacant parcel located at 1814 Alice Avenue (southeast corner of Forest Hill Boulevard and Alice Avenue).

The Applicant is requesting five (5) variances associated with the proposed development project, asserting that existing site characteristics, as a corner lot, do not allow compliance with Village code:

1. (PSV19-14) Variance relief from Section 34-826(5) to allow a 38.68' front setback (west side) in lieu of the required 50' setback.

August 13, 2019

2. (PSV19-15) Variance relief from Section 34-826(6) to allow a 12' rear setback (east side) in lieu of the required 20' setback.
3. (PSV19-16) Variance relief from Section 34-162(b)(6) to allow a 5' landscaped buffer in lieu of the required 10' buffer (south perimeter).
4. (PSV19-17) Variance relief from Section 34-162(b)(2) to allow a 5' landscaped buffer in lieu of the required 10' buffer (east perimeter).
5. (PSV19-18) Variance relief from Section 34-1328 to allow 24' wide drive aisle in lieu of the required 26' wide drive aisle required for two-way traffic.

Note: The applicant is preserving a 45" caliper Royal Poinciana tree in the southeast corner of the property.

Planning Zoning & Building Department staff has conducted a review of the application and found the proposed project to be generally consistent with the land development and zoning regulations and all other portions of the code. Staff recommends conditional approval of the variance (see attached PZ&B staff report).

FISCAL IMPACT:

The proposed ordinance does not have a direct fiscal impact to the Village.

Mr. Aaron Taylor presented the proposed project to the Board. He stated that the property was extremely small, and they had shifted the project in many ways to make it patient friendly and to have the vehicular movement. The Police wanted the building shifted more to keep the vagrants and homeless from gathering behind the back property. Mr. Taylor stated that the lot narrows closer to Forest Hill Boulevard, so they are asking for a sign variance which will be presented to the Council.

Attorney Shutt stated for the record there were no members of the public for this proposed project. Attorney Shutt informed the members of the Board that they could vote on all variances at once, subject to Staffs conditions.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to approve P&Z Board Order 2019-10, and PSV19-14 thru PSV19-18 was made by Mr. Lashells and seconded by Mr. Braun. Motion carried 5-0

5. Resolution No. 2019-31 - Site Plan (SPR19-09) and Sign Variance (PSV19-19) - Forest Hill Medical - 1814 Alice Avenue (Quasi-Judicial Hearing)

SUMMARY: Mr. Aaron Taylor, agent for PBFP, LLC (property owner), is requesting approval of a site plan (SPR19-09) to facilitate the development of a 5,834 square foot medical office on the 0.617-acre vacant parcel located at 1814 Alice Avenue (southeast corner of Forest Hill Boulevard and Alice Avenue).

August 13, 2019

The applicant is proposing to develop the site with a one-story building. The 5,834 square foot structure will accommodate four exam rooms within 2,917 square feet, with the remaining 2,917 square feet of the building reserved to accommodate a future physical therapy office. The entire building is proposed to be occupied by one tenant with a total of 5,834 square feet floor area. Medical office is a permitted use in the Commercial General (CG) district.

The Wawa site plan provides for a future cross access into the subject property along its southern perimeter, however, the agent was not able to generate a site plan design to accommodate this access without triggering the need for additional variance requests. The proposed medical office is accessed from Alice Avenue, with no driveway on Forest Hill Boulevard.

Note: Consideration of the site plan is dependent on the approval of five (5) variances, which are a separate agenda item.

Note: The requested sign variance (PSV19-19) is a consideration for the Village Council.

Based on the surrounding characteristics, staff recommends conditional approval of the proposed site plan.

FISCAL IMPACT:

The proposed project does not have a significant fiscal impact to the Village; however, it is expected to enhance the Village's assessed property valuation.

Attorney Shutt stated for the record there were no members of the public for this proposed project. The Applicant has made their presentation Resolution No. 2019-31, and the Board may approve this item as one.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to approve Resolution No. 2019-31, (SPR19-09) and (PSV19-19) was made by Ms. Gehrman and seconded by Mr. Braun. Motion carried 5-0

6. Resolution 2019-28 - Extension of the Village Future Annexation Area

SUMMARY: Planner Iramis Cabrera informed the Board that Village staff is proposing to expand/extend the Village's Future Annexation Area from its current westerly limits on Military Trail to include 355 parcels on the west side of Military Trail.

Palm Springs Future Annexation Area was adopted via Resolution 1989-20, and amended via Resolutions 2005-67, 2007-40, 2015-79 and 2016-70.

The expansion of the Village's Future Annexation Area will allow for uniform control over the major corridors and standardization of regulations and incentives to promote redevelopment of underutilized properties.

The proposal to extend the Village's annexation area has been formally routed through IPARC.

The Future Annexation Area map is not formally adopted within the Village's Comprehensive Plan but was included in the 2007 Evaluation and Appraisal Report.

August 13, 2019

The Planning & Zoning Board is asked to consider this proposal at its August 13th meeting, in recognition of the need to police an entire intersection.

FISCAL IMPACT:

The legislative act of amending the map does not have a fiscal impact.

The Board mentioned there were still properties on the west side of Military. The Board asked for a possible projection date for this annexation. Attorney Shutt stated that the first step in starting the process of expanding the boundaries of the Village for the future.

Attorney Shutt stated for the record there were no members of the public to speak on this item.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to approve Resolution 2019-28, was made by Mr. Braun and seconded by Mr. Lashells. Motion carried 4–1 Mr. Hughes opposed.

OTHER BUSINESS

ADJOURNMENT

Hearing no further business, Chairman Tieche adjourned the meeting at 8:50 p.m.

ATTEST:

Johnnie Tieche, Chairman

Jane R. Worth, Deputy Clerk

Approved by Board _____
(Date)

**NEXT PLANNING AND ZONING ADVISORY BOARD MEETING
TUESDAY, SEPTEMBER 10, 2019 AT 6:30 P.M.**



Village of Palm Springs

Executive Brief

AGENDA DATE: May 12, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 5.3: Minutes - September 10, 2019

SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Minutes - September 10, 2019



**PLANNING AND ZONING BOARD
SEPTEMBER 10, 2019
6:30 PM**

CALL TO ORDER

The meeting held in the Council Chambers at Village Hall was called to order by Chairman Johnnie Tieche at 6:30 p.m.

ROLL CALL

Members present: Chairman Johnnie Tieche, Vice Chairman Richard Hughes, James Mandigo, Peter Braun, and Larry Saingilus

Members Absent: Ralph Lashells and Kim Gehrman

Staff in attendance: PZ&B Planner Iramis Cabrera, Village Attorney Brian Shutt, and Deputy Village Clerk Jane Worth

Staff Absent: PZ&B Director Kimberly Glas-Castro

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

Item #1 was not on the Agenda

APPROVAL OF MINUTES

1. Approval of July 9, 2019

ORDER OF BUSINESS

REGULAR AGENDA

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

Deputy Clerk Worth asked if there were any ex-parte communications. Vice Chairman Richard Hughes, James Mandigo, Peter Braun, and Larry Saingilus replied with no. Chairman Tieche stated he did speak with Village Attorney Brian Shutt, but it would not have an influence on his decision toward the project.

Deputy Clerk Worth swore in PZ&B Planner Iramis Cabrera, Village Attorney Brian Shutt, Scott Collette, Michael Brown, Lauren McClellan, Mike Ivancevic, and Joseph Grant

2. Planning & Zoning Board Order 2019-09: Side Setback Variance (PSV19-09), Service Bay Door Orientation (PSV19-10), Landscape Buffer Width - East Perimeter (PSV19-11), Landscape Buffer

September 10, 2019

Width - West Perimeter (PSV19-12) at 2755 10th Avenue North - Express Tunnel Car Wash (Quasi

Judicial Proceeding) **[CONTINUED FROM AUGUST 13, 2019 MEETING]**

Village Attorney Shutt stated the Applicant for Item #2, was withdrawing the variance for PSV#19-10. Mr. Shutt stated at the August 13, 2019 Planning and Zoning Advisory Board meeting, the Board approved PSV19-09, PSV19-11 and PSV19-12. Therefore, the Board could move on to Item #3 of the Agenda tonight.

SUMMARY: At its August 13, 2019 meeting, the Planning & Zoning Board (in consideration of variance request # PSV19-10, Variance Relief from Section 34-1223(10) to allow the service bay door oriented towards 10th Avenue North, in lieu of the open door being oriented to the interior of the site) requested the applicant to provide additional screening so that the door into the car wash would not be visible from the public street.

The applicant has revised the plans to 1) reduce the height of the car wash vehicular entry from 10' to 8' (in consideration of the +2' site elevation grade), and 2) install a 6' tall post and panel concrete wall along forty (40) linear feet in the southeast corner of the parcel. The proposed wall within the landscape buffer meets the requirements of Sec. 34-1223 and eliminates the need for a variance.

The Planning & Zoning Board, at its August 13, 2019 meeting, approved 3 other variances to facilitate the development of an express car wash on the vacant parcel located at 2755 10th Avenue North, in front of the Wal-Mart store.

1. (PSV19-09) Variance Relief from Section 34-826(7) to allow a 5' interior side setback (east side), in lieu of the required 15' setback.
2. (PSV19-11) Variance Relief from Section 34-162(b)(2) to allow a 5' landscape buffer along the east property line, in lieu of the required 10' buffer.
3. (PSV19-12) Variance Relief from Section 34-162(f) to allow a utility easement to overlap the required landscape buffer (west) by 9.24', in lieu of the maximum 5' overlap permitted.

Planning Zoning & Building Department staff has conducted a review of the revised application materials and finds that the 6' tall wall planted within the landscape buffer comprised of 5' tall clusia, together with 12' crepe myrtle and 12' orange geiger and 12' royal palms, should provide sufficient screening to meet the spirit of the Code.

FISCAL IMPACT: Approval of the requested variances does not have a direct fiscal impact to the Village, although development of the vacant parcel might contribute to ad valorem revenues in the future.

A vote was not needed on this item per the Village Attorney Brian Shutt as stated in the opening statement of this item.

3. Resolution No. 2019-30 - Site Plan (SPR19-08) and Special Exception Use (PSSE19-05) and Sign Variance (PSV19-13) - Express Tunnel Car Wash - 2755 10th Avenue North (Quasi-Judicial Hearing) **[CONTINUED FROM AUGUST 13, 2019 MEETING]**

September 10, 2019

SUMMARY: Mr. Scott Collette, agent for USA Auto Wash Inc. (property owner), is requesting approval of a site plan (SPR19-08) and special exception use (PSSE19-05) to construct an express tunnel car wash facility on the vacant parcel located at 2755 10th Avenue North, in front of the Wal-

Mart store. The 0.9-acre parcel is the remaining vacant outparcel in the Wal-Mart at Palm Springs Plat.

The applicant is requesting approval of a 2,880 s.f. car wash tunnel facility adjacent to Murphy USA gas station. The site plan is designed around the "express car wash" operating model, whereby

users remain in their car during the wash process. In rare instances where users require assistance, there is an outside seating area or air-conditioned office area where they can wait until their car is finished in the wash tunnel.

The facility provides 23 free do-it-yourself central vacuum stations, interior towel & monthly unlimited subscription-based wash programs. Customers will enter the premises along the west property line through a single lane queue that expands into two (2) automated payment terminals that accept cash, credit, fleet, and tag recognition for automatic entry of the unlimited wash memberships (after payment, the two lanes reduce into a single queue entering the wash tunnel).

The wash operation is typically attended with 3 to 5 staff members, who are available to assist the customers, provide oversight, and keep the facility consistently neat and clean. There are no detail carts, spray bottles, rags or other cleaning accessories associated with the operation.

The facility operates with a surveillance camera system that monitors 100% of the property, both interior and exterior, to ensure customers safety. The facility will be open 7 days a week from 8:00 am to 8:00 pm, with a locking metal gate at located at the entrance to eliminate access, use or loitering on the property when closed.

Note: At its August 13, 2019 meeting, the Planning & Zoning Board approved three (3) variances to facilitate the car wash use:

1. (PSV19-09) Variance Relief from Section 34-826(7) to allow a 5' interior side setback (east side), in lieu of the required 15' setback.
2. (PSV19-11) Variance Relief from Section 34-162(b)(2) to allow a 5' landscape buffer along the east property line, in lieu of the required 10' buffer.
3. (PSV19-12) Variance Relief from Section 34-162(f) to allow a utility easement to overlap the required landscape buffer (west) by 9.24', in lieu of the maximum 5' overlap permitted.

The need for a fourth variance was eliminated with the Applicant's revised proposal that includes a 6' tall post and panel wall to screen the car wash vehicular entry from view.

At its August 13, 2019 meeting, the Planning & Zoning Board (in consideration of variance request # PSV19-10, Variance Relief from Section 34-1223(10) to allow the service bay door oriented towards 10th Avenue North, in lieu of the open door being oriented to the interior of the site) requested the applicant to provide additional screening so that the door into the car wash would not be visible from the public street. The applicant has revised the plans to 1) reduce the height of the car wash vehicular entry

September 10, 2019

from 10' to 8' (in consideration of the +2' site elevation grade), and 2) install a 6' tall post and panel concrete wall along forty (40) linear feet in the southeast corner of the parcel.

Note: The requested sign variance (PSV19-13) is a consideration for the Village Council.

Planning, Zoning & Building Staff has conducted a review of the application and has concerns that criteria for a Special Exception use have not been met. Specifically, Section 34-606(b)(3), (4), and (5) have not been met, as is more fully described in the Staff Report. Therefore, staff does not support the special exception use; however, should the Planning & Zoning Board desire to recommend approval, PZ&B staff recommends that 39 conditions of approval be included in the motion (see Staff Report).

FISCAL IMPACT:

The proposed project does not have a significant fiscal impact to the Village; however, it is expected to enhance the Village's assessed property valuation.

Mr. Scott Collette informed the Board he was not going to go over the entire site plan as that was presented at the last meeting. He informed the Board about the elimination of the variance and how that came about. Mr. Collette said there was additional screening and additional landscaping along 10th Avenue and along the west side of the project. They did in field testing and observation from 109 feet back from the property line. Mr. Collette stated additional screening had been provided so the door into the car wash was not visible from 10th Avenue. Mr. Collette reminded the Board there were no car washes currently in the Village boundaries that provided the amount of screening and landscaping as they were.

The Board still had concerns regarding the noise level. Mr. Collette stated if there must be an additional condition that needs to be added, they have no problem with adhering to that condition and would work with Staff.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to approve Resolution No. 2019-30 (SPR19-08 and PSSE19-05) and to include all the conditions listed in the Staff report was made by Mr. Hughes and seconded by Mr. Braun. Roll call Motion carried 4-1 Mr. Lashells opposed

4. Resolution No. 2019-33 - Preliminary Plat - Anna Lane Subdivision - 4278 Anna Lane

SUMMARY: PZ&B Planner Iramis Cabrera stated Heroic Homes LLC, property owner, has filed a preliminary plat to subdivide a single parcel, located at 4278 Anna Lane, into two (2) separate lots. The property was improved in 1956 with a single-family residence. The proposed subdivision maintains the eastern lot, Parcel B, as a lot with 132.50' frontage in order to retain a minimum 7.5' interior (west) side setback on the existing house. The western lot, Parcel A, has 67.50' frontage where 65' is the minimum required.

The Village's Surveyor, Engenuity Group, has reviewed the proposed plat and has determined that it is in compliance with Chapter 177, F.S. - Platting Regulations. (Note: The Mortgagee's Consent must be adequately completed prior to execution of the mylar.)

September 10, 2019

The Village Council approval and recording of the final plat is required prior to issuance of a Certificate of Occupancy for the new single-family home on Parcel A.

FISCAL IMPACT:

There is no direct fiscal impact of the proposed plat.

Mr. Michael Brown, stated he bought the property, put some money into the current house, pulled permits, put a fence up, painted it, new windows. Mr. Michael Brown would like to subdivide and put a new build on the new lot. Mr. Brown stated it would have also been nice to put another single-family home there also. He also mentioned that due to the Code, he could not do another new build with the older home he just upgraded. His goal was to put 3 single family homes on this lot, but that was not permissible either.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to approve Resolution 2019-33 was made by Mr. Mandigo and seconded by Mr. Lashells. Motion carried 5-0

5. Resolution No. 2019-34 - Site Plan (SPR19-10) and Hours of Operation Variance (PSV19-20) - JEM Homes Light Manufacturing - 1195 South Congress Avenue (*Quasi-Judicial Hearing*)

SUMMARY: Ms. Lauren McClellan, agent for 1195 S. Congress Avenue LLC as property owner, is requesting site plan approval (SPR19-10) and an hours of operation variance (PSV19-20) to facilitate a change of use from Commercial to Light Industrial on the 3.18-acre property located at 1195 S. Congress Avenue. The proposed tenant, JEM Homes, desires to manufacture housing components (roof trusses, interior walls, rebar systems, cabinets, etc.) inside the warehouse portion of the building.

The proposed site plan considers the change of use from the former commercial use to light industrial use, consistent with the land use amendment and rezoning approved via Ordinance No. 2019-05. The applicant is proposing minimal exterior improvements to the property to facilitate the light industrial use comprised of two (2) business tenants: $\pm$ 4,900 s.f. of business office space and $\pm$ 23,173 s.f. of manufacturing space within the existing 2-story building. Improvements include striping the existing parking / loading area to accommodate the 70 required parking and ADA accessible spaces, construction of a dumpster enclosure, installation of perimeter landscaping, installation of a fire hydrant (required by Palm Beach County Fire Rescue for the industrial use), and driveway improvements.

The 2-story warehouse portion of the building is not air conditioned and the proposed light industrial use will operate with 5 open bay doors (4 on the ground level and 1 on the 2nd floor). Village staff has expressed concerns regarding the level of noise emissions from the manufacturing operation and potential impact on the existing single-family residences to the south and west. Further, the Applicant is requesting an hours of operation variance (relief from Sec. 34-865(1) that restricts hours for industrial uses producing noise adjacent to residential from 7:00am-6:00pm). Note: The noise variance is a consideration for the Village Council only. The property is bound by an existing 8' high concrete wall, which when supplemented with the required landscape buffers, will help mitigate sound emissions. The applicant has provided an acoustical engineering evaluation that requires revisions prior to Council consideration but predicts that sound levels at the nearest house will be approximately 46 dBA, which is within acceptable levels pursuant to Village Code. Staff is recommending conditions of approval to further mitigate noise and prevent future code compliance issues (see conditions #4a-4d).

September 10, 2019

The proposed tenant was granted a Temporary Use Permit to allow the warehouse space to be used for storage of the manufacturing equipment while the site plan process is being undertaken. This temporary use will expire in December.

Based on the technical documentation offered by the Applicant, staff recommends conditional approval of the proposed site plan for light industrial use, with 35 conditions of approval.

FISCAL:

The proposed project does not have a significant fiscal impact to the Village; however, it is expected to enhance the Village's assessed property valuation.

Mrs. Lauren McClellan, agent for the Applicant stated a site plan approval and a variance for hours of operation was being requested for a manufacturing facility, for an existing 28,000 square foot building. The proposed site was approved by the Board at a prior meeting from General Commercial to Light Industrial. The existing landscaping buffer will be upgraded with new landscaping. The ADA parking in the front adjacent to the building will be reconfigured. There will be new parking spaces to the rear of the existing building as well as truck parking spaces. They were also requesting a variance for an extension of hours of business. Normal business hours are 7AM – 6PM, with extended business hours of operation to 8 PM. No machinery would be used 8 PM to 10 PM. There was a large open space to the rear of the sight, and the large 8-foot concrete wall facing the west which is residential. The code also referred to reasonable decibels, they had a sound engineer inspect, they would be at 46 decibels. Forty decibels would be a library and 50 decibels would be a refrigerator running.

The Board was interested in what was being manufactured there and why would they work late past ten (10). Mrs. McClellan answered home parts, wood trusses, cabinets, interior walls, exterior walls. They take the actual parts to the home and install them onsite. There was a great need for work force housing in unincorporated Palm Beach County.

The Board asked about the wall that goes around in the back of the property. Mr. Mike Ivancevic stated there was a 25-foot setback. There was also a large vegetation buffer. The Board stated it was extremely overgrown. Mr. Ivancevic said they had been maintaining it, and the homeowners told him to stop taking care of it.

Mr. Joseph Grant - works with Jim Holmes, stated he was present when the sound engineer was there testing all the machinery. He said that their mission was to begin working on good ground with the residents surrounding the building. He also spoke about the type of machinery they would be using. It was mentioned to Mr. Grant that if there were more than five (5) complaints they would have to mitigate the sound. The Board asked if Off Lease was still in the building. Mr. Grant stated they were and still had a lease for about one (1) year, but they have torn everything out of there.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to approve Resolution 2019-34 (SPR19-10 and (PSV19-20) including the variance and the conditions as mentioned by Staff was made by Mr. Lashells and seconded by Mr. Braun. Motion carried 5-0

OTHER BUSINESS

6. Planning Officials Training - October 4, 2019 (Hosted by Treasure Coast Section of APA Florida)

September 10, 2019

PZ&B Planner Iramis Cabrera reminded the Board if any of them had an intention of attending the training, to please contact Director Glas-Castro.

ADJOURNMENT

Hearing no further business, Chairman Tieche adjourned the meeting at 7:20 p.m.

ATTEST:

Johnnie Tieche, Chairman

Jane R. Worth, Deputy Clerk

Approved by Board _____
(Date)

**NEXT PLANNING AND ZONING ADVISORY BOARD MEETING
TUESDAY, OCTOBER 8, 2019 AT 6:30 P.M.**



Village of Palm Springs

Executive Brief

AGENDA DATE: May 12, 2020

DEPARTMENT: Administration

ITEM 5.4: Minutes - October 8, 2019

SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Minutes - October 8, 2019



AGENDA
PLANNING AND ZONING ADVISORY BOARD MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
PALM SPRINGS, FL 33461
OCTOBER 8, 2019
6:30 PM

1. CALL TO ORDER

Chairman Johnnie Tieche called the meeting to order at 6:30 PM

2. ROLL CALL

Board Members

Present: Chairman Johnnie Tieche, Vice Chairman Richard Hughes, Ralph Lashells
James Mandigo, Peter Braun, Kim Gehrman

Absent: Larry Saingilus, Jr. Alternate

STAFF

Present: Planning, Zoning and Building Director, Kimberly Glas-Castro, Planning, Zoning
and Building Planner, Iramis Cabrera, Village Attorney Brian Shutt and Deputy Village Clerk
Jane R. Worth

3. PLEDGE OF ALLEGIANCE

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

5. PUBLIC HEARINGS

5.1 Ordinance No. 2019-18 - Village Code Amendment - Chapter 34 - Subdivisions

[Ordinance No. 2019-18 - Platting Requirements](#)

Approve

PZ&B Director Glas-Castro stated the ordinance was for housekeeping purposes. The Board and Staff discussed the item.

Motion: Richard Hughes	Second: Peter Braun	Vote: Motion Approve: 5 - 0
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6. ACTIONS AND REPORTS

6.1 WORKSHOP DISCUSSION: Variances

[Sec. 34-602\(2\) Variances](#)

Director Glas-Castro stated the Board had asked for a time to discuss variances. She also mentioned some cities did not grant variances. They are more subjective, if it's not creating any issues, then it should be granted.

The discussion was based around the type of variances the Board had considered over the past two years. There were developments and projects over the past few months such as the Soma Medical Office, Alice Avenue Medical Office, and Express Car Wash that requested variances which were discussed.

7. ADJOURNMENT

**Next Meeting
Tuesday, November 12, 2019 at 6:30 PM**

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 a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons who need an accommodation in order to attend or participate in this meeting should contact the Village Clerk at (561) 965-4010 at least 3 business days prior to the meeting in order to request such assistance.



Village of Palm Springs

Executive Brief

AGENDA DATE: May 12, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 5.5: Minutes - November 12, 2019

SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Minutes - November 12, 2019



AGENDA
PLANNING AND ZONING ADVISORY BOARD MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
PALM SPRINGS, FL 33461
NOVEMBER 12, 2019
6:30 PM

1. CALL TO ORDER

Chairman Johnnie Tieche called the meeting to order at 6:30 PM

2. ROLL CALL

Present: Chairperson Johnnie Tieche, Ralph Lashells, James Mandigo, Kim Gehrman, Peter Braun and Larry Saingilus, Jr.

Absent: Vice Chairperson Richard Hughes

Staff Present: Planning, Zoning and Building Director Kim Glas-Castro, Village Attorney Brian Shutt, Assistant Police Chief Robert Perez, Village Planner Iramis Cabrera and Village Clerk Kimberly Wynn

3. PLEDGE OF ALLEGIANCE

Chairman Johnnie Tieche led the pledge of allegiance.

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

Mrs. Glas-Castro stated that Item 5.4 had to be considered before Item 5.3 on the agenda. She requested that those items be reordered.

5. PUBLIC HEARINGS

5.1 Minor Development Order Abandonment No. 2019-02 - Minor Site Plan - Coconut Road Triplex

[Development Order Abandonment No. 2019-02.doc](#)

[Proposed Site Plan](#)

[Application](#)

[Aerial and Location](#)

[LW Herald Publication - Development Order Abandonment 2019-02.pdf](#)

The Village Attorney advised the Chairman, Mr. Tieche that Items 5.1 - 5.4 were all quasi-judicial and that the applicants had to be sworn in. The board disclosed there was no ex parte communication. The Village Clerk swore in the applicants for all three items.

Ms. Cabrera presented this item. She stated that the applicant requested to withdraw their minor site plan application (Res No. 2019-41) and submit a new modified plan. Ms. Cabrera stated that the plan would be approved administratively.

The applicant was not present for testimony.

The board clarified if future approvals would be sought. The Village Attorney stated that additional approvals were not sought, the applicant requested to abandon the previous approved site plan. Mrs. Gehrman asked if staff had any concerns. Mrs. Glas Castro stated there were no concerns. The applicant must do a dedication of the right-of-way when they come in with the new plans.

Mrs. Gehrman made a motion to approve Minor Development Order Abandonment No. 2019-02 - Minor Site Plan - coconut Road Triplex, seconded by Mr. Braun. Motion carries 5-0.

5.2 Resolution No. 2019-41 - Preliminary Plat - Barbridge - 4424 Barbridge Road
[Proposed Res. No. 2019-41 - Preliminary Plat - 4424 Barbridge Road.doc](#)
[Proposed Preliminary Plat](#)
[Letter of Compliance Florida Statutes - Engenuity](#)
[Group Special Purpose Survey and Site Plan](#)
[Narrative](#)
[Aerial and Location Maps](#)

Ms. Cabrera presented this item. She explained that the applicant proposed building a single-family home.

The applicant was present and Jim Frogner and gave testimony. He discussed that the property and some of staff's recommended conditions. He requested Village approval by December to keep the project moving. An 1800 square foot home to be subdivided and they anticipated this would be simple.

Mr. Lashells asked if two homes were being built, Mr. Frogner clarified that the home on the right (plans are in the record) was existing, the home on the left is proposed. Mr. Saingilus asked if old home was being demolished then rebuilt.

There were no public comments.

Mr. Lashells made a motion to approve Resolution No. 2019-41 Preliminary Plat - Barbridge - 4424 Barbridge Road, seconded by Mr. Mandigo. Motion carries 5-0.

At this point the Planning, Zoning and Building Director announced that Item #5.4. must be considered before Item 5.3.

5.3 Resolution No. 2019-42 - Pace Center for Girls - Special Exception Use, Site Plan
Amendment and Variance -1640 South Congress Avenue

[Proposed Res. No. 2019-42 Site Plan Amendment \(SPR19-11\) and Special Exception \(PSSE19-06 and PSSE19-07\) and Variance \(PSV19-21\) - Pace Center for Girls, Inc. - 1640 South Congress Avenue.doc](#)
[PZB Staff Report.pdf](#)
[Narrative and Justification Statements](#)
[Site Plan, Floor Plans and Existing Landscape](#)
[Plan Aerial and Location Maps](#)

Mr. Mandigo made a motion to approve Resolution No. 2019-42 subject to staff's conditions being met, seconded by Mr. Braun. Motion carries 5-0.

5.4 Planning & Zoning Board Order No. 2019-11 - Distance Separation Variance PSV19-21 - Pace Center for Girls - 1640 South Congress Avenue
[PZB Staff Report.pdf](#)
[PZ&B Order 2019-11 - Pace Center for Girls.doc](#)
[Narrative and Justification Statements](#)
[Site Plan, Floor Plans and Existing Landscape](#)
[Plan Aerial and Location Maps](#)
[Section 34-602\(2\) - Variance Criteria](#)

Ms. Cabrera presented this item. She advised that both items would be presented together. She gave an overview of the PACE program and what the applicant requested.

Corry O'Gorman, agent for Pace Center for Girls, Inc., and Michael Wood with Michael Wood Consulting, and Aggie Pappas were present to discuss this item. They talked about the location of the program, the benefits and why they were moving from their present location on Military Trail (Summit Commons). It would be more cost effective to purchase instead of continue to lease at their current location. The new location is located on the east side of Congress Avenue, just south of the intersection of Greenbrier.

High school and middle school girls attend at the center and it is voluntary. There were future possible site improvements, but the applicant agreed to the conditions recommended by staff. Ms. Pappas discussed the program further and how they offer many programs that mitigate negative behaviors and help increase graduation rates. Discussion ensued about college transition programs and if the girls were prepared for college in the PACE program. Availability of information online about the program. The board questioned therapeutic sessions being in school only. Ms. Pappas explained the therapeutic process. The girls that attended the campus were from Palm Beach County, Broward County and the Treasure Coast. Joining the program had to be a voluntary decision - there were no court-ordered admissions. The program is free.

Mrs. Gehrman explained that her concern was busing at very busy intersections. Ms. Pappas explained that staff handled the detail of crossing guard duty. The school does not utilize resource officers, there was a waiver with the school board. They have a more therapeutic approach, with tight security. Everything is locked down and staff is trained to de-escalate a situation. Assistant Police Chief Perez talked about the security. He said that there was not an overwhelming concern with school security. Their concern was with traffic.

Mr. Saingilus asked if the girls were allowed to "roam". Ms. Pappas stated that the girls were not allowed to roam. The ratio is one teacher for every student. Further discussion ensued regarding

the curriculum and the year-long program. It was explained that the program was year-round because many of the students had remediation. Mrs. Gehrman asked about traffic congestion at the new location. Mr. Perez stated that congestion was not a problem because the site was the old MedVance building. Most of the attendees there drove, and the traffic was heavier. They discussed the start times of the school.

Mr. Tieche offered the public an opportunity to speak on this item.

Ms. Valena (sp?) asked if the girls were delinquents and if staff was trained in restraining students from fighting.

Ms. Pappas answered they have a partnership with law enforcement. Staff is trained in passive restraining of the students. Ms. Gehrman asked the location of the students. The students that attend the school were from Lake Worth, Delray, West Palm Beach and Boca Raton. There was discussion about the diverse socioeconomic culture at the school. Although the parents can make the request; the girls have to make the final decision to come - it was part of the empowerment process.

There was some discussion about the variance of the building

Mr. Braun made a motion to approve PSV19-21, seconded by Mr. Lashells. Motion carries 5-0.

6. ACTIONS AND REPORTS

6.1 Palm Springs CRA Community Redevelopment Plan

[Draft CRA Community Redevelopment Plan](#)

[Chapter 163.360, F.S. - Community Redevelopment Plans](#)

[Chapter 163.362, F.S. - Contents of Community Redevelopment Plan](#)

[Future Land Use Element - Village of Palm Springs Comprehensive Plan](#)

Mrs. Glas Castro discussed the Community Redevelopment Agency Plan. She explained that the Village wanted to establish the CRA before December 31st to make 2019 the baseline year. Mrs. Glas-Castro talked about the next steps of the CRA and money being made available in 2021. She discussed the statutory requirements and some of the upcoming projects.

Gerhrman asked if new projects could be undertaken. Mrs. Glas Castro told her there was a process to amend the plan. She went on to discuss the CRA timeline. The Board wanted to know if this would change the process used to change ordinances. Further discussion ensued about eminent domain and redevelopment on Lake Worth Road Future incentives may be offered to invite businesses into the Village. Mrs. Gehrman asked about biking and walking trails and having some type of connection. Mr. LaShells questioned the tax dollars that would be contributed. Mrs. Glas-Castro explained that 28 million would be distributed or a 30 year-cap.

ADJOURNMENT

Hearing no further business, Mr. Tieche adjourned the meeting at 7:55 PM

Next Meeting Tuesday, December 10, 2019

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 a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons who need an accommodation in order to attend or participate in this meeting should contact the Village Clerk at (561) 965-4010 at least 3 business days prior to the meeting in order to request such assistance.



Village of Palm Springs

Executive Brief

AGENDA DATE: May 12, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 5.6: Minutes - December 10, 2019

SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Minutes - December 10, 2019



AGENDA
PLANNING AND ZONING ADVISORY BOARD MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
PALM SPRINGS, FL 33461
DECEMBER 10, 2019
6:30 PM

COUNCIL

- 1. CALL TO ORDER**
- 2. ROLL CALL**

BOARD MEMBERS

Present: Chairman Johnnie Tieche, Vice Chairman Richard Hughes, Ralph Lashells, Peter Braun, Kim Gehrman, and James Mandigo

Absent: Larry Saingilus

STAFF:

Present: Planning, Zoning and Building Director Kim Glas-Castro, Planning, Zoning and Building Planner Iramis Cabrera, Village Attorney Brian Shutt and Deputy Village Clerk Jane Worth

- 3. PLEDGE OF ALLEGIANCE**

Chairman Johnnie Tieche led the Pledge of Allegiance

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

Director Glas-Castro stated Items #6.3, #6.4 and #6.5 would be heard first. Item #6.1 and #6.2 would follow Item #6.6

- 5. PUBLIC HEARINGS**

- 6.1 Ordinance No. 2019-23 - Village Code Amendment - Chapter 34 - Special Exception Uses**

[Ord No. 2019-23- Chapter 34 - Special Exception Criterion \(4\).docx](#)

Approve

Director Glas-Castro stated this was a housekeeping ordinance. She stated this

particular item was before the Board in June and then to the Council in October. There will be a seventh (7th) criteria added as a relevant factor for consideration when reviewing a request for a special exception use.

Motion: Peter Braun	Second: James Mandigo	Vote: Motion Passed: 5 - 0
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6.2 Discussion: Potential Village Code Amendment - Chapter 34 - Synthetic Turf

[Draft Artificial Turf code provisions for P&Z discussion](#)

[Synthetic Turf Guidelines](#)

Deny

Director Glas-Castro stated staff was seeking direction whether to bring forward an ordinance that allowed for synthetic turf to be utilized in residential and governmental areas, currently it is allowed at day cares.

There was a discussion on the pros and cons of the artificial turf. The Board voted no on bringing this code amendment forward.

Motion: Peter Braun	Second: Ralph Lashells	Vote: Motion Deny: 0 - 5
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6.3 Master Site Development Plan - 2601 10th Avenue North & Florida Mango Road

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

[CPD Master Plan, Landscape Plan, Traffic Study and Master Sign Plan](#)

[Narrative and Justification Statement Site Photos Exhibit](#)

[TPS Letter and Comment letters](#)

[Aerial and Location Maps](#)

Approve

Mr. Brian Terry, agent for Race Trac Petroleum presented to the Board the Master Site Plan which included the demolition of the existing 4-story commercial office building that once was occupied by Chase Bank and then the Health Care District. Mr. Terry stated that the property was offered to many different entities, restaurants were an example, and they were unsuccessful. He informed the Board the property would be divided into 4 parcels for Tire Kingdom and Race Trac along with the completed Chase Bank and the last parcel will not be built as of now.

The Board, Staff, and Attorney discussed the property and the businesses that would be developing on it and the traffic concerns.

Motion: James Mandigo	Second: Peter Braun	Vote: Motion : 5-0
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6.4 Resolution No. 2019-46 - Site Development Plan (SPR19-12) and Special Exception Use (PSSE19-08) - RaceTrac - 2601 10th Avenue North

[Exhibit "A" - Staff Report and Conditions of Approval](#)
[Site Plan, Landscape Plans, Floor Plan, Elevations and Engineering Plans](#)
[Project Narrative and Justification Statements TPS Letter and Comment Letters](#)
[Map of Existing Gas Stations and Car Washes](#)
[Aerial and Location Maps](#)

Approve

A motion to approve Resolution 2019-46, SPR19-12 and PSSE19-08, which included the forty-five (45) conditions provided by Staff was made by Mr. Mandigo and seconded by Mr. Hughes. There was a roll call vote. Motion carried 3-2 Mr. Lashells and Mr. Braun opposed.

Director Glas-Castro stated this pertained to lot #3, proposed for a Site Plan approval and Special Exception Use for a gas station with 24 fueling stations and a 5,400 sq. ft. convenience store, directly west of the Chase bank. This would require the demolition of the existing 4 story office building. Staff has concerns, significantly feeling there are enough gas stations within the Village. Currently there are 31 existing gas stations. Staff does not feel this meets the criteria of Code Section 34- 602. Director Glas-Castro stated although they have been open and up front with the applicant, they have worked with them to make sure everything met the Village code and the technical reviewer requirements. With this request there is one waiver, and that is instead of the 5 foot wide foundation planting area they are requesting planters be placed between the bollards. The design is similar to the one on Lake Worth Road and Congress Avenue. The Community Policing had concerns with outdoor seating, which seemed to be an area that attracted vagrancy, so the applicant has agreed to eliminate the outdoor seating. The Board asked about the previous distance separation between vehicle oriented uses. Director Glas-Castro stated the Ordinance that had been previously brought before the Board, was on this Agenda tonight, per direction of the Council. She said to date, the 1,500 foot separation had not been voted on. Director Glas-Castro stated Staff was recommending denial of this Site Plan and Special Exception Use, one being proliferation of use. Staff finds it hard for another gas station with eight (8) currently in the area. She continued to explain landscaping of the development.

Mr. Brian Terry, agent for the Applicant, Race Trac, presented the Site Plan to the Board, along with the Special Exception use and three (3) waivers. Mr. Terry went over the design as far as the circulation perspective and how cars and pedestrians would be moving throughout the development. Mr. Terry used a power point for presentation. He went over the conditions that Staff has presented and stated they were willing to work with staff to bring them into compliance. The major discussions were traffic, the architecture of the building and he also went over security. He stated it would be a significant improvement to what exists currently on the property. There was not a specific user for Lot 1, but the fencing and the landscaping will be maintained and visibility for the Police to have access to patrol. There has been mention that there are a lot of gas stations in the area. The way this Race Trac is presented, it is not just a place to purchase soft drinks or beer. They have done an analysis of what is needed, the level of service that can be provided to the residents, it is not just a gas station. Mr. Terry went over the architectural aspects and the signage. The Board asked if there would be any electric car charging stations. Samantha

Jones with Race Trac out of Atlanta, they are aware that it is an upcoming trend, but there has not been a major demand and it will be addressed when it is called for more. Ms. Jones also believed that it will actually be moved in a direction that there will be charging stations built into the pumps.

Director Glas-Castro stated the variances were not for PZ&B to make the decision on, that will be going to the Council to make the final decision. Mr. Terry felt that they were in the site plan and he wanted to present it. Mr. Terry also mentioned the hours of operation which was consistent with the other gas stations and convenience operations regarding operating 24 hours.

Director Glas-Castro stated that Staff did not support the proposal. Staff recommends that said motion include the following forty-five (45) conditions outlined in the staff report and nine (9) of them were related to plan adjustments prior to Council Consideration.

The Board asked about generators in the event of an emergency. Ms. Jones stated there will be emergency hook ups for generators. They are housed in Tampa, it is a regional center. The Board asked how long it would take to transport them down. Ms. Jones stated that they work with FDOT and with a hurricane, typically, there is a warning as to the location of the hurricane or event, and they will be delivered to those needing them right away.

The Board asked about the bus stop. Director Glas- Castro stated that they did not comment on the bus stop as the office building was not being used at the present time. There was a bus stop, but currently there is not. If there is a need for one it will be located at Lot 1. The Board also inquired regarding the dumpsters and not picking them up prior to 7 am. Village Attorney Shutt stated it was in the contract with Waste Pro not prior to 7 am., but it could be checked on. The Board also asked about the fire hydrant. Director Glas-Castro stated there was one on 10th Avenue and needed to be shifted.

Chairman Tieche as the Board for any further comments. He then asked the public for comments.

Ms. Lynda Kenyon - 2723 Hayden Drive - mentioned this was not the Florida Power and Light grid, it was the Lake Worth Power grid, they need to take into consideration when a hurricane arrives, power goes out completely and it is dark. That needs to be taken into consideration of their needs.

Ms. June Kerr - Ramblewood Mobile Home Park - Although this parcel is approved for commercial development without the Race Trac, it is inevitable that the Race Trac is going in there. They could have had more sustainability and used solar along with their generators. If they wanted to be part of the community, you would have thought they would have foreseen this.

The Board discussed the dumpster locations, the traffic situation, the gas station abundances in the Village and the location being requested for this development. There was conflictions due to the traffic situation. It was also requested that free air be installed if this is approved.

Motion: James Mandigo	Second: Richard Hughes	Vote: Motion : 3 - 2
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6.5 Resolution No. 2019-47 - Site Development Plan (SPR19-14) and Special Exception Use (PSSE19-09) - Tire Kingdom - 2601 10th Avenue North
[Exhibit "A" - Staff Report and Conditions of Approval Site Plan, Landscape Plans, Elevations and Sign Plans](#)
[Project Narrative and Justification Statement](#)
[TPS Letter and Comment Letters](#)
[Aerial Map and Location Map](#)
[Auto Service Facilities Map](#)

Approve

Planner Iramis Cabrera informed the Brian Terry, the agent for the owner, 10th Avenue Partnership LTD, the applicant, is requesting a Site Plan approval (SPR10-14 and concurrently Special Exception Use (PSSE19-09) to permit the construction of 5,682 square feet automotive service building with seven (7) service bays, within 1.3 acres on the southwest portion of the property, the building is oriented towards 10th Avenue North with the service doors facing north. Ms. Cabrera state the application must be supplemented with a narrative demonstrating compliance with architectural guidelines for the Commercial Planned Development to show compatibility with the proposed vehicle repair facility and existing Chase bank building (and proposed Race Trac).

Planning, Zoning and Building Staff did not support the proposal, however, should the Planning and Zoning Board desire to recommend approval of the Special Exception Use and Site Development Plan, Staff recommends that said motion include the following forty-five (45) conditions outlined in the staff report.

Mr. Brian Terry stated site circulation was very important. Mr. Terry went over the commercial plan development. He went over the landscaping and preservation of the oak trees existing on the property. Mr. Terry stated they visited other properties to make different comparisons. The goal was architectural consistency. He stated that Tire Kingdom ultimately would have wanted to be closer to 10th Avenue North. There is a large setback, he discussed the fact that Tire Kingdom was facing north. The market is stating what this property is best suited for. Mr. Terry reiterated it is a layout that will function very well.

Mr. Jim Treadwell with TBC Corporation spoke on behalf of Tired Kingdom. Mr. Treadwell stated the customer service has been upgraded. The lounge area is defined with a TV area. There is an area for a computer station, there is a free refreshment area. There are free air pressure checks. They are not like the mom and pop service stations. There will be additional landscaping, the windows will have awnings, there will be parapet mortar.

The Board discussed the hours of operation, the dumpster regarding tires being stagnant and the mosquitoes swarming. They asked the schedule of when tires and pick ups are made. Mr. Treadwell stated there was a schedule, but he did not know the exact time.

Chairman Tieche stated it was a public hearing if anyone had any comments they could come up.

Ms. June Kerr, representing residents and her father of Ramblewood Mobile Park, she stated that although there was proper investigating as to what the property needed, it is being developed more Industrial than Commercial. You have good honest people living in the area that are looking at a Tire Kingdom and a Race Trac and are looking at this. There will be 18 wheelers because there will be gas developed. If you are approving a commercial property, why approve a Race Trac and a Tire Kingdom. There is no setback from the residents located. What is going to happen to the foundations of all of these residents homes and mobile homes with the excavations that will be taking place. This is being developed as an Industrial Commercial development. You are doing the people a total disservice that live in this area.

The Board wanted to add a condition that the wall be constructed along the west side also.

A motion to approve Resolution 2019-47, Site Plan SPR19-14 and Special Exception Use 19-09, which included the forty-seven (47) conditions, which includes the wall extended for length of the property and a cover on the tire storage provided by Staff, was made by Mr. Lashells, and seconded by Mr. Braun. There was a roll call vote. Motion carried 5-0

Motion: James Mandigo	Second: Peter Braun	Vote: Motion Passed: 5 - 0
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- 6.6 Ordinance No. 2019-24 - Village Code Amendment - Chapter 34 - Supplemental Regulations - Car Washes and Gas Stations
[Ord No. 2019-24 - Supplemental Regulations for Vehicle Oriented Uses \(2\).docx](#)
[Map of Existing Gas Stations and Car Washes.pdf](#)
[Gas Stations 500 Foot Buffer](#)
[Gas Stations 1500 Foot Buffer](#)

Approve

Director Glas-Castro stated the Board had reviewed this during their July 31, 2018 meeting and the Board had approved to move to Council. At the Council meeting of October 10, 2019, after the Express Car Wash, a Council member had requested to bring this ordinance back for consideration. The change included a 1,500' distance separation requirement between similar uses. Director Glas-Castro mentioned what it did not include vehicular repair facilities.

The Board mentioned that it probably should include vehicle repair shops. It was stated that some places will have a whole parking lot full of cars that just sit there for repair. Is there a way to put a restriction on the number that is allowed to be there over night in the

repair shop? Director Glas-Castro answered the problem was there were cars waiting to get repaired and then there were the people that were there dropping their cars off.

It was the consensus of the Board to add “limit the number of vehicles stored on the property and limit vehicular repair facilities”.

Motion: Richard Hughes	Second: Ralph Lashells	Vote: Motion Passed: 5 - 0
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7. ADJOURNMENT

Next Meeting *January 14, 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 a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons who need an accommodation in order to attend or participate in this meeting should contact the Village Clerk at (561) 965-4010 at least 3 business days prior to the meeting in order to request such assistance.



Village of Palm Springs

Executive Brief

AGENDA DATE: May 12, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 5.7: Minutes - January 14, 2020 Meeting

SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Minutes - January 14, 2020



AGENDA

**PLANNING AND ZONING ADVISORY BOARD MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
PALM SPRINGS, FL 33461
JANUARY 14, 2020
6:30 PM**

1. CALL TO ORDER

The meeting held in the Council Chambers at Village Hall was called to order by Chairman Johnnie Tiech at 6:30 PM

2. ROLL CALL

Members present: Chairman - Johnnie Tieche, Vice Chairman – Richard Hughes, Ralph Lashells, James Mandigo and Larry Saingilus

Absent: Kimberly Gehrman and Peter Braun

Staff: Attorney Brian Shutt, Director of Planning, Zoning and Building, Kimberly Glas-Castro, Planner of Planning, Zoning and Building, Iramis Cabrera and Deputy Village Clerk Jane R. Worth

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Johnnie Tieche

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

5. MINUTES

6. PUBLIC HEARINGS

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.

There were no ex parte communications. Deputy Clerk Worth swore in Attorney Brian Shutt, Director Kim Glas-Castro, Planner Iramis Cabrera, Sarah Glauber and

6.1 Ordinance No. 2020-02 - Voluntary Annexation - 2623 10th Avenue North and 900

Lynnwood Drive

[Ord No. 2020-02 - Voluntary Annex Only 2623 10th Avenue North and 900 Lynnwood Drive.doc](#)

[Exhibit A - Parcel Spreadsheet](#)
[Voluntary Annexation Applications](#)
[Palm Beach County Annexation Information Sheet](#)
[Palm Beach County Letter Confirming County's Annexation Review](#)
[Process Aerial Location Map](#)

Approve

Director Glas-Castro informed the Mr. Nelson Tiburcio, property owner and applicant was requesting voluntary annexation. The subject property was located with the Village's future annexation area.

Motion: Richard Hughes	Second: Ralph Lashells	Vote: Motion Passed: 4 - 0
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7. QUASI JUDICIAL PUBLIC HEARINGS

- 7.1 Ordinance No. 2020-03 - Land Use and Rezoning (Small-Scale) - 2623 10th Avenue North and 900 Lynnwood Drive
[Ord No. 2020-03 Land Use Amendment and Rezoning - 2623 10th Avenue North and 900 Lynnwood Drive.doc](#)
[Exhibit A - Parcel Spreadsheet](#)
[Proposed Annexation Letter from Palm Beach County - 2623 10th Avenue North and 900 Lynnwood Drive](#)
[Aerial Location, Future Land Use and Zoning Maps](#)

Approve

Director Glas-Castro informed the Board the property owner would be presenting in the future a development of possible townhouses on the property.

There was no further discussion on the item.

Motion: Ralph Lashells	Second: Larry Saingilus	Vote: Motion Passed: 4 - 0
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- 7.2 Planning & Zoning Board Order No.2020-01 - Minor Site Plan SPR 20-01- Ashyla Property - 2949 2nd Avenue North
[Exhibit "A" - PZB Staff Report](#)
[Project Narrative](#)
[Site Plan, Landscape Plans, Engineering Plans and Approval](#)
[Letter Property Photos](#)
[Aerial and Location Maps](#)
[Planning & Zoning Board Order 2019-01.pdf](#)

Approve

Planner Iramis Cabrera informed the Board the owner and applicant were requesting a minor site plan to re-establish the commercial use of the existing Commercial General property to be used by Comcast Cable as a contractor's distribution center which is a permitted use.

Ms. Sarah Glauber from Modern Custom Design, LLC, agent for Ashyla Properties, LLC, informed the Board of the eight (8) upgrades that would be upgraded to the property. There would also be an easement approximately 22' by 17', required by Palm Beach County Utility Department. Mr. Jeffrey Houghtaling, landscape engineer with JBD Design, Inc., informed the Board of the different native plants that would be used such as, cabbage palms, silver buttonwoods, and an entry statement with a hedge across the front.

The Board and Ms. Glauber discussed what type of warehouse for Comcast it would be. There would not be any outside equipment storage, if there was it would be screened from the public.

Ms. Joy Moral - property owner on Bellevue Avenue - stated her property was east of this location. She wanted to know if there would be traffic coming and going from there to use Bellevue Avenue as she has a rental unit and is concerned. Director Glas-Castro stated the hours of operation were standard, which were 7 AM - 11 PM. Ms. Glauber stated traffic should not continue all night long. She will confirm with Comcast. Ms. Moral stated she had her doubts regarding the flow of the traffic.

Two conditions of approval were made in addition to conditions, of the sidewalk to be added in front and no outdoor storage.

Motion: Ralph Lashells	Second: Richard Hughes	Vote: Motion Passed: 4 - 0
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8. ACTIONS AND REPORTS

9. ADJOURNMENT

NEXT MEETING FEBRUARY 11, 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 a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons who need an accommodation in order to attend or participate in this meeting should contact the Village Clerk at (561) 965-4010 at least 3 business days prior to the meeting in order to request such assistance.



Village of Palm Springs

Executive Brief

AGENDA DATE: May 12, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 5.8: Minutes - February 11, 2020

SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Minutes - February 11, 2020.pdf



REVISED 5-8-2020

**AGENDA
PLANNING AND ZONING ADVISORY BOARD MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
PALM SPRINGS, FL 33461
FEBRUARY 11, 2020
6:30 PM**

1. CALL TO ORDER

The meeting held in the Council Chambers at Village Hall was called to order by Chairman Johnnie Tiech at 6:33 PM

2. ROLL CALL

Members present: Chairman - Johnnie Tieche, Ralph Lashells, James Mandigo, Kimberly Gehrman and Larry Saingilus

Absent:

Staff: Attorney Brian Shutt, Planner of Planning, Zoning and Building, Iramis Cabrera and Deputy Village Clerk Jane R. Worth

Absent: Director of Planning, Zoning and Building, Kimberly Glas-Castro

3. PLEDGE OF ALLEGIANCE

Chairman Tieche led the Pledge of Allegiance

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

Planner Cabrera stated Items 6.1 and 7.1 will be postponed to the February 25, 2020 meeting.

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. 2020-06 - 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

Planner Cabera informed the Board the applicant was requesting a residential planned development, 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. Staff recommends approval only with removing one (1) unit. Staff does not support the project with six (6) waivers.

Mr. Cory Cross, architect informed the Board 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 facade 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. He continued to say this gives a residential feel and for the young it is affordable family housing. Common amenities are in the front and back of the project.

The Boards concern were as follows:

1. That it was not a gated community and the rent was \$1,800 and did not think that was a family affordable price.

2. The consensus of the Board was, to much of a development on 3-4 of an acres. The garbage was to close to the neighbors. The plastic fence is not recommended. Mr. Cross said that could be changed to a concrete wall if preferred.

3. The Board was concerned that the property management would be offsite.

4. There were positives, the architecture was nice, it had a very good look, but the again, the lot was to small for all the units. If it was cut down by one unit, maybe that would help. There were to many problems for this project that the Board could determine at this time.

Planner Cabrera stated if the Board recommends ten (10) units, the Applicant would have to come back with a new Site Plan.

Attorney Shutt informed the Board the only thing they would be voting on was the eleven (11) unit development.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of the of Resolution No. 2020-06 and the 4 waivers was made by Mr. Mandigo. There was not a second for approval.

Attorney Shutt stated the Applicant could bring this back for a date certain if they wanted that option. Mr. Cross stated they were trying to avoid changing this and taking a month to come back, but if necessary, they would revise the Site Plan and bring it back on a date certain. Attorney Shutt, the Board Members and the Applicant agreed on a date certain of April 14, 2020.

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](#)

Planner Cabrera stated 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.

Chairman Tieche asked if the Village had to adopt FPLs regulations. He also mentioned that FP&L wants to go underground in the neighborhood. He felt that would be a problem if A&T and Comcast did not follow that also.

Planner Cabrera said no the Village did not have to adopt their regulations. However, when Site Plans are reviewed, Planning, Building and Zoning do look the plants or trees to make sure they are low maintenance.

Larry Saingilus asked if arrowlines could be added at Congress and Greenbriar Drive. There was not a left, right or straight arrow, no directional signs at all. Planner Cabrera state Congress is a DOT Road; however, she could voice their concerns to Public Works.

9. ADJOURNMENT

Hearing no further business, Chairman Tieche adjourned the meeting at 8:55 PM

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 a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons who need an accommodation in order to attend or participate in this meeting should contact the Village Clerk at (561) 965-4010 at least 3 business days prior to the meeting in order to request such assistance.



Village of Palm Springs

Executive Brief

AGENDA DATE: May 12, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 5.9: Minutes - February 25, 2020

SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Minutes - February 25, 2020



AGENDA
PLANNING AND ZONING ADVISORY BOARD MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
PALM SPRINGS, FL 33461
FEBRUARY 25, 2020
6:30 PM

1. CALL TO ORDER

The meeting held in the Council Chambers at Village Hall was called to order by Chairman Johnnie Tiech at 6:30 PM

2. ROLL CALL

Members present: Chairman - Johnnie Tieche, Ralph Lashells, James Mandigo, Peter Braun, Kimberly Gehrman and Larry Saingilus

Absent: Richard Hughes

Staff: Attorney Brian Shutt, Director of Planning, Zoning and Building, Kimberly Glas-Castro, Planner of Planning, Zoning and Building, Iramis Cabrera and Deputy Village Clerk Jane R. Worth

3. PLEDGE OF ALLEGIANCE

Chairman Tieche led the 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

Deputy Clerk ascertained there were no ex parte communications. The Clerk swore in the following: Attorney Brian Shutt, Director of Planning, Zoning and Building, Kimberly Glas-Castro, Planner of Planning, Zoning and Building, Iramis Cabrera, Bonnie Miskel, Kyle Kahant, Gary Simmons, Timothy Coffield, Audrey Woodruff, Tammy Labota, Linda Hollins, Bibi Fague, Sharon (SP), Mathew Adler, Jeff Spear, Frank Castro

6.1 Resolution No. 2020-07 - Preliminary Plat - 10th Avenue Replat - 2601 10th Avenue North

[Res No. 2020-07 - Preliminary Plat Replat - 2601 10th Avenue North.pdf](#)
[Boundary Survey](#)
[Colored Master Plan](#)
[Letter of Compliance Florida Statutes - Engenuity Group](#)
[Property Information Report](#)
[Aerial and Location Maps](#)

Approve

Planner Cabrera informed the Board the applicant has filed the preliminary plat to re-plat the former Chase Professional Center property, located at the northwest corner of 10th Avenue North and Florida Mango Road and recently approved for a RaceTrac gas station and Tire Kingdom vehicle repair facility, into three separate parcels that can be conveyed to the future purchasers as a legal lots of record. The Village Council approved the commercial planned development master plan and the two site plans on January 9, 2020, to facilitate redevelopment of the property.

From a planning and zoning perspective, the property is a single development project with a unified master site plan.

The Village's Surveyor, Engenuity Group, has reviewed the proposed plat and has determined that it follows Chapter 177, F.S.- Platting Regulations.

If approved, a final plat will be presented to the Village Council for consideration at a later date. The recording of the final plat is required prior to issuance of any Certificate of Occupancy on any of the property.

Motion: Peter Braun	Second: Ralph Lashells	Vote: Motion Approve: 5 - 0
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6.2 Ordinance No. 2020-06 - Village Code Amendment - Chapter 34 - Supplemental Regulations - Vehicle-Oriented Uses

[Proposed Ordinance No. 2020-06 - Supplemental Regulations for Vehicle Oriented Uses](#)
[Map of Existing Gas Stations and Car Washes](#)
[Gas Stations 250 Foot Buffer Gas Stations 1000 Foot Buffer](#)

Approve

Director Glas-Castro informed the Board they might recognize this as it was work shopped with the Council several times at their request, and the Board had also recommended approval. The proposed LDR amendments are intended to contribute to providing a strong, vibrant community that is not impacted by an over-saturation of convenience stores, gas stations, vehicle repair facilities (defined as automotive repair establishments in the Code) 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, automotive repair establishments and car washes are permissible within the Commercial General (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.

Director Glas-Castro stated the proposed Ordinance 2020-06, if reconsidered and approved, would provide the following:

1. 1000' distance separation between gas stations, convenience stores, automotive repair facilities and car wash uses
2. 250' distance separation between these vehicle-oriented uses and parks, schools, and other institutional uses
3. Performance standards (that have become typical conditions of approval recommended by Village staff): free air stations, screening wall within landscape buffer adjacent to residential uses, use of recycled water in car washes, service bay doors not facing the public street

The proposed regulations do not affect existing vehicle-oriented uses with regards to location, setbacks, perimeter wall, and other specific details contained on the existing uses' site plan. However, discontinuation of any car wash, vehicle repair facility, convenience store or gas station for a 12-month period, if approved, would require conformance with the new regulations.

Mr. Lashells stated he would like a larger separation, that way there would not be two (2) gas stations right next to each other.

Kyle Kahant - 3227 Lillian Road - asked exactly what it was the changes were. Director Glas-Castro stated this is an ordinance the Village is considering that would place additional zoning regulations on vehicle-oriented uses. Director Glas-Castro stated with a population of 23,500, the residents have enough gas stations and car washes. Mr. Kahan thanked the Director for the explanation.

Motion: James Mandigo	Second: Kim Gehrman	Vote: Motion Passed: 5 - 0
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6.3 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)

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

[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 \(SEE PAGE 3-4\)](#)

Deny

Director Glas-Castro stated this public hearing was continued from the regular P&Z Board meeting of February 11, 2020 at the Applicant's request.

[Note: This agenda item had been originally 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	Proposed Village	Existing Zoning	Proposed Zoning
Future Land Use	Future Land Use		
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.

Director Glas-Castro stated Officer Frank Castro was available for any questions for the impact this will also have on the community. Director Glas-Castro gave a description of the apartment complex that was being proposed, and the amenities to be presented with this development. She also informed the Board, Staff has met with FDOT due to the driveway across from the property. The concern is the illegal maneuvers from drivers. The meeting was regarding channeling, something similar to the requirement with the McDonald's on Forest Hill Boulevard and the Race Trac on 10th Avenue. There are fifty-three (53) conditions of approval.

Ms. Bonnie Miskel, Agent for Waverley SP 2, LLC ("Applicant") informed the Board there was a Future Land Amendment, and a Residential Planned Development Site Plan and two (2) waivers, and sign variance, of which would be presented to the Village Council. Ms. Miskel gave the Board a presentation on how this area fits into the description of a CRA, especially on a financial aspect. Ms. Miskel continued by comparing different municipalities, Boynton Beach, Delray Beach and Boca Raton, that have CRA areas, and how the monies that are generated from developments that are built and help the infrastructure of the CRA's. Ms. Miskel went over the Florida Statutes in laymen terms and stated with approval of this development, it will fulfill the CRA objectives. Ms. Miskel also discussed the Traffic Concurrency, and stated by law, there would be a 7,356

reduction the trips. The Village relies on the Palm Beach County Traffic division and it is adopted in the Village Code. She stated with the design of the exit onto Congress Avenue, it is designed to be right in, right out. Ms. Miskel did reiterate that this was how the law looked a traffic concurrency, and they looked at the AM and PM numbers, so she felt that was a positive.

Ms. Miskel went over the improvement items that the proposal would be generating. They would be modifying the existing north bound turn lane to improve it. The monies of \$191,805.00 for the capacity with the School Board, will be paid in full. The Police Department has stated with the increase of the population to the Village, that would warrant two (2) additional police officers. She said this was a gated community. Ms. Miskel had figures from Emerald Lakes, Portifino, Coronado Springs (as an example) which would show that there would be an increase of .45 a day in police calls. Her client has agreed to extra security cameras, and background checks on all applicants. There may additional security, provisions and measures the applicant may have to take.

Ms. Miskel mentioned the 21st Century complex with all the bells and whistles that is first class. She described the project in depth regarding the buildings, the bedrooms/bathrooms, the dollar amount that it would cost to rent, the amenities such as walking paths, and the parking spaces that have been provided, also compared the requests from the Land Development Code and how the applicant has fulfilled them. Ms. Miskel stated this was probably the most amenity intense rental community. She stated with the exception of the parking, but she did mention that Lift and Uber which is extremely popular which would be cutting down on the vehicleownership.

Kyle Kahant - 3227 Lillian Road - what was the wall construction, and would it be concrete or PVC? Director Glas-Castro stated it would be concrete and six (6) ft. tall. Mr. Kahant stated that would not be tall enough. Also the road leading to Lillian Road would that would be a locked and gated access? Director Glas-Castro stated it would be a locked gate with a knox box. He wanted to know the prices to rent a unit. Will the wall be on their properties? Director Glas-Castro stated it would be on the property line. He wanted to know about lighting and cameras. Mr. Kahant said that as far as the traffic, they need to drive at 5 PM and 8 AM to 9 AM in the morning, their numbers are not actually what is going on.

Gary Simmons - 3169 Lillian Road - the wall height is not good enough. Palm Springs needs to consider this very dearly. Progress happens, but 365 units that is 700 more people going to Publix. People are cutting through on Lillian Road from G-Star, so there will be more cutting through. He also mentioned they need speed bumps down Lillian Road. He said he was not for the development.

Timothy Coffield - CEO Of YMCA - He sent a letter expressing the feelings of the YMCA. They have been there for 40 years and had every intention to redevelop the land and partner with Palm Beach County. The County invited the YMCA to redevelop the land adjacent to their aquatics center on Lake Lidle. There were 10 - 12 developers that the YMCA listened to and he hoped the Village would work with this group.

Audrey Woodriff - 709 Lori Drive #107 - Board of Director of Lakeside Village. Her concern with the new development, when you make a turn, which would be a right, the main light on Lillian and Congress is not that far and they will be cutting through Lillian Road.

Tammy Williams Lobota - 3089 Lillian Road - she has lived in her home for 21 years. Not looking forward to having the high buildings behind her. The wall should be higher.

Heard there would be trees or shrubbery, that would be good. She felt there did not need to be more lights, she likes her privacy in her backyard. Extremely concerned about the traffic. Mailboxes are being taken out from the cars coming down Lillian. Concerned about the noise from hundreds of people living there.

Linda Hollins - 709 Lakeside Village - she wanted to know if anything was going to happen to the canal. Director Glas-Castro stated the canal on the west would be reconfigured, but it would still be there.

Bibi Fagu - 3125 Lillian Road - she has lived there for more than 25 years. Her concerns were the same everyone on Lillian has. There is a church down the street, and they have a large amount of parking there. She works out west and has to take the back roads to get to work, she can not get to Congress Avenue. With the easement, would they be taking care of that, would it be taken care of the same way my husband has taken care of it all these years. The dumpsters are right up against the neighbors backyards, there is going to be trash, where there is trash, there will be smell. Palm Springs is growing very fast and there are many concerns for this coming.

Sharon Williams - 3089 Lillian Road - nothing has been said about handicap parking. Director Glas-Castro stated it is mandatory, there are ADA requirements. Ms. Williams asked the architecture in order to eliminate the parking problems why not lift the buildings and have the parking underneath the apartments. Then there would be more open space. The smell of the automobiles are horrible. The houses that have established trees - if you take them down, that should be the last thing to be done, they will buffer the dust and the noise.

The Board asked the following questions:

1. How many other multi-family resident units have you built? In the last 5 -10 years how many have been sold? Would the security cameras be manned or just recorded? Are there any designated ADA units? Mr. Mathew Adler stated they have sold the two (2) communities that they owned in Key West. Mr. Jeff Spear stated they have built multi-family communities since 1976. He stated they developed Rosemont on Forest Hill Boulevard. They have not sold any multi-family units. Larry Saingilus asked if the security cameras would be recorded or manned. Mr. Adler stated they would not be manned 24/7, only when the management was on site, during business hours, but they would be recorded, and staff would be onsite. They must follow the Federal Fair Housing requirements.

2. How many handicapped parking are there? How will the monies be paid to the School Board? How many police calls are received from Lakeside Village, which would have the same density as what the applicant is proposing. Ms. Miskel stated the requirement is 2% and that is what the applicant was providing. The requirement to pay the School Board would be before the first permit is issued. Ms. Miskel stated she did not have any figures regarding Lakeside as the numbers were pulled on the calls for rentals only. She did say she could get them and have them emailed.

Ralph Lashells stated this was a two (2) part request on the agenda. In his opinion, it was a very nice presentation, nice project, but not for this property. This property should be commercial, used for business. The traffic impact would not be good for this area at all. Johnnie Tieche stated he agreed with Ralph Lashells. He could maybe see medium density, but the traffic will not reduce. Looks great, but it is too much for this area. In the evening, Congress on 10th Avenue, even Congress to Forest Hill Boulevard have tons of traffic. Larry Saingilus agreed, he stated he could see maybe the mixed use with the

commercial, but not this project on this property. James Mandigo wanted to commend the applicant on their due diligence. High density is already in the community to the west, there is not enough room for another high density community. The traffic does not meet the figures with what is already out there. Peter Braun stated he had driven all over New York City and has not seen anything like Congress Avenue and Forest Hill Boulevard. He agreed with everyone else, medium density is the best. The consensus of the Board was this was not a good project for this property.

Ms. Miskel did respond to the gated verses non-gated. The communities that are gated, they are being managed, it is a way to improve the concerns the Board has with the threat of a non-gated. She also addressed the traffic regarding what the law projects for this property.

Kyle Kahant - 3227 Lillian Road - asked if this was going to be government subsidized?

Ms. Miskel answered no.

Director Glas-Castro mentioned to Mr. Coffield that the letter from the YMCA had not been received by her office, maybe it was mailed to the Managers office but she would definitely add it to the package when it was received. She continued that there were four (4) letters of support from Lakeside Village. Director Glas-Castro stated the amenities that was shown to the Board is different then what was presented to Staff and is different than what the Board has in their packet. She mentioned a few other times that were not mentioned to Staff prior to the meeting. She talked about the Interlocal Agreement that most of the municipalities have with the School Board and the School Board will be allowed to sit on the Board of the Local Planning Agency when this is presented.

Officer Frank Castro stated they looked at the project with Staff, the connectivity of someone living there for management, like other there are other rental units in the Village, is not always manned. The gates do work, but the quality of management provided is the disconnect. Possibly doing screening with the tenants. Those are the concerns from the past when dealing with management. Director Glas-Castro also mentioned the Chief of Police has been working on a Traffic Calming policy which would be brought for discussion.

Motion: Ralph Lashells	Second: James Mandigo	Vote: Motion Deny: 0 - 5
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Deny

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend denial of the proposed land use amendment for Ordinance No. 2020-04 made by Mr. Lashells and seconded by Mr. Mandigo. Motion carried 4-1

A Roll Call vote of denial of Ordinance No. 2020-04. Vote Carried 5-0 for denial.

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](#)

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
Support Letters from Lakeside Village Residents
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

Deny

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to deny Resolution No. 2020-04 was made by Mr. Lashells and seconded by Mrs. Gehrman. Motion carried 5-0

A roll call vote was taken in favor of denying Resolution No. 2020-04. Motion carried 5-0

Motion: Ralph Lashells	Second: Kim Gehrman	Vote: Motion Deny: 5 - 0
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8. ACTIONS AND REPORTS

Director Glas-Castro stated that all applications had been heard, therefore the meeting on March 10, 2020 was cancelled.

9. ADJOURNMENT

Hearing no further business, Chairman Tieche adjourned the meeting at 8:55 PM

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 a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons who need an accommodation in order to attend or participate in this meeting should contact the Village Clerk at (561) 965-4010 at least 3 business days prior to the meeting in order to request such assistance.



Village of Palm Springs

Executive Brief

AGENDA DATE: May 12, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 5.10: Minutes - April 14, 2020

SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Minutes - April 14, 2020



AGENDA
PLANNING AND ZONING ADVISORY BOARD MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
PALM SPRINGS, FL 33461
APRIL 14, 2020
6:30 PM

1. CALL TO ORDER

The meeting held in the Council Chambers at Village Hall was called to order by Chairman Johnnie Tieche at 6:30 p.m. Members of the Board, Kim Gehrman, Larry Saingilus and James Mandigo were remote from home.

2. ROLL CALL

Board Members: Chairman - Johnnie Tieche, Vice Chairman - Richard Hughes, Ralph Lashells, James Mandigo, Kim Gehrman, Larry Saingilus

Staff: Village Attorney Brian Shutt, Planning, Zoning and Building Director Kim Glas-Castro, Planning, Zoning and Building Planner Iramis Cabrera, Deputy Village Clerk Jane R. Worth

3. PLEDGE OF ALLEGIANCE

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

Director Glas-Castro stated Item #7.1 and Item #7.2 were continued to the May 12, 2020 Meeting.

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

7. QUASI JUDICIAL PUBLIC HEARINGS

7.1 Planning & Zoning Board Order No. 2020-02 - Landscape Buffer Variances PSV20-03 & PSV20-04 - Penuel Evangelical Church - 3401 2nd Avenue North (***Quasi-Judicial***)

Planning & Zoning Board Order 2020-02.doc
Staff Report
Project Narrative and Justification Statements
Site Plan, Landscape Plans, Architectural Plans and Letters
Color Site Plan
Aerial and Location Maps
Sec.34-602(2) Variances

7.2 Resolution No. 2020-15 - Site Plan Amendment (SPR20-04) and Special Exception Use (PSSE20-01) - Penuel Evangelical Church - 3401 2nd Avenue North
[Res No. 2020 -15 Site Plan Amendment \(SPR20-04\) and Special Exception \(PSSE20-01\) .doc](#)

[Staff Report](#)
[Project Narrative and Justification Statements](#)
[Site Plan, Landscape Plans, Architectural Plans and Letters](#)
[Color Site Plan](#)
[Legal Description](#)
[Aerial and Location Maps](#)

7.3 Resolution No. 2020-06 - Residential Planned Development Site Plan (SPR20-03) and Four (4) Waivers - 3922 Park Lane (*Quasi-Judicial*)

[Res No. 2020-06 Residential Planned Development - SPR20-03 - -3922 Park Lane.doc](#)

[Exhibit "A" Staff Report](#)
[Project Narrative and Justification Statement](#)
[Site Plan, Landscape Plan, Architectural Plans, Civil Plans and Letters](#)
[Legal Description](#)
[Aerial Map and Location Map](#)
[Color Rendering](#)

Planner Cabrera informed the Board at the previous Planning & Zoning Board hearing, Staff had concerns that the proposed common amenity areas didn't comply with the objectives of the Village's residential planned development regulations for open space. Common amenities areas were not designed to be enjoyable and didn't promote safety or general welfare of the occupants. Staff highly recommended eliminating a unit to provide an aggregated and enough common amenity area in a safer and healthier location.

The applicant decided to postpone the consideration of the Residential Planned Development project to make changes to the plans and attempt to receive support from Staff. One dwelling unit was eliminated and the proposed common amenities (playground equipment, playhouse, picnic table and sitting area) were aggregated to one location, providing more comfort, convenience and pleasantness in social relationships maintaining social amenities. The croquet lawn was eliminated from the plans.

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

1. Relief from Sec.34-1328 - Allow a 24' wide drive aisle rather than the required 26' wide drive aisle for 2-way traffic.

2. 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.
3. Relief from Sec.34-766(1) - Allow 10 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.
4. 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.

Planning, Zoning & Building Staff does not object to the Residential Planned Development Site Plan with 4 waivers and recommend conditional approval of the proposed development subject to forty-four (44) conditions, along with the voluntary monetary contribution, requested by the School District to mitigate school impacts.

The Board made the following statements prior to the presentation: The project was still overly dense and too populated for the small piece of property. It's too tight. Parking was still a concern and access for service vehicles, whether they be first responders or the garbage trucks. Dead ends are not favorable.

Mr. Cory Cross thanked the Board very much for the meeting. This came before the Board two months ago. We took note of your comments then made several changes to the project in order to address those comments. Iramis already went over the fact that we did remove one unit and that we aggregated all of the common amenity areas.

In addition to that we eliminated the need for a couple of waivers. We moved the building a little farther to the West so that we are now 20 feet from the East property line, before we were a little over 15 feet. We also made some adjustments to the parking. We had before just enough parking to meet code now. There is one additional parking space as there has been a unit eliminated.

For the service vehicles, we still have a wide turn at the back of the property this turn meets all the requirements of the Palm Beach County fire department and it meets all the requirements for garbage pickup. Those Services have looked at this plan and have approved it. We also took the dumpster enclosure which we had asked the waiver for because it was within 25 feet of the South property line and we moved it North and so it is now no longer requiring a waiver.

We also have made some very minor revision to the building just to make it a little more compact onto the site and allow for more landscaping. I would be happy to answer any questions that you may have.

The Board had the following questions:

1. Has the price changed at all for the rental for affordable housing? No, the rental is still \$1,500.00 and is in line with the current market. Mr. Jose Raza stated these were three-bedroom units, with a garage. The current market is \$1,900.00. These are larger, better apartments.
2. How many parking spaces are available? How many spaces are available for guest parking? Mr. Cross stated they were providing thirty-three (33) which is one (1) additional parking spaces and that includes the parking in the garage. They will not be able to have four

(4) vehicles, they can only have two (2) vehicles. They are aiming for families that have young children that don't drive. Mr. Cross stated there are thirteen (13) guest spaces and if they get one of those, they will. Mrs. Gehrman stated this is a very big problem with not having excess parking, it will come back on the owner. Mr. Razza stated that all guest parking will require a pass, that is how we are going to monitor this situation. There will be signs out there that will have towing if they do not have the pass. Mrs. Gehrman stated she was concerned for the fire department and the services that need to use that turn around at the end of the road. What is your recommendation or allowances for pets? We have not decided that yet. It's still open to debate. Mrs. Gehrman said she was concerned about the minimal area. There is very minimal area, even for recreation for the residents and I just wasn't quite sure how you were going to work that out with some of the pets, but those are my main concerns and thank you. It looks very nice and thank you for decreasing it by one unit. I would feel more comfortable if you reduced by a few more, but I understand and that was my main concern. Thank you.

3. Mr. Hughes asked if there was a remote provided for the garage? He also asked if there would be commercial vehicles allowed. Mr. Cross stated there would not be any commercial vehicles. Yes, there would be a remote for every apartment. Mr. Hughes asked how they would monitor if they are not using the garage as storage. Mr. Cross stated management has the right to inspect any time. We are not allowing this. Mr. Hughes asked Staff if there was public parking on Park Avenue. Director Glas-Castro stated in the code there is parking in a swale. Mr. Hughes stated he was not convinced with the parking and the monitoring of the garages. Aesthetically the apartments are very beautiful.

4. Mr. Tieche asked if they ever took a permit out for the demolition they did on the property. Mr. Cross stated there was nothing on the lot, it was empty when Mr. Raza bought the property. Director Glas-Castro stated there was a house on the property, an after-the-fact permit is required. Mr. Tieche stated he could not support waivers two and three for housing on that small lot. Mr. Tieche stated they have parking boats in the garage, which will take away one of your spots for your car, not in favor of that. Mr. Cross stated that was recommended by Staff, if they want it taken out, he will do so. Mr. Tieche said he was glad that dumpster was moved, but it looked like the truck would be picking up on an angle. It did not look like a straight on angle. Mr. Cross stated they checked the turning radius and it complies. There was a statement that there were 44 conditions, but with the school it looks like 45 conditions. Mr. Cross stated he did not believe #45 was a condition.

Mr. Hughes stated the Village was about to do an enhancement of the sidewalks and widen them. He asked Director Glas-Castro what side of the street was the wider sidewalk going on? Director Glas-Castro stated it would be on the north side. Director Glas-Castro stated Richard Reade clarified the park connector pathway is on the north side of Park Lane.

A discussion took place regarding the parking and the concern that the Board had with it. The Board also stated the PVC fence was not what had been discussed at the last meeting. Mr. Cross felt the concrete was not as attractive as the PVC fence. The Board stated the minimum lot size is three (3) acres and its .8 acres, minimum lot area is 2.08 acres, minimum proposed is .8 acres. It is too much on a tiny piece. Mr. Tieche agreed with the rest of the Board members and their comments. It really is a beautiful design. Mr. Cross stated there are other projects that have been approved in the Village that are on lots less than three (3) acres.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of the of Resolution No. 2020-06 and the 4 waivers was made by Mr. Mandigo.

Attorney Shutt stated since there was not a second motion for approval, there would have to be a motion for denial.

Mr. Hughes recommended denial of Resolution No. 2020-06 and the 4 waivers and it was seconded by Mr. Lashells. A roll call vote was taken, vote carried 4 - 1 for denial.

7.4 Planning & Zoning Board Order No. 2020-03 - Lot Width Variance PSV20-05 - 3955

Edwards Avenue (***Quasi-Judicial***)

[Planning & Zoning Board Order 2020-03.doc](#)

[Staff Report](#)

[Application](#)

[Justification Narrative](#)

[Proposed Survey](#)

[Proposed Construction Plans](#)

[Aerial and Location Maps](#)

[Edwards Ave 50' Lot Width](#)

[Sec.34-602\(2\) Variances](#)

Approve

Planner Cabrera informed the Board the applicant was requesting a variance relief to allow a minimum lot width of 50 feet in lieu of the require. 65 feet minimum width. The subject property is located on the east side of Kirk Road between Lake Worth Road and Lakewood Road. The area is designated residential multifamily zoning district and low density. The applicant has a special condition which does not result from actions of the applicant. Granting the variance will be the minimum consideration to make possible the reasonable use of the land and will be in harmony with the general intent of the variance requested. Director Glas-Castro stated other properties along the street that have the same lot Dimension to show that the requested variance is not unusual for the character of the area.

Mr. Julian Guterrez he did not have a presentation. He was trying to get approved for the 50-foot-wide lot.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to approve PZ&B Order No. 2020-03 was made by Mr. Lashells and seconded by Mr. Mandigo. Motion carried 5-0

A roll call vote was taken, and motion passed 5-0 approved.

Motion:	Second:	Vote:
Ralph Lashells	James Mandigo	Motion Passed: 5 - 0

7.5 Planning & Zoning Board Oder No. 2020-04 - Lot Width Variance PSV20-04 - 4083

Dale Road (***Quasi-Judicial***)

[Planning & Zoning Board Order 2020-04.doc](#)

[Staff Report](#)

[Application](#)

[Justification Narrative](#)

[Proposed Survey](#)

[Construction Plans](#)

[Aerial and Location Maps](#)
[Dale Rd 50' Lot Width](#)
[Sec.34-602\(2\) Variances](#)

Approve

Planner Cabrera stated the applicant was requesting a variance relief to allow a minimum lot width of 50 feet in lieu of the required 65 feet minimum width. The surrounding properties located on the inside is South Military Trail between Kirk Road and Donald Road. The area is the same area residential multi family zoning district and medium density residential future land use. The property dimensions are 136 feet depth and 50 feet width for a total of 6,800 square feet land area.

Staff considers that this is the minimum variance that will make possible the reasonable use of the land, will be in harmony with the general intent and purpose of the variance requested and will not be injurious to the area involved or otherwise detrimental to the public welfare.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to approve PZ&B Order No. 2020-04 was made by Mrs. Gehrman and seconded by Mr. Mandigo. Motion carried 5-0

A roll call vote carried approval 5-0.

Motion: Kim Gehrman	Second: James Mandigo	Vote: Motion Passed: 5 - 0
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7.6 Planning & Zoning Board Order No. 2020 -05 - Setback Variance PSV20-07 & PSV20-08 - Red Rhino Leak Detection & Bayside Pool - 3945 Davis Road (***Quasi-Judicial***)

[Planning & Zoning Board Order 2020-05.doc](#)

[Staff Report](#)

[Variance Application](#)

[Project Narrative](#)

[Survey](#)

[Aerial and Location Map](#)

[Sec.34-602\(2\) Variances](#)

Approval

Planner Cabrera informed the Board the applicant is requesting a variance from Section 34-826(6) and Section 34-826(7) of the Village of Palm Springs Land Development Regulations to allow a minimum rear setback of 4.2' and a minimum side setback of 4.1' for two storage accessory buildings in lieu of 20' and 15' respectively required. The applicant will need to submit a building permit with a planning zoning and building department and complete the work within 12 months of this approval.

Director Glas-Castro stated the temporary license agreement is expiring and so they've been asked to provide their necessary storage in accessory structures that comply with Florida building code so they are making the modification posing the modifications to the containers to make them compliant with Florida building code by strapping them down by putting siding on them and they will also landscape the Davis Road perimeter of the property.

Mrs. Gehrman asked if there was a picture of what the proposed look would be? Director Glas-Castro stated they do not have a photo of that. She did say the Applicant was available to answer their questions.

Ms Pam Marino stated there were a lot of building supplies when they go to do repairs. It would entail piping. There is a poxy that would be applied to the pipes, but there is not any chemicals like chlorine.

Planner Cabrera stated they were trying to make the containers as a permanent structure. They were adding some siding so it would not look like a metal facade.

Ms. Marino stated the building itself was 4.4 feet from the property on the east side. They were not a pool maintenance. The hedges have been done on Davis Road and Frenches bar and the East side. They keep the building painted really nice and looking good for the Village. Director Glas-Castro stated if the applicant was not

approved, they would have to find another location in the Village. Ms. Marino stated it would be the same siding as French's Bar. She said it was a vinyl siding.

The Board continued to discuss the variances with the Applicant and Staff.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to approve PZ&B Order No. 2020-05, PSV20-07 and PSV20-08, subject to conditions in the staff report and the condition that the garbage container currently there be removed and located on the private property in accordance with Village Code concurrent with permitting was made by Mr. Lashells and seconded by Mr. Mandigo. Motion carried 5-0

Motion: Ralph Lashells	Second: James Mandigo	Vote: Motion Passed: 5 - 0
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8. ACTIONS AND REPORTS

9. ADJOURNMENT

Hearing no further business, Chairman Tieche adjourned the meeting at 8:18 p.m.

10. NEXT MEETING, TUESDAY, MAY 12, 2020 @ 6:30 PM

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 a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons who need an accommodation in order to attend or participate in this meeting should contact the Village Clerk at (561) 965-4010 at least 3 business days prior to the meeting in order to request such assistance.



Village of Palm Springs

Executive Brief

AGENDA DATE: May 12, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 6.1: Ordinance No. 2020-08 - Village Code Amendment - Chapter 34 - Land Development Procedures

SUMMARY:

Planning, Zoning & Building staff is requesting an amendment to the Village Code - Chapter 34 - Article VI "Land Use" at Division 2 "Administration" to provide clarification on quasi-judicial procedures (the need for which has come to staff's attention as a result of preparing for virtual public hearings).

The proposed amendments include:

1. Clarification of Village Council authority;
2. Eliminating application and record-keeping requirements from the Code (this is an administrative function); and
3. Eliminating duplication and internal conflicts pertaining to Special Exceptions.

The proposed ordinance was prepared by the Village Attorney and reviewed by the Planning, Zoning & Building Director.

FISCAL IMPACT:

The proposed ordinance does not have a direct fiscal impact to the Village.

ATTACHMENTS:

Proposed Ordinance No. 2020-08 - Land Development Procedures

ORDINANCE NO. 2020-08

AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING ITS CODE OF ORDINANCES BY AMENDING CHAPTER 34 "LAND DEVELOPMENT", ARTICLE VI "LAND USE", DIVISION 2 "ADMINISTRATION" TO AMEND AND MODIFY THE REGULATIONS REGARDING HOW LAND DEVELOPMENT PROCEDURES ARE APPLIED AND THE LEGISLATIVE AND ADMINISTRATIVE AUTHORITY; PROVIDING FOR CODIFICATION, REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Village Council desires to amend its existing regulations to modify and update regulations regarding the land development procedures and processes of the Village; and

WHEREAS, the Village Council has reviewed the recommended ordinance and has determined that it is in the best interests and general welfare of the Village to adopt this Ordinance.

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

Section 1. The foregoing recitals are incorporated herein as true and correct findings of fact of the Village Council and serve as a basis for adoption of this Ordinance.

Section 2. Chapter 34 "Land Development", Article VI "Land Use" and Division 2 "Administration" is hereby amended as follows:

DIVISION 2. - ADMINISTRATION

Sec. 34-601. - Authority of village council.

- (a) No action shall be taken on any application until a public hearing has been held, with due public notice.
- (b) The village council shall either approve or disapprove the application as submitted; approve the application as amended or conditioned; or defer action as council determines.
- (c) Representations made at the public hearing by the applicant, including graphic materials or oral commitments, that relate to additions or deletions from the site plan application or additional conditions of approval, shall be made part of the record and considered an amendment to the application that is before the village council for action, and subject to enforcement under the provisions of this Code.

- ~~(a) The village council, by itself or through the village manager, shall adopt procedures for enforcing and administering this article and employ persons necessary for the administration and enforcement of this article.~~
- ~~(b) The village council shall be guided by the rules of procedure as adopted by the village council and shall have final effect.~~

Sec. 34-602. - Land development Planning and zoning board.

- (a) *Members; terms; compensation.* A land development planning and zoning board for the village is hereby established, consisting of five members and two alternates, collectively referred to as "members" in this section. The alternate members shall attend all meetings, but shall not vote unless a regular member is absent, with the senior alternate member having priority to vote over the junior alternate member if both are present. Members shall be appointed by a majority vote of the village council from the citizens at-large of the village and shall serve without compensation. The village council shall designate senior and junior alternates. ~~The original appointments shall be one member appointed for a one-year term; two members shall be appointed for two-year terms; two members shall be appointed for three-year terms; and two alternate members shall be appointed for three-year terms. Thereafter, all succeeding~~ All members shall be appointed for terms of three years, including alternates. The land development planning and zoning board shall elect a chairman and vice-chairman. The village clerk shall act as the recording secretary for the board.
- (b) *Vacancies.* Any vacancy occurring on the land development planning and zoning board shall be filled by the village council as expeditiously as possible.
- (c) *Meetings .* Meetings of the land development planning and zoning board shall be held at the call of the chairman or at other times as the land development planning and zoning board or land development Planning, Zoning and Building ~~d~~Director may determine. The land development planning and zoning board shall fix by rule the manner in which the chairman shall issue any call for a meeting and the amount of notice required for any call. The land development planning and zoning board shall also fix by rule the manner, including the amount of notice, in which meetings other than those at the call of the chairman may be held.
- (d) *Power and duties .* The land development planning and zoning board shall have the authority and duty to consider and make recommendations upon applications submitted for district boundary changes, special exceptions, land development district changes (amendments) and others set forth in this section after first considering the recommendations thereon of the village manager or his representative, and after a determination of the fact that the application would not generate excessive noise or traffic; tend to create a fire, disease or other equally or greater dangerous hazard; provoke excessive crowding or over concentration of people; be in harmony and compatible with the present and future developments of the area concerned; provide for the appropriate use of land and water; provide light and air in amounts adequate to promote the health of the community; promote such a distribution of population and such a classification of land uses, development and utilization as will tend to facilitate and provide adequate provisions for public requirements and improvements; would not be disruptive to the character of the neighborhoods or adverse to playgrounds,

parks, schools and recreation areas; and would not be adverse to the promotion of the public health, safety, comfort, convenience, order, appearance, prosperity or general welfare. The ~~land development~~ planning and zoning board's duties shall also include the following:

- (1) Hear applications for district boundary changes.
- (2) Hear applications for changes in the regulations.
- (3) Hear applications for special exceptions permitted by this article.
- ~~(4) Revoke, modify or change any resolution, ordinance or approval adopted granting a special exception if, upon application filed at any time by the village manager and after public hearing, the land development board finds that there has been a violation of any imposed conditions, restrictions or limitations in any resolution, ordinance or approval. However, the public hearing shall not be held until published notice, as provided in this section, has been given.~~
- (54) Acquire, maintain and update basic data, statistics, charts, maps and any other information necessary to accurately depict and record existing conditions for the purpose of analyzing, interpreting and projecting trends and future potentialities with respect to population, economic base, property values, building construction, tourist and traffic impact, transportation, housing, public facilities, utilities, recreation and land use of the village and related area.
- (65) ~~Establish~~ Recommend principles and policies for guiding action in the development of the area.
- (76) Conduct public hearings, as required, to gather information necessary for the drafting, establishment and maintenance of the comprehensive plan and any additional public hearings that are specified and required by other ordinances.
- (87) Make or cause to be made, any special studies related to the adequacy of public related facilities in the area.
- (98) Review, pass upon and recommend to the village council all preliminary plats for the subdivision of land within the village and recommend subdivision regulations and subsequent amendments thereto to the village council.
- ~~(109)~~ Review and make recommendations to the village council on all acquisitions of property for public purposes, all sales or dispositions of public property and all allocations or changes of use of public property.
- ~~(110)~~ Conduct all public hearings necessary for the proper performance of its duties as may be assigned to the ~~land development~~ planning and zoning board by the village council or the terms of this article.
- (121) Hear applications for variances from the village's land development code.
- (132) Hear appeals from decisions of the ~~land development director~~ Planning, Zoning and Building Director that relate to the village's land development code.

(143) Hear applications for minor site plans. For the purposes of this subsection, the term "minor site plan" means one in which the requested approval or revision involves:

- a. Residential projects of three to five dwelling units
- b. Nonresidential projects, including change of use requests, not exceeding 3,000 square feet in floor area, or
- c. Site plan amendments affecting less than 10,000 square feet of floor area.

~~(e) — Advisory board duties.~~

~~(1) — District boundary changes (rezoning).~~

~~a. — Every application for rezoning involving changes in district boundaries shall be made upon forms for district boundary changes (rezoning) provided by the village clerk and shall include the following:~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

~~b.— The cost of all required public notices in newspapers and certified mailings to property owners within 300 feet of the subject property shall be borne by the applicant.~~

~~(2)— Land development regulation changes (amendments).~~

~~a.— Every application for changes in land development regulations involving amendments to this article shall be made upon forms for land development regulation changes provided by the village and shall be brought in the name of the village manager.~~

~~b.— The procedure provided in this section shall be exclusive in the incorporated area of the village. Every application shall contain the reasons for requesting a change or amendment to this article and shall cite specific sections, subsections, paragraphs or similar references to the regulations that are requested for change or amendment.~~

~~c.— After compliance with such requirements, the application shall be promptly transmitted to the land development board, where it shall be assigned an official file number which shall identify the application and the year of acceptance. The application shall become a part of the official records of the land development board and shall not be returnable.~~

~~(3)— Special exceptions.~~

~~a.— Every application for special exception shall conform to requirements established in section 34-684 and section 34-608 and be subject to the site plan review requirements established within this article.~~

~~b.— If an applicant fails to effect a special exception within 18 months of the date of the final action of the village council, the special exception shall become null and void, and the uses permitted shall be limited to the permitted uses of the land development district in which the proposed use is located unless the property owner has applied for and received a time extension from the village council. No such time extension shall exceed one additional year.~~

~~c.— An approved special exception use, including those on annexed properties originally approved by the county, that has ceased, been terminated, or is unutilized for a 12-month period after it is first effected per subparagraph b. above, shall expire and become null and void, and use of the property shall be limited to the permitted uses of the land development district.~~

~~(4) — *Public hearing required for advisory board duties.*~~

- ~~a. — No action shall be taken on any application for district boundary change (rezoning), special exception or land development regulation change (amendment) to be heard and reviewed by the land development board until a public hearing has been held, with due public notice.~~
- ~~b. — Within 45 days after the village manager certifies an application for inclusion on the land development board official agenda, a public hearing shall be held by the land development board.~~
- ~~c. — The hearing may be continued from time to time or postponed; however, the public hearing shall be concluded within 90 days after the date of the first public hearing. Failure of the land development board to act within the time prescribed shall result in the application being submitted without recommendation to the village council at its next regularly scheduled meeting, provided, there has been compliance with any other public hearing notice requirements. The action of the land development board shall be advisory in nature only and shall be subject to final approval of the village council. The land development board may submit an application to the village council without recommendation.~~

~~(5) — *Withdrawal of application.* Any application for district or boundary change (rezoning), special exception land development regulation change (amendment) as required by this article may be withdrawn by the applicant without a public hearing, provided, the written request is received by the village manager prior to the second notice of public hearing. Requests for withdrawal received after such date shall not be considered with the petition being considered at the public hearing. The applicant may, however, after the recommendation of the village manager or his representative is made, request a withdrawal of the petition. The land development board may elect not to honor the request and continue the public hearing. If the application is withdrawn, a minimum of one year from the withdrawal will be required before the same application will be considered and heard again. All requirements and fees will be imposed as if the application were new.~~

~~(6) — *Final approval or disapproval by village council.*~~

- ~~a. — No action shall be taken on any application until a public hearing has been held, with due public notice.~~
- ~~b. — Within 45 calendar days, excluding holidays, of the date of the rendering of the land development board advisory recommendation, the village council shall consider, at a duly noticed public hearing, the application.~~
- ~~c. — The village council shall either approve or disapprove the application as submitted; approve the application as amended or conditioned; or defer action on any matter before it in order to:~~

- ~~1. — Inspect the site in question;~~

- ~~2. Refer the matter to the village manager or his representative for further consideration and recommendation;~~
- ~~3. Refer the matter to the land development board for the purpose of conducting further hearings with the taking of additional testimony; or~~
- ~~4. Defer for any other justifiable reason.~~

~~d. Representations made at the public hearing by the applicant, including graphic materials or oral commitments, that relate to additions or deletions from the site plan application or additional conditions of approval, shall be made part of the record and considered an amendment to the application that is before the village council for action, and subject to enforcement under the provisions of this Code.~~

~~e. When the final action has been taken by the village council, its records, together with a certified copy of its minutes and the resolution pertaining to the action, shall be available to the public for inspection.~~

~~(7) Referral of requests for amendment . Prior to holding a public hearing and acting on any request or proposal for an amendment to this article, including a request for amendment of the land development map, the village manager shall, where applicable, refer copies of the proposal and supporting materials to the county, adjoining and/or nearby cities, the county countywide planning council, South Florida Water Management District, Lake Worth Drainage District, state game and freshwater fish commission, state department of environmental regulations, state department of natural resources, state department of transportation and such other agencies as determined appropriate by the village manager or which request copies for review.~~

Sec. 34-603. – Quasi-judicial hearings.

~~(f) Quasi-judicial duties.~~

~~(1a) Minor site plans . Applications for minor site plan considerations shall conform to the requirements of division 5, site plan.~~

~~a(1). The land development planning and zoning board may approve, approve with conditions, or deny an application for minor site plan consideration.~~

~~b.(2) Appeal. If an application for a minor site plan is denied or is approved with conditions unacceptable to the applicant by the land development planning and zoning board, the applicant must file a letter requesting an appeal, within 15 days of the decision, to appeal to the village council for review of the decision. The appeal shall be made by letter to the village clerk and a copy filed with the land development director Planning, Zoning and Building Director. In such event, the land development planning and zoning board's denial shall act as a recommendation and the application will be automatically placed on an upcoming village council meeting. The village council shall hold a public hearing to consider the application and may reject, approve or amend the decision of the land development planning and zoning board. Appeal from a final decision by the~~

village council shall be to the circuit court by filing a petition for writ of certiorari within 30 days of the decision.

(2b) *Variances.*

~~a.~~(1) The ~~land development~~ planning and zoning board shall authorize, ~~upon appeal,~~ such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary and undue hardship, including any alterations to nonconforming or grandfathered uses or structures. In order to authorize any variance in the terms of this chapter, the land development board must and shall find that:

~~1a.~~ Special conditions 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.

~~2b.~~ The special conditions and circumstances do not result from the actions of the applicant.

~~3c.~~ 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.

~~4d.~~ 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.

~~5e.~~ The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

~~6f.~~ The grant of the variance will be in harmony with the general intent and purpose of this chapter.

~~7g.~~ Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

~~b.~~(2) In granting any variance, the ~~land development~~ planning and zoning board may prescribe appropriate conditions and safeguards in conformity with this chapter. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter. The ~~land development~~ planning and zoning board may also prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed, or both. Under no circumstances, except as permitted in this section, shall the ~~land development~~ planning and zoning board grant a variance to permit a use not generally permitted in the land development district involved. No nonconforming or grandfathered use of neighboring lands, structures or buildings in the land development district shall be considered grounds for the authorization of a variance. Financial hardship is not to be considered alone as sufficient evidence of a hardship in the grant of a variance. A variance granted under the provisions of this chapter shall

automatically lapse if building construction, in accordance with the plans for which such variance was granted, has not been initiated within one year from the date of granting of such variance by the ~~land development~~ planning and zoning board, or, if judicial proceedings to review the land development board's decision are instituted, from the date of entry of the final order in such proceedings, including all appeals.

(3c) *Appeals from decisions of ~~land development director~~ Planning, Zoning and Building Director.*

a.(1) *Initiation of appeal* . An appeal by an aggrieved party taken from any interpretation, requirement, decision or determination made by the ~~land development director~~ Planning Zoning and Building Director or her/his designee who is charged with making the final determinations in the enforcement of any land development regulations adopted pursuant to this chapter, shall be filed in writing, with the ~~secretary for the land development board ("board")~~ village clerk within 30 days after the rendition of the written decision, interpretation, or determination of the ~~land development director~~ Planning Zoning and Building Director. The secretary for the board shall immediately provide written notice of the appeal to the ~~land development director~~ Planning Zoning and Building Director of the decision being appealed. The failure of an aggrieved party to file an appeal within the 30-day period shall render the appeal untimely and the appeal shall be summarily dismissed by the board and may not be heard by the board.

b. ~~*Preparation of the record on appeal* . After receipt of the written notice of the appeal from the board secretary, the land development director or her/his authorized designee, shall transmit to the secretary for the board all documents, plans and papers constituting the record of the action from which the appeal was taken. The board's secretary shall ensure that complete agenda (appeal) packages are prepared for each board member which contain all documents relevant to the decision appealed and that these agenda packages are distributed to the board members within at least five calendar days before the board meeting on the appeal, if possible.~~

c.(2) *Application for appeal* .

1a. All appeals of administrative decisions shall be made by completing and submitting a technically complete appeal form, using forms prescribed by the village together with the payment of the appeal filing fee. The appeal filing fee is an administrative costs that has been established by resolution of the village council and which may be amended from time to time. The aggrieved party may provide additional information and documentation in addition to the information requested on the village form. The appeal shall specify at a minimum the following:

(a)1. A detailed description of the decision, interpretation, requirement or determination which is being appealed.

~~(b)~~2. A copy of the written decision, interpretation, requirement or determination which is being appealed which also reflects the date when such action was taken by the ~~land development director~~ Planning Zoning and Building Director.

~~(c)~~3. The form of relief that the aggrieved party ("appellant") is requesting.

~~(d)~~4. A statement as to whether any code enforcement proceedings have been initiated by the village that involve the subject matter of the appeal and if the subject of the appeal has been heard and ruled upon by the village's special magistrate.

~~(e)~~5. The sections of the village land development code that are at issue.

~~(f)~~6. The appeal application form must be executed, sworn to under oath, and notarized by the owners of at least 75 percent of the property affected by the decision appealed. If the appeal is submitted by an agent of the property owner or an agent of a tenant or a contract purchaser, or other person aggrieved by the decision, the appeal must be accompanied by a written power of attorney appointing the agent to act on behalf of the aggrieved party or appellant in the proceedings. The power of attorney shall be subject to review as to form and legal sufficiency by the village attorney, and may be rejected if the document is not deemed legally sufficient in the sole discretion of the village attorney.

~~(g)~~7. Attach all documents and other tangible evidence to support your position in the appeal.

2b. If an aggrieved party or appellant fails to submit a technically sufficient appeal using the application form provided by the village, the appeal will not be scheduled for hearing until a technically complete appeal has been submitted. The submission of an appeal that is not technically sufficient, does not toll the running of the 30 days appeal period, and unless a sufficient appeal is received within the 30-day period, the appeal will be forever time barred.

3c. All properties described in one application must be contiguous and immediately adjacent to one another, and the administrative official may require more than one application if the property concerned contains more than ten acres or if the fee paid for one application would not equal the cost of processing the application.

4d. Only applications which the land development board is authorized to consider and act upon shall be accepted for filing, and no application shall be considered or construed to be filed until the required fee has been paid.

(4d) *Notice for quasi-judicial hearings and hearing prerequisite for quasi-judicial duties.* Every application to the village council or other village ~~land development~~ board shall include a list of all properties and their owners within 300 feet of the subject property with addressed, stamped envelopes for each property owner on said list. The address provided for each property owner shall be the same address provided for in the most current Palm Beach County property tax rolls. The stamped envelopes shall include sufficient postage to cover regular mailing costs for a one-page notice to be sent by village staff to each property owner. Said courtesy notice shall generally describe the application to be considered and the date and time of the ~~land development board~~ meeting considering said application. Costs of the courtesy notice and copying thereof shall be borne by the applicant and be in addition to the application fee. Failure of a property owner to receive said courtesy notice shall not invalidate the decision of the ~~land development~~ council or board. Due public notice for all applications to the ~~land development~~ council or board shall be considered provided when village staff mails out the courtesy notice in the addressed, stamped envelopes provided by the applicant and the applicant posts the subject property.

~~(5) Withdrawal, denial, continuance or postponement of application.~~

- ~~a. Upon the denial of an application, in whole or in part, a period of one year must run prior to the filing of a subsequent application affecting the same property, or any portion thereof.~~
- ~~b. Upon the withdrawal of an application, in whole or in part, a period of six months must run prior to the filing of a subsequent application affecting the same property, or any portion thereof, unless, however, the decision of the land development board is without prejudice or permits the withdrawal without prejudice. Further, either period of limitation shall be increased to a two-year waiting period if such an application, in whole or in part, has been twice or more denied or withdrawn.~~
- ~~c. An application may be withdrawn without prejudice by the applicant as a matter of right, provided, the request for withdrawal is in writing and executed in a manner and on a form prescribed by the village, and filed with the village within the two-week period subsequent to the deadline for filing an application; otherwise, all such requests for withdrawal shall be with prejudice. No application may be withdrawn after final action has been taken. When an application is withdrawn without prejudice, the time limitations for reapplication provided in this section shall not apply.~~
- ~~d. An application may be continued or postponed at the request of the applicant or the land development board by majority vote, but the public hearing shall be concluded within 60 days after the date of the first public hearing.~~

~~(ie) Quasi-judicial hearing procedures.~~

- ~~(1) All quasi-judicial hearings of the land development council or board meetings of the zoning board of adjustment shall be open to the public, as provided by law.~~

- (2) The ~~administrative official or his land development director~~ Planning Zoning and Building Director or designee shall attend all meetings quasi-judicial hearings and be permitted to propose questions, give evidence and make recommendations.
- (3) The village clerk or his/her designated deputy clerk may administer oaths, and the chairman or acting chairman may compel the attendance of witnesses in the same manner as prescribed in the circuit court.
- ~~(4) No action shall be taken on any appeal application unless a quorum of three members is present, and action shall be taken only upon a majority vote of all members present and voting. No member shall be permitted to abstain from voting unless he has a conflict of interest pursuant to the provisions of F.S. ch. 112.~~
- ~~(5) Minutes will be kept of all quasi-judicial hearings public meetings and proceedings, and shall include and state the vote of each member on each question, and the motion shall state the reason upon which it is made, such reason being based upon the prescribed guides and standards of good land development and planning principles. If a member is absent or abstains from voting, the minutes shall so indicate.~~
- ~~(6) The land development board shall keep accurate records of its quasi-judicial public hearings, which shall be filed, together with its minutes and resolutions, with the village, and the records shall be open for public inspection at reasonable times and hours.~~
- ~~(7) The administrative official land development director shall furnish from the village such staff as may be necessary to assist and advise the land development board in the fulfillment of its duties, and is authorized to retain a qualified reporter or clerk to record and transcribe the hearings public proceedings of the land development board.~~
- ~~(8) All quasi-judicial decisions of the land development board shall be by motion. The decision of the land development board shall be final as to administrative action.~~
- ~~(9) The land development board or any of its members may inspect the premises, site or area under consideration.~~
- ~~(j) *Staying of work on the premises.* When an appeal from the decision of the land development director administrative official or any administrative official has been taken and filed with the land development board all proceedings and work on the premises concerning which the decision was made shall be stayed.~~
- ~~(k) *Review of decisions; precedence; costs of actions.*~~
 - ~~(1) No person aggrieved by any quasi-judicial decision of the land development board may apply to the court for relief unless he has first exhausted the remedies provided for in this section and taken all available steps provided by this chapter. The decision of the land development board may be reviewed by the filing of a petition for writ of certiorari in the circuit court for the Fifteenth Judicial Circuit in and for the county, in accordance with the procedure and within the time provided~~

~~by court rule for the review of the rulings of any commission or board, and such time shall commence to run from the date of the decision sought to be reviewed.~~

- ~~(2) No change of venue from the area in which the premises affected is located shall be had in any cause arising under the provisions of this section.~~
- ~~(3) Costs shall not be allowed against the Land Development Board unless it shall appear to the court that it acted in bad faith or with malice in making the decision appealed from.~~
- ~~(4) In any court action appealing the quasi-judicial decision of the land development board, the village attorney shall provide legal defense for the land development board. If the village council shall challenge a quasi-judicial decision of the land development board, the land development board shall be entitled to appoint independent special counsel, paid for by the village council, to defend the action, which action may be brought by the village attorney.~~

Sec. 34-6034. - Local planning agency.

Pursuant to the provisions of F.S. § 163.3174, the village council is hereby designated as the local planning agency for the village.

Sec. 34-6045. - Construction board of adjustment and appeals.

- (1) *Appointment.* There is hereby established a board to be called the construction board of adjustment and appeals, which shall consist of ~~seven~~ five members and two alternates. The village council shall appoint the board.
- (2) *Membership and terms.*
 - (a) *Membership.* The construction board of adjustment and appeals shall consist of ~~seven~~ five members. Such board members shall be composed of individuals with knowledge and experience in the technical codes to include, if possible, an architect, engineer, general contractor, electrical contractor, HVAC contractor, plumbing contractor, and any other contractor licensed category or building inspectors, plans examiners, or building officials licensed by F.S. ch. 468. In addition to the regular members, there should be two alternate members, one member with the qualifications referenced above and one member at large from the public. A board member shall not act in a case in which he has a personal or financial interest.
 - (b) *Terms.* The terms of office of the board members shall be staggered so no more than one-third of the board is appointed or replaced in any 12-month period. The two alternates, if appointed, shall serve ~~one~~ three-year terms. Vacancies shall be filled for an unexpired term in the manner in which original appointments are required to be made. Three absences of any member from required meetings of the board shall in a 12-month period, at the discretion of the applicable governing body, render any such member subject to immediate removal from office.
 - (c) *Quorum and voting.* A simple majority of the board shall constitute a quorum. In varying any provision of this Code, the affirmative votes of the majority present, but not less than three affirmative votes, shall be required. In modifying a decision

of the building official, not less than four affirmative votes, ~~but not less than a majority of the board~~, shall be required. In the event that regular members are unable to attend a meeting, the alternate members, if appointed, shall vote.

- (d) *Secretary of board.* The ~~building official~~ village clerk or his/her authorized representative shall act as secretary of the board and shall make a detailed record of all of its proceedings, which shall set forth the reasons for its decision, the vote of each member, the absence of a member, and any failure of a member to vote.
- (3) *Powers.* The construction board of adjustments and appeals shall have the power, ~~as further defined in 112.4~~, to hear appeals of decisions and interpretations of the building official and consider variances of the technical codes. ~~The board shall constitute the local contractor regulatory board of the Village of Palm Springs pursuant to F.S. ch. 489 for hearings on willful building violations of state licensed contractors.~~
- (4) *Appeals/variances.*
 - (a) *Decision of the building official.* The owner of a building, structure or service system, or duly authorized agent, may appeal a decision of the building official to the construction board of adjustment and appeals whenever any one of the following conditions are claimed to exist:
 - 1. The building official rejected or refused to approve the mode or manner of construction proposed to be followed or materials to be used in the installation or alteration of a building, structure or service system.
 - 2. The provisions of this Code do not apply to this specific case.
 - 3. That an equally good or more desirable form of installation can be employed in any specific case.
 - 4. The true intent and meaning of this Code or any of the regulations hereunder have been misconstrued or incorrectly interpreted.
 - (b) *Variances.* The construction board of adjustments and appeals, when so appealed to and after a hearing, may vary the application of any provision of this Code to any particular case when, in its opinion, the enforcement thereof would do manifest injustice and would be contrary to the spirit and purpose of this or the technical codes or public interest, and also finds all of the following:
 - 1. That special conditions and circumstances exist which are peculiar to the building, structure or service system involved and which are not applicable to others.
 - 2. That the special conditions and circumstances do not result from the action or inaction of the applicant.
 - 3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Code to other buildings, structures or service system.

4. That the variance granted is the minimum variance that will make possible the reasonable use of the building, structure or service system.
 5. That the grant of the variance will be in harmony with the general intent and purpose of this Code and will not be detrimental to the public health, safety and general welfare.
- (c) *Conditions of the variance.* In granting the variance, the board may prescribe a reasonable time limit within which the action for which the variance is required shall be commenced or completed or both. In addition, the board may prescribe appropriate conditions and safeguards in conformity with this Code. Violation of the conditions of a variance shall be deemed a violation of this Code.
- (d) *Notice of appeal.* Notice of appeal shall be in writing and filed within 30 calendar days after the building official renders the decision. The failure of an aggrieved party to file an appeal within the 30-day period shall render the appeal untimely and the appeal shall be summarily dismissed by the board and may not be heard by the board.
- (e) *Unsafe or dangerous buildings or service systems.* In the case of a building, structure or service system, which in the opinion of the building official, is unsafe, unsanitary or dangerous, the building official may, in the order, limit the time for such appeals to a shorter period.
- (5) *Procedures of the board.*
- (a) *Rules and regulations.* The board ~~shall~~ may establish rules and regulations for its own procedure not inconsistent with the provisions of this Code. ~~The board shall meet on call of the chairman. The board shall meet within 30 calendar days after notice of appeal has been received.~~
- (b) *Application for appeal.*
1. All appeals of administrative decisions shall be made by completing and submitting a technically complete appeal form using forms prescribed by the village together with the payment of the appeal filing fee. The filing fee is an administrative cost that has been established by resolution of the village council and which may be amended from time to time. The aggrieved party or appellant may provide additional information and documentation in addition to the information requested on the village form. The appeal shall specify at a minimum the following:
 - a. A detailed description of the decision, interpretation, requirement or determination which is being appealed.
 - b. A copy of the written decision, interpretation, requirement or determination which is being appealed which also reflects the date when such action was taken by the building official.
 - c. The form of relief that the aggrieved party ("appellant") is requesting.
 - d. A statement as to whether any code enforcement proceedings have been initiated by the village that involve the subject matter of the appeal and if

the subject of the appeal has been heard and ruled upon by the village's special magistrate.

- e. The sections of the village code and/or the Florida Building Code that are at issue.
 - f. The appeal application form must be executed, sworn to under oath and notarized by the owners of at least 75 percent of the property described in the application. If the appeal is submitted by an agent of the property owner or an agent of a tenant or contract purchaser, or other person aggrieved by the decision, the appeal must be accompanied by a written power of attorney appointing the agent to act on behalf of the appellant in the proceedings. The power of attorney shall be subject to review as to form and legal sufficiency by the village attorney, and may be rejected if the document is not deemed legally sufficient in the sole discretion of the village attorney.
 - g. Attach all documents and other tangible evidence to support your position in the appeal.
2. If an aggrieved party/appellant fails to submit a technically sufficient appeal using the application form provided by the village, the appeal will not be scheduled for hearing until a technically complete appeal has been submitted. The submission of an appeal that is not technically sufficient, does not toll the running of the 30-day appeal period, and unless a sufficient appeal is received with the 30-day period, the appeal will be forever time barred.
 3. All properties described in one application must be contiguous and immediately adjacent to one another, and the administrative official may require more than one application if the property concerned contains more than ten acres or if the fee paid for one application would not equal the cost of processing the application.
 4. Only applications which the board is authorized to consider and act upon shall be accepted for filing, and no application shall be considered or construed to be filed until the required fee has been paid.
- ~~(c) *Decisions.* The construction board of adjustment and appeals shall, in every case, reach a decision without unreasonable or unnecessary delay. Each decision of the board shall also include the reasons for the decision. If a decision of the board reverses or modifies a refusal order, or disallowance of the building official or varies the application of any provision of this Code, the building official shall immediately take action in accordance with such decision. Every decision shall be promptly filed in writing in the office of the building official and shall be open to public inspection. A certified copy of the decision shall be sent by mail or otherwise to the appellant and a copy shall be kept publicly posted in the office of the building official for two weeks after filing. Every decision of the board shall be final; subject however to such remedy as any aggrieved party might have at law or in equity.~~

Sec. 34-6056. - Administrative approvals.

(a) *Authority.*

- (1) The planning zoning and building director is hereby granted the power and authority to grant administrative and ministerial approval and to vary the provisions of this chapter only as provided in this section. Generally, such procedure is to provide for an efficient and effective review and approval process for certain minor aspects of development in the village. Pursuant to the following, the planning zoning and building director may review and approve, approve with conditions or deny:
 - a. *Yard setbacks.* Any yard setback variance request which does not exceed 110 percent of the requirement set forth in this chapter (for example, where a yard setback is 15 feet and the variance request does not exceed 1.5 feet of relief or a reduction to a 13.5-foot setback).
 - b. *Fences, walls and hedges.* Any variance request for a fence, wall or hedge height or location, or other buffer screening matter.
 - c. *Other administrative approvals, minor chapter variances and site plan amendments.* Any other de minimus approval or minor chapter variance (not including setback variances or fences, walls and hedges as set forth in subsections (a)(1) and (a)(2) of this section) or any minor site plan revision or amendment for items including, but not limited to, those affecting drainage, easements, bulkheads, docks, flood elevation, curbing and curb cuts, medians, solid waste collection, principal or accessory structures or lots, signage, landscape, lighting, parking, driveways or utilities, and including a change of use from one permitted use to another permitted use. For the purposes of this subsection, the term "de minimus approval", "minor chapter variance" or "site plan revision" means one in which the requested approval or change:
 1. Consists only of a single-family or duplex residence;
 2. Does not increase or enlarge the density, intensity of use, footprint or any dimension of the overall plan by more than five percent;
 3. Does not increase or enlarge the footprint of commercial or multifamily (five or more dwelling units) buildings by more than 1,000 square feet of building or more than 1,000 square feet of additional impervious area;
 4. Does not increase or enlarge the footprint of multifamily (four or fewer dwelling units) buildings by more than 360 square feet of building or more than 360 square feet of additional impervious area; and
 5. Does not violate the scope and intent of a site plan previously approved by the village council.
- (2) When authority to do so is conferred as a condition of zoning approval, plat approval or site plan approval by the village council, the land development

director may approve, approve with conditions or deny any final development plan.

- (b) *Intent.* By adoption of the ordinance from which this section is derived, the village council intends that the ~~land development director~~ Planning Zoning and Building Director shall use the provisions of section 34-602(f)(2)~~603~~ as a guide. Because the nature of the variances permitted in this section are minor, the strict adherence to the hardship requirements for a variance of this chapter granted by the land development board shall not pertain, and the land development director shall be free to use reasonableness, as well as an awareness of community needs and aesthetics, in addition to the criteria set forth in section 34-602(f)(2)~~603~~, as a basis for all decisions.
- (c) *Procedure not exclusive.* Nothing contained in this section shall require that an applicant submit any variance request to the ~~land development director~~ Planning Zoning and Building Director for consideration. It is the intent of the village council that the procedure set forth in this section shall be summary in nature and nonexclusive, and that any applicant shall be free to apply to the ~~land development planning and zoning~~ board or use other available administrative or legal process.

Sec. 34-6067. - Special exception procedures.

- (a) The ~~land development~~ planning and zoning board shall review all requests for special exception uses, with the exception of minor special exception uses, except on appeal, and forward their recommendations on the request to the village council for their consideration. The village council shall hear and decide requests for special exception uses in a quasi-judicial proceeding. Any person aggrieved by a decision of the council may appeal the final order of the council in accordance with the Florida Rules of Appellate Procedure.
- (b) In reviewing a request for a special exception use, the village council shall take into consideration all technical, relevant factors and the factors and criteria set forth herein. A special exception use shall not be approved unless an applicant establishes that all of the following criteria are met:
 - (1) The proposed special exception use is consistent with the 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 a 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.
- (7) The proposed use would enhance and/or promote redevelopment of the Village, fulfill redevelopment objectives, and/or have a positive economic impact on the Village, including creating new jobs, economic growth and provide needed community-serving (neighborhood retail and commercial) uses and businesses.
- (c) Should the village council determine that the proposed special exception use is not consistent with the criteria outlined hereinabove, it may either deny the application or impose such conditions of approval as it deems necessary to mitigate the adverse impacts of the proposed special exception use. The conditions of approval may require the applicant to exceed the minimum zoning or land development regulations established by this Code. Conditions of approval may include, but are not limited to, the following:
 - (1) Limit the manner in which the use is conducted, including restricting the time an activity may take place and/or restraints to minimize such effects as noise, vibration, air pollution, glare and/or odor.
 - (2) Establish a special setback, open space requirement, and/or lot area or dimension.
 - (3) Limit the height, size, and/or location of a building or other structure.
 - (4) Designate the size, number, location and/or nature of access points (vehicle and pedestrian).
 - (5) Designate the size, location, screening, drainage, type of surfacing material and/or other improvement of a parking and/or loading area.

- (6) Limit or otherwise designate the number, size, location, height and/or lighting of signs.
 - (7) Require the use of, and designate the size, height, location and/or materials for berms, screening, landscaping and/or other facilities to protect and/or buffer adjacent or nearby property, including designating standards for installation and/or maintenance of the facilities.
 - (8) Require the protection and/or relocation of additional trees, vegetation, water resources, wildlife habitat and/or other appropriate natural resources, and/or off-site landscape mitigation, dedication of park land or open space.
 - (9) Require specific architectural details and/or design that produces a physical development which is compatible in appearance with the uses permitted by right in the zoning district.
 - (10) Specify other conditions of approval to permit development of the special exception use in conformity with the intent and purpose of this Code and the village's comprehensive plan.
- (d) Violation of any conditions, when made a part of the terms under which the special exception use is approved, shall be deemed a violation of this chapter subject to enforcement under the provisions of this Code.
- (e) *Minor special exception uses.* Uses permissible in each land development district as a special exception use, comprising 3,000 square feet or less in floor area, including outdoor seating area, may be reviewed and approved by administrative decision of the ~~land development director~~ Planning Zoning and Building Director, with the exception of the following uses which are not considered minor regardless of size: nightclub, bar, place of assembly (which may include but is not limited to a club, church, and meeting hall) any use with drive-in/drive-thru window service, medical marijuana treatment center and dispensary, adult entertainment, vehicle sales, and assisted living facility or community residential home.
- (1) The ~~land development director~~ Planning Zoning and Building Director may solicit village staff, consultants and others that may be deemed appropriate to review and comment on the application, and supporting technical and relevant factors. A minor special exception use shall not be approved unless an applicant establishes that all of the criteria of subsection 34-6067(b) are met.
 - (2) Should the ~~land development director~~ Planning Zoning and Building Director determine that the proposed minor special exception use is not consistent with the criteria outlined in subsection 34-6067(b), he/she may either deny the application or impose such conditions of approval as she/he deems necessary to mitigate the adverse impacts of the proposed special exception use. The conditions of approval may require the applicant to exceed the minimum zoning or land development regulations established by this Code. Conditions of approval may include, but are not limited to, those outlined in subsection 34-6067(c).
 - (3) Violation of any conditions, when made a part of the terms under which the minor special exception use is approved, shall be deemed a violation of this chapter subject to enforcement under the provisions of this Code.

- (4) Appeal. Any person or entity who applies for a minor special exception use and is denied by the ~~land development director~~ Planning Zoning and Building Director may appeal to the ~~land development~~ planning and zoning board for a minor special exception. Such appeal application shall be filed with the ~~land development director~~ Planning Zoning and Building Director within 30 days of the ~~land development director~~ Planning Zoning and Building Director's written denial. Any person or entity who applies for a minor special exception use and is denied by the ~~land development~~ planning and zoning board may appeal the ~~land development~~ planning and zoning board's decision to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the ~~land development~~ planning and zoning board. An appeal shall be filed within 30 days of the ~~land development~~ planning and zoning board's decision.

(f) Special exception period of validity.

- (1) Every application for special exception shall conform to requirements established in section 34-684 and section 34-607 and be subject to the site plan review requirements established within this article.
- (2) If an applicant fails to effect a special exception within 18 months of the date of the final action of the village council, the special exception shall become null and void, and the uses permitted shall be limited to the permitted uses of the land development district in which the proposed use is located unless the property owner has applied for and received a time extension from the village council. No such time extension shall exceed one additional year.
- (3) An approved special exception use, including those on annexed properties originally approved by the county, that has ceased, been terminated, or is unutilized for a 12-month period after it is first effected per subparagraph b. above, shall expire and become null and void, and use of the property shall be limited to the permitted uses of the land development district.

Sec. 34-6078. - Exhaustion of remedies Planning and zoning application processing time frames.

Once an application has been submitted to the planning and zoning department the application shall proceed in accordance with a timeline that is acceptable to the planning zoning and building director regarding the scheduling of the application in front of the Village boards and council. The planning zoning and building director shall make the final determination on when an item shall be presented to the various Village boards and council.

~~No person aggrieved by any land development decision, order, requirement, resolution or determination of an administrative official, or by any decision of the village council, may apply to the court for relief unless the person has first exhausted the remedies provided for in this article and taken all available steps provided by this article.~~

Section 3. Codification. This ordinance shall be codified in the Code of Ordinances of the Village of Palm Springs, Florida.

Section 4. Repeal of Conflicting Ordinances. All ordinances, resolutions or parts of ordinances and resolutions in conflict with this Ordinance are hereby repealed.

Section 5. 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 6. Effective Date. This Ordinance shall become effective immediately upon adoption.

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

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

The Mayor thereupon declared this Ordinance approved and adopted by the Village Council of the Village of Palm Springs, Florida, on second reading, the _____ day of _____, 2020.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
BEVERLY SMITH, MAYOR

First Reading: _____

Second Reading: _____

ATTEST:

BY: _____
KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR LEGAL FORM AND SUFFICIENCY

BY: _____
GLEN J. TORCIVIA, VILLAGE ATTORNEY



Village of Palm Springs

Executive Brief

AGENDA DATE: May 12, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 6.2: Ordinance No. 2020-09 - Village Code Amendment - Chapter 34 - Article VI "Land Use" - Mobile Food Dispensing Vehicles

SUMMARY:

Planning, Zoning & Building staff is requesting an amendment to the Village Code - Chapter 34 - Article VI "Land Use" - Division 7 "Supplemental District Regulations" to add provisions pertaining to mobile food dispensing vehicles (aka food trucks).

During the 2020 Legislative Session, House Bill 1193 was approved that pre-empts cities from regulating food trucks, including licenses, special permits, and business taxes. [Note: this legislation becomes effective July 1, 2020.] Cities cannot prohibit food trucks from operating within their jurisdictions. Cities still retain land-use authority, however, and can specify where food trucks may operate.

The proposed amendments include:

1. Allow food trucks on parcels zoned Commercial General (CG), with the owner's written permission;
2. Provide basic parameters for their operation:
 - a. one (1) food truck per property
 - b. hours of operation to coincide with hours of principal business or 7 AM - 9 PM
 - c. public restroom available on property for customers use
 - d. adequate parking for principal business and food truck customers
 - e. no use of tables, umbrellas, etc.
 - f. no advertising, flags, music or public address
 - g. no restriction of site access or circulation
 - h. provide for own garbage removal and prohibition of on-site disposal for Village collection

The proposed ordinance was prepared by the Planning, Zoning & Building Director, and reviewed by the Village Attorney, Community Policing and Code Enforcement Officers.

FISCAL IMPACT:

The proposed ordinance does not have a direct fiscal impact to the Village.

ATTACHMENTS:

Proposed Ordinance No. 2020-09 - Food Trucks

House Bill 1193

ORDINANCE NO. 2020-09

AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING ITS CODE OF ORDINANCES BY AMENDING CHAPTER 1 "GENERAL PROVISIONS", SECTION 1-2 "DEFINITIONS AND RULES OF CONSTRUCTION" AND AMENDING CHAPTER 34 "LAND DEVELOPMENT", ARTICLE VI "LAND USE", DIVISION 7 "SUPPLEMENTAL DISTRICT REGULATIONS", SUBDIVISION 1 "IN GENERAL" IS HEREBY AMENDED TO ADD A NEW SECTION 34-898 "MOBILE FOOD DISPENSING VEHICLES AND MOBILE VENDORS" TO PROVIDE FOR REGULATIONS REGARDING MOBILE VENDORS DISPENSING FOOD AND OTHER ITEMS; PROVIDING FOR CODIFICATION, REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Village Council desires to amend its existing regulations to modify and update regulations regarding the regulation of mobile food dispensing vehicles and mobile vendors within the Village; and

WHEREAS, the Village Council has reviewed the recommended ordinance and has determined that it is in the best interests and general welfare of the Village to adopt this Ordinance.

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

Section 1. The foregoing recitals are incorporated herein as true and correct findings of fact of the Village Council and serve as a basis for adoption of this Ordinance.

Section 2. Chapter 1 "General Provisions", Section 1-2 "Definitions and Rules of Construction" is hereby amended to add a new definition as follows:

.....

Mobile Food Dispensing Vehicle. Any vehicle that is a public food service establishment and that is self-propelled or otherwise movable from place to place and includes self-contained utilities, including, but not limited to, gas, water, electricity, or liquid waste disposal (defined in Chapter 509.102, F.S.).

Mobile vendor. Is any person, firm, corporation or other entity engaged in the selling or offering for sale any and all goods, wares, beverages or merchandise including food or food products outdoors from a mobile vending vehicle or from his/her person.

.....

Section 3. Chapter 34 “Land Development”, Article VI “Land Use” and Division 7 “Supplemental District Regulations”, Subdivision 1 “In General” is hereby amended to add a new Section 34-898 “Mobile food dispensing vehicles and mobile vendors” as follows:

Sec. 34-898. – Mobile food dispensing vehicles and mobile vendors.

- (a) No person, natural or corporate, shall conduct any business from within the public rights-of-way within the municipal limits of the Village. Specifically prohibited under this section is the sale of food of any kind, goods, wares or merchandise from a vehicle whether motorized or not, regardless of the number of wheels affixed thereto, or on foot.
- (b) There is a general prohibition of mobile vending within private or public property, except as expressly provided herein for mobile food dispensing vehicles, and except as allowed through a special event permit pursuant to Sec. 34-896.
- (c) Mobile food dispensing vehicles shall be permitted on all ongoing construction sites within the Village on a temporary basis, irrespective of the zoning category, during normal hours of construction specified in Sec. 34-891.
- (d) Mobile food dispensing vehicles shall be prohibited in the Village, other than in the Commercial General (CG) land development (zoning) district, and subject to the following requirements:
 - 1) Written permission shall be obtained from the property owner stating that the mobile food dispensing vehicle may operate on the premises.
 - 2) Limitation of one (1) mobile food dispensing vehicle per property.
 - 3) Hours of operation for mobile food dispensing vehicles shall not be earlier or later than those of the principal business, however, in no event shall a mobile food dispensing be allowed to remain on the property after 9:00 P.M. or before 7:00 A.M.
 - 4) Mobile food dispensing vehicle shall be removed from the premises when not in operation. Location shall be picked up of any litter and all refuse shall be removed from the property. No fluids shall be discharged from the vehicle.
 - 5) Public restroom shall be available on the property for customers of mobile food dispensing vehicle.
 - 6) On-site parking shall be maintained for the principal use of the property, as well as for customers of the mobile food dispensing vehicle.
 - 7) No mobile vending shall be located within five hundred feet (500') of the grounds of any nursery, elementary, middle or high school between one (1) hour prior to the start of the school day and one (1) hour after dismissal at the end of the school day.
 - 8) No mobile vending shall occur in such a way as would restrict or interfere with the ingress or egress of the abutting property owner or tenant or create

or become a public nuisance, increase traffic congestion or delay or constitute a hazard to traffic, life or property or an obstruction to adequate access to fire/medic, police or sanitation vehicles.

9) No outside display of products.

10) No use of tables, seats, umbrellas or similar furnishings for customers, with exception of garbage receptable.

11) All mobile vendors must provide for their own trash and garbage removal such that no trash or garbage remains on the premises upon which the sale or vending transaction was conducted. Vendors are prohibited from utilizing village-owned receptacles for disposal of trash or garbage.

12) No advertising, except the posting of prices and products and name of the vendor on the vehicle. No freestanding advertising, nor waving of flags or motioning to vehicles on the street. No use of public address system or amplified music.

Section 4. Codification. This ordinance shall be codified in the Code of Ordinances of the Village of Palm Springs, Florida.

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

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

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

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

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

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
BEVERLY SMITH, MAYOR

First Reading: _____

Second Reading: _____

ATTEST:

BY: _____
KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR LEGAL FORM AND SUFFICIENCY

BY: _____
GLEN J. TORCIVIA, VILLAGE ATTORNEY

ENROLLED

CS/HB 1193, Engrossed 3

2020 Legislature

final order.

Section 74. Section 492.115, Florida Statutes, is amended to read:

492.115 Roster of licensed professional geologists.—A roster showing the names and places of business or residence of all licensed professional geologists and all properly qualified firms, corporations, or partnerships practicing holding ~~certificates of authorization to practice~~ professional geology in the state shall be prepared annually by the department. A copy of this roster must be made available to ~~shall be obtainable by~~ each licensed professional geologist and each firm, corporation, or partnership qualified by a professional geologist holding a certificate of authorization, and copies thereof shall be placed on file with the department.

Section 75. Section 509.102, Florida Statutes, is created to read:

509.102 Mobile food dispensing vehicles; preemption.—

(1) As used in this section, the term "mobile food dispensing vehicle" means any vehicle that is a public food service establishment and that is self-propelled or otherwise movable from place to place and includes self-contained utilities, including, but not limited to, gas, water, electricity, or liquid waste disposal.

(2) Regulation of mobile food dispensing vehicles involving licenses, registrations, permits, and fees is

ENROLLED

CS/HB 1193, Engrossed 3

2020 Legislature

preempted to the state. A municipality, county, or other local governmental entity may not require a separate license, registration, or permit other than the license required under s. 509.241, or require the payment of any license, registration, or permit fee other than the fee required under s. 509.251, as a condition for the operation of a mobile food dispensing vehicle within the entity's jurisdiction. A municipality, county, or other local governmental entity may not prohibit mobile food dispensing vehicles from operating within the entirety of the entity's jurisdiction.

(3) This section may not be construed to affect a municipality, county, or other local governmental entity's authority to regulate the operation of mobile food dispensing vehicles other than the regulations described in subsection (2).

(4) This section does not apply to any port authority, aviation authority, airport, or seaport.

Section 76. Paragraph (i) of subsection (2) of section 548.003, Florida Statutes, is amended to read:

548.003 Florida State Boxing Commission.—

(2) The Florida State Boxing Commission, as created by subsection (1), shall administer the provisions of this chapter. The commission has authority to adopt rules pursuant to ss. 120.536(1) and 120.54 to implement the provisions of this chapter and to implement each of the duties and responsibilities conferred upon the commission, including, but not limited to:



Village of Palm Springs

Executive Brief

AGENDA DATE: May 12, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 7.1: Planning & Zoning Board Order No. 2020-02 - Landscape Buffer Variances PSV20-03 & PSV20-04 - Penuel Evangelical Church - 3401 2nd Avenue North (*Quasi-Judicial Hearing*) [Continued from April 14, 2020 Planning and Zoning Board Meeting]

SUMMARY:

Mr. Kevin McGinley, agent for the applicant, Penuel Evangelical Church, is requesting two (2) variances in conjunction with the proposal for a Place of Worship on the 1.4-acre parcel located at the northeast corner of the intersection of Davis Road and 2nd Avenue North.

The site is currently developed with a 3,610 square foot commercial structure constructed in 1980. The property was annexed into the Village in 2004 and was used as a veterinary clinic until 2014 when it was vacated until the present day.

As a separate agenda item, the applicant is requesting a site plan amendment and special exception use to permit the use of the property as a Place of Worship with a maximum of 192 seats. A site plan amendment is being requested in order to bring the property up to code, to the extent possible, to be consistent with the Commercial General district regulations.

The applicant is requesting two (2) variances:

1. PSV20-03 - Request to allow a 7.8' landscape buffer (south side) [Provides relief from Section 34-162(b)(5) of Village Code that requires a 15' right-of-way buffer along 2nd Avenue North]
2. PSV20-04 - Request to allow a 9.9' landscape buffer (west side) [Provides relief from Section 34-162(b)(5) of Village Code that requires a 15' right-of-way buffer along Davis Road]

With the requested variances, landscape buffers (7.8' and 9.9' in width) will be provided within

the existing non-conforming buffer areas, providing an enhancement to the visual appearance of the property while maintaining adequate vehicular circulation.

FISCAL IMPACT:

This item does not have a direct fiscal impact.

ATTACHMENTS:

Lake Worth Herald Advertisement

Staff Report

Site Plan, Landscape Plans, Architectural Plans and Letters

Project Narrative and Justification Statements

Building Elevations.pdf

Color Site Plan

Aerial and Location Maps

Sec.34-602(2) Variances

Planning Zoning Board Order 2020-02

The Lake Worth Herald Press

1313 Central Terrace
Lake Worth, FL 33460

Village of Palm Springs
Attn: Village Clerk
226 Cypress Lane
Palm Springs, FL 33461-1699

2020 APR 16 AM 9 47

Invoice

Date
4/2/2020

Invoice #
L36610

P.O. No.

Description	Qty	Rate	Amount
Legal Publication No. 36610 Public Hearing Notice Site Plan Amendment & Special Exception Use: SPR-04 & PSSE20-01 Variance from Code: PSV20-03, PSV20-04		106.05	106.05

Total \$106.05

Questions or concerns please feel free to contact us by phone
(561) 585- 9387 or via LWHPRESS@hotmail.com
If you would like to use your credit or debit card please fill out
the form listed below

By signing this form you give us permission to debit your account for the amount indicated on or after the indicated
date. This is permission for a single transaction only, and does not provide authorization for any additional unrelated
debits or credits to your account unless other wise noted.

I _____ authorize
(The Lake Worth Herald Press Inc)

To charge account indicated below for In the amount of \$ _____ on or after the date of _____

Credit Card Type

MC _____ Visa _____ Amex _____ Discover _____

Number: _____

Expiration Month _____ Expiration Year _____

Billing Zip _____

For repeat authorization please check box

Phone #

(561) 585-9387

Rep

Judy

***PLEASE NOTE OUR
NEW MAILING**

THE LAKE WORTH HERALD

Published Once a Week

Lake Worth, Palm Beach County, Florida

STATE OF FLORIDA
COUNTY OF PALM BEACH:

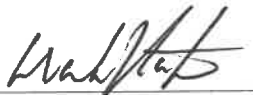
BEFORE the undersigned authority personally appeared MARK J EASTON, who on oath says that he is PRESIDENT of *The Lake Worth Herald*, a weekly newspaper published at Lake Worth in Palm Beach County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of

Village of Palm Springs Notice of public hearing to be held at 6:30 p.m. April 14 and May 14, 2020, in the Village Council Chambers at Village Hall, 226 Cypress Lane, Palm Springs, Florida, to consider Site Plan Amendment and Special Exception Use (SPR20-04), (PSSE20-01) - Variance from Code (PSV20-03) (PSV20-04)

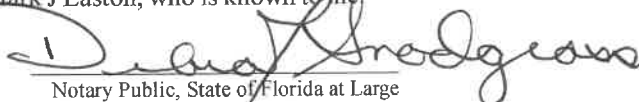
was published in said newspaper in the issue of

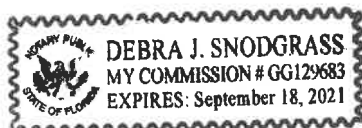
April 2, 2020

Affiant further says that the said *The Lake Worth Herald* is a newspaper published at Lake Worth, in said Palm Beach County, Florida, and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, each week and has been entered as second class mail matter at the post office in Lake Worth, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


MARK J EASTON

SWORN TO AND SUBSCRIBED before me this 2nd day of April, 2020, by Mark J Easton, who is known to me


Notary Public, State of Florida at Large



Legal Notice No. 36610

PUBLIC HEARING NOTICE

Notice is hereby given that public hearings will be held on:

Tuesday, April 14, 2020 at 6:30 p.m. by Planning & Zoning Board
Thursday, May 14, 2020 at 6:30 p.m. by the Village Council
in the Village Hall Council Chambers at 226 Cypress Lane, Palm Springs, FL 33461 to consider:

Site Plan Amendment and Special Exception Use

An application submitted by Kevin McGinley, agent for the tenant, Penuel Evangelical Church, ("Applicant") for a Site Plan Amendment (SPR20-04) and concurrently requesting a Special Exception Use (PSSE20-01) to allow the conversion of the existing 3,610 square feet commercial general property to a place of worship, for the property located at 3401 2nd Avenue North.

Additional requested:

Tuesday, April 14, 2020 at 6:30 p.m. by Planning & Zoning Board
in the Village Hall Council Chambers at 226 Cypress Lane, Palm Springs, FL 33461 to consider:

Variance from Code

An application submitted by Kevin McGinley, agent for the tenant, Penuel Evangelical Church ("Applicant") for:

PSV20-03 - Variance relief from Section 34-162(b)(5) to allow a 7.8' landscaped buffer instead of 15' required on the south side of the property along 2nd Avenue North.

PSV20-04 - Variance relief from Section 34-162(b)(5) to allow a 9.9' landscaped buffer instead of 15' required on the west side of the property along Davis Road.

All persons interested in these matters may appear at the times and place aforesaid and be heard. Prior to the meeting the application may be reviewed at the Village Clerk's Office.

If a person decides to appeal any decision made by the above Boards with respect to any matter considered at such hearings, he or she will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons who need an accommodation in order to attend or participate in this meeting should contact the Village Clerk at (561) 965-4010 at least three (3) business days prior to the meeting in order to request such assistance.

VILLAGE OF PALM SPRINGS, FLORIDA
Publish: Kimberly M. Wynn, Village Clerk
Lake Worth Herald
April 2, 2020



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Special Exception Use and Site Plan Amendment with Two (2) Variances - Penuel Evangelical Church – 3401 2nd Avenue North

Application Summary			
Applicant / Petitioner	Penuel Evangelical Church	Submittal Date	11/1/2019
Reference Name	Penuel Evangelical Church	Case Number	SPR20-04, PSSE20-01
		Parcel Control No	PSV20-03, PSV20-04
Location	3401 2 nd Avenue North	Site Area	±1.13 acres
P&Z B Meeting	May 12, 2020	Council Meeting	May 14, 2020
Requests			
Proposed Use(s)	Site Plan Amendment and concurrent request for a Special Exception Use to allow the use of the property as a place of worship.		
Number of Buildings	1 single structure (3,610 sf)		
Variances	<u>PLANNING AND ZONING BOARD CONSIDERATIONS:</u> PSV20-03 Requesting a Variance relief from Section 34-162(b)(5) to allow a 7.8' landscaped buffer instead of 15' required on the south side of the property along 2nd Avenue North. PSV20-04 Requesting a Variance relief from Section 34-162(b)(5) to allow a 9.9' landscaped buffer instead of 15' required on the west side of the property along Davis Road.		
Parking			
Code	Required	Provided	Meets Requirement
Total Overall Parking	48 spaces Place of worship 1/4 seats @ 192 seats = 48 spaces	48	Yes
Site Characteristics			
Existing Use	Vacant building	Proposed Use	Place of worship
Existing Zoning	Commercial General (CG)	Existing Future Land Use	Commercial
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Commercial vacant lot	Commercial	Commercial General (CG)
South	Restaurant/ Sport Bar & a PBC Fire Station	Commercial & Public Buildings and Facility	Commercial General (CG) & Governmental (G)
East	Residential single-family home	Medium Density Residential	Residential Multiple-Family (RM)
West	Commercial Vacant lot	Low Density Residential	Residential Single-Family (RS)
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of the conversion of the existing 3,610 sf commercial general building into a place of worship, as depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan and compatibility with surrounding uses.			



I. Site History

- Ordinance 2003-24: Annexation

On November 13, 2003 the property was voluntarily annexed into the Village of Palm Springs as a developed parcel and designated with the Commercial General zoning district and Commercial Future Land Use designation. At the time of the annexation there was a veterinary clinic that ceased business on October 2014, since then the property has been vacated.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning are Commercial and Commercial General (CG), respectively. The proposed use is permitted as special exception use and is generally consistent with goals, objectives and policies of the Village's Comprehensive Plan. With the new place of worship use the property is proposed to be revitalize and improvement to the exterior will create a beneficial visual impact to the neighborhood.

III. Variances Requested

The applicant is seeking the following variances:

- **PSV20-03** Requesting Variance relief from Section 34-162(b)(5) to allow a 7.8' landscaped buffer instead of 15' required on the south side of the property along 2nd Avenue North.
- **PSV20-04** Requesting Variance relief from Section 34-162(b)(5) to allow a 9.9' landscaped buffer instead of 15' required on the west side of the property along Davis Road.

The applicant's full justification is hereto:

- 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.

The existing building and irregular shape of the subject property do not afford enough area to provide a one-way drive aisle for internal circulation while at the same time providing adequate landscape buffer width along 2nd Avenue North and Davis Road. This condition would exist whether the subject property is used for a place of worship.

- b. That the special conditions and circumstances do not result from the actions of the applicant.

The subject property was developed nearly 40 years ago and met all applicable development standards at the time, these special conditions do not result from 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.

The existing landscape buffer widths are presently unplanted for most part and do not conform the Village standards of the CG district. Landscaping is providing in these buffers to the greatest extent possible while maintaining adequate site circulation, thus, no special privilege will be conferred to the applicant by the grant of the variance.

- 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.

Literal interpretation of the landscape buffer width provisions will result in the applicant having to remove drive aisles and site circulation in the area of the site abutting the existing, thus constituting an undue hardship.

- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

The requested reduction in landscape buffer width is the minimum variance that will make possible the reasonable use of the property while providing safe and accessible site circulation.

- f. That the granting of the variance will be in harmony with the general intent and purpose of this chapter.

The nature of the proposed conversion of the subject property to a place of worship is deemed to be in harmony with the general intent of the Village Code because no conflicts will arise from the use or granting of the variance to reduce buffer width.

- g. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

There are no detrimental effects to the public welfare associated with the proposed conversion of use or reduction in landscape buffer width being requested.

Staff does not object to the applicant's request, based on the applicant intent to provide a landscape buffer, within an existing non-conforming width, to the extent possible while maintaining adequate vehicular circulation.

IV. Neighborhood Compatibility

- 1) The proposed project is located within the Lake Worth District CRA area.
- 2) The property is a corner lot where it has access from both adjacent local roads (Davis Road and 2nd Avenue North).
- 3) South Congress Avenue is within 2000 feet to the east and Lake Worth Road is within 500 feet to the south.
- 4) Properties to the north, east and west are generally residential use.
- 5) The proposed place of worship is permitted as special exception use within the CG zoning district.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the CG district.
 - 1) Proposed project plan generally meets required site development regulations.
 - 2) Variance requested shall be approved by the Planning & Zoning Board prior to consideration of the Site Plan and the Special Exception by the Village's Council.
 - 3) Permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue and Village of Palm Springs are required prior to construction.
 - 4) Proposed use meets the Traffic Performance Standards of Palm Beach County.
 - 5) A utility easement along 2nd Avenue North needs to be dedicated to the Village.

VI. Environmental Issues:

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

VII. Community Outreach/ Notification

- The subject property was posted on March 16, 2020.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on March 10, 2020.
- Legal advertisement was published in the paper on April 2, 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 November 1, 2019 depicts the following:

- An application submitted for a Site Plan Amendment Approval and concurrently Special Exception Use with 2 variances for the use of the property as a place of worship.
 1. Site Plan dated received November 1, 2019 revised and resubmitted on February 26, 2020.
 2. Landscape Plans dated received November 1, 2019 revised and resubmitted on February 26, 2020.
 3. Architectural plans dated received November 1, 2019 revised and resubmitted on February 6, 2020.
 4. Preliminary Engineering Plans dated received November 1, 2019 revised and resubmitted on February 26, 2020.
 5. Justification Statement and proposed use.
 6. Traffic Statement.
 7. Stormwater Calculations dated received November 1, 2019 revised and resubmitted on February 6, 2020.
 8. Color Site Plan.

IX Recommendation

The 1.4 acres property is located at the northeast corner of the intersection of Davis Road and 2nd Avenue North. The site is currently developed with a single building 3,610 square feet commercial structure constructed in 1980. The property was annexed into the Village in 2004 and was used as a veterinary clinic until 2014 when it was vacated and remains as such today.

The applicant is requesting a site plan amendment and special exception use to permit the use of the property as a place of worship with a maximum of 192 seats. A site plan amendment is being requested in order to bring the property up to code, to the extent possible, to be consistent with the Commercial General district regulations.

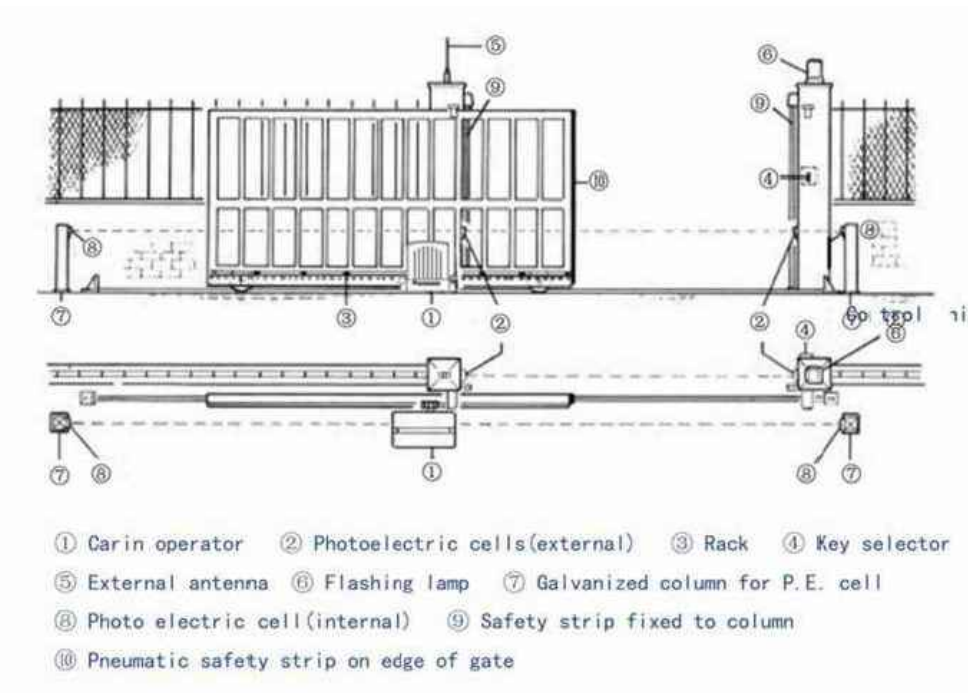
The proposed site plan provides enhancement to the landscaped buffers, stripping parking lot, paving, drainage improvements, utility connections, dumpster enclosure, pedestrian connections, vehicular circulation and exterior improvements to the building.

Staff has found the proposed Special Exception use to be generally consistent with goals, objectives and policies of the Village's Comprehensive Plan. The proposed use is generally consistent with the Land Development and zoning regulations and all other portions of the code. The proposed special exception use does not significantly reduce light and air to adjacent properties and would not be deterrent to surrounding properties. The new project does not negatively impact natural systems.

Planning, Zoning and Building Staff recommends conditional approval of the two Special Exception Uses and Site Plan Amendment subject to the following thirty-four (34) conditions below:

1. Build out date is December 31, 2021.
2. The special exception approval for the new place of worship shall be implemented within 18 months of Council approval.
3. The site plan approval is valid within 24 months of Council approval.
4. The worship sanctuary area shall be limited to 192 seats.
5. The special exception use is for Place of Worship, and no social services are proposed at this time, and will require subsequent special exception approval if desired in the future.
6. Proposed renovations to the monument signs shall be in compliance with the Village sign regulations, details shall be provided **at time of permitting**.
7. Details of the proposed opaque fence shall be provided to the Village **at time of permitting**.
8. Utility Easement over existing water main along 2nd Avenue North shall be executed, accepted by the Village Council and recorded prior to the issuance of the **Certificate of Occupancy**.
9. Access to the water meter and the backflow preventer shall be provided all the times, a cage around the backflow for security purposes is recommended, utility plans shall be approved by the Village **at time of permitting**.
10. No wall signs are proposed as part of this application.
11. All required improvements shall be completed, and a permanent life safety plan approved by the Building Official as prerequisites to issuance of a **Certificate of Occupancy**.
12. Any proposed outdoor activities will necessitate subsequent approval from the Village.
13. Hours of operation shall be accordingly with the Village's Land Development Regulation Section 34-1172.
14. No loitering on the grounds will be permitted.
15. Any special event to be held at the facility is subject to Special Event Permit approval by the Village.
16. Permits must be obtained from the Village and Palm Beach County Fire Department **at time of permitting**.
17. Any future wall signs shall be in accordance with the Village's Land Development Regulations Section 34-328.
18. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
19. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
20. Irrigation plans shall be provided **at the time of permitting**. Non-potable water shall be used for the irrigation system per Village code.

21. Provide permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue and Village of Palm Springs **at the time of permitting.**
22. 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.
23. 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.
24. All electric utilities shall be underground.
25. 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.
26. Any sidewalk broken or damaged during construction shall be replaced by the contractor **prior to CO.**
27. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to Certificate of Occupancy/Certificate of Completion** of each improvement area.
28. Absolutely no occupancy, other than construction personnel, is permitted **prior to TCO/CO.**
29. Photometrics must be certified by an engineer **prior to CO.**
30. The civil engineer of record shall certify the site construction **prior to Certificate of Occupancy.**
31. 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.
32. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
33. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
34. **At the time of CO,** the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.

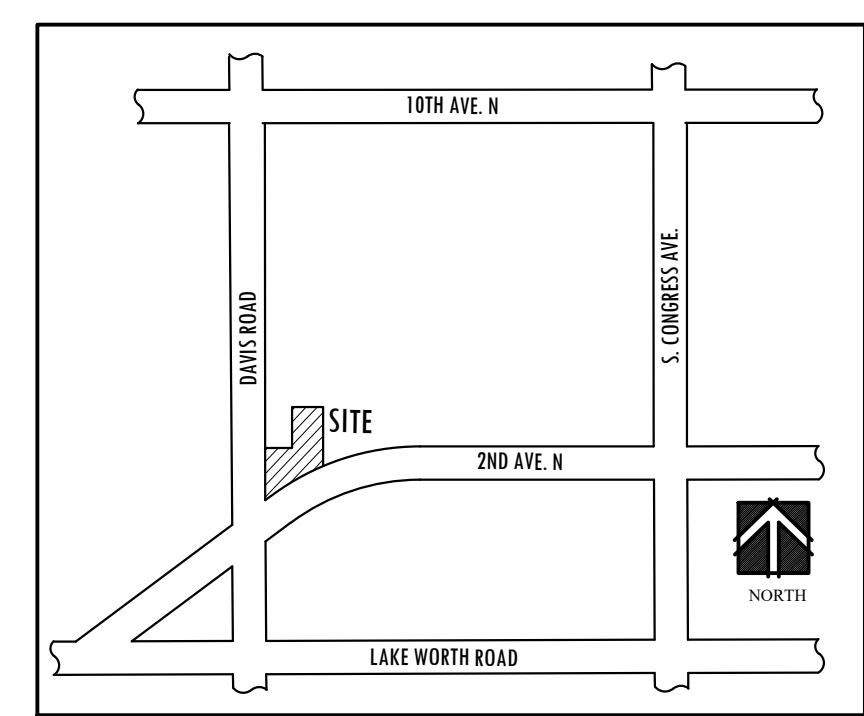


TYPICAL SLIDING GATE DETAIL



354 Cypress Drive, Suite 6, Tequesta, FL 33469
P(561) 222-9284 F(561) 348-9491

LOCATION MAP



PROJECT DATA:

PROJECT NAME:	PENUEL EVANGELICAL CHURCH OF DELRAY
PROPERTY ADDRESS:	3401 2ND AVE. N.
FLU DESIGNATION:	COMMERCIAL
EXISTING ZONING:	CG, GENERAL COMMERCIAL
SECTION, TOWNSHIP, RANGE:	19,44,43
PROPERTY CONTROL NUMBER (S):	70-43-44-19-20-058-0110
EXISTING USE:	COMMERCIAL
PROPOSED USE:	PLACE OF WORSHIP
DEVELOPMENT ACREAGE (60,984 SF):	1.4 ACRES
TOTAL BUILDING SQUARE FOOTAGE:	3,610 SF.
LOT COVERAGE:	6.0%
FLOOR AREA RATIO (FAR):	0.06
PERVIOUS AREA:	32,730 S.F. (53.7%)
IMPERVIOUS AREA:	28,254 S.F. (46.3%)
PARKING REQUIRED:	48 SPACES
PLACE OF WORSHIP = 1 SP./4 SEATS @ 192 SEATS =	48 SPACES
PARKING PROVIDED:	48 SPACES

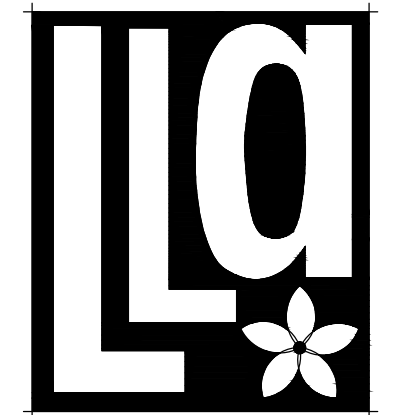
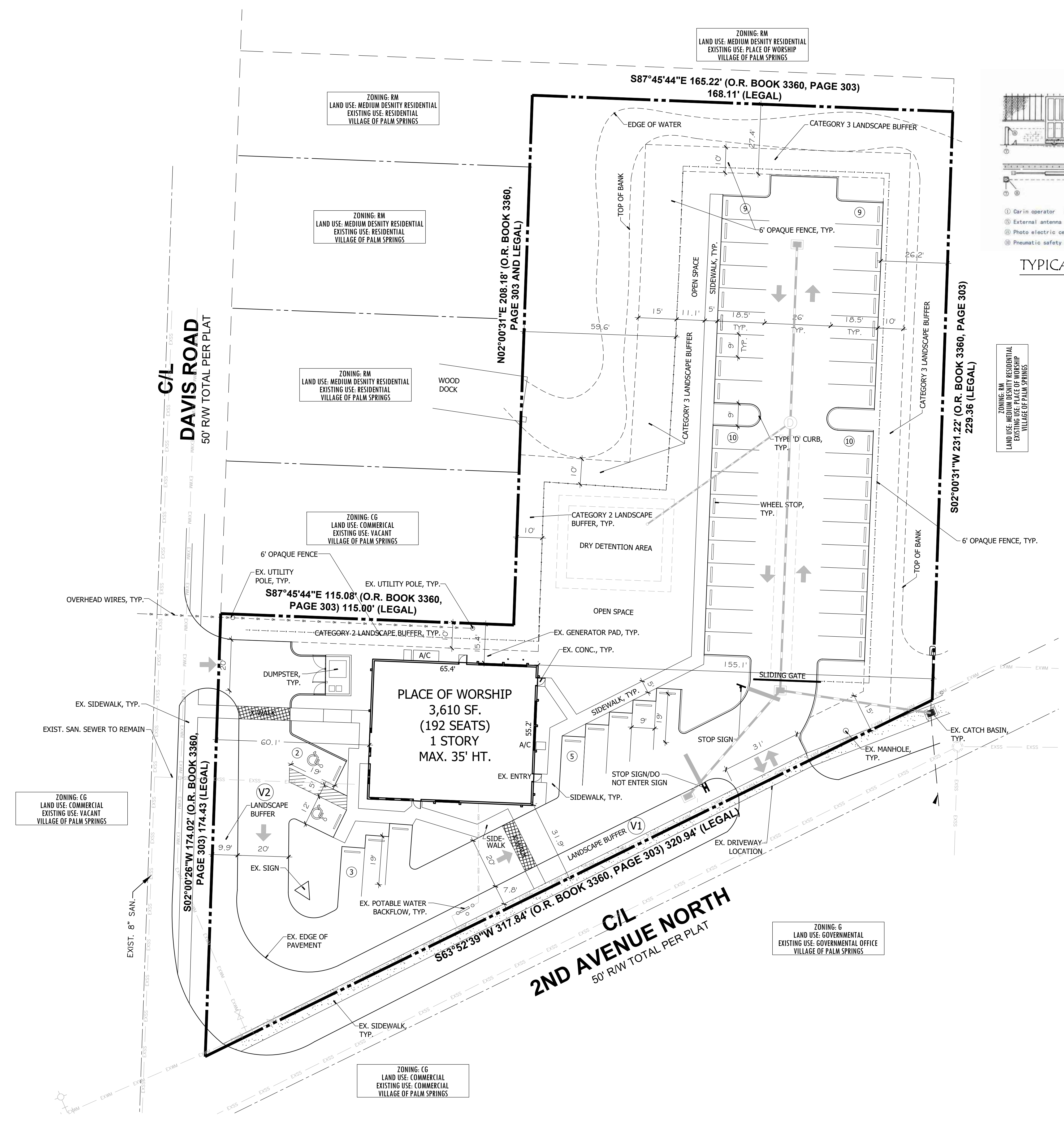
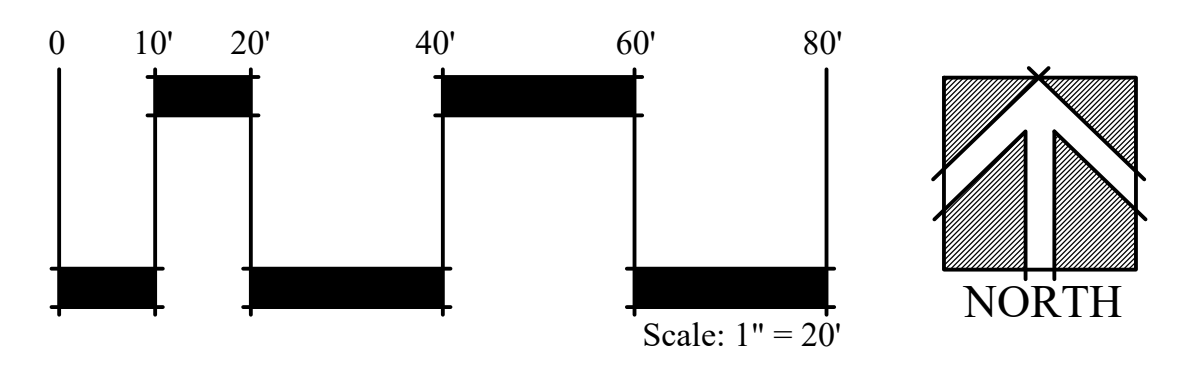
REQUIRED SETBACKS TO BUILDING:	
FRONT YARD:	MIN. 50' (SOUTH)
REAR YARD:	MIN. 20' (NORTH)
INTERIOR SIDE YARD:	MIN. 15' (EAST)
CORNER SIDE YARD:	MIN. 25' (WEST)

ACTUAL SETBACKS TO BUILDING:	
FRONT YARD:	MIN. 31.9' (SOUTH) *
REAR YARD:	MIN. 15.4' (NORTH) *
INTERIOR SIDE YARD:	MIN. 155.1' (EAST)
CORNER SIDE YARD:	MIN. 60.1' (WEST)
* NON-CONFORMING SETBACKS	

ZONING VARIANCE APPROVAL				
ITEM NO.:	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
V1 V2	SEC. 34-162 REQUIRED BUFFERS:			
	2ND AVE. (SOUTH)	15'	7.8'	7.2'
	DAVIS RD. (WEST)	15'	9.9'	5.1'

NOTES:
ALL EXISTING AND PROPOSED UTILITY BOX/CABINET SHALL BE SCREENED FROM VIEW.

Site Plan



Litterick Landscape Architecture

2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3876
JasonLA1677@yahoo.com

PENUEL EVANGELICAL CHURCH OF DELRAY
Village of Palm Springs, Florida

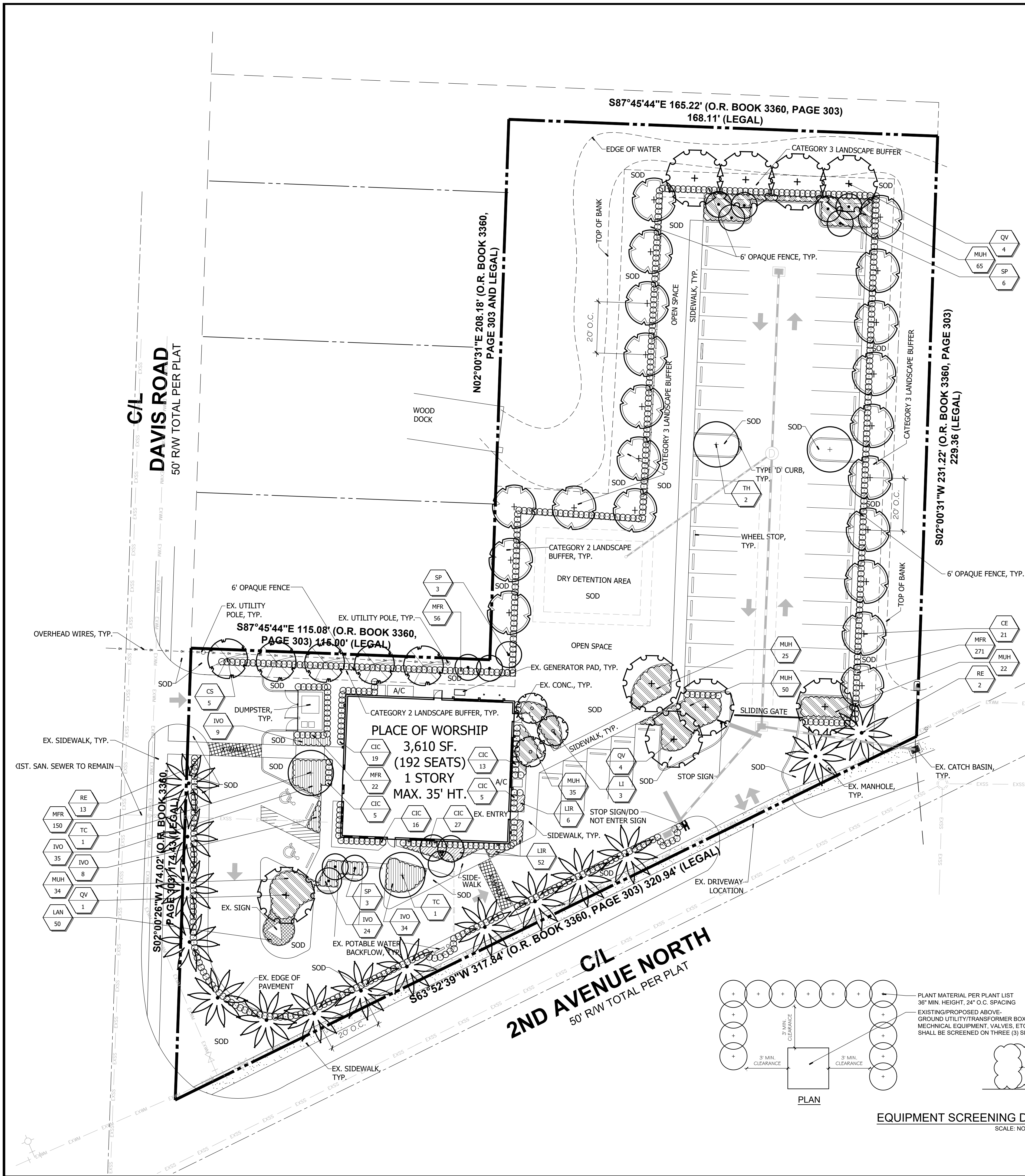
Project Name
Landscape Architect of Record

Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 20'-0"

Designed: JML
Drawn: JML
Approved: JML
Date: 10/23/19
Job no.
Revisions: 1/27/20
2/25/20

Sheet No.
SP-1



PLANT LIST

TREES/PALMS	SYM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	NOTES:
* V	QV	9	QUERCUS VIRGINIANA	LIVE OAK	12'-14' HT.	5' MIN.	FULL & THICK, 2.5" CALIPER, 5' CLEAR TRUNK AT PLANTING
* V	SP	12	SABAL PALMETTO	CABBAGE PALM	10'-24" C.T., SLICK	--	HURRICANE CUT HEAD, STAGGER HTS., 2/3 CURVED CHARACTER TRUNKS
* V	CE	21	CONOCARPUS ERECTUS	GREEN BUTTONTWOOD	12' HT.	5' MIN.	FULL & THICK, 2.5" CALIPER, 5' CLEAR TRUNK AT PLANTING
* V	RE	15	ROYSTONIA ELATA	ROYAL PALM	8-10' G.W.	--	FULL & THICK, MATCHED HEIGHTS
* M	LI	3	LAGERSTROEMIA INDICA 'MUSKOGEE'	CRABE MYRTLE	12' HT.	5' MIN.	FULL & THICK, MULTI-TRUNK, 4" C.T.
* V	CS	5	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTONTWOOD	12' HT.	5' MIN.	FULL & THICK, 2" DBH
M	TH	2	TABEBUIA HETEROPHYLLA	PINK TABEBUIA	12' HT.	5' MIN.	FULL & THICK, 2.5" CALIPER, 5' CLEAR TRUNK AT PLANTING
M	TC	2	TABEBUIA CARAIBA	YELLOW TABEBUIA	12' HT.	5' MIN.	FULL & THICK, 2.5" CALIPER, 5' CLEAR TRUNK AT PLANTING

SHRUBS & GROUNDCOVERS	KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	O.C.	REMARKS
* V	CTC	85	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	#3, 24" O.A.	18" MIN.	24"	FULL & THICK TO BASE
M	LIR	58	LIRIOPE MUSCARI	GREEN LIRIOPE	#3, 12" O.A.	12"	18"	FULL & THICK TO BASE
* V	IVO	75	ILEX VOMITORIA 'STOKES DWARF'	SHILLING'S DWARF HOLLY	#3, 12" MIN.	12"	24"	FULL & THICK TO BASE
* V	MUH	231	MUHLBERGIA CAPILLARIS	MUHL'S GRASS	#3, 18" O.A.	16"	30"	FULL & THICK TO BASE
* V	MFR	499	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	#7, 36" O.A.	20"	24"	FULL & THICK TO BASE
* V	LAN	50	LANTANA CAMARA 'GOLD MOUND'	GOLD MOUND LANTANA	#1, FULL POT	14"	18"	FULL & THICK TO BASE

* ASTERISK DENOTES NATIVE PLANT MATERIAL
V INDICATES VERY DROUGHT TOLERANT PLANT MATERIAL
M INDICATES MODERATELY DROUGHT TOLERANT PLANT MATERIAL

NATIVE VEGETATION CALCULATIONS
PERCENTAGE OF NATIVE TREES: 87.5%
PERCENTAGE OF NATIVE SHRUBS: 94.4%
TOTAL PERCENTAGE OF NATIVE VEGETATION: 93.9%

SOD: ST. AUGUSTINE 'FLORITAM'
MULCH: 3" SHREDDED MELALEUCA MULCH (OR APPROVED RECYCLED MULCH) TO BE APPLIED TO ALL PLANTING BEDS.

IRRIGATION NOTE:
ALL NEW LANDSCAPE AREAS SHALL BE RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

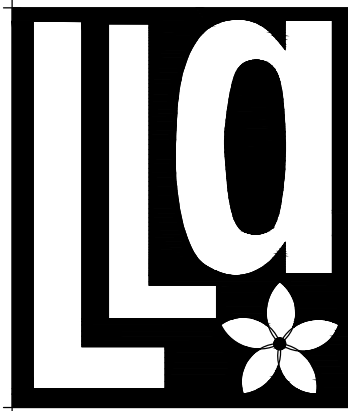
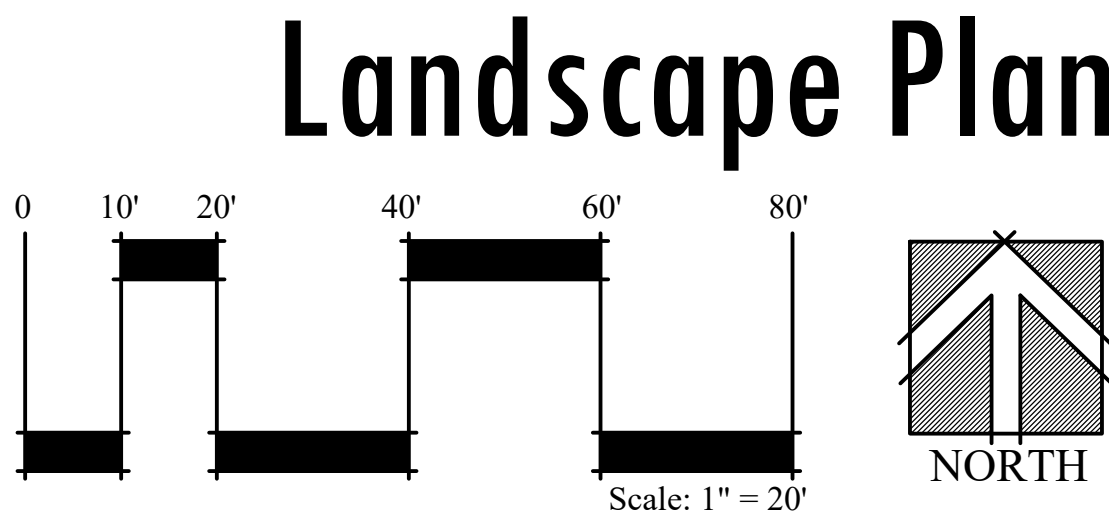
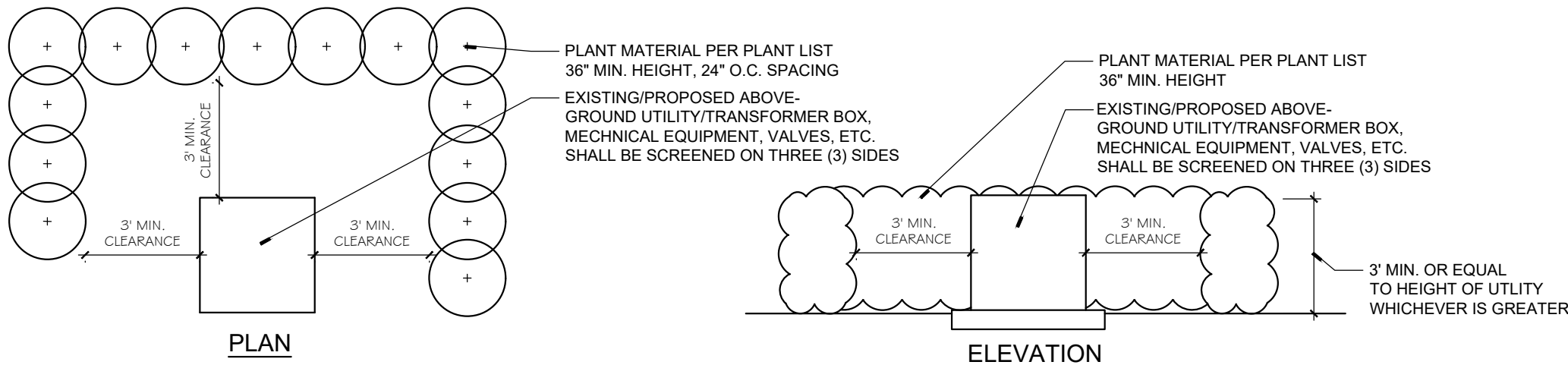
IRRIGATION WATER SOURCE: NON-POTABLE WELL

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'GRADES AND STANDARDS' LATEST EDITION.
- ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF VILLAGE OF PALM SPRINGS LAND DEVELOPMENT REGULATIONS.
- THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS CHANGES WITHOUT THE AUTHORIZATION OF THE VILLAGE OF PALM SPRINGS, THE OWNER AND THE LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.
- ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.
- ALL SOD SHALL BE STENOTAPHRIUM SECONDATUM FLORITAM (ST. AUGUSTINE SOD).
- ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO FLORIDA DEPARTMENT OF TRANSPORTATION SIGHT LINE GUIDELINES.
- CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 10" AND 8' WITHIN SIGHT VISIBILITY TRIANGLES. TWENTY BY TWENTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION, ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FOOT INDER 546.
- ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.
- ALL PROPOSED LANDSCAPE AREAS SHALL RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSING DEVICE ACCORDING TO LOCAL AND STATE CODES. IRRIGATION WATER SHALL BE PULLED FROM A WELL SOURCE.
- ALL ABOVE GROUND UTILITIES SHALL BE SCREENED FROM VIEW ON THREE SIDES WITH AN APPROPRIATE HEDGE MATERIAL. HEIGHT OF PLANT MATERIAL AT TIME OF INSTALLATION SHALL BE AT LEAST AS TALL AS THE UTILITY BEING SCREENED AND SHALL BE SPACED APPROPRIATELY IN ORDER TO PROVIDE COMPLETE SCREENING OF UTILITY WITHIN ONE YEAR OF INSTALLATION.
- ALL TREES NOT LOCATED WITHIN A LANDSCAPE BED SHALL RECEIVE A 4' DIA. MULCH RING.
- ALL EXOTIC AND NUISANCE VEGETATION SHALL BE REMOVED FROM SUBJECT PROPERTY PRIOR TO ANY CERTIFICATE OF OCCUPANCY.

LANDSCAPE DATA:

INT. LANDSCAPE AREA REQ'D.: 960 S.F. (20 S.F./PARKING SPACE, 48 SPACES)
INT. LANDSCAPE AREA PROVIDED: 2,000 S.F. (EXCLUDES BUFFERS & DETENTION)



Litterick
Landscape
Architecture

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Palm City, FL 34990
561-719-3876
JasonLA1677@yahoo.com

PENUEL EVANGELICAL CHURCH OF DELRAY

Village of Palm Springs, Florida

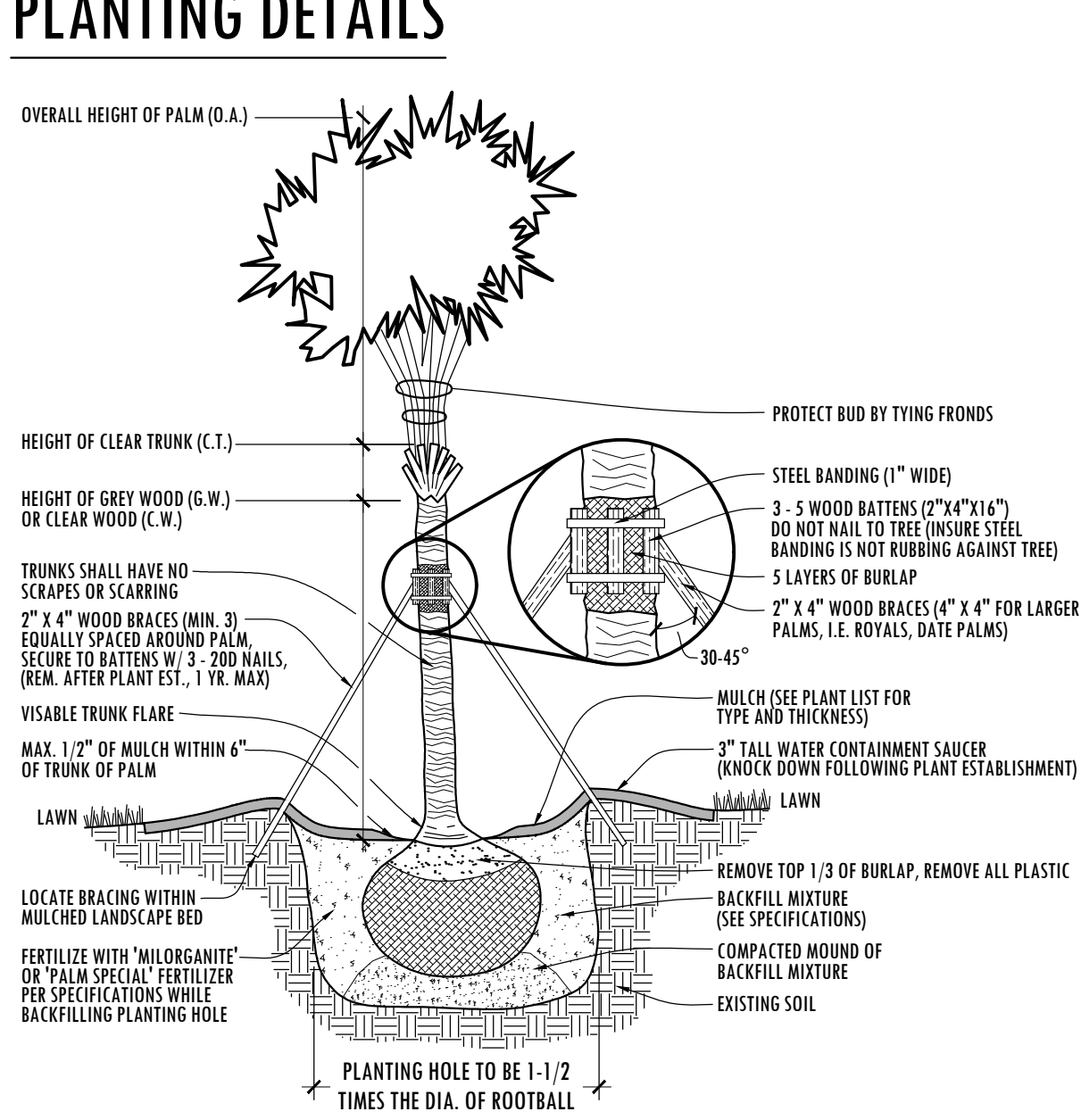
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Landscape Architect of Record: _____

Jason M. Litterick, RLA
(LA0001677)
Scale: 1" = 20'-0"

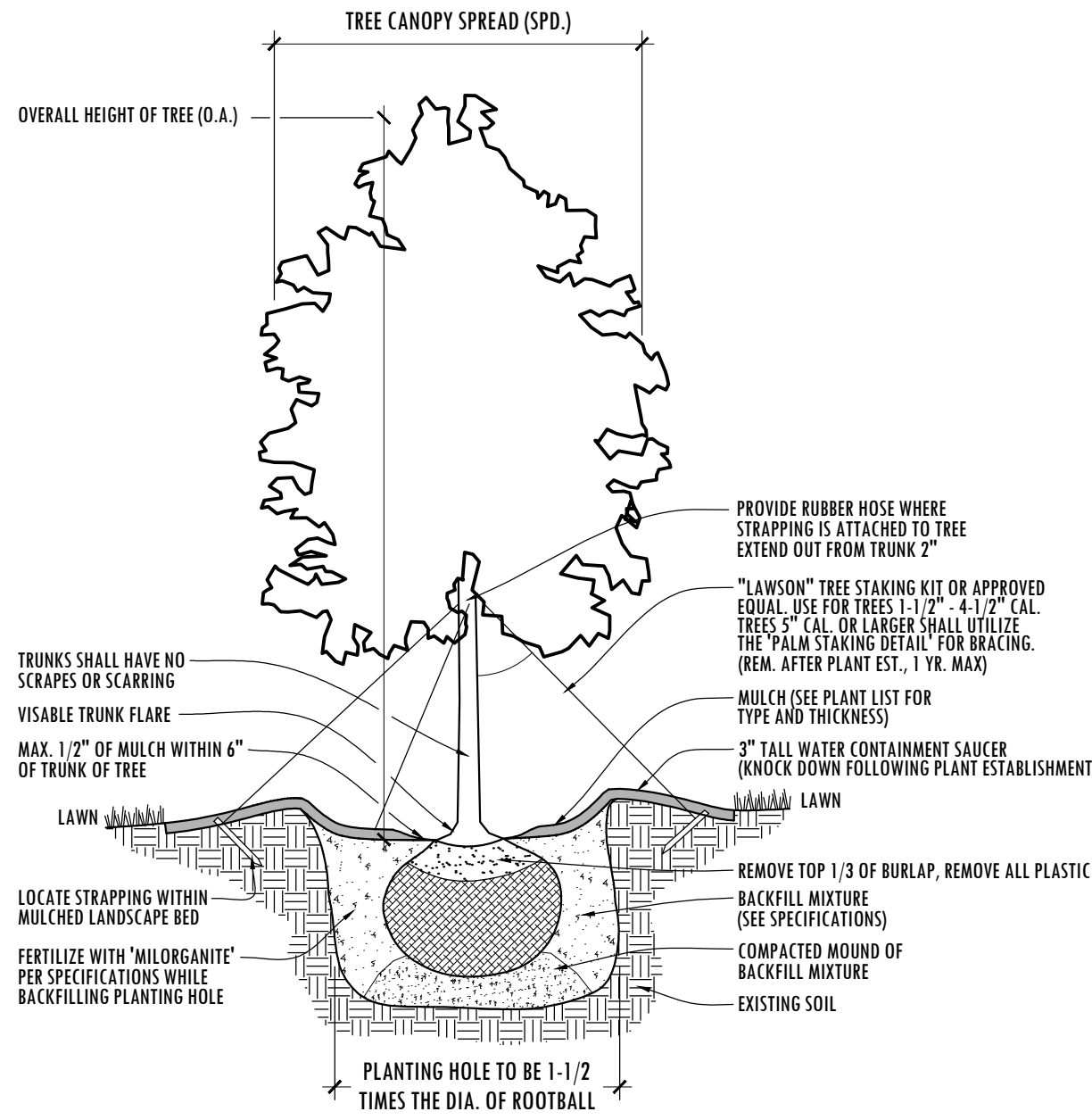
Designed: _____ JML
Drawn: _____ JML
Approved: _____ JML
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Revisions: 1/27/20
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Sheet No. **LP-1**

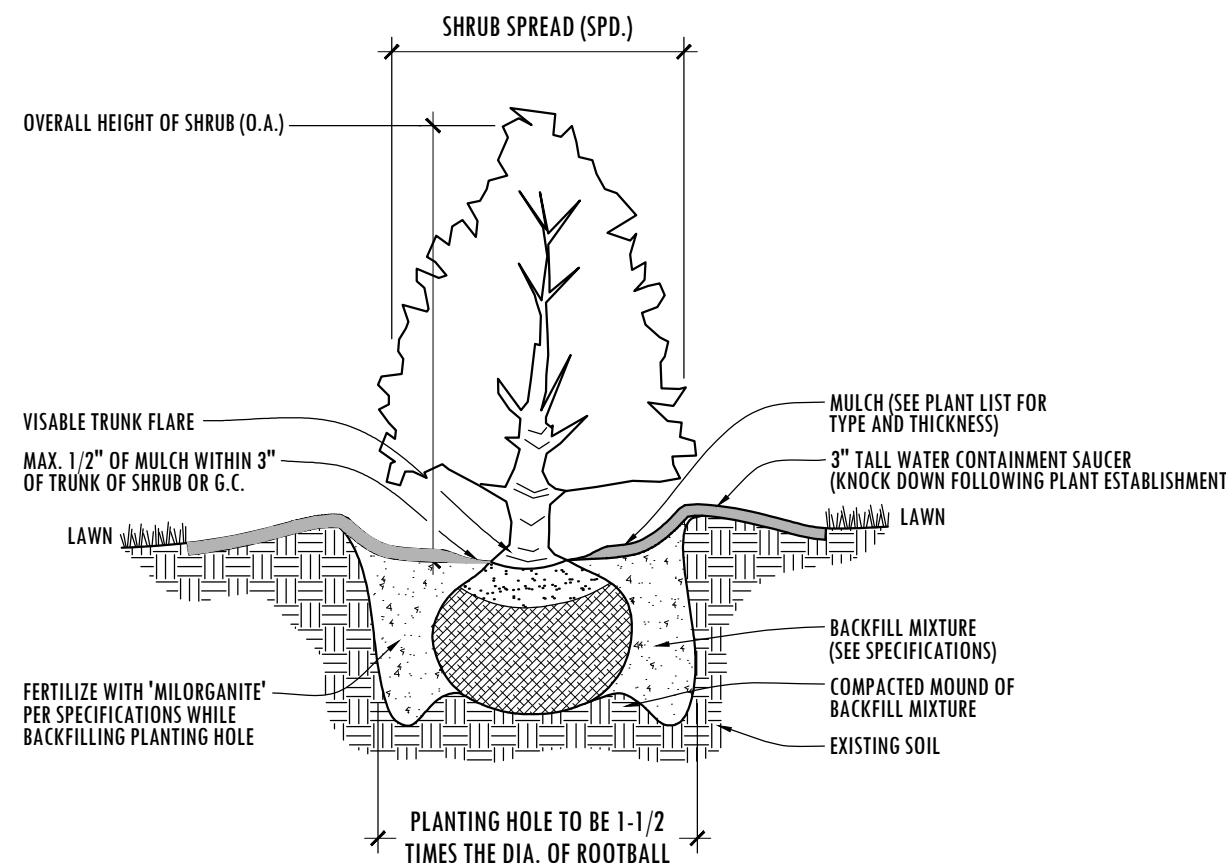
PLANTING DETAILS



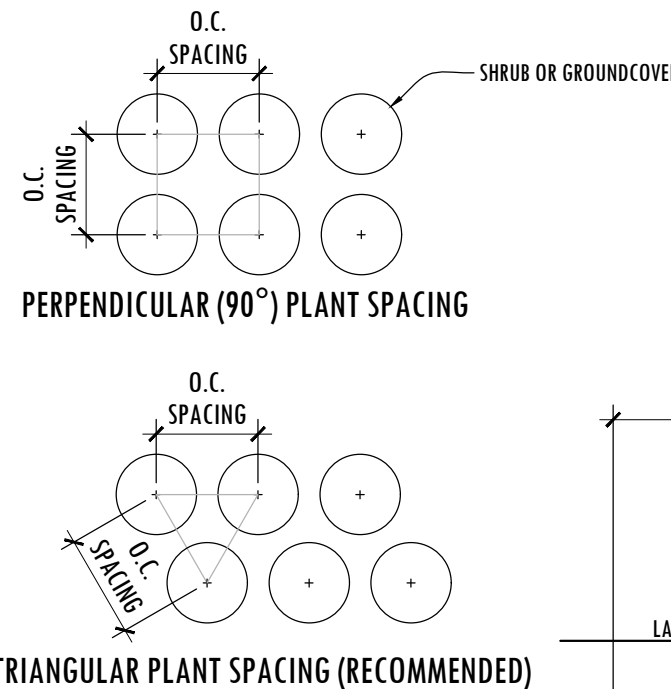
PALM PLANTING DETAIL



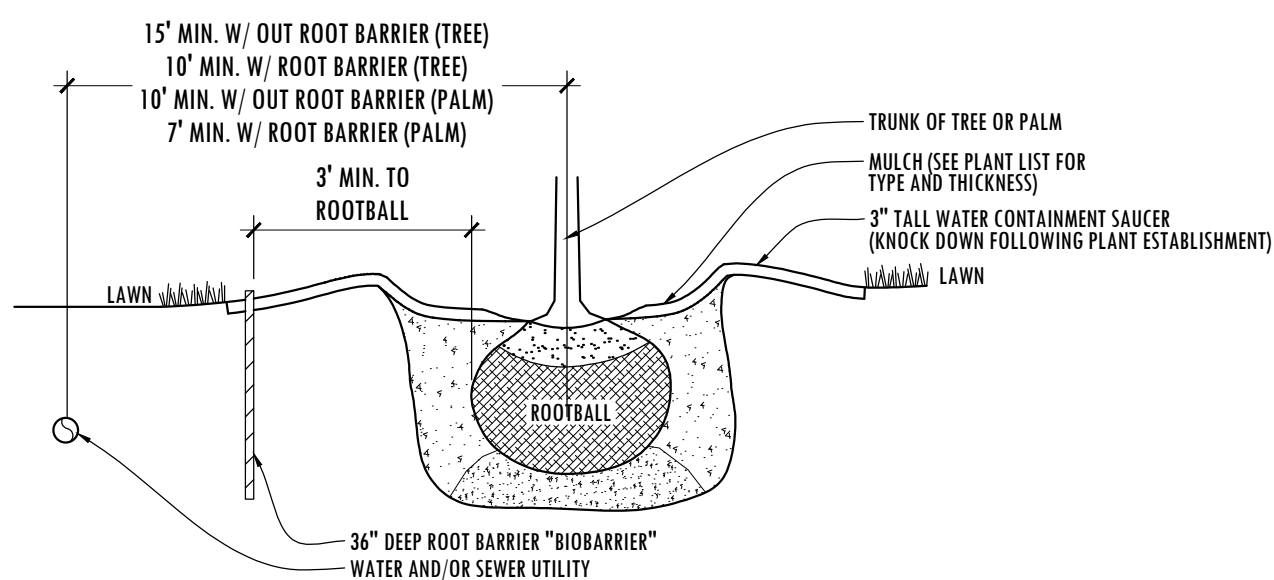
TREE PLANTING DETAIL



SHRUB & GROUNDCOVER PLANTING DETAIL



TRIANGULAR PLANT SPACING (RECOMMENDED)



ROOT BARRIER DETAIL

PLANTING SPECIFICATIONS

1. SCOPE OF WORK

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

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

2. QUALITY ASSURANCE

LANDSCAPE CONTRACTOR MUST 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 PLANS AND COORDINATION BETWEEN THE JOB AND NURSERY.

THE LANDSCAPE CONTRACTOR AND IRRIGATION CONTRACTOR SHALL REVIEW LAYOUT AND SCHEDULING PRIOR TO INSTALLATION OF MATERIAL. MINOR ADJUSTMENT TO IRRIGATION DESIGN MAY BE MADE IN RESPONSE TO THE NEEDS OF SPECIFIC PLANT MATERIAL. THE LANDSCAPE ARCHITECT MUST BE NOTIFIED OF SUCH CHANGES.

3. MATERIALS

PLANT SIZE AND QUALITY
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES AND PALMS FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE FREE OF WEEDS OR ANY OTHER OBJECTIONABLE VEGETATION.

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

CONTAINER GROWN PLANTS SHALL HAVE A DEVELOPED ROOT STRUCTURE SO THAT THE ROOT MASS STAYS IN TACT WHEN REMOVED FROM CONTAINER. IN NO CASE SHALL THE PLANT CONTAIN CIRCLING ROOTS NOR BE ROOT-ROUND.

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 AN THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSION OF THE BID.

MULCH
MULCH SHALL BE A SHREDDED VARIETY AS SPECIFIED IN THE PLANT LIST. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3\"/>

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

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS. FERTILIZE ALL NEW PLANTINGS PER RATES SHOWN BELOW:

TREES:
FERTILIZE NEW TREES WITH "MILORGANITE" AT THE FOLLOWING RATES:

- 8\"/>

(3 CUPS = 1 LB.)

SHRUBS:
FERTILIZE NEW SHRUBS AND ACCENTS WITH "MILORGANITE" AT THE FOLLOWING RATES:

- 4\"/>

PALM TREES:
FERTILIZE NEW PALM TREES WITH A "PALM SPECIAL" FERTILIZER IN SLOW RELEASE FORM. FERTILIZER SHALL CONTAIN AN ADDITIONAL MAGNESIUM AND MICRO-NUTRIENT AMENDMENT

SOIL
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 FRABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS.

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

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

4. EXECUTION

WATER
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 ANT THE 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 BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

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

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

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

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

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

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

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

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

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

AFTER FINAL SETTLING OF BALLED AND BURLAPED PLANTS, LOOSEN BURLAP WRAPPING EXPOSING THE TOP OF THE ROOTBALL, LEAVING THE BALL UNBROKEN. REMOVE EXCESS AMOUNTS OF BURLAP TO ELIMINATE VOIDS WHICH MAY BE CAUSED UPON DECOMPOSITION.

CONTAINER GROWN PLANTS SHALL, WHEN DELIVERED, SHALL HAVE SUFFICIENCY GROWTH TO HOLD EARTH INTACT WHEN REMOVED FROM CONTAINER AND SHALL NOT BE ROOT ROUND. 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 THE PLANT OR ROOT SYSTEMS.

TEST 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.

PLANTING BED PREPARATION
ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (Panicum Repens) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS. COMPACT LAYER OF TOPSOIL IN PIT WITH A SLIGHTLY DISHED GRADE TO CENTER.

BACKFILL AROUND BALL WITH TOPSOIL AND SLIGHTLY COMPACT. WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6\"/>

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0\"/>

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4\"/>

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3\"/>

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

PLANTING SOD

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING. SOD SHALL BE 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.

LOOSEN SUBGRADE TO DEPTH OF 4\"/>

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2\"/>

LAY SOD STRIPS WITH TIGHT JOINTS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

5. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE
MAINTAIN LANDSCAPE WORK IMMEDIATELY AFTER PLANTING AND UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

IN THE EVENT OF SERIOUS DAMAGE 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.

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

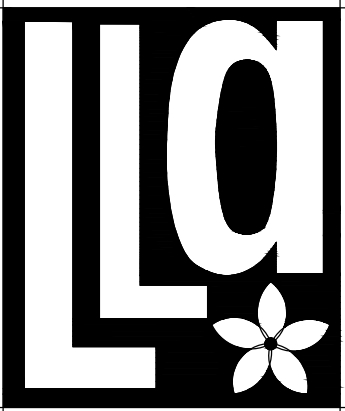
ANY SOIL, PEAT OR SIMILAR MATERIAL WHICH HAS BEEN BROUGHT ONTO ANY PAVED AREAS SHALL BE REMOVED PROMPTLY KEEPING THESE AREAS CLEAN AS THE WORK PROGRESSES. UPON COMPLETION OF THE PLANTING, ALL EXCESS SOIL, STONES AND DEBRIS WHICH HAS NOT BEEN PREVIOUSLY CLEANED UP SHALL BE REMOVED FROM THE SITE.

INSPECTION & ACCEPTANCE
THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT UPON COMPLETION OF THE WORK TO REQUEST A FINAL INSPECTION OF THE INSTALLATION AND PLANT MATERIALS. THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE WILL NOTIFY THE LANDSCAPE CONTRACTOR OF ANY DEFICIENCIES VIA A "PUNCH LIST" WHICH SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR. CONDITIONAL LANDSCAPE ACCEPTANCE OF ALL PLANT MATERIAL AND WORKMANSHIP WILL BE GIVEN IN WRITING BY THE LANDSCAPE ARCHITECT AFTER ALL "PUNCH LIST" ITEMS HAVE BEEN CORRECTED AND ANY PLANT REPLACEMENTS MADE. THIS ACCEPTANCE WILL BEGIN THE WARRANTY PERIOD. DEFICIENCIES NOTED AFTER THE CONDITIONAL LANDSCAPE ACCEPTANCE SHALL BE RECTIFIED DURING THE WARRANTY PERIOD AND PRIOR TO FINAL LANDSCAPE ACCEPTANCE.

GUARANTEE AND REPLACEMENT
ALL PLANT MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL LANDSCAPE ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ANY PLANT MATERIAL OR WORKMANSHIP THAT IS DEFICIENT OR HAS DIED SHALL BE REPLACED AT THE SAME SPECIFICATION NOTED IN THE APPROVED LANDSCAPE PLANS. REPLACEMENTS SHALL BE MADE BY THE LANDSCAPE CONTRACTOR WITHIN TWO (2) WEEKS OF NOTIFICATION BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER. WARRANTIES OF REPLACEMENT MATERIAL SHALL BE SIX (6) MONTHS FROM THE DATE OF REPLACEMENT INSTALLATION. DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM OR AUTOMOBILES OR BY NEGLIGENCE BY THE OWNER SHALL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. UNLESS OTHERWISE ARRANGED WITH THE OWNER, THE CONTRACTOR IS RESPONSIBLE FOR GENERAL PLANT MAINTENANCE INCLUDING WATERING AND MOWING UP UNTIL THE DATE OF CONDITIONAL ACCEPTANCE.

PLANT MATERIAL SUBSTITUTION

THERE WILL BE NO SUBSTITUTION OF PLANT MATERIAL UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT AND/OR OWNER. THIS INCLUDES SPECIES AND SIZE OF PLANT MATERIAL.



Litterick
Landscape
Architecture

2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3876
JasonLA1677@yahoo.com

PENUEL EVANGELICAL CHURCH OF DELRAY

Village of Palm Springs, Florida

Project Name

Landscape Architect of Record

Jason M. Litterick, RLA
(LA0001677)

Scale: Not to Scale

Designed: _____ JML
Drawn: _____ JML
Approved: _____ JML
Date: _____ 10/23/19
Job no. _____
Revisions: _____ 1/27/20
_____ 2/25/20

Sheet No.

LP-2

Landscape Specifications & Planting Details

A new tenant improvement

Penuel Evangelical Church

3401 2nd Ave. N.
Palm Springs, FL. 33461

TERMS OF USE & LICENSE AGREEMENT

Building Codes And Zoning Requirements
At the time of creation, these plans were designed to meet the requirements of a nationally recognized model building code in effect where these plans were produced. Because of the great differences in geography and climate throughout the United States each state, county and municipality has its own building codes, zone requirements, ordinances and building regulations. These plans may need to be modified and additional drawings and details may need to be added to comply with your local conditions, requirements, and a wide range of other matters. All of our plans can be adapted to the local building codes and requirements. It is the responsibility of the purchaser and/or builder of each plan to see that the structure is built in strict compliance with the governing municipal codes (city, county, state and federal). In addition to the building plans that you order, you will also need a site plan that shows where the house is going to be located on the lot. There are some areas of the country that have very strict engineering codes. If you are building in this type of area, it is possible that you will need to hire a local engineer to analyze the house and provide additional drawings and calculations that may be required by your building department.

Notice Duty Of Cooperation
Our firm assumes no liability for any home constructed from these plans. Only qualified Designers, Architects, Contractors or Structural Engineers should attempt to modify any portion of these plans. It is the sole responsibility of the purchaser to obtain any and all structural analysis, engineering and specifications that are required where the structure is to be built. Written dimensions on these drawings should have precedence over scaled dimensions: the contractor shall verify and be responsible for all dimensions and conditions on the job.

Architectural And Engineering Seals
Some cities and states are now requiring that a licensed architect or engineer review and "seal" these plans, or officially approve them prior to construction. In addition, you may need to obtain permits or inspections from your local governments before and in the course of construction. Prior to using these plans, we strongly advise that you consult a licensed architect or engineer, as well as consult with your local building official before applying for any permit or before starting any construction related to these plans. We authorize the use of these plans on the express condition that you strictly comply with all local building codes, zoning requirements and other applicable laws, regulations, ordinances and requirements.

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By the purchase of our plans, customers are granted a limited license to use the plans for the construction of only one home. It is strictly prohibited to reproduce, sell, modify, trace, redraw or reuse the plans or designs without the written permission from the copyright owner. This limited license also applies to all other reproducible media. All orders, once placed, are final. No refunds or exchanges will be granted.

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It is not permitted to copy any part of our original designs or reproduce them in any way or by any means, unless you have purchased reproducible plans, which clearly indicate your right to copy or duplicate these plans. We do not authorize them to be sold to another person or third party. We only authorize the use of your chosen design as an aid in the construction of one single-family home. You may not use this design or these plans to build a second or multiple dwellings without purchasing another set of plans or paying additional design fees.

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The Architect shall have the right to include representations of the Design of Project, including, but not limited to, photographs, plans, drawings, artistic renderings, digital images, and/or videotape, and/or such other similar demonstrative images of the exterior and interior of the subject project, among the Architect's promotional, marketing, advertising, and/or professional materials (collectively, "marketing materials"). The Architect's marketing materials shall not include any image and/or description of the Client's confidential or proprietary information and/or property.

The Architect shall be permitted to post an appropriate job site sign, which sign may include the Architect's name, business address, business telephone number, and/or such other similar business related information, within the boundary of the subject property, beginning with the issuance of the permit through the commencement date of issuance of a certificate of occupancy.

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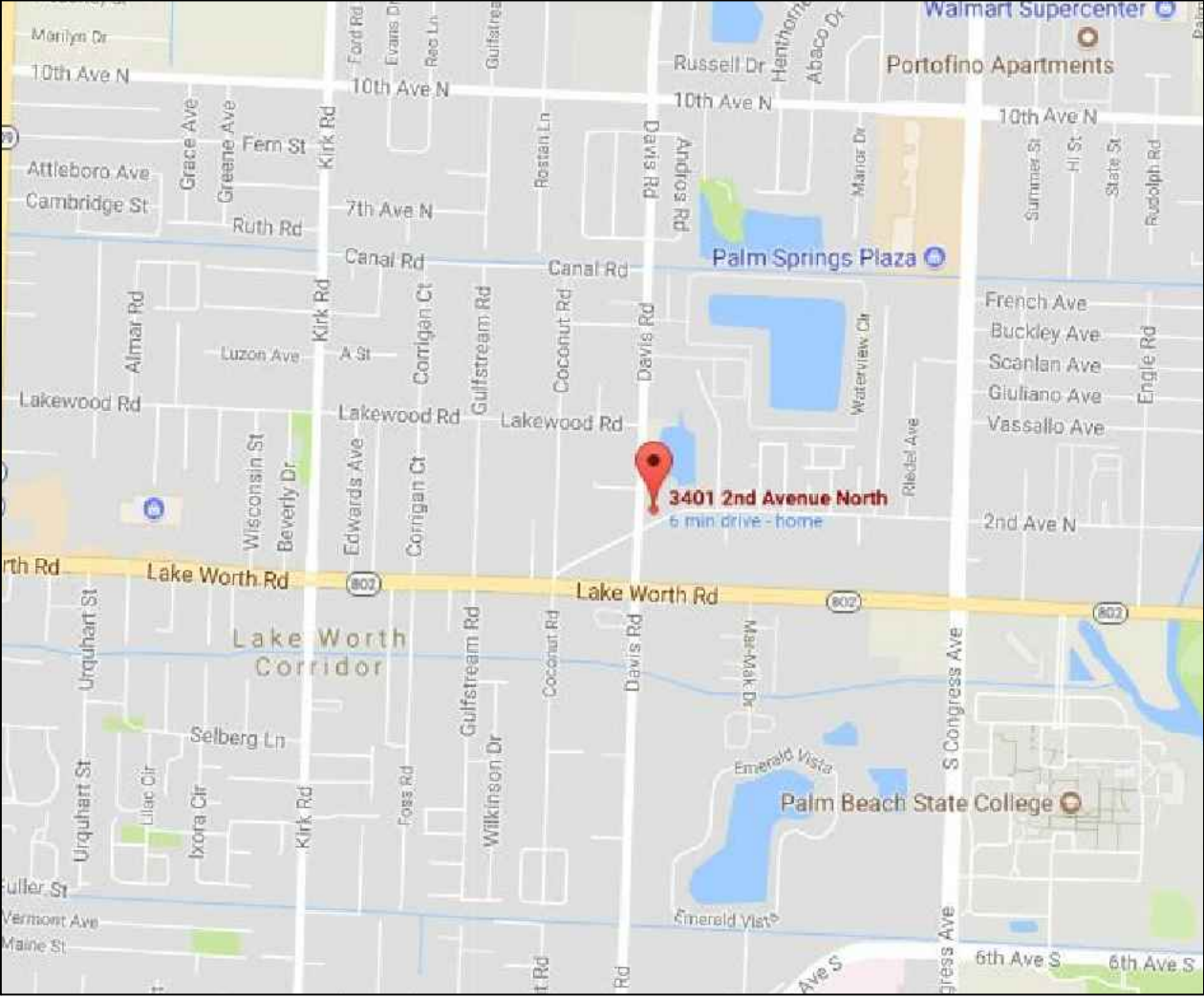
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Dispute Resolution
In the unlikely event that any controversy or claim arising out of or relating to this User Agreement or our services shall be settled by binding arbitration in accordance with the commercial arbitration rules of the American Arbitration Association. Any such controversy or claim shall be arbitrated on an individual basis and shall not be consolidated in any arbitration with any claim or controversy of any other party. The arbitration shall be conducted in Broward County, Florida, and judgment on the arbitration award may be entered into any court having jurisdiction thereof. Either you or we may seek any interim or preliminary relief from a court of competent jurisdiction in Broward County, Florida, necessary to protect the rights or property of you or us pending the completion of arbitration.

Miscellaneous
In the event that any provision of the User Agreement conflicts with the law under which the User Agreement is to be construed or if any provision is held invalid by a court with jurisdiction over the parties to the User Agreement, such provision will be restated to reflect as nearly as possible the original intentions of the parties in accordance with applicable law, and the remainder of this User Agreement will remain in full force and effect. If either party fails to insist upon or enforce strict performance by the other party of any provision of the User Agreement, or to exercise any right under the User Agreement, such a failure will not be construed as a waiver or relinquishment to any extent of such party's right to assert or rely upon any such provision or right in that or any other instance. That is, all provisions and rights will remain in full force and effect.

VICINITY MAP



SATELLITE AERIAL



OCCUPANCY LOADS

OCCUPANCY LOAD CALCULATIONS

TABLE 1004.1.1 - MAX FLOOR AREA ALLOWANCES PER OCCUPANT

OCCUPANCY	AREA PER OCCUPANT (CONCENTRATED, CHAIRS ONLY - NOT FIXED SQ.FT. 7 NET) (SQ.FT. 100 GR)	
A - Assembly		
B - Business		
GREAT ROOM TOTAL NET AREA : ASSEMBLY BY AREA 2,595 S.F. @7 SF/APP = BY SEATING =		370 169
OFFICE/ CONF. TOTAL GROSS AREA : BUSINESS AREA 267 S.F. @100 SF/APP =		2
KITCHEN TOTAL NET AREA : BUSINESS AREA 140 S.F. @7 SF/APP =		20
MAINTENANCE TOTAL GROSS AREA : S-1 AREA 68 S.F. @100 SF/APP =		1
TOTAL		192

SCOPE OF WORK

1. CHANGE OF USE FROM
BUSSINES(ANIMAL HOSPITAL) TO
ASSEMBLY(A-3)
2. NEW INTERIOR RENOVATION AS PER
PLANS.
3. ELECTRICAL , MECHANICAL AND
PLUMBING AS PER PLANS.

CODE RESEARCH

OCCUPANCY

A3 -Assembly
TYPE OF CONSTRUCTION
TYPE IIIB - NOT PROTECTED (UNSPRINKLERED)

PLUMBING FIXTURE CALCULATIONS:

REQUIRED BY FLORIDA BUILDING CODE
BASED ON A-3 ASSEMBLY OCCUPANCY
UNISEX

WATER CLOSET: 1 PER 150 FOR MALES AND 1 PER 75 FOR FEMALES
3 REQUIRED/ 3 PROVIDED
LAVATORIES: 1 PER 200
2 REQUIRED/ 2 PROVIDED

1 DRINKING FOUNTAIN PER TABLE 403.2 FBC - P

EGRESS WIDTH BUILDING 1

1 EXITS REQUIRED, 5 EXITS PROVIDED PER 1005.3.2
466 OCCUPANTS x 0.2" = 93.2" REQUIRED
180" PROVIDED

AREA CALCULATIONS

EXIST.TOTAL AREA		3,610 S.F.
NOTE: EXISTING ASSEMBLY AREA IS NOT BEING CHANGED IN SQUARE FOOTAGE OF SPACE.		
DESIGN WIND PRESSURES		
WINDOWS & DOORS	POS +42.9 P.S.F. NEG -57.3 P.S.F. WORST CASE ALL OPENINGS	
	FIELD ZONE ①	-42.8 PSF
	3' EDGE ZONE ②	-71.9 PSF
ROOF	3' x 3' CORNERS ③	-108.2 PSF

PROPERTY INFORMATION

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE F.B.C. 2017 6TH EDITION WITH ALL AMENDMENTS, THE 2014 N.E.C., THE ZONING ORDINANCES IN THE CITY OF JURISDICTION AND ALL APPLICABLE CODES AND STANDARDS.

LEGAL DESCRIPTION

**SUB 19-44-43 ELY 320.94 FT OF SLY 382.61 FT
OF TR 58 LYG N OF RD (LESS N 208.18 FT OF
W 115 FT)**

MUNICIPALITY

PALM SPRINGS

Parcel Control Number:

70-43-44-19-20-058-0110

SUBDIVISION

SUB 19-44-43

LAND USE CODE

1900 - PROF OFFICES

ZONING CODE

**CG - Commercial General
(70-PALM SPRINGS)**

LOCATION ADDRESS

3401 2ND AVE N

CLASSIFICATION OF WORK

ALTERATION LEVEL 2

PROJECT TEAM

OWNER

ADVANCED GLOBAL CONSULTING FIRM LLC
3900 WOODLAKE BLVD STE 301E
LAKE WORTH FL 33463 3010

ARCHITECT

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BUILDING DEPARTMENT

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VOICE: 561.965.4016

ZONING DEPARTMENT

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226 Cypress Lane
Palm Springs, Florida 33461
VOICE: 561.965.4016

SHEET INDEX

CVR	COVER SHEET
A-0	GENERAL NOTES + SPECIFICATIONS
D-1	DEMOLITION PLAN AND NOTES
A-1	PROPOSED FLOOR PLAN
A-2	LIFE SAFETY PLAN
A-2.1	EXISTING ELEVATIONS
A-3	CONSTRUCTION DETAILS AND NOTES
E-1	ELECTRICAL PLAN + NOTES
M-1	MECHANICAL PLAN + NOTES
P-1	PLUMBING PLAN + NOTES

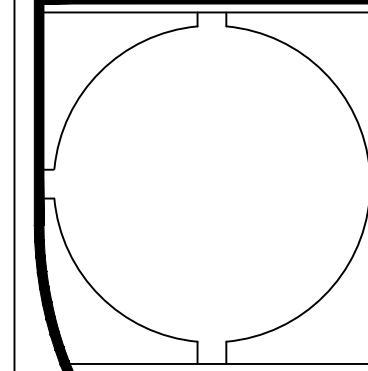
CONTRACTOR TO VERIFY ANY
CONDITION AND NOTIFY ALL
RESPONSIBLE PARTIES IF THERE
ARE ANY DISCREPANCIES. THE
ARCHITECT ASSUMES NO
RESPONSIBILITY.

ALL WORK TO BE PERFORMED IN
ACCORDANCE WITH THE F.B.C. 2017
6TH EDITION WITH ALL AMENDMENTS,
THE 2014 N.E.C., THE ZONING
ORDINANCES IN THE CITY OF
JURISDICTION AND ALL APPLICABLE
CODES AND STANDARDS.



**THE CONSTRUCTION AND
ARCHITECTURE GROUP, INC.**
SANDRA PUERTA
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DATE:
Jun. 11, 18

**BLDG. DEPT.
PLAN
REVISIONS:**



A new tenant improvement for:

Penuel Evangelical Church

3401 2nd Ave. N.
Palm Springs, FL. 33461
PCN: 70-43-44-19-20-058-0110

Cover and
Project
Information

MANAGED BY: NS
DRAWN BY: SP
REVIEWED BY: SP

SHEET:
CVR

TYPICAL GENERAL NOTES

SOME ITEMS DO NOT APPLY IF NOT PART OF THE SCOPE OF WORK

GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES, REGULATIONS AND RESTRICTIONS HAVING EFFECT AT THE TIME OF THE PROJECT. THIS INCLUDES THE LATEST EDITIONS OF THE PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE SPECIFICATIONS. THE MORE STRINGENT PROVISIONS SHALL GOVERN. WORK SHALL INCLUDE ALL ITEMS (BUILDING AND SITE) INDICATED ON THESE DRAWINGS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DEVIATION FROM THE PLANS PRIOR TO CONSTRUCTION. DRAWINGS SHALL NOT BE SCALED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR GENERAL REVIEW AND DESIGN COMPLIANCE. CONTRACTOR SHALL MAINTAIN TEMPORARY ELECTRICAL, WATER AND SANITARY FACILITIES FOR THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOB SITE AND LEAVE THE BUILDING BROOM CLEAN. THE CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE SITE PRIOR TO CONSTRUCTION AND SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO ACTUAL CONSTRUCTION. ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS DISCOVERED AT THIS TIME SHALL BE REPORTED BY THE CONTRACTOR IMMEDIATELY TO THE ARCHITECT. ALL WORKMANSHIP SHALL BE NEAT, CLEAN, TRUE AND CORRECT. OMISSIONS FROM THE DRAWINGS OR SPECIFICATIONS OR THE DESCRIPTION OF DETAILS OF WORK, WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PREFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OF WORK, BUT THEY SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN A FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIALS INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER THE DATE OF FINAL ACCEPTANCE. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COST TO THE OWNER. SUBSTANTIAL COMPLETION SHALL BE ATTAINED WHEN ALL PHASES OF THE WORK ARE COMPLETE AND THE SPACE CAN BE USED FOR WHAT IS INTENDED, EXCLUDING PUNCH LIST ITEMS.

BUILDING IDENTIFICATION

APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND

COLUMNS

ALL WOOD AND/OR STEEL COLUMNS SHALL BE 1 HOUR FIRE RATED. TOP OF ISOLATED EXTERIOR AND PERIMETER COLUMN FOOTING PADS SHALL MATCH THE BOTTOM OF MONOLITHIC WALL FOOTING ELEVATIONS (MINIMUM 1'-4" BELOW TOP OF SLAB ELEVATION, OR AS DETAILLED ON THE PLANS.

DOORS & WINDOWS

ALL BEDROOMS REQUIRE AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 INCHES WIDTH, 24 INCHES IN HEIGHT AND 5.7 sq.ft. in AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR. SINGLE HUNG WINDOW OPERATING MECHANISMS SHALL BE AT OR NEAR THE SILL. WINDOWS MARKED "EGRESS" MUST BE MANUFACTURED TO CONFORM TO THE BUILDING CODE WITH A REFLECT TO MINIMUM EMERGENCY EGRESS REQUIREMENTS PER N.F.P.A. 101 CHAPTER 22-2. A DOOR MARKED IN PLAN CALLED "EMERGENCY EGRESS" SHALL BE DESIGNATED AS AN EXTERIOR DOOR NOT TO BE SHUTTERED FOR EMERGENCY EXIT DURING HURRICANE EMERGENCY CONDITIONS. DOOR TO HAVE A MIN. CLEAR OPENING OF 29", AND TO HAVE PASSED APPROVED IMPACT AND MISSILE TESTS.

WINDOW SAFEGUARD NOTE

WHERE THERE IS A DROP OF MORE THAN 4 FEET ON THE FAR SIDE OF SUCH WINDOWS AND THE SILL IS LESS THAN 36 INCH ABOVE THE NEAR SIDE WALKING SURFACE, SAFEGUARDS SHALL BE PROVIDED TO PREVENT THE FALL OF PERSONS WHEN SUCH WINDOWS ARE OPEN.

SECURITY NOTES

ALL LOCKS ON EXTERIOR DOORS SHALL RESIST A FORCE OF 300 # APPLIED IN ANY MOVABLE DIRECTION. ALL EXTERIOR LOCKS SHALL BE SINGLE CYLINDER WITH 1" THROW FOR 1 3/4" SOLID CORE DOOR. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A KEY OPERATED LOCK, OPERABLE FROM EXTERIOR WITH A MINIMUM 600 POSSIBLE KEY CHANGES. KEY ON KNOB LOCKS SHALL HAVE AN AUXILIARY DEAD BOLT WITH HARDENED BOLT OR WITH INSERT. EXTERIOR SWING DOORS SHALL BE SOLID CORE NOT LESS THAN 1 3/4" THICK. FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH VISION SCOPE OR VISION PANEL. HINGES ON OUT SWINGING EXTERIOR DOORS SHALL HAVE NON-POSSED SCREWS AND NON-REMOVABLE PINS. SINGLE SWING EXTERIOR DOORS CONNECTING LIVING AREAS WITH GARAGE AREAS SHALL BE SOLID CORE 1 3/4" THICK AND SHALL BE SECURED WITH A LATCH AND SINGLE BOLT WITH ONE INCH MIN. THROW OR A COMBINATION OF DEAD BOLT AND DEAD LATCH SETS AND AN AUTOMATIC DOOR CLOSER. ALL GLASS IN EXTERIOR DOORS SHALL COMPLY WITH ANSI Z99.1. ALL WINDOWS (OPERABLE AND A FORCE PUSH BUTTON WHICH AUTOMATICALLY OPENS BY TURN OR CLOSING ACCORDING TO FED. SPEC. #160 AND 151.1. OVERHEAD DOORS SHALL BE PROVIDED WITH MULTIPLE POINT LOCKS OR BE LOCKED AT MORE THAN ONE POINT WITH HARDENED BOLTS WITH INSERTS ENGAGING AT LEAST TWO OPPOSITE POINTS A MIN. OF 5/8".

POST PERMANENT SIGN WITH 1/2" LETTERS ON THE INSIDE FACE OF ANY ONE DOOR TO OUTSIDE; "DO NOT OPERATE EGRESS WITH DOORS CLOSED. CARBON MONOXIDE EMISSION."

NON-BEARING INTERIOR PARTITIONS

ALL INTERIOR NON BEARING PARTITIONS SHALL BE 3 5/8" METAL STUDS 26 GA AT 24" C/C MAXIMUM SPACING WITH 1/2" MINIMUM GYPSUM. DRYWALL EACH SIDE.

BATHROOMS

BATHROOM FLOORS AND BASE SHALL BE IMPERVIOUS MATERIALS. TILE FINISH, SELECTED BY OWNER

MIRRORS / GLAZING

MIRRORS SHALL BE ANCHORED TO STUDS WHEN IN EXCESS OF 9 S.F. TEMP GLAZING SHALL BE PROVIDED IN TUB & SHOWER WINDOWS & MIRRORS WHERE LESS THAN 60" A.F.F. ALL GLASS WITHIN 24" OF ANY DOOR, FIXED GLASS, SLIDING GLASS DOORS OR LOCATED WITHIN 60" OF FLOOR AND ALL GLAZING AT TUB AND SHOWER ENCLOSURES, WHIRLPOLLS, SPAS, SAUNAS AND STEAM ROOMS SHALL BE TEMPERED SAFETY GLASS.

FIREPLACE NOTES:

- FIREBOX, SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES, RULES & REGULATIONS HAVING JURISDICTION.
- CLEAR FIREPLACE OPENING SHALL BE 40x29x16" DEEP.
- PROVIDE 1/2"x1/2" FLUE LINING
- PROVIDE FIREBRICK INNER HEARTH & LINING
- MASONRY CHIMNEY (SEE ELEVATIONS) TOP OF FLUE TO BE 24" ABOVE THE HIGHEST POINT 10'-0" AWAY.
- PROVIDE 24" DEEP TILED OUTER HEARTH, 12" ABOVE FINISHED FLOOR & MIN. 16" WIDER THAN FIREPLACE OPENING.
- PROVIDE CAST IRON DAMPER
- FIREPLACE AND MATERIALS TO BE U.L. RATED AND APPROVED.
- ALL WOOD BEAMS, JOISTS, AND STUDS SHALL BE TRIMMED AWAY FROM FIREPLACES. HEADERS SUPPORTING TRIMMER ARCHES AT FIREPLACES SHALL BE NOT LESS THAN TWENTY INCHES FROM THE FACE OF THE CHIMNEY BREAST. TRIMMERS SHALL BE NOT LESS SIX INCHES FROM THE INSIDE FACE OF THE NEAREST FLUE LINING
- WOODWORK SHALL NOT BE PLACED WITHIN SIX INCHES OF A FIREPLACE OPENING. WOODWORK AROUND PROJECTING MORE THAN ONE AND ONE-HALF INCH FROM A FIREPLACE OPENING SHALL NOT BE PLACED LESS THAN TWELVE INCHES FROM THE TOP OF A FIREPLACE OPENING.
- PROVIDE A U.L. RATED AND APPROVED CHIMNEY CAP W/ INTEGRAL BUILT-IN SPARK ARRESTER AND RAIN CAP AND BASE FLASHING.

STRUCTURAL NOTES

CONCRETE THIS BUILDING DESIGNED PER: 2705.2(a) - ACI-530.1/92I ASCE 6-92I TMS 402-92I 2705.2(b) - ACI-530.1/92I ASCE 6-92I TMS 402-92I /ASCE 7 THE FOUNDATION SHOWN HAS BEEN DESIGNED BY RATIONAL ANALYSIS BY THE ENGINEER OF RECORD SOIL BEARING CAPACITY: 2500 PSF. IF INFERIOR SOIL IS ENCOUNTERED OR IF 2500 PSF CANNOT BE OBTAINED BY PROPER FILLING AND COMPACTION, CONTACT ARCHITECT. VERIFICATION OF THE TEST FOR MODIFIED PROCTOR ASTM D 1557 SHALL BE FILED WITH THE GOVERNING BUILDING DEPARTMENT. BACKFILL SHALL CONSIST OF NON-EXPANSIVE, FREE DRAINING, PREDOMINANTLY GRANULAR MATERIAL FREE OF DEBRIS AND ORGANIC MATERIAL. SLABS 2500 PSI FOUNDATIONS 2500 PSI COLUMNS & BEAMS 3000 PSI CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 5" MINIMUM CONCRETE COVER FOR POURED IN PLACE CONCRETE SHALL BE AS FOLLOWS: SLAB ON-GRADE FOUNDATIONS / FOOTINGS BOTTOM 3" SIDES 2" SUSPENDED SLABS 1" COLUMNS & BEAMS 1 1/2" TO THE TIES MAXIMUM AGGREGATE SIZE SHALL BE 3/4". ALL AGGREGATE SHALL CONFORM TO ASTM C-33. HOLLOW CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C-90-667 SPECIFICATIONS, MORTAR USED TO BOND C.M.U. SHALL CONFORM TO ASTM C-476, TYPE "M" WITH A 28 DAY STRENGTH OF 2500 PSI. LAY ALL MASONRY WITH FULL FACE HATCH JOINTS AND WITH FACE SILL MORTAR BEDDING. VERTICAL CELLS FOR MASONRY TO BE GROUTED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED CONTINUOUS CELL. ALL REINFORCING STEEL SHALL BE GRADE 60, MEETING ASTM SPECS A-615. REINFORCING STEEL SHALL BE FREE FROM OIL, LOOSE SCALE, AND RUST. ALL DOWELS, SLEEVES, CONDUITS, INSERTS, BLOCKOUTS, ANCHOR BOLTS AND DRAINS SHALL BE IN PLACE BEFORE CONCRETING. FOR OPENINGS AND SPECIAL FEATURES OMITTED ON THESE PLANS, SEE ARCHITECTURAL AND/OR MECHANICAL DRAWINGS. MINIMUM CONCRETE PROTECTION FOR REINFORCING BARS: LAP REINFORCING STEEL 30 BAR DIAMETERS MINIMUM, WHEN SPLICED AND SHALL BE SEPARATED BY ONE BAR DIAMETER OR WIRED TOGETHER. SLAB SHALL BE A MINIMUM 4" THICK AND SHALL BE REINFORCED WITH 6"x 6"x 14/1" 4 WELDED WIRE MESH, CENTERED IN CONCRETE DOUBLED 30" AT THE PERIMETER. SCRAPE SLAB AREA CLEAR OF ALL ORGANIC MATERIAL AND FILL WITH CLEAN SAND TO THE ELEVATION OF THE BOTTOM OF THE SLAB. SURFACE MATERIAL CAN BE USED AS SITE FILL.

THE ENTIRE AREA PLUS AN ADDITIONAL THREE FOOT AT PERIMETER, SHALL BE THOROUGHLY COMPACTED BY AT LEAST TEN OVERLAPPING PASSES IN PERPENDICULAR DIRECTIONS OF A VIBRATORY COMPACTOR TO ACHIEVE A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED IN ACCORDANCE WITH AASHTO-180C OR ASTM-D1557. IF FOOTINGS ARE EXCAVATED AFTER THE BUILDING AREA COMPACTION, THEN ALL FOOTING BEARING LEVELS SHALL ALSO BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY USING A HAND OPERATED VIBRATORY COMPACTOR. EXISTING STRUCTURE SHALL BE CONTINUOUSLY MONITORED DURING SOIL COMPACTION. ANY ADDITIONAL FILL PLACED ON THE BUILDING PAD OR ASHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% OF THE 1-180 MODIFIED PROCTOR, IN LIFTS NOT TO EXCEED 10" EACH. THE AREA OF THE BOTTOM OF THE FOOTINGS SHALL BE COMPACTED, PRIOR TO PLACEMENT OF STEEL, WITH A VIBRATORY COMPACTOR TO INSURE UNIFORM DENSITY BENEATH THE FOOTING. DENSITY TESTS SHALL BE TAKEN IN THE FOOTING AREAS.

SOIL SHALL BE TREATED FOR TERMITES FOR A MIN. DISTANCE OF FOUR (4) FEET BEYOND THE PERIMETER OF ALL FOOTINGS AND/OR SLAB EDGES. CONTRACTOR OF ANY DISCREPANCIES SO THAT RELOCATION CAN BE MADE WITHOUT IMPEDING THE PROGRESS OF THE WORK. STRUCTURAL WEID SIZE SHALL BE 1/4" MIN. STRUCTURAL STEEL SHALL BE SECURELY AND ACCURATELY FASTENED TO THE CONCRETE FORM WORK BY A MINIMUM OF TWO (2) FASTENERS PRIOR TO CONCRETE PLACEMENT. BUNDLE ALL STRUCTURAL BEAM TOP BARS IN PAIRS OVER SUPPORT WITH TOP BARS FROM ADJACENT BEAM. ALL THE BEAM REINFORCING SHALL EXTEND INTO SPAN OF ANY ADJACENT STRUCTURAL BEAM. ALL ADDED LONGITUDINAL STEEL REINFORCINGS SHALL EXTEND 6" MINIMUM INTO SUPPORT U.O.N.

STRUCTURAL-STEEL

DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE LATEST AISC SPECIFICATIONS. ALL STEEL SHALL CONFORM TO ASTM 136. SHOP CONNECTIONS SHALL BE WELDED. FIELD CONNECTIONS SHALL BE 325 HIGH STRENGTH BOLTS AT COLUMNS, TRUSS CONNECTIONS AND ALL OTHER CONNECTIONS. HIGH STRENGTH BOLTS SHALL BE INSTALLED USING CALIBRATED TORQUE WRENCHES. TURN OF NUT METHOD WILL NOT BE ACCEPTED. BEAM TO BEAM CONNECTIONS SHALL BE BOLTED WITH STANDARD WASHERS UNDER NUTS. ALL BOLTS SHALL BE 3/4" DIAMETER U.O.N. PROVIDE 9/16" DIA. HOLES. 4'-0" O.C. MAX. FOR ALL WOOD BLOCKING ATTACHED TO STEEL. CUTS, HOLES, COPES, ETC., REQUIRED IN STEEL MEMBERS BY OTHER TRADES SHALL BE SHOWN ON STEEL SHOP DRAWINGS AND MADE IN THE SHOP. BURNING OF HOLES OR CUTS IN STEEL MEMBERS WILL NOT BE PERMITTED UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. ALL LEVELING AND BEARING RATES, ANCHOR BOLTS (EXCEPT FOR WOOD), AND LOOSE UNITS SHALL BE FURNISHED BY STEEL CONTRACTOR. ALL BEAMS SHALL BE FABRICATED WITH NATURAL CAMBER UP. STEEL CONTRACTOR SHALL CHECK ANCHOR BOLT LOCATION PRIOR TO ERECTION AND NOTIFY GENERAL CONTRACTOR OF ANY DISCREPANCIES SO THAT RELOCATION CAN BE MADE WITHOUT IMPEDING THE PROGRESS OF THE WORK. STRUCTURAL WEID SIZE SHALL BE 1/4" MIN. STRUCTURAL STEEL SHALL RECEIVE SHOP COATING OF ZINC CHROMATE. PROVIDE 1 COAT (TWO MILS THICK) WHERE EXPOSED, PROVIDE 2 COATS (4 MILS THICK) WHERE IMBEDDED IN MASONRY.

CONCRETE

FOLLOW THE STANDARDS OF ACI-316, ACI-301 AND ACI-347. CONCRETE IS TO BE A MIX DESIGNED IN ACCORDANCE WITH ASTM C-94-72 TO ACHIEVE A STRENGTH IN 28 DAYS AS STATED ON THE PLANS. WITH A PLASTIC AND WORKABLE MIX. A CERTIFICATE OF MANUFACTURERS MIX AND STRENGTH IS TO BE PROVIDED. NO WATER IS TO BE ADDED AFTER THE TRUCK LEAVES THE PLANT. WITHOUT APPROVAL OF THE ENGINEER OR PLANT ENGINEER. PLANT CONTROL SHALL BE REQUIRED. MAXIMUM MIX TIME AT POINT OF DEPOSIT IS 90 MINUTES. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED (U.O.N). SLABS ON COMPACTED FILL = 3000 PSI STRUCTURAL SLABS = 4000 PSI FOUNDATIONS = 3000 PSI COLUMNS AND BEAMS = 4000 PSI (U.O.N.) CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 6" MAXIMUM AGGREGATE SIZE SHALL BE 3/4". ALL AGGREGATE SHALL CONFORM TO ASTM-33. MAXIMUM WATER CONTENT SHALL BE 33 GALLONS PER CUBIC YARD OF CONCRETE. MINIMUM CONCRETE PROTECTION FOR REINFORCING BARS: FOOTINGS = 3" BEAMS = 1 1/2" SUSPENDED SLABS = 1" SLAB SHALL BE A MIN IMUM OF 4" THICK AND SHALL BE REINFORCED WITH 6"x6"x14/1" 4 W.W.M. CENTERED IN CONCRETE AND DOUBLED AT PERIMETER. REINFORCEMENT SHALL COMPLY WITH ASTM A615 AND ASTM A185 FOR WELDED WIRE FABRIC. ANY ADDITIONAL FILL PLACED ON THE BUILDING PAD SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% OF THE 1-180 MODIFIED PROCTOR TEST. THE AREA OF THE BOTTOM OF THE FOOTINGS SHALL BE COMPACTED PRIOR TO THE PLACEMENT OF STEEL WITH A VIBRATORY COMPACTOR TO INSURE UNIFORM DENSITY BENEATH THE FOOTING. DENSITY TESTS SHALL BE TAKEN IN FOOTING AREAS. SLAB SHALL BE PLACED OVER ONE LAYER OF 6 MIL. VISQUEEN VAPOR BARRIER. ALL THE BEAM REINFORCING SHALL EXTEND INTO SPAN OF ANY ADJACENT STRUCTURAL BEAM.

REINFORCEMENT CLEARANCE CLEARANCE OF REINFORCING STEEL FROM FACE OF CONCRETE TO THE OUTERMOST BAR SHALL BE AS FOLLOWS, WHEREVER PRACTICAL, UNLESS OTHERWISE NOTED ON STRUCTURAL DRAWINGS. FORMED CONCRETE IN CONTACT WITH GROUND BEAMS AND COLUMNS SLABS FOOTINGS THE COLUMNS 1" 1 1/2" 2" FROM TOP, 3" BOTTOM/SIDES 1" TO TIES

POLYETHYLENE SHEET

POLYETHYLENE SHEET SHALL BE PLACED CONTINUOUSLY UNDER CONCRETE SLABS ON GROUND AND SHALL BE A MINIMUM OF 6 MIL THICK. ALL JOINTS SHALL BE LAPPED MINIMUM 12" AND CONTINUOUSLY TAPED WITH A MINIMUM OF 2" WIDE VINYL TAPE. POLYETHYLENE SHEET SHALL EXTEND AT LEAST ONE INCH ON TO STEEL WALL, WHERE PIPS, CONDUITS, STAKES, REINFORCING BARS OR OTHER OBJECT PASS THROUGH THE MEMBRANE. THE MEMBRANE SHALL BE FITTED WITHIN 2" AND SEALED WITH TAPE. SOIL SHALL BE TREATED FOR TERMITES FOR A DISTANCE OF FOUR FEET BEYOND THE PERIMETER OF ALL FOOTINGS AND/OR SLAB EDGES.

CALCULATIONS FOR VENTILATION:

BASED ON A .015 STATIC PRESSURE. 60 SQUARE INCHES FOR EACH CAR IN A DWELLING WILL PROVIDE THE NECESSARY 100 Cfm PER CAR IN A 1000 Cfm FREE FLOW. VELOCITY @ 7.5 mph = 7.5 x 5280 / 60 = 660 FPM, FREE CFM = 60/144 x 660 = 275 Cfm FREE FLOW.

CONCRETE SLABS ON GRADE:

ALL INTERIOR AND EXTERIOR SLABS AND WALKWAYS AS SHOWN ON THE STRUCTURAL OR ARCHITECTURAL PLANS, SHALL BE FOUR INCHES THICK MINIMUM REINFORCED WITH 5 X 6 - W1.4 X W1.4 WELDED WIRE MESH WITHIN A DISTANCE OF 3 FEET BEYOND ALL FOOTING EDGES. TAKE AT LEAST ONE DENSITY TEST FOR EACH 1,400 SQ.FT. OF AREA AND 12" BELOW SURFACE. SEND RESULTS OF THE TEST TO OWNER, ARCHITECT AND ENGINEER. CONCRETE AND REINFORCING: ALL REINFORCING TO BE NEW BILLET STEEL CONFORMING TO THE LATEST A.S.T.M. A-615 GRADE 60, BEARING CONCRETE MASONRY UNITS. C.R.S.I. MANUAL OF STANDARD PRACTICE AND PLACED IN ACCORDANCE WITH A.C.I. 315 AND C.R.S.I. MANUAL OF STANDARD PRACTICE. COLUMN REINFORCEMENT: DOWELS TO BE SAME SIZE AND NUMBER AS VERTICAL REBARS ABOVE. LAP 36 BAR DIAMETER OR MINIMUM OF 18 INCHES, U.O.N. PROVIDE RIGID TEMPLATS FOR DOWEL LOCATION. PROVIDE STANDARD HOOKS AT TOP OF ALL VERTICAL REINFORCEMENT AT NON-CONTINUOUS COLUMNS (U.O.N.). ALL DOWELS FOR COLUMNS SHALL BE SECURED IN POSITION PRIOR TO CONCRETING. PUSHING THE DOWELS INTO POSITION IN WET CONCRETE IS NOT PERMITTED. BEAM REINFORCEMENT: LAPPED 36 BAR DIAMETER OR MINIMUM 18 INCHES (SEE BEAM DIAGRAM ON PLAN). BOTTOM BARS SPLICED ONLY AT SUPPORTS, TOP BARS SPLICED ONLY AT MID-SPAN. ALL TOP BARS HOOKED AT NON-CONTINUOUS EDGES (U.O.N.). ALL HOOKS TO BE STANDARD 90 DEGREE HOOKS AS REQUIRED (U.O.N.). ADDED REINFORCEMENT: PROVIDE ADDITIONAL CORNER BARS BENT 36 INCHES MINIMUM EACH WAY AT "L" AND "T" CORNERS IN OUTER FACES OF ALL BEAMS TO MATCH ALL HORIZONTAL BAR (TOP, BOTTOM AND INTERMEDIATE REBARS). 10. SEE STRUCTURAL PLANS FOR MIN. SIZE CONCRETE TIE BEAM REQUIREMENTS.

MASONRY

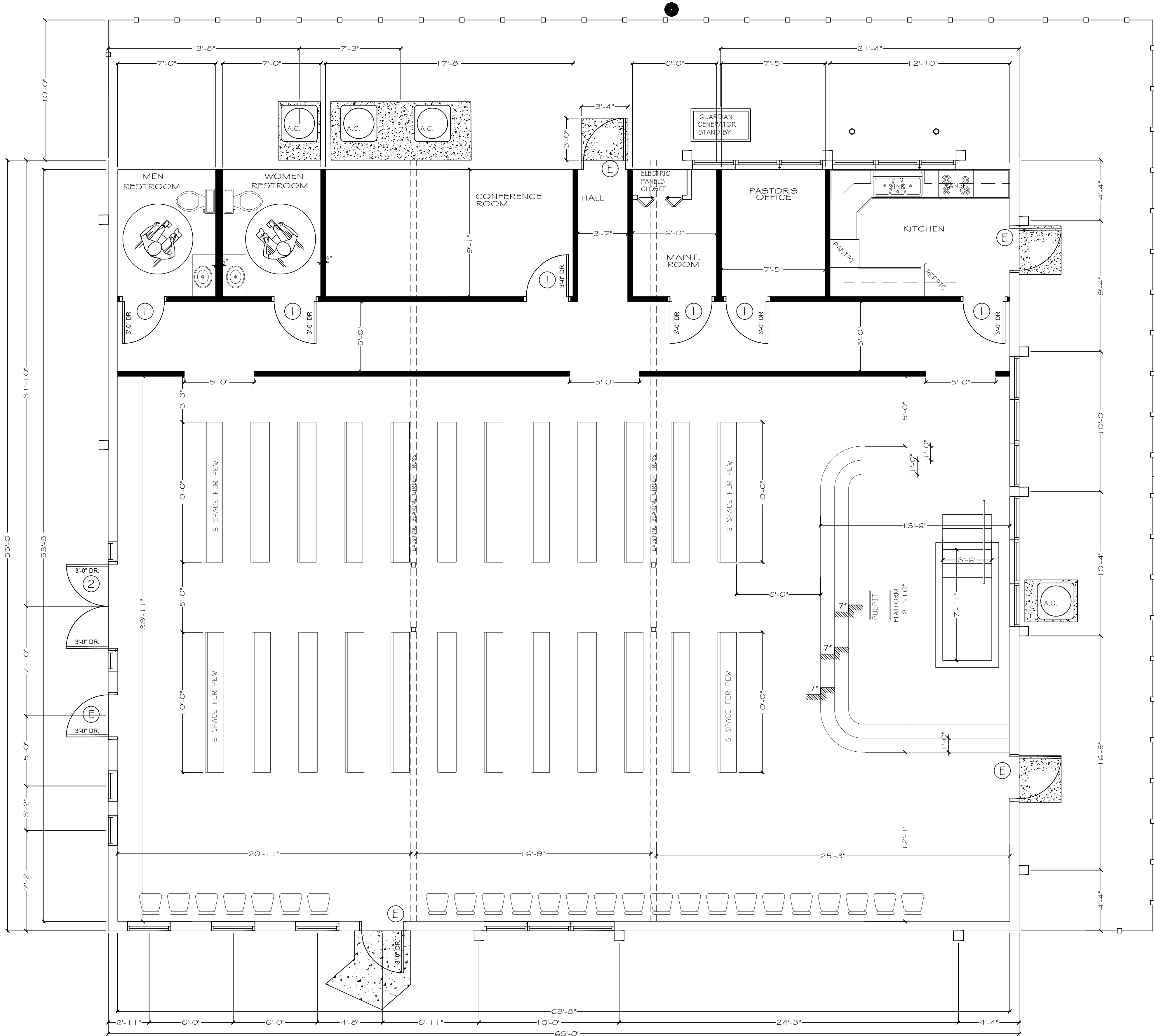
ALL BLOCK WALLS SHALL BE TWO-CELL HOLLOW CONCRETE MASONRY REGULAR SIZE BLOCK MANUFACTURED IN CONFORMANCE WITH ASTM C-90 STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS. THE 1500 PSI BLOCKS SHALL BE PLACED USING RUNNING BOND UNLESS OTHERWISE NOTED. LAY-UP MASONRY WALLS TO BOTTOM OF THE BEAMS BEFORE PLACING CONCRETE FOR IN-WALL COLUMNS. GROUT USED TO FILL MASONRY CELLS IS TO COMPLY WITH ASTM C-476 AND SHALL PROVIDE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. THE GROUT MIX SHALL HAVE A MAXIMUM OF 3/8" COURSE AGGREGATE, AND SHALL BE PLACED WITH A SLUMP OF 8 TO 10". USE ONLY MECHANICAL VIBRATION TO CONSOLIDATE GROUT. TYPE "S" MORTAR SHALL BE USED EXCLUSIVELY ON THIS PROJECT. MORTAR SHALL BE PROPORTIONED AND MIXED AS OUTLINED IN ASTM C-270/HORIZONTAL AND VERTICAL MORTAR JOINTS SHALL BE 3/8" THICK UNLESS OTHERWISE NOTED. REMOVE MORTAR PROTRUSIONS THAT EXTEND INTO CELLS TO BE FILLED AND ALLOW A MINIMUM OF 72 HOURS FOR MORTAR TO CURE PRIOR TO GROUTING CELLS. CLEAN OUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF THE GROUTED CELLS AT EACH 10' CLEAN OUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION AND BEFORE GROUTING. GROUT LIFT SHALL NOT EXCEED 4' ALL REINFORCING STEEL SHALL BE GRADE 60, MEETING ASTM SPECIFICATION A-615. REINFORCING STEEL SHALL BE FREE FROM OIL, LOOSE SCALE AND RUST. MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI-530.1.99/ASCE 6-99/ACI 602-99). AS PUBLISHED BY THE MASONRY STANDARDS JOINT COMMITTEE. MASONRY CONSTRUCTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR". THE SUPERVISOR OF THE MASONRY PORTION OF THIS PROJECT SHALL BE A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR" OR A "CERTIFIED STRUCTURAL MASON". THE SENIOR MASONRY SUPERVISOR WILL BE RESPONSIBLE TO ASSURE THAT THE WORK IS ACCOMPLISHED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. WHENEVER ANCHOR BOLTS ARE TO BE SET IN MASONRY, FILL TWO ADJACENT WITH CONCRETE GROUT. ALL GROUT SHALL BE FLUID, SLUMP SHALL BE 9" - 11"

LIMITS AND SLIS

ANY CMU WALL OPENINGS WHICH ARE NOT OTHERWISE FRAMED SHALL HAVE 8"x8" (NOMINAL) SHUTTERS AND BE LOCALLY REINFORCED WITH 2 #5 BOTTOM, MINIMUM OF 8" BEARING BOTH ENDS. UNLESS OTHERWISE NOTED, HORIZONTAL REINFORCEMENT EVERY OTHER COURSE 9 GAUGE GALVANIZED LADDER TYPE DUR-O-WALL (OR EQUAL)

WOOD TRUSS NOTES

LUMBER DESIGN LOADS = ROOF LIVE LOAD = 30 PSF SUPERIMPOSED DEAD LOAD = 25 PSF FLOOR, LIVING AREAS (DL = 11) + (11) = 36 PSF ALL LUMBER SHALL BE DOUGLAS FIR WITH A MINIMUM FIBER STRESS OF 1200 PSI, OR SOUTHERN PINE #2 STRUCTURAL GRADE. U.O.N. HATCHED WALLS INDICATE BEARING FRAME PARTITIONS AND SHALL HAVE 2 X STUDS AT 16" O/C WITH DOUBLE TOP PLATE. ALL EXTERIOR AND INTERIOR STUD WALLS AS NOTED SHALL BE BRACED WITH 1 6 GAUGE GALVANIZED METAL TIES ON A V FORM FROM BOTTOM TO TOP PLATE. STUDS SHALL BE INSTALLED AT TOP AND BOTTOM PLATES WITH 2 - 16 PENNY NAILS. FOR INTERMEDIATE NAILING USE 10 PENNY NAILS. TRUSS MANUFACTURER SHALL SUBMIT FOUR (4) SETS OF TRUSS LAYOUT PLANS AND ENGINEERING SHOP DRAWINGS TO ARCHITECT FOR REVIEW AS TO COMPLIANCE WITH DESIGN CONCEPT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL FIELD CONNECTIONS. ALL WOOD BUSSES SHALL BE ANCHORED AT BOTH ENDS WITH APPROVED GALVANIZED METAL TRUSS STRAPS. TYPICAL EACH BEAM, WHEN BEARING ON CONCRETE BEAM, EACH TRUSS MUST HAVE METAL TRUSS SEATS CAST INTO CONCRETE. ALL WOOD TRUSSES TO BE ANCHORED TO BEARING FRAME PARTITION WITH APPROVED GALVANIZED METAL TRUSS STRAPS. TYPICAL EACH TRUSS, ALL WOOD TRUSSES BEARING ON CONCRETE THE BEAMS, TO HAVE GALVANIZED METAL TRUSS SEATS CAST INTO CONCRETE. AT EACH TRUSS TYPICAL TRUSS MANUFACTURER SHALL SUBMIT FOUR (4) SETS OF TRUSS LAYOUT PLANS AND ENGINEERING SHOP DRAWINGS TO ARCHITECT FOR REVIEW AS TO COMPLIANCE WITH DESIGN CONCEPT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL FIELD CONNECTIONS. ALL WOOD BUSSES SHALL BE ANCHORED AT BOTH ENDS WITH APPROVED GALVANIZED METAL TRUSS STRAPS. TYPICAL EACH BEAM, WHEN BEARING ON CONCRETE BEAM, EACH TRUSS MUST HAVE METAL TRUSS SEATS CAST INTO CONCRETE. ALL WOOD TRUSSES TO BE ANCHORED TO BEARING FRAME PARTITION WITH APPROVED GALVANIZED METAL TRUSS STRAPS. 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CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

OCCUPANCY LOADS

OCCUPANCY LOAD CALCULATIONS
TABLE 1004.1.1 - MAX FLOOR AREA ALLOWANCES PER OCCUPANT

OCCUPANCY	AREA PER OCCUPANT (CONCENTRATED, CHAIRS ONLY - NOT FIXED SQ.FT. 7 NET) (SQ.FT. 100 GR)
A - Assembly	
B - Business	
GREAT ROOM TOTAL NET AREA : ASSEMBLY BY AREA 2,595 S.F. @ 7 SF/APP = BY SEATING =	370 169
OFFICE/ CONF. TOTAL GROSS AREA : BUSINESS AREA 267 S.F. @ 100 SF/APP =	2 20
KITCHEN TOTAL NET AREA : BUSINESS AREA 140 S.F. @ 7 SF/APP =	
MAINTENANCE TOTAL GROSS AREA : S-1 AREA 68 S.F. @ 100 SF/APP =	1
TOTAL	192
TOTAL SQUARE FOOTAGE	3,610 SQ. FT.

SCOPE OF WORK

- CHANGE OF USE FROM BUSINESS (ANIMAL HOSPITALS) TO ASSEMBLY(A-2).
- NEW INTERIOR NON-BEARING WALLS
- NEW MECHANICAL, PLUMBING AND ELECTRICAL AS PER PLANS.

WALL PLAN LEGEND

WALL TYPE	WALL DESCRIPTION
EXISTING EXTERIOR WALL	EXISTING - NO CHANGE
EXISTING INTERIOR WALL	EXISTING - NO CHANGE
IN FILL EXTERIOR WALL	IN FILL OPENING
NEW INTERIOR WALL	NEW WALLS AS PER DETAIL
NEW EXTERIOR CBS WALLS	NEW WALLS AS PER DETAIL
NEW EXTERIOR FRAME WALLS	NEW WOOD FRAMED WALLS AS PER DETAIL

NO ADDITIONAL SQ.FT. INTERIOR WORK ONLY

PAINTING EXIST. CEILING TILES IF NECESSARY

REMOVE & REPLACE CEILING TILES IF NECESSARY

NOTE:
CONTRACTOR TO VERIFY IN FIELD IF PANIC HARDWARE HAS BEEN PROVIDED ON ALL EGRESS DOORS AS PER 2017 FBC SECTION 1008.1.10.

NOTE:
ALL SINK AND DOOR HARDWARE TO BE LEVER TYPE.

NOTE:
ALL FINISHES TO BE SPECIFIED BY OWNER. ALL WALLS TO BE F.R.P. AND FLOOR TO BE TILE. OWNER TO SPECIFY COLOR AND MANUFACTURER. INSTALL ALL FINISHES ACCORDING TO FBC 2017.

GENERAL CONSTRUCTION NOTES

- ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE LOCAL & GOVERNMENTAL CODES, ORDINANCES, STANDARDS AND RESTRICTIONS.
- ALL TRADES TO COORDINATE THEIR WORK WITH ALL OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE JOB PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY ARCHITECT OF ALL DISCREPANCIES. DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DRAWINGS.
- ALL DIMENSIONS ARE NOMINAL TO THE FACE OF STUDS, CONC. BLK. OR EDGE OF MONOLITHIC SLAB FOOTINGS UNLESS NOTED OTHERWISE. DOOR AND WINDOW SIZE OPENINGS TO BE VERIFIED WITH THE MANUFACTURER.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH & INSTALL ALL ITEMS FOR COMPLETE FULLY OPERATIVE SYSTEMS IN FIRST CLASS WORKMANLIKE MANNER.
- INSULATE EXTERIOR MASONRY WALL WITH MIN. R-4.1 INSUL. EXTERIOR WD. FRAMED WALLS WITH R-19 INSUL. AND ATTIC SPACES WITH MIN. R-30 INSUL.
- COMPACT ALL FILL TO A MIN. OF 95% DENSITY AND POISON SOIL FOR TERMITES: MIN. SOIL BRG.: 2300 P.S.F.
- MIN. CONC. STRENGTH: 3000 P.S.I. @ 28 DAYS. MIN. CONCRETE COVERAGE FOR REIN. BARS: SLAB: 3/4"; BEAMS & COLS: 1 1/2"; TIE COLS: 3/4"; FORMED CONC. BELOW GRADE 2" & UNFORMED CONC.: 3".
- REINFORCING STEEL TO BE GRADE 60.
- DETAILS OF CONCRETE REIN. SHALL BE IN ACCORDANCE WITH THE MANUAL OF STD. PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION. TRAP
- TIE COLUMNS TO HAVE DOWELS INTO CONCRETE FTG. WITH THE SAME SIZE AND NUMBER OF DOWELS AS VERTICAL REIN. BARS; REIN. STL. TO BE LAPPED 30 BAR DIAM. MIN. @ SPLICES.
- PROVIDE CLEANOUT OPENINGS AT THE BOTTOM OF GROUTED CELLS OF CONCRETE BLK. TIE COLUMNS.
- ALL WOOD IN CONTACT WITH CONC., MASONRY OR STL. SHALL BE PRESS. TRTD. WD. STRUCTURAL LUMBER TO BE A STRESS GRADE OF MIN. F = 1200 PSI (BENDING).
- MIN. ELECTRICAL WIRE SIZE SHALL BE #14 A.W.G. (EXCLUDING THE CONTROL WIRING). ALL CONDUCTORS SHALL BE "COPPER" WITH "THIN" INSULATION.
- ALL RACEWAYS UNDERGROUND OR LARGER THAN 2" IN DIAM. SHALL BE GALVANIZED RIGID STL. CONDUIT OR SCHED. 40 PVC.; OTHER RACEWAYS AS PER CODE REQRMTS.
- PROVIDE "GFI" RECEPTACLES IN BATHROOMS, AT KITCHEN COUNTERS, IN GARAGE AND OUTSIDE LOCATIONS.
- SANITARY PLBG. PIPING TO HAVE MIN. 1/8" PER FT. PITCH AT ALL HORIZ. RUNS. PROVIDE CLEANOUTS AT THE BASE OF WASTE STACKS.
- ALL UNDERGRD. WATER PIPING SHALL BE COPPER TYPE "K"; ALL OTHER WATER PIPING SHALL BE COPPER TYPE "L".
- PROVIDE AIR CHAMBERS AND SHUT OFF VALVES FOR ALL WATER SUPPLY PIPING AT FIXTURES; PROVIDE VACUUM BREAKER AND SHUTOFF VALVE ON ALL HOSE BIBBS.
- A/C AIR HANDLING UNITS TO HAVE CONDENSATE SAFE WASTE WITH TRAP.

NOTE:
NUMERICAL ADDRESS TO BE PROVIDED ON ALL EXTERIOR DOORS

NOTE:
BUILDING IS REQUIRED TO BE PROVIDED WITH ADDRESS NUMBERS OR LETTERS PLAINLY VISIBLE FROM THE STREET PER 2017 FBC SECTION 501.2.

CONTRACTOR TO VERIFY ANY CONDITION AND NOTIFY ALL RESPONSIBLE PARTIES IF THERE ARE ANY DISCREPANCIES. THE ARCHITECT ASSUMES NO RESPONSIBILITY.

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE F.B.C 6TH EDITION (2017) EDITION, THE 2014 N.E.C., FLORIDA, FIRE PREVENTION CODE WITH LATEST SUPPLEMENTS. THE ZONING ORDINANCES IN THE CITY OF JURISDICTION AND ALL APPLICABLE CODES AND STANDARDS.

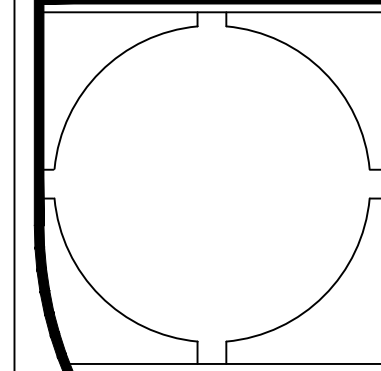
DOOR SCHEDULE

MARK	SIZE			MATERIAL		QTY	OPERATION				FRAME				THRESHOLD	HW SET	NOTES IMPACT								
	(R.O.)			WOOD	WD/GLASS		METAL	FBRGLASS	ALUM/GLASS	SINGLE	DOUBLE	HINGED	SLIDING	BI-FOLD				POCKET	OTHER	WOOD	METAL	ALUMINUM	EXTG	IRON	
	W	H	TH																						
1	3'-0"	6'-8"	1 3/4"																						
E																									

WINDOW SCHEDULE

MARK	SIZE (R.O.)		TYPE	MATERIAL		OPERATION				NOTES	REMARKS
	W	H		WOOD	ALUM.	WD/CLAD	VENTED				
							CUSTOM	H. ROLL	S. HUNG		
F	EXISTING TO REMAIN										

NOTE:
EXIST. MECHANICAL SYSTEM AND EXIST. LIGHTINGS TO REMAIN



DATE:
Jun. 11, 18

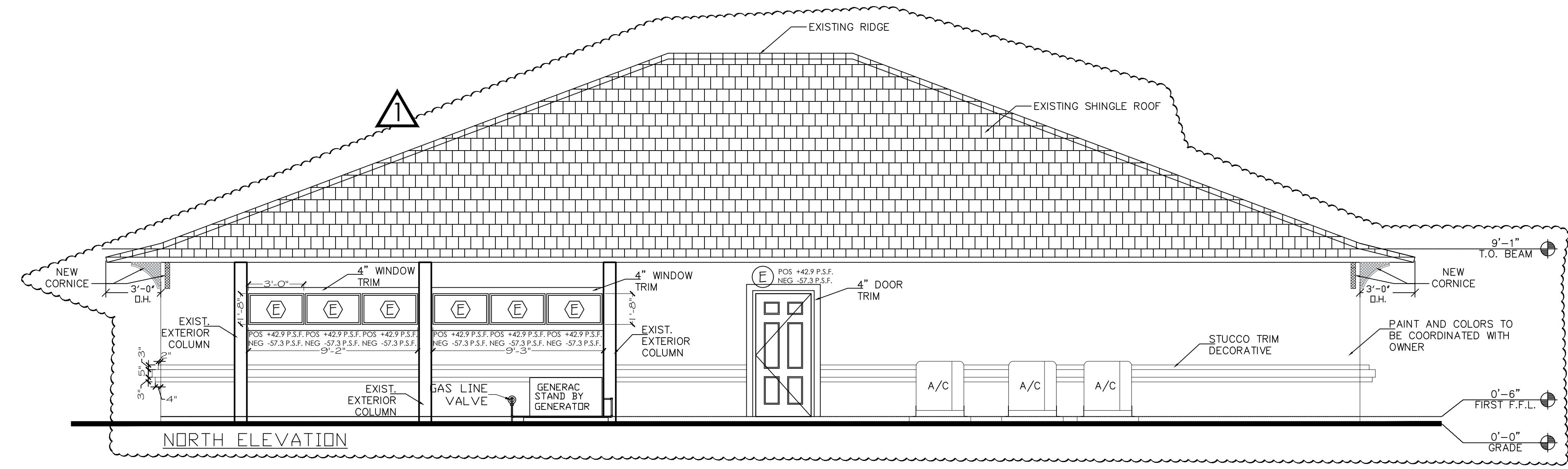
BLDG. DEPT.
PLAN
REVISIONS:

△	Jan. 17, 20
△	
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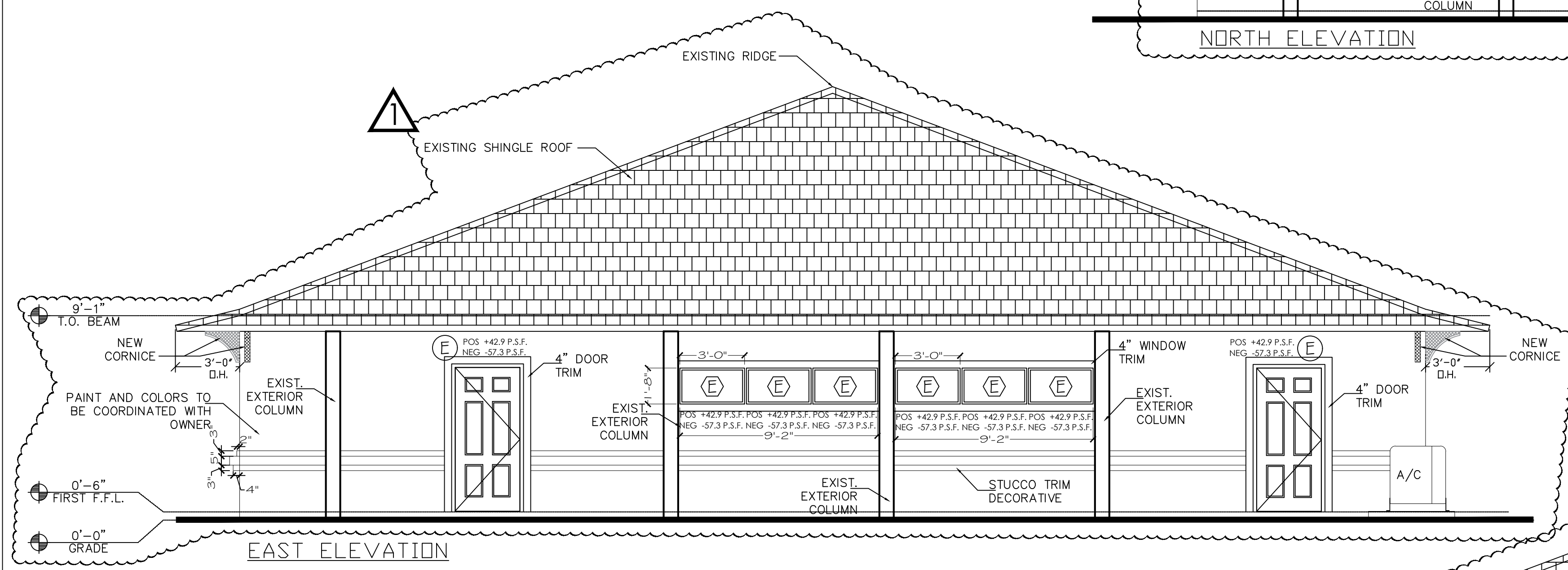
A new tenant improvement for:
Penuel Evangelical Church
3401 2nd Ave. N.
Palm Springs, FL 33461
PCN: 70-43-44-19-20-058-0110

Elevations
MANAGED BY: SP
DRAWN BY: NS
REVIEWED BY: SP

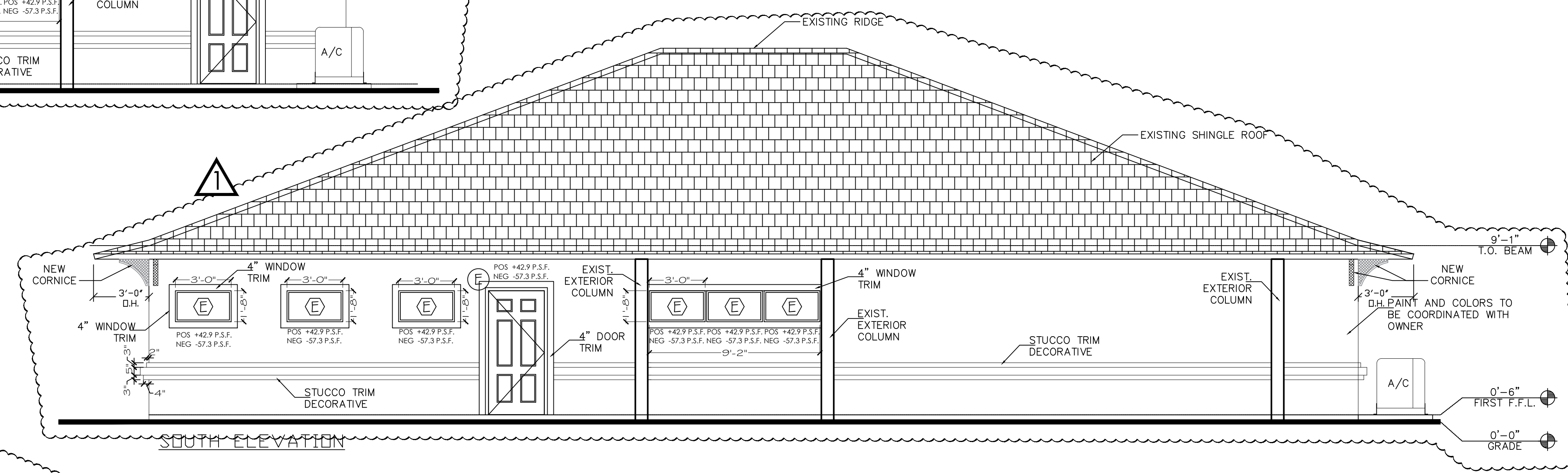
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A-2.1



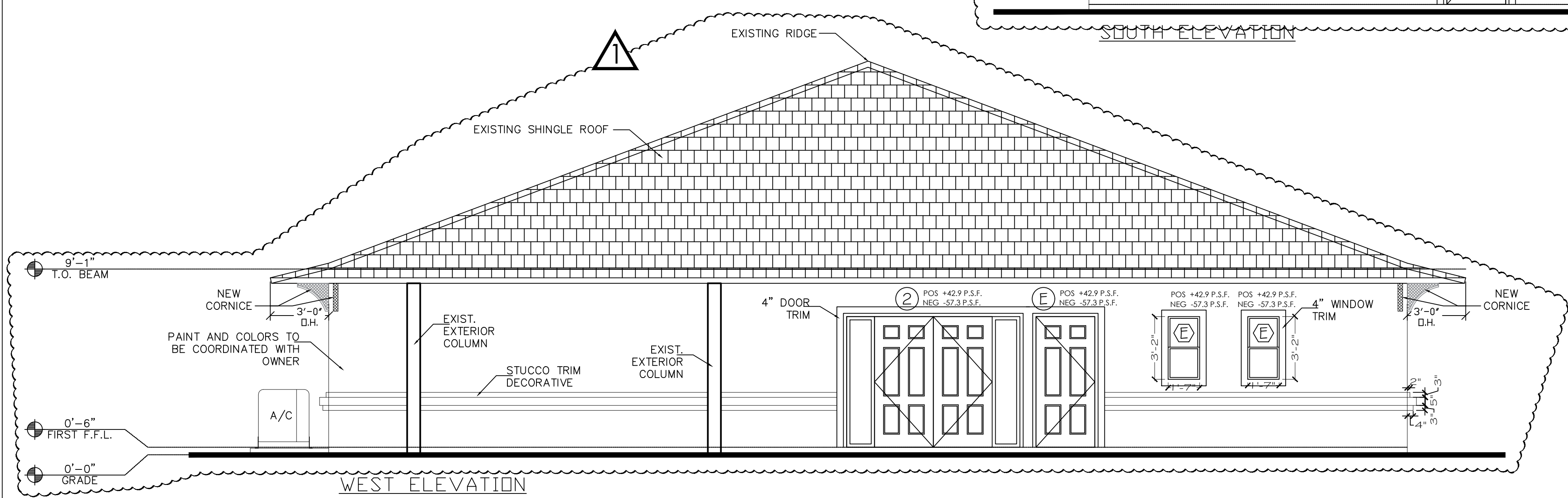
NORTH ELEVATION



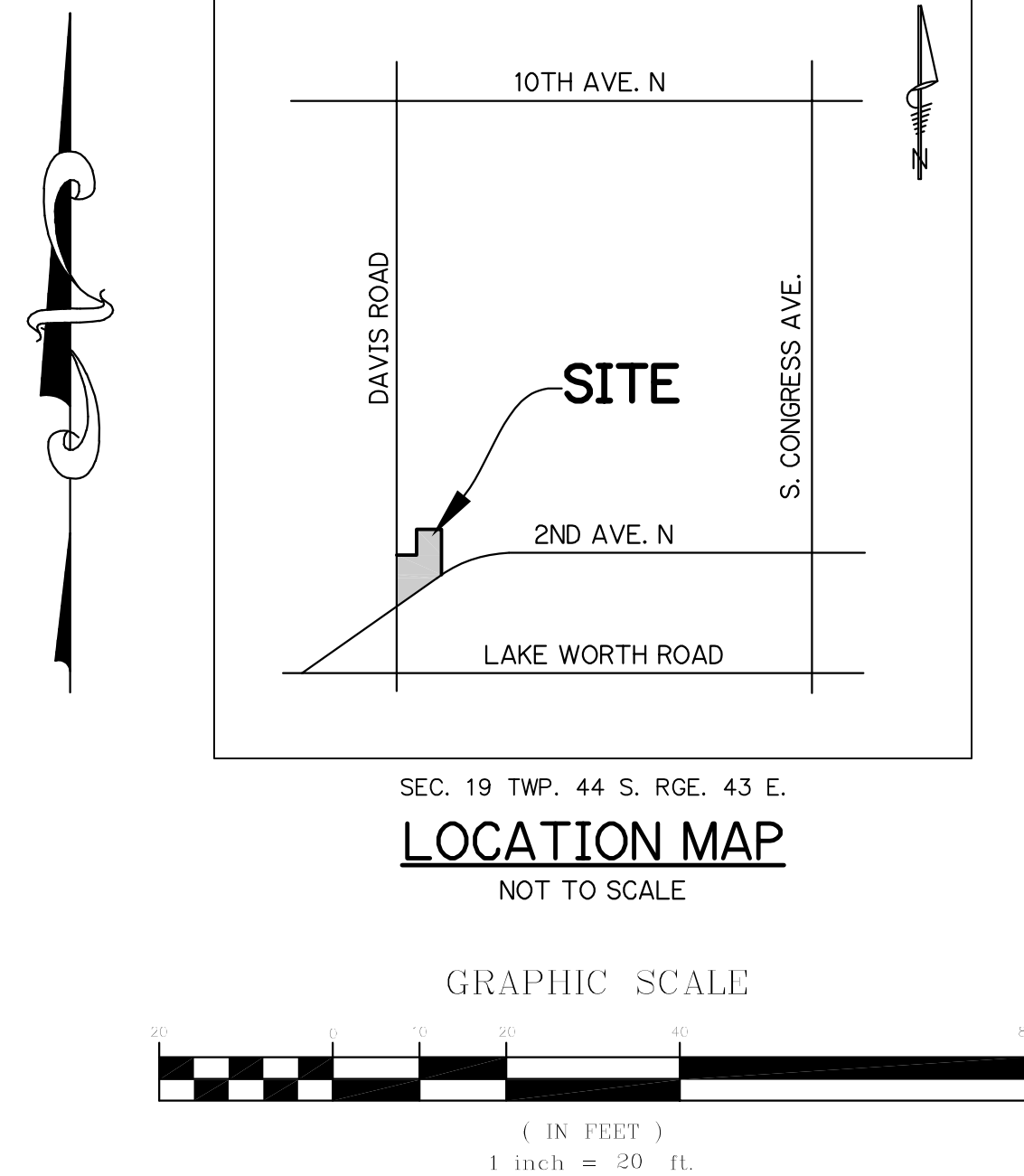
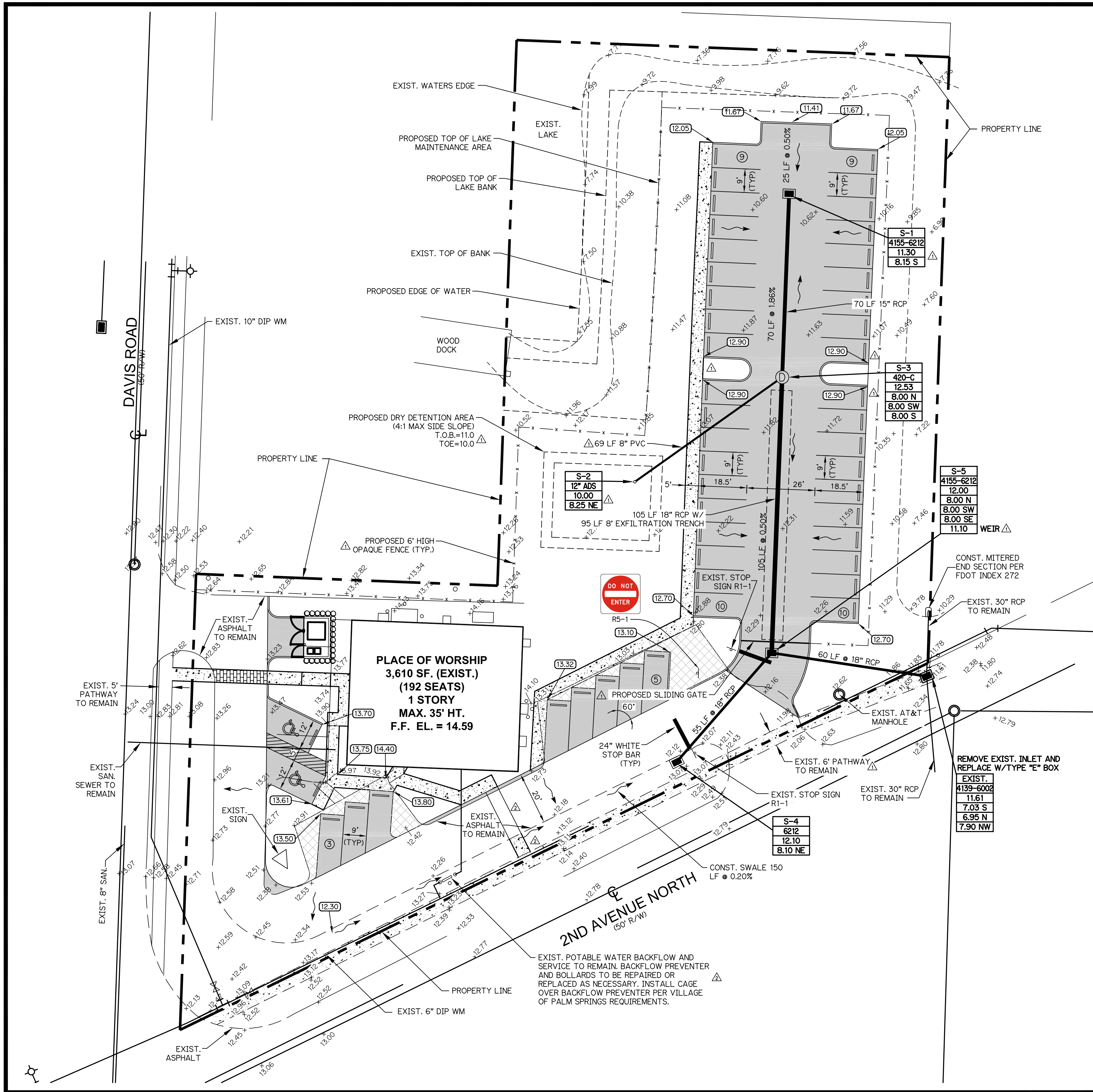
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



LEGEND:

- PROPOSED GRADE
- FLOW ARROW
- STORM DRAINAGE STRUCTURE
- STORM DRAIN PIPE
- EXFILTRATION TRENCH
- EXISTING ELEVATION
- EXIST. FIRE HYDRANT
- EXIST. STORM DRAINAGE STRUCTURE
- EXIST. SANITARY MANHOLE
- EXIST. UTILITY POLE
- EXIST. WATER VALVE
- PROPOSED HANDICAP PARKING
- EXIST. ASPHALT TO BE REMOVED
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED BRICK PAVERS
- PROPOSED ASPHALT

ALL ELEVATIONS INDICATED HEREON ARE NGVD 29 VERTICAL DATUM BASED ON ENGINEERING PLANS PROVIDED BY:
GINO FURLANO, PSM #5044
GT SURVEYOR SERVICES INC.
1660 SOUTHERN BLVD., UNIT K
WEST PALM BEACH, FL 33406 TEL:(561) 753-0353

NGVD TO NAVD CONVERSION = NGVD - 1.512 FT



SITE ENGINEERING PLAN

FOR PENJEL EVANGELICAL CHURCH OF DELRAY PALM SPRINGS, FLORIDA

DATE	CK	BY	REV.	PER	VPS	COMMENTS
02/25/20	RWL	SG	2	REV.	PER	VPS COMMENTS
02/05/20	RWL	SG	1	REV.	PER	VPS COMMENTS

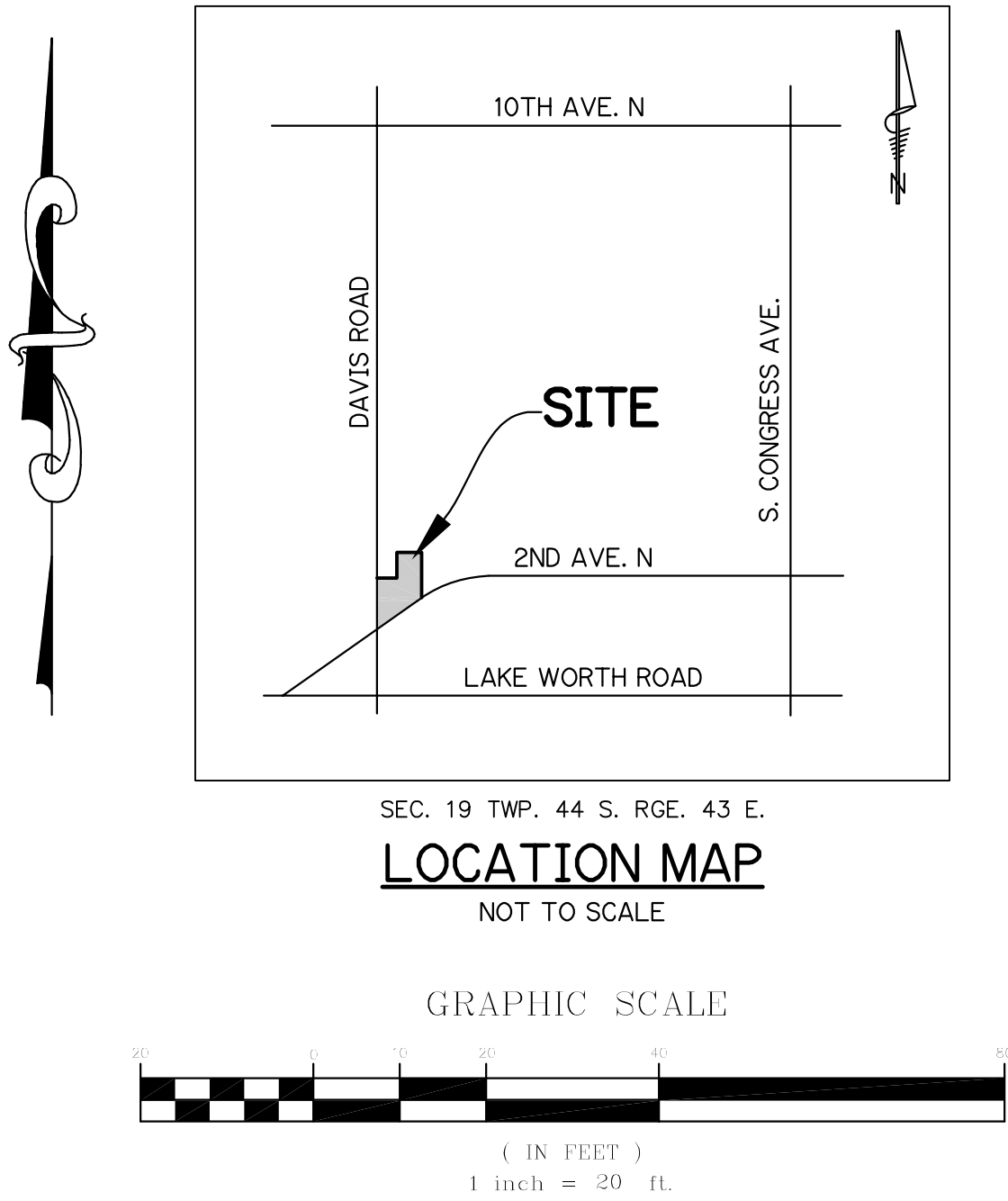
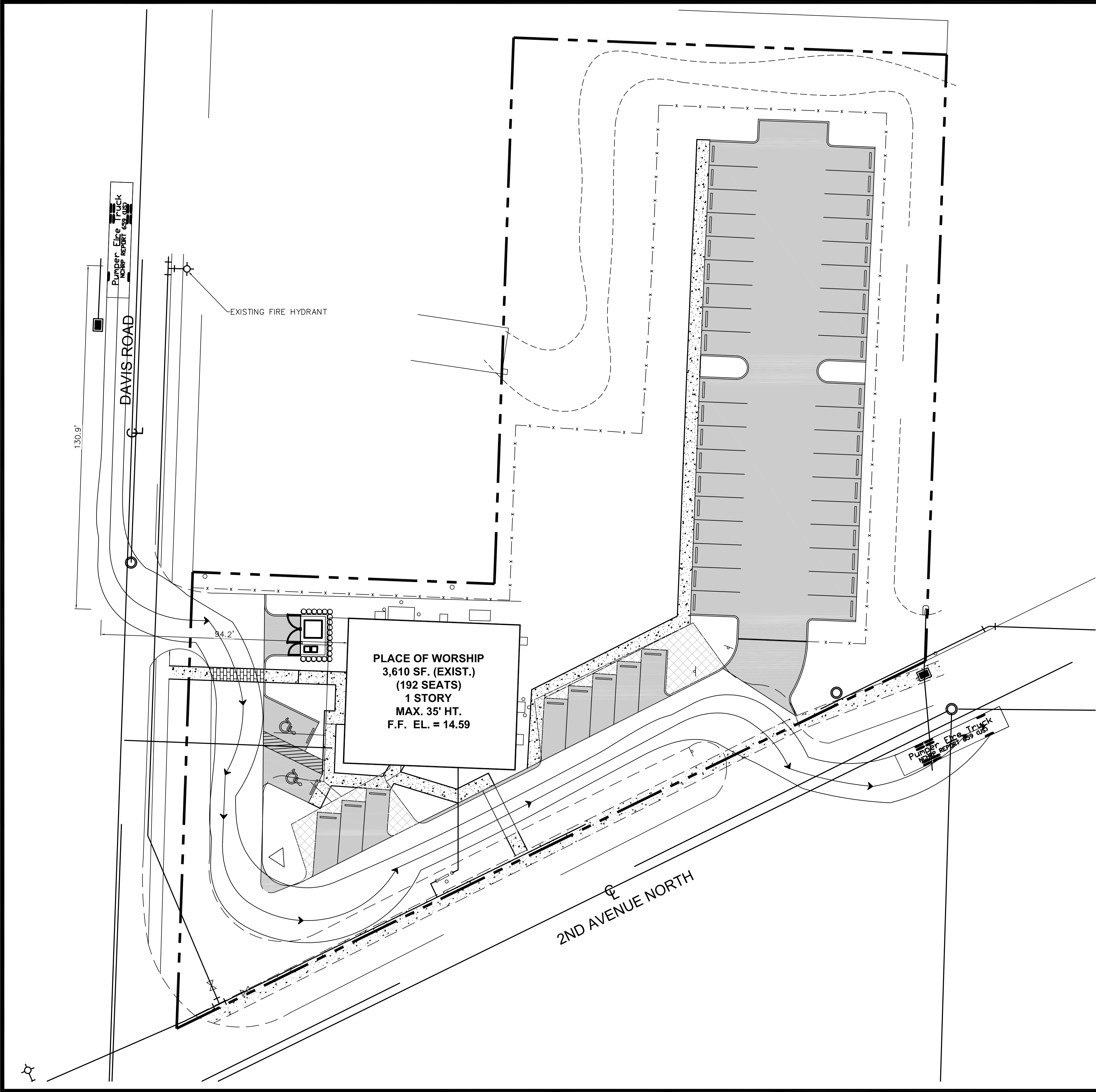
EB 9889
Last Devenport, Inc.
1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561) 615-6567 fax (561) 683-0872

SCALE: 1"=20'
DATE: 2/25/20
DESIGNED BY:SG
CHECKED BY:RL
DRAWING FILE:
17-032-PE

02/25/20
RONALD W. LAST, P.E.
FLORIDA P.E. #38707

17-032 PE

SHEET 1 OF 2



LEGEND:

- EXIST. FIRE HYDRANT
- EXIST. UTILITY POLE
- EXIST. WATER VALVE
- PROPOSED HANDICAP PARKING
- EXIST. ASPHALT TO BE REMOVED
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED BRICK PAVERS
- PROPOSED ASPHALT

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NGVD TO NAVD CONVERSION = NGVD - 1.512 FT



**FIRE TRUCK PATH PLAN
FOR
PENJEL EVANGELICAL CHURCH OF DELRAY
PALM SPRINGS, FLORIDA**

REVISONS	DATE	BY	CK

EB 9889

LPI
Last Devenport, Inc.
1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561) 615-6567 fax (561) 683-0872

SCALE: 1"=20'
DATE: 2/25/20
DESIGNED BY:SG
CHECKED BY:RL
DRAWING FILE:
17-032-PE

02/25/20 RONALD W. LAST, P.E. FLORIDA P.E. #38707	
17-032	PE
SHEET 2 OF 2	

PROPERTY ADDRESS:

3401 2ND AVNEUE, PALM SPRINGS, FLORIDA 33461

CERTIFIED TO: ADVANCED GLOBAL CONSULTING FIRM, LLC, A FLORIDA LIMITED LIABILITY COMPANY

ABBREVIATIONS / SYMBOLS:

A/C	= AIR CONDITIONING UNIT
ADJ	= ADJACENT
BCR	= BROWARD COUNTY RECORDS
BM	= BENCHMARK
CALC	= CALCULATED
CA	= CENTRAL ANGLE
C/L	= CENTERLINE
CB	= CATCH BASIN
CBS	= CONCRETE BLOCK WALL
CHATT	= CHATTAHOOCHEE
CONC	= CONCRETE
CM	= CONCRETE MONUMENT
COL	= COLUMN
D	= DEED
DE	= DRAINAGE EASEMENT
DS	= DRAINAGE STRUCTURE
ELEV.	= ELEVATION
EOW	= EDGE OF WATER
FD	= FOUND
FF	= FINISHED FLOOR
ID	= IDENTIFICATION
INV	= INVERT
IP	= IRON PIPE
IR	= IRON ROD
L	= LENGTH
LAE	= LIMITED ACCESS EASEMENT
LME	= LAKE MAINTENANCE EASEMENT
LP	= LIGHT POLE
M	= MEASURED
N/D	= NAIL AND DISC
N/G	= NATURAL GROUND
NR	= NON RADIAL
NTS	= NOT TO SCALE
OHC	= OVERHEAD CABLES
ORB	= OFFICIAL RECORD BOOK
P	= PLAT
PB	= PLAT BOOK
PBCR	= PALM BEACH COUNTY RECORDS
PC	= POINT OF CURVATURE
PCC	= POINT OF COMPOUND CURVATURE
PCP	= PERMANENT CONTROL POINT
PG	= PAGE
PI	= POINT OF INTERSECTION
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PRC	= POINT OF REVERSE CURVATURE
PRM	= PERMANENT REFERENCE MONUMENT
PT	= POINT OF TANGENCY
R	= RADIUS
RGE	= RANGE
ROE	= ROOF OVERHANG EASEMENT
R/W	= RIGHT OF WAY
SEC	= SECTION
S/W	= SIDEWALK
TOB	= TOP OF BANK
TYP	= TYPICAL
UE	= UTILITY EASEMENT
WF	= WOOD FENCE
WPP	= WOOD POWER POLE (UTILITY POLE)

OVERHEAD CABLES	
— x —	METAL FENCE
— x —	METAL FENCE
— o —	WOOD FENCE
— // —	PLASTIC FENCE
— □ —	EASEMENT LINES
— —	CENTERLINE (C/L)

⊕	FIRE HYDRANT
⊗	WATER VALVE
⊕	UTILITY POLE
⊕	WATER METER

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 58, SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE RECORDED IN PLAT BOOK 6, PAGE 66, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTHERLY ALONG THE EAST LINE OF SAID TRACT 58, A DISTANCE OF 229.36 FEET; THENCE WESTERLY ALONG THE LINE PARALLEL WITH THE NORTH LINE OF SAID TRACT 58, A DISTANCE OF 168.11 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID TRACT 58, A DISTANCE OF 208.18 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID TRACT 58, A DISTANCE OF 115.0 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DAVIS ROAD; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 174.43 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 2ND AVENUE NORTH; THENCE ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 320.94 FEET TO THE POINT OF BEGINNING.

REVIEW OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE SEARCH REPORT DATED: JUNE 28, 2019; FUND FILE NUMBER: 754635

RESTRICTIONS/EASEMENTS:

ITEM 1- NOT PLOTTABLE

ITEM 2- PLOTTED

ITEM 3- NOT PLOTTABLE

ITEM 4- NOT PLOTTABLE

ITEM 5- 5' DRAINAGE EASEMENT ALONG EAST PROPERTY LINE

ITEM 6- 5' UTILITY EASEMENT ALONG THE NORTH 5' OF THE WEST 115.08' FEET

ITEM 7- NOT PLOTTABLE

ITEM 8- WOOD DECK ENCROACHES 2.0' INTO WEST PROPERTY LINE

ITEM 9-NOT PLOTTABLE

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED.
- ELEVATION ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 1929) UNLESS OTHERWISE NOTED.
- IN SOME CASES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED FOR CLEARER ILLUSTRATION. MEASURED RELATIONSHIP SHALL HAVE PRECEDENCE OVER SCALE POSITIONS.
- ALL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 (FT)
- "ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES." (CHAPTER 61G17-6.003 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

** 5J-17.052 STANDARDS OF PRACTICE: SPECIFIC SURVEY, MAP, AND REPORT REQUIREMENTS.

(b) BOUNDARY MONUMENTS:

1. WHEN A CORNER FALLS IN A HARD SURFACE SUCH AS ASPHALT OR CONCRETE, ALTERNATE MONUMENTATION MAY BE USED THAT IS DURABLE AND IDENTIFIABLE." (EXAMPLES: FENCE POST, BLDG. CORNERS, ETC.)

I HEREBY CERTIFY THAT THIS MAP OF BOUNDARY SURVEY WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. FURTHERMORE, THIS SURVEY SKETCH MEETS THE INTENT OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

SIGNED: GINO FURLANO
GINO FURLANO SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 5044
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.

S02°00'26"W 174.02' (O.R. BOOK 3360, PAGE 303) 174.43 (LEGAL)

50' RW TOTAL PER PLAT
C/L
DAVIS ROAD

S87°45'44"E 115.08' (O.R. BOOK 3360, PAGE 303) 115.00' (LEGAL)

5' UTILITY EASEMENT
(AS PER OFFICIAL BOOK 3360, PAGE 303, P.B.C.P.R.)

S87°45'44"E 165.22' (O.R. BOOK 3360, PAGE 303) 168.11' (LEGAL)

N02°00'31"E 208.18' (O.R. BOOK 3360, PAGE 303 AND LEGAL)

S02°00'31"W 231.22' (O.R. BOOK 3360, PAGE 303) 229.36 (LEGAL)

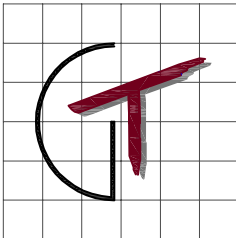
TRACT 57, SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY PUBLIC RECORDS

SCALE: 1"=50'

TOTAL SQ. FOOTAGE OF LOT = 62,013 SQ. FEET
TOTAL SQ. FOOTAGE OF STRUCTURE = 3,610 SQ. FEET

JOB NO.: 67452

DATE:	DESCRIPTION:
01-11-2018	TOPO. SURVEY
10-24-2018	UPDATE SURVEY
09-24-2019	UPDATE BOUNDARY SURVEY WITH TITLE REPORT



GT SURVEYOR SERVICES INC.
1660 SOUTHERN BLVD. UNIT K
WEST PALM BEACH
FLORIDA 33406-1747
OFFICE: 561-753-0353
FAX: 561-753-0342
E-MAIL: gtsurveying@gmail.com

June 7, 2019

Mr. Quazi Bari, P.E.
Palm Beach County Traffic Division
2300 North Jog Road, 3rd Floor
West Palm Beach, FL 33411-3745

Re: Penuel Evangelical Church - #PTC19-057

Dear Mr. Bari:

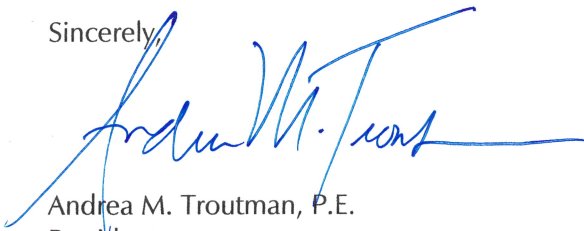
The purpose of this letter is to provide a traffic statement for the above referenced project to determine if the proposed Project meets the requirements of Article 12, Traffic Performance Standards (TPS), of the Palm Beach County Unified Land Development Code (ULDC). The site is located along 2nd Ave North east of Davis Road in the Village of Palm Springs. It is proposed to redevelop a vacant 3,610 SF building, which used to be a veterinary clinic, into a church. The buildout year is estimated to be 2021. The Property Control Number is 70-43-44-19-20-058-0110.

A trip generation analysis is provided on Attachment 1A for Daily, AM Peak Hour and PM Peak Hour. The highest peak hour trip generation is 2 PM peak hour trips. Because the project generates fewer than 21 peak hour trips, a traffic study is not required. Attachment 1B provides the Sunday peak hour of generator trip generation for informational purposes. The project's two weekday peak hour trips have an insignificant impact (less than 1% of LOS D) on the surrounding roadway links. Therefore, the proposed project is in compliance with Palm Beach County Traffic Performance Standards.

The site will continue to use the existing two driveway connections to Davis Road and 2nd Avenue North. Attachment 2 provides the projected driveway volumes at buildout. Auxiliary turn lanes are not required.

Your review and approval of this analysis is appreciated.

Sincerely,



Andrea M. Troutman, P.E.
President

Attachments

ec: Mr. Kevin McGinley

Andrea M. Troutman, State of Florida, Professional Engineer, License No. 45409

This item has been electronically signed and sealed by Andrea M Troutman, P.E. on 6/7/19 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment 1A

Penuel Evangelical Church

Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Pass-by Trips (1)		New External Trips
Church	560	3,610 SF	6.95 /1000 SF	25	1	5.0%	24
TOTALS		3,610 SF		25	1		24

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)	New Trips		
				In	Out	Total		In	Out	Total
Church	560	3,610 SF	0.33 /1,000 SF (60/40)	1	-	1	- 5.0%	1	-	1
TOTALS		3,610 SF		1	-	1	-	1	-	1

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)	New Trips		
				In	Out	Total		In	Out	Total
Church	560	3,610 SF	0.49 /1,000 SF (45/55)	1	1	2	- 5.0%	1	1	2
TOTALS		3,610 SF		1	1	2	-	1	1	2

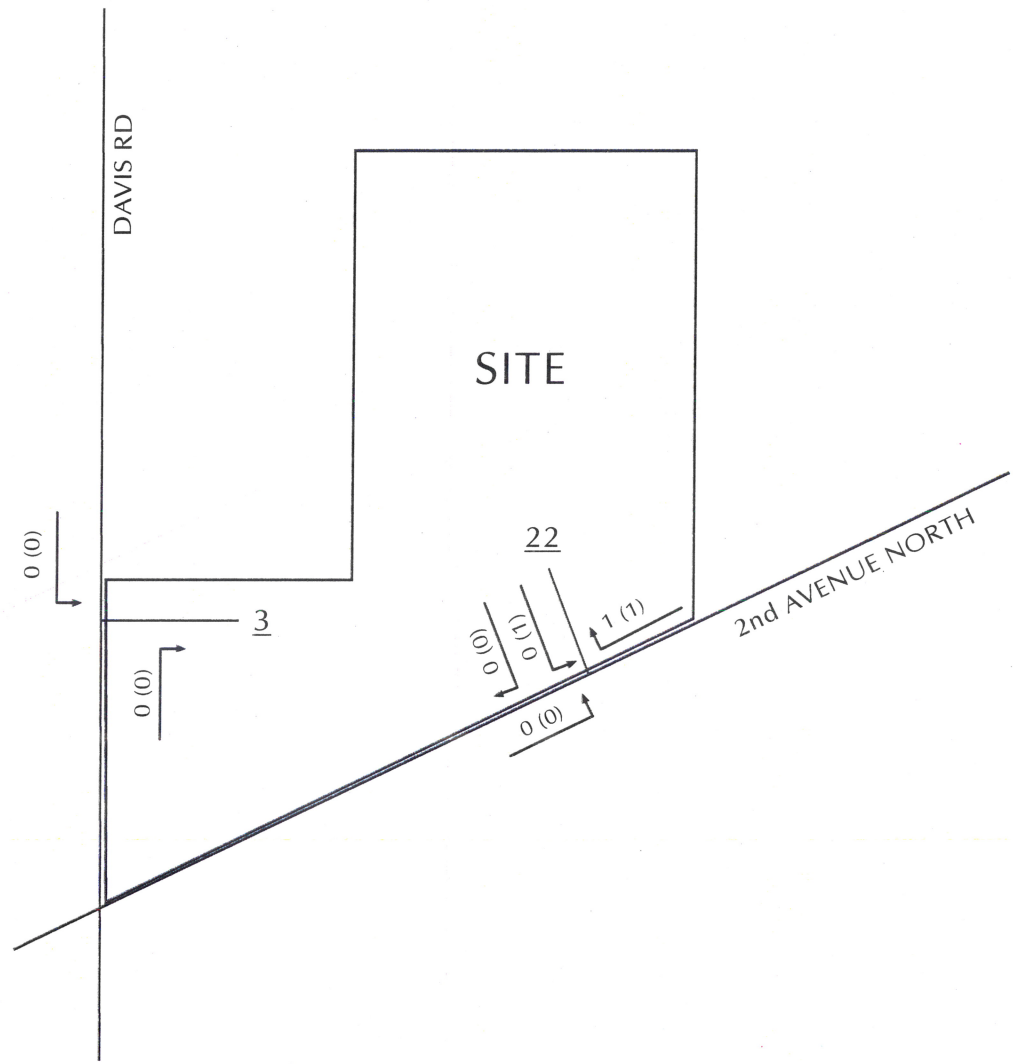
(1) Source: Palm Beach County and Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition.

Attachment 1B
Penuel Evangelical Church
Trip Generation

WEEKEND PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)		New Trips		
				In	Out	Total			In	Out	Total
Church	560	3,610 SF	9.99 /1,000 SF (48/52)	18	18	36	2	5%	17	17	34
TOTALS		3,610 SF		18	18	36	2		17	17	34

(1) Source: Palm Beach County and Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition.



<u>LEGEND</u>	
1	- AM PEAK HOUR
(1)	- PM PEAK HOUR
<u>22</u>	- ADT

6/7/19
19-057



Last Devenport, Inc.

PROFESSIONAL CONSULTING SERVICES

Penuel Evangelical Church of Delray

3401 2nd Ave. N.
Palm Springs, FL 33461

SURFACE WATER MANAGEMENT CALCULATIONS

LDi Project No. 17-032

Rev. 2 – February 5, 2020

LAST DEVENPORT, INC. (E.B. # 9889)

Ronald W. Last, PE
FL Reg. No. 38707

Date

Project Name: **Penuel Evangelical Church of Delray**
SURFACE WATER MANAGEMENT CALCULATIONS

Date: 2/5/2020
Project Number: 17-032
Sec/Twp/Rge: S19/T44S/R43E
Vertical Datum: NGVD

Summary

Required Water Quality Storage Volume:	0.06	ac-ft	
Water Quality Storage Volume Stage:	10.13	NGVD	8.61 NAVD
Allowable Peak Discharge:	0.08	cfs	
Design Peak Discharge (With Minimum Bleeder):	1.00	cfs	
Control Elevation:	8.00	NGVD	6.49 NAVD

Minimum Design Elevations (Design Storm Event)

	Stage Elevation	Stage Elevation
Parking (5 Year, 1 Hour Storm Event)	10.35 NGVD	8.84 NAVD
Offsite Discharge (10 Year, 3 Day Storm Event)	11.10 NGVD	9.59 NAVD
Perimeter (25 Year, 3 Day Storm Event)	11.25 NGVD	9.74 NAVD
Finished Floor (100 Year, 3 Day Storm Event)	14.59 NGVD	13.08 NAVD

Flood Routing Elevations (Design Rainfall)

	Stage Elevation	Stage Elevation	Discharge	Runoff Volume
5 Year, 1 Hour Storm Event (3.2 inches)	10.35 NGVD	8.84 NAVD	0.85 cfs	0.14 ac-ft
10 Year, 3 Day Storm Event (10.5 inches)	11.10 NGVD	9.59 NAVD	1.00 cfs	0.77 ac-ft
25 Year, 3 Day Storm Event (12.5 inches)	11.25 NGVD	9.74 NAVD	1.58 cfs	0.95 ac-ft
100 Year, 3 Day Storm Event (16.0 inches)	13.21 NGVD	11.70 NAVD		1.27 ac-ft

Control Structure Information

Proposed Control Structure (S-5)

Weir Length:	3.00 ft.	
Weir Elevation:	11.10 NGVD	9.59 NAVD
Bleeder Type:	Inverted Triangle	
Bleeder Height:	0.50 ft.	
Bleeder Width:	0.50 ft.	
Bleeder Angle:	53.13 deg.	
Bleeder Invert Elevation:	8.00 NGVD	6.49 NAVD



Project Name: **Penuel Evangelical Church of Delray**
SURFACE WATER MANAGEMENT CALCULATIONS

Date: 2/5/2020
Project Number: 17-032
Sec/Twp/Rge: S19/T44S/R43E

I. Given**A. Post Development Area Acreage:**

1. Total	1.40
2. Impervious	
a. Buildings (roof)	0.08
b. Pavement	0.48
3. Lakes	0.09
4. Pervious	0.75

B. Proposed Minimum Elevations:

1. Roads and Parking =	11.30 NGVD	CONTROL =	8.00 NGVD
2. Floors =	14.59 NGVD		

C. Design Storm Allowable Discharge:

1. Basin	SFWMD C-51 Basin Sub-Basin 33		
2. Sub-Basin 33 Min. FFE =	12.70 NGVD		
3. SFWMD Formula	35 csm	=	0.08 cfs
Allowable Discharge =			0.08 cfs

D. Water Level Elevations:

1. Wet Season Water Table 8.00 NGVD
2. Receiving body water level will not affect discharge rates

Note: Proposed minimum parking grade {11.30 NGVD} is more than 2 ft. minimum above wet season water table or control elevation of 8.00 NGVD.

E. Rainfall Amounts:

1. Parking (5 year - 1 hour)	3.2 inches
<u>*5 year - 1 hour design event required per SFWMD when using exfiltration trench.</u>	
2. Offsite Discharge (10 year - 3 day)	10.5 inches
3. Perimeter Design (25 year - 3 day)	12.5 inches
4. Floors (100 year - 3 day)	16.0 inches

II. Design Criteria

A. Site Water Quality:

1. Since this is a dry detention system whichever of the greater of a) or b) shall govern
 - a. The first inch of runoff over the entire site , or
 - b. The amount of 2.5 inches times the percentage of impervious area
2. The retention system will be designed to discharge at least 1/2 of the retention volume per day

B. Quantity:

1. The allowable peak discharge is 0.08 cfs
2. Floors are no lower than 14.59 NGVD
3. Roads and Parking are desired to be no lower than 11.30 NGVD

III. Computations

A. Site Water Quality:

1. Compute first inch of runoff from the developed project

$$= 1 \text{ in.} \times 1.40 \text{ ac.} \times 1/12 = 0.12 \text{ ac-ft}$$

0.12 ac-ft for first inch of runoff over the entire site
2. Compute 2.5 inches times the percentage of impervious area
 - a. Site Area for water quality pervious/impervious calculations only

$$= \text{Total Project area} - (\text{Lake} + \text{Roof})$$

$$= 1.40 - 0.17 = 1.23 \text{ acre}$$
 - b. Impervious Area for water quality pervious/impervious calculations only

$$= (\text{Site Area for water quality pervious/impervious}) - \text{Pervious}$$

$$= 1.23 - 0.75 = 0.48 \text{ acre}$$

0.48 acre of impervious area for water quality pervious/impervious
 - c. Percentage of Impervious for water quality:

$$= (\text{Impervious Area for water quality} / \text{Site Area for water quality}) \times 100\%$$

$$= 0.48 / 1.23 \times 100\%$$

$$= 39\% \text{ impervious}$$

d. For 2.5 inches times the percentage impervious:

$$= 2.5 \text{ in} \times 0.39$$

$$= 0.97 \text{ inches to be treated}$$

e. Compute volume required for water quality detention

$$= \text{inches to be treated} \times (\text{total site} - \text{lakes})$$

$$= 0.97 \times 1.40 - 0.09 \times 1/12 \text{ in.}$$

$$= \underline{0.11} \text{ ac-ft required detention storage}$$

3. The greater of the first inch or 2.5" times the percentage impervious controls

$$\underline{0.12} > 0.11$$

Since the first inch of runoff from the developed project = 0.12 ac-ft is greater than 2.5 in. times the percentage of impervious, the first inch of runoff controls.

4. Because the system is 100% dry retention, a 50% reduction in retention volume is permitted.

$$\text{Total detained volume} = \boxed{0.06 \text{ ac-ft}} \text{ occurs at elevation } 10.13 \text{ NGVD}$$

B. SCS Curve Number

1. The control elevation is 8.00 NGVD, and it is assumed that the wet season water table will be the same for the project. Consequently an average water table elevation of 8.00 NGVD will be assumed for purposes of design.

2. The average site finished grades will vary from the lowest elevation of 8.00 to 14.40 NGVD therefore the average site grade elevation will be 11.20 NGVD.

3. The average depth to water table will be:

$$= \text{average site grade elevation} - \text{average water table elevation}$$

$$= 11.20 - 8.00$$

$$= \underline{3.20} \text{ ft}$$

4. From the soil storage table using Coastal Storage and assuming 25% compaction with 3.20 ft to the water table, up to 5.60 inches of moisture can be stored in the soil under the pervious areas

5. Compute available soil storage

$$= \text{storage available} \times \text{pervious areas}$$

$$= 5.60 \times 0.56 = 3.13 \times 1/12 \text{ in.}$$

$$= 0.26 \text{ ac-ft of storage under pervious areas}$$

6. Convert available soil storage to site-wide moisture storage, S

$$S = \text{available soil storage onsite/site area}$$

$$= 0.26 / 1.40 \times 12 \text{ in/ 1 ft}$$

$$= \underline{2.24} \text{ inches of site-wide moisture storage, S}$$

7. SCS Curve Number, CN

$$CN = 1000 / (S + 10)$$

$$= \frac{1000}{2.24 + 10}$$

$$= \underline{82} \text{ SCS Curve Number}$$

C. Project Surface Storage

1. Assumptions

- a. 0.00 Acres of Lake Maintenance Area stores linearly upward from elevation 10.0 to 11.0 NGVD
- b. 0.02 Acres of Dry Detention stores vertically upward from elevation 10.0 to 11.0 NGVD
- c. 0.01 Acres of Dry Detention stores linearly upward from elevation 10.0 to 11.0 NGVD
- d. 0.00 Acres of Lake Bank stores linearly upward from elevation 8.0 to 10.0 NGVD
- e. 0.09 Acres of Lake stores vertically upward from elevation 8.00 to 11.50 NGVD
- f. 0.16 Acres of Exist. Parking stores linearly upward from elevation 12.00 to 13.80 NGVD
- g. 0.05 Acres of Sidewalk stores linearly upward from elevation 12.05 to 14.40 NGVD
- h. 95 Linear Feet of Exfiltration Trench stores vertically upward from elevation 8.00 to 10.20 NGVD
- i. 0.27 Acres of Parking stores linearly upward from elevation 11.30 to 12.90 NGVD
- j. 0.52 Acres of Open Space stores linearly upward from elevation 9.5 to 14.4 NGVD

2. Stage-Storage Computations are shown on the attached flood routing calculations.

D. Control Structure

- 1. Values of stage vs. discharge are shown on the attached flood routing calculations.

IV. Confirm Storm Stages vs Design Elevations

A. Minimum Building Floor Elevation

- 1. The minimum finished floor elevation must be above the 100 Year - 3 Day flood elevation. Since the flood routing calculations indicate the 100 Year - 3 Day Storm Stage = 13.21 NGVD and the existing finished floor elevation is 14.59 NGVD, the criteria is met for the site.

The minimum floor elevation is acceptable.

A. Minimum Parking Lot Elevation

- 1. The minimum parking lot elevation must be above the 5 Year - 1 Hour rainfall event, which is 10.35 NGVD. Since the minimum proposed parking lot elevation is 11.30 NGVD, the criteria is met.

The minimum parking lot elevation is acceptable.

B. Allowable Peak Discharge

- 1. The allowable peak discharge per the SFWMD C-51 Basin Sub-Basin 33 of 35.0 csm = 0.08 cfs for the site area of 1.40 acres.

- 2. The minimum bleeder size per LWDD is a 6" x 6" Inverted Triangle bleeder. Per the attached computations, the max. discharge through the control structure bleeder is

1.00 CFS

The bleeder discharge controls

- 3. The minimum perimeter elevation is based on the 25 Year - 3 Day storm event, which is 11.25 NGVD. Since the flood routing calculations indicate the 25 Year - 3 Day storm stage = 11.25 NGVD, the proposed minimum perimeter elevation is sufficient.

The minimum perimeter berm elevation is acceptable.

Penuel Evangelical Church of Delray

POST-DEVELOPMENT STAGE VS. STORAGE:

STORAGE CATEGORY =	DRY DETENTION	DRY DETENTION	EXIST. PARKING	SIDEWALK	EXFILTRATION TRENCH	PARKING	OPEN SPACE	
STORAGE TYPE =	VERTICAL	LINEAR	LINEAR	LINEAR	VERTICAL	LINEAR	LINEAR	TOTAL STORAGE
BEGINNING STAGE =	10.00	10.00	12.00	12.05	8.00	11.30	9.50	
ENDING STAGE =	11.00	11.00	13.80	14.40	10.20	12.90	14.40	
STORAGE AREA (Ac) =	0.02	0.01	0.16	0.05	0.00	0.27	0.52	
STAGE (ft) / STORAGE	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)
8.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.01
10.00	0.00	0.00	0.00	0.00	0.03	0.00	0.01	0.04
11.00	0.02	0.01	0.00	0.00	0.03	0.00	0.12	0.18
12.00	0.05	0.02	0.00	0.00	0.03	0.04	0.33	0.47
13.00	0.07	0.03	0.05	0.01	0.03	0.24	0.65	1.08
14.00	0.10	0.05	0.18	0.04	0.03	0.50	1.08	1.98
15.00	0.12	0.06	0.34	0.09	0.03	0.77	1.59	3.00

** Lake, Lake Bank, and Lake Maintenance Area only included in Compensating Storage Calculations. Storage volume does not contribute to the overall site storm stages.

Project Name: Penuel Evangelical Church of Delray
 Date: 2/5/2020
 Project Number: 17-032
 Sec/Twp/Rge: S19/T44S/R43E

I. Given

$$V = [L (K (H_2 W + 2 H_2 D_u - D_u^2 + 2 H_2 D_s) + (1.39 \times 10^{-4}) * W * D_u)] / 2$$

Where:

V = Volume to be exfiltrated (ac-in)	0.36	0.030	= ac-ft
L = Length of Trench Required (Feet)	95		
W = Trench width (feet)	8.00		
K = Hydraulic conductivity (cfs/sf-ft head)	0.00008455		
H ₂ = Depth to water table (feet)	4.00		
D _u = Non-saturated depth(feet)	2.20		
D _s = Saturated trench depth (feet)	2.00		

k-1	k-2	k ave
0.0001293	0.0000398	0.00008455

Appendix C: Isohyetal Maps
from SFWMD Technical Memorandum, *Frequency Analysis of One and Three Day
Rainfall Maxima for central and southern Florida*, Paul Trimble, October 1990.

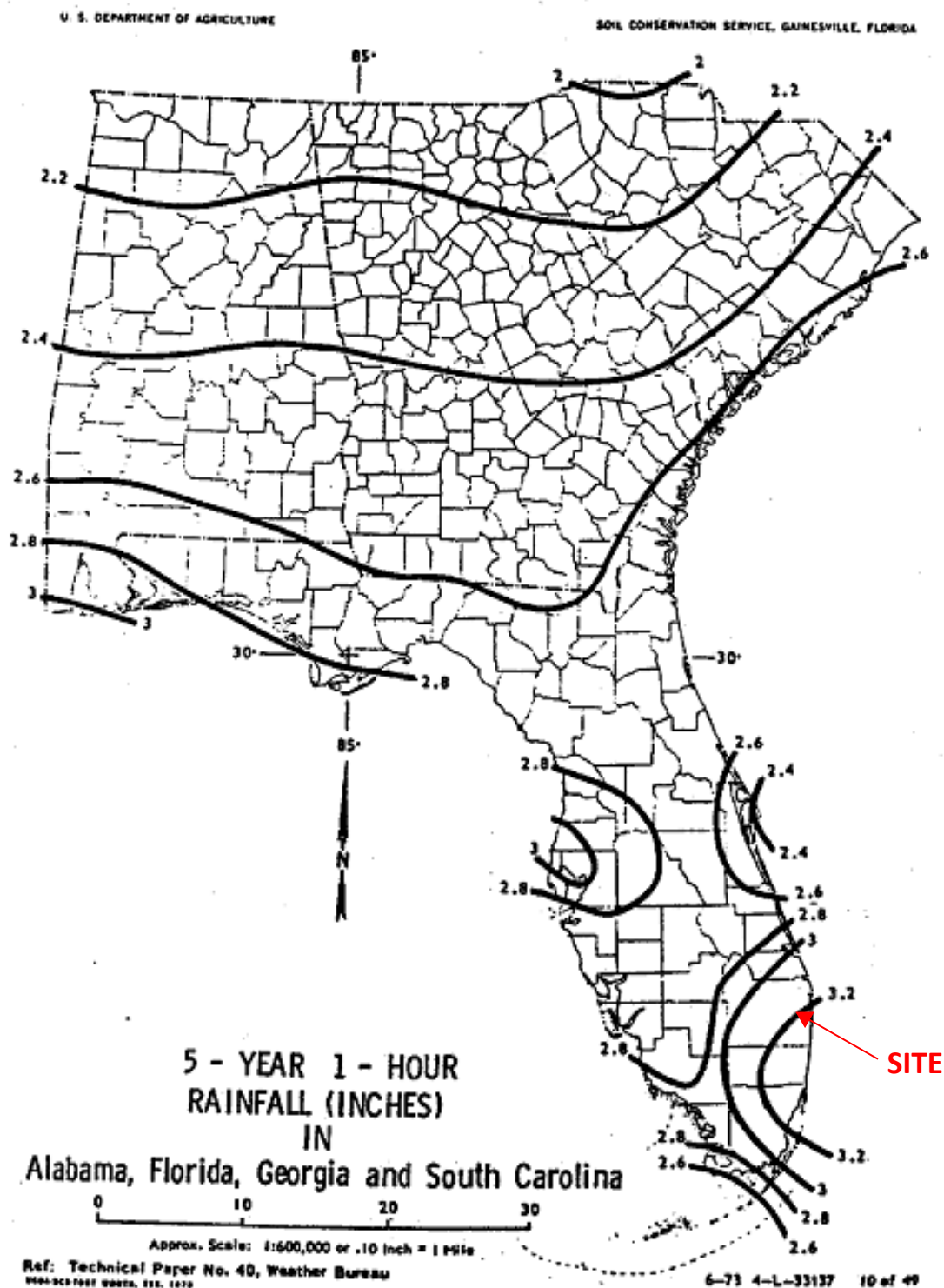


Figure C-1

Project Name: Penuel Evangelical Church

Reviewer: SMG

Project Number: 17-032

Period Begin: Feb 05, 2020;0000 hr End: Feb 08, 2020;0000 hr Duration: 72 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: FDOT - 1 hr

Design Frequency: 1 year

1 Day Rainfall: 3.2 inches

Area: 1.12 acres

Ground Storage: 2.24 inches

Time of Concentration: 0.17 hours

Initial Stage: 8 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.00	0.00
9.00	0.01
10.00	0.04
11.00	0.18
12.00	0.47
13.00	1.08
14.00	1.98
15.00	3.00

Offsite Receiving Body: Offsite

Time (hr)	Stage (ft NGVD)
0.00	8.00
336.00	8.00

User Specified Rainfall Distribution: FDOT - 1 hr

Time (hr)	Rainfall (percent)
0.00	0.00
0.10	0.02
0.20	0.08
0.30	0.20
0.40	0.41
0.50	0.63
0.60	0.81
0.70	0.92
0.80	0.98
0.90	1.00
1.00	1.00

Structure: 1

From Basin: Onsite

To Basin: Offsite

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 11.1 ft NGVD, Length = 3 ft

Bleeder: Inv-Tri, Invert Elev = 8 ft NGVD, Height = 0.5 ft

Width = 0.5 ft

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

Pipe: Diameter = 1.5 ft, Manning's n = 0.012, Length = 60 ft

US Invert Elev = 8 ft NGVD, DS Invert Elev = 7.9 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	8.00	8.00
0.20	0.26	0.00	0.00	0.00	8.00	8.00
0.40	1.31	0.94	0.28	0.00	8.55	8.00
0.60	2.58	3.40	0.72	0.02	9.77	8.00
0.80	3.15	2.77	0.83	0.03	10.22	8.00
1.00	3.20	1.00	0.85	0.04	10.35	8.00
1.20	3.20	0.31	0.85	0.06	10.32	8.00
1.40	3.20	0.10	0.83	0.07	10.25	8.00
1.60	3.20	0.03	0.81	0.09	10.16	8.00
1.80	3.20	0.01	0.79	0.10	10.07	8.00
2.00	3.20	0.00	0.75	0.11	9.89	8.00
2.20	3.20	0.00	0.65	0.12	9.51	8.00
2.40	3.20	0.00	0.55	0.13	9.17	8.00
2.60	3.20	0.00	0.39	0.14	8.75	8.00
2.80	3.20	0.00	0.09	0.14	8.35	8.00
3.00	3.20	0.00	0.04	0.14	8.25	8.00
3.20	3.20	0.00	0.02	0.14	8.20	8.00
3.40	3.20	0.00	0.01	0.14	8.17	8.00
3.60	3.20	0.00	0.01	0.14	8.15	8.00
3.80	3.20	0.00	0.01	0.14	8.13	8.00
4.00	3.20	0.00	0.01	0.14	8.12	8.00
4.20	3.20	0.00	0.01	0.14	8.11	8.00
4.40	3.20	0.00	0.00	0.14	8.10	8.00
4.60	3.20	0.00	0.00	0.14	8.10	8.00
4.80	3.20	0.00	0.00	0.14	8.09	8.00
5.00	3.20	0.00	0.00	0.14	8.09	8.00
5.20	3.20	0.00	0.00	0.14	8.08	8.00
5.40	3.20	0.00	0.00	0.14	8.08	8.00
5.60	3.20	0.00	0.00	0.14	8.07	8.00
5.80	3.20	0.00	0.00	0.14	8.07	8.00
6.00	3.20	0.00	0.00	0.14	8.07	8.00
6.20	3.20	0.00	0.00	0.14	8.07	8.00
6.40	3.20	0.00	0.00	0.14	8.06	8.00
6.60	3.20	0.00	0.00	0.14	8.06	8.00
6.80	3.20	0.00	0.00	0.14	8.06	8.00
7.00	3.20	0.00	0.00	0.14	8.06	8.00
7.20	3.20	0.00	0.00	0.14	8.06	8.00
7.40	3.20	0.00	0.00	0.14	8.06	8.00
7.60	3.20	0.00	0.00	0.14	8.05	8.00
7.80	3.20	0.00	0.00	0.14	8.05	8.00
8.00	3.20	0.00	0.00	0.14	8.05	8.00
8.20	3.20	0.00	0.00	0.14	8.05	8.00
8.40	3.20	0.00	0.00	0.14	8.05	8.00
8.60	3.20	0.00	0.00	0.14	8.05	8.00
8.80	3.20	0.00	0.00	0.14	8.05	8.00
9.00	3.20	0.00	0.00	0.14	8.05	8.00
9.20	3.20	0.00	0.00	0.14	8.05	8.00
9.40	3.20	0.00	0.00	0.14	8.04	8.00
9.60	3.20	0.00	0.00	0.14	8.04	8.00
9.80	3.20	0.00	0.00	0.14	8.04	8.00
10.00	3.20	0.00	0.00	0.14	8.04	8.00
10.20	3.20	0.00	0.00	0.14	8.04	8.00
10.40	3.20	0.00	0.00	0.14	8.04	8.00
10.60	3.20	0.00	0.00	0.14	8.04	8.00
10.80	3.20	0.00	0.00	0.14	8.04	8.00
11.00	3.20	0.00	0.00	0.14	8.04	8.00
11.20	3.20	0.00	0.00	0.14	8.04	8.00
11.40	3.20	0.00	0.00	0.14	8.04	8.00
11.60	3.20	0.00	0.00	0.14	8.04	8.00
11.80	3.20	0.00	0.00	0.14	8.04	8.00
12.00	3.20	0.00	0.00	0.14	8.04	8.00
12.20	3.20	0.00	0.00	0.14	8.04	8.00
12.40	3.20	0.00	0.00	0.14	8.03	8.00
12.60	3.20	0.00	0.00	0.14	8.03	8.00
12.80	3.20	0.00	0.00	0.14	8.03	8.00
13.00	3.20	0.00	0.00	0.14	8.03	8.00
13.20	3.20	0.00	0.00	0.14	8.03	8.00
13.40	3.20	0.00	0.00	0.14	8.03	8.00
13.60	3.20	0.00	0.00	0.14	8.03	8.00

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)
13.80	3.20	0.00	0.00	0.14	8.03	8.00
14.00	3.20	0.00	0.00	0.14	8.03	8.00
14.20	3.20	0.00	0.00	0.14	8.03	8.00
14.40	3.20	0.00	0.00	0.14	8.03	8.00
14.60	3.20	0.00	0.00	0.14	8.03	8.00
14.80	3.20	0.00	0.00	0.14	8.03	8.00
15.00	3.20	0.00	0.00	0.14	8.03	8.00
15.20	3.20	0.00	0.00	0.14	8.03	8.00
15.40	3.20	0.00	0.00	0.14	8.03	8.00
15.60	3.20	0.00	0.00	0.14	8.03	8.00
15.80	3.20	0.00	0.00	0.14	8.03	8.00
16.00	3.20	0.00	0.00	0.14	8.03	8.00
16.20	3.20	0.00	0.00	0.14	8.03	8.00
16.40	3.20	0.00	0.00	0.14	8.03	8.00
16.60	3.20	0.00	0.00	0.14	8.03	8.00
16.80	3.20	0.00	0.00	0.14	8.03	8.00
17.00	3.20	0.00	0.00	0.14	8.03	8.00
17.20	3.20	0.00	0.00	0.14	8.03	8.00
17.40	3.20	0.00	0.00	0.14	8.03	8.00
17.60	3.20	0.00	0.00	0.14	8.03	8.00
17.80	3.20	0.00	0.00	0.14	8.03	8.00
18.00	3.20	0.00	0.00	0.14	8.03	8.00
18.20	3.20	0.00	0.00	0.14	8.03	8.00
18.40	3.20	0.00	0.00	0.14	8.03	8.00
18.60	3.20	0.00	0.00	0.14	8.03	8.00
18.80	3.20	0.00	0.00	0.14	8.02	8.00
19.00	3.20	0.00	0.00	0.14	8.02	8.00
19.20	3.20	0.00	0.00	0.14	8.02	8.00
19.40	3.20	0.00	0.00	0.14	8.02	8.00
19.60	3.20	0.00	0.00	0.14	8.02	8.00
19.80	3.20	0.00	0.00	0.14	8.02	8.00
20.00	3.20	0.00	0.00	0.14	8.02	8.00
20.20	3.20	0.00	0.00	0.14	8.02	8.00
20.40	3.20	0.00	0.00	0.14	8.02	8.00
20.60	3.20	0.00	0.00	0.14	8.02	8.00
20.80	3.20	0.00	0.00	0.14	8.02	8.00
21.00	3.20	0.00	0.00	0.14	8.02	8.00
21.20	3.20	0.00	0.00	0.14	8.02	8.00
21.40	3.20	0.00	0.00	0.14	8.02	8.00
21.60	3.20	0.00	0.00	0.14	8.02	8.00
21.80	3.20	0.00	0.00	0.14	8.02	8.00
22.00	3.20	0.00	0.00	0.14	8.02	8.00
22.20	3.20	0.00	0.00	0.14	8.02	8.00
22.40	3.20	0.00	0.00	0.14	8.02	8.00
22.60	3.20	0.00	0.00	0.14	8.02	8.00
22.80	3.20	0.00	0.00	0.14	8.02	8.00
23.00	3.20	0.00	0.00	0.14	8.02	8.00
23.20	3.20	0.00	0.00	0.14	8.02	8.00
23.40	3.20	0.00	0.00	0.14	8.02	8.00
23.60	3.20	0.00	0.00	0.14	8.02	8.00
23.80	3.20	0.00	0.00	0.14	8.02	8.00
24.00	3.20	0.00	0.00	0.14	8.02	8.00
24.20	3.20	0.00	0.00	0.14	8.02	8.00
24.40	3.20	0.00	0.00	0.14	8.02	8.00
24.60	3.20	0.00	0.00	0.14	8.02	8.00
24.80	3.20	0.00	0.00	0.14	8.02	8.00
25.00	3.20	0.00	0.00	0.14	8.02	8.00
25.20	3.20	0.00	0.00	0.14	8.02	8.00
25.40	3.20	0.00	0.00	0.14	8.02	8.00
25.60	3.20	0.00	0.00	0.14	8.02	8.00
25.80	3.20	0.00	0.00	0.14	8.02	8.00
26.00	3.20	0.00	0.00	0.14	8.02	8.00
26.20	3.20	0.00	0.00	0.14	8.02	8.00
26.40	3.20	0.00	0.00	0.14	8.02	8.00
26.60	3.20	0.00	0.00	0.14	8.02	8.00
26.80	3.20	0.00	0.00	0.14	8.02	8.00
27.00	3.20	0.00	0.00	0.14	8.02	8.00
27.20	3.20	0.00	0.00	0.14	8.02	8.00
27.40	3.20	0.00	0.00	0.14	8.02	8.00

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)
27.60	3.20	0.00	0.00	0.14	8.02	8.00
27.80	3.20	0.00	0.00	0.14	8.02	8.00
28.00	3.20	0.00	0.00	0.14	8.02	8.00
28.20	3.20	0.00	0.00	0.14	8.02	8.00
28.40	3.20	0.00	0.00	0.14	8.02	8.00
28.60	3.20	0.00	0.00	0.14	8.02	8.00
28.80	3.20	0.00	0.00	0.14	8.02	8.00
29.00	3.20	0.00	0.00	0.14	8.02	8.00
29.20	3.20	0.00	0.00	0.14	8.02	8.00
29.40	3.20	0.00	0.00	0.14	8.02	8.00
29.60	3.20	0.00	0.00	0.14	8.02	8.00
29.80	3.20	0.00	0.00	0.14	8.02	8.00
30.00	3.20	0.00	0.00	0.14	8.02	8.00
30.20	3.20	0.00	0.00	0.14	8.02	8.00
30.40	3.20	0.00	0.00	0.14	8.02	8.00
30.60	3.20	0.00	0.00	0.14	8.02	8.00
30.80	3.20	0.00	0.00	0.14	8.02	8.00
31.00	3.20	0.00	0.00	0.14	8.02	8.00
31.20	3.20	0.00	0.00	0.14	8.02	8.00
31.40	3.20	0.00	0.00	0.14	8.02	8.00
31.60	3.20	0.00	0.00	0.14	8.02	8.00
31.80	3.20	0.00	0.00	0.14	8.02	8.00
32.00	3.20	0.00	0.00	0.14	8.02	8.00
32.20	3.20	0.00	0.00	0.14	8.02	8.00
32.40	3.20	0.00	0.00	0.14	8.02	8.00
32.60	3.20	0.00	0.00	0.14	8.02	8.00
32.80	3.20	0.00	0.00	0.14	8.02	8.00
33.00	3.20	0.00	0.00	0.14	8.02	8.00
33.20	3.20	0.00	0.00	0.14	8.02	8.00
33.40	3.20	0.00	0.00	0.14	8.02	8.00
33.60	3.20	0.00	0.00	0.14	8.02	8.00
33.80	3.20	0.00	0.00	0.14	8.02	8.00
34.00	3.20	0.00	0.00	0.14	8.02	8.00
34.20	3.20	0.00	0.00	0.14	8.02	8.00
34.40	3.20	0.00	0.00	0.14	8.02	8.00
34.60	3.20	0.00	0.00	0.14	8.02	8.00
34.80	3.20	0.00	0.00	0.14	8.02	8.00
35.00	3.20	0.00	0.00	0.14	8.02	8.00
35.20	3.20	0.00	0.00	0.14	8.02	8.00
35.40	3.20	0.00	0.00	0.14	8.02	8.00
35.60	3.20	0.00	0.00	0.14	8.02	8.00
35.80	3.20	0.00	0.00	0.14	8.02	8.00
36.00	3.20	0.00	0.00	0.14	8.02	8.00
36.20	3.20	0.00	0.00	0.14	8.02	8.00
36.40	3.20	0.00	0.00	0.14	8.02	8.00
36.60	3.20	0.00	0.00	0.14	8.02	8.00
36.80	3.20	0.00	0.00	0.14	8.02	8.00
37.00	3.20	0.00	0.00	0.14	8.02	8.00
37.20	3.20	0.00	0.00	0.14	8.02	8.00
37.40	3.20	0.00	0.00	0.14	8.02	8.00
37.60	3.20	0.00	0.00	0.14	8.01	8.00
37.80	3.20	0.00	0.00	0.14	8.01	8.00
38.00	3.20	0.00	0.00	0.14	8.01	8.00
38.20	3.20	0.00	0.00	0.14	8.01	8.00
38.40	3.20	0.00	0.00	0.14	8.01	8.00
38.60	3.20	0.00	0.00	0.14	8.01	8.00
38.80	3.20	0.00	0.00	0.14	8.01	8.00
39.00	3.20	0.00	0.00	0.14	8.01	8.00
39.20	3.20	0.00	0.00	0.14	8.01	8.00
39.40	3.20	0.00	0.00	0.14	8.01	8.00
39.60	3.20	0.00	0.00	0.14	8.01	8.00
39.80	3.20	0.00	0.00	0.14	8.01	8.00
40.00	3.20	0.00	0.00	0.14	8.01	8.00
40.20	3.20	0.00	0.00	0.14	8.01	8.00
40.40	3.20	0.00	0.00	0.14	8.01	8.00
40.60	3.20	0.00	0.00	0.14	8.01	8.00
40.80	3.20	0.00	0.00	0.14	8.01	8.00
41.00	3.20	0.00	0.00	0.14	8.01	8.00
41.20	3.20	0.00	0.00	0.14	8.01	8.00

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)
41.40	3.20	0.00	0.00	0.14	8.01	8.00
41.60	3.20	0.00	0.00	0.14	8.01	8.00
41.80	3.20	0.00	0.00	0.14	8.01	8.00
42.00	3.20	0.00	0.00	0.14	8.01	8.00
42.20	3.20	0.00	0.00	0.14	8.01	8.00
42.40	3.20	0.00	0.00	0.14	8.01	8.00
42.60	3.20	0.00	0.00	0.14	8.01	8.00
42.80	3.20	0.00	0.00	0.14	8.01	8.00
43.00	3.20	0.00	0.00	0.14	8.01	8.00
43.20	3.20	0.00	0.00	0.14	8.01	8.00
43.40	3.20	0.00	0.00	0.14	8.01	8.00
43.60	3.20	0.00	0.00	0.14	8.01	8.00
43.80	3.20	0.00	0.00	0.14	8.01	8.00
44.00	3.20	0.00	0.00	0.14	8.01	8.00
44.20	3.20	0.00	0.00	0.14	8.01	8.00
44.40	3.20	0.00	0.00	0.14	8.01	8.00
44.60	3.20	0.00	0.00	0.14	8.01	8.00
44.80	3.20	0.00	0.00	0.14	8.01	8.00
45.00	3.20	0.00	0.00	0.14	8.01	8.00
45.20	3.20	0.00	0.00	0.14	8.01	8.00
45.40	3.20	0.00	0.00	0.14	8.01	8.00
45.60	3.20	0.00	0.00	0.14	8.01	8.00
45.80	3.20	0.00	0.00	0.14	8.01	8.00
46.00	3.20	0.00	0.00	0.14	8.01	8.00
46.20	3.20	0.00	0.00	0.14	8.01	8.00
46.40	3.20	0.00	0.00	0.14	8.01	8.00
46.60	3.20	0.00	0.00	0.14	8.01	8.00
46.80	3.20	0.00	0.00	0.14	8.01	8.00
47.00	3.20	0.00	0.00	0.14	8.01	8.00
47.20	3.20	0.00	0.00	0.14	8.01	8.00
47.40	3.20	0.00	0.00	0.14	8.01	8.00
47.60	3.20	0.00	0.00	0.14	8.01	8.00
47.80	3.20	0.00	0.00	0.14	8.01	8.00
48.00	3.20	0.00	0.00	0.14	8.01	8.00
48.20	3.20	0.00	0.00	0.14	8.01	8.00
48.40	3.20	0.00	0.00	0.14	8.01	8.00
48.60	3.20	0.00	0.00	0.14	8.01	8.00
48.80	3.20	0.00	0.00	0.14	8.01	8.00
49.00	3.20	0.00	0.00	0.14	8.01	8.00
49.20	3.20	0.00	0.00	0.14	8.01	8.00
49.40	3.20	0.00	0.00	0.14	8.01	8.00
49.60	3.20	0.00	0.00	0.14	8.01	8.00
49.80	3.20	0.00	0.00	0.14	8.01	8.00
50.00	3.20	0.00	0.00	0.14	8.01	8.00
50.20	3.20	0.00	0.00	0.14	8.01	8.00
50.40	3.20	0.00	0.00	0.14	8.01	8.00
50.60	3.20	0.00	0.00	0.14	8.01	8.00
50.80	3.20	0.00	0.00	0.14	8.01	8.00
51.00	3.20	0.00	0.00	0.14	8.01	8.00
51.20	3.20	0.00	0.00	0.14	8.01	8.00
51.40	3.20	0.00	0.00	0.14	8.01	8.00
51.60	3.20	0.00	0.00	0.14	8.01	8.00
51.80	3.20	0.00	0.00	0.14	8.01	8.00
52.00	3.20	0.00	0.00	0.14	8.01	8.00
52.20	3.20	0.00	0.00	0.14	8.01	8.00
52.40	3.20	0.00	0.00	0.14	8.01	8.00
52.60	3.20	0.00	0.00	0.14	8.01	8.00
52.80	3.20	0.00	0.00	0.14	8.01	8.00
53.00	3.20	0.00	0.00	0.14	8.01	8.00
53.20	3.20	0.00	0.00	0.14	8.01	8.00
53.40	3.20	0.00	0.00	0.14	8.01	8.00
53.60	3.20	0.00	0.00	0.14	8.01	8.00
53.80	3.20	0.00	0.00	0.14	8.01	8.00
54.00	3.20	0.00	0.00	0.14	8.01	8.00
54.20	3.20	0.00	0.00	0.14	8.01	8.00
54.40	3.20	0.00	0.00	0.14	8.01	8.00
54.60	3.20	0.00	0.00	0.14	8.01	8.00
54.80	3.20	0.00	0.00	0.14	8.01	8.00
55.00	3.20	0.00	0.00	0.14	8.01	8.00

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)
55.20	3.20	0.00	0.00	0.14	8.01	8.00
55.40	3.20	0.00	0.00	0.14	8.01	8.00
55.60	3.20	0.00	0.00	0.14	8.01	8.00
55.80	3.20	0.00	0.00	0.14	8.01	8.00
56.00	3.20	0.00	0.00	0.14	8.01	8.00
56.20	3.20	0.00	0.00	0.14	8.01	8.00
56.40	3.20	0.00	0.00	0.14	8.01	8.00
56.60	3.20	0.00	0.00	0.14	8.01	8.00
56.80	3.20	0.00	0.00	0.14	8.01	8.00
57.00	3.20	0.00	0.00	0.14	8.01	8.00
57.20	3.20	0.00	0.00	0.14	8.01	8.00
57.40	3.20	0.00	0.00	0.14	8.01	8.00
57.60	3.20	0.00	0.00	0.14	8.01	8.00
57.80	3.20	0.00	0.00	0.14	8.01	8.00
58.00	3.20	0.00	0.00	0.14	8.01	8.00
58.20	3.20	0.00	0.00	0.14	8.01	8.00
58.40	3.20	0.00	0.00	0.14	8.01	8.00
58.60	3.20	0.00	0.00	0.14	8.01	8.00
58.80	3.20	0.00	0.00	0.14	8.01	8.00
59.00	3.20	0.00	0.00	0.14	8.01	8.00
59.20	3.20	0.00	0.00	0.14	8.01	8.00
59.40	3.20	0.00	0.00	0.14	8.01	8.00
59.60	3.20	0.00	0.00	0.14	8.01	8.00
59.80	3.20	0.00	0.00	0.14	8.01	8.00
60.00	3.20	0.00	0.00	0.14	8.01	8.00
60.20	3.20	0.00	0.00	0.14	8.01	8.00
60.40	3.20	0.00	0.00	0.14	8.01	8.00
60.60	3.20	0.00	0.00	0.14	8.01	8.00
60.80	3.20	0.00	0.00	0.14	8.01	8.00
61.00	3.20	0.00	0.00	0.14	8.01	8.00
61.20	3.20	0.00	0.00	0.14	8.01	8.00
61.40	3.20	0.00	0.00	0.14	8.01	8.00
61.60	3.20	0.00	0.00	0.14	8.01	8.00
61.80	3.20	0.00	0.00	0.14	8.01	8.00
62.00	3.20	0.00	0.00	0.14	8.01	8.00
62.20	3.20	0.00	0.00	0.14	8.01	8.00
62.40	3.20	0.00	0.00	0.14	8.01	8.00
62.60	3.20	0.00	0.00	0.14	8.01	8.00
62.80	3.20	0.00	0.00	0.14	8.01	8.00
63.00	3.20	0.00	0.00	0.14	8.01	8.00
63.20	3.20	0.00	0.00	0.14	8.01	8.00
63.40	3.20	0.00	0.00	0.14	8.01	8.00
63.60	3.20	0.00	0.00	0.14	8.01	8.00
63.80	3.20	0.00	0.00	0.14	8.01	8.00
64.00	3.20	0.00	0.00	0.14	8.01	8.00
64.20	3.20	0.00	0.00	0.14	8.01	8.00
64.40	3.20	0.00	0.00	0.14	8.01	8.00
64.60	3.20	0.00	0.00	0.14	8.01	8.00
64.80	3.20	0.00	0.00	0.14	8.01	8.00
65.00	3.20	0.00	0.00	0.14	8.01	8.00
65.20	3.20	0.00	0.00	0.14	8.01	8.00
65.40	3.20	0.00	0.00	0.14	8.01	8.00
65.60	3.20	0.00	0.00	0.14	8.01	8.00
65.80	3.20	0.00	0.00	0.14	8.01	8.00
66.00	3.20	0.00	0.00	0.14	8.01	8.00
66.20	3.20	0.00	0.00	0.14	8.01	8.00
66.40	3.20	0.00	0.00	0.14	8.01	8.00
66.60	3.20	0.00	0.00	0.14	8.01	8.00
66.80	3.20	0.00	0.00	0.14	8.01	8.00
67.00	3.20	0.00	0.00	0.14	8.01	8.00
67.20	3.20	0.00	0.00	0.14	8.01	8.00
67.40	3.20	0.00	0.00	0.14	8.01	8.00
67.60	3.20	0.00	0.00	0.14	8.01	8.00
67.80	3.20	0.00	0.00	0.14	8.01	8.00
68.00	3.20	0.00	0.00	0.14	8.01	8.00
68.20	3.20	0.00	0.00	0.14	8.01	8.00
68.40	3.20	0.00	0.00	0.14	8.01	8.00
68.60	3.20	0.00	0.00	0.14	8.01	8.00
68.80	3.20	0.00	0.00	0.14	8.01	8.00

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)
69.00	3.20	0.00	0.00	0.14	8.01	8.00
69.20	3.20	0.00	0.00	0.14	8.01	8.00
69.40	3.20	0.00	0.00	0.14	8.01	8.00
69.60	3.20	0.00	0.00	0.14	8.01	8.00
69.80	3.20	0.00	0.00	0.14	8.01	8.00
70.00	3.20	0.00	0.00	0.14	8.01	8.00
70.20	3.20	0.00	0.00	0.14	8.01	8.00
70.40	3.20	0.00	0.00	0.14	8.01	8.00
70.60	3.20	0.00	0.00	0.14	8.01	8.00
70.80	3.20	0.00	0.00	0.14	8.01	8.00
71.00	3.20	0.00	0.00	0.14	8.01	8.00
71.20	3.20	0.00	0.00	0.14	8.01	8.00
71.40	3.20	0.00	0.00	0.14	8.01	8.00
71.60	3.20	0.00	0.00	0.14	8.01	8.00
71.80	3.20	0.00	0.00	0.14	8.01	8.00
72.00	3.20	0.00	0.00	0.14	8.01	8.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.85	1.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	10.35	1.00	8.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	0.14	0.00	0.14	0.00	0.00	0.00

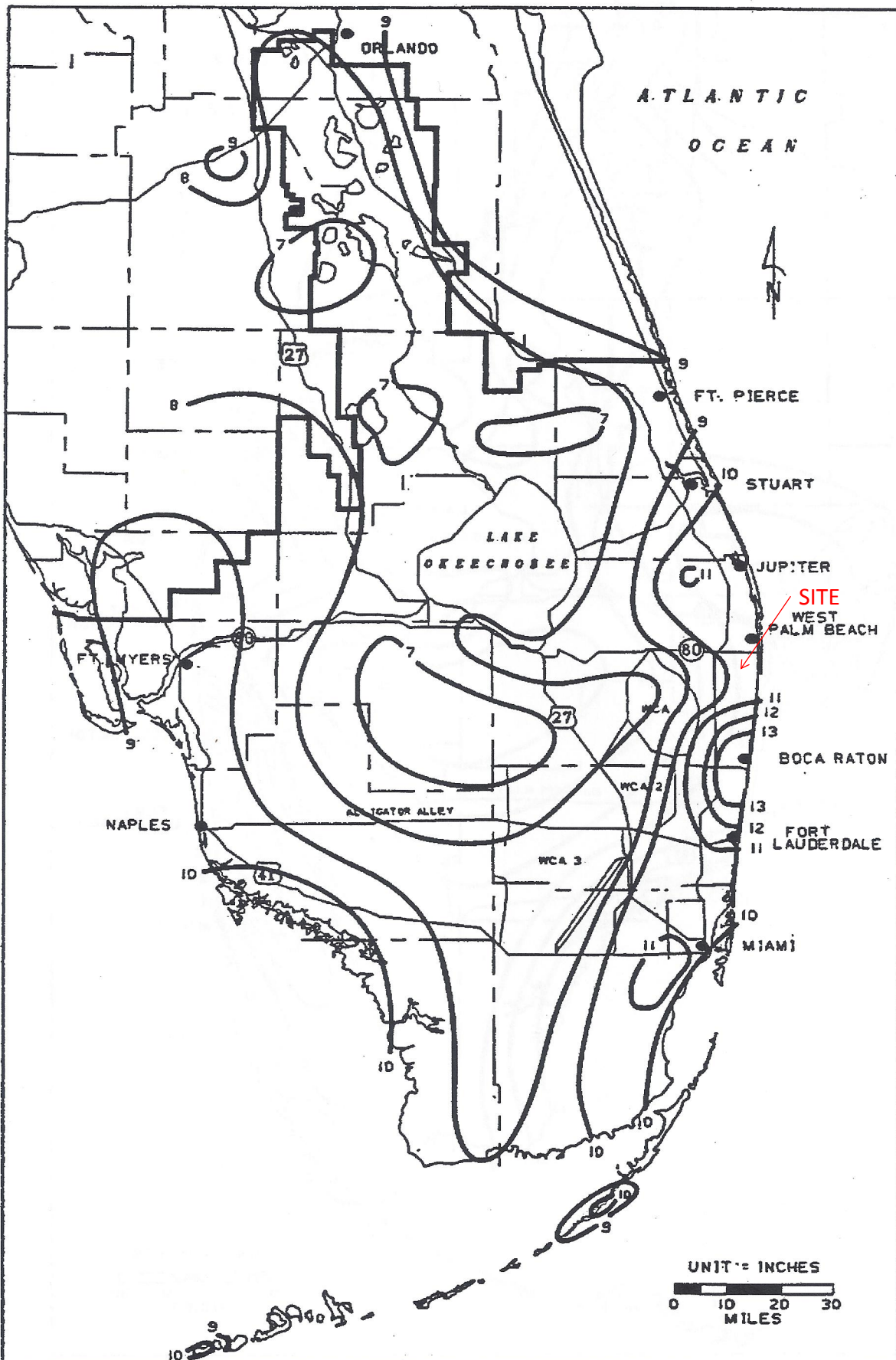


FIGURE C-7. 3-DAY RAINFALL: 10-YEAR RETURN PERIOD

Project Name: Penuel Evangelical Church

Reviewer: SMG

Project Number: 17-032

Period Begin: Feb 05, 2020;0000 hr End: Feb 19, 2020;0000 hr Duration: 336 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 10 year

3 Day Rainfall: 10.5 inches

Area: 1.12 acres

Ground Storage: 2.24 inches

Time of Concentration: 0.17 hours

Initial Stage: 8 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.00	0.00
9.00	0.01
10.00	0.04
11.00	0.18
12.00	0.47
13.00	1.08
14.00	1.98
15.00	3.00

Offsite Receiving Body: Offsite

Time (hr)	Stage (ft NGVD)
0.00	8.00
336.00	8.00

Structure: 1

From Basin: Onsite

To Basin: Offsite

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 11.1 ft NGVD, Length = 3 ft

Bleeder: Inv-Tri, Invert Elev = 8 ft NGVD, Height = 0.5 ft

Width = 0.5 ft

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

Pipe: Diameter = 1.5 ft, Manning's n = 0.012, Length = 60 ft

US Invert Elev = 8 ft NGVD, DS Invert Elev = 7.9 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	8.00	8.00
1.00	0.05	0.00	0.00	0.00	8.00	8.00
2.00	0.09	0.00	0.00	0.00	8.00	8.00
3.00	0.14	0.00	0.00	0.00	8.00	8.00
4.00	0.19	0.00	0.00	0.00	8.00	8.00
5.00	0.24	0.00	0.00	0.00	8.00	8.00
6.00	0.28	0.00	0.00	0.00	8.00	8.00
7.00	0.33	0.00	0.00	0.00	8.00	8.00
8.00	0.38	0.00	0.00	0.00	8.00	8.00
9.00	0.42	0.00	0.00	0.00	8.00	8.00
10.00	0.47	0.00	0.00	0.00	8.00	8.00
11.00	0.52	0.00	0.00	0.00	8.01	8.00
12.00	0.56	0.00	0.00	0.00	8.04	8.00
13.00	0.61	0.01	0.00	0.00	8.08	8.00
14.00	0.66	0.01	0.01	0.00	8.11	8.00
15.00	0.71	0.01	0.01	0.00	8.13	8.00
16.00	0.75	0.01	0.01	0.00	8.15	8.00

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)
17.00	0.80	0.01	0.01	0.00	8.16	8.00
18.00	0.85	0.01	0.01	0.00	8.16	8.00
19.00	0.89	0.02	0.02	0.01	8.17	8.00
20.00	0.94	0.02	0.02	0.01	8.18	8.00
21.00	0.99	0.02	0.02	0.01	8.18	8.00
22.00	1.03	0.02	0.02	0.01	8.19	8.00
23.00	1.08	0.02	0.02	0.01	8.19	8.00
24.00	1.13	0.02	0.02	0.01	8.20	8.00
25.00	1.20	0.03	0.03	0.01	8.23	8.00
26.00	1.27	0.04	0.03	0.02	8.24	8.00
27.00	1.33	0.04	0.04	0.02	8.24	8.00
28.00	1.40	0.04	0.04	0.02	8.25	8.00
29.00	1.47	0.04	0.04	0.03	8.25	8.00
30.00	1.54	0.04	0.04	0.03	8.26	8.00
31.00	1.61	0.04	0.04	0.03	8.26	8.00
32.00	1.68	0.04	0.04	0.04	8.26	8.00
33.00	1.75	0.05	0.05	0.04	8.27	8.00
34.00	1.81	0.05	0.05	0.05	8.27	8.00
35.00	1.88	0.05	0.05	0.05	8.27	8.00
36.00	1.95	0.05	0.05	0.05	8.27	8.00
37.00	2.02	0.05	0.05	0.06	8.28	8.00
38.00	2.09	0.05	0.05	0.06	8.28	8.00
39.00	2.16	0.05	0.05	0.07	8.28	8.00
40.00	2.23	0.05	0.05	0.07	8.28	8.00
41.00	2.29	0.05	0.05	0.07	8.28	8.00
42.00	2.36	0.05	0.05	0.08	8.29	8.00
43.00	2.43	0.06	0.06	0.08	8.29	8.00
44.00	2.50	0.06	0.06	0.09	8.29	8.00
45.00	2.57	0.06	0.06	0.09	8.29	8.00
46.00	2.64	0.06	0.06	0.10	8.29	8.00
47.00	2.71	0.06	0.06	0.10	8.29	8.00
48.00	2.77	0.06	0.06	0.11	8.29	8.00
49.00	2.85	0.07	0.07	0.11	8.31	8.00
50.00	2.93	0.07	0.07	0.12	8.31	8.00
51.00	3.02	0.08	0.08	0.12	8.34	8.00
52.00	3.12	0.10	0.09	0.13	8.35	8.00
53.00	3.25	0.12	0.12	0.14	8.40	8.00
54.00	3.42	0.16	0.14	0.15	8.46	8.00
55.00	3.61	0.19	0.19	0.17	8.54	8.00
56.00	3.83	0.22	0.22	0.18	8.55	8.00
57.00	4.09	0.27	0.27	0.20	8.54	8.00
58.00	4.42	0.33	0.32	0.23	8.62	8.00
59.00	4.85	0.49	0.44	0.26	8.88	8.00
60.00	7.84	5.20	0.93	0.32	10.70	8.00
61.00	8.70	0.68	1.00	0.40	11.08	8.00
62.00	9.09	0.39	0.96	0.48	10.87	8.00
63.00	9.34	0.25	0.89	0.56	10.50	8.00
64.00	9.57	0.25	0.81	0.63	10.15	8.00
65.00	9.71	0.15	0.55	0.68	9.18	8.00
66.00	9.85	0.15	0.15	0.70	8.47	8.00
67.00	9.99	0.15	0.15	0.71	8.52	8.00
68.00	10.13	0.15	0.15	0.73	8.52	8.00
69.00	10.22	0.10	0.10	0.74	8.37	8.00
70.00	10.31	0.10	0.10	0.75	8.37	8.00
71.00	10.41	0.10	0.10	0.75	8.37	8.00
72.00	10.50	0.10	0.10	0.76	8.37	8.00
73.00	10.50	0.00	0.01	0.77	8.16	8.00
74.00	10.50	0.00	0.00	0.77	8.10	8.00
75.00	10.50	0.00	0.00	0.77	8.08	8.00
76.00	10.50	0.00	0.00	0.77	8.06	8.00
77.00	10.50	0.00	0.00	0.77	8.05	8.00
78.00	10.50	0.00	0.00	0.77	8.05	8.00
79.00	10.50	0.00	0.00	0.77	8.04	8.00
80.00	10.50	0.00	0.00	0.77	8.04	8.00
81.00	10.50	0.00	0.00	0.77	8.04	8.00
82.00	10.50	0.00	0.00	0.77	8.03	8.00
83.00	10.50	0.00	0.00	0.77	8.03	8.00
84.00	10.50	0.00	0.00	0.77	8.03	8.00
85.00	10.50	0.00	0.00	0.77	8.03	8.00

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)
86.00	10.50	0.00	0.00	0.77	8.03	8.00
87.00	10.50	0.00	0.00	0.77	8.03	8.00
88.00	10.50	0.00	0.00	0.77	8.03	8.00
89.00	10.50	0.00	0.00	0.77	8.02	8.00
90.00	10.50	0.00	0.00	0.77	8.02	8.00
91.00	10.50	0.00	0.00	0.77	8.02	8.00
92.00	10.50	0.00	0.00	0.77	8.02	8.00
93.00	10.50	0.00	0.00	0.77	8.02	8.00
94.00	10.50	0.00	0.00	0.77	8.02	8.00
95.00	10.50	0.00	0.00	0.77	8.02	8.00
96.00	10.50	0.00	0.00	0.77	8.02	8.00
97.00	10.50	0.00	0.00	0.77	8.02	8.00
98.00	10.50	0.00	0.00	0.77	8.02	8.00
99.00	10.50	0.00	0.00	0.77	8.02	8.00
100.00	10.50	0.00	0.00	0.77	8.02	8.00
101.00	10.50	0.00	0.00	0.77	8.02	8.00
102.00	10.50	0.00	0.00	0.77	8.02	8.00
103.00	10.50	0.00	0.00	0.77	8.02	8.00
104.00	10.50	0.00	0.00	0.77	8.02	8.00
105.00	10.50	0.00	0.00	0.77	8.02	8.00
106.00	10.50	0.00	0.00	0.77	8.02	8.00
107.00	10.50	0.00	0.00	0.77	8.02	8.00
108.00	10.50	0.00	0.00	0.77	8.01	8.00
109.00	10.50	0.00	0.00	0.77	8.01	8.00
110.00	10.50	0.00	0.00	0.77	8.01	8.00
111.00	10.50	0.00	0.00	0.77	8.01	8.00
112.00	10.50	0.00	0.00	0.77	8.01	8.00
113.00	10.50	0.00	0.00	0.77	8.01	8.00
114.00	10.50	0.00	0.00	0.77	8.01	8.00
115.00	10.50	0.00	0.00	0.77	8.01	8.00
116.00	10.50	0.00	0.00	0.77	8.01	8.00
117.00	10.50	0.00	0.00	0.77	8.01	8.00
118.00	10.50	0.00	0.00	0.77	8.01	8.00
119.00	10.50	0.00	0.00	0.77	8.01	8.00
120.00	10.50	0.00	0.00	0.77	8.01	8.00
121.00	10.50	0.00	0.00	0.77	8.01	8.00
122.00	10.50	0.00	0.00	0.77	8.01	8.00
123.00	10.50	0.00	0.00	0.77	8.01	8.00
124.00	10.50	0.00	0.00	0.77	8.01	8.00
125.00	10.50	0.00	0.00	0.77	8.01	8.00
126.00	10.50	0.00	0.00	0.77	8.01	8.00
127.00	10.50	0.00	0.00	0.77	8.01	8.00
128.00	10.50	0.00	0.00	0.77	8.01	8.00
129.00	10.50	0.00	0.00	0.77	8.01	8.00
130.00	10.50	0.00	0.00	0.77	8.01	8.00
131.00	10.50	0.00	0.00	0.77	8.01	8.00
132.00	10.50	0.00	0.00	0.77	8.01	8.00
133.00	10.50	0.00	0.00	0.77	8.01	8.00
134.00	10.50	0.00	0.00	0.77	8.01	8.00
135.00	10.50	0.00	0.00	0.77	8.01	8.00
136.00	10.50	0.00	0.00	0.77	8.01	8.00
137.00	10.50	0.00	0.00	0.77	8.01	8.00
138.00	10.50	0.00	0.00	0.77	8.01	8.00
139.00	10.50	0.00	0.00	0.77	8.01	8.00
140.00	10.50	0.00	0.00	0.77	8.01	8.00
141.00	10.50	0.00	0.00	0.77	8.01	8.00
142.00	10.50	0.00	0.00	0.77	8.01	8.00
143.00	10.50	0.00	0.00	0.77	8.01	8.00
144.00	10.50	0.00	0.00	0.77	8.01	8.00
145.00	10.50	0.00	0.00	0.77	8.01	8.00
146.00	10.50	0.00	0.00	0.77	8.01	8.00
147.00	10.50	0.00	0.00	0.77	8.01	8.00
148.00	10.50	0.00	0.00	0.77	8.01	8.00
149.00	10.50	0.00	0.00	0.77	8.01	8.00
150.00	10.50	0.00	0.00	0.77	8.01	8.00
151.00	10.50	0.00	0.00	0.77	8.01	8.00
152.00	10.50	0.00	0.00	0.77	8.01	8.00
153.00	10.50	0.00	0.00	0.77	8.01	8.00
154.00	10.50	0.00	0.00	0.77	8.01	8.00

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)
155.00	10.50	0.00	0.00	0.77	8.01	8.00
156.00	10.50	0.00	0.00	0.77	8.01	8.00
157.00	10.50	0.00	0.00	0.77	8.01	8.00
158.00	10.50	0.00	0.00	0.77	8.01	8.00
159.00	10.50	0.00	0.00	0.77	8.01	8.00
160.00	10.50	0.00	0.00	0.77	8.01	8.00
161.00	10.50	0.00	0.00	0.77	8.01	8.00
162.00	10.50	0.00	0.00	0.77	8.01	8.00
163.00	10.50	0.00	0.00	0.77	8.01	8.00
164.00	10.50	0.00	0.00	0.77	8.01	8.00
165.00	10.50	0.00	0.00	0.77	8.01	8.00
166.00	10.50	0.00	0.00	0.77	8.01	8.00
167.00	10.50	0.00	0.00	0.77	8.01	8.00
168.00	10.50	0.00	0.00	0.77	8.01	8.00
169.00	10.50	0.00	0.00	0.77	8.01	8.00
170.00	10.50	0.00	0.00	0.77	8.01	8.00
171.00	10.50	0.00	0.00	0.77	8.01	8.00
172.00	10.50	0.00	0.00	0.77	8.01	8.00
173.00	10.50	0.00	0.00	0.77	8.01	8.00
174.00	10.50	0.00	0.00	0.77	8.01	8.00
175.00	10.50	0.00	0.00	0.77	8.01	8.00
176.00	10.50	0.00	0.00	0.77	8.01	8.00
177.00	10.50	0.00	0.00	0.77	8.01	8.00
178.00	10.50	0.00	0.00	0.77	8.01	8.00
179.00	10.50	0.00	0.00	0.77	8.01	8.00
180.00	10.50	0.00	0.00	0.77	8.01	8.00
181.00	10.50	0.00	0.00	0.77	8.01	8.00
182.00	10.50	0.00	0.00	0.77	8.01	8.00
183.00	10.50	0.00	0.00	0.77	8.01	8.00
184.00	10.50	0.00	0.00	0.77	8.01	8.00
185.00	10.50	0.00	0.00	0.77	8.01	8.00
186.00	10.50	0.00	0.00	0.77	8.01	8.00
187.00	10.50	0.00	0.00	0.77	8.01	8.00
188.00	10.50	0.00	0.00	0.77	8.01	8.00
189.00	10.50	0.00	0.00	0.77	8.01	8.00
190.00	10.50	0.00	0.00	0.77	8.01	8.00
191.00	10.50	0.00	0.00	0.77	8.01	8.00
192.00	10.50	0.00	0.00	0.77	8.01	8.00
193.00	10.50	0.00	0.00	0.77	8.01	8.00
194.00	10.50	0.00	0.00	0.77	8.01	8.00
195.00	10.50	0.00	0.00	0.77	8.01	8.00
196.00	10.50	0.00	0.00	0.77	8.01	8.00
197.00	10.50	0.00	0.00	0.77	8.01	8.00
198.00	10.50	0.00	0.00	0.77	8.01	8.00
199.00	10.50	0.00	0.00	0.77	8.01	8.00
200.00	10.50	0.00	0.00	0.77	8.01	8.00
201.00	10.50	0.00	0.00	0.77	8.01	8.00
202.00	10.50	0.00	0.00	0.77	8.01	8.00
203.00	10.50	0.00	0.00	0.77	8.01	8.00
204.00	10.50	0.00	0.00	0.77	8.01	8.00
205.00	10.50	0.00	0.00	0.77	8.01	8.00
206.00	10.50	0.00	0.00	0.77	8.01	8.00
207.00	10.50	0.00	0.00	0.77	8.01	8.00
208.00	10.50	0.00	0.00	0.77	8.01	8.00
209.00	10.50	0.00	0.00	0.77	8.01	8.00
210.00	10.50	0.00	0.00	0.77	8.01	8.00
211.00	10.50	0.00	0.00	0.77	8.01	8.00
212.00	10.50	0.00	0.00	0.77	8.01	8.00
213.00	10.50	0.00	0.00	0.77	8.01	8.00
214.00	10.50	0.00	0.00	0.77	8.01	8.00
215.00	10.50	0.00	0.00	0.77	8.01	8.00
216.00	10.50	0.00	0.00	0.77	8.01	8.00
217.00	10.50	0.00	0.00	0.77	8.01	8.00
218.00	10.50	0.00	0.00	0.77	8.01	8.00
219.00	10.50	0.00	0.00	0.77	8.01	8.00
220.00	10.50	0.00	0.00	0.77	8.01	8.00
221.00	10.50	0.00	0.00	0.77	8.01	8.00
222.00	10.50	0.00	0.00	0.77	8.01	8.00
223.00	10.50	0.00	0.00	0.77	8.01	8.00

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)
224.00	10.50	0.00	0.00	0.77	8.01	8.00
225.00	10.50	0.00	0.00	0.77	8.01	8.00
226.00	10.50	0.00	0.00	0.77	8.01	8.00
227.00	10.50	0.00	0.00	0.77	8.01	8.00
228.00	10.50	0.00	0.00	0.77	8.01	8.00
229.00	10.50	0.00	0.00	0.77	8.01	8.00
230.00	10.50	0.00	0.00	0.77	8.01	8.00
231.00	10.50	0.00	0.00	0.77	8.01	8.00
232.00	10.50	0.00	0.00	0.77	8.01	8.00
233.00	10.50	0.00	0.00	0.77	8.01	8.00
234.00	10.50	0.00	0.00	0.77	8.01	8.00
235.00	10.50	0.00	0.00	0.77	8.01	8.00
236.00	10.50	0.00	0.00	0.77	8.01	8.00
237.00	10.50	0.00	0.00	0.77	8.01	8.00
238.00	10.50	0.00	0.00	0.77	8.01	8.00
239.00	10.50	0.00	0.00	0.77	8.01	8.00
240.00	10.50	0.00	0.00	0.77	8.01	8.00
241.00	10.50	0.00	0.00	0.77	8.01	8.00
242.00	10.50	0.00	0.00	0.77	8.01	8.00
243.00	10.50	0.00	0.00	0.77	8.01	8.00
244.00	10.50	0.00	0.00	0.77	8.01	8.00
245.00	10.50	0.00	0.00	0.77	8.01	8.00
246.00	10.50	0.00	0.00	0.77	8.01	8.00
247.00	10.50	0.00	0.00	0.77	8.01	8.00
248.00	10.50	0.00	0.00	0.77	8.01	8.00
249.00	10.50	0.00	0.00	0.77	8.01	8.00
250.00	10.50	0.00	0.00	0.77	8.01	8.00
251.00	10.50	0.00	0.00	0.77	8.01	8.00
252.00	10.50	0.00	0.00	0.77	8.01	8.00
253.00	10.50	0.00	0.00	0.77	8.01	8.00
254.00	10.50	0.00	0.00	0.77	8.01	8.00
255.00	10.50	0.00	0.00	0.77	8.00	8.00
256.00	10.50	0.00	0.00	0.77	8.00	8.00
257.00	10.50	0.00	0.00	0.77	8.00	8.00
258.00	10.50	0.00	0.00	0.77	8.00	8.00
259.00	10.50	0.00	0.00	0.77	8.00	8.00
260.00	10.50	0.00	0.00	0.77	8.00	8.00
261.00	10.50	0.00	0.00	0.77	8.00	8.00
262.00	10.50	0.00	0.00	0.77	8.00	8.00
263.00	10.50	0.00	0.00	0.77	8.00	8.00
264.00	10.50	0.00	0.00	0.77	8.00	8.00
265.00	10.50	0.00	0.00	0.77	8.00	8.00
266.00	10.50	0.00	0.00	0.77	8.00	8.00
267.00	10.50	0.00	0.00	0.77	8.00	8.00
268.00	10.50	0.00	0.00	0.77	8.00	8.00
269.00	10.50	0.00	0.00	0.77	8.00	8.00
270.00	10.50	0.00	0.00	0.77	8.00	8.00
271.00	10.50	0.00	0.00	0.77	8.00	8.00
272.00	10.50	0.00	0.00	0.77	8.00	8.00
273.00	10.50	0.00	0.00	0.77	8.00	8.00
274.00	10.50	0.00	0.00	0.77	8.00	8.00
275.00	10.50	0.00	0.00	0.77	8.00	8.00
276.00	10.50	0.00	0.00	0.77	8.00	8.00
277.00	10.50	0.00	0.00	0.77	8.00	8.00
278.00	10.50	0.00	0.00	0.77	8.00	8.00
279.00	10.50	0.00	0.00	0.77	8.00	8.00
280.00	10.50	0.00	0.00	0.77	8.00	8.00
281.00	10.50	0.00	0.00	0.77	8.00	8.00
282.00	10.50	0.00	0.00	0.77	8.00	8.00
283.00	10.50	0.00	0.00	0.77	8.00	8.00
284.00	10.50	0.00	0.00	0.77	8.00	8.00
285.00	10.50	0.00	0.00	0.77	8.00	8.00
286.00	10.50	0.00	0.00	0.77	8.00	8.00
287.00	10.50	0.00	0.00	0.77	8.00	8.00
288.00	10.50	0.00	0.00	0.77	8.00	8.00
289.00	10.50	0.00	0.00	0.77	8.00	8.00
290.00	10.50	0.00	0.00	0.77	8.00	8.00
291.00	10.50	0.00	0.00	0.77	8.00	8.00
292.00	10.50	0.00	0.00	0.77	8.00	8.00

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)
293.00	10.50	0.00	0.00	0.77	8.00	8.00
294.00	10.50	0.00	0.00	0.77	8.00	8.00
295.00	10.50	0.00	0.00	0.77	8.00	8.00
296.00	10.50	0.00	0.00	0.77	8.00	8.00
297.00	10.50	0.00	0.00	0.77	8.00	8.00
298.00	10.50	0.00	0.00	0.77	8.00	8.00
299.00	10.50	0.00	0.00	0.77	8.00	8.00
300.00	10.50	0.00	0.00	0.77	8.00	8.00
301.00	10.50	0.00	0.00	0.77	8.00	8.00
302.00	10.50	0.00	0.00	0.77	8.00	8.00
303.00	10.50	0.00	0.00	0.77	8.00	8.00
304.00	10.50	0.00	0.00	0.77	8.00	8.00
305.00	10.50	0.00	0.00	0.77	8.00	8.00
306.00	10.50	0.00	0.00	0.77	8.00	8.00
307.00	10.50	0.00	0.00	0.77	8.00	8.00
308.00	10.50	0.00	0.00	0.77	8.00	8.00
309.00	10.50	0.00	0.00	0.77	8.00	8.00
310.00	10.50	0.00	0.00	0.77	8.00	8.00
311.00	10.50	0.00	0.00	0.77	8.00	8.00
312.00	10.50	0.00	0.00	0.77	8.00	8.00
313.00	10.50	0.00	0.00	0.77	8.00	8.00
314.00	10.50	0.00	0.00	0.77	8.00	8.00
315.00	10.50	0.00	0.00	0.77	8.00	8.00
316.00	10.50	0.00	0.00	0.77	8.00	8.00
317.00	10.50	0.00	0.00	0.77	8.00	8.00
318.00	10.50	0.00	0.00	0.77	8.00	8.00
319.00	10.50	0.00	0.00	0.77	8.00	8.00
320.00	10.50	0.00	0.00	0.77	8.00	8.00
321.00	10.50	0.00	0.00	0.77	8.00	8.00
322.00	10.50	0.00	0.00	0.77	8.00	8.00
323.00	10.50	0.00	0.00	0.77	8.00	8.00
324.00	10.50	0.00	0.00	0.77	8.00	8.00
325.00	10.50	0.00	0.00	0.77	8.00	8.00
326.00	10.50	0.00	0.00	0.77	8.00	8.00
327.00	10.50	0.00	0.00	0.77	8.00	8.00
328.00	10.50	0.00	0.00	0.77	8.00	8.00
329.00	10.50	0.00	0.00	0.77	8.00	8.00
330.00	10.50	0.00	0.00	0.77	8.00	8.00
331.00	10.50	0.00	0.00	0.77	8.00	8.00
332.00	10.50	0.00	0.00	0.77	8.00	8.00
333.00	10.50	0.00	0.00	0.77	8.00	8.00
334.00	10.50	0.00	0.00	0.77	8.00	8.00
335.00	10.50	0.00	0.00	0.77	8.00	8.00
336.00	10.50	0.00	0.00	0.77	8.00	8.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	1.00	60.60	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	11.10	60.60	8.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	0.77	0.00	0.77	0.00	0.00	0.00

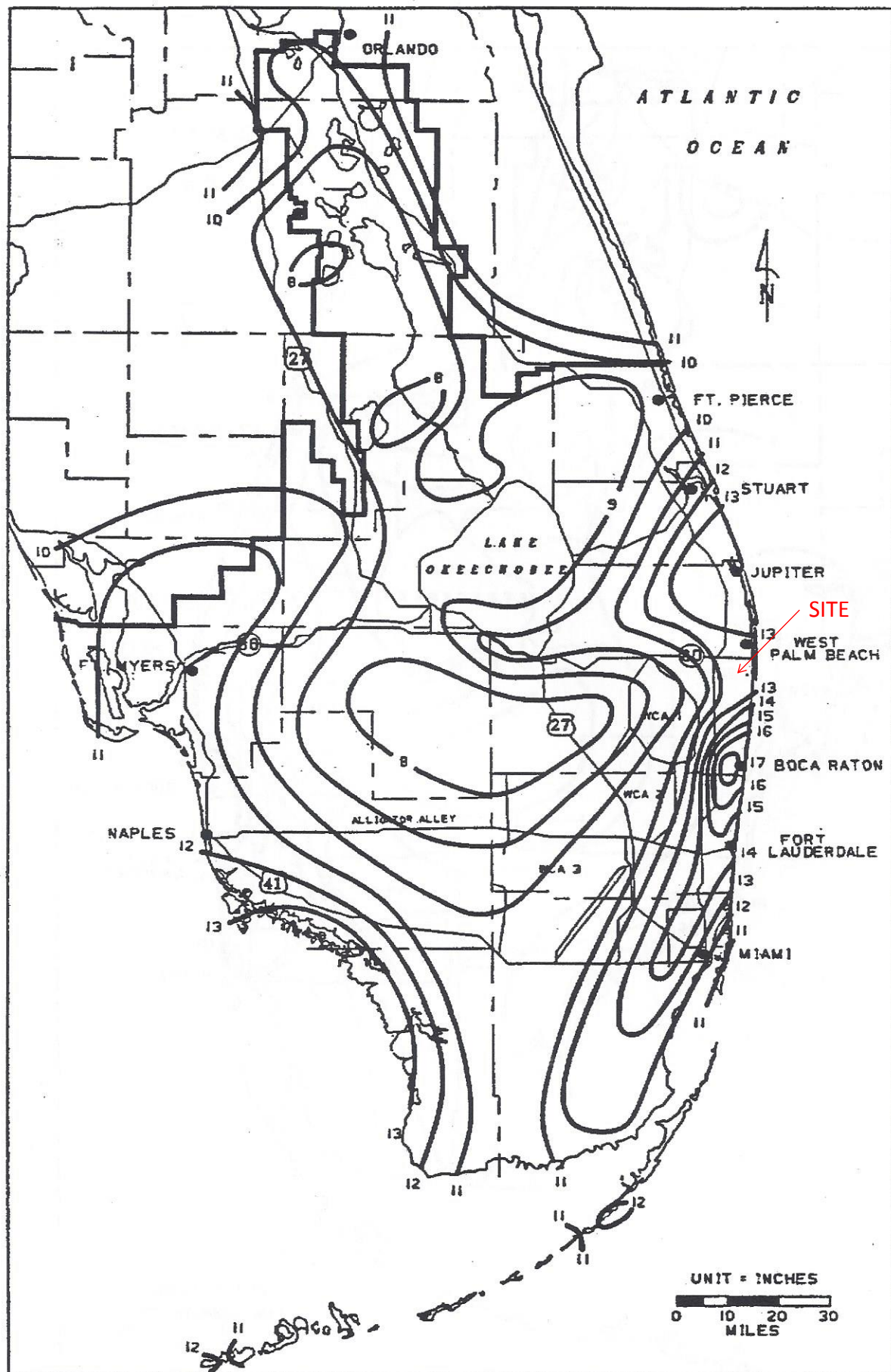


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

Project Name: Penuel Evangelical Church

Reviewer: SMG

Project Number: 17-032

Period Begin: Feb 05, 2020;0000 hr End: Feb 19, 2020;0000 hr Duration: 336 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 12.5 inches

Area: 1.12 acres

Ground Storage: 2.24 inches

Time of Concentration: 0.17 hours

Initial Stage: 8 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.00	0.00
9.00	0.01
10.00	0.04
11.00	0.18
12.00	0.47
13.00	1.08
14.00	1.98
15.00	3.00

Offsite Receiving Body: Offsite

Time (hr)	Stage (ft NGVD)
0.00	8.00
336.00	8.00

Structure: 1

From Basin: Onsite

To Basin: Offsite

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 11.1 ft NGVD, Length = 3 ft

Bleeder: Inv-Tri, Invert Elev = 8 ft NGVD, Height = 0.5 ft

Width = 0.5 ft

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

Pipe: Diameter = 1.5 ft, Manning's n = 0.012, Length = 60 ft

US Invert Elev = 8 ft NGVD, DS Invert Elev = 7.9 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	8.00	8.00
1.00	0.06	0.00	0.00	0.00	8.00	8.00
2.00	0.11	0.00	0.00	0.00	8.00	8.00
3.00	0.17	0.00	0.00	0.00	8.00	8.00
4.00	0.22	0.00	0.00	0.00	8.00	8.00
5.00	0.28	0.00	0.00	0.00	8.00	8.00
6.00	0.34	0.00	0.00	0.00	8.00	8.00
7.00	0.39	0.00	0.00	0.00	8.00	8.00
8.00	0.45	0.00	0.00	0.00	8.00	8.00
9.00	0.50	0.00	0.00	0.00	8.01	8.00
10.00	0.56	0.01	0.00	0.00	8.04	8.00
11.00	0.62	0.01	0.00	0.00	8.08	8.00
12.00	0.67	0.01	0.01	0.00	8.12	8.00
13.00	0.73	0.01	0.01	0.00	8.15	8.00
14.00	0.78	0.01	0.01	0.00	8.16	8.00
15.00	0.84	0.02	0.02	0.00	8.17	8.00
16.00	0.90	0.02	0.02	0.00	8.18	8.00

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)
17.00	0.95	0.02	0.02	0.01	8.19	8.00
18.00	1.01	0.02	0.02	0.01	8.20	8.00
19.00	1.06	0.02	0.02	0.01	8.20	8.00
20.00	1.12	0.03	0.02	0.01	8.21	8.00
21.00	1.18	0.03	0.03	0.01	8.21	8.00
22.00	1.23	0.03	0.03	0.02	8.22	8.00
23.00	1.29	0.03	0.03	0.02	8.22	8.00
24.00	1.34	0.03	0.03	0.02	8.23	8.00
25.00	1.42	0.05	0.05	0.02	8.27	8.00
26.00	1.51	0.05	0.05	0.03	8.27	8.00
27.00	1.59	0.05	0.05	0.03	8.28	8.00
28.00	1.67	0.05	0.05	0.04	8.28	8.00
29.00	1.75	0.05	0.05	0.04	8.29	8.00
30.00	1.83	0.06	0.06	0.05	8.29	8.00
31.00	1.91	0.06	0.06	0.05	8.29	8.00
32.00	2.00	0.06	0.06	0.06	8.30	8.00
33.00	2.08	0.06	0.06	0.06	8.30	8.00
34.00	2.16	0.06	0.06	0.07	8.30	8.00
35.00	2.24	0.06	0.06	0.07	8.30	8.00
36.00	2.32	0.06	0.06	0.08	8.31	8.00
37.00	2.40	0.07	0.07	0.08	8.31	8.00
38.00	2.49	0.07	0.07	0.09	8.31	8.00
39.00	2.57	0.07	0.07	0.09	8.31	8.00
40.00	2.65	0.07	0.07	0.10	8.31	8.00
41.00	2.73	0.07	0.07	0.10	8.31	8.00
42.00	2.81	0.07	0.07	0.11	8.32	8.00
43.00	2.89	0.07	0.07	0.12	8.32	8.00
44.00	2.98	0.07	0.07	0.12	8.32	8.00
45.00	3.06	0.07	0.07	0.13	8.32	8.00
46.00	3.14	0.07	0.07	0.13	8.32	8.00
47.00	3.22	0.07	0.07	0.14	8.32	8.00
48.00	3.30	0.07	0.07	0.15	8.32	8.00
49.00	3.39	0.08	0.08	0.15	8.34	8.00
50.00	3.49	0.09	0.08	0.16	8.34	8.00
51.00	3.60	0.10	0.10	0.17	8.37	8.00
52.00	3.72	0.12	0.12	0.18	8.39	8.00
53.00	3.87	0.16	0.15	0.19	8.46	8.00
54.00	4.07	0.19	0.19	0.20	8.54	8.00
55.00	4.30	0.23	0.19	0.22	8.54	8.00
56.00	4.56	0.27	0.27	0.24	8.54	8.00
57.00	4.87	0.33	0.32	0.27	8.62	8.00
58.00	5.26	0.41	0.39	0.30	8.76	8.00
59.00	5.78	0.60	0.51	0.33	9.05	8.00
60.00	9.34	6.30	0.98	0.40	10.97	8.00
61.00	10.36	0.82	1.32	0.51	11.20	8.00
62.00	10.83	0.47	0.99	0.60	11.05	8.00
63.00	11.12	0.30	0.94	0.68	10.75	8.00
64.00	11.40	0.30	0.86	0.75	10.40	8.00
65.00	11.56	0.18	0.78	0.82	10.03	8.00
66.00	11.73	0.18	0.41	0.87	8.81	8.00
67.00	11.89	0.18	0.18	0.89	8.54	8.00
68.00	12.06	0.18	0.18	0.90	8.54	8.00
69.00	12.17	0.12	0.13	0.91	8.42	8.00
70.00	12.28	0.12	0.12	0.92	8.40	8.00
71.00	12.39	0.12	0.12	0.93	8.40	8.00
72.00	12.50	0.12	0.12	0.94	8.40	8.00
73.00	12.50	0.00	0.01	0.95	8.16	8.00
74.00	12.50	0.00	0.00	0.95	8.10	8.00
75.00	12.50	0.00	0.00	0.95	8.08	8.00
76.00	12.50	0.00	0.00	0.95	8.06	8.00
77.00	12.50	0.00	0.00	0.95	8.06	8.00
78.00	12.50	0.00	0.00	0.95	8.05	8.00
79.00	12.50	0.00	0.00	0.95	8.04	8.00
80.00	12.50	0.00	0.00	0.95	8.04	8.00
81.00	12.50	0.00	0.00	0.95	8.04	8.00
82.00	12.50	0.00	0.00	0.95	8.03	8.00
83.00	12.50	0.00	0.00	0.95	8.03	8.00
84.00	12.50	0.00	0.00	0.95	8.03	8.00
85.00	12.50	0.00	0.00	0.95	8.03	8.00

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)
86.00	12.50	0.00	0.00	0.95	8.03	8.00
87.00	12.50	0.00	0.00	0.95	8.03	8.00
88.00	12.50	0.00	0.00	0.95	8.03	8.00
89.00	12.50	0.00	0.00	0.95	8.02	8.00
90.00	12.50	0.00	0.00	0.95	8.02	8.00
91.00	12.50	0.00	0.00	0.95	8.02	8.00
92.00	12.50	0.00	0.00	0.95	8.02	8.00
93.00	12.50	0.00	0.00	0.95	8.02	8.00
94.00	12.50	0.00	0.00	0.95	8.02	8.00
95.00	12.50	0.00	0.00	0.95	8.02	8.00
96.00	12.50	0.00	0.00	0.95	8.02	8.00
97.00	12.50	0.00	0.00	0.95	8.02	8.00
98.00	12.50	0.00	0.00	0.95	8.02	8.00
99.00	12.50	0.00	0.00	0.95	8.02	8.00
100.00	12.50	0.00	0.00	0.95	8.02	8.00
101.00	12.50	0.00	0.00	0.95	8.02	8.00
102.00	12.50	0.00	0.00	0.95	8.02	8.00
103.00	12.50	0.00	0.00	0.95	8.02	8.00
104.00	12.50	0.00	0.00	0.95	8.02	8.00
105.00	12.50	0.00	0.00	0.95	8.02	8.00
106.00	12.50	0.00	0.00	0.95	8.02	8.00
107.00	12.50	0.00	0.00	0.95	8.02	8.00
108.00	12.50	0.00	0.00	0.95	8.01	8.00
109.00	12.50	0.00	0.00	0.95	8.01	8.00
110.00	12.50	0.00	0.00	0.95	8.01	8.00
111.00	12.50	0.00	0.00	0.95	8.01	8.00
112.00	12.50	0.00	0.00	0.95	8.01	8.00
113.00	12.50	0.00	0.00	0.95	8.01	8.00
114.00	12.50	0.00	0.00	0.95	8.01	8.00
115.00	12.50	0.00	0.00	0.95	8.01	8.00
116.00	12.50	0.00	0.00	0.95	8.01	8.00
117.00	12.50	0.00	0.00	0.95	8.01	8.00
118.00	12.50	0.00	0.00	0.95	8.01	8.00
119.00	12.50	0.00	0.00	0.95	8.01	8.00
120.00	12.50	0.00	0.00	0.95	8.01	8.00
121.00	12.50	0.00	0.00	0.95	8.01	8.00
122.00	12.50	0.00	0.00	0.95	8.01	8.00
123.00	12.50	0.00	0.00	0.95	8.01	8.00
124.00	12.50	0.00	0.00	0.95	8.01	8.00
125.00	12.50	0.00	0.00	0.95	8.01	8.00
126.00	12.50	0.00	0.00	0.95	8.01	8.00
127.00	12.50	0.00	0.00	0.95	8.01	8.00
128.00	12.50	0.00	0.00	0.95	8.01	8.00
129.00	12.50	0.00	0.00	0.95	8.01	8.00
130.00	12.50	0.00	0.00	0.95	8.01	8.00
131.00	12.50	0.00	0.00	0.95	8.01	8.00
132.00	12.50	0.00	0.00	0.95	8.01	8.00
133.00	12.50	0.00	0.00	0.95	8.01	8.00
134.00	12.50	0.00	0.00	0.95	8.01	8.00
135.00	12.50	0.00	0.00	0.95	8.01	8.00
136.00	12.50	0.00	0.00	0.95	8.01	8.00
137.00	12.50	0.00	0.00	0.95	8.01	8.00
138.00	12.50	0.00	0.00	0.95	8.01	8.00
139.00	12.50	0.00	0.00	0.95	8.01	8.00
140.00	12.50	0.00	0.00	0.95	8.01	8.00
141.00	12.50	0.00	0.00	0.95	8.01	8.00
142.00	12.50	0.00	0.00	0.95	8.01	8.00
143.00	12.50	0.00	0.00	0.95	8.01	8.00
144.00	12.50	0.00	0.00	0.95	8.01	8.00
145.00	12.50	0.00	0.00	0.95	8.01	8.00
146.00	12.50	0.00	0.00	0.95	8.01	8.00
147.00	12.50	0.00	0.00	0.95	8.01	8.00
148.00	12.50	0.00	0.00	0.95	8.01	8.00
149.00	12.50	0.00	0.00	0.95	8.01	8.00
150.00	12.50	0.00	0.00	0.95	8.01	8.00
151.00	12.50	0.00	0.00	0.95	8.01	8.00
152.00	12.50	0.00	0.00	0.95	8.01	8.00
153.00	12.50	0.00	0.00	0.95	8.01	8.00
154.00	12.50	0.00	0.00	0.95	8.01	8.00

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)
155.00	12.50	0.00	0.00	0.95	8.01	8.00
156.00	12.50	0.00	0.00	0.95	8.01	8.00
157.00	12.50	0.00	0.00	0.95	8.01	8.00
158.00	12.50	0.00	0.00	0.95	8.01	8.00
159.00	12.50	0.00	0.00	0.95	8.01	8.00
160.00	12.50	0.00	0.00	0.95	8.01	8.00
161.00	12.50	0.00	0.00	0.95	8.01	8.00
162.00	12.50	0.00	0.00	0.95	8.01	8.00
163.00	12.50	0.00	0.00	0.95	8.01	8.00
164.00	12.50	0.00	0.00	0.95	8.01	8.00
165.00	12.50	0.00	0.00	0.95	8.01	8.00
166.00	12.50	0.00	0.00	0.95	8.01	8.00
167.00	12.50	0.00	0.00	0.95	8.01	8.00
168.00	12.50	0.00	0.00	0.95	8.01	8.00
169.00	12.50	0.00	0.00	0.95	8.01	8.00
170.00	12.50	0.00	0.00	0.95	8.01	8.00
171.00	12.50	0.00	0.00	0.95	8.01	8.00
172.00	12.50	0.00	0.00	0.95	8.01	8.00
173.00	12.50	0.00	0.00	0.95	8.01	8.00
174.00	12.50	0.00	0.00	0.95	8.01	8.00
175.00	12.50	0.00	0.00	0.95	8.01	8.00
176.00	12.50	0.00	0.00	0.95	8.01	8.00
177.00	12.50	0.00	0.00	0.95	8.01	8.00
178.00	12.50	0.00	0.00	0.95	8.01	8.00
179.00	12.50	0.00	0.00	0.95	8.01	8.00
180.00	12.50	0.00	0.00	0.95	8.01	8.00
181.00	12.50	0.00	0.00	0.95	8.01	8.00
182.00	12.50	0.00	0.00	0.95	8.01	8.00
183.00	12.50	0.00	0.00	0.95	8.01	8.00
184.00	12.50	0.00	0.00	0.95	8.01	8.00
185.00	12.50	0.00	0.00	0.95	8.01	8.00
186.00	12.50	0.00	0.00	0.95	8.01	8.00
187.00	12.50	0.00	0.00	0.95	8.01	8.00
188.00	12.50	0.00	0.00	0.95	8.01	8.00
189.00	12.50	0.00	0.00	0.95	8.01	8.00
190.00	12.50	0.00	0.00	0.95	8.01	8.00
191.00	12.50	0.00	0.00	0.95	8.01	8.00
192.00	12.50	0.00	0.00	0.95	8.01	8.00
193.00	12.50	0.00	0.00	0.95	8.01	8.00
194.00	12.50	0.00	0.00	0.95	8.01	8.00
195.00	12.50	0.00	0.00	0.95	8.01	8.00
196.00	12.50	0.00	0.00	0.95	8.01	8.00
197.00	12.50	0.00	0.00	0.95	8.01	8.00
198.00	12.50	0.00	0.00	0.95	8.01	8.00
199.00	12.50	0.00	0.00	0.95	8.01	8.00
200.00	12.50	0.00	0.00	0.95	8.01	8.00
201.00	12.50	0.00	0.00	0.95	8.01	8.00
202.00	12.50	0.00	0.00	0.95	8.01	8.00
203.00	12.50	0.00	0.00	0.95	8.01	8.00
204.00	12.50	0.00	0.00	0.95	8.01	8.00
205.00	12.50	0.00	0.00	0.95	8.01	8.00
206.00	12.50	0.00	0.00	0.95	8.01	8.00
207.00	12.50	0.00	0.00	0.95	8.01	8.00
208.00	12.50	0.00	0.00	0.95	8.01	8.00
209.00	12.50	0.00	0.00	0.95	8.01	8.00
210.00	12.50	0.00	0.00	0.95	8.01	8.00
211.00	12.50	0.00	0.00	0.95	8.01	8.00
212.00	12.50	0.00	0.00	0.95	8.01	8.00
213.00	12.50	0.00	0.00	0.95	8.01	8.00
214.00	12.50	0.00	0.00	0.95	8.01	8.00
215.00	12.50	0.00	0.00	0.95	8.01	8.00
216.00	12.50	0.00	0.00	0.95	8.01	8.00
217.00	12.50	0.00	0.00	0.95	8.01	8.00
218.00	12.50	0.00	0.00	0.95	8.01	8.00
219.00	12.50	0.00	0.00	0.95	8.01	8.00
220.00	12.50	0.00	0.00	0.95	8.01	8.00
221.00	12.50	0.00	0.00	0.95	8.01	8.00
222.00	12.50	0.00	0.00	0.95	8.01	8.00
223.00	12.50	0.00	0.00	0.95	8.01	8.00

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)
224.00	12.50	0.00	0.00	0.95	8.01	8.00
225.00	12.50	0.00	0.00	0.95	8.01	8.00
226.00	12.50	0.00	0.00	0.95	8.01	8.00
227.00	12.50	0.00	0.00	0.95	8.01	8.00
228.00	12.50	0.00	0.00	0.95	8.01	8.00
229.00	12.50	0.00	0.00	0.95	8.01	8.00
230.00	12.50	0.00	0.00	0.95	8.01	8.00
231.00	12.50	0.00	0.00	0.95	8.01	8.00
232.00	12.50	0.00	0.00	0.95	8.01	8.00
233.00	12.50	0.00	0.00	0.95	8.01	8.00
234.00	12.50	0.00	0.00	0.95	8.01	8.00
235.00	12.50	0.00	0.00	0.95	8.01	8.00
236.00	12.50	0.00	0.00	0.95	8.01	8.00
237.00	12.50	0.00	0.00	0.95	8.01	8.00
238.00	12.50	0.00	0.00	0.95	8.01	8.00
239.00	12.50	0.00	0.00	0.95	8.01	8.00
240.00	12.50	0.00	0.00	0.95	8.01	8.00
241.00	12.50	0.00	0.00	0.95	8.01	8.00
242.00	12.50	0.00	0.00	0.95	8.01	8.00
243.00	12.50	0.00	0.00	0.95	8.01	8.00
244.00	12.50	0.00	0.00	0.95	8.01	8.00
245.00	12.50	0.00	0.00	0.95	8.01	8.00
246.00	12.50	0.00	0.00	0.95	8.01	8.00
247.00	12.50	0.00	0.00	0.95	8.01	8.00
248.00	12.50	0.00	0.00	0.95	8.01	8.00
249.00	12.50	0.00	0.00	0.95	8.01	8.00
250.00	12.50	0.00	0.00	0.95	8.01	8.00
251.00	12.50	0.00	0.00	0.95	8.01	8.00
252.00	12.50	0.00	0.00	0.95	8.01	8.00
253.00	12.50	0.00	0.00	0.95	8.01	8.00
254.00	12.50	0.00	0.00	0.95	8.01	8.00
255.00	12.50	0.00	0.00	0.95	8.00	8.00
256.00	12.50	0.00	0.00	0.95	8.00	8.00
257.00	12.50	0.00	0.00	0.95	8.00	8.00
258.00	12.50	0.00	0.00	0.95	8.00	8.00
259.00	12.50	0.00	0.00	0.95	8.00	8.00
260.00	12.50	0.00	0.00	0.95	8.00	8.00
261.00	12.50	0.00	0.00	0.95	8.00	8.00
262.00	12.50	0.00	0.00	0.95	8.00	8.00
263.00	12.50	0.00	0.00	0.95	8.00	8.00
264.00	12.50	0.00	0.00	0.95	8.00	8.00
265.00	12.50	0.00	0.00	0.95	8.00	8.00
266.00	12.50	0.00	0.00	0.95	8.00	8.00
267.00	12.50	0.00	0.00	0.95	8.00	8.00
268.00	12.50	0.00	0.00	0.95	8.00	8.00
269.00	12.50	0.00	0.00	0.95	8.00	8.00
270.00	12.50	0.00	0.00	0.95	8.00	8.00
271.00	12.50	0.00	0.00	0.95	8.00	8.00
272.00	12.50	0.00	0.00	0.95	8.00	8.00
273.00	12.50	0.00	0.00	0.95	8.00	8.00
274.00	12.50	0.00	0.00	0.95	8.00	8.00
275.00	12.50	0.00	0.00	0.95	8.00	8.00
276.00	12.50	0.00	0.00	0.95	8.00	8.00
277.00	12.50	0.00	0.00	0.95	8.00	8.00
278.00	12.50	0.00	0.00	0.95	8.00	8.00
279.00	12.50	0.00	0.00	0.95	8.00	8.00
280.00	12.50	0.00	0.00	0.95	8.00	8.00
281.00	12.50	0.00	0.00	0.95	8.00	8.00
282.00	12.50	0.00	0.00	0.95	8.00	8.00
283.00	12.50	0.00	0.00	0.95	8.00	8.00
284.00	12.50	0.00	0.00	0.95	8.00	8.00
285.00	12.50	0.00	0.00	0.95	8.00	8.00
286.00	12.50	0.00	0.00	0.95	8.00	8.00
287.00	12.50	0.00	0.00	0.95	8.00	8.00
288.00	12.50	0.00	0.00	0.95	8.00	8.00
289.00	12.50	0.00	0.00	0.95	8.00	8.00
290.00	12.50	0.00	0.00	0.95	8.00	8.00
291.00	12.50	0.00	0.00	0.95	8.00	8.00
292.00	12.50	0.00	0.00	0.95	8.00	8.00

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)
293.00	12.50	0.00	0.00	0.95	8.00	8.00
294.00	12.50	0.00	0.00	0.95	8.00	8.00
295.00	12.50	0.00	0.00	0.95	8.00	8.00
296.00	12.50	0.00	0.00	0.95	8.00	8.00
297.00	12.50	0.00	0.00	0.95	8.00	8.00
298.00	12.50	0.00	0.00	0.95	8.00	8.00
299.00	12.50	0.00	0.00	0.95	8.00	8.00
300.00	12.50	0.00	0.00	0.95	8.00	8.00
301.00	12.50	0.00	0.00	0.95	8.00	8.00
302.00	12.50	0.00	0.00	0.95	8.00	8.00
303.00	12.50	0.00	0.00	0.95	8.00	8.00
304.00	12.50	0.00	0.00	0.95	8.00	8.00
305.00	12.50	0.00	0.00	0.95	8.00	8.00
306.00	12.50	0.00	0.00	0.95	8.00	8.00
307.00	12.50	0.00	0.00	0.95	8.00	8.00
308.00	12.50	0.00	0.00	0.95	8.00	8.00
309.00	12.50	0.00	0.00	0.95	8.00	8.00
310.00	12.50	0.00	0.00	0.95	8.00	8.00
311.00	12.50	0.00	0.00	0.95	8.00	8.00
312.00	12.50	0.00	0.00	0.95	8.00	8.00
313.00	12.50	0.00	0.00	0.95	8.00	8.00
314.00	12.50	0.00	0.00	0.95	8.00	8.00
315.00	12.50	0.00	0.00	0.95	8.00	8.00
316.00	12.50	0.00	0.00	0.95	8.00	8.00
317.00	12.50	0.00	0.00	0.95	8.00	8.00
318.00	12.50	0.00	0.00	0.95	8.00	8.00
319.00	12.50	0.00	0.00	0.95	8.00	8.00
320.00	12.50	0.00	0.00	0.95	8.00	8.00
321.00	12.50	0.00	0.00	0.95	8.00	8.00
322.00	12.50	0.00	0.00	0.95	8.00	8.00
323.00	12.50	0.00	0.00	0.95	8.00	8.00
324.00	12.50	0.00	0.00	0.95	8.00	8.00
325.00	12.50	0.00	0.00	0.95	8.00	8.00
326.00	12.50	0.00	0.00	0.95	8.00	8.00
327.00	12.50	0.00	0.00	0.95	8.00	8.00
328.00	12.50	0.00	0.00	0.95	8.00	8.00
329.00	12.50	0.00	0.00	0.95	8.00	8.00
330.00	12.50	0.00	0.00	0.95	8.00	8.00
331.00	12.50	0.00	0.00	0.95	8.00	8.00
332.00	12.50	0.00	0.00	0.95	8.00	8.00
333.00	12.50	0.00	0.00	0.95	8.00	8.00
334.00	12.50	0.00	0.00	0.95	8.00	8.00
335.00	12.50	0.00	0.00	0.95	8.00	8.00
336.00	12.50	0.00	0.00	0.95	8.00	8.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	1.58	60.60	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	11.25	60.60	8.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	0.95	0.00	0.95	0.00	0.00	0.00

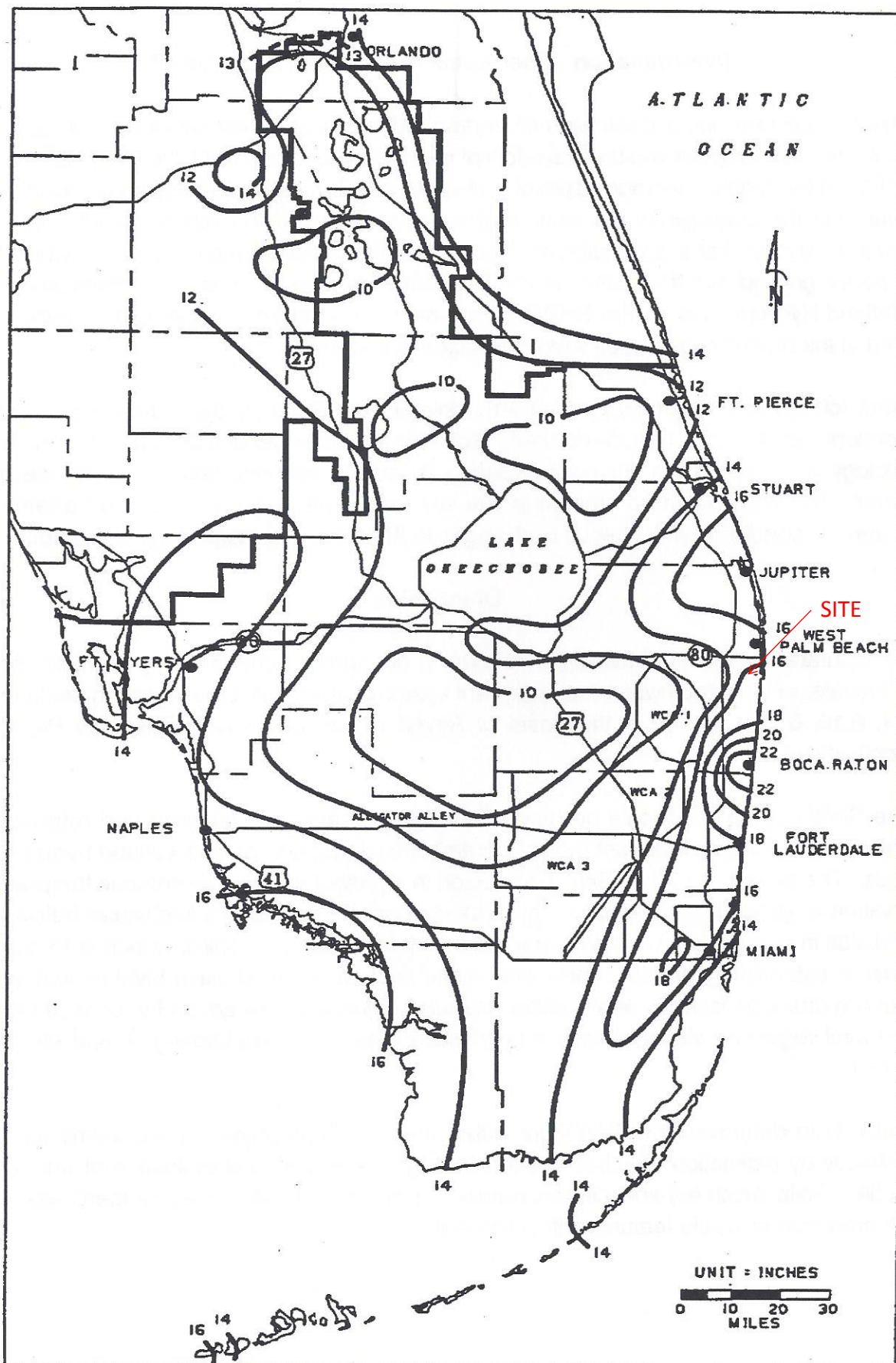


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

Project Name: Penuel Evangelical Church

Reviewer: SMG

Project Number: 17-032

Period Begin: Feb 05, 2020;0000 hr End: Feb 19, 2020;0000 hr Duration: 336 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 16 inches

Area: 1.12 acres

Ground Storage: 2.24 inches

Time of Concentration: 0.17 hours

Initial Stage: 8 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.00	0.00
9.00	0.01
10.00	0.04
11.00	0.18
12.00	0.47
13.00	1.08
14.00	1.98
15.00	3.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	13.21	73.60	8.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	1.27	0.00	0.00	0.00	1.27	0.00

FLOOD PLAIN STORAGE COMPENSATION CALCULATIONS



Project Name: **Penuel Evangelical Church of Delray**
FLOOD PLAIN STORAGE COMPENSATION CALCULATIONS

Date: 2/5/2020
 Project Number: 17-032
 Sec/Twp/Rge: S19/T44S/R43E

I. Site Predevelopment

A. Predevelopment Area Acreage:

1. Total	1.40
2. Impervious	
a. Buildings (roof)	0.08
b. Pavement	0.28
3. Lakes	0.09
4. Pervious	0.95

B. Site Design Criteria

1. Basin	SFWMD C-51 Basin Sub-Basin 33
2. 100 Year - 3 Day Flood Plain Elevation =	12.70 NGVD
3. Control Elevation =	8.00 NGVD

C. Predevelopment Soil Storage

1. The control elevation is 8.00 NGVD, and it is assumed that the wet season water table will be the same for the project. Consequently an average water table elevation of 8.00 NGVD will be assumed for purposes of design.

2. The average site finished grades will vary from the lowest elevation of 8.00 to 14.40 NGVD therefore the average site grade elevation will be 11.20 NGVD.

3. The average depth to water table will be:

= average site grade elevation - average water table elevation

$$= 11.20 - 8.00$$

$$= 3.20 \text{ ft}$$

4. From the soil storage table using Coastal Storage and assuming 25% compaction with 3.20 ft to the water table, up to 5.60 inches of moisture can be stored in the soil under the pervious areas

5. Compute available soil storage

= storage available X pervious areas

$$= 5.60 \text{ X } 0.95 = 5.31 \text{ X } 1/12 \text{ in.}$$

$$= 0.44 \text{ ac-ft of storage under pervious areas}$$

6. Convert available soil storage to site-wide moisture storage, S

S = available soil storage onsite/site area

$$= \frac{0.44}{1.40} \times 12 \text{ in/ 1 ft}$$

$$= \underline{3.80} \text{ inches of site-wide moisture storage, S}$$

D. Predevelopment 100-year 3-day Storm Runoff Volume

$$Q = \frac{(\text{Rainfall} - (0.2 \times \text{Soil Storage}))^2}{(\text{Rainfall} + (0.8 \times \text{Soil Storage}))}$$

$$Q = \frac{(16.00 \text{ in} - (0.2 \times 3.80 \text{ in.}))^2}{(16.00 \text{ in} + (0.8 \times 3.80 \text{ in.}))} = \frac{232.28}{19.04}$$

$$Q = 12.20 \text{ in.}$$

$$\text{Runoff} = (Q / 12) \times \text{Total Site Acreage}$$

$$= (12.20 / 12) \times 1.40$$

$$= 1.42 \text{ ac-ft}$$

E. Site Runoff Contribution Characteristic

1. Available Site Storage for SFWMD C-51 Basin Sub-Basin 33 during 100-year Flood

$$= 1.69 \text{ ac-ft}$$

2. Check to see if the site is an importer or exporter.

$$= \text{site predevelopment runoff volume} - \text{site predevelopment available storage}$$

$$= 1.42 - 1.69 = -0.27 \text{ ac-ft}$$

3. The site is a basin runoff volume importer.

II. Site Post Development

A. Redevelopment Area Acreage:

1. Total	1.40
2. Impervious	
a. Buildings (roof)	0.08
b. Pavement	0.48
3. Lakes	0.09
4. Pervious	0.75

B. Site Design Criteria

1. Basin SFWMD C-51 Basin Sub-Basin 33
2. 100 Year - 3 Day Flood Plain Elevation = 12.70 NGVD
3. Control Elevation = 8.00 NGVD

C. Post Development Soil Storage

1. The control elevation is 8.00 NGVD, and it is assumed that the wet season water table will be the same for the project. Consequently an average water table elevation of 8.00 NGVD will be assumed for purposes of design.

2. The average site finished grades will vary from the lowest elevation of 8.00 to 14.40 NGVD therefore the average site grade elevation will be 11.20 NGVD.

3. The average depth to water table will be:

= average site grade elevation - average water table elevation

$$= 11.20 - 8.00$$

$$= \underline{3.20} \text{ ft}$$

4. From the soil storage table using Coastal Storage and assuming 25% compaction with 3.20 ft to the water table, up to 5.60 inches of moisture can be stored in the soil under the pervious areas

5. Compute available soil storage

= storage available X pervious areas

$$= 5.60 \text{ X } 0.75 = 4.20 \text{ X } 1/12 \text{ in.}$$

$$= 0.35 \text{ ac-ft of storage under pervious areas}$$

6. Convert available soil storage to site-wide moisture storage, S

S = available soil storage onsite/site area

$$= 0.35 / 1.40 \text{ X } 12 \text{ in/ } 1 \text{ ft}$$

$$= \underline{3.00} \text{ inches of site-wide moisture storage, S}$$

D. Post Development 100-year 3-day Storm Runoff Volume

$$Q = \frac{(\text{Rainfall} - (0.2 \times \text{Soil Storage}))^2}{(\text{Rainfall} + (0.8 \times \text{Soil Storage}))}$$

$$Q = \frac{(16.00 \text{ in} - (0.2 \times 2.08 \text{ in.}))^2}{(16.00 \text{ in} + (0.8 \times 2.08 \text{ in.}))} = \frac{242.87}{17.66}$$

$$Q = 13.75 \text{ in.}$$

$$\text{Runoff} = (Q / 12) \times \text{Total Site Acreage}$$

$$= (13.75 / 12) \times 1.40$$

$$= 1.60 \text{ ac-ft}$$

E. Site Runoff Contribution Characteristic

1. Available Site Storage for SFWMD C-51 Basin Sub-Basin 33 during 100-year Flood

$$= 1.87 \text{ ac-ft}$$

2. Check to see if the site is an importer or exporter.

$$= \text{site post development runoff volume} - \text{site post development available storage}$$

$$= 1.60 - 1.87 = -0.27 \text{ ac-ft}$$

3. The site is a basin runoff volume importer.

III. Confirm Flood Plain Compensation

A. Compare Pre and Post Development Storage

1. Because the predeveloped site is an importer, the post development site design must store at least as much volume as the predeveloped site conditions, in addition to the 100-year, 3-day runoff volume.

$$-0.27 > -0.27$$

The post development site design is acceptable.

Penuel Evangelical Church of Delray

COMPENSATING STORAGE COMPARISON

PRE-DEVELOPMENT STAGE VS. STORAGE:

STORAGE CATEGORY =	N/A	N/A	N/A	LAKE BANK	LAKE	N/A	N/A	N/A	ASPHALT	OPEN SPACE	
STORAGE TYPE =	LINEAR	LINEAR	LINEAR	LINEAR	VERTICAL	LINEAR	LINEAR	LINEAR	LINEAR	LINEAR	TOTAL STORAGE
BEGINNING STAGE =	99.00	99.00	99.00	8.00	8.00	99.00	99.00	99.00	12.00	9.50	
ENDING STAGE =	100.00	100.00	100.00	12.20	UP	100.00	100.00	100.00	14.15	14.40	
STORAGE AREA (Ac) =	0.00	0.00	0.00	0.14	0.09	0.00	0.00	0.00	0.28	0.84	
STAGE (ft) / STORAGE	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)
8.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.00	0.00	0.00	0.00	0.02	0.09	0.00	0.00	0.00	0.00	0.00	0.11
10.00	0.00	0.00	0.00	0.07	0.18	0.00	0.00	0.00	0.00	0.02	0.27
11.00	0.00	0.00	0.00	0.15	0.27	0.00	0.00	0.00	0.00	0.19	0.61
12.00	0.00	0.00	0.00	0.27	0.36	0.00	0.00	0.00	0.00	0.53	1.16
12.70	0.00	0.00	0.00	0.36	0.42	0.00	0.00	0.00	0.03	0.87	1.69
13.00	0.00	0.00	0.00	0.40	0.45	0.00	0.00	0.00	0.06	1.04	1.96
14.00	0.00	0.00	0.00	0.54	0.54	0.00	0.00	0.00	0.26	1.73	3.07
15.00	0.00	0.00	0.00	0.68	0.63	0.00	0.00	0.00	0.53	2.55	4.40

POST-DEVELOPMENT STAGE VS. STORAGE:

STORAGE CATEGORY =	LAKE MAINTENANCE AREA	DRY DETENTION	DRY DETENTION	LAKE BANK	LAKE	EXIST. PARKING	SIDEWALK	EXFILTRATION TRENCH	PARKING	OPEN SPACE	
STORAGE TYPE =	LINEAR	VERTICAL	LINEAR	LINEAR	VERTICAL	LINEAR	LINEAR	VERTICAL	LINEAR	LINEAR	TOTAL STORAGE
BEGINNING STAGE =	10.00	10.00	10.00	8.00	8.00	12.00	12.05	8.00	11.30	9.50	
ENDING STAGE =	11.00	11.00	11.00	10.00	11.50	13.80	14.40	10.20	12.90	14.40	
STORAGE AREA (Ac) =	0.07	0.02	0.01	0.12	0.09	0.16	0.05	0.00	0.27	0.52	
STAGE (ft) / STORAGE	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)
8.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.00	0.00	0.00	0.00	0.03	0.09	0.00	0.00	0.01	0.00	0.00	0.13
10.00	0.00	0.00	0.00	0.12	0.18	0.00	0.00	0.03	0.00	0.01	0.34
11.00	0.04	0.02	0.01	0.24	0.26	0.00	0.00	0.03	0.00	0.12	0.72
12.00	0.11	0.05	0.02	0.36	0.35	0.00	0.00	0.03	0.04	0.33	1.29
12.70	0.16	0.07	0.03	0.44	0.41	0.02	0.00	0.03	0.16	0.54	1.87
13.00	0.18	0.07	0.03	0.48	0.44	0.05	0.01	0.03	0.24	0.65	2.18
14.00	0.26	0.10	0.05	0.59	0.53	0.18	0.04	0.03	0.50	1.08	3.35
15.00	0.33	0.12	0.06	0.71	0.62	0.34	0.09	0.03	0.77	1.59	4.66

100 YR - 3 Day Flood Elevation per C-51 Basin Sub-Basin 31 = 12.70 NGVD

* Existing Finished Floor Elevation = 14.59 NGVD

** Lake, Lake Bank, and Lake Maintenance Area only included in Compensating Storage Calculations. Storage volume does not contribute to the overall site storm stages.



**Department of Engineering
and Public Works**

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

FAX: (561) 684-4050

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Melissa McKinlay

County Administrator

Verdenia C. Baker

November 13, 2019

Andrea M. Troutman, P.E.
Pinder Troutman Consulting, Inc.
2005 Vista Parkway, Suite 111
West Palm Beach, Florida 33411

**RE: Penuel Evangelical Church
Project #: 191101
Traffic Performance Standards Review**

Dear Ms. Troutman:

The Palm Beach County Traffic Division has reviewed the **Penuel Evangelical Church** Traffic Impact Statement, dated June 7, 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:	NEC of 2 nd Avenue and Davis Road
PCN:	70-43-44-19-20-058-0110
Access:	One full access driveway connection onto 2 nd Avenue and one full access driveway connection onto Davis Road <u>(As used in the study and is NOT an approval by the County through this letter)</u>
Existing Uses:	Vacant building
Proposed Uses:	Replace existing with: Church = 3,610 SF
New Daily Trips:	24
New Peak Hour Trips:	1 (1/0) AM; 2 (1/1) PM
Build-out:	December 31, 2021

Based on our review, the Traffic Division has determined the proposed development generates less than 20 peak hour trips, and therefore, **meets** the PBC Traffic Performance Standards.

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

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

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and recycled paper



Andrea M. Troutman, P.E.
November 13, 2019
Page 2

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, which appears to read "Quazi Bari".

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

QB:HA:rb

cc: Addressee

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\191101 - PENUEL EVANGELICAL
CHURCH.DOCX

February 28, 2020

**To: Iramis Cabrera, Village of Palm Springs Planner
Chad Girard, PE, Assist. Public Service Director**

From: Tara Bamber, PE 

**Re: Penuel Evangelical Church of Delray at 3401 2nd Ave N
Site Plan Approval Letter
Engenuity Group Project No. 6001.85**

We have received the following on 2-26-20 through email regarding the above reference project:

1. Site Engineering Plan, 2 sheets, revised 2-25-20, by Last Devenport, Inc.
2. Landscape Plan, 2 sheets (LP-1, LP-2), signed and sealed 2-25-20, by Litterick Landscape Architecture.
3. Site Plan, 1 sheet (SP-1), signed and sealed 2-25-20, by Litterick Landscape Architecture.

We recommend Site Plan approval with the following conditions:

1. Provide civil and water details and pollution prevention plan.
2. Follow Section 34-189(b) regarding the plantings near to the 6-in watermain along 2nd Avenue and water backflow preventer.
3. The Village will request a utility easement along 2nd Avenue.

If you should have any questions, please give me a call at 561-655-1151.

**Cc: Kim Glas-Castro
Lisa Tropepe, PE
Ed Horton**



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LAND RESEARCH MANAGEMENT, INC.
2240 PALM BEACH LAKES BLVD. • SUITE 103
WEST PALM BEACH, FLORIDA 33409
TEL: (561) 686-2481 • FAX: 681-1551

**ADVANCED GLOBAL CONSULTING FIRM LLC
PENUEL EVANGELICAL CHURCH
PETITIONER'S STATEMENT-DESCRIPTION OF PROJECT
October 25, 2019**

Request

The Owner/Petitioner, Advanced Global Consulting Firm LLC, through its agent, Kevin McGinley, Land Research Management, Inc, is requesting special exception, variance and site plan approval to convert an existing commercial building to a 192-seat place of worship on property located at 3401 2nd Avenue North, Palm Springs, Florida.

Background

The 1.4-acre subject property is located at the northeast corner of the intersection of Davis Road and 2nd Avenue North. The site presently supports a single-story 3,610 sq. ft. commercial building constructed in 1980. The subject property was annexed to the Village of Palm Springs in 2004 pursuant to Ordinance 2003-24. The building and site supported a veterinary clinic use for many years and was subsequently vacated when the current owner, Advanced Global Consulting Firm LLC, purchased it in 2017. The Petitioner's Request is to convert the existing building to a place of worship, including a 192-seat sanctuary, administrative offices, a meeting room, storage room, restrooms and small kitchen area. The site presently has access from Davis Road and 2nd Avenue North and proposed access is the same.

Code Provisions

The subject property is presently zoned CG (Commercial General, with a corresponding Commercial land use designation. Section 34-824 of the Village Code provides for churches and houses of worship as Special Exception uses in the CG District.

The subject property's size (1.4 acres) and configuration (320 ft. by 231 ft.) meet the CG District PDRs as does the 6% lot coverage (50% maximum allowed) and building height. All building setbacks were established in 1980 when the property was permitted and constructed through the Palm Beach County regulations in place at the time. The proposed site plan identifies two (2) deficiencies in terms of the required landscape buffers applicable to the district and use – one along 2nd Avenue South and one along Davis Road.

Proposed Improvements

The existing 3,610 sq. ft. building is proposed to be renovated to accommodate the change in use as depicted in the floor plans that accompany this request. Exterior site improvements (e.g. paving and striping of parking lot, landscaping, water management and drainage improvements, utility connection upgrades, revisions to driveways, etc.) are also proposed.



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SPECIAL EXCEPTION STANDARDS PROPOSED USE AND STATEMENT OF USE JUSTIFICATION

Request

Applicant is requesting Village of Palm Springs to allow conversion of an existing commercial building to a church (house of worship) in the CG Zoning District, pursuant to Division 7, Section 34-824 of the Village Code of Ordinances and applicable standards contained therein.

1. The proposed special exception uses are consistent with the goals, objectives and policies of the village's comprehensive plan.

Response: The Village Comprehensive Plan recognizes that the Village is a "residential oriented community with an appropriate mix of land uses compatible with living styles and conditions established within the Village." Churches and houses of worship are integral components to this mix of uses and provide community-oriented opportunities and services that help define the character of municipalities. In this sense, the proposed use is consistent with the goals, objectives and policies of the Plan.

2. The proposed special exceptions are consistent with the land development and zoning regulations and all other portions of this Code.

Response: The requested special exception request, as well as the proposed site plan, meets all applicable property development regulations (with the exception of minor deficiencies in landscape buffers as noted in the application and site plan) and all other provisions of the code specific to places of worship in the CG District.

3. The proposed special exception uses are compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation, type and amount of traffic generated; building location, mass, height and setbacks, and other relevant factor peculiar to the proposed special exception uses and the surrounding properties.

Response: The requested special exception for the change in use from general commercial to church includes the utilization and conversion of the existing building without construction of additional building square footage or increase in intensity of the use; therefore, such standards as building location and mass, height, setbacks, and traffic impacts remain unaffected or will decrease. The change in use will conform to existing limitations on hours of operation with the exception of holiday services such as Christmas and Easter. No adverse impacts to the commercial corridor of 2nd Avenue North or the neighboring residential development to the north and east of the subject property are anticipated to be associated with the request.

Proposed Use and Statement of Use Justification

p. 2

4. The establishment of the proposed special exception uses in the identified location does not create a concentration or a 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.

Response: While there are several places of worship in the Village of Palm Springs, none are located along 2nd Avenue North or David Road in the vicinity of the subject property. Although the establishment of a church or place of worship in this location could hardly be deemed detrimental to the community, a concentration or proliferation of such uses does not exist.

5. The proposed special exception uses do not have a detrimental impact on the 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 uses, and**
- c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.**

Response: The proposed church will be used primarily on weekends when services are held and 2-3 evenings per week for church-related meetings and functions. Administrative church offices will be open weekly and staffed by 2-3 church employees and volunteers. The church will operate in a manner consistent with the surrounding residential uses in terms of odors, noise or visual effects, which are anticipated to have less of an impact than the previous use (veterinary clinic). The traffic study that accompanies this request identifies the change in use as having and insignificant traffic impact which does not warrant any road improvements.

6. That the proposed special exception uses:

- a. Do not significantly reduce light and air to adjacent properties.**
- b. Do not adversely affect property values in the adjacent areas.**
- c. Would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulation.**
- d. Do 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 bicycling parking.**

Proposed Use and Statement of Use Justification
p.3

Response: The proposed change in use will have no recognizable effect on associated lighting, air quality or impacts to adjacent properties since there will be no change in the existing building and beneficial improvements to the parking area, landscaping and site access. The proposed request will not affect natural systems, public facilities and open spaces. Pedestrian amenities will be provided as appropriate and identified during the site plan review process.

Submitted: October 25, 2019



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**Justification Statement
Penuel Evangelical Church
Variance Request**

Variance Overview

Variances are requested from Section 34-162, Village Code of Ordinances, related to landscape buffer widths along the two abutting roadways – Davis Road and 2nd Avenue North as indicated in the chart below. The two variances are being requested in order to accommodate required drive aisles for internal circulation and allow the conversion of the previously approved and constructed commercial building to a place of worship.

Variance Requests

EXHIBIT 1: VARIANCE CHART

Variance Request				
Item No.	Code Section	Required	Proposed	Variance
V1	Sec. 34-162	15-ft. wide buffer 2 nd Avenue North	7.8 ft.	7.2 ft.
V2	Sec.34 - 162	15 ft. wide buffer David Road	9.9 ft.	5.1 ft.

Variance Standards

a. That special conditions 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.

Response: The existing building and irregular shape of the subject property do not afford enough area to provide a one-way drive aisle for internal circulation while at the same time providing adequate landscape buffer width along 2nd Avenue North and David Road. This condition would exist whether or not the subject property is used for a place of worship.

b. That the special conditions and circumstances do not result from the actions of the applicant.

Response: The subject property was developed nearly 40 years ago and met all applicable development standards at the time. These special conditions do not result from 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, structures or buildings in the same land development district.

Response: The existing landscape buffer widths are presently unplanted for most park and do not conform to Village standards of the CG District. Landscaping is providing in these buffers to the greatest extent possible while maintaining adequate site circulation. Thus, no special privilege will be conferred to the Applicant by the grant of the variance.

d. That literal interpretation of the provision 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.

Response: Literal interpretation of the landscape buffer width provisions will result in the applicant having to remove drive aisles and site circulation in the area of the site abutting the existing building, thus constituting an undue hardship.

e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

Response: The requested reduction in landscape buffer width is the minimum variance that will make possible the reasonable use of the property while providing safe and accessible site circulation.

f. That the granting of the variance will be in harmony with the general intent and purpose of this chapter.

Response: The nature of the proposed conversion of the subject property to a place of worship is deemed to be in harmony with the general intent of the Village Code because no conflicts will arise from the use or the granting of the variances to reduce buffer width.

g. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Response: There are no detrimental effects to the public welfare associated with the proposed conversion of use or the reduction in landscape buffer width being requested.

Submitted: October 25, 2019

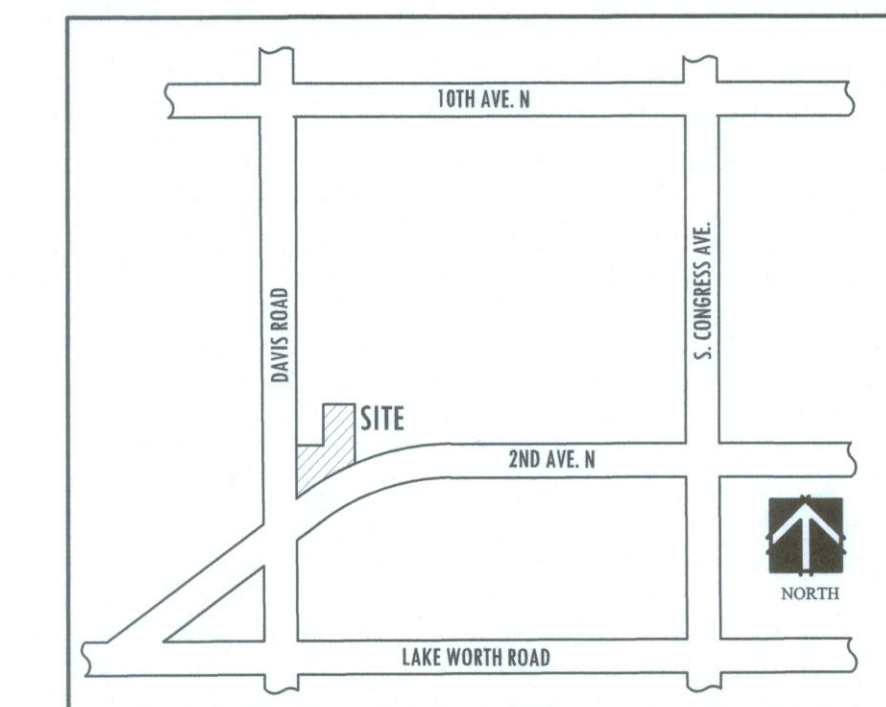








LOCATION MAP



PENUEL EVANGELICAL CHURCH OF DELRAY

Village of Palm Springs, Florida

Project Name

Landscape Architect of Record

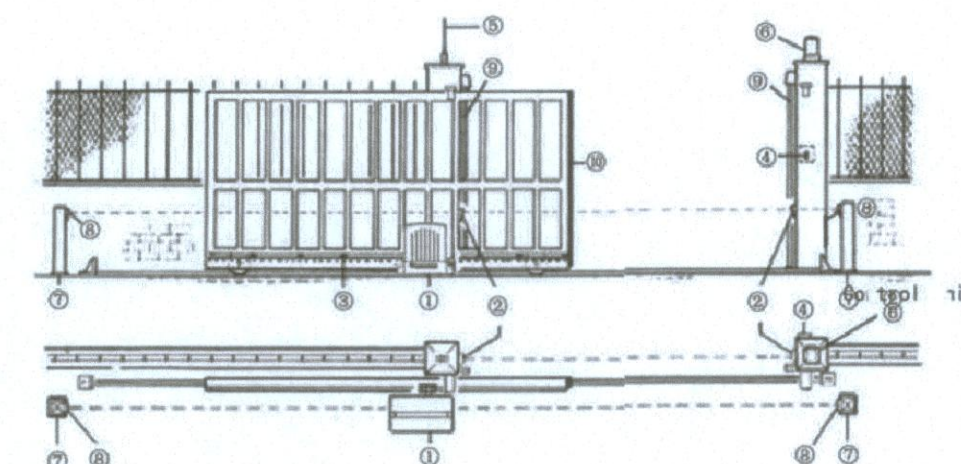
Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 20'-0"

Designed: JML
Drawn: JML
Approved: JML
Date: 10/23/19
Job no.
Revisions: 1/27/20

Sheet No.

SP-1



- 1. Gate operator
- 2. Photoelectric cells (external)
- 3. Rack
- 4. Key selector
- 5. External antenna
- 6. Flashing lamp
- 7. Galvanized column for P.E. cell
- 8. Photo electric cell (internal)
- 9. Safety strip fixed to column
- 10. Pneumatic safety strip on edge of gate

TYPICAL SLIDING GATE DETAIL

PROJECT DATA:

PROJECT NAME:
PROPERTY ADDRESS:
FLU DESIGNATION:
EXISTING ZONING:
SECTION, TOWNSHIP, RANGE:
PROPERTY CONTROL NUMBER (S):

PENUEL EVANGELICAL CHURCH OF DELRAY
3401 2ND AVE. N.
COMMERCIAL
CG, GENERAL COMMERCIAL
19,44,43
70-43-44-19-20-058-0110

EXISTING USE:
PROPOSED USE:

COMMERCIAL
PLACE OF WORSHIP

DEVELOPMENT ACREAGE (60,984 SF):

1.4 ACRES

TOTAL BUILDING SQUARE FOOTAGE:

3,610 SF.

LOT COVERAGE:
FLOOR AREA RATIO (FAR):
PERVIOUS AREA:
IMPERVIOUS AREA:

6.0%
0.06
32,730 S.F. (53.7%)
28,254 S.F. (46.3%)

PARKING REQUIRED:
PLACE OF WORSHIP = 1 SP./4 SEATS @ 192 SEATS = 48 SPACES
PARKING PROVIDED:
48 SPACES

REQUIRED SETBACKS TO BUILDING:

FRONT YARD: MIN. 50' (SOUTH)
REAR YARD: MIN. 20' (NORTH)
INTERIOR SIDE YARD: MIN. 15' (EAST)
CORNER SIDE YARD: MIN. 25' (WEST)

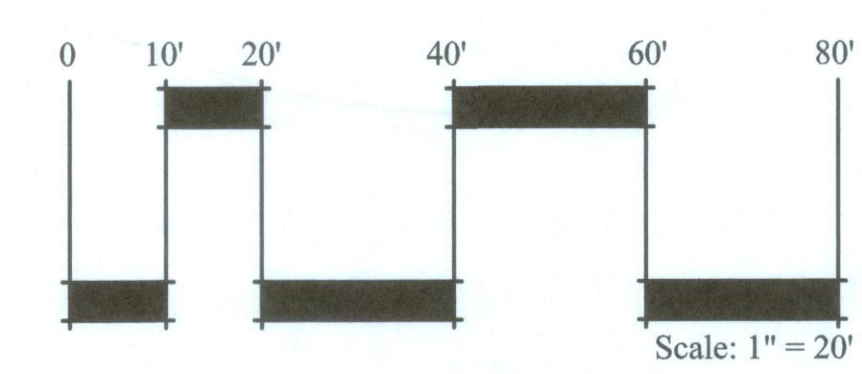
ACTUAL SETBACKS TO BUILDING:

FRONT YARD: MIN. 31.9' (SOUTH) *
REAR YARD: MIN. 15.4' (NORTH) *
INTERIOR SIDE YARD: MIN. 155.1' (EAST)
CORNER SIDE YARD: MIN. 60.1' (WEST)
* NON-CONFORMING SETBACKS

ZONING VARIANCE APPROVAL				
ITEM NO.:	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
V1	SEC. 34-162 REQUIRED BUFFERS:			
V2	2ND AVE. (SOUTH)	15'	7.8'	7.2'
	DAVIS RD. (WEST)	15'	9.9'	5.1'

NOTES:
ALL EXISTING AND PROPOSED UTILITY BOX/CABINET SHALL BE SCREENED FROM VIEW.

Site Plan





Village of Palm Springs

Penue! Evangelical Church
3401 2nd Ave N

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.

Penue! Evangelical Church

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

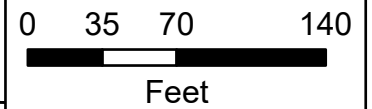


Montante Blvd

Davis Rd

2nd Ave N

70434419200580110



Village of Palm Springs

Penuel Evangelical Church
3401 2nd Ave N

 Penuel Evangelical Church

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

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

Sec. 34-602. - Land Development Board. [Note: Being updated to Planning & Zoning Board]

(2) *Variances.*

- a. The land development board shall authorize, upon appeal, such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary and undue hardship, including any alterations to nonconforming or grandfathered uses or structures. In order to authorize any variance in the terms of this chapter, the land development board must and shall find that:
 1. Special conditions 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.
 2. The special conditions and circumstances do not result from the actions of the applicant.
 3. 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.
 4. 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.
 5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
 6. The grant of the variance will be in harmony with the general intent and purpose of this chapter.
 7. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
- b. In granting any variance, the land development board may prescribe appropriate conditions and safeguards in conformity with this chapter. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter. The land development board may also prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed, or both. Under no circumstances, except as permitted in this section, shall the land development board grant a variance to permit a use not generally permitted in the land development district involved. No nonconforming or grandfathered use of neighboring lands, structures or buildings in the land development district shall be considered grounds for the authorization of a variance. Financial hardship is not to be considered alone as sufficient evidence of a hardship in the grant of a variance. A variance granted under the provisions of this chapter shall automatically lapse if building construction, in accordance with the plans for which such variance was granted, has not been initiated within one year from the date of granting of such variance by the land development board, or, if judicial proceedings to review the land development board's decision are instituted, from the date of entry of the final order in such proceedings, including all appeals.

VILLAGE OF PALM SPRINGS, FLORIDA
PLANNING AND ZONING BOARD

PZ&B Order 2020-02
(SPR20-04 – PSSE20-01)
(PSV20-03 – PSV20-04)

Penuel Evangelical Church
3401 2nd Avenue North
Palm Springs, FL 33461
Applicant(s)

PCN: 70-43-44-19-20-058-0110

FINAL ORDER

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Board (“The Board”) on May 12, 2020. The Board, having considered the evidence presented by the parties; and having been fully apprised of the circumstances, makes the following finding of fact and conclusions of law.

FINDINGS OF FACT

1. The Board has jurisdiction over the following variance application PSV20-03 and PSV20-04.
2. The above Applicant(s) is the owner of the property legally described as: SUB 19-44-43 ELY 320.94 FT OF SLY 382.61 FT OF TR 58 LYG N OF RD (LESS N 208.18 FT OF W 115 FT)
3. The Applicant has submitted an application for one (1) variance from the Village of Palm Springs, Florida as set forth below:
 - 1) PSV20-03 – Variance relief from Land Development Code Section 34-162(b)(5) to allow a 7.8' landscaped buffer instead of 15' required on the south side of the property along 2nd Avenue North.
 - 2) PSV20-04 – Variance relief from Land Development Code Section 34-162(b)(5) to allow a 9.9' landscaped buffer instead of 15' required on the west side of the property along Davis Road.
4. The Village's Land Development Code Section 34-746 (10) requires the Board to determine that the variance meets the following requirements:
 1. Special conditions 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.
 2. The special conditions and circumstances do not result from the actions of the applicant.

PZ&B Order 2020-02 – (PSV20-03 and PSV20-04)

3. 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.
 4. 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.
 5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
 6. The grant of the variance will be in harmony with the general intent and purpose of this chapter.
 7. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
5. The Board has determined that Variances PSV20-03 and 20-04, meet the requirements of Section 34-746(10) of the Land Development Code.
6. The Variance is hereby GRANTED/DENIED.

DONE AND ORDERED in Palm Springs, Florida this 12th day of May, 2020.

ATTEST:

Jane Worth, Deputy Village Clerk

Johnnie Tieche, Chairman
Planning and Zoning Board

Copies furnished to:

Penuel Evangelical Church, 3401 2nd Avenue North, Palm Springs, FL 33461

Kim Glas-Castro, Planning, Zoning and Building Director, 226 Cypress Lane, Palm Springs, FL 33461

Glen J. Torcivia, Village Attorney, Northpoint Corporate Center, 701 Northpoint Parkway, Suite 209, West Palm Beach, FL 33407



Village of Palm Springs

Executive Brief

AGENDA DATE: May 12, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 7.2: Resolution No. 2020-15 - Site Plan Amendment (SPR20-04) and Special Exception Use (PSSE20-01) - Penuel Evangelical Church - 3401 2nd Avenue North (***Quasi-Judicial Hearing***) [Continued from April 14, 2020 meeting]

SUMMARY:

Mr. Kevin McGinley, agent for the applicant, Penuel Evangelical Church, is requesting site plan amendment approval (SPR20-04) and concurrently special exception use (PSSE20-01) to allow the use of the existing 1.4 acres property, located at the northeast corner of the intersection of Davis Road and 2nd Avenue North, as a Place of Worship. The applicant is proposing a Place of Worship with a maximum of 192 seats.

The site is currently developed with a 3,610 square feet commercial structure constructed in 1980. The property was annexed into the Village in 2004 and was used as a veterinary clinic until 2014 when it was vacated, and remains as such today.

A site plan amendment is being requested in order to bring the property up to code, to the extent possible, to be consistent with the Commercial General district regulations. The proposed site plan provides enhancement to the landscaped buffers, stripping parking lot, paving, drainage improvements, utility connections, dumpster enclosure, pedestrian connections, vehicular circulation and exterior improvements to the building.

Note: The addition of child daycare and/or social service uses, such as food pantry, necessitates subsequent special exception use approval(s).

The Applicant is requesting two (2) variances, which are subject of a separate agenda item. Approval of the site plan amendment is dependent on the approval of these variances.

FISCAL IMPACT:

This item does not have a direct fiscal impact.

ATTACHMENTS:

Lake Worth Herald Advertisement

Proposed Resolution No. 2020-15

Exhibit "A" - Staff Report and Conditions of Approval

Project Narrative and Justification Statements

Site Plan, Landscape Plans, Architectural Plans and Letters

Building Elevations.pdf

Color Site Plan

Legal Description

Aerial and Location Maps

The Lake Worth Herald Press

1313 Central Terrace
Lake Worth, FL 33460

Invoice

Date

Invoice #

4/2/2020

L36610

2020 APR 16 AM 9 47

Village of Palm Springs
Attn: Village Clerk
226 Cypress Lane
Palm Springs, FL 33461-1699

P.O. No.

Description	Qty	Rate	Amount
Legal Publication No. 36610 Public Hearing Notice Site Plan Amendment & Special Exception Use: SPR-04 & PSSE20-01 Variance from Code: PSV20-03, PSV20-04		106.05	106.05

Total

\$106.05

Questions or concerns please feel free to contact us by phone
(561) 585- 9387 or via LWHPRESS@hotmail.com
If you would like to use your credit or debit card please fill out
the form listed below

By signing this form you give us permission to debit your account for the amount indicated on or after the indicated
date. This is permission for a single transaction only, and does not provide authorization for any additional unrelated
debits or credits to your account unless other wise noted.

I _____ authorize
(The Lake Worth Herald Press Inc)

To charge account indicated below for In the amount of \$ _____ on or after the date of _____

Credit Card Type

Rep

MC _____ Visa _____ Amex _____ Discover _____

Judy

Number: _____

Expiration Month _____ Expiration Year _____

Billing Zip _____

For repeat authorization please check box

Phone #

(561) 585-9387

***PLEASE NOTE OUR
NEW MAILING**

THE LAKE WORTH HERALD

Published Once a Week

Lake Worth, Palm Beach County, Florida

STATE OF FLORIDA
COUNTY OF PALM BEACH:

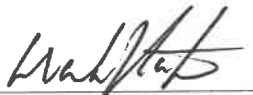
BEFORE the undersigned authority personally appeared MARK J EASTON, who on oath says that he is PRESIDENT of *The Lake Worth Herald*, a weekly newspaper published at Lake Worth in Palm Beach County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of

Village of Palm Springs Notice of public hearing to be held at 6:30 p.m. April 14 and May 14, 2020, in the Village Council Chambers at Village Hall, 226 Cypress Lane, Palm Springs, Florida, to consider Site Plan Amendment and Special Exception Use (SPR20-04), (PSSE20-01) - Variance from Code (PSV20-03) (PSV20-04)

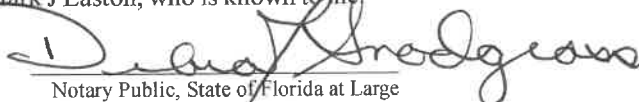
was published in said newspaper in the issue of

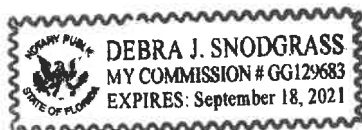
April 2, 2020

Affiant further says that the said *The Lake Worth Herald* is a newspaper published at Lake Worth, in said Palm Beach County, Florida, and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, each week and has been entered as second class mail matter at the post office in Lake Worth, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


MARK J EASTON

SWORN TO AND SUBSCRIBED before me this 2nd day of April, 2020, by Mark J Easton, who is known to me


Notary Public, State of Florida at Large



Legal Notice No. 36610

PUBLIC HEARING NOTICE

Notice is hereby given that public hearings will be held on:

Tuesday, April 14, 2020 at 6:30 p.m. by Planning & Zoning Board
Thursday, May 14, 2020 at 6:30 p.m. by the Village Council
in the Village Hall Council Chambers at 226 Cypress Lane, Palm Springs, FL 33461 to consider:

Site Plan Amendment and Special Exception Use

An application submitted by Kevin McGinley, agent for the tenant, Penuel Evangelical Church, ("Applicant") for a Site Plan Amendment (SPR20-04) and concurrently requesting a Special Exception Use (PSSE20-01) to allow the conversion of the existing 3,610 square feet commercial general property to a place of worship, for the property located at 3401 2nd Avenue North.

Additional requested:

Tuesday, April 14, 2020 at 6:30 p.m. by Planning & Zoning Board
in the Village Hall Council Chambers at 226 Cypress Lane, Palm Springs, FL 33461 to consider:

Variance from Code

An application submitted by Kevin McGinley, agent for the tenant, Penuel Evangelical Church ("Applicant") for:

PSV20-03 - Variance relief from Section 34-162(b)(5) to allow a 7.8' landscaped buffer instead of 15' required on the south side of the property along 2nd Avenue North.

PSV20-04 - Variance relief from Section 34-162(b)(5) to allow a 9.9' landscaped buffer instead of 15' required on the west side of the property along Davis Road.

All persons interested in these matters may appear at the times and place aforesaid and be heard. Prior to the meeting the application may be reviewed at the Village Clerk's Office.

If a person decides to appeal any decision made by the above Boards with respect to any matter considered at such hearings, he or she will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons who need an accommodation in order to attend or participate in this meeting should contact the Village Clerk at (561) 965-4010 at least three (3) business days prior to the meeting in order to request such assistance.

VILLAGE OF PALM SPRINGS, FLORIDA
Publish: Kimberly M. Wynn, Village Clerk
Lake Worth Herald
April 2, 2020

RESOLUTION NO. 2020-15

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, (APPROVING/DENYING), WITH CONDITIONS, THE SITE DEVELOPMENT PLAN (SPR20-04) A SPECIAL EXCEPTION USE (PSSE20-01) SUBMITTED BY KEVIN MCGINLEY ("AGENT") FOR PENUEL EVANGELICAL CHURCH ("APPLICANT") TO ALLOW THE USE OF THE EXISTING 1.4 ACRES PROPERTY AS A PLACE OF WORSHIP, WITH A MAXIMUM OF 192 SEATS LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF DAVIS ROAD AND 2ND AVENUE NORTH; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on May 12, 2020, the Planning and Zoning Board reviewed and considered the request by Kevin McGinley ("Agent"), for Penuel Evangelical Church ("Applicant") for approval of Site Plan Amendment (SPR20-04), and concurrent approval for a Special Exception Use (PSSE20-01) to allow the use of the existing 1.4 acres property, located at the northeast corner of the intersection of Davis Road and 2nd Avenue North as a place of Worship. The applicant is proposing a Place of Worship with a maximum of 192 seats. The site is a developed 3,610 square feet commercial structure constructed in 1980. It was used as a veterinary clinic until 2014 when it was vacated; and

WHEREAS, the recommendation of the Planning and Zoning Board is to support the proposal; however, if the Village Council desire to recommend approval of the Special Exception Use and Site Development Plan, Staff recommends that said motion include the following thirty-four (34) conditions outlined in the staff report; and

WHEREAS, Planning & Zoning Board considered the proposed site plan and special exception use during their meeting on May 12, 2020 and recommended conditional approval; 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 the 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, as follows:

Section 1. The Village Council having received and considered the request of the Applicant for approval of Site Plan Amendment (SPR20-04) and Special Exception Use (PSSE20-01) to allow the use of the existing 1.4 acres property, located at the northeast corner of the intersection of Davis Road and 2nd Avenue North as a place of Worship. The same having been heard in Regular Session on May 14, 2020; and 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:

a. 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:

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

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of May 2020.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
BEV 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: Special Exception Use and Site Plan Amendment with Two (2) Variances - Penuel Evangelical Church – 3401 2nd Avenue North

Application Summary			
Applicant / Petitioner	Penuel Evangelical Church	Submittal Date	11/1/2019
Reference Name	Penuel Evangelical Church	Case Number	SPR20-04, PSSE20-01
		Parcel Control No	PSV20-03, PSV20-04
Location	3401 2 nd Avenue North	Site Area	±1.13 acres
P&Z B Meeting	May 12, 2020	Council Meeting	May 14, 2020
Requests			
Proposed Use(s)	Site Plan Amendment and concurrent request for a Special Exception Use to allow the use of the property as a place of worship.		
Number of Buildings	1 single structure (3,610 sf)		
Variances	<u>PLANNING AND ZONING BOARD CONSIDERATIONS:</u> PSV20-03 Requesting a Variance relief from Section 34-162(b)(5) to allow a 7.8' landscaped buffer instead of 15' required on the south side of the property along 2nd Avenue North. PSV20-04 Requesting a Variance relief from Section 34-162(b)(5) to allow a 9.9' landscaped buffer instead of 15' required on the west side of the property along Davis Road.		
Parking			
Code	Required	Provided	Meets Requirement
Total Overall Parking	48 spaces Place of worship 1/4 seats @ 192 seats = 48 spaces	48	Yes
Site Characteristics			
Existing Use	Vacant building	Proposed Use	Place of worship
Existing Zoning	Commercial General (CG)	Existing Future Land Use	Commercial
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Commercial vacant lot	Commercial	Commercial General (CG)
South	Restaurant/ Sport Bar & a PBC Fire Station	Commercial & Public Buildings and Facility	Commercial General (CG) & Governmental (G)
East	Residential single-family home	Medium Density Residential	Residential Multiple-Family (RM)
West	Commercial Vacant lot	Low Density Residential	Residential Single-Family (RS)
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of the conversion of the existing 3,610 sf commercial general building into a place of worship, as depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan and compatibility with surrounding uses.			



I. Site History

- Ordinance 2003-24: Annexation

On November 13, 2003 the property was voluntarily annexed into the Village of Palm Springs as a developed parcel and designated with the Commercial General zoning district and Commercial Future Land Use designation. At the time of the annexation there was a veterinary clinic that ceased business on October 2014, since then the property has been vacated.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning are Commercial and Commercial General (CG), respectively. The proposed use is permitted as special exception use and is generally consistent with goals, objectives and policies of the Village's Comprehensive Plan. With the new place of worship use the property is proposed to be revitalize and improvement to the exterior will create a beneficial visual impact to the neighborhood.

III. Variances Requested

The applicant is seeking the following variances:

- **PSV20-03** Requesting Variance relief from Section 34-162(b)(5) to allow a 7.8' landscaped buffer instead of 15' required on the south side of the property along 2nd Avenue North.
- **PSV20-04** Requesting Variance relief from Section 34-162(b)(5) to allow a 9.9' landscaped buffer instead of 15' required on the west side of the property along Davis Road.

The applicant's full justification is hereto:

- 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.

The existing building and irregular shape of the subject property do not afford enough area to provide a one-way drive aisle for internal circulation while at the same time providing adequate landscape buffer width along 2nd Avenue North and Davis Road. This condition would exist whether the subject property is used for a place of worship.

- b. That the special conditions and circumstances do not result from the actions of the applicant.

The subject property was developed nearly 40 years ago and met all applicable development standards at the time, these special conditions do not result from 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.

The existing landscape buffer widths are presently unplanted for most part and do not conform the Village standards of the CG district. Landscaping is providing in these buffers to the greatest extent possible while maintaining adequate site circulation, thus, no special privilege will be conferred to the applicant by the grant of the variance.

- 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.

Literal interpretation of the landscape buffer width provisions will result in the applicant having to remove drive aisles and site circulation in the area of the site abutting the existing, thus constituting an undue hardship.

- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

The requested reduction in landscape buffer width is the minimum variance that will make possible the reasonable use of the property while providing safe and accessible site circulation.

- f. That the granting of the variance will be in harmony with the general intent and purpose of this chapter.

The nature of the proposed conversion of the subject property to a place of worship is deemed to be in harmony with the general intent of the Village Code because no conflicts will arise from the use or granting of the variance to reduce buffer width.

- g. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

There are no detrimental effects to the public welfare associated with the proposed conversion of use or reduction in landscape buffer width being requested.

Staff does not object to the applicant's request, based on the applicant intent to provide a landscape buffer, within an existing non-conforming width, to the extent possible while maintaining adequate vehicular circulation.

IV. Neighborhood Compatibility

- 1) The proposed project is located within the Lake Worth District CRA area.
- 2) The property is a corner lot where it has access from both adjacent local roads (Davis Road and 2nd Avenue North).
- 3) South Congress Avenue is within 2000 feet to the east and Lake Worth Road is within 500 feet to the south.
- 4) Properties to the north, east and west are generally residential use.
- 5) The proposed place of worship is permitted as special exception use within the CG zoning district.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the CG district.
 - 1) Proposed project plan generally meets required site development regulations.
 - 2) Variance requested shall be approved by the Planning & Zoning Board prior to consideration of the Site Plan and the Special Exception by the Village's Council.
 - 3) Permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue and Village of Palm Springs are required prior to construction.
 - 4) Proposed use meets the Traffic Performance Standards of Palm Beach County.
 - 5) A utility easement along 2nd Avenue North needs to be dedicated to the Village.

VI. Environmental Issues:

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

VII. Community Outreach/ Notification

- The subject property was posted on March 16, 2020.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on March 10, 2020.
- Legal advertisement was published in the paper on April 2, 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 November 1, 2019 depicts the following:

- An application submitted for a Site Plan Amendment Approval and concurrently Special Exception Use with 2 variances for the use of the property as a place of worship.
 1. Site Plan dated received November 1, 2019 revised and resubmitted on February 26, 2020.
 2. Landscape Plans dated received November 1, 2019 revised and resubmitted on February 26, 2020.
 3. Architectural plans dated received November 1, 2019 revised and resubmitted on February 6, 2020.
 4. Preliminary Engineering Plans dated received November 1, 2019 revised and resubmitted on February 26, 2020.
 5. Justification Statement and proposed use.
 6. Traffic Statement.
 7. Stormwater Calculations dated received November 1, 2019 revised and resubmitted on February 6, 2020.
 8. Color Site Plan.

IX Recommendation

The 1.4 acres property is located at the northeast corner of the intersection of Davis Road and 2nd Avenue North. The site is currently developed with a single building 3,610 square feet commercial structure constructed in 1980. The property was annexed into the Village in 2004 and was used as a veterinary clinic until 2014 when it was vacated and remains as such today.

The applicant is requesting a site plan amendment and special exception use to permit the use of the property as a place of worship with a maximum of 192 seats. A site plan amendment is being requested in order to bring the property up to code, to the extent possible, to be consistent with the Commercial General district regulations.

The proposed site plan provides enhancement to the landscaped buffers, stripping parking lot, paving, drainage improvements, utility connections, dumpster enclosure, pedestrian connections, vehicular circulation and exterior improvements to the building.

Staff has found the proposed Special Exception use to be generally consistent with goals, objectives and policies of the Village's Comprehensive Plan. The proposed use is generally consistent with the Land Development and zoning regulations and all other portions of the code. The proposed special exception use does not significantly reduce light and air to adjacent properties and would not be deterrent to surrounding properties. The new project does not negatively impact natural systems.

Planning, Zoning and Building Staff recommends conditional approval of the two Special Exception Uses and Site Plan Amendment subject to the following thirty-four (34) conditions below:

1. Build out date is December 31, 2021.
2. The special exception approval for the new place of worship shall be implemented within 18 months of Council approval.
3. The site plan approval is valid within 24 months of Council approval.
4. The worship sanctuary area shall be limited to 192 seats.
5. The special exception use is for Place of Worship, and no social services are proposed at this time, and will require subsequent special exception approval if desired in the future.
6. Proposed renovations to the monument signs shall be in compliance with the Village sign regulations, details shall be provided **at time of permitting**.
7. Details of the proposed opaque fence shall be provided to the Village **at time of permitting**.
8. Utility Easement over existing water main along 2nd Avenue North shall be executed, accepted by the Village Council and recorded prior to the issuance of the **Certificate of Occupancy**.
9. Access to the water meter and the backflow preventer shall be provided all the times, a cage around the backflow for security purposes is recommended, utility plans shall be approved by the Village **at time of permitting**.
10. No wall signs are proposed as part of this application.
11. All required improvements shall be completed, and a permanent life safety plan approved by the Building Official as prerequisites to issuance of a **Certificate of Occupancy**.
12. Any proposed outdoor activities will necessitate subsequent approval from the Village.
13. Hours of operation shall be accordingly with the Village's Land Development Regulation Section 34-1172.
14. No loitering on the grounds will be permitted.
15. Any special event to be held at the facility is subject to Special Event Permit approval by the Village.
16. Permits must be obtained from the Village and Palm Beach County Fire Department **at time of permitting**.
17. Any future wall signs shall be in accordance with the Village's Land Development Regulations Section 34-328.
18. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
19. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
20. Irrigation plans shall be provided **at the time of permitting**. Non-potable water shall be used for the irrigation system per Village code.

21. Provide permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue and Village of Palm Springs **at the time of permitting.**
22. 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.
23. 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.
24. All electric utilities shall be underground.
25. 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.
26. Any sidewalk broken or damaged during construction shall be replaced by the contractor **prior to CO.**
27. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to Certificate of Occupancy/Certificate of Completion** of each improvement area.
28. Absolutely no occupancy, other than construction personnel, is permitted **prior to TCO/CO.**
29. Photometrics must be certified by an engineer **prior to CO.**
30. The civil engineer of record shall certify the site construction **prior to Certificate of Occupancy.**
31. 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.
32. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
33. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
34. **At the time of CO,** the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.



ZONING & URBAN PLANNING
MARKET RESEARCH & ANALYSIS
ENVIRONMENTAL ASSESSMENTS

LAND RESEARCH MANAGEMENT, INC.
2240 PALM BEACH LAKES BLVD. • SUITE 103
WEST PALM BEACH, FLORIDA 33409
TEL: (561) 686-2481 • FAX: 681-1551

**ADVANCED GLOBAL CONSULTING FIRM LLC
PENUEL EVANGELICAL CHURCH
PETITIONER'S STATEMENT-DESCRIPTION OF PROJECT
October 25, 2019**

Request

The Owner/Petitioner, Advanced Global Consulting Firm LLC, through its agent, Kevin McGinley, Land Research Management, Inc, is requesting special exception, variance and site plan approval to convert an existing commercial building to a 192-seat place of worship on property located at 3401 2nd Avenue North, Palm Springs, Florida.

Background

The 1.4-acre subject property is located at the northeast corner of the intersection of Davis Road and 2nd Avenue North. The site presently supports a single-story 3,610 sq. ft. commercial building constructed in 1980. The subject property was annexed to the Village of Palm Springs in 2004 pursuant to Ordinance 2003-24. The building and site supported a veterinary clinic use for many years and was subsequently vacated when the current owner, Advanced Global Consulting Firm LLC, purchased it in 2017. The Petitioner's Request is to convert the existing building to a place of worship, including a 192-seat sanctuary, administrative offices, a meeting room, storage room, restrooms and small kitchen area. The site presently has access from Davis Road and 2nd Avenue North and proposed access is the same.

Code Provisions

The subject property is presently zoned CG (Commercial General, with a corresponding Commercial land use designation. Section 34-824 of the Village Code provides for churches and houses of worship as Special Exception uses in the CG District.

The subject property's size (1.4 acres) and configuration (320 ft. by 231 ft.) meet the CG District PDRs as does the 6% lot coverage (50% maximum allowed) and building height. All building setbacks were established in 1980 when the property was permitted and constructed through the Palm Beach County regulations in place at the time. The proposed site plan identifies two (2) deficiencies in terms of the required landscape buffers applicable to the district and use – one along 2nd Avenue South and one along Davis Road.

Proposed Improvements

The existing 3,610 sq. ft. building is proposed to be renovated to accommodate the change in use as depicted in the floor plans that accompany this request. Exterior site improvements (e.g. paving and striping of parking lot, landscaping, water management and drainage improvements, utility connection upgrades, revisions to driveways, etc.) are also proposed.



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TEL: (561) 686-2481 • FAX: 681-1551

SPECIAL EXCEPTION STANDARDS PROPOSED USE AND STATEMENT OF USE JUSTIFICATION

Request

Applicant is requesting Village of Palm Springs to allow conversion of an existing commercial building to a church (house of worship) in the CG Zoning District, pursuant to Division 7, Section 34-824 of the Village Code of Ordinances and applicable standards contained therein.

1. The proposed special exception uses are consistent with the goals, objectives and policies of the village's comprehensive plan.

Response: The Village Comprehensive Plan recognizes that the Village is a "residential oriented community with an appropriate mix of land uses compatible with living styles and conditions established within the Village." Churches and houses of worship are integral components to this mix of uses and provide community-oriented opportunities and services that help define the character of municipalities. In this sense, the proposed use is consistent with the goals, objectives and policies of the Plan.

2. The proposed special exceptions are consistent with the land development and zoning regulations and all other portions of this Code.

Response: The requested special exception request, as well as the proposed site plan, meets all applicable property development regulations (with the exception of minor deficiencies in landscape buffers as noted in the application and site plan) and all other provisions of the code specific to places of worship in the CG District.

3. The proposed special exception uses are compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation, type and amount of traffic generated; building location, mass, height and setbacks, and other relevant factor peculiar to the proposed special exception uses and the surrounding properties.

Response: The requested special exception for the change in use from general commercial to church includes the utilization and conversion of the existing building without construction of additional building square footage or increase in intensity of the use; therefore, such standards as building location and mass, height, setbacks, and traffic impacts remain unaffected or will decrease. The change in use will conform to existing limitations on hours of operation with the exception of holiday services such as Christmas and Easter. No adverse impacts to the commercial corridor of 2nd Avenue North or the neighboring residential development to the north and east of the subject property are anticipated to be associated with the request.

Proposed Use and Statement of Use Justification

p. 2

4. The establishment of the proposed special exception uses in the identified location does not create a concentration or a 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.

Response: While there are several places of worship in the Village of Palm Springs, none are located along 2nd Avenue North or David Road in the vicinity of the subject property. Although the establishment of a church or place of worship in this location could hardly be deemed detrimental to the community, a concentration or proliferation of such uses does not exist.

5. The proposed special exception uses do not have a detrimental impact on the 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 uses, and**
- c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.**

Response: The proposed church will be used primarily on weekends when services are held and 2-3 evenings per week for church-related meetings and functions. Administrative church offices will be open weekly and staffed by 2-3 church employees and volunteers. The church will operate in a manner consistent with the surrounding residential uses in terms of odors, noise or visual effects, which are anticipated to have less of an impact than the previous use (veterinary clinic). The traffic study that accompanies this request identifies the change in use as having and insignificant traffic impact which does not warrant any road improvements.

6. That the proposed special exception uses:

- a. Do not significantly reduce light and air to adjacent properties.**
- b. Do not adversely affect property values in the adjacent areas.**
- c. Would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulation.**
- d. Do 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 bicycling parking.**

Proposed Use and Statement of Use Justification
p.3

Response: The proposed change in use will have no recognizable effect on associated lighting, air quality or impacts to adjacent properties since there will be no change in the existing building and beneficial improvements to the parking area, landscaping and site access. The proposed request will not affect natural systems, public facilities and open spaces. Pedestrian amenities will be provided as appropriate and identified during the site plan review process.

Submitted: October 25, 2019



ZONING & URBAN PLANNING
MARKET RESEARCH & ANALYSIS
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TEL: (561) 686-2481 • FAX: 681-1551

**Justification Statement
Penuel Evangelical Church
Variance Request**

Variance Overview

Variances are requested from Section 34-162, Village Code of Ordinances, related to landscape buffer widths along the two abutting roadways – Davis Road and 2nd Avenue North as indicated in the chart below. The two variances are being requested in order to accommodate required drive aisles for internal circulation and allow the conversion of the previously approved and constructed commercial building to a place of worship.

Variance Requests

EXHIBIT 1: VARIANCE CHART

Variance Request				
Item No.	Code Section	Required	Proposed	Variance
V1	Sec. 34-162	15-ft. wide buffer 2 nd Avenue North	7.8 ft.	7.2 ft.
V2	Sec.34 - 162	15 ft. wide buffer David Road	9.9 ft.	5.1 ft.

Variance Standards

a. That special conditions 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.

Response: The existing building and irregular shape of the subject property do not afford enough area to provide a one-way drive aisle for internal circulation while at the same time providing adequate landscape buffer width along 2nd Avenue North and David Road. This condition would exist whether or not the subject property is used for a place of worship.

b. That the special conditions and circumstances do not result from the actions of the applicant.

Response: The subject property was developed nearly 40 years ago and met all applicable development standards at the time. These special conditions do not result from 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, structures or buildings in the same land development district.

Response: The existing landscape buffer widths are presently unplanted for most park and do not conform to Village standards of the CG District. Landscaping is providing in these buffers to the greatest extent possible while maintaining adequate site circulation. Thus, no special privilege will be conferred to the Applicant by the grant of the variance.

d. That literal interpretation of the provision 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.

Response: Literal interpretation of the landscape buffer width provisions will result in the applicant having to remove drive aisles and site circulation in the area of the site abutting the existing building, thus constituting an undue hardship.

e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

Response: The requested reduction in landscape buffer width is the minimum variance that will make possible the reasonable use of the property while providing safe and accessible site circulation.

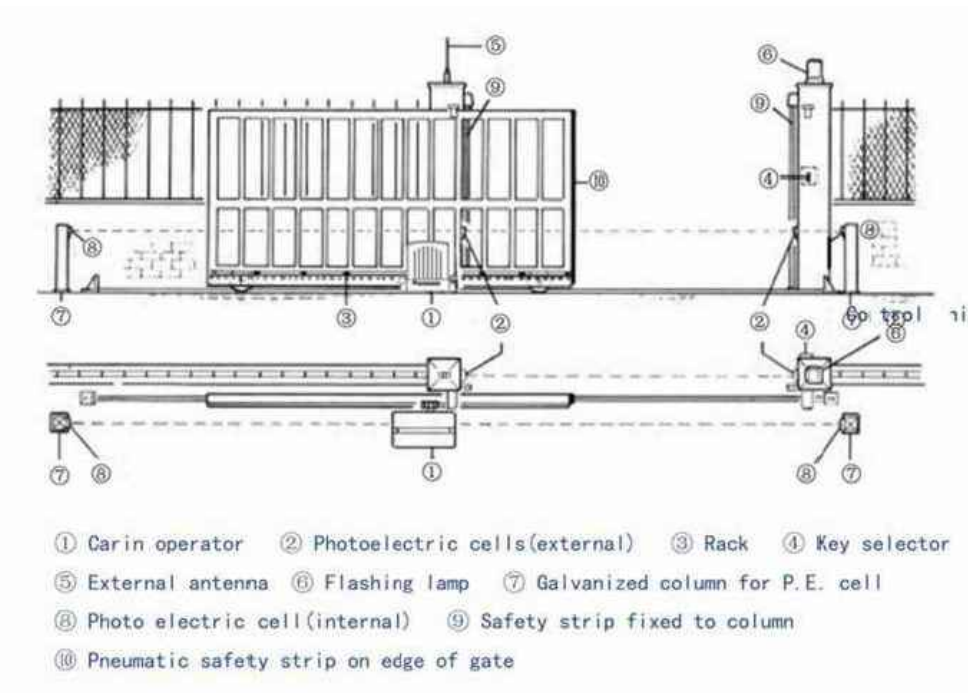
f. That the granting of the variance will be in harmony with the general intent and purpose of this chapter.

Response: The nature of the proposed conversion of the subject property to a place of worship is deemed to be in harmony with the general intent of the Village Code because no conflicts will arise from the use or the granting of the variances to reduce buffer width.

g. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Response: There are no detrimental effects to the public welfare associated with the proposed conversion of use or the reduction in landscape buffer width being requested.

Submitted: October 25, 2019

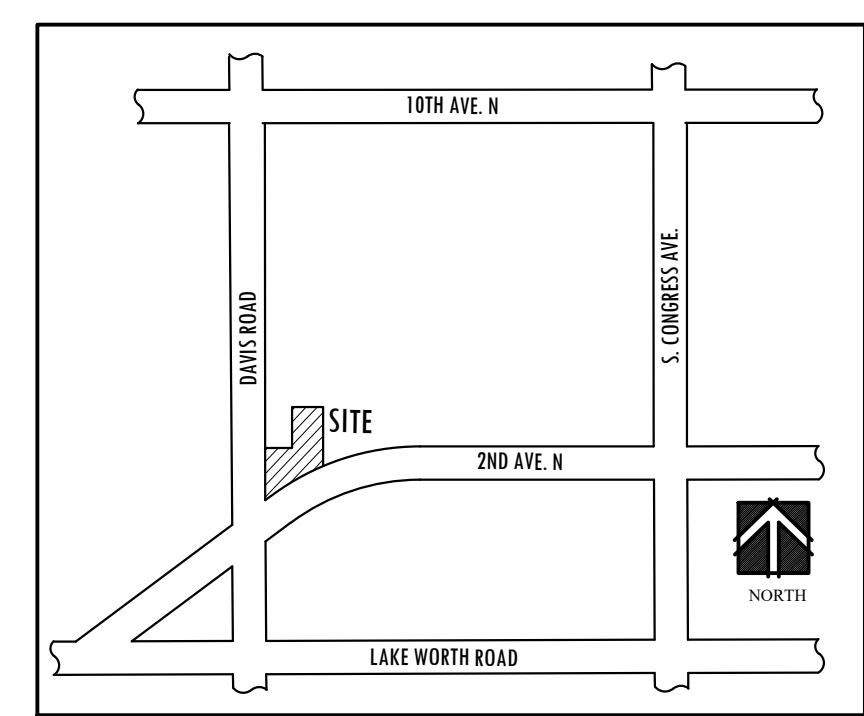


TYPICAL SLIDING GATE DETAIL



354 Cypress Drive, Suite 6, Tequesta, FL 33469
P(561) 222-9284 F(561) 348-9491

LOCATION MAP



PROJECT DATA:

PROJECT NAME:	PENUEL EVANGELICAL CHURCH OF DELRAY
PROPERTY ADDRESS:	3401 2ND AVE. N.
FLU DESIGNATION:	COMMERCIAL
EXISTING ZONING:	CG, GENERAL COMMERCIAL
SECTION, TOWNSHIP, RANGE:	19,44,43
PROPERTY CONTROL NUMBER (S):	70-43-44-19-20-058-0110
EXISTING USE:	COMMERCIAL
PROPOSED USE:	PLACE OF WORSHIP
DEVELOPMENT ACREAGE (60,984 SF):	1.4 ACRES
TOTAL BUILDING SQUARE FOOTAGE:	3,610 SF.
LOT COVERAGE:	6.0%
FLOOR AREA RATIO (FAR):	0.06
PERVIOUS AREA:	32,730 S.F. (53.7%)
IMPERVIOUS AREA:	28,254 S.F. (46.3%)
PARKING REQUIRED:	48 SPACES
PLACE OF WORSHIP = 1 SP./4 SEATS @ 192 SEATS =	48 SPACES
PARKING PROVIDED:	48 SPACES

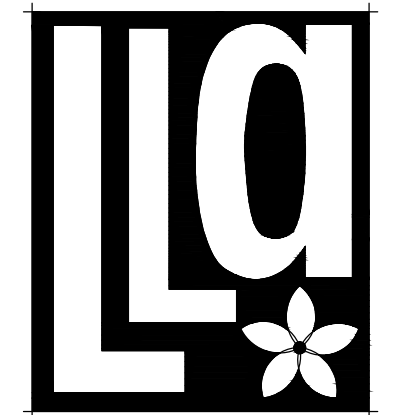
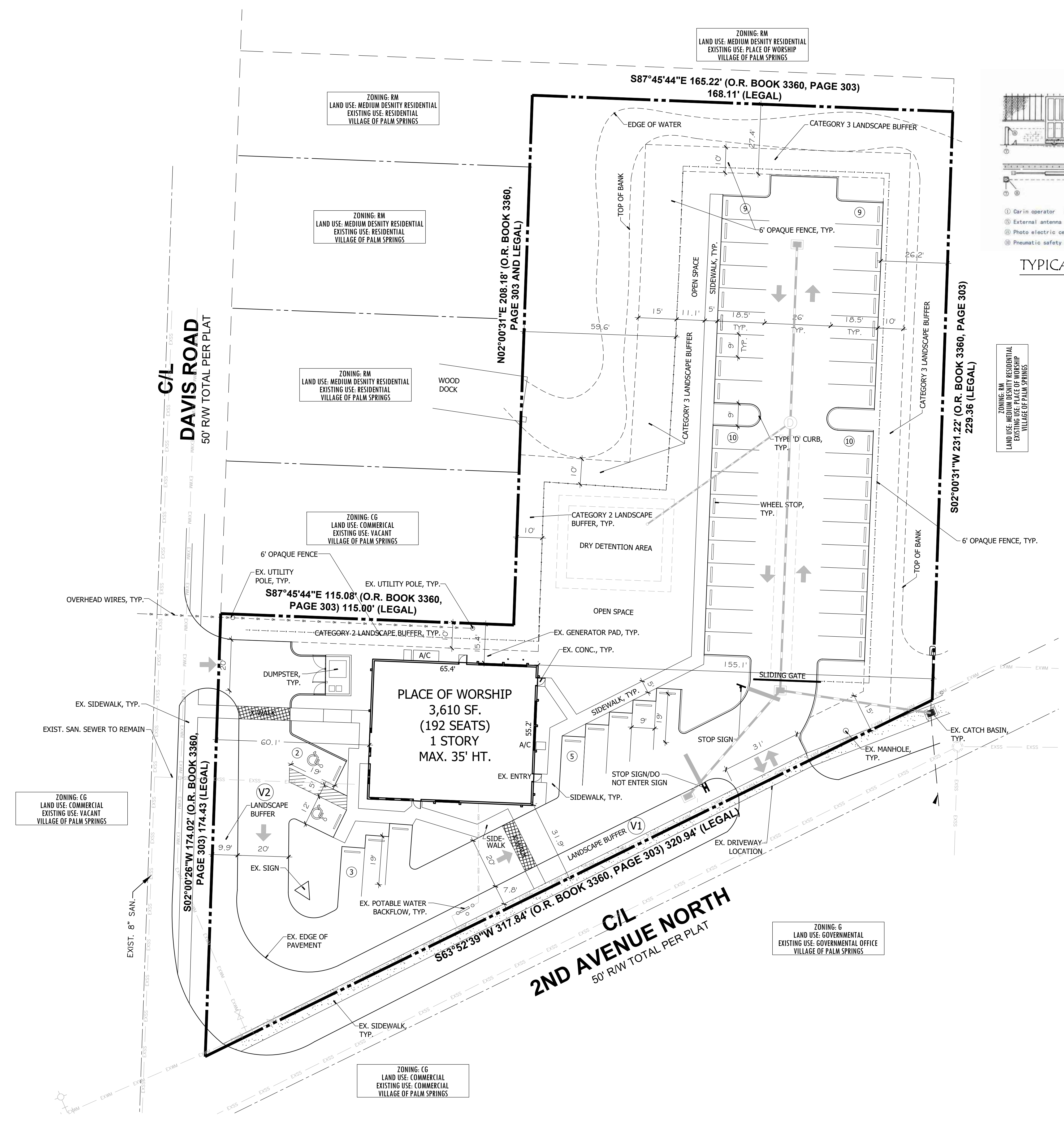
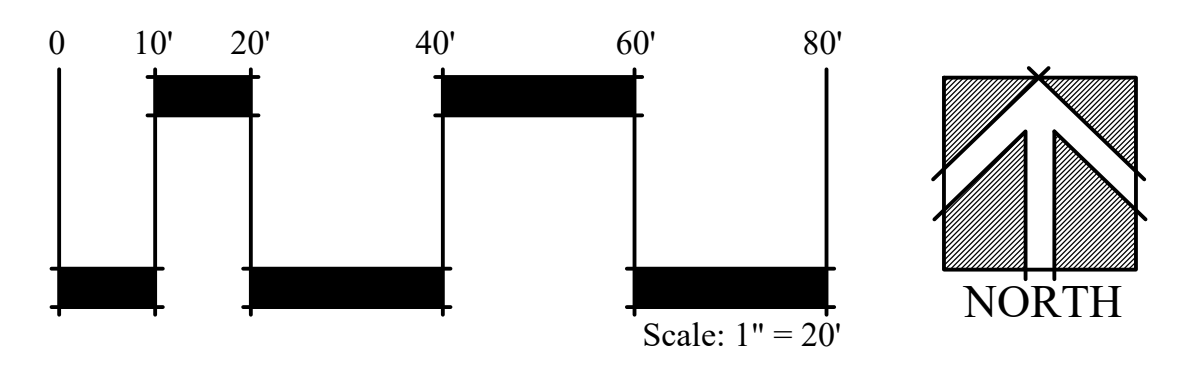
REQUIRED SETBACKS TO BUILDING:	
FRONT YARD:	MIN. 50' (SOUTH)
REAR YARD:	MIN. 20' (NORTH)
INTERIOR SIDE YARD:	MIN. 15' (EAST)
CORNER SIDE YARD:	MIN. 25' (WEST)

ACTUAL SETBACKS TO BUILDING:	
FRONT YARD:	MIN. 31.9' (SOUTH) *
REAR YARD:	MIN. 15.4' (NORTH) *
INTERIOR SIDE YARD:	MIN. 155.1' (EAST)
CORNER SIDE YARD:	MIN. 60.1' (WEST)
* NON-CONFORMING SETBACKS	

ZONING VARIANCE APPROVAL				
ITEM NO.:	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
V1	SEC. 34-162 REQUIRED			
V2	2ND AVE. (SOUTH)	15'	7.8'	7.2'
	DAVIS RD. (WEST)	15'	9.9'	5.1'

NOTES:
ALL EXISTING AND PROPOSED UTILITY BOX/CABINET SHALL BE SCREENED FROM VIEW.

Site Plan



Litterick Landscape Architecture

2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3876
JasonLA1677@yahoo.com

PENUEL EVANGELICAL CHURCH OF DELRAY
Village of Palm Springs, Florida

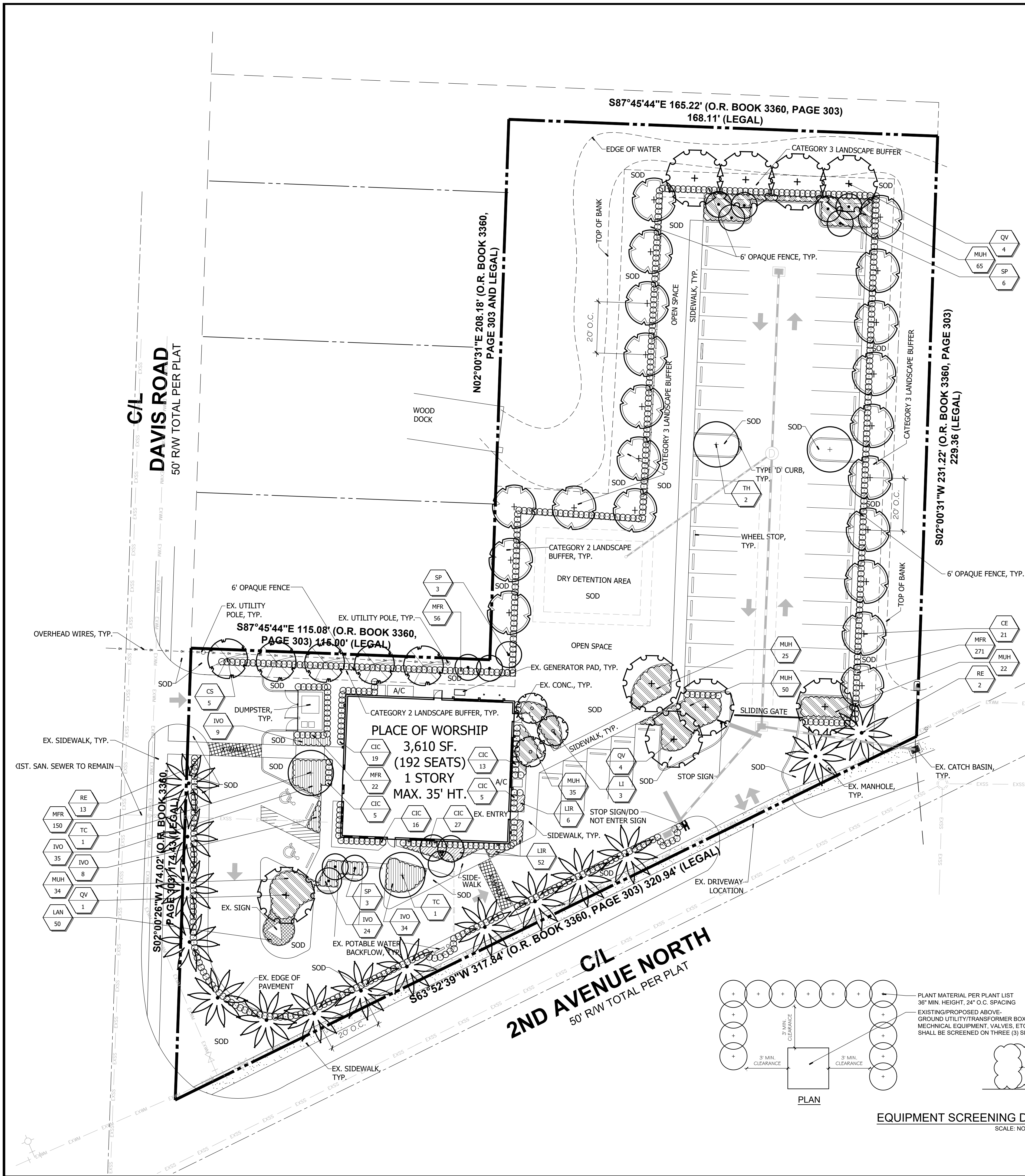
Project Name
Landscape Architect of Record

Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 20'-0"

Designed: JML
Drawn: JML
Approved: JML
Date: 10/23/19
Job no.
Revisions: 1/27/20
2/25/20

Sheet No.
SP-1



PLANT LIST

TREES/PALMS	SYM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	NOTES:
* V	QV	9	QUERCUS VIRGINIANA	LIVE OAK	12'-14' HT.	5' MIN.	FULL & THICK, 2.5" CALIPER, 5' CLEAR TRUNK AT PLANTING
* V	SP	12	SABAL PALMETTO	CABBAGE PALM	10'-24" C.T., SLICK	--	HURRICANE CUT HEAD, STAGGER HTS., 2/3 CURVED CHARACTER TRUNKS
* V	CE	21	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	12' HT.	5' MIN.	FULL & THICK, 2.5" CALIPER, 5' CLEAR TRUNK AT PLANTING
* V	RE	15	ROYSTONIA ELATA	ROYAL PALM	8-10' G.W.	--	FULL & THICK, MATCHED HEIGHTS
* M	LI	3	LAGERSTROEMIA INDICA 'MUSKOGEE'	GRAPE MYRTLE	12' HT.	5' MIN.	FULL & THICK, MULTI-TRUNK, 4" C.T.
* V	CS	5	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTONWOOD	12' HT.	5' MIN.	FULL & THICK, 2" DBH
M	TH	2	TABEBUIA HETEROPHYLLA	PINK TABEBUIA	12' HT.	5' MIN.	FULL & THICK, 2.5" CALIPER, 5' CLEAR TRUNK AT PLANTING
M	TC	2	TABEBUIA CARAIBA	YELLOW TABEBUIA	12' HT.	5' MIN.	FULL & THICK, 2.5" CALIPER, 5' CLEAR TRUNK AT PLANTING

SHRUBS & GROUNDCOVERS	KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	O.C.	REMARKS
* V	CTC	85	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	#3, 24" O.A.	18" MIN.	24"	FULL & THICK TO BASE
M	LIR	58	LIRIOPE MUSCARI	GREEN LIRIOPE	#3, 12" O.A.	12"	18"	FULL & THICK TO BASE
* V	IVO	75	ILEX VOMITORIA 'STOKES DWARF'	SHILLING'S DWARF HOLLY	#3, 12" MIN.	12"	24"	FULL & THICK TO BASE
* V	MUH	231	MUHLBERGIA CAPILLARIS	MUHL'S GRASS	#3, 18" O.A.	16"	30"	FULL & THICK TO BASE
* V	MFR	499	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	#7, 36" O.A.	20"	24"	FULL & THICK TO BASE
* V	LAN	50	LANTANA CAMARA 'GOLD MOUND'	GOLD MOUND LANTANA	#1, FULL POT	14"	18"	FULL & THICK TO BASE

* ASTERISK DENOTES NATIVE PLANT MATERIAL
V INDICATES VERY DROUGHT TOLERANT PLANT MATERIAL
M INDICATES MODERATELY DROUGHT TOLERANT PLANT MATERIAL

NATIVE VEGETATION CALCULATIONS
PERCENTAGE OF NATIVE TREES: 87.5%
PERCENTAGE OF NATIVE SHRUBS: 94.4%
TOTAL PERCENTAGE OF NATIVE VEGETATION: 93.9%

SOD: ST. AUGUSTINE 'FLORITAM'
MULCH: 3" SHREDDED MELALEUCA MULCH (OR APPROVED RECYCLED MULCH) TO BE APPLIED TO ALL PLANTING BEDS.

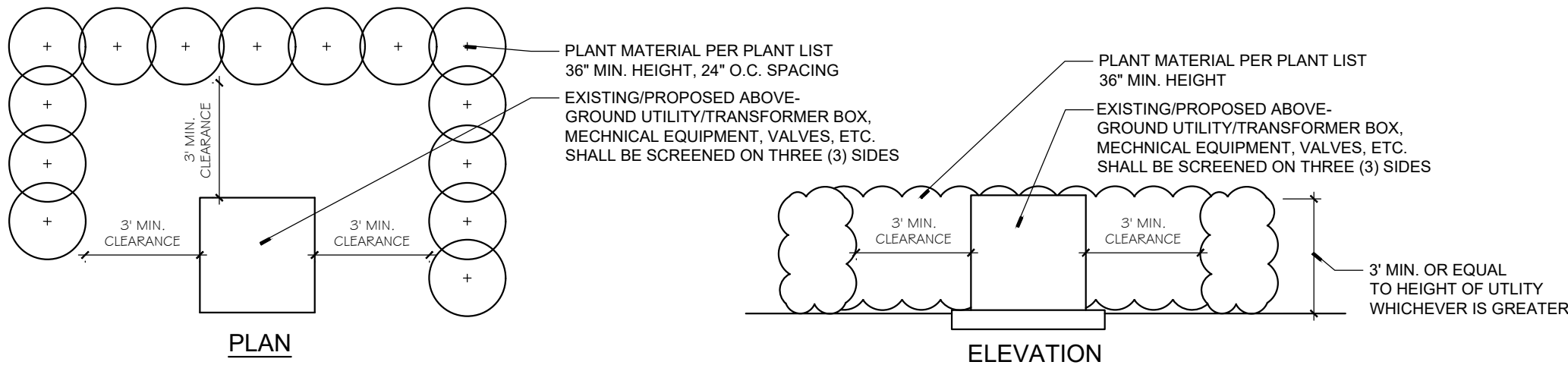
IRRIGATION NOTE:
ALL NEW LANDSCAPE AREAS SHALL BE RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.
IRRIGATION WATER SOURCE: NON-POTABLE WELL

LANDSCAPE NOTES

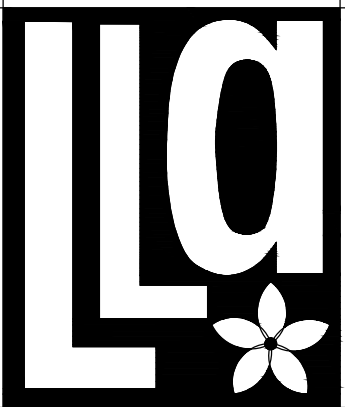
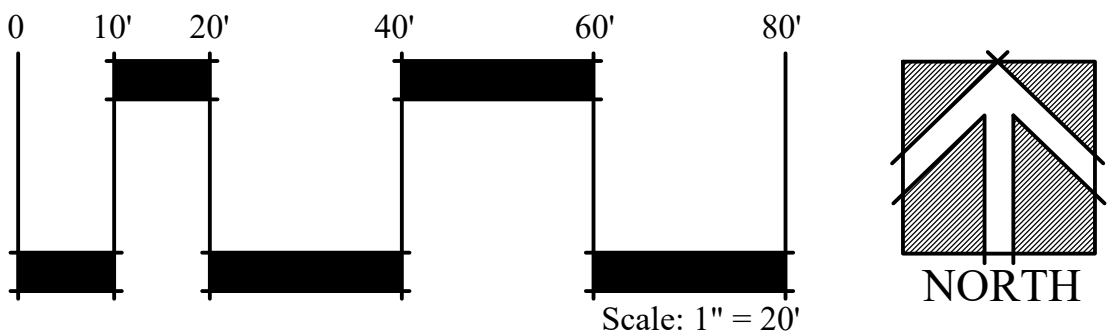
- ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'GRADES AND STANDARDS' LATEST EDITION.
- ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF VILLAGE OF PALM SPRINGS LAND DEVELOPMENT REGULATIONS.
- THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS CHANGES WITHOUT THE AUTHORIZATION OF THE VILLAGE OF PALM SPRINGS, THE OWNER AND THE LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.
- ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.
- ALL SOD SHALL BE STENOTAPHRIUM SECONDATUM FLORITAM (ST. AUGUSTINE SOD).
- ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO FLORIDA DEPARTMENT OF TRANSPORTATION SIGHT LINE GUIDELINES.
- CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 10" AND 8' WITHIN SIGHT VISIBILITY TRIANGLES. TWENTY BY TWENTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION, ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FOOT INDER 546.
- ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.
- ALL PROPOSED LANDSCAPE AREAS SHALL RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSING DEVICE ACCORDING TO LOCAL AND STATE CODES. IRRIGATION WATER SHALL BE PULLED FROM A WELL SOURCE.
- ALL ABOVE GROUND UTILITIES SHALL BE SCREENED FROM VIEW ON THREE SIDES WITH AN APPROPRIATE HEDGE MATERIAL. HEIGHT OF PLANT MATERIAL AT TIME OF INSTALLATION SHALL BE AT LEAST AS TALL AS THE UTILITY BEING SCREENED AND SHALL BE SPACED APPROPRIATELY IN ORDER TO PROVIDE COMPLETE SCREENING OF UTILITY WITHIN ONE YEAR OF INSTALLATION.
- ALL TREES NOT LOCATED WITHIN A LANDSCAPE BED SHALL RECEIVE A 4' DIA. MULCH RING.
- ALL EXOTIC AND NUISANCE VEGETATION SHALL BE REMOVED FROM SUBJECT PROPERTY PRIOR TO ANY CERTIFICATE OF OCCUPANCY.

LANDSCAPE DATA:

INT. LANDSCAPE AREA REQ'D.: 960 S.F. (20 S.F./PARKING SPACE, 48 SPACES)
INT. LANDSCAPE AREA PROVIDED: 2,000 S.F. (EXCLUDES BUFFERS & DETENTION)



Landscape Plan



Litterick
Landscape
Architecture

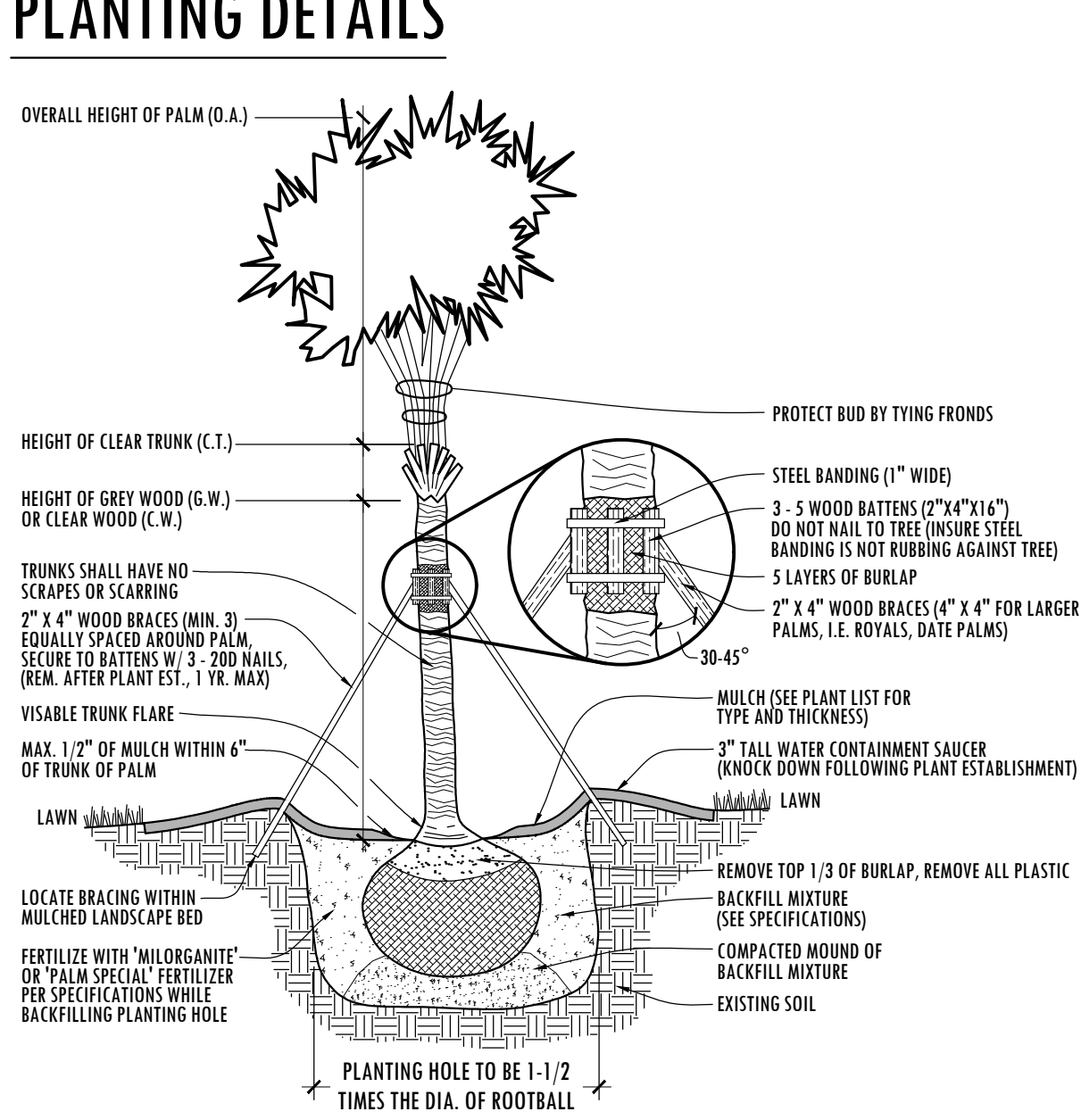
2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3876
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PENUEL EVANGELICAL CHURCH OF DELRAY

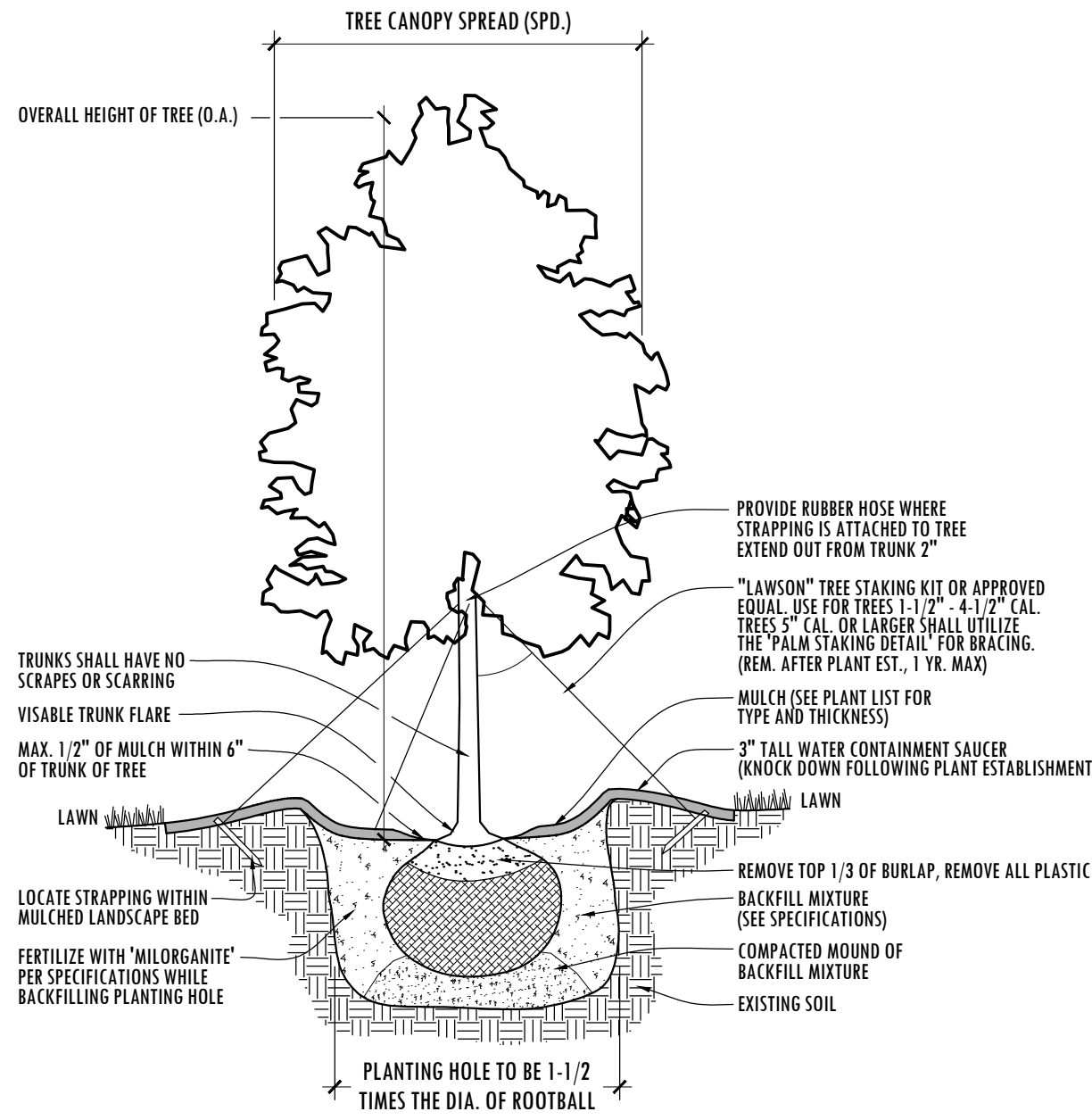
Village of Palm Springs, Florida

Project Name: _____
Landscape Architect of Record: _____
Scale: 1" = 20'-0"
Designed: _____ JML
Drawn: _____ JML
Approved: _____ JML
Date: 10/23/19
Job no.: _____
Revisions: 1/27/20
2/25/20
Sheet No.: LP-1

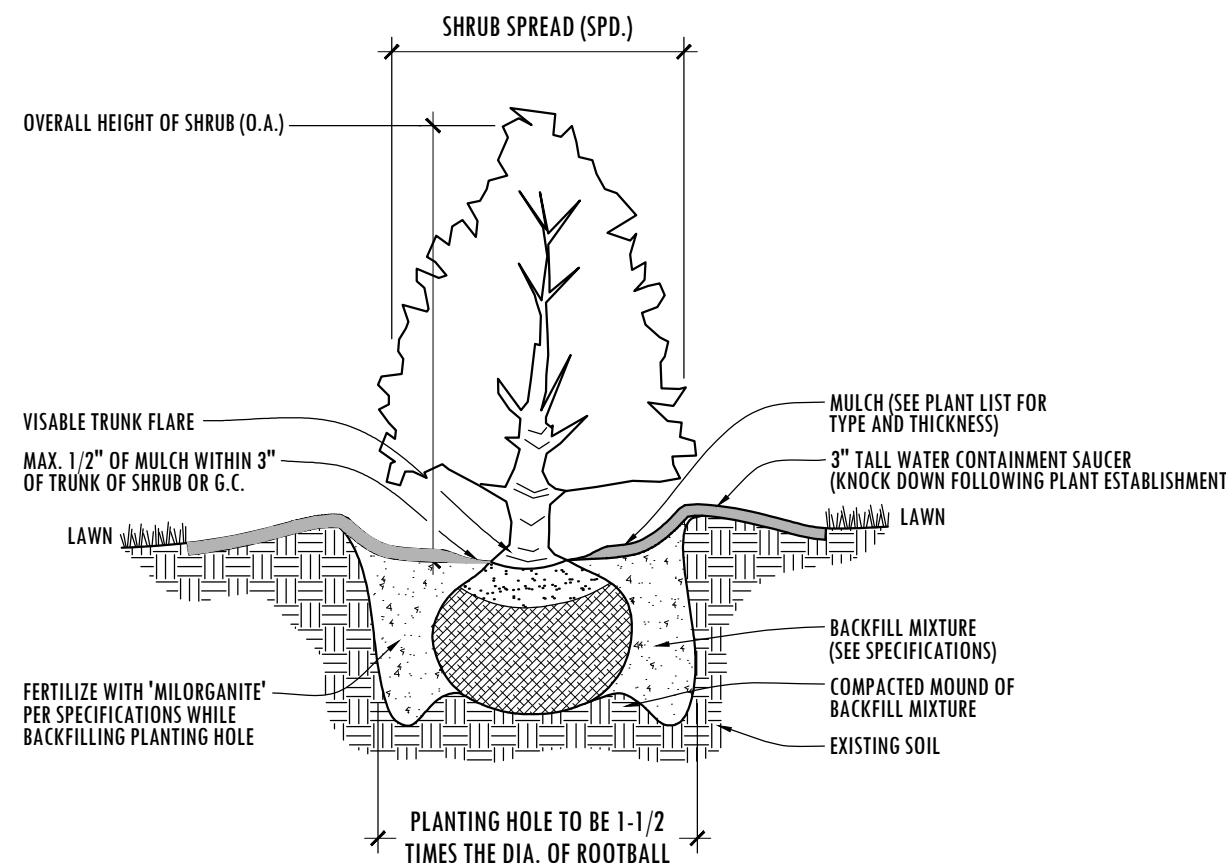
PLANTING DETAILS



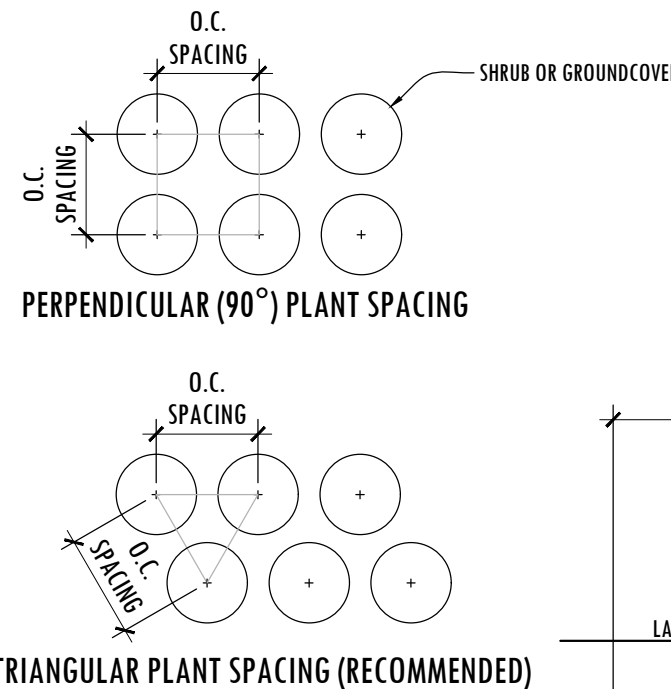
PALM PLANTING DETAIL



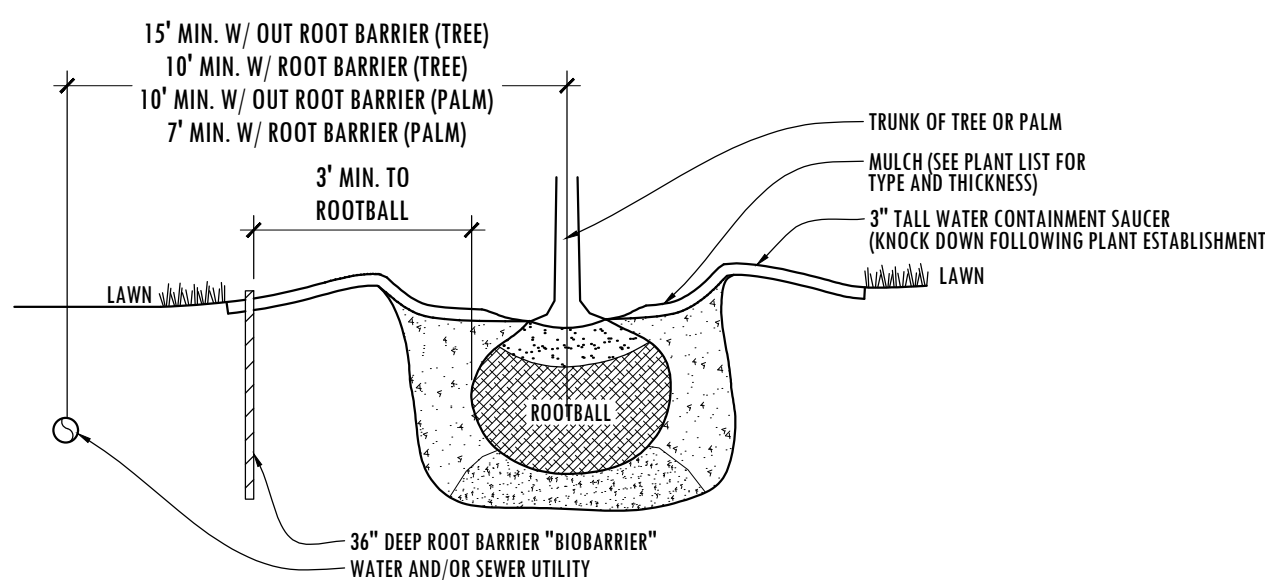
TREE PLANTING DETAIL



SHRUB & GROUNDCOVER PLANTING DETAIL



TRIANGULAR PLANT SPACING (RECOMMENDED)



ROOT BARRIER DETAIL

PLANTING SPECIFICATIONS

1. SCOPE OF WORK

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

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

2. QUALITY ASSURANCE

LANDSCAPE CONTRACTOR MUST 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 PLANS AND COORDINATION BETWEEN THE JOB AND NURSERY.

THE LANDSCAPE CONTRACTOR AND IRRIGATION CONTRACTOR SHALL REVIEW LAYOUT AND SCHEDULING PRIOR TO INSTALLATION OF MATERIAL. MINOR ADJUSTMENT TO IRRIGATION DESIGN MAY BE MADE IN RESPONSE TO THE NEEDS OF SPECIFIC PLANT MATERIAL. THE LANDSCAPE ARCHITECT MUST BE NOTIFIED OF SUCH CHANGES.

3. MATERIALS

PLANT SIZE AND QUALITY
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES AND PALMS FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE FREE OF WEEDS OR ANY OTHER OBJECTIONABLE VEGETATION.

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

CONTAINER GROWN PLANTS SHALL HAVE A DEVELOPED ROOT STRUCTURE SO THAT THE ROOT MASS STAYS IN TACT WHEN REMOVED FROM CONTAINER. IN NO CASE SHALL THE PLANT CONTAIN CIRCLING ROOTS NOR BE ROOT-ROUND.

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 AN THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSION OF THE BID.

MULCH
MULCH SHALL BE A SHREDDED VARIETY AS SPECIFIED IN THE PLANT LIST. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3\"/>

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

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS. FERTILIZE ALL NEW PLANTINGS PER RATES SHOWN BELOW:

TREES:
FERTILIZE NEW TREES WITH "MILORGANITE" AT THE FOLLOWING RATES:

- 8\"/>

(3 CUPS = 1 LB.)

SHRUBS:
FERTILIZE NEW SHRUBS AND ACCENTS WITH "MILORGANITE" AT THE FOLLOWING RATES:

- 4\"/>

PALM TREES:
FERTILIZE NEW PALM TREES WITH A "PALM SPECIAL" FERTILIZER IN SLOW RELEASE FORM. FERTILIZER SHALL CONTAIN AN ADDITIONAL MAGNESIUM AND MICRO-NUTRIENT AMENDMENT

SOIL
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 FRABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS.

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

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

4. EXECUTION

WATER
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 ANT THE 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 BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

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

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

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

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

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

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

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

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

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR. AFTER FINAL SETTLING OF BALLED AND BURLAPED PLANTS, LOOSEN BURLAP WRAPPING EXPOSING THE TOP OF THE ROOTBALL, LEAVING THE BALL UNBROKEN. REMOVE EXCESS AMOUNTS OF BURLAP TO ELIMINATE VOIDS WHICH MAY BE CAUSED UPON DECOMPOSITION.

CONTAINER GROWN PLANTS SHALL, WHEN DELIVERED, SHALL HAVE SUFFICIENCY GROWTH TO HOLD EARTH INTACT WHEN REMOVED FROM CONTAINER AND SHALL NOT BE ROOT ROUND. 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 THE PLANT OR ROOT SYSTEMS.

TEST 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.

PLANTING BED PREPARATION
ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (Panicum REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS. COMPACT LAYER OF TOPSOIL IN PIT WITH A SLIGHTLY DISHED GRADE TO CENTER.

BACKFILL AROUND BALL WITH TOPSOIL AND SLIGHTLY COMPACT. WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6\"/>

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0\"/>

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4\"/>

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3\"/>

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

PLANTING SOD

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING. SOD SHALL BE 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.

LOOSEN SUBGRADE TO DEPTH OF 4\"/>

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2\"/>

LAY SOD STRIPS WITH TIGHT JOINTS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

5. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE
MAINTAIN LANDSCAPE WORK IMMEDIATELY AFTER PLANTING AND UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

IN THE EVENT OF SERIOUS DAMAGE 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.

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

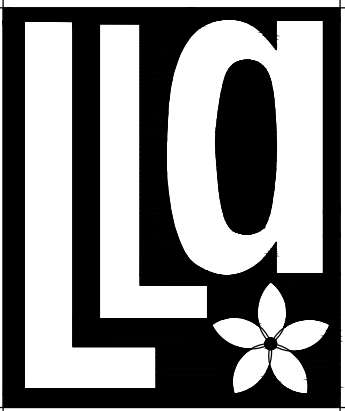
ANY SOIL, PEAT OR SIMILAR MATERIAL WHICH HAS BEEN BROUGHT ONTO ANY PAVED AREAS SHALL BE REMOVED PROMPTLY KEEPING THESE AREAS CLEAN AS THE WORK PROGRESSES. UPON COMPLETION OF THE PLANTING, ALL EXCESS SOIL, STONES AND DEBRIS WHICH HAS NOT BEEN PREVIOUSLY CLEANED UP SHALL BE REMOVED FROM THE SITE.

INSPECTION & ACCEPTANCE
THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT UPON COMPLETION OF THE WORK TO REQUEST A FINAL INSPECTION OF THE INSTALLATION AND PLANT MATERIALS. THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE WILL NOTIFY THE LANDSCAPE CONTRACTOR OF ANY DEFICIENCIES VIA A "PUNCH LIST" WHICH SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR. CONDITIONAL LANDSCAPE ACCEPTANCE OF ALL PLANT MATERIAL AND WORKMANSHIP WILL BE GIVEN IN WRITING BY THE LANDSCAPE ARCHITECT AFTER ALL "PUNCH LIST" ITEMS HAVE BEEN CORRECTED AND ANY PLANT REPLACEMENTS MADE. THIS ACCEPTANCE WILL BEGIN THE WARRANTY PERIOD. DEFICIENCIES NOTED AFTER THE CONDITIONAL LANDSCAPE ACCEPTANCE SHALL BE RECTIFIED DURING THE WARRANTY PERIOD AND PRIOR TO FINAL LANDSCAPE ACCEPTANCE.

GUARANTEE AND REPLACEMENT
ALL PLANT MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL LANDSCAPE ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ANY PLANT MATERIAL OR WORKMANSHIP THAT IS DEFICIENT OR HAS DIED SHALL BE REPLACED AT THE SAME SPECIFICATION NOTED IN THE APPROVED LANDSCAPE PLANS. REPLACEMENTS SHALL BE MADE BY THE LANDSCAPE CONTRACTOR WITHIN TWO (2) WEEKS OF NOTIFICATION BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER. WARRANTIES OF REPLACEMENT MATERIAL SHALL BE SIX (6) MONTHS FROM THE DATE OF REPLACEMENT INSTALLATION. DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM OR AUTOMOBILES OR BY NEGLIGENCE BY THE OWNER SHALL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. UNLESS OTHERWISE ARRANGED WITH THE OWNER, THE CONTRACTOR IS RESPONSIBLE FOR GENERAL PLANT MAINTENANCE INCLUDING WATERING AND MOWING UP UNTIL THE DATE OF CONDITIONAL ACCEPTANCE.

PLANT MATERIAL SUBSTITUTION

THERE WILL BE NO SUBSTITUTION OF PLANT MATERIAL UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT AND/OR OWNER. THIS INCLUDES SPECIES AND SIZE OF PLANT MATERIAL.



Litterick
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PENUEL EVANGELICAL CHURCH OF DELRAY

Village of Palm Springs, Florida

Project Name

Landscape Architect of Record

Jason M. Litterick, RLA
(LA0001677)

Scale: Not to Scale

Designed: JML
Drawn: JML
Approved: JML
Date: 10/23/19
Job no.
Revisions: 1/27/20
2/25/20

Sheet No.

LP-2

Landscape Specifications & Planting Details

A new tenant improvement

Penuel Evangelical Church

3401 2nd Ave. N.
Palm Springs, FL. 33461

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At the time of creation, these plans were designed to meet the requirements of a nationally recognized model building code in effect where these plans were produced. Because of the great differences in geography and climate throughout the United States each state, county and municipality has its own building codes, zone requirements, ordinances and building regulations. These plans may need to be modified and additional drawings and details may need to be added to comply with your local conditions, requirements, and a wide range of other matters. All of our plans can be adapted to the local building codes and requirements. It is the responsibility of the purchaser and/or builder of each plan to see that the structure is built in strict compliance with the governing municipal codes (city, county, state and federal). In addition to the building plans that you order, you will also need a site plan that shows where the house is going to be located on the lot. There are some areas of the country that have very strict engineering codes. If you are building in this type of area, it is possible that you will need to hire a local engineer to analyze the house and provide additional drawings and calculations that may be required by your building department.

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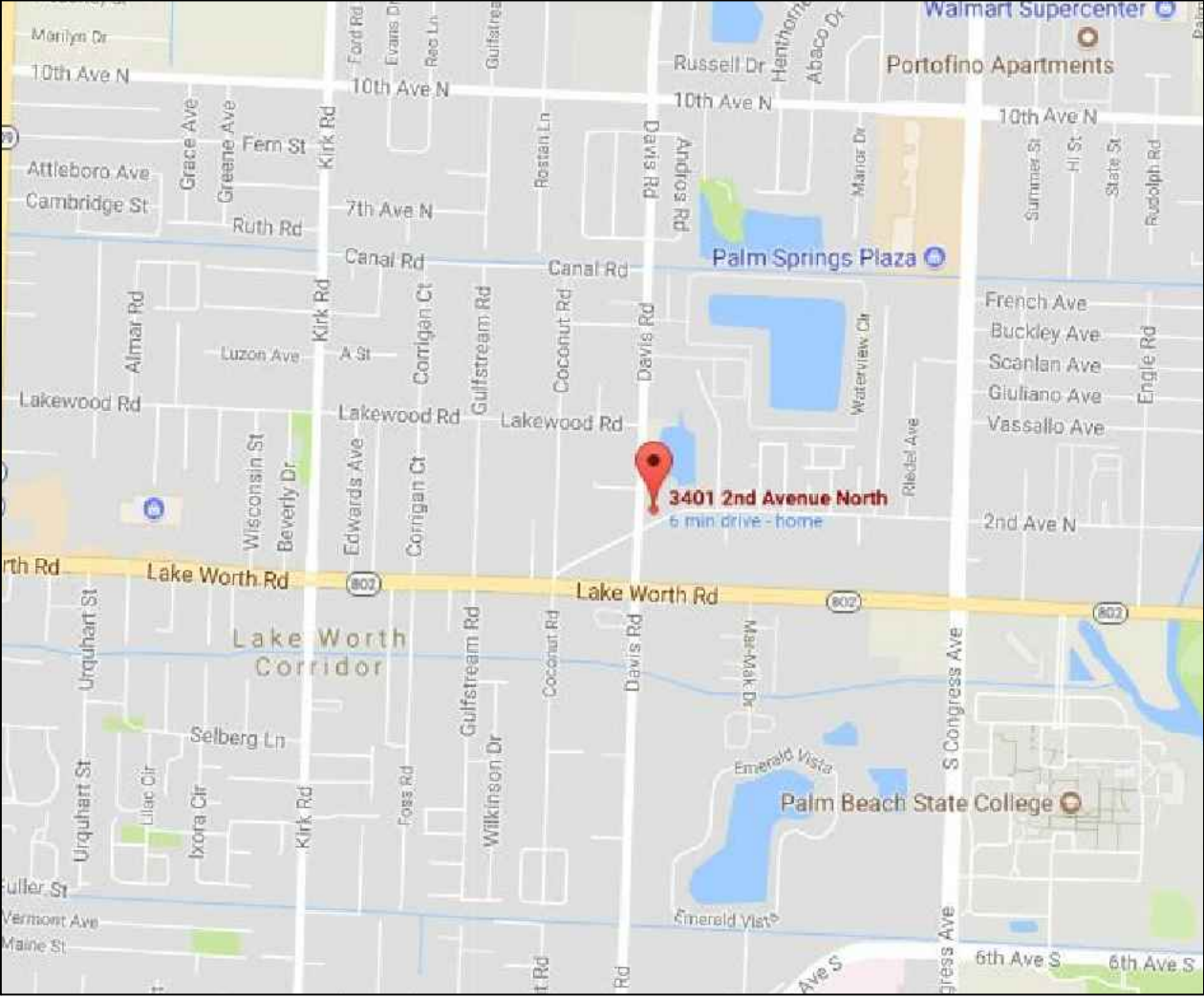
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In the unlikely event that any controversy or claim arising out of or relating to this User Agreement or our services shall be settled by binding arbitration in accordance with the commercial arbitration rules of the American Arbitration Association. Any such controversy or claim shall be arbitrated on an individual basis and shall not be consolidated in any arbitration with any claim or controversy of any other party. The arbitration shall be conducted in Broward County, Florida, and judgment on the arbitration award may be entered into any court having jurisdiction thereof. Either you or we may seek any interim or preliminary relief from a court of competent jurisdiction in Broward County, Florida, necessary to protect the rights or property of you or us pending the completion of arbitration.

Miscellaneous
In the event that any provision of the User Agreement conflicts with the law under which the User Agreement is to be construed or if any provision is held invalid by a court with jurisdiction over the parties to the User Agreement, such provision will be restated to reflect as nearly as possible the original intentions of the parties in accordance with applicable law, and the remainder of this User Agreement will remain in full force and effect. If either party fails to insist upon or enforce strict performance by the other party of any provision of the User Agreement, or to exercise any right under the User Agreement, such a failure will not be construed as a waiver or relinquishment to any extent of such party's right to assert or rely upon any such provision or right in that or any other instance. That is, all provisions and rights will remain in full force and effect.

VICINITY MAP



SATELLITE AERIAL



OCCUPANCY LOADS

OCCUPANCY LOAD CALCULATIONS

TABLE 1004.1.1 - MAX FLOOR AREA ALLOWANCES PER OCCUPANT

OCCUPANCY	AREA PER OCCUPANT (CONCENTRATED, CHAIRS ONLY - NOT FIXED SQ.FT. 7 NET) (SQ.FT. 100 GR)
A - Assembly	
B - Business	

GREAT ROOM TOTAL NET AREA : ASSEMBLY BY AREA 2,595 S.F. @7 SF/APP = BY SEATING =	370 169
OFFICE/ CONF. TOTAL GROSS AREA : BUSINESS AREA 267 S.F. @100 SF/APP =	2
KITCHEN TOTAL NET AREA : BUSINESS AREA 140 S.F. @7 SF/APP =	20
MAINTENANCE TOTAL GROSS AREA : S-1 AREA 68 S.F. @100 SF/APP =	1
TOTAL	192

SCOPE OF WORK

1. CHANGE OF USE FROM BUSSINES(ANIMAL HOSPITAL) TO ASSEMBLY(A-3)
2. NEW INTERIOR RENOVATION AS PER PLANS.
3. ELECTRICAL , MECHANICAL AND PLUMBING AS PER PLANS.

CODE RESEARCH

OCCUPANCY

A3 -Assembly
TYPE OF CONSTRUCTION
TYPE IIIB - NOT PROTECTED (UNSPRINKLERED)

PLUMBING FIXTURE CALCULATIONS:

REQUIRED BY FLORIDA BUILDING CODE
BASED ON A-3 ASSEMBLY OCCUPANCY
UNISEX

WATER CLOSET: 1 PER 150 FOR MALES AND 1 PER 75 FOR FEMALES
3 REQUIRED/ 3 PROVIDED
LAVATORIES: 1 PER 200
2 REQUIRED/ 2 PROVIDED

1 DRINKING FOUNTAIN PER TABLE 403.2 FBC - P

EGRESS WIDTH BUILDING 1

1 EXITS REQUIRED, 5 EXITS PROVIDED PER 1005.3.2
466 OCCUPANTS x 0.2" = 93.2" REQUIRED
180" PROVIDED

AREA CALCULATIONS

EXIST.TOTAL AREA	3,610 S.F.
NOTE: EXISTING ASSEMBLY AREA IS NOT BEING CHANGED IN SQUARE FOOTAGE OF SPACE.	

DESIGN WIND PRESSURES

WINDOWS & DOORS	POS +42.9 P.S.F. NEG -57.3 P.S.F. WORST CASE ALL OPENINGS
ROOF	FIELD ZONE ① -42.8 PSF 3' EDGE ZONE ② -71.9 PSF 3' x 3' CORNERS ③ -108.2 PSF

PROPERTY INFORMATION

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE F.B.C. 2017 6TH EDITION WITH ALL AMENDMENTS, THE 2014 N.E.C., THE ZONING ORDINANCES IN THE CITY OF JURISDICTION AND ALL APPLICABLE CODES AND STANDARDS.

LEGAL DESCRIPTION

SUB 19-44-43 ELY 320.94 FT OF SLY 382.61 FT OF TR 58 LYG N OF RD (LESS N 208.18 FT OF W 115 FT)

MUNICIPALITY

PALM SPRINGS

Parcel Control Number:

70-43-44-19-20-058-0110

SUBDIVISION

SUB 19-44-43

LAND USE CODE

1900 - PROF OFFICES

ZONING CODE

**CG - Commercial General
(70-PALM SPRINGS)**

LOCATION ADDRESS

3401 2ND AVE N

CLASSIFICATION OF WORK

ALTERATION LEVEL 2

PROJECT TEAM

OWNER

ADVANCED GLOBAL CONSULTING FIRM LLC
3900 WOODLAKE BLVD STE 301E
LAKE WORTH FL 33463 3010

ARCHITECT

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ZONING DEPARTMENT

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SHEET INDEX

CVR	COVER SHEET
A-0	GENERAL NOTES + SPECIFICATIONS
D-1	DEMOLITION PLAN AND NOTES
A-1	PROPOSED FLOOR PLAN
A-2	LIFE SAFETY PLAN
A-2.1	EXISTING ELEVATIONS
A-3	CONSTRUCTION DETAILS AND NOTES
E-1	ELECTRICAL PLAN + NOTES
M-1	MECHANICAL PLAN + NOTES
P-1	PLUMBING PLAN + NOTES

CONTRACTOR TO VERIFY ANY
CONDITION AND NOTIFY ALL
RESPONSIBLE PARTIES IF THERE
ARE ANY DISCREPANCIES. THE
ARCHITECT ASSUMES NO
RESPONSIBILITY.

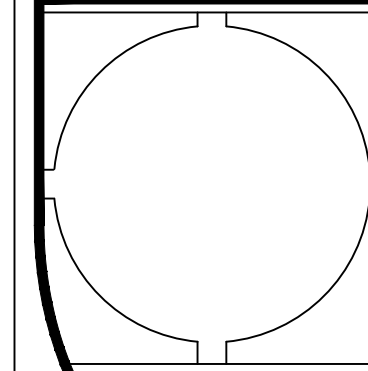
ALL WORK TO BE PERFORMED IN
ACCORDANCE WITH THE F.B.C. 2017
6TH EDITION WITH ALL AMENDMENTS,
THE 2014 N.E.C., THE ZONING
ORDINANCES IN THE CITY OF
JURISDICTION AND ALL APPLICABLE
CODES AND STANDARDS.



**THE CONSTRUCTION AND
ARCHITECTURE GROUP, INC.**

SANDRA PUERTA FL Lic. #: AA26002780 • AR 95385

6476 Kirsten Way, Lake Worth, FL 33467
Phone | 561.246.5498 Fax | 561.561.828.2645



DATE:
Jun. 11, 18

**BLDG. DEPT.
PLAN
REVISIONS:**



A new tenant improvement for:

Penuel Evangelical Church

3401 2nd Ave. N.
Palm Springs, FL. 33461
PCN: 70-43-44-19-20-058-0110

Cover and
Project
Information

MANAGED BY: NS
DRAWN BY: SP
REVIEWED BY: SP

SHEET:
CVR

TYPICAL GENERAL NOTES

SOME ITEMS DO NOT APPLY IF NOT PART OF THE SCOPE OF WORK

GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES, REGULATIONS AND RESTRICTIONS HAVING EFFECT AT THE TIME OF THE PROJECT. THIS INCLUDES THE LATEST EDITIONS OF THE PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE SPECIFICATIONS. THE MORE STRINGENT PROVISIONS SHALL GOVERN. WORK SHALL INCLUDE ALL ITEMS (BUILDING AND SITE) INDICATED ON THESE DRAWINGS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DEVIATION FROM THE PLANS PRIOR TO CONSTRUCTION. DRAWINGS SHALL NOT BE SCALED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR GENERAL REVIEW AND DESIGN COMPLIANCE. CONTRACTOR SHALL MAINTAIN TEMPORARY ELECTRICAL, WATER AND SANITARY FACILITIES FOR THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOB SITE AND LEAVE THE BUILDING BROOM CLEAN. THE CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE SITE PRIOR TO CONSTRUCTION AND SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO ACTUAL CONSTRUCTION. ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS DISCOVERED AT THIS TIME SHALL BE REPORTED BY THE CONTRACTOR IMMEDIATELY TO THE ARCHITECT. ALL WORKMANSHIP SHALL BE NEAT, CLEAN, TRUE AND CORRECT. OMISSIONS FROM THE DRAWINGS OR SPECIFICATIONS OR THE DESCRIPTION OF DETAILS OF WORK, WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PREFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OF WORK, BUT THEY SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN A FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIALS INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER THE DATE OF FINAL ACCEPTANCE. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COST TO THE OWNER. SUBSTANTIAL COMPLETION SHALL BE ATTAINED WHEN ALL PHASES OF THE WORK ARE COMPLETE AND THE SPACE CAN BE USED FOR WHAT IS INTENDED, EXCLUDING PUNCH LIST ITEMS.

BUILDING IDENTIFICATION

APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND

COLUMNS

ALL WOOD AND/OR STEEL COLUMNS SHALL BE 1 HOUR FIRE RATED. TOP OF ISOLATED EXTERIOR AND PERIMETER COLUMN FOOTING PADS SHALL MATCH THE BOTTOM OF MONOLITHIC WALL FOOTING ELEVATIONS (MINIMUM 1'-4" BELOW TOP OF SLAB ELEVATION, OR AS DETAILLED ON THE PLANS.

DOORS & WINDOWS

ALL BEDROOMS REQUIRE AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 INCHES WIDTH, 24 INCHES IN HEIGHT AND 5.7 sq.ft. in AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR. SINGLE HUNG WINDOW OPERATING MECHANISMS SHALL BE AT OR NEAR THE SILL. WINDOWS MARKED "EGRESS" MUST BE MANUFACTURED TO CONFORM TO THE BUILDING CODE WITH A MARKED TO MINIMUM EMERGENCY EGRESS REQUIREMENTS PER N.F.P.A. 101 CHAPTER 22-2. A DOOR RESPECTED IN PLAN CALLED "EMERGENCY EGRESS" SHALL BE DESIGNATED AS AN EXTERIOR DOOR NOT TO BE SHUTTERED FOR EMERGENCY EXIT DURING HURRICANE EMERGENCY CONDITIONS. DOOR TO HAVE A MIN. CLEAR OPENING OF 29", AND TO HAVE PASSED APPROVED IMPACT AND MISSILE TESTS.

WINDOW SAFEGUARD NOTE

WHERE THERE IS A DROP OF MORE THAN 4 FEET ON THE FAR SIDE OF SUCH WINDOWS AND THE SILL IS LESS THAN 36 INCH ABOVE THE NEAR SIDE WALKING SURFACE, SAFEGUARDS SHALL BE PROVIDED TO PREVENT THE FALL OF PERSONS WHEN SUCH WINDOWS ARE OPEN.

SECURITY NOTES

ALL LOCKS ON EXTERIOR DOORS SHALL RESIST A FORCE OF 300 # APPLIED IN ANY MOVABLE DIRECTION. ALL EXTERIOR LOCKS SHALL BE SINGLE CYLINDER WITH 1" THROW FOR 1 3/4" SOLID CORE DOOR. ALL SINGLE ENTRY DOORS OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS OR EXTERIOR WITH A MINIMUM 600 POSSIBLE KEY CHANGES. KEY ON KNOB LOCKS SHALL HAVE AN AUXILIARY DEAD BOLT WITH HARDENED BOLT OR WITH INSERT. EXTERIOR SWING DOORS SHALL BE SOLID CORE NOT LESS THAN 1 3/4" THICK. FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH VISION SCOPE OR VISION PANEL. HINGES ON OUT SWINGING EXTERIOR DOORS SHALL HAVE NON-POSSED SCREWS AND NON-REMOVABLE PINS. SINGLE SWING EXTERIOR DOORS CONNECTING LIVING AREAS WITH GARAGE AREAS SHALL BE SOLID CORE 1 3/4" THICK AND SHALL BE SECURED WITH A LATCH AND SINGLE BOLT WITH ONE INCH MIN. THROW OR A COMBINATION OF DEAD BOLT AND DEAD LATCH SETS AND AN AUTOMATIC DOOR CLOSER. ALL GLASS IN EXTERIOR DOORS SHALL COMPLY WITH ANSI Z99.1. ALL WINDOWS (OPERABLE AND A FORCE PUSH BUTTON WHICH AUTOMATICALLY OPENS BY TURN OR CLOSING ACCORDING TO FED. SPEC. #160 AND 151.1. OVERHEAD DOORS SHALL BE PROVIDED WITH MULTIPLE POINT LOCKS OR BE LOCKED AT MORE THAN ONE POINT WITH HARDENED BOLTS WITH INSERTS ENGAGING AT LEAST TWO OPPOSITE POINTS A MIN. OF 5/8".

POST PERMANENT SIGN WITH 1/2" LETTERS ON THE INSIDE FACE OF ANY ONE DOOR TO OUTSIDE; "DO NOT OPERATE ENGINES WITH DOORS CLOSED, CARBON MONOXIDE EMISSION."

NON-BEARING INTERIOR PARTITIONS

ALL INTERIOR NON BEARING PARTITIONS SHALL BE 3 5/8" METAL STUDS 26 GA AT 24" C/C MAXIMUM SPACING WITH 1/2" MINIMUM GYPSUM. DRYWALL EACH SIDE.

BATHROOMS

BATHROOM FLOORS AND BASE SHALL BE IMPERVIOUS MATERIALS. TILE FINISH, SELECTED BY OWNER

MIRRORS / GLAZING

MIRRORS SHALL BE ANCHORED TO STUDS WHEN IN EXCESS OF 9 S.F. TEMP GLAZING SHALL BE PROVIDED IN TUB & SHOWER WINDOWS & MIRRORS WHERE LESS THAN 60" A.F.F. ALL GLASS WITHIN 24" OF ANY DOOR, FIXED GLASS, SLIDING GLASS DOORS OR LOCATED WITHIN 60" OF FLOOR AND ALL GLAZING AT TUB AND SHOWER ENCLOSURES, WHIRLPOLLS, SPAS, SAUNAS AND STEAM ROOMS SHALL BE TEMPERED SAFETY GLASS.

FIREPLACE NOTES:

- FIREBOX, SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES, RULES & REGULATIONS HAVING JURISDICTION.
- CLEAR FIREPLACE OPENING SHALL BE 40x29x16" DEEP.
- PROVIDE 1/2"x1/2" FLUE LINING
- PROVIDE FIREBRICK INNER HEARTH & LINING
- MASONRY CHIMNEY (SEE ELEVATIONS) TOP OF FLUE TO BE 24" ABOVE THE HIGHEST POINT 10'-0" AWAY.
- PROVIDE 24" DEEP TILED OUTER HEARTH, 12" ABOVE FINISHED FLOOR & MIN. 16" WIDER THAN FIREPLACE OPENING.
- PROVIDE CAST IRON DAMPER
- FIREPLACE AND MATERIALS TO BE U.L. RATED AND APPROVED.
- ALL WOOD BEAMS, JOISTS, AND STUDS SHALL BE TRIMMED AWAY FROM FIREPLACES. HEADERS SUPPORTING TRIMMER ARCHES AT FIREPLACES SHALL BE NOT LESS THAN TWENTY INCHES FROM THE FACE OF THE CHIMNEY BREAST. TRIMMERS SHALL BE NOT LESS SIX INCHES FROM THE INSIDE FACE OF THE NEAREST FLUE LINING
- WOODWORK SHALL NOT BE PLACED WITHIN SIX INCHES OF A FIREPLACE OPENING. WOODWORK AROUND PROJECTING MORE THAN ONE AND ONE-HALF INCH FROM A FIREPLACE OPENING SHALL NOT BE PLACED LESS THAN TWELVE INCHES FROM THE TOP OF A FIREPLACE OPENING.
- PROVIDE A U.L. RATED AND APPROVED CHIMNEY CAP W/ INTEGRAL BUILT-IN SPARK ARRESTER AND RAIN CAP AND BASE FLASHING.

STRUCTURAL NOTES

CONCRETE THIS BUILDING DESIGNED PER: 2705.2(a) - ACI-530.1/92I ASCE 6-92I TMS 402-92I 2705.2(b) - ACI-530.1/92I ASCE 6-92I TMS 402-92I /ASCE 7 THE FOUNDATION SHOWN HAS BEEN DESIGNED BY RATIONAL ANALYSIS BY THE ENGINEER OF RECORD SOIL BEARING CAPACITY: 2500 PSF. IF INFERIOR SOIL IS ENCOUNTERED OR IF 2500 PSF CANNOT BE OBTAINED BY PROPER FILLING AND COMPACTION, CONTACT ARCHITECT. VERIFICATION OF THE TEST FOR MODIFIED PROCTOR ASTM D 1557 SHALL BE FILED WITH THE GOVERNING BUILDING DEPARTMENT. BACKFILL SHALL CONSIST OF NON-EXPANSIVE, FREE DRAINING, PREDOMINANTLY GRANULAR MATERIAL FREE OF DEBRIS AND ORGANIC MATERIAL. SLABS 2500 PSI FOUNDATIONS 2500 PSI COLUMNS & BEAMS 3000 PSI CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 5" MINIMUM CONCRETE COVER FOR POURED IN PLACE CONCRETE SHALL BE AS FOLLOWS: SLAB ON-GRADE FOUNDATIONS / FOOTINGS BOTTOM 3" SIDES 2" SUSPENDED SLABS 1" COLUMNS & BEAMS 1 1/2" TO THE TIES MAXIMUM AGGREGATE SIZE SHALL BE 3/4". ALL AGGREGATE SHALL CONFORM TO ASTM C-33. HOLLOW CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C-90-667 SPECIFICATIONS, MORTAR USED TO BOND C.M.U. SHALL CONFORM TO ASTM C-476, TYPE "M" WITH A 28 DAY STRENGTH OF 2500 PSI. LAY ALL MASONRY WITH FULL FACE HATCH JOINTS AND WITH FACE SILL MORTAR BEDDING. VERTICAL CELLS FOR MASONRY TO BE GROUTED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED CONTINUOUS CELL. ALL REINFORCING STEEL SHALL BE GRADE 60, MEETING ASTM SPECS A-615. REINFORCING STEEL SHALL BE FREE FROM OIL, LOOSE SCALE, AND RUST. ALL DOWELS, SLEEVES, CONDUITS, INSERTS, BLOCKOUTS, ANCHOR BOLTS AND DRAINS SHALL BE IN PLACE BEFORE CONCRETING. FOR OPENINGS AND SPECIAL FEATURES OMITTED ON THESE PLANS, SEE ARCHITECTURAL AND/OR MECHANICAL DRAWINGS. MINIMUM CONCRETE PROTECTION FOR REINFORCING BARS: LAP REINFORCING STEEL 30 BAR DIAMETERS MINIMUM, WHEN SPLICED AND SHALL BE SEPARATED BY ONE BAR DIAMETER OR WIRED TOGETHER. SLAB SHALL BE A MINIMUM 4" THICK AND SHALL BE REINFORCED WITH 6"x 6"x 14/1" 4 WELDED WIRE MESH, CENTERED IN CONCRETE DOUBLED 30" AT THE PERIMETER. SCRAPE SLAB AREA CLEAR OF ALL ORGANIC MATERIAL AND FILL WITH CLEAN SAND TO THE ELEVATION OF THE BOTTOM OF THE SLAB. SURFACE MATERIAL CAN BE USED AS SITE FILL.

THE ENTIRE AREA PLUS AN ADDITIONAL THREE FOOT AT PERIMETER, SHALL BE THOROUGHLY COMPACTED BY AT LEAST TEN OVERLAPPING PASSES IN PERPENDICULAR DIRECTIONS OF A VIBRATORY COMPACTOR TO ACHIEVE A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED IN ACCORDANCE WITH AASHTO-180C OR ASTM-D1557. IF FOOTINGS ARE EXCAVATED AFTER THE BUILDING AREA COMPACTION, THEN ALL FOOTING BEARING LEVELS SHALL ALSO BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY USING A HAND OPERATED VIBRATORY COMPACTOR. EXISTING STRUCTURE SHALL BE CONTINUOUSLY MONITORED DURING SOIL COMPACTION. ANY ADDITIONAL FILL PLACED ON THE BUILDING PAD OR ASHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% OF THE 1-180 MODIFIED PROCTOR, IN LIFTS NOT TO EXCEED 10" EACH. THE AREA OF THE BOTTOM OF THE FOOTINGS SHALL BE COMPACTED, PRIOR TO PLACEMENT OF STEEL, WITH A VIBRATORY COMPACTOR TO INSURE UNIFORM DENSITY BENEATH THE FOOTING. DENSITY TESTS SHALL BE TAKEN IN THE FOOTING AREAS.

SOIL SHALL BE TREATED FOR TERMITES FOR A MIN. DISTANCE OF FOUR (4) FEET BEYOND THE PERIMETER OF ALL FOOTINGS AND/OR SLAB EDGES. CONTRACTOR OF ANY DISCREPANCIES SO THAT RELOCATION CAN BE MADE WITHOUT IMPEDING THE PROGRESS OF THE WORK. STRUCTURAL WEID SIZE SHALL BE 1/4" MIN. STRUCTURAL STEEL SHALL BE SECURED AND ACCURATELY FASTENED TO THE CONCRETE FORM WORK BY A MINIMUM OF TWO (2) FASTENERS PRIOR TO CONCRETE PLACEMENT. BUNDLE ALL STRUCTURAL BEAM TOP BARS IN PAIRS OVER SUPPORT WITH TOP BARS FROM ADJACENT BEAM. ALL THE BEAM REINFORCING SHALL EXTEND INTO SPAN OF ANY ADJACENT STRUCTURAL BEAM. ALL ADDED LONGITUDINAL STEEL REINFORCINGS SHALL EXTEND 6" MINIMUM INTO SUPPORT U.O.N.

STRUCTURAL-STEEL

DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE LATEST AISC SPECIFICATIONS. ALL STEEL SHALL CONFORM TO ASTM 136. SHOP CONNECTIONS SHALL BE WELDED. FIELD CONNECTIONS SHALL BE 325 HIGH STRENGTH BOLTS AT COLUMNS, TRUSS CONNECTIONS AND ALL OTHER CONNECTIONS. HIGH STRENGTH BOLTS SHALL BE INSTALLED USING CALIBRATED TORQUE WRENCHES. TURN OF NUT METHOD WILL NOT BE ACCEPTED. BEAM TO BEAM CONNECTIONS SHALL BE BOLTED WITH STANDARD WASHERS UNDER NUTS. ALL BOLTS SHALL BE 3/4" DIAMETER U.O.N. PROVIDE 9/16" DIA. HOLES. 4'-0" O.C. MAX. FOR ALL WOOD BLOCKING ATTACHED TO STEEL. CUTS, HOLES, COPES, ETC., REQUIRED IN STEEL MEMBERS BY OTHER TRADES SHALL BE SHOWN ON STEEL SHOP DRAWINGS AND MADE IN THE SHOP. BURNING OF HOLES OR CUTS IN STEEL MEMBERS WILL NOT BE PERMITTED UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. ALL LEVELING AND BEARING RATES, ANCHOR BOLTS (EXCEPT FOR WOOD), AND LOOSE UNITS SHALL BE FURNISHED BY STEEL CONTRACTOR. ALL BEAMS SHALL BE FABRICATED WITH NATURAL CAMBER UP. STEEL CONTRACTOR SHALL CHECK ANCHOR BOLT LOCATION PRIOR TO ERECTION AND NOTIFY GENERAL CONTRACTOR OF ANY DISCREPANCIES SO THAT RELOCATION CAN BE MADE WITHOUT IMPEDING THE PROGRESS OF THE WORK. STRUCTURAL WEID SIZE SHALL BE 1/4" MIN. STRUCTURAL STEEL SHALL RECEIVE SHOP COATING OF ZINC CHROMATE. PROVIDE 1 COAT (TWO MILS THICK) WHERE EXPOSED, PROVIDE 2 COATS (4 MILS THICK) WHERE IMBEDDED IN MASONRY.

CONCRETE

FOLLOW THE STANDARDS OF ACI-316, ACI-301 AND ACI-347. CONCRETE IS TO BE A MIX DESIGNED IN ACCORDANCE WITH ASTM C-94-72 TO ACHIEVE A STRENGTH IN 28 DAYS AS STATED ON THE PLANS. WITH A PLASTIC AND WORKABLE MIX. A CERTIFICATE OF MANUFACTURERS MIX AND STRENGTH IS TO BE PROVIDED. NO WATER IS TO BE ADDED AFTER THE TRUCK LEAVES THE PLANT. WITHOUT APPROVAL OF THE ENGINEER OR PLANT ENGINEER. PLANT CONTROL SHALL BE REQUIRED. MAXIMUM MIX TIME AT POINT OF DEPOSIT IS 90 MINUTES. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED (U.O.N). SLABS ON COMPACTED FILL = 3000 PSI STRUCTURAL SLABS = 4000 PSI FOUNDATIONS = 3000 PSI COLUMNS AND BEAMS = 4000 PSI (U.O.N.) CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 6" MAXIMUM AGGREGATE SIZE SHALL BE 3/4". ALL AGGREGATE SHALL CONFORM TO ASTM-33. MAXIMUM WATER CONTENT SHALL BE 33 GALLONS PER CUBIC YARD OF CONCRETE. MINIMUM CONCRETE PROTECTION FOR REINFORCING BARS: FOOTINGS = 3" BEAMS = 1 1/2" SUSPENDED SLABS = 1" SLAB SHALL BE A MINIMUM OF 4" THICK AND SHALL BE REINFORCED WITH 6"x6"x 14/1" 4 W.W.M. CENTERED IN CONCRETE AND DOUBLED AT PERIMETER. REINFORCEMENT SHALL COMPLY WITH ASTM A615 AND ASTM A185 FOR WELDED WIRE FABRIC. ANY ADDITIONAL FILL PLACED ON THE BUILDING PAD SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% OF THE 1-180 MODIFIED PROCTOR TEST. THE AREA OF THE BOTTOM OF THE FOOTINGS SHALL BE COMPACTED PRIOR TO THE PLACEMENT OF STEEL WITH A VIBRATORY COMPACTOR TO INSURE UNIFORM DENSITY BENEATH THE FOOTING. DENSITY TESTS SHALL BE TAKEN IN FOOTING AREAS. SLAB SHALL BE PLACED OVER ONE LAYER OF 6 MIL. VISQUEEN VAPOR BARRIER. ALL THE BEAM REINFORCING SHALL EXTEND INTO SPAN OF ANY ADJACENT STRUCTURAL BEAM.

REINFORCEMENT CLEARANCE CLEARANCE OF REINFORCING STEEL FROM FACE OF CONCRETE TO THE OUTERMOST BAR SHALL BE AS FOLLOWS, WHEREVER PRACTICAL, UNLESS OTHERWISE NOTED ON STRUCTURAL DRAWINGS. FORMED CONCRETE IN CONTACT WITH GROUND BEAMS AND COLUMNS SLABS FOOTINGS THE COLUMNS 1" 1 1/2" 2" FROM TOP, 3" BOTTOM/SIDES 1" TO TIES

POLYETHYLENE SHEET

POLYETHYLENE SHEET SHALL BE PLACED CONTINUOUSLY UNDER CONCRETE SLABS ON GROUND AND SHALL BE A MINIMUM OF 6 MIL THICK. ALL JOINTS SHALL BE LAPPED MINIMUM 12" AND CONTINUOUSLY TAPED WITH A MINIMUM OF 2" WIDE VINYL TAPE. POLYETHYLENE SHEET SHALL EXTEND AT LEAST ONE INCH ON TO STEEL WALL, WHERE PIPES, CONDUITS, STAKES, REINFORCING BARS OR OTHER OBJECT PASS THROUGH THE MEMBRANE. THE MEMBRANE SHALL BE FITTED WITHIN 2" AND SEALED WITH TAPE. SOIL SHALL BE TREATED FOR TERMITES FOR A DISTANCE OF FOUR FEET BEYOND THE PERIMETER OF ALL FOOTINGS AND/OR SLAB EDGES.

CALCULATIONS FOR VENTILATION:

BASED ON A .015 STATIC PRESSURE. 60 SQUARE INCHES FOR EACH CAR IN A DWELLING WILL PROVIDE THE NECESSARY 100 Cfm PER CAR IN A 1500 Cfm FREE FLOW. VELOCITY @ 7.5 mph = 7.5 x 5280 / 60 = 660 FPM, FREE CFM = 60/144 x 660 = 275 Cfm FREE FLOW.

CONCRETE SLABS ON GRADE:

ALL INTERIOR AND EXTERIOR SLABS AND WALKWAYS AS SHOWN ON THE STRUCTURAL OR ARCHITECTURAL PLANS, SHALL BE FOUR INCHES THICK MINIMUM REINFORCED WITH 5 X 6 - W1.4 X W1.4 WELDED WIRE MESH WITHIN A DISTANCE OF 3 FEET BEYOND ALL FOOTING EDGES. TAKE AT LEAST ONE DENSITY TEST FOR EACH 1,400 SQ.FT. OF AREA AND 12" BELOW SURFACE. SEND RESULTS OF THE TEST TO OWNER, ARCHITECT AND ENGINEER. CONCRETE AND REINFORCING: ALL REINFORCING TO BE NEW BILLET STEEL CONFORMING TO THE LATEST A.S.T.M. A-615 GRADE 60, BEARING CONCRETE MASONRY UNITS. C.R.S.I. MANUAL OF STANDARD PRACTICE AND PLACED IN ACCORDANCE WITH A.C.I. 315 AND C.R.S.I. MANUAL OF STANDARD PRACTICE. COLUMN REINFORCEMENT: DOWELS TO BE SAME SIZE AND NUMBER AS VERTICAL REBARS ABOVE. LAP 36 BAR DIAMETER OR MINIMUM OF 18 INCHES, U.O.N. PROVIDE RIGID TEMPLATES FOR DOWEL LOCATION. PROVIDE STANDARD HOOKS AT TOP OF ALL VERTICAL REINFORCEMENT AT NON-CONTINUOUS COLUMNS (U.O.N.). ALL DOWELS FOR COLUMNS SHALL BE SECURED IN POSITION PRIOR TO CONCRETING. PUSHING THE DOWELS INTO POSITION IN WET CONCRETE IS NOT PERMITTED. BEAM REINFORCEMENT: LAPPED 36 BAR DIAMETER OR MINIMUM 18 INCHES (SEE BEAM DIAGRAM ON PLAN). BOTTOM BARS SPLICED ONLY AT SUPPORTS, TOP BARS SPLICED ONLY AT MID-SPAN. ALL TOP BARS HOOKED AT NON-CONTINUOUS EDGES (U.O.N.). ALL HOOKS TO BE STANDARD 90 DEGREE HOOKS AS REQUIRED (U.O.N.). ADDED REINFORCEMENT: PROVIDE ADDITIONAL CORNER BARS BENT 36 INCHES MINIMUM EACH WAY AT "L" AND "T" CORNERS IN OUTER FACES OF ALL BEAMS TO MATCH ALL HORIZONTAL BAR (TOP, BOTTOM AND INTERMEDIATE REBARS). 10. SEE STRUCTURAL PLANS FOR MIN. SIZE CONCRETE TIE BEAM REQUIREMENTS.

MASONRY

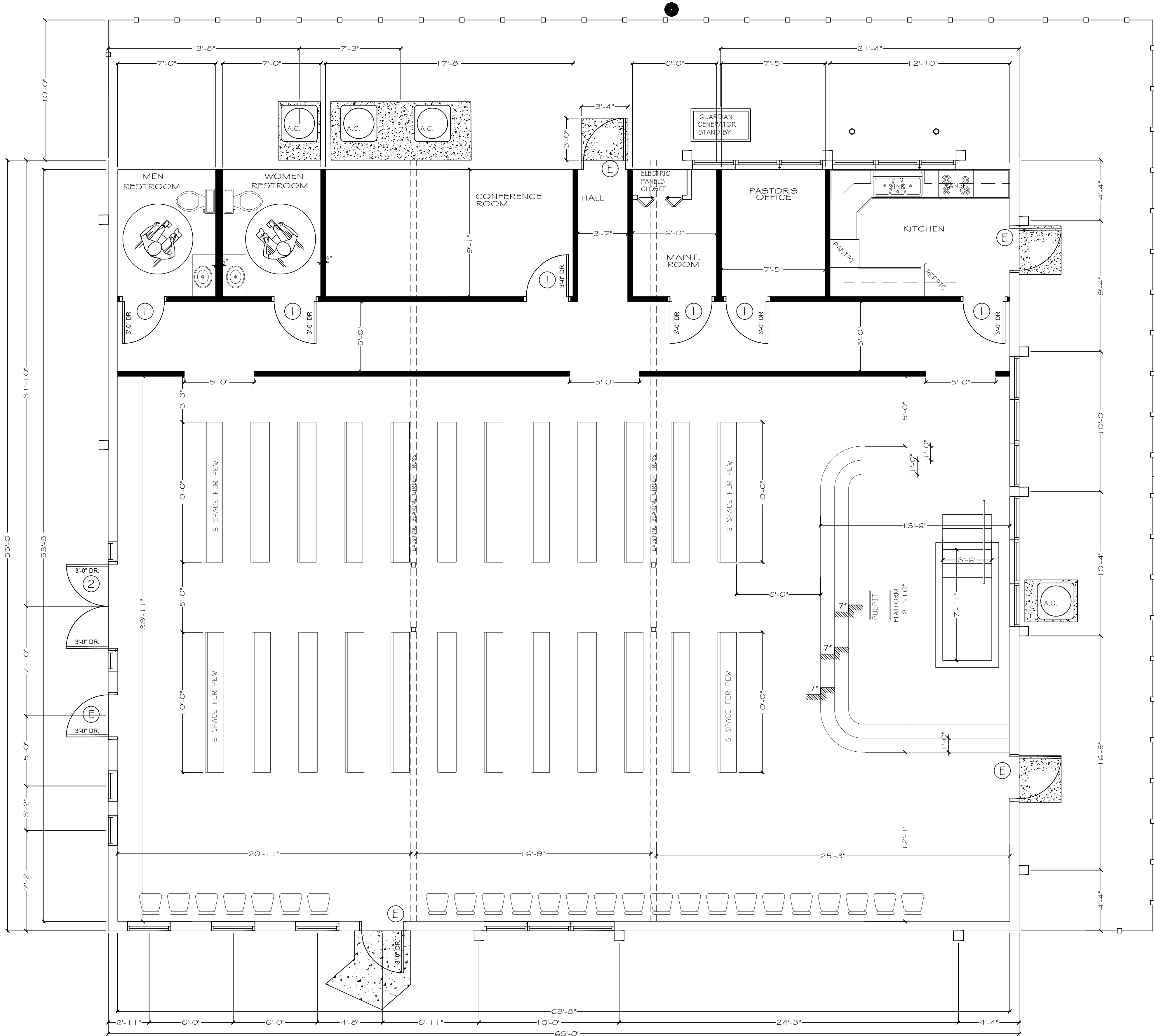
ALL BLOCK WALLS SHALL BE TWO-CELL HOLLOW CONCRETE MASONRY REGULAR SIZE BLOCK MANUFACTURED IN CONFORMANCE WITH ASTM C-90 STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS. THE 1500 PSI BLOCKS SHALL BE PLACED USING RUNNING BOND UNLESS OTHERWISE NOTED. LAY-UP MASONRY WALLS TO BOTTOM OF THE BEAMS BEFORE PLACING CONCRETE IN FOR-IN-WALL COLUMNS. GROUT USED TO FILL MASONRY CELLS IS TO COMPLY WITH ASTM C-476 AND SHALL PROVIDE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. THE GROUT MIX SHALL HAVE A MAXIMUM OF 3/8" COURSE AGGREGATE, AND SHALL BE PLACED WITH A SLUMP OF 8 TO 10". USE ONLY MECHANICAL VIBRATION TO CONSOLIDATE GROUT. TYPE "S" MORTAR SHALL BE USED EXCLUSIVELY ON THIS PROJECT. MORTAR SHALL BE PROPORTIONED AND MIXED AS OUTLINED IN ASTM C-270 HORIZONTAL AND VERTICAL MORTAR JOINTS SHALL BE 3/8" THICK UNLESS OTHERWISE NOTED. REMOVE MORTAR PROTRUSIONS THAT EXTEND INTO CELLS TO BE FILLED AND ALLOW A MINIMUM OF 72 HOURS FOR MORTAR TO CURE PRIOR TO GROUTING CELLS. CLEAN OUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF THE GROUTED CELLS AT EACH JOINT. CLEAN OUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION AND BEFORE GROUTING. GROUT LIFT SHALL NOT EXCEED 4' ALL REINFORCING STEEL SHALL BE GRADE 60, MEETING ASTM SPECIFICATION A-615. REINFORCING STEEL SHALL BE FREE FROM OIL, LOOSE SCALE AND RUST. MASONRY CONSTRUCTION SHALL CONFORM WITH THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI-530.1.99/ASCE 6-99/ACI 602-99). AS PUBLISHED BY THE MASONRY STANDARDS JOINT COMMITTEE. MASONRY CONSTRUCTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR". THE SUPERVISOR OF THE MASONRY PORTION OF THIS PROJECT SHALL BE A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR" OR A "CERTIFIED STRUCTURAL MASON". THE SENIOR MASONRY SUPERVISOR WILL BE RESPONSIBLE TO ASSURE THAT THE WORK IS ACCOMPLISHED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. WHENEVER ANCHOR BOLTS ARE TO BE SET IN MASONRY, FILL TWO ADJACENT WITH CONCRETE GROUT. ALL GROUT SHALL BE FLUID, SLUMP SHALL BE 9" - 11"

LIMITS AND SILLS

ANY CMU WALL OPENINGS WHICH ARE NOT OTHERWISE FRAMED SHALL HAVE 8"x8" (NOMINAL) SHUTTERS AND BE LOCALLY REINFORCED WITH 2 #5 BOTTOM, MINIMUM OF 8" BEARING BOTH ENDS. UNLESS OTHERWISE NOTED, HORIZONTAL REINFORCEMENT EVERY OTHER COURSE 9 GAUGE GALVANIZED LADDER TYPE DUR-O-WALL (OR EQUAL)

WOOD TRUSS NOTES

LUMBER DESIGN LOADS = ROOF LIVE LOAD = 30 PSF SUPERIMPOSED DEAD LOAD = 25 PSF FLOOR, LIVING AREAS (DL = 11) + (11) = 36 PSF ALL LUMBER SHALL BE DOUGLAS FIR WITH A MINIMUM FIBER STRESS OF 1200 PSI, OR SOUTHERN PINE #2 STRUCTURAL GRADE. U.O.N. HATCHED WALLS INDICATE BEARING FRAME PARTITIONS AND SHALL HAVE 2 X STUDS AT 16" O/C WITH DOUBLE TOP PLATE. ALL EXTERIOR AND INTERIOR STUD WALLS AS NOTED SHALL BE BRACED WITH 1 6 GAUGE GALVANIZED METAL TIES ON A V FORM FROM BOTTOM TO TOP PLATE. ALL STUDS SHALL BE 2" TOP AND BOTTOM PLATES WITH 2 - 16 PENNY NAILS. FOR INTERMEDIATE NAILING USE 10 PENNY NAILS. TRUSS MANUFACTURER SHALL SUBMIT FOUR (4) SETS OF TRUSS LAYOUT PLANS AND ENGINEERING SHOP DRAWINGS TO ARCHITECT FOR REVIEW AS TO COMPLIANCE WITH DESIGN CONCEPT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL FIELD CONNECTIONS. ALL WOOD BUSSES SHALL BE ANCHORED AT BOTH ENDS WITH APPROVED GALVANIZED METAL TRUSS STRAPS. 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CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

OCCUPANCY LOADS

OCCUPANCY LOAD CALCULATIONS
TABLE 1004.1.1 - MAX FLOOR AREA ALLOWANCES PER OCCUPANT

OCCUPANCY	AREA PER OCCUPANT (CONCENTRATED, CHAIRS ONLY - NOT FIXED SQ.FT. 7 NET) (SQ.FT. 100 GR)
A - Assembly	
B - Business	
GREAT ROOM TOTAL NET AREA : ASSEMBLY BY AREA 2,595 S.F. @ 7 SF/APP = BY SEATING =	370 169
OFFICE/ CONF. TOTAL GROSS AREA : BUSINESS AREA 267 S.F. @ 100 SF/APP =	2 20
KITCHEN TOTAL NET AREA : BUSINESS AREA 140 S.F. @ 7 SF/APP =	
MAINTENANCE TOTAL GROSS AREA : S-1 AREA 68 S.F. @ 100 SF/APP =	1
TOTAL	192
TOTAL SQUARE FOOTAGE	3,610 SQ. FT.

SCOPE OF WORK

- CHANGE OF USE FROM BUSINESS (ANIMAL HOSPITALS) TO ASSEMBLY(A-2).
- NEW INTERIOR NON-BEARING WALLS
- NEW MECHANICAL, PLUMBING AND ELECTRICAL AS PER PLANS.

WALL PLAN LEGEND

WALL TYPE	WALL DESCRIPTION
EXISTING EXTERIOR WALL	EXISTING - NO CHANGE
EXISTING INTERIOR WALL	EXISTING - NO CHANGE
IN FILL EXTERIOR WALL	IN FILL OPENING
NEW INTERIOR WALL	NEW WALLS AS PER DETAIL
NEW EXTERIOR CBS WALLS	NEW WALLS AS PER DETAIL
NEW EXTERIOR FRAME WALLS	NEW WOOD FRAMED WALLS AS PER DETAIL

NO ADDITIONAL SQ.FT. INTERIOR WORK ONLY

PAINTING EXIST. CEILING TILES IF NECESSARY

REMOVE & REPLACE CEILING TILES IF NECESSARY

NOTE:
CONTRACTOR TO VERIFY IN FIELD IF PANIC HARDWARE HAS BEEN PROVIDED ON ALL EGRESS DOORS AS PER 2017 FBC SECTION 1008.1.10.

NOTE:
ALL SINK AND DOOR HARDWARE TO BE LEVER TYPE.

NOTE:
ALL FINISHES TO BE SPECIFIED BY OWNER. ALL WALLS TO BE F.R.P. AND FLOOR TO BE TILE. OWNER TO SPECIFY COLOR AND MANUFACTURER. INSTALL ALL FINISHES ACCORDING TO FBC 2017.

GENERAL CONSTRUCTION NOTES

- ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE LOCAL & GOVERNMENTAL CODES, ORDINANCES, STANDARDS AND RESTRICTIONS.
- ALL TRADES TO COORDINATE THEIR WORK WITH ALL OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE JOB PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY ARCHITECT OF ALL DISCREPANCIES. DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DRAWINGS.
- ALL DIMENSIONS ARE NOMINAL TO THE FACE OF STUDS, CONC. BLK. OR EDGE OF MONOLITHIC SLAB FOOTINGS UNLESS NOTED OTHERWISE. DOOR AND WINDOW SIZE OPENINGS TO BE VERIFIED WITH THE MANUFACTURER.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH & INSTALL ALL ITEMS FOR COMPLETE FULLY OPERATIVE SYSTEMS IN FIRST CLASS WORKMANLIKE MANNER.
- INSULATE EXTERIOR MASONRY WALL WITH MIN. R-4.1 INSUL. EXTERIOR WD. FRAMED WALLS WITH R-19 INSUL. AND ATTIC SPACES WITH MIN. R-30 INSUL.
- COMPACT ALL FILL TO A MIN. OF 95% DENSITY AND POISON SOIL FOR TERMITES: MIN. SOIL BRG.: 2300 P.S.F.
- MIN. CONC. STRENGTH: 3000 P.S.I. @ 28 DAYS. MIN. CONCRETE COVERAGE FOR REIN. BARS: SLAB: 3/4"; BEAMS & COLUMNS: 1 1/2"; TIE COLUMNS: 3/4"; FORMED CONC. BELOW GRADE: 2" & UNFORMED CONC.: 3"
- REINFORCING STEEL TO BE GRADE 60.
- DETAILS OF CONCRETE REIN. SHALL BE IN ACCORDANCE WITH THE MANUAL OF STD. PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION. TRAP
- TIE COLUMNS TO HAVE DOWELS INTO CONCRETE FTG. WITH THE SAME SIZE AND NUMBER OF DOWELS AS VERTICAL REIN. BARS; REIN. STL. TO BE LAPPED 30 BAR DIAM. MIN. @ SPLICES.
- PROVIDE CLEANOUT OPENINGS AT THE BOTTOM OF GROUTED CELLS OF CONCRETE BLK. TIE COLUMNS.
- ALL WOOD IN CONTACT WITH CONC., MASONRY OR STL. SHALL BE PRESS. TRTD. WD. STRUCTURAL LUMBER TO BE A STRESS GRADE OF MIN. F = 1200 PSI (BENDING).
- MIN. ELECTRICAL WIRE SIZE SHALL BE #14 A.W.G. (EXCLUDING THE CONTROL WIRING). ALL CONDUCTORS SHALL BE "COPPER" WITH "THIN" INSULATION.
- ALL RACEWAYS UNDERGROUND OR LARGER THAN 2" IN DIAM. SHALL BE GALVANIZED RIGID STL. CONDUIT OR SCHED. 40 PVC.; OTHER RACEWAYS AS PER CODE REQRMTS.
- PROVIDE "GFI" RECEPTACLES IN BATHROOMS, AT KITCHEN COUNTERS, IN GARAGE AND OUTSIDE LOCATIONS.
- SANITARY PLBG. PIPING TO HAVE MIN. 1/8" PER FT. PITCH AT ALL HORIZ. RUNS. PROVIDE CLEANOUTS AT THE BASE OF WASTE STACKS.
- ALL UNDERGRD. WATER PIPING SHALL BE COPPER TYPE "K"; ALL OTHER WATER PIPING SHALL BE COPPER TYPE "L".
- PROVIDE AIR CHAMBERS AND SHUT OFF VALVES FOR ALL WATER SUPPLY PIPING AT FIXTURES; PROVIDE VACUUM BREAKER AND SHUTOFF VALVE ON ALL HOSE BIBBS.
- A/C AIR HANDLING UNITS TO HAVE CONDENSATE SAFE WASTE WITH TRAP.

NOTE:
NUMERICAL ADDRESS TO BE PROVIDED ON ALL EXTERIOR DOORS

NOTE:
BUILDING IS REQUIRED TO BE PROVIDED WITH ADDRESS NUMBERS OR LETTERS PLAINLY VISIBLE FROM THE STREET PER 2017 FBC SECTION 501.2.

CONTRACTOR TO VERIFY ANY CONDITION AND NOTIFY ALL RESPONSIBLE PARTIES IF THERE ARE ANY DISCREPANCIES. THE ARCHITECT ASSUMES NO RESPONSIBILITY.

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE F.B.C 6TH EDITION (2017) EDITION, THE 2014 N.E.C., FLORIDA, FIRE PREVENTION CODE WITH LATEST SUPPLEMENTS. THE ZONING ORDINANCES IN THE CITY OF JURISDICTION AND ALL APPLICABLE CODES AND STANDARDS.

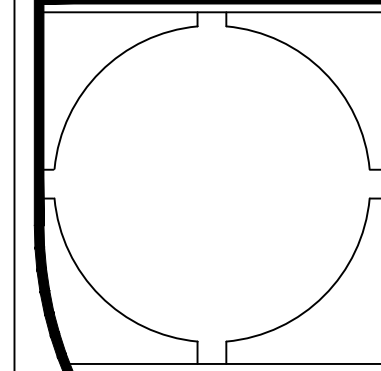
DOOR SCHEDULE

MARK	SIZE			MATERIAL	QTY	OPERATION	FRAME			NOTES
	(R.O.)						METAL	ALUMINUM	IRON	
	W	H	TH							
1	3'-0"	6'-8"	1 3/4"							
E										

WINDOW SCHEDULE

MARK	SIZE (R.O.)		TYPE	MATERIAL			OPERATION			NOTES	REMARKS
	W	H		WOOD	ALUM.	WD/GLAD	VENTED		FIXED		
							CUSTOM	H. ROLL			
F	EXISTING TO REMAIN										

NOTE:
EXIST. MECHANICAL SYSTEM AND EXIST. LIGHTINGS TO REMAIN



DATE:
Jun. 11, 18

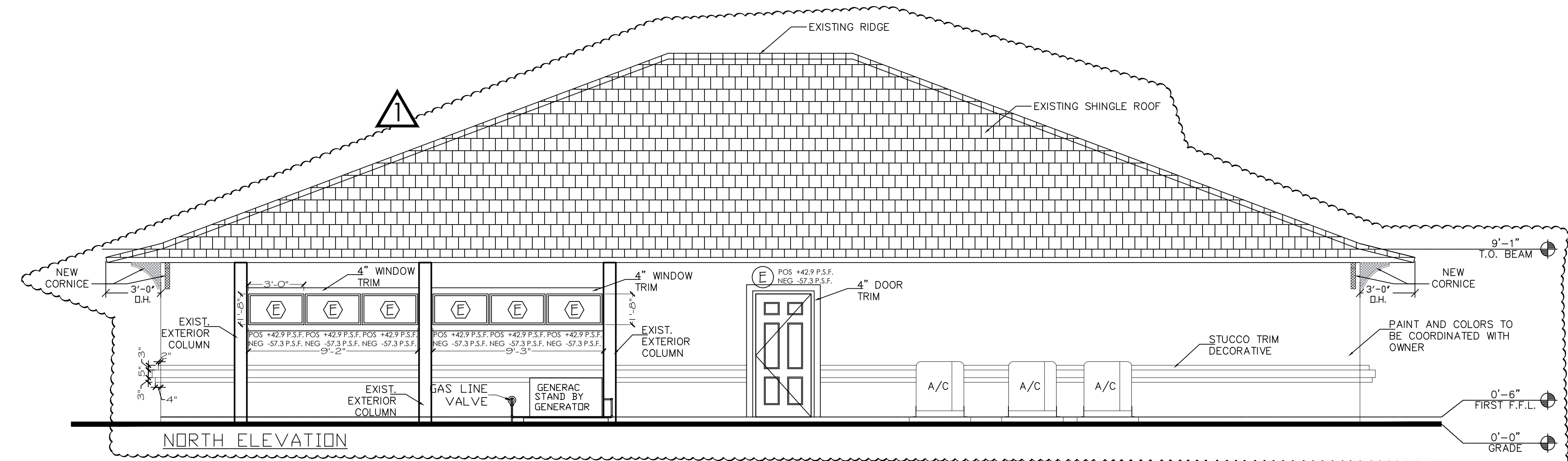
BLDG. DEPT.
PLAN
REVISIONS:

△	Jan. 17, 20
△	
△	
△	

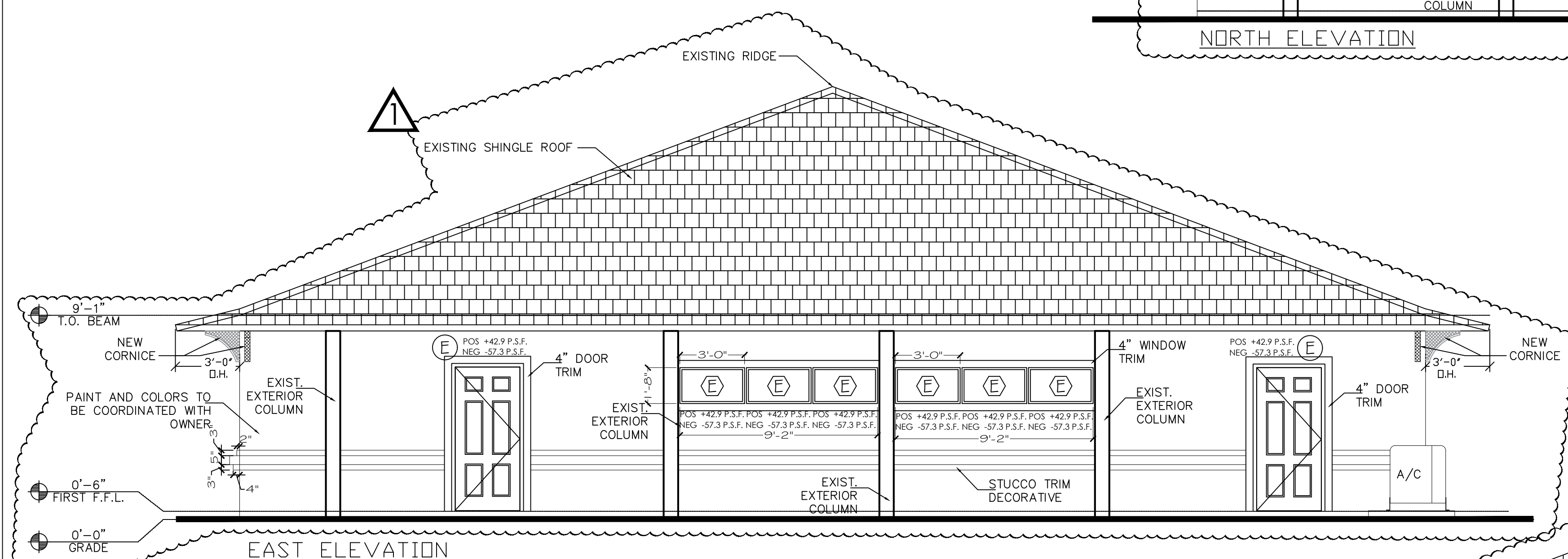
A new tenant improvement for:
Penuel Evangelical Church
3401 2nd Ave. N.
Palm Springs, FL 33461
PCN: 70-43-44-19-20-058-0110

Elevations
MANAGED BY: SP
DRAWN BY: NS
REVIEWED BY: SP

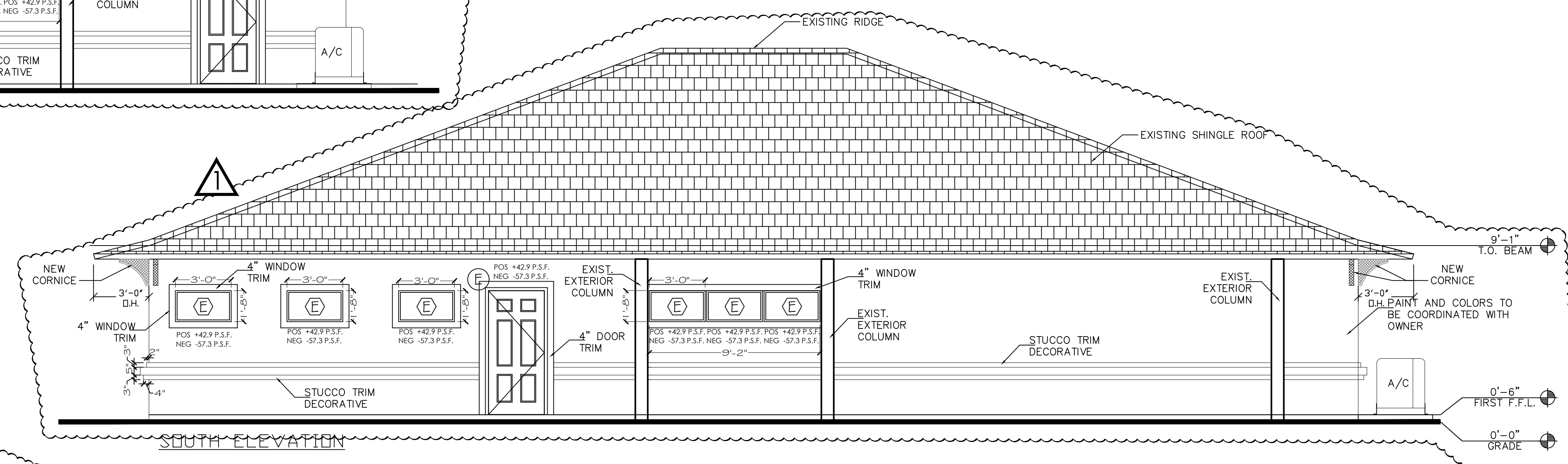
SHEET:
A-2.1



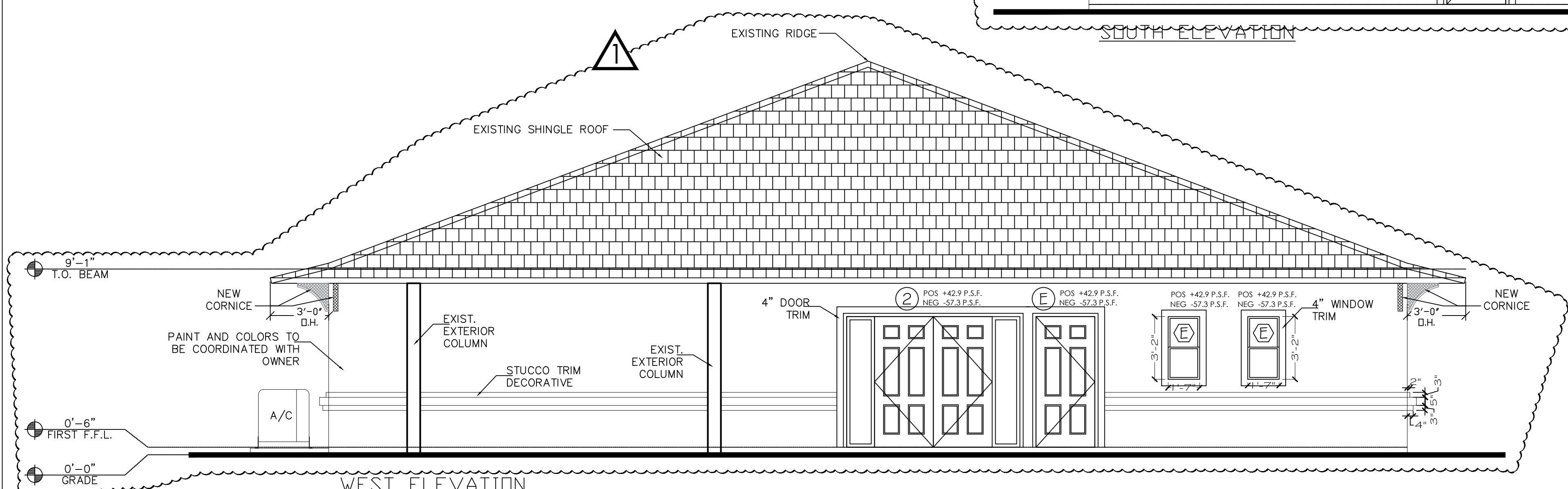
NORTH ELEVATION



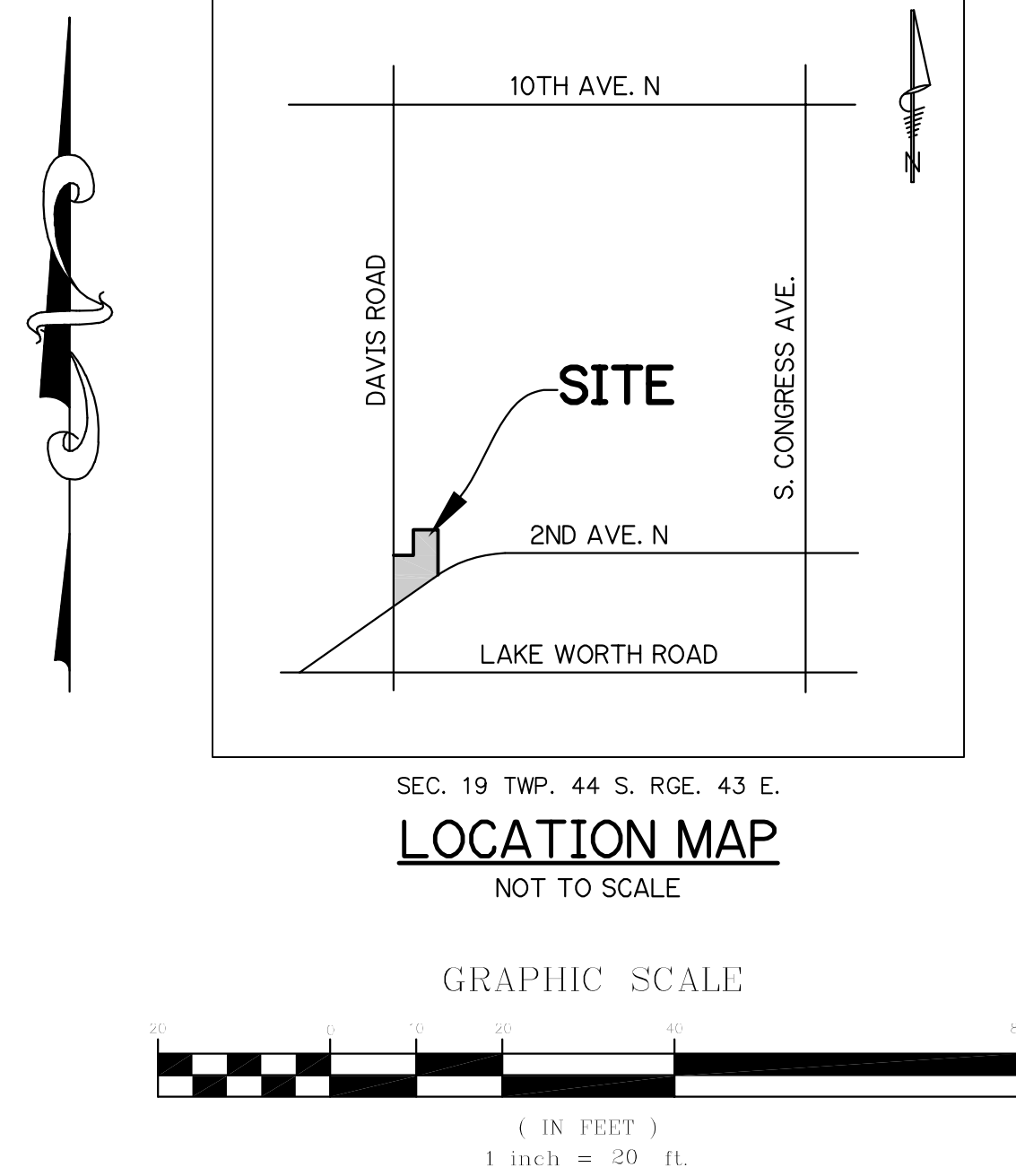
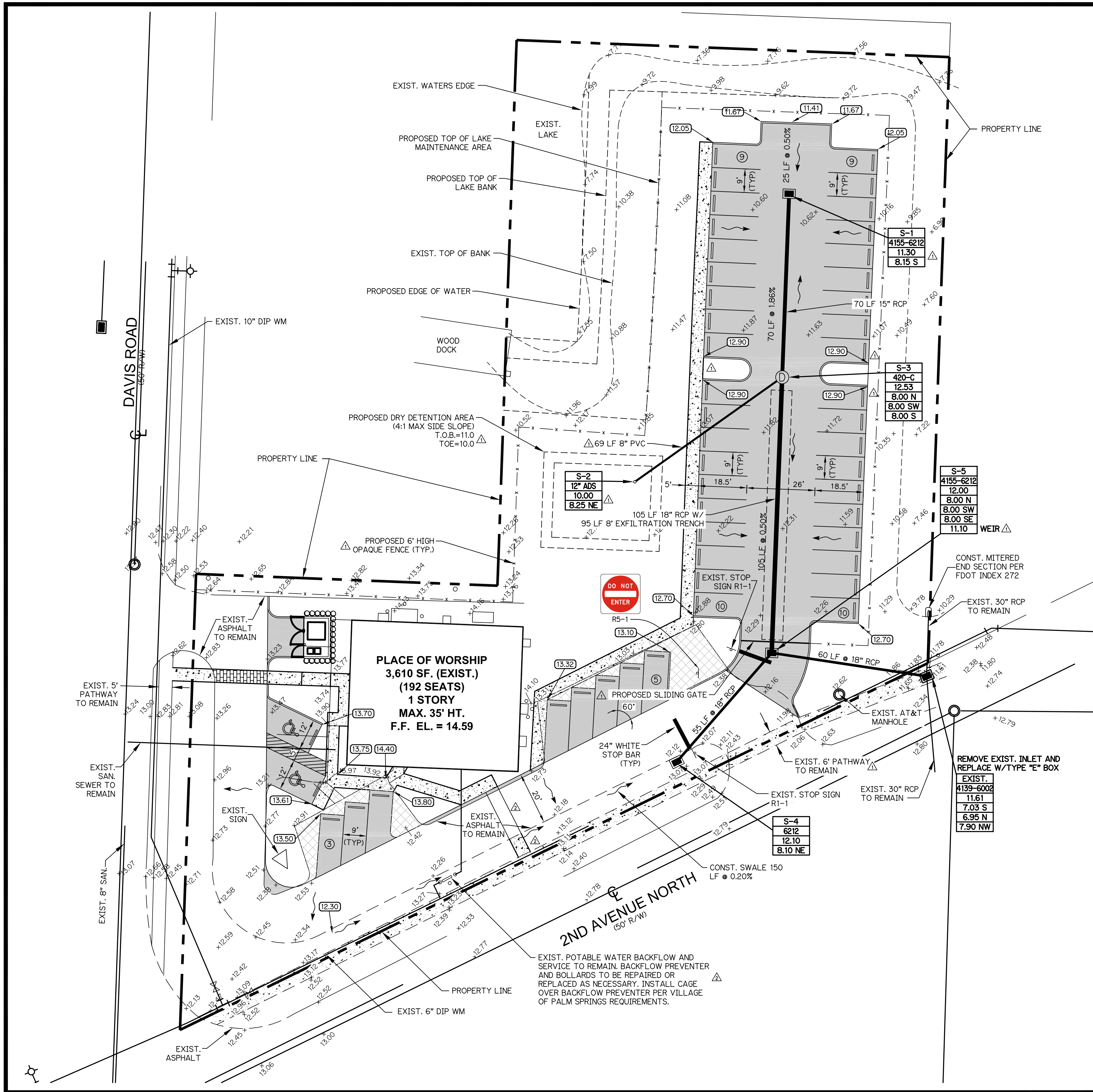
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



LEGEND:			
	PROPOSED GRADE		
	FLOW ARROW		
	STORM DRAINAGE STRUCTURE		
	STORM DRAIN PIPE		
	EXFILTRATION TRENCH		
	EXISTING ELEVATION		
	EXIST. FIRE HYDRANT		
	EXIST. STORM DRAINAGE STRUCTURE		
	EXIST. SANITARY MANHOLE		
	EXIST. UTILITY POLE		
	EXIST. WATER VALVE		
	PROPOSED HANDICAP PARKING		
	EXIST. ASPHALT TO BE REMOVED		
	EXISTING SIDEWALK		
	PROPOSED SIDEWALK		
	PROPOSED BRICK PAVERS		
	PROPOSED ASPHALT		

ALL ELEVATIONS INDICATED HEREON ARE NGVD 29 VERTICAL DATUM BASED ON ENGINEERING PLANS PROVIDED BY:
GINO FURLANO, PSM #5044
GT SURVEYOR SERVICES INC.
1660 SOUTHERN BLVD., UNIT K
WEST PALM BEACH, FL 33406 TEL:(561) 753-0353

NGVD TO NAVD CONVERSION = NGVD - 1.512 FT



SITE ENGINEERING PLAN
FOR
PENJEL EVANGELICAL CHURCH OF DELRAY
PALM SPRINGS, FLORIDA

DATE: 02/25/20
BY: RNL
CHECKED BY: RNL
DRAWING FILE: 17-032-PE

REVISIONS

DATE	BY	CK	REV.	PER	VPS	COMMENTS
02/25/20	SG	RNL	2.	REV.	PER	VPS COMMENTS
02/05/20	SG	RNL	1.	REV.	PER	VPS COMMENTS

EB 9889

LPI

Last Devenport, Inc.

1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561) 615-6567 fax (561) 683-0872

SCALE: 1"=20'

DATE: 2/25/20

DESIGNED BY:SG

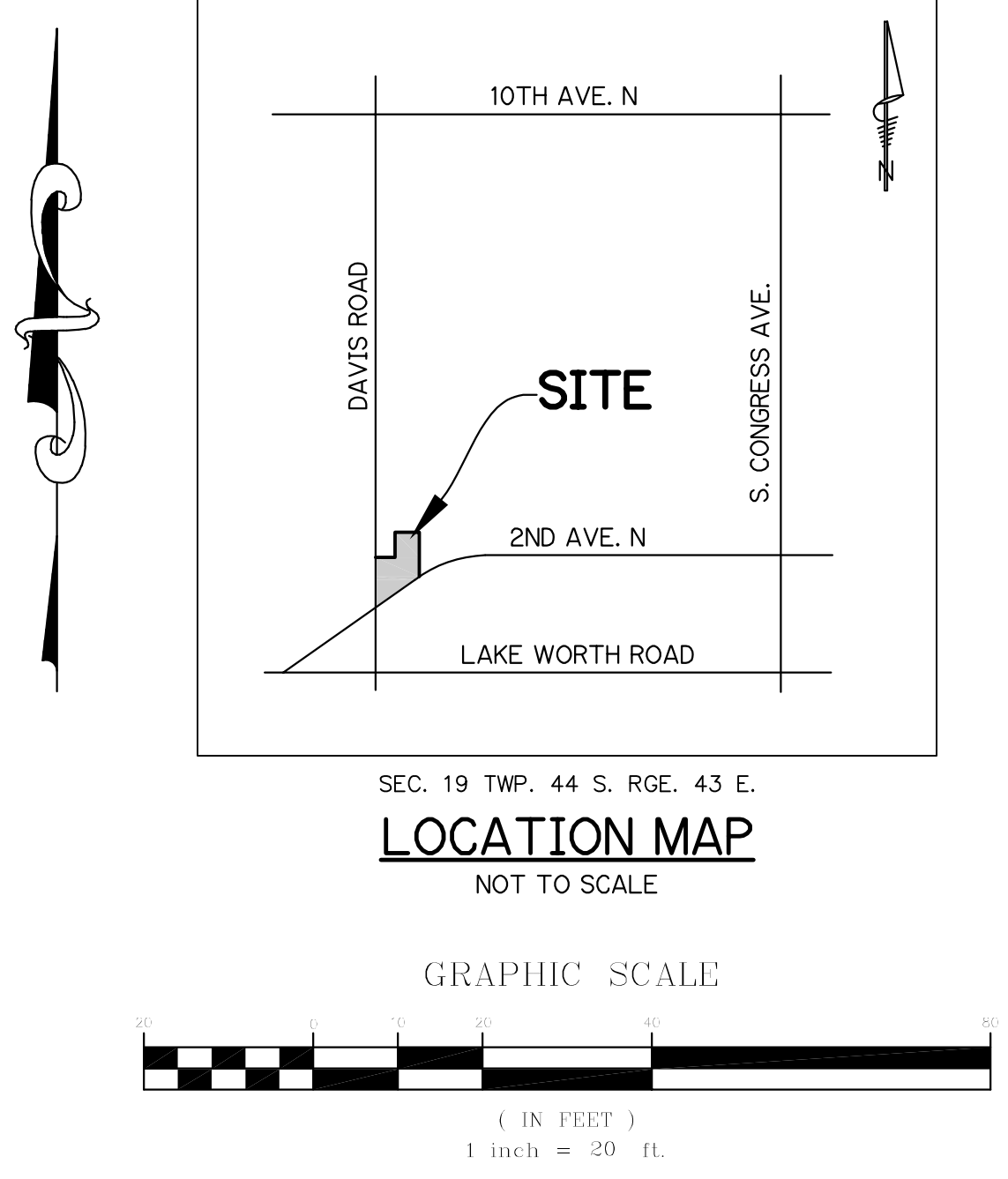
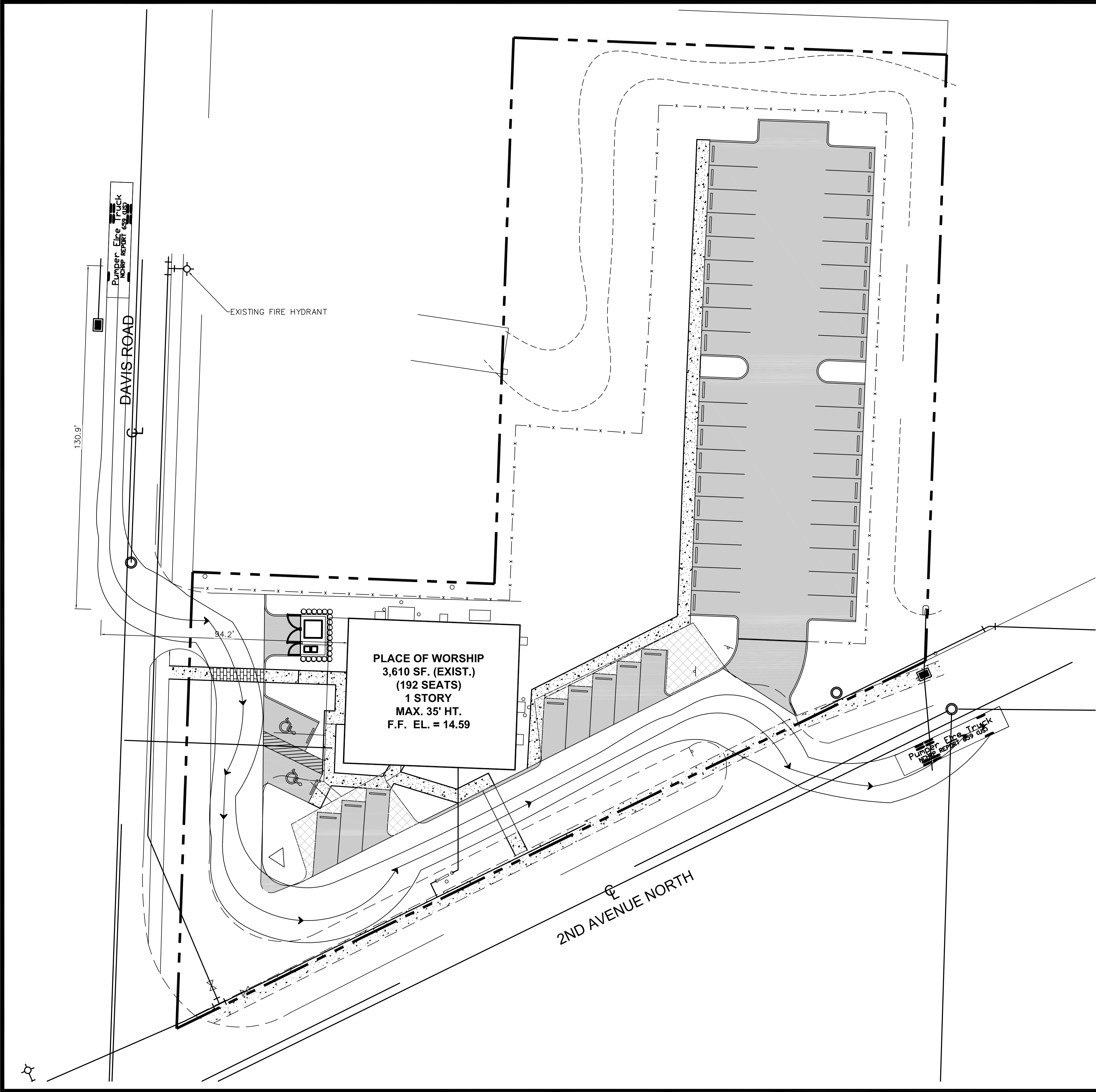
CHECKED BY:RL

DRAWING FILE:
17-032-PE

02/25/20
RONALD W. LAST, P.E.
FLORIDA P.E. #38707

17-032 PE

SHEET 1 OF 2



LEGEND:

- EXIST. FIRE HYDRANT
- EXIST. UTILITY POLE
- EXIST. WATER VALVE
- PROPOSED HANDICAP PARKING
- EXIST. ASPHALT TO BE REMOVED
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED BRICK PAVERS
- PROPOSED ASPHALT

ALL ELEVATIONS INDICATED HEREON ARE NGVD 29 VERTICAL DATUM BASED ON ENGINEERING PLANS PROVIDED BY:
GINO FURLANO, PSM #5044
GT SURVEYOR SERVICES INC.
1660 SOUTHERN BLVD., UNIT K
WEST PALM BEACH, FL 33406 TEL: (561) 753-0353

NGVD TO NAVD CONVERSION = NGVD - 1.512 FT



FIRE TRUCK PATH PLAN
FOR
PENJEL EVANGELICAL CHURCH OF DELRAY
PALM SPRINGS, FLORIDA

REVISONS	DATE	BY	CK

EB 9889

Last Devenport, Inc.
1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561)615-6567 fax (561)683-0872

SCALE: 1"=20'

DATE: 2/25/20

DESIGNED BY:SG

CHECKED BY:RL

DRAWING FILE:
17-032-PE

02/25/20
RONALD W. LAST, P.E.
FLORIDA P.E. #38707

17-032

PE

SHEET 2 OF 2

PROPERTY ADDRESS:

3401 2ND AVNEUE, PALM SPRINGS, FLORIDA 33461

CERTIFIED TO: ADVANCED GLOBAL CONSULTING FIRM, LLC, A FLORIDA LIMITED LIABILITY COMPANY

ABBREVIATIONS / SYMBOLS:

- A/C = AIR CONDITIONING UNIT
ADJ = ADJACENT
BCR = BROWARD COUNTY RECORDS
BM = BENCHMARK
CALC = CALCULATED
CA = CENTRAL ANGLE
C/L = CENTERLINE
CB = CATCH BASIN
CBS = CONCRETE BLOCK WALL
CHATT = CHATTAHOOCHEE
CONC = CONCRETE
CM = CONCRETE MONUMENT
COL = COLUMN
D = DEED
DE = DRAINAGE EASEMENT
DS = DRAINAGE STRUCTURE
ELEV. = ELEVATION
EOW = EDGE OF WATER
FD = FOUND
FF = FINISHED FLOOR
ID = IDENTIFICATION
INV = INVERT
IP = IRON PIPE
IR = IRON ROD
L = LENGTH
LAE = LIMITED ACCESS EASEMENT
LME = LAKE MAINTENANCE EASEMENT
LP = LIGHT POLE
M = MEASURED
N/D = NAIL AND DISC
N/G = NATURAL GROUND
NR = NON RADIAL
NTS = NOT TO SCALE
OHC = OVERHEAD CABLES
ORB = OFFICIAL RECORD BOOK
P = PLAT
PB = PLAT BOOK
PBCR = PALM BEACH COUNTY RECORDS
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PCP = PERMANENT CONTROL POINT
PG = PAGE
PI = POINT OF INTERSECTION
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS
RGE = RANGE
ROE = ROOF OVERHANG EASEMENT
R/W = RIGHT OF WAY
SEC = SECTION
S/W = SIDEWALK
TOB = TOP OF BANK
TYP = TYPICAL
UE = UTILITY EASEMENT
WF = WOOD FENCE
WPP = WOOD POWER POLE (UTILITY POLE)

- OVERHEAD CABLES
METAL FENCE
METAL FENCE
WOOD FENCE
PLASTIC FENCE
EASEMENT LINES
CENTERLINE (C/L)

- FIRE HYDRANT
WATER VALVE
UTILITY POLE
WATER METER

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 58, SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE RECORDED IN PLAT BOOK 6, PAGE 66, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTHERLY ALONG THE EAST LINE OF SAID TRACT 58, A DISTANCE OF 229.36 FEET; THENCE WESTERLY ALONG THE LINE PARALLEL WITH THE NORTH LINE OF SAID TRACT 58, A DISTANCE OF 168.11 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID TRACT 58, A DISTANCE OF 208.18 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID TRACT 58, A DISTANCE OF 115.0 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DAVIS ROAD; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 174.43 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 2ND AVENUE NORTH; THENCE ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 320.94 FEET TO THE POINT OF BEGINNING.

REVIEW OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE SEARCH REPORT DATED: JUNE 28, 2019; FUND FILE NUMBER: 754635

RESTRICTIONS/EASEMENTS:

ITEM 1- NOT PLOTTABLE

ITEM 2- PLOTTED

ITEM 3- NOT PLOTTABLE

ITEM 4- NOT PLOTTABLE

ITEM 5- 5' DRAINAGE EASEMENT ALONG EAST PROPERTY LINE

ITEM 6- 5' UTILITY EASEMENT ALONG THE NORTH 5' OF THE WEST 115.08' FEET

ITEM 7- NOT PLOTTABLE

ITEM 8- WOOD DECK ENCROACHES 2.0' INTO WEST PROPERTY LINE

ITEM 9-NOT PLOTTABLE

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED.
- ELEVATION ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 1929) UNLESS OTHERWISE NOTED.
- IN SOME CASES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED FOR CLEARER ILLUSTRATION. MEASURED RELATIONSHIP SHALL HAVE PRECEDENCE OVER SCALE POSITIONS.
- ALL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 (FT)
- "ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES." (CHAPTER 61G17-6.003 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

** 5J-17.052 STANDARDS OF PRACTICE: SPECIFIC SURVEY, MAP, AND REPORT REQUIREMENTS.

(b) BOUNDARY MONUMENTS:

1. WHEN A CORNER FALLS IN A HARD SURFACE SUCH AS ASPHALT OR CONCRETE, ALTERNATE MONUMENTATION MAY BE USED THAT IS DURABLE AND IDENTIFIABLE. (EXAMPLES: FENCE POST, BLDG. CORNERS, ETC.)

I HEREBY CERTIFY THAT THIS MAP OF BOUNDARY SURVEY WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. FURTHERMORE, THIS SURVEY SKETCH MEETS THE INTENT OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

SIGNED: GINO FURLANO
GINO FURLANO SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 5044
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.

S02°00'26"W 174.02' (O.R. BOOK 3360, PAGE 303) 174.43 (LEGAL)

50' RW TOTAL PER PLAT
C/L
DAVIS ROAD

S87°45'44"E 115.08' (O.R. BOOK 3360, PAGE 303) 115.00' (LEGAL)
5' UTILITY EASEMENT (AS PER OFFICIAL BOOK 3360, PAGE 303, P.B.C.P.R.)

S87°45'44"E 165.22' (O.R. BOOK 3360, PAGE 303) 168.11' (LEGAL)

N02°00'31"E 208.18' (O.R. BOOK 3360, PAGE 303 AND LEGAL)

S02°00'31"W 231.22' (O.R. BOOK 3360, PAGE 303) 229.36 (LEGAL)

5' DRAINAGE EASEMENT (AS PER DEED BOOK 3360, PAGE 303, P.B.C.P.R.)

S63°52'39"W 317.84' (O.R. BOOK 3360, PAGE 303) 320.94 (LEGAL)
C/L
2ND AVENUE NORTH
50' RW TOTAL PER PLAT

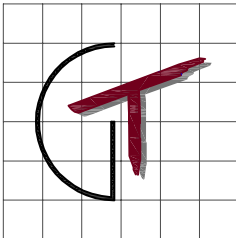
FLOOD DATA:

FLOOD ZONE: X/AE
COMMUNITY NAME: VILLAGE OF PALM SPRINGS
COMMUNITY NUMBER: 120223
PANEL NUMBER: 12099C0776F

TOTAL SQ. FOOTAGE OF LOT = 62,013 SQ. FEET
TOTAL SQ. FOOTAGE OF STRUCTURE = 3,610 SQ. FEET

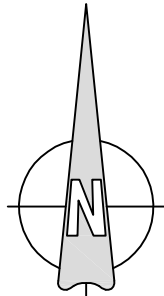
JOB NO.: 67452

DATE:	DESCRIPTION:
01-11-2018	TOPO. SURVEY
10-24-2018	UPDATE SURVEY
09-24-2019	UPDATE BOUNDARY SURVEY WITH TITLE REPORT



GT SURVEYOR SERVICES INC.

1660 SOUTHERN BLVD. UNIT K
WEST PALM BEACH
FLORIDA 33406-1747
OFFICE: 561-753-0353
FAX: 561-753-0342
E-MAIL: gtsurveying@gmail.com



SCALE: 1"=50'

June 7, 2019

Mr. Quazi Bari, P.E.
Palm Beach County Traffic Division
2300 North Jog Road, 3rd Floor
West Palm Beach, FL 33411-3745

Re: Penuel Evangelical Church - #PTC19-057

Dear Mr. Bari:

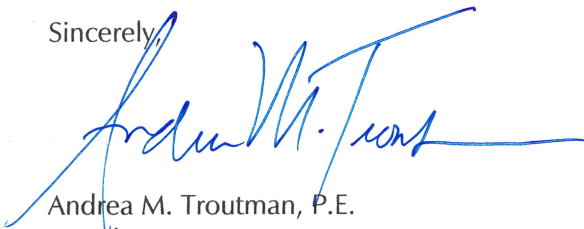
The purpose of this letter is to provide a traffic statement for the above referenced project to determine if the proposed Project meets the requirements of Article 12, Traffic Performance Standards (TPS), of the Palm Beach County Unified Land Development Code (ULDC). The site is located along 2nd Ave North east of Davis Road in the Village of Palm Springs. It is proposed to redevelop a vacant 3,610 SF building, which used to be a veterinary clinic, into a church. The buildout year is estimated to be 2021. The Property Control Number is 70-43-44-19-20-058-0110.

A trip generation analysis is provided on Attachment 1A for Daily, AM Peak Hour and PM Peak Hour. The highest peak hour trip generation is 2 PM peak hour trips. Because the project generates fewer than 21 peak hour trips, a traffic study is not required. Attachment 1B provides the Sunday peak hour of generator trip generation for informational purposes. The project's two weekday peak hour trips have an insignificant impact (less than 1% of LOS D) on the surrounding roadway links. Therefore, the proposed project is in compliance with Palm Beach County Traffic Performance Standards.

The site will continue to use the existing two driveway connections to Davis Road and 2nd Avenue North. Attachment 2 provides the projected driveway volumes at buildout. Auxiliary turn lanes are not required.

Your review and approval of this analysis is appreciated.

Sincerely,



Andrea M. Troutman, P.E.
President

Attachments

ec: Mr. Kevin McGinley

Andrea M. Troutman, State of Florida, Professional Engineer, License No. 45409

This item has been electronically signed and sealed by Andrea M Troutman, P.E. on 6/7/19 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment 1A

Penuel Evangelical Church

Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Pass-by Trips (1)		New External Trips
Church	560	3,610 SF	6.95 /1000 SF	25	1	5.0%	24
TOTALS		3,610 SF		25	1		24

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)	New Trips		
				In	Out	Total		In	Out	Total
Church	560	3,610 SF	0.33 /1,000 SF (60/40)	1	-	1	- 5.0%	1	-	1
TOTALS		3,610 SF		1	-	1	-	1	-	1

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)	New Trips		
				In	Out	Total		In	Out	Total
Church	560	3,610 SF	0.49 /1,000 SF (45/55)	1	1	2	- 5.0%	1	1	2
TOTALS		3,610 SF		1	1	2	-	1	1	2

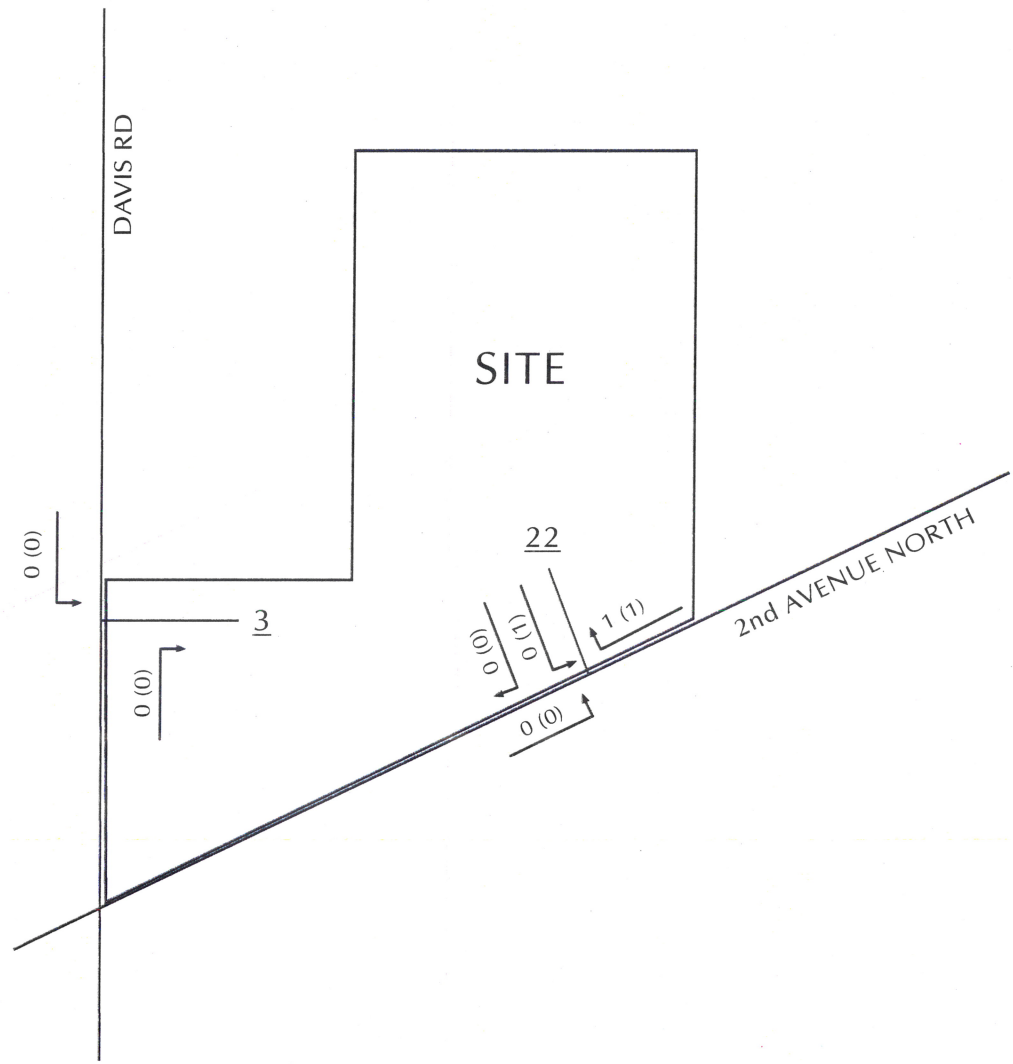
(1) Source: Palm Beach County and Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition.

Attachment 1B
Penuel Evangelical Church
Trip Generation

WEEKEND PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)		New Trips		
				In	Out	Total			In	Out	Total
Church	560	3,610 SF	9.99 /1,000 SF (48/52)	18	18	36	2	5%	17	17	34
TOTALS		3,610 SF		18	18	36	2		17	17	34

(1) Source: Palm Beach County and Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition.



<u>LEGEND</u>	
1	- AM PEAK HOUR
(1)	- PM PEAK HOUR
<u>22</u>	- ADT

6/7/19
19-057



Last Devenport, Inc.
PROFESSIONAL CONSULTING SERVICES

Penuel Evangelical Church of Delray

3401 2nd Ave. N.
Palm Springs, FL 33461

SURFACE WATER MANAGEMENT CALCULATIONS

LDi Project No. 17-032

Rev. 2 – February 5, 2020

LAST DEVENPORT, INC. (E.B. # 9889)

Ronald W. Last, PE
FL Reg. No. 38707

Date

Project Name: **Penuel Evangelical Church of Delray**
SURFACE WATER MANAGEMENT CALCULATIONS

Date: 2/5/2020
Project Number: 17-032
Sec/Twp/Rge: S19/T44S/R43E
Vertical Datum: NGVD

Summary

Required Water Quality Storage Volume:	0.06	ac-ft	
Water Quality Storage Volume Stage:	10.13	NGVD	8.61 NAVD
Allowable Peak Discharge:	0.08	cfs	
Design Peak Discharge (With Minimum Bleeder):	1.00	cfs	
Control Elevation:	8.00	NGVD	6.49 NAVD

Minimum Design Elevations (Design Storm Event)

	Stage Elevation	Stage Elevation
Parking (5 Year, 1 Hour Storm Event)	10.35 NGVD	8.84 NAVD
Offsite Discharge (10 Year, 3 Day Storm Event)	11.10 NGVD	9.59 NAVD
Perimeter (25 Year, 3 Day Storm Event)	11.25 NGVD	9.74 NAVD
Finished Floor (100 Year, 3 Day Storm Event)	14.59 NGVD	13.08 NAVD

Flood Routing Elevations (Design Rainfall)

	Stage Elevation	Stage Elevation	Discharge	Runoff Volume
5 Year, 1 Hour Storm Event (3.2 inches)	10.35 NGVD	8.84 NAVD	0.85 cfs	0.14 ac-ft
10 Year, 3 Day Storm Event (10.5 inches)	11.10 NGVD	9.59 NAVD	1.00 cfs	0.77 ac-ft
25 Year, 3 Day Storm Event (12.5 inches)	11.25 NGVD	9.74 NAVD	1.58 cfs	0.95 ac-ft
100 Year, 3 Day Storm Event (16.0 inches)	13.21 NGVD	11.70 NAVD		1.27 ac-ft

Control Structure Information

Proposed Control Structure (S-5)

Weir Length:	3.00 ft.	
Weir Elevation:	11.10 NGVD	9.59 NAVD
Bleeder Type:	Inverted Triangle	
Bleeder Height:	0.50 ft.	
Bleeder Width:	0.50 ft.	
Bleeder Angle:	53.13 deg.	
Bleeder Invert Elevation:	8.00 NGVD	6.49 NAVD



Project Name: **Penuel Evangelical Church of Delray**
SURFACE WATER MANAGEMENT CALCULATIONS

Date: 2/5/2020
Project Number: 17-032
Sec/Twp/Rge: S19/T44S/R43E

I. Given**A. Post Development Area Acreage:**

1. Total	1.40
2. Impervious	
a. Buildings (roof)	0.08
b. Pavement	0.48
3. Lakes	0.09
4. Pervious	0.75

B. Proposed Minimum Elevations:

1. Roads and Parking =	11.30 NGVD	CONTROL =	8.00 NGVD
2. Floors =	14.59 NGVD		

C. Design Storm Allowable Discharge:

1. Basin	SFWMD C-51 Basin Sub-Basin 33		
2. Sub-Basin 33 Min. FFE =	12.70 NGVD		
3. SFWMD Formula	35 csm	=	0.08 cfs
Allowable Discharge =			0.08 cfs

D. Water Level Elevations:

1. Wet Season Water Table 8.00 NGVD
2. Receiving body water level will not affect discharge rates

Note: Proposed minimum parking grade {11.30 NGVD} is more than 2 ft. minimum above wet season water table or control elevation of 8.00 NGVD.

E. Rainfall Amounts:

1. Parking (5 year - 1 hour)	3.2 inches
<u>*5 year - 1 hour design event required per SFWMD when using exfiltration trench.</u>	
2. Offsite Discharge (10 year - 3 day)	10.5 inches
3. Perimeter Design (25 year - 3 day)	12.5 inches
4. Floors (100 year - 3 day)	16.0 inches

II. Design Criteria

A. Site Water Quality:

1. Since this is a dry detention system whichever of the greater of a) or b) shall govern
 - a. The first inch of runoff over the entire site , or
 - b. The amount of 2.5 inches times the percentage of impervious area
2. The retention system will be designed to discharge at least 1/2 of the retention volume per day

B. Quantity:

1. The allowable peak discharge is 0.08 cfs
2. Floors are no lower than 14.59 NGVD
3. Roads and Parking are desired to be no lower than 11.30 NGVD

III. Computations

A. Site Water Quality:

1. Compute first inch of runoff from the developed project

$$= 1 \text{ in.} \times 1.40 \text{ ac.} \times 1/12 = 0.12 \text{ ac-ft}$$

0.12 ac-ft for first inch of runoff over the entire site
2. Compute 2.5 inches times the percentage of impervious area
 - a. Site Area for water quality pervious/impervious calculations only

$$= \text{Total Project area} - (\text{Lake} + \text{Roof})$$

$$= 1.40 - 0.17 = 1.23 \text{ acre}$$
 - b. Impervious Area for water quality pervious/impervious calculations only

$$= (\text{Site Area for water quality pervious/impervious}) - \text{Pervious}$$

$$= 1.23 - 0.75 = 0.48 \text{ acre}$$

0.48 acre of impervious area for water quality pervious/impervious
 - c. Percentage of Impervious for water quality:

$$= (\text{Impervious Area for water quality} / \text{Site Area for water quality}) \times 100\%$$

$$= 0.48 / 1.23 \times 100\%$$

$$= 39\% \text{ impervious}$$

d. For 2.5 inches times the percentage impervious:

$$= 2.5 \text{ in} \times 0.39$$

$$= 0.97 \text{ inches to be treated}$$

e. Compute volume required for water quality detention

$$= \text{inches to be treated} \times (\text{total site} - \text{lakes})$$

$$= 0.97 \times 1.40 - 0.09 \times 1/12 \text{ in.}$$

$$= \underline{0.11} \text{ ac-ft required detention storage}$$

3. The greater of the first inch or 2.5" times the percentage impervious controls

$$\underline{0.12} > 0.11$$

Since the first inch of runoff from the developed project = 0.12 ac-ft is greater than 2.5 in. times the percentage of impervious, the first inch of runoff controls.

4. Because the system is 100% dry retention, a 50% reduction in retention volume is permitted.

$$\text{Total detained volume} = \boxed{0.06 \text{ ac-ft}} \text{ occurs at elevation } 10.13 \text{ NGVD}$$

B. SCS Curve Number

1. The control elevation is 8.00 NGVD, and it is assumed that the wet season water table will be the same for the project. Consequently an average water table elevation of 8.00 NGVD will be assumed for purposes of design.

2. The average site finished grades will vary from the lowest elevation of 8.00 to 14.40 NGVD therefore the average site grade elevation will be 11.20 NGVD.

3. The average depth to water table will be:

$$= \text{average site grade elevation} - \text{average water table elevation}$$

$$= 11.20 - 8.00$$

$$= \underline{3.20} \text{ ft}$$

4. From the soil storage table using Coastal Storage and assuming 25% compaction with 3.20 ft to the water table, up to 5.60 inches of moisture can be stored in the soil under the pervious areas

5. Compute available soil storage

$$= \text{storage available} \times \text{pervious areas}$$

$$= 5.60 \times 0.56 = 3.13 \times 1/12 \text{ in.}$$

$$= 0.26 \text{ ac-ft of storage under pervious areas}$$

6. Convert available soil storage to site-wide moisture storage, S

$$S = \text{available soil storage onsite/site area}$$

$$= 0.26 / 1.40 \times 12 \text{ in/ 1 ft}$$

$$= \underline{2.24} \text{ inches of site-wide moisture storage, S}$$

7. SCS Curve Number, CN

$$CN = 1000 / (S + 10)$$

$$= \frac{1000}{2.24 + 10}$$

$$= \underline{82} \text{ SCS Curve Number}$$

C. Project Surface Storage

1. Assumptions

- a. 0.00 Acres of Lake Maintenance Area stores linearly upward from elevation 10.0 to 11.0 NGVD
- b. 0.02 Acres of Dry Detention stores vertically upward from elevation 10.0 to 11.0 NGVD
- c. 0.01 Acres of Dry Detention stores linearly upward from elevation 10.0 to 11.0 NGVD
- d. 0.00 Acres of Lake Bank stores linearly upward from elevation 8.0 to 10.0 NGVD
- e. 0.09 Acres of Lake stores vertically upward from elevation 8.00 to 11.50 NGVD
- f. 0.16 Acres of Exist. Parking stores linearly upward from elevation 12.00 to 13.80 NGVD
- g. 0.05 Acres of Sidewalk stores linearly upward from elevation 12.05 to 14.40 NGVD
- h. 95 Linear Feet of Exfiltration Trench stores vertically upward from elevation 8.00 to 10.20 NGVD
- i. 0.27 Acres of Parking stores linearly upward from elevation 11.30 to 12.90 NGVD
- j. 0.52 Acres of Open Space stores linearly upward from elevation 9.5 to 14.4 NGVD

2. Stage-Storage Computations are shown on the attached flood routing calculations.

D. Control Structure

- 1. Values of stage vs. discharge are shown on the attached flood routing calculations.

IV. Confirm Storm Stages vs Design Elevations

A. Minimum Building Floor Elevation

- 1. The minimum finished floor elevation must be above the 100 Year - 3 Day flood elevation. Since the flood routing calculations indicate the 100 Year - 3 Day Storm Stage = 13.21 NGVD and the existing finished floor elevation is 14.59 NGVD, the criteria is met for the site.

The minimum floor elevation is acceptable.

A. Minimum Parking Lot Elevation

- 1. The minimum parking lot elevation must be above the 5 Year - 1 Hour rainfall event, which is 10.35 NGVD. Since the minimum proposed parking lot elevation is 11.30 NGVD, the criteria is met.

The minimum parking lot elevation is acceptable.

B. Allowable Peak Discharge

- 1. The allowable peak discharge per the SFWMD C-51 Basin Sub-Basin 33 of 35.0 csm = 0.08 cfs for the site area of 1.40 acres.

- 2. The minimum bleeder size per LWDD is a 6" x 6" Inverted Triangle bleeder. Per the attached computations, the max. discharge through the control structure bleeder is

1.00 CFS

The bleeder discharge controls

- 3. The minimum perimeter elevation is based on the 25 Year - 3 Day storm event, which is 11.25 NGVD. Since the flood routing calculations indicate the 25 Year - 3 Day storm stage = 11.25 NGVD, the proposed minimum perimeter elevation is sufficient.

The minimum perimeter berm elevation is acceptable.

Penuel Evangelical Church of Delray

POST-DEVELOPMENT STAGE VS. STORAGE:

STORAGE CATEGORY =	DRY DETENTION	DRY DETENTION	EXIST. PARKING	SIDEWALK	EXFILTRATION TRENCH	PARKING	OPEN SPACE	
STORAGE TYPE =	VERTICAL	LINEAR	LINEAR	LINEAR	VERTICAL	LINEAR	LINEAR	TOTAL STORAGE
BEGINNING STAGE =	10.00	10.00	12.00	12.05	8.00	11.30	9.50	
ENDING STAGE =	11.00	11.00	13.80	14.40	10.20	12.90	14.40	
STORAGE AREA (Ac) =	0.02	0.01	0.16	0.05	0.00	0.27	0.52	
STAGE (ft) / STORAGE	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)
8.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.01
10.00	0.00	0.00	0.00	0.00	0.03	0.00	0.01	0.04
11.00	0.02	0.01	0.00	0.00	0.03	0.00	0.12	0.18
12.00	0.05	0.02	0.00	0.00	0.03	0.04	0.33	0.47
13.00	0.07	0.03	0.05	0.01	0.03	0.24	0.65	1.08
14.00	0.10	0.05	0.18	0.04	0.03	0.50	1.08	1.98
15.00	0.12	0.06	0.34	0.09	0.03	0.77	1.59	3.00

** Lake, Lake Bank, and Lake Maintenance Area only included in Compensating Storage Calculations. Storage volume does not contribute to the overall site storm stages.

Project Name: Penuel Evangelical Church of Delray
 Date: 2/5/2020
 Project Number: 17-032
 Sec/Twp/Rge: S19/T44S/R43E

I. Given

$$V = [L (K (H_2 W + 2 H_2 D_u - D_u^2 + 2 H_2 D_s) + (1.39 \times 10^{-4}) * W * D_u)] / 2$$

Where:

V = Volume to be exfiltrated (ac-in)	0.36	0.030	= ac-ft
L = Length of Trench Required (Feet)	95		
W = Trench width (feet)	8.00		
K = Hydraulic conductivity (cfs/sf-ft head)	0.00008455		
H ₂ = Depth to water table (feet)	4.00		
D _u = Non-saturated depth(feet)	2.20		
D _s = Saturated trench depth (feet)	2.00		

k-1	k-2	k ave
0.0001293	0.0000398	0.00008455

Project Name: Penuel Evangelical Church

Reviewer: SMG

Project Number: 17-032

Period Begin: Feb 05, 2020;0000 hr End: Feb 08, 2020;0000 hr Duration: 72 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: FDOT - 1 hr

Design Frequency: 1 year

1 Day Rainfall: 3.2 inches

Area: 1.12 acres

Ground Storage: 2.24 inches

Time of Concentration: 0.17 hours

Initial Stage: 8 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.00	0.00
9.00	0.01
10.00	0.04
11.00	0.18
12.00	0.47
13.00	1.08
14.00	1.98
15.00	3.00

Offsite Receiving Body: Offsite

Time (hr)	Stage (ft NGVD)
0.00	8.00
336.00	8.00

User Specified Rainfall Distribution: FDOT - 1 hr

Time (hr)	Rainfall (percent)
0.00	0.00
0.10	0.02
0.20	0.08
0.30	0.20
0.40	0.41
0.50	0.63
0.60	0.81
0.70	0.92
0.80	0.98
0.90	1.00
1.00	1.00

Structure: 1

From Basin: Onsite

To Basin: Offsite

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 11.1 ft NGVD, Length = 3 ft

Bleeder: Inv-Tri, Invert Elev = 8 ft NGVD, Height = 0.5 ft

Width = 0.5 ft

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

Pipe: Diameter = 1.5 ft, Manning's n = 0.012, Length = 60 ft

US Invert Elev = 8 ft NGVD, DS Invert Elev = 7.9 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	8.00	8.00
0.20	0.26	0.00	0.00	0.00	8.00	8.00
0.40	1.31	0.94	0.28	0.00	8.55	8.00
0.60	2.58	3.40	0.72	0.02	9.77	8.00
0.80	3.15	2.77	0.83	0.03	10.22	8.00
1.00	3.20	1.00	0.85	0.04	10.35	8.00
1.20	3.20	0.31	0.85	0.06	10.32	8.00
1.40	3.20	0.10	0.83	0.07	10.25	8.00
1.60	3.20	0.03	0.81	0.09	10.16	8.00
1.80	3.20	0.01	0.79	0.10	10.07	8.00
2.00	3.20	0.00	0.75	0.11	9.89	8.00
2.20	3.20	0.00	0.65	0.12	9.51	8.00
2.40	3.20	0.00	0.55	0.13	9.17	8.00
2.60	3.20	0.00	0.39	0.14	8.75	8.00
2.80	3.20	0.00	0.09	0.14	8.35	8.00
3.00	3.20	0.00	0.04	0.14	8.25	8.00
3.20	3.20	0.00	0.02	0.14	8.20	8.00
3.40	3.20	0.00	0.01	0.14	8.17	8.00
3.60	3.20	0.00	0.01	0.14	8.15	8.00
3.80	3.20	0.00	0.01	0.14	8.13	8.00
4.00	3.20	0.00	0.01	0.14	8.12	8.00
4.20	3.20	0.00	0.01	0.14	8.11	8.00
4.40	3.20	0.00	0.00	0.14	8.10	8.00
4.60	3.20	0.00	0.00	0.14	8.10	8.00
4.80	3.20	0.00	0.00	0.14	8.09	8.00
5.00	3.20	0.00	0.00	0.14	8.09	8.00
5.20	3.20	0.00	0.00	0.14	8.08	8.00
5.40	3.20	0.00	0.00	0.14	8.08	8.00
5.60	3.20	0.00	0.00	0.14	8.07	8.00
5.80	3.20	0.00	0.00	0.14	8.07	8.00
6.00	3.20	0.00	0.00	0.14	8.07	8.00
6.20	3.20	0.00	0.00	0.14	8.07	8.00
6.40	3.20	0.00	0.00	0.14	8.06	8.00
6.60	3.20	0.00	0.00	0.14	8.06	8.00
6.80	3.20	0.00	0.00	0.14	8.06	8.00
7.00	3.20	0.00	0.00	0.14	8.06	8.00
7.20	3.20	0.00	0.00	0.14	8.06	8.00
7.40	3.20	0.00	0.00	0.14	8.06	8.00
7.60	3.20	0.00	0.00	0.14	8.05	8.00
7.80	3.20	0.00	0.00	0.14	8.05	8.00
8.00	3.20	0.00	0.00	0.14	8.05	8.00
8.20	3.20	0.00	0.00	0.14	8.05	8.00
8.40	3.20	0.00	0.00	0.14	8.05	8.00
8.60	3.20	0.00	0.00	0.14	8.05	8.00
8.80	3.20	0.00	0.00	0.14	8.05	8.00
9.00	3.20	0.00	0.00	0.14	8.05	8.00
9.20	3.20	0.00	0.00	0.14	8.05	8.00
9.40	3.20	0.00	0.00	0.14	8.04	8.00
9.60	3.20	0.00	0.00	0.14	8.04	8.00
9.80	3.20	0.00	0.00	0.14	8.04	8.00
10.00	3.20	0.00	0.00	0.14	8.04	8.00
10.20	3.20	0.00	0.00	0.14	8.04	8.00
10.40	3.20	0.00	0.00	0.14	8.04	8.00
10.60	3.20	0.00	0.00	0.14	8.04	8.00
10.80	3.20	0.00	0.00	0.14	8.04	8.00
11.00	3.20	0.00	0.00	0.14	8.04	8.00
11.20	3.20	0.00	0.00	0.14	8.04	8.00
11.40	3.20	0.00	0.00	0.14	8.04	8.00
11.60	3.20	0.00	0.00	0.14	8.04	8.00
11.80	3.20	0.00	0.00	0.14	8.04	8.00
12.00	3.20	0.00	0.00	0.14	8.04	8.00
12.20	3.20	0.00	0.00	0.14	8.04	8.00
12.40	3.20	0.00	0.00	0.14	8.03	8.00
12.60	3.20	0.00	0.00	0.14	8.03	8.00
12.80	3.20	0.00	0.00	0.14	8.03	8.00
13.00	3.20	0.00	0.00	0.14	8.03	8.00
13.20	3.20	0.00	0.00	0.14	8.03	8.00
13.40	3.20	0.00	0.00	0.14	8.03	8.00
13.60	3.20	0.00	0.00	0.14	8.03	8.00

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)
13.80	3.20	0.00	0.00	0.14	8.03	8.00
14.00	3.20	0.00	0.00	0.14	8.03	8.00
14.20	3.20	0.00	0.00	0.14	8.03	8.00
14.40	3.20	0.00	0.00	0.14	8.03	8.00
14.60	3.20	0.00	0.00	0.14	8.03	8.00
14.80	3.20	0.00	0.00	0.14	8.03	8.00
15.00	3.20	0.00	0.00	0.14	8.03	8.00
15.20	3.20	0.00	0.00	0.14	8.03	8.00
15.40	3.20	0.00	0.00	0.14	8.03	8.00
15.60	3.20	0.00	0.00	0.14	8.03	8.00
15.80	3.20	0.00	0.00	0.14	8.03	8.00
16.00	3.20	0.00	0.00	0.14	8.03	8.00
16.20	3.20	0.00	0.00	0.14	8.03	8.00
16.40	3.20	0.00	0.00	0.14	8.03	8.00
16.60	3.20	0.00	0.00	0.14	8.03	8.00
16.80	3.20	0.00	0.00	0.14	8.03	8.00
17.00	3.20	0.00	0.00	0.14	8.03	8.00
17.20	3.20	0.00	0.00	0.14	8.03	8.00
17.40	3.20	0.00	0.00	0.14	8.03	8.00
17.60	3.20	0.00	0.00	0.14	8.03	8.00
17.80	3.20	0.00	0.00	0.14	8.03	8.00
18.00	3.20	0.00	0.00	0.14	8.03	8.00
18.20	3.20	0.00	0.00	0.14	8.03	8.00
18.40	3.20	0.00	0.00	0.14	8.03	8.00
18.60	3.20	0.00	0.00	0.14	8.03	8.00
18.80	3.20	0.00	0.00	0.14	8.02	8.00
19.00	3.20	0.00	0.00	0.14	8.02	8.00
19.20	3.20	0.00	0.00	0.14	8.02	8.00
19.40	3.20	0.00	0.00	0.14	8.02	8.00
19.60	3.20	0.00	0.00	0.14	8.02	8.00
19.80	3.20	0.00	0.00	0.14	8.02	8.00
20.00	3.20	0.00	0.00	0.14	8.02	8.00
20.20	3.20	0.00	0.00	0.14	8.02	8.00
20.40	3.20	0.00	0.00	0.14	8.02	8.00
20.60	3.20	0.00	0.00	0.14	8.02	8.00
20.80	3.20	0.00	0.00	0.14	8.02	8.00
21.00	3.20	0.00	0.00	0.14	8.02	8.00
21.20	3.20	0.00	0.00	0.14	8.02	8.00
21.40	3.20	0.00	0.00	0.14	8.02	8.00
21.60	3.20	0.00	0.00	0.14	8.02	8.00
21.80	3.20	0.00	0.00	0.14	8.02	8.00
22.00	3.20	0.00	0.00	0.14	8.02	8.00
22.20	3.20	0.00	0.00	0.14	8.02	8.00
22.40	3.20	0.00	0.00	0.14	8.02	8.00
22.60	3.20	0.00	0.00	0.14	8.02	8.00
22.80	3.20	0.00	0.00	0.14	8.02	8.00
23.00	3.20	0.00	0.00	0.14	8.02	8.00
23.20	3.20	0.00	0.00	0.14	8.02	8.00
23.40	3.20	0.00	0.00	0.14	8.02	8.00
23.60	3.20	0.00	0.00	0.14	8.02	8.00
23.80	3.20	0.00	0.00	0.14	8.02	8.00
24.00	3.20	0.00	0.00	0.14	8.02	8.00
24.20	3.20	0.00	0.00	0.14	8.02	8.00
24.40	3.20	0.00	0.00	0.14	8.02	8.00
24.60	3.20	0.00	0.00	0.14	8.02	8.00
24.80	3.20	0.00	0.00	0.14	8.02	8.00
25.00	3.20	0.00	0.00	0.14	8.02	8.00
25.20	3.20	0.00	0.00	0.14	8.02	8.00
25.40	3.20	0.00	0.00	0.14	8.02	8.00
25.60	3.20	0.00	0.00	0.14	8.02	8.00
25.80	3.20	0.00	0.00	0.14	8.02	8.00
26.00	3.20	0.00	0.00	0.14	8.02	8.00
26.20	3.20	0.00	0.00	0.14	8.02	8.00
26.40	3.20	0.00	0.00	0.14	8.02	8.00
26.60	3.20	0.00	0.00	0.14	8.02	8.00
26.80	3.20	0.00	0.00	0.14	8.02	8.00
27.00	3.20	0.00	0.00	0.14	8.02	8.00
27.20	3.20	0.00	0.00	0.14	8.02	8.00
27.40	3.20	0.00	0.00	0.14	8.02	8.00

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)
27.60	3.20	0.00	0.00	0.14	8.02	8.00
27.80	3.20	0.00	0.00	0.14	8.02	8.00
28.00	3.20	0.00	0.00	0.14	8.02	8.00
28.20	3.20	0.00	0.00	0.14	8.02	8.00
28.40	3.20	0.00	0.00	0.14	8.02	8.00
28.60	3.20	0.00	0.00	0.14	8.02	8.00
28.80	3.20	0.00	0.00	0.14	8.02	8.00
29.00	3.20	0.00	0.00	0.14	8.02	8.00
29.20	3.20	0.00	0.00	0.14	8.02	8.00
29.40	3.20	0.00	0.00	0.14	8.02	8.00
29.60	3.20	0.00	0.00	0.14	8.02	8.00
29.80	3.20	0.00	0.00	0.14	8.02	8.00
30.00	3.20	0.00	0.00	0.14	8.02	8.00
30.20	3.20	0.00	0.00	0.14	8.02	8.00
30.40	3.20	0.00	0.00	0.14	8.02	8.00
30.60	3.20	0.00	0.00	0.14	8.02	8.00
30.80	3.20	0.00	0.00	0.14	8.02	8.00
31.00	3.20	0.00	0.00	0.14	8.02	8.00
31.20	3.20	0.00	0.00	0.14	8.02	8.00
31.40	3.20	0.00	0.00	0.14	8.02	8.00
31.60	3.20	0.00	0.00	0.14	8.02	8.00
31.80	3.20	0.00	0.00	0.14	8.02	8.00
32.00	3.20	0.00	0.00	0.14	8.02	8.00
32.20	3.20	0.00	0.00	0.14	8.02	8.00
32.40	3.20	0.00	0.00	0.14	8.02	8.00
32.60	3.20	0.00	0.00	0.14	8.02	8.00
32.80	3.20	0.00	0.00	0.14	8.02	8.00
33.00	3.20	0.00	0.00	0.14	8.02	8.00
33.20	3.20	0.00	0.00	0.14	8.02	8.00
33.40	3.20	0.00	0.00	0.14	8.02	8.00
33.60	3.20	0.00	0.00	0.14	8.02	8.00
33.80	3.20	0.00	0.00	0.14	8.02	8.00
34.00	3.20	0.00	0.00	0.14	8.02	8.00
34.20	3.20	0.00	0.00	0.14	8.02	8.00
34.40	3.20	0.00	0.00	0.14	8.02	8.00
34.60	3.20	0.00	0.00	0.14	8.02	8.00
34.80	3.20	0.00	0.00	0.14	8.02	8.00
35.00	3.20	0.00	0.00	0.14	8.02	8.00
35.20	3.20	0.00	0.00	0.14	8.02	8.00
35.40	3.20	0.00	0.00	0.14	8.02	8.00
35.60	3.20	0.00	0.00	0.14	8.02	8.00
35.80	3.20	0.00	0.00	0.14	8.02	8.00
36.00	3.20	0.00	0.00	0.14	8.02	8.00
36.20	3.20	0.00	0.00	0.14	8.02	8.00
36.40	3.20	0.00	0.00	0.14	8.02	8.00
36.60	3.20	0.00	0.00	0.14	8.02	8.00
36.80	3.20	0.00	0.00	0.14	8.02	8.00
37.00	3.20	0.00	0.00	0.14	8.02	8.00
37.20	3.20	0.00	0.00	0.14	8.02	8.00
37.40	3.20	0.00	0.00	0.14	8.02	8.00
37.60	3.20	0.00	0.00	0.14	8.01	8.00
37.80	3.20	0.00	0.00	0.14	8.01	8.00
38.00	3.20	0.00	0.00	0.14	8.01	8.00
38.20	3.20	0.00	0.00	0.14	8.01	8.00
38.40	3.20	0.00	0.00	0.14	8.01	8.00
38.60	3.20	0.00	0.00	0.14	8.01	8.00
38.80	3.20	0.00	0.00	0.14	8.01	8.00
39.00	3.20	0.00	0.00	0.14	8.01	8.00
39.20	3.20	0.00	0.00	0.14	8.01	8.00
39.40	3.20	0.00	0.00	0.14	8.01	8.00
39.60	3.20	0.00	0.00	0.14	8.01	8.00
39.80	3.20	0.00	0.00	0.14	8.01	8.00
40.00	3.20	0.00	0.00	0.14	8.01	8.00
40.20	3.20	0.00	0.00	0.14	8.01	8.00
40.40	3.20	0.00	0.00	0.14	8.01	8.00
40.60	3.20	0.00	0.00	0.14	8.01	8.00
40.80	3.20	0.00	0.00	0.14	8.01	8.00
41.00	3.20	0.00	0.00	0.14	8.01	8.00
41.20	3.20	0.00	0.00	0.14	8.01	8.00

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)
41.40	3.20	0.00	0.00	0.14	8.01	8.00
41.60	3.20	0.00	0.00	0.14	8.01	8.00
41.80	3.20	0.00	0.00	0.14	8.01	8.00
42.00	3.20	0.00	0.00	0.14	8.01	8.00
42.20	3.20	0.00	0.00	0.14	8.01	8.00
42.40	3.20	0.00	0.00	0.14	8.01	8.00
42.60	3.20	0.00	0.00	0.14	8.01	8.00
42.80	3.20	0.00	0.00	0.14	8.01	8.00
43.00	3.20	0.00	0.00	0.14	8.01	8.00
43.20	3.20	0.00	0.00	0.14	8.01	8.00
43.40	3.20	0.00	0.00	0.14	8.01	8.00
43.60	3.20	0.00	0.00	0.14	8.01	8.00
43.80	3.20	0.00	0.00	0.14	8.01	8.00
44.00	3.20	0.00	0.00	0.14	8.01	8.00
44.20	3.20	0.00	0.00	0.14	8.01	8.00
44.40	3.20	0.00	0.00	0.14	8.01	8.00
44.60	3.20	0.00	0.00	0.14	8.01	8.00
44.80	3.20	0.00	0.00	0.14	8.01	8.00
45.00	3.20	0.00	0.00	0.14	8.01	8.00
45.20	3.20	0.00	0.00	0.14	8.01	8.00
45.40	3.20	0.00	0.00	0.14	8.01	8.00
45.60	3.20	0.00	0.00	0.14	8.01	8.00
45.80	3.20	0.00	0.00	0.14	8.01	8.00
46.00	3.20	0.00	0.00	0.14	8.01	8.00
46.20	3.20	0.00	0.00	0.14	8.01	8.00
46.40	3.20	0.00	0.00	0.14	8.01	8.00
46.60	3.20	0.00	0.00	0.14	8.01	8.00
46.80	3.20	0.00	0.00	0.14	8.01	8.00
47.00	3.20	0.00	0.00	0.14	8.01	8.00
47.20	3.20	0.00	0.00	0.14	8.01	8.00
47.40	3.20	0.00	0.00	0.14	8.01	8.00
47.60	3.20	0.00	0.00	0.14	8.01	8.00
47.80	3.20	0.00	0.00	0.14	8.01	8.00
48.00	3.20	0.00	0.00	0.14	8.01	8.00
48.20	3.20	0.00	0.00	0.14	8.01	8.00
48.40	3.20	0.00	0.00	0.14	8.01	8.00
48.60	3.20	0.00	0.00	0.14	8.01	8.00
48.80	3.20	0.00	0.00	0.14	8.01	8.00
49.00	3.20	0.00	0.00	0.14	8.01	8.00
49.20	3.20	0.00	0.00	0.14	8.01	8.00
49.40	3.20	0.00	0.00	0.14	8.01	8.00
49.60	3.20	0.00	0.00	0.14	8.01	8.00
49.80	3.20	0.00	0.00	0.14	8.01	8.00
50.00	3.20	0.00	0.00	0.14	8.01	8.00
50.20	3.20	0.00	0.00	0.14	8.01	8.00
50.40	3.20	0.00	0.00	0.14	8.01	8.00
50.60	3.20	0.00	0.00	0.14	8.01	8.00
50.80	3.20	0.00	0.00	0.14	8.01	8.00
51.00	3.20	0.00	0.00	0.14	8.01	8.00
51.20	3.20	0.00	0.00	0.14	8.01	8.00
51.40	3.20	0.00	0.00	0.14	8.01	8.00
51.60	3.20	0.00	0.00	0.14	8.01	8.00
51.80	3.20	0.00	0.00	0.14	8.01	8.00
52.00	3.20	0.00	0.00	0.14	8.01	8.00
52.20	3.20	0.00	0.00	0.14	8.01	8.00
52.40	3.20	0.00	0.00	0.14	8.01	8.00
52.60	3.20	0.00	0.00	0.14	8.01	8.00
52.80	3.20	0.00	0.00	0.14	8.01	8.00
53.00	3.20	0.00	0.00	0.14	8.01	8.00
53.20	3.20	0.00	0.00	0.14	8.01	8.00
53.40	3.20	0.00	0.00	0.14	8.01	8.00
53.60	3.20	0.00	0.00	0.14	8.01	8.00
53.80	3.20	0.00	0.00	0.14	8.01	8.00
54.00	3.20	0.00	0.00	0.14	8.01	8.00
54.20	3.20	0.00	0.00	0.14	8.01	8.00
54.40	3.20	0.00	0.00	0.14	8.01	8.00
54.60	3.20	0.00	0.00	0.14	8.01	8.00
54.80	3.20	0.00	0.00	0.14	8.01	8.00
55.00	3.20	0.00	0.00	0.14	8.01	8.00

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)
55.20	3.20	0.00	0.00	0.14	8.01	8.00
55.40	3.20	0.00	0.00	0.14	8.01	8.00
55.60	3.20	0.00	0.00	0.14	8.01	8.00
55.80	3.20	0.00	0.00	0.14	8.01	8.00
56.00	3.20	0.00	0.00	0.14	8.01	8.00
56.20	3.20	0.00	0.00	0.14	8.01	8.00
56.40	3.20	0.00	0.00	0.14	8.01	8.00
56.60	3.20	0.00	0.00	0.14	8.01	8.00
56.80	3.20	0.00	0.00	0.14	8.01	8.00
57.00	3.20	0.00	0.00	0.14	8.01	8.00
57.20	3.20	0.00	0.00	0.14	8.01	8.00
57.40	3.20	0.00	0.00	0.14	8.01	8.00
57.60	3.20	0.00	0.00	0.14	8.01	8.00
57.80	3.20	0.00	0.00	0.14	8.01	8.00
58.00	3.20	0.00	0.00	0.14	8.01	8.00
58.20	3.20	0.00	0.00	0.14	8.01	8.00
58.40	3.20	0.00	0.00	0.14	8.01	8.00
58.60	3.20	0.00	0.00	0.14	8.01	8.00
58.80	3.20	0.00	0.00	0.14	8.01	8.00
59.00	3.20	0.00	0.00	0.14	8.01	8.00
59.20	3.20	0.00	0.00	0.14	8.01	8.00
59.40	3.20	0.00	0.00	0.14	8.01	8.00
59.60	3.20	0.00	0.00	0.14	8.01	8.00
59.80	3.20	0.00	0.00	0.14	8.01	8.00
60.00	3.20	0.00	0.00	0.14	8.01	8.00
60.20	3.20	0.00	0.00	0.14	8.01	8.00
60.40	3.20	0.00	0.00	0.14	8.01	8.00
60.60	3.20	0.00	0.00	0.14	8.01	8.00
60.80	3.20	0.00	0.00	0.14	8.01	8.00
61.00	3.20	0.00	0.00	0.14	8.01	8.00
61.20	3.20	0.00	0.00	0.14	8.01	8.00
61.40	3.20	0.00	0.00	0.14	8.01	8.00
61.60	3.20	0.00	0.00	0.14	8.01	8.00
61.80	3.20	0.00	0.00	0.14	8.01	8.00
62.00	3.20	0.00	0.00	0.14	8.01	8.00
62.20	3.20	0.00	0.00	0.14	8.01	8.00
62.40	3.20	0.00	0.00	0.14	8.01	8.00
62.60	3.20	0.00	0.00	0.14	8.01	8.00
62.80	3.20	0.00	0.00	0.14	8.01	8.00
63.00	3.20	0.00	0.00	0.14	8.01	8.00
63.20	3.20	0.00	0.00	0.14	8.01	8.00
63.40	3.20	0.00	0.00	0.14	8.01	8.00
63.60	3.20	0.00	0.00	0.14	8.01	8.00
63.80	3.20	0.00	0.00	0.14	8.01	8.00
64.00	3.20	0.00	0.00	0.14	8.01	8.00
64.20	3.20	0.00	0.00	0.14	8.01	8.00
64.40	3.20	0.00	0.00	0.14	8.01	8.00
64.60	3.20	0.00	0.00	0.14	8.01	8.00
64.80	3.20	0.00	0.00	0.14	8.01	8.00
65.00	3.20	0.00	0.00	0.14	8.01	8.00
65.20	3.20	0.00	0.00	0.14	8.01	8.00
65.40	3.20	0.00	0.00	0.14	8.01	8.00
65.60	3.20	0.00	0.00	0.14	8.01	8.00
65.80	3.20	0.00	0.00	0.14	8.01	8.00
66.00	3.20	0.00	0.00	0.14	8.01	8.00
66.20	3.20	0.00	0.00	0.14	8.01	8.00
66.40	3.20	0.00	0.00	0.14	8.01	8.00
66.60	3.20	0.00	0.00	0.14	8.01	8.00
66.80	3.20	0.00	0.00	0.14	8.01	8.00
67.00	3.20	0.00	0.00	0.14	8.01	8.00
67.20	3.20	0.00	0.00	0.14	8.01	8.00
67.40	3.20	0.00	0.00	0.14	8.01	8.00
67.60	3.20	0.00	0.00	0.14	8.01	8.00
67.80	3.20	0.00	0.00	0.14	8.01	8.00
68.00	3.20	0.00	0.00	0.14	8.01	8.00
68.20	3.20	0.00	0.00	0.14	8.01	8.00
68.40	3.20	0.00	0.00	0.14	8.01	8.00
68.60	3.20	0.00	0.00	0.14	8.01	8.00
68.80	3.20	0.00	0.00	0.14	8.01	8.00

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)
69.00	3.20	0.00	0.00	0.14	8.01	8.00
69.20	3.20	0.00	0.00	0.14	8.01	8.00
69.40	3.20	0.00	0.00	0.14	8.01	8.00
69.60	3.20	0.00	0.00	0.14	8.01	8.00
69.80	3.20	0.00	0.00	0.14	8.01	8.00
70.00	3.20	0.00	0.00	0.14	8.01	8.00
70.20	3.20	0.00	0.00	0.14	8.01	8.00
70.40	3.20	0.00	0.00	0.14	8.01	8.00
70.60	3.20	0.00	0.00	0.14	8.01	8.00
70.80	3.20	0.00	0.00	0.14	8.01	8.00
71.00	3.20	0.00	0.00	0.14	8.01	8.00
71.20	3.20	0.00	0.00	0.14	8.01	8.00
71.40	3.20	0.00	0.00	0.14	8.01	8.00
71.60	3.20	0.00	0.00	0.14	8.01	8.00
71.80	3.20	0.00	0.00	0.14	8.01	8.00
72.00	3.20	0.00	0.00	0.14	8.01	8.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.85	1.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	10.35	1.00	8.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	0.14	0.00	0.14	0.00	0.00	0.00

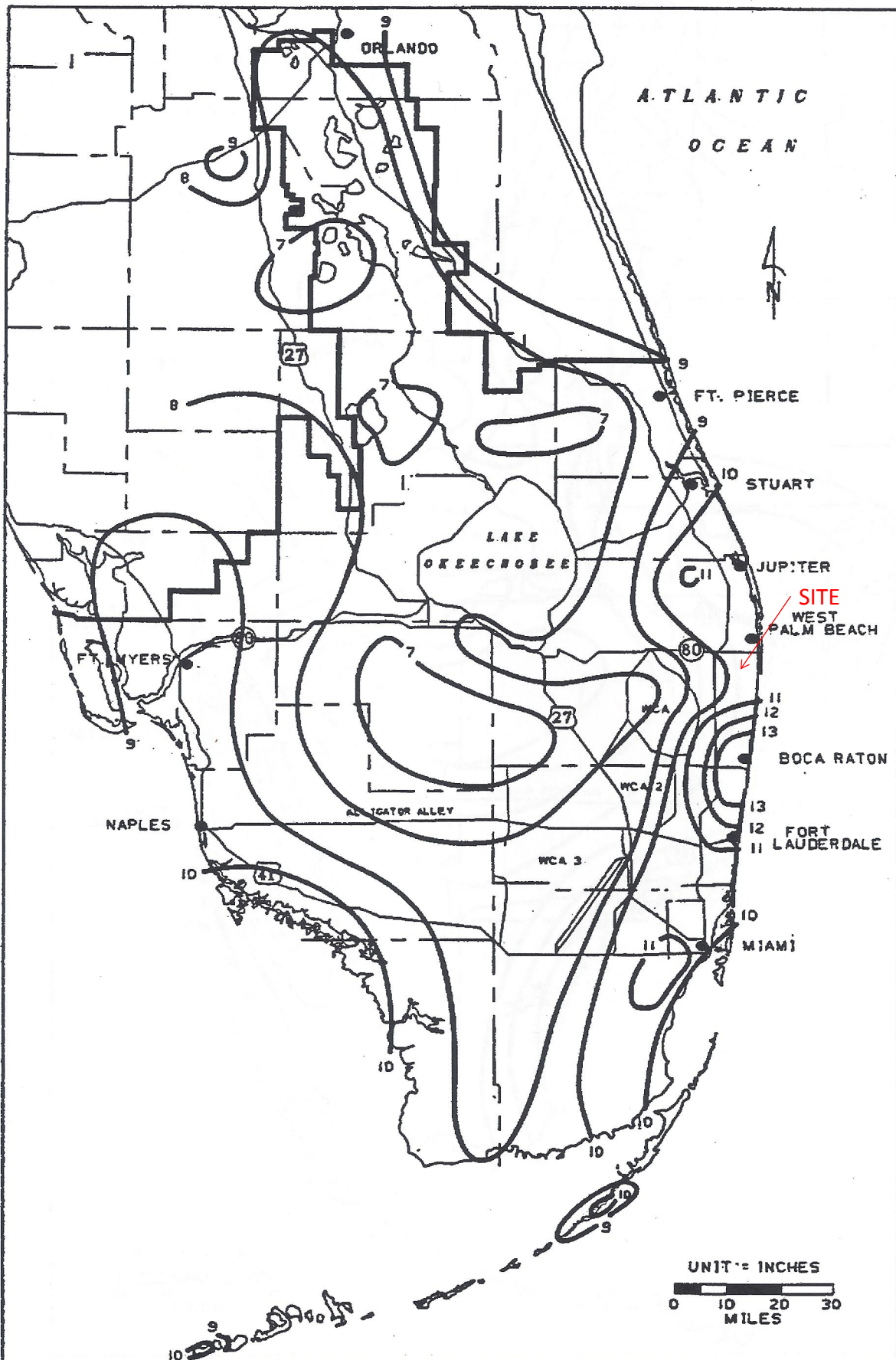


FIGURE C-7. 3-DAY RAINFALL: 10-YEAR RETURN PERIOD

Project Name: Penuel Evangelical Church

Reviewer: SMG

Project Number: 17-032

Period Begin: Feb 05, 2020;0000 hr End: Feb 19, 2020;0000 hr Duration: 336 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 10 year

3 Day Rainfall: 10.5 inches

Area: 1.12 acres

Ground Storage: 2.24 inches

Time of Concentration: 0.17 hours

Initial Stage: 8 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.00	0.00
9.00	0.01
10.00	0.04
11.00	0.18
12.00	0.47
13.00	1.08
14.00	1.98
15.00	3.00

Offsite Receiving Body: Offsite

Time (hr)	Stage (ft NGVD)
0.00	8.00
336.00	8.00

Structure: 1

From Basin: Onsite

To Basin: Offsite

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 11.1 ft NGVD, Length = 3 ft

Bleeder: Inv-Tri, Invert Elev = 8 ft NGVD, Height = 0.5 ft

Width = 0.5 ft

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

Pipe: Diameter = 1.5 ft, Manning's n = 0.012, Length = 60 ft

US Invert Elev = 8 ft NGVD, DS Invert Elev = 7.9 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	8.00	8.00
1.00	0.05	0.00	0.00	0.00	8.00	8.00
2.00	0.09	0.00	0.00	0.00	8.00	8.00
3.00	0.14	0.00	0.00	0.00	8.00	8.00
4.00	0.19	0.00	0.00	0.00	8.00	8.00
5.00	0.24	0.00	0.00	0.00	8.00	8.00
6.00	0.28	0.00	0.00	0.00	8.00	8.00
7.00	0.33	0.00	0.00	0.00	8.00	8.00
8.00	0.38	0.00	0.00	0.00	8.00	8.00
9.00	0.42	0.00	0.00	0.00	8.00	8.00
10.00	0.47	0.00	0.00	0.00	8.00	8.00
11.00	0.52	0.00	0.00	0.00	8.01	8.00
12.00	0.56	0.00	0.00	0.00	8.04	8.00
13.00	0.61	0.01	0.00	0.00	8.08	8.00
14.00	0.66	0.01	0.01	0.00	8.11	8.00
15.00	0.71	0.01	0.01	0.00	8.13	8.00
16.00	0.75	0.01	0.01	0.00	8.15	8.00

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)
17.00	0.80	0.01	0.01	0.00	8.16	8.00
18.00	0.85	0.01	0.01	0.00	8.16	8.00
19.00	0.89	0.02	0.02	0.01	8.17	8.00
20.00	0.94	0.02	0.02	0.01	8.18	8.00
21.00	0.99	0.02	0.02	0.01	8.18	8.00
22.00	1.03	0.02	0.02	0.01	8.19	8.00
23.00	1.08	0.02	0.02	0.01	8.19	8.00
24.00	1.13	0.02	0.02	0.01	8.20	8.00
25.00	1.20	0.03	0.03	0.01	8.23	8.00
26.00	1.27	0.04	0.03	0.02	8.24	8.00
27.00	1.33	0.04	0.04	0.02	8.24	8.00
28.00	1.40	0.04	0.04	0.02	8.25	8.00
29.00	1.47	0.04	0.04	0.03	8.25	8.00
30.00	1.54	0.04	0.04	0.03	8.26	8.00
31.00	1.61	0.04	0.04	0.03	8.26	8.00
32.00	1.68	0.04	0.04	0.04	8.26	8.00
33.00	1.75	0.05	0.05	0.04	8.27	8.00
34.00	1.81	0.05	0.05	0.05	8.27	8.00
35.00	1.88	0.05	0.05	0.05	8.27	8.00
36.00	1.95	0.05	0.05	0.05	8.27	8.00
37.00	2.02	0.05	0.05	0.06	8.28	8.00
38.00	2.09	0.05	0.05	0.06	8.28	8.00
39.00	2.16	0.05	0.05	0.07	8.28	8.00
40.00	2.23	0.05	0.05	0.07	8.28	8.00
41.00	2.29	0.05	0.05	0.07	8.28	8.00
42.00	2.36	0.05	0.05	0.08	8.29	8.00
43.00	2.43	0.06	0.06	0.08	8.29	8.00
44.00	2.50	0.06	0.06	0.09	8.29	8.00
45.00	2.57	0.06	0.06	0.09	8.29	8.00
46.00	2.64	0.06	0.06	0.10	8.29	8.00
47.00	2.71	0.06	0.06	0.10	8.29	8.00
48.00	2.77	0.06	0.06	0.11	8.29	8.00
49.00	2.85	0.07	0.07	0.11	8.31	8.00
50.00	2.93	0.07	0.07	0.12	8.31	8.00
51.00	3.02	0.08	0.08	0.12	8.34	8.00
52.00	3.12	0.10	0.09	0.13	8.35	8.00
53.00	3.25	0.12	0.12	0.14	8.40	8.00
54.00	3.42	0.16	0.14	0.15	8.46	8.00
55.00	3.61	0.19	0.19	0.17	8.54	8.00
56.00	3.83	0.22	0.22	0.18	8.55	8.00
57.00	4.09	0.27	0.27	0.20	8.54	8.00
58.00	4.42	0.33	0.32	0.23	8.62	8.00
59.00	4.85	0.49	0.44	0.26	8.88	8.00
60.00	7.84	5.20	0.93	0.32	10.70	8.00
61.00	8.70	0.68	1.00	0.40	11.08	8.00
62.00	9.09	0.39	0.96	0.48	10.87	8.00
63.00	9.34	0.25	0.89	0.56	10.50	8.00
64.00	9.57	0.25	0.81	0.63	10.15	8.00
65.00	9.71	0.15	0.55	0.68	9.18	8.00
66.00	9.85	0.15	0.15	0.70	8.47	8.00
67.00	9.99	0.15	0.15	0.71	8.52	8.00
68.00	10.13	0.15	0.15	0.73	8.52	8.00
69.00	10.22	0.10	0.10	0.74	8.37	8.00
70.00	10.31	0.10	0.10	0.75	8.37	8.00
71.00	10.41	0.10	0.10	0.75	8.37	8.00
72.00	10.50	0.10	0.10	0.76	8.37	8.00
73.00	10.50	0.00	0.01	0.77	8.16	8.00
74.00	10.50	0.00	0.00	0.77	8.10	8.00
75.00	10.50	0.00	0.00	0.77	8.08	8.00
76.00	10.50	0.00	0.00	0.77	8.06	8.00
77.00	10.50	0.00	0.00	0.77	8.05	8.00
78.00	10.50	0.00	0.00	0.77	8.05	8.00
79.00	10.50	0.00	0.00	0.77	8.04	8.00
80.00	10.50	0.00	0.00	0.77	8.04	8.00
81.00	10.50	0.00	0.00	0.77	8.04	8.00
82.00	10.50	0.00	0.00	0.77	8.03	8.00
83.00	10.50	0.00	0.00	0.77	8.03	8.00
84.00	10.50	0.00	0.00	0.77	8.03	8.00
85.00	10.50	0.00	0.00	0.77	8.03	8.00

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)
86.00	10.50	0.00	0.00	0.77	8.03	8.00
87.00	10.50	0.00	0.00	0.77	8.03	8.00
88.00	10.50	0.00	0.00	0.77	8.03	8.00
89.00	10.50	0.00	0.00	0.77	8.02	8.00
90.00	10.50	0.00	0.00	0.77	8.02	8.00
91.00	10.50	0.00	0.00	0.77	8.02	8.00
92.00	10.50	0.00	0.00	0.77	8.02	8.00
93.00	10.50	0.00	0.00	0.77	8.02	8.00
94.00	10.50	0.00	0.00	0.77	8.02	8.00
95.00	10.50	0.00	0.00	0.77	8.02	8.00
96.00	10.50	0.00	0.00	0.77	8.02	8.00
97.00	10.50	0.00	0.00	0.77	8.02	8.00
98.00	10.50	0.00	0.00	0.77	8.02	8.00
99.00	10.50	0.00	0.00	0.77	8.02	8.00
100.00	10.50	0.00	0.00	0.77	8.02	8.00
101.00	10.50	0.00	0.00	0.77	8.02	8.00
102.00	10.50	0.00	0.00	0.77	8.02	8.00
103.00	10.50	0.00	0.00	0.77	8.02	8.00
104.00	10.50	0.00	0.00	0.77	8.02	8.00
105.00	10.50	0.00	0.00	0.77	8.02	8.00
106.00	10.50	0.00	0.00	0.77	8.02	8.00
107.00	10.50	0.00	0.00	0.77	8.02	8.00
108.00	10.50	0.00	0.00	0.77	8.01	8.00
109.00	10.50	0.00	0.00	0.77	8.01	8.00
110.00	10.50	0.00	0.00	0.77	8.01	8.00
111.00	10.50	0.00	0.00	0.77	8.01	8.00
112.00	10.50	0.00	0.00	0.77	8.01	8.00
113.00	10.50	0.00	0.00	0.77	8.01	8.00
114.00	10.50	0.00	0.00	0.77	8.01	8.00
115.00	10.50	0.00	0.00	0.77	8.01	8.00
116.00	10.50	0.00	0.00	0.77	8.01	8.00
117.00	10.50	0.00	0.00	0.77	8.01	8.00
118.00	10.50	0.00	0.00	0.77	8.01	8.00
119.00	10.50	0.00	0.00	0.77	8.01	8.00
120.00	10.50	0.00	0.00	0.77	8.01	8.00
121.00	10.50	0.00	0.00	0.77	8.01	8.00
122.00	10.50	0.00	0.00	0.77	8.01	8.00
123.00	10.50	0.00	0.00	0.77	8.01	8.00
124.00	10.50	0.00	0.00	0.77	8.01	8.00
125.00	10.50	0.00	0.00	0.77	8.01	8.00
126.00	10.50	0.00	0.00	0.77	8.01	8.00
127.00	10.50	0.00	0.00	0.77	8.01	8.00
128.00	10.50	0.00	0.00	0.77	8.01	8.00
129.00	10.50	0.00	0.00	0.77	8.01	8.00
130.00	10.50	0.00	0.00	0.77	8.01	8.00
131.00	10.50	0.00	0.00	0.77	8.01	8.00
132.00	10.50	0.00	0.00	0.77	8.01	8.00
133.00	10.50	0.00	0.00	0.77	8.01	8.00
134.00	10.50	0.00	0.00	0.77	8.01	8.00
135.00	10.50	0.00	0.00	0.77	8.01	8.00
136.00	10.50	0.00	0.00	0.77	8.01	8.00
137.00	10.50	0.00	0.00	0.77	8.01	8.00
138.00	10.50	0.00	0.00	0.77	8.01	8.00
139.00	10.50	0.00	0.00	0.77	8.01	8.00
140.00	10.50	0.00	0.00	0.77	8.01	8.00
141.00	10.50	0.00	0.00	0.77	8.01	8.00
142.00	10.50	0.00	0.00	0.77	8.01	8.00
143.00	10.50	0.00	0.00	0.77	8.01	8.00
144.00	10.50	0.00	0.00	0.77	8.01	8.00
145.00	10.50	0.00	0.00	0.77	8.01	8.00
146.00	10.50	0.00	0.00	0.77	8.01	8.00
147.00	10.50	0.00	0.00	0.77	8.01	8.00
148.00	10.50	0.00	0.00	0.77	8.01	8.00
149.00	10.50	0.00	0.00	0.77	8.01	8.00
150.00	10.50	0.00	0.00	0.77	8.01	8.00
151.00	10.50	0.00	0.00	0.77	8.01	8.00
152.00	10.50	0.00	0.00	0.77	8.01	8.00
153.00	10.50	0.00	0.00	0.77	8.01	8.00
154.00	10.50	0.00	0.00	0.77	8.01	8.00

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)
155.00	10.50	0.00	0.00	0.77	8.01	8.00
156.00	10.50	0.00	0.00	0.77	8.01	8.00
157.00	10.50	0.00	0.00	0.77	8.01	8.00
158.00	10.50	0.00	0.00	0.77	8.01	8.00
159.00	10.50	0.00	0.00	0.77	8.01	8.00
160.00	10.50	0.00	0.00	0.77	8.01	8.00
161.00	10.50	0.00	0.00	0.77	8.01	8.00
162.00	10.50	0.00	0.00	0.77	8.01	8.00
163.00	10.50	0.00	0.00	0.77	8.01	8.00
164.00	10.50	0.00	0.00	0.77	8.01	8.00
165.00	10.50	0.00	0.00	0.77	8.01	8.00
166.00	10.50	0.00	0.00	0.77	8.01	8.00
167.00	10.50	0.00	0.00	0.77	8.01	8.00
168.00	10.50	0.00	0.00	0.77	8.01	8.00
169.00	10.50	0.00	0.00	0.77	8.01	8.00
170.00	10.50	0.00	0.00	0.77	8.01	8.00
171.00	10.50	0.00	0.00	0.77	8.01	8.00
172.00	10.50	0.00	0.00	0.77	8.01	8.00
173.00	10.50	0.00	0.00	0.77	8.01	8.00
174.00	10.50	0.00	0.00	0.77	8.01	8.00
175.00	10.50	0.00	0.00	0.77	8.01	8.00
176.00	10.50	0.00	0.00	0.77	8.01	8.00
177.00	10.50	0.00	0.00	0.77	8.01	8.00
178.00	10.50	0.00	0.00	0.77	8.01	8.00
179.00	10.50	0.00	0.00	0.77	8.01	8.00
180.00	10.50	0.00	0.00	0.77	8.01	8.00
181.00	10.50	0.00	0.00	0.77	8.01	8.00
182.00	10.50	0.00	0.00	0.77	8.01	8.00
183.00	10.50	0.00	0.00	0.77	8.01	8.00
184.00	10.50	0.00	0.00	0.77	8.01	8.00
185.00	10.50	0.00	0.00	0.77	8.01	8.00
186.00	10.50	0.00	0.00	0.77	8.01	8.00
187.00	10.50	0.00	0.00	0.77	8.01	8.00
188.00	10.50	0.00	0.00	0.77	8.01	8.00
189.00	10.50	0.00	0.00	0.77	8.01	8.00
190.00	10.50	0.00	0.00	0.77	8.01	8.00
191.00	10.50	0.00	0.00	0.77	8.01	8.00
192.00	10.50	0.00	0.00	0.77	8.01	8.00
193.00	10.50	0.00	0.00	0.77	8.01	8.00
194.00	10.50	0.00	0.00	0.77	8.01	8.00
195.00	10.50	0.00	0.00	0.77	8.01	8.00
196.00	10.50	0.00	0.00	0.77	8.01	8.00
197.00	10.50	0.00	0.00	0.77	8.01	8.00
198.00	10.50	0.00	0.00	0.77	8.01	8.00
199.00	10.50	0.00	0.00	0.77	8.01	8.00
200.00	10.50	0.00	0.00	0.77	8.01	8.00
201.00	10.50	0.00	0.00	0.77	8.01	8.00
202.00	10.50	0.00	0.00	0.77	8.01	8.00
203.00	10.50	0.00	0.00	0.77	8.01	8.00
204.00	10.50	0.00	0.00	0.77	8.01	8.00
205.00	10.50	0.00	0.00	0.77	8.01	8.00
206.00	10.50	0.00	0.00	0.77	8.01	8.00
207.00	10.50	0.00	0.00	0.77	8.01	8.00
208.00	10.50	0.00	0.00	0.77	8.01	8.00
209.00	10.50	0.00	0.00	0.77	8.01	8.00
210.00	10.50	0.00	0.00	0.77	8.01	8.00
211.00	10.50	0.00	0.00	0.77	8.01	8.00
212.00	10.50	0.00	0.00	0.77	8.01	8.00
213.00	10.50	0.00	0.00	0.77	8.01	8.00
214.00	10.50	0.00	0.00	0.77	8.01	8.00
215.00	10.50	0.00	0.00	0.77	8.01	8.00
216.00	10.50	0.00	0.00	0.77	8.01	8.00
217.00	10.50	0.00	0.00	0.77	8.01	8.00
218.00	10.50	0.00	0.00	0.77	8.01	8.00
219.00	10.50	0.00	0.00	0.77	8.01	8.00
220.00	10.50	0.00	0.00	0.77	8.01	8.00
221.00	10.50	0.00	0.00	0.77	8.01	8.00
222.00	10.50	0.00	0.00	0.77	8.01	8.00
223.00	10.50	0.00	0.00	0.77	8.01	8.00

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)
224.00	10.50	0.00	0.00	0.77	8.01	8.00
225.00	10.50	0.00	0.00	0.77	8.01	8.00
226.00	10.50	0.00	0.00	0.77	8.01	8.00
227.00	10.50	0.00	0.00	0.77	8.01	8.00
228.00	10.50	0.00	0.00	0.77	8.01	8.00
229.00	10.50	0.00	0.00	0.77	8.01	8.00
230.00	10.50	0.00	0.00	0.77	8.01	8.00
231.00	10.50	0.00	0.00	0.77	8.01	8.00
232.00	10.50	0.00	0.00	0.77	8.01	8.00
233.00	10.50	0.00	0.00	0.77	8.01	8.00
234.00	10.50	0.00	0.00	0.77	8.01	8.00
235.00	10.50	0.00	0.00	0.77	8.01	8.00
236.00	10.50	0.00	0.00	0.77	8.01	8.00
237.00	10.50	0.00	0.00	0.77	8.01	8.00
238.00	10.50	0.00	0.00	0.77	8.01	8.00
239.00	10.50	0.00	0.00	0.77	8.01	8.00
240.00	10.50	0.00	0.00	0.77	8.01	8.00
241.00	10.50	0.00	0.00	0.77	8.01	8.00
242.00	10.50	0.00	0.00	0.77	8.01	8.00
243.00	10.50	0.00	0.00	0.77	8.01	8.00
244.00	10.50	0.00	0.00	0.77	8.01	8.00
245.00	10.50	0.00	0.00	0.77	8.01	8.00
246.00	10.50	0.00	0.00	0.77	8.01	8.00
247.00	10.50	0.00	0.00	0.77	8.01	8.00
248.00	10.50	0.00	0.00	0.77	8.01	8.00
249.00	10.50	0.00	0.00	0.77	8.01	8.00
250.00	10.50	0.00	0.00	0.77	8.01	8.00
251.00	10.50	0.00	0.00	0.77	8.01	8.00
252.00	10.50	0.00	0.00	0.77	8.01	8.00
253.00	10.50	0.00	0.00	0.77	8.01	8.00
254.00	10.50	0.00	0.00	0.77	8.01	8.00
255.00	10.50	0.00	0.00	0.77	8.00	8.00
256.00	10.50	0.00	0.00	0.77	8.00	8.00
257.00	10.50	0.00	0.00	0.77	8.00	8.00
258.00	10.50	0.00	0.00	0.77	8.00	8.00
259.00	10.50	0.00	0.00	0.77	8.00	8.00
260.00	10.50	0.00	0.00	0.77	8.00	8.00
261.00	10.50	0.00	0.00	0.77	8.00	8.00
262.00	10.50	0.00	0.00	0.77	8.00	8.00
263.00	10.50	0.00	0.00	0.77	8.00	8.00
264.00	10.50	0.00	0.00	0.77	8.00	8.00
265.00	10.50	0.00	0.00	0.77	8.00	8.00
266.00	10.50	0.00	0.00	0.77	8.00	8.00
267.00	10.50	0.00	0.00	0.77	8.00	8.00
268.00	10.50	0.00	0.00	0.77	8.00	8.00
269.00	10.50	0.00	0.00	0.77	8.00	8.00
270.00	10.50	0.00	0.00	0.77	8.00	8.00
271.00	10.50	0.00	0.00	0.77	8.00	8.00
272.00	10.50	0.00	0.00	0.77	8.00	8.00
273.00	10.50	0.00	0.00	0.77	8.00	8.00
274.00	10.50	0.00	0.00	0.77	8.00	8.00
275.00	10.50	0.00	0.00	0.77	8.00	8.00
276.00	10.50	0.00	0.00	0.77	8.00	8.00
277.00	10.50	0.00	0.00	0.77	8.00	8.00
278.00	10.50	0.00	0.00	0.77	8.00	8.00
279.00	10.50	0.00	0.00	0.77	8.00	8.00
280.00	10.50	0.00	0.00	0.77	8.00	8.00
281.00	10.50	0.00	0.00	0.77	8.00	8.00
282.00	10.50	0.00	0.00	0.77	8.00	8.00
283.00	10.50	0.00	0.00	0.77	8.00	8.00
284.00	10.50	0.00	0.00	0.77	8.00	8.00
285.00	10.50	0.00	0.00	0.77	8.00	8.00
286.00	10.50	0.00	0.00	0.77	8.00	8.00
287.00	10.50	0.00	0.00	0.77	8.00	8.00
288.00	10.50	0.00	0.00	0.77	8.00	8.00
289.00	10.50	0.00	0.00	0.77	8.00	8.00
290.00	10.50	0.00	0.00	0.77	8.00	8.00
291.00	10.50	0.00	0.00	0.77	8.00	8.00
292.00	10.50	0.00	0.00	0.77	8.00	8.00

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)
293.00	10.50	0.00	0.00	0.77	8.00	8.00
294.00	10.50	0.00	0.00	0.77	8.00	8.00
295.00	10.50	0.00	0.00	0.77	8.00	8.00
296.00	10.50	0.00	0.00	0.77	8.00	8.00
297.00	10.50	0.00	0.00	0.77	8.00	8.00
298.00	10.50	0.00	0.00	0.77	8.00	8.00
299.00	10.50	0.00	0.00	0.77	8.00	8.00
300.00	10.50	0.00	0.00	0.77	8.00	8.00
301.00	10.50	0.00	0.00	0.77	8.00	8.00
302.00	10.50	0.00	0.00	0.77	8.00	8.00
303.00	10.50	0.00	0.00	0.77	8.00	8.00
304.00	10.50	0.00	0.00	0.77	8.00	8.00
305.00	10.50	0.00	0.00	0.77	8.00	8.00
306.00	10.50	0.00	0.00	0.77	8.00	8.00
307.00	10.50	0.00	0.00	0.77	8.00	8.00
308.00	10.50	0.00	0.00	0.77	8.00	8.00
309.00	10.50	0.00	0.00	0.77	8.00	8.00
310.00	10.50	0.00	0.00	0.77	8.00	8.00
311.00	10.50	0.00	0.00	0.77	8.00	8.00
312.00	10.50	0.00	0.00	0.77	8.00	8.00
313.00	10.50	0.00	0.00	0.77	8.00	8.00
314.00	10.50	0.00	0.00	0.77	8.00	8.00
315.00	10.50	0.00	0.00	0.77	8.00	8.00
316.00	10.50	0.00	0.00	0.77	8.00	8.00
317.00	10.50	0.00	0.00	0.77	8.00	8.00
318.00	10.50	0.00	0.00	0.77	8.00	8.00
319.00	10.50	0.00	0.00	0.77	8.00	8.00
320.00	10.50	0.00	0.00	0.77	8.00	8.00
321.00	10.50	0.00	0.00	0.77	8.00	8.00
322.00	10.50	0.00	0.00	0.77	8.00	8.00
323.00	10.50	0.00	0.00	0.77	8.00	8.00
324.00	10.50	0.00	0.00	0.77	8.00	8.00
325.00	10.50	0.00	0.00	0.77	8.00	8.00
326.00	10.50	0.00	0.00	0.77	8.00	8.00
327.00	10.50	0.00	0.00	0.77	8.00	8.00
328.00	10.50	0.00	0.00	0.77	8.00	8.00
329.00	10.50	0.00	0.00	0.77	8.00	8.00
330.00	10.50	0.00	0.00	0.77	8.00	8.00
331.00	10.50	0.00	0.00	0.77	8.00	8.00
332.00	10.50	0.00	0.00	0.77	8.00	8.00
333.00	10.50	0.00	0.00	0.77	8.00	8.00
334.00	10.50	0.00	0.00	0.77	8.00	8.00
335.00	10.50	0.00	0.00	0.77	8.00	8.00
336.00	10.50	0.00	0.00	0.77	8.00	8.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	1.00	60.60	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	11.10	60.60	8.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	0.77	0.00	0.77	0.00	0.00	0.00

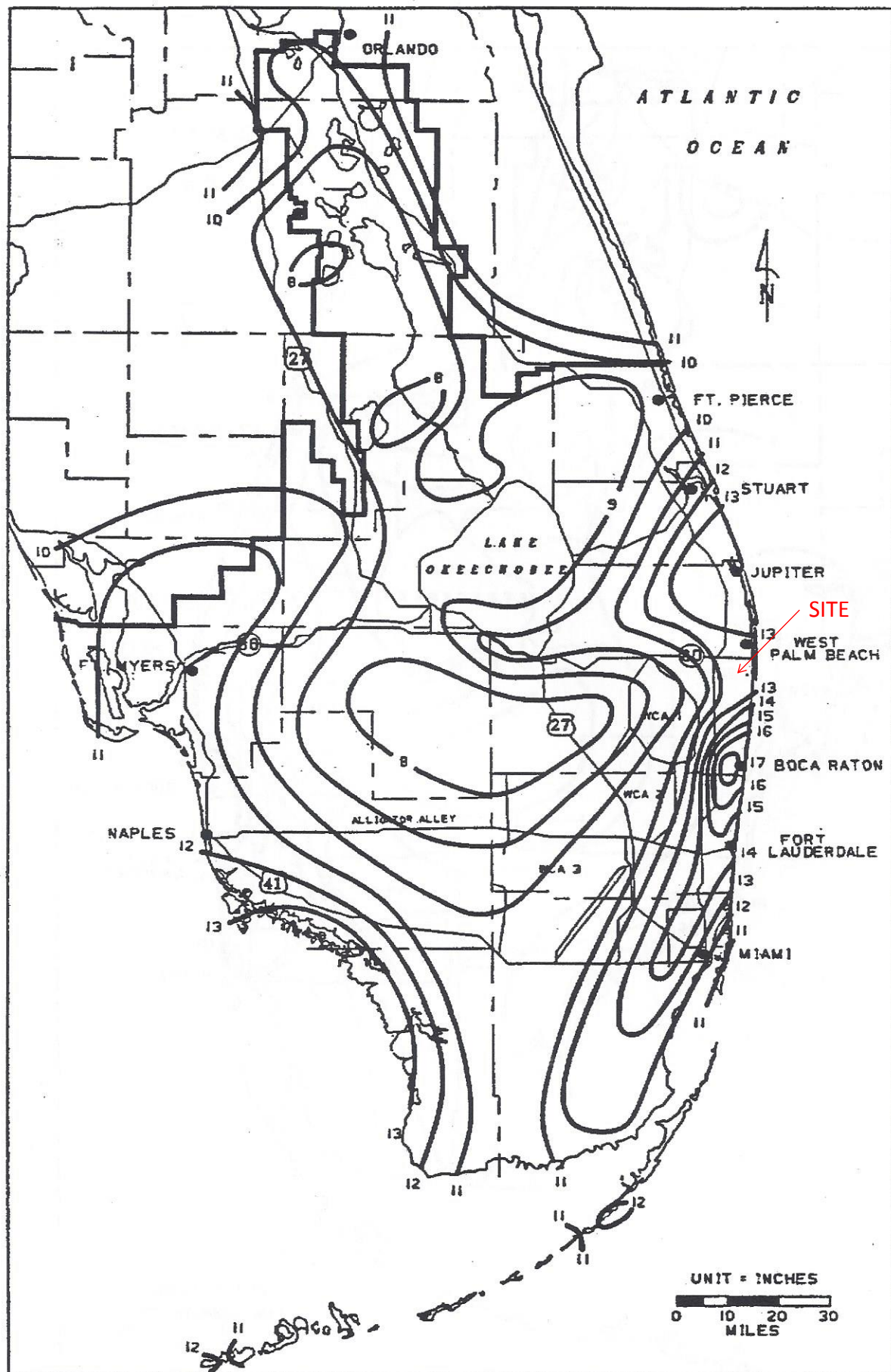


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

Project Name: Penuel Evangelical Church

Reviewer: SMG

Project Number: 17-032

Period Begin: Feb 05, 2020;0000 hr End: Feb 19, 2020;0000 hr Duration: 336 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 12.5 inches

Area: 1.12 acres

Ground Storage: 2.24 inches

Time of Concentration: 0.17 hours

Initial Stage: 8 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.00	0.00
9.00	0.01
10.00	0.04
11.00	0.18
12.00	0.47
13.00	1.08
14.00	1.98
15.00	3.00

Offsite Receiving Body: Offsite

Time (hr)	Stage (ft NGVD)
0.00	8.00
336.00	8.00

Structure: 1

From Basin: Onsite

To Basin: Offsite

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 11.1 ft NGVD, Length = 3 ft

Bleeder: Inv-Tri, Invert Elev = 8 ft NGVD, Height = 0.5 ft

Width = 0.5 ft

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

Pipe: Diameter = 1.5 ft, Manning's n = 0.012, Length = 60 ft

US Invert Elev = 8 ft NGVD, DS Invert Elev = 7.9 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	8.00	8.00
1.00	0.06	0.00	0.00	0.00	8.00	8.00
2.00	0.11	0.00	0.00	0.00	8.00	8.00
3.00	0.17	0.00	0.00	0.00	8.00	8.00
4.00	0.22	0.00	0.00	0.00	8.00	8.00
5.00	0.28	0.00	0.00	0.00	8.00	8.00
6.00	0.34	0.00	0.00	0.00	8.00	8.00
7.00	0.39	0.00	0.00	0.00	8.00	8.00
8.00	0.45	0.00	0.00	0.00	8.00	8.00
9.00	0.50	0.00	0.00	0.00	8.01	8.00
10.00	0.56	0.01	0.00	0.00	8.04	8.00
11.00	0.62	0.01	0.00	0.00	8.08	8.00
12.00	0.67	0.01	0.01	0.00	8.12	8.00
13.00	0.73	0.01	0.01	0.00	8.15	8.00
14.00	0.78	0.01	0.01	0.00	8.16	8.00
15.00	0.84	0.02	0.02	0.00	8.17	8.00
16.00	0.90	0.02	0.02	0.00	8.18	8.00

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)
17.00	0.95	0.02	0.02	0.01	8.19	8.00
18.00	1.01	0.02	0.02	0.01	8.20	8.00
19.00	1.06	0.02	0.02	0.01	8.20	8.00
20.00	1.12	0.03	0.02	0.01	8.21	8.00
21.00	1.18	0.03	0.03	0.01	8.21	8.00
22.00	1.23	0.03	0.03	0.02	8.22	8.00
23.00	1.29	0.03	0.03	0.02	8.22	8.00
24.00	1.34	0.03	0.03	0.02	8.23	8.00
25.00	1.42	0.05	0.05	0.02	8.27	8.00
26.00	1.51	0.05	0.05	0.03	8.27	8.00
27.00	1.59	0.05	0.05	0.03	8.28	8.00
28.00	1.67	0.05	0.05	0.04	8.28	8.00
29.00	1.75	0.05	0.05	0.04	8.29	8.00
30.00	1.83	0.06	0.06	0.05	8.29	8.00
31.00	1.91	0.06	0.06	0.05	8.29	8.00
32.00	2.00	0.06	0.06	0.06	8.30	8.00
33.00	2.08	0.06	0.06	0.06	8.30	8.00
34.00	2.16	0.06	0.06	0.07	8.30	8.00
35.00	2.24	0.06	0.06	0.07	8.30	8.00
36.00	2.32	0.06	0.06	0.08	8.31	8.00
37.00	2.40	0.07	0.07	0.08	8.31	8.00
38.00	2.49	0.07	0.07	0.09	8.31	8.00
39.00	2.57	0.07	0.07	0.09	8.31	8.00
40.00	2.65	0.07	0.07	0.10	8.31	8.00
41.00	2.73	0.07	0.07	0.10	8.31	8.00
42.00	2.81	0.07	0.07	0.11	8.32	8.00
43.00	2.89	0.07	0.07	0.12	8.32	8.00
44.00	2.98	0.07	0.07	0.12	8.32	8.00
45.00	3.06	0.07	0.07	0.13	8.32	8.00
46.00	3.14	0.07	0.07	0.13	8.32	8.00
47.00	3.22	0.07	0.07	0.14	8.32	8.00
48.00	3.30	0.07	0.07	0.15	8.32	8.00
49.00	3.39	0.08	0.08	0.15	8.34	8.00
50.00	3.49	0.09	0.08	0.16	8.34	8.00
51.00	3.60	0.10	0.10	0.17	8.37	8.00
52.00	3.72	0.12	0.12	0.18	8.39	8.00
53.00	3.87	0.16	0.15	0.19	8.46	8.00
54.00	4.07	0.19	0.19	0.20	8.54	8.00
55.00	4.30	0.23	0.19	0.22	8.54	8.00
56.00	4.56	0.27	0.27	0.24	8.54	8.00
57.00	4.87	0.33	0.32	0.27	8.62	8.00
58.00	5.26	0.41	0.39	0.30	8.76	8.00
59.00	5.78	0.60	0.51	0.33	9.05	8.00
60.00	9.34	6.30	0.98	0.40	10.97	8.00
61.00	10.36	0.82	1.32	0.51	11.20	8.00
62.00	10.83	0.47	0.99	0.60	11.05	8.00
63.00	11.12	0.30	0.94	0.68	10.75	8.00
64.00	11.40	0.30	0.86	0.75	10.40	8.00
65.00	11.56	0.18	0.78	0.82	10.03	8.00
66.00	11.73	0.18	0.41	0.87	8.81	8.00
67.00	11.89	0.18	0.18	0.89	8.54	8.00
68.00	12.06	0.18	0.18	0.90	8.54	8.00
69.00	12.17	0.12	0.13	0.91	8.42	8.00
70.00	12.28	0.12	0.12	0.92	8.40	8.00
71.00	12.39	0.12	0.12	0.93	8.40	8.00
72.00	12.50	0.12	0.12	0.94	8.40	8.00
73.00	12.50	0.00	0.01	0.95	8.16	8.00
74.00	12.50	0.00	0.00	0.95	8.10	8.00
75.00	12.50	0.00	0.00	0.95	8.08	8.00
76.00	12.50	0.00	0.00	0.95	8.06	8.00
77.00	12.50	0.00	0.00	0.95	8.06	8.00
78.00	12.50	0.00	0.00	0.95	8.05	8.00
79.00	12.50	0.00	0.00	0.95	8.04	8.00
80.00	12.50	0.00	0.00	0.95	8.04	8.00
81.00	12.50	0.00	0.00	0.95	8.04	8.00
82.00	12.50	0.00	0.00	0.95	8.03	8.00
83.00	12.50	0.00	0.00	0.95	8.03	8.00
84.00	12.50	0.00	0.00	0.95	8.03	8.00
85.00	12.50	0.00	0.00	0.95	8.03	8.00

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)
86.00	12.50	0.00	0.00	0.95	8.03	8.00
87.00	12.50	0.00	0.00	0.95	8.03	8.00
88.00	12.50	0.00	0.00	0.95	8.03	8.00
89.00	12.50	0.00	0.00	0.95	8.02	8.00
90.00	12.50	0.00	0.00	0.95	8.02	8.00
91.00	12.50	0.00	0.00	0.95	8.02	8.00
92.00	12.50	0.00	0.00	0.95	8.02	8.00
93.00	12.50	0.00	0.00	0.95	8.02	8.00
94.00	12.50	0.00	0.00	0.95	8.02	8.00
95.00	12.50	0.00	0.00	0.95	8.02	8.00
96.00	12.50	0.00	0.00	0.95	8.02	8.00
97.00	12.50	0.00	0.00	0.95	8.02	8.00
98.00	12.50	0.00	0.00	0.95	8.02	8.00
99.00	12.50	0.00	0.00	0.95	8.02	8.00
100.00	12.50	0.00	0.00	0.95	8.02	8.00
101.00	12.50	0.00	0.00	0.95	8.02	8.00
102.00	12.50	0.00	0.00	0.95	8.02	8.00
103.00	12.50	0.00	0.00	0.95	8.02	8.00
104.00	12.50	0.00	0.00	0.95	8.02	8.00
105.00	12.50	0.00	0.00	0.95	8.02	8.00
106.00	12.50	0.00	0.00	0.95	8.02	8.00
107.00	12.50	0.00	0.00	0.95	8.02	8.00
108.00	12.50	0.00	0.00	0.95	8.01	8.00
109.00	12.50	0.00	0.00	0.95	8.01	8.00
110.00	12.50	0.00	0.00	0.95	8.01	8.00
111.00	12.50	0.00	0.00	0.95	8.01	8.00
112.00	12.50	0.00	0.00	0.95	8.01	8.00
113.00	12.50	0.00	0.00	0.95	8.01	8.00
114.00	12.50	0.00	0.00	0.95	8.01	8.00
115.00	12.50	0.00	0.00	0.95	8.01	8.00
116.00	12.50	0.00	0.00	0.95	8.01	8.00
117.00	12.50	0.00	0.00	0.95	8.01	8.00
118.00	12.50	0.00	0.00	0.95	8.01	8.00
119.00	12.50	0.00	0.00	0.95	8.01	8.00
120.00	12.50	0.00	0.00	0.95	8.01	8.00
121.00	12.50	0.00	0.00	0.95	8.01	8.00
122.00	12.50	0.00	0.00	0.95	8.01	8.00
123.00	12.50	0.00	0.00	0.95	8.01	8.00
124.00	12.50	0.00	0.00	0.95	8.01	8.00
125.00	12.50	0.00	0.00	0.95	8.01	8.00
126.00	12.50	0.00	0.00	0.95	8.01	8.00
127.00	12.50	0.00	0.00	0.95	8.01	8.00
128.00	12.50	0.00	0.00	0.95	8.01	8.00
129.00	12.50	0.00	0.00	0.95	8.01	8.00
130.00	12.50	0.00	0.00	0.95	8.01	8.00
131.00	12.50	0.00	0.00	0.95	8.01	8.00
132.00	12.50	0.00	0.00	0.95	8.01	8.00
133.00	12.50	0.00	0.00	0.95	8.01	8.00
134.00	12.50	0.00	0.00	0.95	8.01	8.00
135.00	12.50	0.00	0.00	0.95	8.01	8.00
136.00	12.50	0.00	0.00	0.95	8.01	8.00
137.00	12.50	0.00	0.00	0.95	8.01	8.00
138.00	12.50	0.00	0.00	0.95	8.01	8.00
139.00	12.50	0.00	0.00	0.95	8.01	8.00
140.00	12.50	0.00	0.00	0.95	8.01	8.00
141.00	12.50	0.00	0.00	0.95	8.01	8.00
142.00	12.50	0.00	0.00	0.95	8.01	8.00
143.00	12.50	0.00	0.00	0.95	8.01	8.00
144.00	12.50	0.00	0.00	0.95	8.01	8.00
145.00	12.50	0.00	0.00	0.95	8.01	8.00
146.00	12.50	0.00	0.00	0.95	8.01	8.00
147.00	12.50	0.00	0.00	0.95	8.01	8.00
148.00	12.50	0.00	0.00	0.95	8.01	8.00
149.00	12.50	0.00	0.00	0.95	8.01	8.00
150.00	12.50	0.00	0.00	0.95	8.01	8.00
151.00	12.50	0.00	0.00	0.95	8.01	8.00
152.00	12.50	0.00	0.00	0.95	8.01	8.00
153.00	12.50	0.00	0.00	0.95	8.01	8.00
154.00	12.50	0.00	0.00	0.95	8.01	8.00

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)
155.00	12.50	0.00	0.00	0.95	8.01	8.00
156.00	12.50	0.00	0.00	0.95	8.01	8.00
157.00	12.50	0.00	0.00	0.95	8.01	8.00
158.00	12.50	0.00	0.00	0.95	8.01	8.00
159.00	12.50	0.00	0.00	0.95	8.01	8.00
160.00	12.50	0.00	0.00	0.95	8.01	8.00
161.00	12.50	0.00	0.00	0.95	8.01	8.00
162.00	12.50	0.00	0.00	0.95	8.01	8.00
163.00	12.50	0.00	0.00	0.95	8.01	8.00
164.00	12.50	0.00	0.00	0.95	8.01	8.00
165.00	12.50	0.00	0.00	0.95	8.01	8.00
166.00	12.50	0.00	0.00	0.95	8.01	8.00
167.00	12.50	0.00	0.00	0.95	8.01	8.00
168.00	12.50	0.00	0.00	0.95	8.01	8.00
169.00	12.50	0.00	0.00	0.95	8.01	8.00
170.00	12.50	0.00	0.00	0.95	8.01	8.00
171.00	12.50	0.00	0.00	0.95	8.01	8.00
172.00	12.50	0.00	0.00	0.95	8.01	8.00
173.00	12.50	0.00	0.00	0.95	8.01	8.00
174.00	12.50	0.00	0.00	0.95	8.01	8.00
175.00	12.50	0.00	0.00	0.95	8.01	8.00
176.00	12.50	0.00	0.00	0.95	8.01	8.00
177.00	12.50	0.00	0.00	0.95	8.01	8.00
178.00	12.50	0.00	0.00	0.95	8.01	8.00
179.00	12.50	0.00	0.00	0.95	8.01	8.00
180.00	12.50	0.00	0.00	0.95	8.01	8.00
181.00	12.50	0.00	0.00	0.95	8.01	8.00
182.00	12.50	0.00	0.00	0.95	8.01	8.00
183.00	12.50	0.00	0.00	0.95	8.01	8.00
184.00	12.50	0.00	0.00	0.95	8.01	8.00
185.00	12.50	0.00	0.00	0.95	8.01	8.00
186.00	12.50	0.00	0.00	0.95	8.01	8.00
187.00	12.50	0.00	0.00	0.95	8.01	8.00
188.00	12.50	0.00	0.00	0.95	8.01	8.00
189.00	12.50	0.00	0.00	0.95	8.01	8.00
190.00	12.50	0.00	0.00	0.95	8.01	8.00
191.00	12.50	0.00	0.00	0.95	8.01	8.00
192.00	12.50	0.00	0.00	0.95	8.01	8.00
193.00	12.50	0.00	0.00	0.95	8.01	8.00
194.00	12.50	0.00	0.00	0.95	8.01	8.00
195.00	12.50	0.00	0.00	0.95	8.01	8.00
196.00	12.50	0.00	0.00	0.95	8.01	8.00
197.00	12.50	0.00	0.00	0.95	8.01	8.00
198.00	12.50	0.00	0.00	0.95	8.01	8.00
199.00	12.50	0.00	0.00	0.95	8.01	8.00
200.00	12.50	0.00	0.00	0.95	8.01	8.00
201.00	12.50	0.00	0.00	0.95	8.01	8.00
202.00	12.50	0.00	0.00	0.95	8.01	8.00
203.00	12.50	0.00	0.00	0.95	8.01	8.00
204.00	12.50	0.00	0.00	0.95	8.01	8.00
205.00	12.50	0.00	0.00	0.95	8.01	8.00
206.00	12.50	0.00	0.00	0.95	8.01	8.00
207.00	12.50	0.00	0.00	0.95	8.01	8.00
208.00	12.50	0.00	0.00	0.95	8.01	8.00
209.00	12.50	0.00	0.00	0.95	8.01	8.00
210.00	12.50	0.00	0.00	0.95	8.01	8.00
211.00	12.50	0.00	0.00	0.95	8.01	8.00
212.00	12.50	0.00	0.00	0.95	8.01	8.00
213.00	12.50	0.00	0.00	0.95	8.01	8.00
214.00	12.50	0.00	0.00	0.95	8.01	8.00
215.00	12.50	0.00	0.00	0.95	8.01	8.00
216.00	12.50	0.00	0.00	0.95	8.01	8.00
217.00	12.50	0.00	0.00	0.95	8.01	8.00
218.00	12.50	0.00	0.00	0.95	8.01	8.00
219.00	12.50	0.00	0.00	0.95	8.01	8.00
220.00	12.50	0.00	0.00	0.95	8.01	8.00
221.00	12.50	0.00	0.00	0.95	8.01	8.00
222.00	12.50	0.00	0.00	0.95	8.01	8.00
223.00	12.50	0.00	0.00	0.95	8.01	8.00

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)
224.00	12.50	0.00	0.00	0.95	8.01	8.00
225.00	12.50	0.00	0.00	0.95	8.01	8.00
226.00	12.50	0.00	0.00	0.95	8.01	8.00
227.00	12.50	0.00	0.00	0.95	8.01	8.00
228.00	12.50	0.00	0.00	0.95	8.01	8.00
229.00	12.50	0.00	0.00	0.95	8.01	8.00
230.00	12.50	0.00	0.00	0.95	8.01	8.00
231.00	12.50	0.00	0.00	0.95	8.01	8.00
232.00	12.50	0.00	0.00	0.95	8.01	8.00
233.00	12.50	0.00	0.00	0.95	8.01	8.00
234.00	12.50	0.00	0.00	0.95	8.01	8.00
235.00	12.50	0.00	0.00	0.95	8.01	8.00
236.00	12.50	0.00	0.00	0.95	8.01	8.00
237.00	12.50	0.00	0.00	0.95	8.01	8.00
238.00	12.50	0.00	0.00	0.95	8.01	8.00
239.00	12.50	0.00	0.00	0.95	8.01	8.00
240.00	12.50	0.00	0.00	0.95	8.01	8.00
241.00	12.50	0.00	0.00	0.95	8.01	8.00
242.00	12.50	0.00	0.00	0.95	8.01	8.00
243.00	12.50	0.00	0.00	0.95	8.01	8.00
244.00	12.50	0.00	0.00	0.95	8.01	8.00
245.00	12.50	0.00	0.00	0.95	8.01	8.00
246.00	12.50	0.00	0.00	0.95	8.01	8.00
247.00	12.50	0.00	0.00	0.95	8.01	8.00
248.00	12.50	0.00	0.00	0.95	8.01	8.00
249.00	12.50	0.00	0.00	0.95	8.01	8.00
250.00	12.50	0.00	0.00	0.95	8.01	8.00
251.00	12.50	0.00	0.00	0.95	8.01	8.00
252.00	12.50	0.00	0.00	0.95	8.01	8.00
253.00	12.50	0.00	0.00	0.95	8.01	8.00
254.00	12.50	0.00	0.00	0.95	8.01	8.00
255.00	12.50	0.00	0.00	0.95	8.00	8.00
256.00	12.50	0.00	0.00	0.95	8.00	8.00
257.00	12.50	0.00	0.00	0.95	8.00	8.00
258.00	12.50	0.00	0.00	0.95	8.00	8.00
259.00	12.50	0.00	0.00	0.95	8.00	8.00
260.00	12.50	0.00	0.00	0.95	8.00	8.00
261.00	12.50	0.00	0.00	0.95	8.00	8.00
262.00	12.50	0.00	0.00	0.95	8.00	8.00
263.00	12.50	0.00	0.00	0.95	8.00	8.00
264.00	12.50	0.00	0.00	0.95	8.00	8.00
265.00	12.50	0.00	0.00	0.95	8.00	8.00
266.00	12.50	0.00	0.00	0.95	8.00	8.00
267.00	12.50	0.00	0.00	0.95	8.00	8.00
268.00	12.50	0.00	0.00	0.95	8.00	8.00
269.00	12.50	0.00	0.00	0.95	8.00	8.00
270.00	12.50	0.00	0.00	0.95	8.00	8.00
271.00	12.50	0.00	0.00	0.95	8.00	8.00
272.00	12.50	0.00	0.00	0.95	8.00	8.00
273.00	12.50	0.00	0.00	0.95	8.00	8.00
274.00	12.50	0.00	0.00	0.95	8.00	8.00
275.00	12.50	0.00	0.00	0.95	8.00	8.00
276.00	12.50	0.00	0.00	0.95	8.00	8.00
277.00	12.50	0.00	0.00	0.95	8.00	8.00
278.00	12.50	0.00	0.00	0.95	8.00	8.00
279.00	12.50	0.00	0.00	0.95	8.00	8.00
280.00	12.50	0.00	0.00	0.95	8.00	8.00
281.00	12.50	0.00	0.00	0.95	8.00	8.00
282.00	12.50	0.00	0.00	0.95	8.00	8.00
283.00	12.50	0.00	0.00	0.95	8.00	8.00
284.00	12.50	0.00	0.00	0.95	8.00	8.00
285.00	12.50	0.00	0.00	0.95	8.00	8.00
286.00	12.50	0.00	0.00	0.95	8.00	8.00
287.00	12.50	0.00	0.00	0.95	8.00	8.00
288.00	12.50	0.00	0.00	0.95	8.00	8.00
289.00	12.50	0.00	0.00	0.95	8.00	8.00
290.00	12.50	0.00	0.00	0.95	8.00	8.00
291.00	12.50	0.00	0.00	0.95	8.00	8.00
292.00	12.50	0.00	0.00	0.95	8.00	8.00

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)
293.00	12.50	0.00	0.00	0.95	8.00	8.00
294.00	12.50	0.00	0.00	0.95	8.00	8.00
295.00	12.50	0.00	0.00	0.95	8.00	8.00
296.00	12.50	0.00	0.00	0.95	8.00	8.00
297.00	12.50	0.00	0.00	0.95	8.00	8.00
298.00	12.50	0.00	0.00	0.95	8.00	8.00
299.00	12.50	0.00	0.00	0.95	8.00	8.00
300.00	12.50	0.00	0.00	0.95	8.00	8.00
301.00	12.50	0.00	0.00	0.95	8.00	8.00
302.00	12.50	0.00	0.00	0.95	8.00	8.00
303.00	12.50	0.00	0.00	0.95	8.00	8.00
304.00	12.50	0.00	0.00	0.95	8.00	8.00
305.00	12.50	0.00	0.00	0.95	8.00	8.00
306.00	12.50	0.00	0.00	0.95	8.00	8.00
307.00	12.50	0.00	0.00	0.95	8.00	8.00
308.00	12.50	0.00	0.00	0.95	8.00	8.00
309.00	12.50	0.00	0.00	0.95	8.00	8.00
310.00	12.50	0.00	0.00	0.95	8.00	8.00
311.00	12.50	0.00	0.00	0.95	8.00	8.00
312.00	12.50	0.00	0.00	0.95	8.00	8.00
313.00	12.50	0.00	0.00	0.95	8.00	8.00
314.00	12.50	0.00	0.00	0.95	8.00	8.00
315.00	12.50	0.00	0.00	0.95	8.00	8.00
316.00	12.50	0.00	0.00	0.95	8.00	8.00
317.00	12.50	0.00	0.00	0.95	8.00	8.00
318.00	12.50	0.00	0.00	0.95	8.00	8.00
319.00	12.50	0.00	0.00	0.95	8.00	8.00
320.00	12.50	0.00	0.00	0.95	8.00	8.00
321.00	12.50	0.00	0.00	0.95	8.00	8.00
322.00	12.50	0.00	0.00	0.95	8.00	8.00
323.00	12.50	0.00	0.00	0.95	8.00	8.00
324.00	12.50	0.00	0.00	0.95	8.00	8.00
325.00	12.50	0.00	0.00	0.95	8.00	8.00
326.00	12.50	0.00	0.00	0.95	8.00	8.00
327.00	12.50	0.00	0.00	0.95	8.00	8.00
328.00	12.50	0.00	0.00	0.95	8.00	8.00
329.00	12.50	0.00	0.00	0.95	8.00	8.00
330.00	12.50	0.00	0.00	0.95	8.00	8.00
331.00	12.50	0.00	0.00	0.95	8.00	8.00
332.00	12.50	0.00	0.00	0.95	8.00	8.00
333.00	12.50	0.00	0.00	0.95	8.00	8.00
334.00	12.50	0.00	0.00	0.95	8.00	8.00
335.00	12.50	0.00	0.00	0.95	8.00	8.00
336.00	12.50	0.00	0.00	0.95	8.00	8.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	1.58	60.60	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	11.25	60.60	8.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	0.95	0.00	0.95	0.00	0.00	0.00

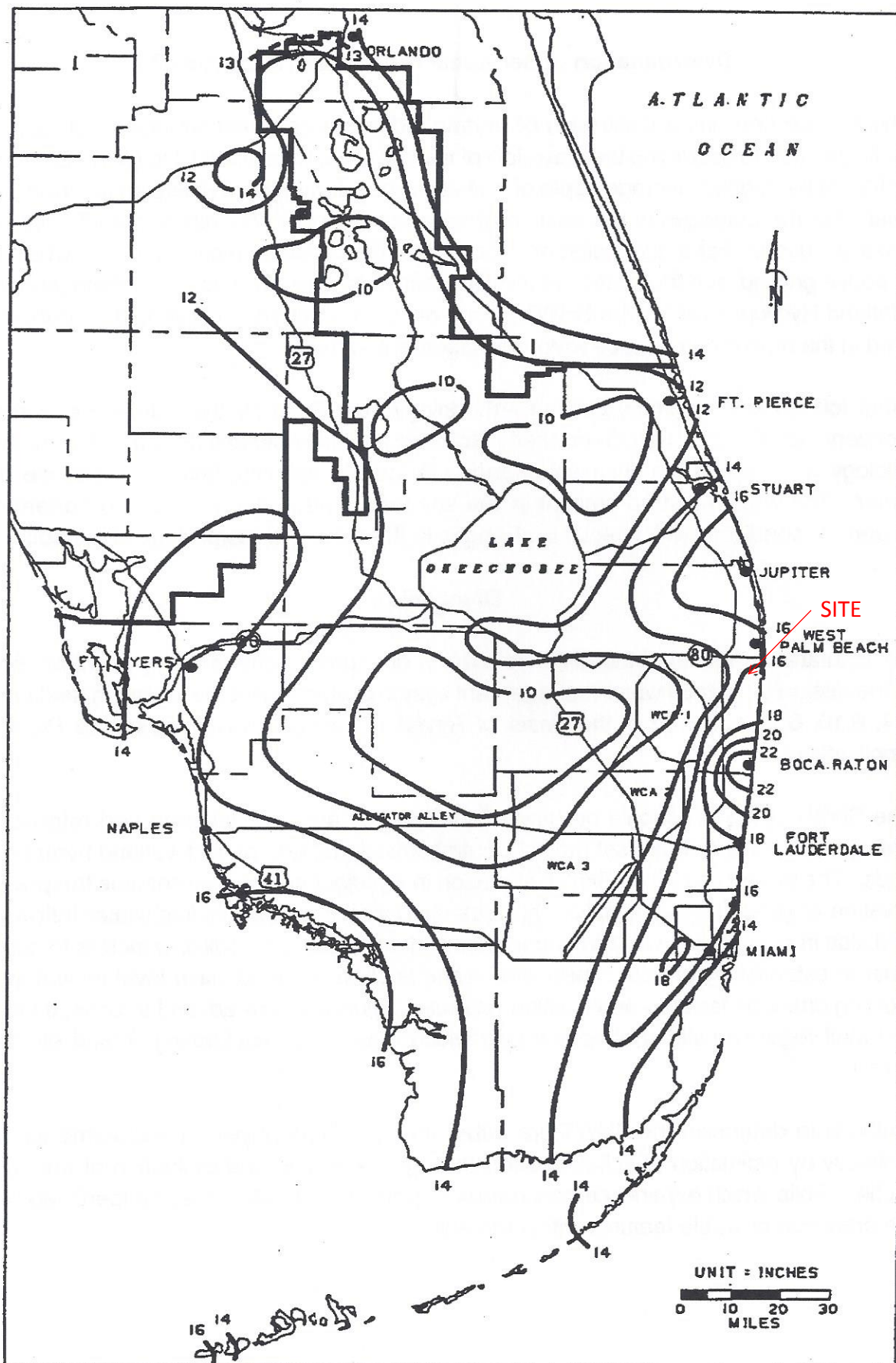


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

Project Name: Penuel Evangelical Church

Reviewer: SMG

Project Number: 17-032

Period Begin: Feb 05, 2020;0000 hr End: Feb 19, 2020;0000 hr Duration: 336 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 16 inches

Area: 1.12 acres

Ground Storage: 2.24 inches

Time of Concentration: 0.17 hours

Initial Stage: 8 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.00	0.00
9.00	0.01
10.00	0.04
11.00	0.18
12.00	0.47
13.00	1.08
14.00	1.98
15.00	3.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	13.21	73.60	8.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	1.27	0.00	0.00	0.00	1.27	0.00

FLOOD PLAIN STORAGE COMPENSATION CALCULATIONS



Project Name: **Penuel Evangelical Church of Delray**
FLOOD PLAIN STORAGE COMPENSATION CALCULATIONS

Date: 2/5/2020
 Project Number: 17-032
 Sec/Twp/Rge: S19/T44S/R43E

I. Site Predevelopment

A. Predevelopment Area Acreage:

1. Total	1.40
2. Impervious	
a. Buildings (roof)	0.08
b. Pavement	0.28
3. Lakes	0.09
4. Pervious	0.95

B. Site Design Criteria

1. Basin	SFWMD C-51 Basin Sub-Basin 33
2. 100 Year - 3 Day Flood Plain Elevation =	12.70 NGVD
3. Control Elevation =	8.00 NGVD

C. Predevelopment Soil Storage

1. The control elevation is 8.00 NGVD, and it is assumed that the wet season water table will be the same for the project. Consequently an average water table elevation of 8.00 NGVD will be assumed for purposes of design.

2. The average site finished grades will vary from the lowest elevation of 8.00 to 14.40 NGVD therefore the average site grade elevation will be 11.20 NGVD.

3. The average depth to water table will be:

= average site grade elevation - average water table elevation

$$= 11.20 - 8.00$$

$$= 3.20 \text{ ft}$$

4. From the soil storage table using Coastal Storage and assuming 25% compaction with 3.20 ft to the water table, up to 5.60 inches of moisture can be stored in the soil under the pervious areas

5. Compute available soil storage

= storage available X pervious areas

$$= 5.60 \text{ X } 0.95 = 5.31 \text{ X } 1/12 \text{ in.}$$

$$= 0.44 \text{ ac-ft of storage under pervious areas}$$

6. Convert available soil storage to site-wide moisture storage, S

S = available soil storage onsite/site area

$$= \frac{0.44}{1.40} \times 12 \text{ in/ 1 ft}$$

$$= \underline{3.80} \text{ inches of site-wide moisture storage, S}$$

D. Predevelopment 100-year 3-day Storm Runoff Volume

$$Q = \frac{(\text{Rainfall} - (0.2 \times \text{Soil Storage}))^2}{(\text{Rainfall} + (0.8 \times \text{Soil Storage}))}$$

$$Q = \frac{(16.00 \text{ in} - (0.2 \times 3.80 \text{ in.}))^2}{(16.00 \text{ in} + (0.8 \times 3.80 \text{ in.}))} = \frac{232.28}{19.04}$$

$$Q = 12.20 \text{ in.}$$

$$\text{Runoff} = (Q / 12) \times \text{Total Site Acreage}$$

$$= (12.20 / 12) \times 1.40$$

$$= 1.42 \text{ ac-ft}$$

E. Site Runoff Contribution Characteristic

1. Available Site Storage for SFWMD C-51 Basin Sub-Basin 33 during 100-year Flood

$$= 1.69 \text{ ac-ft}$$

2. Check to see if the site is an importer or exporter.

$$= \text{site predevelopment runoff volume} - \text{site predevelopment available storage}$$

$$= 1.42 - 1.69 = -0.27 \text{ ac-ft}$$

3. The site is a basin runoff volume importer.

II. Site Post Development

A. Redevelopment Area Acreage:

1. Total	1.40
2. Impervious	
a. Buildings (roof)	0.08
b. Pavement	0.48
3. Lakes	0.09
4. Pervious	0.75

B. Site Design Criteria

1. Basin SFWMD C-51 Basin Sub-Basin 33
2. 100 Year - 3 Day Flood Plain Elevation = 12.70 NGVD
3. Control Elevation = 8.00 NGVD

C. Post Development Soil Storage

1. The control elevation is 8.00 NGVD, and it is assumed that the wet season water table will be the same for the project. Consequently an average water table elevation of 8.00 NGVD will be assumed for purposes of design.

2. The average site finished grades will vary from the lowest elevation of 8.00 to 14.40 NGVD therefore the average site grade elevation will be 11.20 NGVD.

3. The average depth to water table will be:

= average site grade elevation - average water table elevation

$$= 11.20 - 8.00$$

$$= \underline{3.20} \text{ ft}$$

4. From the soil storage table using Coastal Storage and assuming 25% compaction with 3.20 ft to the water table, up to 5.60 inches of moisture can be stored in the soil under the pervious areas

5. Compute available soil storage

= storage available X pervious areas

$$= 5.60 \text{ X } 0.75 = 4.20 \text{ X } 1/12 \text{ in.}$$

$$= 0.35 \text{ ac-ft of storage under pervious areas}$$

6. Convert available soil storage to site-wide moisture storage, S

S = available soil storage onsite/site area

$$= 0.35 / 1.40 \text{ X } 12 \text{ in/ } 1 \text{ ft}$$

$$= \underline{3.00} \text{ inches of site-wide moisture storage, S}$$

D. Post Development 100-year 3-day Storm Runoff Volume

$$Q = \frac{(\text{Rainfall} - (0.2 \times \text{Soil Storage}))^2}{(\text{Rainfall} + (0.8 \times \text{Soil Storage}))}$$

$$Q = \frac{(16.00 \text{ in} - (0.2 \times 2.08 \text{ in.}))^2}{(16.00 \text{ in} + (0.8 \times 2.08 \text{ in.}))} = \frac{242.87}{17.66}$$

$$Q = 13.75 \text{ in.}$$

$$\text{Runoff} = (Q / 12) \times \text{Total Site Acreage}$$

$$= (13.75 / 12) \times 1.40$$

$$= 1.60 \text{ ac-ft}$$

E. Site Runoff Contribution Characteristic

1. Available Site Storage for SFWMD C-51 Basin Sub-Basin 33 during 100-year Flood

$$= 1.87 \text{ ac-ft}$$

2. Check to see if the site is an importer or exporter.

$$= \text{site post development runoff volume} - \text{site post development available storage}$$

$$= 1.60 - 1.87 = -0.27 \text{ ac-ft}$$

3. The site is a basin runoff volume importer.

III. Confirm Flood Plain Compensation

A. Compare Pre and Post Development Storage

1. Because the predeveloped site is an importer, the post development site design must store at least as much volume as the predeveloped site conditions, in addition to the 100-year, 3-day runoff volume.

$$-0.27 > -0.27$$

The post development site design is acceptable.

Penuel Evangelical Church of Delray

COMPENSATING STORAGE COMPARISON

PRE-DEVELOPMENT STAGE VS. STORAGE:

STORAGE CATEGORY =	N/A	N/A	N/A	LAKE BANK	LAKE	N/A	N/A	N/A	ASPHALT	OPEN SPACE	
STORAGE TYPE =	LINEAR	LINEAR	LINEAR	LINEAR	VERTICAL	LINEAR	LINEAR	LINEAR	LINEAR	LINEAR	TOTAL STORAGE
BEGINNING STAGE =	99.00	99.00	99.00	8.00	8.00	99.00	99.00	99.00	12.00	9.50	
ENDING STAGE =	100.00	100.00	100.00	12.20	UP	100.00	100.00	100.00	14.15	14.40	
STORAGE AREA (Ac) =	0.00	0.00	0.00	0.14	0.09	0.00	0.00	0.00	0.28	0.84	
STAGE (ft) / STORAGE	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)
8.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.00	0.00	0.00	0.00	0.02	0.09	0.00	0.00	0.00	0.00	0.00	0.11
10.00	0.00	0.00	0.00	0.07	0.18	0.00	0.00	0.00	0.00	0.02	0.27
11.00	0.00	0.00	0.00	0.15	0.27	0.00	0.00	0.00	0.00	0.19	0.61
12.00	0.00	0.00	0.00	0.27	0.36	0.00	0.00	0.00	0.00	0.53	1.16
12.70	0.00	0.00	0.00	0.36	0.42	0.00	0.00	0.00	0.03	0.87	1.69
13.00	0.00	0.00	0.00	0.40	0.45	0.00	0.00	0.00	0.06	1.04	1.96
14.00	0.00	0.00	0.00	0.54	0.54	0.00	0.00	0.00	0.26	1.73	3.07
15.00	0.00	0.00	0.00	0.68	0.63	0.00	0.00	0.00	0.53	2.55	4.40

POST-DEVELOPMENT STAGE VS. STORAGE:

STORAGE CATEGORY =	LAKE MAINTENANCE AREA	DRY DETENTION	DRY DETENTION	LAKE BANK	LAKE	EXIST. PARKING	SIDEWALK	EXFILTRATION TRENCH	PARKING	OPEN SPACE	
STORAGE TYPE =	LINEAR	VERTICAL	LINEAR	LINEAR	VERTICAL	LINEAR	LINEAR	VERTICAL	LINEAR	LINEAR	TOTAL STORAGE
BEGINNING STAGE =	10.00	10.00	10.00	8.00	8.00	12.00	12.05	8.00	11.30	9.50	
ENDING STAGE =	11.00	11.00	11.00	10.00	11.50	13.80	14.40	10.20	12.90	14.40	
STORAGE AREA (Ac) =	0.07	0.02	0.01	0.12	0.09	0.16	0.05	0.00	0.27	0.52	
STAGE (ft) / STORAGE	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)
8.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.00	0.00	0.00	0.00	0.03	0.09	0.00	0.00	0.01	0.00	0.00	0.13
10.00	0.00	0.00	0.00	0.12	0.18	0.00	0.00	0.03	0.00	0.01	0.34
11.00	0.04	0.02	0.01	0.24	0.26	0.00	0.00	0.03	0.00	0.12	0.72
12.00	0.11	0.05	0.02	0.36	0.35	0.00	0.00	0.03	0.04	0.33	1.29
12.70	0.16	0.07	0.03	0.44	0.41	0.02	0.00	0.03	0.16	0.54	1.87
13.00	0.18	0.07	0.03	0.48	0.44	0.05	0.01	0.03	0.24	0.65	2.18
14.00	0.26	0.10	0.05	0.59	0.53	0.18	0.04	0.03	0.50	1.08	3.35
15.00	0.33	0.12	0.06	0.71	0.62	0.34	0.09	0.03	0.77	1.59	4.66

100 YR - 3 Day Flood Elevation per C-51 Basin Sub-Basin 31 = 12.70 NGVD

* Existing Finished Floor Elevation = 14.59 NGVD

** Lake, Lake Bank, and Lake Maintenance Area only included in Compensating Storage Calculations. Storage volume does not contribute to the overall site storm stages.



**Department of Engineering
and Public Works**

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Mary Lou Berger

Melissa McKinlay

County Administrator

Verdenia C. Baker

November 13, 2019

Andrea M. Troutman, P.E.
Pinder Troutman Consulting, Inc.
2005 Vista Parkway, Suite 111
West Palm Beach, Florida 33411

**RE: Penuel Evangelical Church
Project #: 191101
Traffic Performance Standards Review**

Dear Ms. Troutman:

The Palm Beach County Traffic Division has reviewed the **Penuel Evangelical Church** Traffic Impact Statement, dated June 7, 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:	NEC of 2 nd Avenue and Davis Road
PCN:	70-43-44-19-20-058-0110
Access:	One full access driveway connection onto 2 nd Avenue and one full access driveway connection onto Davis Road <u>(As used in the study and is NOT an approval by the County through this letter)</u>
Existing Uses:	Vacant building
Proposed Uses:	Replace existing with: Church = 3,610 SF
New Daily Trips:	24
New Peak Hour Trips:	1 (1/0) AM; 2 (1/1) PM
Build-out:	December 31, 2021

Based on our review, the Traffic Division has determined the proposed development generates less than 20 peak hour trips, and therefore, **meets** the PBC Traffic Performance Standards.

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

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

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and recycled paper



Andrea M. Troutman, P.E.
November 13, 2019
Page 2

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.
Manager – Growth Management
Traffic Division

QB:HA:rb

cc: Addressee

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\191101 - PENUEL EVANGELICAL
CHURCH.DOCX

February 28, 2020

**To: Iramis Cabrera, Village of Palm Springs Planner
Chad Girard, PE, Assist. Public Service Director**

From: Tara Bamber, PE 

**Re: Penuel Evangelical Church of Delray at 3401 2nd Ave N
Site Plan Approval Letter
Engenuity Group Project No. 6001.85**

We have received the following on 2-26-20 through email regarding the above reference project:

1. Site Engineering Plan, 2 sheets, revised 2-25-20, by Last Devenport, Inc.
2. Landscape Plan, 2 sheets (LP-1, LP-2), signed and sealed 2-25-20, by Litterick Landscape Architecture.
3. Site Plan, 1 sheet (SP-1), signed and sealed 2-25-20, by Litterick Landscape Architecture.

We recommend Site Plan approval with the following conditions:

1. Provide civil and water details and pollution prevention plan.
2. Follow Section 34-189(b) regarding the plantings near to the 6-in watermain along 2nd Avenue and water backflow preventer.
3. The Village will request a utility easement along 2nd Avenue.

If you should have any questions, please give me a call at 561-655-1151.

**Cc: Kim Glas-Castro
Lisa Tropepe, PE
Ed Horton**

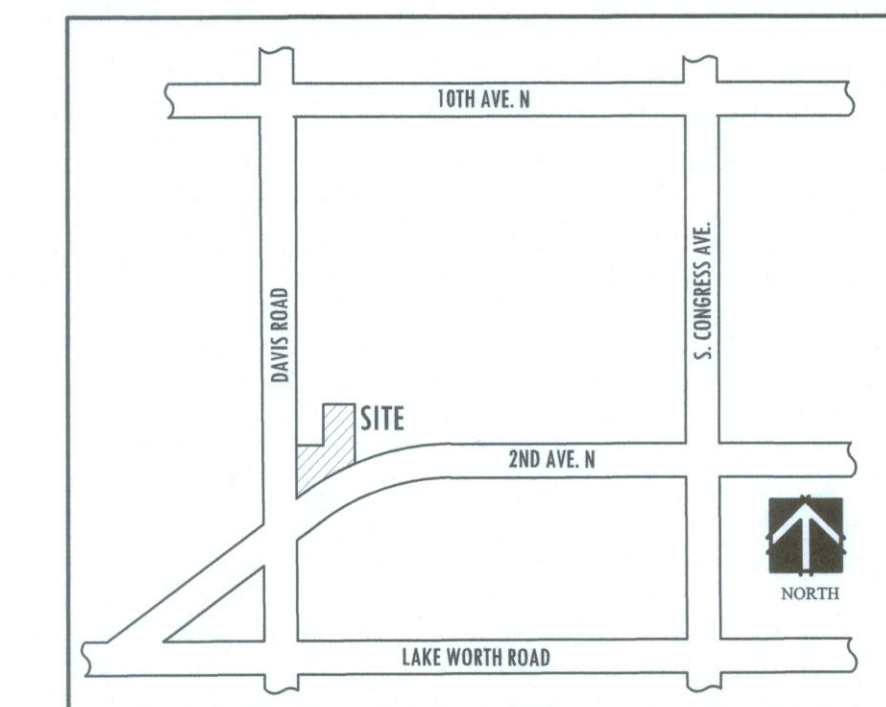








LOCATION MAP



PENUEL EVANGELICAL CHURCH OF DELRAY

Village of Palm Springs, Florida

Project Name

Landscape Architect of Record

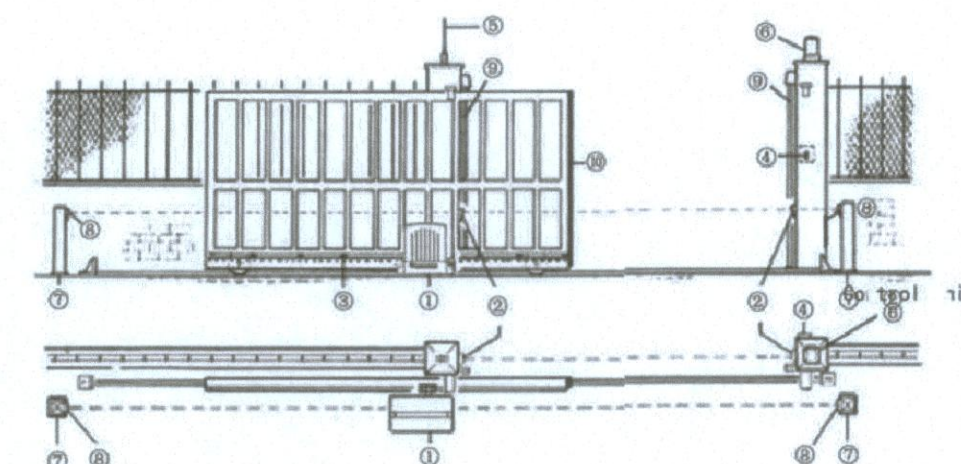
Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 20'-0"

Designed: JML
Drawn: JML
Approved: JML
Date: 10/23/19
Job no.
Revisions: 1/27/20

Sheet No.

SP-1



- 1. Gate operator
- 2. Photoelectric cells (external)
- 3. Rack
- 4. Key selector
- 5. External antenna
- 6. Flashing lamp
- 7. Galvanized column for P.E. cell
- 8. Photo electric cell (internal)
- 9. Safety strip fixed to column
- 10. Pneumatic safety strip on edge of gate

TYPICAL SLIDING GATE DETAIL

PROJECT DATA:

PROJECT NAME:	PENUEL EVANGELICAL CHURCH OF DELRAY
PROPERTY ADDRESS:	3401 2ND AVE. N.
FLU DESIGNATION:	COMMERCIAL
EXISTING ZONING:	CG, GENERAL COMMERCIAL
SECTION, TOWNSHIP, RANGE:	19,44,43
PROPERTY CONTROL NUMBER (S):	70-43-44-19-20-058-0110
EXISTING USE:	COMMERCIAL
PROPOSED USE:	PLACE OF WORSHIP
DEVELOPMENT ACREAGE (60,984 SF):	1.4 ACRES
TOTAL BUILDING SQUARE FOOTAGE:	3,610 SF.
LOT COVERAGE:	6.0%
FLOOR AREA RATIO (FAR):	0.06
PERVIOUS AREA:	32,730 S.F. (53.7%)
IMPERVIOUS AREA:	28,254 S.F. (46.3%)
PARKING REQUIRED:	48 SPACES
PLACE OF WORSHIP = 1 SP./4 SEATS @ 192 SEATS = 48 SPACES	
PARKING PROVIDED:	48 SPACES

REQUIRED SETBACKS TO BUILDING:

FRONT YARD:	MIN. 50' (SOUTH)
REAR YARD:	MIN. 20' (NORTH)
INTERIOR SIDE YARD:	MIN. 15' (EAST)
CORNER SIDE YARD:	MIN. 25' (WEST)

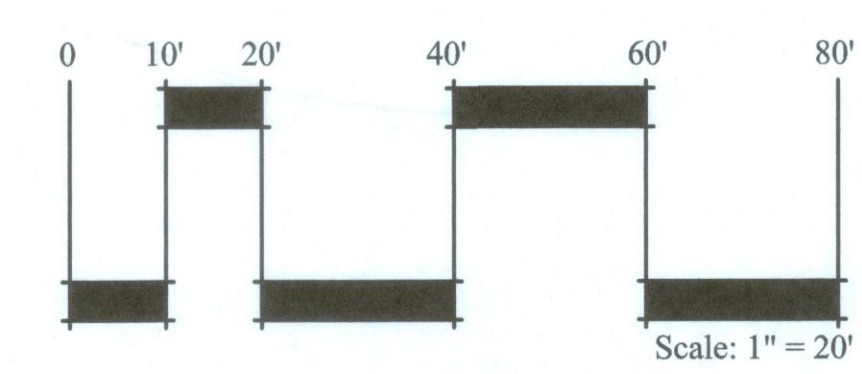
ACTUAL SETBACKS TO BUILDING:

FRONT YARD:	MIN. 31.9' (SOUTH) *
REAR YARD:	MIN. 15.4' (NORTH) *
INTERIOR SIDE YARD:	MIN. 155.1' (EAST)
CORNER SIDE YARD:	MIN. 60.1' (WEST)
* NON-CONFORMING SETBACKS	

ZONING VARIANCE APPROVAL				
ITEM NO.:	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
V1	SEC. 34-162 REQUIRED BUFFERS:			
V2	2ND AVE. (SOUTH)	15'	7.8'	7.2'
	DAVIS RD. (WEST)	15'	9.9'	5.1'

NOTES:
ALL EXISTING AND PROPOSED UTILITY BOX/CABINET SHALL BE SCREENED FROM VIEW.

Site Plan



LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 58, SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE RECORDED IN PLAT BOOK 6, PAGE 66, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTHERLY ALONG THE EAST LINE OF SAID TRACT 58, A DISTANCE OF 229.36 FEET; THENCE WESTERLY ALONG THE LINE PARALLEL WITH THE NORTH LINE OF SAID TRACT 58, A DISTANCE OF 168.11 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID TRACT 58, A DISTANCE OF 208.18 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID TRACT 58, A DISTANCE OF 115.0 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DAVIS ROAD; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 174.43 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 2ND AVENUE NORTH; THENCE ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 320.94 FEET TO THE POINT OF BEGINNING.



Village of Palm Springs

Penue! Evangelical Church
3401 2nd Ave N

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.

Penue! Evangelical Church

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

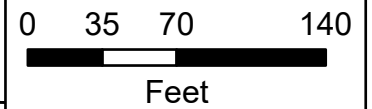


Montante Blvd

Davis Rd

2nd Ave N

70434419200580110



Village of Palm Springs

Penuel Evangelical Church
3401 2nd Ave N

 Penuel Evangelical Church

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



Village of Palm Springs

Executive Brief

AGENDA DATE: May 12, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 7.3: Resolution No. 2020-17 - Preliminary Plat - Beatrice Place - 4405 Dale Road
(*Quasi-Judicial Hearing*)

SUMMARY:

Mrs. Beatrice Rodriguez, agent for the owner of the property, Yordan Sardinas, has filed a preliminary plat to subdivide a single multi-family lot, located at 4405 Dale Road, into three (3) separate lots. The RS district requires single-family lots to have a minimum lot dimension of 65 feet width by 100 feet depth. The applicant is proposing three buildable single-family residential lots with dimensions between ± 69 to ± 80 feet width, by ± 122 to ± 130 feet depth. The proposed new Lot 'B' is currently developed with a 2,208 square feet single-family residence. The Village's Surveyor, Engenuity Group, has reviewed the proposed plat and has determined that it complies with Chapter 177, F.S.- Platting Regulations. If approved, a final plat will be presented to the Village Council for consideration. The recording of the final plat is required prior to any sales of a lot and/or prior to issuance of a certificate of occupancy for a new residence.

FISCAL IMPACT:

Approval of a preliminary plat does not have a direct fiscal impact on the Village.

ATTACHMENTS:

Proposed Res No. 2020-17 - Preliminary Plat - 4405 Dale Road
Proposed Preliminary Plat
Letter of Compliance Florida Statutes - Engenuity Group
Special Purpose Survey
Narrative
Aerial Map and Location Map

RESOLUTION NO. 2020-17

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, APPROVING/DENYING THE PRELIMINARY PLAT, TO SUBDIVIDE A MULTI-FAMILY LOT INTO THREE (3) SEPARATE LOTS, SUBMITTED BY BEATRIZ RODRIGUEZ, AGENT FOR THE OWNER, YORDAN SARDINAS, ("APPLICANT"), LOCATED AT 4405 DALE ROAD AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on May 12, 2020, Beatriz Rodriguez, agent for the owner, Yordan Sardinas, ("Applicant"), requested approval to subdivide a multi-family lot into three (3) separate lots, located at 4405 Dale Road; and

WHEREAS, the recommendation of the Planning and Zoning Board to approve the application 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, as follows:

Section 1. The Village Council of the Village of Palm Springs, Florida, having received and considered the request of the Applicant to subdivide a multi-family lot, into three (3) buildable single-family residential lots, located at 4405 Dale Road; and the same having been heard in Regular Session on June 11, 2020, and having been otherwise fully apprised of the premises herein, hereby approves the Preliminary Plat, which is incorporated herein by reference.

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. 2020-17 - Preliminary Plat – 4405 Dale Road

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

The Mayor thereupon declared this Resolution duly passed and adopted this _____ day of June, 2020.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
BEVERLY "BEV" SMITH, MAYOR

ATTEST:

BY: _____
KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY
BY: _____
GLEN J. TORCIVIA, VILLAGE ATTORNEY

BEATRICE PLACE

BEING A PORTION OF THE SOUTHEAST
ONE QUARTER OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 2

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT YORDAN SARDINAS, OWNER OF THE LANDS SHOWN HEREON AS BEATRICE PLACE, BEING A PORTION OF THE SOUTHEAST ONE QUARTER OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE "NOT INCLUDED" PORTION OF BLOCK 'B', MILITARY HILL, AS RECORDED IN PLAT BOOK 23, PAGE 21, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 14, BLOCK 'B', OF SAID MILITARY HILL; THENCE RUNNING ON AN ASSUMED BEARING OF DUE NORTH (ALL OTHER BEARINGS BEING RELATIVE THERETO), A DISTANCE OF 127.51 FEET; THENCE RUNNING N89°58'00"W A DISTANCE OF 150.00 FEET; THENCE RUNNING DUE SOUTH A DISTANCE OF 127.12 FEET TO THE SOUTH LINE OF AFOREMENTIONED BLOCK 'B'; THENCE, RUNNING N89°54'30"E ALONG SAID SOUTH LINE A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING. (A/K/A LOTS 11, 12, AND 13, BLOCK B, MILITARY HILL, UNRECORDED).
AND
THE SOUTH 127.50 FEET OF THE NORTH 522.27 FEET OF THE EAST 75 FEET OF THE WEST 582.96 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA. (A/K/A THE EAST 1/2 OF LOT 45 AND ALL OF LOT 46, BLOCK 'B', MILITARY HILL UNRECORDED)

ALSO BEING HEREON DESCRIBED AS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE PROCEED S01°59'20"W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 13, A DISTANCE OF 669.27 FEET; THENCE PROCEED S87°54'10"E A DISTANCE OF 432.96 FEET; THENCE PROCEED N02°00'20" E A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF DALE ROAD AND THE POINT OF BEGINNING; THENCE PROCEED S87°54'10"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF LOT 14, BLOCK B OF SAID MILITARY HILL; THENCE N02°00'20"E ALONG THE WEST LINES OF LOTS 14 AND 43 OF SAID MILITARY HILL FOR A DISTANCE OF 253.53 FEET; THENCE N88°01'40"W ALONG THE SOUTH RIGHT OF WAY OF VICLIFF ROAD FOR A DISTANCE OF 75.00 FEET; THENCE S02°00'20"W A DISTANCE OF 126.00 FEET; THENCE PROCEED N88°01'40"W A DISTANCE OF 75.00 FEET; THENCE S02°00'20"W A DISTANCE OF 127.21 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 28555.35 SQUARE FEET OR 0.66 ACRES.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

LOT A, LOT B AND LOT C, AS SHOWN HEREON ARE HEREBY RESERVED BY YORDAN SARDINAS, HIS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM SPRINGS, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF YORDAN SARDINAS, HIS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS, FLORIDA.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

IN WITNESS WHEREOF, I, YORDAN SARDINAS DO HEREUNTO SET MY HAND AND SEAL THIS ____ DAY OF _____, 2020.

WITNESS: _____ BY: _____
YORDAN SARDINAS

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2020, BY YORDAN SARDINAS WHO IS () PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____ SIGNATURE

(PRINTED NAME) - NOTARY PUBLIC

(SEAL)

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, KUPFER SKOLNICK P.A., ISSUER OF THE POLICY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN YORDAN SARDINAS.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS ____ DAY OF _____, 2020. BY: _____
SIGNATURE

PRINTED NAME AND TITLE

APPROVAL- VILLAGE OF PALM SPRINGS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE VILLAGE OF PALM SPRINGS, FLORIDA, THIS ____ DAY OF _____, 2020.

BY: _____ ATTEST BY: _____
BEV SMITH, MAYOR KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWING SURVEYORS SEAL

VILLAGE OF PALM SPRINGS SEAL

SURVEYOR'S SEAL

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE VILLAGE OF PALM SPRINGS, FLORIDA. THIS REVIEW DOES NOT INCLUDE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

DATED THIS ____ DAY OF _____, 2020.

JOHN J. RICE, PSM
ENGENUITY GROUP, INC.
FLORIDA CERTIFICATE NO. LS4506

SURVEYOR AND MAPPER CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF PALM SPRINGS, FLORIDA.

DATED THIS ____ DAY OF _____, 2020.

DOUG WALKER, PSM
FLORIDA CERTIFICATE NO. LS 7211

SURVEYOR'S NOTES:

* NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN, AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.*

* RESTRICTION ON OBSTRUCTION OF EASEMENTS:
NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.

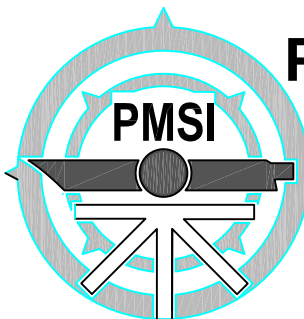
* IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

* TABULAR AREA:
TOTAL = 28555.35 SQUARE FEET OR 0.66 ACRES
* THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T44S, R42E BEARS S01°59'20"W, AND ALL BEARINGS SHOWN ARE RELATIVE THERETO AS A BASIS OF BEARINGS FOR THIS PLAT.

* DISTANCES ARE IN U.S. SURVEY FOOT 1' x 3.2808333= 1 METER

* PREPARING SURVEYOR & MAPPER STATEMENT:
THIS INSTRUMENT WAS PREPARED BY DOUG WALKER
P.S.M. # 7211, STATE OF FLORIDA
IN AND FOR THE OFFICES OF PRINCIPAL MERIDIAN SURVEYING, AT 4546 CAMBRIDGE STREET, WEST PALM BEACH, FLORIDA, 33415.
CERTIFICATE OF AUTHORIZATION LB #8261

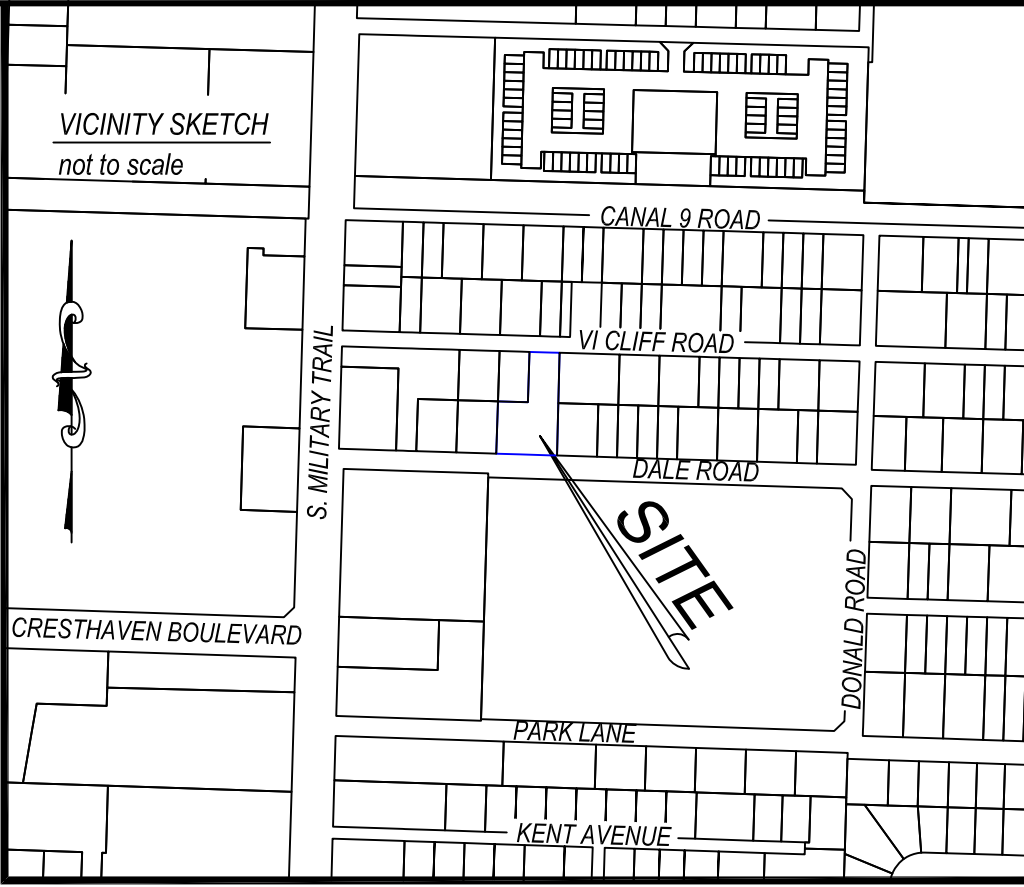
* ABBREVIATIONS:
PSM = FLORIDA LICENSED SURVEYOR & MAPPER
LB = LICENSED BUSINESS
PB = PLAT BOOK
ORB = OFFICIAL RECORD BOOK
PG = PAGE
SQ. FT. = SQUARE FEET
PRM = PERMANENT REFERENCE MONUMENT
LS= LICENSED SURVEYOR
ID= IDENTIFICATION



**PRINCIPAL MERIDIAN
SURVEYING, Inc.**

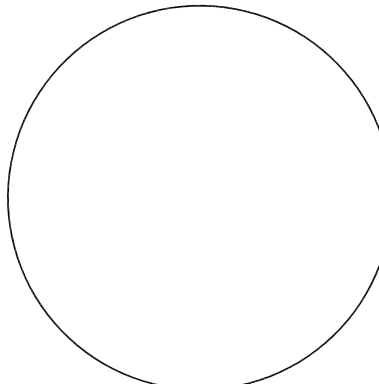
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764

JOB # 19110867

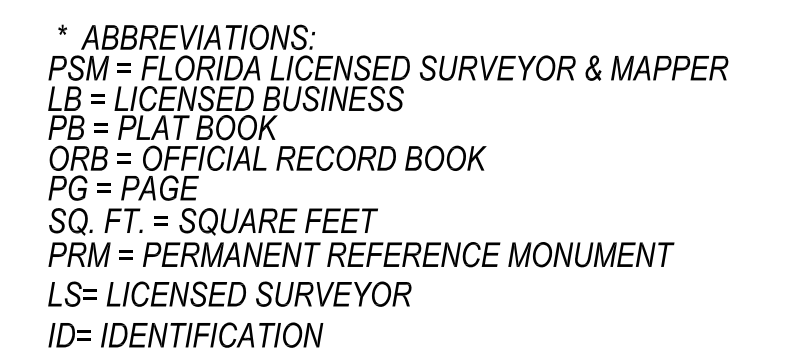
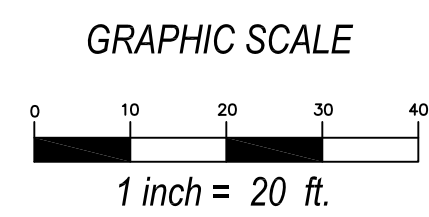


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT HAS BEEN FILED FOR
RECORD AT _____ THIS ____
DAY OF _____, 2020
AND DULY RECORDED IN PLAT
BOOK _____ ON PAGE _____.
SHARON R. BOCK
CLERK & COMPTROLLER
PALM BEACH COUNTY

BY: _____

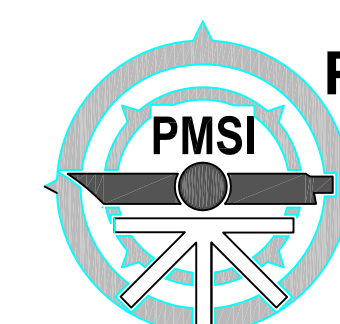


BEING A PORTION OF THE SOUTHEAST
ONE QUARTER OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA.
SHEET 2 OF 2



LEGEND

- SET 4"x 4" CONCRETE MONUMENT AND BRASS DISK "LB 6788"
- SET 1/2" IRON ROD AND CAP "LB 6788"



PRINCIPAL MERIDIAN
SURVEYING, Inc.
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764
JOB # 19110867



ENGINEERS SURVEYORS GIS MAPPERS

C. ANDRE RAYMAN, P.S.M.

KEITH B. JACKSON, P.E.

LISA A. TROPEPE, P.E.

ADAM SWANEY, P.E., LEED AP

JENNIFER MALIN, P.S.M.

April 17, 2020

Ms. Iramis Cabrera, Planner
Land Development Department
Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461
(Via E-Mail icabrera@vpsfl.org)

**RE: 4405 Dale Rd
Fifth Plat Review
Engenuity Group Project No. 6001.04.25**

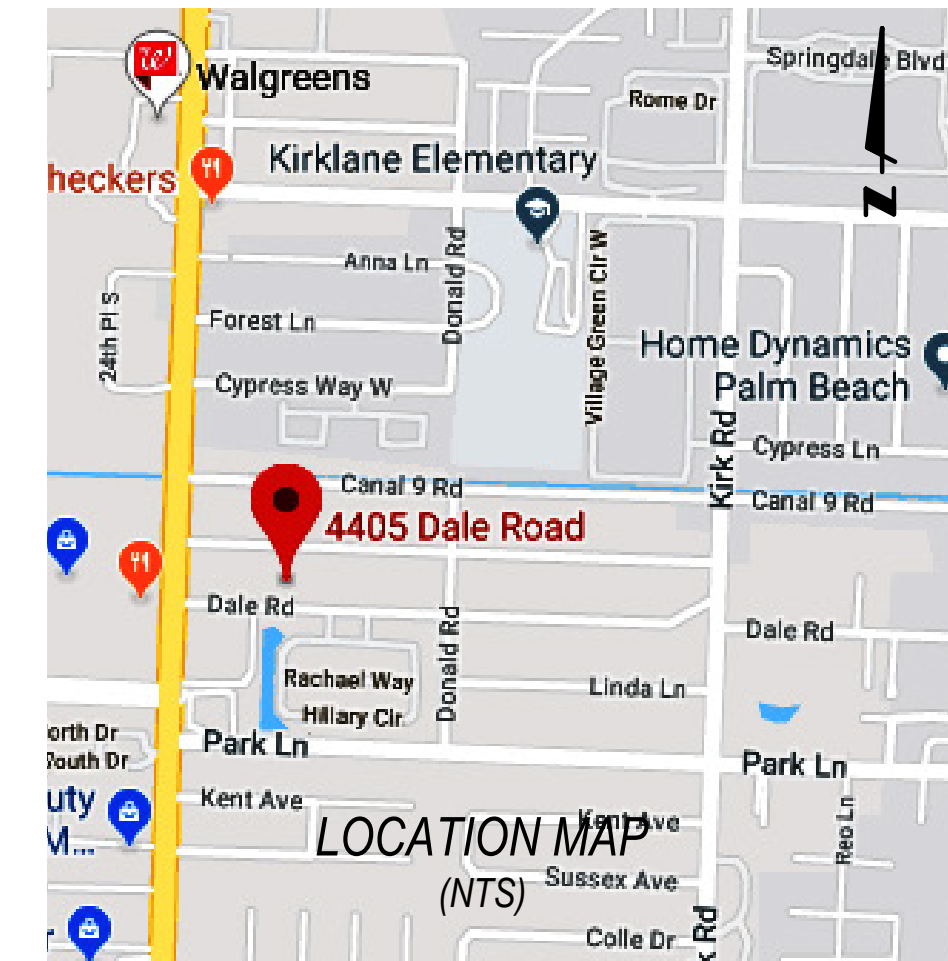
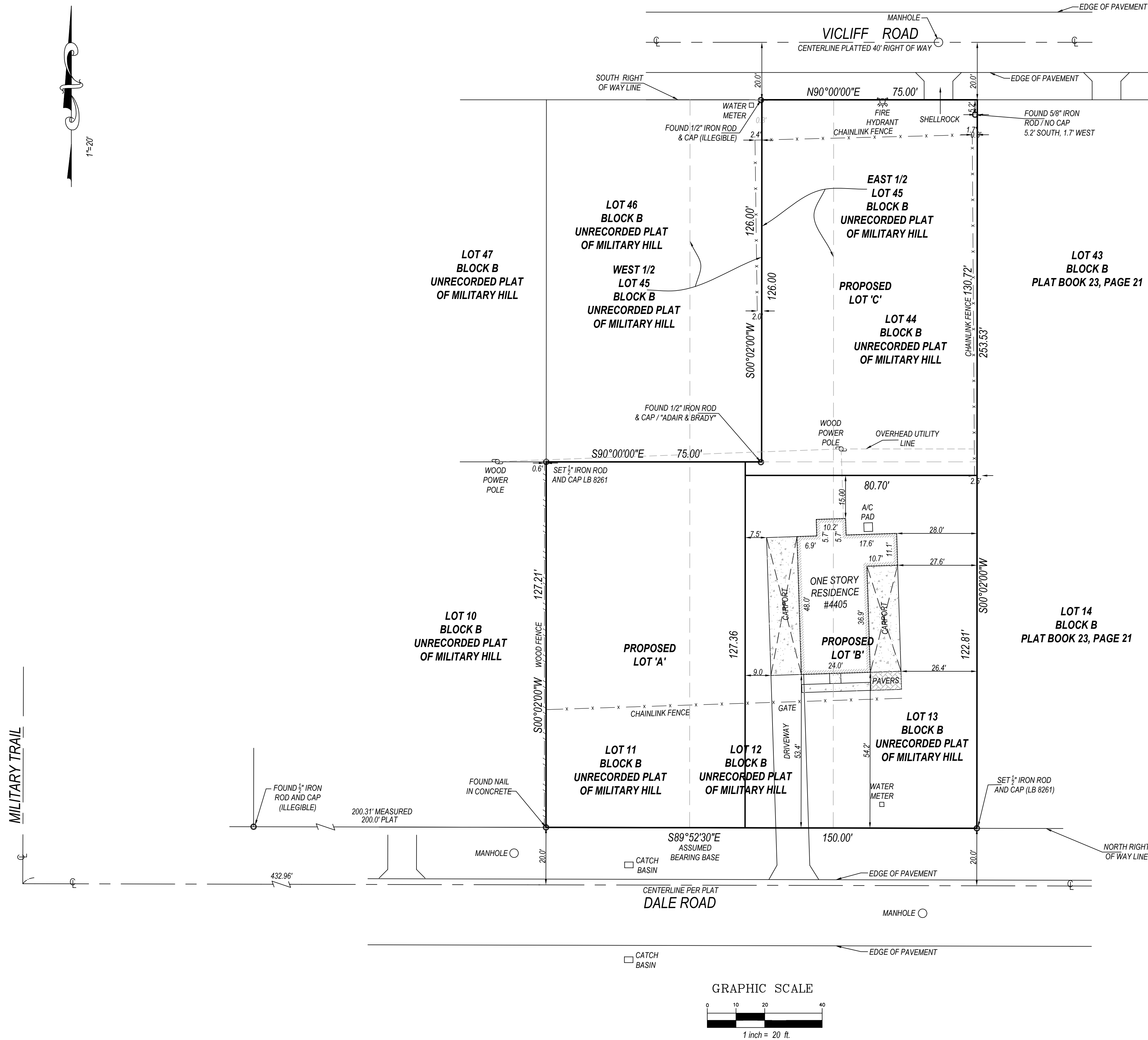
Dear Ms. Cabrera,

This is the fifth review of this Plat. This review is done for compliance with Chapter 177, Florida Statutes and the Village of Palm Spring's requirements. We offer the following comments:

All of our previous comments have been adequately addressed. The Plat is now in compliance. We can now recommend that the Village of Palm Springs approve the Plat.

Sincerely,

John J. Rice, P.S.M.
Project Manager



PROPERTY ADDRESS:
4405 DALE ROAD
PALM SPRINGS, FLORIDA 33406

LEGAL DESCRIPTION:
A PARCEL OF LAND IN THE "NOT INCLUDED" PORTION OF BLOCK 'B', MILITARY HILL, AS RECORDED IN PLAT BOOK 23, PAGE 21, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 14, BLOCK 'B', OF SAID MILITARY HILL; THENCE RUNNING ON AN ASSUMED BEARING OF DUE NORTH (ALL OTHER BEARINGS BEING RELATIVE THERETO), A DISTANCE OF 127.51 FEET; THENCE RUNNING N89°58'00"W A DISTANCE OF 150.00 FEET; THENCE RUNNING DUE SOUTH A DISTANCE OF 127.12 FEET TO THE SOUTH LINE OF AFOREMENTIONED BLOCK 'B'; THENCE RUNNING N89°54'30"E ALONG SAID SOUTH LINE A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING. (A/K/A LOTS 11, 12, AND 13, BLOCK B, MILITARY HILL, UNRECORDED).
AND
THE SOUTH 127.50 FEET OF THE NORTH 522.27 FEET OF THE EAST 75 FEET OF THE WEST 582.96 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA. (A/K/A THE EAST 1/2 OF LOT 45 AND ALL OF LOT 46, BLOCK 'B', MILITARY HILL UNRECORDED)

SURVEYORS' NOTES:
1. THIS EXHIBIT REPRESENTS A BOUNDARY SURVEY PREPARED BY THIS OFFICE. SAID SURVEY HAS BEEN PROVIDED AS PART OF THE **REQUIRED** SUBMISSIONS FOR PLATTING OF WHICH THIS IS NOT A PART OF.
2. THIS EXHIBIT IS PER REQUEST OF THE ZONING OFFICIAL AND IS NOT MEANT TO BE USED FOR ANY OTHER PURPOSE. IT IS NOT A REQUIREMENT OF THE PLATTING PROCESS AND CANNOT BE USED FOR ANY PURPOSE OTHER THAN GRAPHIC REPRESENTATION OF WHAT HAS ALREADY BEEN PROVIDED AS PART OF THE SUBMISSION AS PER CODE.

SECTION 4 - DESCRIPTION OF PROJECT (attach additional pages if necessary)
Including compliance with zoning standards and supplemental regulations

BEATRICE'S PLACE PROPOSES TO SUBDIVIDE AND PLAT THE EXISTING
PROPERTY LOCATED AT 4405 DALE ROAD PALM SPRINGS FL 33406

INTO 3 SEPARATE LOTS (FOR SINGLE FAMILY DWELLING USE) AS FOLLOWS:

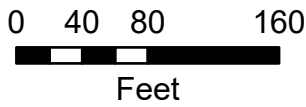
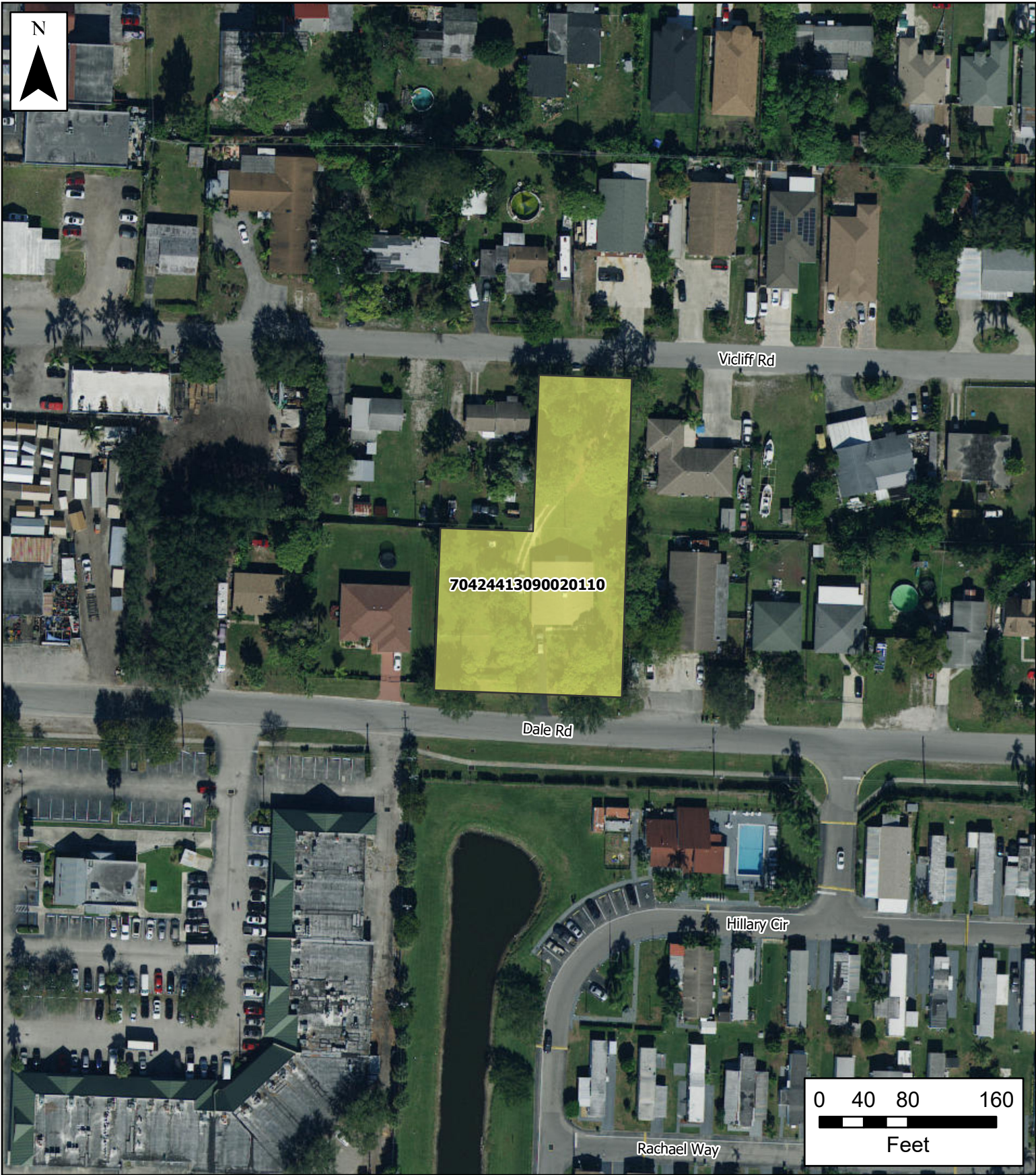
(LOT A, LOT B, AND LOT C)

LOT 'A' DIMENSIONS: 127.21' X 69.3' (VACANT)

LOT 'B' DIMENSIONS: 122.38' X 80.70'
(CONTAINING - SFD: 48.00' X 24.00')

LOT 'C' DIMENSIONS: 126.00' X 75.00' (VACANT)

PLEASE SEE ATTACHED PROPOSED PLAT
FOR MORE SPECIFICATIONS IF NEEDED



Village of Palm Springs

4405 Dale Road

 4405 Dale Road

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



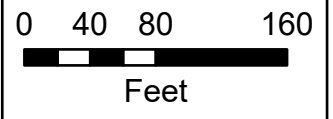
Vicliiff Rd

70424413090020110

Dale Rd

Hillary Cir

Rachael Way



Village of Palm Springs

4405 Dale Road

-  4405 Dale Road
-  Parcels

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Data Source: Parcels provided by Palm Beach County