



VIRTUAL PUBLIC MEETING

PLANNING & ZONING BOARD

July 14, 2020

**Village Hall – Council Chambers
226 Cypress Lane • Palm Springs, FL • 33461**

Pursuant to Executive Order No. 20-150, issued by the Office of Governor Ron Desantis on June 23 2020, extending that municipalities may conduct meetings of their governing boards without having a quorum of its members present physically or at any specific location, and utilizing communications media technology such as telephonic or video conferencing, as provided by Section 120.54(5)(b)2, Florida Statutes.

The Village of Palm Springs will provide for public participation through Gotowebinar.com, a communication media technology (teleconference). Interested persons may attend by using the following information. Please join the meeting from your computer, tablet or smartphone.

First-time users will have to download the GoToMeeting application (App) by using the following link:

<https://global.gotomeeting.com/install/736744429>

- **<https://global.gotomeeting.com/join/736744429>** You can also dial in using your phone. United States: **[+1 \(646\) 749-3112](tel:+16467493112)** and Access Code: 736-744-429

After the meeting, the audio recording will be available by contacting the Deputy Village Clerk.

If any person has technical difficulties using GoToMeeting before or during the meeting, please call the Village of Palm Springs immediately at 561-965-4010 ext. 5085 to report the issue to a staff member.

The Village has developed new methods of ensuring public comment(s) for a virtual meeting.

- a. Email the Deputy Village Clerk at jworth@vpsfl.org up to 30-minutes before the start of the meeting. If timely received, the Deputy Clerk will present public comments into the record at the meeting. If you do not receive a response email from the Deputy Clerk, assume that it was not received and follow up with a phone call to Village Hall at 561-965-4010 ext. 5085.
- b. If interested persons require more information, they may contact the Deputy Village Clerk at 226 Cypress Lane, Palm Springs, FL; Email: jworth@vpsfl.org or call the Deputy Village Clerk at (561) 965-4010 ext. 5085.

Agenda items that are quasi-judicial hearings for a virtual meeting may use the following procedure:

- a. Interested persons that sign into the GoToMeeting will not be able to speak during the virtual meeting; however, they may send an email to jworth@vpsfl.org on quasi-judicial items when the item is announced.
- b. Interested person that wish to present additional information to the Planning and Zoning Board on quasi-judicial items may send an Email to jworth@vpsfl.org, or call Deputy Village Clerk, Jane Worth at 561-965-4010 ext. 5085.

Consistent with Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Village Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she 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.



**VIRTUAL PLANNING AND ZONING ADVISORY BOARD AGENDA
ADVISORY/ COMMITTEE BOARD MEETING
Village Hall Council Chambers
226 Cypress Lane
Palm Springs, FL 33461
Tuesday, July 14, 2020
6:30 PM**

First-time users will have to download the GoToMeeting application (App) by using the following link:

<https://global.gotomeeting.com/install/736744429>

- <https://global.gotomeeting.com/join/register/736744429>
- You can also dial in using your phone. United States: +1 (646) 749-3112 and Access Code: 736-744-429

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

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. 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 A) Resolution No. 2020-20 - Approve Water Supply Facilities Work Plan (2020-2030)

B) Ordinance No. 2020-11 - Comprehensive Plan Text Amendment - Water Supply Plan Update

[Res No. 2020-20 - Adopt Water Supply Facilities Work Plan \(2020-2030\) .docx](#)

[10-Year Water Supply Facilities Work Plan \(Exhibit "A" to Resolution No. 2020-20\)](#)

[Ord No. 2020-11 Comprehensive Plan Amendments - Water Supply Plan.docx](#)

[Proposed Comprehensive Plan Amendments \(Water Supply Plan\) \(Exhibit "A" to Ordinance No. 2020-11\)](#)

[Proposed Water Supply Capital Improvement Projects](#)

[Lake Worth Herald Advertisement.pdf](#)

7. QUASI JUDICIAL PUBLIC HEARINGS

7.1 Planning & Zoning Board Order No. 2020-06- Landscape Buffer Variance PSV20-09 & Parking Variance PSV20-10 - Soma Medical Center - 3325 Forest Hill Boulevard & 1697 Dalinda Lane (**Quasi-Judicial Hearing**)

[Planning & Zoning Board Order 2020-06.doc](#)

[PZB Staff Report](#)

[Project Narrative and Justification Statements](#)

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

[Color Site Plan](#)

[Aerial and Location Maps](#)

[County Site Plan #79-182 with parking for Cushman's](#)

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

7.2 Planning & Zoning Board Order No. 2020-07 - Minor Site Development Plan (SPR20-06) - Soma Medical Center - 3325 Forest Hill Boulevard & 1697 Dalinda Lane (**Quasi-Judicial**)

[Planning & Zoning Board Order 2020-07.doc](#)

[PZB Staff Report](#)

[Project Narrative and Justification Statements](#)

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

[Color Site Plan](#)

[Aerial and Location Maps](#)

[County Site Plan #79-182 with parking for Cushman's](#)

[Lake Worth Herald Advertisement.pdf](#)

7.3 Planning & Zoning Board Order No.2020-08 - Landscape Buffer Variance PSV20-11
- Tranche 3 Properties LLC - 3856 7th Avenue North
[Planning & Zoning Board Order 2020-08.doc](#)
[Staff Report](#)
[Project Narrative and Justification Statement](#)
[Site Plan, Landscape Plans, Architectural Plans and Letters](#)
[Color Rendering](#)
[Aerial and Location Maps Sec.34-602\(2\) Variances.doc](#)
[Lake Worth Herald Advertisement.pdf](#)

7.4 Planning & Zoning Board Order No. 2020-09 - Minor Site Development Plan -
Tranche 3 Properties LLC - 3856 7th Avenue North
[Planning and Zoning Board Order 2020-09.doc](#)
[Staff Report](#)
[Project Narrative and Justification Statement](#)
[Site Plan, Landscape Plans, Architectural Plans and Letters](#)
[Color Rendering](#)
[Aerial and Location Maps](#)

8. ACTIONS AND REPORTS

9. ADJOURNMENT

10. NEXT MEETING – AUGUST 11, 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.



**AGENDA
PLANNING AND ZONING ADVISORY BOARD MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
PALM SPRINGS, FL 33461
MAY 12, 2020
6:30 PM**

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](#)

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

Motion: Ralph Lashells	Second: Peter Braun	Vote: Motion Approve: 5 - 0
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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 Worth ascertained there were no ex parte communications. The Clerk swore in the following: Village Attorney Brian Shutt, Director of Planning, Zoning and Building, Kimberly Glas-Castro, Planner of Planning, Zoning and Building, Iramis Cabrera, Agent for the Owner, Kevin McGinley and Agent for the Owner, Beatriz Rodriguez

6.1 Ordinance No. 2020-08 - Village Code Amendment - Chapter 34 - Land Development Procedures
[Proposed Ordinance No. 2020-08 - Land Development Procedures](#)

Director Glas-Castro informed the Board this was an amendment regarding quasi judicial procedures. Everything was directly under Land Development, it needed to be clarified, it could also be applied to Village Council and other Boards. This was a housekeeping item. Chairman Tieche asked about Section 34-6045, if the Construction Board of Adjustment and Appeals was still an active Board? Director Glas-Castro stated it was, and met on an as needed basis.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of the of Ordinance No. 2020-08 was made by Mr. Hughes and seconded by Mr. Braun. A roll call vote was taken, and motion passed 5-0 approved.

Motion: Ralph Lashells	Second: Peter Braun	Vote: Motion Approve: 5 - 0
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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](#)

Director Glas-Castro stated the House Bill will be effective July 1, 2020. This preempts cities with regulating food trucks. We may not require them to get a license, special permits or collect business taxes either. The Village Code currently prohibits food trucks with the Village limits. She continued to explain the bill and regulations within it. She stated once the Governor is presented with this bill, he has 14 or 15 days to either put it into law or not, if he does not act on it, it will automatically become law without action.

Mr. Hughes expressed he did not like food trucks. Mr. Hughes and Mr. Lashells both thanked Director Glas-Castro for the work that she had put into this. Mr. Lashells asked if food trucks were asked to be part of a special event, what was protocol. Director Glas-Castro stated they would still have to get a special events permit. Mr. Saingilus stated he loved food trucks, limiting them is great, but they are also good to bring more millennial's out and it is easy access to food.

Staff and Board Members continued to discuss the pros and cons of food trucks.

Chairman Tieche asked the public or the Board for any additional comments. There was a question from the public asking if the food trucks were allowed to be on construction sites. Director Glas-Castro answered they were.

A motion to recommend approval of the of Ordinance No. 2020-08 was made by Mr. Braun, with the suggestion that the food truck must be parked on pavement and seconded by Mr. Hughes. A roll call vote was taken, and motion passed 5-0 approved.

Motion: Peter Braun	Second: Richard Hughes	Vote: Motion Passed: 5 - 0
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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](#)
[Building Elevations.pdf](#)
[Color Site Plan](#)
[Aerial and Location Maps Sec.](#)
[34-602\(2\) Variances](#)
[Planning Zoning Board Order 2020-02](#)

PZ&B Planner Cabrera informed the Board the applicant wants to convert the existing veterinary clinic at one time, into 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.

Mr. Kevin McGinley stated that the variances that were being requested are for existing site conditions. There were no additions that were going to be built to the building. The widths are existing widths that don't meet code. It is a tight site at the south east corner. Whether it was a church or any other building, they would still need the same variance.

The Boards only questions were regarding emergency vehicle clearance referring to turning around. The question of overflow parking was brought up. Mr. McGinley stated there was no issue with the emergency vehicles. Regarding the overflow parking, there was also not an issue currently. There is room for 192 seat capacity, and they have not reached that at present time.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to approve Resolution No. 2020-15 was made by Mr. Mandigo, to include the sidewalks to be connected as discussed and seconded by Mr. Braun. Motion carried 5-0 A roll call vote carried approval 5-0.

Motion:	Second:	Vote:
James Mandigo	Peter Braun	Motion Passed: 5 - 0

- 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](#)
[Building Elevations.pdf](#)
[Color Site Plan](#)
[Legal Description](#)
[Aerial and Location Maps](#)

PZ&B Planner Cabrera stated presentation was given with Item 7.1. Mr. McGinley did not have anything extra for the Board but would answer any questions the Board might have.

Chairman Tieche stated the two sidewalks do not meet is there a possibility to cut the corner with the sidewalk? They go into the road and just stop. Director Glas-Castro stated that would possibly lead to a sidewalk easement, it goes across the church parking lot at the end. Mr. McGinley stated the present sidewalks are in the right of way, and he felt construction of a sidewalk that would encroach into the right of way and he felt that was a reasonable request. Chairman Tieche also asked about the sidewalk coming from the back parking, would they be using the back door. Mr. McGinley stated there was a front door and they would also be using the back door.

Chairman Tieche asked about page 113 #5, no social services in the church. Also page 187 regarding child care, would there be child care during the day? Director Glas-Castro stated currently they were not requesting social services or child care.

A question from the public was asking if there would be a problem with flooding. Mr. McGinley stated currently there is no drainage system on the property. There is a connection to the storm water sewer system that is being installed. Mr. McGinley explained this in more detail.

Mr. Hughes asked on the west side of the parking lot did not have a reservoir there either. In looking around the site, there are homes constructed around that area. Will there be a drainage problem with the new buffer system you are putting in? Mr. McGinley said there is a criteria that none of the storm water onto adjacent properties. Those are issues that are being looked at through the permitting process, if it is not correct, it would have to be corrected.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to approve Resolution No. 2020-15 was made by Mr. Mandigo, to include the sidewalks to be connected as discussed and seconded by Mr. Braun. Motion carried 5-0 A roll call vote carried approval 5-0.

Motion: James Mandigo	Second: Peter Braun	Vote: Motion Passed: 5 - 0
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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](#)

Approve

PZ&B Planner Cabrera informed the Board the applicant was requesting approval of the preliminary plate to subdivide a multi-family lot into three (3) separate lots, located at 4405 Dale Road.

Mr. Saingilus asked if they would be rental properties or will they be sold. The applicant stated one would be her primary resident, one would be sold, and the other would either be sold or rented. Mr. Lashells asked how the lots compared to the other lots in the neighborhood. Director Glas-Castro stated the lot size does conform to code. Chairman Tieche asked about the one lot from Vicliff and is longer and created a pocket, was that the way it was laid out. The applicant stated it was their choice.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to approve Resolution No. 2020-17 was made by Mr. Hughes and seconded by Mr. Lashells. Motion carried 5-0 A roll call vote carried approval 5-0.

Motion: Richard Hughes	Second: Ralph Lashells	Vote: Motion Passed: 5 - 0
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8. ACTIONS AND REPORTS

9. ADJOURNMENT

Hearing no other business, Chairman Wong adjourned the meeting at 7:35 pm.

ATTEST:

Johnnie Tieche, Chairman

Jane R. Worth, Deputy Clerk

Approved by Board _____
(Date)

**NEXT PLANNING AND ZONING ADVISORY BOARD MEETING
TUESDAY, JUNE 9, 2020 AT 6:30 P.M.**



Village of Palm Springs

Executive Brief

AGENDA DATE: July 14, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 6.1: A) Resolution No. 2020-20 - Approve Water Supply Facilities Work Plan (2020-2030)

B) Ordinance No. 2020-11 - Comprehensive Plan Text Amendment - Water Supply Plan Update

SUMMARY:

Local governments are required to update their water supply facilities work plan to be consistent with the South Florida Water Management District's 2018 Lower East Coast Water Supply Plan. This plan addresses water supply related issues of the region and provides a framework to meet the water needs of all users (i.e., agriculture, conservation, urban uses) through 2040.

Each government's update to its water supply facilities work plan includes:

- Updated population projections
- Projections of the water needs for the projected populations and businesses in the utility service area
- Methods to ensure adequate water supply through the planning period and plans for alternative sources of raw water to ensure long-term availability
- Actions, programs or initiatives to promote water conservation & reduce water use
- Annual update to the Capital Improvements Program (CIP), which also includes non-water supply related capital projects

As a result, staff is proposing text amendments to the Infrastructure, Conservation, and Capital Improvements Elements adopt the Water Supply Facilities Work Plan for the Village of Palm Springs (2020-2030) by reference into the Village's Comprehensive Plan.

Note: The proposed water supply plan was preceded by the Water Supply Facilities Work Plan for the Village of Palm Springs (2015-2025) approved in June, 2015 (Resolution No. 2015-35) and adopted by reference into the Village's Comprehensive Plan on July 9, 2015 (Ordinance No. 2015-22).

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

The proposed comprehensive plan text amendments were prepared by the Village's consulting engineers, Kimley-Horn, and reviewed by the Planning, Zoning & Building Director, Public Service Director, Village Attorney, Palm Beach County staff and the South Florida Water Management District staff.

FISCAL IMPACT:

The Village's proposed capital improvements (and estimated costs) are provided to ensure that our potable water operations meet the highest standards. These projects/improvements will also be included within the Village's Capital Improvement Program and will annually be presented for budget approval.

ATTACHMENTS:

Res No. 2020-20 - Adopt Water Supply Facilities Work Plan (2020-2030).docx

10-Year Water Supply Facilities Work Plan (Exhibit "A" to Resolution No. 2020-20)

Ord No. 2020-11 Comprehensive Plan Amendments - Water Supply Plan.docx

Proposed Comprehensive Plan Amendments (Water Supply Plan) (Exhibit "A" to Ordinance No. 2020-11)

Proposed Water Supply Capital Improvement Projects

Lake Worth Herald Advertisement.pdf

RESOLUTION 2020-20

A RESOLUTION OF THE VILLAGE OF PALM SPRINGS, FLORIDA, ADOPTING AN UPDATED WATER SUPPLY FACILITIES WORK PLAN FOR THE VILLAGE OF PALM SPRINGS (2020-2030) CONSISTENT WITH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S 2018 LOWER EAST COAST WATER SUPPLY PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village of Palm Springs has updated the Water Supply Facilities Work Plan to be consistent with the South Florida Water Management District's 2018 Lower East Coast Water Supply Plan, projected for the years 2020-2030; and

WHEREAS, the Village of Palm Springs projections for the Water Supply Facilities Work Plan include updated population projections; water needs for the projected population and businesses in the utility service area; methods to ensure adequate water supply through the planning period and plans for alternative sources of raw water to ensure long-term availability; actions, programs or initiatives to promote water conservation and reduce water use; and annual updated to the Capital Improvements Program (CIP), which also includes non-water supply related capital projects; and

WHEREAS, the Village's Plan has been determined to be "in compliance" with the provisions of the Act and Rule 9J-5 of the Florida Administrative Code; and

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF PALM SPRINGS, FLORIDA AS FOLLOWS:

Section 1. The Village of Palm Springs, Florida hereby agrees to the terms and conditions of that certain Water Supply Facilities Plan, a copy of which is attached hereto as Exhibit A, and which is incorporated herein by reference, and further authorizes the Mayor and Village Clerk to execute and deliver said Plan to Ms. Terry Manning, Policy and

Planning Analyst, South Florida Water Management District Water Supply Coordination Unit, 3301 Gun Club Road, MSC 4223, West Palm Beach, FL 33406, along with a certified copy of this Resolution.

Section 2. This Resolution shall take effect 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	☐	☐	☐
JONI BRINKMAN, COUNCIL MEMBER	☐	☐	☐
DOUG GUNTHER, COUNCIL MEMBER	☐	☐	☐

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2020.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
BEV SMITH, MAYOR

ATTEST:

BY: _____
KIMBERLY WYNN, VILLAGE CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: _____
GLEN J. TORCIVIA, VILLAGE ATTORNEY

VILLAGE OF PALM SPRINGS, FLORIDA



10 YEAR WATER SUPPLY FACILITIES WORK PLAN

PREPARED BY:

Kimley-Horn and Associates, Inc.

1920 Wekiva Way, Suite 200

West Palm Beach, FL 33411

Tel: (561) 845-0665

Fax: (561) 697-7193

ADOPTED: TBD

(DRAFT: JUNE 2020)

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List of Appendices

Appendix A: Description of Wells

Appendix B: VPS Consumer Confidence Report (2019)

Appendix C: Recommended VPS Comprehensive Plan Updates

List of Abbreviations

AUD	City of Atlantis Utility Department
Avg.	Average
BEBR	Bureau of Economic and Business Research
ECRWRF	East Coast Regional Water Reclamation Facility
FAC	Florida Administrative Code
FS	Florida Statutes
FY	Fiscal Year
GPCD	Gallons per Capita per Day
GPD	Gallons per Day
GPM	Gallons per Minute
LEC	Lower East Coast Water Supply Plan
LOS	Level of Service
LWUD	City of Lake Worth Utility Department
MGD	Million Gallons per Day
MGM	Million Gallons per Month
MGY	Million Gallons per Year
PAM	Population Allocation Model
PBC	Palm Beach County
PBCWUD	Palm Beach County Water Utilities Department
RAA	Restricted Allocation Area
SAS	Surficial Aquifer System
SFWMD	South Florida Water Management District
Village	Village of Palm Springs
VPSUD	Village of Palm Springs Utility Department
WSP	Water Supply Plan
WTP	Water Treatment Plant
WUP	Water Use Permit

1.0 Introduction

1.1 Purpose

The purpose of the Village of Palm Springs Water Supply Plan (WSP) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the local government's jurisdiction. Chapter 163, Part II of the Florida Statutes (F.S.), requires local governments to prepare and adopt WSPs into their comprehensive plans within 18 months after the South Florida Water Management District (SFWMD) approves a regional water supply plan or its update. The Lower East Coast Water Supply Plan (LEC WSP) Update was approved by the District's Governing Board on January 14, 2019.

The LEC WSP is responsible for ensuring enough capacity is available for existing and future customers and references the initiatives already identified to ensure adequate water supply for the Village of Palm Springs (VPS or Village). According to state guidelines, the Village's WSP and the comprehensive plan must address the developments for at least a 10-year planning period. The Village's WSP will have a planning time schedule consistent with the comprehensive plan and the LEC WSP Update.

The Village's WSP has been divided into five (5) sections:

- Section 1 – Introduction
- Section 2 – Background Information
- Section 3 – Data and Analysis
- Section 4 – Capital Improvement Projects and Schedule
- Section 5 – Goals, Objectives, and Policies

1.2 Statutory Information

1.2.1 Statutory History

The Florida Legislature enacted bills in the 2002, 2004, 2005, 2011, 2015 and 2016 sessions to address the state's water supply needs. These bills, in particular Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapters 163 and 373, F.S. by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. In addition, these bills established the basis for improving coordination between local land use planning and water supply planning.

1.2.2 Statutory Requirements

The Village of Palm Springs has considered the following statutory provisions when updating the WSP:

1. Coordinate appropriate aspects of its comprehensive plan with the LEC-WSP [5.163.3177(4)(a), F.S].
2. Ensure the future land use plan is based upon availability of adequate water supplies and public facilities and service [s.163.3177(6)(a), F.S.]. Data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Map amendments submitted for review.
3. Consult with the applicable water supplier to ensure that adequate water supplies and potable water facilities are available to serve new development no later than the issuance by the local government of a certificate of occupy or its functional equivalent and consult with the applicable

water supplier to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy [s.163.3180(2), F.S.].

4. For local governments subject to a regional water supply plan, revise the General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (the “Infrastructure Element”), within 18 months after the water management district approves an updated regional water supply plan, to:
 - a. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the LEC-WSP, or alternative project(s) proposed by the local government under s.373.709(8)(b), F.S. [s.163.3177(6)(c), F.S.];
 - b. Identify the traditional and alternative water supply projects and the conservation and reuse programs necessary to meet water needs identified in the LEC-WSP [s.163.3177(6)(c)3, F.S.]; and
 - c. Update the Work Plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development [s.163.3177(6)(c)3, F.S.].
5. Revise the Five-Year Schedule of Capital Improvements to include water supply, reuse, and conservation projects and programs to be implemented during the five-year period [s.163.3177(3)(a)4, F.S.].
6. To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5 above, revise the Conservation Element to assess projected water needs and sources for at least a 10-year planning period, considering the LEC-WSP, as well as applicable consumptive use permit(s) [s.163.3177(6)(d), F.S.]. The plan must address the water supply sources necessary to meet and achieve the existing and projected water use demand for the established planning period, considering the applicable regional water supply plan [s.163.3167(9), F.S.].
7. To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with the LEC-WSP [s.163.3177(6)(h)1, F.S.].
8. While an Evaluation and Appraisal Report is not required, local governments are encouraged to comprehensively evaluate, and as necessary, update comprehensive plans to reflect changes in local conditions. The evaluation could address the extent to which the local government has implemented the need to update their Work Plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, and conservation and reuse programs are meeting local water use demand [s.163.3191(3), F.S.].

2.0 Background Information

2.1 Overview

The Village is located within Palm Beach County and borders the municipalities of Greenacres, Lake Clarke Shores, Lake Worth, Atlantis, West Palm Beach and areas of unincorporated Palm Beach County. According to the United States Census Bureau, the Village has a total area of 3.5 square miles.

Figure 2-1, Village of Palm Springs Location Map, shows the physical location of the Village within Palm Beach County and the State of Florida. Figure 2-2, Village of Palm Springs Municipal Limits and Future Annexation Areas shows the current Village municipal limits as well as areas of interest for future annexation.

There are four water utilities currently meeting the needs of the residents in the Village of Palm Springs:

- Village of Palm Springs Utility Division (VPSUD)
- Palm Beach County Water Utilities Department (PBCWUD)
- City of Atlantis Utility Department (AUD)
- City of Lake Worth Utilities Department (LWUD)

The VPSUD is an enterprise fund within the Village municipal government. They service the majority of the Village population, portions of the neighboring Town of Lake Clarke Shores and several areas of unincorporated Palm Beach County.

The other three utilities (PBCWUD, AUD and LWUD) service the remaining residents within the corporate boundaries of the Village. Their customers mostly consist of condominiums, private medical offices and rehabilitation centers, and other small businesses along Lake Worth Road, Congress Avenue or Forest Hill Blvd. It is important to note that AUD purchases bulk water from PBCWUD for its customers but bills for these services independently of PBCWUD. The demands for the customers being serviced by these utilities have been accounted for in the PBCWUD and LWUD WSP.

The past and future population projections, water usage, and per capita user rates presented herein are based on the Village's Utility Service Area which does not completely coincide with the Village's municipal limits. Therefore, the Village of Palm Springs WSP will be based solely on their utility service area which includes portions of the Town of Lake Clarke Shores and adjacent areas of unincorporated Palm Beach County. Figure 2-3, Village of Palm Springs Utility Service Area, illustrates these areas.

Included in this section is a brief overview of the existing water suppliers, water usage, population and relevant regional issues in the Village of Palm Springs' municipal limits and service area.

2.2 Existing Facilities

2.2.1 Village of Palm Springs Utilities Division

The VPSUD has a current Water Use (WU) Permit (WUP No. 50-00036-W) issued by SFWMD on October 28, 2009. This permit will expire in 2029. The current recommended maximum raw water withdrawal permitted from October 20, 2014 to October 29, 2029 is 155.9 million gallons per month (MGM) and 1,685 million gallons per year (MGY), which is approximately 4.62 million gallons per day (MGD).

VPSUD has two (2) water treatment plants with a total design capacity of 10 MGD. The Main Water Treatment Plant has a design capacity of 6 MGD and the R.L. Pratt Water Treatment Plant has a design capacity of the remaining 4 MGD. The two (2) water treatment plants operate in an interconnected transmission and distribution system. Treatment of raw water at both plants consists of ion exchange followed by lime softening, filtration, disinfection, storage, and pumping into the system.

To service the portions of Lake Clarke Shores within the Village's service area, a bulk sales agreement is in place with transactions to individual customers being completed via Lake Clarke Shores after the bulk purchase is made.

2.2.2 Palm Beach County Water Utilities Department

The PBCWUD has a current WU Permit (WUP No. 50-00135-W) issued by the SFWMD on March 13, 2003. This permit will expire in 2023. The current recommended maximum raw water withdrawal is 129.62 MGD and 31,773 MGY.

PBCWUD has four (4) water treatment plants with a total design capacity of 91.38 MGD. Two (2) of these water treatment plants utilize lime softening technology while the remaining two (2) utilize nanofiltration techniques. These water treatment plants currently withdraw water from the Biscayne Aquifer with future plans to withdraw water from the Floridan Aquifer. The system also includes wastewater reclamation and wetlands recharge.

The PBCWUD's water distribution system within the Village of Palm Springs is in good condition and well maintained.

2.2.3 City of Atlantis Utility Department

The AUD does not have a current WU Permit and purchases bulk water from PBCWUD. AUD's distribution system within the Village of Palm Springs is limited to several small, private medical offices and a veterinary hospital west on Congress Avenue between 6th Avenue South and the C-14 canal.

2.2.4 City of Lake Worth Utilities Department

The LWUD has a current WU Permit (WUP No. 50-00234-W) issued by the SFWMD on December 15, 2016. The permit will expire in 2032. The current recommended maximum raw water withdrawal is 356.5 MGD and 4,106 MGY, which is approximately 11.25 MGD.

LWUD has one water treatment plant with a total design capacity of 17.4 MGD. The water treatment plant operates utilizing a combination of lime softening and reverse osmosis techniques. Raw water for this plant is withdrawn from the Floridan and surficial aquifers. LWUD's distribution system within the Village of Palm Springs is limited to the Palm Beach Habilitation Center located at the corner of 6th Avenue South and Congress Avenue. The distribution system in this area has been noted to be in good condition and well maintained.

2.3 Relevant Regional Issues

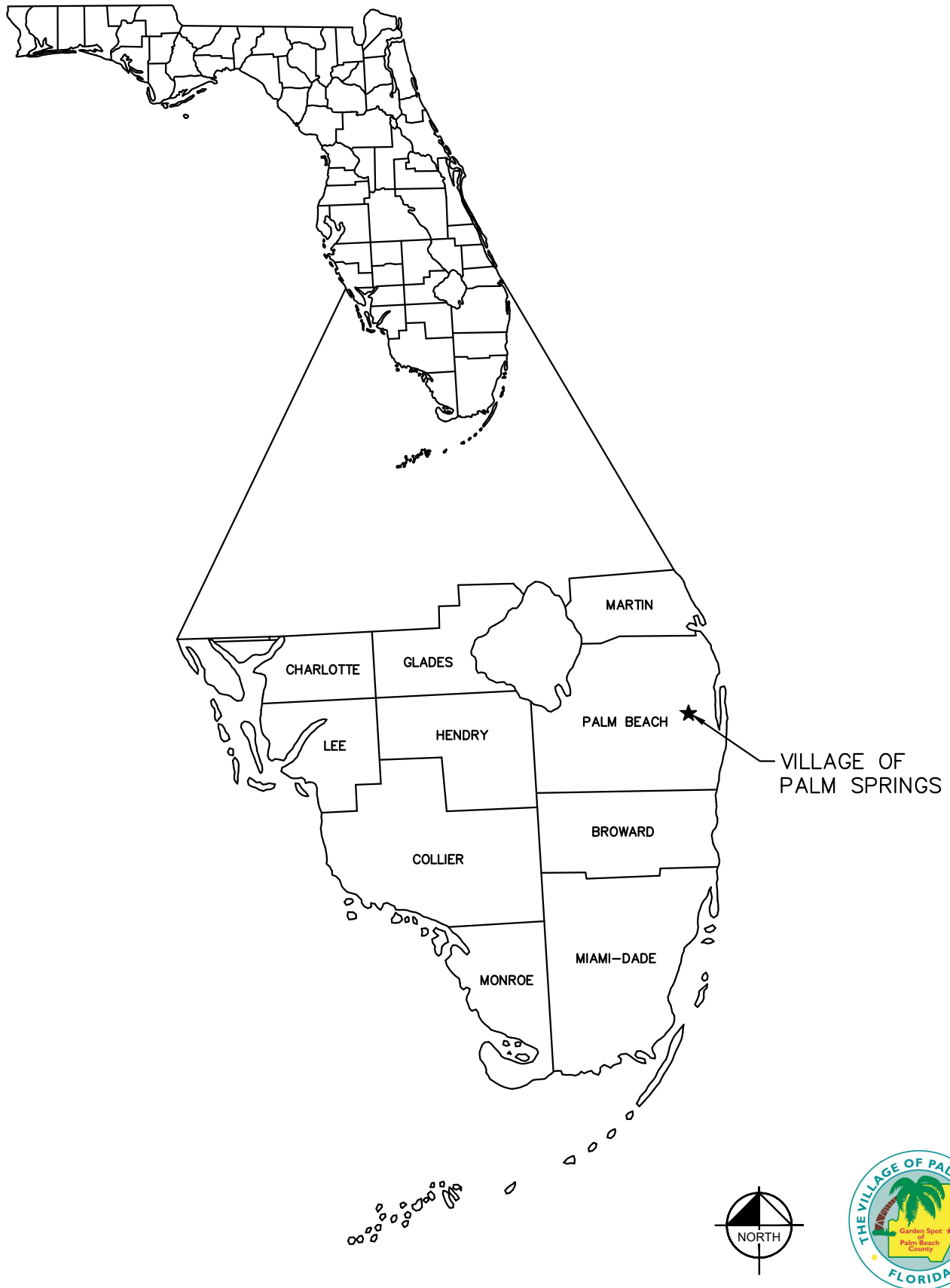
As the state agency responsible for water supply in the LEC planning areas, the SFWMD plays a pivotal role in resource protection, through criteria used from consumptive use, or water use, permitting. As pressure increased on the Everglades ecosystem resource, the SFWMD Governing Board initiated the decision to limit increased allocations dependent on the well-being of the Everglades system. As a result, the Regional Water Availability Rule was adopted by the Governing Board on February 15, 2007 as part of the SFWMD's water use permit program. This rule reduced reliance on the regional system for future

water supply needs by mandating the development of alternative water supplies and increasing water conservation and reuse.

The regional issues identified for 2040 in the LEC Planning Region have been provided below along with a summary of the Village's response to these issues.

1. **Fresh surface water and ground water are limited. Further withdrawals could have impacts on the regional system, wetlands, existing legal uses, and saltwater intrusion. As a result, additional alternative water supplies need to be developed.** – The Village utilizes surficial aquifer production wells. Additional wells or alternate raw water sources are not included in the Village's current permit however, these could be requested as modifications to the existing permit during its renewal prior to 2025. Alternate sources, including bulk water purchase agreements, may be required for handling increasing future demands.
2. **Surface water allocations from Lake Okeechobee and Water Conservation Areas are limited in accordance with the Lake Okeechobee Service Area RAA criteria.** –The Village utilizes raw water from the surficial aquifer and is not permitted, nor do they have any plans to pursue, surface water allocations. However, it is understood that the surficial aquifer in this area is recharged via Lake Okeechobee and other Water Conservation Areas which is limited. Since the Village's last permit renewal allowed for the maximum available allocation, additional raw water sources will have to be from an alternate source to comply with the RAA rules and regulations. One of the alternate sources considered is increasing the volume of water purchased from PBCWUD. Significant coordination would be required to confirm the PBCWUD system could support the Village's anticipated population increase as they are also limited by these restrictions.
3. **Construction of additional storage systems (i.e. reservoirs, aquifer storage and recovery systems) to capture wet season flow volumes will be necessary to increase water availability during dry conditions and attenuate damaging peak flow events from Lake Okeechobee.** – No additional storage systems are anticipated at this time but may be considered if required by future demands.
4. **Expanded use of reclaimed water is necessary to meet future water supply demands and the Ocean Outfall Law.** – The Village does not have access to a reclaimed water source at this time. The adjacent City of Lake Worth and City of West Palm Beach sanitary systems may be available in the future for reuse expansion within the Village. The Village is interested in discussing and planning for reuse infrastructure installation during this planning cycle if other utilities have available capacity.
5. **Expanded use of brackish groundwater from the Floridan aquifer system requires careful planning and wellfield management to prevent undesirable changes in water quality.** – The Village permit does not allow for Floridan aquifer withdrawal at this time but it may be considered if required by future demands.

Drawing name: K:\WPB_Civil\140593003 - VPS WSP Update\CAD\PlanSheets\Location Map Exhibit.dwg Location Map Exhibit Mar 19, 2020 8:28am by: Gina Cassulo
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MARCH 2020
PROJECT NO.
140593003

**VILLAGE OF PALM SPRINGS
 LOCATION MAP**

PALM SPRINGS FLORIDA

DESIGN ENGINEER:
FLORIDA P.E. LICENSE NUMBER:
DATE:

SHEET NUMBER
FIG. 2-1



Legend



Municipal City Limits



Future Annexation Area

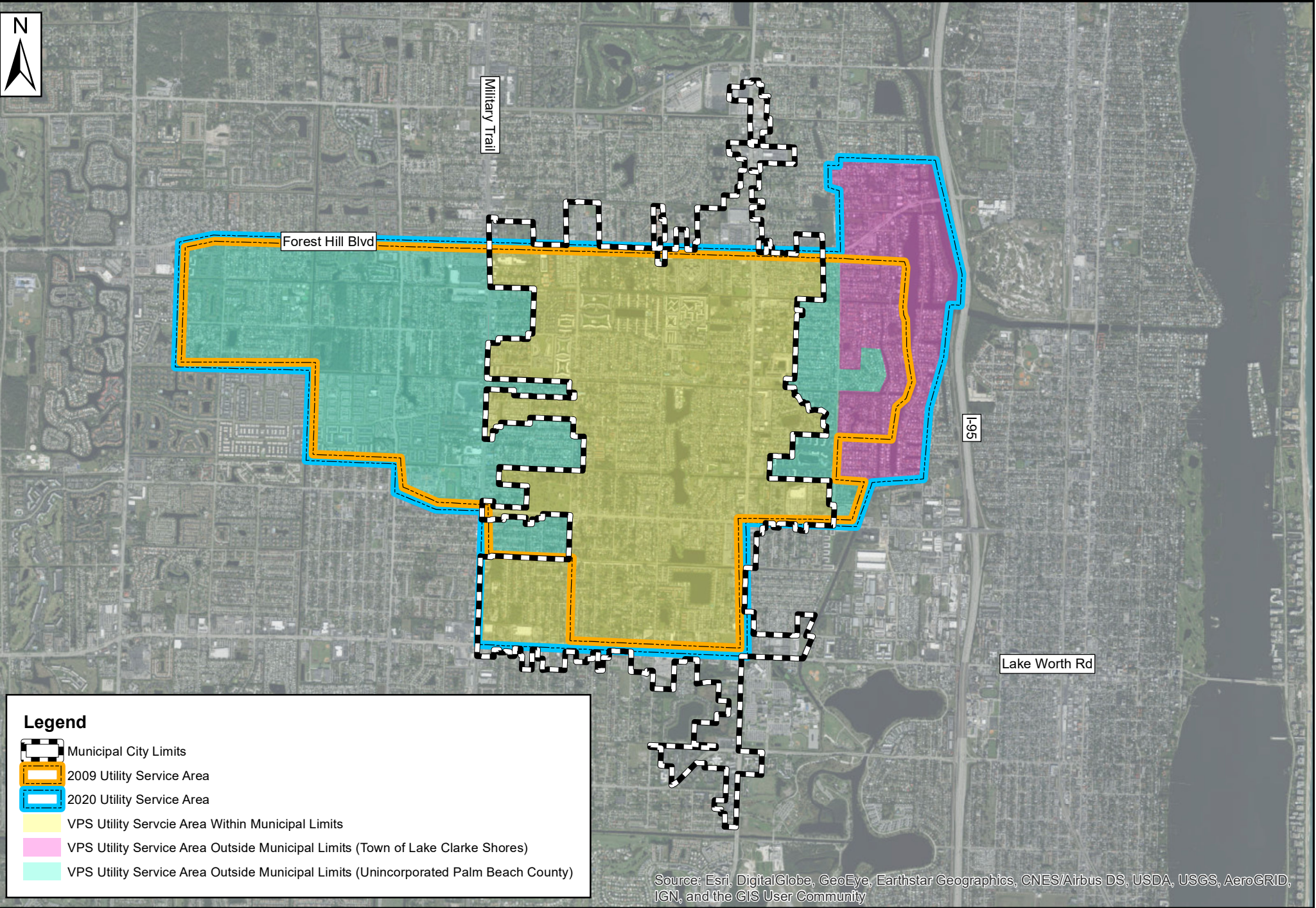
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**Village of Palm Springs Water Supply Plan 2020:
Municipal City Limits and Future Annexation Areas**

Figure 2-2



- Legend**
- Municipal City Limits
 - 2009 Utility Service Area
 - 2020 Utility Service Area
 - VPS Utility Service Area Within Municipal Limits
 - VPS Utility Service Area Outside Municipal Limits (Town of Lake Clarke Shores)
 - VPS Utility Service Area Outside Municipal Limits (Unincorporated Palm Beach County)

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



3.0 Data and Analysis

3.1 Population Information

Existing and future water usage, population served in the Village's utility service area, and water demand data has been analyzed from the Village's WUP, the LEC WSP Update and the Palm Beach County Population Allocation Model (PBC PAM). The PBC PAM is a planning tool used within the County based on population projections prepared by the Bureau of Economic and Business Research (BEBR). Table 3-1 outlines these projections for comparison.

Table 3-1: LEC, WUP, and PBC PAM Population Comparisons

YEAR	2018 LEC	2019 PBC PAM	2009 WUP
2016	47,889	-	41,941
2018	-	48,912	42,571
2020	50,206	50,300	43,201
2025	52,810	52,954	43,947
2030	54,860	54,613	-
2035	56,645	56,704	-
2040	58,260	58,077	-

It can be observed that the data compared in the table above is not consistent. While the data from the 2018 LEC and 2019 PBC PAM are closely aligned, the 2009 WUP shows population projections with an approximate 15% difference. It should be noted that the 2009 WUP is based on data from the 2008 PBC PAM. This discrepancy in future population projections illustrates the rate of population growth in the past 10 years has increased more than anticipated when the WUP was renewed in 2009. The increase in population could be attributed to the rate of annexation experienced in the past being more than anticipated during the development of the WUP population. Until the WUP can be renewed, it is important to consider all reliable population projections for this area when considering future potable water demands. As a result, this WSP will utilize the 2018 LEC populations in the calculations that follow.

3.2 Maps of Current and Future Areas Served

A comparison of the Village's current corporate boundary and the areas of interest for annexation can be observed in Figure 2-2. Currently, the Village is concentrating on incorporating the area of Congress Avenue between Summit Blvd and Southern Blvd. The utilities in this area are currently provided by PBCWUD and did not affect the Village's service area. An increase to the Village's service size and demands due to any future annexation are not anticipated but may be forthcoming if the Village's distribution system expands to an area that is not serviced by a utility. At this time, only minimal impact, if any, on the customer size and future demands is anticipated.

While there is no set timeline for implementation of the annexation boundary shown in Figure 2-2, the Village is motivated to incorporate in the coming years.

3.3 Potable Water Level of Service Standard

The Village's level of service (LOS) standard for potable water has been determined using the average daily water consumption rate pursuant to Section 163.3164(28), F.S.

Table 3-2: VPS - Level of Service Standards

	Average Day	Storage Capacity
Village Residential (GPCD) (gpcd = gallons/capita/day)	82	
PBCWUD Residential (GPCD)	115	
Storage Capacity (MG)		2.75

Comparisons of the past five years' worth of flow data have been made and it is appropriate to maintain the LOS at 82 gpcd. These LOS standards can be found in Policy B.2.1 of the Infrastructure Element (Section IV).

3.4 Population and Potable Water Demand Projections by Each Local Government or Utility

The water demands referenced below have been presented using those from Appendix E, "Public Water Supply Utility Summaries", of the 2018 LEC WSP update as a guide.

Table 3-3: VPS - 2018 LEC WSP Updates - Palm Springs Service Area - Population and Finished Water Demand

Population and Finished Water Demand							
				Existing	Projected		
				2016	2020	2030	2040
Population				47,899	50,206	54,860	58,260
Average 2012-2016 Per Capita (gallons per day finished water)				82			
Potable Water Demands (daily average annual finished water in mgd)				3.94	4.12	4.50	4.78
Raw Water Demands (daily average withdrawal in mgd)				4.13	4.31	4.71	5.00
SFMWD Water Use Permitted Allocation (mgd)							
Potable Water Source				Permit No. 50-00036-W (expires 2029)			
SAS				4.62			
FAS				0.00			
Total Allocation				4.62			
FDEP Potable Water Treatment Capacity (PWS ID # 4501058)							
Permitted Capacity by Source				Cumulative Facility & Project Capacity (mgd)			
				Existing	Projected		
				2016	2020	2030	2040
SAS				10.00	10.00	10.00	10.00
FAS				0.00	0.00	0.00	0.00
Total Potable Capacity				10.00	10.00	10.00	10.00
Nonpotable Alternative Water Source Capacity (mg)							
Total Nonpotable Capacity				0.00	0.00	0.00	0.00
Project Summary							
Water Supply Projects	Source	Completion Date	Total Capital Cost (\$ million)	Projected Cumulative Design Capacity (mgd)			
					2020	2030	2040
Potable Water							
R.L. Pratt Washwater Recovery Basin	SAS	2025	\$1.75		0.00	0.20	0.20

Purchase Bulk Water from PBCWUD	SAS	2030	N/A		0.00	0.30 ^a	0.30 ^a
Total Potable Water			\$1.75		0.00	0.50^a	0.50^a
Nonpotable Water							
No Projects							
Total Nonpotable Water			\$0.00		0.00	0.00	0.00
Total New Water			\$1.75		0.00	0.50^a	0.50^a

^a This project is suggested by the SFWMD in order for the Village of Palm Springs to have adequate water supply to meet 2030 to 2040 demands. The Village of Palm Springs can choose to implement this project or determine an alternative source to meet the 2030 to 2040 demands.

The water demands listed above were calculated using the gross population for the service area, which is inclusive of customers outside the corporate boundaries of the Village. This population and the average water used per capacity were used to calculate the water demand projections. These projections show there may be a slight discrepancy between anticipated potable water demands and allocation based on the currently permit conditions. The Village has adequate capacity to service these customers currently, however the population growth for the future results in demands surpassing the Village's permitted allocation. Using linear interpolation of the information provided in the above table, the Village will be limited by its raw water withdrawal allocation in 2029. Therefore, solutions to make up the deficit should be implemented so they are completed and in service at this time.

Table 3-4 below presents population of the service area and potable water demand projections from 2020 to 2040 based on the LEC WSP. The Village LOS of 82 gpcd has been used rather than the LEC average shown in Table 3-3. These population estimates are in line with those developed in the PBC PAM but are higher than those accepted in the WUP. Therefore, the LEC populations have been used to provide a more conservative projection.

Table 3-4: VPS - Population and Potable Water Demand Projections

	2016	2020	2030	2040
Projected Population (Persons)	47,899	50,206	54,860	58,260
Per Capita Usage (GPD)	82	82	82	82
Per Capita Usage (GPY)	29,930	29,930	29,930	29,930
Total Annual Usage (MGY)	1,439	1,503	1,642	1,744
Avg. Monthly Usage (MGM)	120	125	137	145
Max. Monthly Usage (MGM)	144	150	164	174
Avg. Finished Daily Usage (MGD)	3.94	4.12	4.50	4.78
Avg. Raw Water Withdrawal (MGD)	4.13	4.31	4.71	5.00

Table 3-4 has confirmed the projection from the LEC and verifies the urgency for determining a solution to the Village's anticipated water source deficit. Options for consideration have been identified in Chapter 4 of this report.

3.5 Water Supply Provided by Local Government

At this time, the Village is operating under SFWMD WUP No. 50-00036-W. The permit conditions originally allowed for the withdrawal of a total annual allocation not to exceed 1,732.8 MG and a maximum monthly

allocation not to exceed 160.2 MG until October 29, 2014. However, the conditions also required the Village to reduce to an annual allocation of 1,685 MG and a maximum monthly allocation of 155.9 MG from October 30, 2014 to October 29, 2029. The WUP allows the Village to withdraw from the surficial aquifer only. Currently, there are 17 wells being utilized within 2 wellfields. The wellfields are managed by a Wellfield Operating Plan which was approved by SFWMD on May 30, 2012.

The Wellfield Operating Plan outlines several limiting conditions imposed on the wellfields to comply with SFWMD's rules on withdrawals from the surficial aquifer which are recharged from Lake Okeechobee and other RAA. The eastern wellfield has 11 wells with wells E12, E13, E14, E16 and E17 operating as the primary wells. In the western wellfield, there are a total of six wells with wells W6 and W7 operating as the primary wells. All other wells not listed are on standby. The well locations can be reviewed in Figure 3-1, Village of Palm Springs Well Locations. In addition, Table A, Description of Wells, from the WUP has been included as part of Appendix A for review.

3.6 Water Treatment Processes and Distribution Facilities

As stated previously, there are two water treatment plants (WTPs) that currently provide water to the Village customers and at both plants, a treatment procedure consisting of ion exchange followed by lime softening, filtration, disinfection, storage and pumping into the system is utilized. The VPSUD maintains three active interconnects between PBCWUD and Lake Clarke Shores.

There are several finished water storage facilities on each of the plant's properties. The Main WTP includes a 1.0 MG and 0.5 MG tanks on-site while the RL Pratt WTP includes a 0.5 MG and 0.75 MG storage tanks. The combined storage capacity of both plants is 2.75 MG.

Additionally, other utilities provide water to residents within the corporate boundaries of the Village. At this time, those utilities are PBCWUD and the City of Lake Worth Utilities Department. This water supply plan focuses only on those customers serviced by the VPSUD and additional information on these utilities could be found in their respective WSP.

3.7 Water Conservation

The Village has incorporated conservation initiatives into specific actions, programs, regulations, and opportunities. The current plan consists of the following elements:

- **Native Plants and Florida-friendly Landscaping Techniques** – The Village Land Development Code requires the use of native plant materials and Florida-friendly landscaping techniques. Where wastewater reuse systems are available for irrigation, at least 20% of landscaped areas, excluding grass, shall consist of native species. Where such systems are not available, 40% of landscaped areas, excluding grass, shall consist of native species.

The Land Development Code specifies that new irrigation systems shall be maintained separately from potable water distribution systems. No irrigation system is required for areas of native vegetation. Where irrigations systems are necessary, they shall be designed so as to make the most efficient use of water, including avoiding unnecessary overlap of spray areas so that they do not spray onto the paved portion of a public street or a public sidewalk or walkway. Property owners are encouraged to use irrigation systems designed in zones so that areas needing less water can be watered separately and less frequently than areas requiring more water.

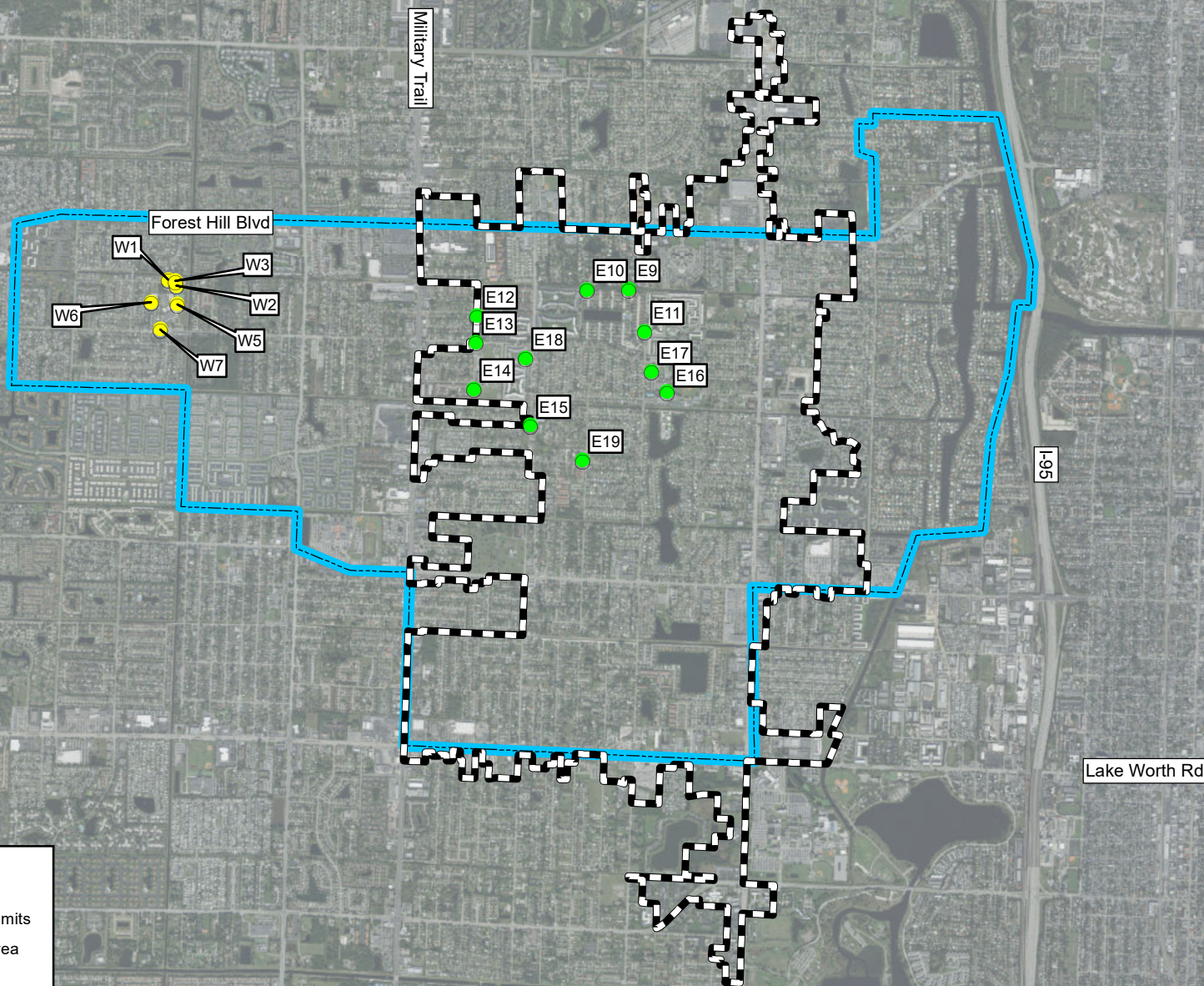
The Comprehensive Plan Policy E.2.1 of the Potable Water Sub-Element supports SFWMD's irrigation rule which limits irrigation to 3 days per week between the hours of 12:00am – 10:00am and/or 4:00pm – 11:59pm. The Village is currently working to adopt this as an ordinance in compliance with FAC 40E-24 prior to the end of this fiscal year.

- **Water Conservation-Based Rate Structure** – The Village adopted a three-tiered water rate structure which also encourages water conservation through discounted rates depending on gallons used (Code of Ordinances Chapter 78, Section 78-1). Water rates are assessed bi-monthly and are based on 1) the land use of the property and 2) the amount of water consumed. Rates are further categorized by “inside Village” and “outside Village”.
- **Leak Detection Programs** – In an effort to reduce water leakage through the distribution system, the Village tests, calibrates, and repairs/replaces water meters. The estimated annual average unaccounted-for water loss for 2018 is approximately 4%. This relatively small amount of water lost can be partly attributed to the Village's efforts in customer education and completion of an automatic meter reader (AMR) program in 2019. All meters in the Village have been converted and any new customers will have AMRs installed.
- **Rain-Sensor Override for New Lawn Sprinkler Systems** – During permit review for new irrigation systems, commercial and multi-family properties are required to incorporate rain-sensor override mechanisms.
- **Florida Water Star Program** – The Village encourages new development to incorporate principles of the Florida Water Star program and promotes certification of new construction through this program.

Overall, the Village is aiming to become more proactive towards conservation in the upcoming years. There are areas where additional efforts can be made including promoting the use of low flow fixtures, more widely used efficient irrigation systems, Florida-friendly plantings, and green building principles. Some of these efforts have already been captured in the Village's capital improvement projects which has been analyzed in greater detail in section 4.0 of this report.

3.8 Reuse Water

Wastewater treatment within the Village service area is provided by the East Central Regional Water Reclamation Facility (ECRWRF) which is operated by the City of West Palm Beach. The Village intends on continuing to coordinate with the City of West Palm Beach for this service and has no plans to construct a reclamation and reuse plant. While the ECRWRF does produce reclaim water, the option for use in the Village is not currently available. However, the Village fully supports all reuse initiatives undertaken by PBC and SFWMD and if the use of reclaimed resources becomes an option, the Village will encourage property owners to utilize reclaimed water for irrigation purposes. At this point, the ECRWRF provides reclaimed water to the FPL West County Energy Center as well as the Ballpark of the Palm Beaches and residences in several parts of the county for use in irrigation.



Legend

- Municipal City Limits
- Utility Service Area

Well Location

- Eastern Wellfield
- Western Wellfield

Application Number: 040310-2
Permit Number: 50-000036-W

Source: Esri, DigitalGlobe,
GeoEye, Earthstar, Near Community

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**Village of Palm Springs Water Supply Plan 2020:
Well Locations**

Figure 3-1

4.0 Capital Improvements

4.1 Anticipated Future Deficit

As identified previously in this report, the projected raw water required to meet future finished water demands are anticipated to surpass capacity prior to 2030. In an effort to counter this anticipated deficit, the Village has identified potential options that will assist in providing additional available capacity for its customers.

4.1.1 Modification of Water Use Permit

A Water Use Permit modification needs to be prepared and submitted before the year 2029. The Village is currently looking into drilling two replacement wells for wells No. 9 and 10. However, these new wells would not increase the Village's capacity beyond the limits set in the current permit. It is unlikely the SFWMD will increase the Village's permit allocations due to the current restrictions on surficial aquifer usage. The Village may be required to explore an alternate source, or combination of alternatives, to cover the anticipated future deficit.

4.1.2 Palm Beach County Water Agreement

A potential alternative water source would be to purchase water from PBCWUD. This alternative would supply the Village with enough water to cover the current deficit and to cover additional deficits for the next planning period. Unfortunately, this would not reduce the amount of water removed from the surficial aquifer as PBCWUD would be responsible for future demands resulting from population increases. If this agreement were to materialize, would require careful discussion and modeling to determine how much of the deficit PBCWUD could provide while remaining in compliance with all RAA restrictions and their WUP conditions. While the prolonged cost would not be ideal for the Village, this option does allow for relatively swift implementation for its future demands.

4.1.3 Floridan Aquifer Raw Water Supply and Treatment

Another potential alternative water source would be the installation of wells to withdraw raw water from the Floridan aquifer. This option would assist in achieving SFWMD's goal of reducing the strain on the surficial aquifer. Unfortunately, the Village would be required to update one of its water treatment facilities with membrane technology for proper treatment. This would be a costly undertaking for the Village and would take several years of design, permitting and construction before implementation would be complete. This is not something the Village is actively pursuing at this time due to its significant cost and tight timeline for completion prior to 2030 but may be considered as a future capital improvement.

4.1.4 Backwash Recovery Basin

Another potential alternative water source would be the design and construction of a backwash recovery basin at the R.L. Pratt WTP. The flow currently used to backwash the filters is 200,000 GPD. By incorporating this flow offset into the deficit calculations reviewed previously, this effort may provide a decrease in water needed. However, the Village would prefer to purchase the entire deficit from PBCWUD due to the significant cost associated with the backwash recovery basin project. Due to PBCWUD's upcoming WUP renewal in 2023, PBCWUD requires additional information prior to committed to the increase in bulk water purchased. The Village will continue discussions with PBCWUD and come to a resolution prior to the 2025 WSP update.

4.2 Work Plan Projects and Schedule

As part of the preparations of a WSP, local governments which are self-supplied are required to evaluate the existing community water system and determine what improvements, if any, will be required to the

existing treatment system and/or distribution infrastructure to meet the potable water demands of the service area over the projection duration. The Village has completed an evaluation of the current system and infrastructure based on the project potable water demands of the Village service area over the next 20 years.

The projects included in Table 4-2 below have been identified as assisting with preparing for water demands projected over the next 20 years. The backwash recovery basin project, suggested by SFWMD and outlined above, has been included in the plan for completion by FY 2021. In addition, the Village has outlined their interest in pursuing additional water purchase from PBCWUD. Of all the options presented, these two improvements working jointly would provide the most benefit to the Village.

While both projects are anticipated for future implementation, further specifics have yet to be determined and will be forthcoming.

Table 4-1: VPS Anticipated Projects from FY 2019 thru FY 2024

Project Name	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Two (2) Well Replacements (No. 9 and 10)	\$350,000	\$350,000					
Well Rehabilitation	\$100,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	
Emergency Power for Production Wells		\$200,000	\$200,000				
Add Wells No. 6 and 7 to RLP WTP Power Distribution				\$506,000			
Washwater Recovery Basin						\$762,000	\$2.3M
CUP Update						\$50,000	

5.0 Summary and Conclusions

5.1 Raw Water Supply vs. Projected Potable Water Demand

As previously discussed, the potable water demand projection data is based on data provided to us by the SFWMD. It should be noted that the data provided by the SFWMD with current operating data indicates that data provided is consistent with the current population increase and per capita water usage within the Village's service area.

5.2 Comprehensive Plan Goals, Objectives, and Policies

The Village has put forth a set of goals, objectives, and policies in its Comprehensive Plan. The revised Comprehensive Plan will incorporate updates from this WSP, as recommended in Appendix C, as required by Section 163.3177 (6) (c), F.S.

APPENDIX A

DESCRIPTION OF WELLS

TABLE - A
Description Of Wells.

Application Number: 040310-2

Well ID	21289	21290	22816	22818	22819	22820
Name	E9	E10	E11	E12	E13	E14
Map Designator	E9	E10	E11	E12	E13	E14
FLUWID Number						
Well Field						
Existing/Proposed	E	E	E	E	E	E
Well Diameter(Inches)	12	12	20	20	20	20
Total Depth(feet)	210	210	198	201	216	288
Cased Depth(feet)	104	102	116	124	125	183
Facility Elev. (ft. NGVD)						
Screened Interval						
From						
To						
Pumped Or Flowing	P	P	P	P	P	P
Pump Type	turbine	turbine	turbine	turbine	turbine	turbine
Pump Int. Elev. Feet (NGVD)						
Feet (BLS)	60	60	60	83	87	110
Pump Capacity(GPM)	700	700	900	1200	1200	1200
Year Drilled	1977	1977	1992	1992	1992	1992
Planar Location						
Source	REVIEWER	REVIEWER	REVIEWER	REVIEWER	REVIEWER	REVIEWER
Feet East	951000	950000	951400	947400	947400	947400
Feet North	842000	842100	841100	841400	840800	839800
Accounting Method	flow meter	flow meter	flow meter	flow meter	flow meter	flow meter
Use Status	Standby	Standby	Standby	Standby	Standby	Primary
Water Use Type	Public Water Supply	Public Water Supply	Public Water Supply	Public Water Supply	Public Water Supply	Public Water Supply
Aquifer	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System

TABLE - A
Description Of Wells.

Application Number: 040310-2

Well ID	22821	21287	231089	194761	194762	22822
Name	E15	E16	E17	E18	E19	W1
Map Designator	E15	E16	E17	E18	E19	W1
FLUWID Number						
Well Field						
Existing/Proposed	E	E	E	E	E	E
Well Diameter(Inches)	20	20	20	24	24	8
Total Depth(feet)	156	180	190	127	137	135
Cased Depth(feet)	94	130	120	80	102	100
Facility Elev. (ft. NGVD)						
Screened Interval From						
To						
Pumped Or Flowing	P	P	P	P	P	P
Pump Type	turbine	turbine	turbine	submersible	submersible	turbine
Pump Int. Elev. Feet (NGVD)						
Feet (BLS)	60	62	68	60	60	32
Pump Capacity(GPM)	1200	1500	1500	1400	1000	500
Year Drilled	1992	1999	1999	2006	2006	1959
Planar Location Source	REVIEWER	Migrate	REVIEWER	REVIEWER	REVIEWER	REVIEWER
Feet East	948600	951800	951500	948600	949900	940400
Feet North	838900	839700	840200	840500	838100	842200
Accounting Method	flow meter	flow meter	flow meter	flow meter	flow meter	flow meter
Use Status	Primary	Standby	Standby	Standby	Primary	Standby
Water Use Type	Public Water Supply	Public Water Supply	Public Water Supply	Public Water Supply	Public Water Supply	Public Water Supply
	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System
Aquifer						

TABLE - A
Description Of Wells.

Application Number: 040310-2

Well ID	22823	22824	22826	22827	22828
Name	W2	W3	W5	W6	W7
Map Designator	W2	W3	W5	W6	W7
FLUWID Number					
Well Field					
Existing/Proposed	E	E	E	E	E
Well Diameter(Inches)	8	8	14	20	20
Total Depth(feet)	141	135	170	182	168
Cased Depth(feet)	113	109	115	103	105
Facility Elev. (ft. NGVD)					
Screened Interval					
From					
To					
Pumped Or Flowing	P	P	P	P	P
Pump Type	turbine	turbine	turbine	turbine	turbine
Pump Int. Elev. Feet (NGVD)					
Feet (BLS)	32	32	43	74	80
Pump Capacity(GPM)	500	400	1400	1400	1400
Year Drilled	1959	1959	1983	1992	1992
Planar Location					
Source	REVIEWER	REVIEWER	REVIEWER	REVIEWER	REVIEWER
Feet East	940400	940200	940400	939800	940100
Feet North	842000	842200	841700	841700	841100
Accounting Method	flow meter	flow meter	flow meter	flow meter	flow meter
Use Status	Standby	Standby	Standby	Standby	Primary
Water Use Type	Public Water Supply	Public Water Supply	Public Water Supply	Public Water Supply	Public Water Supply
Aquifer	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System

APPENDIX B

VPS CONSUMER CONFIDENCE REPORT (2019)



2019 Water Quality Report Village of Palm Springs

Este informe contiene información muy importante sobre su agua potable. Visite Village Hall para obtener una copia de este informe en español.

Delivering Excellence

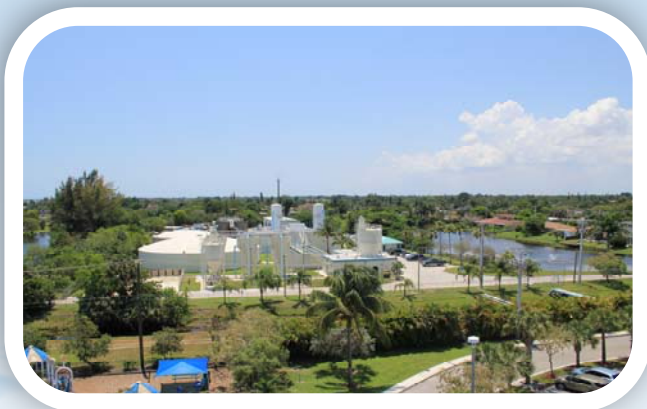
The Village of Palm Springs is pleased to provide you with this year's Annual Drinking Water Quality Report. We want to keep you informed about the excellent water and services we have delivered to you over the past year. Our goal is and always has been, to provide to you a safe and dependable supply of drinking water.

Our Water Origins

The Village of Palm Springs gets its water from groundwater wells that draw from the surficial aquifer in eastern Palm Beach County. This groundwater source is adequately protected by the Palm Beach County Wellfield Protection Ordinance, which the Village of Palm Springs strictly adheres to. The Village of Palm Springs Water Treatment Plant pre-treats the raw water with a magnetic ion exchange (MIEX) system to remove organics before lime softening to remove hardness. It is then disinfected using chloramines (chlorine and ammonia compound) and filtered before delivery to your home or business through a network of underground pipes. This report shows our water quality results from 2019 and what they mean.



Village Manager Richard Reade, Vice Mayor Joni Brinkman,
Council Member Doug Gunther, Mayor Bev Smith, Council
Member Gary Ready, Mayor Pro Tem Patti Waller



"A Great Place To Call Home"

Contaminants

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity. Contaminants that may be present in source water include:

(A) Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.

(B) Inorganic contaminants, such as salts and metals, which can be naturally-occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.

(C) Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban storm water runoff, and residential uses.

(D) Organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban storm water runoff, and septic systems.

(E) Radioactive contaminants, which can be naturally-occurring or be the result of oil and gas production and mining activities.

Lead, if present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. The Village of Palm Springs is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at www.epa.gov/safewater/lead

Contaminants Cont.

To ensure that tap water is safe to drink, the EPA prescribes regulations, which limit the amount of certain contaminants in water provided by public water systems. The Food and Drug Administration (FDA) regulations establish limits for contaminants in bottled water, which must provide the same protection for public health.

Understanding Your Drinking Water

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791

Assessments

In 2019 the Florida Department of Environmental Protection performed a Source Water Assessment on our system. The assessment was conducted to provide information about any potential sources of contamination in the vicinity of our wells. There are five potential sources of contamination identified for this system with a low to moderate susceptibility level. The assessment results are available on the FDEP Source Water Assessment and Protection Program website at www.dep.state.fl.us/swapp or they can be obtained from (561) 965-4022.



Immuno-Compromised Individual

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/Center for Disease Control (CDC) guidelines on appropriate means to lessen the risk of infection by cryptosporidium and other microbiological contaminants are available from the Safe Drinking Water Hotline (800-426-4791).

EPA Requirements

The Environmental Protection Agency (EPA) requires monitoring of over 80 drinking water contaminants. Those contaminants listed in the table below are the only contaminants detected in your drinking water.

Improvements

In order to maintain a safe and dependable water supply we sometimes need to make improvements that will benefit all of our customers. These improvements are sometimes reflected in rate structure adjustments. We at the Village of Palm Springs work around the clock to provide safe, dependable, great tasting water to every tap. We ask that all our customers help us protect our water sources, which are the heart of our community, our way of life and our children's future. We encourage our valued customers to be informed about their water utility. If you want to learn more, please contact Mr. Paul Ward, Utilities Superintendent, at (561) 965-4022 or attend one of our scheduled council meetings. For more information concerning your water utility or a schedule of council meetings please visit www.vpsfl.org.

Monitoring Results

The Village of Palm Springs routinely monitors for contaminants in your drinking water according to Federal and State laws. The table on the following page shows the results of our monitoring for the period, of January 1st to December 31st 2019.



TEST RESULTS TABLE

Disinfectant or Contaminant and Unit of Measurement	Dates of Sampling (mo/yr)	MCL or MRDL Violation Y/N	Level Detected	Range of Results	MCLG or MRDLG	MCL or MRDL	Likely Source of Contamination
Chloramines (ppm)	01/19 - 12/19	N	2.99	.9 - 4.3	MRDLG = 4	MRDL = 4.0	Water Additive used to Control Microbes
Contaminant and Unit of Measurement	Dates of Sampling (mo/yr)	MCL Violation Y/N	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination

Inorganic Contaminants

Nitrate (as Nitrogen) (ppm)	02/19	N	0.076	0.066 - 0.076	10	10	Runoff from fertilizer use; leaching from septic tanks, sewage, erosion or natural deposits
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Microbiological Contaminants

Contaminant and Unit of Measurement	Dates of Sampling (mo/yr)	TT Violation Y/N	Result	MCLG	TT	Likely Source of Contamination
1. Total Coliform Bacteria	01/19-12/19	N	Negative	N/A	TT	Naturally Present in the Environment

Stage 2 Disinfectant and Disinfection By-Product

For haloacetic acids or TTHM, the level detected is the highest RAA, computed quarterly, of quarterly averages of all samples collected if the system is monitoring quarterly or is the average of all samples of all samples taken during the year if the system monitors less frequently than quarterly. Range of Results is the range of individual sample results (lowest to highest) for all monitoring locations.

Contaminant and Unit of Measure	Dates of Sampling (mo/yr)	MCL Violation Y/N	Level Detected	Range of Results	MCLG or MRDLG	MCL or MRDL	Likely Source of Contamination
HAA5 (ppb) (Haloacetic Acids)	01/19, 04/19, 08/19, 10/19	N	35.9	14.3-46.6	N/A	60	By-product of drinking water disinfection
TTHM (ppb) (Total Trihalomethanes)	01/19, 04/19, 08/19, 10/19	N	38.05	18.5-54.6	N/A	80	By-product of drinking water disinfection

As you can see by the tables, our system had no violations. We're proud that your drinking water meets or exceeds all Federal and State requirements.

Data Table Key, Definitions, and Abbreviations

In this table you may find many terms and abbreviations you might not be familiar with.

To help you better understand these terms we've provided the following definitions:

Action Level (AL): The concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.

Initial Distribution System Evaluation (IDSE): An important part of the Stage 2 Disinfection By-Products Rule (DBPR). The IDSE is a one-time study conducted by water systems to identify distribution system locations with high concentrations of trihalomethanes (THMs) and haloacetic acids (HAAs). Water systems will use results from the IDSE, in conjunction with their Stage 1 DBPR compliance monitoring data, to select compliance monitoring locations for the Stage 2 DBPR.

Locational Running Annual Average (LRAA): The average of sample analytical results for samples taken at a particular monitoring location during the previous four calendar quarters.

Maximum Contaminant Level or MCL: The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

Maximum Contaminant Level Goal or MCLG: The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Maximum Residual Disinfectant Level or MRDL: The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Maximum Residual Disinfectant Level Goal or MRDLG: The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Parts per million (ppm) or Milligrams per liter (mg/l): one part by weight of analyte to 1 million parts by weight of the water sample.

Parts per billion (ppb) or Micrograms per liter (ug/l): one part by weight of analyte to 1 billion parts by weight of the water sample.

Treatment Technique (TT): A required process intended to reduce the level of a contaminant in drinking water.



"A Great Place To Call Home"



Village of Palm Springs

226 Cypress Lane

Palm Springs FL 33461

WWW.VPSFL.ORG

(561) 965-4022



APPENDIX C

RECOMMENDED COMPREHENSIVE PLAN UPDATES

Chapter IV
Infrastructure Element
(Sanitary Sewer, Solid Waste, Drainage, Potable Water
and Natural Groundwater Aquifer Recharge)
Goal, Objectives and Policies

- Goal:*** "An efficient and effective System of Village owned public utilities that are operated and maintained in accordance with accepted levels of service, which promote orderly urban growth; and providing for the general health, safety and welfare of the Village residents, as well as, the Village's designated service area."
- Objective A:*** Ensure through the land development approval process that, at the time a building permit is issued, adequate public facility capacity is available or will be available at the time of occupancy.
- Policy A.1:*** All Goals, Objectives and Policies applicable to potable water are located in the Potable Water Sub-Element within this Infrastructure Element.
- Policy A.2:*** The Public Works Department shall maintain a current record of the level of service for sanitary sewer, solid waste and drainage. The concurrency test for facilities and services will be determined by comparing the available capacity of a facility or service to the demand created by the proposed project. Available capacity will be determined by adding together any capacity demands committed through concurrency reservations for building permits approved prior to and subsequent to the adoption of the Comprehensive Plan but not receiving services and existing services being delivered. Subtract that total from the design capacity of the facility; the remainder is the capacity available to serve the new development project.
- Policy A.3:*** Public facility Level of Service standards as displayed on Table 2 are hereby adopted, and shall be used as the basis for estimating the availability of capacity and demand generated by a proposed development project.

TABLE 2
VILLAGE OF PALM SPRINGS PUBLIC FACILITY CONCURRENCY
MANAGEMENT SYSTEM

PUBLIC FACILITY	LEVEL OF SERVICE STANDARD
Sanitary Sewer	Average Daily Sewage Generation Rate Residential: Single Family 350 gallons/day/dwelling unit Multiple Family 250 gallons/day/dwelling unit Non-Residential: 0.20 gallons/acre/day
Solid Waste	Average Generation Rate Garbage: 4.92 lbs./capita/day Trash: 1.75 lbs/capita/day
Drainage	Design Storm: Three (3) year frequency, 24-hour (one day duration; rainfall intensity curve as established by the South Florida Water Management District).
<i>Policy A.4:</i>	All development and/or redevelopment activities shall be reviewed in a manner consistent with adopted Level of Service standards as part of the site plan review and land development process.
<i>Policy A.5:</i>	The Public Works Department shall, in cooperation with the public utility service providers update facility demand and capacity information, as development permits are issued.
<i>Policy A.6:</i>	Prohibit the installation of additional septic tank systems, and require all new developments be served by the central wastewater system. Require all new developments to be served by central water systems.
<i>Policy A.7:</i>	Prohibit the installation of individual wells in proximity to the one (1) foot drawdown contour (Zone 3), as defined by Palm Beach County Wellfield Protection Program.

**Potable Water Sub-Element
Goal, Objectives and Policies**

Goal: “Protect the health, safety and welfare of the public while preserving a high-quality potable water supply for current and future use that complies with regulatory requirements.”

Objective B: *Potable Water Facilities and Level of Services:*

Continue to preserve the potable water supply as resource, both in quantity and quality by maximizing the use of existing facilities, correcting facility deficiencies and enhancing the ability to meet or exceed adopted Level of Service Standards during the ten year planning period applicable to the Water Supply Facilities Work Plan for the Village of Palm Springs (~~2015-2025~~). ✓

2020-2030

Policy B.1: It will be necessary to coordinate land uses and future land use changes with the availability of water supplies and the water supply facilities.

Policy B.1.1: During the building permit stage, water supply concurrency must be met.

Policy B.1.2: The sharing and updating of information to meet ongoing water supply needs and establishing LOS standards shall occur through coordination between SFWMD, Palm Beach County Water Utilities Department, Lake Clark Shores, ~~Green Acres~~ and Atlantis.

Replace with
"Lake Worth
Utilities"

Policy B.2: Based on historic data and projected growth patterns, the Village shall adopt and impose the following LOS standards for potable water as the basis for determining the availability of facility capacity and planning for demand to be generated by development.

Policy B.2.1: The LOS standards for residential users will be:

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

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

Policy B.2.2: The LOS standards for additional water supply measures are:

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

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

Policy B.3: Require all new developments to be served by central water systems.

Policy B.4: With any addition to the Village of Palm Springs' service area, the Village shall redefine their service area boundaries by Ordinance, as per provisions of Chapter 180, Florida Statutes, as amended.

Policy B.4.1: Coordination among SFWMD, Palm Beach County Water Utilities Department, Lake Clark Shores, ~~Green Acres~~, and Atlantis will occur should a change in service area occur or an annexation occurs in the Village.

Replace with
"Lake Worth
Utilities"

Policy B.5: When the Village's potable water facility reaches 80% percent of the SFWMD CUP and/or FDEP permitted plant capacity, the Village shall consider revising the Capital Improvement Plans, initiate FDEP permit modifications or renewal procedures, or seek a modification to increase the allocation under the CUP.

Date of Comp
Plan adoption.

2020-2030

Policy B.6: The Water Supply Facilities Work Plan for the Village of Palm Springs (~~2015-2025~~) adopted May 14, 2015 is incorporated herein by reference. The Village will continue to make appropriate changes to the Comprehensive Plan, LDC and other policies/regulations in order to implement the updated Water Supply Facilities Work Plan (2015-2025).

to be

2020-2030

2020-2030

Date of Comp
Plan adoption.

Policy B.7: The Village shall comply with the Water Supply Facilities Work Plan for the Village of Palm Springs (~~2015-2025~~) adopted May 14, 2015, which has been updated consistent with the SFWMD Lower East Coast Water Supply Plan.

Update, published on
January 14, 2019.

Policy B.7.1: The Plan, at a minimum, shall identify new or proposed water supply facilities that are necessary to serve existing and new development through ~~2018~~.

2030

Policy B.8: The Village's water system shall be maintained in a manner which meets or exceeds quality standards of regulatory agencies.

Policy B.8.1: The Village ~~shall~~ ~~cooperate~~ ~~with~~ the SFWMD, Palm Beach County Water Utilities Department, Lake Clark Shores, ~~Green Acres~~ and Atlantis to evaluate water consumption rates to ensure consistency with LOS and permitted amounts.

Replace with
"Lake Worth
Utilities"

Policy B.9: Prohibit the installation of individual wells in proximity to the one (1) foot Village of Palm Springs Comprehensive Plan

Infrastructure Element
Amended: January 26, 2009
and January 14, 2016

drawdown contour (Zone 3), as defined by Palm Beach County Wellfield Protection Program.

and quantity

or the regional system, including the Lake Okeechobee service Area and Water Conservation Areas.

Policy B.10:

Maintain a monitoring program of existing well fields to assure that the quality of potable water drawn from Village wells does not threaten the general health and welfare of the community

Policy B.11:

~~Locate new well fields, as the need becomes evident, in areas where the groundwater supply is not threatened by potential pollution sources.~~

Policy B.12:

The Village shall ~~increase the number of~~ wells to provide adequate capacities, as permitted by the South Florida Water Management District (SFWMD), to service new development activities and usage.

maintain

The Village shall expand

Policy B.13:

~~Expand~~ water treatment facilities to meet or exceed maximum day withdrawal from the raw water supply in accordance with the current water use permit.

Policy B.14:

Increase water storage capacity consistent with water system expansions.

Policy B.15:

As expansion to the water system occurs, loop distribution lines to maintain water quality in the lines and provide for more even water pressure.

Policy B.16:

Assure that fire flow requirements are met as the water system is expanded.

Objective C:

Aquifer Sustainability: Provide adequate potable water services to the service area while carefully considering aquifer water production limitations.

Policy C.1:

Replace with "Lake Worth Utilities"

~~in cooperation with SFWMD, Palm Beach County Water Utilities Department, Lake Clark Shores, Green Acres and Atlantis, the Village shall identify long-term water supply strategies that are consistent with applicable use permits and appropriate regional Water Supply Plans.~~

Policy C.2:

The Village shall participate in the water supply planning process, which includes the SFWMD and pertinent government entities, with the intention of developing a regional water supply plan that ensures sufficient quantity and quality of potable water resources are available for future use without creating unacceptable implications on natural resources.

Policy C.3:

Coordinate with SFWMD, Palm Beach County Water Utilities Department, Lake Clark Shores, ~~Green Acres~~ and Atlantis will be undertaken to evaluate opportunities for additional water supply sources

Replace with "Lake Worth Utilities"

and recovery technologies when the Village considers new or expanded facilities.

Objective D: **Existing Facilities and Urban Sprawl:** Maximize the use of existing facilities, discourage urban sprawl and coordinate future expansion plans consistent with projected needs to accommodate development at the densities permitted in the Future Land Use Element of the Comprehensive Plan.

Policy D.1 Where appropriate, the Village shall require developers to submit a report for all LOS-based potable water systems expansion projects prior to issuance of a development order which demonstrates that development projects are consistent with **Objective D**.

Policy D.2 The Village shall allow development (based on the FLUM) only in areas that have sufficient existing or planned capacity for potable water facilities and where connection is available.

Objective E: **Water Conservation:** Actively participate in potable water conservation practices and programs on an ongoing, as well as, on an emergency basis.

Policy E.1: Promote the use of non-potable water for uses other than for human consumption as part of the site plan and land development review process when the health of the citizenry is not threatened, such as for irrigation at recreational and governmental sites.

Policy E.2: Maintain a Landscape Ordinance which requires the use of water- efficient landscaping in all new development and redevelopment, and require functioning rain-sensor devices on all new automatic irrigation systems and requires the conservation of water in irrigation by promoting the use of native vegetation and/or the SFWMD's Florida Friendly Landscaping practices when considering all proposals for development and/or redevelopment.

Policy E.2.1: The City will continue to enforce the SFWMD's lawn and landscape irrigation rule, which limits irrigation to three days per week (based on address) between the hours of 12 a.m. to 10 a.m. AND/OR 4 p.m. to 11:59 p.m. with some exceptions, as may be revised.

Policy E.3: Maintain regulatory codes, consistent with Section 553 of the Water Conservation Act, F.S., to promote the use of low volume fixtures and other water saving devices in both public facilities, as well as, in private use.

Policy E.4: The Village will promote and educate developers and the public regarding

the use of low impact development techniques such as the Florida Water StarSM program, which is a point based, new home certification program for water-efficient developments, similar to the Federal Energy Star program.

Policy E.4.1: The Village shall issue no development orders or development permits without first consulting with the Village of Palm Springs Utilities Department and the Palm Beach County Water Utilities Department to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the Village of a certificate of occupancy or its functional equivalent. The Village will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its equivalent.

Policy E.5: The Village shall implement and enforce Water Shortage Emergency Provisions, established under Chapter 40E-21, Florida Administrative Code, upon declaration of a water shortage emergency by the South Florida Water Management District.

Policy E.5.1: Adoption of SFWMD's Irrigation Rule

Policy E.6: A contingency plan shall be maintained for restricted use of the potable water supply in times when current supply is insufficient or inadequate.

Policy E.7: In an effort to facilitate better water conservation management, the Village shall strive to reduce consumptive water use for the Village's water system by continuing graduated water use rates (Ordinance 2015-17), that establish a premium charge for potable water usage above the LOS standards developed in Policies B.2.1 and B.2.2.

Policy E.7.1: The Village shall inform residents and businesses of, and shall encourage their participation in, the local and regional water conservation programs. These information and educational programs shall include the following types of efforts:

- a. Brochures and signage to be made available at Village Hall.
- b. Pursuing funding through SFWMD Community education Grant and cooperative funding programs for educational efforts such as demonstration gardens and prototype landscaping on public properties; and,
- c. Inviting speakers for forums or workshops at Village Hall.

Policy E.7.2: The Village shall continue a leak detection and repair program for all Village facilities. It shall also encourage its citizens to adopt such a program for their own individual properties.

Objective F: *Alternative Water Supplies:* When appropriate, the Village shall explore opportunities to use alternative water supplies as sources for future water needs.

Policy F.1: The Village shall utilize alternative water supply sources, if feasible, when improving or expanding the water system.

Policy F.2: The Village shall encourage other suppliers of potable water to the ~~village~~ to utilize alternative water supply sources, if feasible, when improving or expanding the water system that serves the Village.

Objective G: Continually coordinate with the City of West Palm Beach, the designated service agent for the "East Central" sub- regional system, during the five (5) year planning period, to continue to provide sanitary sewer treatment facilities and services to meet existing and projected future wastewater demands for the sub-region with continued transmission of the Village's wastewater to the regional facility through Interlocal Agreements with both Palm Beach County and the City of Lake Worth.

Policy G.1: Require a high level of service for the residents of the Village by the utility service agent that is consistent with the Interlocal Agreements with Palm Beach County and the City of Lake Worth.

Policy G.2: Ensure constant monitoring of rate structures so that the lowest possible cost results to the Village ratepayer. The Village should perform a rate structure study, as appropriate.

Policy G.3: Maintain a high level of coordination between the Village and the utility service agent that is consistent with terms and conditions of the Interlocal Agreements.

Policy G.4: Continue participation in the "East Central" sub-region through sub-agreements for the Collection and transmission of wastewater with the City of Lake Worth and Palm Beach County.

Policy G.5: The Village staff shall study and explore the legal and management alternatives available to the ~~village~~ to facilitate its efficient service to the unincorporated portion of their service area.

Objective H: Continue to provide a central wastewater collection system to the citizens of the Palm Springs' service area during the five (5) year planning period.

Policy H.1: Maintain and update the Village's wastewater master plan within the

Policy G.6
The Village staff shall study and explore the introduction of reclaimed water services for the residents for the Village

Village

Village

five (5) year planning period as a guide to economically program necessary improvements to the wastewater collection system.

Policy H.2: Update and expand, as necessary, Village development regulations to require the construction of wastewater facilities that are in conformance with standards set forth by the Village at the developer's cost.

Policy H.3: The Village shall continue as the service agent for the maintenance and operation of the wastewater collection system within the Palm Springs' service area.

Objective I: The Village of Palm Springs shall continue to provide drainage services during the five (5) year planning period to meet existing and future demand in order to prevent or minimize flood hazards.

Policy I.1: Provide a proper mix of surface and subterranean drainage facilities which will effectively receive and direct stormwater runoff. This provision shall be maintained in the site plan review procedures of the Palm Springs' Land Development Code Ordinance.

Policy I.2: Improve existing stormwater drainage facilities where needed, especially in special flood hazard areas surrounding the lakes within the Village consistent with the Five (5) Year Schedule of Improvements.

Policy I.3: Ensure adequate stormwater drainage is provided in proposed developments by requiring developers to be responsible for providing the necessary drainage facilities. This provision shall be made in the site plan review procedures of the Palm Springs' Comprehensive Zoning Ordinance.

Policy I.4: Continue to update and maintain land development regulations which provide for adequate drainage facilities in conformance with the allowable stormwater discharge criteria established by the South Florida Water Management District, and which discharge criteria established by the South Florida Water Management District, and which address minimizing pollution into the lakes and canals in the Village.

Policy I.5: Continually maintain close liaison and coordination with the Lake Worth Drainage District to assure that the Village has input into the District's Plan of Reclamation during the five (5) year planning period.

Policy I.6: Require appropriate land uses in flood prone areas, as per the requirements of the Village Flood Damage Protection Ordinance and Building Code.

- Policy I.7:* Provide for periodic review and updating of drainage plans and annual drainage programs of maintenance and improvement, as part of the annual budgetary process.
- Policy I.8:* Establish a routine maintenance program for all catch basins and conduits within the Village.
- Objective J:** Maintain stormwater drainage regulations within the Subdivision Regulations Ordinance that protect natural drainage features and ensure that future development utilizes stormwater management systems in a manner to protect the functions of recharge areas and natural drainage features.
- Policy J.1:* As part of the site plan review process, the Village should require that post-development runoff rates, volumes and pollutant loads be the same as predevelopment conditions and preserve existing natural drainage features by utilizing South Florida Water Management District's techniques.
- Policy J.2:* Protect and preserve water quality by use of construction site Best Management Practices (BMP's) and the incorporation of techniques such as on-site retention, use of pervious surfaces and native vegetation when considering proposals for land development and/or redevelopment.
- Policy J.3:* Protect water quality with development review and regulations which encourage eighty-five percent (85%) on-site retention of stormwater runoff and maintains open space and ground cover for maximum infiltration and percolation of stormwater by revising appropriate regulations within one (1) year from submittal of this Plan.
- Policy J.4:* Enforce existing subdivision regulations which protect natural vegetation in order to reduce erosion and minimize runoff pollution.
- Policy J.5:* Protect environmentally sensitive areas by controlling adjacent land uses by Interlocal Agreements or acquisition, if necessary,
- Objective K:** Continue to provide solid waste collection service during the five (5) year planning period to meet existing and future demands in a responsive and cost effective manner.
- Policy K.1:* The Village shall maintain a public information service in order to keep the citizenry aware of collection schedules and placement of refuse containers.

- Policy K.2:* In an effort to reduce costs of a high solid waste generation area as Palm Springs, the Village shall request the Solid Waste Authority of Palm Beach County to assist the Village in analyzing the efficiency of collection routes when they are questioned.
- Policy K.3:* Village management should be in regular communication with the private hauler serving the Village to coordinate the collection of solid wastes from apartments and commercial establishments that presently utilize private haulers in an effort to assure adequate and uninterrupted collection service.
- Policy K.4:* In order to assure continued service to areas that are served by private haulers, the Village shall maintain a liaison with private haulers to transfer complaints and to offer information to residents regarding collection and disposal of all solid waste.
- Policy K.5:* The Village shall maintain a regular service program of all vehicles and equipment used in the collection service in order to minimize breakdown, which may result in interruptions to service schedules.
- Objective L:*** The Palm Beach County Solid Waste Authority shall continue to provide solid waste disposal services during the five (5) Year Planning Period to the Village of Palm Springs to meet existing and projected future demands.
- Policy L.1:* Maintain the liaison and communication between the Village Manager and the Solid Waste Authority, and its Executive Director in order to ensure the Village's input to the management of established landfill sites and the purchase/development of any future landfill sites, or other alternative manner of solid waste disposal.
- Policy L.2:* Expand the Village's resource recovery program of paper collection to the collection of other items such as aluminum, plastics and glass that is consistent with Countywide resource recovery program goals when the Countywide program becomes available.
- Policy L.3:* The Village Manager shall maintain a liaison and communication with the Solid Waste Authority and its Executive Director to ensure input to developing collection techniques and methods for separation of solid waste materials, and other collection/disposal of a Countywide or regional concern.
- Policy L.4:* The Village shall continue monitoring construction sites to assure that solid wastes generated from construction activities on-site is disposed of in a proper and timely manner.

Objective M: To maintain a five (5) year schedule of capital improvements needs to be updated annually, in conformance with the **Capital Improvements Element**. Capital improvements needs are defined as: (1) those improvements necessary to correct existing deficiencies in order to maximize the use of existing facilities; or (2) those improvements necessary to meet projected future needs without encouraging urban sprawl.

Policy M.1: Existing deficiencies will be addressed by undertaking the following activities:

Sanitary Sewer - Several existing deficiencies have been identified with the "East Central" sub-regional system by the City of West Palm Beach, utility service agent; however, it is concluded that none of the deficiencies have resulted from any activities within the Village limits, nor are the deficiencies of a nature that can be addressed solely by the Village. As a result, Village action is limited to participation of the Village Manager and Utilities Director in the development of cooperative solutions under the direction of the City of West Palm Beach, City of Lake Worth and Palm Beach County, with the Village concentrations on meeting the future wastewater collection requirements within the Village's service area.

Solid Waste - The Village shall continue its program of collecting oil, paint and other household toxic wastes and shall also, request the Palm Beach County Solid Waste Authority, for refuse separation within the Village.

Drainage - Implement and update, within the five (5) year planning period, improvements to the existing drainage system in the Village. Also, continue the program of annual inspections, as a means of monitoring the efficiency of the system. Furthermore, assess the results of the annual program every five (5) years to determine whether or not corrective action is needed.

Stormwater Permits – Meet the requirements of the Village's portions of the Municipal Separate Storm Sewer System (MSA) permit.

Groundwater Recharge - Participate, through the occupational license procedure, with Palm Beach County to identify and regulate any uses from potentially polluting the Village's potable water well fields.

Policy M.2: The Village shall continue to evaluate and rank capital improvement projects proposed for inclusion in the five (5) year schedule of needs.

Policy M.3: Guidelines shall be developed to evaluate and rank proposed capital improvement projects with the following provided as suggested priority levels:

Level One - whether the project is needed to protect public health and safety in order to fulfill the Village's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.

Level Two - whether the project increases the efficiency of use of existing facilities, prevents or reduces future improvement costs, provides services to developed areas currently lacking full service, or promotes in-fill development.

Level Three - whether the project represents a logical extension of facilities and services within a designated Village Planning Area.

Objective N: Discourage urban sprawl in order to achieve a compact urban form. Measures to accomplish this objective shall include concurrency management requirements and site development regulations such as access management, intensity, and density limitations consistent with this Plan.

Policy N.1: All land uses that have been developed or approved for development within the Village must be adequately served by existing public utilities and services before the Village may approve any new development, redevelopment, or annexations that would require use of these utilities and services. These utilities and services shall include the following for which the Village has set a Level of Service Standard, including:

Water facilities
Sewer facilities
Drainage facilities
Roadways
Recreational facilities

Policy N.2: The Village shall direct urban growth to areas which can be served efficiently by public services and facilities in conformance with local land development regulations and the Village's five-year plan for capital improvements to discourage the proliferation of urban sprawl.

Policy N.3: No land use approval for new development, redevelopment or annexation shall cause facilities or services to fall below adopted local Level of Service Standards, as contained in the Capital Improvements Element of this Comprehensive Plan. Public facilities and services necessary to serve the proposed development, redevelopment, or annexation must be available, at the adopted local levels of service, concurrent with the impacts of development.

Policy N.4: All development shall be compatible with and complementary to surrounding land uses and shall not negatively affect existing approved activities.

Chapter V

Conservation Element

Goal, Objectives, and Policies

- Goal:** "A quality environment which protects, conserves and enhances the natural resources of the Village, and which is compatible with the development of Palm Springs."
- Objective A:** Protect and maintain a level of air quality which, as a minimum, complies with federal, state, and regional pollution control standards.
- Policy A.1:** Ensure that all existing and new development, as well as, facilities that emit gases or other substances which may degrade the environment, comply with applicable air quality standards. (As documented in PL 88-206).
- Policy A.2:** Adjust local codes and ordinances as necessary, to reflect current air quality standards as these become available.
- Policy A.3:** Support the efforts of local pollution control agencies to monitor air quality in the Village and coordinate and cooperate with these agencies in order to assure appropriate local input.
- Policy A.4:** Support the efforts of the Palm Beach County Metropolitan Planning Organization in the reduction of pollution resulting from vehicular movements.
- Policy A.5:** Continue to restrict and prohibit the open burning of trash, garbage, debris from land clearing and other identified matter within the Village.
- Objective B:** Protect and maintain Class III waters at a water quality suitable for limited water sports activities and for the management and propagation of fish and wildlife.
- Policy B.1:** Ensure that any development and subsequent use in or effecting Lake Bonita, Lake Palmarito, Lake Sago and other lakes and water features within the Village does not degrade water quality below approved standards (as documented in Chapter 17-3, Florida Administrative Code), by designating the lakes and canals as conservation uses and by requiring developers and landowners to provide such evidence as part of the site plan review and land development process.
- Policy B.2:** Strive to minimize direct or indirect stormwater runoff that may degrade the quality of water through coordination with Lake Worth Drainage District and South Florida Water Management District, through strict review of drainage plans as part of the site plan and land development process.
- Policy B.3:** Coordinate with the Palm Beach County Health Department/Palm Beach County Environmental Resource Department in monitoring Class III waters in order to constantly assess water quality and prevent degradation.

- Policy B.4:* Limit water-related recreational activities within the Village lakes, in order to assure that water quality is not adversely affected, through enforcement of local codes and ordinances that already exist. 2020-2030
- Objective C:* To protect and conserve water supplies, consistent with the Water Supply Facilities Work Plan for the Village of Palm Springs (2015-2025), adopted May 14, 2015, which is incorporated herein by reference. Date of Comp Plan adoption.
- Policy C.1:* Maintain water conservation techniques and programs in cooperation with the South Florida Water Management District and other appropriate agencies such as use of low volume plumbing fixtures, wastewater re-use, dual conveyance, gray water, and others, through local regulation in order to promote a low per capita consumption of potable water.
- Policy C.1.1:* The Village shall inform residents and businesses of, and shall encourage their participation in, the local and regional water conservation programs. These information and educational programs shall include the following types of efforts:
- a. brochures and signage to be made available at Village Hall;
 - b. pursuing funding through SFWMD Community Education Grant and cooperative funding programs for educational efforts such as demonstration gardens and prototype landscaping on public properties; and,
 - c. Inviting speakers for forums or workshops at Village Hall.
- Policy C.1.2:* The Village shall maintain a leak detection and repair program for all Village facilities. It shall also encourage its citizens to adopt such a program for their own individual properties.
- Policy C.1.3:* The Village will continue to cooperate with the South Florida Water Management District (SFWMD) in its efforts to restrict the unnecessary consumption of potable water, particularly as it relates to irrigation, lawn watering, and car washing during periods of drought, supply reduction, and other emergencies.
- Policy C.1.4:* The Village shall coordinate local water conservation education efforts with the SFWMD and the Palm Beach County School Board.
- Policy C.2:* Continue to cooperate with the South Florida Water Management District in the conservation of potable water supplies during periods of drought, declared water shortages, or water shortage emergencies by supporting and participating in the District's Water Shortage Plan.
- Policy C.3:* Coordinate with the Palm Beach County Environmental Resource Department with their Wellfield Protection Program. This program includes the review, identification and location of cones of influence around the wellfields in Palm Springs, and then protect and restrict land use activities in identified areas known to adversely affect the quality and quantity of potable

water sources. The site plan review procedures in the Palm Springs' Land Development Code shall require the location of cones of influence to be depicted on site plans.

- Policy C.3.1:* At a minimum, wellfield protection will be consistent with FDEP wellhead protection Rule 62-521, FAC; however, intergovernmental coordination with FDEP, SFWMD and other pertinent agencies will be pursued.
- Policy C.4:* Promote water conservation through the enforcement of the adopted Florida Building Code which requires such items as low-volume commodes, water flow restrictions for showers and spigots and similar devices in all new construction and renovations, and will comply with the SFWMD water use restrictions and ensure that low water use plumbing fixtures are used in all new buildings or in conjunction with permitted renovations in accordance with Florida Water Conservation Act, Section 553.14, Florida Statutes, as may be amended.
- Policy C.5:* The Village shall develop a public education program which will discourage waste and conserve water.
- Policy C.6:* In coordination with SFWMD, the Village shall maintain appropriate landscape water conservation measures; establish requirements in the LDC and further encourage or require, where appropriate, but not to the exclusion of non-native plantings, the use of native and drought tolerant plants and the use of low volume irrigation.
- Policy C.7:* The Village's potable water distribution system shall be monitored and unaccounted water loss within the system should be reduced and maintained to less than ten percent (10%) of the water entering the system.
- Policy C.8:* The Village will ensure that any new regulation to protect water resources is consistent with SFWMD's environmental resource permitting and consumptive use permitting rules.
- Policy C.9:* The Village shall coordinate local water conservation education efforts with the South Florida Water Management District and other appropriate entities.
- Policy C.10:* The Village shall inform residents and businesses of, and shall encourage their participation in, the Village's, the County's and South Florida Water Management District's water conservation programs. These information and educational programs shall include the following types of efforts:
- a. Brochure and signage to be made available at the Village Hall;
 - b. pursuing funding through the South Florida Water Management District's Community Education Grant and cooperative funding programs for educational efforts such as demonstration gardens and prototype landscaping on public properties; and

c. Inviting speaker for forums or workshops at the Village Hall.

Policy C.11: The Village shall enforce alternate means and incentives to conserve water such as low flow plumbing fixture programs, irrigation meters, reuse of stormwater, surface water pumps and the identification of other alternative water supplies.

Objective D: Protect and maintain soils and native vegetative communities in Palm Springs.

Policy D.1: Continue to review development plans, as part of the site plan review process, for compatibility with and protection of the natural environmental characteristics and habitats existing within the Village. The protection of resources and habitats shall be provided for in the landscape regulation of the Palm Springs' Land Development Code.

Policy D.2: Continue to require the preservation and priority use of native vegetation within the Village by maintaining such provisions into the landscape requirements of the Palm Springs' Comprehensive Zoning Ordinance. Also, require the removal of undesirable exotic species by these regulations.

Policy D.3: Any construction, expansion or modification to the lakes and canals within the Village shall consider water and habitat enhancement features that are conducive to shoreline vegetation and to the stabilization of shores and grounds adjacent to such surface water bodies to help alleviate potential erosion and degradation of shorelines. This shall be clearly demonstrated by the developer or landowner, as part of the site plan review and land development process; and it shall be subject to approval by the Village Engineer.

Policy D.4: The Village shall work cooperatively with property owners to develop erosion control plans where areas experience erosion of shorelines or banks.

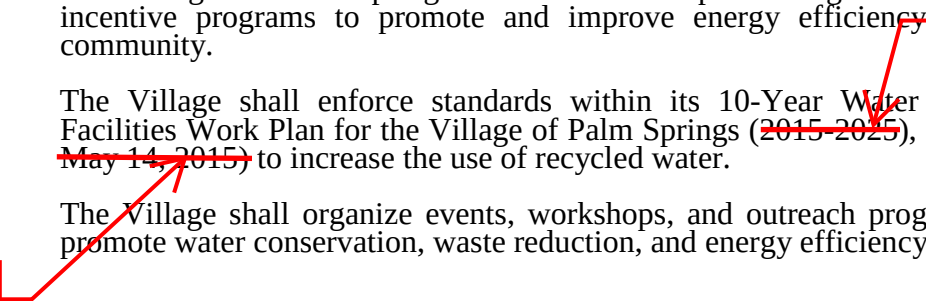
Objective E: Conserve and protect fish and wildlife habitats.

Policy E.1: Enforce the provisions and regulations contained within Chapter 91: Animals in the Palm Springs' Code of Ordinances and maintain the designation of the entire Village as a Bird and Wildlife Sanctuary.

Policy E.2: Protect and manage the lakes and canals in Palm Springs in a manner suitable for fish and wildlife propagation, by requesting the appropriate environmental agency in Palm Beach County to monitor the water quality in these water bodies.

Policy E.3: Utilize the services of the State Game and Fresh Water Fish Commission, if stocking of the lakes with fish is deemed desirable.

Objective F: Ensure that land development and land use activities be compatible with environmental characteristics of the village and give consideration to conservation of potable water supplies.

- Policy F.1:* Cooperate with developers especially in the preliminary stages of development, and monitor development activity to ensure that environmental features are not degraded or depleted, by establishing a preliminary application provision in the site plan review process, and make such provisions in the Palm Springs' Land Development Code.
- Policy F.2:* The Village shall coordinate closely with the Palm Beach County Environmental Control officer to assure that state and/or countywide environmental protection regulations are enforced, by requesting his review on projects that require such review as determined by the Village.
- Policy F.3:* Maintain, update and enforce subdivision regulations so that development is planned in accordance with natural characteristics of the land such as slope, elevation, drainage patterns and natural vegetation.
- Policy F.4:* Preserve or restore, where possible, the natural vegetation as permanent open space buffer zones. Require this as part of the landscape provisions and incorporate them into the Palm Springs' Comprehensive Zoning Ordinance.
- Policy F.5:* Conserve the lakes and canals within the Village as Class III waters and designate these surface water bodies as conservation uses on the Future Land Use Map.
- Objective G:** The Village shall continue to regulate the management of hazardous wastes and materials.
- Policy G.1:* The Village shall continue to implement the Palm Beach County programs that regulates the storage and disposal of hazardous wastes and materials.
- Objective H:* The Village of Palm Springs shall consider implementing outreach and incentive programs to promote and improve energy efficiency 2020-2030 community.
- Policy H.1:* The Village shall enforce standards within its 10-Year Water Supply Facilities Work Plan for the Village of Palm Springs (~~2015-2025~~), adopted ~~May 14, 2015~~ to increase the use of recycled water.
- Policy H.2:* The Village shall organize events, workshops, and outreach programs to promote water conservation, waste reduction, and energy efficiency.
- Date of Comp Plan adoption.
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Chapter VIII

Capital Improvements Element Goal, Objectives, and Policies

Goal "The efficient provision of needed public facilities in a timely manner which protects investments in and maximizes the use of existing facilities, and promotes orderly compact municipal growth, while protecting the health, safety and welfare of Village residents."

Objective A: Provide capital improvements that correct existing deficiencies, accommodate projected future growth and/or replace worn out or obsolete facilities as defined in the elements of the Comprehensive Development Plan, according to the schedule defined herein.

Policy A.1: The Village shall include all land and improvements projects identified in the elements of this Comprehensive Development Plan and determined to be of relatively large scale and high cost (\$25,000 or greater), as capital improvements projects for inclusion within the **Five (5) Year Schedule of Improvements**.

Policy A.2: The five (5) year schedule of needs, is hereby incorporated as the **Five (5) Year Schedule of Improvements (TABLE 1)**.

Policy A.3: The Village shall, as a matter of priority, schedule for funding any capital improvement projects in the **Five (5) Year Schedule of Improvements**, which are designed to correct existing public facility deficiencies.

Policy A.4: A Capital Improvements Coordinating Committee, composed of the Village Manager, Finance Director and operating department heads, shall continue to evaluate and rank in order of priority projects proposed for inclusion in the **Five (5) Year Schedule of Improvements**.

Policy A.5: Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:

- (a) whether the project is needed to protect public health and safety, to fulfill the Village's legal commitment to provide facilities and services, or to preserve, achieve full use of or increase the efficiency of existing facilities; and
- (b) whether the project prevents or reduces future improvement costs, provides service to developed areas lacking full service, or promotes in-fill development.

Policy A.6: As part of its capital improvements programming, the Village shall review and establish priorities for the replacement of water supply facilities, correction of water supply and facilities

deficiencies, and the provision for future water supply and facility needs as part of its Five (5) Year Schedule of Improvements, , consistent with the Water Supply Facilities Work Plan for the Village of Palm Springs (~~2015-2025~~), adopted ~~May 14, 2015~~. These projects are highlighted on TABLE 1.

Date of Comp
Plan adoption.

Objective B: Require that future development and redevelopment bear one-hundred percent (100%) of the proportionate costs of facility improvements necessary to maintain adopted Level of Service standards.

Policy B.1: The Village shall update and maintain the Land Development Regulations to require that local streets, drainage, sewage collection and potable water distribution systems improvements of any new development or redevelopment be provided by such development.

Objective C: Annually manage Village fiscal resources in a manner to ensure the provision of needed capital improvements.

Policy C.1: The Village shall enforce the Land Development Regulations to require that, prior to the issuance of certificates of occupancy, all public facilities are available to serve development or redevelopment for which development orders were previously issued.

Policy C.2: In providing capital improvements, the Village shall limit general obligation debt service expenses to an amount that will allow the annual maintenance of a minimum twenty percent (20%) ratio of General Fund balance to Operating Budget (including debt service).

Policy C.3: The Village shall annually update the **Five (5) Year Schedule of Improvements** and associated capital budget as part of its budgeting process. The capital budget process shall be used to determine the financial feasibility of defined capital improvements. The capital budget shall be adopted annually.

Policy C.4: Appropriate efforts shall be made to secure grants or private funds, whenever available, to finance the provision of capital improvements.

Policy C.5: The Village shall request comment by the Lake Worth Drainage District and South Florida Water Management District, prior to programming any potable water or drainage-related capital improvements, and the Florida Department of Transportation, prior to programming any road system capital improvements.

Policy C.6: The Village shall maintain replacement and renewal funds for all public facilities over which it has operational control. The decision to expend replacement and renewal funds shall be made annually, as part of the local budget process, or as emergency repairs require.

Policy C.7:

The Village shall make efforts to seek additional revenue sources to specifically fund water supply and facility projects, as needed, pursuant to the Water Supply Facilities Work Plan for the Village of Palm Springs (2015-2025).

Objective D:

Condition decisions regarding the issuance of development orders and permits on the consistency of the development requirements included in this Plan, the Village Land Development Regulations, and the availability of necessary public facilities needed to support such development at the time needed.

Policy D.1:

The Village shall use Level of Service (LOS) standards adopted in the various elements of this Comprehensive Development Plan in reviewing the impacts of new development and redevelopment upon public facility provision.

Policy D.2:

The Village shall continue to enforce the Adequate Facilities Ordinance to ensure that, at the time a development permit is issued, adequate facility capacity is available, or will be available, upon occupancy of the development.

Policy D.3:

Proposed Comprehensive Development Plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines as to whether the proposed action would:

- (a) contribute to any condition of public hazard as described in the **Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element**;
- (b) exacerbate any existing condition of public facility capacity deficits, as described in the **Transportation Element, Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Ground Water Aquifer Recharge Element, and Recreation and Open Space Element**;
- (c) generate public facility demands that may be accommodated by capacity increases planned in the **Five (5) Year Schedule of Improvements**; and
- (d) conform with future land uses as shown on the Future Land Use Map of the **Future Land Use Element**, and public facility availability as described in the **Sanitary Sewer Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element**.
- (e) impact public schools and/or the timing and delivery of public school facilities to serve any residential development, pursuant to the School District's Five-Year Capital Facilities Plan.

Policy D.4: The Village shall use Level of Service (LOS) Standards adopted in the various elements of this Comprehensive Development Plan in reviewing the impacts of new development and redevelopment upon public facility provision.

Goal: The Village of Palm Springs shall provide a mechanism to be included in the Land Development Regulations, by which all service providers and the Village coordinate land development decisions and facility capacity requirements to ensure that level of service standards are maintained as new development occurs.

Objective E: Monitor available capacity for services and facilities as well as coordination between the Village and service providers to ensure available capacities of services and facilities.

Policy E.1: The **Five (5) Year Capital Improvements Schedule** shall identify and fund those projects for which the Village is the service provider and which are required to maintain the level of service standards.

Policy E.2: The Village shall require documentation from the service providers that facility capacity is available and will be reserved for approved development.

Policy E.3: The Village shall coordinate with service providers to ensure that facilities are expanded or new facilities are constructed to accommodate impact of new development.

Policy E.4: The Village shall coordinate with the School District of Palm Beach County on comprehensive plan amendments, development orders, and other land-use decisions which may be projected to impact the public schools facilities plan. The Village shall incorporate letters from the School District identifying school capacity availability into Village staff reports presented to the Village Council. The Village may incorporate conditions of approval into ordinances or resolutions to mitigate development impacts at the request of the School District, as the Village deems appropriate.

Objective F: The Village shall provide the School District with periodic information generated from the Village's development and approvals that is needed to maintain school adequacy, including information required for the School District to establish school siting criteria, joint approval of the public school capital facilities program, and school utilization.

Policy F.1: For public school facilities, the applicant for a Development Order or Development Permit which includes any residential component shall provide a school capacity availability determination (SCAD) issued by the School District of Palm Beach County that

identifies the capacity, or lack thereof, of existing facilities or planned facilities in the current School District Capital Facilities Program Plan to serve additional students. Should the propose project negatively impact the public school system, the School District staff may recommend reasonable conditions to mitigate such impacts, and these consideration shall be included in the Village staff report for consideration by the Village Council.

Policy F.2:

The School District of Palm Beach County Five Year Capital Facilities Plan, as may be amended, is adopted as a supplement to the Village of Palm Springs “Five Year Schedule of Improvements”, Table 3, of the Capital Improvements Element. The Village shall have no obligation or responsibility for funding the School Board’s Capital Facilities Plan.

ORDINANCE NO. 2020-11

AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE VILLAGE OF PALMS SPRINGS, IN ACCORDANCE WITH THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT, AS AMENDED, BEING SECTIONS 163.3161, ET. SEQ., FLORIDA STATUTES, PROVIDING FOR THE AMENDMENT TO THE TEXT OF THE VILLAGE'S INFRASTRUCTURE, CONSERVATION, INTERGOVERNMENTAL COORDINATION, AND CAPITAL IMPROVEMENTS ELEMENTS OF THE COMPREHENSIVE PLAN, INCLUDING THE 5-YEAR SCHEDULE FOR CAPITAL IMPROVEMENTS, TO RELFECT THE UPDATE TO THE WATER SUPPLY FACILITIES PLAN FOR THE VILLAGE OF PALM SPRINGS (2020-2030), WHICH AMENDMENTS ARE MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR OTHER PURPOSES.

WHEREAS, the Village Council ("Council") of the Village of Palm Springs, Florida ("Village") has adopted a Comprehensive Plan ("Plan") pursuant to the "Local Government Comprehensive Planning and Land Development Regulation Act"; and

WHEREAS, the Village's Plan has been determined to be "in compliance" with the provisions of the Act and Rule 9J-5 of the Florida Administrative Code; and

WHEREAS, the Council wishes to amend the Infrastructure, Conservation, Intergovernmental Coordination, and Capital Improvements Elements of the Comprehensive Plan, Including the 5-Year Schedule for Capital Improvements, to reflect the update to the Water Supply Facilities Plan for the Village of Palm Springs (2020-2030); and

WHEREAS, the Village's LPA has considered the proposed amendments at a duly advertised meeting and has recommended that the Council adopt the Plan Amendments as set forth in the attached Exhibit "A"; and

WHEREAS, the Council has held all required public hearings; both prior to transmittal and submission of the proposed amendments to the Plan to the Florida Department of Economic Opportunity, and after the proposed amendments to the Plan were returned to the Village, in accordance with Chapter 163, F.S.; and

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

Section 1. The Village Council of the Village of Palm Springs, Florida, hereby amends the current Comprehensive Plan dated November 9, 1989, as amended, to modify the Infrastructure, Conservation, Intergovernmental Coordination, and Capital Improvements Elements of the Comprehensive Plan, Including the 5-Year Schedule for

Ordinance 2020-11 – Comprehensive Plan Amendments – Water Supply Plan

Capital Improvements, to reflect the updated Water Supply Facilities Plan for the Village of Palm Springs (2020-2030), which amendment consists of the pages attached hereto as Exhibit “A” and made a part hereof, and which will be incorporated into the current Comprehensive Plan. A copy of the Comprehensive Plan, as amended, is on file in the office of the Village Clerk.

Section 2. This Ordinance shall be effective within the corporate limits of the Village of Palm Springs, Florida.

Section 3. The Village Clerk is hereby directed to transmit copies of the amendments to the Comprehensive Plan to the Department of Economic Opportunity as the State Land Planning Agency, and all other interested parties, along with a copy to the Treasure Coast Regional Planning Council, South Florida Water Management District, and to any other unit of local government who has filed written request for a copy, within ten (10) working days after adoption, in accordance with Section 163.3184, Florida Statutes.

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. The effective date of this Plan Amendment shall be in accordance with Section 163.3184, F.S.; however, no later than thirty-one (31) days after the State Land Planning Agency has received the completed Amendment package. No development order, development permits or land uses dependent on this Amendment may be issued or commence before the Amendment has become effective.

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

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

Ordinance 2020-11 – Comprehensive Plan Amendments – Water Supply Plan

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 WYNN, VILLAGE CLERK

REVIEWED FOR LEGAL FORM AND SUFFICIENCY

BY: _____
GLEN J. TORCIVIA, VILLAGE ATTORNEY

Chapter IV
Infrastructure Element
(Sanitary Sewer, Solid Waste, Drainage, Potable Water
and Natural Groundwater Aquifer Recharge)
Goal, Objectives and Policies

- Goal:*** "An efficient and effective System of Village owned public utilities that are operated and maintained in accordance with accepted levels of service, which promote orderly urban growth; and providing for the general health, safety and welfare of the Village residents, as well as, the Village's designated service area."
- Objective A:*** Ensure through the land development approval process that, at the time a building permit is issued, adequate public facility capacity is available or will be available at the time of occupancy.
- Policy A.1:*** All Goals, Objectives and Policies applicable to potable water are located in the Potable Water Sub-Element within this Infrastructure Element.
- Policy A.2:*** The Public Works Department shall maintain a current record of the level of service for sanitary sewer, solid waste and drainage. The concurrency test for facilities and services will be determined by comparing the available capacity of a facility or service to the demand created by the proposed project. Available capacity will be determined by adding together any capacity demands committed through concurrency reservations for building permits approved prior to and subsequent to the adoption of the Comprehensive Plan but not receiving services and existing services being delivered. Subtract that total from the design capacity of the facility; the remainder is the capacity available to serve the new development project.
- Policy A.3:*** Public facility Level of Service standards as displayed on Table 2 are hereby adopted, and shall be used as the basis for estimating the availability of capacity and demand generated by a proposed development project.

TABLE 2
VILLAGE OF PALM SPRINGS PUBLIC FACILITY CONCURRENCY
MANAGEMENT SYSTEM

PUBLIC FACILITY	LEVEL OF SERVICE STANDARD										
Sanitary Sewer	Average Daily Sewage Generation Rate Residential: <table> <tr> <td>Single Family</td><td>350 gallons/day/dwelling unit</td></tr> <tr> <td>Multiple Family</td><td>250 gallons/day/dwelling unit</td></tr> </table> Non-Residential: <table> <tr> <td>Average Generation Rate</td><td>0.20 gallons/acre/day</td></tr> </table> Garbage: <table> <tr> <td></td><td>4.92 lbs./capita/day</td></tr> </table> Trash: <table> <tr> <td></td><td>1.75 lbs./capita/day</td></tr> </table>	Single Family	350 gallons/day/dwelling unit	Multiple Family	250 gallons/day/dwelling unit	Average Generation Rate	0.20 gallons/acre/day		4.92 lbs./capita/day		1.75 lbs./capita/day
Single Family	350 gallons/day/dwelling unit										
Multiple Family	250 gallons/day/dwelling unit										
Average Generation Rate	0.20 gallons/acre/day										
	4.92 lbs./capita/day										
	1.75 lbs./capita/day										
Drainage	Design Storm: Three (3) year frequency, 24-hour (one day duration; rainfall intensity curve as established by the South Florida Water Management District).										
<i>Policy A.4:</i>	All development and/or redevelopment activities shall be reviewed in a manner consistent with adopted Level of Service standards as part of the site plan review and land development process.										
<i>Policy A.5:</i>	The Public Works Department shall, in cooperation with the public utility service providers update facility demand and capacity information, as development permits are issued.										
<i>Policy A.6:</i>	Prohibit the installation of additional septic tank systems, and require all new developments be served by the central wastewater system. Require all new developments to be served by central water systems.										
<i>Policy A.7:</i>	Prohibit the installation of individual wells in proximity to the one (1) foot drawdown contour (Zone 3), as defined by Palm Beach County Wellfield Protection Program.										

**Potable Water Sub-Element
Goal, Objectives and Policies**

Goal: “Protect the health, safety and welfare of the public while preserving a high-quality potable water supply for current and future use that complies with regulatory requirements.”

Objective B: ***Potable Water Facilities and Level of Services:***
Continue to preserve the potable water supply as resource, both in quantity and quality by maximizing the use of existing facilities, correcting facility deficiencies and enhancing the ability to meet or exceed adopted Level of Service Standards during the ten year planning period applicable to the Water Supply Facilities Work Plan for the Village of Palm Springs (~~2015-2025~~ 2020-2030).

Policy B.1: It will be necessary to coordinate land uses and future land use changes with the availability of water supplies and the water supply facilities.

Policy B.1.1: During the building permit stage, water supply concurrency must be met.

Policy B.1.2: The sharing and updating of information to meet ongoing water supply needs and establishing LOS standards shall occur through coordination between SFWMD, Palm Beach County Water Utilities Department, Lake Clark Shores, ~~Green Acres~~ Lake Worth Beach Water Utilities Department, and Atlantis.

Policy B.2: Based on historic data and projected growth patterns, the Village shall adopt and impose the following LOS standards for potable water as the basis for determining the availability of facility capacity and planning for demand to be generated by development.

Policy B.2.1: The LOS standards for residential users will be:

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

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

Policy B.2.2: The LOS standards for additional water supply measures are:
A. A minimum pressure of 20 pounds per square inch shall be maintained.

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

Policy B.3: Require all new developments to be served by central water systems.

Policy B.4: With any addition to the Village of Palm Springs' service area, the Village shall redefine their service area boundaries by Ordinance, as per provisions of Chapter 180, Florida Statutes, as amended.

Policy B.4.1: Coordination among SFWMD, Palm Beach County Water Utilities Department, Lake Clark Shores, ~~Green Acres~~ Lake Worth Beach Water Utilities Department, and Atlantis will occur should a change in service area occur or an annexation occurs in the Village.

Policy B.5: When the Village's potable water facility reaches 80% percent of the SFWMD CUP and/or FDEP permitted plant capacity, the Village shall consider revising the Capital Improvement Plans, initiate FDEP permit modifications or renewal procedures, or seek a modification to increase the allocation under the CUP.

Policy B.6: The Water Supply Facilities Work Plan for the Village of Palm Springs (~~2015-2025~~ 2020-2030) adopted ~~May 14, 2015~~ [adoption date to be inserted] is incorporated herein by reference. The Village will continue to make appropriate changes to the Comprehensive Plan, LDC and other policies/regulations in order to implement the updated Water Supply Facilities Work Plan (~~2015-2025~~ 2020-2030).

Policy B.7: The Village shall c o m p l y w i t h the Water Supply Facilities Work Plan for the Village of Palm Springs (~~2015-2025~~ 2020-2030) adopted ~~May 14, 2015~~ [adoption date to be inserted], which has been updated to be consistent with the SFWMD Lower East Coast Water Supply Plan update, published on January 14, 2019.

Policy B.7.1: The Plan, at a minimum, shall identify new or proposed water supply facilities that are necessary to serve existing and new development through ~~2018~~ 2030.

Policy B.8: The Village's water system shall be maintained in a manner which meets or exceeds quality standards of regulatory agencies.

Policy B.8.1: The Village will coordinate with the SFWMD, Palm Beach County Water Utilities Department, Lake Clark Shores, ~~Green Acres~~ Lake Worth Beach Water Utilities Department, and Atlantis to evaluate water consumption rates to ensure consistency with LOS and permitted amounts.

Policy B.9: Prohibit the installation of individual wells in proximity to the one (1) foot drawdown contour (Zone 3), as defined by Palm Beach County Wellfield Protection Program.

- Policy B.10:* Maintain a monitoring program of existing well fields to assure that the quality and quantity of potable water drawn from Village wells does not threaten the general health and welfare of the community or the regional system, including the Lake Okeechobee service area and Water Conservation Areas.
- Policy B.11:* ~~Locate new well fields, as the need becomes evident, in areas where the groundwater supply is not threatened by potential pollution sources.~~
[reserved]
- Policy B.12:* The Village shall ~~increase the number of~~ maintain wells to provide adequate capacities, as permitted by the South Florida Water Management District (SFWMD), to service new development activities and usage.
- Policy B.13:* ~~The Village shall e~~Expand water treatment facilities to meet or exceed maximum day withdrawal from the raw water supply in accordance with the current water use permit.
- Policy B.14:* Increase water storage capacity consistent with water system expansions.
- Policy B.15:* As expansion to the water system occurs, loop distribution lines to maintain water quality in the lines and provide for more even water pressure.
- Policy B.16:* Assure that fire flow requirements are met as the water system is expanded.
- Objective C:*** ***Aquifer Sustainability:*** Provide adequate potable water services to the service area while carefully considering aquifer water production limitations.
- Policy C.1:* In coordination with SFWMD, Palm Beach County Water Utilities Lake Clark Shores, ~~Green Acres~~ Lake Worth Beach Water Utilities Department, and Atlantis, the Village shall identify long-term water supply strategies that are consistent with applicable use permits and appropriate regional Water Supply Plans.
- Policy C.2:* The Village shall participate in the water supply planning process, which includes the SFWMD and pertinent government entities, with the intention of developing a regional water supply plan that ensures sufficient quantity and quality of potable water resources are available for future use without creating unacceptable implications on natural resources.
- Policy C.3:* Coordination with SFWMD, Palm Beach County Water Utilities Department, Lake Clark Shores, ~~Green Acres~~ Lake Worth Beach Water Utilities Department, and Atlantis will be undertaken to evaluate opportunities for additional water supply sources and recovery technologies when the Village considers new or expanded facilities.

Objective D: **Existing Facilities and Urban Sprawl:** Maximize the use of existing facilities, discourage urban sprawl and coordinate future expansion plans consistent with projected needs to accommodate development at the densities permitted in the Future Land Use Element of the Comprehensive Plan.

Policy D.1 Where appropriate, the Village shall require developers to submit a report for all LOS-based potable water systems expansion projects prior to issuance of a development order which demonstrates that development projects are consistent with **Objective D**.

Policy D.2 The Village shall allow development (based on the FLUM) only in areas that have sufficient existing or planned capacity for potable water facilities and where connection is available.

Objective E: **Water Conservation:** Actively participate in potable water conservation practices and programs on an ongoing, as well as, on an emergency basis.

Policy E.1: Promote the use of non-potable water for uses other than for human consumption as part of the site plan and land development review process when the health of the citizenry is not threatened, such as for irrigation at recreational and governmental sites.

Policy E.2: Maintain a Landscape Ordinance which requires the use of water- efficient landscaping in all new development and redevelopment, and require functioning rain-sensor devices on all new automatic irrigation systems and requires the conservation of water in irrigation by promoting the use of native vegetation and/or the SFWMD's Florida Friendly Landscaping practices when considering all proposals for development and/or redevelopment.

Policy E.2.1: The City will continue to enforce the SFWMD's lawn and landscape irrigation rule, which limits irrigation to three days per week (based on address) between the hours of 12 a.m. to 10 a.m. AND/OR 4 p.m. to 11:59 p.m. with some exceptions, as may be revised.

Policy E.3: Maintain regulatory codes, consistent with Section 553 of the Water Conservation Act, F.S., to promote the use of low volume fixtures and other water saving devices in both public facilities, as well as, in private use.

Policy E.4: The Village will promote and educate developers and the public regarding the use of low impact development techniques such as the Florida Water StarSM program, which is a point based, new home certification program for water-efficient developments, similar to the Federal Energy Star program.

Policy E.4.1: The Village shall issue no development orders or development permits without first consulting with the Village of Palm Springs Utilities Department and the Palm Beach County Water Utilities Department to determine whether adequate water supplies to serve the development will be

available no later than the anticipated date of issuance by the Village of a certificate of occupancy or its functional equivalent. The Village will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its equivalent.

Policy E.5: The Village shall implement and enforce Water Shortage Emergency Provisions, established under Chapter 40E-21, Florida Administrative Code, upon declaration of a water shortage emergency by the South Florida Water Management District.

Policy E.5.1 The Village shall continue to enforce SFWMD's year-round landscape watering restrictions, which are codified in Village code.

Policy E.6: A contingency plan shall be maintained for restricted use of the potable water supply in times when current supply is insufficient or inadequate.

Policy E.7: In an effort to facilitate better water conservation management, the Village shall strive to reduce consumptive water use for the Village's water system by continuing graduated water use rates (Ordinance 2015-17), that establish a premium charge for potable water usage above the LOS standards developed in Policies B.2.1 and B.2.2.

Policy E.7.1: The Village shall inform residents and businesses of, and shall encourage their participation in, the local and regional water conservation programs. These information and educational programs shall include the following types of efforts:

- a. Brochures and signage to be made available at Village Hall.
- b. Pursuing funding through SFWMD Community education Grant and cooperative funding programs for educational efforts such as demonstration gardens and prototype landscaping on public properties; and,
- c. Inviting speakers for forums or workshops at Village Hall.

Policy E.7.2: The Village shall continue a leak detection and repair program for all Village facilities. It shall also encourage its citizens to adopt such a program for their own individual properties.

Objective F: ***Alternative Water Supplies:*** When appropriate, the Village shall explore opportunities to use alternative water supplies as sources for future water needs.

Policy F.1: The Village shall utilize alternative water supply sources, if feasible, when improving or expanding the watersystem.

Policy F.2: The Village shall encourage other suppliers of potable water to the Village to utilize alternative water supply sources, if feasible, when improving or expanding the water system that serves the Village.

- Objective G:** Continually coordinate with the City of West Palm Beach, the designated service agent for the "East Central" sub- regional system, during the five (5) year planning period, to continue to provide sanitary sewer treatment facilities and services to meet existing and projected future wastewater demands for the sub-region with continued transmission of the Village's wastewater to the regional facility through Interlocal Agreements with both Palm Beach County and the City of Lake Worth.
- Policy G.1:* Require a high level of service for the residents of the Village by the utility service agent that is consistent with the Interlocal Agreements with Palm Beach County and the City of Lake Worth.
- Policy G.2:* Ensure constant monitoring of rate structures so that the lowest possible cost results to the Village ratepayer. The Village should perform a rate structure study, as appropriate.
- Policy G.3:* Maintain a high level of coordination between the Village and the utility service agent that is consistent with terms and conditions of the Interlocal Agreements.
- Policy G.4:* Continue participation in the "East Central" sub-region through sub-agreements for the Collection and transmission of wastewater with the City of Lake Worth and Palm Beach County.
- Policy G.5:* The Village staff shall study and explore the legal and management alternatives available to the Village to facilitate its efficient service to the unincorporated portion of their service area.
- Policy G.6:* By 2025, the Village shall evaluate the feasibility of extending available reclaimed water from a neighboring municipality as a source for lawn/landscaping irrigation within the Palm Springs utility service area.
- Objective H:** Continue to provide a central wastewater collection system to the citizens of the Palm Springs' service area during the five (5) year planning period.
- Policy H.1:* Maintain and update the Village's wastewater master plan within the five (5) year planning period as a guide to economically program necessary improvements to the wastewater collection system.
- Policy H.2:* Update and expand, as necessary, Village development regulations to require the construction of wastewater facilities that are in conformance with standards set forth by the Village at the developer's cost.

- Policy H.3:* The Village shall continue as the service agent for the maintenance and operation of the wastewater collection system within the Palm Springs' service area.
- Objective I:*** The Village of Palm Springs shall continue to provide drainage services during the five (5) year planning period to meet existing and future demand in order to prevent or minimize flood hazards.
- Policy I.1:* Provide a proper mix of surface and subterranean drainage facilities which will effectively receive and direct stormwater runoff. This provision shall be maintained in the site plan review procedures of the Palm Springs' Land Development Code Ordinance.
- Policy I.2:* Improve existing stormwater drainage facilities where needed, especially in special flood hazard areas surrounding the lakes within the Village consistent with the Five (5) Year Schedule of Improvements.
- Policy I.3:* Ensure adequate stormwater drainage is provided in proposed developments by requiring developers to be responsible for providing the necessary drainage facilities. This provision shall be made in the site plan review procedures of the Palm Springs' Comprehensive Zoning Ordinance.
- Policy I.4:* Continue to update and maintain land development regulations which provide for adequate drainage facilities in conformance with the allowable stormwater discharge criteria established by the South Florida Water Management District, and which discharge criteria established by the South Florida Water Management District, and which address minimizing pollution into the lakes and canals in the Village.
- Policy I.5:* Continually maintain close liaison and coordination with the Lake Worth Drainage District to assure that the Village has input into the District's Plan of Reclamation during the five (5) year planning period.
- Policy I.6:* Require appropriate land uses in flood prone areas, as per the requirements of the Village Flood Damage Protection Ordinance and Building Code.
- Policy I.7:* Provide for periodic review and updating of drainage plans and annual drainage programs of maintenance and improvement, as part of the annual budgetary process.
- Policy I.8:* Establish a routine maintenance program for all catch basins and conduits within the Village.

- Objective J:** Maintain stormwater drainage regulations within the Subdivision Regulations Ordinance that protect natural drainage features and ensure that future development utilizes stormwater management systems in a manner to protect the functions of recharge areas and natural drainage features.
- Policy J.1:* As part of the site plan review process, the Village should require that post-development runoff rates, volumes and pollutant loads be the same as predevelopment conditions and preserve existing natural drainage features by utilizing South Florida Water Management District's techniques.
- Policy J.2:* Protect and preserve water quality by use of construction site Best Management Practices (BMP's) and the incorporation of techniques such as on-site retention, use of pervious surfaces and native vegetation when considering proposals for land development and/or redevelopment.
- Policy J.3:* Protect water quality with development review and regulations which encourage eighty-five percent (85%) on-site retention of stormwater runoff and maintains open space and ground cover for maximum infiltration and percolation of stormwater by revising appropriate regulations within one (1) year from submittal of this Plan.
- Policy J.4:* Enforce existing subdivision regulations which protect natural vegetation in order to reduce erosion and minimize runoff pollution.
- Policy J.5:* Protect environmentally sensitive areas by controlling adjacent land uses by Interlocal Agreements or acquisition, if necessary,
- Objective K:** Continue to provide solid waste collection service during the five (5) year planning period to meet existing and future demands in a responsive and cost effective manner.
- Policy K.1:* The Village shall maintain a public information service in order to keep the citizenry aware of collection schedules and placement of refuse containers.
- Policy K.2:* In an effort to reduce costs of a high solid waste generation area as Palm Springs, the Village shall request the Solid Waste Authority of Palm Beach County to assist the Village in analyzing the efficiency of collection routes when they are questioned.
- Policy K.3:* Village management should be in regular communication with the private hauler serving the Village to coordinate the collection of solid wastes from apartments and commercial establishments that presently utilize private haulers in an effort to assure adequate and uninterrupted collection service.

- Policy K.4:* In order to assure continued service to areas that are served by private haulers, the Village shall maintain a liaison with private haulers to transfer complaints and to offer information to residents regarding collection and disposal of all solid waste.
- Policy K.5:* The Village shall maintain a regular service program of all vehicles and equipment used in the collection service in order to minimize breakdown, which may result in interruptions to service schedules.
- Objective L:*** The Palm Beach County Solid Waste Authority shall continue to provide solid waste disposal services during the five (5) Year Planning Period to the Village of Palm Springs to meet existing and projected future demands.
- Policy L.1:* Maintain the liaison and communication between the Village Manager and the Solid Waste Authority, and its Executive Director in order to ensure the Village's input to the management of established landfill sites and the purchase/development of any future landfill sites, or other alternative manner of solid waste disposal.
- Policy L.2:* Expand the Village's resource recovery program of paper collection to the collection of other items such as aluminum, plastics and glass that is consistent with Countywide resource recovery program goals when the Countywide program becomes available.
- Policy L.3:* The Village Manager shall maintain a liaison and communication with the Solid Waste Authority and its Executive Director to ensure input to developing collection techniques and methods for separation of solid waste materials, and other collection/disposal of a Countywide or regional concern.
- Policy L.4:* The Village shall continue monitoring construction sites to assure that solid wastes generated from construction activities on-site is disposed of in a proper and timely manner.
- Objective M:*** To maintain a five (5) year schedule of capital improvements needs to be updated annually, in conformance with the **Capital Improvements Element**. Capital improvements needs are defined as: (1) those improvements necessary to correct existing deficiencies in order to maximize the use of existing facilities; or (2) those improvements necessary to meet projected future needs without encouraging urban sprawl.

Policy M.1: Existing deficiencies will be addressed by undertaking the following activities:

Sanitary Sewer - Several existing deficiencies have been identified with the "East Central" sub-regional system by the City of West Palm Beach, utility service agent; however, it is concluded that none of the deficiencies have resulted from any activities within the Village limits, nor are the deficiencies of a nature that can be addressed solely by the Village. As a result, Village action is limited to participation of the Village Manager and Utilities Director in the development of cooperative solutions under the direction of the City of West Palm Beach, City of Lake Worth and Palm Beach County, with the Village concentrations on meeting the future wastewater collection requirements within the Village's service area.

Solid Waste - The Village shall continue its program of collecting oil, paint and other household toxic wastes and shall also, request the Palm Beach County Solid Waste Authority, for refuse separation within the Village.

Drainage - Implement and update, within the five (5) year planning period, improvements to the existing drainage system in the Village. Also, continue the program of annual inspections, as a means of monitoring the efficiency of the system. Furthermore, assess the results of the annual program every five (5) years to determine whether or not corrective action is needed.

Stormwater Permits – Meet the requirements of the Village's portions of the Municipal Separate Storm Sewer System (MSA) permit.

Groundwater Recharge - Participate, through the occupational license procedure, with Palm Beach County to identify and regulate any uses from potentially polluting the Village's potable water well fields.

Policy M.2: The Village shall continue to evaluate and rank capital improvement projects proposed for inclusion in the five (5) year schedule of needs.

Policy M.3: Guidelines shall be developed to evaluate and rank proposed capital improvement projects with the following provided as suggested priority levels:

Level One - whether the project is needed to protect public health and safety in order to fulfill the Village's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.

Level Two - whether the project increases the efficiency of use of existing facilities, prevents or reduces future improvement costs, provides services to developed areas currently lacking full service, or promotes in-fill

development.

Level Three - whether the project represents a logical extension of facilities and services within a designated Village Planning Area.

Objective N: Discourage urban sprawl in order to achieve a compact urban form. Measures to accomplish this objective shall include concurrency management requirements and site development regulations such as access management, intensity, and density limitations consistent with this Plan.

Policy N.1: All land uses that have been developed or approved for development within the Village must be adequately served by existing public utilities and services before the Village may approve any new development, redevelopment, or annexations that would require use of these utilities and services. These utilities and services shall include the following for which the Village has set a Level of Service Standard, including:

Water facilities
Sewer facilities
Drainage facilities
Roadways
Recreational facilities

Policy N.2: The Village shall direct urban growth to areas which can be served efficiently by public services and facilities in conformance with local land development regulations and the Village's five-year plan for capital improvements to discourage the proliferation of urban sprawl.

Policy N.3: No land use approval for new development, redevelopment or annexation shall cause facilities or services to fall below adopted local Level of Service Standards, as contained in the Capital Improvements Element of this Comprehensive Plan. Public facilities and services necessary to serve the proposed development, redevelopment, or annexation must be available, at the adopted local levels of service, concurrent with the impacts of development.

Policy N.4: All development shall be compatible with and complementary to surrounding land uses and shall not negatively affect existing approved activities.

Chapter V

Conservation Element

Goal, Objectives, and Policies

- Goal:** "A quality environment which protects, conserves and enhances the natural resources of the Village, and which is compatible with the development of Palm Springs."
- Objective A:** Protect and maintain a level of air quality which, as a minimum, complies with federal, state, and regional pollution control standards.
- Policy A.1:** Ensure that all existing and new development, as well as, facilities that emit gases or other substances which may degrade the environment, comply with applicable air quality standards. (As documented in PL 88- 206).
- Policy A.2:** Adjust local codes and ordinances as necessary, to reflect current air quality standards as these become available.
- Policy A.3:** Support the efforts of local pollution control agencies to monitor air quality in the Village and coordinate and cooperate with these agencies in order to assure appropriate local input.
- Policy A.4:** Support the efforts of the Palm Beach County Metropolitan Planning Organization in the reduction of pollution resulting from vehicular movements.
- Policy A.5:** Continue to restrict and prohibit the open burning of trash, garbage, debris from land clearing and other identified matter within the Village.
- Objective B:** Protect and maintain Class III waters at a water quality suitable for limited water sports activities and for the management and propagation of fish and wildlife.
- Policy B.1:** Ensure that any development and subsequent use in or effecting Lake Bonita, Lake Palmarito, Lake Sago and other lakes and water features within the Village does not degrade water quality below approved standards (as documented in Chapter 17-3, Florida Administrative Code), by designating the lakes and canals as conservation uses and by requiring developers and landowners to provide such evidence as part of the site plan review and land development process.
- Policy B.2:** Strive to minimize direct or indirect stormwater runoff that may degrade the quality of water through coordination with Lake Worth Drainage District and South Florida Water Management District, through strict review of drainage plans as part of the site plan and land development process.
- Policy B.3:** Coordinate with the Palm Beach County Health Department/Palm Beach County Environmental Resource Department in monitoring Class III waters in order to constantly assess water quality and prevent degradation.

- Policy B.4:** Limit water-related recreational activities within the Village lakes, in order to assure that water quality is not adversely affected, through enforcement of local codes and ordinances that already exist.
- Objective C:** To protect and conserve potable water supplies, consistent with the Water Supply Facilities Work Plan for the Village of Palm Springs (~~2015-2025-2020-2030~~), adopted ~~May 14, 2015~~ _____ [*adoption date to be inserted*], which is incorporated herein by reference.
- Policy C.1:** Maintain water conservation techniques and programs in cooperation with the South Florida Water Management District and other appropriate agencies such as use of low volume plumbing fixtures, wastewater re-use, dual conveyance, gray water, and others, through local regulation in order to promote a low per capita consumption of potable water.
- Policy C.1.1:** The Village shall inform residents and businesses of, and shall encourage their participation in, the local and regional water conservation programs. These information and educational programs shall include the following types of efforts:
- a. brochures and signage to be made available at Village Hall;
 - b. pursuing funding through SFWMD Community Education Grant and cooperative funding programs for educational efforts such as demonstration gardens and prototype landscaping on public properties; and,
 - c. Inviting speakers for forums or workshops at Village Hall.
- Policy C.1.2:** The Village shall maintain a leak detection and repair program for all Village facilities. It shall also encourage its citizens to adopt such a program for their own individual properties.
- Policy C.1.3:** The Village will continue to cooperate with the South Florida Water Management District (SFWMD) in its efforts to restrict the unnecessary consumption of potable water, particularly as it relates to irrigation, lawn watering, and car washing during periods of drought, supply reduction, and other emergencies.
- Policy C.1.4:** The Village shall coordinate local water conservation education efforts with the SFWMD and the Palm Beach County School Board.
- Policy C.2:** Continue to cooperate with the South Florida Water Management District in the conservation of potable water supplies during periods of drought, declared water shortages, or water shortage emergencies by supporting and participating in the District's Water Shortage Plan.
- Policy C.3:** Coordinate with the Palm Beach County Environmental Resource Department with their Wellfield Protection Program. This program includes the review, identification and location of cones of influence around the wellfields in Palm Springs, and then protect and restrict land use activities in identified areas known to adversely affect the quality and quantity of potable

water sources. The site plan review procedures in the Palm Springs' Land Development Code shall require the location of cones of influence to be depicted on site plans.

Policy C.3.1: At a minimum, wellfield protection will be consistent with FDEP wellhead protection Rule 62-521, FAC; however, intergovernmental coordination with FDEP, SFWMD and other pertinent agencies will be pursued.

Policy C.4: Promote water conservation through the enforcement of the adopted Florida Building Code which requires such items as low-volume commodes, water flow restrictions for showers and spigots and similar devices in all new construction and renovations, and will comply with the SFWMD water use restrictions and ensure that low water use plumbing fixtures are used in all new buildings or in conjunction with permitted renovations in accordance with Florida Water Conservation Act, Section 553.14, Florida Statutes, as may be amended.

Policy C.5: The Village shall develop a public education program which will discourage waste and conserve water.

Policy C.6: In coordination with SFWMD, the Village shall maintain appropriate landscape water conservation measures; establish requirements in the LDC and further encourage or require, where appropriate, but not to the exclusion of non-native plantings, the use of native and drought tolerant plants and the use of low volume irrigation.

Policy C.7: The Village's potable water distribution system shall be monitored and unaccounted water loss within the system should be reduced and maintained to less than ten percent (10%) of the water entering the system.

Policy C.8: The Village will ensure that any new regulation to protect water resources is consistent with SFWMD's environmental resource permitting and consumptive use permitting rules.

Policy C.9: The Village shall coordinate local water conservation education efforts with the South Florida Water Management District and other appropriate entities.

Policy C.10: The Village shall inform residents and businesses of, and shall encourage their participation in, the Village's, the County's and South Florida Water Management District's water conservation programs. These information and educational programs shall include the following types of efforts:

- a. Brochure and signage to be made available at the Village Hall;
- b. Pursuing funding through the South Florida Water Management District's Community Education Grant and cooperative funding programs for educational efforts such as demonstration gardens and prototype landscaping on public properties; and

c. Inviting speaker for forums or workshops at the Village Hall.

Policy C.11: The Village shall enforce alternate means and incentives to conserve water such as low flow plumbing fixture programs, irrigation meters, reuse of stormwater, surface water pumps and the identification of other alternative water supplies.

Objective D: Protect and maintain soils and native vegetative communities in Palm Springs.

Policy D.1: Continue to review development plans, as part of the site plan review process, for compatibility with and protection of the natural environmental characteristics and habitats existing within the Village. The protection of resources and habitats shall be provided for in the landscape regulation of the Palm Springs' Land Development Code.

Policy D.2: Continue to require the preservation and priority use of native vegetation within the Village by maintaining such provisions into the landscape requirements of the Palm Springs' Comprehensive Zoning Ordinance. Also, require the removal of undesirable exotic species by these regulations.

Policy D.3: Any construction, expansion or modification to the lakes and canals within the Village shall consider water and habitat enhancement features that are conducive to shoreline vegetation and to the stabilization of shores and grounds adjacent to such surface water bodies to help alleviate potential erosion and degradation of shorelines. This shall be clearly demonstrated by the developer or landowner, as part of the site plan review and land development process; and it shall be subject to approval by the Village Engineer.

Policy D.4: The Village shall work cooperatively with property owners to develop erosion control plans where areas experience erosion of shorelines or banks.

Objective E: Conserve and protect fish and wildlife habitats.

Policy E.1: Enforce the provisions and regulations contained within Chapter 91: Animals in the Palm Springs' Code of Ordinances and maintain the designation of the entire Village as a Bird and Wildlife Sanctuary.

Policy E.2: Protect and manage the lakes and canals in Palm Springs in a manner suitable for fish and wildlife propagation, by requesting the appropriate environmental agency in Palm Beach County to monitor the water quality in these water bodies.

Policy E.3: Utilize the services of the State Game and Fresh Water Fish Commission, if stocking of the lakes with fish is deemed desirable.

Objective F: Ensure that land development and land use activities be compatible with environmental characteristics of the village and give consideration to conservation of potable water supplies.

- Policy F.1:* Cooperate with developers especially in the preliminary stages of development, and monitor development activity to ensure that environmental features are not degraded or depleted, by establishing a preliminary application provision in the site plan review process, and make such provisions in the Palm Springs' Land Development Code.
- Policy F.2:* The Village shall coordinate closely with the Palm Beach County Environmental Control officer to assure that state and/or countywide environmental protection regulations are enforced, by requesting his review on projects that require such review as determined by the Village.
- Policy F.3:* Maintain, update and enforce subdivision regulations so that development is planned in accordance with natural characteristics of the land such as slope, elevation, drainage patterns and natural vegetation.
- Policy F.4:* Preserve or restore, where possible, the natural vegetation as permanent open space buffer zones. Require this as part of the landscape provisions and incorporate them into the Palm Springs' Comprehensive Zoning Ordinance.
- Policy F.5:* Conserve the lakes and canals within the Village as Class III waters and designate these surface water bodies as conservation uses on the Future Land Use Map.
- Objective G:** The Village shall continue to regulate the management of hazardous wastes and materials.
- Policy G.1:* The Village shall continue to implement the Palm Beach County programs that regulates the storage and disposal of hazardous wastes and materials.
- Objective H:* The Village of Palm Springs shall consider implementing outreach and incentive programs to promote and improve energy efficiency in the community.
- Policy H.1:* The Village shall enforce standards within its 10-Year Water Supply Facilities Work Plan for the Village of Palm Springs (~~2015-2025~~ 2020-2030), adopted ~~May 14, 2015~~ [adoption date to be inserted] to increase the use of recycled water.
- Policy H.2:* The Village shall organize events, workshops, and outreach programs to promote water conservation, waste reduction, and energy efficiency.

Chapter VIII
Capital Improvements Element
Goal, Objectives, and Policies

- Goal** "The efficient provision of needed public facilities in a timely manner which protects investments in and maximizes the use of existing facilities, and promotes orderly compact municipal growth, while protecting the health, safety and welfare of Village residents."
- Objective A:** Provide capital improvements that correct existing deficiencies, accommodate projected future growth and/or replace worn out or obsolete facilities as defined in the elements of the Comprehensive Development Plan, according to the schedule defined herein.
- Policy A.1:** The Village shall include all land and improvements projects identified in the elements of this Comprehensive Development Plan and determined to be of relatively large scale and high cost (\$25,000 or greater), as capital improvements projects for inclusion within the **Five (5) Year Schedule of Improvements**.
- Policy A.2:** The five (5) year schedule of needs, is hereby incorporated as the **Five (5) Year Schedule of Improvements (TABLE 1)**.
- Policy A.3:** The Village shall, as a matter of priority, schedule for funding any capital improvement projects in the **Five (5) Year Schedule of Improvements**, which are designed to correct existing public facility deficiencies.
- Policy A.4:** A Capital Improvements Coordinating Committee, composed of the Village Manager, Finance Director and operating department heads, shall continue to evaluate and rank in order of priority projects proposed for inclusion in the **Five (5) Year Schedule of Improvements**.
- Policy A.5:** Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:
- (a) whether the project is needed to protect public health and safety, to fulfill the Village's legal commitment to provide facilities and services, or to preserve, achieve full use of or increase the efficiency of existing facilities; and
 - (b) whether the project prevents or reduces future improvement costs, provides service to developed areas lacking full service, or promotes in-fill development.
- Policy A.6:** As part of its capital improvements programming, the Village shall review and establish priorities for the replacement of water supply facilities, correction of water supply and facilities deficiencies, and the provision for future water supply and facility

needs as part of its Five (5) Year Schedule of Improvements, , consistent with the Water Supply Facilities Work Plan for the Village of Palm Springs (~~2015-2025~~ 2020-2030), adopted ~~May 14, 2015~~ [adoption date to be inserted] These projects are highlighted on TABLE 1.

Objective B: Require that future development and redevelopment bear one hundred percent (100%) of the proportionate costs of facility improvements necessary to maintain adopted Level of Service standards.

Policy B.1: The Village shall update and maintain the Land Development Regulations to require that local streets, drainage, sewage collection and potable water distribution systems improvements of any new development or redevelopment be provided by such development.

Objective C: Annually manage Village fiscal resources in a manner to ensure the provision of needed capital improvements.

Policy C.1: The Village shall enforce the Land Development Regulations to require that, prior to the issuance of certificates of occupancy, all public facilities are available to serve development or redevelopment for which development orders were previously issued.

Policy C.2: In providing capital improvements, the Village shall limit general obligation debt service expenses to an amount that will allow the annual maintenance of a minimum twenty percent (20%) ratio of General Fund balance to Operating Budget (including debt service).

Policy C.3: The Village shall annually update the **Five (5) Year Schedule of Improvements** and associated capital budget as part of its budgeting process. The capital budget process shall be used to determine the financial feasibility of defined capital improvements. The capital budget shall be adopted annually.

Policy C.4: Appropriate efforts shall be made to secure grants or private funds, whenever available, to finance the provision of capital improvements.

Policy C.5: The Village shall request comment by the Lake Worth Drainage District and South Florida Water Management District, prior to programming any potable water or drainage-related capital improvements, and the Florida Department of Transportation, prior to programming any road system capital improvements.

Policy C.6: The Village shall maintain replacement and renewal funds for all public facilities over which it has operational control. The decision to expend replacement and renewal funds shall be made annually, as part of the local budget process, or as emergency repairs require.

Policy C.7: The Village shall make efforts to seek additional revenue sources to specifically fund water supply and facility projects, as needed, pursuant to the Water Supply Facilities Work Plan for the Village of Palm Springs (~~2015-2025~~ 2020-2030).

Objective D: Condition decisions regarding the issuance of development orders and permits on the consistency of the development

requirements included in this Plan, the Village Land Development Regulations, and the availability of necessary public facilities needed to support such development at the time needed.

Policy D.1: The Village shall use Level of Service (LOS) standards adopted in the various elements of this Comprehensive Development Plan in reviewing the impacts of new development and redevelopment upon public facility provision.

Policy D.2: The Village shall continue to enforce the Adequate Facilities Ordinance to ensure that, at the time a development permit is issued, adequate facility capacity is available, or will be available, upon occupancy of the development.

Policy D.3: Proposed Comprehensive Development Plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines as to whether the proposed action would:

- (a) contribute to any condition of public hazard as described in the **Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element**;
- (b) exacerbate any existing condition of public facility capacity deficits, as described in the **Transportation Element, Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Ground Water Aquifer Recharge Element, and Recreation and Open Space Element**;
- (c) generate public facility demands that may be accommodated by capacity increases planned in the **Five (5) Year Schedule of Improvements**; and
- (d) conform with future land uses as shown on the Future Land Use Map of the **Future Land Use Element**, and public facility availability as described in the **Sanitary Sewer Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element**.
- (e) impact public schools and/or the timing and delivery of public school facilities to serve any residential development, pursuant to the School District's Five-Year Capital Facilities Plan.

Policy D.4: The Village shall use Level of Service (LOS) Standards adopted in the various elements of this Comprehensive Development Plan in reviewing the impacts of new development and redevelopment upon public facility provision.

- Goal:** The Village of Palm Springs shall provide a mechanism to be included in the Land Development Regulations, by which all service providers and the Village coordinate land development decisions and facility capacity requirements to ensure that level of service standards are maintained as new development occurs.
- Objective E:** Monitor available capacity for services and facilities as well as coordination between the Village and service providers to ensure available capacities of services and facilities.
- Policy E.1:** The **Five (5) Year Capital Improvements Schedule** shall identify and fund those projects for which the Village is the service provider and which are required to maintain the level of service standards.
- Policy E.2:** The Village shall require documentation from the service providers that facility capacity is available and will be reserved for approved development.
- Policy E.3:** The Village shall coordinate with service providers to ensure that facilities are expanded, or new facilities are constructed to accommodate impact of new development.
- Policy E.4:** The Village shall coordinate with the School District of Palm Beach County on comprehensive plan amendments, development orders, and other land-use decisions which may be projected to impact the public schools facilities plan. The Village shall incorporate letters from the School District identifying school capacity availability into Village staff reports presented to the Village Council. The Village may incorporate conditions of approval into ordinances or resolutions to mitigate development impacts at the request of the School District, as the Village deems appropriate.
- Objective F:** The Village shall provide the School District with periodic information generated from the Village's development and approvals that is needed to maintain school adequacy, including information required for the School District to establish school siting criteria, joint approval of the public school capital facilities program, and school utilization.
- Policy F.1:** For public school facilities, the applicant for a Development Order or Development Permit which includes any residential component shall provide a school capacity availability determination (SCAD) issued by the School District of Palm Beach County that identifies the capacity, or lack thereof, of existing facilities or planned facilities in the current School District Capital Facilities Program Plan to serve additional students. Should the propose project negatively impact the public school system, the School District staff may recommend reasonable conditions to mitigate such impacts, and these considerations shall be included in the Village staff report for consideration by the Village Council.

Policy F.2:

The School District of Palm Beach County Five Year Capital Facilities Plan, as may be amended, is adopted as a supplement to the Village of Palm Springs “Five Year Schedule of Improvements”, Table 3, of the Capital Improvements Element. The Village shall have no obligation or responsibility for funding the School Board’s Capital Facilities Plan.

Proposed Water Supply Capital Improvement Projects

Proposed for Inclusion in 5-Year Schedule of Capital Improvement (Table 1 in Capital Improvements Element of Comprehensive Plan)

Table 4-1: VPS Anticipated Projects from FY 2019 thru FY 2024

Project Name	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Two (2) Well Replacements (No. 9 and 10)	\$350,000	\$350,000					
Well Rehabilitation	\$100,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	
Emergency Power for Production Wells		\$200,000	\$200,000				
Add Wells No. 6 and 7 to RLP WTP Power Distribution				\$506,000			
Washwater Recovery Basin						\$762,000	\$2.3M
CUP Update						\$50,000	

Legal Notice No. 37006

NOTICE OF COMPREHENSIVE PLAN AMENDMENT

The Village of Palm Springs proposes to adopt the following Ordinance:

ORDINANCE NO. 2020-11

AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE VILLAGE OF PALMS SPRINGS, IN ACCORDANCE WITH THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT, AS AMENDED, BEING SECTIONS 163.3161, ET SEQ., FLORIDA STATUTES, PROVIDING FOR THE AMENDMENT TO THE TEXT OF THE VILLAGE'S INFRASTRUCTURE, CONSERVATION, INTERGOVERNMENTAL COORDINATION, AND CAPITAL IMPROVEMENTS ELEMENTS OF THE COMPREHENSIVE PLAN, INCLUDING THE 5-YEAR SCHEDULE FOR CAPITAL IMPROVEMENTS, TO REFLECT THE UPDATE TO THE WATER SUPPLY FACILITIES PLAN FOR THE VILLAGE OF PALM SPRINGS (2020-2030), WHICH AMENDMENTS ARE MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR OTHER PURPOSES.

RESOLUTION 2020-20

A RESOLUTION OF THE VILLAGE OF PALM SPRINGS, FLORIDA, ADOPTING AN UPDATED WATER SUPPLY FACILITIES WORK PLAN FOR THE VILLAGE OF PALM SPRINGS (2020-2030) CONSISTENT WITH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S 2018 LOWER EAST COAST WATER SUPPLY PLAN; AND PROVIDING AN EFFECTIVE DATE.

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

Tuesday, July 14, 2020 at 6:30 PM by the Land Development Board
Thursday, July 23, 2020 at 6:30 PM by the Local Planning Agency
Thursday, July 23, 2020 at 6:30 PM by the Village Council
Thursday, August 13, 2020 at 6:30 PM by the Village Council

A copy of the proposed Comprehensive Plan Amendment may be viewed at the Office of the Village Clerk from 8:00 a.m. to 5:00 p.m. All interested parties may appear at the meeting and be heard with respect to this proposed ordinance at the public hearing.

If a person decides to appeal any decision made by the above Village Council with respect to any matter considered at such hearing, he 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 965-4010 at least 3 days prior to the meeting in order to request such assistance.

Kimberly M. Wynn,
Village Clerk
Publish: The Lake Worth Herald
July 2 and 9, 2020



Village of Palm Springs

Executive Brief

AGENDA DATE: July 14, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 7.1: Planning & Zoning Board Order No. 2020-06- Landscape Buffer Variance PSV20-09 & Parking Variance PSV20-10 - Soma Medical Center - 3325 Forest Hill Boulevard & 1697 Dalinda Lane (**Quasi-Judicial Hearing**)

SUMMARY:

Ms. Ana Colom, agent for the applicant, Soma Investors LLC., is requesting two (2) variances in conjunction with the proposal for a medical center on the 1.14-acre parcel located at the northwest corner of Forest Hill Boulevard and Dalinda Lane.

The site is currently developed with a 9,760 square foot commercial structure constructed in 1958 and a 1,216 square foot residential structure constructed in 1956. The property was annexed into the Village in 2004 and was used as a produce supermarket and residential dwelling unit, respectively, until 2014 when it was vacated.

As a separate agenda item, the applicant is requesting a minor site plan amendment to renovate the existing structures and permit the use of the property as a medical clinic for internal medicine, and a professional office for Soma's accounting department. A site plan 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. PSV20-09 – Request to allow the required landscape buffer along the east side, adjacent to the medical building, to be shifted to foundation planting and grass areas.
2. PSV20-10 – Request to allow the reduction of parking stalls from 49 spaces to 38 parking spaces.

With the requested variances, a wider landscape buffer is proposed along the front façade of

the building facing Forest Hill Boulevard, and additional parking is provided on the adjacent property to the west as part of an overall parking count approved by Palm Beach County in 1979.

FISCAL IMPACT:

This item does not have a direct fiscal impact.

ATTACHMENTS:

Planning & Zoning Board Order 2020-06.doc

PZB Staff Report

Project Narrative and Justification Statements

Site Plan, Landscape Plans, Architectural Plans and Letters

Color Site Plan

Aerial and Location Maps

County Site Plan #79-182 with parking for Cushman's

Sec.34-602(2) Variances.doc

VILLAGE OF PALM SPRINGS, FLORIDA
PLANNING AND ZONING BOARD

PZ&B Order 2020-06
(PSV20-09 – PSV20-10)

SOMA Investors, LLC
3325 Forest Hill Boulevard
Palm Springs, FL 33461

Applicant(s)

PCN: 70-43-44-07-29-001-0000 &
70-43-44-07-04-000-0080

FINAL ORDER

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Board ("The Board") on **July 14, 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 PSV20-09 and PSV20-010.
2. The above Applicant(s) is the owner of the property legally described as: **CHILDRENS HOME SOCIETY MUPD TR A and LARKWOOD LT 8**
3. The Applicant has submitted an application for one (1) variance from the Village of Palm Springs, Florida as set forth below:
 - 1) PSV20-09 – Variance relief from Section 34-162(b)(5) to allow the required landscape buffer along the east side adjacent to Dalinda Lane right-of-way, been shift to foundation planting and grass area.
 - 2) PSV20-10 – Variance relief from Section 34-1329(6)(b) to allow the reduction of parking stalls from 49 spaces to 38 parking spaces.
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.
 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.

PZ&B Order 2020-07 – (PSV20-09 and PSV20-10)

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 PSV20-09 and PSV20-10, 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 14th day of July, 2020.

ATTEST:

Jane Worth, Deputy Village Clerk

Johnnie Tieche, Chairman
Planning and Zoning Board

Copies furnished to:

Soma Investors, 3325 Forest Hill Boulevard, 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



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Site Development Plan with Variances - Soma Medical Center – 3325 Forest Hill Boulevard

Application Summary			
Applicant / Petitioner	Ana Colom	Submittal Date	02/26/2020
Reference Name	Soma Medical Center	Case Number	SPR20-06, PSV20-09, PSV20-10
		Parcel Control No	70-43-44-07-29-001-0000 & 70-43-44-07-04-000-0080
Location	3325 Forest Hill Boulevard & 1697 Dalinda Lane	Site Area	±1.14 acres
P&Z Bd	July 14, 2020		
Requests			
Proposed Use(s)	Site Development Plan to convert the existing 8,535 square foot commercial building, into a medical clinic and concurrently renovate the existing 1,198 square foot residential structure, to provide new offices for Soma's accounting department.		
Number of Buildings	2 one-story buildings Medical clinic – 8,535 sf Professional office – 1,198 sf		
Variances	PLANNING AND ZONING BOARD CONSIDERATIONS: PSV20-09 Requesting Variance relief from Section 34-162(b)(5) to allow the required landscape buffer along the east side, adjacent to Dalinda Lane right-of-way, to be shifted to foundation planting and grass area. PSV20-10 Requesting Variance relief from Section 34-1329(6)(b) to allow the reduction of parking stalls from 49 spaces to 38 parking spaces, in consideration of a cross-parking agreement with the property to the west.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	49 spaces	38 spaces	No (variance is requested)
The property has an effective cross-parking agreement with the adjacent property to the west. This cross-parking agreement is maintained as part of the current property title recorded and reflected on the approved Palm Beach County Site Plan No.79-182. The County site plan reflects a total of 239 parking spaces, and includes 46 spaces in the site data for the former Cushman's store (note the proposed office building is not part of the County site plan).			
Setbacks			
Code	Required Minimum	Existing	Meets Requirement
Front yard (South)	50'	45'	No (existing non-conforming)
Rear yard (North)	20'	49'-3"	Yes
Side corner yard (East)	25'	12'-7"	No (existing non-conforming)
Side interior yard (West)	15'	63'-6"	Yes
Site Characteristics			
Existing Use	Vacated buildings	Proposed Use	Medical & professional office
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	Residential multi-family	Medium Density Residential	Residential Multiple-Family (RM)
South	Palm Beach School District offices	Public Buildings and Facilities	Governmental (G)

East	Soma Medical clinic	Commercial	Commercial General (CG)
West	Children's Home Society of Florida (mixed-use)	Unknown Unincorporated Palm Beach County	Unknown Unincorporated Palm Beach County
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of the new proposed use as a medical clinic and professional offices, depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan and compatibility with surrounding uses.			



I. Site History

- Ordinance 2004-11: Annexation

The properties were voluntarily annexed into the Village of Palm Springs in April 8, 2004 and designated with the Land Development as Commercial General zoning district and Future Land Use category of Commercial. The properties have been vacated since 2014.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning are Commercial and Commercial General (CG), respectively. The proposed site development plan to remodel the site for the proposed new use as a medical clinic facility and professional offices, is consistent with goals, objectives, and policies of the Village's Comprehensive Plan.

III. Variances Requested

The applicant is seeking the following variances:

- PSV20-09 The applicant is requesting Variance relief from Section 34-162(b)(5) to allow the elimination of the landscape buffer along the east side, adjacent to the medical clinic building, and provide in its place, a grassed area and increase the foundation planting and provide additional landscaping along the east side of the billing office building.

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.

Because of the existing building location on the site, the required landscape buffer along the east side cannot be provided due to a lack of space. In lieu of this requirement, we propose a deeper landscaping along the south side of the property by providing a 17-foot landscape buffer, increased foundation planting and additional landscaping along the east side of the billing office building.

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

The special condition described above is caused by an existing Site condition.

- 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 request for Foundation Landscaping is only due to the fact that the existing conditions makes it impossible for the required Landscape Buffer to be installed. By allowing the Foundation Landscaping it also allows for additional Landscaping in front of the Billing Office Building.

- 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.

The required East Side Buffer would cause undue hardship.

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

Agreed, this variance would be the minimum requested for this project.

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

The proposed variance will eliminate the illegal parking along the East Side of the existing building creating a better and safer solution.

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

The proposed variance will eliminate the illegal parking along the East Side of the existing building creating a better and safer solution.

Staff supports the applicant's request based on the existing special conditions and circumstances which are peculiar to the land and do not result from actions of the applicant. Granting the variance requested will not confer on the applicant any privilege that is denied to other lands and will make possible the reasonable use of the land. Granting the variance will be in harmony with the general intent and purpose of the applicant requests and will not be injurious to the area involved or otherwise detrimental to the public welfare.

The applicant is proposing to increase the required planting material along the front façade as a mitigation to compensate the absent of landscaped buffer on the east side; this will allow the efficient use of the property without adverse impact on the neighborhood.

- PSV20-10 The applicant is requesting a Variance relief from Section 34-1329(6)(b) to allow the reduction of parking stalls from 49 spaces to 38 parking spaces.

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 Cross-Parking Agreement will allow for the use of the additional 11 parking spaces required.

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

The building's change of use changed the parking requirement.

- 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 request for this variance provides the same consideration given to anyone owning this property. The Cross-Parking Agreement is part of the Recorded Title of the Property. No special privilege is perceived.

- 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.

It would only deprive this applicant of the right to exercise what is already allowed by the recorded Cross Parking Agreement.

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

This Variance once granted would allow for the minimum parking spaces required for the SOMA Medical Clinic.

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

Allowing for this Variance will maintain the harmony with the general intent and purpose of this chapter already in practice by the Cross-Parking Agreement. The proposed variance will eliminate the existing parking along the East Side of the existing building creating a better and safer solution.

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

This variance request will not be detrimental to public welfare nor will it be injurious to the area.

Staff supports the applicant's request based on the cross-parking agreement with the property to the west. This parking agreement provides more than 20 parking spaces within the neighbor's property. Additionally, with the proposed renovations the total floor area of the building is being reduced by 635 s.f. from its original approval with Palm Beach County under Site Plan # 79-182.

IV. Neighborhood Compatibility

- 1) The proposed project is located on the northwest corner of Forest Hill Boulevard and Dalinda Lane.
- 2) The proposed project is on one of the most important corridors within the Village limits, Forest Hill Boulevard, that connects East and West portions of the County and surrounding cities.
- 3) Properties around are generally commercial use.
- 4) A mix of different commercial uses are existing along Forest Hill Boulevard.
- 5) The same type of business is located on the northeast corner of this interception just crossing Dalinda Lane.
- 6) The proposed facility is a permitted use within the Commercial General 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) Variances requested shall be approved by the Planning & Zoning Board prior to consideration of the Site Plan.
 - 3) The driveway on Forest Hill Boulevard shall meet FDOT standards.
 - 4) Permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue, PBC Water Utility Department and Village of Palm Springs are required prior to construction.
 - 5) Civil/Utility plans shall be approved by the Village's Engineer.

VI. Environmental Issues:

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

VII. Community Outreach/ Notification

- The subject property was posted on June 25, 2020.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on June 23, 2020.
- Legal advertisement was published in the paper on July 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 February 26, 2020 depicts the following:

- An application submitted for a Site Development Approval with 2 variances for the renovation of 8,535 square feet commercial structure to be used as a medical center and the conversion of 1,198 square feet residential building into a professional office.
 1. Site Plan dated received February 26, 2020 revised and resubmitted on June 19, 2020.
 2. Landscape plans dated received February 26, 2020 revised and resubmitted on June 19, 2020.

3. Preliminary Engineering plans dated received February 26, 2020 revised and resubmitted on June 1, 2020.
4. Architectural plans dated received February 26, 2020 revised and submitted on June 15, 2020.
5. Photometric plan dated received February 26, 2020 revised and resubmitted on June 11, 2020.
6. Boundary survey.
7. Justification Statement and proposed use.
8. Drainage calculations.
9. Color rendering
10. Color site plan

IX Recommendation

The applicant is requesting a Site Development Plan to re-develop the former produce market building with the complete renovation of the existing 8,535 square foot building commercial retail building and the conversion of the existing 1,876 square foot residence to professional office. The commercial structure will be used as a medical clinic for internal medicine and other professional services. And, the applicant is proposing to renovate the residential structure, facing Dalinda Lane, to house the new offices for Soma's accounting department.

The proposed site plan provides enhancement to the landscaped buffers, driveway access, parking lot striping, paving, drainage improvements, dumpster enclosure, pedestrian connections, vehicular circulation, and exterior improvements to the buildings.

Planning, Zoning & Building Staff has conducted a review of the application and found the proposed project to be consistent with goal, objectives and policies of the Village's Comprehensive Plan. The proposed project is generally consistent with the Land Development and zoning regulations and all other portions of the code. The proposed medical facility does not significantly reduce light and air on adjacent properties and would not be a deterrent to surrounding properties. The new project does not negatively impact natural systems. The proposed project will have a beneficial visual impact on Forest Hill Boulevard corridor.

Planning, Zoning & Building Staff recommends conditional approval of the Site Development Plan subject to the following **thirty-eight (38)** conditions below:

1. The site plan approval is valid within 24 months of Planning & Zoning Board approval.
2. A Unity of Title shall be recorded prior to the issuance of the Site Work permit.
3. A Utility/Civil Plan shall be approved by the Village Engineer at time of permitting.
4. The Civil plans shall be revised at time of permitting to match the Site Plan, including but not limited to the accessibility route between buildings, the handicap parking, and remove all parking on Dalinda Ln.
5. The SWM Calculations shall be revised at time of permitting to match the building areas accordingly with the Site Plan and Civil Plan. Floodplain compensation storage calculations may be required.
6. Any existing PBCWUD easements for the fire hydrant, meter and existing utilities shall be identified at time of Civil/Utility plan review.
7. If an easement is needed for the proposed or existing fire hydrant, water meter, utilities, and fire line shall be recorded prior to Certificate of Occupancy.
8. Proposed driveway improvements on Forest Hill Blvd shall be approved by FDOT at time of permitting.
9. Larger dumpster provided shall not exceed 4 yards.
10. It is recommended to obtain and agreement with the adjacent property owner, if there is not one, for the shared lift station.
11. A ROW permit shall be obtained with FDOT at time of permitting.
12. Utility easements shall not overlap more than 5' any landscaped buffers.
13. Pedestrian crossing across the drive aisles shall include crossing studs to slow traffic and warn pedestrian activity.
14. The commercial business(s) hours of operations shall be in accordance with the Village hour of operations regulations.

15. Wall signs shall be in accordance with the Village's Land Development Regulations Section 34-328.
16. A root barrier shall be provided on trees that are within 12' of utility lines.
17. Any existing or proposed utility box/cabinet shall be screened from view. Staff recommends wrapping the cabinet/box with an appropriate design for the existing/proposed location.
18. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
19. Photometric plans shall be approved by the Planning, Zoning and Building Department at time of permitting.
20. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
21. Irrigation plans shall be provided at the time of permitting. Non-potable water shall be used for the irrigation system per Village code.
22. Provide permits from all applicable permitting agencies, including but not limited to, FDOT, PBC Water Utilities, PBC Fire Rescue and Village of Palm Springs at the time of permitting.
23. 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.
24. All mechanical equipment's and above-ground infrastructure shall be screened from view.
25. 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.
26. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting as needed.
27. All electric utilities shall be underground.
28. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Development Department prior to commencement of any construction activity. Permits are required from the Planning, Zoning & Building Department prior to commencing any construction or renovation. The project shall be constructed in accordance with the FBC edition in effect at the time of permitting.
29. 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.
30. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
31. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy/Certificate of Completion of each improvement area.
32. Absolutely no occupancy, other than construction personnel, is permitted prior to TCO/CO.
33. Photometrics must be certified by an engineer prior to CO.
34. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
35. 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.
36. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
37. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
38. At the time of CO, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.

SECTION 4 - DESCRIPTION OF PROJECT (attach additional pages if necessary)
Including compliance with zoning standards and supplemental regulations

The Soma Investors, LLC, has purchased the old Cushman Fruit Company Property at 3325 Forest Hill Blvd. in Palm Springs, with the intent of adding and completely renovating this existing 8,535 sq. building which fronts Forest Hill Blvd. and developing a Medical Clinic in its place. The Clinic will cater to Internal Medicine and Specialities. In addition, there is an existing house (1,198 sq.) along Dalinda Lane which will be renovated to provide new offices for SOMA's Accounting Department.

A new entrance will be created along Forest Hill Blvd. along with new landscaping will help beautify this south and east exposures.

In addition to the original cross parking agreement, which was made part of the Warranty Deed for this property we have provided an additional 16 parking spaces. Thus, all required off street parking is being provided.



2328 10th Avenue North, Suite 200, Lake Worth, Florida, USA

Tel. 561-248-8809

May 28, 2020

Mrs. Iramis Cabrera

Villages of Palm Springs

Land Development Department

226 Cypress Lane, Palm Springs, FL 33461

RE: **New Soma Medical Center at 3325 Forrest Hill Boulevard
Off Street Parking Variance**

The purpose of this narrative is to supplement the Village of Palm Springs Land Development Department Unified Development Application for a Minor Site Plan Approval and to request a variance from Code Section 34-1329 (6) (b) for Medical Clinics and Laboratories requires one (1) parking space per every 200 gross SF. Currently the proposed facility has the following parking requirements:

– Pediatric Office, Internal Medicine Clinics and Ambulatory Clinic 9,733 Gross SF

9,733 Gross SF @ 200 Gross SF per Parking Space = **49 Required but 38 Provided**

Our Variance request is to allow for 38 parking spaces provided in lieu of the 49 parking spaces required. The original Property Title recorded indicated a Cross Parking Agreement between the SOMA Property and the adjacent property to the West. This Cross Parking Agreement is therefore maintained as part of the current Property Title Recorded for the new owners and make-up for the additional 11 spaces required.

Chapter 34, Section 34-603 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the variance request. This statement should be predicated on the objectives presented in Section 34-603(f)(1) of the Code. The statement must include comments on each of the following individually:

- a) That special condition and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.

Response: The Cross Parking Agreement will allow for the use of the additional 11 parking spaces required.

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

Response: The building's change of use changed the parking requirement.

- 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.

Response: The request for this variance provides the same consideration given to anyone owning this property. The Cross Parking Agreement is part of the Recorded Title of the Property. No special privilege is perceived.

- 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.

Response: It would only deprive this applicant of the right to exercise what is already allowed by the recorded Cross Parking Agreement.

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

Response: This Variance once granted would allow for the minimum parking spaces required for the SOMA Medical Clinic.

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

Response: Allowing for this Variance will maintain the harmony with the general intent and purpose of this chapter already in practice by the Cross Parking Agreement.

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

Response: This variance request will not be detrimental to public welfare nor will it be injurious to the area.

Sincerely,

Ana Colom
Project Manager
Team Architecture, Inc.

February 21, 2020

Mrs. Iramis Cabrera

Villages of Palm Springs
Land Development Department
226 Cypress Lane, Palm Springs, FL 33461

**RE: New Soma Medical Clinic at Forest Hill Blvd.
East Buffer Variance**

The purpose of this narrative is to supplement the Village of Palm Springs Land Development Department Unified Development Application to request a variance from Code Section 34-162 (b)(5) which requires landscape buffer for nonresidential uses adjacent to a Side Street corner ROW. Due to the existing condition along the east side of the existing Main Building, the required landscape buffer cannot be provided due to the lack of space.

Chapter 34, Section 34-603 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the variance request. This statement should be predicated on the objectives presented in Section 34-603(f)(1) of the Code. The statement must include comments on each of the following individually:

- a) That special condition and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.

Response: Because of the Existing Building location on the site, the required landscape buffer along the east side cannot be provided due to a lack of space which is further impacted by the sidewalk. In lieu of this requirement, we propose to provide Foundation Landscaping along the eastside of the building and additional Landscaping along the eastside of the Billing Office Building.

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

Response: The special condition described above is caused by an existing Site condition.

- 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.

Response: The request for Foundation Landscaping is only due to the fact that the existing conditions makes it impossible for the required Landscape Buffer to be installed. By allowing the Foundation Landscaping it also allows for additional Landscaping in front of the Billing Office Building.

- 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.

Response: The required East Side Buffer would cause 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: Agreed, this variance would be the minimum requested for this project.

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

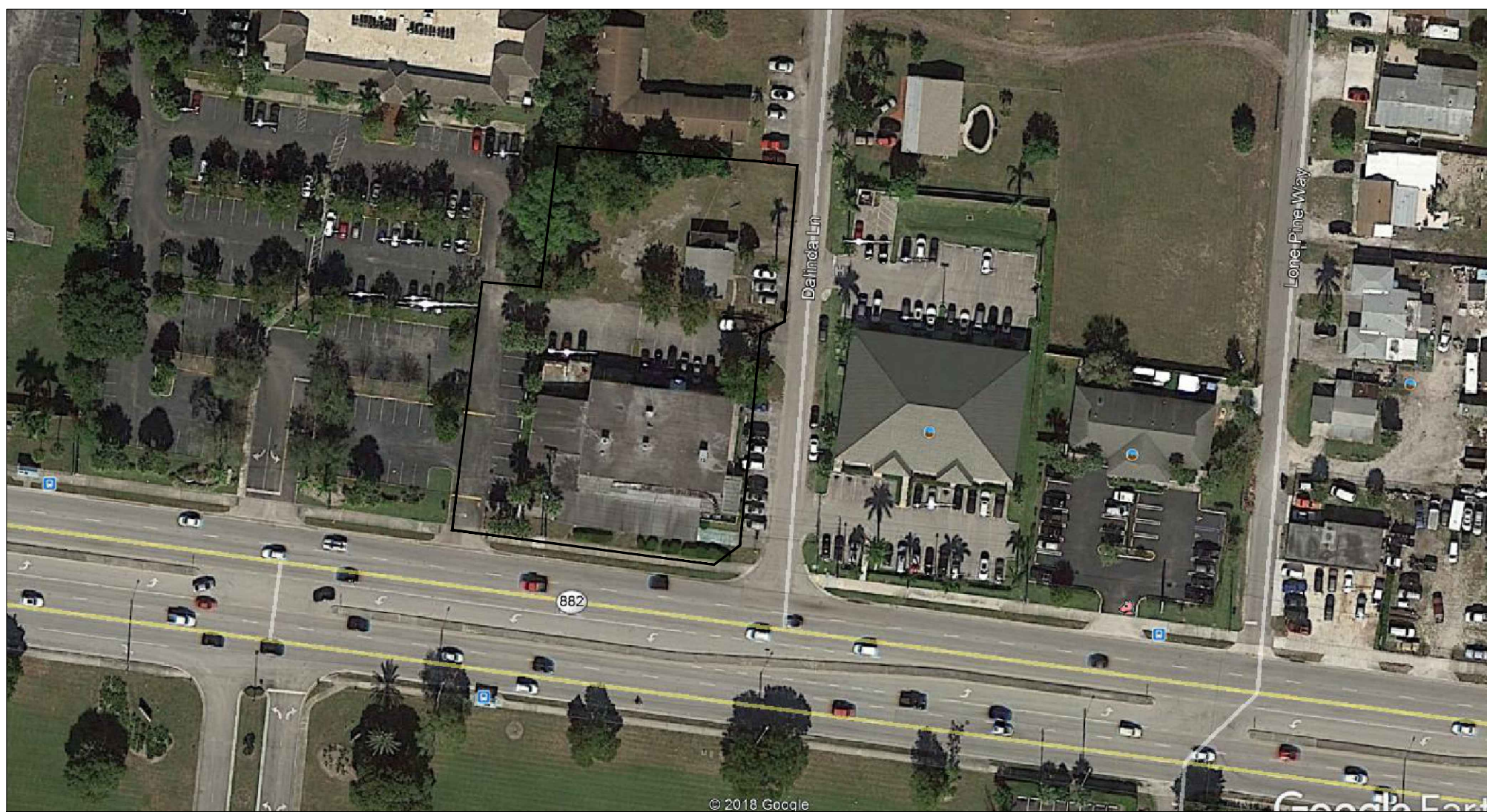
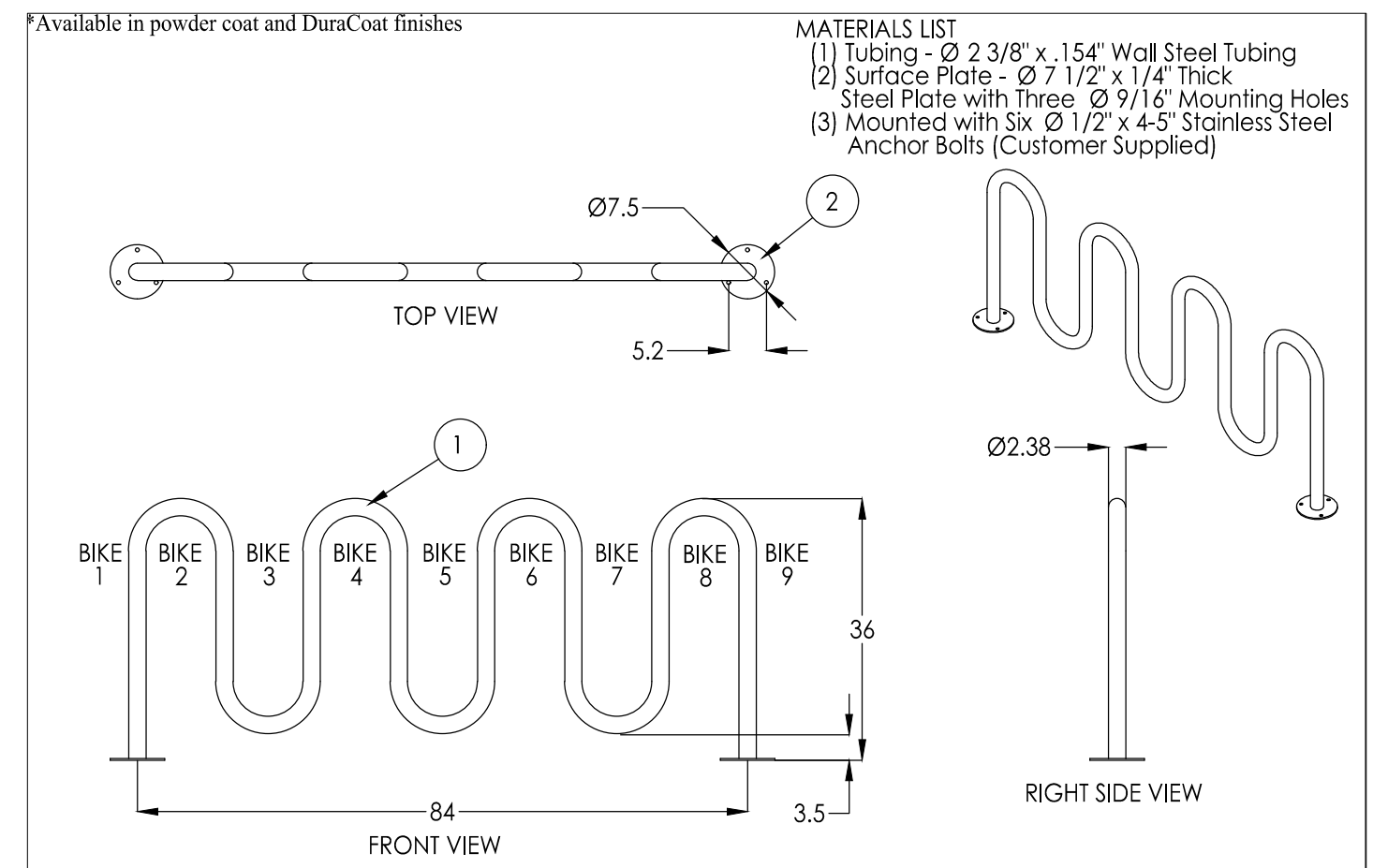
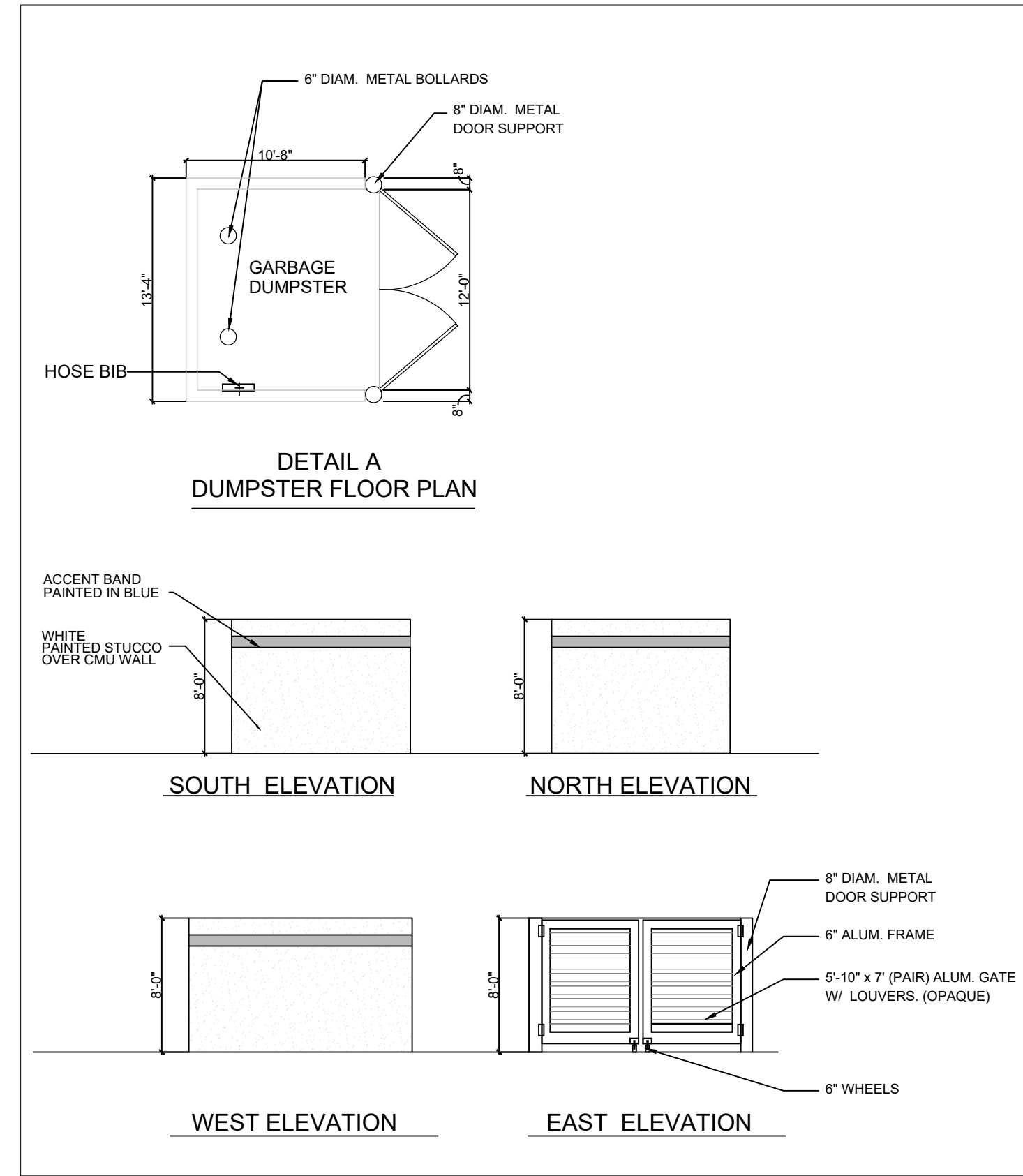
Response: The proposed variance will eliminate the existing parking along the East Side of the existing building creating a better and safer solution. This parking has been relocated to other locations within the Site.

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

Response: The proposed variance will eliminate the existing parking along the East Side of the existing building creating a better and safer solution.

Sincerely,

Ana Colom
Project Manager
Team Architecture, Inc.



PROPOSED SITE DATA			
PROPERTY CONTROL NUMBER	70-43-44-07290010000 70-43-44-07040000080	SOUTH SIDE 0.81 ACRE NORTH SIDE 0.33 ACRE	
AREA	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
BUILDING LOT COVERAGE (FOOTPRINT)	9,733.0 SQ.FT	0.221	19.6%
SITE IMPERVIOUS AREA (EXCLUDING LOT COVERAGE)	25,917.4 SQ.FT	0.59	52.2%
SITE LANDSCAPE AREA	14,008.0 SQ.FT	0.32	28.20%
TOTAL SITE AREA	49,658.4 SQ.FT	1.14	100%
GROSS FLOOR AREA	11,133.0 SQ.FT	0.22	22.45 % FAR

SITE PARKING

PARKING REQUIREMENTS
200 SQ.FT /PARKING SPACE TOTAL BUILDINGS 9733.0 SQ.FT

38 PARKING SPACES PROVIDE
49 PARKING SPACES REQUIRED
H.C. REQUIRED 26-50 REQUIRED 2 PROVIDE 3 SPACES
VAN ACCESSIBLE PARKING SPACE REQUIRED 1 PROVIDE 1

THE EXISTING DRIVE AISLES DO NOT MEET THE MIN. WIDTH OF 26'

THE EXISTING SITE IS UNDER CROSS PARKING AGREEMENT WITH THE ADJACENT OFFICE BUILDING IN THE SAME PLAZA AS RECORDED IN THE PALM BEACH COUNTY PROPERTY APPRAISER OFFICE.

SITE DATA

ZONING CATEGORY : COMMERCIAL GENERAL
EXISTING LAND USE: RETAIL/COMERCIAL GENERAL
PROPOSED LAND USE: COMMERCIAL GENERAL

SET BACK

REQUIRED SETBACKS TO BUILDING

FRONT YARD MIN.50' (SOUTH)
REAR YARD MIN. 30' (NORTH)
INTERIOR SIDE YARD: MIN. 15' (WEST)
CORNER SIDE YARD MIN. 25' (EAST)

ACTUAL SETBACKS TO BUILDING

FRONT YARD 45'-0" *
REAR YARD 49'-3" *
INTERIOR SIDE YARD 63'-6" (WEST)
CORNER SIDE YARD 12'-7" (EAST) *

* NON- CONFORMING SETBACKS

AREAS CALCULATION

MAIN BUILDING (SOUTH PARCEL)

SUITE 100 SPECIALIST OFFICE ---- 3,219.0 SQ.FT
SUITE 200 ----- 3,205.3 SQ.FT

TOTAL AREA UNDER AC ----- 8,301.0 SQ.FT

TOTAL AREA NON AC ----- 234.0 SQ.FT

TOTAL BUILDING AREA ----- 8,535.0 SQ.FT

SOMA BILLING (NORTH PARCEL)

TOTAL BUILDING AREA ----- 1,198.0 SQ.FT

TOTAL AREA FOR BOTH BUILDING 9,733.0 SQFT

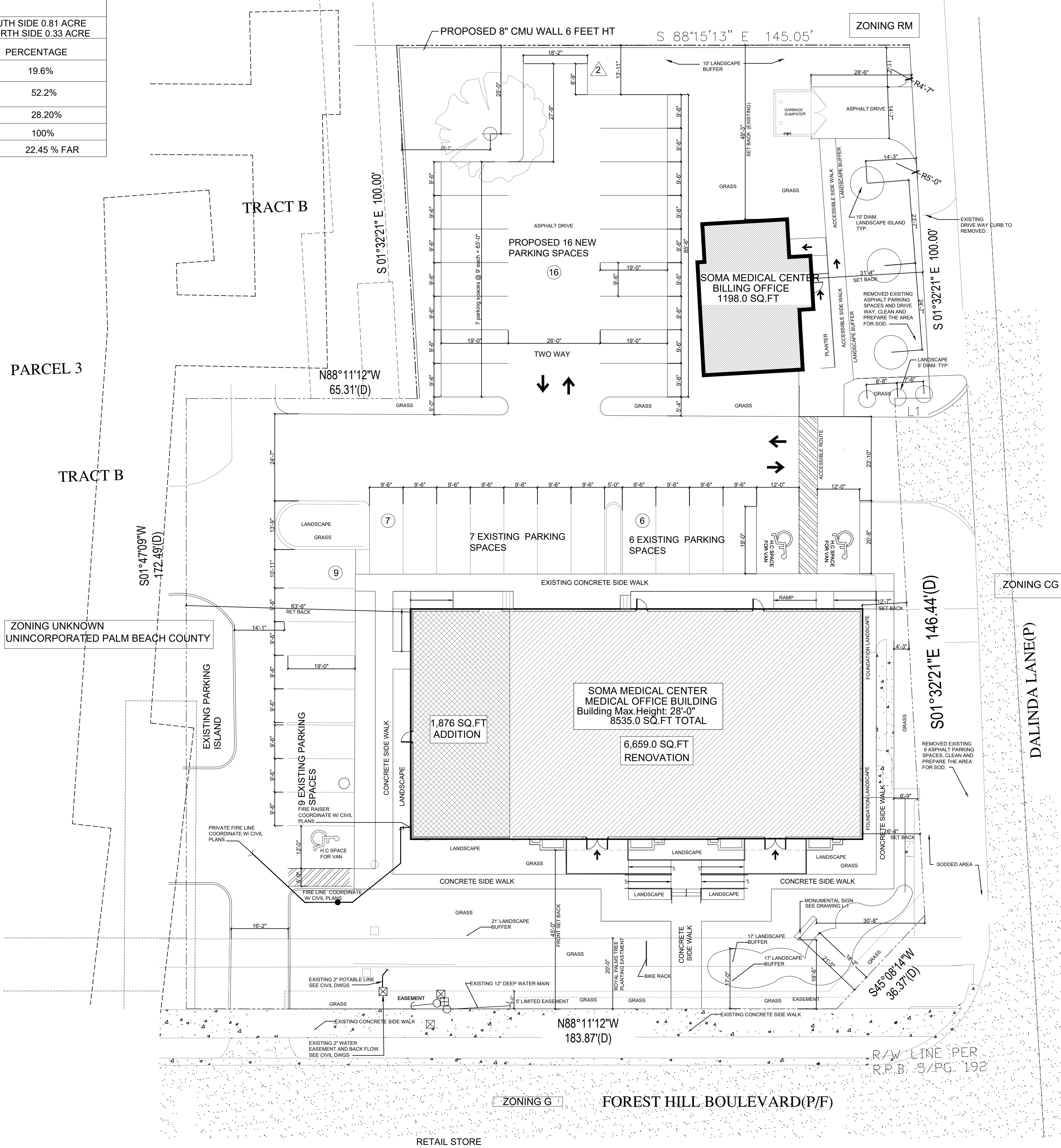
NOTE:
THE INTENTION OF THIS PLAN IS TO SHOWN THE PROPOSED RENOVATION PROJECT SITE PLAN THAT WE PROPOSED UNDER SEPARATE PERMIT WHICH IS INCLUDE BOTH EXISTING BUILDING.

STATEMENT :
THE USE OF THIS BUILDINGS IS ONLY FOR MEDICAL PROFESSIONAL OFFICES. NOT USE FOR REHABILITATION CENTER, OUTPATIENT PHYSICAL THERAPY ARE AT THIS LOCATION.

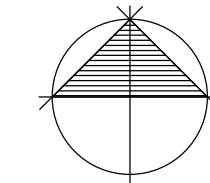
PARCEL 3

TRACT B

ZONING UNKNOWN
UNINCORPORATED PALM BEACH COUNTY



SURROUNDING EXISTING LAND USE, FUTURE LAND USE, ZONING DISTRICT			
DIRECTION	EXISTING LAND USE	FUTURE LAND USE	ZONING DISTRICT
NORTH	MEDIUM DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	RESIDENTIAL MULTIFAMILY (RM)
SOUTH	GOVERNMENTAL (G)	GOVERNMENTAL (G)	PUBLIC BUILDING AND FACILITIES (G)
EAST	COMERCIAL	COMERCIAL	COMERCIAL GENERAL (CG)
WEST	CHILDREN'S HOME SOCIETY OF FLORIDA (MIXED USE)	UNKNOWN UNINCORPORATED PBC	UNKNOWN UNINCORPORATED PBC



PROPOSED SITE PLAN SOMA SPECIALIST & BILLING MAIN OFFICE

SCALE 1:200

VARIANCE CHART

#	DATE	DESCRIPTION	REQ.	PROPOSED	VARIANCE
V1	MAY 2020	SEC. 34-162 REQ. BUFFER	10' min. (east)	NONE	10'
V2	MAY 2020	SEC. 34-1329 (6) (b)PARKING CAPACITY	49 spaces	38 spaces	11 spaces

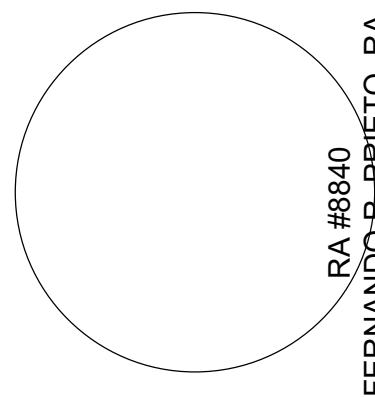
Revisions:
1. REV 1 DEC.29, 2019
PRE-APPLICATION MTG. COMMENTS
2. REV 2 3-27-2020
FOR FDOT COMMENTS
FPL, POLICE DEPARTMENT
&PZ&B STAFF

SOMA MEDICAL CENTER

3325 FOREST HILL BOULEVARD
VILLAGE OF PALM SPRINGS , FLORIDA 33461

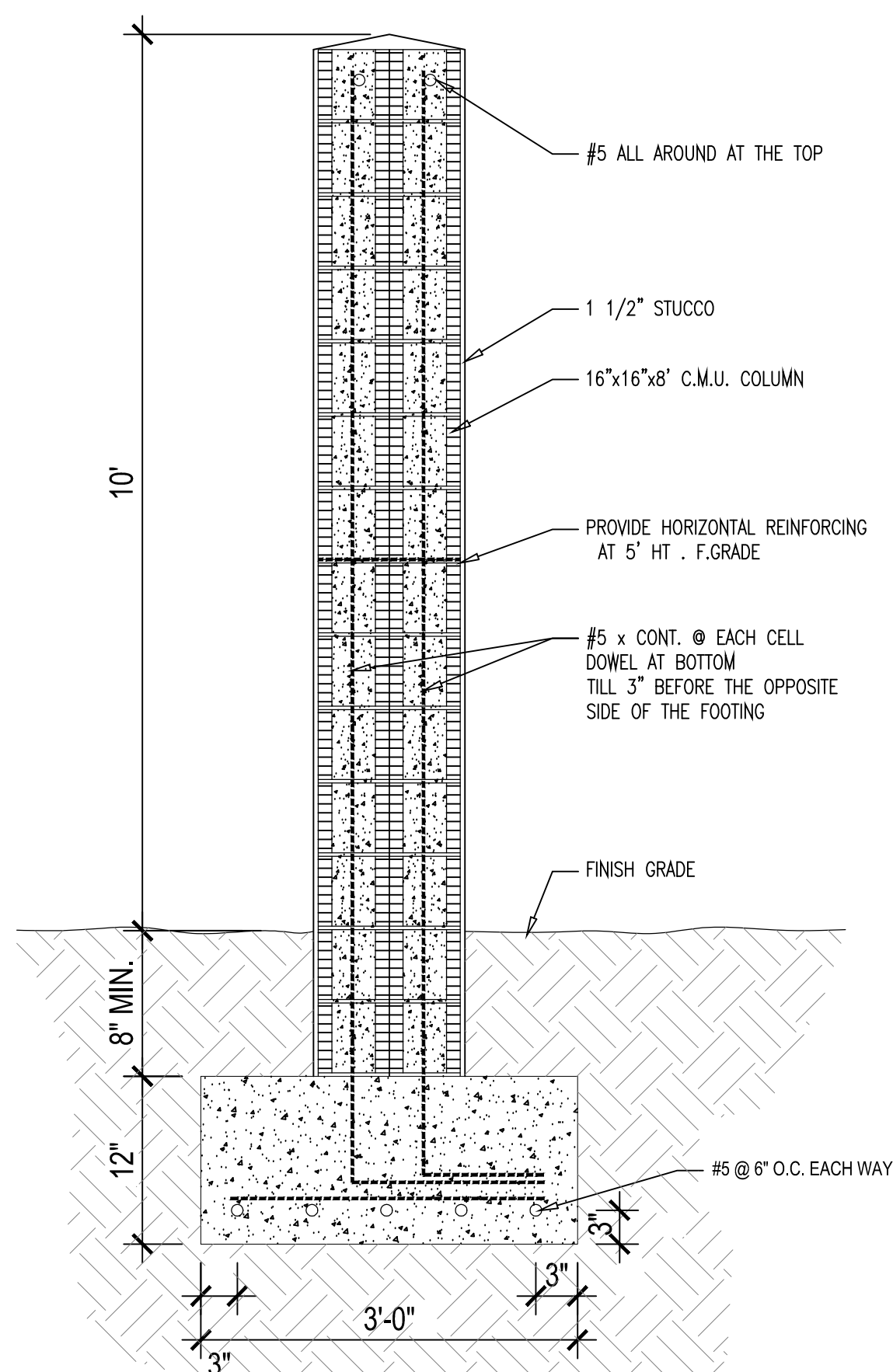


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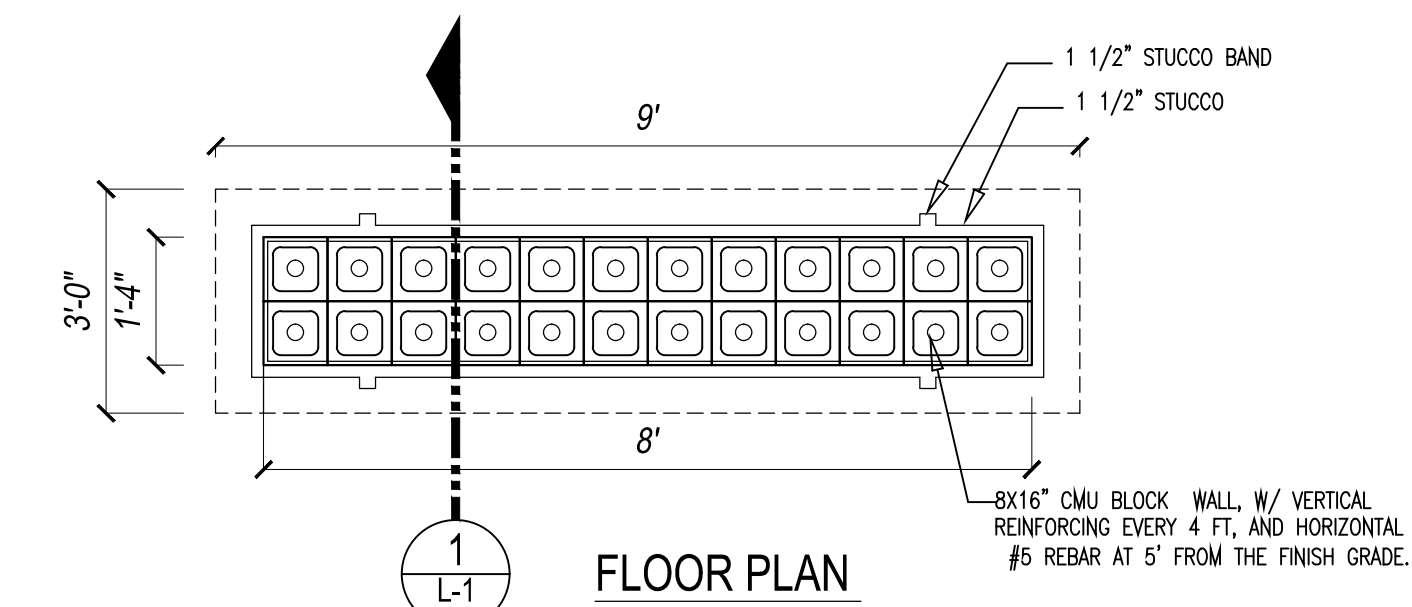


Job Number: ###-####
Design By: AC
Revised By: FRP
Date: OCTOBER, 2019
Sheet Number

SP-1

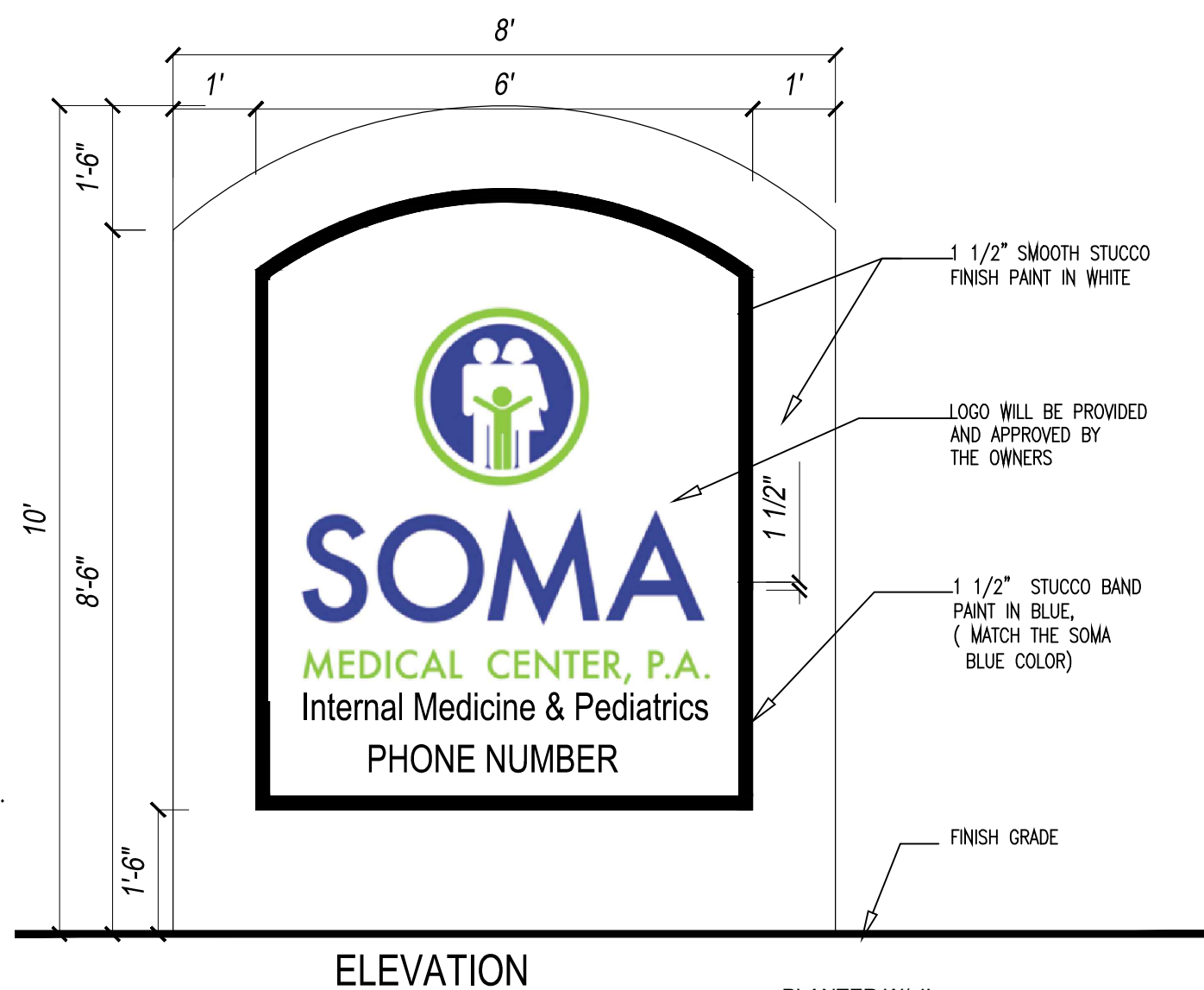


SECTION "1-1"

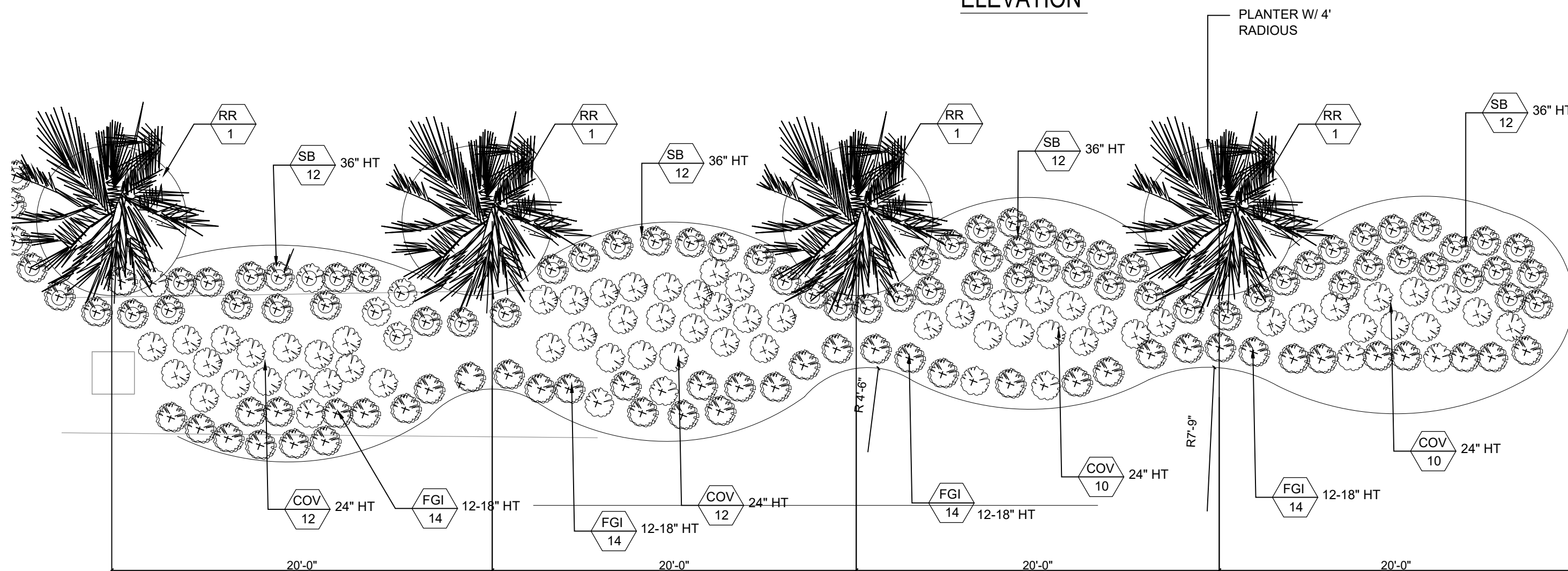


FLOOR PLAN

PLANT SCHEDULE										
TREES										
SYM	QTY	SCIENTIFIC	COMMON	NATIVE SPECIES	CA/DBH	HEIGHT	SPREAD	XREIC	REMARKS	
SB	1	CONOCARPUS ERECTUS	SILVER BUTTWOOD	YES	2" DBH	12'	5'	MED.	5' CT	
FC	3	FICUS CITRIFOLIA	SHORTLEAF FIG	YES	16" DBH	30' +	30'-50'	HIGH		
FA	1	FICUS AUREA	STRANGLER FIG	YES	20" DBH	40' +	60'	HIGH		
SM	4	SWIETENIA MAHOGANY	WEST INDIA MAHOGANY	YES	12" DBH	25-30"	20'	HIGH		
PALMS TREE										
VM	7	CHRISTMAS PALM TREE	VEITCHIA MERRILLII	YES	*	14'-16'	*	HIGH	3 TRUNK	
RR	7	ROYSTONIA REGIA	ROYAL PALM	YES	*	40'	*	HIGH		
AP	1	PHYCHOSPERMA ELEGANS	ALEXANDER PALMS	YES	*	40'	*	HIGH	3 TRUNK	
SP	11	SABAL PALMETTO	CABAGGE PALM	YES	*	40'	*	HIGH		
SHRUBS										
SPACING										
CHH	50	CHRYSOBALANUS (COCO HORIZONTAL RED TIP	HORIZONTAL RED TIP	YES	24"	30"-36"	24"	HIGH	3GALS 30"-36"	
COV	115	CODIUM VARIEGALUM PICHUM	CROTON	YES	AS SHOWN	30"	24"	MEDIUM	7 GALS 3PP	
FB	53	AMELIA PATENT	FIRE BUSH	YES	12"	12"		MEDIUM	3 GALS	
FF	24	FOXTAIL FERNS	APARAGUS MEYERI	YES	12"	12"		MEDIUM	3 GALS	
FGI	103	FICUS GREEN ISLAND	FICUS GREEN ISLAND	YES	12"	12"		MEDIUM	3 GALS	
GJ	20	JUNIPERUS	SEA GREEN JUNIPER	YES	12"	12"		MEDIUM	3 GALS	
IX	22	IXORA MAVI,NORA	IXORA	YES	12"	12"		MEDIUM	3 GALS	
SB	134	CONOCARPUS ERECTUS	SILVER BUTTWOOD	YES	24"	36"	5'	MED.	7 GALS	
SPP	118	BOUGAVILLEA DWARF	BOUGAVILLEA HELEN JOHNSON	YES	24"	18"-24"	2'	MED.	3 GALS	
SS	63	SALVIA SPLENDENS	SCARLET SAGE SALVIA	YES	18"	12-18"	2'	MED.	2 GALS	
SOD/SEED										
SOD		STENOTAPHYTRUM SECUNDATUM	SAINT AGUSTINE	YES				MED.		



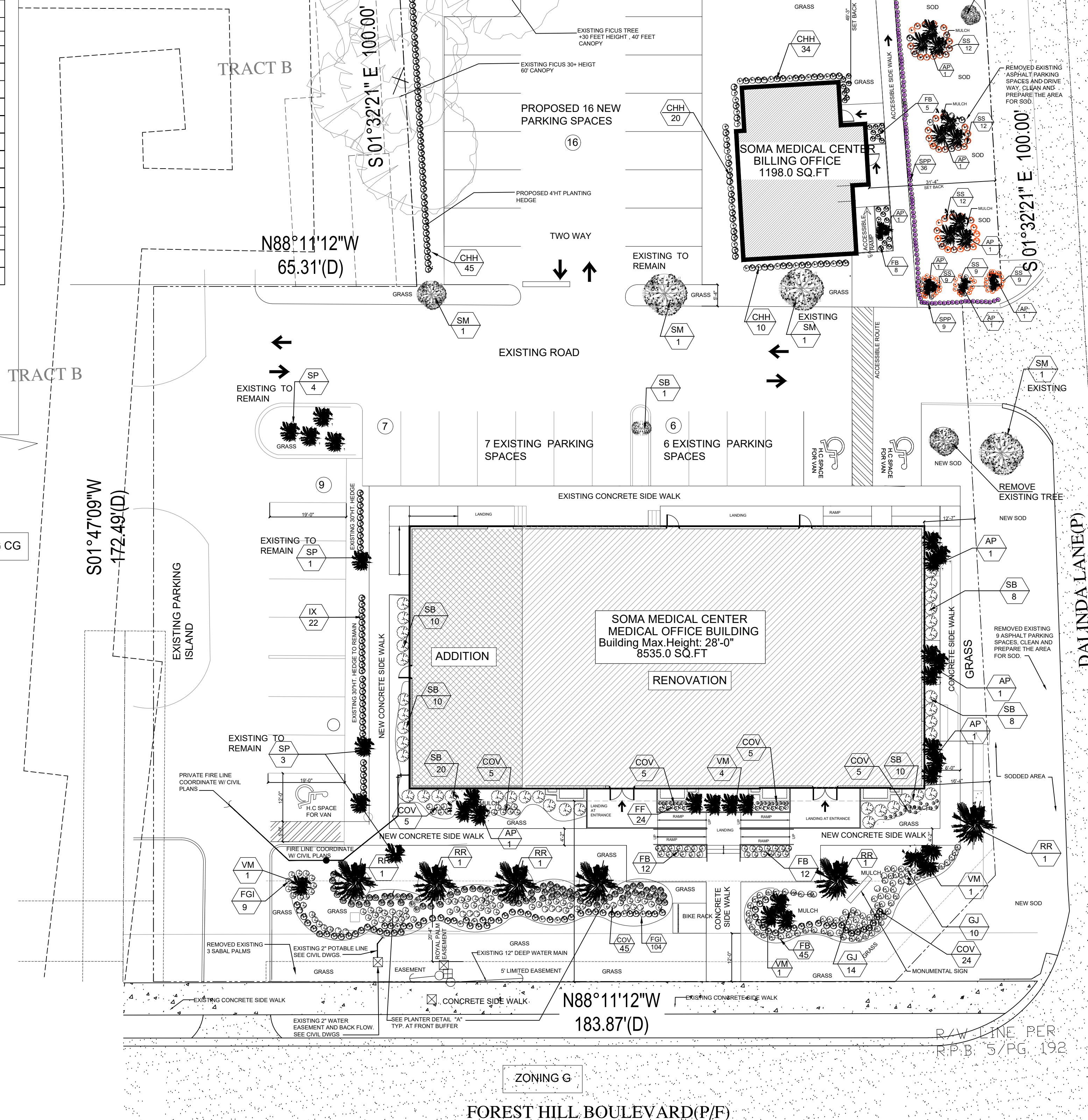
ELEVATION



PLANTER DETAIL A

DESIGN PARAMETERS
F.B.C. 2017 6TH EDITION CHAPTER 1609A.C -ASCE 7-10
RISK CATEGORY OF BUILDING: I
BASIC WIND SPEED= 170 MPH 3 SEC. GUST.
WIND EXPOSURE: C
BASIC VELOCITY PRESSURE=30 PSF
SOIL BEARING CAPACITY=2000 PSF (MIN.)
BUILDING DESIGN AS: OPEN
INTERNAL PRESSURE COEFFICIENT = 0.18

NOTES:
1. CONCRETE MASONRY WALL REINFORCEMENT SHALL BE DOWELED FROM FOUNDATION THROUGH FILLED BLOCK CELLS AND HOOKED AT BEAM TOP BARS. REINFORCEMENT SPLICES SHALL BE 30 BAR DIAMETERS. DOWELS SHALL BE SAME SIZE AND NUMBER AS VERTICAL REINF. FOR HORIZONTAL JOINT REINFORCEMENT REFER TO STRUCTURAL NOTES.
2. FOR DIMENSIONS AND LOCATION OF MASONRY OPENINGS REFER TO ARCHITECTURAL DRAWINGS.
MASONRY WALL SHALL BE REINF. WITH #5 @ 48" o.c. MAX. U.N.O. IN CROUETED CELL. AT ALL CORNERS INTERSECTIONS, END OF WALL & EA. SIDE OF THE OPENING UNLESS SHOWN OTHERWISE.



PROPOSED NEW SOMA MEDICAL CENTER
LANDSCAPE PLAN

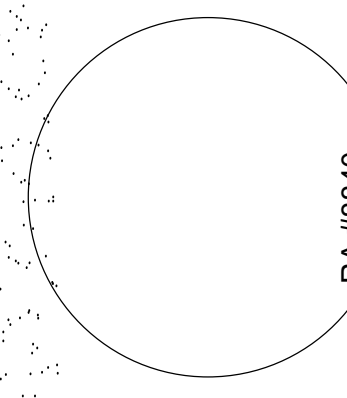
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SOMA MEDICAL CENTER
3325 FOREST HILL BOULEVARD
VILLAGE OF PALM SPRINGS , FLORIDA 33461



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RA #6840
FERNANDO R. PRIETO, RA
CS611 855-2688



Job Number: ###-####
Design By: AC
Revised By: FRP
Date: OCTOBER, 2019

Sheet Number

L-1

LANDSCAPE TABULAR DATA by landscape municode DIVISION 2
Zoning District: COMMERCIAL GENERAL Net Lot Area: 1.13 acre 49582.6 sq.ft LANDSCAPE AREA : 14267.6 SQ.FT 28.78%

VILLAGE OF PALM SPRINGS LANDSCAPE REQUIREMENTS	REQUIREMENT	REQUIRED	PROVIDED	EXISTING ADJACENT
INTERIOR VEGETATION 14,267-5,871 GRASS =8,396.6 SQ.FT				
40% OF LANDSCAPE AREAS EXCLUDING GRASS SHALL CONSIST NATIVE SPECIES	40% =3358.0 SF.	40% =3358.0 SF.	100% =8,396.6 SF.	1 EXISTING TREE ON NORTH WEST SIDE OF PROPERTY LINE W/ 60' CANOPY
TREES (MIN. 50% NATIVE)	1 PER 2,500 S.F	6 TREES	4 TREES	
PALMS LESS THAN 50% REQUIRED TREES	PALM < 6	LESS THAN 6 PALMS	15 PALMS	
SHRUBS HEDGE 3' HT AT THE TIME PLANTING	3 PER 2,500 S.F	59 SHRUBS	205 SHRUBS	
PERIMETER VEGETATION				
BUFFER TREES	1 PER 20 LF.	29 TREES	7 TREES	SEE NOTE A
PALMS		5 PALMS	21 PALMS	
SHURBS	24" O.C.	287 SHRUBS	510 SHRUBS	
TOTAL				
TOTAL NO. OF TREES		35 TREES	11 TREES + 28 PALMS	
TOTAL NO. OF SHRUBS		346 SHRUBS	715 SHRUBS	

NOTE A

Existing adjacent tree at north west of the property have more than 60 feet of Canopy which cover most of the required planting area on this part of the site .

The Southwest part of the property is adjacent to existing parking lot, Site Boundary lies within an existing parking lot and can not be landscaped.

10 TREES + 36 PALMS (EQ. 12 TREES)
TOTAL = 22 TREES

LANDSCAPE FOUNDATION PLANTING AREA :

MAIN BUILDING : 1,244.0 SQ.FT
OFFICE BUILDING : 296.0 SQ.FT
TOTAL : 1,540.0 SQ.FT

IRRIGATION:

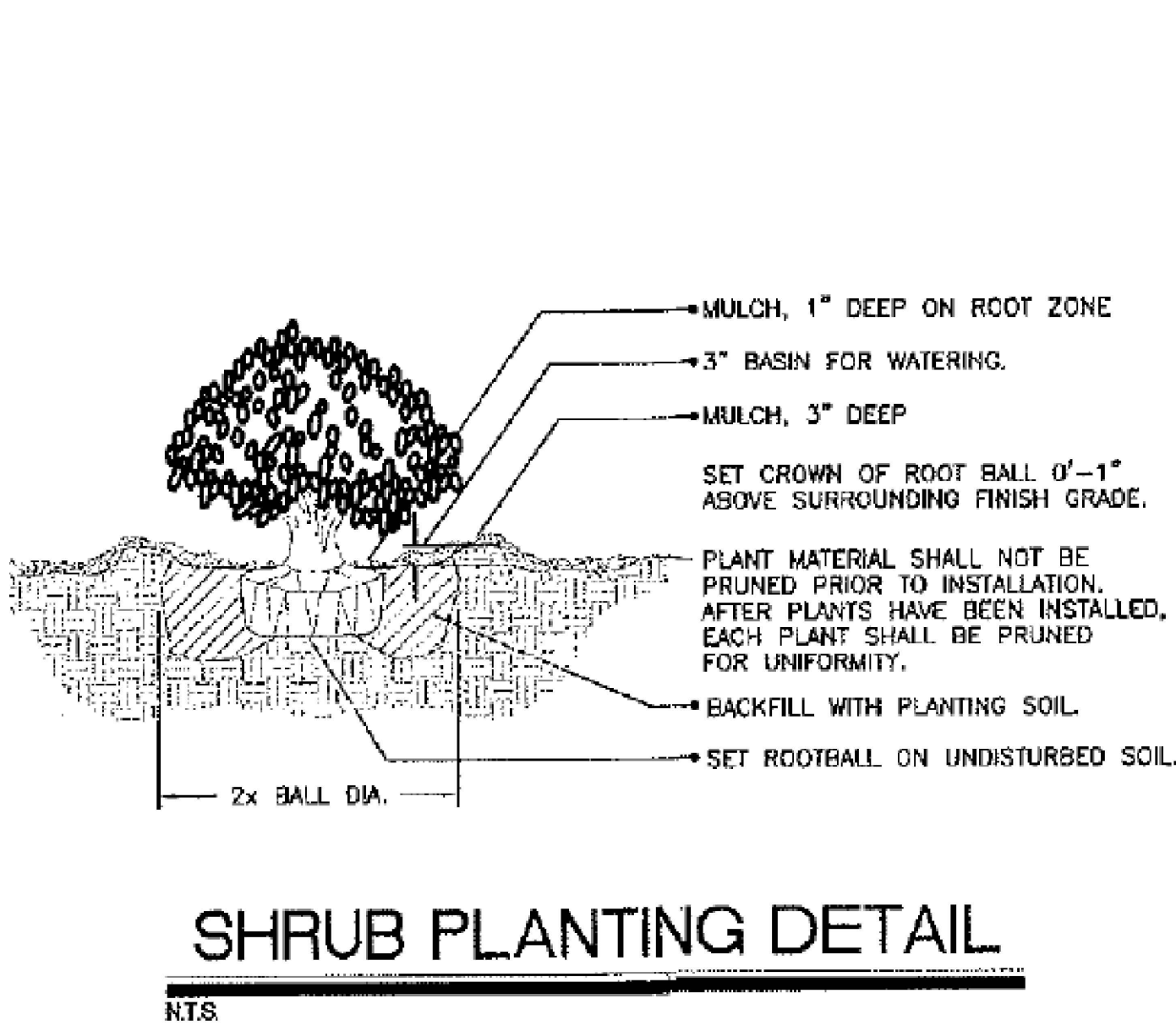
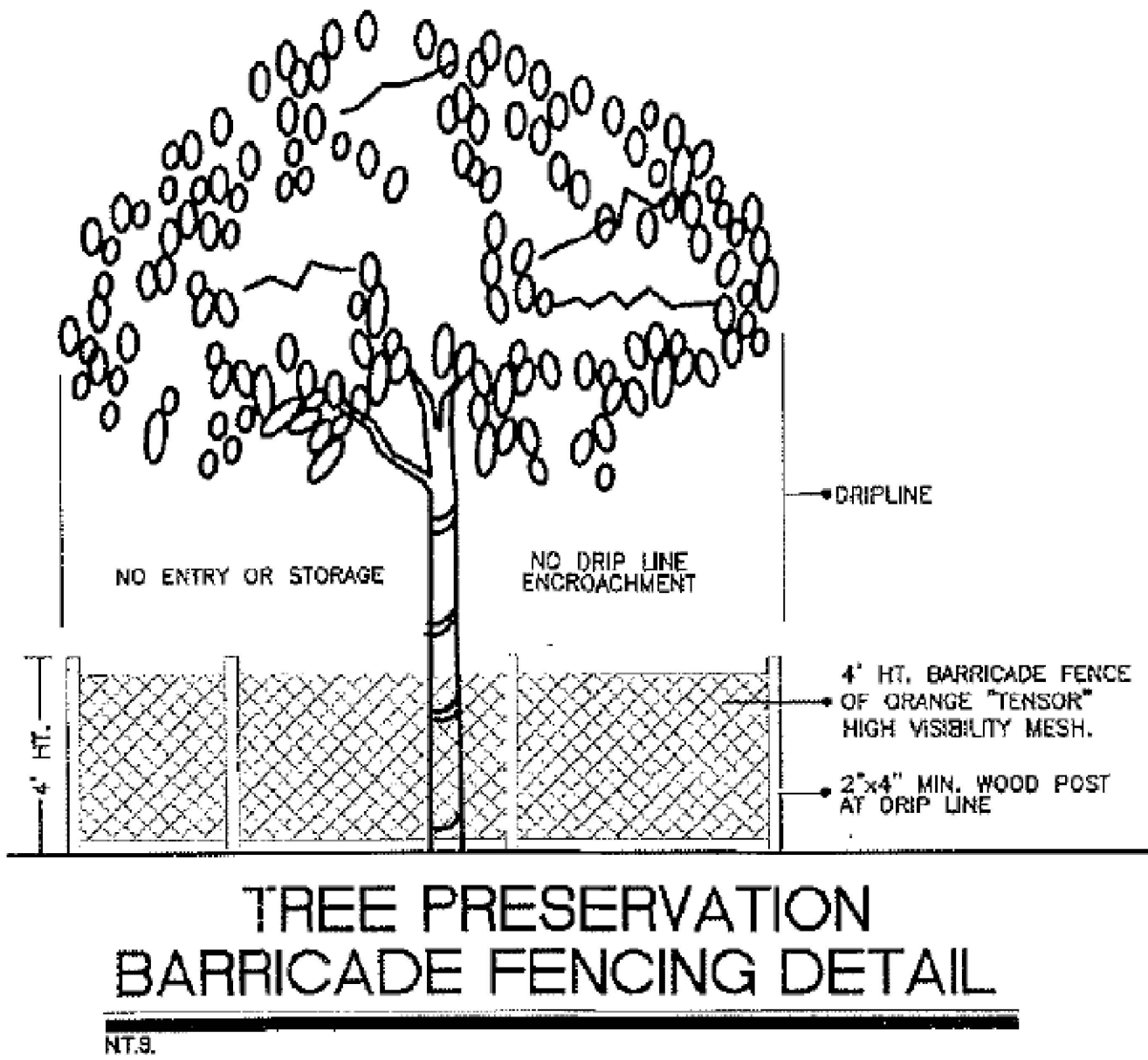
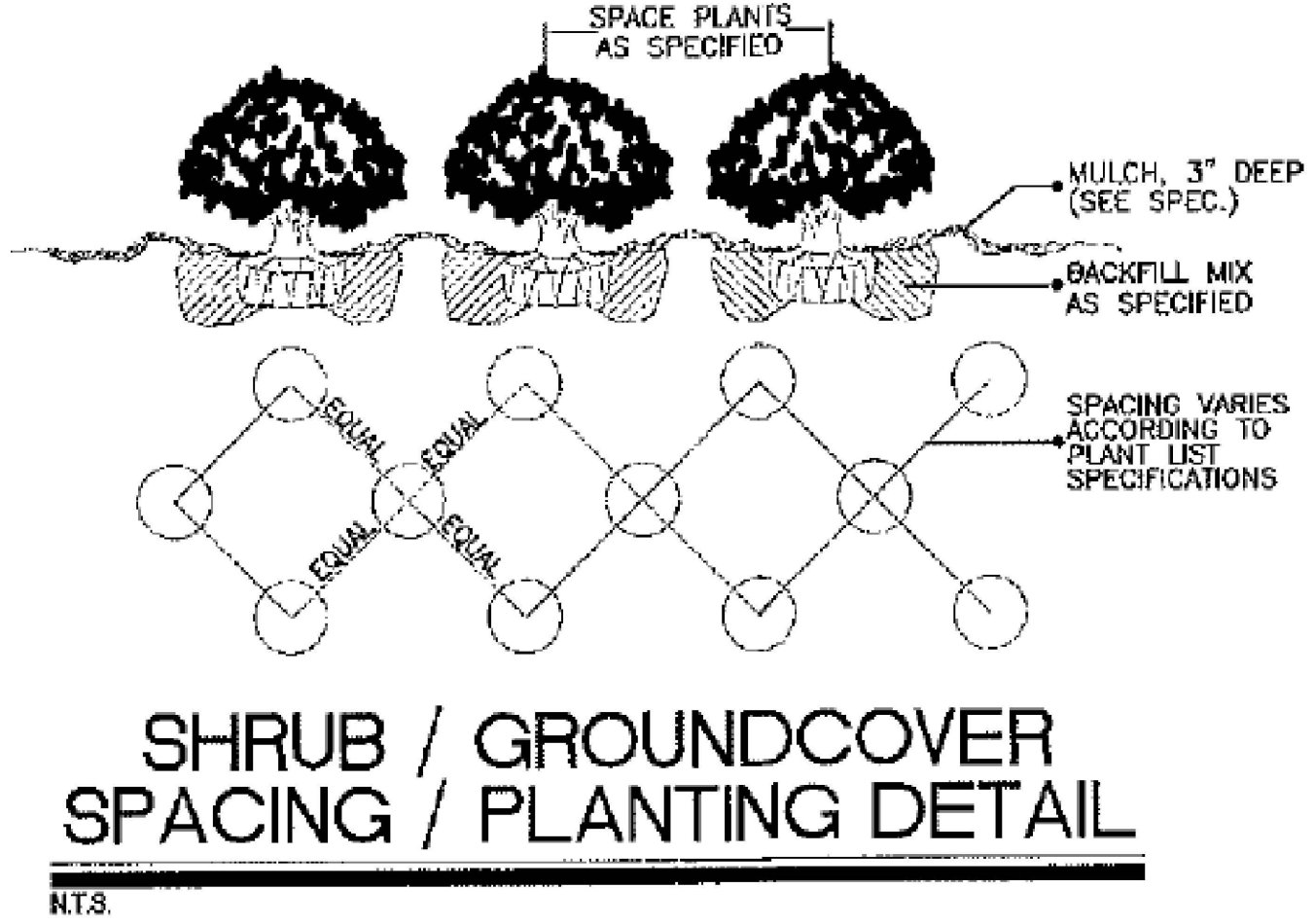
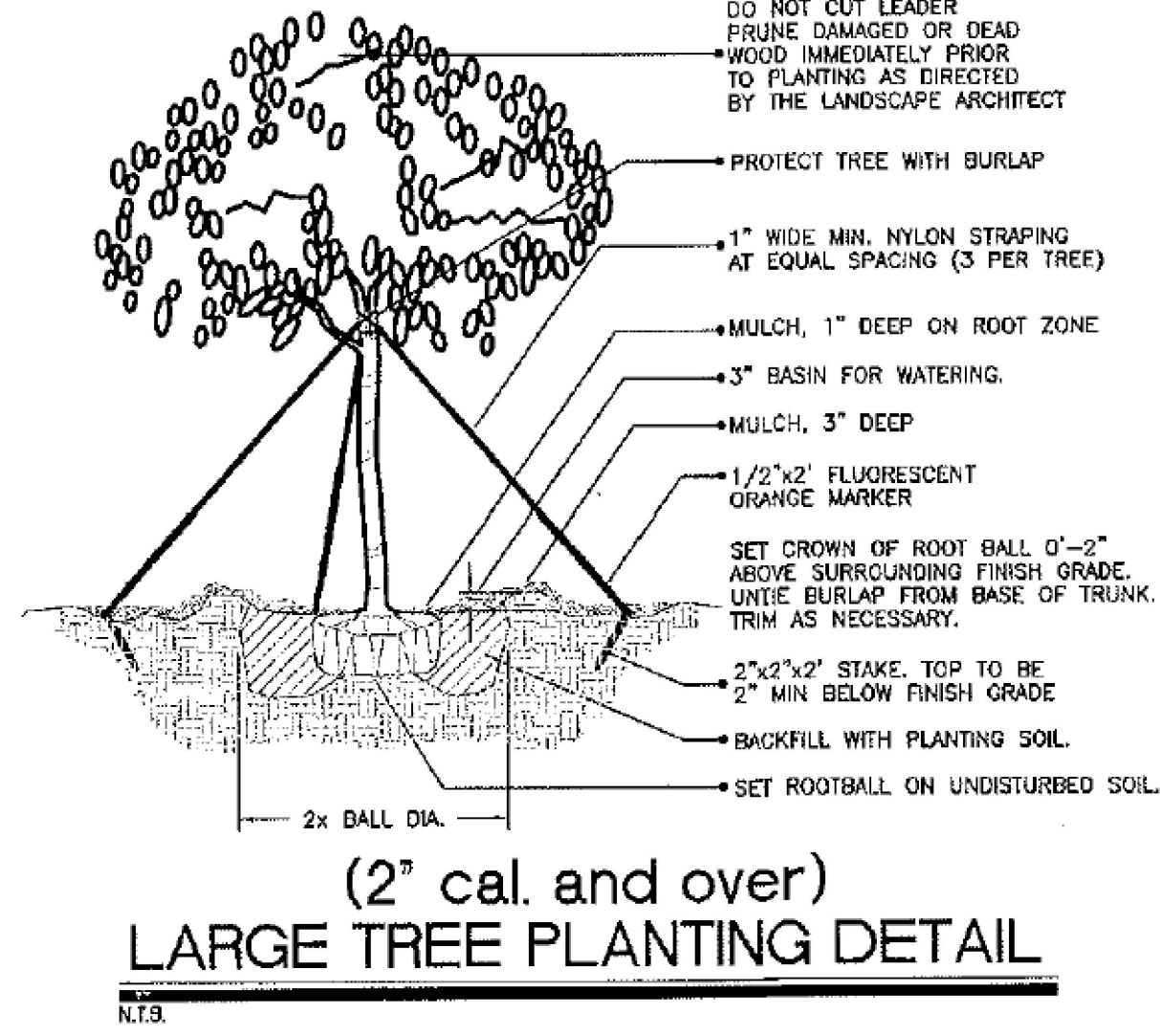
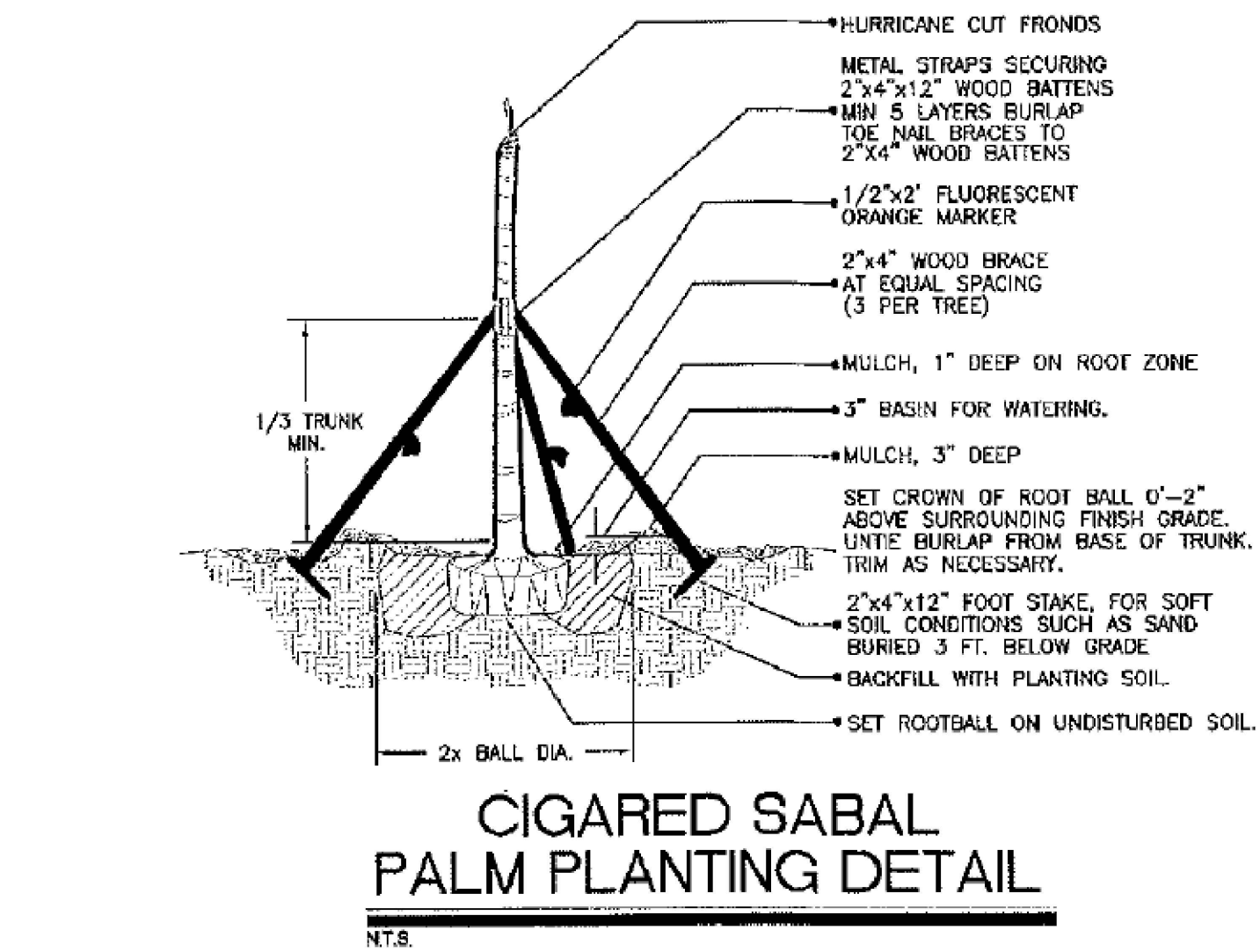
Required autoirrigation with non portable water

GENERAL LANDSCAPE NOTES

- ALL PLANT MATERIALS TO BE FLORIDA #1 OR BETTER QUALITY , INSTALLED TO HIGHEST NURSERY STANDARDS.
- MULCH NO CYPRESS
MULCH SHALL BE INSTALLED TO A MINIMUM OF 3" THICK IN ALL PLANTING AREAS.
- SOD TO BE 95% WEED FREE: BAHIA
SOD TO BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED AT THE TIME OF SHALL BE SODDED UNLESS IT IS SPECIFICALLY LABELED OTHERWISE.
ALL AREAS WITHIN THE PROJECT LIMIT SHALL BE PROVIDED WITH SOD OR OTHER SPECIFIED GROUNDCOVER
- ALL DIMENSIONS TO BE FIELD CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION, WITH ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT
- ALL MATERIALS MUST BE AS SPECIFIED IN THE LANDSCAPE PLAN. IF MATERIAL OR LABOR DO NOT ADHERE TO SPECIFICATIONS, THEY WILL BE REJECTED BY THE LANDSCAPE ARCHITECT WITH PROPER INSTALLATION CARRIED OUT BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST.
- NO SUBSTITUTION OR CHANGES OF ANY KIND WILL BE MADE AT TIME OF BIDDING
ALL PLANNED MATERIALS SHALL BE PLANTED WITH TERRA-SORB AG IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION FOR THE RATE OF APPLICATION.

FERTILIZATION SHRUBS AND TREES

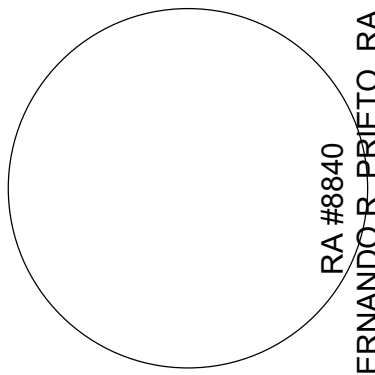
- ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH AGRIFORM 20-10-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS AT A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.



SOMA MEDICAL CENTER
3325 FOREST HILL BOULEVARD
VILLAGE OF PALM SPRINGS , FLORIDA 33461



team architecture
i n c o r p o r a t e d
2328 10th Avenue North, Suite 200
Lake Worth, Florida 33461
(561) 855-2688

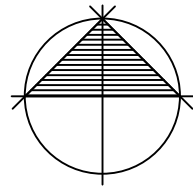
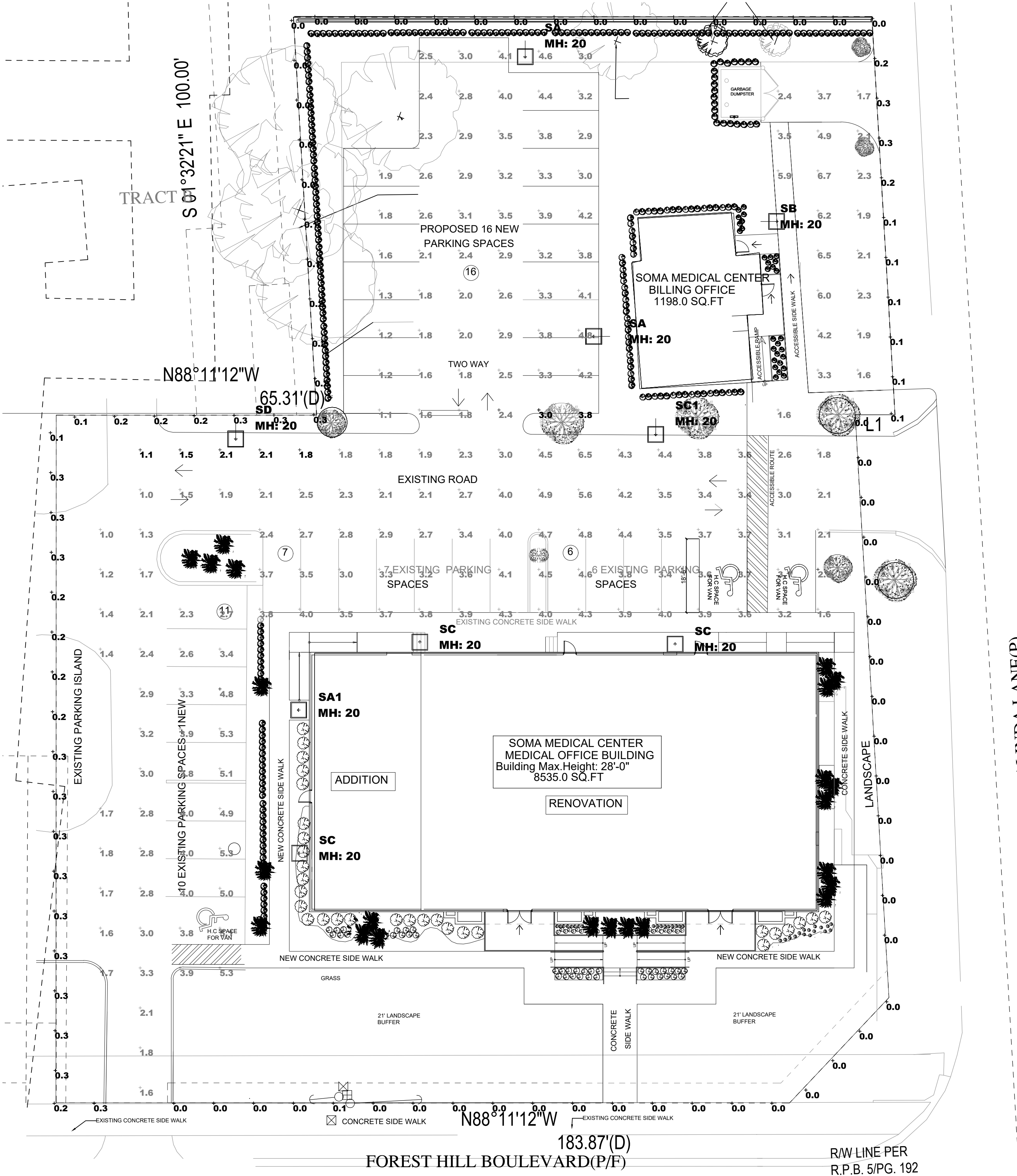


Job Number: ##-####
Design By: AC
Revised By: FRP
Date: OCTOBER, 2019

Sheet Number

L-2

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVES & PARKING	Illuminance	Fc	3.12	6.7	1.0	3.12	6.70
PROPERTY LINE - LEFT	Illuminance	Fc	0.20	0.3	0.0	N.A.	N.A.
PROPERTY LINE - LOWER	Illuminance	Fc	0.03	0.3	0.0	N.A.	N.A.
PROPERTY LINE - RIGHT	Illuminance	Fc	0.06	0.3	0.0	N.A.	N.A.
PROPERTY LINE - UPPER	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.



PROPOSED NEW SOMA MEDICAL CENTER
PHOTOMETRIC PLAN

SCALE 1:200

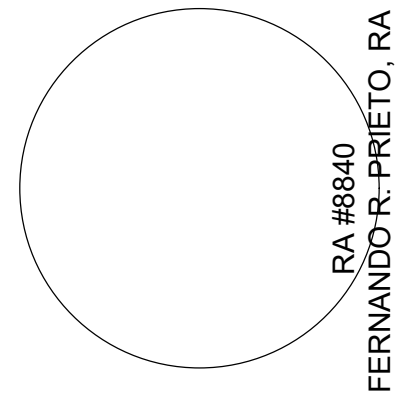
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts
	3	SA	SINGLE	N.A.	0.900	BEACON VP-S-60L-136-3K7-4-SWP-SETAVPS CONC POLE MTD - 20' A.G.	135.583
	1	SA1	SINGLE	N.A.	0.900	BEACON VP-S-60L-136-3K7-4-WB-SWP BLDG MTD - 20' A.G.	135.583
	1	SB	SINGLE	N.A.	1.000	BEACON VP-S-60L-136-4K7-2-BC-SWP-SETAVPS CONC POLE MTD - 20' A.G.	133.829
	3	SC	SINGLE	N.A.	0.900	BEACON VP-S-60L-136-4K7-4W-WB-SWP BLFG MTD - 20' A.G.	133.506
	1	SC1	SINGLE	N.A.	0.900	BEACON VP-S-60L-136-4K7-4W-BC-SWP-SETAVPS CONC POLE MTD - 20' A.G.	133.506
	1	SD	SINGLE	N.A.	0.900	BEACON VP-S-24L-55-4K7-3-BC-SWP-SETAVPS CONC POLE MTD - 20' A.G.	54.88

Revisions:
REV 2 3-27-2020
FOR FDOT COMMENTS
FPL POLICE DEPARTMENT
&PZ&B STAFF

SOMA MEDICAL CENTER
3325 FOREST HILL BOULEVARD
VILLAGE OF PALM SPRINGS , FLORIDA 33461



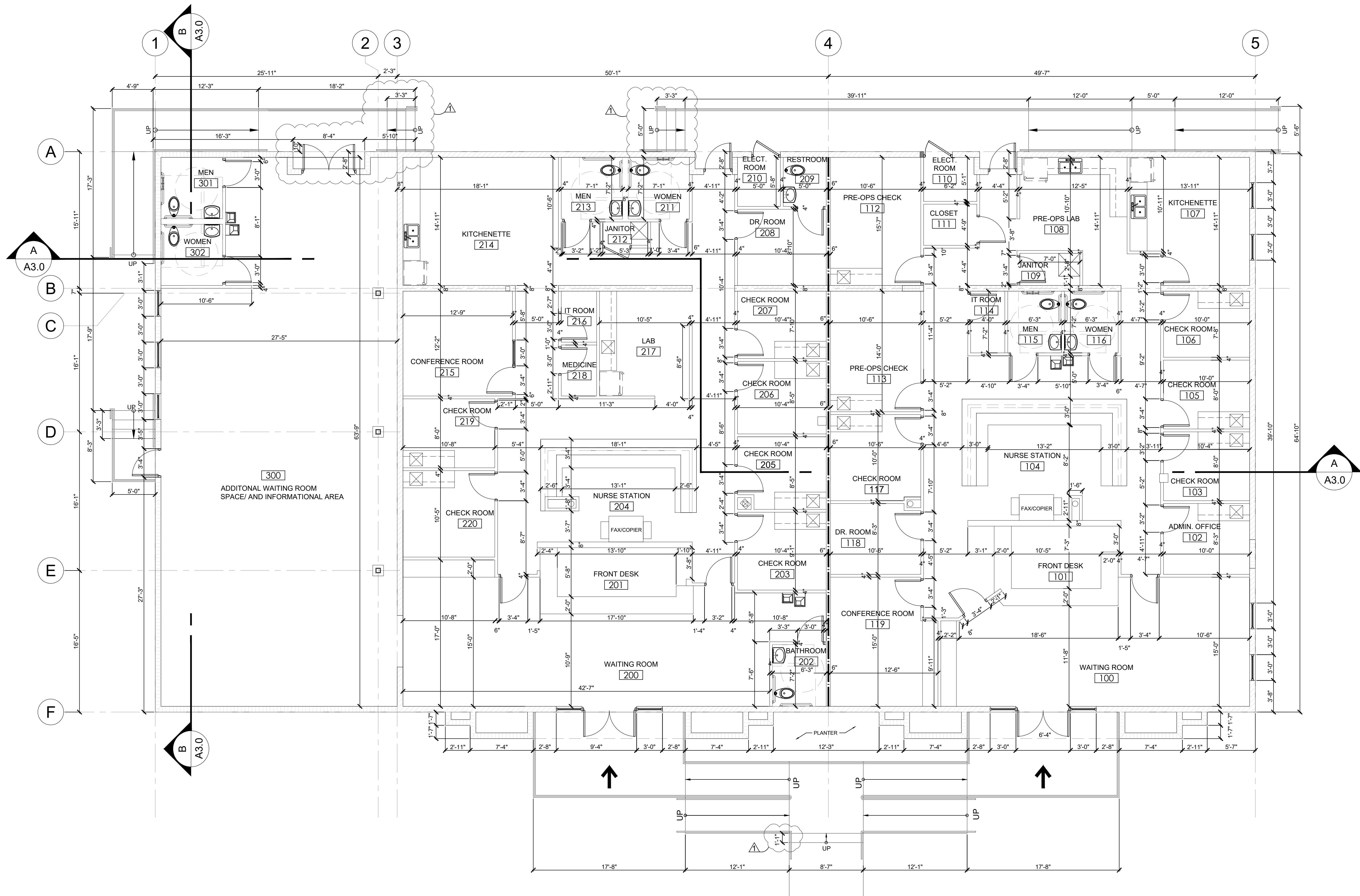
team architecture
incorporated
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Lake Worth, Florida 33461
(561) 855-2688



Job Number: ##-####
Design By: AC
Revised By: FRP
Date: OCTOBER, 2019

Sheet Number

PH-1



1 FLOOR PLAN
SCALE: 3/16"=1'-0"

LEGEND

- EXISTING C.M.U. WALL TO REMAIN
- NEW C.M.U. WALL
- 1 HR. FIRE RATED GYPSUM WALL

Revisions:

Building department
12/10/19

SOMA MEDICAL CENTER
3325 FOREST HILL BOULEVARD
VILLAGE OF PALM SPRINGS, FLORIDA 33461



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RA #8840
FERNANDO R. PRIETO, RA

Job Number: ##-####
Design By: AC
Revised By: FRP
Date: OCTOBER, 2019

Sheet Number

A1.0

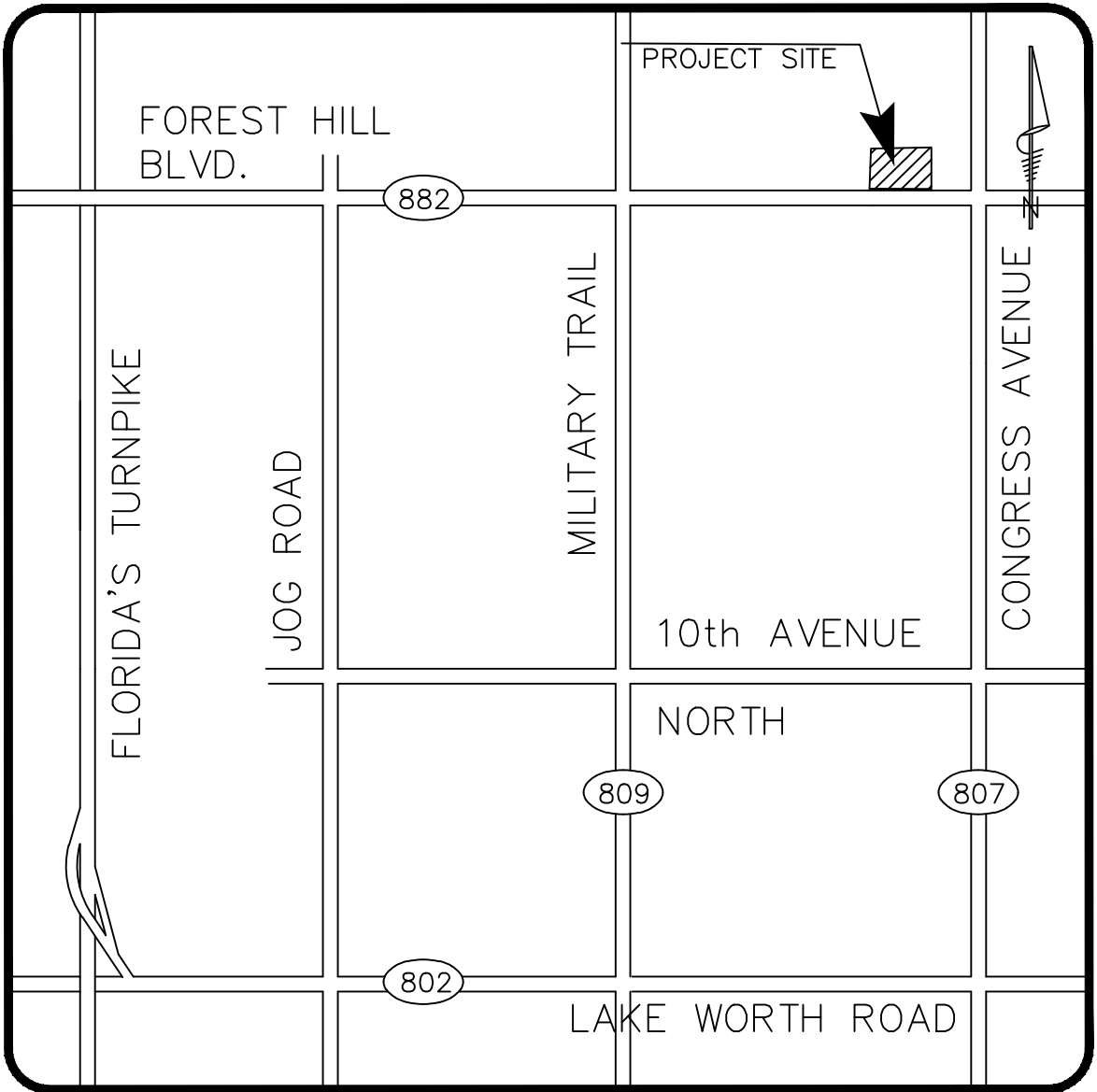
PROJECT PERFORMANCE CONDITIONS

1. EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND "SUNSHINE STATE ONE CALL OF FLORIDA, INC." TO LOCATE ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES DURING CONSTRUCTION AND RESETTNG UTILITIES TO NEW GRADE AND SLOPE WITHIN THE LIMITS OF CONSTRUCTION.
2. SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE PROVISIONS OF THE FLORIDA TRENCH SAFETY ACT, THE FLORIDA UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT, AND ALL APPLICABLE O.S.H.A. REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS WHEN WORKING IN THE VICINITY OF OVERHEAD ELECTRIC LINES.
3. MAINTENANCE OF TRAFFIC. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC (MOT) PLANS, PREPARED BY A WORK SITE TRAFFIC SUPERVISOR AS CERTIFIED BY THE AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION, PRIOR TO COMMENCING CONSTRUCTION WITHIN FDOT, PBC AND MUNICIPAL RIGHTS-OF-WAY.
4. ACCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SAFE VEHICULAR AND PEDESTRIAN ACCESS AT ALL TIMES.
5. WARRANTY. ALL WORK, MATERIALS, OR EQUIPMENT SHALL BE WARRANTED FOR A MINIMUM OF ONE YEAR, FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER OR RESPECTIVE REGULATORY AGENCY (FDOT, PBC, MUNICIPALITY, ETC.) AGAINST DEFECTIVE MATERIALS AND/OR WORKMANSHIP. ALL WORK FOUND TO BE DEFECTIVE WILL BE REPLACED BY THE CONTRACTOR AT NO EXPENSE TO OWNER OR AGENCY.
6. SHOP DRAWINGS. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF SEVEN (7) COPIES (OR MORE, IF REQUIRED) OF SHOP DRAWINGS, PRODUCT DATA, MATERIAL SPECIFICATIONS AND OTHER INFORMATION REGARDING CONSTRUCTION MATERIALS AND STRUCTURES AS REQUESTED BY THE ENGINEER OF RECORD OR THE REGULATORY AGENCY. SHOP DRAWINGS MUST BE NEWLY PREPARED INFORMATION, DRAWN TO ACCURATE SCALE. STANDARD INFORMATION PREPARED WITHOUT SPECIFIC REFERENCE TO THE PROJECT WILL BE RETURNED TO THE CONTRACTOR WITHOUT REVIEW. SHOP DRAWINGS SHALL BE SUBJECT TO THE FOLLOWING:
- A. BY SUBMITTAL OF ANY SHOP DRAWING OR CATALOG DATA, BEARING AN APPROVAL STAMP, THE CONTRACTOR REPRESENTS THAT IT HAS DETERMINED AND VERIFIED ALL FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, MATERIALS, DIMENSIONS, CATALOG NUMBERS AND SIMILAR DATA, OR WILL DO SO, AND THAT IT HAS CHECKED AND COORDINATED EACH ITEM WITH OTHER APPLICABLE APPROVED SHOP DRAWINGS AND THE CONTRACT REQUIREMENTS.
- B. SHOP DRAWINGS AND CATALOG DATA SUBMITTED WITHOUT THE CONTRACTOR'S STAMP OF APPROVAL WILL BE RETURNED TO THE CONTRACTOR WITHOUT REVIEW. APPROVAL OF SHOP DRAWINGS, SAMPLES, OR CATALOG DATA BY THE ENGINEER OF RECORD OR REGULATORY AGENCY SHALL NOT AUTHORIZE ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- C. ANY PROPOSED SUBSTITUTE OR EQUAL TO THE THAT SHOWN ON THE CONTRACT DOCUMENTS SHALL BE ACCOMPANIED BY CALCULATIONS SUBSTANTIATING EQUIVALENCY. SHOP DRAWINGS WITH SUBSTITUTE MATERIALS NOT ACCOMPANIED BY CALCULATIONS WILL BE RETURNED WITHOUT REVIEW.
- D. THE CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING THE SHOP DRAWING AND MATERIALS ORDERING PHASE OF THE PROJECT AND ADVISE THE ENGINEER OF RECORD IN WRITING OF ANY DISCREPANCIES.
- E. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOG LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.
7. FIELD REVIEWS. THE CONTRACTOR SHALL PROVIDE NOTIFICATION, 48 HOURS (MIN.), PRIOR TO ANY REQUIRED FIELD REVIEWS OR INSPECTIONS AND SHALL SUPPLY ALL NECESSARY EQUIPMENT, LABOR, AND MATERIALS FOR INSPECTION AND/OR TEST. ALL WORK SHALL BE OPEN AND SUBJECT TO REVIEW AND/OR INSPECTION BY AUTHORIZED PERSONNEL OF THE VILLAGE OF PALM SPRINGS AND THE ENGINEER OF RECORD.
13. DENSITY TESTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TESTING TO ENSURE THAT THE PROPER COMPACTION HAS BEEN ACHIEVED FOR ALL SUBGRADE, BASE MATERIAL, PIPE BASE MATERIAL, BACKFILL, & ALL OTHER AREAS WHERE COMPACTION REQUIREMENTS ARE SPECIFIED. ALL TEST RESULTS SHALL BE SIGNED & SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER AND COPIES SHALL BE PROVIDED TO THE ENGINEER OF RECORD AND TO THE REGULATORY AGENCY AS REQUIRED.
14. PERMITS. THE CONTRACTOR SHALL NOT COMMENCE CONSTRUCTION PRIOR TO RECEIPT OF ALL APPLICABLE PERMITS AND APPROVALS INCLUDING AN APPROVED MAINTENANCE OF TRAFFIC PLAN. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE REQUIREMENTS OF THE PERMITS AND AGENCY APPROVALS.
15. EROSION CONTROL. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH FDOT INDICES 102, 103 AND 106, THE FDEP NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (IF APPLICABLE), AND THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). FILTER FABRIC, HAY BALES, OR ROCK BAGS SHALL BE INSTALLED IN EACH INLET THROUGHOUT THE CONSTRUCTION PERIOD. A SOIL TRACKING PREVENTION DEVICE (STPD) SHALL CONSTRUCTED AT ALL UNSTABILIZED CONSTRUCTION ACCESS POINTS, PER FDOT INDEX NO. 106.
16. STORM DRAINAGE. ALL STORM DRAINAGE PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC PER FDOT STANDARD INDEX NO. 280. ALL DRAINAGE STRUCTURES SHALL CONFORM TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. ALL GRATES SHALL BE SECURED TO THE STRUCTURES WITH AN EYEBOLT AND CHAIN. ALL STORM DRAINAGE SHALL BE FREE OF SILT AND SEDIMENT AT THE TIME OF FINAL ACCEPTANCE BY THE VILLAGE OF PALM SPRINGS.
17. DEWATERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ANY DEWATERING PERMITS AND/OR APPROVALS NECESSARY FOR CONSTRUCTION. NO WATER FROM DEWATERING MEASURES SHALL BE DISCHARGED OFF-SITE. ALL DISCHARGE SHALL BE CONTAINED IN ON-SITE SEDIMENT BASINS.
18. SIDEWALKS. ALL SIDEWALKS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, CHAPTER 11 – FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. ALL CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 304 AND THE REQUIREMENTS OF THE FLORIDA BUILDING CODE. ALL WALKWAYS CROSSING VEHICULAR AREAS SHALL HAVE A DETECTABLE WARNING SURFACE (TRUNCATED DOMES) IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 304 AND THE FLORIDA BUILDING CODE, CHAPTER 11 – ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. ALL SIDEWALKS SHALL BE BROOM FINISHED WITH AN EVEN, DUSTLESS SURFACE AND SHALL BE FREE OF CRACKS AT TIME OF FINAL ACCEPTANCE BY THE CITY OF LAKE WORTH.
19. PAVEMENT. WHERE FULL-DEPTH PAVEMENT REPLACEMENT IS SPECIFIED, EXISTING BASEROCK MAY NOT BE RE-USED, HOWEVER IT MAY BE UTILIZED AS SUBGRADE STABILIZATION MATERIAL. ALL SUBGRADE SHALL BE FREE OF MUCK, ROOTS, UNDERGRUSH, VEGETATIVE MATTER, GARBAGE, TRASH, OR ANY OTHER UNSUITABLE MATERIALS. BASEROCK AND ASPHALT SHALL BE PLACED IN MULTIPLE LIFTS AND SHALL BE PLACED IN ACCORDANCE WITH THE APPLICABLE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. FINAL LIFT OF ASPHALT SHALL PROVIDE A UNIFORM FINISH AND SHALL BE PLACED TO CORRECT MINOR IMPERFECTIONS IN THE FIRST LIFT AND TO PROVIDE POSITIVE DRAINAGE FOR THE ROADWAY.
20. SIGNING AND PAVEMENT MARKING. ALL PAVEMENT MARKINGS SHALL COMPLY WITH THE APPLICABLE STANDARDS OF FDOT, PBC AND THE REGULATORY AGENCY HAVING JURISDICTION ON THE PROJECT. PAVEMENT MARKINGS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC. THERMOPLASTIC SHALL NOT BE INSTALLED ON PAVEMENT UNTIL A MINIMUM OF 14 CALENDAR DAYS AFTER THE FINAL LIFT OF ASPHALT HAS BEEN COMPLETED. PAINT MATERIAL SHALL NOT BE APPLIED TO NEW ASPHALT UNTIL SEVEN CALENDAR FOLLOWING THE FINAL LIFT OF ASPHALT. BLUE/BLUE REFLECTIVE PAVEMENT MARKERS (RPM) SHALL BE INSTALLED TO INDICATE THE LOCATION OF ALL FIRE HYDRANTS.



3325 FOREST HILL BOULEVARD
PALM SPRINGS, FLORIDA 33461

CIVIL ENGINEERING PLANS
DCI PROJECT NO. 19007



LOCATION MAP
NTS

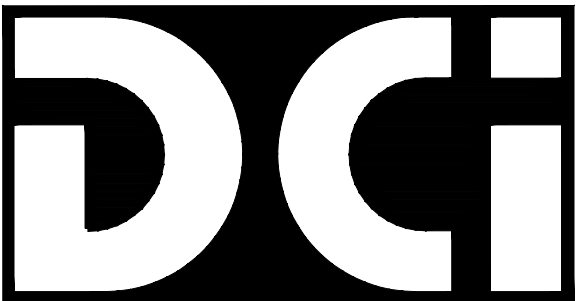
SEC. 07, TWP. 44S, RGE. 43E

INDEX OF DRAWINGS

- C1 TITLE SHEET
C2 SIGNING & MARKINGS AND
PAVING, GRADING & DRAINAGE PLAN
C3 PAVING, GRADING & DRAINAGE
DETAILS & NOTES
C4 SIGNING & PAVEMENT MARKINGS
DETAILS & NOTES
C5 WATER AND SANITARY SEWER PLANS
C6 PBCWUD WATER DETAILS & NOTES

PRELIMINARY CIVIL ENGINEERING PLANS
DECEMBER 27, 2019

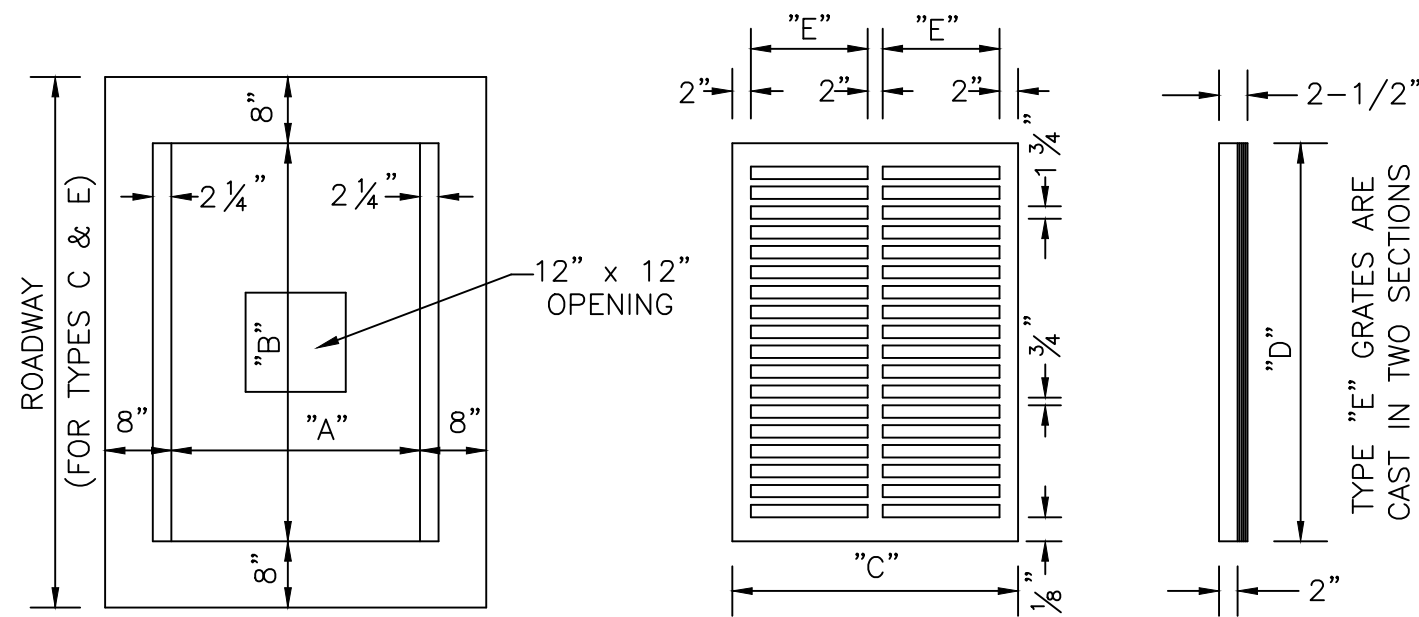
PREPARED BY:



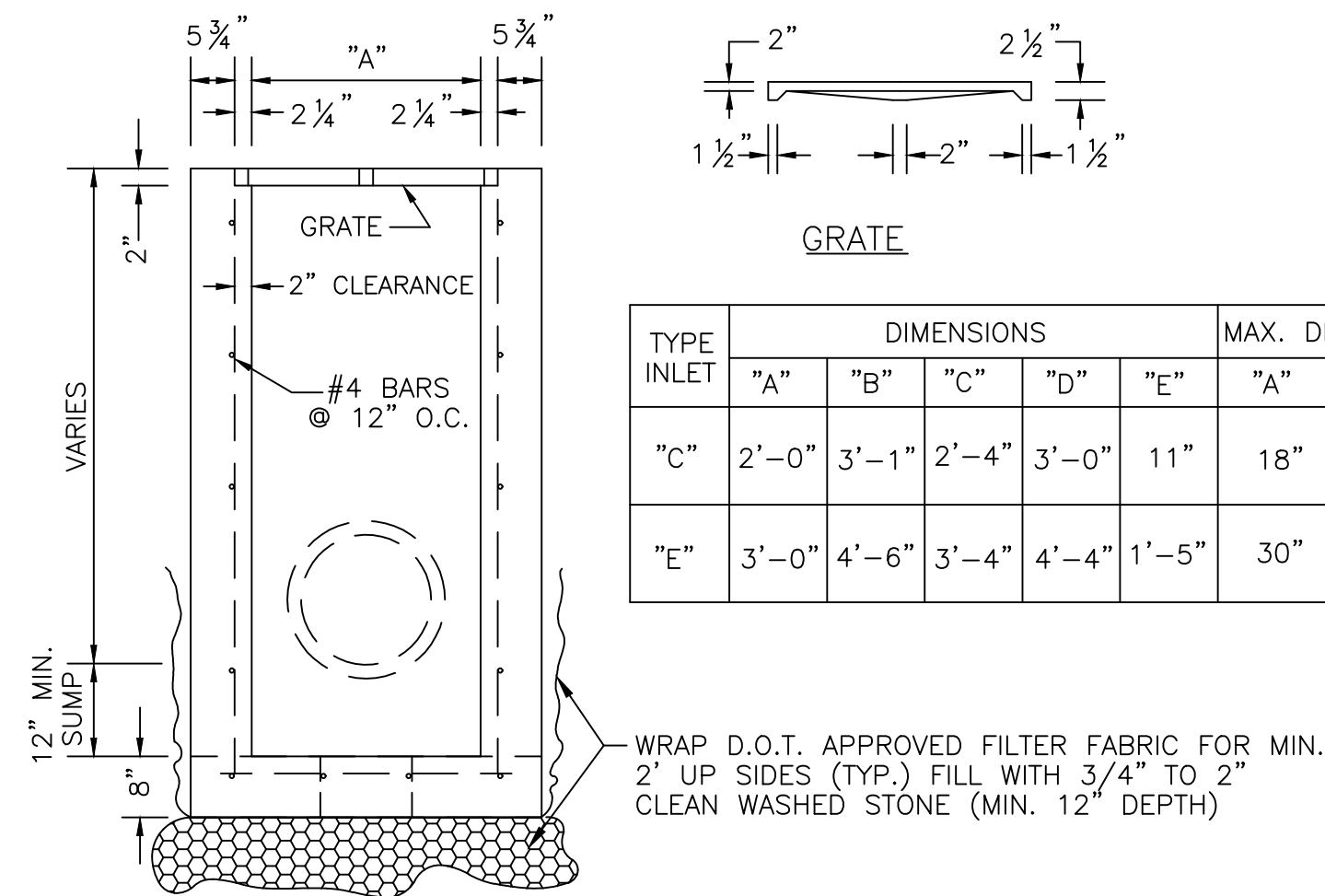
DiFONTE CONSULTING, INC.
2089 APPALOOSA TRAIL
WELLINGTON, FLORIDA 33414
TEL. & FAX.: (561) 792-7551
WWW.DIFONTE.COM
CERTIFICATE OF AUTHORIZATION: 8432

Eugene A. DiFonte
FL PE No. 41885

Date



PLAN



SECTION

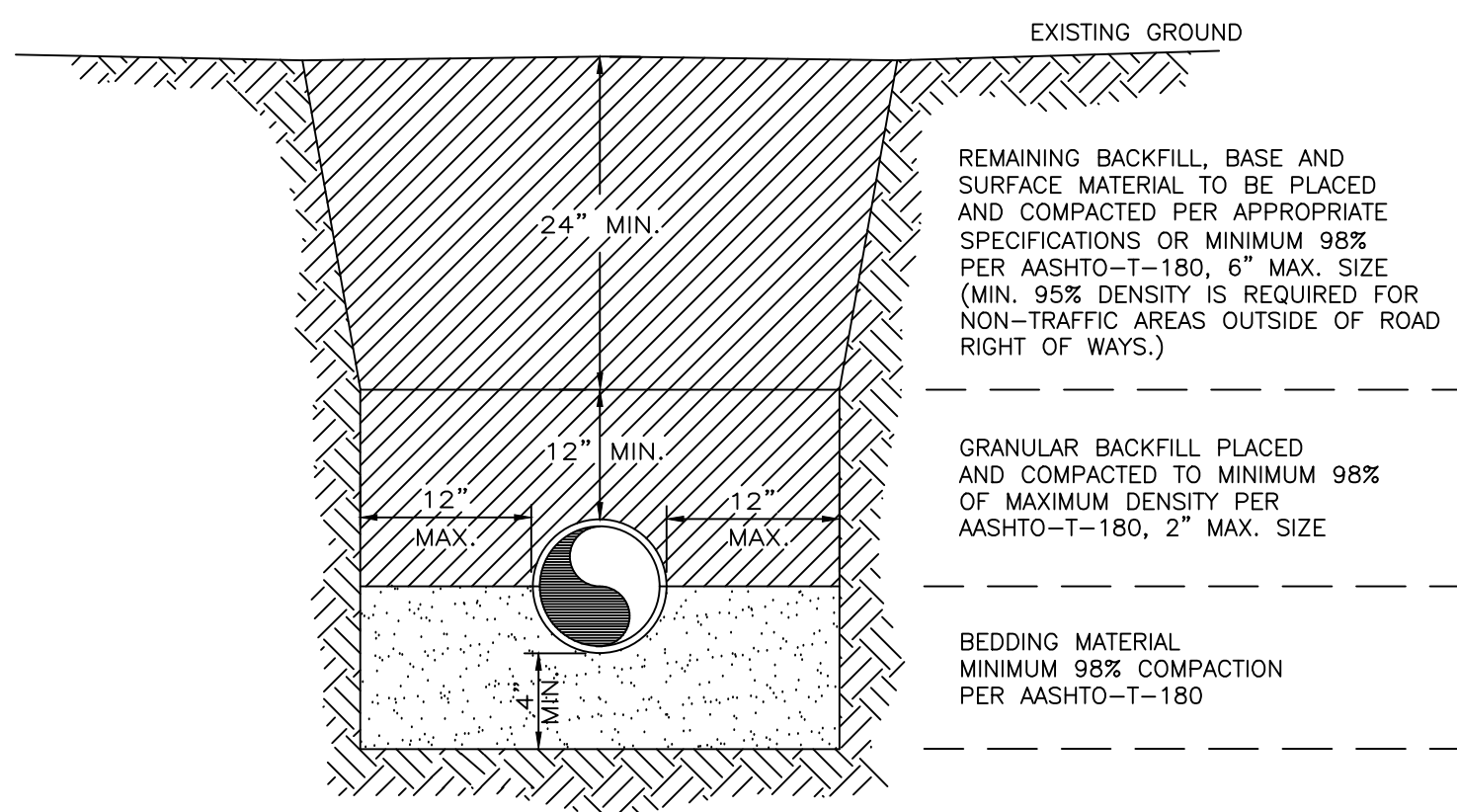
INLET NOTES

BEVELED EDGES: ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4" FOUNDATION MATERIAL: WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED, ALL SUCH MATERIAL MUST BE REMOVED DOWN TO SATISFACTORY MATERIAL AND BACKFILLED TO SUBGRADE WITH CLEAN SAND. GRATES: CAST IRON IN ACCORDANCE WITH F.D.O.T. SPECIFICATIONS. GRATES FOR TYPE "C" TO BE USF 6212 OR EQUAL. TYPE "E" TO BE USF 6290 OR EQUAL. CHAIN GRATES AS PER FDOT INDEX #201.

INLET TYPES: INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREON. TYPE "E MOD." IS A TYPE "E" TURNED 90° TO RECEIVE R.C.P. UP TO 48" DIAMETER. INLETS RECEIVING PIPE LARGER THAN 48" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS.

MATERIAL: INLET WALLS AND BASES MAY EITHER BE CAST-IN-PLACE CLASS I, 2500 P.S.I. CONCRETE OR PRECAST CLASS II, 4000 P.S.I. CONCRETE. POLLUTION CONTROL DEVICES: "SPECIAL" INLETS SHALL HAVE POLLUTION CONTROL DEVICE INSTALLED, CONSISTING OF HALF-ROUND GALVANIZED STEEL PLATE, OPEN AT BOTTOM, WELDED CLOSED AT TOP.

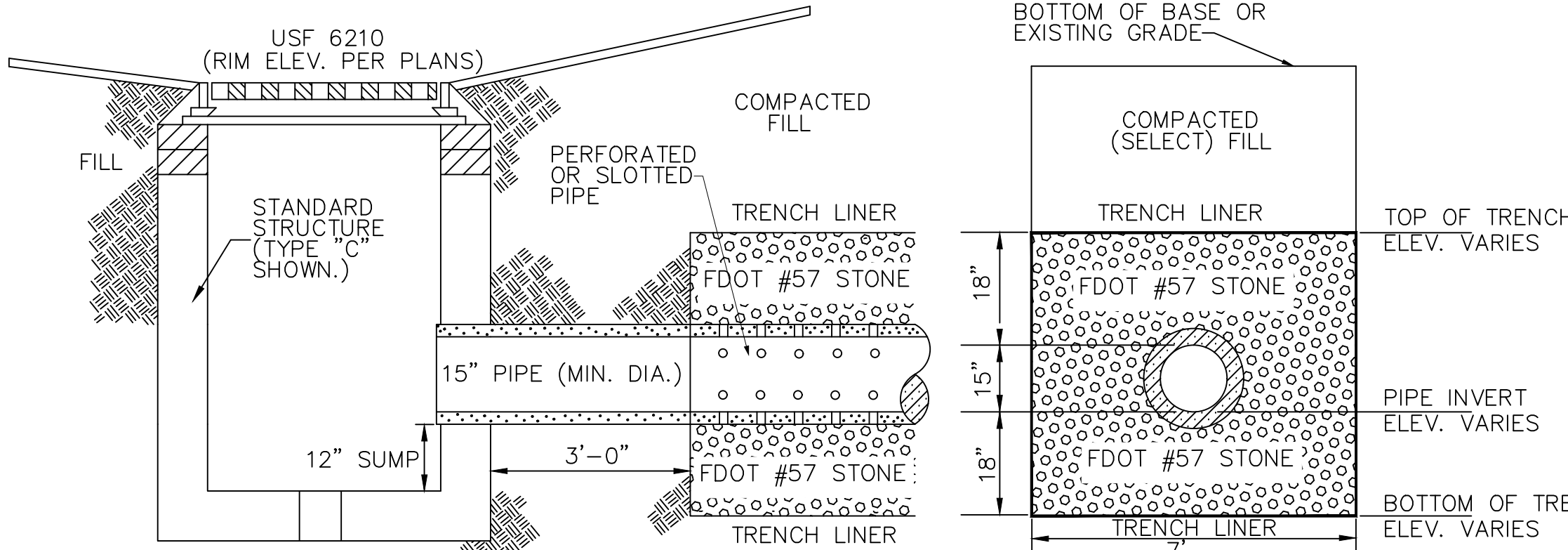
TYPICAL INLET DETAIL
N.T.S.



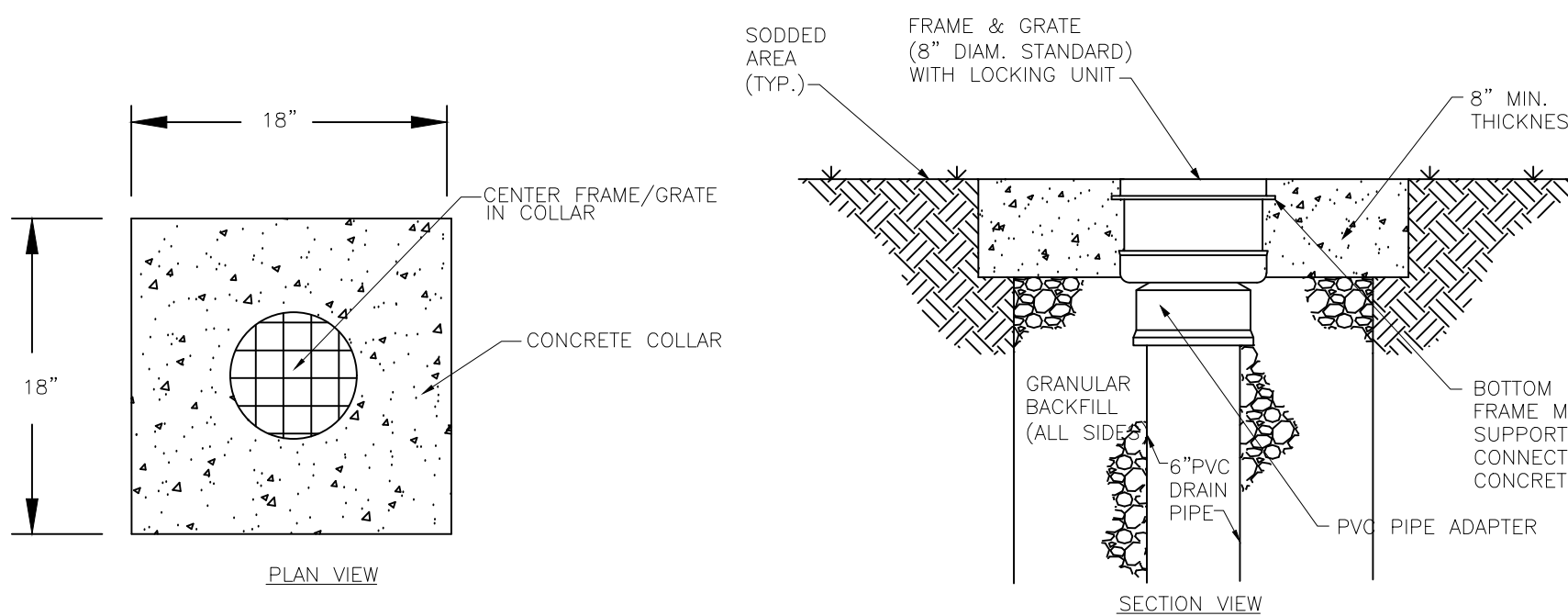
NOTES:

- BEDDING MATERIAL SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"-7/8" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
- THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
- THE PIPE SHALL BE PLACED IN A DRY TRENCH.
- BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGER ROCK, MUCK AND DEBRIS.
- DENSITY TEST ARE REQUIRED IN ONE (1) FOOT LIFTS ABOVE PIPE AT INTERVALS OF 400 FT. MAXIMUM, OR AS DIRECTED BY THE INSPECTOR.
- THE DEVELOPER / CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL APPLICABLE TRENCH-SAFETY LAWS AND REGULATIONS.
- THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT / CONTRACT DOCUMENTS.

TYPICAL TRENCH DETAIL
N.T.S.

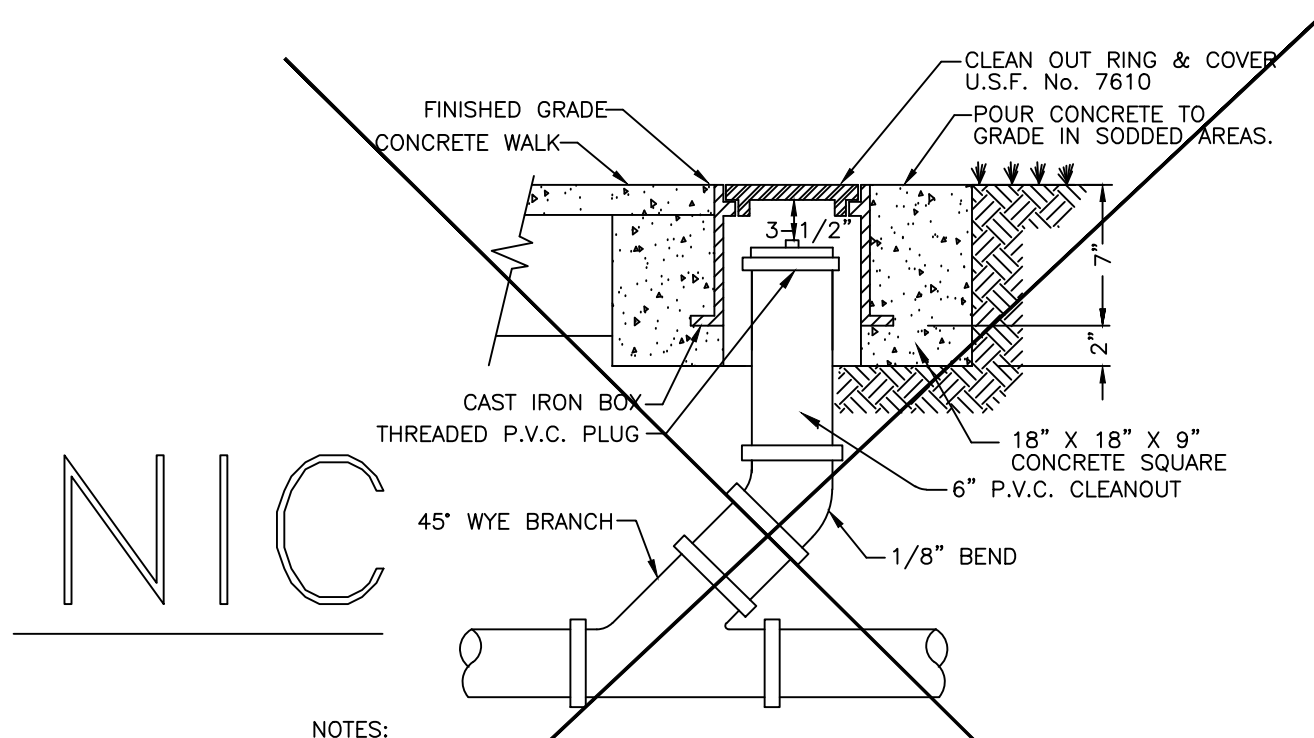


EXFILTRATION TRENCH DETAIL
N.T.S.



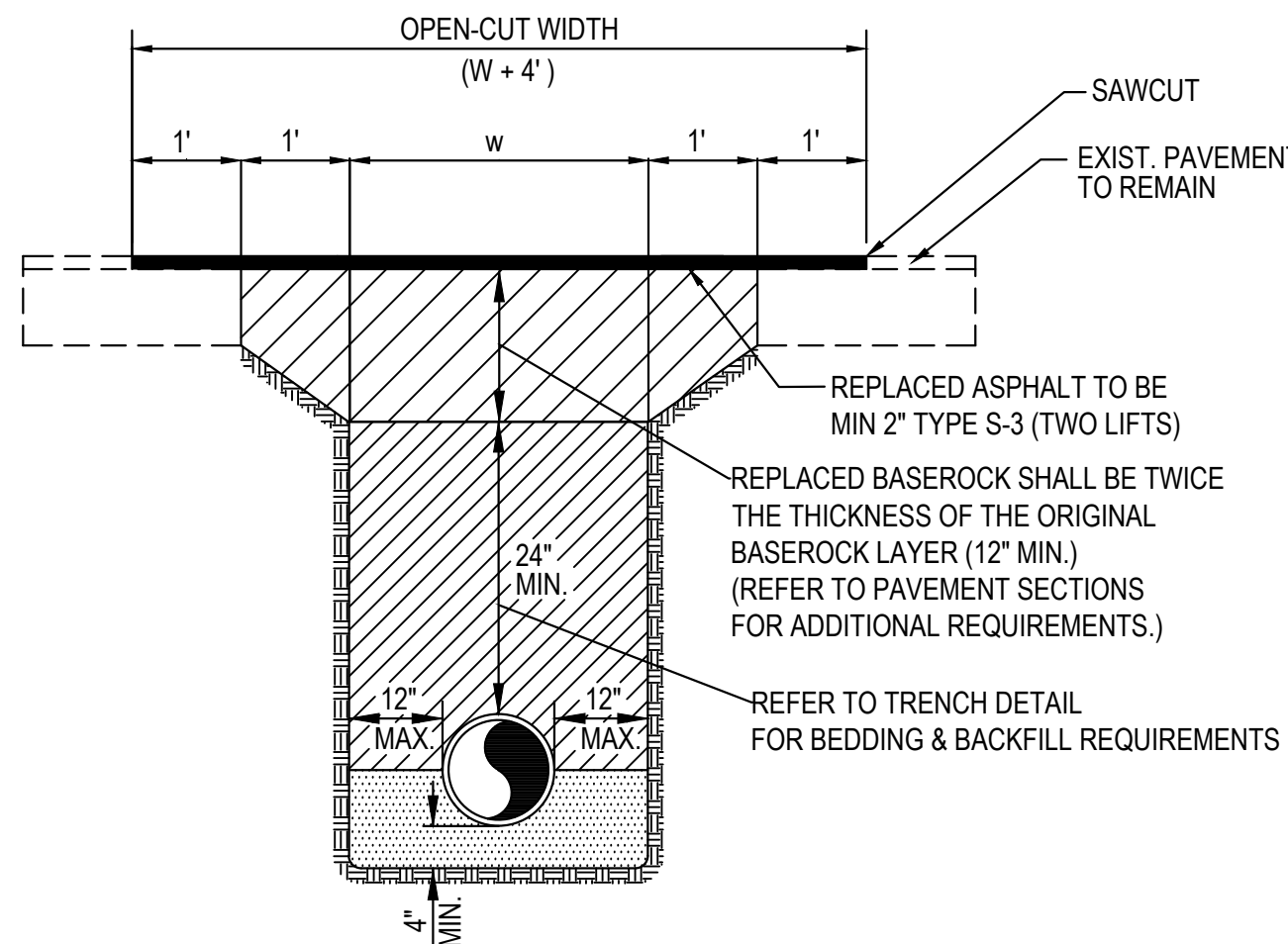
- NOTES:
- REFER TO TYPICAL TRENCH DETAIL NOTES FOR ADDITIONAL CONSTRUCTION REQUIREMENTS.
 - FRAME AND GRATE TO MEET H-20 LOAD RATING WHEN LOCATED IN TRAFFIC AREAS.
 - SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

YARD DRAIN
INSTALLATION DETAIL
N.T.S.



- NOTES:
- CLEANOUTS TO BE LOCATED IN CONCRETE WALK AREAS WHENEVER POSSIBLE.
 - CLEANOUTS SHALL NOT BE INSTALLED IN TRAFFIC LANES OR AREAS UNDER HEAVY TRAFFIC LOADS.
 - THE COVER TO BE MARKED "ROOF DRAIN".
 - NO 90° BENDS SHALL BE USED FOR CLEANOUT INSTALLATION.

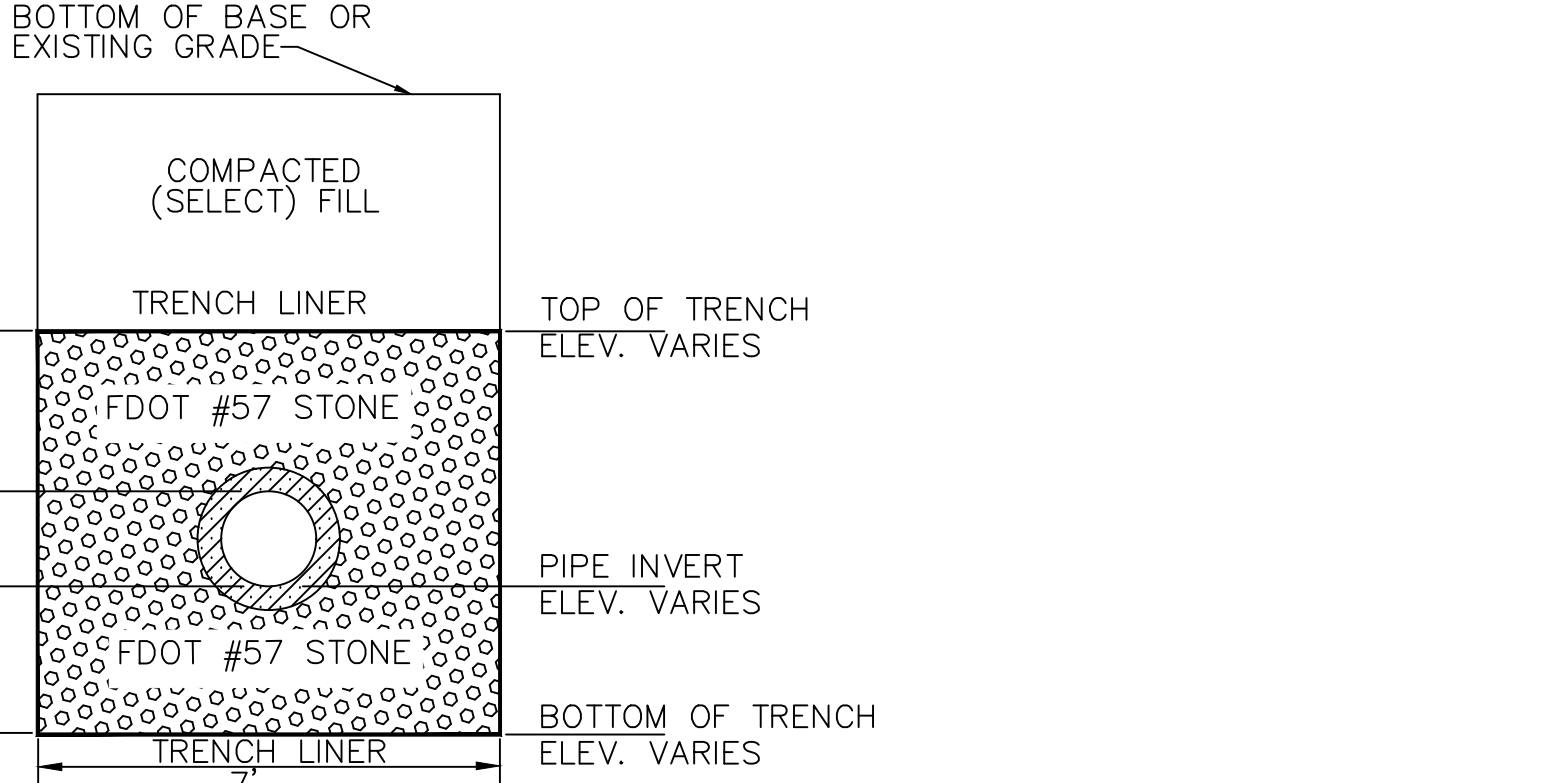
TYPICAL ROOF DRAIN CLEAN OUT
INSTALLATION WITH CONCRETE COLLAR
N.T.S.



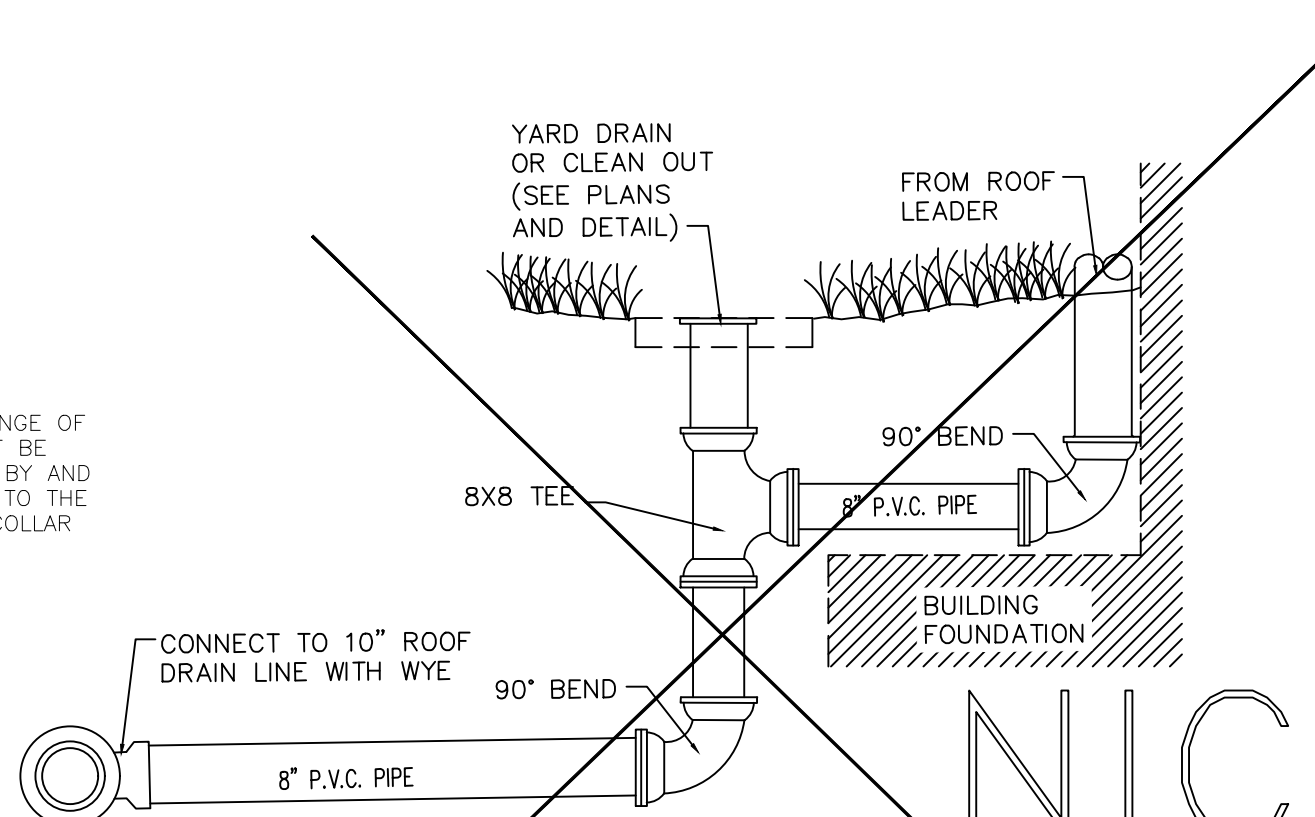
NOTES:

- PAVEMENT OVERLAY MAY BE REQUIRED IN OPEN-CUT AREAS AT THE DISCRETION OF THE CITY ENGINEER.
- THE CONTRACTOR SHALL COMPLY WITH APPLICABLE TRENCH SAFETY REGULATIONS.
- FINISHED SURFACE SHALL HAVE SMOOTH FINISH & SHALL MATCH FLUSH TO SURROUNDING PAVEMENT.
- ASPHALT OVERLAY SHALL EXTEND A MINIMUM OF 50' BEYOND THE LIMITS OF THE OPEN CUT.

PAVEMENT OPEN-CUT DETAIL
N.T.S.

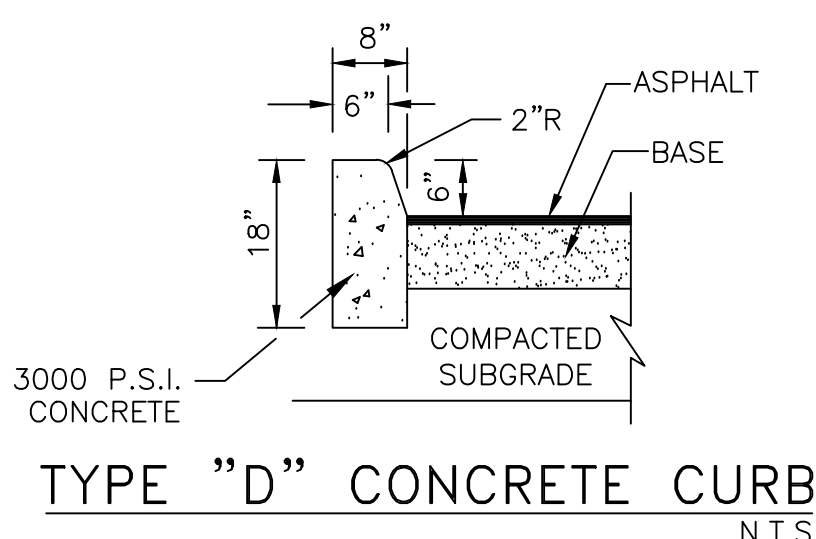


TYPICAL PAVEMENT SECTION
N.T.S.



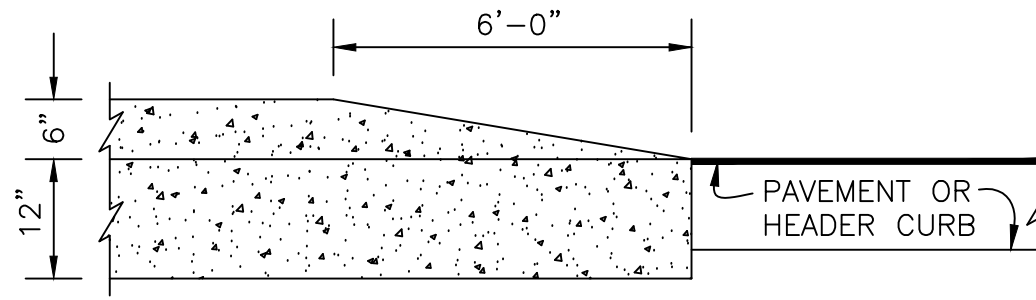
- NOTES:
- PIPING, BENDS AND CONNECTIONS TO BE 8" PVC SD35 (WHITE) MATERIAL UNLESS OTHERWISE APPROVED BY THE ENGINEER IN WRITING.
 - MINIMUM COVER TO BE 24" IN SODDED AREAS AND 30" IN PAVED AREAS.
 - MINIMUM PIPE GRADIENT TO BE 1%.

ROOF DRAIN LEADER CONNECTION DETAIL
N.T.S.

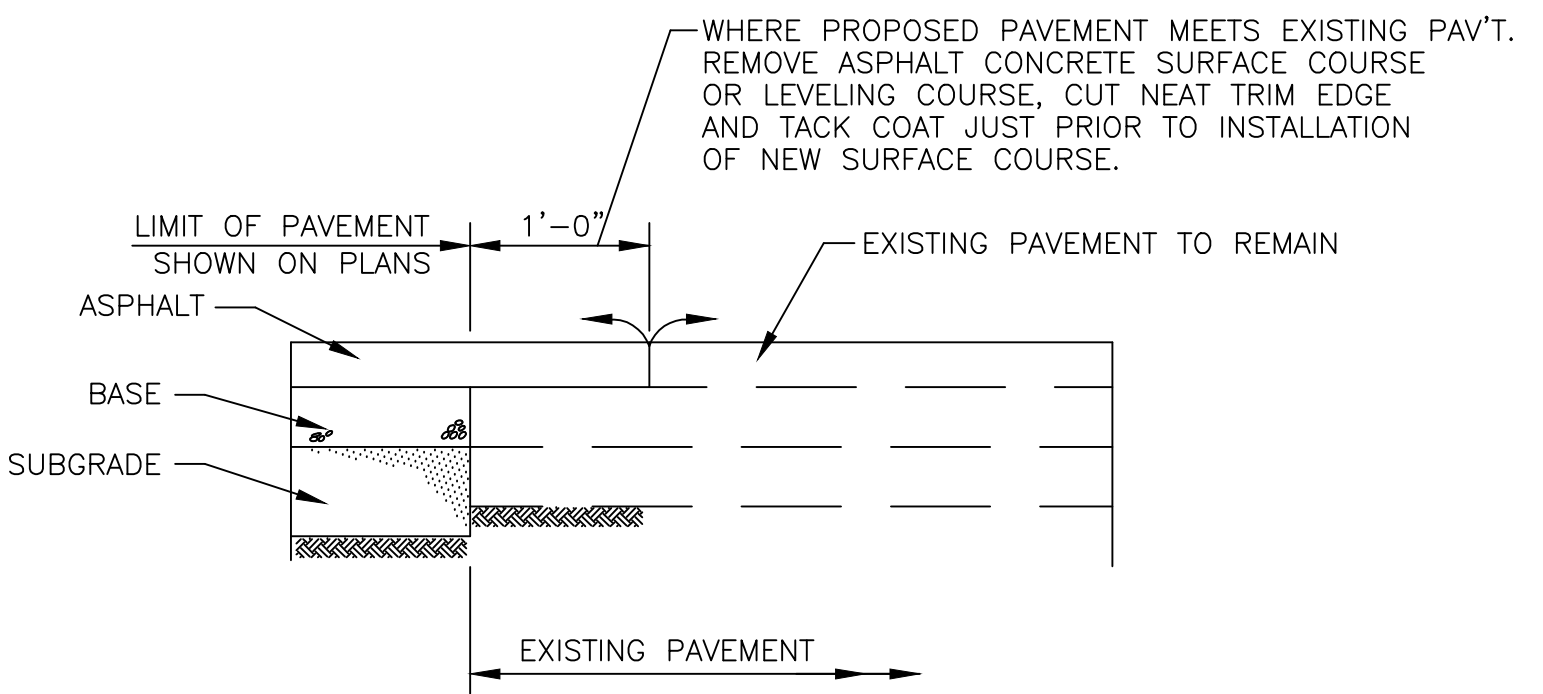


TYPE "D" CONCRETE CURB
N.T.S.

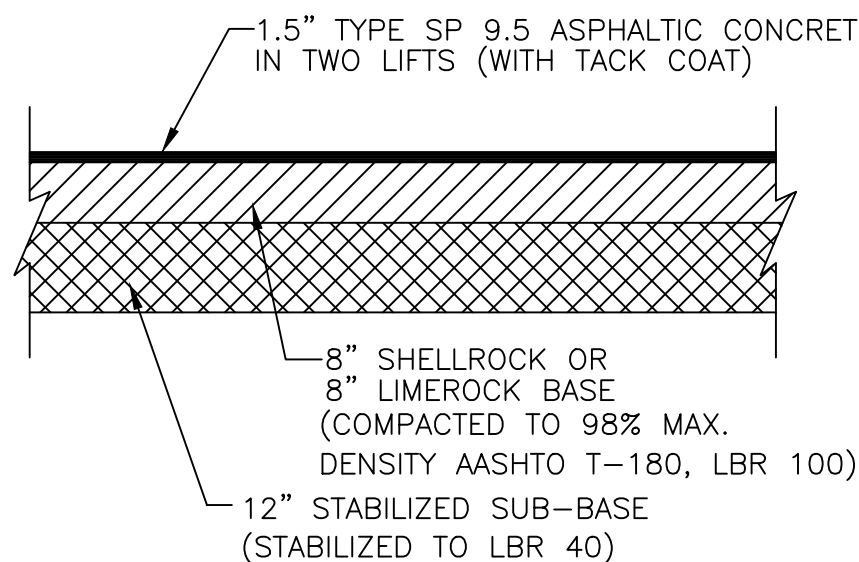
REFER TO FDOT INDEX 500 FOR ADDITIONAL INFORMATION.



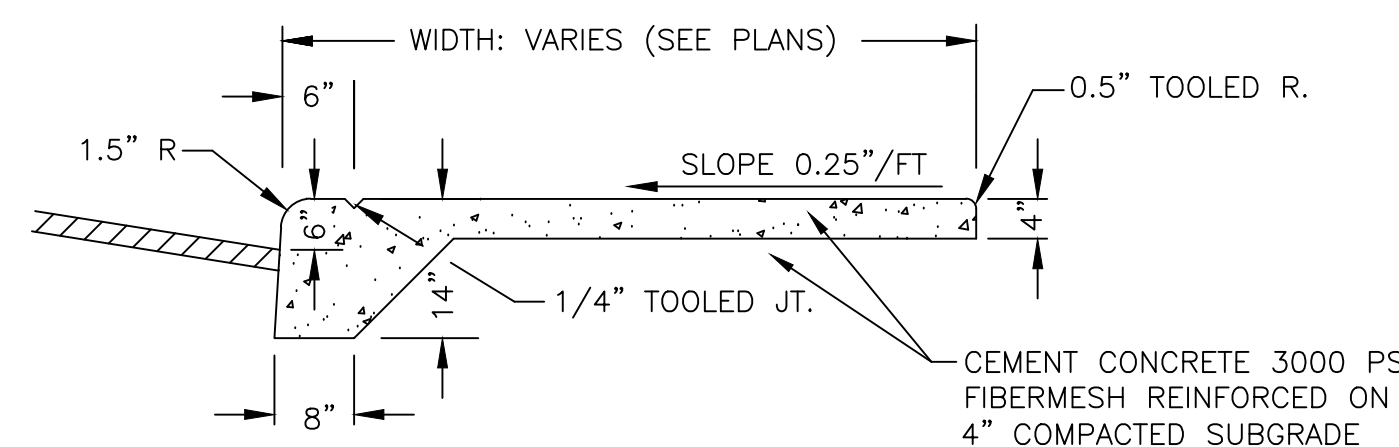
TRANSITION CURB TAPER DETAIL
N.T.S.



PAVEMENT MATCHING DETAIL
N.T.S.



TYPICAL PAVEMENT SECTION
N.T.S.



NOTES:

- THE REVEAL SHOWN MAY VARY TO MEET EXISTING CONDITIONS.
- MONOLITHIC WALK & CURB REQUIRED AT ALL LOCATIONS WHERE PROPOSED SIDEWALK ABUTS ASPHALT PAVEMENT.
- THE THICKNESS OF WALK TO BE 6" AT DRIVEWAYS.
- EXPANSION JOINTS TO BE 50 FT. ON CENTER. JOINTS TO BE PROVIDED AT CHANGES IN DIRECTION, ABUTTING BUILDINGS AND OTHER LOCATIONS PER FDOT REQUIREMENTS.
- UNLESS SPECIFIED ELSEWHERE, WALKS SHALL BE BROOM FINISHED.
- SIDEWALK HANDICAP RAMPS TO COMPLY WITH FDOT STANDARDS AND SHALL HAVE A 1:20 MAX. SLOPE.

MONOLITHIC CURB & TYPICAL SIDEWALK SECTION
N.T.S.

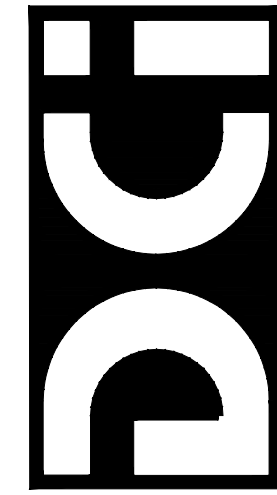
GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2018 EDITION (FDOT STANDARD SPECIFICATIONS).
- ALL PAVING AND RELATED WORK SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARDS OF THE VILLAGE OF PALM SPRINGS AND FLORIDA DEPARTMENT OF TRANSPORTATION.
- THE CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO SURVEY MARKERS DURING CONSTRUCTION.
- ALL UNSUITABLE MATERIAL SUCH AS MUCK, MARL, AND DEBRIS SHALL BE REMOVED FROM THE LIMITS OF CONSTRUCTION AND LEGALLY DISPOSED.
- THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE ENGINEER PRIOR TO ANY SITE WORK BEING PERFORMED. JOB SITE SUPERINTENDENT AND APPROPRIATE MANAGEMENT PERSONNEL SHALL BE IN ATTENDANCE.
- ELEVATIONS REFER TO N.A.V.D. OF 1988 UNLESS OTHERWISE NOTED.
- AS A CONDITION PRECEDENT TO SUBSTANTIAL COMPLETION, THE CONTRACTOR SHALL PROVIDE THE ENGINEER, RECORD DRAWINGS OF THE PROJECT DEPICTING CONSTRUCTED CONDITIONS. THE RECORD DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER ACCEPTABLE TO THE ENGINEER. SUFFICIENT QUANTITIES OF PLANS ARE TO BE PROVIDED FOR THE OWNER, THE ENGINEER AND REGULATORY AGENCIES.
- COMPACTION TESTING OF PAVED AREAS TO BE AT LEAST ONE TEST PER 5,000 SF OR FRACTION THEREOF.

PAVING, GRADING & DRAINAGE NOTES

- TYPE SP ASPHALTIC CONCRETE SURFACE COURSE SHALL MEET THE REQUIREMENTS OF SECTION 334 OF THE FDOT STANDARD SPECIFICATIONS. BEFORE CONSTRUCTION OF ASPHALT SURFACE, A JOB MIX FORMULA SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER.
- PRIME COAT SHALL BE APPLIED IN CONFORMANCE WITH SECTION 300 OF THE FDOT STANDARD SPECIFICATIONS.
- BASE MATERIAL SHALL MEET THE REQUIREMENTS OF APPLICABLE SECTIONS AS APPROPRIATE OF THE FDOT STANDARD SPECIFICATIONS AND DENSITY AS DETERMINED BY AASHTO T-180.
- BEFORE ANY CONSTRUCTION OF THE BASE MATERIAL, A CHEMICAL AND SIEVE ANALYSIS OF THE MATERIAL SHALL BE SUBMITTED TO THE ENGINEER.
- SUBGRADE SHALL BE COMPACTED IN ACCORDANCE WITH THE FDOT STANDARD SPECIFICATIONS.
- SUBGRADE SHALL BE FREE OF MUCK, STUMPS, ROOTS, UNDERBRUSH, VEGETATIVE MATTER, GARBAGE, TRASH OR ANY MATERIAL THAT WILL NOT PROVIDE A SUITABLE STABLE, CLEAN SUBGRADE.
- ANY MUCK ENCOUNTERED ON THE SITE MUST BE COMPLETELY REMOVED TO 10 FEET OUTSIDE THE EDGE OF ANY PROPOSED PAVEMENT OR STRUCTURE.
- WHERE GUMBO OR OTHER PLASTIC CLAY ARE ENCOUNTERED, THEY SHALL BE REMOVED FROM WITHIN THE PROJECT SITE UP TO ONE FOOT BELOW THE COMPACTED SUBGRADE, EXTENDING HORIZONTALLY TO BEYOND THE EDGE OF PROPOSED PAVEMENT.
- PAVEMENT MARKINGS AND GEOMETRICS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND PALM BEACH COUNTY TYPICAL NO. T-P-18.
- THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF ANY KIND, INCLUDING IRRIGATION AND ELECTRICAL CONDUITS, THAT WILL REMAIN UNDER THE PROPOSED PAVEMENT OR WITHIN 10 FEET OF ITS EDGES SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE BASE.
- ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS, UNLESS SPECIFIED OTHERWISE.
- THE CONTRACTOR SHALL UTILIZE CONSTRUCTION METHODS AND DEVICES SUCH AS TURBIDITY CURTAINS AND FLOATING SILT BARRIERS WHERE NECESSARY IN ORDER TO COMPLY WITH ALL STATE AND LOCAL WATER QUALITY STANDARDS.
- THE CONTRACTOR IS DULY ADVISED THAT THE ELEVATIONS SHOWN ON THE PLANS ARE FINISHED GRADES (COMPACTED IN PLACE).

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3325 FOREST HILL BOULEVARD, PALM SPRINGS, FLORIDA

PAVING, GRADING & DRAINAGE DETAILS AND NOTES

Revisions:

Designed By: EDF
Drafted By: EAD
Checked By: EDF
Date: DEC. 27, 2019

Project No:
DC119007

Sheet No: C3
Of: 6

MATERIAL NOTES

1. ALUMINUM — .ALLOY 6061-T6 (ASTM B209, B221, OR B308).
2. SIGN PANEL — MIN. 0.080" THICK ALUMINUM.
3. BACKER PLATE — MIN. 0.100" THICK ALUMINUM.
4. FASTENER MATERIAL — ALUMINUM — BOLT PER ASTM F468, ALLOY 2042-T4 WITH MIN. 0.0002" THK ANODIC COATING AND CHROMATE SEALED. NUT PER ASTM F467, ALLOY 6061-T6 OR 6262-T9. LOCKWASHER PER ASTM B221, ALLOY 7075-T6.
5. ALTERNATE FASTENER MATERIAL — STAINLESS STEEL — PER ASTM F593 (BOLT) AND F594 (NUT), ALLOY GROUP 2 CONDITION CW2.
6. BOLT — 3/8" DIA, 24 UNF THREAD, BUTTON HEAD CAP SCREW.
7. LOCKWASHER — 3/8" DIA, SPLIT LOCK WASHER.
8. NUT — 3/8" DIA, 24 UNF THREAD, FINISHED HEX NUT.
9. ALTERNATE NUT — INSTEAD OF LOCKWASHER AND NUT — USE NYLON INSERT LOCK NUT.

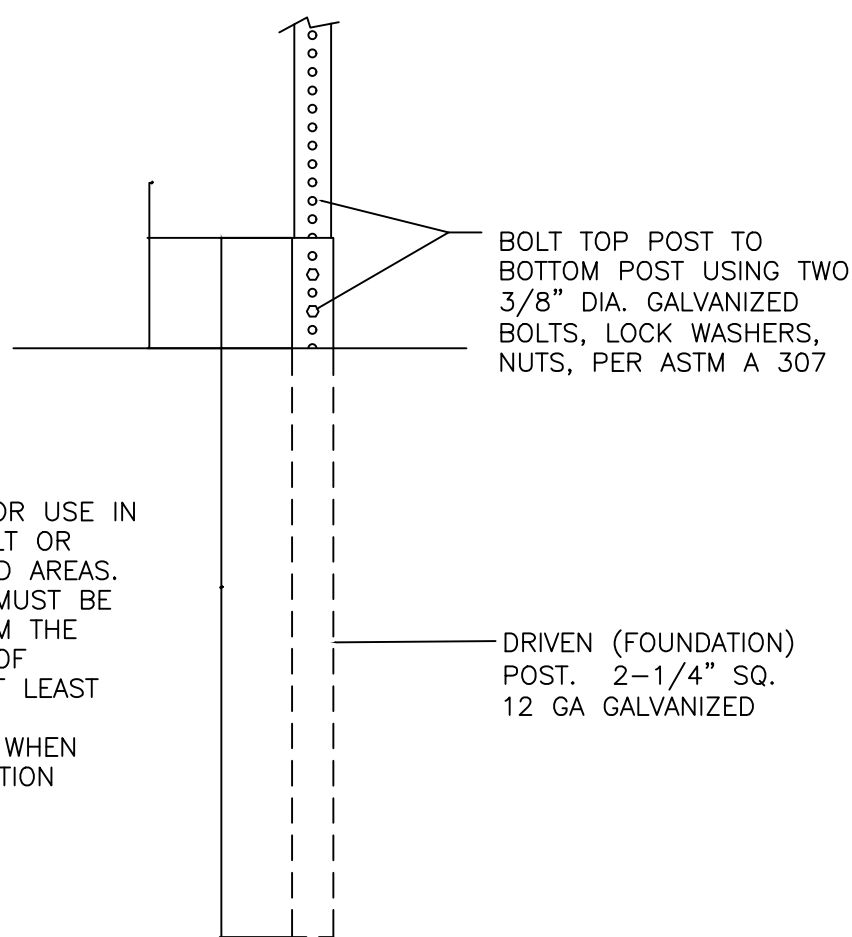
GENERAL NOTE:
SIGNS MAY ALSO STRICTLY
COMPLY WITH FDOT INDEX
11860 FOR CONSTRUCTION
DETAILS, NO DEVIATIONS.

SIGN PANEL SIZE VARIES.
SEE PLANS FOR DETAILS.
ATTACH SIGN TO POST
WITH AT LEAST TWO
BOLTS. SEE MATERIAL
NOTES AND SIGN DETAILS.

STANDARD SIGN POST
2" SQ. 14 GA.
GALVANIZED

SEE FOUNDATION
OPTIONS
THIS SHEET

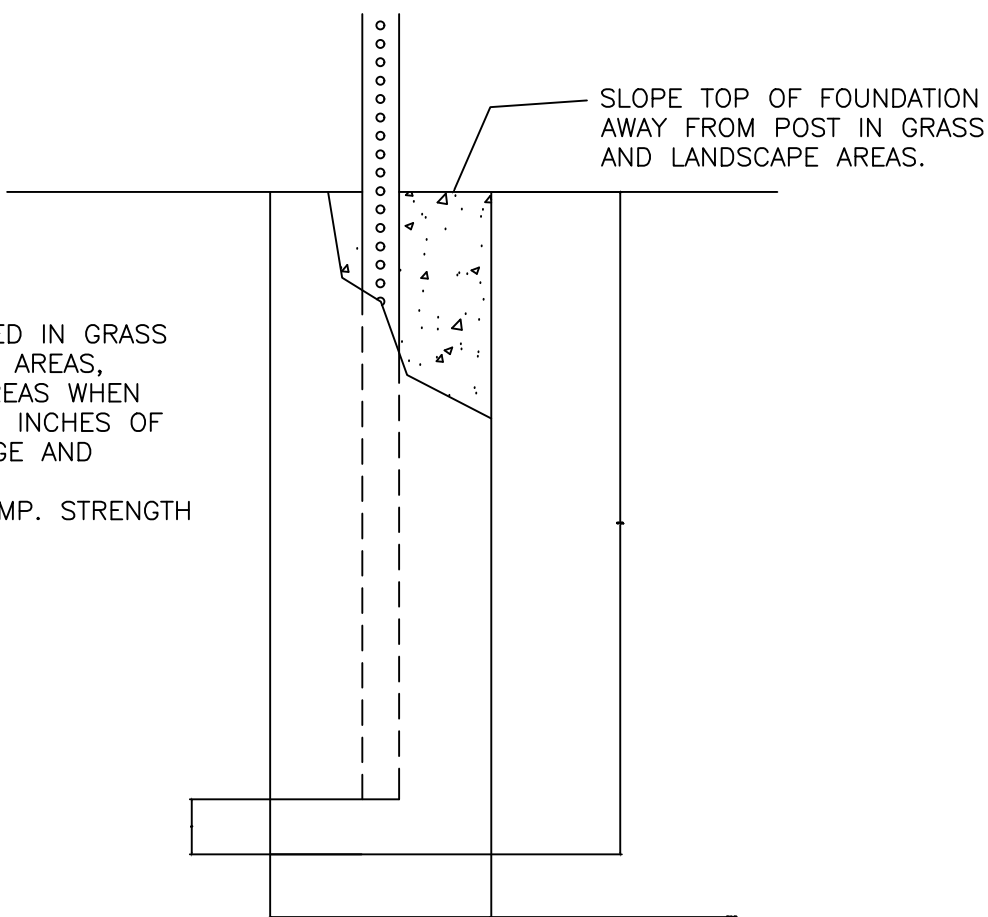
TYPICAL ELEVATION VIEW



NOTES:

1. THIS METHOD FOR USE IN EXISTING ASPHALT OR CONCRETE PAVED AREAS.
2. THIS METHOD MUST BE SEPARATED FROM THE NEAREST EDGE OF PAVEMENT BY AT LEAST 16 INCHES.
3. USE DRIVE CAP WHEN DRIVING FOUNDATION POST.

DRIVEN POST FOUNDATION

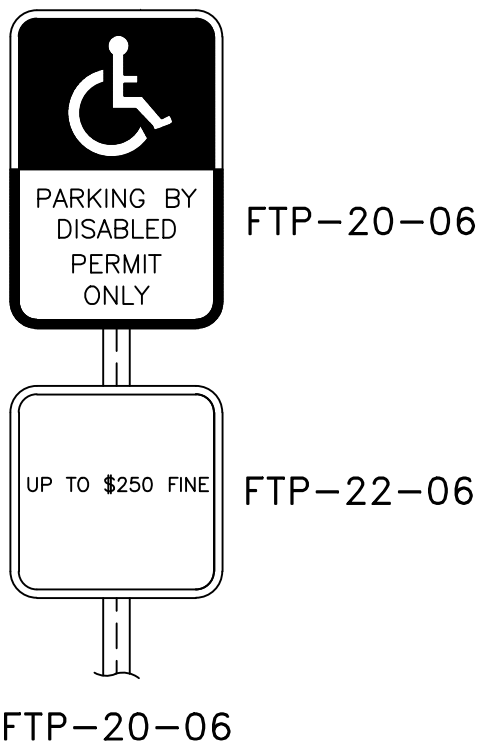


NOTES:

1. THIS METHOD USED IN GRASS AREAS, LANDSCAPE AREAS, ASPHALT PAVED AREAS WHEN POST IS WITHIN 16 INCHES OF THE PAVEMENT EDGE AND SIDEWALKS.
2. USE 3,000 PSI COMP. STRENGTH CONC., MIN.

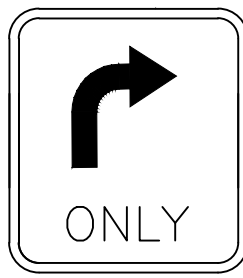
CONCRETE FOUNDATION

TYPICAL SIGN POST DETAIL
N.T.S.



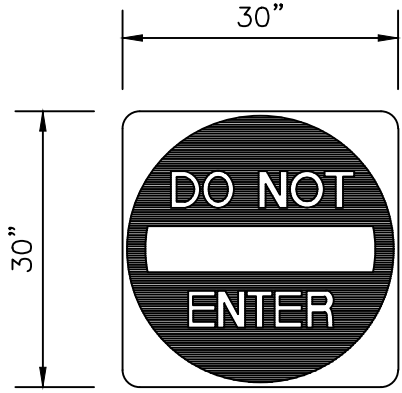
1. TOP PORTION OF FTP 20-06 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM OF FTP 20-06 SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 22-06 SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.

TYPICAL ACCESSIBLE SIGN
N.T.S.



1. SIGN TO HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK LETTERING AND BORDER.
2. SIGN TO BE 24 INCHES WIDE BY 24 INCHES LONG.

R3-5 (R)
RIGHT ONLY SIGN
N.T.S.



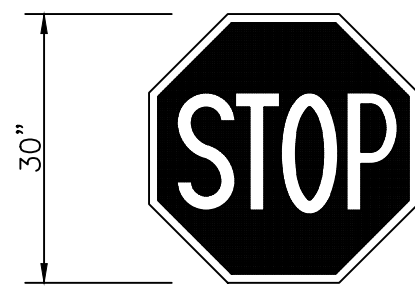
R5-1
DO NOT ENTER
N.T.S.

DO NOT ENTER: R5-1 MUTCD 30"x30" (HIGH INTENSITY)
WHITE LEGEND & BACKGROUND & RED SYMBOL



1. SIGN TO HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK LETTERING AND BORDER.
2. SIGN TO BE 24 INCHES WIDE BY 24 INCHES LONG.

R3-5 (L)
LEFT ONLY SIGN
N.T.S.



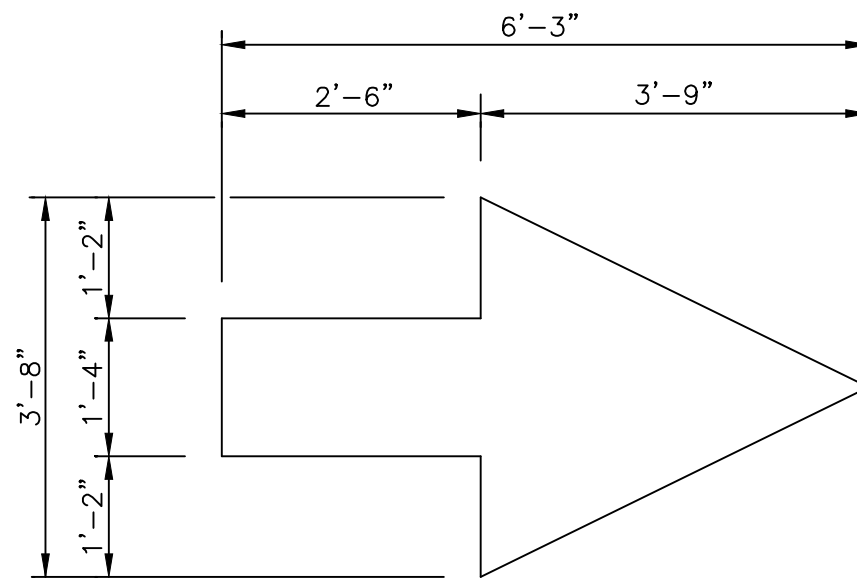
R1-1
TYPICAL STOP SIGN
N.T.S.

STOP SIGN: R1-1 MUTCD 30"x30" (HIGH INTENSITY)
WHITE LETTERS & BORDER ON RED BACKGROUND



1. SIGN TO HAVE A REFLECTIVE WHITE BACKGROUND WITH RED LETTERING AND BORDER.
2. SIGN TO BE 12 INCHES WIDE BY 18 INCHES LONG.

FIRE LANE
NO PARKING SIGN
N.T.S.

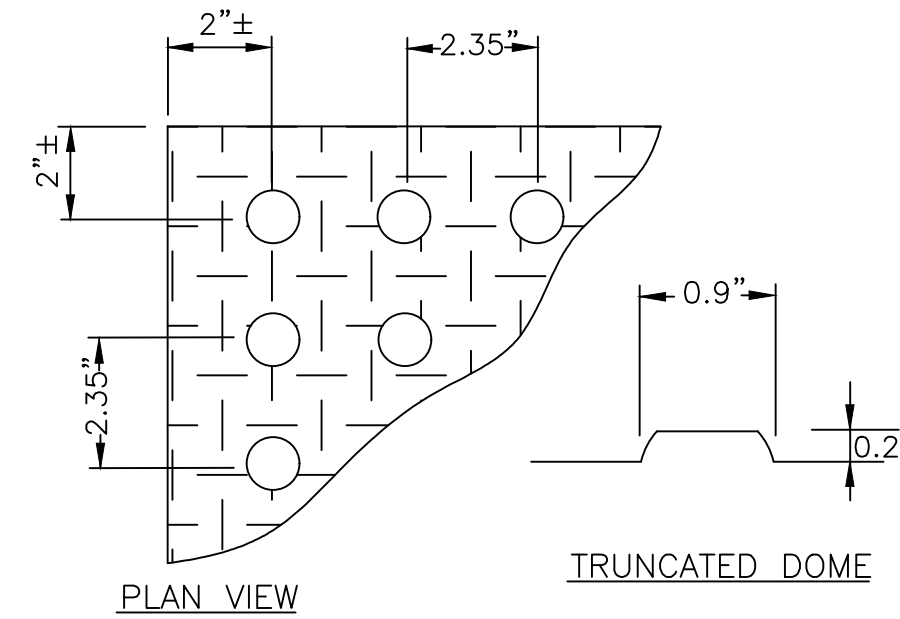


TYPICAL PAVEMENT DIRECTIONAL ARROW
N.T.S.

- NOTES: 1. SYMBOL TO BE THERMOPLASTIC ON ASPHALT AS PER SPECIFICATIONS.
2. PAVEMENT ARROWS TO COMPLY WITH FDOT STANDARDS PER INDEX 17346.

SIGNING/PAVEMENT MARKING NOTES:

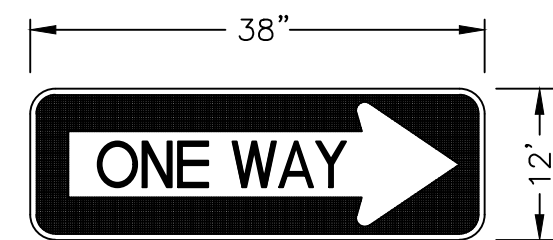
1. ALL STRIPING TO BE PAINTED IN ACCORDANCE WITH SECTION 710 OF THE FDOT SPECIFICATIONS, EXCEPT WHERE INDICATED TO BE THERMOPLASTIC (THERMO). ALL STOP BARS, STRIPING AT ENTRANCE DRIVES AND ROADS TO BE THERMOPLASTIC. ALL PARKING STALLS TO BE PAINTED.
2. THERMOPLASTIC STRIPING SHALL BE APPLIED IN ACCORDANCE WITH SECTION 711 OF THE FDOT SPECIFICATIONS.
3. ALL TRAFFIC SIGNS SHALL BE CONSTRUCTED OF HIGHLY REFLECTIVE MATERIAL AND BE "STANDARD" SIZE AS ESTABLISHED IN THE MANUAL OF HIGHWAY SIGNS PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION.
4. PAVEMENT MARKINGS AND GEOMETRICS SHALL BE IN ACCORD WITH THE MUTCD FOR STREETS AND HIGHWAYS, PBC TYPICAL NO. T-P-18, VILLAGE OF PALM SPRINGS AND FDOT, AS APPLICABLE.



RAMP DETECTIBLE WARNING
N.T.S.

NOTES:

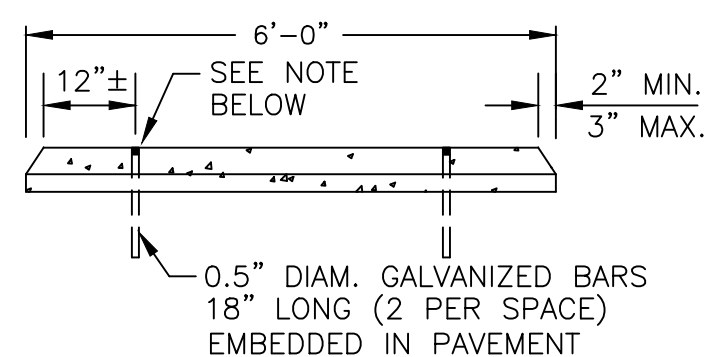
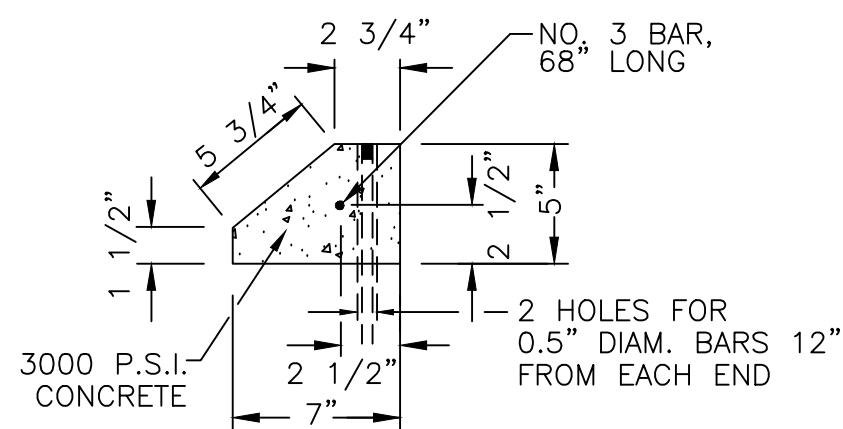
1. THE WEARING SURFACE TO BE YELLOW.
2. TRUNCATED DOMES SHALL BE PREMANUFACTURED INSERTS MADE FROM VITRIFIED POLYMER AND ALUMINUM OXIDE COMPOSITE MATERIAL AS MANUFACTURED BY ARMOR-TILE OR APPROVED EQUAL.
3. WEARING SURFACE TO BE 24 INCH WIDE AT CURB RAMPS AND 36 INCHES WIDE WHEN PARALLEL TO ROADWAYS OR OTHER TRAVEL WAYS.



R6-1(R)

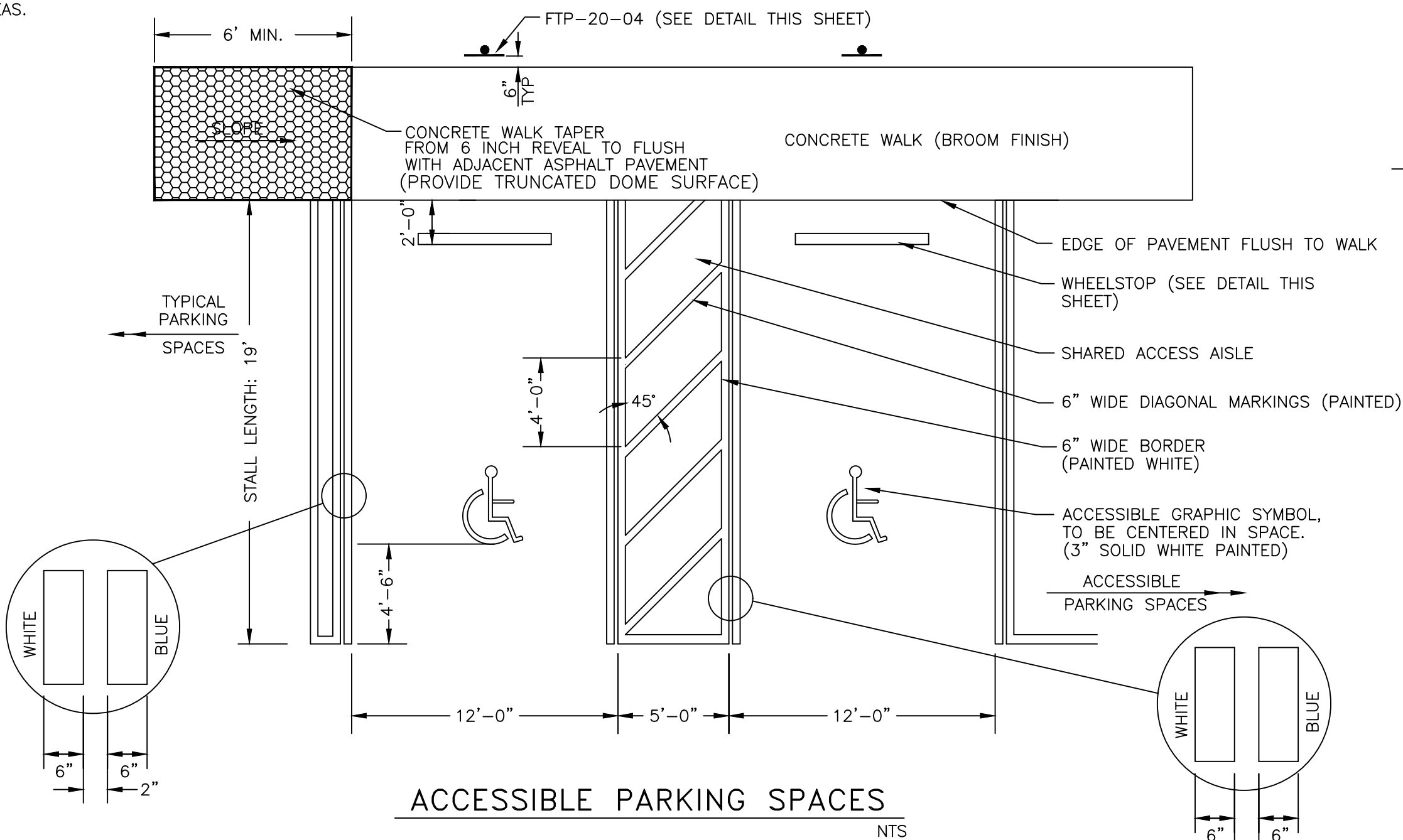
TYPICAL ONE WAY SIGN
N.T.S.

ONE WAY: R6-1 MUTCD 36"x12" (HIGH INTENSITY)
BLACK LETTERS & BACKGROUND WITH WHITE ARROW

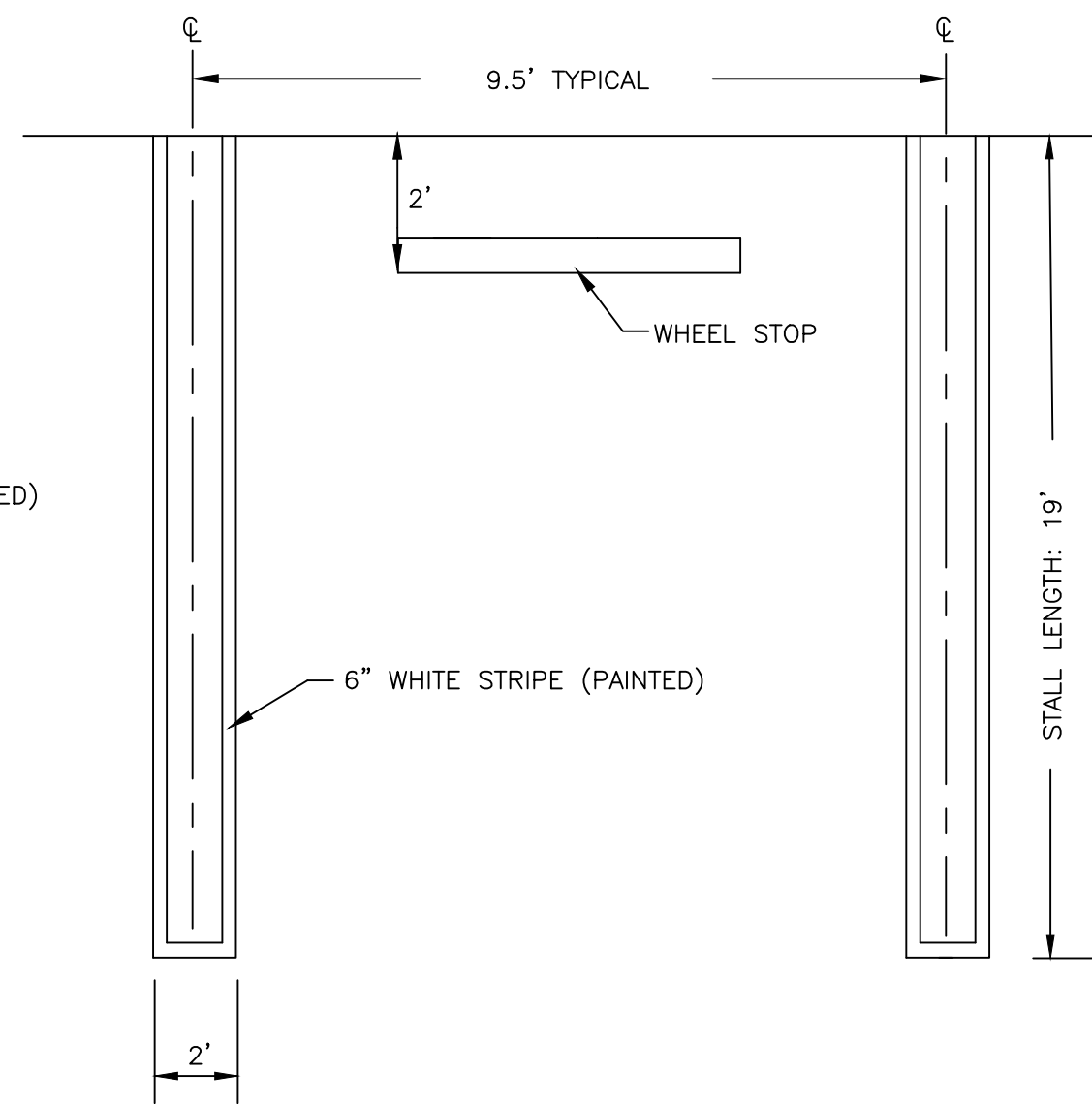


WHEEL STOP DETAIL
N.T.S.

NOTE: BARS TO BE DRIVEN 3/4 INCHES BELOW TOP OF WHEEL STOP AND GROUT FILLED FLUSH WITH TOP OF WHEEL STOP.

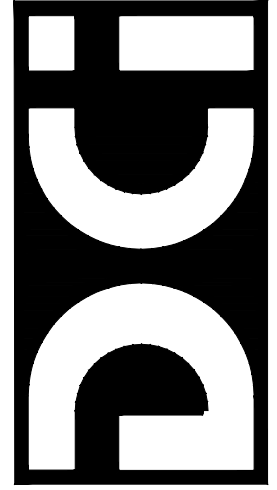


ACCESSIBLE PARKING SPACES
N.T.S.



TYPICAL PARKING SPACE STRIPE
N.T.S.

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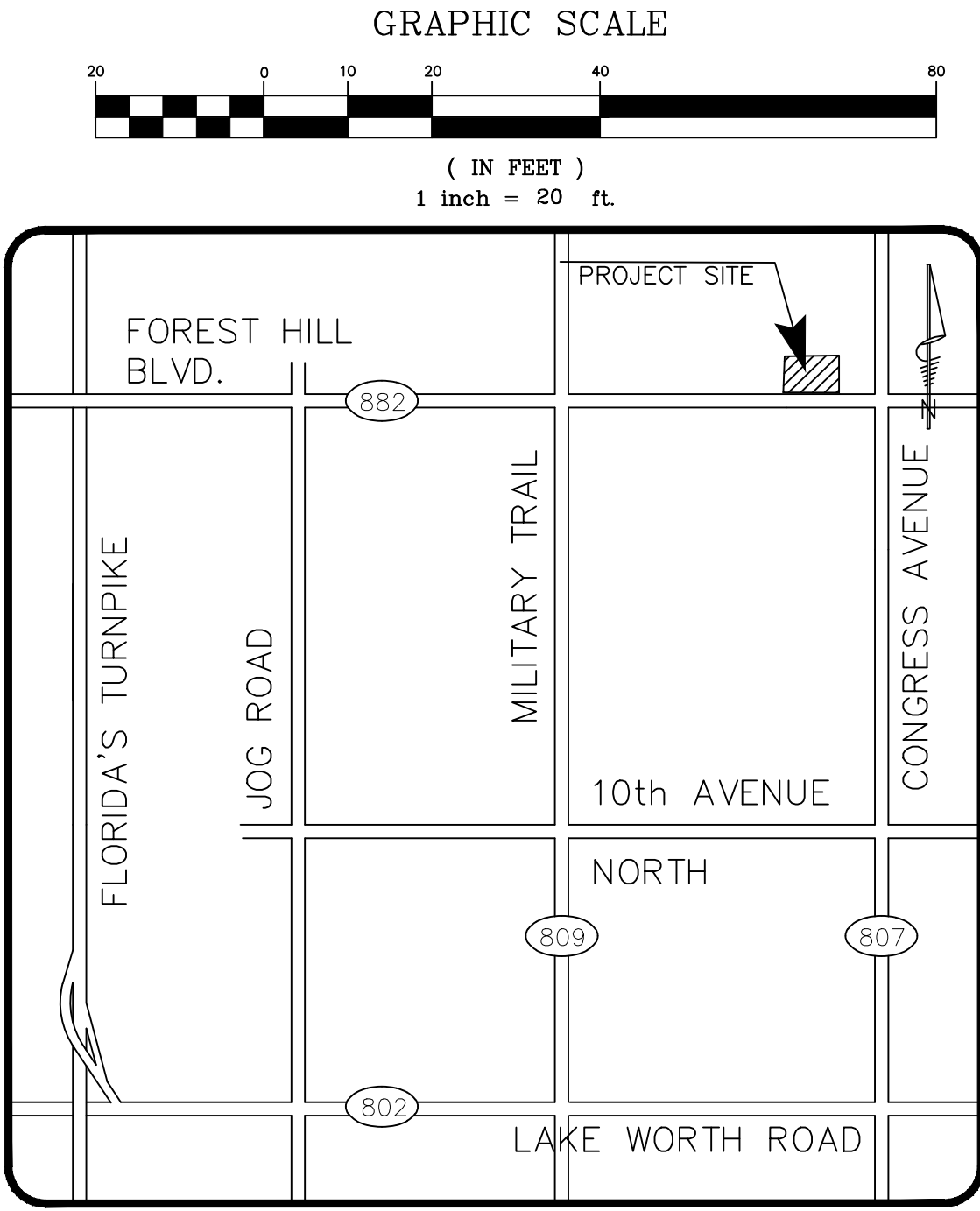
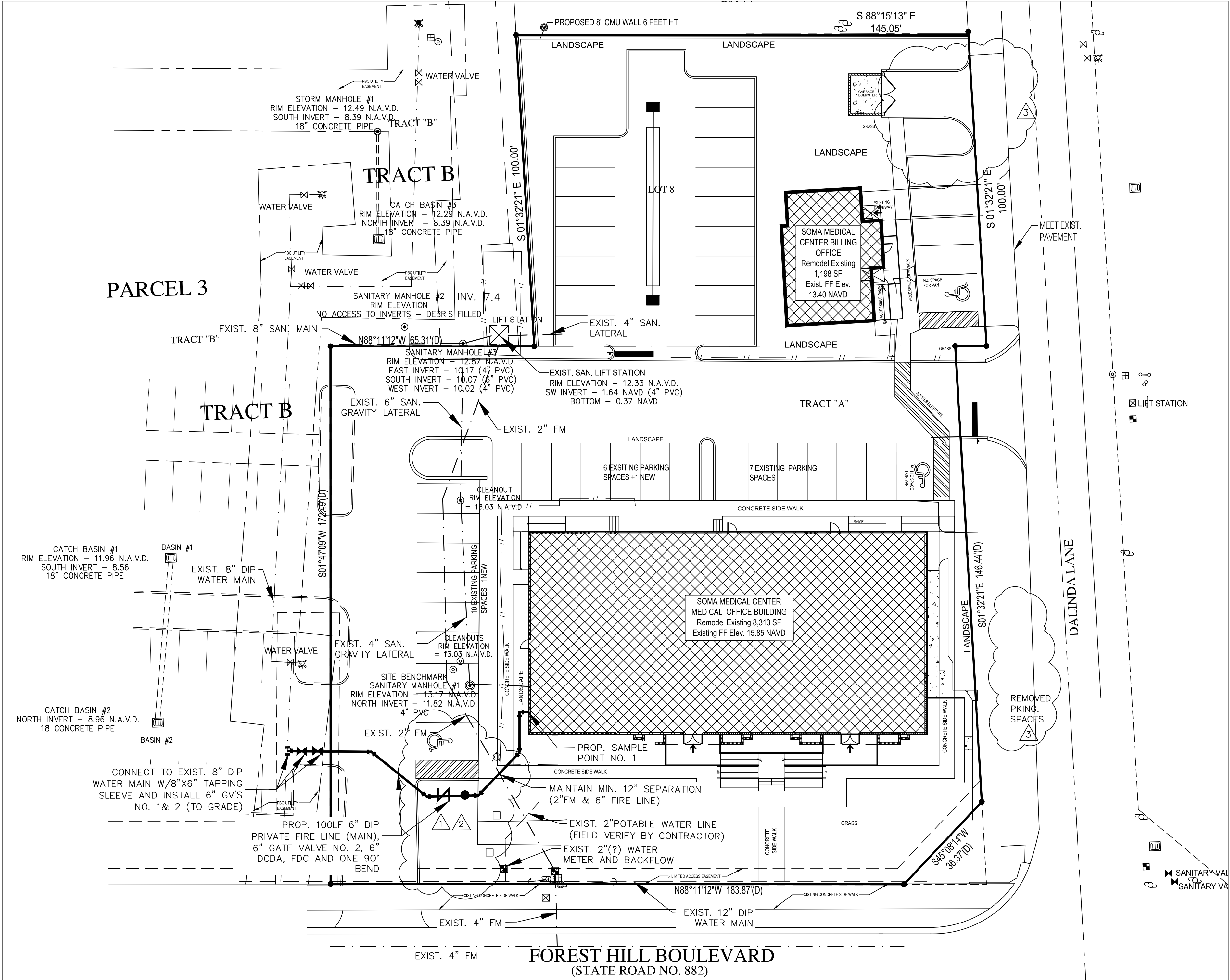
SIGNING & PAVEMENT MARKING DETAILS AND NOTES

Revisions:

Designed By: EDF
Drafted By: EAD
Checked By: EDF
Date: DEC. 27, 2019

Project No:
DC119007

Sheet No: C4
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LOCATION MAP
NTS

SEC. 07, TWP. 44S, RGE. 43E

WATER & SEWER LEGEND

EXISTING	PROPOSED
NTSSEWER LINE	S 8" SEWER
WATER LINE	12" W.M.
FIRE LINE	6" W.M.
CLEAN OUT	S
SEWER M.H.	
WATER METER	
WATER VALVE	
SAMPLE POINT	N/A
REDUCER	N/A
FIRE HYDRANT	
DBL. DETECTOR	
CHECK VALVE	N/A
SANITARY STRUCTURE	SMH 1 RIM 00.00 INV. 00.00
DRAIN. SYSTEM	

WATER AND SANITARY SEWER GENERAL NOTES:

- THE CONTRACTOR IS ADVISED THAT THE ELEVATIONS AND PIPE LENGTHS PRESENTED HEREIN ARE APPROXIMATE.
- WATER MAINS TO BE DIP UNLESS NOTED OTHERWISE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND ASSIMILATE THE DATA PRESENTED HEREIN WITH OTHER COMPONENTS SO AS TO ASSURE A COMPLETE AND FULLY OPERATIONAL SYSTEM.
- THE CONTRACTOR SHALL COMPLY WITH PALM BEACH COUNTY HEALTH DEPARTMENT STANDARDS REGARDING CLEARANCES, SEPARATION, ETC. TO WATER LINES AS OUTLINED IN THE CONTRACT DOCUMENTS.
- IN THE EVENT OF POTENTIAL CONFLICTS WITH OTHER CONSTRUCTION COMPONENTS, THE CONTRACTOR SHALL ADVISE THE ENGINEER IN WRITING AND PROVIDE RECOMMENDATIONS OF RESOLUTIONS FOR EVALUATION BY THE ENGINEER.
- THE CONTRACTOR SHALL COORDINATE THE ELEVATIONS OF MANHOLE RIMS WITH OTHER PLANS FOR THE PROJECT. REFER TO THE "PAVING, GRADING & DRAINAGE PLANS" FOR ADDITIONAL SITE DATA.
- WATER/FIRE MAINS SHALL BE TESTED TO 150 PSI/200 PSI.
- WORK ASSOCIATED WITH FIRE MAINS AND FIRE SYSTEMS SHALL BE CONSTRUCTED BY CERTIFIED FIRE PROTECTION CONTRACTORS FOR BELOW GROUND CONSTRUCTION.
- LANDSCAPE TREES SHALL NOT BE PLANTED WITHIN A PBCUE AND/OR WITHIN 10 FEET OF ANY WATER MAIN, SEWER MAIN, METERS, AND FIRE HYDRANTS.
- ALL SANITARY SEWER SYSTEM FACILITIES (I.E., LATERALS, GRAVITY MAINS, MANHOLES, ETC.) LOCATED WITHIN THE PROJECT LIMITS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL VALVE BOXES AND METER BOXES ARE PROHIBITED WITHIN SIDEWALKS AND/OR PEDESTRIAN WALKWAYS.
- ALL FENCE POSTS AND COVERED WALKWAY POSTS ARE REQUIRED TO BE A MINIMUM OF 5 FEET FROM WATERMAINS. EACH POST LOCATED WITHIN THE A PROPOSED PBCUE MUST BE SHOWN ON THE FINAL AS BUILT DRAWING WITH COORDINATES.

RECORD DRAWING NOTES:

- RECORD DRAWINGS SHALL BE PREPARED IN THE STATE PLANE COORDINATE SYSTEM.
- ALL UTILITY FEATURES SHALL BE SHOWN IN THEIR AS-BUILT LOCATIONS.
- STATE PLANE COORDINATES SHALL BE DISPLAYED ON RECORD DRAWINGS FOR ALL FEATURES SPECIFIED IN PBCWUD STANDARDS.
- STATE PLANE COORDINATES SHALL BE SHOWN ON PROPERTY CORNERS AS REQUIRED BY THE UTILITY.

HYDRANT & HYDRANT SECURITY NOTES:

- FIRE HYDRANTS SHALL BE EQUIPPED WITH A SET OF AFC "CAPTIVATER" SECURITY CAPS. THE CAPS SHALL BE CHAINED TO THE HYDRANT BODY AND INSTALLED PRIOR TO ISSUANCE OF "CONSTRUCTION WATER RELEASE" CERTIFICATION. A SCHEDULED INSPECTION BY PBCWUD TO VERIFY THE INSTALLATION AND OPERATION OF THE CAPS.
- PLEASE NOTE THAT THE SECURITY CAPS CAN ONLY BE REMOVED USING SPECIAL WRENCHES. THE CONTRACTOR SHALL CONTACT THE PBCWUD INSPECTOR FOR ASSIATNCE IF ACCESS TO THE HYDRANT IS REQUIRED FOR FLUSHING OR TESTING PURPOSES.

GENERAL WATER NOTES:

- ALL WATER MAIN DUCTILE IRON PIPE AND PIPE FITTING SHALL BE PAINTED WITH A 4" WIDE CONTINUOUS BLUE LINE THAT RUN PARALLEL TO THE AXIS OF THE PIPE AND IS LOCATED ALONG THE TOP OF THE PIPE.
- ALL THE WATER MAINS SHALL BE MARKED WITH ONE CONTINUOUS STRIP OF 6" WIDE MAGNETIC BLUE COATED TAPE IMPRINTED WITH TWO (2) INCH HIGH LETTERING READING "CAUTION - POTABLE WATER LINE BURIED BELOW" AND LOCATED APPROXIMATELY TWELVE (12) INCHES ABOVE THE CROWN OF THE PIPE. THE WORDING SHALL OCCUR EVERY THREE (3) FEET.
- ALL WATER SERVICE FITTINGS ARE REQUIRED TO BE LEAD FREE.
- ALL EXISTING UTILITY OWNED FACILITIES (I.E. VALVES) TO BE OPERATED BY UTILITY PERSONNEL ONLY.

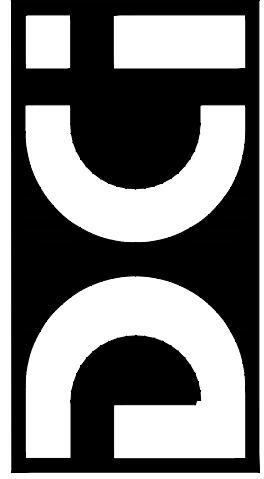
GENERAL LANDSCAPE NOTE:

SOD ONLY WITH NO SHRUBS AND/OR TREES TO BE INSTALLED WITHIN 5' OF A WATER METER AND 7.5' OF A FIRE HYDRANT. TREES CANNOT BE INSTALLED WITHIN 10' OF A WATER OR SEWER MAIN WITHOUT PRIOR UTILITY APPROVAL AND THE INSTALLATION OF A ROOT BARRIER.

STANDARD WATER, RECLAIMED WATER,
SEWER AND STORM SEPARATION STATEMENT

- STORM SEWER, GRAVITY WASTEWATER, FORCE MAIN AND RECLAIMED WATER MAIN CROSSING UNDER POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE (12) INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE STORM/WASTEWATER/FORCE MAIN/RECLAIMED WATER PIPE JOINTS AND POTABLE WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN TEN (10) FEET BETWEEN ANY TWO JOINTS, BOTH PIPES SHALL BE D.I.P., AND THE MINIMUM VERTICAL SEPARATION SHALL BE SIX (6) INCHES. WHERE THERE IS NO ALTERNATIVE TO STORM/WASTEWATER/FORCE MAIN/RECLAIMED WATER PIPE JOINTS CROSSING OVER A POTABLE WATER MAIN, THE CRITERIA FOR MINIMUM TWELVE (12) INCH VERTICAL SEPARATION BETWEEN LINES AND JOINT ARRANGEMENT, AS STATED ABOVE, SHALL BE REQUIRED, AND BOTH PIPES SHALL BE D.I.P. IRRESPECTIVE OF SEPARATION EXCEPT THAT D.I.P. IS NOT REQUIRED FOR STORM SEWERS.
- FORCE MAIN CROSSING RECLAIMED WATER MAIN OR STORM SEWER SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE (12) INCHES BETWEEN THE OUTSIDE OF FORCE MAIN AND THE OUTSIDE OF THE RECLAIMED WATER MAIN OR STORM SEWER AND THE RECLAIMED WATER MAIN SHALL CROSS OVER FORCE MAIN.
- AT THE UTILITY CROSSING DESCRIBED IN ITEMS 1 AND 2 ABOVE, ONE FULL LENGTH OF DUCTILE IRON WATER MAIN PIPE SHALL BE CENTERED SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE JOINTS. WHERE THIS IS NOT POSSIBLE, JOINTS SHALL BE AT LEAST THREE (3) FEET FROM STORM SEWERS AND RECLAIMED WATER MAINS AND SIX (6) FEET FROM GRAVITY SEWER MAINS AND FORCE MAINS.
- SEWER SERVICE LATERALS SHALL CROSS UNDER WATER MAINS WITH A MINIMUM VERTICAL SEPARATION OF TWELVE (12) INCHES. IF 12" VERTICAL SEPARATION CANNOT BE MAINTAINED, THEN THE WATER MAIN SHALL BE D.I.P. AND THE SEWER SERVICE LATERAL SHALL BE C-900 SDR 18 OR BETTER AND THE MINIMUM SEPARATION SHALL BE SIX (6) INCHES. WHEN IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER THE SEWER SERVICE LATERAL A MINIMUM VERTICAL SEPARATION OF AT LEAST TWELVE (12) INCHES MUST BE MAINTAINED, THE WATER MAIN SHALL BE D.I.P. AND THE SEWER LATERAL SHALL BE C-900 SDR 18 OR BETTER.

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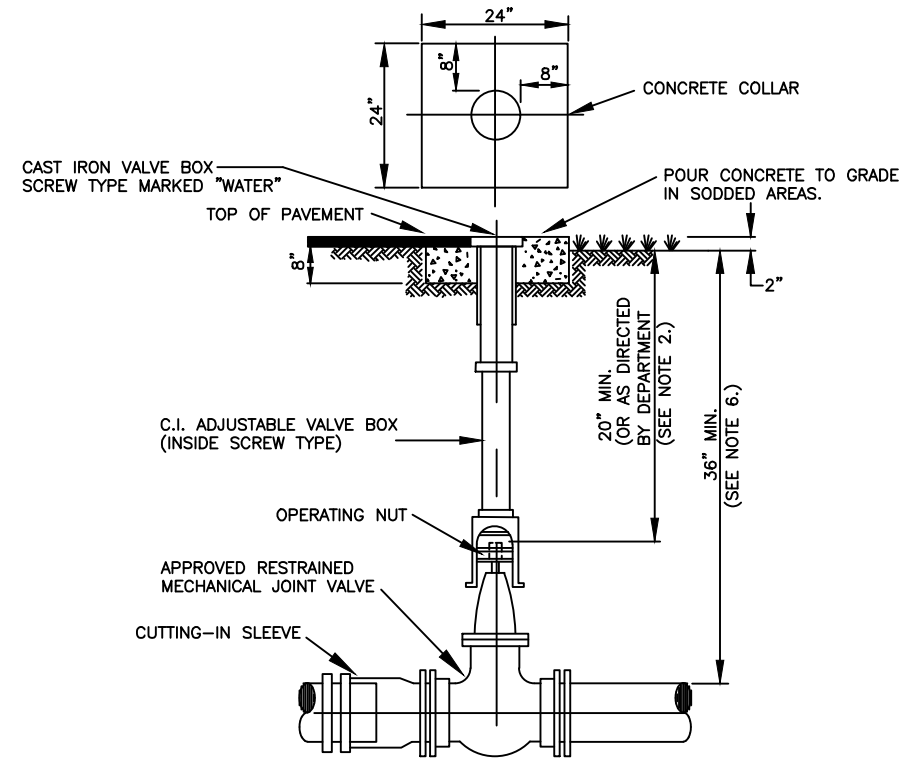
WATER AND SANITARY SEWER PLAN

Revisions:
03/27/2020
VOPS/FDOT CMNTS.
04/01/2020
DCVA RELOCATION
05/28/2020
VOPS CMNTS.

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Drafted By: EAD
Checked By: EDF
Date: DEC. 27, 2019

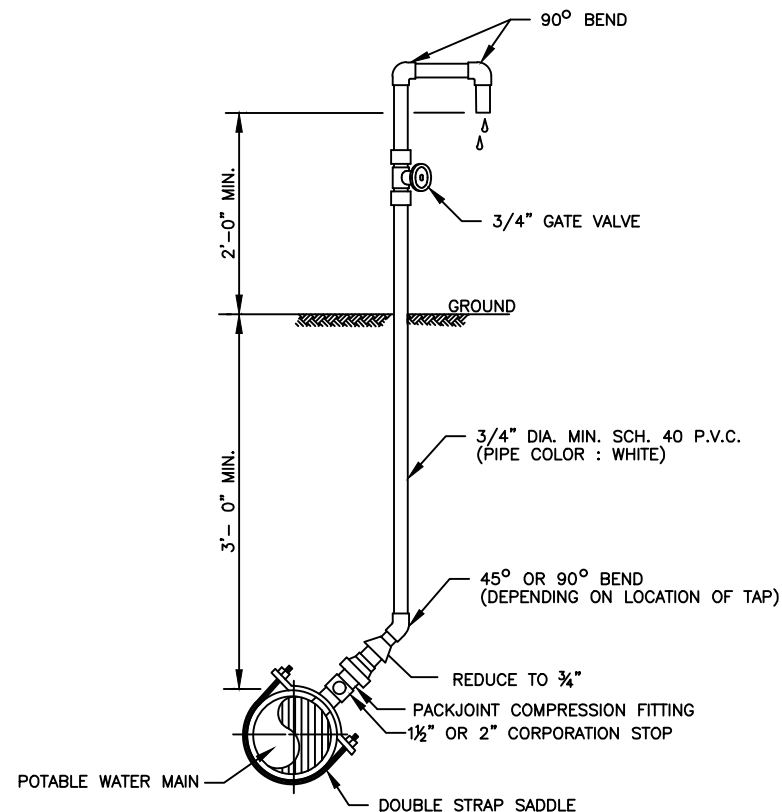
Project No:
DCI19007

Sheet No: C5
Of: 6



- NOTES:**
1. CONCRETE COLLAR IS NOT REQUIRED IN PAVED AREAS IF PAVEMENT SURFACE IS FINISHED PRIOR TO CONDITIONAL FINAL INSPECTION.
 2. WHEN OPERATING NUT IS DEEPER THAN 3/4" A ONE PIECE EXTENSION WILL BE REQUIRED TO BRING OPERATING NUT 20"-30" BELOW FINISHED GRADE. EXTENSION BOLTS & NUTS ARE TO BE STAINLESS STEEL. A HIGH STRENGTH STEEL CENTERING PLATE, WELDED TO THE EXTENSION, IS ALSO REQUIRED.
 3. VALVE BODIES SHALL HAVE COVERS MARKED "WATER".
 4. VALVE BOX EXTENSION TO BE D.I.P. OR C-900 PVC SDR 18 (BLUE).
 5. A CUT-IN INSTALLATION SHALL REQUIRE MEDALLIONS OR EQUAL THROUGHOUT ASSEMBLY.
 6. IN ORDER TO MAINTAIN ADEQUATE COVER OVER VALVE NUT, THE FOLLOWING MINIMUM COVERS OVER PIPE ARE REQUIRED:
- | GATE VALVE SIZE | MIN. COVER OVER PIPE |
|-----------------|----------------------|
| 16" | 48" |
| 20" | 54" |
| 24" | 60" |
| 30" | 72" |
| 36" | 84" |
7. VALVES IN ROADWAYS SHALL BE LOCATED OUTSIDE OF WHEEL PATHS WHENEVER POSSIBLE.

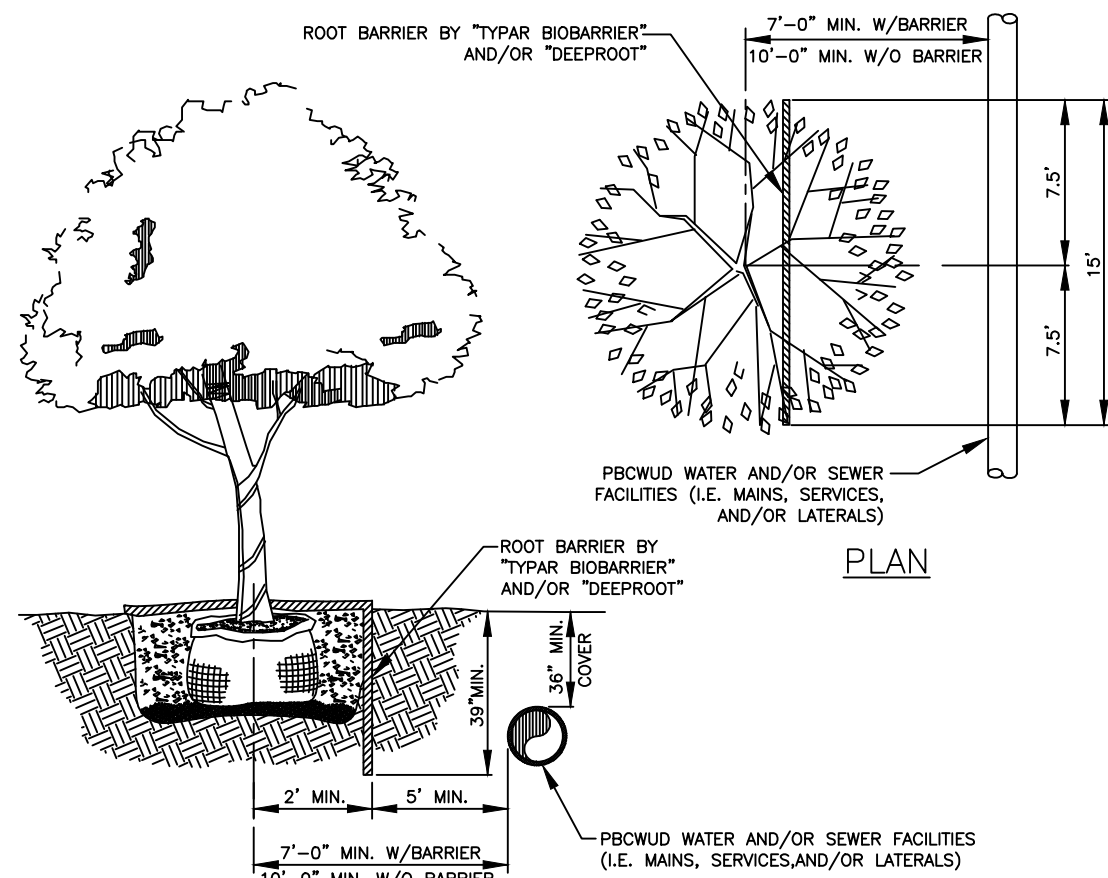
POTABLE WATER MAIN TYPICAL GATE VALVE SETTING AND MAIN CUT-IN DETAIL



PIPE	THRUST BLOCK AREA REQ'D	REMARKS	NOTE: FOR OTHER FITTINGS USE THE FOLLOWING
4"	2.0 SQ. FT.	VALUES ARE FOR 90° BEND, BASED ON 2000 P.S.F. SAFE BEARING LOAD AND PIPE PRESSURE OF 150 P.S.I.	TEE 100%
6"	4.0 SQ. FT.		45° BEND 71%
8"	6.6 SQ. FT.		22 1/2° BEND 39%
10"	10.0 SQ. FT.		11 1/4° BEND 20%
12"	14.0 SQ. FT.		DEAD END 100%
14"	18.6 SQ. FT.		

- NOTES:**
1. CONCRETE THRUST BLOCKS OR THRUST COLLARS MAY BE UTILIZED ONLY IF NECESSARY FOR CONNECTIONS TO AN EXISTING PIPING SYSTEM. OTHERWISE, MECHANICAL RESTRAINTS SHALL BE USED. KEEP 1" BOLTS CLEAR OF CONCRETE, WRAPPED IN VISQUEEN FOR FUTURE ACCESS, WITH A MINIMUM OF 1" THICKNESS BETWEEN THE FITTING AND SOIL.
 2. BEFORE POURING CONCRETE, PLUGS SHALL BE WRAPPED WITH VISQUEEN AND A BOARD PLACED IN FRONT.
 3. CONCRETE SHALL BE 2500 P.S.I. MINIMUM.
 4. THE ENGINEER OF RECORD SHALL SUBMIT A THRUST BLOCK SIZE CALCULATION FOR TEE CONNECTIONS INTO UNRESTRAINED EXISTING MAINS LARGER THAN 14".
 5. THE ENGINEER OF RECORD SHALL SUBMIT A PIPE RESTRAINT DESIGN FOR INLINE EXTENSIONS OF AN EXISTING UNRESTRAINED MAIN IF MECHANICAL JOINT RESTRAINT CAN NOT BE INSTALLED ON THE EXISTING MAIN.

TYPICAL THRUST BLOCKS FOR PRESSURE PIPE



- NOTES:**
1. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREON.
 2. TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROUGH INTO A PBOUE WITHOUT PRIOR DEPARTMENT APPROVAL.
 3. ONLY SOD CAN BE INSTALLED WITHIN 7.5' MINIMUM OF A FLUSHING HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND THE DEPARTMENT.
 4. SOD ONLY SHALL BE INSTALLED WITHIN 5.0' MINIMUM OF ANY DEPARTMENT RECLAIMED WATER METER.

LANDSCAPE AND ROOT BARRIER DETAIL

DEFINITIONS

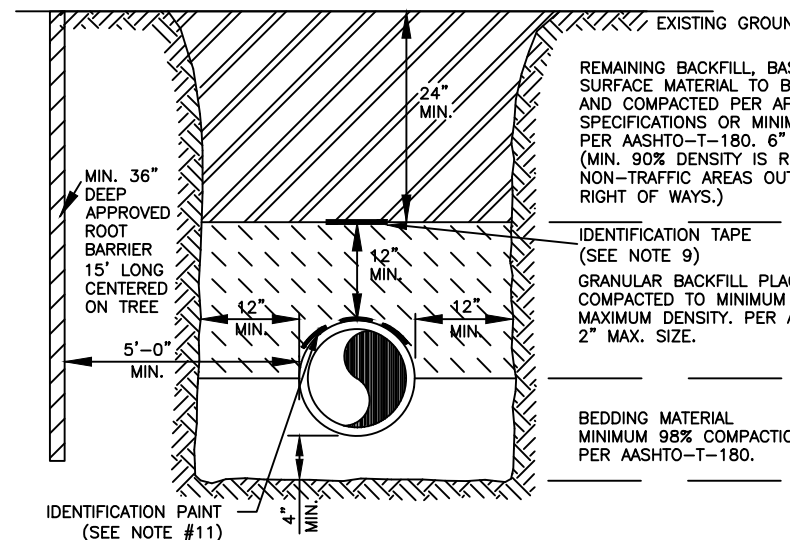
1. DEPARTMENT – PALM BEACH COUNTY WATER UTILITIES.
2. CONTRACTOR – UTILITY CONTRACTOR AND ALL UTILITY SUBCONTRACTORS.
3. ENGINEER – ENGINEER RESPONSIBLE FOR INSPECTION AND CERTIFICATION.

PROCEDURE

1. A PRE-CONSTRUCTION MEETING IS TO BE HELD PRIOR TO DELIVERY OF MATERIALS AND INITIATION OF ANY POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER CONSTRUCTION. THE MEETING SHALL BE ATTENDED BY THE DEPARTMENT, CONTRACTOR, ENGINEER AND OTHER INTERESTED PARTIES.
2. ANY REVISIONS TO THE APPROVED PLANS SHALL BE CALLED TO THE ATTENTION OF THE DEPARTMENT PRIOR TO THE PRE-CONSTRUCTION MEETING. REVISED PLANS MUST BE APPROVED PRIOR TO THE MEETING.
3. THREE (3) COPIES OF THE CURRENT APPROVED MATERIAL LIST AND ALL NECESSARY SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO SCHEDULING OF THE PRE-CONSTRUCTION MEETING.
4. ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION (DOT, HEALTH DEPARTMENT, COUNTY ENGINEER, ETC.).
5. THE CONTRACTOR SHALL MAINTAIN A CURRENT APPROVED SET OF CONSTRUCTION PLANS ON JOB SITE.
6. ALL MATERIALS SUPPLIED SHALL CONFORM TO PRODUCT LIST AND SHOP DRAWINGS AS APPROVED PRIOR TO CONSTRUCTION. SUBSTITUTE MATERIALS SHALL NOT BE APPROVED AFTER DELIVERY TO THE JOB SITE. ALL REQUESTS FOR MATERIAL SUBSTITUTION SHALL BE APPROVED PRIOR TO DELIVERY OF THESE MATERIALS TO THE JOB SITE.
7. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE APPROVED PLANS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. APPROVAL OF DEVELOPMENT PLANS BY THE DEPARTMENT IN NO WAY IMPLIES VERIFICATION OF THE ACCURACY OF THOSE PLANS OR FEATURES DEPICTED THEREON. ANY DISCREPANCY IN OR VARIATION FROM THE APPROVED PLANS IS TO BE BROUGHT TO THE ATTENTION OF THE DEPARTMENT BY THE ENGINEER AND CONTRACTOR.
8. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES FROM DAMAGE OR DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATIONS FROM ALL OTHER UTILITY FACILITIES.
10. THE CONTRACTOR OR ENGINEER SHALL SCHEDULE INSPECTIONS AND TESTS A MINIMUM OF 24-48 HOURS IN ADVANCE.
11. NO CONNECTION TO OR ANY OTHER CONSTRUCTION SHALL BE PERFORMED ON AN EXISTING DEPARTMENT OWNED OR MAINTAINED MAIN OR STRUCTURE WITHOUT THE PRESENCE OF A DEPARTMENT INSPECTOR.
12. FACILITIES PROPOSED HEREIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND THE DEPARTMENT'S MINIMUM STANDARDS. CONFLICTS BETWEEN THE APPROVED PLANS AND THE DEPARTMENT'S MINIMUM STANDARDS SHALL BE CALLED TO THE ATTENTION OF THE DEPARTMENT FOR RESOLUTION. DEVIATIONS FROM THE APPROVED PLANS MUST BE APPROVED IN ADVANCE BY THE DEPARTMENT.
13. UPON COMPLETION OF CONSTRUCTION, A FINAL INSPECTION SHALL VERIFY PROPER ADHERENCE TO ALL FACETS OF THE PLANS AND SPECIFICATIONS.

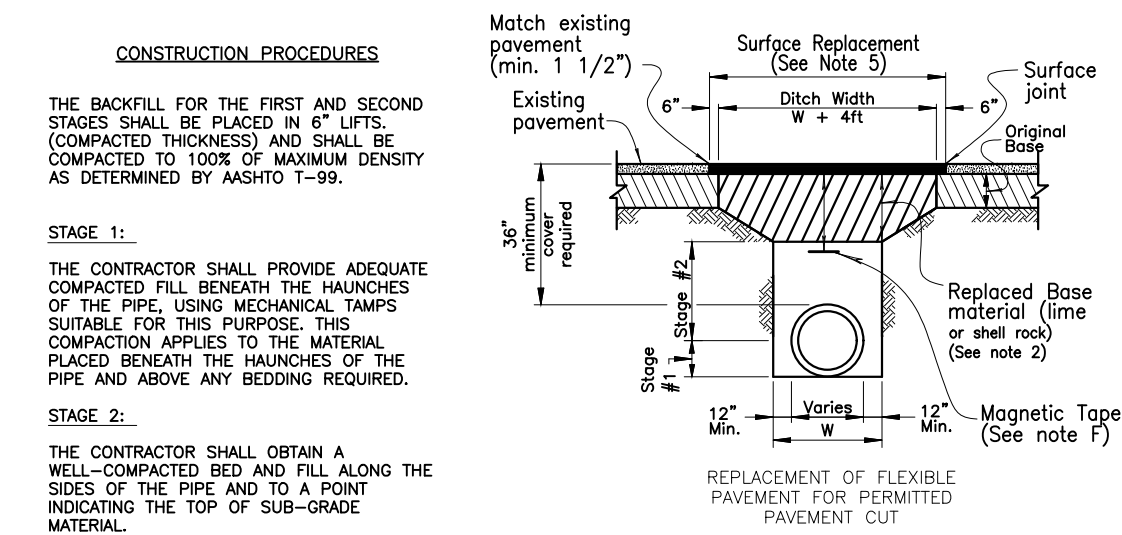
PRESSURE PIPE NOTES

1. THERE SHALL BE 36" MINIMUM COVER FROM FINISHED GRADE TO TOP OF PIPE.
2. DUCTILE IRON PIPE (DIP) THICKNESS SHALL CONFORM TO THE DEPARTMENT'S APPROVED MATERIAL LIST. POTABLE WATER AND RECLAIMED WATER MAINS DIP SHALL BE CEMENT LINED. FORCE MAIN DIP SHALL BE CERAMIC EPOXY LINING.
3. PVC PRESSURE PIPE SHALL BE C-900, SDR-18, 150 PSI.
4. ALL FITTINGS SHALL BE DUCTILE IRON WITH MECHANICAL JOINTS AND CEMENT OR CERAMIC EPOXY LINING.
5. POTABLE WATER, RECLAIMED WATER AND WASTEWATER FORCE MAIN VALVES 10 INCHES AND SMALLER SHALL BE RESILIENT SEAT GATE VALVES. TWELVE-INCH (12") FORCE MAIN VALVES SHALL BE RESILIENT SEAT GATE VALVES. LARGER FORCE MAIN VALVES SHALL BE ECCENTRIC PLUG VALVES. POTABLE WATER AND RECLAIMED WATER MAIN VALVES LARGER THAN 10 INCHES SHALL BE BUTTERFLY VALVES.
6. ALL TRENCHING, PIPE-LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTION MUST COMPLY WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND HEALTH DEPARTMENT STANDARDS AND REGULATIONS.



- NOTES:**
1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
 2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
 3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
 4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK AND DEBRIS.
 5. DENSITY TESTS ARE REQUIRED IN 1 FOOT LIFTS ABOVE THE PIPE AT INTERVALS OF 400' MAXIMUM. MINIMUM 1 SET OF TESTS FOR EACH WASTEWATER GRAVITY MAIN RUN, OR AS DIRECTED BY THE INSPECTOR.
 6. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL TRENCH SAFETY LAWS AND REGULATIONS.
 7. SEE SEPARATE DETAILS FOR "PIPE INSTALLATION UNDER EXISTING PAVEMENT - OPEN CUT."
 8. THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT/CONTRACT DOCUMENTS.
 9. APPROVED MAGNETIC TAPE IS REQUIRED FOR: ALL POTABLE WATER MAINS, FORCE MAINS AND RECLAIMED WATER MAINS. THE TAPE SHALL BE INSTALLED MAX. 24" BELOW FINISHED GRADE.
 10. ROOT BARRIER IS REQUIRED FOR APPROVED TREE INSTALLATION CLOSER THAN 10 FEET FROM UTILITY FACILITIES.
 11. CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCPV WATER MAINS (BLUE), DIP SEWER MAINS (GREEN), AND DIP RECLAIMED WATER MAINS (PURPLE).
 12. PERMANENT ABOVE GROUND UTILITY MARKER SHALL BE INSTALLED IF REQUIRED BY PROPERTY OWNER GRANTING THE PIPE INSTALLATION PERMIT.
 13. FOR PIPE INSTALLATIONS IN ROAD RIGHTS-OF-WAY, ROAD OWNER'S PERMIT SPECIFICATIONS SHALL APPLY.

TYPICAL TRENCH DETAIL/ ROOT BARRIER INSTALLATION DETAIL



- CONSTRUCTION PROCEDURES**
- THE BACKFILL FOR THE FIRST AND SECOND STAGES SHALL BE PLACED IN 6" LIFTS, COMPACTED THICKNESS) AND SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- STAGE 1:**
- THE CONTRACTOR SHALL PROVIDE ADEQUATE COMPACTED FILL BENEATH THE HAUNCHES OF THE PIPE, USING MECHANICAL TAMPERS. SUITABLE FOR THIS PURPOSE, THIS COMPACTOR APPLIES TO THE MATERIAL PLACED BENEATH THE HAUNCHES OF THE PIPE AND ABOVE ANY BEDDING REQUIRED.
- STAGE 2:**
- THE CONTRACTOR SHALL OBTAIN A WELL-COMPACTED BED AND FILL ALONG THE SIDES OF THE PIPE AND TO A POINT INDICATING THE TOP OF SUB-GRADE MATERIAL.

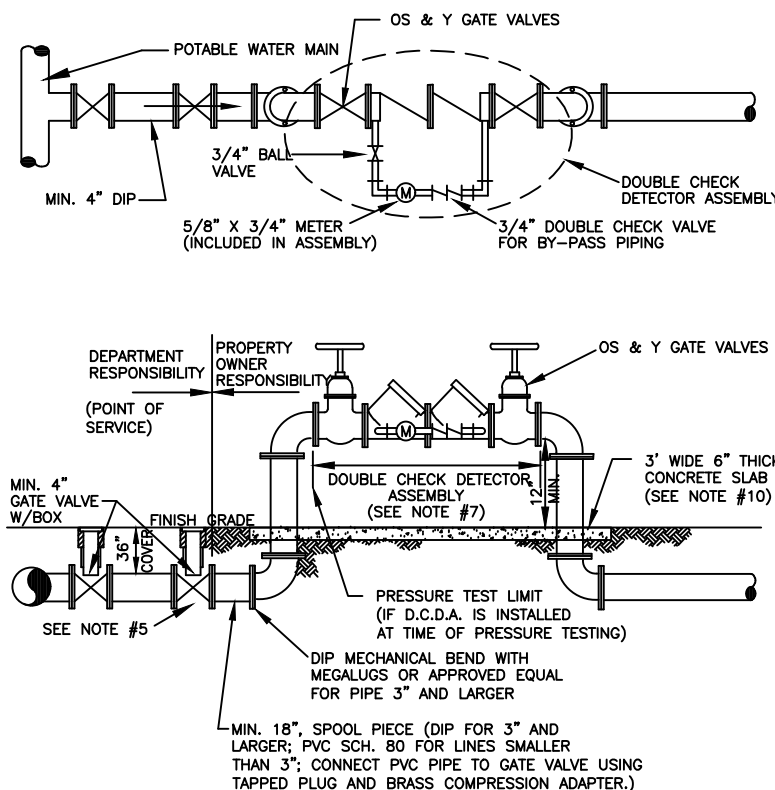
CONSTRUCTION NOTES

1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING WITH EQUAL OR GREATER STRUCTURAL ADEQUACY AS EXISTING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
2. REPLACED BASE MATERIAL (PER LAND DEVELOPMENT DESIGN STANDARDS) OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE OR 12" MINIMUM, WHICHEVER IS GREATER.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED AND BUTT-JOINED.
4. BASE MATERIAL SHALL BE PLACED IN TWO OR THREE LAYERS (6" MAX. PER LAYER) AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO THE SPECIFIED DENSITY.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE OR 1 1/2" SI ASPHALTIC CONCRETE WITH RC-70 PRIME COAT AT 0.10 GAL/SQ. YD.
6. PIPE SHALL BE PLACED IN A DRY TRENCH.

GENERAL NOTES

- A) ALL ROADWAY REPAIR WORK SHALL BE PERFORMED IN CONFORMANCE WITH APPLICABLE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND COUNTY PPM EL-0-3606.
- B) DENSITY TESTS SHALL BE TAKEN IN 1 FT LIFTS ABOVE THE PIPE AT INTERVALS OF 400' FT MAXIMUM (1 SET MINIMUM) OR AS DIRECTED BY THE CONSTRUCTION COORDINATION DIVISION. RESULTS SHALL BE SUBMITTED TO CONSTRUCTION COORDINATION DIVISION AS PART OF THEIR FIELD REVIEW.
- C) ENGINEER-OF-RECORD SHALL PROVIDE FULL-TIME INSPECTION DURING THE ENTIRETY OF THE OPEN-CUT OPERATION, BEGINNING WITH THE EXCAVATION AND CONTINUING THROUGH THE COMPLETION OF THE PAVING.
- D) IF THE PAVEMENT IS NOT COMPLETELY RESTORED IMMEDIATELY FOLLOWING THE OPEN CUT, A SMOOTH TEMPORARY PATCH (MINIMUM 12" ASPHALT) SHALL BE INSTALLED, PROPERLY WATCHING THE EXISTING GRADING OF THE ROADWAY. THE TEMPORARY PATCH SHALL BE ALLOWED TO REMAIN IN PLACE AND BE MAINTAINED FOR A PERIOD NO LONGER THAN 45 DAYS. THE COUNTY PREPARES THE RIGHT TO USE POSTED SURETY TO COMPLETE ANY RESTORATION WORK THAT HAS NOT BEEN COMPLETED IN THE 45 DAYS PERIOD. ALTERNATIVE TEMPORARY TRENCH PROTECTION (STEEL PLATES OR OTHERS) MAY BE APPROVED BY THE CONSTRUCTION COORDINATION DIVISION.
- E) FOR THE FINAL RESTORATION, THE ROAD SHALL BE FILLED AND RESURFACED WITH 1-1 1/2" (ONE AND A HALF INCH) OF SIL OR SI ASPHALT SURFACE COURSE FOR A FULL LANE WIDTH ENCROUGHED BY THE TRENCH.
- F) APPROVED MAGNETIC TAPE IS REQUIRED FOR ALL MAIN PRESSURE PIPES AND CONDUIT IN THE COUNTY'S RIGHT-OF-WAY. INSTALL TAPE 24" BELOW FINISHED GRADE.
- G) CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCPV WATER MAINS (BLUE), DIP SANITARY MAINS (GREEN), DIP RECLAIMED WATER MAINS (PURPLE), GAS MAINS (YELLOW), OR AS REQUIRED BY THE APWA.

OPEN CUT PIPE INSTALLATION NON-THOROUGHFARE ROAD



NOTES:

1. ALL PIPE AND FITTINGS UP TO THE D.C.D.A. SHALL BE DUCTILE IRON CEMENT LINED.
2. THE INITIAL TEST OF THE BACKFLOW PREVENTION ASSEMBLY SHALL BE PERFORMED BY THE DEPARTMENT PRIOR TO SERVICE ACTIVATION.
3. THE DOUBLE CHECK DETECTOR ASSEMBLY SHALL BE APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA (U.S.C.) OR THE A.S.S.E. (WITH ONE YEAR FIELD TESTING).
4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER OPERATION, MAINTENANCE AND SUBSEQUENT TESTING OF THE DOUBLE CHECK DETECTOR ASSEMBLY BY A CERTIFIED BACKFLOW TECHNICIAN.
5. WHEN FIRE LINE LENGTH IS OVER ONE PIPE LENGTH, LINE SHALL BE TERMINATED WITH A GATE VALVE (POINT OF SERVICE). NO PIPE JOINTS / CONNECTIONS ARE PERMITTED BETWEEN POINT OF SERVICE AND VERTICAL 90° BEND.
6. THE DESIGN SHALL MINIMIZE ANY POTENTIAL FOR WATER MAIN WITH NO FLOW, A FIRE HYDRANT LOCATED NEAR THE DOUBLE CHECK DETECTOR ASSEMBLY MAY BE REQUIRED FOR LONG, DEAD ENDING DESIGNATED FIRE LINES.
7. AN APPROVED REDUCED PRESSURE PRINCIPLE DETECTOR ASSEMBLY SHALL BE REQUIRED FOR ALL FIRE SYSTEMS WITH STORAGE TANKS AND/OR AUXILIARY WATER SUPPLY.
8. TAMPER SWITCHES MAY BE REQUIRED BY THE FIRE MARSHAL.
9. PIPE MATERIAL ON THE CUSTOMER SIDE OF POINT OF SERVICE SHALL COMPLY WITH FIRE MARSHAL REQUIREMENTS.
10. 3" WIDE 6" THICK CONCRETE SLAB IS RECOMMENDED FOR ASSEMBLY SMALLER THAN 4".

DOUBLE CHECK DETECTOR ASSEMBLY

POTABLE WATER MAIN PRESSURE TEST CRITERIA

AVG. TEST PRESSURE (PSI)	PIPE DIAMETER (INCHES)															
	2	3	4	6	8	10	12	14	16	18	20	24	30	36	42	48
150	0.10	0.14	0.18	0.27	0.37	0.46	0.55	0.64	0.73	0.83	0.92	1.10	1.38	1.65	1.93	2.20
200	0.10	0.15	0.21	0.31	0.42	0.53	0.63	0.74	0.84	0.95	1.06	1.27	1.59	1.91	2.22	2.54

$$\text{FORMULA BASIS: } L = \frac{(S) \times (D) \times (P)^{1/2}}{143000} \times 1/2$$

$$L = \text{MAXIMUM QUANTITY OF WATER TO BE ADDED (GALLONS PER HOUR)}$$

$$S = \text{LENGTH OF PIPE TESTED (FEET)}$$

$$D = \text{DIAMETER OF PIPE (INCHES)}$$

$$P = \text{TEST PRESSURE (P.S.I.)}$$

NOTES:

1. TO OBTAIN THE MAXIMUM QUANTITY OF WATER FOR PIPE WITH 20 FT. NOMINAL LENGTHS, MULTIPLY THE QUANTITY CALCULATED FROM THE TABLE BY 0.9.
2. THE MAXIMUM QUANTITY OF ADDED WATER FOR A PIPELINE IS CALCULATED BY MULTIPLYING THE QUANTITY PER HOUR AS OBTAINED FROM THE ABOVE TABLE, BY THE DURATION OF THE TEST IN HOURS AND BY THE TOTAL LENGTH OF THE LINE BEING TESTED DIVIDED BY 1,000. IF THE LINE UNDER TEST CONTAINS SECTIONS OF VARIOUS DIAMETERS, THE MAXIMUM QUANTITY ADDED WILL BE THE SUM OF THE COMPUTED QUANTITIES FOR EACH SIZE.
3. MAXIMUM TEST LENGTH = 2,500 FEET PER SECTION.
4. THIS STANDARD SHALL REFLECT ANY REVISION OF A.W.W.A. C-600, HOWEVER, THE MAXIMUM QUANTITY OF WATER ADDED SHALL NOT EXCEED 50% OF THE RECOMMENDED LIMIT PER APPLICABLE AWWA C-600 STANDARD.
5. STANDARD TEST PRESSURE = 150 P.S.I.; 200 P.S.I. FOR MAINS LARGER THAN 24".
6. PRESSURE TEST DURATION TO BE MIN. 2 HOURS.

Seal:

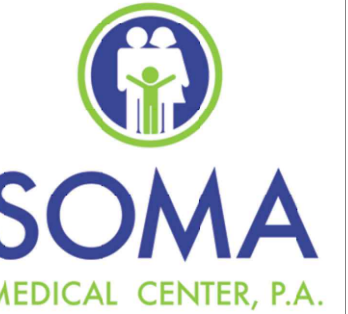
Eugene A. DiFonte
 FL PE No. 41885

Revisions:

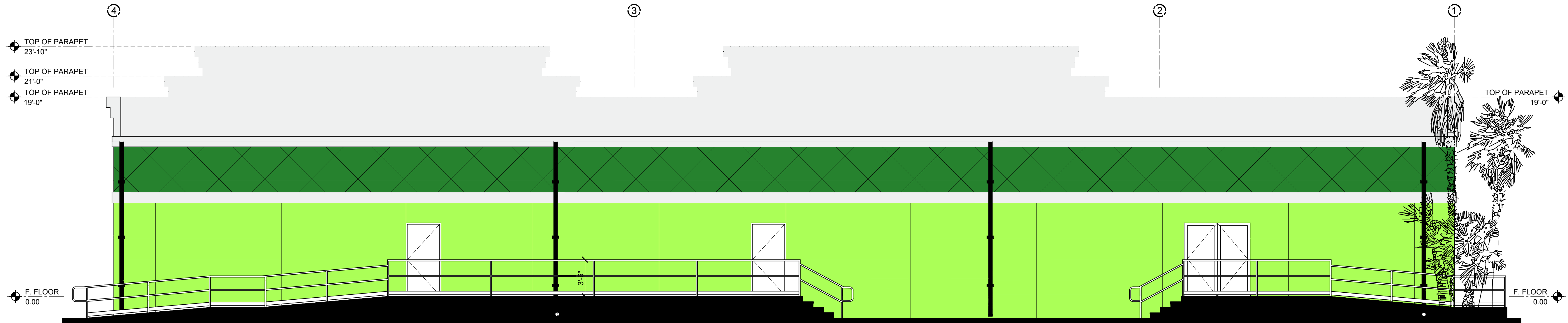
Designed By: EDF
 Drafted By: EAD
 Checked By: EDF
 Date: DEC. 27, 2019

Project No:
 DCI19007

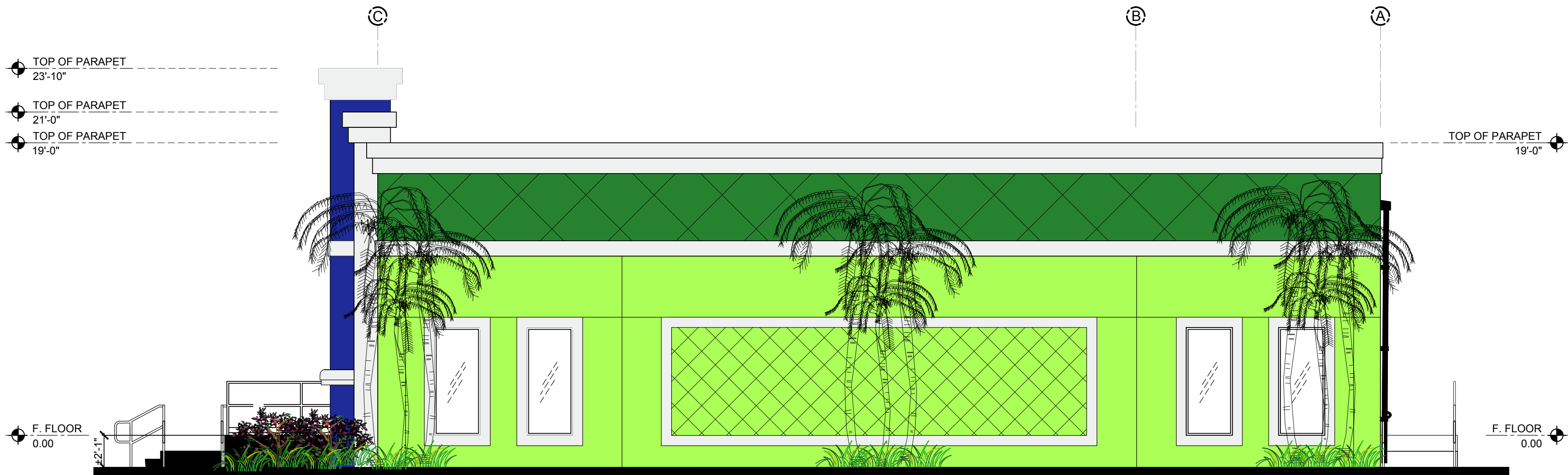
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 Of: 6



SOUTH ELEVATION
SCALE: 1"=3/16"



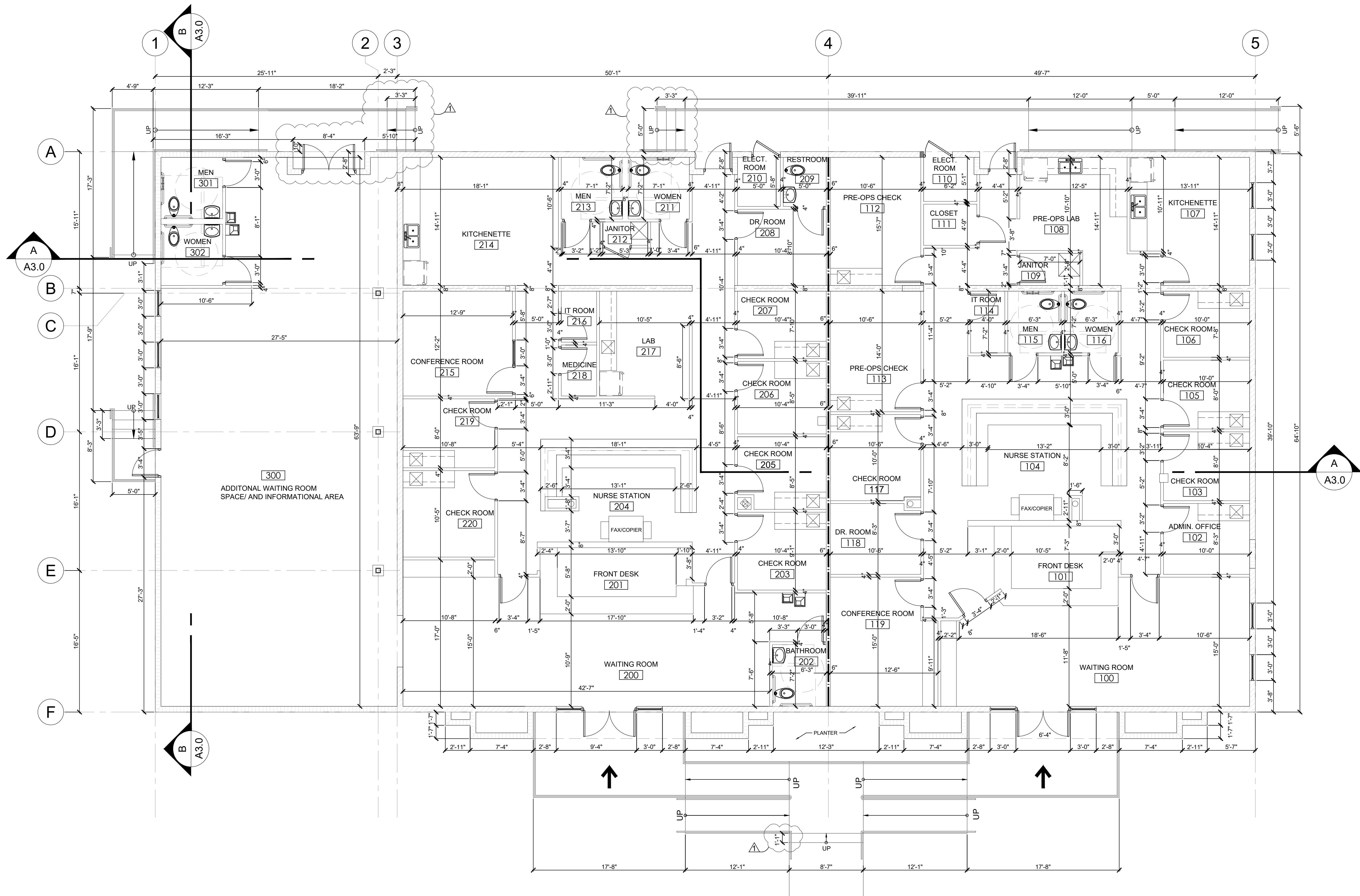
NORTH ELEVATION
SCALE: 1"=3/16"



EAST ELEVATIONS
SCALE: 1"=3/16"



WEST ELEVATIONS
SCALE: 1"=3/16"



1
A-1

FLOOR PLAN
SCALE: 3/16"=1'-0"

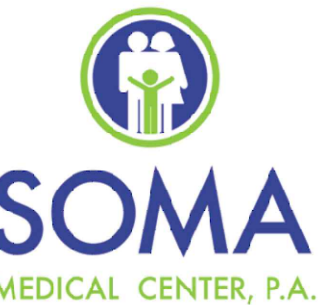
LEGEND

- EXISTING C.M.U. WALL TO REMAIN
- NEW C.M.U. WALL
- 1 HR. FIRE RATED GYPSUM WALL

Revisions:

Building department
12/10/19

SOMA MEDICAL CENTER
3325 FOREST HILL BOULEVARD
VILLAGE OF PALM SPRINGS, FLORIDA 33461



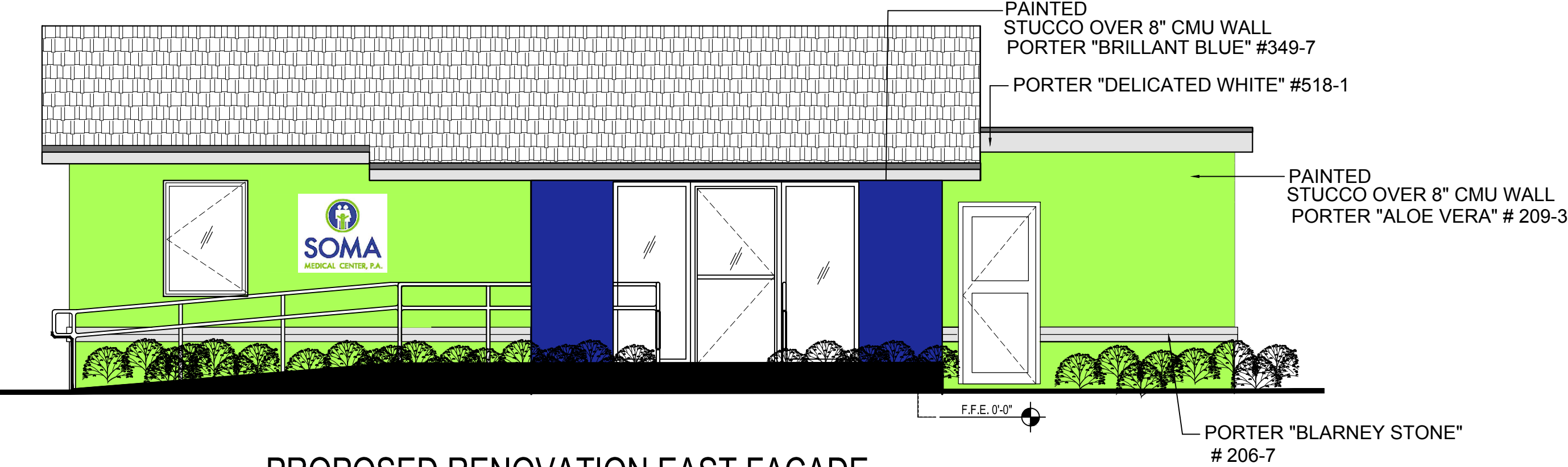
team architecture
incorporated
2328 10th Avenue North, Suite 200
Lake Worth, Florida 33461
(561) 855-2688

RA #8840
FERNANDO R. PRIETO, RA

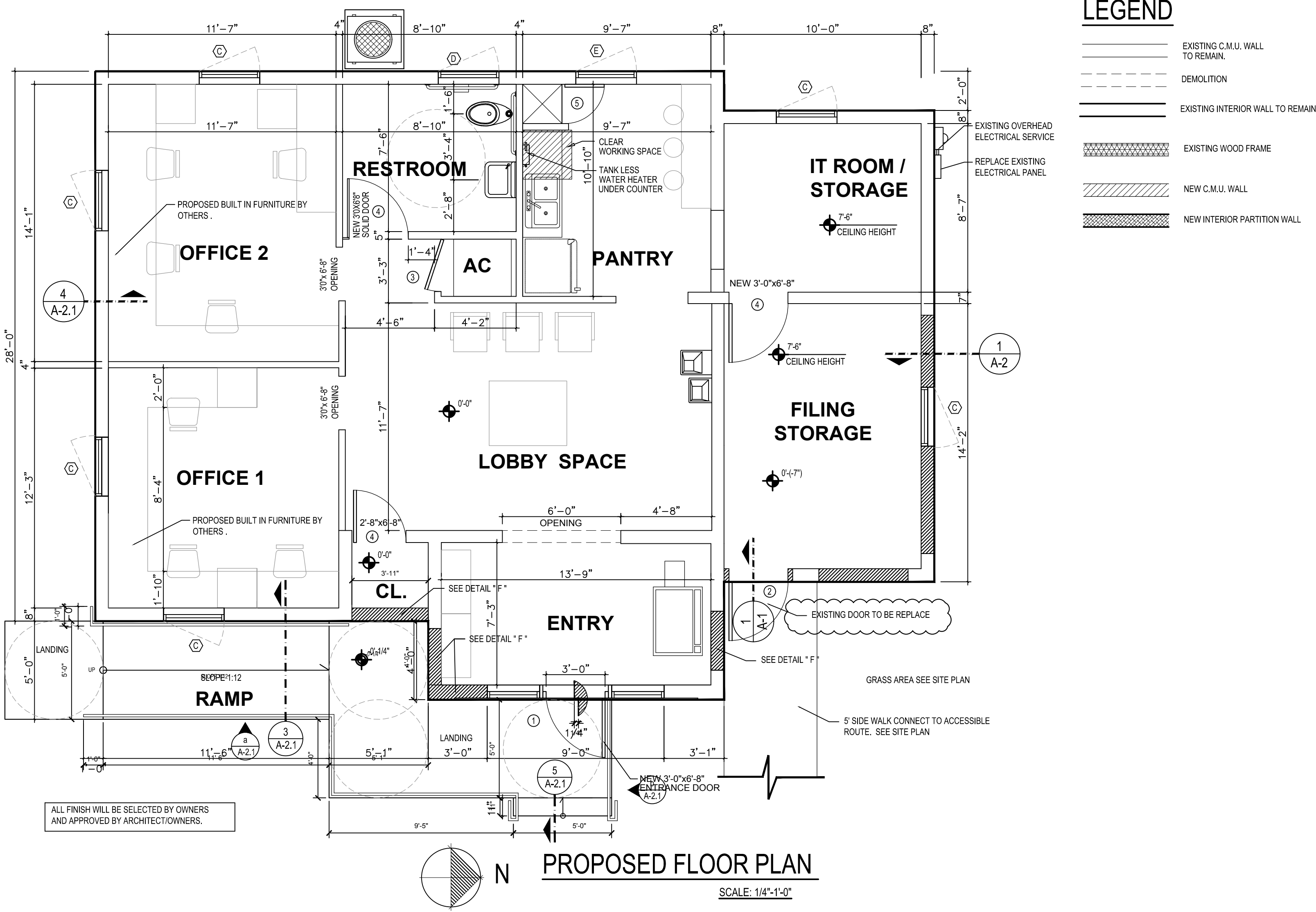
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Design By: AC
Revised By: FRP
Date: OCTOBER, 2019

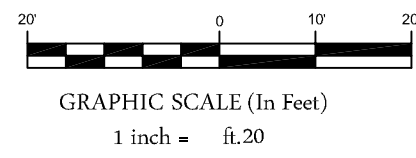
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PROPOSED RENOVATION EAST FACADE
SCALE: 1/4"=1'-0"





ORIGINATION BENCHMARK
PALM BEACH COUNTY BRASS DISK
"GRETSCH"
N.A.V.D. 1988 ELEVATION = 11.83

★ LARKWOOD
PLAT BOOK 23, PAGE 227
★★ CHILDRENS HOME SOCIETY, M.U.P.D.
PLAT BOOK 97, PAGE 49

UTILITIES DATA

SITE BENCHMARK
SANITARY MANHOLE #1
RIM ELEVATION - 13.17 N.A.V.D.
NORTH INVERT - 11.82 N.A.V.D.
4" PVC

SANITARY MANHOLE #2
RIM ELEVATION
NO ACCESS TO INVERTS - DEBRIS FILLED

SANITARY MANHOLE #3
RIM ELEVATION - 12.87 N.A.V.D.
EAST INVERT - 10.17 (4" PVC)
SOUTH INVERT - 10.07 (6" PVC)
WEST INVERT - 10.02 (4" PVC)

CATCH BASIN #1
RIM ELEVATION - 11.96 N.A.V.D.
SOUTH INVERT - 8.56
18" CONCRETE PIPE

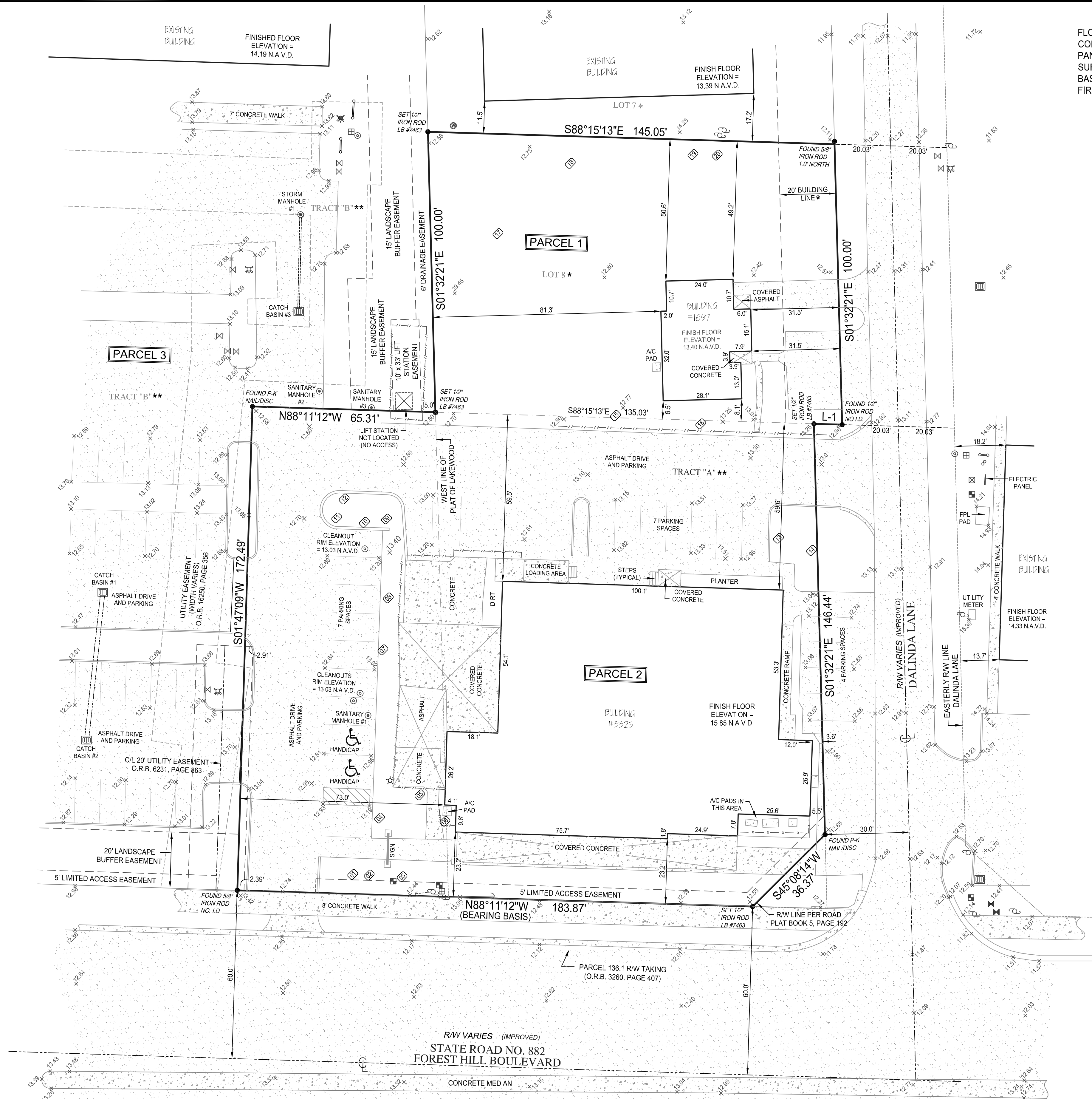
CATCH BASIN #2
NORTH INVERT - 8.96 N.A.V.D.
18" CONCRETE PIPE

CATCH BASIN #3
RIM ELEVATION - 12.29 N.A.V.D.
NORTH INVERT - 8.39 N.A.V.D.
18" CONCRETE PIPE

STORM MANHOLE #1
RIM ELEVATION - 12.49 N.A.V.D.
SOUTH INVERT - 8.39 N.A.V.D.
18" CONCRETE PIPE

TREE LEGEND

#	SIZE & DESCRIPTION	HEIGHT	CANOPY
1	14" CABBAGE PALM	12'	10'
2	14" CABBAGE PALM	12'	10'
3	12" CABBAGE PALM	12'	10'
4	14" CABBAGE PALM	13'	10'
5	12" PALM CLUSTER	10'	13'
6	12" PALM	10'	10'
7	14" CABBAGE PALM	10'	7'
8	14" CABBAGE PALM	10'	7'
9	16" PALM	15'	12'
10	16" PALM	15'	12'
11	16" PALM	15'	12'
12	16" PALM	15'	12'
13	9" OAK	15'	12'
14	14" UNKNOWN	20'	25'
15	24" OAK	20'	28'
16	24" OAK	20'	20'
17	84" BANYAN	30'	30'
18	30" UNKNOWN	25'	35'
19	12" UNKNOWN	11'	20'
20	12" UNKNOWN	11'	10'



FLOOD ZONE: X
COMMUNITY NUMBER: 120223
PANEL: 12099C0589
SUFFIX: F
BASE FLOOD ELEVATION: N.A.V.D. 88
FIRM DATE: 10-05-2017

ORIGINAL FIELD WORK
COMPLETED BY:
TARGET SURVEYING, LLC
DATED: 01-15-2019
SURVEY #353771

LEGAL DESCRIPTION:

PARCEL 1: LOT 8, LARKWOOD, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 227, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2: TRACT "A", CHILDREN'S HOME SOCIETY, M.U.P.D., ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGE 49, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3: TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR CROSS PARKING AS SET FORTH IN THAT DECLARATION OF UNITY OF CONTROL AND CROSS EASEMENT FOR ZONING PETITION PDD-DOA 79-182(B) THE CHILDREN'S HOME SOCIETY OF FLORIDA, A FLORIDA CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 12923, PAGE 1426, RE-RECORDED IN OFFICIAL RECORDS BOOK 13018, PAGE 748, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 13386, PAGE 834, AND EASEMENT SET FORTH IN THAT CERTAIN LIFT STATION AGREEMENT BY AND BETWEEN CUSHMAN FRUIT COMPANY, INC., AND CHILDREN'S BUILDING, INC., RECORDED IN OFFICIAL RECORDS BOOK 11604, PAGE 473, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID DOCUMENT IS ALSO REFERENCED AS EXHIBIT "C" IN THAT DECLARATION OF UNITY OF CONTROL AND CROSS EASEMENT FOR ZONING PETITION PDD-POA 79-182(B), RECORDED IN OFFICIAL RECORDS BOOK 12923, PAGE 1426, AS AMENDED BY ADDENDUM TO LIFT STATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 14197, PAGE 1020, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

UTILITIES LEGEND	
	BACKFLOW PREVENTOR
	CATCH BASIN
	CLEANOUT
	FIRE HYDRANT
	FIRE PLUG
	GUY ANCHOR
	LIFT STATION
	LIGHT POLE
	SANITARY MANHOLE
	SANITARY VALVE
	STORM MANHOLE
	UTILITY POLE
	UTILITY RISER
	WATER METER
	WATER VALVE
	WELL

LINE DATA
L-1
10.02'
S88°15'13"E

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
C/L	CENTERLINE
I.D.	IDENTIFICATION
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
O.R.B.	OFFICIAL RECORD BOOK
P.K.	PARKER KALON NAIL
PSM	PROFESSIONAL SURVEYOR MAPPER
R/W	RIGHT OF WAY
XXX	TOPOGRAPHIC ELEVATION
	TREE DESIGNATOR

NOTES:

- LEGAL DESCRIPTION PROVIDED BY CLIENT
- NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
- NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
- THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY PROPERTY LINE, ASSUMED TO BEAR N88°11'12"W.

BOUNDARY, TOPOGRAPHIC & TREE SURVEY OF

3325 FOREST HILL BOULEVARD
WEST PALM BEACH, FL 33406

PREPARED FOR
JACKIE NUNEZ

Kenneth J. Osborne PSM #6415
THIS SURVEY IS NOT VALID WITHOUT
THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Project
C-17855
Date
08-08-2019
Scale
1" = 20'

Sheet
1 OF 1

COMPASS
SURVEYING
WWW.COMPASSSURVEYING.NET

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576

LB #7463

June 12, 2020**To: Iramis Cabrera, Village of Palm Springs Planner****From: Tara Bamber, PE** **Re: SOMA Medical Center at 3325 Forest Hill Blvd
Site Plan Approval Letter
Engenuity Group Project No. 6001.92**

We have received the following on 6-11-20 through Email regarding the above reference project:

1. Proposed Site Plan, 1 sheet (SP-1), revised 3-27-20, by Team Architecture, Corp.
2. Landscape Plans, 2 sheets (L-1 – L-2), revised 3-27-20, by Team Architecture, Corp.
3. Boundary, Topographic & Tree Survey, 1 sheet, dated 8-8-19, by Compass Surveying.
4. FDOT Driveway Plan, 1 sheet
5. Surface Water Management System Calculations, 11 sheets, signed & sealed 1-9-20, by DiFonte Consulting, Inc.
6. Memorandum, 1 sheet, dated 3-16-20, by DiFonte Consulting, Inc.

We recommend Site Plan approval with the following conditions:

1. The Civil Plans shall match the Site Plan, including but not limited to, the accessibility route between buildings, the handicap parking, and remove all parking on Dalinda Lane.
2. The building areas on the Civil Plans and the SWM Calculations do not match the Site Plan areas. Revise the SWM Calculations per the revised proposed Project Site Areas. Flood plain compensating storage calculations may be required.
3. The driveway on Forest Hill Blvd shall meet FDOT standards.
4. Provide permits from all applicable permitting agencies, including but not limited to, Florida Department of Transportation, PBC Water Utilities, PBC Fire Rescue, etc.
5. Additional comments maybe asked at time of Civil/Utility permit review.

If you should have any questions, please give me a call at 561-655-1151.

Cc: Kim Glas-Castro
Lisa Tropepe, PE
Chad Girard, PE

Greetings Iramis.

The driveway length is improved from the first submittal, it meets the minimum requirement of 25 feet. However, can you please let the applicant know that they should obtain a pre-application letter from the Department prior to final site plan approval?

The first step in the Process is for the applicant to request a pre-app meeting through the Department's online' [District 4 Access Management Pre-Application Request Form](#) and to provide any relevant details and files necessary for the review meeting.

Thank you.

Larry Hymowitz
Planning Specialist – Policy Planning & Growth Management
Planning & Environmental Management - FDOT District Four
3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309-3421
Phone: (954) 777-4663; Fax: (954) 677-7892
larry.hymowitz@dot.state.fl.us

**Teleworking, 8-4:45 Monday through Friday,
can be reached by e-mail or by phone (954-777-4663)**



Iramis,

My previous comments requested that the existing lift station, fire hydrant, meter and existing utilities be included on the site plan so any easements that are required can be identified. This is an older plaza and often the proper easements were not obtained.

The existing utilities have not been identified on the site plan however based on the preliminary civil plans it appears that the lift station that serves this parcel and the adjacent parcel to the NW share a lift station that is located on the adjacent property. Is there an existing agreement with the adjacent property for shared use of the LS? If not we recommend an agreement be drafted by the two parties.

The proposed fire line shown on the preliminary civil plans is not shown on the site plan. This is acceptable since this is a proposed improvement however if the fire line is constructed as shown on the civil plans an easement to PBCWUD will be required and this easement will be located within the landscape buffer.

Is it acceptable to Palm Springs to locate a PBCUE within the landscape buffer based on the understanding that no trees can be located within the PBCUE?

Thank you

Jackie Michels, P.E.
Project Manager
Palm Beach County Water Utilities
8100 Forest Hill Blvd.
West Palm Beach, Florida 33416
Phone (561) 493-6116
JMichels@pbcwater.com

Good morning,

I have a couple of comments on the dumpster enclosure,

- 1) There can't be any container larger than a 4yd due to fact the can must be rolled out to service
- 2) Just to confirm there is one enclosure for both buildings

Chris Schulle

Division Manager

Office # 561-688-8912

Fax # 561-688-8914

Cell # 772-216-4876

From: Iramis Cabrera <icabrera@vpsfl.org>

OK, there will not be any container larger than 4 yards.

YES the enclosure is for both buildings.

Thank you.

Ana Colom

Sounds good to me, I don't see any issues

Chris Schulle

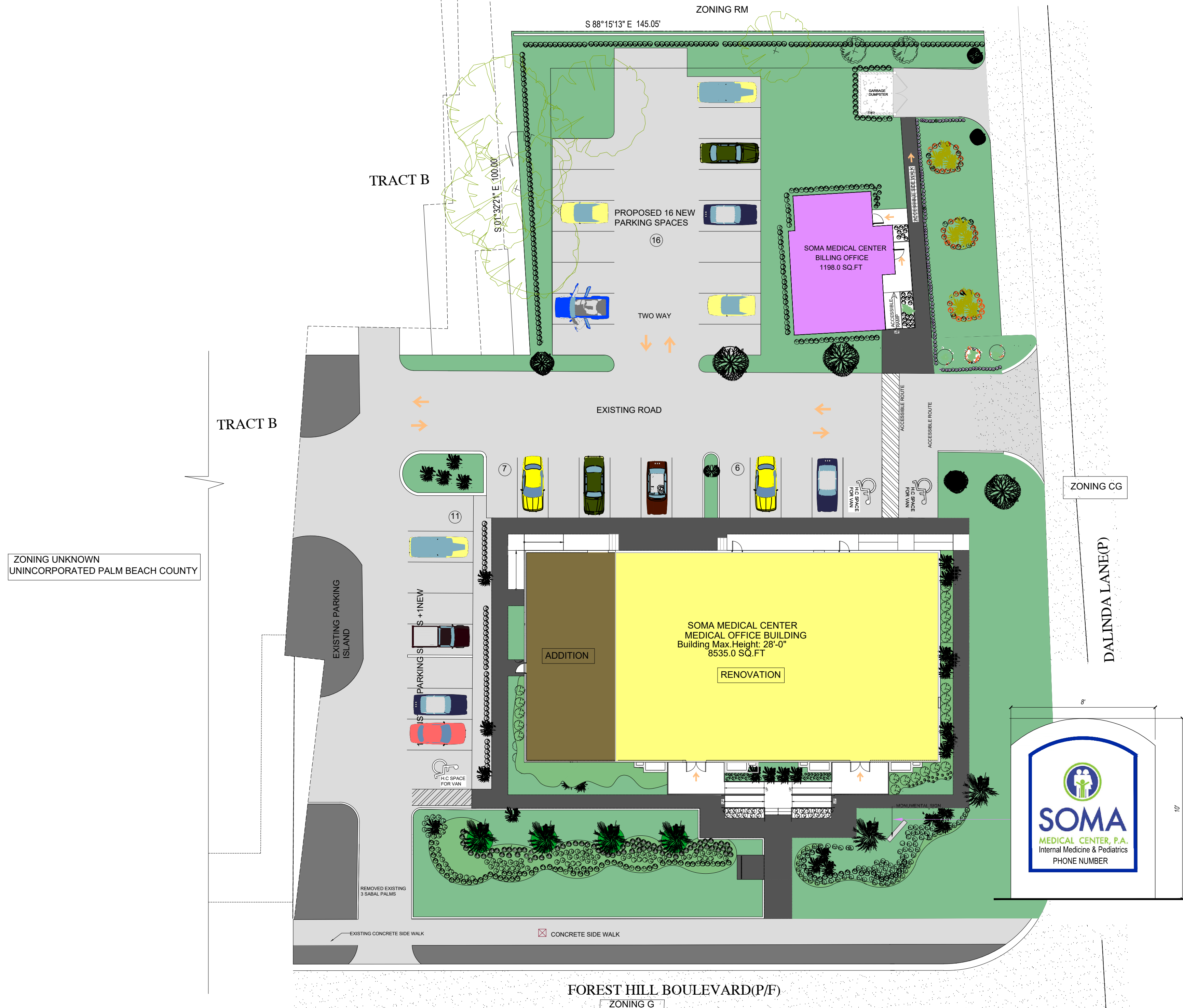
Division Manager

Office # 561-688-8912

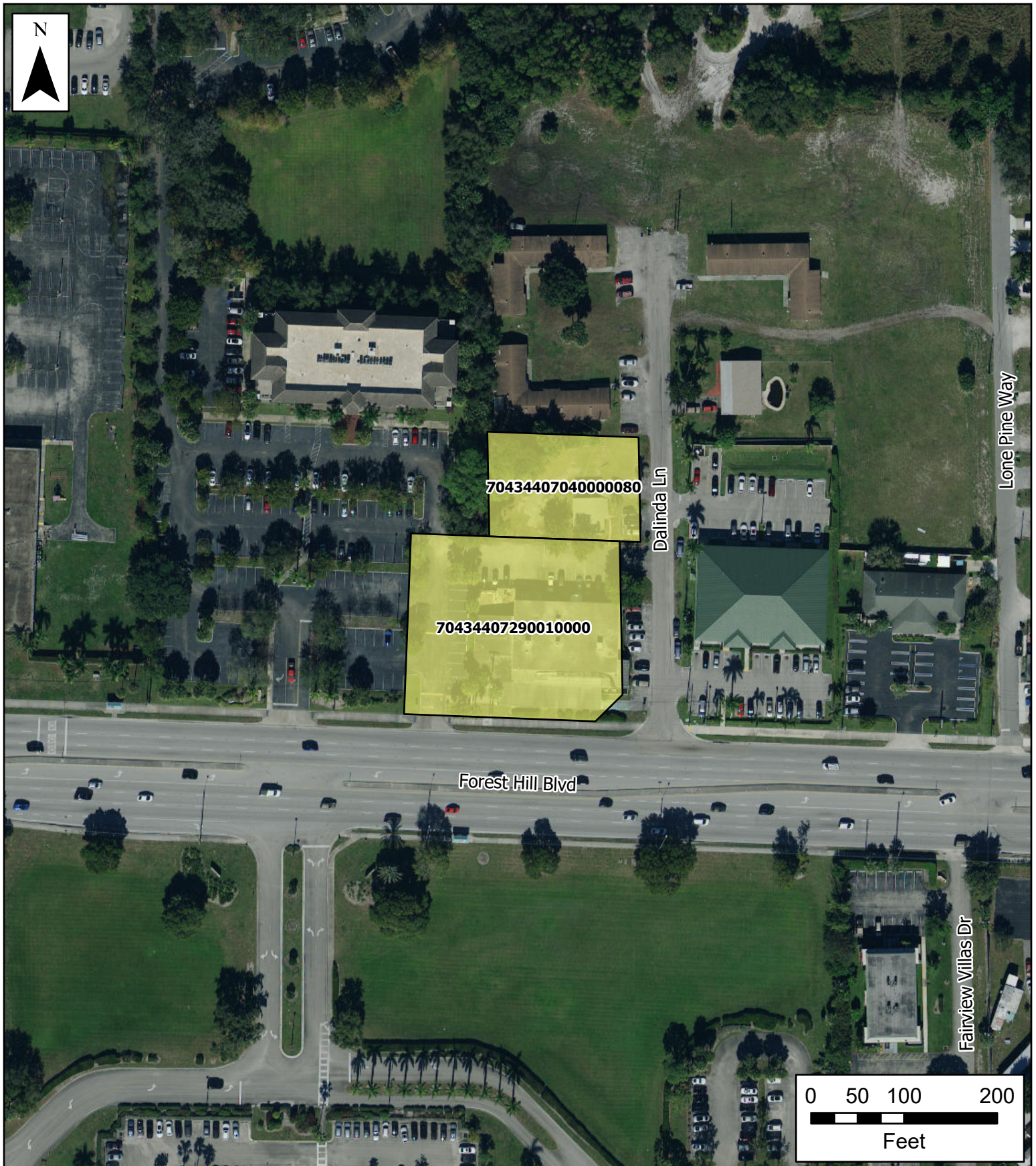
Fax # 561-688-8914

SOMA MEDICAL CENTER

3325 FOREST HILL BOULEVARD VILLAGE OF PALM SPRINGS , FLORIDA 33461



team architecture
i n c o r p o r a t e d
2328 10th Avenue North, Suite 200
Lake Worth, Florida, 33461
(561) 855-2688



Village of Palm Springs

Soma Medical Center

 Soma Medical Center

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

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



70434407040000080

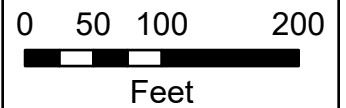
70434407290010000

Dalinda Ln

Lone Pine Way

Forest Hill Blvd

Fairview Villas Dr



Village of Palm Springs

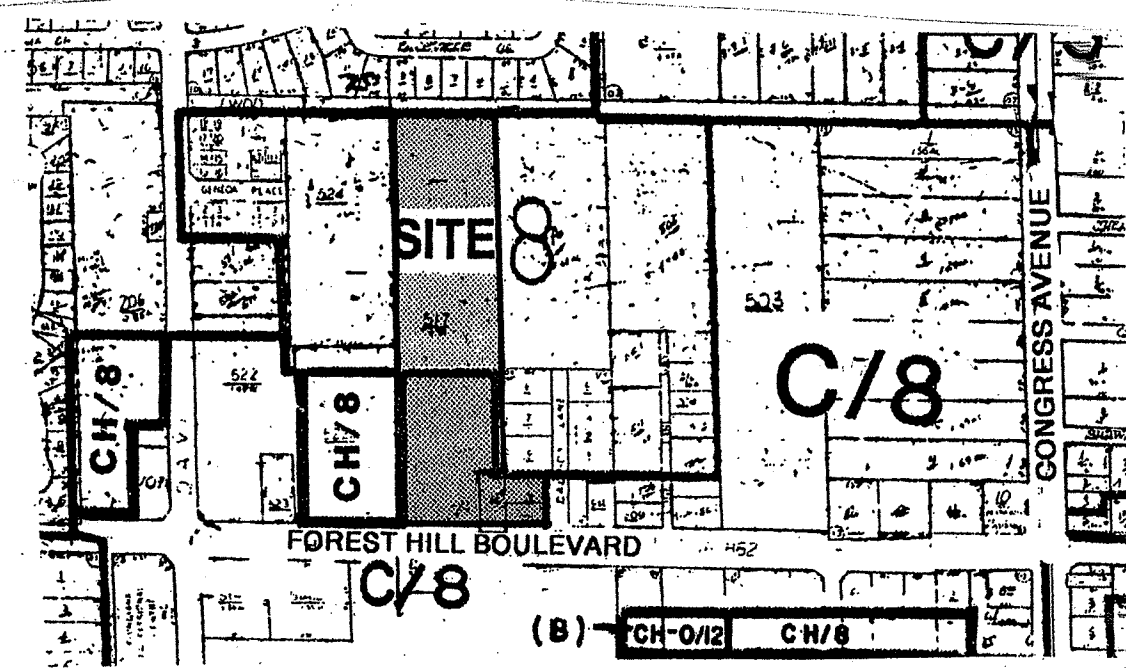
Soma Medical Center

 Soma Medical Center
 Parcels

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Data Source: Parcels provided by Palm Beach County

LOCATION MAP



SITE DATA

PETITION #79-182(B) CONCURRENCY RESERVATION #99-9001045

SECTION 7 TOWNSHIP 44 RANGE 43
PCN# 00 43 44 07 00 000 5170
00 43 44 07 00 000 5190
00 43 44 07 04 000 0090 / 0100 / 0110

EXISTING ZONING MUPD

EXISTING FUTURE LAND USE CH8 & INST/1
4.1 ACRES 5.77 ACRES

MUPD TOTAL ACREAGE 9.70

TOTAL BUILDING SQUARE FOOTAGE 63,319 S.F.

BUILDING	USE	SQUARE FOOTAGE
* STORAGE	STORAGE	981 ONE STORY
* CUSHMAN'S FRUIT OFFICE	RETAIL	9,170 EXISTING ONE STORY
* CLF III	OFFICE	30,000 MAXIMUM 3 RD STORY
	RESIDENTIAL	23,188 MAX. BLDG. HT. - 25' CLF MAX. 62 TYPE III CLF BEDS
TOTAL BUILDINGS		63,319

CLF III / TOTAL RESIDENTS 82

RM ZONING WITH HRB OR INST/1 LAND USE = 14.3 RESIDENTS PER ACRE
5.77 ACRES x 14.3 RESIDENTS PER ACRE = 82.55 RESIDENTS
BUILDING HEIGHT 20' ONE STORY

LOT COVERAGE 11.4%

TOTAL BUILDING FLOOR AREA RATIO 15 %

TOTAL PARKING REQUIRED 239 SPACES

OFFICE/RETAIL PARKING	REQUIRED	PROVIDED
39,170 S.F. @ 1 SPACE PER 200 S.F.	196 SPACES	9' x 18.5' / 9.5' x 18.5'

CLF RESIDENTIAL PARKING	REQUIRED	PROVIDED
USE		
23,188 S.F.		
82 RESIDENTS	1 SPACE PER 4	21
EMPLOYEE	1 PER EMPLOYEE	22
IF CONVERTED TO INDIVIDUAL EFFICIENCY UNITS		
34 UNITS	1.5 PER UNIT	51 (22 RESERVE GRASS)

TOTAL PARKING PROVIDED 239 SPACES
9'0" x 18.5' MINIMUM - 185 SPACES 9.5' x 18.5' MINIMUM - 46 SPACES

TOTAL ABOVE INCLUDES 8 HANDICAP SPACES 8 SPACES
12'0" x 18.5' WITH 5' RAMP

DRY DETENTION AREA .90 ACRES

IMPERVIOUS AREA 54%

MUPD SETBACKS	REQUIRED	PROPOSED	EXISTING
FRONT	30'	280'	22.1'
SIDE EAST	30'	30'	-
SIDE WEST	30'	30'	-
STREET	30'	N/A	3.4'
REAR	30'	262'	55.0'

CONCURRENCY CASE # 99-9001045-C

VEGETATION TRACKING # VP01-006

PROPERTY DATA

LANDSCAPE ARCHITECTS / PLANNERS

DAVID L. CARPENTER & ASSOCIATES
5650 CORPORATE WAY
WEST PALM BEACH, FLORIDA 33407
(561) 686-9520 FAX 686-9453

ARCHITECT

J. PATRICK LYNCH
980 NW 6TH AVENUE
BOCA RATON, FLORIDA 33462
(561) 417-7927

ENGINEERS

KESHAVAREZ & ASSOCIATES
1280 NORTH CONGRESS AVENUE
SUITE 206
WEST PALM BEACH, FLORIDA 33409
(561) 689-8600 FAX 689-7476

** ADMINISTRATIVE AMENDMENT **

STAFF L. Kuhn DATE 9-20-02
Add 6' O.C. & Change Dimensions Lines & AC to match Plat & LWD Dedications

DRC CONDITION

- Prior to Plat recordation, the owner shall convey to the District either by quit claim or easement, the North 72' feet of the West 1/2 of Lot 3 less lands owned by the District, for the ultimate right-of-way for the L-7 Canal. (PLAT:ENG-LWDD)

MULTIPLE USE PLANNED DEVELOPMENT COMMERCIAL LANDSCAPE

PERIMETER REQUIREMENT TREE HEIGHT 12'

CATEGORY	CODE OR CONDITION RQMT.	QUANTITY REQUIRED	QUANTITY PROVIDED
EAST P/L 1060' ABUTTING RESID. TREES PALMS SHRUBS	1 PER 20'	53	53
	1 PER 25'	43	43
	24" / 1 PER 2'	530	530
SOUTH P/L 330' ABUTTING CANAL TREES PALMPINE SHRUBS	1 PER 25'	14	14
	1 PER 30'	11	11
	30" / 1 PER 2'	165	165
WEST P/L 1233' ABUTTING COMM. AND RESIDENTIAL USES TREES SHRUBS	1 PER 30'	42	42
	24" / 1 PER 2'	617	617
SOUTH P/L 260' ABUTTING FOREST HILL BLVD. & COMMERCIAL TREES PALMPINE SHRUBS	1 PER 20'	13	13
	1 PER 30'	9	9
	24" / 1 PER 2'	130	130

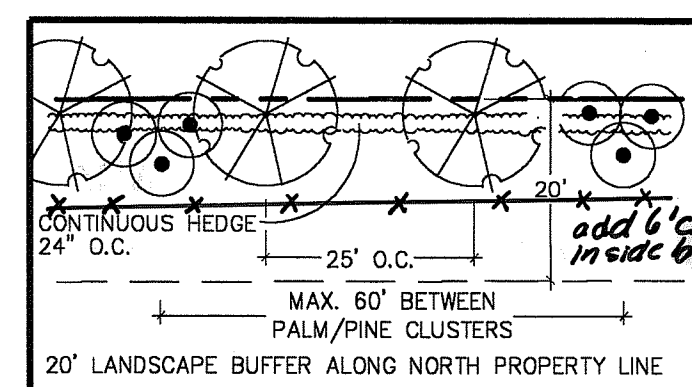
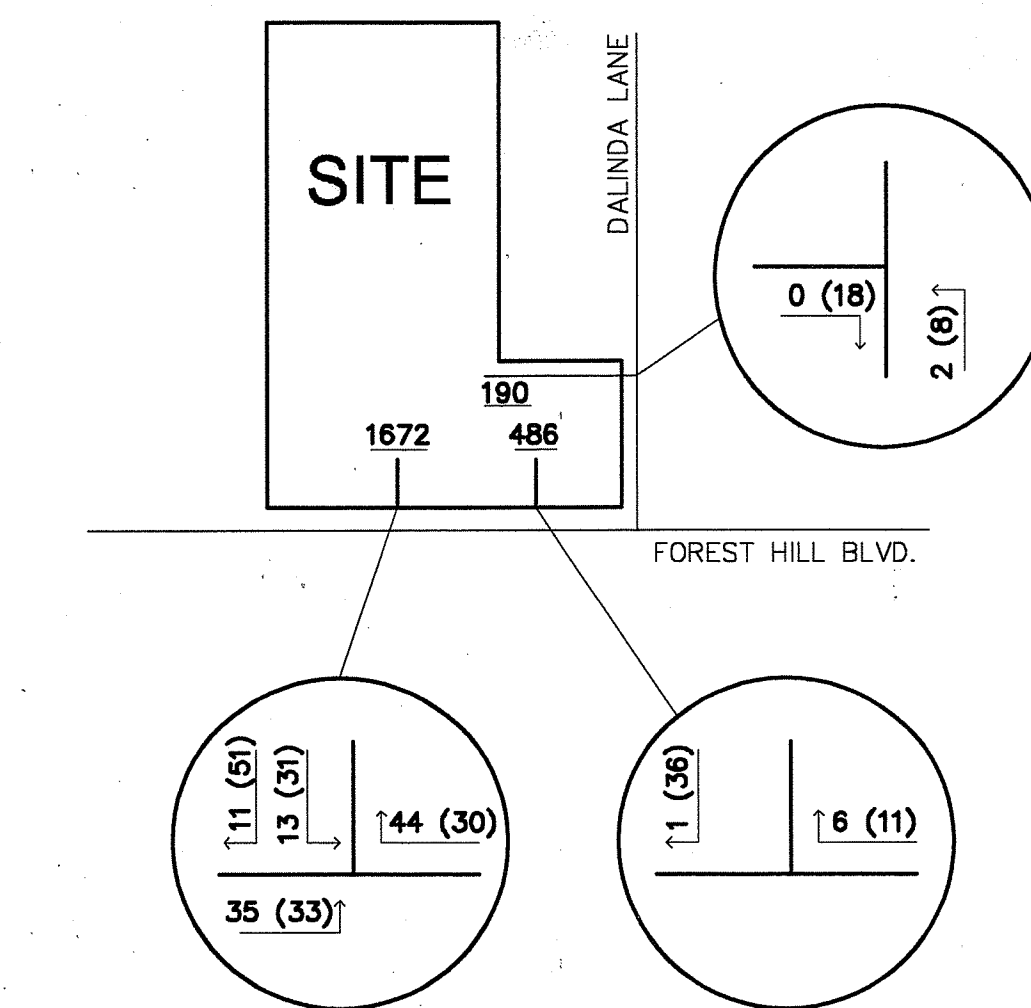
INTERIOR REQUIREMENT TREE HEIGHT 10'

LAND USE	ACREAGE	REQUIREMENT	REQUIRED	PROVIDED
RESIDENTIAL	5.77	1 PER 1500 S.F.	167	167
COMMERCIAL	4.10	1 PER 2500 S.F.	101	101
TOTAL	9.87		268	268

EXISTING TREE CREDIT CHART

OAK TREE DIAMETER 4.5' ABOVE GRADE	QUANTITY	CREDIT	TOTAL CREDIT
27-31 INCHES	9	6	54
22-26 INCHES	9	5	45
17-21 INCHES	8	4	32
12-16 INCHES	7	3	21
7-11 INCHES	11	2	22
2-6 INCHES	14	1	14
SLASH PINES	50	1	50
PALM TREES	35	1	35
TOTAL TREE CREDITS			273

DRIVEWAY COUNTS

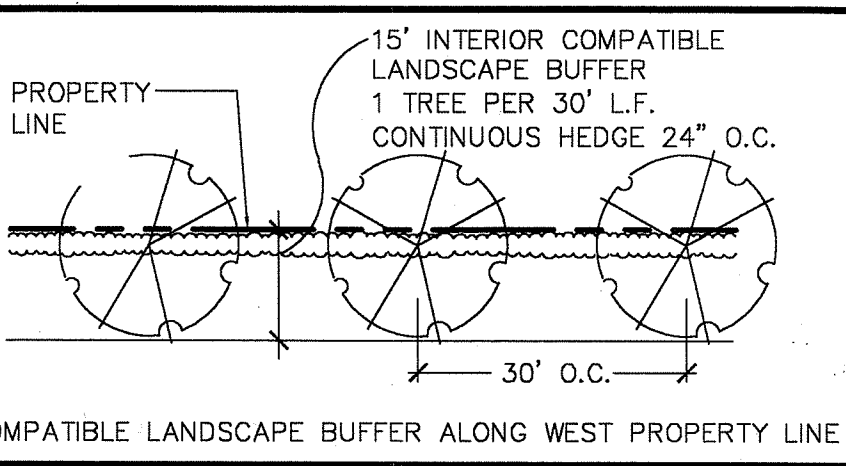


CONDITION G NORTH PROPERTY LINE

G. LANDSCAPING ALONG THE NORTH PROPERTY LINE

- LANDSCAPING AND BUFFERING ALONG THE NORTH PROPERTY LINE SHALL BE UPGRADED TO INCLUDE:
 - A MINIMUM TWENTY (20) FOOT WIDE LANDSCAPE BUFFER STRIP:
 - ONE (1) CANOPY TREE PLANTED EVERY TWENTY-FIVE (25) FEET ON CENTER. A GROUP OF THREE (3) OR MORE PALM OR PINE TREES MAY SUPERSEDE THE REQUIREMENT FOR TWENTY-FIVE (25) PERCENT OF THE CANOPY TREES IN THAT LOCATION.
 - ONE (1) ADDITIONAL PALM OR PINE TREE FOR EACH THIRTY (30) LINEAR FEET OF PROPERTY LINE, WITH A MAXIMUM SPACING OF SIXTY (60) FEET BETWEEN CLUSTERS; AND,
 - THIRTY (30) INCH HIGH SHRUB OR HEDGE MATERIAL, SPACED NO MORE THAN TWENTY-FOUR (24) INCHES ON CENTER AT INSTALLATION, TO BE MAINTAINED AT A MINIMUM HEIGHT OF THIRTY-SIX (36) INCHES. (CO: LANDSCAPE)

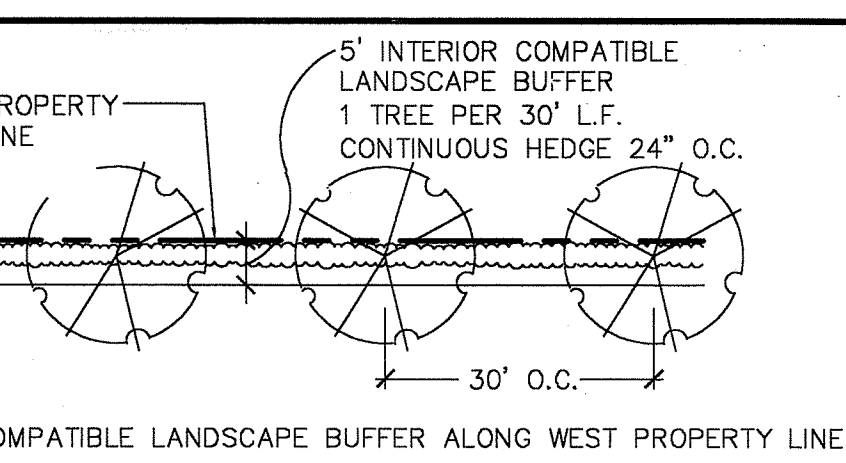
****ADMINISTRATIVE AMENDMENT****
STAFF B.M. Cell DATE 10-27-03
Add 6' O.C. fence inside landscaping - landscaping (fence is voluntary - not req'd per condition) existing landscaping provides screening



15' COMPATIBLE LANDSCAPE BUFFER ALONG WEST PROPERTY LINE

15' INTERIOR COMPATIBLE LANDSCAPE BUFFER
1 TREE PER 30' L.F.
CONTINUOUS HEDGE 24" O.C.

ZONING REVIEW
Staff Jim Alf
Date 10-8-09
To identify 4' chain-linked fence with gates.
ZRR-2009-4172



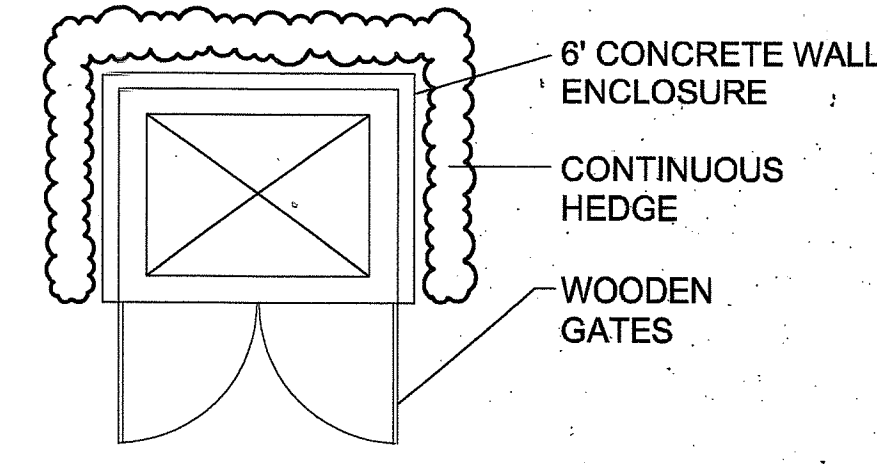
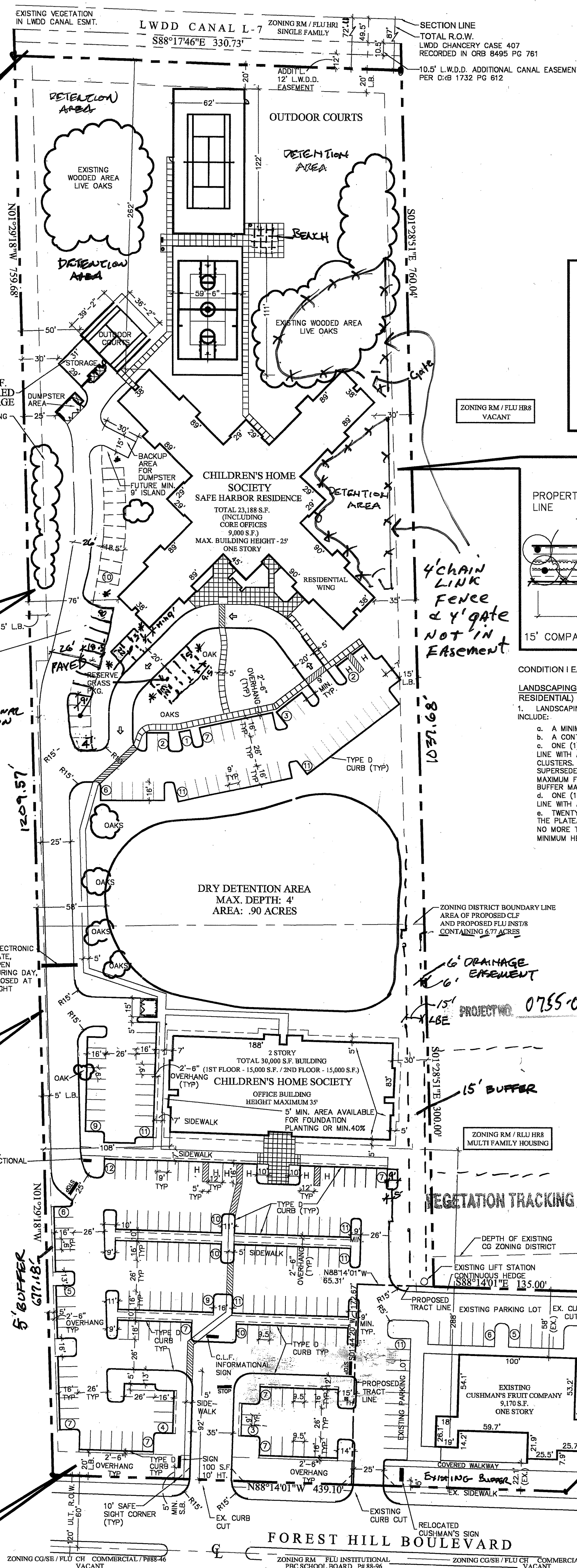
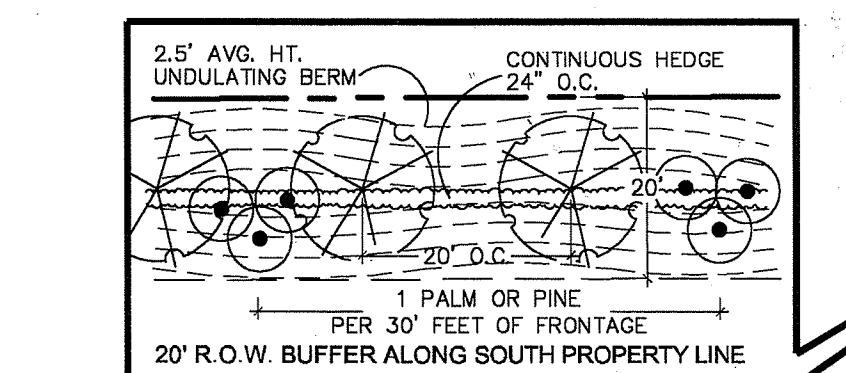
5' COMPATIBLE LANDSCAPE BUFFER ALONG WEST PROPERTY LINE

CONDITION H SOUTH PROPERTY LINE

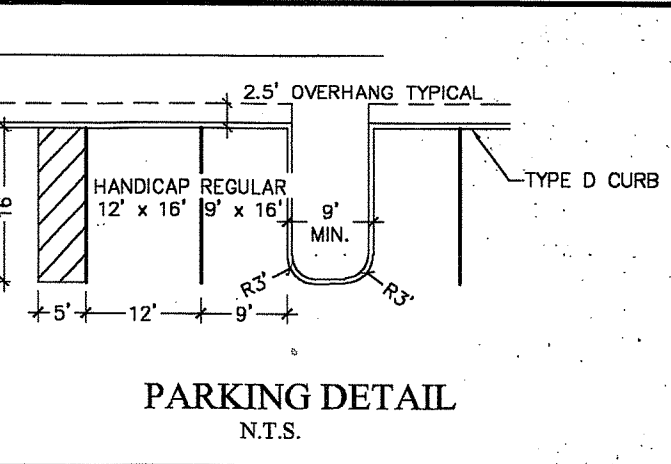
H. LANDSCAPING ALONG THE SOUTH PROPERTY LINE (ABUTTING FOREST HILL BOULEVARD)

- LANDSCAPING AND BUFFERING ALONG THE SOUTH PROPERTY LINE SHALL BE UPGRADED TO INCLUDE:
 - A MINIMUM TWENTY (20) FOOT WIDE LANDSCAPE BUFFER STRIP:
 - ONE (1) CANOPY TREE PLANTED EVERY TWENTY-FIVE (25) FEET ON CENTER. A GROUP OF THREE (3) OR MORE PALM OR PINE TREES MAY NOT SUPERSEDE THE REQUIREMENT FOR A CANOPY TREE IN THAT LOCATION; AND,
 - ONE (1) PALM TREE OR PINE TREE FOR EACH THIRTY (30) LINEAR FEET OF FRONTAGE. A GROUP OF THREE (3) OR MORE PALM OR PINE TREES MAY NOT SUPERSEDE THE REQUIREMENT FOR A CANOPY TREE IN THAT LOCATION; AND,
 - THIRTY (30) INCH HIGH SHRUB OR HEDGE MATERIAL, SPACED NO MORE THAN TWENTY-FOUR (24) INCHES ON CENTER AND MAINTAINED AT A MINIMUM HEIGHT OF THIRTY-SIX (36) INCHES. (CO: LANDSCAPE)

2.5' AVG. HT. UNDULATING BERM
CONTINUOUS HEDGE 24" O.C.
1 PALM OR PINE PER 30' FEET OF FRONTAGE
20' R.O.W. BUFFER ALONG SOUTH PROPERTY LINE

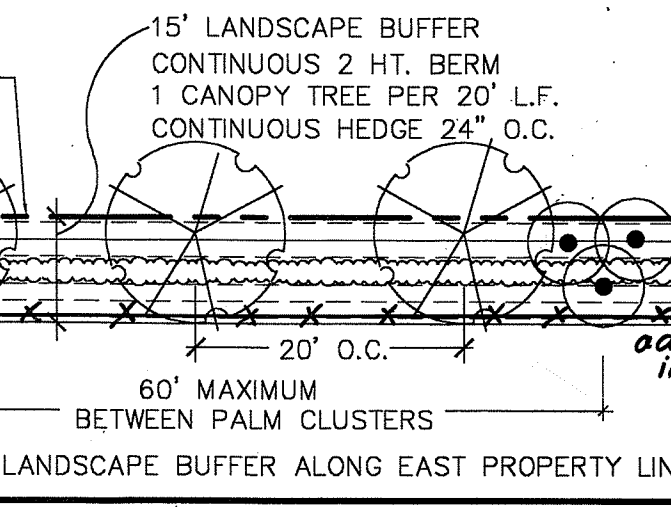


DUMPSTER DETAIL



PARKING DETAIL

N.T.S.



15' COMPATIBLE LANDSCAPE BUFFER ALONG EAST PROPERTY LINE

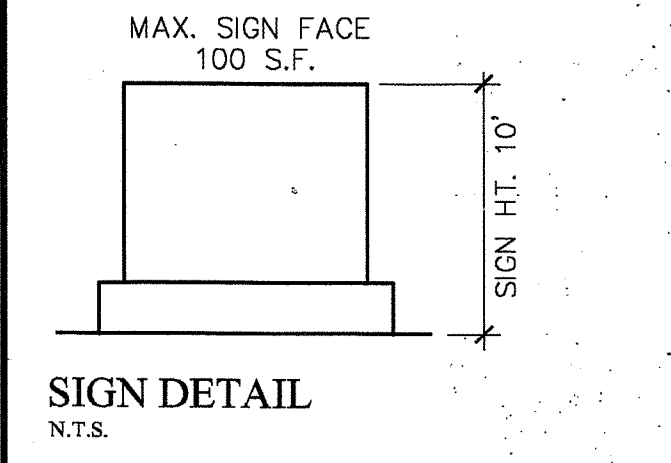
15' LANDSCAPE BUFFER
CONTINUOUS 2 HT. BERM
1 CANOPY TREE PER 20' L.F.
CONTINUOUS HEDGE 24" O.C.

add 6' O.C. fence inside landscaping

LANDSCAPING ALONG THE EAST PROPERTY LINE (ACROSS FROM RESIDENTIAL)

1. LANDSCAPING AND BUFFERING ALONG THE EAST PROPERTY LINE SHALL INCLUDE:

- A MINIMUM FIFTEEN (15) FOOT WIDE LANDSCAPE BUFFER STRIP;
- A CONTINUOUS TWO (2) FOOT HIGH BERM MEASURED FROM TOP OF CURB;
- ONE (1) CANOPY TREE FOR EACH TWENTY (20) LINEAR FEET OF PROPERTY LINE WITH A MAXIMUM SPACING OF TWENTY-FIVE (25) FEET BETWEEN CLUSTERS. A GROUP OF THREE (3) OR MORE PALM OR PINE TREES MAY SUPERSEDE THE REQUIREMENT FOR A CANOPY TREE IN THAT LOCATION. A MAXIMUM FIFTY (50%) PERCENT OF THE REQUIRED CANOPY TREES WITHIN THE BUFFER MAY BE REPLACED BY THE PALM OR PINE TREE CLUSTERS;
- ONE (1) PALM FOR EACH TWENTY-FIVE (25) LINEAR FEET OF PROPERTY LINE WITH A MAXIMUM SPACING OF SIXTY (60) FEET BETWEEN CLUSTERS; AND,
- THIRTY (30) INCH HIGH SHRUB OR HEDGE MATERIAL, SPACED NO MORE THAN TWENTY-FOUR (24) INCHES ON CENTER AND MAINTAINED AT A MINIMUM HEIGHT OF THIRTY-SIX (36) INCHES. (CO: LANDSCAPE)



SIGN DETAIL

N.T.S.

PROPOSED POINT OF PURCHASE FREESTANDING SIGN
MAXIMUM NUMBER OF SIGNS:
ONE - FRONTING ON FOREST HILL BLVD.
FOR OFFICE/CLF BUILDING
ONE - FRONTING ON FOREST HILL BLVD.
FOR EXISTING RETAIL BLDG. IF REPLACED
STYLE: MONUMENT STYLE ONLY
CA

PETITION NO. 79-182 B
DATE SUBMITTED 6/26/02
EXHIBIT NO. 45
SUPERSEDES EXHIBIT NO. 41

FINAL PLAN
APPROVED AT
6/26/02 DRC
22 for
Donna Cai
7-09-02

CO ZONING
CLF LAND USE

SEE CONDITIONS

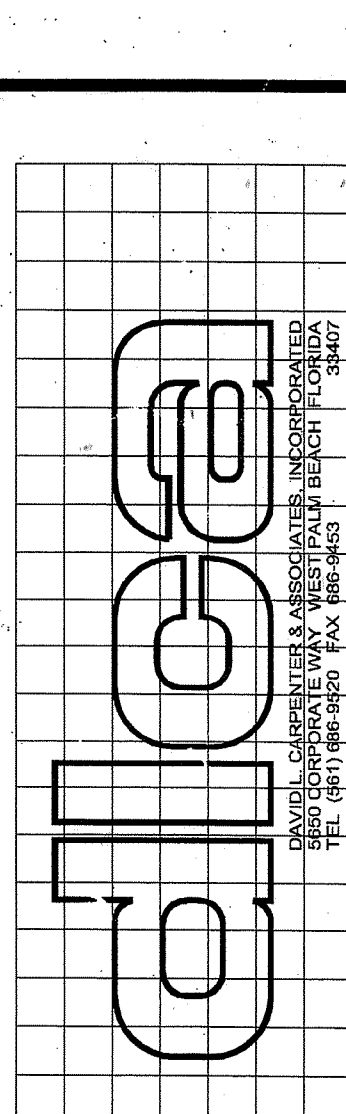


Scale: 1" = 60'

JOB NO:
REVISIONS:
DATE:
5 March 2002

7 MAY 2002
28 MAY 2002
20 JUNE 2002

CHILDREN'S HOME SOCIETY
PALM BEACH COUNTY, FLORIDA
SITE PLAN



SHEET NO.

Children's Home Society - Revised Site Plan (ACLF/MUPD)

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

Executive Brief

AGENDA DATE: July 14, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 7.2: Planning & Zoning Board Order No. 2020-07 - Minor Site Development Plan (SPR20-06) - Soma Medical Center - 3325 Forest Hill Boulevard & 1697 Dalinda Lane (**Quasi-Judicial**)

SUMMARY:

Ms. Ana Colom, agent for the applicant, Soma Investors LLC., is requesting minor site development plan approval (SPR20-06) to allow the use of the existing 1.14-acre parcel located at the northwest corner of Forest Hill Boulevard and Dalinda Lane, as a medical clinic and professional office.

The site is currently developed with a 9,760 square foot commercial structure constructed in 1958 and a 1,216 square foot residential structure constructed in 1956. The property was annexed into the Village in 2004 and was used as a produce supermarket and residential dwelling unit, respectively, until 2014 when the property was vacated until present day.

The applicant is requesting minor site plan approval to re-develop the former produce market building with the demolition of the front open-air portion of the building and the renovation of the remainder of the existing (8,535 square foot) commercial retail building, and the conversion of the existing 1,876 square foot residence to professional office. The commercial structure will be used as a medical clinic for internal medicine and other professional services. The applicant is proposing to renovate the residential structure, facing Dalinda Lane, to house the new offices for Soma Medical Center's accounting department.

The proposed site plan provides enhancements to the landscaped buffers, driveway access, parking lot striping, paving, drainage improvements, dumpster enclosure, pedestrian connections, vehicular circulation, as well as exterior improvements to the buildings.

The Applicant is requesting two (2) variances, which are subject of a separate agenda item.

Approval of the minor site development plan is dependent on the approval of these variances.

FISCAL IMPACT:

This item does not have a direct fiscal impact.

ATTACHMENTS:

Planning & Zoning Board Order 2020-07.doc

PZB Staff Report

Project Narrative and Justification Statements

Site Plan, Landscape Plans, Architectural Plans and Letters

Color Site Plan

Aerial and Location Maps

County Site Plan #79-182 with parking for Cushman's

Lake Worth Herald Advertisement.pdf

VILLAGE OF PALM SPRINGS, FLORIDA
PLANNING AND ZONING BOARD

PLANNING AND ZONING ORDER NO. 2020-07
MINOR SITE PLAN (SPR20-06)

SOMA Investors, LLC
3325 Forest Hill Boulevard
Palm Springs, FL 33461

Applicant(s)

FINAL ORDER

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Board ("The Board") on July 14, 2020. The Board, having considered the evidence presented by the parties; and having been fully apprised of the circumstances, makes the following findings of facts and conclusions of law.

FINDINGS OF FACT

1. The Board has jurisdiction over the minor site plan application.
2. The above Applicant(s) are the owners of the property legally described as: **3325 FOREST HILL BOULEVARD - 70-43-44-07-29-001-0000 and 1697 DALINDA LANE - 70-43-44-07-04-000-0080**
3. The Applicant has submitted an application for minor site plan approval from the Village of Palm Springs, Florida ("Village") in accordance with sections 34-684 – 34-690 of the Land Development Code.
4. The Village's Land Development Code Sections 34-602, 34-682 and 34-692 requires the Board to determine that the minor site plan application is in compliance with the land development regulations and requirements of the Village comprehensive development plan.
5. The Applicant proposes for the conversion of the existing 8,535 square feet commercial building, into a medical clinic for the Commercial General Property located at 3325 Forest Hill Boulevard. Concurrently, the applicant is proposing the renovatin of the existsing 1,198 square feet residential structure located along Dalinda Lane, to provide new offices for Soma's accounting department.
6. The Site Plan is hereby **GRANTED/DENIED** subject to the conditions attached to this order.

DONE AND ORDERED in Palm Springs, Florida this **14th** day of **JULY, 2020.**

ATTEST:

Jane Worth, Deputy Village Clerk

Chairman – Planning and Zoning Board

Copies furnished to:

SOMA INVESTORS LLC, 3325 Forest Hill Boulevard, Palm Springs, FL 33461

Kim Glas-Castro, Planning, Building & Zoning 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

PLANNING AND ZONING ORDER NO. 2020-01
MINOR SITE PLAN (SPR20-01)



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Site Development Plan with Variances - Soma Medical Center – 3325 Forest Hill Boulevard

Application Summary			
Applicant / Petitioner	Ana Colom	Submittal Date	02/26/2020
Reference Name	Soma Medical Center	Case Number	SPR20-06, PSV20-09, PSV20-10
		Parcel Control No	70-43-44-07-29-001-0000 & 70-43-44-07-04-000-0080
Location	3325 Forest Hill Boulevard & 1697 Dalinda Lane	Site Area	±1.14 acres
P&Z Bd	July 14, 2020		
Requests			
Proposed Use(s)	Site Development Plan to convert the existing 8,535 square foot commercial building, into a medical clinic and concurrently renovate the existing 1,198 square foot residential structure, to provide new offices for Soma's accounting department.		
Number of Buildings	2 one-story buildings Medical clinic – 8,535 sf Professional office – 1,198 sf		
Variances	PLANNING AND ZONING BOARD CONSIDERATIONS: PSV20-09 Requesting Variance relief from Section 34-162(b)(5) to allow the required landscape buffer along the east side, adjacent to Dalinda Lane right-of-way, to be shifted to foundation planting and grass area. PSV20-10 Requesting Variance relief from Section 34-1329(6)(b) to allow the reduction of parking stalls from 49 spaces to 38 parking spaces, in consideration of a cross-parking agreement with the property to the west.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	49 spaces	38 spaces	No (variance is requested)
The property has an effective cross-parking agreement with the adjacent property to the west. This cross-parking agreement is maintained as part of the current property title recorded and reflected on the approved Palm Beach County Site Plan No.79-182. The County site plan reflects a total of 239 parking spaces, and includes 46 spaces in the site data for the former Cushman's store (note the proposed office building is not part of the County site plan).			
Setbacks			
Code	Required Minimum	Existing	Meets Requirement
Front yard (South)	50'	45'	No (existing non-conforming)
Rear yard (North)	20'	49'-3"	Yes
Side corner yard (East)	25'	12'-7"	No (existing non-conforming)
Side interior yard (West)	15'	63'-6"	Yes
Site Characteristics			
Existing Use	Vacated buildings	Proposed Use	Medical & professional office
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	Residential multi-family	Medium Density Residential	Residential Multiple-Family (RM)
South	Palm Beach School District offices	Public Buildings and Facilities	Governmental (G)

East	Soma Medical clinic	Commercial	Commercial General (CG)
West	Children's Home Society of Florida (mixed-use)	Unknown Unincorporated Palm Beach County	Unknown Unincorporated Palm Beach County
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of the new proposed use as a medical clinic and professional offices, depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan and compatibility with surrounding uses.			



I. Site History

- Ordinance 2004-11: Annexation

The properties were voluntarily annexed into the Village of Palm Springs in April 8, 2004 and designated with the Land Development as Commercial General zoning district and Future Land Use category of Commercial. The properties have been vacated since 2014.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning are Commercial and Commercial General (CG), respectively. The proposed site development plan to remodel the site for the proposed new use as a medical clinic facility and professional offices, is consistent with goals, objectives, and policies of the Village's Comprehensive Plan.

III. Variances Requested

The applicant is seeking the following variances:

- PSV20-09 The applicant is requesting Variance relief from Section 34-162(b)(5) to allow the elimination of the landscape buffer along the east side, adjacent to the medical clinic building, and provide in its place, a grassed area and increase the foundation planting and provide additional landscaping along the east side of the billing office building.

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.

Because of the existing building location on the site, the required landscape buffer along the east side cannot be provided due to a lack of space. In lieu of this requirement, we propose a deeper landscaping along the south side of the property by providing a 17-foot landscape buffer, increased foundation planting and additional landscaping along the east side of the billing office building.

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

The special condition described above is caused by an existing Site condition.

- 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 request for Foundation Landscaping is only due to the fact that the existing conditions makes it impossible for the required Landscape Buffer to be installed. By allowing the Foundation Landscaping it also allows for additional Landscaping in front of the Billing Office Building.

- 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.

The required East Side Buffer would cause undue hardship.

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

Agreed, this variance would be the minimum requested for this project.

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

The proposed variance will eliminate the illegal parking along the East Side of the existing building creating a better and safer solution.

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

The proposed variance will eliminate the illegal parking along the East Side of the existing building creating a better and safer solution.

Staff supports the applicant's request based on the existing special conditions and circumstances which are peculiar to the land and do not result from actions of the applicant. Granting the variance requested will not confer on the applicant any privilege that is denied to other lands and will make possible the reasonable use of the land. Granting the variance will be in harmony with the general intent and purpose of the applicant requests and will not be injurious to the area involved or otherwise detrimental to the public welfare.

The applicant is proposing to increase the required planting material along the front façade as a mitigation to compensate the absent of landscaped buffer on the east side; this will allow the efficient use of the property without adverse impact on the neighborhood.

- PSV20-10 The applicant is requesting a Variance relief from Section 34-1329(6)(b) to allow the reduction of parking stalls from 49 spaces to 38 parking spaces.

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 Cross-Parking Agreement will allow for the use of the additional 11 parking spaces required.

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

The building's change of use changed the parking requirement.

- 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 request for this variance provides the same consideration given to anyone owning this property. The Cross-Parking Agreement is part of the Recorded Title of the Property. No special privilege is perceived.

- 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.

It would only deprive this applicant of the right to exercise what is already allowed by the recorded Cross Parking Agreement.

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

This Variance once granted would allow for the minimum parking spaces required for the SOMA Medical Clinic.

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

Allowing for this Variance will maintain the harmony with the general intent and purpose of this chapter already in practice by the Cross-Parking Agreement. The proposed variance will eliminate the existing parking along the East Side of the existing building creating a better and safer solution.

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

This variance request will not be detrimental to public welfare nor will it be injurious to the area.

Staff supports the applicant's request based on the cross-parking agreement with the property to the west. This parking agreement provides more than 20 parking spaces within the neighbor's property. Additionally, with the proposed renovations the total floor area of the building is being reduced by 635 s.f. from its original approval with Palm Beach County under Site Plan # 79-182.

IV. Neighborhood Compatibility

- 1) The proposed project is located on the northwest corner of Forest Hill Boulevard and Dalinda Lane.
- 2) The proposed project is on one of the most important corridors within the Village limits, Forest Hill Boulevard, that connects East and West portions of the County and surrounding cities.
- 3) Properties around are generally commercial use.
- 4) A mix of different commercial uses are existing along Forest Hill Boulevard.
- 5) The same type of business is located on the northeast corner of this interception just crossing Dalinda Lane.
- 6) The proposed facility is a permitted use within the Commercial General 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) Variances requested shall be approved by the Planning & Zoning Board prior to consideration of the Site Plan.
 - 3) The driveway on Forest Hill Boulevard shall meet FDOT standards.
 - 4) Permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue, PBC Water Utility Department and Village of Palm Springs are required prior to construction.
 - 5) Civil/Utility plans shall be approved by the Village's Engineer.

VI. Environmental Issues:

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

VII. Community Outreach/ Notification

- The subject property was posted on June 25, 2020.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on June 23, 2020.
- Legal advertisement was published in the paper on July 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 February 26, 2020 depicts the following:

- An application submitted for a Site Development Approval with 2 variances for the renovation of 8,535 square feet commercial structure to be used as a medical center and the conversion of 1,198 square feet residential building into a professional office.
 1. Site Plan dated received February 26, 2020 revised and resubmitted on June 19, 2020.
 2. Landscape plans dated received February 26, 2020 revised and resubmitted on June 19, 2020.

3. Preliminary Engineering plans dated received February 26, 2020 revised and resubmitted on June 1, 2020.
4. Architectural plans dated received February 26, 2020 revised and submitted on June 15, 2020.
5. Photometric plan dated received February 26, 2020 revised and resubmitted on June 11, 2020.
6. Boundary survey.
7. Justification Statement and proposed use.
8. Drainage calculations.
9. Color rendering
10. Color site plan

IX Recommendation

The applicant is requesting a Site Development Plan to re-develop the former produce market building with the complete renovation of the existing 8,535 square foot building commercial retail building and the conversion of the existing 1,876 square foot residence to professional office. The commercial structure will be used as a medical clinic for internal medicine and other professional services. And, the applicant is proposing to renovate the residential structure, facing Dalinda Lane, to house the new offices for Soma's accounting department.

The proposed site plan provides enhancement to the landscaped buffers, driveway access, parking lot striping, paving, drainage improvements, dumpster enclosure, pedestrian connections, vehicular circulation, and exterior improvements to the buildings.

Planning, Zoning & Building Staff has conducted a review of the application and found the proposed project to be consistent with goal, objectives and policies of the Village's Comprehensive Plan. The proposed project is generally consistent with the Land Development and zoning regulations and all other portions of the code. The proposed medical facility does not significantly reduce light and air on adjacent properties and would not be a deterrent to surrounding properties. The new project does not negatively impact natural systems. The proposed project will have a beneficial visual impact on Forest Hill Boulevard corridor.

Planning, Zoning & Building Staff recommends conditional approval of the Site Development Plan subject to the following **thirty-eight (38)** conditions below:

1. The site plan approval is valid within 24 months of Planning & Zoning Board approval.
2. A Unity of Title shall be recorded prior to the issuance of the Site Work permit.
3. A Utility/Civil Plan shall be approved by the Village Engineer at time of permitting.
4. The Civil plans shall be revised at time of permitting to match the Site Plan, including but not limited to the accessibility route between buildings, the handicap parking, and remove all parking on Dalinda Ln.
5. The SWM Calculations shall be revised at time of permitting to match the building areas accordingly with the Site Plan and Civil Plan. Floodplain compensation storage calculations may be required.
6. Any existing PBCWUD easements for the fire hydrant, meter and existing utilities shall be identified at time of Civil/Utility plan review.
7. If an easement is needed for the proposed or existing fire hydrant, water meter, utilities, and fire line shall be recorded prior to Certificate of Occupancy.
8. Proposed driveway improvements on Forest Hill Blvd shall be approved by FDOT at time of permitting.
9. Larger dumpster provided shall not exceed 4 yards.
10. It is recommended to obtain and agreement with the adjacent property owner, if there is not one, for the shared lift station.
11. A ROW permit shall be obtained with FDOT at time of permitting.
12. Utility easements shall not overlap more than 5' any landscaped buffers.
13. Pedestrian crossing across the drive aisles shall include crossing studs to slow traffic and warn pedestrian activity.
14. The commercial business(s) hours of operations shall be in accordance with the Village hour of operations regulations.

15. Wall signs shall be in accordance with the Village's Land Development Regulations Section 34-328.
16. A root barrier shall be provided on trees that are within 12' of utility lines.
17. Any existing or proposed utility box/cabinet shall be screened from view. Staff recommends wrapping the cabinet/box with an appropriate design for the existing/proposed location.
18. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
19. Photometric plans shall be approved by the Planning, Zoning and Building Department at time of permitting.
20. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
21. Irrigation plans shall be provided at the time of permitting. Non-potable water shall be used for the irrigation system per Village code.
22. Provide permits from all applicable permitting agencies, including but not limited to, FDOT, PBC Water Utilities, PBC Fire Rescue and Village of Palm Springs at the time of permitting.
23. 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.
24. All mechanical equipment's and above-ground infrastructure shall be screened from view.
25. 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.
26. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting as needed.
27. All electric utilities shall be underground.
28. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Development Department prior to commencement of any construction activity. Permits are required from the Planning, Zoning & Building Department prior to commencing any construction or renovation. The project shall be constructed in accordance with the FBC edition in effect at the time of permitting.
29. 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.
30. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
31. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy/Certificate of Completion of each improvement area.
32. Absolutely no occupancy, other than construction personnel, is permitted prior to TCO/CO.
33. Photometrics must be certified by an engineer prior to CO.
34. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
35. 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.
36. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
37. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
38. At the time of CO, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.

SECTION 4 - DESCRIPTION OF PROJECT (attach additional pages if necessary)
Including compliance with zoning standards and supplemental regulations

The Soma Investors, LLC, has purchased the old Cushman Fruit Company Property at 3325 Forest Hill Blvd. in Palm Springs, with the intent of adding and completely renovating this existing 8,535 sq. building which fronts Forest Hill Blvd. and developing a Medical Clinic in its place. The Clinic will cater to Internal Medicine and Specialties. In addition, there is an existing house (1,198 sq.) along Dalinda Lane which will be renovated to provide new offices for SOMA's Accounting Department.

A new entrance will be created along Forest Hill Blvd. along with new landscaping will help beautify this south and east exposures.

In addition to the original cross parking agreement, which was made part of the Warranty Deed for this property we have provided an additional 16 parking spaces. Thus, all required off street parking is being provided.

May 28, 2020

Mrs. Iramis Cabrera

Villages of Palm Springs

Land Development Department

226 Cypress Lane, Palm Springs, FL 33461

RE: **New Soma Medical Center at 3325 Forrest Hill Boulevard
Off Street Parking Variance**

The purpose of this narrative is to supplement the Village of Palm Springs Land Development Department Unified Development Application for a Minor Site Plan Approval and to request a variance from Code Section 34-1329 (6) (b) for Medical Clinics and Laboratories requires one (1) parking space per every 200 gross SF. Currently the proposed facility has the following parking requirements:

– Pediatric Office, Internal Medicine Clinics and Ambulatory Clinic 9,733 Gross SF

9,733 Gross SF @ 200 Gross SF per Parking Space = **49 Required but 38 Provided**

Our Variance request is to allow for 38 parking spaces provided in lieu of the 49 parking spaces required. The original Property Title recorded indicated a Cross Parking Agreement between the SOMA Property and the adjacent property to the West. This Cross Parking Agreement is therefore maintained as part of the current Property Title Recorded for the new owners and make-up for the additional 11 spaces required.

Chapter 34, Section 34-603 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the variance request. This statement should be predicated on the objectives presented in Section 34-603(f)(1) of the Code. The statement must include comments on each of the following individually:

- a) That special condition and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.

Response: The Cross Parking Agreement will allow for the use of the additional 11 parking spaces required.

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

Response: The building's change of use changed the parking requirement.

- 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.

Response: The request for this variance provides the same consideration given to anyone owning this property. The Cross Parking Agreement is part of the Recorded Title of the Property. No special privilege is perceived.

- 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.

Response: It would only deprive this applicant of the right to exercise what is already allowed by the recorded Cross Parking Agreement.

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

Response: This Variance once granted would allow for the minimum parking spaces required for the SOMA Medical Clinic.

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

Response: Allowing for this Variance will maintain the harmony with the general intent and purpose of this chapter already in practice by the Cross Parking Agreement.

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

Response: This variance request will not be detrimental to public welfare nor will it be injurious to the area.

Sincerely,

Ana Colom
Project Manager
Team Architecture, Inc.

February 21, 2020

Mrs. Iramis Cabrera

Villages of Palm Springs
Land Development Department
226 Cypress Lane, Palm Springs, FL 33461

**RE: New Soma Medical Clinic at Forest Hill Blvd.
East Buffer Variance**

The purpose of this narrative is to supplement the Village of Palm Springs Land Development Department Unified Development Application to request a variance from Code Section 34-162 (b)(5) which requires landscape buffer for nonresidential uses adjacent to a Side Street corner ROW. Due to the existing condition along the east side of the existing Main Building, the required landscape buffer cannot be provided due to the lack of space.

Chapter 34, Section 34-603 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the variance request. This statement should be predicated on the objectives presented in Section 34-603(f)(1) of the Code. The statement must include comments on each of the following individually:

- a) That special condition and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.

Response: Because of the Existing Building location on the site, the required landscape buffer along the east side cannot be provided due to a lack of space which is further impacted by the sidewalk. In lieu of this requirement, we propose to provide Foundation Landscaping along the eastside of the building and additional Landscaping along the eastside of the Billing Office Building.

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

Response: The special condition described above is caused by an existing Site condition.

- 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.

Response: The request for Foundation Landscaping is only due to the fact that the existing conditions makes it impossible for the required Landscape Buffer to be installed. By allowing the Foundation Landscaping it also allows for additional Landscaping in front of the Billing Office Building.

- 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.

Response: The required East Side Buffer would cause 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: Agreed, this variance would be the minimum requested for this project.

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

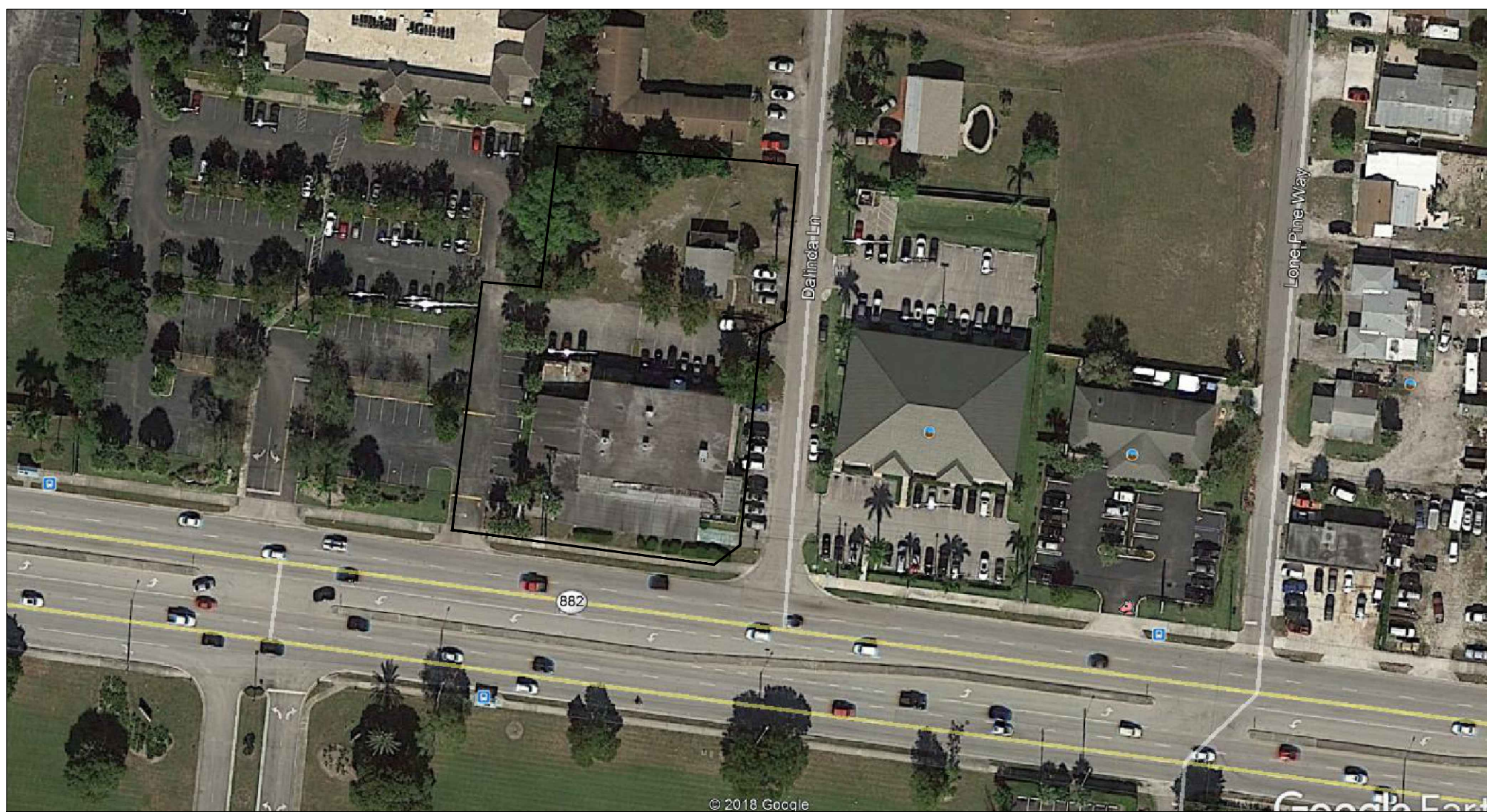
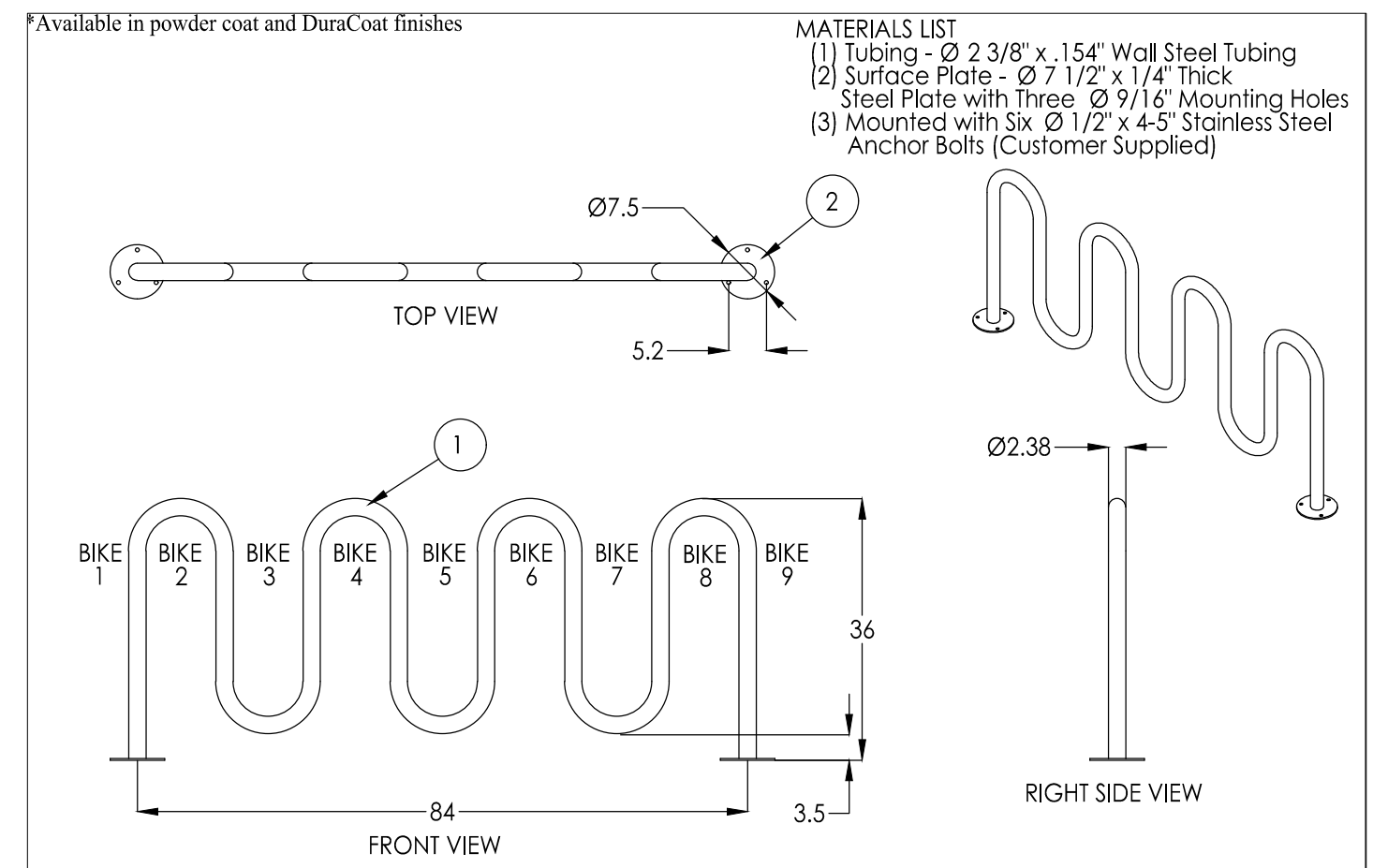
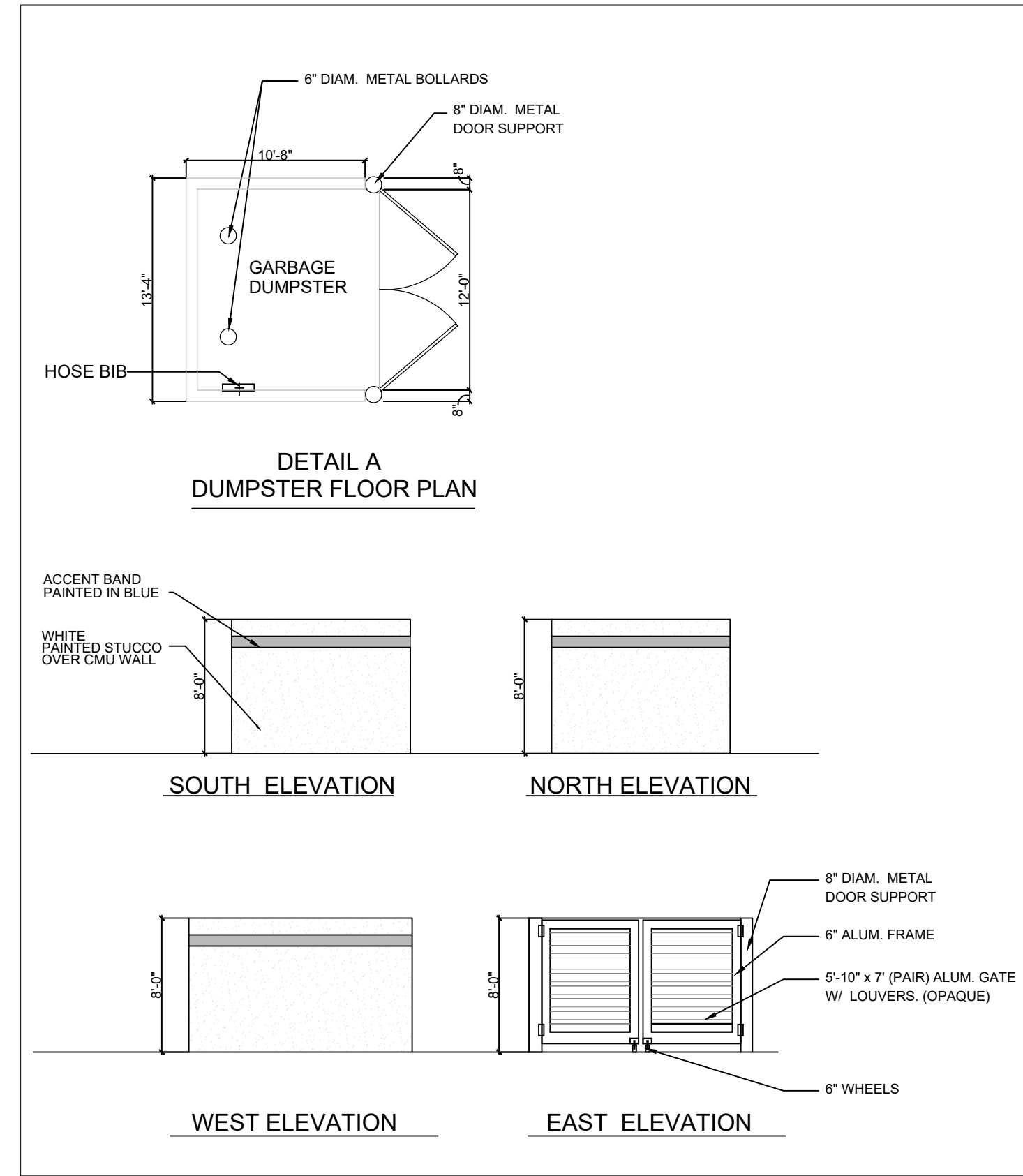
Response: The proposed variance will eliminate the existing parking along the East Side of the existing building creating a better and safer solution. This parking has been relocated to other locations within the Site.

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

Response: The proposed variance will eliminate the existing parking along the East Side of the existing building creating a better and safer solution.

Sincerely,

Ana Colom
Project Manager
Team Architecture, Inc.



PROPOSED SITE DATA			
PROPERTY CONTROL NUMBER	70-43-44-07290010000 70-43-44-07040000080	SOUTH SIDE 0.81 ACRE NORTH SIDE 0.33 ACRE	
AREA	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
BUILDING LOT COVERAGE (FOOTPRINT)	9,733.0 SQ.FT	0.221	19.6%
SITE IMPERVIOUS AREA (EXCLUDING LOT COVERAGE)	25,917.4 SQ.FT	0.59	52.2%
SITE LANDSCAPE AREA	14,008.0 SQ.FT	0.32	28.20%
TOTAL SITE AREA	49,658.4 SQ.FT	1.14	100%
GROSS FLOOR AREA	11,133.0 SQ.FT	0.22	22.45 % FAR

SITE PARKING

PARKING REQUIREMENTS
200 SQ.FT /PARKING SPACE TOTAL BUILDINGS 9733.0 SQ.FT

38 PARKING SPACES PROVIDE
49 PARKING SPACES REQUIRED
H.C. REQUIRED 26-50 REQUIRED 2 PROVIDE 3 SPACES
VAN ACCESSIBLE PARKING SPACE REQUIRED 1 PROVIDE 1

THE EXISTING DRIVE AISLES DO NOT MEET THE MIN. WIDTH OF 26'

THE EXISTING SITE IS UNDER CROSS PARKING AGREEMENT WITH THE ADJACENT OFFICE BUILDING IN THE SAME PLAZA AS RECORDED IN THE PALM BEACH COUNTY PROPERTY APPRAISER OFFICE.

SITE DATA

ZONING CATEGORY : COMMERCIAL GENERAL
EXISTING LAND USE: RETAIL/COMERCIAL GENERAL
PROPOSED LAND USE: COMMERCIAL GENERAL

SET BACK

REQUIRED SETBACKS TO BUILDING

FRONT YARD MIN.50' (SOUTH)
REAR YARD MIN. 30' (NORTH)
INTERIOR SIDE YARD: MIN. 15' (WEST)
CORNER SIDE YARD MIN. 25' (EAST)

ACTUAL SETBACKS TO BUILDING

FRONT YARD 45'-0" *
REAR YARD 49'-3" *
INTERIOR SIDE YARD 63'-6" (WEST)
CORNER SIDE YARD 12'-7" (EAST) *

* NON- CONFORMING SETBACKS

AREAS CALCULATION

MAIN BUILDING (SOUTH PARCEL)

SUITE 100 SPECIALIST OFFICE ---- 3,219.0 SQ.FT
SUITE 200 ----- 3,205.3 SQ.FT

TOTAL AREA UNDER AC ----- 8,301.0 SQ.FT

TOTAL AREA NON AC ----- 234.0 SQ.FT

TOTAL BUILDING AREA ----- 8,535.0 SQ.FT

SOMA BILLING (NORTH PARCEL)

TOTAL BUILDING AREA ----- 1,198.0 SQ.FT

TOTAL AREA FOR BOTH BUILDING 9,733.0 SQFT

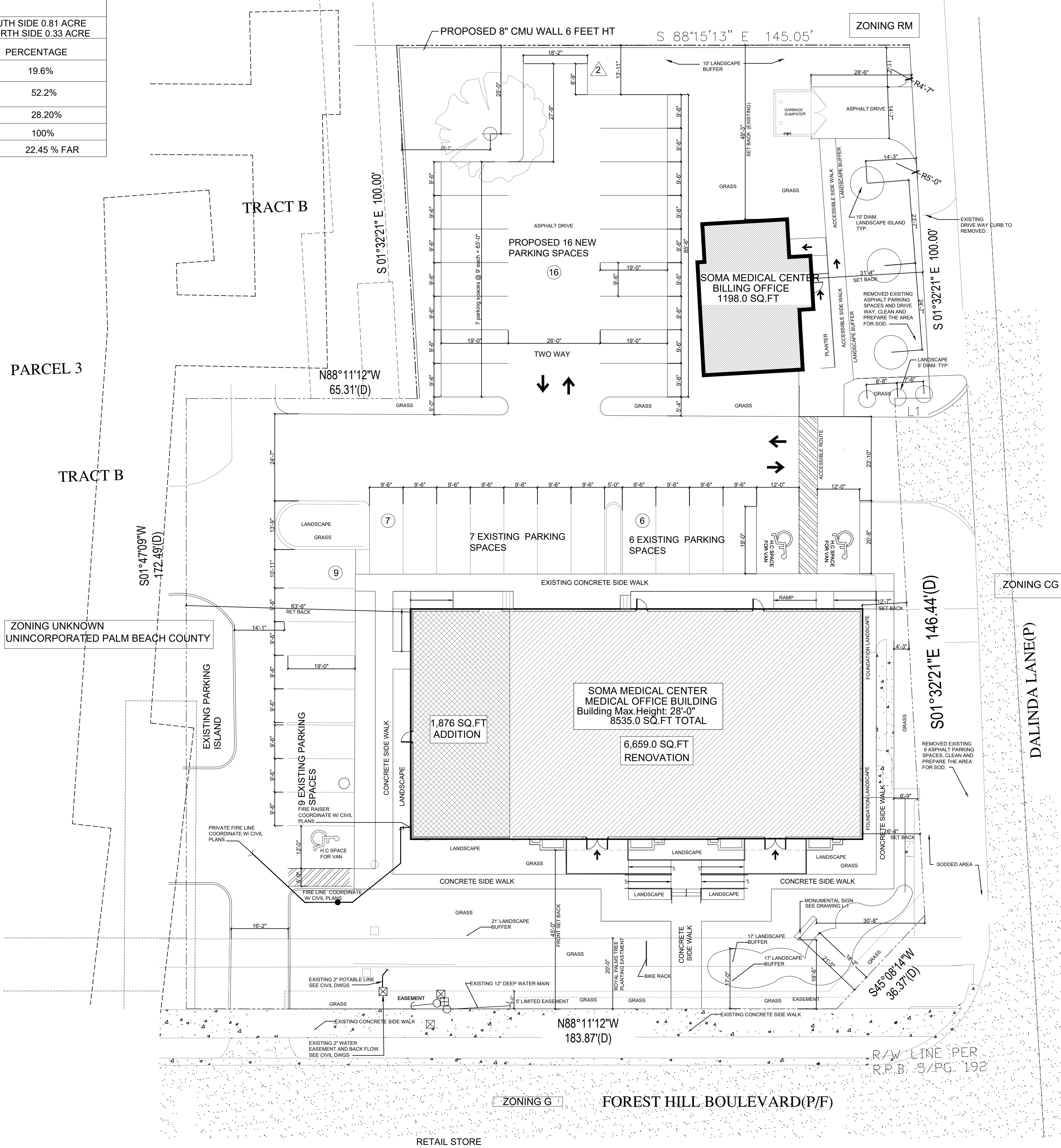
NOTE:
THE INTENTION OF THIS PLAN IS TO SHOWN THE PROPOSED RENOVATION PROJECT SITE PLAN THAT WE PROPOSED UNDER SEPARATE PERMIT WHICH IS INCLUDE BOTH EXISTING BUILDING.

STATEMENT :
THE USE OF THIS BUILDINGS IS ONLY FOR MEDICAL PROFESSIONAL OFFICES. NOT USE FOR REHABILITATION CENTER, OUTPATIENT PHYSICAL THERAPY ARE AT THIS LOCATION.

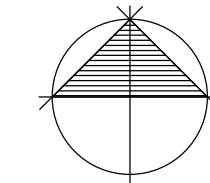
PARCEL 3

TRACT B

ZONING UNKNOWN
UNINCORPORATED PALM BEACH COUNTY



SURROUNDING EXISTING LAND USE, FUTURE LAND USE, ZONING DISTRICT			
DIRECTION	EXISTING LAND USE	FUTURE LAND USE	ZONING DISTRICT
NORTH	MEDIUM DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	RESIDENTIAL MULTIFAMILY (RM)
SOUTH	GOVERNMENTAL (G)	GOVERNMENTAL (G)	PUBLIC BUILDING AND FACILITIES (G)
EAST	COMERCIAL	COMERCIAL	COMERCIAL GENERAL (CG)
WEST	CHILDREN'S HOME SOCIETY OF FLORIDA (MIXED USE)	UNKNOWN UNINCORPORATED PBC	UNKNOWN UNINCORPORATED PBC



PROPOSED SITE PLAN SOMA SPECIALIST & BILLING MAIN OFFICE

SCALE 1:200

VARIANCE CHART

#	DATE	DESCRIPTION	REQ.	PROPOSED	VARIANCE
V1	MAY 2020	SEC. 34-162 REQ. BUFFER	10' min. (east)	NONE	10'
V2	MAY 2020	SEC. 34-1329 (6) (b)PARKING CAPACITY	49 spaces	38 spaces	11 spaces

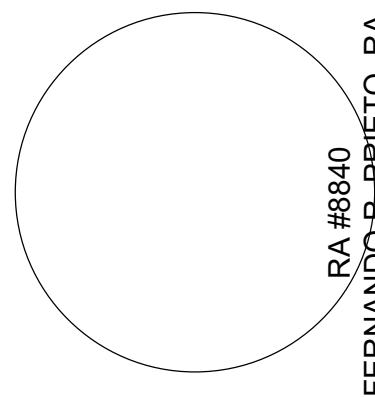
Revisions:
1. REV 1 DEC.29, 2019
PRE-APPLICATION MTG. COMMENTS
2. REV 2 3-27-2020
FOR FDOT COMMENTS
FPL, POLICE DEPARTMENT
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SOMA MEDICAL CENTER

3325 FOREST HILL BOULEVARD
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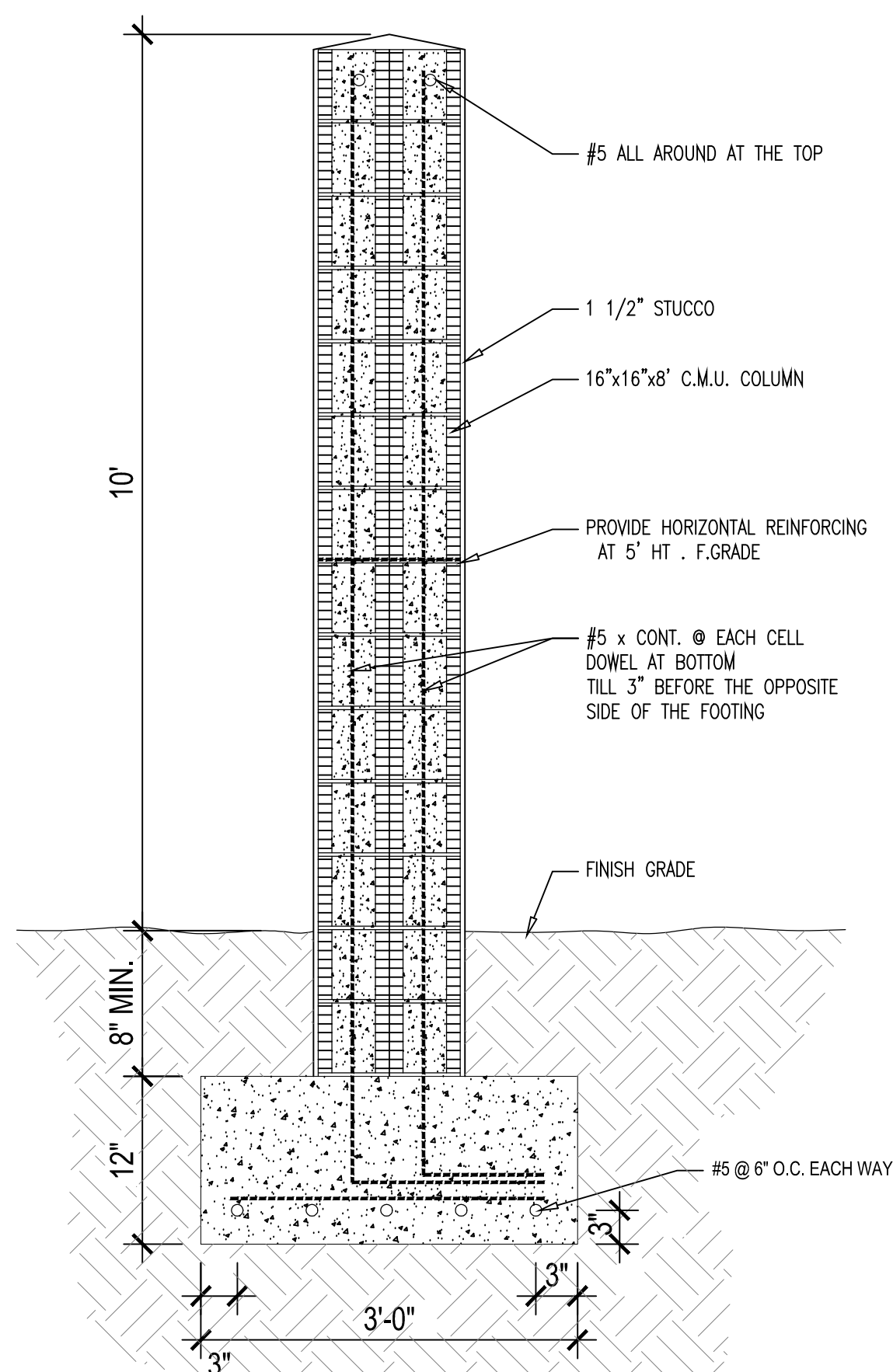


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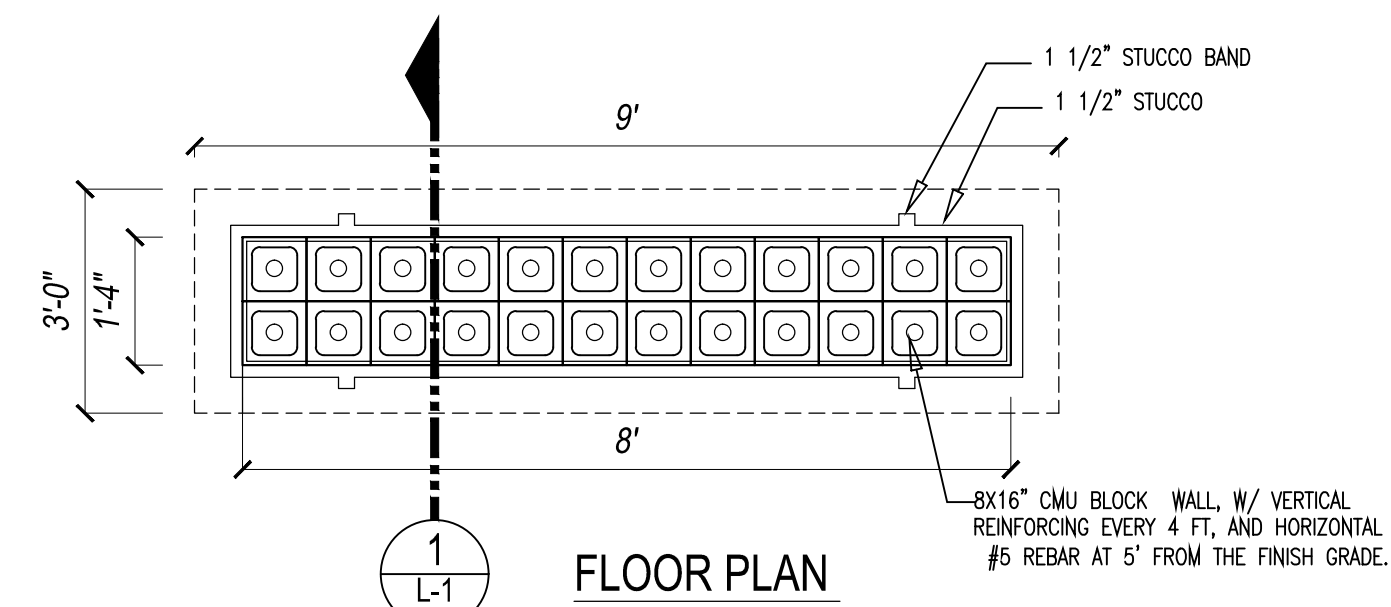


Job Number: ###-####
Design By: AC
Revised By: FRP
Date: OCTOBER, 2019
Sheet Number

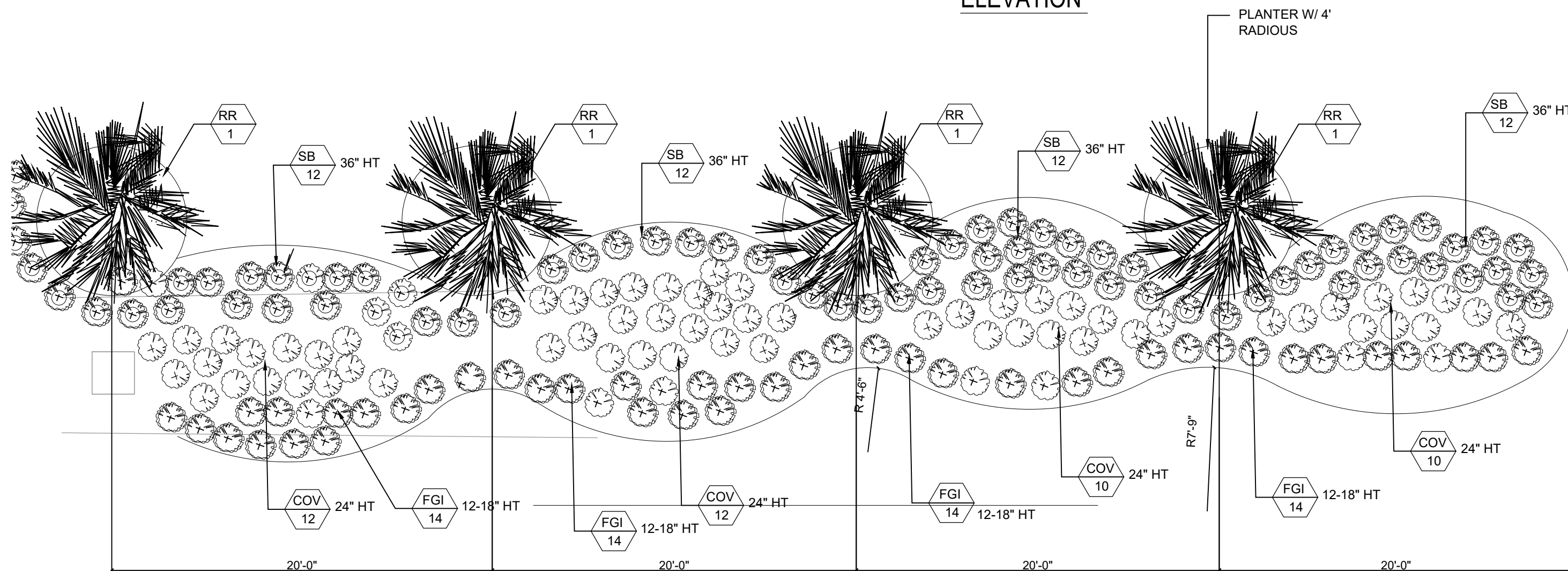
SP-1



SECTION "1-1"

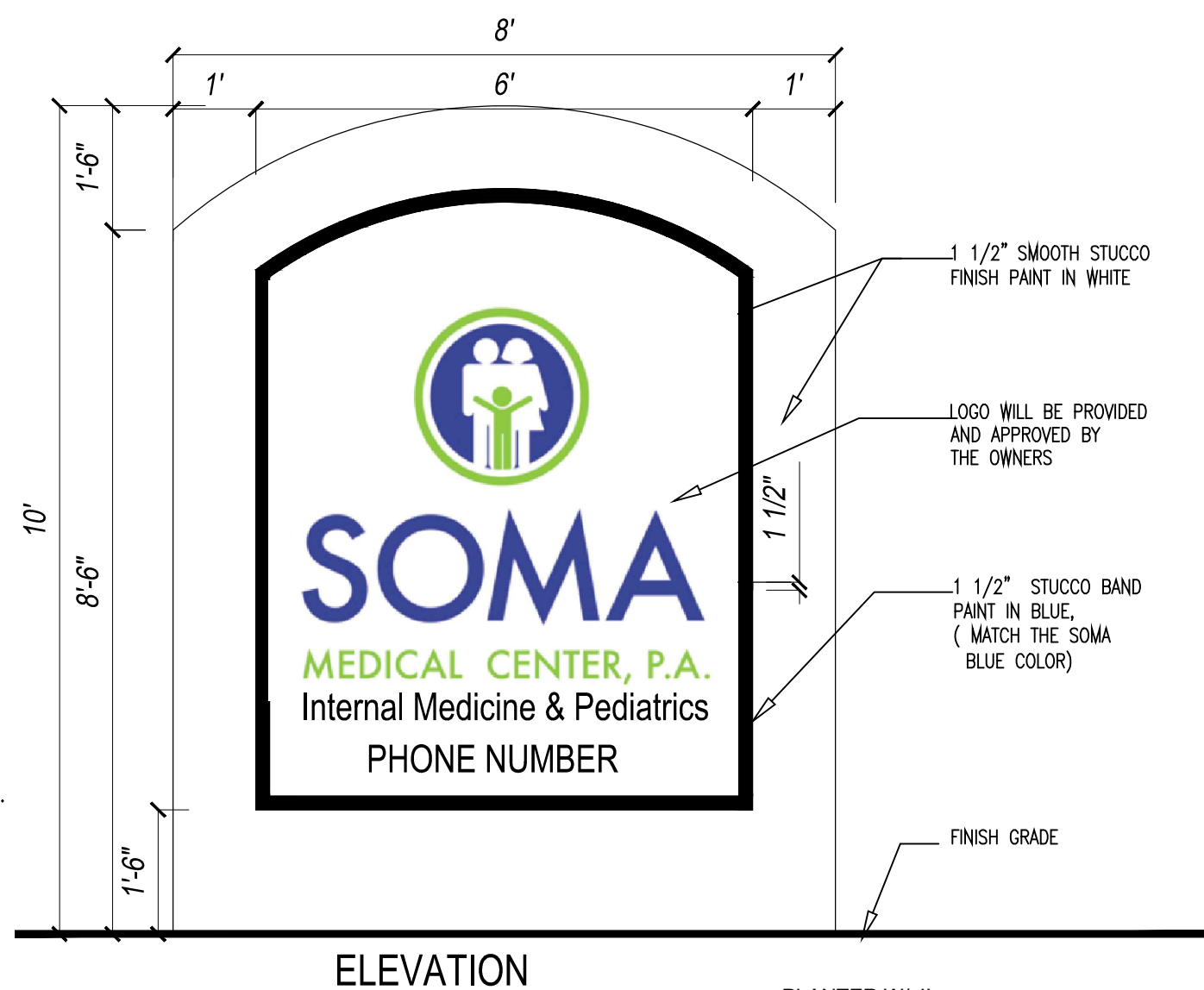


FLOOR PLAN



PLANTER DETAIL A

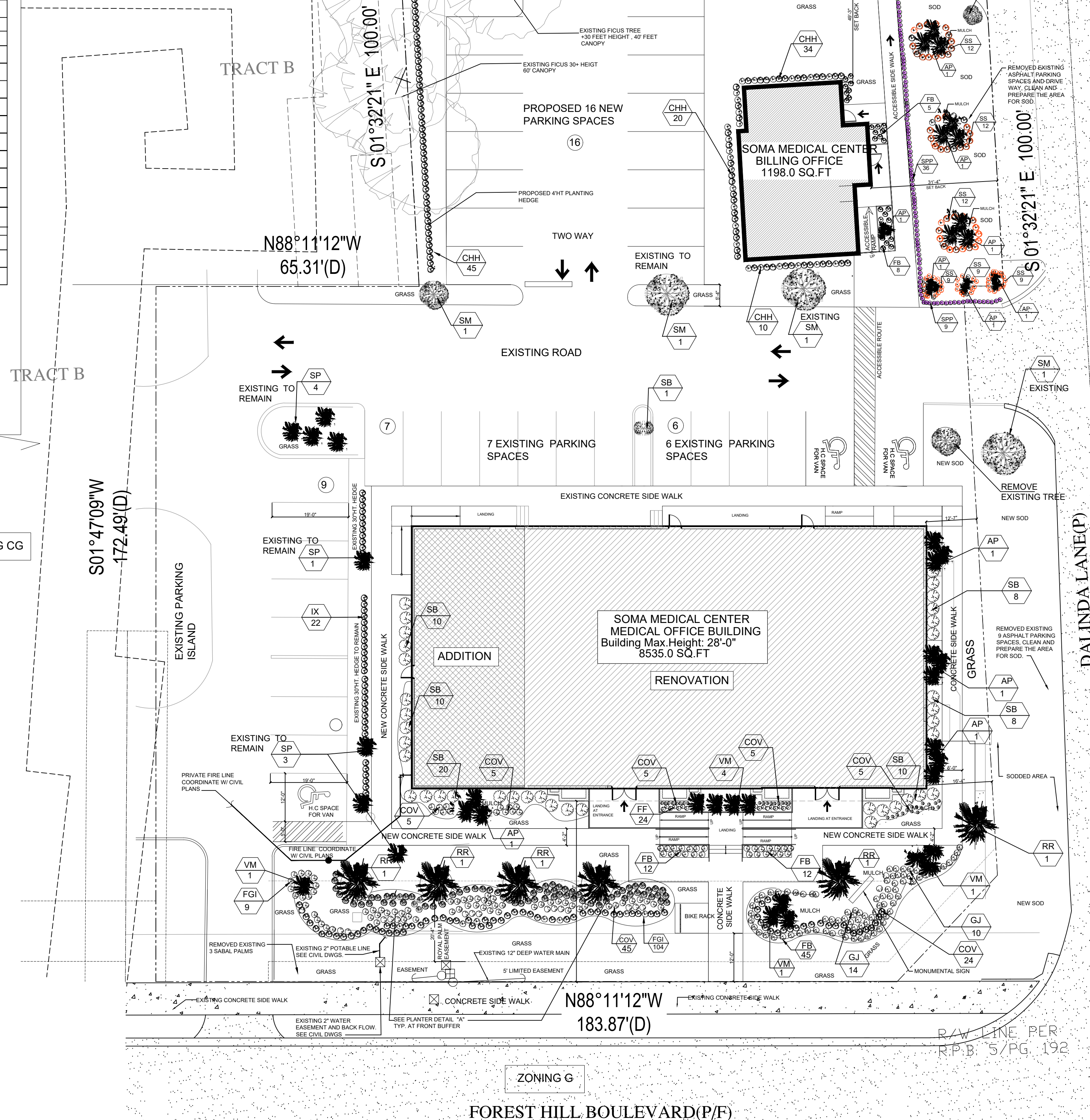
PLANT SCHEDULE										
TREES										
SYM	QTY	SCIENTIFIC	COMMON	NATIVE SPECIES	CA/DBH	HEIGHT	SPREAD	XREIC	REMARKS	
SB	1	CONOCARPUS ERECTUS	SILVER BUTTWOOD	YES	2" DBH	12'	5'	MED.	5' CT	
FC	3	FICUS CITRIFOLIA	SHORTLEAF FIG	YES	16" DBH	30' +	30'-50'	HIGH		
FA	1	FICUS AUREA	STRANGLER FIG	YES	20" DBH	40' +	60'	HIGH		
SM	4	SWIETENIA MAHOGANY	WEST INDIA MAHOGANY	YES	12" DBH	25-30"	20'	HIGH		
PALMS TREE										
VM	7	CHRISTMAS PALM TREE	VEITCHIA MERRILLII	YES	*	14'-16'	*	HIGH	3 TRUNK	
RR	7	ROYSTONIA REGIA	ROYAL PALM	YES	*	40'	*	HIGH		
AP	1	PHYCHOSPERMA ELEGANS	ALEXANDER PALMS	YES	*	40'	*	HIGH	3 TRUNK	
SP	11	SABAL PALMETTO	CABAGGE PALM	YES	*	40'	*	HIGH		
SHRUBS										
SPACING										
CHH	50	CHRYSOBALANUS (COCO HORIZONTAL RED TIP	HORIZONTAL RED TIP	YES	24"	30"-36"	24"	HIGH	3GALS 30"-36"	
COV	115	CODIUM VARIEGALUM PICHUM	CROTON	YES	AS SHOWN	30"	24"	MEDIUM	7 GALS 3PP	
FB	53	AMELIA PATENT	FIRE BUSH	YES	12"	12"		MEDIUM	3 GALS	
FF	24	FOXTAIL FERNS	APARAGUS MEYERI	YES	12"	12"		MEDIUM	3 GALS	
FGI	103	FICUS GREEN ISLAND	FICUS GREEN ISLAND	YES	12"	12"		MEDIUM	3 GALS	
GJ	20	JUNIPERUS	SEA GREEN JUNIPER	YES	12"	12"		MEDIUM	3 GALS	
IX	22	IXORA MAVI,NORA	IXORA	YES	12"	12"		MEDIUM	3 GALS	
SB	134	CONOCARPUS ERECTUS	SILVER BUTTWOOD	YES	24"	36"	5'	MED.	7 GALS	
SPP	118	BOUGAVILLEA DWARF	BOUGAVILLEA HELEN JOHNSON	YES	24"	18"-24"	2'	MED.	3 GALS	
SS	63	SALVIA SPLENDENS	SCARLET SAGE SALVIA	YES	18"	12-18"	2'	MED.	2 GALS	
SOD/SEED										
SOD		STENOTAPHYTRUM SECUNDATUM	SAINT AGUSTINE	YES				MED.		



ELEVATION

DESIGN PARAMETERS
F.B.C. 2017 6TH EDITION CHAPTER 1609A.C -ASCE 7-10
RISK CATEGORY OF BUILDING: I
BASIC WIND SPEED= 170 MPH 3 SEC. GUST.
WIND EXPOSURE: C
BASIC VELOCITY PRESSURE=30 PSF
SOIL BEARING CAPACITY=2000 PSF (MIN.)
BUILDING DESIGN AS: OPEN
INTERNAL PRESSURE COEFFICIENT = 0.18

NOTES:
1. CONCRETE MASONRY WALL REINFORCEMENT SHALL BE DOWELED FROM FOUNDATION THROUGH FILLED BLOCK CELLS AND HOOKED AT BEAM TOP BARS. REINFORCEMENT SPLICES SHALL BE 30 BAR DIAMETERS. DOWELS SHALL BE SAME SIZE AND NUMBER AS VERTICAL REINF. FOR HORIZONTAL JOINT REINFORCEMENT REFER TO STRUCTURAL NOTES.
2. FOR DIMENSIONS AND LOCATION OF MASONRY OPENINGS REFER TO ARCHITECTURAL DRAWINGS.
MASONRY WALL SHALL BE REINF. WITH #5 @ 48" o.c. MAX. U.N.O. IN CROUETED CELL. AT ALL CORNERS INTERSECTIONS, END OF WALL & EA. SIDE OF THE OPENING UNLESS SHOWN OTHERWISE.



PROPOSED NEW SOMA MEDICAL CENTER
LANDSCAPE PLAN

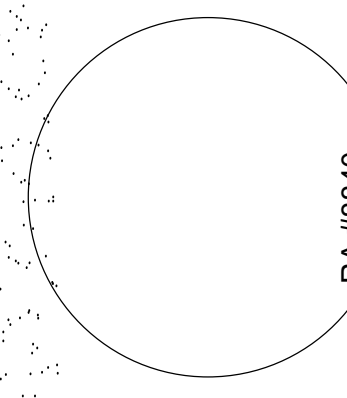
SCALE 1:200

Revisions:
1. REV 1 DEC.29, 2019
PRE-APPLICATION MTG.
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Job Number: ###-####
Design By: AC
Revised By: FRP
Date: OCTOBER, 2019

Sheet Number

L-1

LANDSCAPE TABULAR DATA by landscape municode DIVISION 2
Zoning District: COMMERCIAL GENERAL Net Lot Area: 1.13 acre 49582.6 sq.ft LANDSCAPE AREA : 14267.6 SQ.FT 28.78%

VILLAGE OF PALM SPRINGS LANDSCAPE REQUIREMENTS	REQUIREMENT	REQUIRED	PROVIDED	EXISTING ADJACENT
INTERIOR VEGETATION 14,267-5,871 GRASS =8,396.6 SQ.FT				
40% OF LANDSCAPE AREAS EXCLUDING GRASS SHALL CONSIST NATIVE SPECIES	40% =3358.0 SF.	40% =3358.0 SF.	100% =8,396.6 SF.	1 EXISTING TREE ON NORTH WEST SIDE OF PROPERTY LINE W/ 60' CANOPY
TREES (MIN. 50% NATIVE)	1 PER 2,500 S.F	6 TREES	4 TREES	
PALMS LESS THAN 50% REQUIRED TREES	PALM < 6	LESS THAN 6 PALMS	15 PALMS	
SHRUBS HEDGE 3' HT AT THE TIME PLANTING	3 PER 2,500 S.F	59 SHRUBS	205 SHRUBS	
PERIMETER VEGETATION				
BUFFER TREES	1 PER 20 LF.	29 TREES	7 TREES	SEE NOTE A
PALMS		5 PALMS	21 PALMS	
SHURBS	24" O.C.	287 SHRUBS	510 SHRUBS	
TOTAL				
TOTAL NO. OF TREES		35 TREES	11 TREES + 28 PALMS	
TOTAL NO. OF SHRUBS		346 SHRUBS	715 SHRUBS	

NOTE A

Existing adjacent tree at north west of the property have more than 60 feet of Canopy which cover most of the required planting area on this part of the site .

The Southwest part of the property is adjacent to existing parking lot, Site Boundary lies within an existing parking lot and can not be landscaped.

10 TREES + 36 PALMS (EQ. 12 TREES)
TOTAL = 22 TREES

LANDSCAPE FOUNDATION PLANTING AREA :

MAIN BUILDING : 1,244.0 SQ.FT
OFFICE BUILDING : 296.0 SQ.FT
TOTAL : 1,540.0 SQ.FT

IRRIGATION:

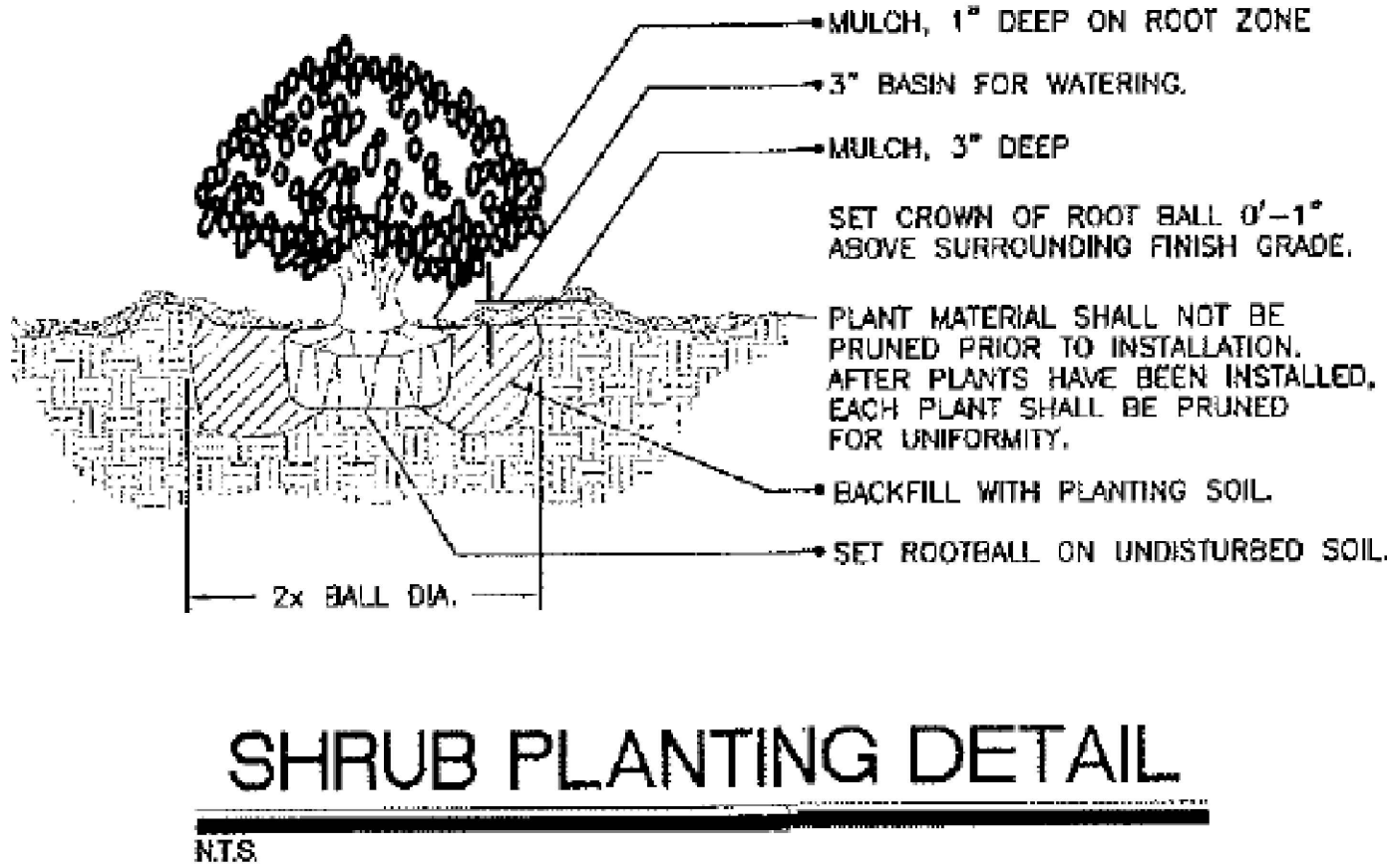
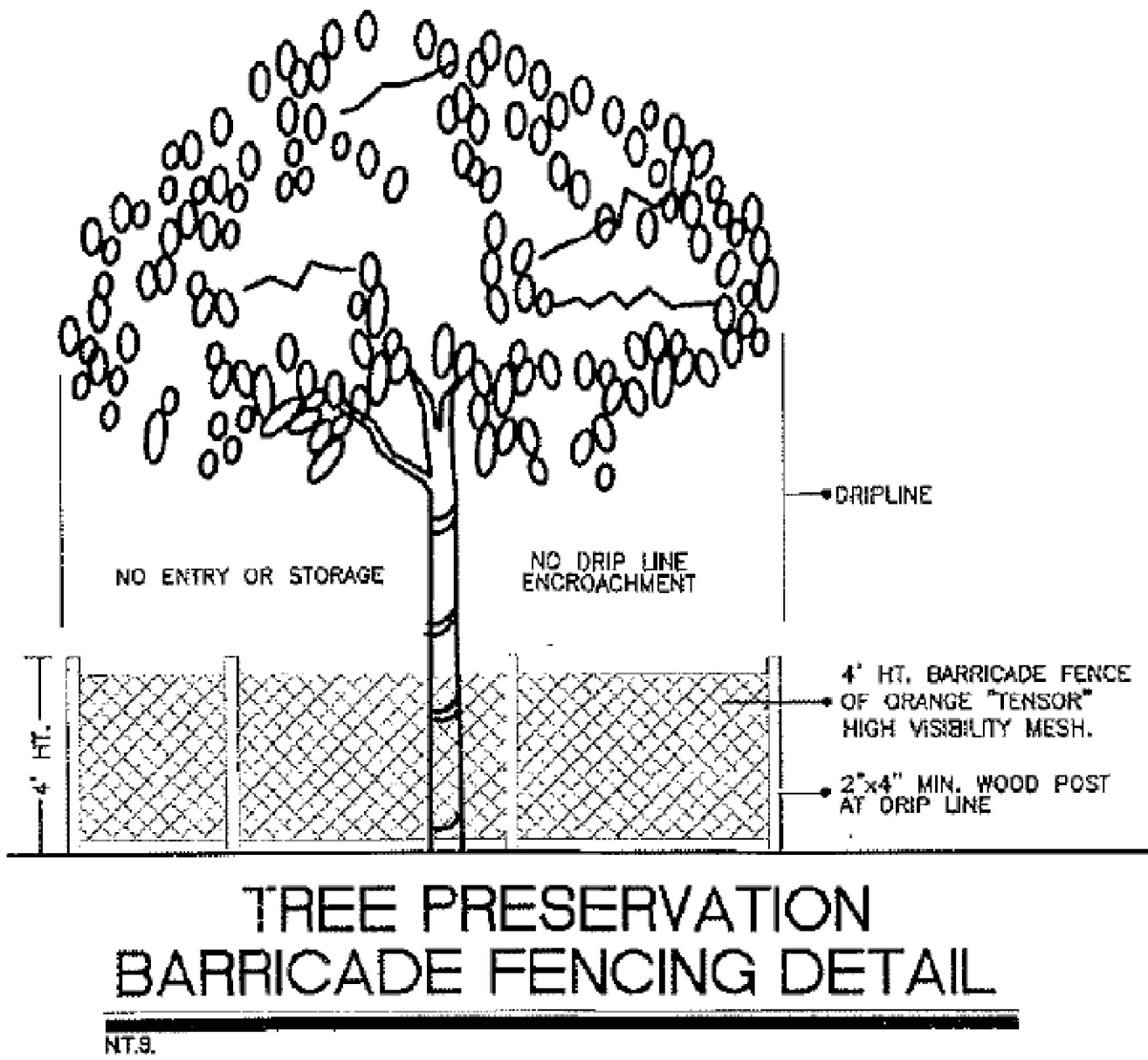
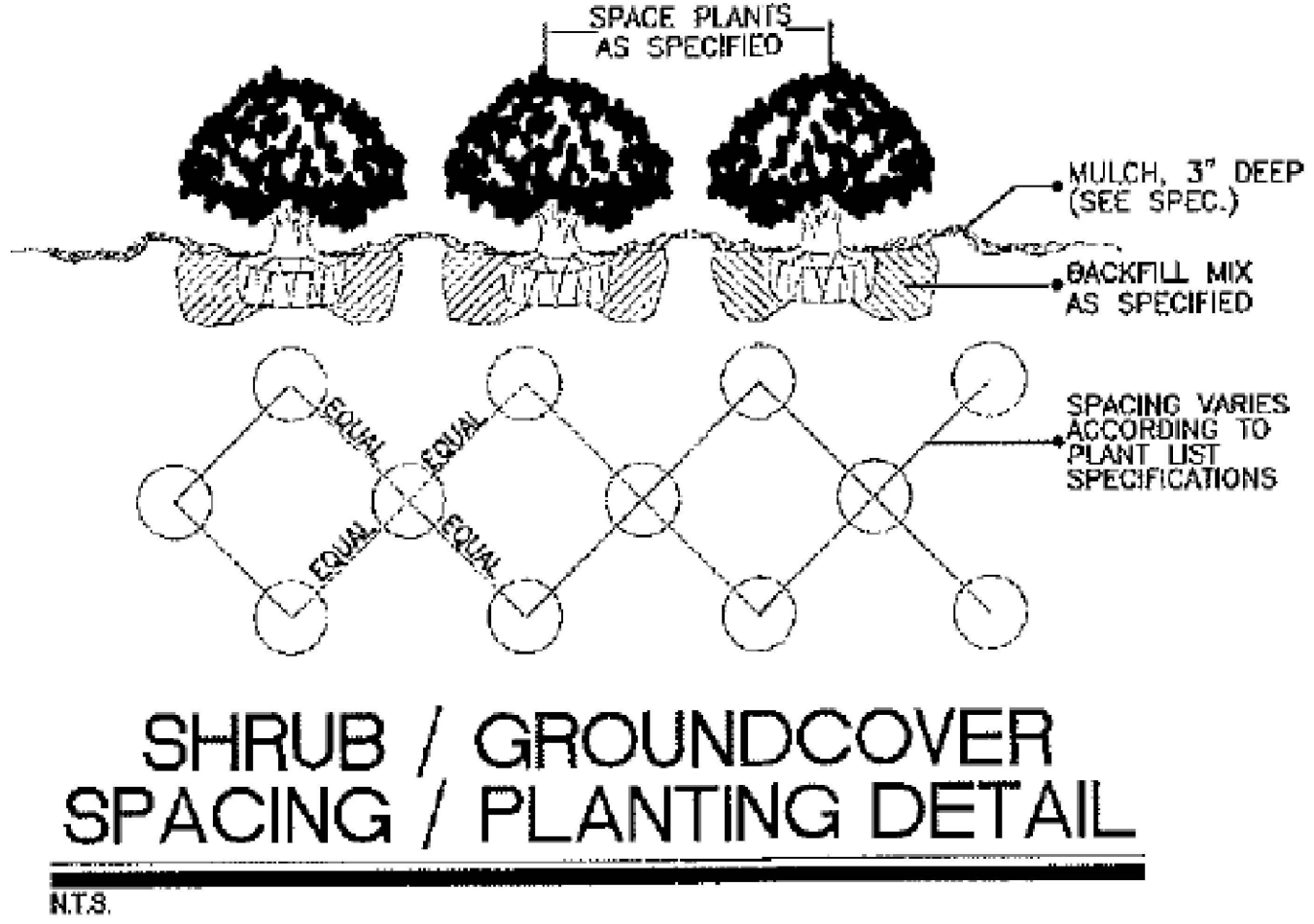
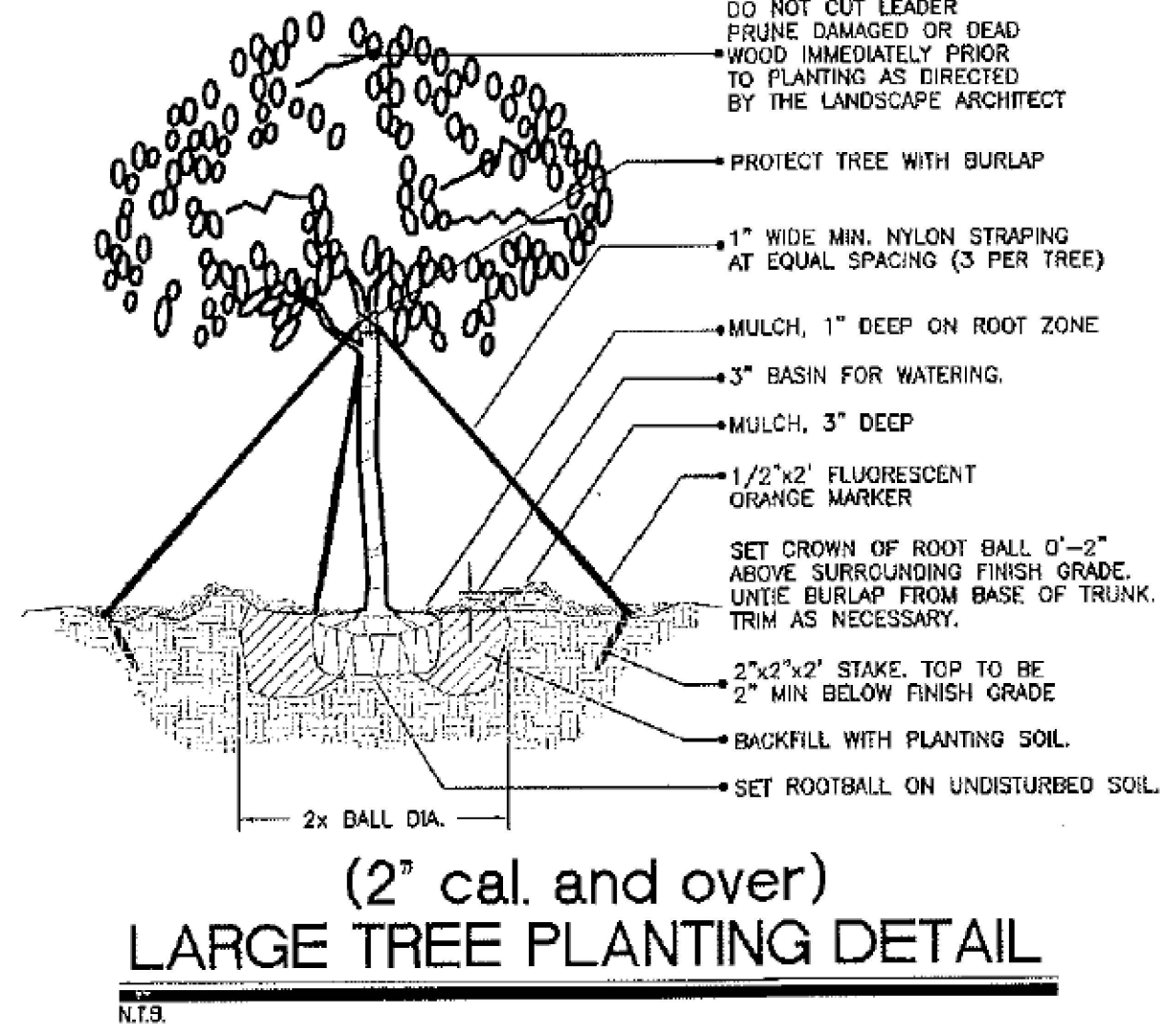
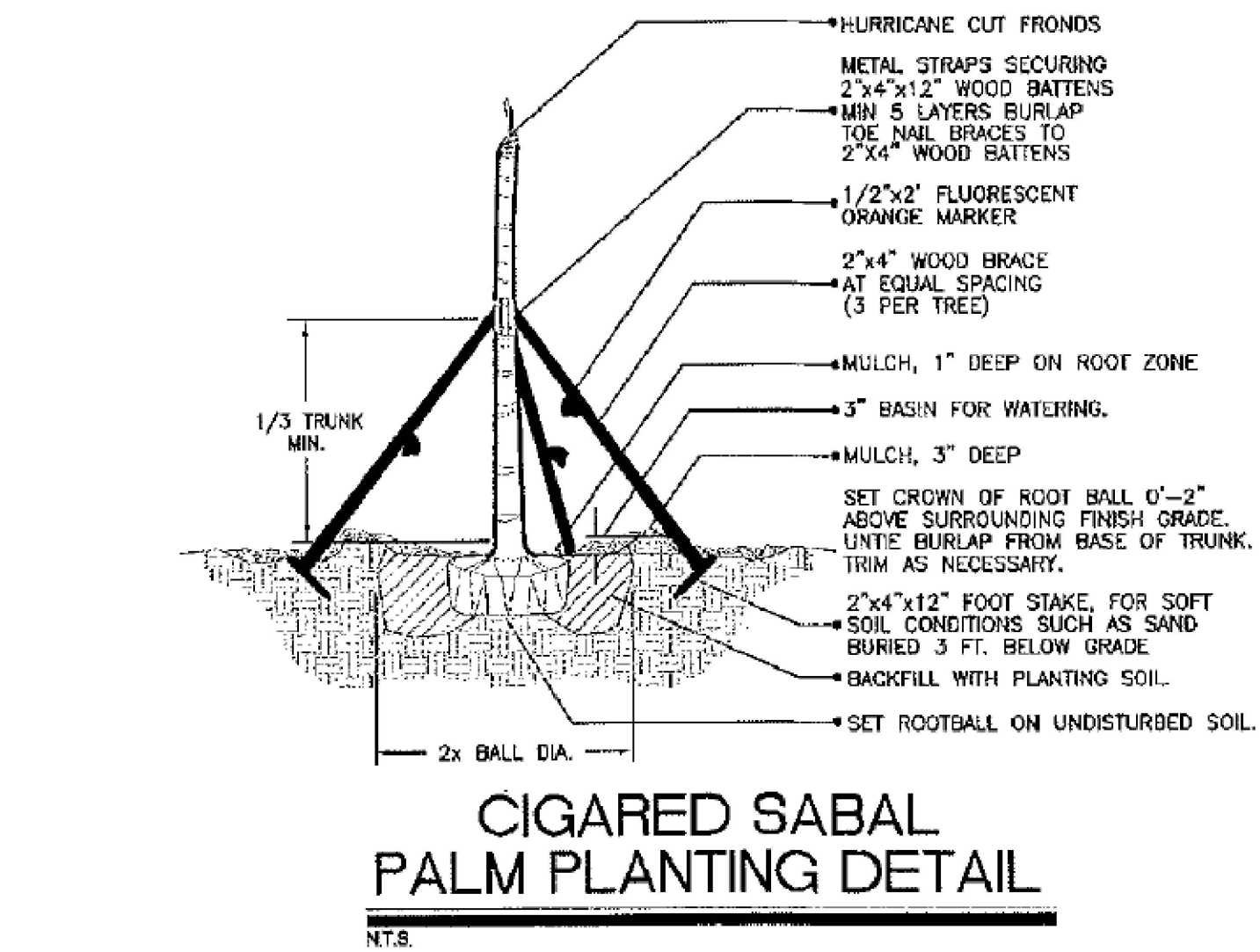
Required autoirrigation with non portable water

GENERAL LANDSCAPE NOTES

- ALL PLANT MATERIALS TO BE FLORIDA #1 OR BETTER QUALITY , INSTALLED TO HIGHEST NURSERY STANDARDS.
- MULCH NO CYPRESS
MULCH SHALL BE INSTALLED TO A MINIMUM OF 3" THICK IN ALL PLANTING AREAS.
- SOD TO BE 95% WEED FREE: BAHIA
SOD TO BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED AT THE TIME OF SHALL BE SODDED UNLESS IT IS SPECIFICALLY LABELED OTHERWISE.
ALL AREAS WITHIN THE PROJECT LIMIT SHALL BE PROVIDED WITH SOD OR OTHER SPECIFIED GROUNDCOVER
- ALL DIMENSIONS TO BE FIELD CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION, WITH ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT
- ALL MATERIALS MUST BE AS SPECIFIED IN THE LANDSCAPE PLAN. IF MATERIAL OR LABOR DO NOT ADHERE TO SPECIFICATIONS, THEY WILL BE REJECTED BY THE LANDSCAPE ARCHITECT WITH PROPER INSTALLATION CARRIED OUT BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST.
- NO SUBSTITUTION OR CHANGES OF ANY KIND WILL BE MADE AT TIME OF BIDDING
ALL PLANNED MATERIALS SHALL BE PLANTED WITH TERRA-SORB AG IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION FOR THE RATE OF APPLICATION.

FERTILIZATION SHRUBS AND TREES

- ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH AGRIFORM 20-10-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS AT A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.

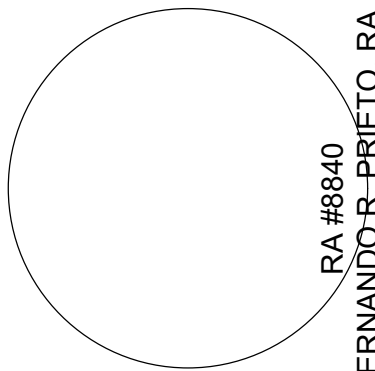


SOMA MEDICAL CENTER

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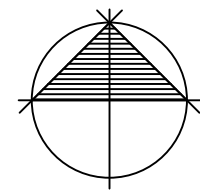
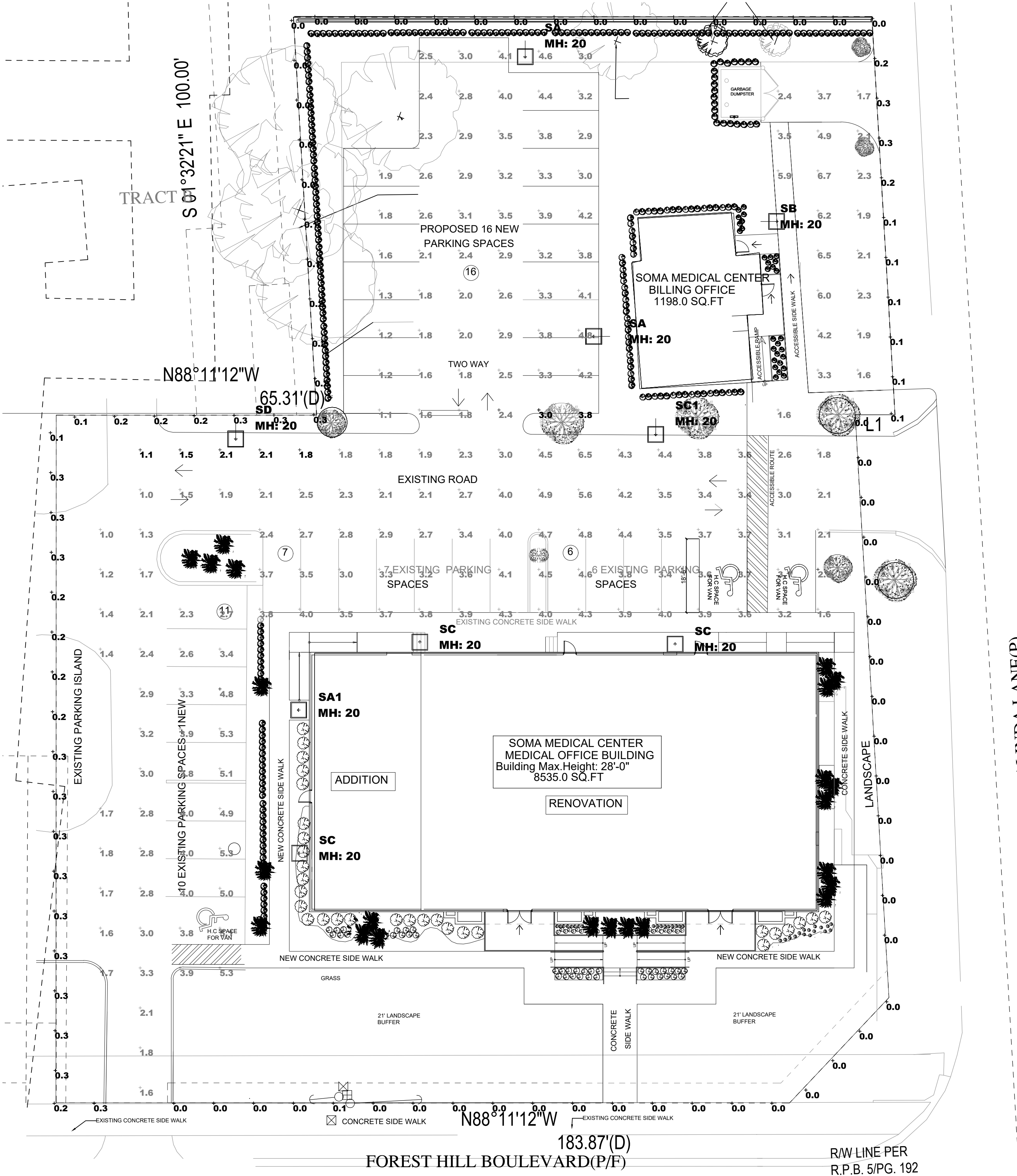


Job Number: ##-####
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Revised By: FRP
Date: OCTOBER, 2019

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L-2

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVES & PARKING	Illuminance	Fc	3.12	6.7	1.0	3.12	6.70
PROPERTY LINE - LEFT	Illuminance	Fc	0.20	0.3	0.0	N.A.	N.A.
PROPERTY LINE - LOWER	Illuminance	Fc	0.03	0.3	0.0	N.A.	N.A.
PROPERTY LINE - RIGHT	Illuminance	Fc	0.06	0.3	0.0	N.A.	N.A.
PROPERTY LINE - UPPER	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.



PROPOSED NEW SOMA MEDICAL CENTER
PHOTOMETRIC PLAN

SCALE 1:200

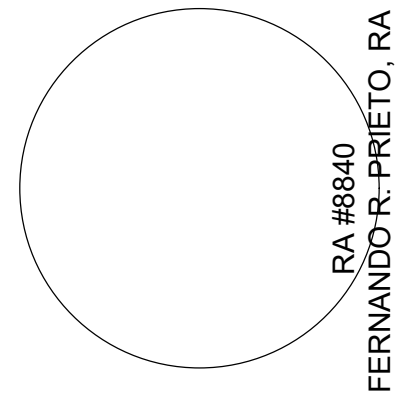
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts
	3	SA	SINGLE	N.A.	0.900	BEACON VP-S-60L-136-3K7-4-SWP-SETAVPS CONC POLE MTD - 20' A.G.	135.583
	1	SA1	SINGLE	N.A.	0.900	BEACON VP-S-60L-136-3K7-4-WB-SWP BLDG MTD - 20' A.G.	135.583
	1	SB	SINGLE	N.A.	1.000	BEACON VP-S-60L-136-4K7-2-BC-SWP-SETAVPS CONC POLE MTD - 20' A.G.	133.829
	3	SC	SINGLE	N.A.	0.900	BEACON VP-S-60L-136-4K7-4W-WB-SWP BLFG MTD - 20' A.G.	133.506
	1	SC1	SINGLE	N.A.	0.900	BEACON VP-S-60L-136-4K7-4W-BC-SWP-SETAVPS CONC POLE MTD - 20' A.G.	133.506
	1	SD	SINGLE	N.A.	0.900	BEACON VP-S-24L-55-4K7-3-BC-SWP-SETAVPS CONC POLE MTD - 20' A.G.	54.88

Revisions:
REV 2, 3-27-2020
FOR FDOT COMMENTS
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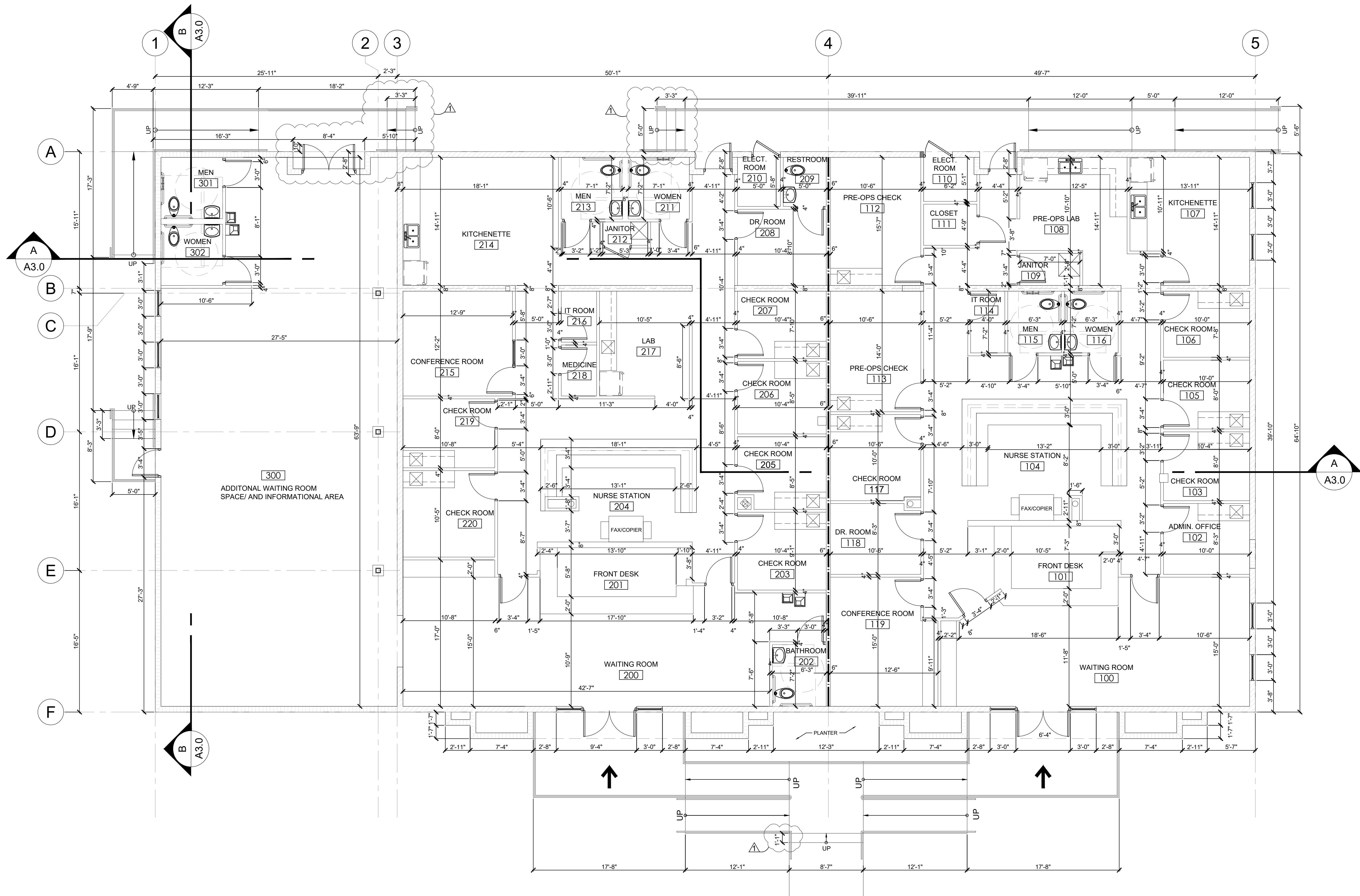
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PH-1



1 FLOOR PLAN
SCALE: 3/16"=1'-0"

LEGEND

- EXISTING C.M.U. WALL TO REMAIN
- NEW C.M.U. WALL
- 1 HR. FIRE RATED GYPSUM WALL

Revisions:
Building department
12/10/19

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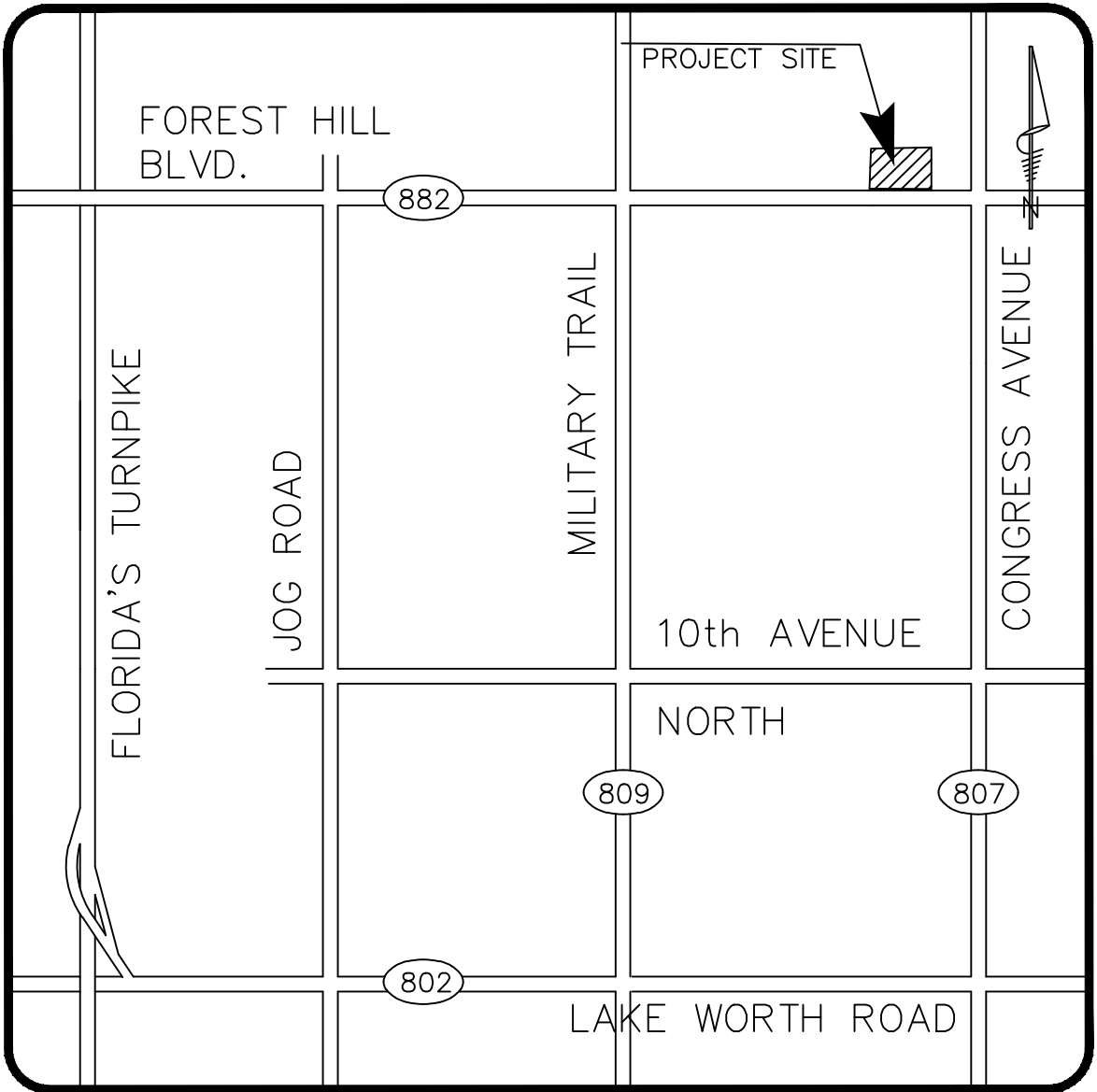
PROJECT PERFORMANCE CONDITIONS

1. EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND "SUNSHINE STATE ONE CALL OF FLORIDA, INC." TO LOCATE ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES DURING CONSTRUCTION AND RESETTING UTILITIES TO NEW GRADE AND SLOPE WITHIN THE LIMITS OF CONSTRUCTION.
2. SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE PROVISIONS OF THE FLORIDA TRENCH SAFETY ACT, THE FLORIDA UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT, AND ALL APPLICABLE O.S.H.A. REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS WHEN WORKING IN THE VICINITY OF OVERHEAD ELECTRIC LINES.
3. MAINTENANCE OF TRAFFIC. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC (MOT) PLANS, PREPARED BY A WORK SITE TRAFFIC SUPERVISOR AS CERTIFIED BY THE AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION, PRIOR TO COMMENCING CONSTRUCTION WITHIN FDOT, PBC AND MUNICIPAL RIGHTS-OF-WAY.
4. ACCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SAFE VEHICULAR AND PEDESTRIAN ACCESS AT ALL TIMES.
5. WARRANTY. ALL WORK, MATERIALS, OR EQUIPMENT SHALL BE WARRANTED FOR A MINIMUM OF ONE YEAR, FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER OR RESPECTIVE REGULATORY AGENCY (FDOT, PBC, MUNICIPALITY, ETC.) AGAINST DEFECTIVE MATERIALS AND/OR WORKMANSHIP. ALL WORK FOUND TO BE DEFECTIVE WILL BE REPLACED BY THE CONTRACTOR AT NO EXPENSE TO OWNER OR AGENCY.
6. SHOP DRAWINGS. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF SEVEN (7) COPIES (OR MORE, IF REQUIRED) OF SHOP DRAWINGS, PRODUCT DATA, MATERIAL SPECIFICATIONS AND OTHER INFORMATION REGARDING CONSTRUCTION MATERIALS AND STRUCTURES AS REQUESTED BY THE ENGINEER OF RECORD OR THE REGULATORY AGENCY. SHOP DRAWINGS MUST BE NEWLY PREPARED INFORMATION, DRAWN TO ACCURATE SCALE. STANDARD INFORMATION PREPARED WITHOUT SPECIFIC REFERENCE TO THE PROJECT WILL BE RETURNED TO THE CONTRACTOR WITHOUT REVIEW. SHOP DRAWINGS SHALL BE SUBJECT TO THE FOLLOWING:
- A. BY SUBMITTAL OF ANY SHOP DRAWING OR CATALOG DATA, BEARING AN APPROVAL STAMP, THE CONTRACTOR REPRESENTS THAT IT HAS DETERMINED AND VERIFIED ALL FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, MATERIALS, DIMENSIONS, CATALOG NUMBERS AND SIMILAR DATA, OR WILL DO SO, AND THAT IT HAS CHECKED AND COORDINATED EACH ITEM WITH OTHER APPLICABLE APPROVED SHOP DRAWINGS AND THE CONTRACT REQUIREMENTS.
- B. SHOP DRAWINGS AND CATALOG DATA SUBMITTED WITHOUT THE CONTRACTOR'S STAMP OF APPROVAL WILL BE RETURNED TO THE CONTRACTOR WITHOUT REVIEW. APPROVAL OF SHOP DRAWINGS, SAMPLES, OR CATALOG DATA BY THE ENGINEER OF RECORD OR REGULATORY AGENCY SHALL NOT AUTHORIZE ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- C. ANY PROPOSED SUBSTITUTE OR EQUAL TO THE THAT SHOWN ON THE CONTRACT DOCUMENTS SHALL BE ACCOMPANIED BY CALCULATIONS SUBSTANTIATING EQUIVALENCY. SHOP DRAWINGS WITH SUBSTITUTE MATERIALS NOT ACCOMPANIED BY CALCULATIONS WILL BE RETURNED WITHOUT REVIEW.
- D. THE CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING THE SHOP DRAWING AND MATERIALS ORDERING PHASE OF THE PROJECT AND ADVISE THE ENGINEER OF RECORD IN WRITING OF ANY DISCREPANCIES.
- E. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOG LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.
7. FIELD REVIEWS. THE CONTRACTOR SHALL PROVIDE NOTIFICATION, 48 HOURS (MIN.), PRIOR TO ANY REQUIRED FIELD REVIEWS OR INSPECTIONS AND SHALL SUPPLY ALL NECESSARY EQUIPMENT, LABOR, AND MATERIALS FOR INSPECTION AND/OR TEST. ALL WORK SHALL BE OPEN AND SUBJECT TO REVIEW AND/OR INSPECTION BY AUTHORIZED PERSONNEL OF THE VILLAGE OF PALM SPRINGS AND THE ENGINEER OF RECORD.
13. DENSITY TESTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TESTING TO ENSURE THAT THE PROPER COMPACTION HAS BEEN ACHIEVED FOR ALL SUBGRADE, BASE MATERIAL, PIPE BASE MATERIAL, BACKFILL, & ALL OTHER AREAS WHERE COMPACTION REQUIREMENTS ARE SPECIFIED. ALL TEST RESULTS SHALL BE SIGNED & SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER AND COPIES SHALL BE PROVIDED TO THE ENGINEER OF RECORD AND TO THE REGULATORY AGENCY AS REQUIRED.
14. PERMITS. THE CONTRACTOR SHALL NOT COMMENCE CONSTRUCTION PRIOR TO RECEIPT OF ALL APPLICABLE PERMITS AND APPROVALS INCLUDING AN APPROVED MAINTENANCE OF TRAFFIC PLAN. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE REQUIREMENTS OF THE PERMITS AND AGENCY APPROVALS.
15. EROSION CONTROL. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH FDOT INDICES 102, 103 AND 106, THE FDEP NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (IF APPLICABLE), AND THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). FILTER FABRIC, HAY BALES, OR ROCK BAGS SHALL BE INSTALLED IN EACH INLET THROUGHOUT THE CONSTRUCTION PERIOD. A SOIL TRACKING PREVENTION DEVICE (STPD) SHALL CONSTRUCTED AT ALL UNSTABILIZED CONSTRUCTION ACCESS POINTS, PER FDOT INDEX NO. 106.
16. STORM DRAINAGE. ALL STORM DRAINAGE PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC PER FDOT STANDARD INDEX NO. 280. ALL DRAINAGE STRUCTURES SHALL CONFORM TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. ALL GRATES SHALL BE SECURED TO THE STRUCTURES WITH AN EYEBOLT AND CHAIN. ALL STORM DRAINAGE SHALL BE FREE OF SILT AND SEDIMENT AT THE TIME OF FINAL ACCEPTANCE BY THE VILLAGE OF PALM SPRINGS.
17. DEWATERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ANY DEWATERING PERMITS AND/OR APPROVALS NECESSARY FOR CONSTRUCTION. NO WATER FROM DEWATERING MEASURES SHALL BE DISCHARGED OFF-SITE. ALL DISCHARGE SHALL BE CONTAINED IN ON-SITE SEDIMENT BASINS.
18. SIDEWALKS. ALL SIDEWALKS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, CHAPTER 11 – FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. ALL CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 304 AND THE REQUIREMENTS OF THE FLORIDA BUILDING CODE. ALL WALKWAYS CROSSING VEHICULAR AREAS SHALL HAVE A DETECTABLE WARNING SURFACE (TRUNCATED DOMES) IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 304 AND THE FLORIDA BUILDING CODE, CHAPTER 11 – ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. ALL SIDEWALKS SHALL BE BROOM FINISHED WITH AN EVEN, DUSTLESS SURFACE AND SHALL BE FREE OF CRACKS AT TIME OF FINAL ACCEPTANCE BY THE CITY OF LAKE WORTH.
19. PAVEMENT. WHERE FULL-DEPTH PAVEMENT REPLACEMENT IS SPECIFIED, EXISTING BASEROCK MAY NOT BE RE-USED, HOWEVER IT MAY BE UTILIZED AS SUBGRADE STABILIZATION MATERIAL. ALL SUBGRADE SHALL BE FREE OF MUCK, ROOTS, UNDERGRUSH, VEGETATIVE MATTER, GARBAGE, TRASH, OR ANY OTHER UNSUITABLE MATERIALS. BASEROCK AND ASPHALT SHALL BE PLACED IN MULTIPLE LIFTS AND SHALL BE PLACED IN ACCORDANCE WITH THE APPLICABLE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. FINAL LIFT OF ASPHALT SHALL PROVIDE A UNIFORM FINISH AND SHALL BE PLACED TO CORRECT MINOR IMPERFECTIONS IN THE FIRST LIFT AND TO PROVIDE POSITIVE DRAINAGE FOR THE ROADWAY.
20. SIGNING AND PAVEMENT MARKING. ALL PAVEMENT MARKINGS SHALL COMPLY WITH THE APPLICABLE STANDARDS OF FDOT, PBC AND THE REGULATORY AGENCY HAVING JURISDICTION ON THE PROJECT. PAVEMENT MARKINGS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC. THERMOPLASTIC SHALL NOT BE INSTALLED ON PAVEMENT UNTIL A MINIMUM OF 14 CALENDAR DAYS AFTER THE FINAL LIFT OF ASPHALT HAS BEEN COMPLETED. PAINT MATERIAL SHALL NOT BE APPLIED TO NEW ASPHALT UNTIL SEVEN CALENDAR FOLLOWING THE FINAL LIFT OF ASPHALT. BLUE/BLUE REFLECTIVE PAVEMENT MARKERS (RPM) SHALL BE INSTALLED TO INDICATE THE LOCATION OF ALL FIRE HYDRANTS.



3325 FOREST HILL BOULEVARD
PALM SPRINGS, FLORIDA 33461

CIVIL ENGINEERING PLANS
DCI PROJECT NO. 19007



LOCATION MAP
NTS

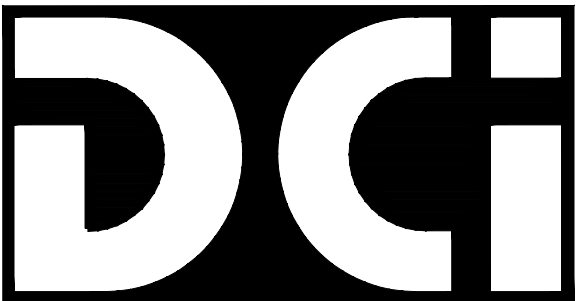
SEC. 07, TWP. 44S, RGE. 43E

INDEX OF DRAWINGS

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C2 SIGNING & MARKINGS AND
PAVING, GRADING & DRAINAGE PLAN
C3 PAVING, GRADING & DRAINAGE
DETAILS & NOTES
C4 SIGNING & PAVEMENT MARKINGS
DETAILS & NOTES
C5 WATER AND SANITARY SEWER PLANS
C6 PBCWUD WATER DETAILS & NOTES

PRELIMINARY CIVIL ENGINEERING PLANS
DECEMBER 27, 2019

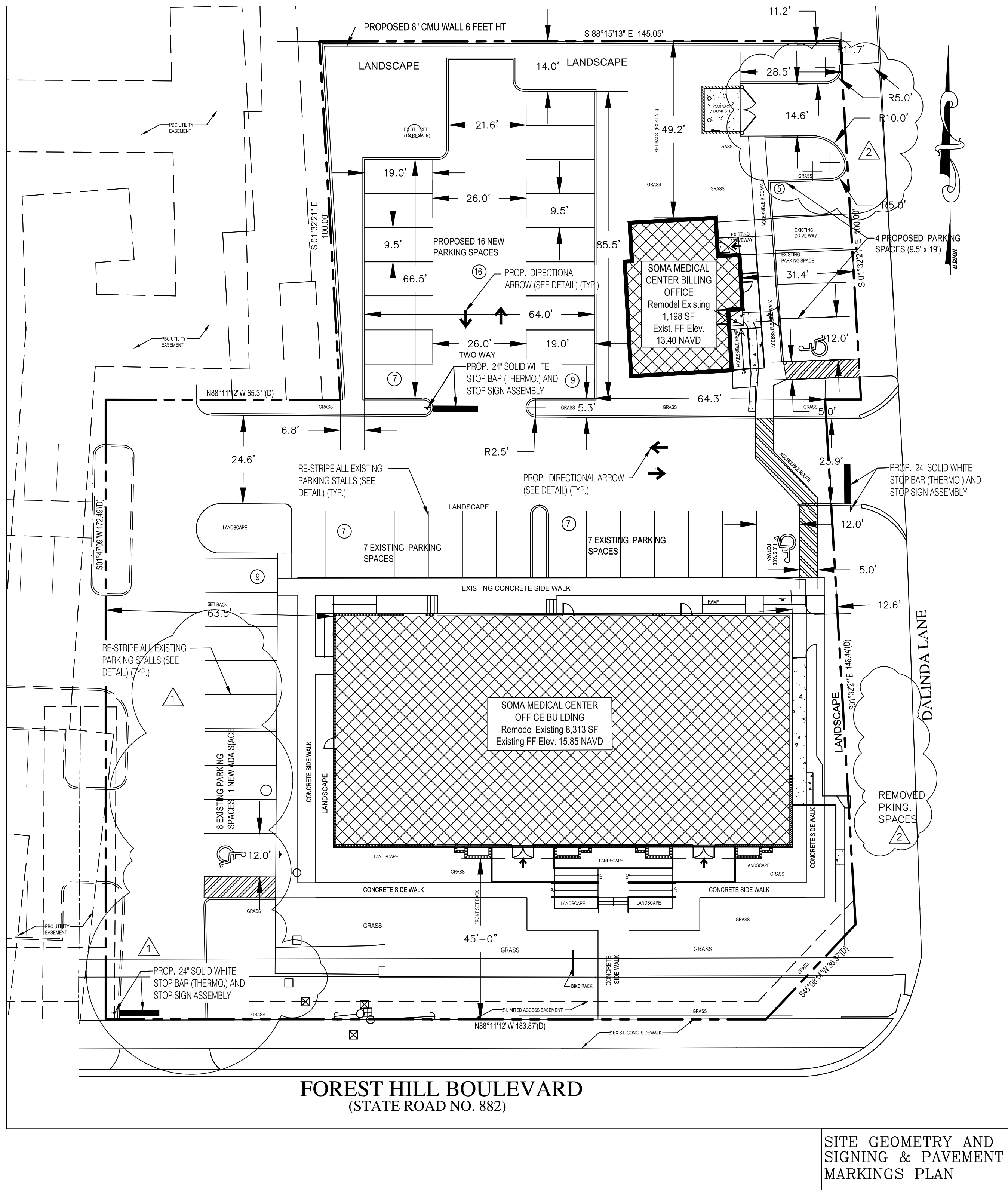
PREPARED BY:



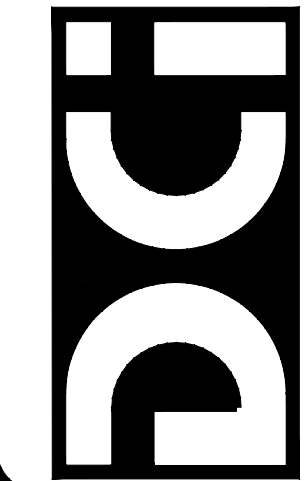
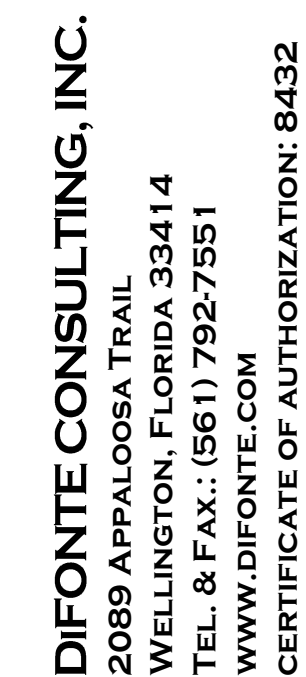
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Eugene A. DiFonte
FL PE No. 41885

Date



11. THE FOLLOWING ELEVATIONS HAVE BEEN CALCULATED IN ACCORDANCE WITH SFWMO CRITERIA TO ESTABLISH THE MINIMUM SITE GRADING CRITERIA. THIS DATA IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT INTENDED TO SUPERCEDE THE GRADING ENUMERATED ON THE PLANS:
 - >MINIMUM FF ELEV. 11.6 NAVD (13.1 NGVD)
 - >MINIMUM PERIMETER BERM ELEV. 11.0 NAVD (12.5 NGVD)
 - >MINIMUM PARKING LOT/ROADWAY ELEV. 10.7 NAVD (12.2 NGVD)
12. THE CONTRACTOR IS RESPONSIBLE TO SECURE NPDES PERMIT AND TO COMPLY WITH ITS REGULATIONS AS IT RELATES TO THIS PROJECT.
13. THE CONTRACTOR IS ADVISED THAT ONSITE PAVING AND DRAINAGE SYSTEMS SHALL REMAIN, UNLESS OTHERWISE NOTED ON THE PLANS OR DIRECTED IN WRITING BY THE ENGINEER, REFER ALSO TO DEMOLITION PLANS (PREPARED BY OTHERS).
14. PROVIDE A MINIMUM 6" VERTICAL SEPARATION BETWEEN THE FINISHED FLOOR ELEVATION AND THE ADJACENT FINISHED GRADE. THE MINIMUM GRADIENT AWAY FROM THE BUILDING WALL SHALL BE 2%.
15. THE CONTRACTOR SHALL MAINTAIN DRAINAGE FLOWS DURING CONSTRUCTION SO AS NOT TO ADVERSELY AFFECT EXISTING FACILITIES AND ADJACENT PROPERTIES.
16. THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES DURING CONSTRUCTION TO EXISTING FACILITIES TO REMAIN AND TO ADJACENT PROPERTIES.
17. THE CONTRACTOR SHALL COMPLY WITH ADA REQUIREMENTS AT BUILDING ACCESS POINTS, ADA PARKING AREAS AND ADA ACCESSIBLE ROUTES.
18. EXISTING DRAINAGE STRUCTURES AND PIPING SCHEDULED TO REMAIN SHALL BE CLEANED OF DIRT, DEBRIS AND OTHER DELETERIOUS MATERIAL PRIOR TO ACCEPTANCE BY THE ENGINEER.

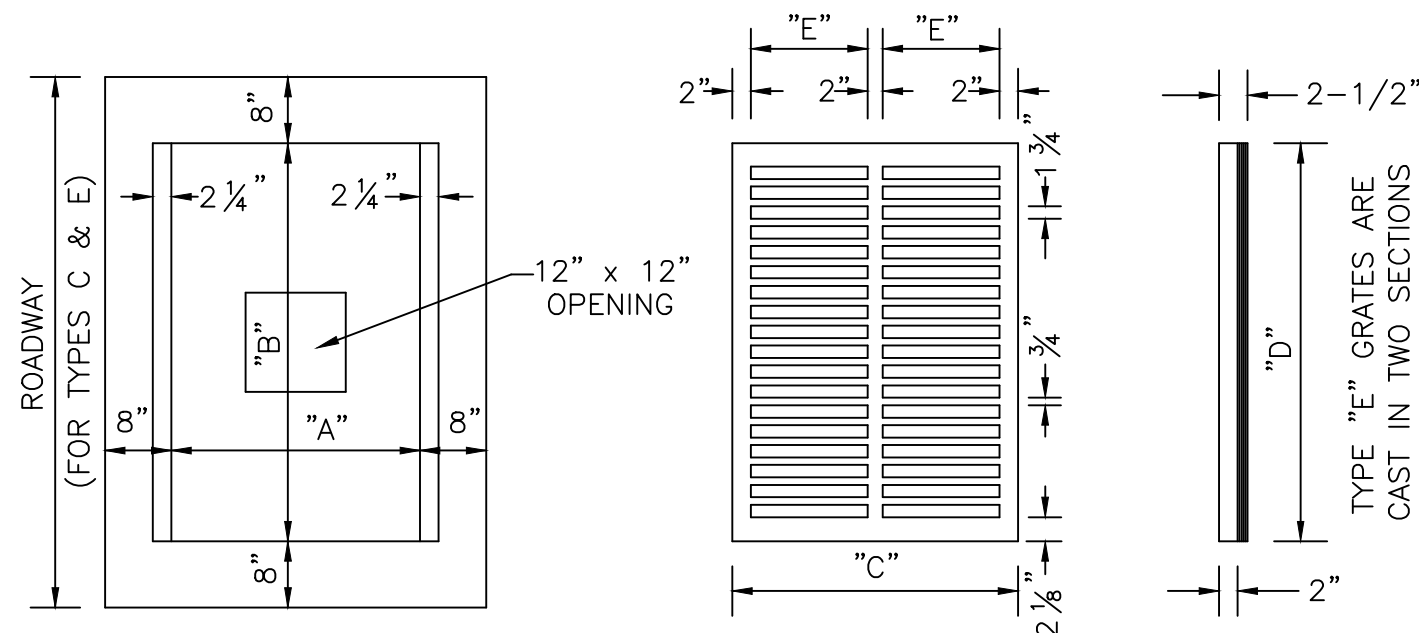


Eugene A. DiFonte
FL PE No. 41885

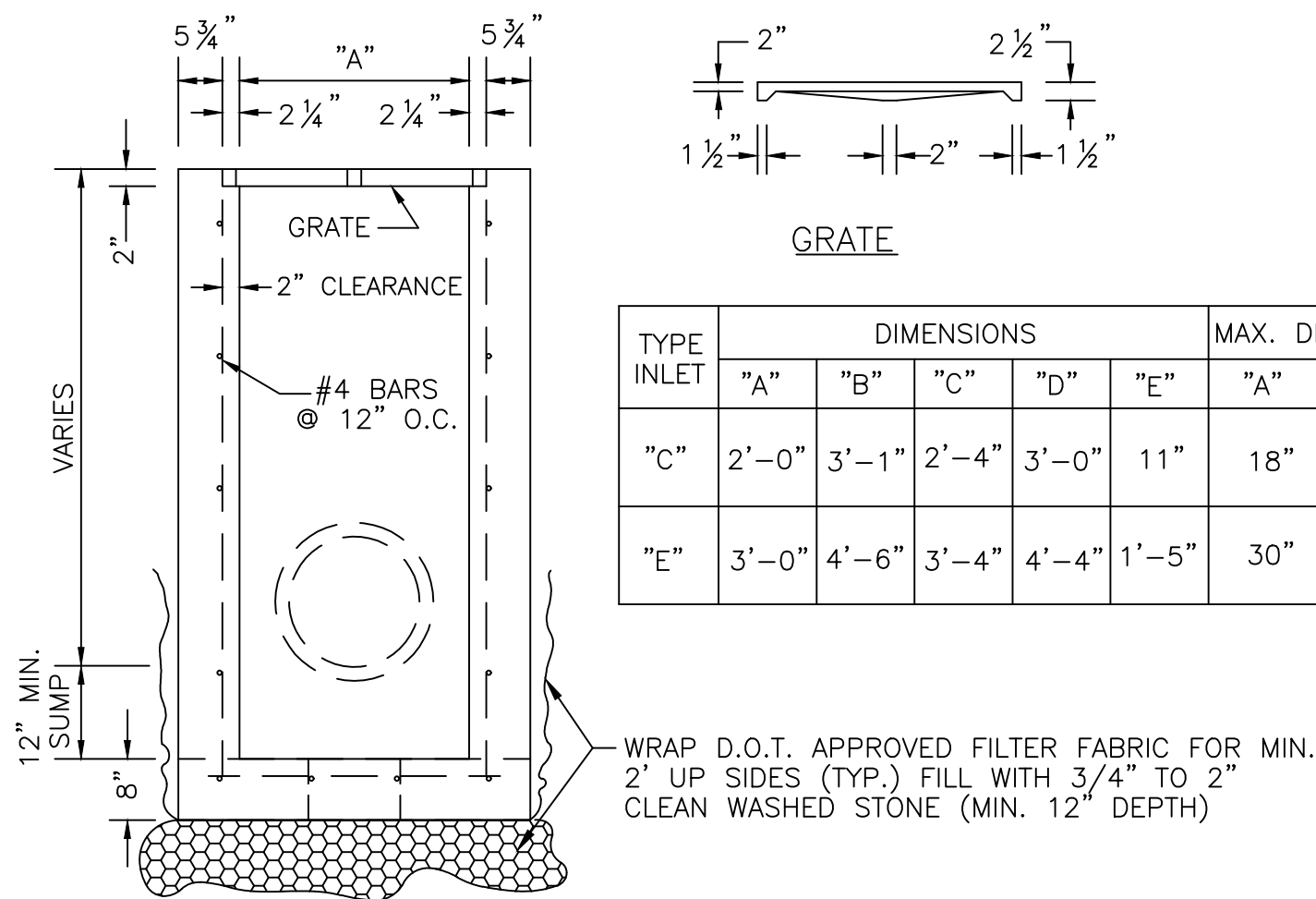
SOMA MEDICAL CENTER
3325 FOREST HILL BOULEVARD, PALM SPRINGS, FLORIDA
SIGNING & PAVEMENT MARKINGS AND PAVING, GRADING & DRAINAGE PLAN

Designed By: EDF
Drafted By: EAD
Checked By: EDF
Date: DEC. 27, 2019

Sheet No: C2
Of: 6



PLAN



SECTION

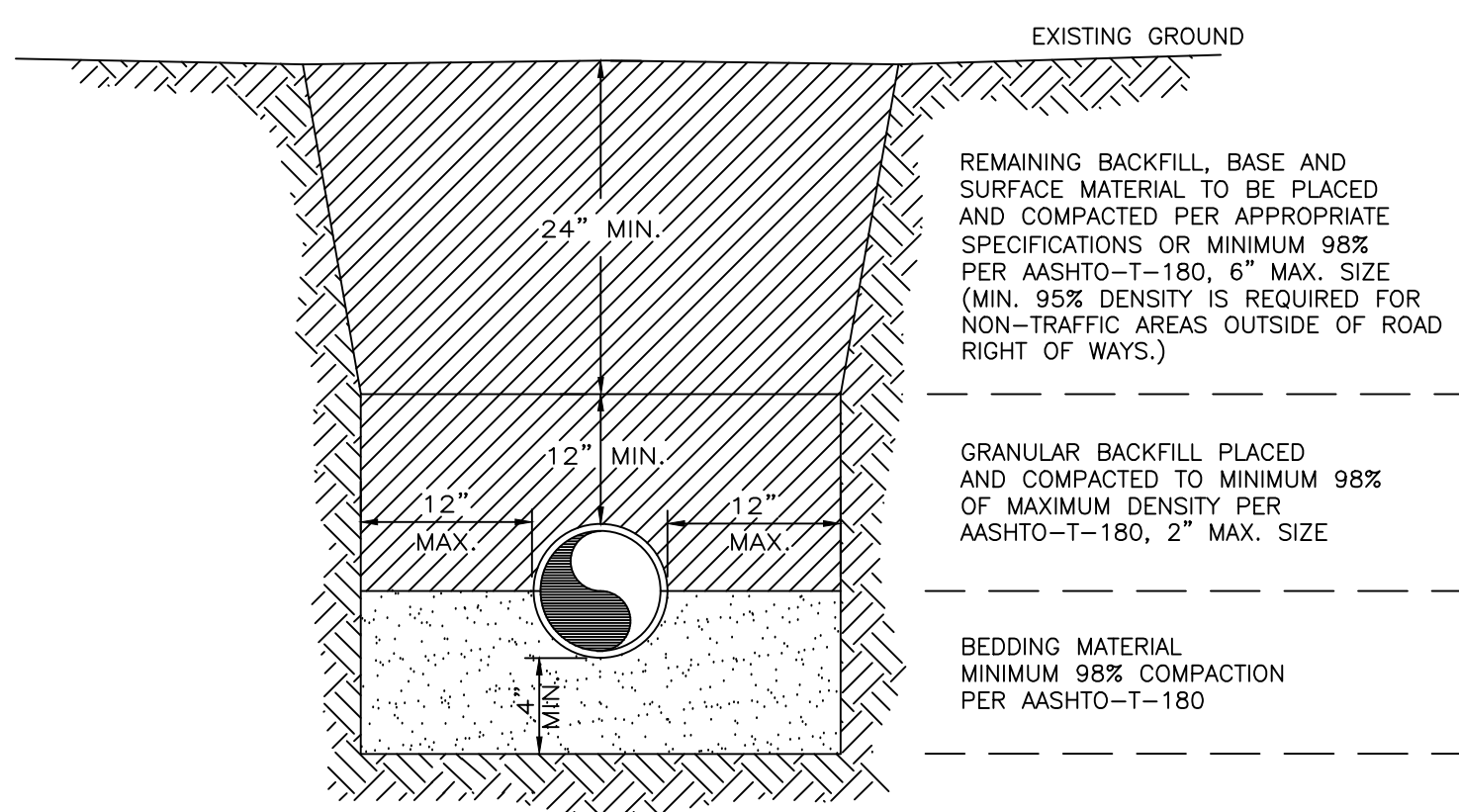
INLET NOTES

BEVELED EDGES: ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4" FOUNDATION MATERIAL: WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED, ALL SUCH MATERIAL MUST BE REMOVED DOWN TO SATISFACTORY MATERIAL AND BACKFILLED TO SUBGRADE WITH CLEAN SAND. GRATES: CAST IRON IN ACCORDANCE WITH F.D.O.T. SPECIFICATIONS. GRATES FOR TYPE "C" TO BE USF 6212 OR EQUAL. TYPE "E" TO BE USF 6290 OR EQUAL. CHAIN GRATES AS PER FDOT INDEX #201.

INLET TYPES: INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREON. TYPE "E MOD." IS A TYPE "E" TURNED 90° TO RECEIVE R.C.P. UP TO 48" DIAMETER. INLETS RECEIVING PIPE LARGER THAN 48" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS.

MATERIAL: INLET WALLS AND BASES MAY EITHER BE CAST-IN-PLACE CLASS I, 2500 P.S.I. CONCRETE OR PRECAST CLASS II, 4000 P.S.I. CONCRETE. POLLUTION CONTROL DEVICES: "SPECIAL" INLETS SHALL HAVE POLLUTION CONTROL DEVICE INSTALLED, CONSISTING OF HALF-ROUND GALVANIZED STEEL PLATE, OPEN AT BOTTOM, WELDED CLOSED AT TOP.

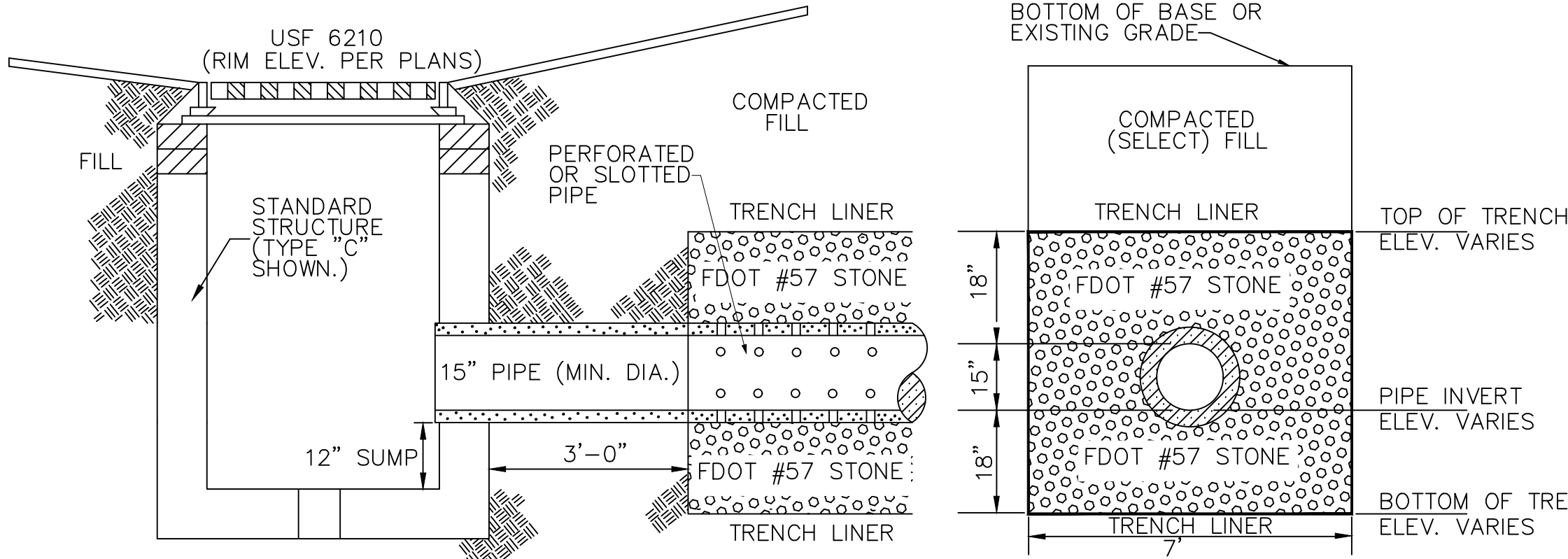
TYPICAL INLET DETAIL
N.T.S.



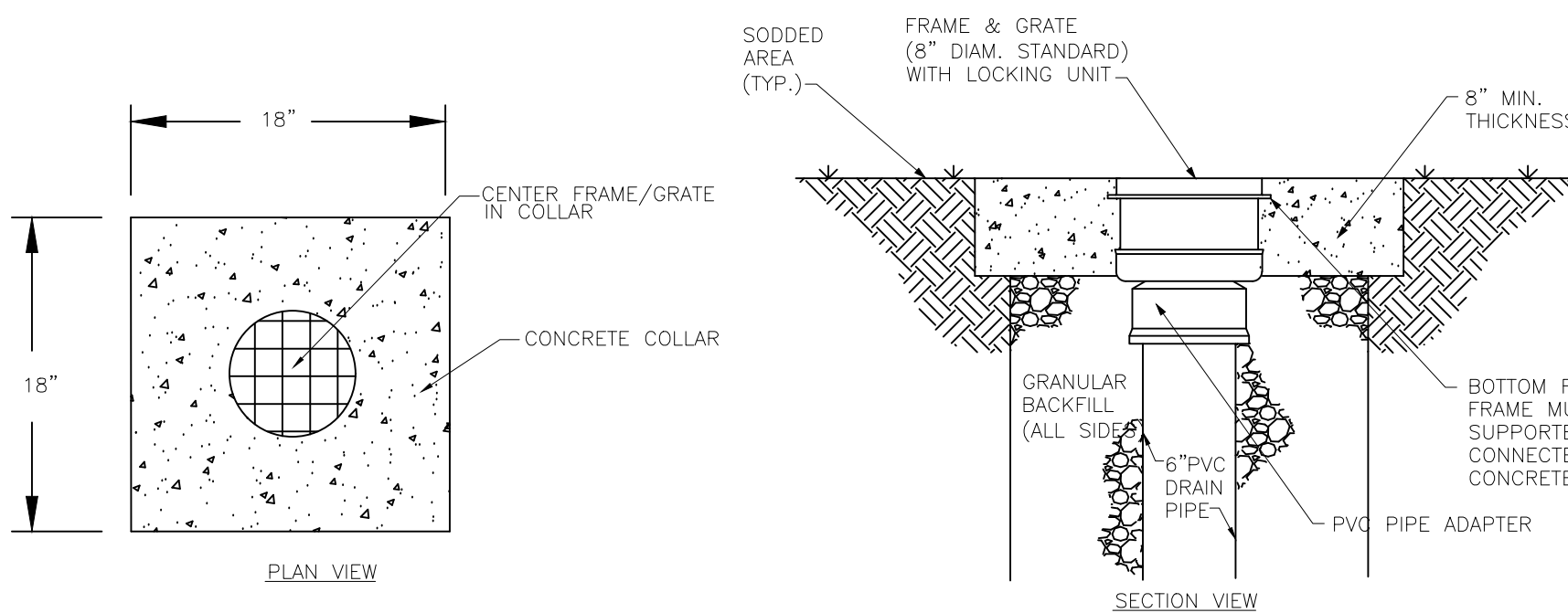
NOTES:

- BEDDING MATERIAL SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"-7/8" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
- THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
- THE PIPE SHALL BE PLACED IN A DRY TRENCH.
- BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGER ROCK, MUCK AND DEBRIS.
- DENSITY TEST ARE REQUIRED IN ONE (1) FOOT LIFTS ABOVE PIPE AT INTERVALS OF 400 FT. MAXIMUM, OR AS DIRECTED BY THE INSPECTOR.
- THE DEVELOPER / CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL APPLICABLE TRENCH-SAFETY LAWS AND REGULATIONS.
- THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT / CONTRACT DOCUMENTS.

TYPICAL TRENCH DETAIL
N.T.S.

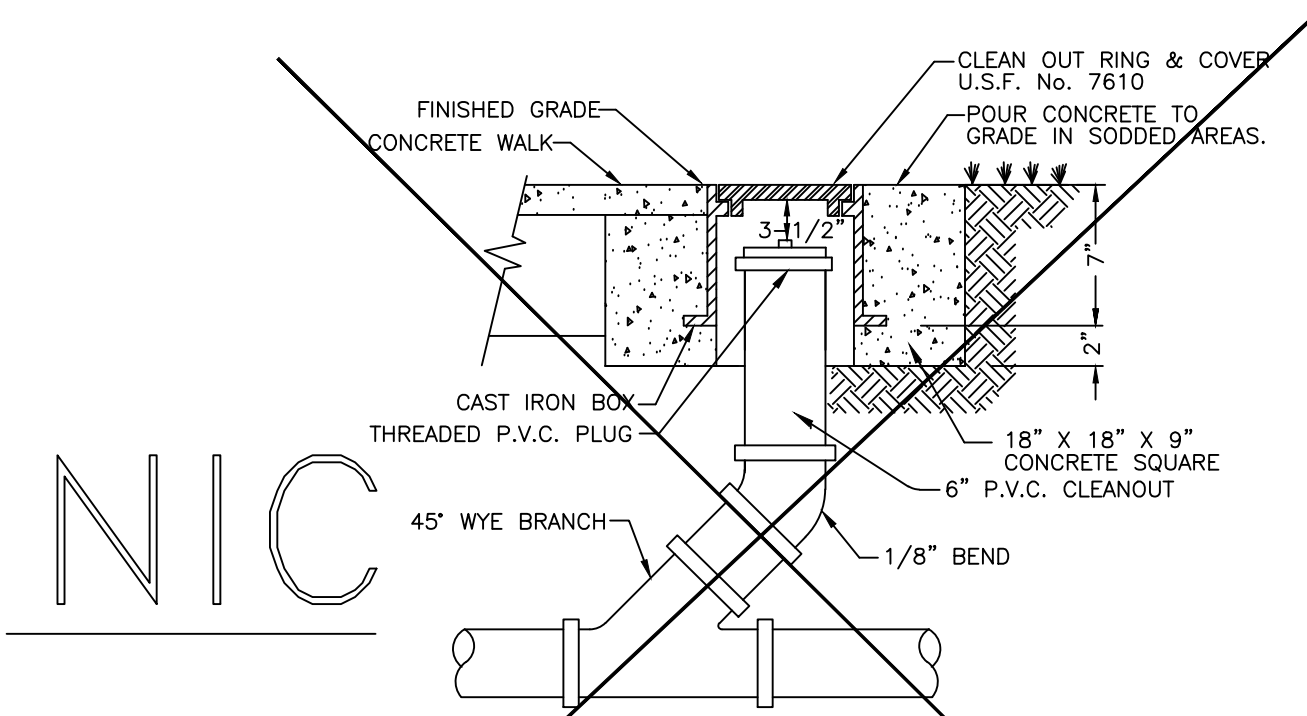


EXFILTRATION TRENCH DETAIL
N.T.S.



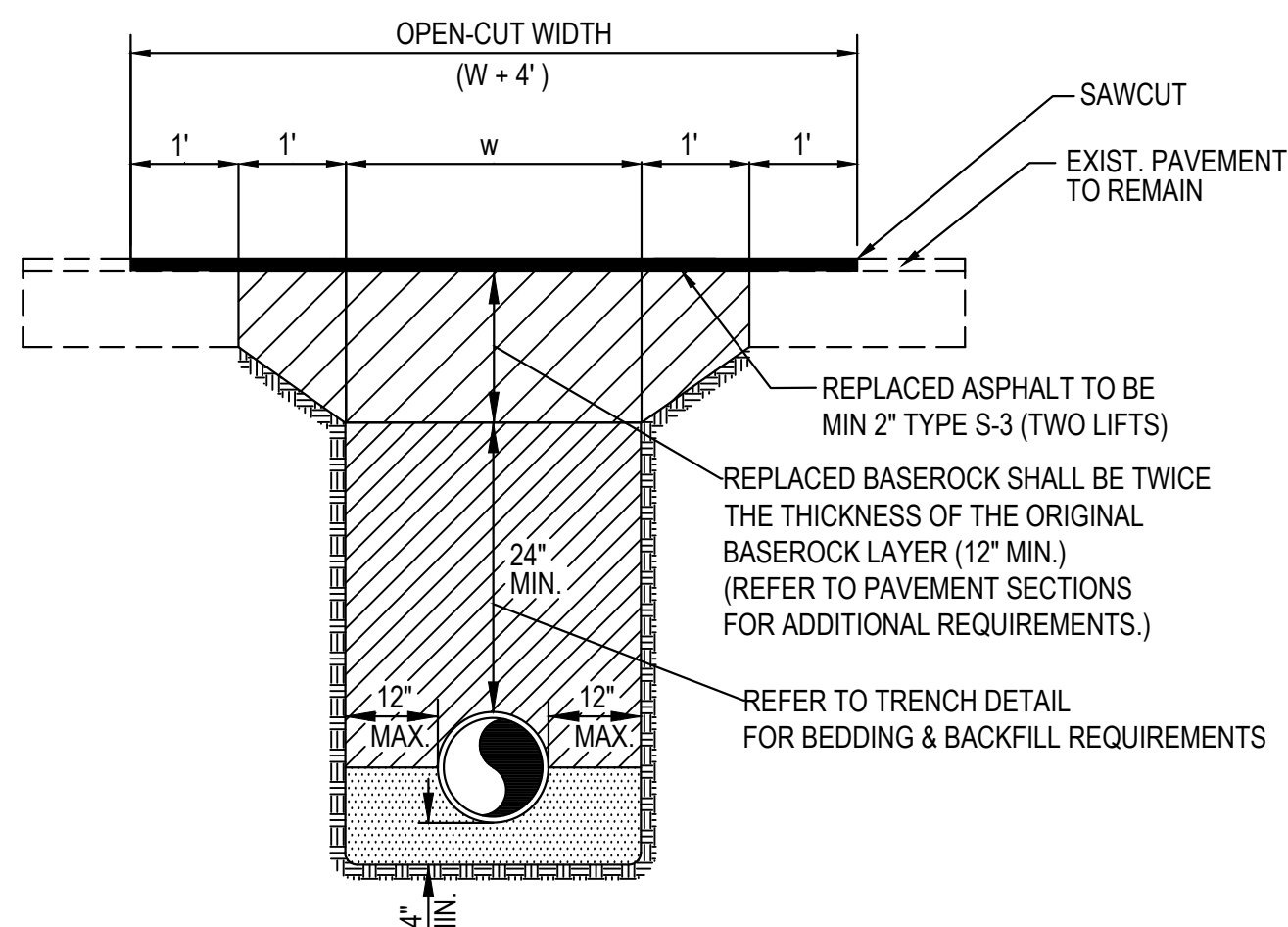
- NOTES:
- REFER TO TYPICAL TRENCH DETAIL NOTES FOR ADDITIONAL CONSTRUCTION REQUIREMENTS.
 - FRAME AND GRATE TO MEET H-20 LOAD RATING WHEN LOCATED IN TRAFFIC AREAS.
 - SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

YARD DRAIN
INSTALLATION DETAIL
N.T.S.



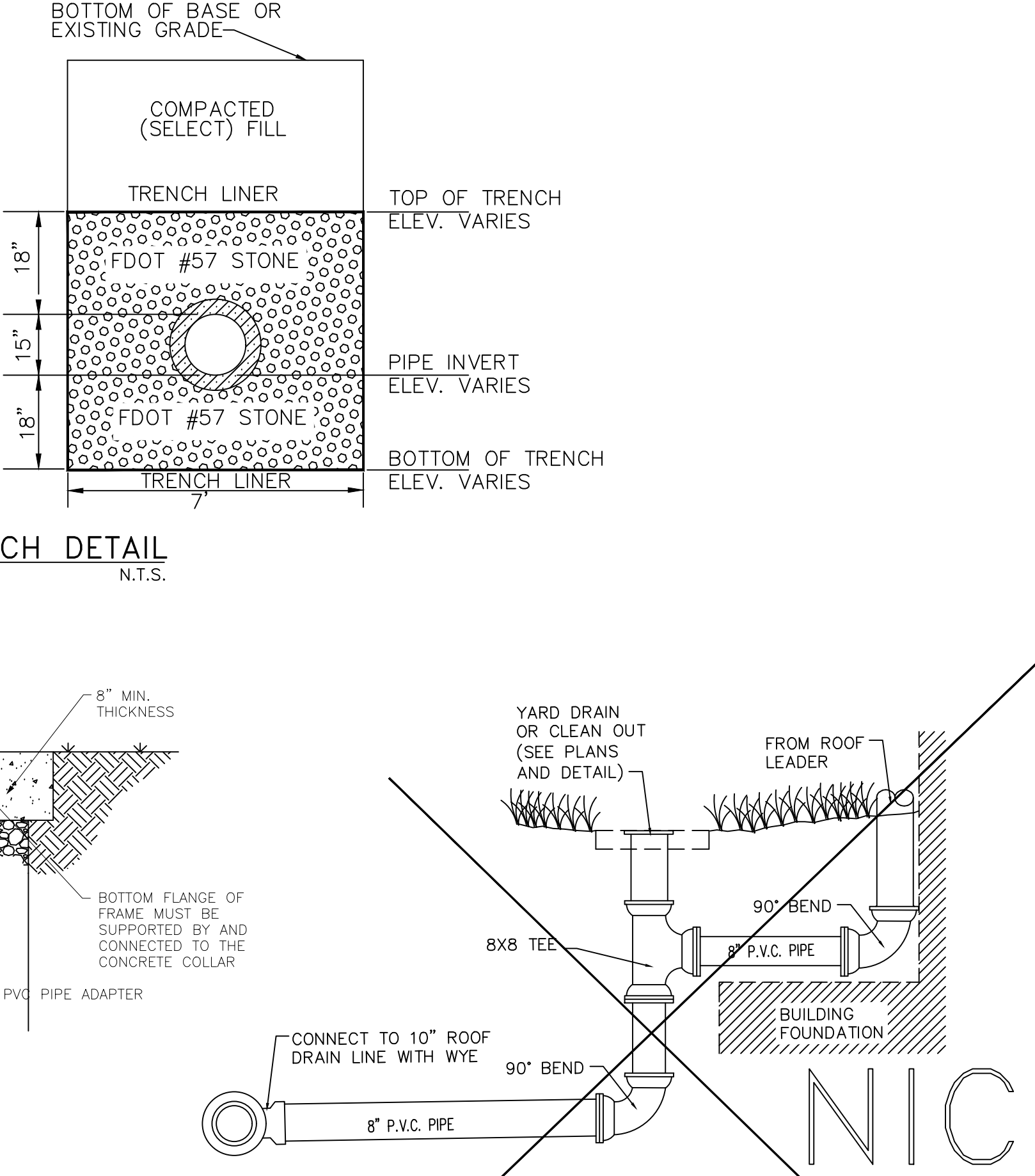
- NOTES:
- CLEANOUTS TO BE LOCATED IN CONCRETE WALK AREAS WHENEVER POSSIBLE.
 - CLEANOUTS SHALL NOT BE INSTALLED IN TRAFFIC LANES OR AREAS UNDER HEAVY TRAFFIC LOADS.
 - THE COVER TO BE MARKED "ROOF DRAIN".
 - NO 90° BENDS SHALL BE USED FOR CLEANOUT INSTALLATION.

TYPICAL ROOF DRAIN CLEAN OUT
INSTALLATION WITH CONCRETE COLLAR
N.T.S.



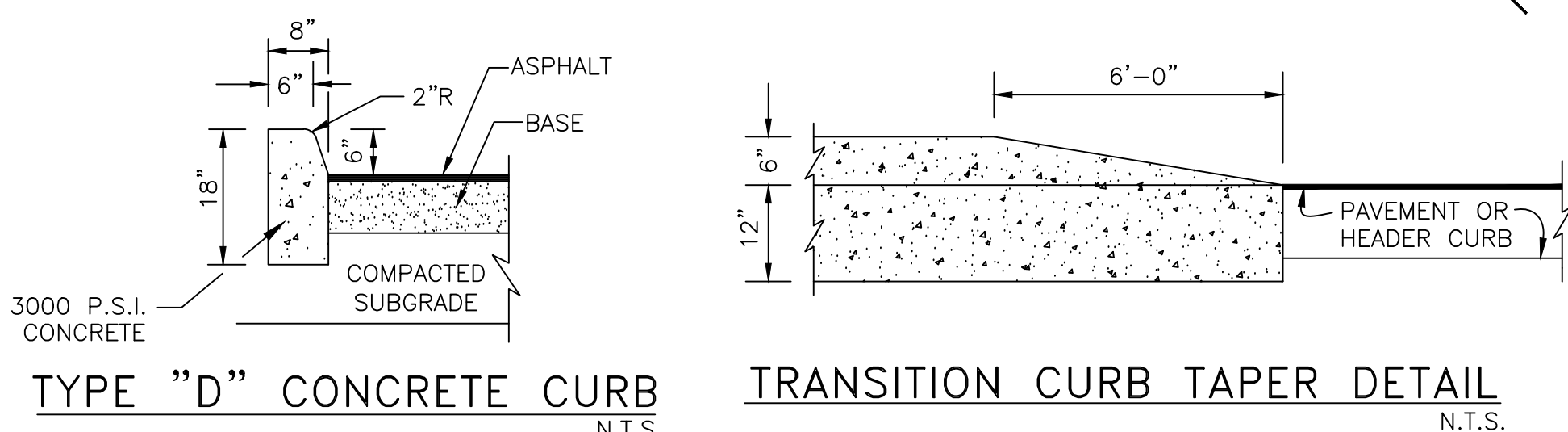
- NOTES:
- PAVEMENT OVERLAY MAY BE REQUIRED IN OPEN-CUT AREAS AT THE DISCRETION OF THE CITY ENGINEER.
 - THE CONTRACTOR SHALL COMPLY WITH APPLICABLE TRENCH SAFETY REGULATIONS.
 - FINISHED SURFACE SHALL HAVE SMOOTH FINISH & SHALL MATCH FLUSH TO SURROUNDING PAVEMENT.
 - ASPHALT OVERLAY SHALL EXTEND A MINIMUM OF 50' BEYOND THE LIMITS OF THE OPEN CUT.

PAVEMENT OPEN-CUT DETAIL
N.T.S.



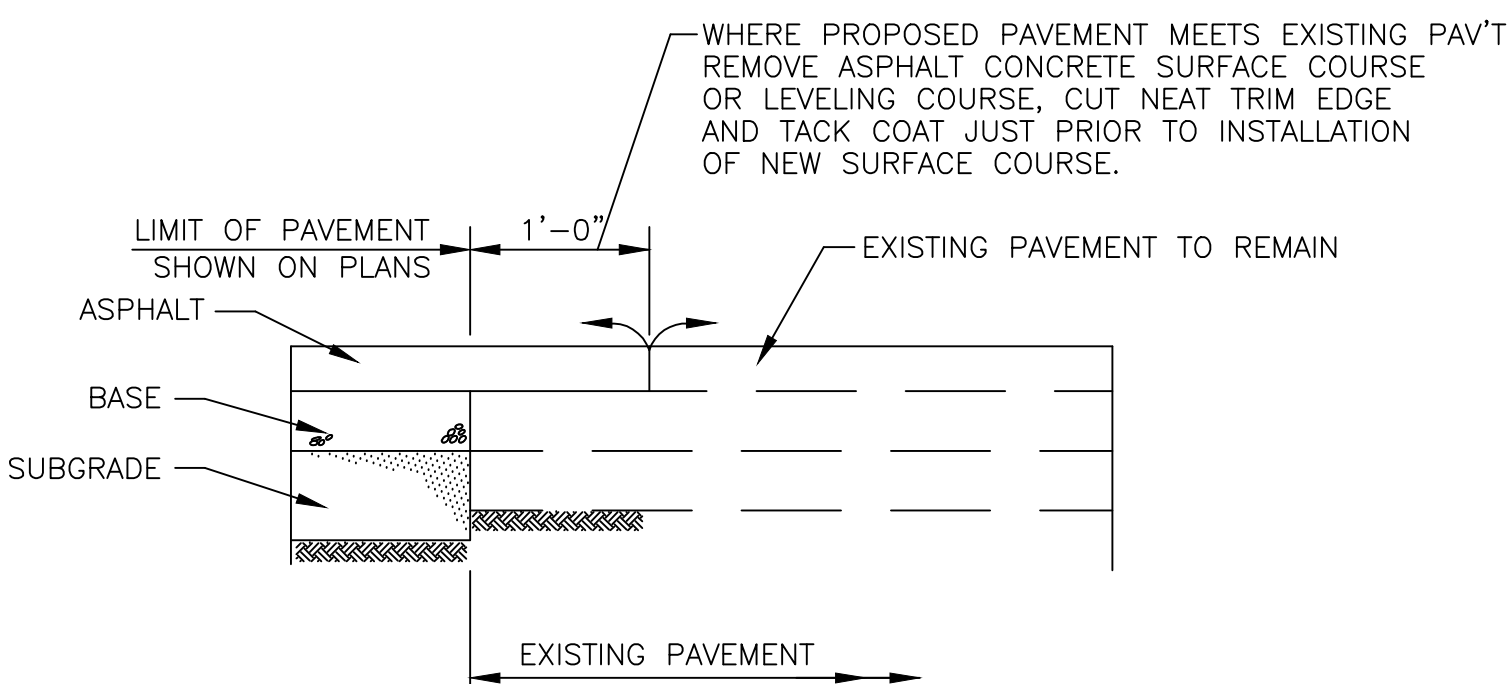
- NOTES:
- PIPING, BENDS AND CONNECTIONS TO BE 8" PVC SD35 (WHITE) MATERIAL UNLESS OTHERWISE APPROVED BY THE ENGINEER IN WRITING.
 - MINIMUM COVER TO BE 24" IN SODDED AREAS AND 30" IN PAVED AREAS.
 - MINIMUM PIPE GRADIENT TO BE 1%.

ROOF DRAIN LEADER CONNECTION DETAIL
N.T.S.

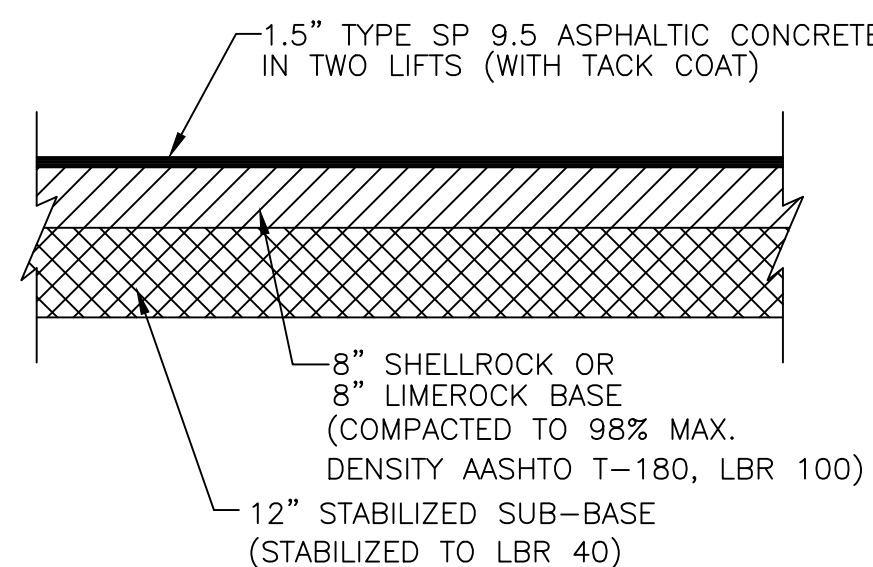


TYPE "D" CONCRETE CURB
N.T.S.

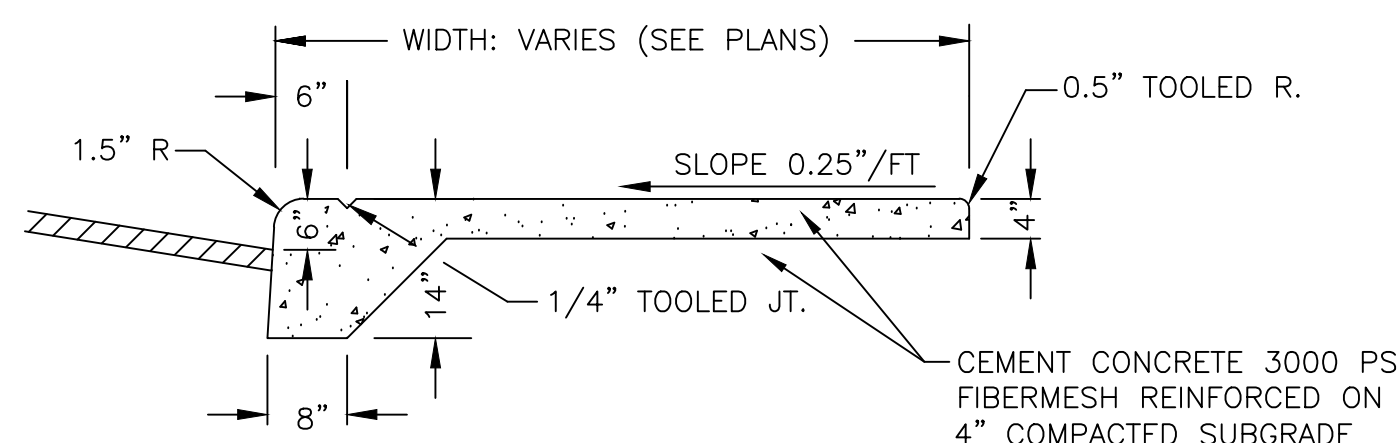
TRANSITION CURB TAPER DETAIL
N.T.S.



PAVEMENT MATCHING DETAIL
N.T.S.



TYPICAL PAVEMENT SECTION
N.T.S.



NOTES:

- THE REVEAL SHOWN MAY VARY TO MEET EXISTING CONDITIONS.
- MONOLITHIC WALK & CURB REQUIRED AT ALL LOCATIONS WHERE PROPOSED SIDEWALK ABUTS ASPHALT PAVEMENT.
- THE THICKNESS OF WALK TO BE 6" AT DRIVEWAYS.
- EXPANSION JOINTS TO BE 50 FT. ON CENTER. JOINTS TO BE PROVIDED AT CHANGES IN DIRECTION, ABUTTING BUILDINGS AND OTHER LOCATIONS PER FDOT REQUIREMENTS.
- UNLESS SPECIFIED ELSEWHERE, WALKS SHALL BE BROOM FINISHED.
- SIDEWALK HANDICAP RAMPS TO COMPLY WITH FDOT STANDARDS AND SHALL HAVE A 1:20 MAX. SLOPE.

MONOLITHIC CURB & TYPICAL SIDEWALK SECTION
N.T.S.

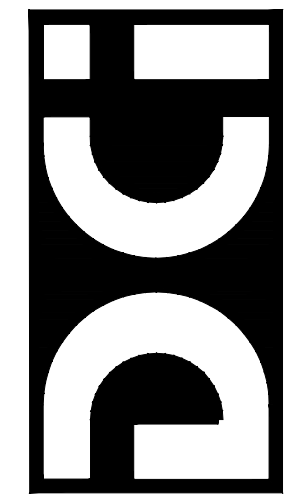
GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2018 EDITION (FDOT STANDARD SPECIFICATIONS).
- ALL PAVING AND RELATED WORK SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARDS OF THE VILLAGE OF PALM SPRINGS AND FLORIDA DEPARTMENT OF TRANSPORTATION.
- THE CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO SURVEY MARKERS DURING CONSTRUCTION.
- ALL UNSUITABLE MATERIAL SUCH AS MUCK, MARL, AND DEBRIS SHALL BE REMOVED FROM THE LIMITS OF CONSTRUCTION AND LEGALLY DISPOSED.
- THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE ENGINEER PRIOR TO ANY SITE WORK BEING PERFORMED. JOB SITE SUPERINTENDENT AND APPROPRIATE MANAGEMENT PERSONNEL SHALL BE IN ATTENDANCE.
- ELEVATIONS REFER TO N.A.V.D. OF 1988 UNLESS OTHERWISE NOTED.
- AS A CONDITION PRECEDENT TO SUBSTANTIAL COMPLETION, THE CONTRACTOR SHALL PROVIDE THE ENGINEER, RECORD DRAWINGS OF THE PROJECT DEPICTING CONSTRUCTED CONDITIONS. THE RECORD DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER ACCEPTABLE TO THE ENGINEER. SUFFICIENT QUANTITIES OF PLANS ARE TO BE PROVIDED FOR THE OWNER, THE ENGINEER AND REGULATORY AGENCIES.
- COMPACTION TESTING OF PAVED AREAS TO BE AT LEAST ONE TEST PER 5,000 SF OR FRACTION THEREOF.

PAVING, GRADING & DRAINAGE NOTES

- TYPE SP ASPHALTIC CONCRETE SURFACE COURSE SHALL MEET THE REQUIREMENTS OF SECTION 334 OF THE FDOT STANDARD SPECIFICATIONS. BEFORE CONSTRUCTION OF ASPHALT SURFACE, A JOB MIX FORMULA SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER.
- PRIME COAT SHALL BE APPLIED IN CONFORMANCE WITH SECTION 300 OF THE FDOT STANDARD SPECIFICATIONS.
- BASE MATERIAL SHALL MEET THE REQUIREMENTS OF APPLICABLE SECTIONS AS APPROPRIATE OF THE FDOT STANDARD SPECIFICATIONS AND DENSITY AS DETERMINED BY AASHTO T-180.
- BEFORE ANY CONSTRUCTION OF THE BASE MATERIAL, A CHEMICAL AND SIEVE ANALYSIS OF THE MATERIAL SHALL BE SUBMITTED TO THE ENGINEER.
- SUBGRADE SHALL BE COMPACTED IN ACCORDANCE WITH THE FDOT STANDARD SPECIFICATIONS.
- SUBGRADE SHALL BE FREE OF MUCK, STUMPS, ROOTS, UNDERBRUSH, VEGETATIVE MATTER, GARBAGE, TRASH OR ANY MATERIAL THAT WILL NOT PROVIDE A SUITABLE STABLE, CLEAN SUBGRADE.
- ANY MUCK ENCOUNTERED ON THE SITE MUST BE COMPLETELY REMOVED TO 10 FEET OUTSIDE THE EDGE OF ANY PROPOSED PAVEMENT OR STRUCTURE.
- WHERE GUMBO OR OTHER PLASTIC CLAY ARE ENCOUNTERED, THEY SHALL BE REMOVED FROM WITHIN THE PROJECT SITE UP TO ONE FOOT BELOW THE COMPACTED SUBGRADE, EXTENDING HORIZONTALLY TO BEYOND THE EDGE OF PROPOSED PAVEMENT.
- PAVEMENT MARKINGS AND GEOMETRICS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND PALM BEACH COUNTY TYPICAL NO. T-P-18.
- THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF ANY KIND, INCLUDING IRRIGATION AND ELECTRICAL CONDUITS, THAT WILL REMAIN UNDER THE PROPOSED PAVEMENT OR WITHIN 10 FEET OF ITS EDGES SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE BASE.
- ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS, UNLESS SPECIFIED OTHERWISE.
- THE CONTRACTOR SHALL UTILIZE CONSTRUCTION METHODS AND DEVICES SUCH AS TURBIDITY CURTAINS AND FLOATING SILT BARRIERS WHERE NECESSARY IN ORDER TO COMPLY WITH ALL STATE AND LOCAL WATER QUALITY STANDARDS.
- THE CONTRACTOR IS DULY ADVISED THAT THE ELEVATIONS SHOWN ON THE PLANS ARE FINISHED GRADES (COMPACTED IN PLACE).

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Seal:

Eugene A. DiFonte
FL PE No. 41885

SOMA MEDICAL CENTER
3325 FOREST HILL BOULEVARD, PALM SPRINGS, FLORIDA

PAVING, GRADING & DRAINAGE DETAILS AND NOTES

Revisions:

Designed By: EDF
Drafted By: EAD
Checked By: EDF
Date: DEC. 27, 2019

Project No:
DC119007

Sheet No: C3
Of: 6

MATERIAL NOTES

1. ALUMINUM — ALLOY 6061-T6 (ASTM B209, B221, OR B308).
2. SIGN PANEL — MIN. 0.080" THICK ALUMINUM.
3. BACKER PLATE — MIN. 0.100" THICK ALUMINUM.
4. FASTENER MATERIAL — ALUMINUM — BOLT PER ASTM F468, ALLOY 2042-T4 WITH MIN. 0.0002" THK ANODIC COATING AND CHROMATE SEALED. NUT PER ASTM F467, ALLOY 6061-T6 OR 6262-T9. LOCKWASHER PER ASTM B221, ALLOY 7075-T6.
5. ALTERNATE FASTENER MATERIAL — STAINLESS STEEL — PER ASTM F593 (BOLT) AND F594 (NUT), ALLOY GROUP 2 CONDITION CW2.
6. BOLT — 3/8" DIA, 24 UNF THREAD, BUTTON HEAD CAP SCREW.
7. LOCKWASHER — 3/8" DIA, SPLIT LOCK WASHER.
8. NUT — 3/8" DIA, 24 UNF THREAD, FINISHED HEX NUT.
9. ALTERNATE NUT — INSTEAD OF LOCKWASHER AND NUT — USE NYLON INSERT LOCK NUT.

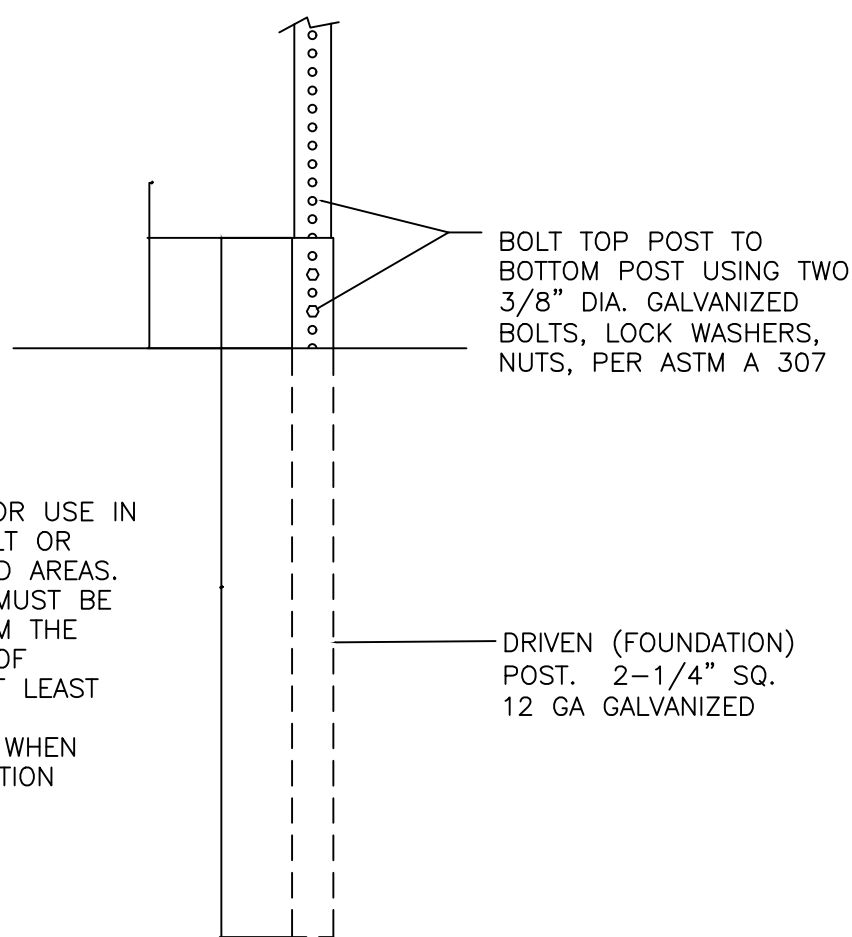
GENERAL NOTE:
SIGNS MAY ALSO STRICTLY
COMPLY WITH FDOT INDEX
11860 FOR CONSTRUCTION
DETAILS, NO DEVIATIONS.

SIGN PANEL SIZE VARIES.
SEE PLANS FOR DETAILS.
ATTACH SIGN TO POST
WITH AT LEAST TWO
BOLTS. SEE MATERIAL
NOTES AND SIGN DETAILS.

STANDARD SIGN POST
2" SQ. 14 GA.
GALVANIZED

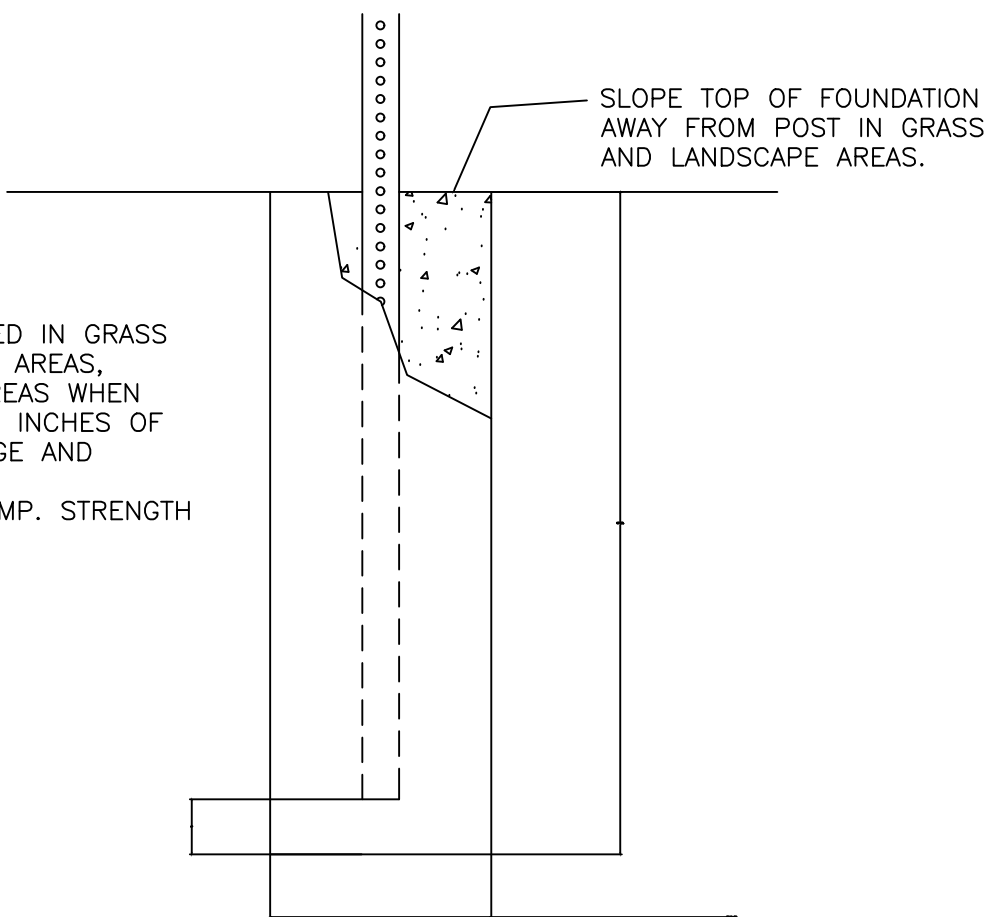
SEE FOUNDATION
OPTIONS
THIS SHEET

TYPICAL ELEVATION VIEW



- NOTES:
1. THIS METHOD FOR USE IN EXISTING ASPHALT OR CONCRETE PAVED AREAS.
 2. THIS METHOD MUST BE SEPARATED FROM THE NEAREST EDGE OF PAVEMENT BY AT LEAST 16 INCHES.
 3. USE DRIVE CAP WHEN DRIVING FOUNDATION POST.

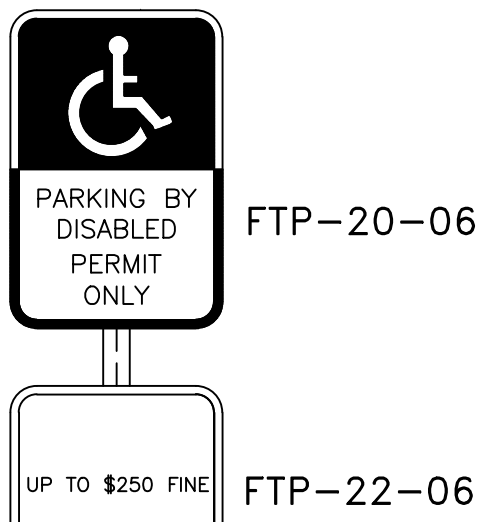
DRIVEN POST FOUNDATION



- NOTES:
1. THIS METHOD USED IN GRASS AREAS, LANDSCAPE AREAS, ASPHALT PAVED AREAS WHEN POST IS WITHIN 16 INCHES OF THE PAVEMENT EDGE AND SIDEWALKS.
 2. USE 3,000 PSI COMP. STRENGTH CONC., MIN.

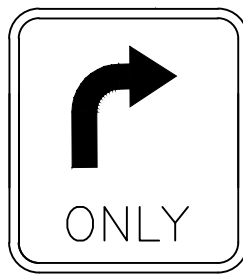
CONCRETE FOUNDATION

TYPICAL SIGN POST DETAIL
N.T.S.



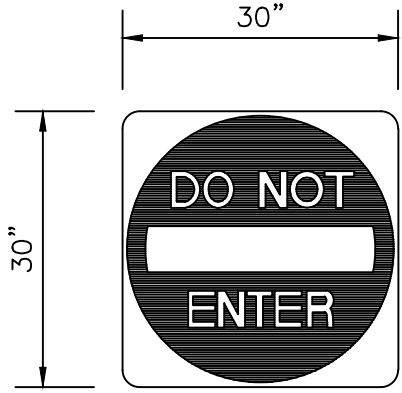
1. TOP PORTION OF FTP 20-06 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM OF FTP 20-06 SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 22-06 SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.

TYPICAL ACCESSIBLE SIGN
N.T.S.



1. SIGN TO HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK LETTERING AND BORDER.
2. SIGN TO BE 24 INCHES WIDE BY 24 INCHES LONG.

R3-5 (R)
RIGHT ONLY SIGN
N.T.S.



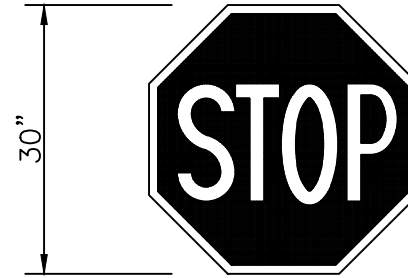
R5-1
DO NOT ENTER
N.T.S.

DO NOT ENTER: R5-1 MUTCD 30"x30" (HIGH INTENSITY)
WHITE LEGEND & BACKGROUND & RED SYMBOL



1. SIGN TO HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK LETTERING AND BORDER.
2. SIGN TO BE 24 INCHES WIDE BY 24 INCHES LONG.

R3-5 (L)
LEFT ONLY SIGN
N.T.S.



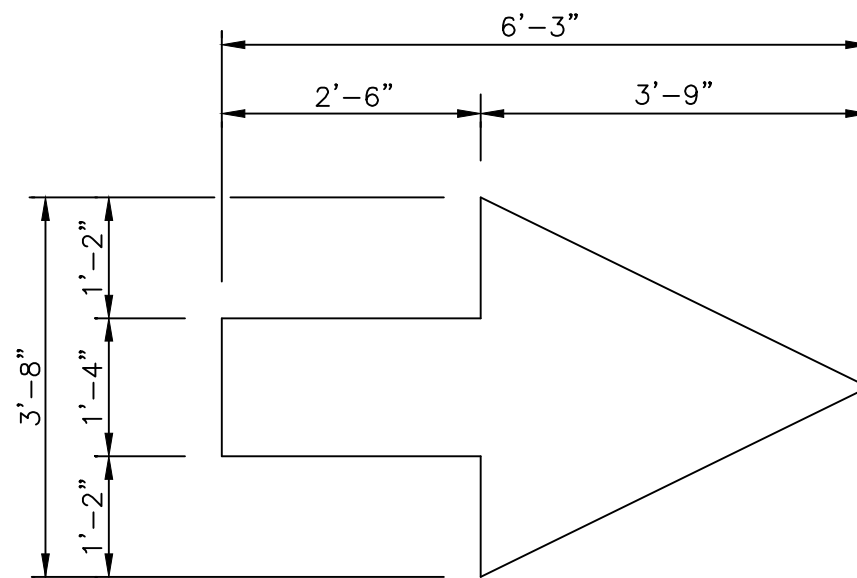
R1-1
TYPICAL STOP SIGN
N.T.S.

STOP SIGN: R1-1 MUTCD 30"x30" (HIGH INTENSITY)
WHITE LETTERS & BORDER ON RED BACKGROUND



1. SIGN TO HAVE A REFLECTIVE WHITE BACKGROUND WITH RED LETTERING AND BORDER.
2. SIGN TO BE 12 INCHES WIDE BY 18 INCHES LONG.

FIRE LANE
NO PARKING SIGN
N.T.S.

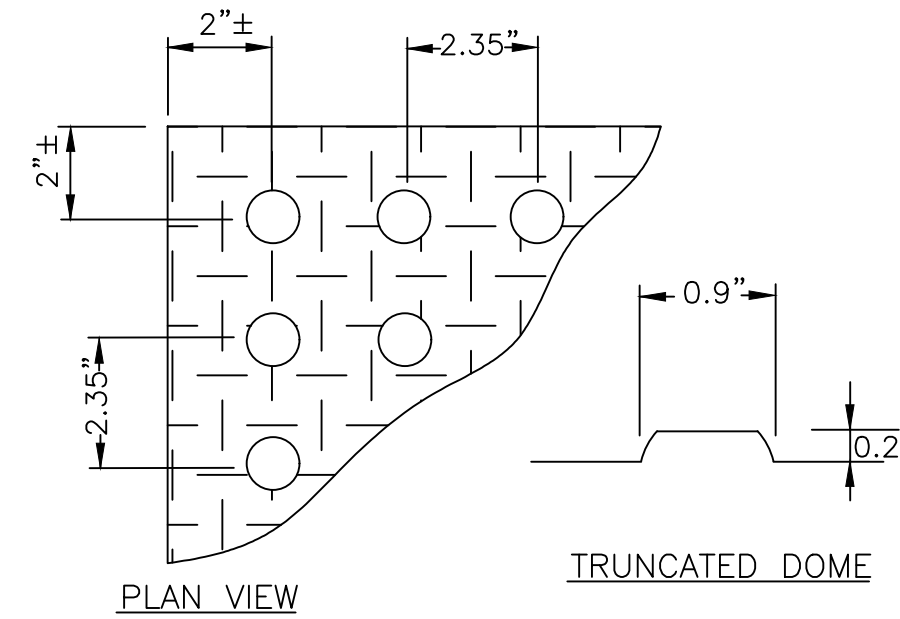


TYPICAL PAVEMENT DIRECTIONAL ARROW
N.T.S.

- NOTES:
1. SYMBOL TO BE THERMOPLASTIC ON ASPHALT AS PER SPECIFICATIONS.
 2. PAVEMENT ARROWS TO COMPLY WITH FDOT STANDARDS PER INDEX 17346.

SIGNING/PAVEMENT MARKING NOTES:

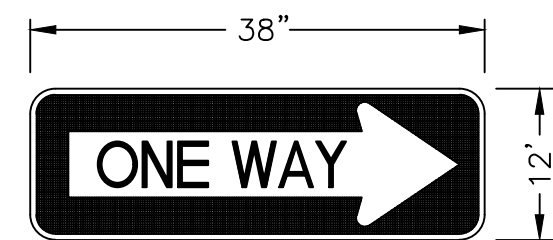
1. ALL STRIPING TO BE PAINTED IN ACCORDANCE WITH SECTION 710 OF THE FDOT SPECIFICATIONS, EXCEPT WHERE INDICATED TO BE THERMOPLASTIC (THERMO). ALL STOP BARS, STRIPING AT ENTRANCE DRIVES AND ROADS TO BE THERMOPLASTIC. ALL PARKING STALLS TO BE PAINTED.
2. THERMOPLASTIC STRIPING SHALL BE APPLIED IN ACCORDANCE WITH SECTION 711 OF THE FDOT SPECIFICATIONS.
3. ALL TRAFFIC SIGNS SHALL BE CONSTRUCTED OF HIGHLY REFLECTIVE MATERIAL AND BE "STANDARD" SIZE AS ESTABLISHED IN THE MANUAL OF HIGHWAY SIGNS PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION.
4. PAVEMENT MARKINGS AND GEOMETRICS SHALL BE IN ACCORD WITH THE MUTCD FOR STREETS AND HIGHWAYS, PBC TYPICAL NO. T-P-18, VILLAGE OF PALM SPRINGS AND FDOT, AS APPLICABLE.



RAMP DETECTIBLE WARNING
N.T.S.

NOTES:

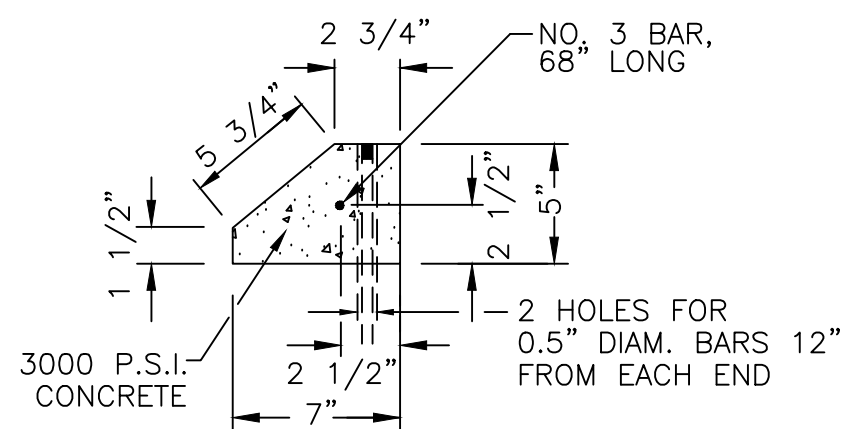
1. THE WEARING SURFACE TO BE YELLOW.
2. TRUNCATED DOMES SHALL BE PREMANUFACTURED INSERTS MADE FROM VITRIFIED POLYMER AND ALUMINUM OXIDE COMPOSITE MATERIAL AS MANUFACTURED BY ARMOR-TILE OR APPROVED EQUAL.
3. WEARING SURFACE TO BE 24 INCH WIDE AT CURB RAMPS AND 36 INCHES WIDE WHEN PARALLEL TO ROADWAYS OR OTHER TRAVEL WAYS.



R6-1(R)

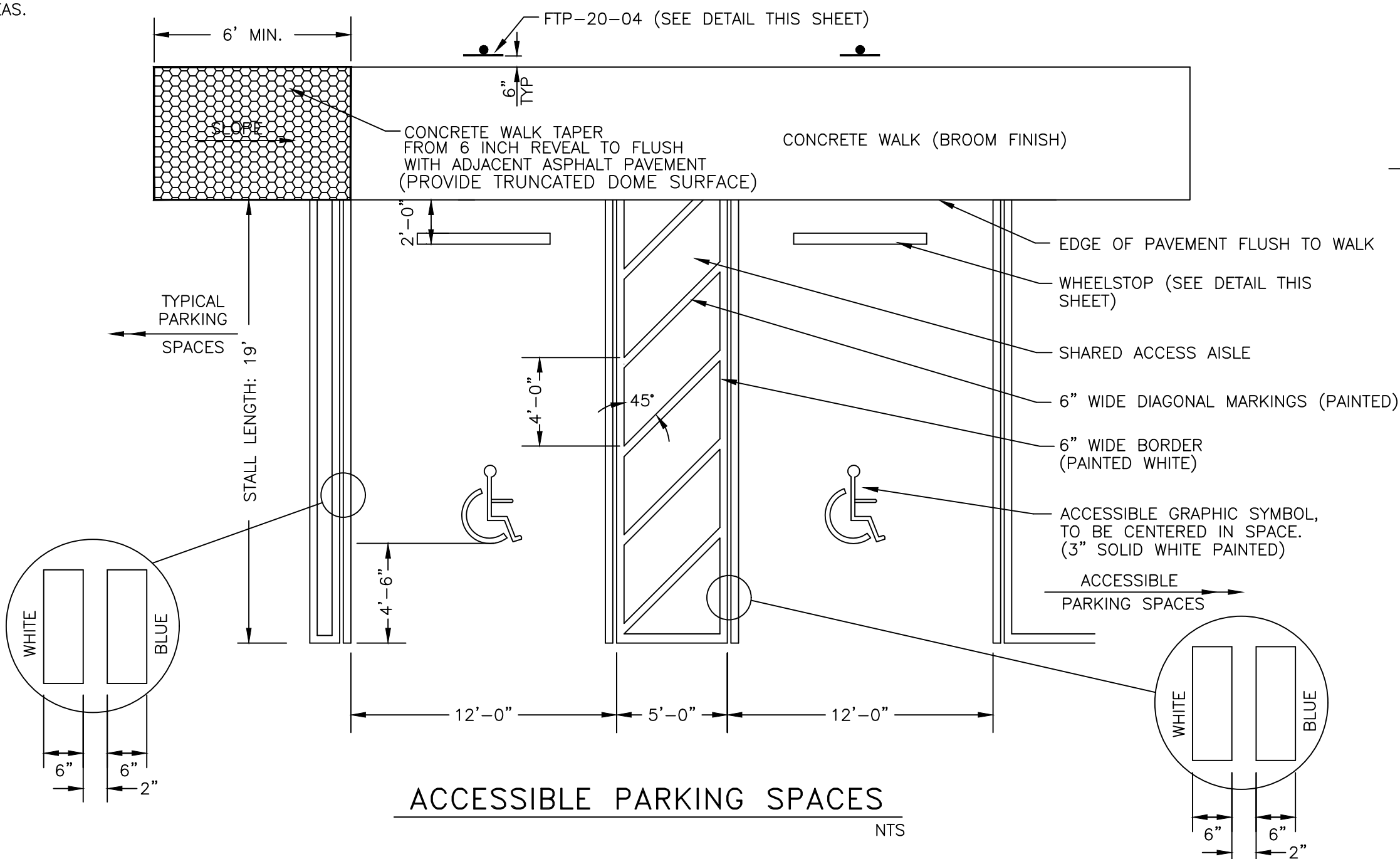
TYPICAL ONE WAY SIGN
N.T.S.

ONE WAY: R6-1 MUTCD 36"x12" (HIGH INTENSITY)
BLACK LETTERS & BACKGROUND WITH WHITE ARROW

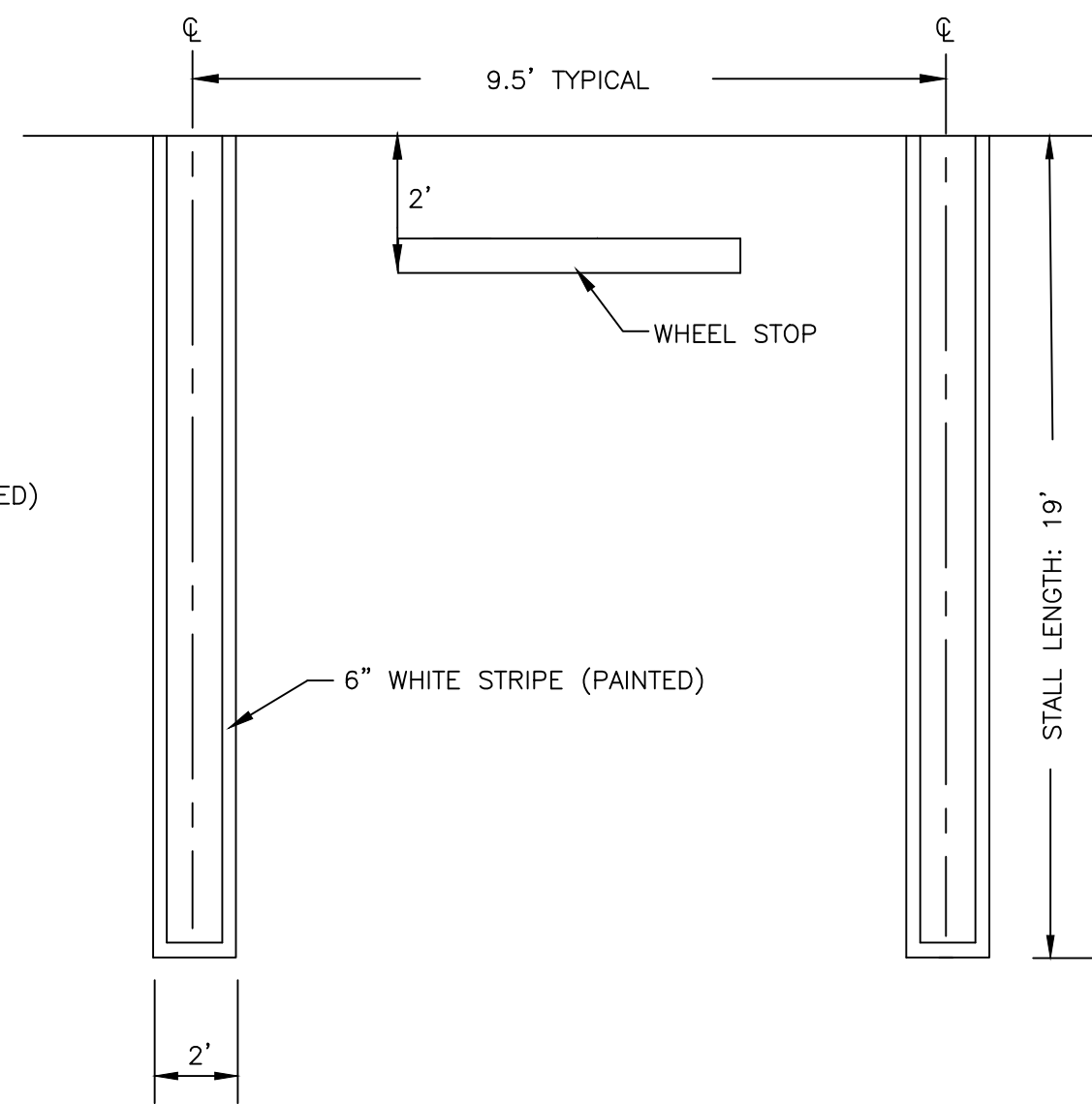


WHEEL STOP DETAIL
N.T.S.

NOTE: BARS TO BE DRIVEN 3/4 INCHES BELOW
TOP OF WHEEL STOP AND GROUT FILLED
FLUSH WITH TOP OF WHEEL STOP.

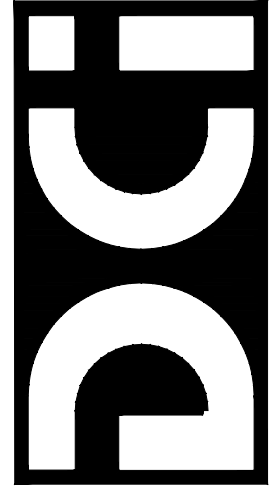


ACCESSIBLE PARKING SPACES
N.T.S.



TYPICAL PARKING SPACE STRIPE
N.T.S.

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3325 FOREST HILL BOULEVARD, PALM SPRINGS, FLORIDA

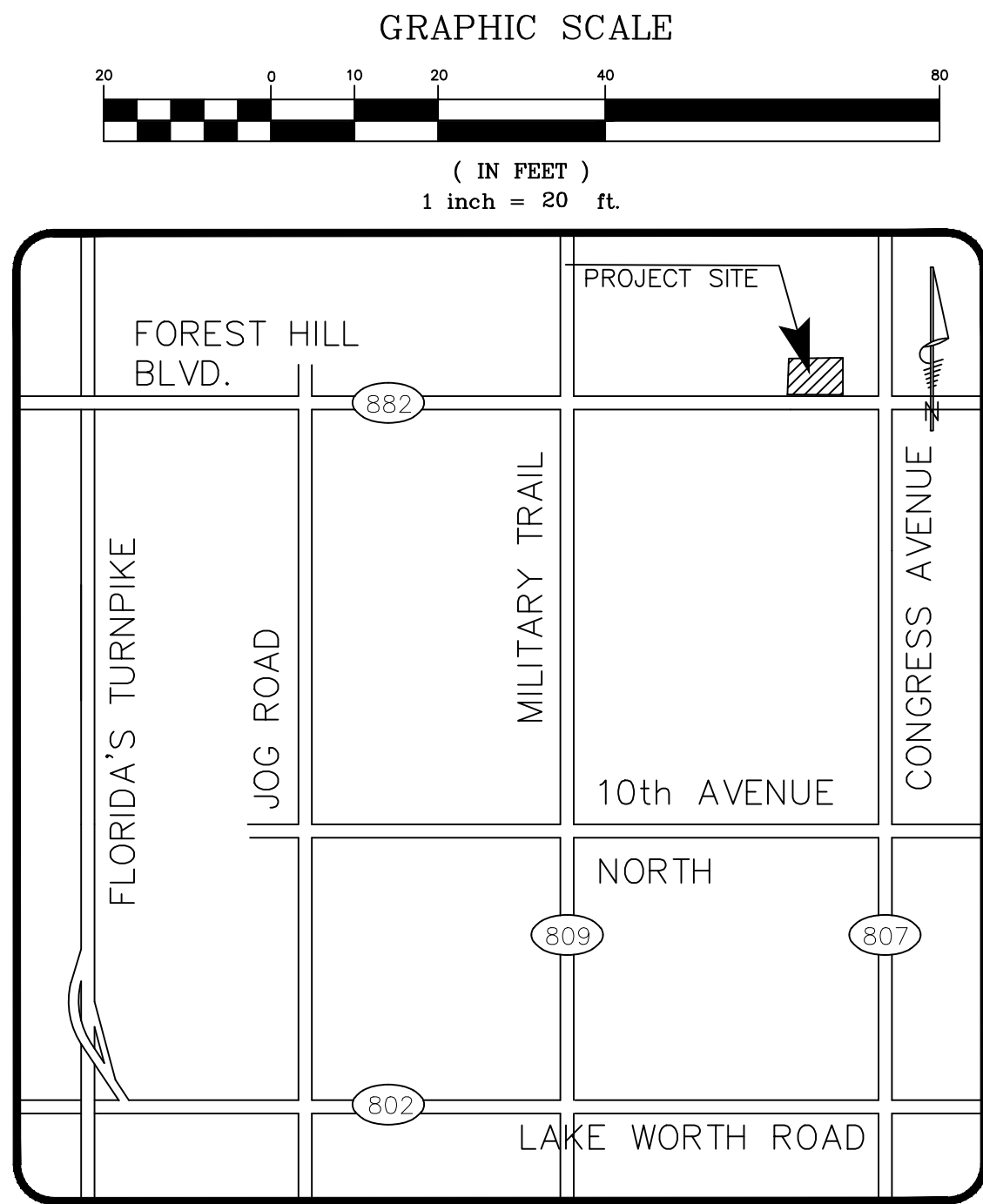
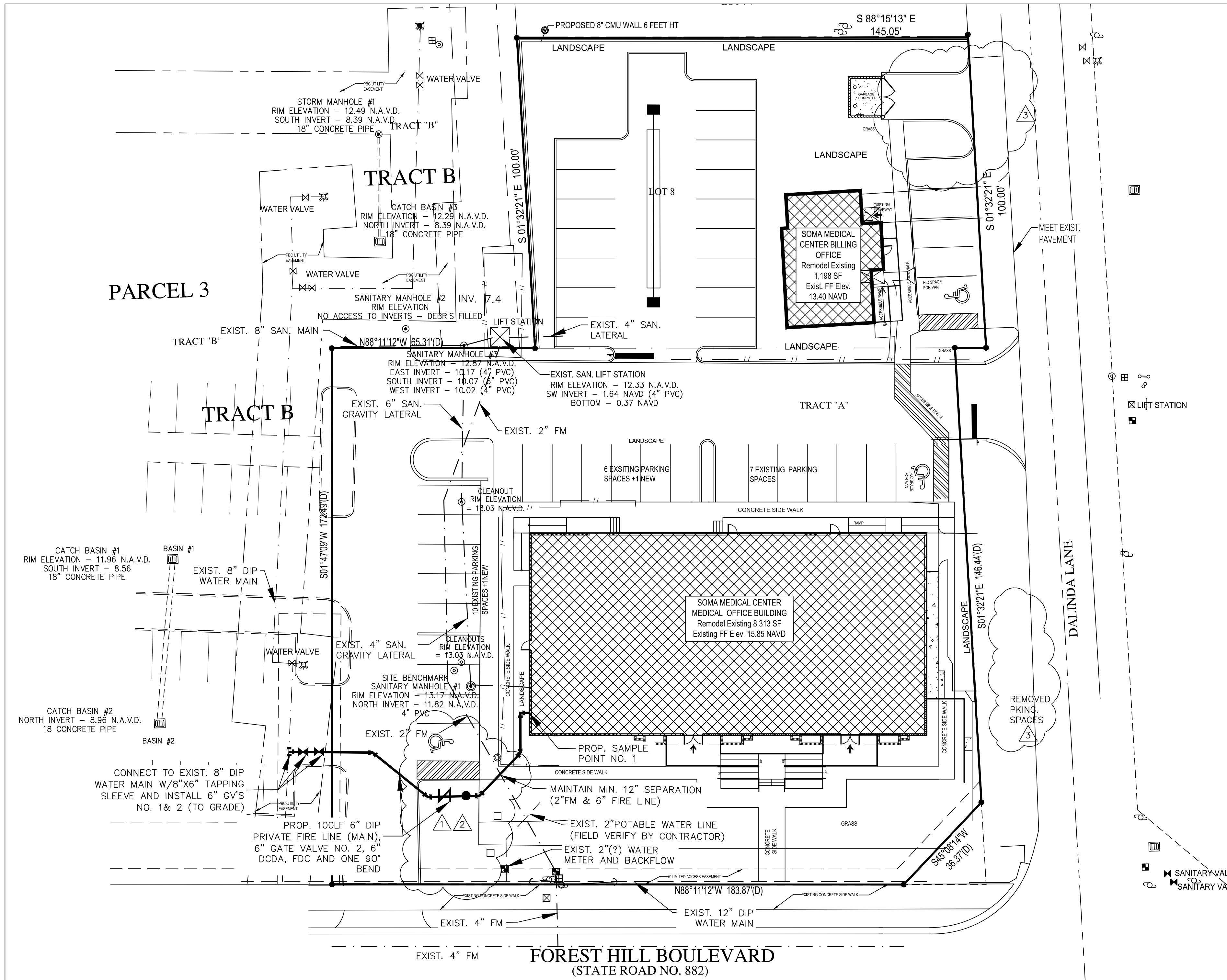
SIGNING & PAVEMENT MARKING DETAILS AND NOTES

Revisions:

Designed By: EDF
Drafted By: EAD
Checked By: EDF
Date: DEC. 27, 2019

Project No:
DC119007

Sheet No: C4
Of: 6



LOCATION MAP
NTS
SEC. 07, TWP. 44S, RGE. 43E

WATER & SEWER LEGEND

EXISTING	PROPOSED
NTSSEWER LINE	S 8" SEWER
WATER LINE	12" W.M.
FIRE LINE	6" W.M.
CLEAN OUT	S
SEWER M.H.	
WATER METER	
WATER VALVE	
SAMPLE POINT	N/A
REDUCER	N/A
FIRE HYDRANT	
DBL. DETECTOR	
CHECK VALVE	N/A
SANITARY STRUCTURE	SMH 1 RIM 00.00 INV. 00.00
DRAIN. SYSTEM	

WATER AND SANITARY SEWER GENERAL NOTES:

1. THE CONTRACTOR IS ADVISED THAT THE ELEVATIONS AND PIPE LENGTHS PRESENTED HEREIN ARE APPROXIMATE.
2. WATER MAINS TO BE DIP UNLESS NOTED OTHERWISE.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND ASSIMILATE THE DATA PRESENTED HEREIN WITH OTHER COMPONENTS SO AS TO ASSURE A COMPLETE AND FULLY OPERATIONAL SYSTEM.
4. THE CONTRACTOR SHALL COMPLY WITH PALM BEACH COUNTY HEALTH DEPARTMENT STANDARDS REGARDING CLEARANCES, SEPARATION, ETC. TO WATER LINES AS OUTLINED IN THE CONTRACT DOCUMENTS.
5. IN THE EVENT OF POTENTIAL CONFLICTS WITH OTHER CONSTRUCTION COMPONENTS, THE CONTRACTOR SHALL ADVISE THE ENGINEER IN WRITING AND PROVIDE RECOMMENDATIONS OF RESOLUTIONS FOR EVALUATION BY THE ENGINEER.
6. THE CONTRACTOR SHALL COORDINATE THE ELEVATIONS OF MANHOLE RIMS WITH OTHER PLANS FOR THE PROJECT. REFER TO THE "PAVING, GRADING & DRAINAGE PLANS" FOR ADDITIONAL SITE DATA.
7. WATER/FIRE MAINS SHALL BE TESTED TO 150 PSI/200 PSI.
8. WORK ASSOCIATED WITH FIRE MAINS AND FIRE SYSTEMS SHALL BE CONSTRUCTED BY CERTIFIED FIRE PROTECTION CONTRACTORS FOR BELOW GROUND CONSTRUCTION.
9. LANDSCAPE TREES SHALL NOT BE PLANTED WITHIN A PBCUE AND/OR WITHIN 10 FEET OF ANY WATER MAIN, SEWER MAIN, METERS, AND FIRE HYDRANTS.
10. ALL SANITARY SEWER SYSTEM FACILITIES (I.E., LATERALS, GRAVITY MAINS, MANHOLES, ETC.) LOCATED WITHIN THE PROJECT LIMITS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
11. ALL VALVE BOXES AND METER BOXES ARE PROHIBITED WITHIN SIDEWALKS AND/OR PEDESTRIAN WALKWAYS.
12. ALL FENCE POSTS AND COVERED WALKWAY POSTS ARE REQUIRED TO BE A MINIMUM OF 5 FEET FROM WATERMAINS. EACH POST LOCATED WITHIN THE A PROPOSED PBCUE MUST BE SHOWN ON THE FINAL AS BUILT DRAWING WITH COORDINATES.

RECORD DRAWING NOTES:

1. RECORD DRAWINGS SHALL BE PREPARED IN THE STATE PLANE COORDINATE SYSTEM.
2. ALL UTILITY FEATURES SHALL BE SHOWN IN THEIR AS-BUILT LOCATIONS.
3. STATE PLANE COORDINATES SHALL BE DISPLAYED ON RECORD DRAWINGS FOR ALL FEATURES SPECIFIED IN PBCWUD STANDARDS.
4. STATE PLANE COORDINATES SHALL BE SHOWN ON PROPERTY CORNERS AS REQUIRED BY THE UTILITY.

HYDRANT & HYDRANT SECURITY NOTES:

1. FIRE HYDRANTS SHALL BE EQUIPPED WITH A SET OF AFC "CAPTIVATER" SECURITY CAPS. THE CAPS SHALL BE CHAINED TO THE HYDRANT BODY AND INSTALLED PRIOR TO ISSUANCE OF "CONSTRUCTION WATER RELEASE" CERTIFICATION. A SCHEDULED INSPECTION BY PBCWUD TO VERIFY THE INSTALLATION AND OPERATION OF THE CAPS.
2. PLEASE NOTE THAT THE SECURITY CAPS CAN ONLY BE REMOVED USING SPECIAL WRENCHES. THE CONTRACTOR SHALL CONTACT THE PBCWUD INSPECTOR FOR ASSIATNCE IF ACCESS TO THE HYDRANT IS REQUIRED FOR FLUSHING OR TESTING PURPOSES.

GENERAL WATER NOTES:

1. ALL WATER MAIN DUCTILE IRON PIPE AND PIPE FITING SHALL BE PAINTED WITH A 4" WIDE CONTINUOUS BLUE LINE THAT RUN PARALLEL TO THE AXIS OF THE PIPE AND IS LOCATED ALONG THE TOP OF THE PIPE.
2. ALL THE WATER MAINS SHALL BE MARKED WITH ONE CONTINUOUS STRIP OF 6" WIDE MAGNETIC BLUE COATED TAPE IMPRINTED WITH TWO (2) INCH HIGH LETTERING READING "CAUTION - POTABLE WATER LINE BURIED BELOW" AND LOCATED APPROXIMATELY TWELVE (12) INCHES ABOVE THE CROWN OF THE PIPE. THE WORDING SHALL OCCUR EVERY THREE (3) FEET.
3. ALL WATER SERVICE FITTINGS ARE REQUIRED TO BE LEAD FREE.
4. ALL EXISTING UTILITY OWNED FACILITIES (I.E. VALVES) TO BE OPERATED BY UTILITY PERSONNEL ONLY.

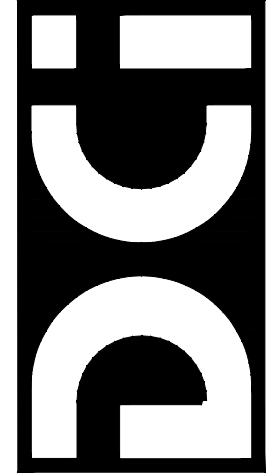
GENERAL LANDSCAPE NOTE:

SOD ONLY WITH NO SHRUBS AND/OR TREES TO BE INSTALLED WITHIN 5' OF A WATER METER AND 7.5' OF A FIRE HYDRANT. TREES CANNOT BE INSTALLED WITHIN 10' OF A WATER OR SEWER MAIN WITHOUT PRIOR UTILITY APPROVAL AND THE INSTALLATION OF A ROOT BARRIER.

STANDARD WATER, RECLAIMED WATER,
SEWER AND STORM SEPARATION STATEMENT

1. STORM SEWER, GRAVITY WASTEWATER, FORCE MAIN AND RECLAIMED WATER MAIN CROSSING UNDER POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE (12) INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE STORM/WASTEWATER/FORCE MAIN/RECLAIMED WATER PIPE JOINTS AND POTABLE WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN TEN (10) FEET BETWEEN ANY TWO JOINTS, BOTH PIPES SHALL BE D.I.P., AND THE MINIMUM VERTICAL SEPARATION SHALL BE SIX (6) INCHES. WHERE THERE IS NO ALTERNATIVE TO STORM/WASTEWATER/FORCE MAIN/RECLAIMED WATER PIPE JOINTS CROSSING OVER A POTABLE WATER MAIN, THE CRITERIA FOR MINIMUM TWELVE (12) INCH VERTICAL SEPARATION BETWEEN LINES AND JOINT ARRANGEMENT, AS STATED ABOVE, SHALL BE REQUIRED, AND BOTH PIPES SHALL BE D.I.P. IRRESPECTIVE OF SEPARATION EXCEPT THAT D.I.P. IS NOT REQUIRED FOR STORM SEWERS.
2. FORCE MAIN CROSSING RECLAIMED WATER MAIN OR STORM SEWER SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE (12) INCHES BETWEEN THE OUTSIDE OF FORCE MAIN AND THE OUTSIDE OF THE RECLAIMED WATER MAIN OR STORM SEWER AND THE RECLAIMED WATER MAIN SHALL CROSS OVER FORCE MAIN.
3. AT THE UTILITY CROSSING DESCRIBED IN ITEMS 1 AND 2 ABOVE, ONE FULL LENGTH OF DUCTILE IRON WATER MAIN PIPE SHALL BE CENTERED SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE JOINTS. WHERE THIS IS NOT POSSIBLE, JOINTS SHALL BE AT LEAST THREE (3) FEET FROM STORM SEWERS AND RECLAIMED WATER MAINS AND SIX (6) FEET FROM GRAVITY SEWER MAINS AND FORCE MAINS.
4. SEWER SERVICE LATERALS SHALL CROSS UNDER WATER MAINS WITH A MINIMUM VERTICAL SEPARATION OF TWELVE (12) INCHES. IF 12" VERTICAL SEPARATION CANNOT BE MAINTAINED, THEN THE WATER MAIN SHALL BE D.I.P. AND THE SEWER SERVICE LATERAL SHALL BE C-900 SDR 18 OR BETTER AND THE MINIMUM SEPARATION SHALL BE SIX (6) INCHES. WHEN IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER THE SEWER SERVICE LATERAL A MINIMUM VERTICAL SEPARATION OF AT LEAST TWELVE (12) INCHES MUST BE MAINTAINED, THE WATER MAIN SHALL BE D.I.P. AND THE SEWER LATERAL SHALL BE C-900 SDR 18 OR BETTER.

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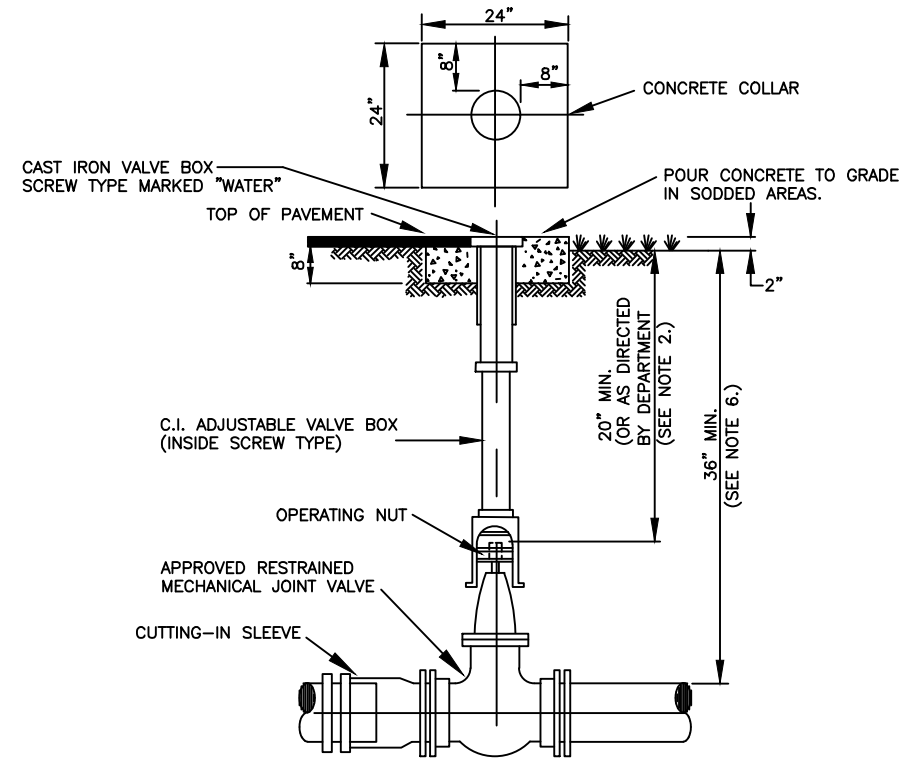
WATER AND SANITARY SEWER PLAN

Revisions:
03/27/2020
VOPS/FDOT CMNTS.
04/01/2020
DCVA RELOCATION
05/28/2020
VOPS CMNTS.

Designed By: EDF
Drafted By: EAD
Checked By: EDF
Date: DEC. 27, 2019

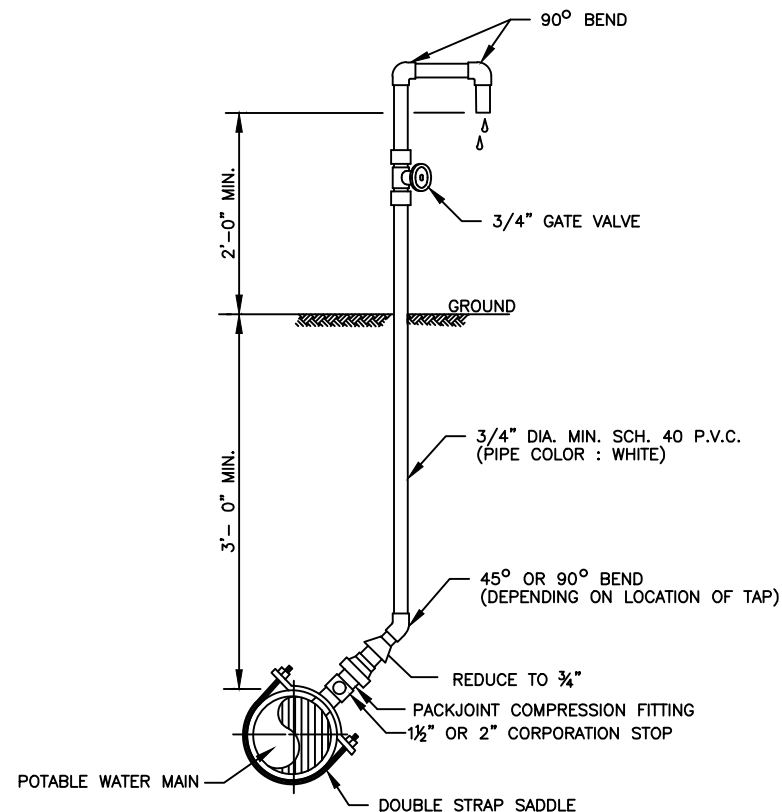
Project No:
DCI19007

Sheet No: C5
Of: 6



- NOTES:**
1. CONCRETE COLLAR IS NOT REQUIRED IN PAVED AREAS IF PAVEMENT SURFACE IS FINISHED PRIOR TO CONDITIONAL FINAL INSPECTION.
 2. WHEN OPERATING NUT IS DEEPER THAN 3/4" A ONE PIECE EXTENSION WILL BE REQUIRED TO BRING OPERATING NUT 20"-30" BELOW FINISHED GRADE. EXTENSION BOLTS & NUTS ARE TO BE STAINLESS STEEL. A HIGH STRENGTH STEEL CENTERING PLATE, WELDED TO THE EXTENSION, IS ALSO REQUIRED.
 3. VALVE BODIES SHALL HAVE COVERS MARKED "WATER".
 4. VALVE BOX EXTENSION TO BE D.I.P. OR C-900 PVC SDR 18 (BLUE).
 5. A CUT-IN INSTALLATION SHALL REQUIRE MEDALLIONS OR EQUAL THROUGHOUT ASSEMBLY.
 6. IN ORDER TO MAINTAIN ADEQUATE COVER OVER VALVE NUT, THE FOLLOWING MINIMUM COVERS OVER PIPE ARE REQUIRED:
- | GATE VALVE SIZE | MIN. COVER OVER PIPE |
|-----------------|----------------------|
| 16" | 48" |
| 20" | 54" |
| 24" | 60" |
| 30" | 72" |
| 36" | 84" |
7. VALVES IN ROADWAYS SHALL BE LOCATED OUTSIDE OF WHEEL PATHS WHENEVER POSSIBLE.

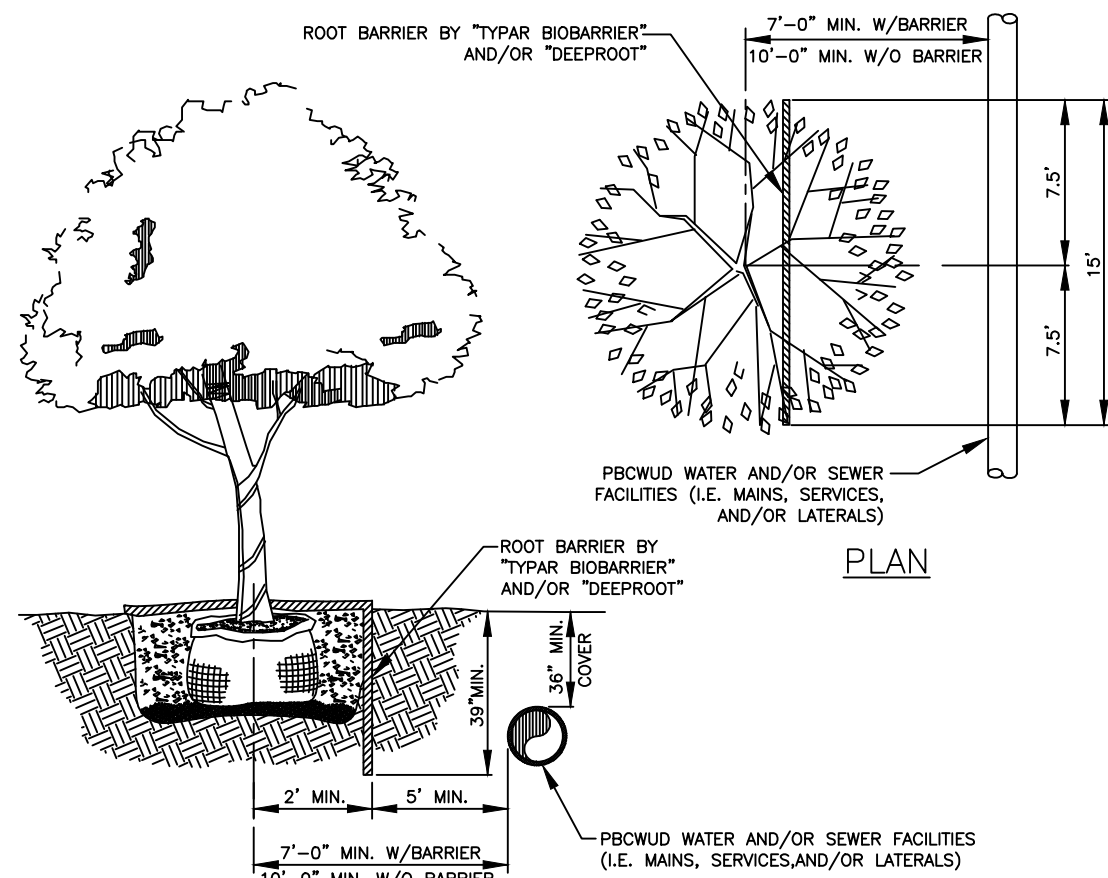
POTABLE WATER MAIN TYPICAL GATE VALVE SETTING AND MAIN CUT-IN DETAIL



PIPE	THRUST BLOCK AREA REQ'D	REMARKS	NOTE: FOR OTHER FITTINGS USE THE FOLLOWING
4"	2.0 SQ. FT.	VALUES ARE FOR 90° BEND, BASED ON 2000 P.S.F. SAFE BEARING LOAD AND PIPE PRESSURE OF 150 P.S.I.	TEE 100%
6"	4.0 SQ. FT.		45° BEND 71%
8"	6.6 SQ. FT.		22 1/2° BEND 39%
10"	10.0 SQ. FT.		11 1/4° BEND 20%
12"	14.0 SQ. FT.		DEAD END 100%
14"	18.6 SQ. FT.		

- NOTES:**
1. CONCRETE THRUST BLOCKS OR THRUST COLLARS MAY BE UTILIZED ONLY IF NECESSARY FOR CONNECTIONS TO AN EXISTING PIPING SYSTEM. OTHERWISE, MECHANICAL RESTRAINTS SHALL BE USED. KEEP 1" BOLTS CLEAR OF CONCRETE, WRAPPED IN VISQUEEN FOR FUTURE ACCESS, WITH A MINIMUM OF 1" THICKNESS BETWEEN THE FITTING AND SOIL.
 2. BEFORE POURING CONCRETE, PLUGS SHALL BE WRAPPED WITH VISQUEEN AND A BOARD PLACED IN FRONT.
 3. CONCRETE SHALL BE 2500 P.S.I. MINIMUM.
 4. THE ENGINEER OF RECORD SHALL SUBMIT A THRUST BLOCK SIZE CALCULATION FOR TEE CONNECTIONS INTO UNRESTRAINED EXISTING MAINS LARGER THAN 14".
 5. THE ENGINEER OF RECORD SHALL SUBMIT A PIPE RESTRAINT DESIGN FOR INLINE EXTENSIONS OF AN EXISTING UNRESTRAINED MAIN IF MECHANICAL JOINT RESTRAINT CAN NOT BE INSTALLED ON THE EXISTING MAIN.

TYPICAL THRUST BLOCKS FOR PRESSURE PIPE



- NOTES:**
1. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREON.
 2. TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROUGH INTO A PBOUE WITHOUT PRIOR DEPARTMENT APPROVAL.
 3. ONLY SOD CAN BE INSTALLED WITHIN 7.5' MINIMUM OF A FLUSHING HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND THE DEPARTMENT.
 4. SOD ONLY SHALL BE INSTALLED WITHIN 5.0' MINIMUM OF ANY DEPARTMENT RECLAIMED WATER METER.

LANDSCAPE AND ROOT BARRIER DETAIL

DEFINITIONS

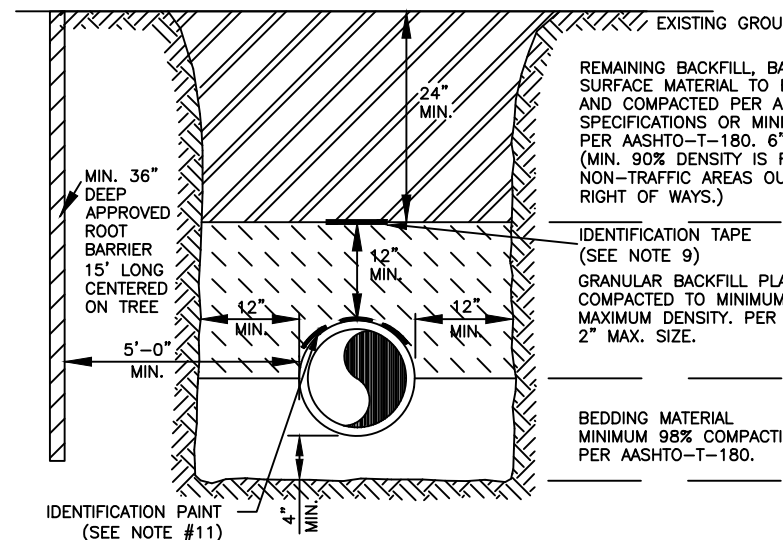
1. DEPARTMENT – PALM BEACH COUNTY WATER UTILITIES.
2. CONTRACTOR – UTILITY CONTRACTOR AND ALL UTILITY SUBCONTRACTORS.
3. ENGINEER – ENGINEER RESPONSIBLE FOR INSPECTION AND CERTIFICATION.

PROCEDURE

1. A PRE-CONSTRUCTION MEETING IS TO BE HELD PRIOR TO DELIVERY OF MATERIALS AND INITIATION OF ANY POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER CONSTRUCTION. THE MEETING SHALL BE ATTENDED BY THE DEPARTMENT, CONTRACTOR, ENGINEER AND OTHER INTERESTED PARTIES.
2. ANY REVISIONS TO THE APPROVED PLANS SHALL BE CALLED TO THE ATTENTION OF THE DEPARTMENT PRIOR TO THE PRE-CONSTRUCTION MEETING. REVISED PLANS MUST BE APPROVED PRIOR TO THE MEETING.
3. THREE (3) COPIES OF THE CURRENT APPROVED MATERIAL LIST AND ALL NECESSARY SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO SCHEDULING OF THE PRE-CONSTRUCTION MEETING.
4. ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION (DOT, HEALTH DEPARTMENT, COUNTY ENGINEER, ETC.).
5. THE CONTRACTOR SHALL MAINTAIN A CURRENT APPROVED SET OF CONSTRUCTION PLANS ON JOB SITE.
6. ALL MATERIALS SUPPLIED SHALL CONFORM TO PRODUCT LIST AND SHOP DRAWINGS AS APPROVED PRIOR TO CONSTRUCTION. SUBSTITUTE MATERIALS SHALL NOT BE APPROVED AFTER DELIVERY TO THE JOB SITE. ALL REQUESTS FOR MATERIAL SUBSTITUTION SHALL BE APPROVED PRIOR TO DELIVERY OF THESE MATERIALS TO THE JOB SITE.
7. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE APPROVED PLANS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. APPROVAL OF DEVELOPMENT PLANS BY THE DEPARTMENT IN NO WAY IMPLIES VERIFICATION OF THE ACCURACY OF THOSE PLANS OR FEATURES DEPICTED THEREON. ANY DISCREPANCY IN OR VARIATION FROM THE APPROVED PLANS IS TO BE BROUGHT TO THE ATTENTION OF THE DEPARTMENT BY THE ENGINEER AND CONTRACTOR.
8. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES FROM DAMAGE OR DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATIONS FROM ALL OTHER UTILITY FACILITIES.
10. THE CONTRACTOR OR ENGINEER SHALL SCHEDULE INSPECTIONS AND TESTS A MINIMUM OF 24-48 HOURS IN ADVANCE.
11. NO CONNECTION TO OR ANY OTHER CONSTRUCTION SHALL BE PERFORMED ON AN EXISTING DEPARTMENT OWNED OR MAINTAINED MAIN OR STRUCTURE WITHOUT THE PRESENCE OF A DEPARTMENT INSPECTOR.
12. FACILITIES PROPOSED HEREIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND THE DEPARTMENT'S MINIMUM STANDARDS. CONFLICTS BETWEEN THE APPROVED PLANS AND THE DEPARTMENT'S MINIMUM STANDARDS SHALL BE CALLED TO THE ATTENTION OF THE DEPARTMENT FOR RESOLUTION. DEVIATIONS FROM THE APPROVED PLANS MUST BE APPROVED IN ADVANCE BY THE DEPARTMENT.
13. UPON COMPLETION OF CONSTRUCTION, A FINAL INSPECTION SHALL VERIFY PROPER ADHERENCE TO ALL FACETS OF THE PLANS AND SPECIFICATIONS.

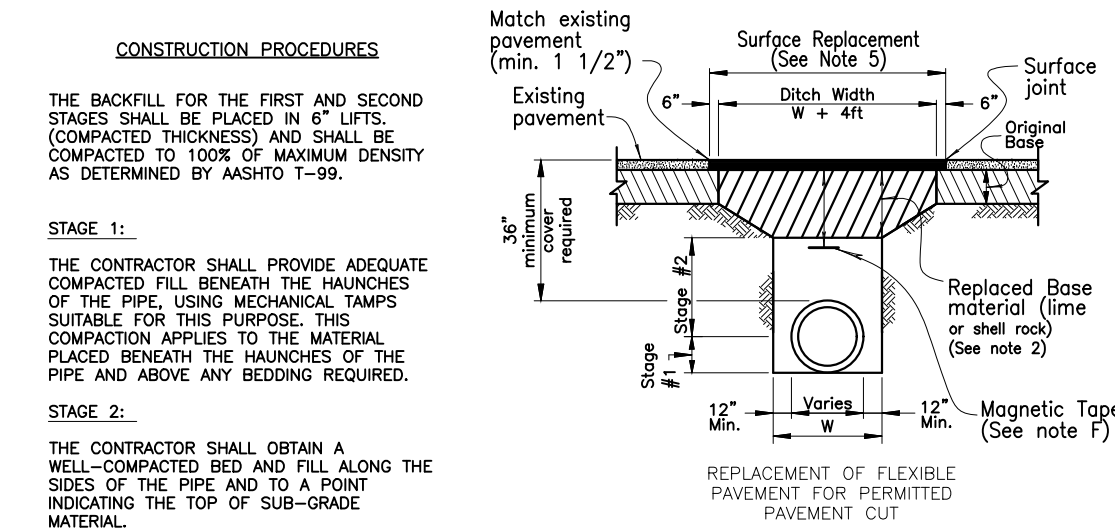
PRESSURE PIPE NOTES

1. THERE SHALL BE 36" MINIMUM COVER FROM FINISHED GRADE TO TOP OF PIPE.
2. DUCTILE IRON PIPE (DIP) THICKNESS SHALL CONFORM TO THE DEPARTMENT'S APPROVED MATERIAL LIST. POTABLE WATER AND RECLAIMED WATER MAINS DIP SHALL BE CEMENT LINED. FORCE MAIN DIP SHALL BE CERAMIC EPOXY LINING.
3. PVC PRESSURE PIPE SHALL BE C-900, SDR-18, 150 PSI.
4. ALL FITTINGS SHALL BE DUCTILE IRON WITH MECHANICAL JOINTS AND CEMENT OR CERAMIC EPOXY LINING.
5. POTABLE WATER, RECLAIMED WATER AND WASTEWATER FORCE MAIN VALVES 10 INCHES AND SMALLER SHALL BE RESILIENT SEAT GATE VALVES. TWELVE-INCH (12") FORCE MAIN VALVES SHALL BE RESILIENT SEAT GATE VALVES. LARGER FORCE MAIN VALVES SHALL BE ECCENTRIC PLUG VALVES. POTABLE WATER AND RECLAIMED WATER MAIN VALVES LARGER THAN 10 INCHES SHALL BE BUTTERFLY VALVES.
6. ALL TRENCHING, PIPE-LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTION MUST COMPLY WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND HEALTH DEPARTMENT STANDARDS AND REGULATIONS.



- NOTES:**
1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING, UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
 2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
 3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
 4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK AND DEBRIS.
 5. DENSITY TESTS ARE REQUIRED IN 1 FOOT LIFTS ABOVE THE PIPE AT INTERVALS OF 400' MAXIMUM, MINIMUM 1 SET OF TESTS FOR EACH WASTEWATER GRAVITY MAIN RUN, OR AS DIRECTED BY THE INSPECTOR.
 6. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL TRENCH SAFETY LAWS AND REGULATIONS.
 7. SEE SEPARATE DETAILS FOR "PIPE INSTALLATION UNDER EXISTING PAVEMENT - OPEN CUT."
 8. THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT/CONTRACT DOCUMENTS.
 9. APPROVED MAGNETIC TAPE IS REQUIRED FOR: ALL POTABLE WATER MAINS, FORCE MAINS AND RECLAIMED WATER MAINS. THE TAPE SHALL BE INSTALLED MAX. 24" BELOW FINISHED GRADE.
 10. ROOT BARRIER IS REQUIRED FOR APPROVED TREE INSTALLATION CLOSER THAN 10 FEET FROM UTILITY FACILITIES.
 11. CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCPV WATER MAINS (BLUE), DIP SEWER MAINS (GREEN), AND DIP RECLAIMED WATER MAINS (PURPLE).
 12. PERMANENT ABOVE GROUND UTILITY MARKER SHALL BE INSTALLED IF REQUIRED BY PROPERTY OWNER GRANTING THE PIPE INSTALLATION PERMIT.
 13. FOR PIPE INSTALLATIONS IN ROAD RIGHTS-OF-WAY, ROAD OWNER'S PERMIT SPECIFICATIONS SHALL APPLY.

TYPICAL TRENCH DETAIL/ ROOT BARRIER INSTALLATION DETAIL



- CONSTRUCTION PROCEDURES**
1. THE BACKFILL FOR THE FIRST AND SECOND STAGES SHALL BE PLACED IN 6" LIFTS, COMPACTED THICKNESS) AND SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
 2. THE CONTRACTOR SHALL PROVIDE ADEQUATE COMPACTED FILL BENEATH THE HAUNCHES OF THE PIPE, USING MECHANICAL PNEUMATIC COMPACTOR APPLIED TO THE MATERIAL PLACED BENEATH THE HAUNCHES OF THE PIPE AND ABOVE ANY BEDDING REQUIRED.
 3. THE CONTRACTOR SHALL OBTAIN A WELL-COMPACTED BED AND FILL ALONG THE SIDES OF THE PIPE AND TO A POINT INDICATING THE TOP OF SUB-GRADE MATERIAL.

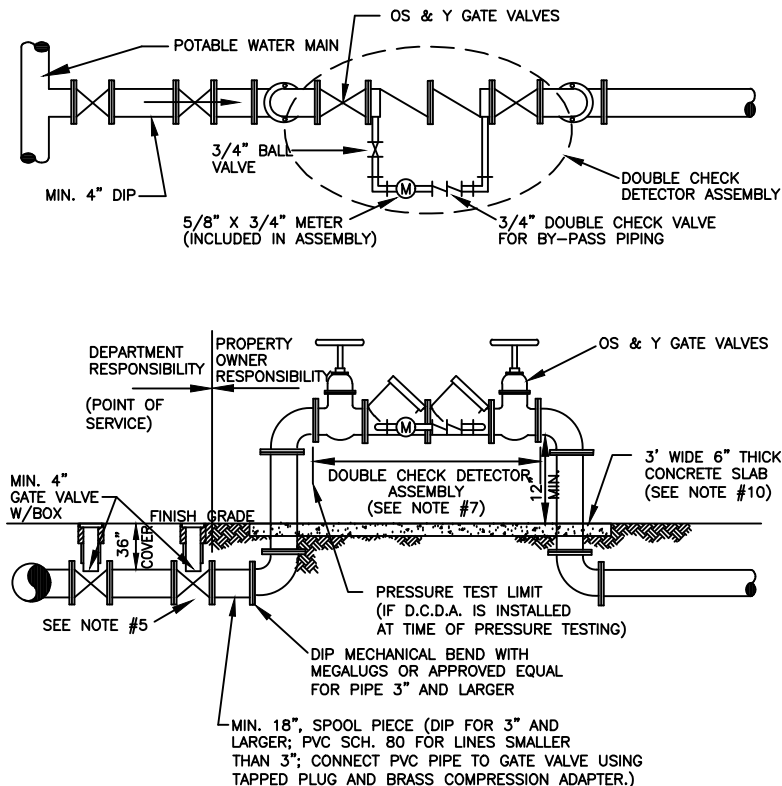
CONSTRUCTION NOTES

1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING, UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
2. REPLACED BASE MATERIAL (PER LAND DEVELOPMENT DESIGN STANDARDS) OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE OR 12" MINIMUM, WHICHEVER IS GREATER.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED AND BUTT-JOINED.
4. BASE MATERIAL SHALL BE PLACED IN TWO OR THREE LAYERS (6" MAX. PER LAYER) AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO THE SPECIFIED DENSITY.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE OR 1 1/2" SI ASPHALTIC CONCRETE WITH RC-70 PRIME COAT AT 0.10 GAL/SQ. YD.
6. PIPE SHALL BE PLACED IN A DRY TRENCH.

GENERAL NOTES

- ALL ROADWAY REPAIR WORK SHALL BE PERFORMED IN CONFORMANCE WITH APPLICABLE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND COUNTY PPM EL-0-3606.
- DENSITY TESTS SHALL BE TAKEN IN 1 FT LIFTS ABOVE THE PIPE AT INTERVALS OF 400' MAXIMUM (1 SET MINIMUM) OR AS DIRECTED BY THE CONSTRUCTION COORDINATION DIVISION. RESULTS SHALL BE SUBMITTED TO CONSTRUCTION COORDINATION DIVISION AS PART OF THEIR FIELD REVIEW.
- ENGINEER-OF-RECORD SHALL PROVIDE FULL-TIME INSPECTION DURING THE ENTIRETY OF THE OPEN-CUT OPERATION, BEGINNING WITH THE EXCAVATION AND CONTINUING THROUGH THE COMPLETION OF THE PAVING.
- IF THE PAVEMENT IS NOT COMPLETELY RESTORED IMMEDIATELY FOLLOWING THE OPEN CUT, A SMOOTH TEMPORARY PATCH SHALL BE INSTALLED. PROPERLY WATCHING THE EXISTING GRADING OF THE ROADWAY, THE TEMPORARY PATCH SHALL BE ALLOWED TO REMAIN IN PLACE AND BE MAINTAINED FOR A PERIOD NO LONGER THAN 45 DAYS. THE COUNTY PREPARES THE RIGHT TO USE POSTED SURETY TO COMPLETE ANY RESTORATION WORK THAT HAS NOT BEEN COMPLETED IN THE 45 DAYS PERIOD. ALTERNATIVE TEMPORARY TRENCH PROTECTION (STEEL PLATES OR OTHERS) MAY BE APPROVED BY THE CONSTRUCTION COORDINATION DIVISION.
- FOR THE FINAL RESTORATION, THE ROAD SHALL BE FILLED AND RESURFACED WITH 1-1 1/2" (ONE AND A HALF INCH) OF SIL OR SI ASPHALT SURFACE COURSE FOR A FULL LANE WIDTH ENCROUGHED BY THE TRENCH.
- APPROVED MAGNETIC TAPE IS REQUIRED FOR ALL MAIN PRESSURE PIPES AND CONDUIT IN THE COUNTY'S RIGHT-OF-WAY. INSTALL TAPE 24" BELOW FINISHED GRADE.
- CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCPV WATER MAINS (BLUE), DIP SANITARY MAINS (GREEN), DIP RECLAIMED WATER MAINS (PURPLE), GAS MAINS (YELLOW), OR AS REQUIRED BY THE APWA.

OPEN CUT PIPE INSTALLATION NON-THOROUGHFARE ROAD



NOTES:

1. ALL PIPE AND FITTINGS UP TO THE D.C.D.A. SHALL BE DUCTILE IRON CEMENT LINED.
2. THE INITIAL TEST OF THE BACKFLOW PREVENTION ASSEMBLY SHALL BE PERFORMED BY THE DEPARTMENT PRIOR TO SERVICE ACTIVATION.
3. THE DOUBLE CHECK DETECTOR ASSEMBLY SHALL BE APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA (U.S.C.) OR THE A.S.S.E. (WITH ONE YEAR FIELD TESTING).
4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER OPERATION, MAINTENANCE AND SUBSEQUENT TESTING OF THE DOUBLE CHECK DETECTOR ASSEMBLY BY A CERTIFIED BACKFLOW TECHNICIAN.
5. WHEN FIRE LINE LENGTH IS OVER ONE PIPE LENGTH, LINE SHALL BE TERMINATED WITH A GATE VALVE (POINT OF SERVICE). NO PIPE JOINTS / CONNECTIONS ARE PERMITTED BETWEEN POINT OF SERVICE AND VERTICAL 90° BEND.
6. THE DESIGN SHALL MINIMIZE ANY POTENTIAL FOR WATER MAIN WITH NO FLOW, A FIRE HYDRANT LOCATED NEAR THE DOUBLE CHECK DETECTOR ASSEMBLY MAY BE REQUIRED FOR LONG, DEAD ENDING DESIGNATED FIRE LINES.
7. AN APPROVED REDUCED PRESSURE PRINCIPLE DETECTOR ASSEMBLY SHALL BE REQUIRED FOR ALL FIRE SYSTEMS WITH STORAGE TANKS AND/OR AUXILIARY WATER SUPPLY.
8. TAMPER SWITCHES MAY BE REQUIRED BY THE FIRE MARSHAL.
9. PIPE MATERIAL ON THE CUSTOMER SIDE OF POINT OF SERVICE SHALL COMPLY WITH FIRE MARSHAL REQUIREMENTS.
10. 3" WIDE 6" THICK CONCRETE SLAB IS RECOMMENDED FOR ASSEMBLY SMALLER THAN 4".

DOUBLE CHECK DETECTOR ASSEMBLY

POTABLE WATER MAIN PRESSURE TEST CRITERIA

AVG. TEST PRESSURE, PSI	PIPE DIAMETER (INCHES)															
	2	3	4	6	8	10	12	14	16	18	20	24	30	36	42	48
150	0.10	0.14	0.18	0.27	0.37	0.46	0.55	0.64	0.73	0.83	0.92	1.10	1.38	1.65	1.93	2.20
200	0.10	0.15	0.21	0.31	0.42	0.53	0.63	0.74	0.84	0.95	1.06	1.27	1.59	1.91	2.22	2.54

$$\text{FORMULA BASIS: } L = \frac{(S) \times (D) \times (P)^{1/2}}{143000} \times 1/2$$

L = MAXIMUM QUANTITY OF WATER TO BE ADDED (GALLONS PER HOUR)
S = LENGTH OF PIPE TESTED (FEET)
D = DIAMETER OF PIPE (INCHES)
P = TEST PRESSURE (P.S.I.)

NOTES:

1. TO OBTAIN THE MAXIMUM QUANTITY OF WATER FOR PIPE WITH 20 FT. NOMINAL LENGTHS, MULTIPLY THE QUANTITY CALCULATED FROM THE TABLE BY 0.9.
2. THE MAXIMUM QUANTITY OF ADDED WATER FOR A PIPELINE IS CALCULATED BY MULTIPLYING THE QUANTITY PER HOUR AS OBTAINED FROM THE ABOVE TABLE, BY THE DURATION OF THE TEST IN HOURS AND BY THE TOTAL LENGTH OF THE LINE BEING TESTED DIVIDED BY 1,000. IF THE LINE UNDER TEST CONTAINS SECTIONS OF VARIOUS DIAMETERS, THE MAXIMUM QUANTITY ADDED WILL BE THE SUM OF THE COMPUTED QUANTITIES FOR EACH SIZE.
3. MAXIMUM TEST LENGTH = 2,500 FEET PER SECTION.
4. THIS STANDARD SHALL REFLECT ANY REVISION OF A.W.W.A. C-600, HOWEVER, THE MAXIMUM QUANTITY OF WATER ADDED SHALL NOT EXCEED 50% OF THE RECOMMENDED LIMIT PER APPLICABLE AWWA C-600 STANDARD.
5. STANDARD TEST PRESSURE = 150 P.S.I.; 200 P.S.I. FOR MAINS LARGER THAN 24".
6. PRESSURE TEST DURATION TO BE MIN. 2 HOURS.

Seal:

Eugene A. DiFonte
 FL PE No. 41885

Revisions:

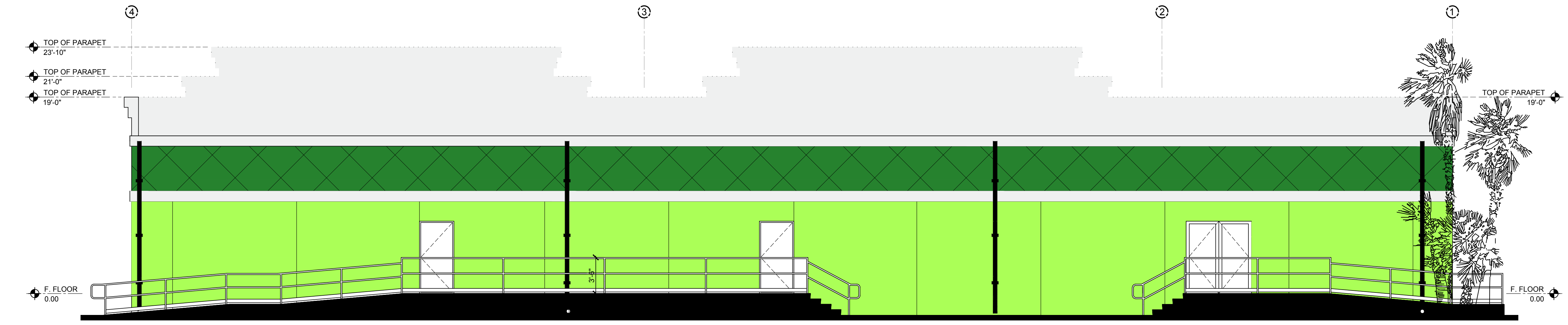
Designed By: EDF
 Drafted By: EAD
 Checked By: EDF
 Date: DEC. 27, 2019

Project No:
 DCI19007

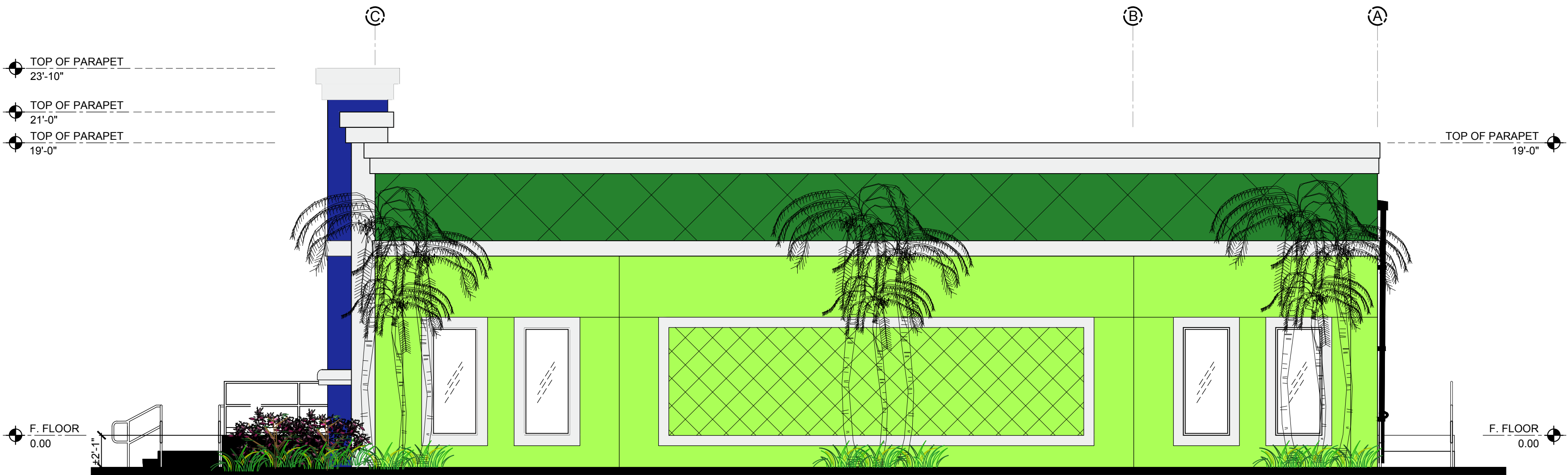
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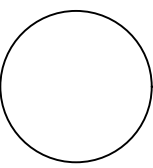


SOUTH ELEVATION
SCALE: 1"=3/16"

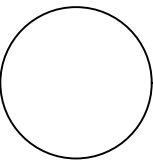


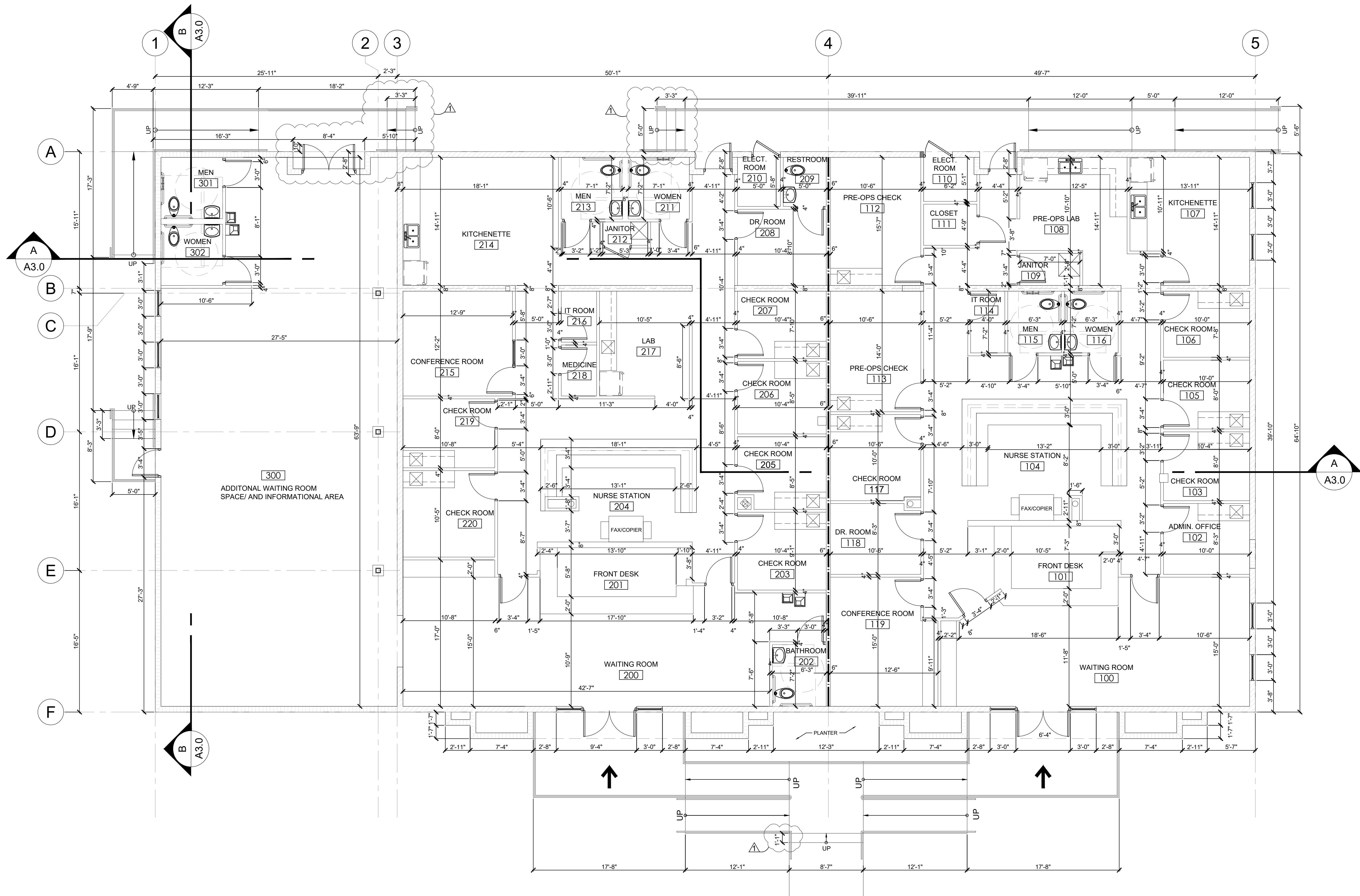
NORTH ELEVATION
SCALE: 1"=3/16"



 **EAST ELEVATIONS**
SCALE: 1"=3/16"



 **WEST ELEVATIONS**
SCALE: 1"=3/16"



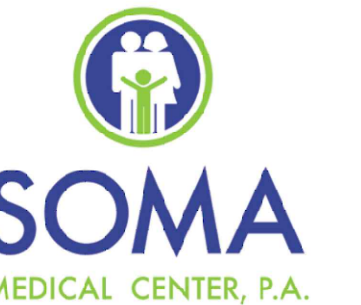
1 FLOOR PLAN
SCALE: 3/16"=1'-0"

LEGEND

- EXISTING C.M.U. WALL TO REMAIN
- NEW C.M.U. WALL
- 1 HR. FIRE RATED GYPSUM WALL

Revisions:
Building department
12/10/19

SOMA MEDICAL CENTER
3325 FOREST HILL BOULEVARD
VILLAGE OF PALM SPRINGS, FLORIDA 33461



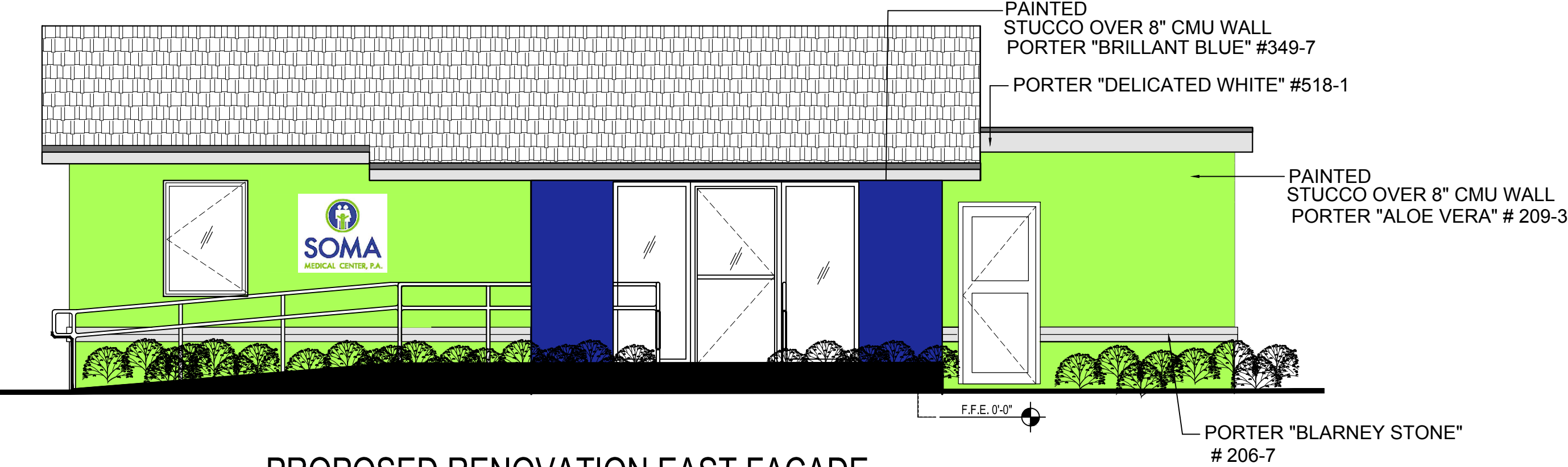
team architecture
incorporated
2328 10th Avenue North, Suite 200
Lake Worth, Florida 33461
(561) 855-2688

RA #8840
FERNANDO R. PRIETO, RA

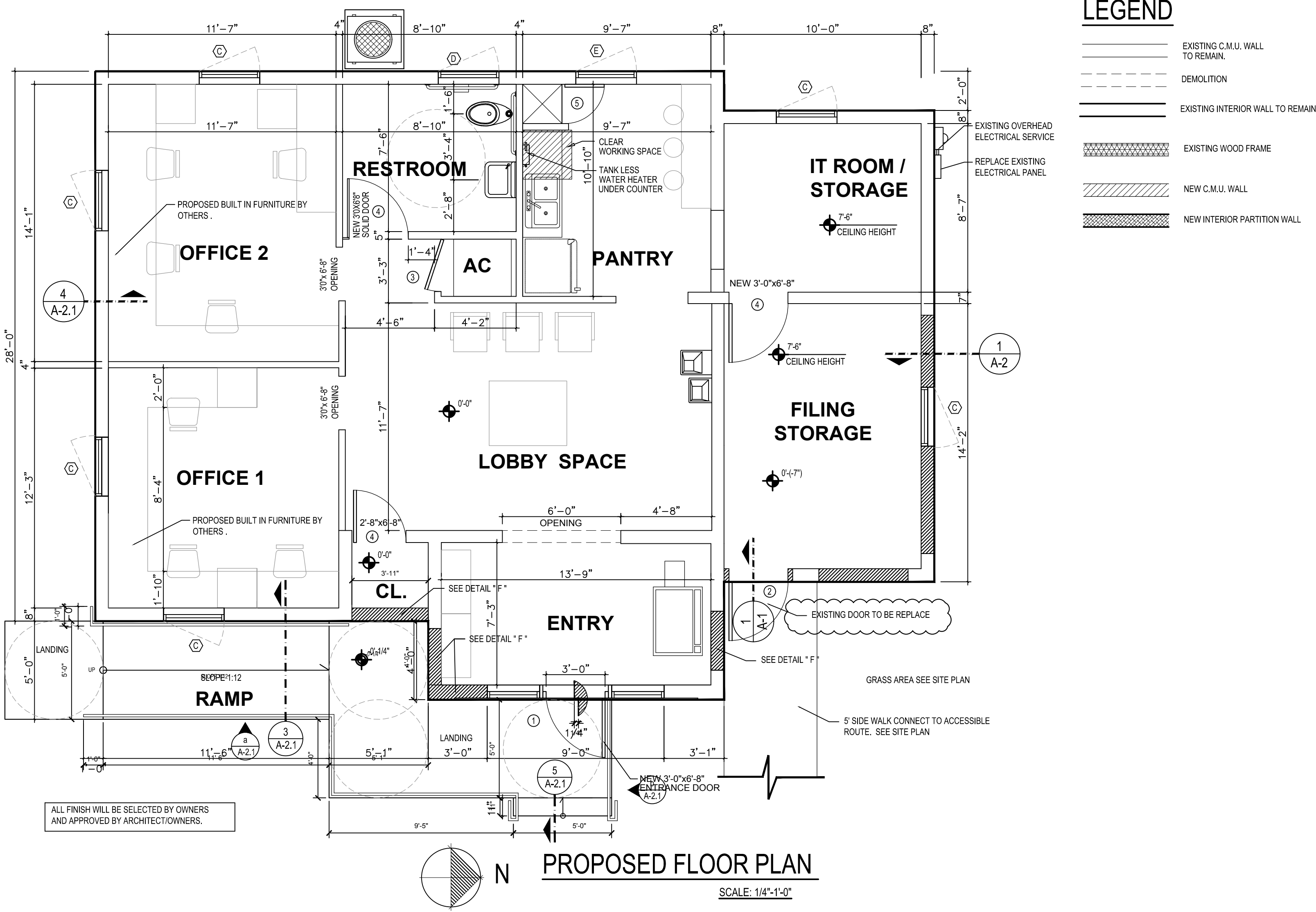
Job Number: ##-####
Design By: AC
Revised By: FRP
Date: OCTOBER, 2019

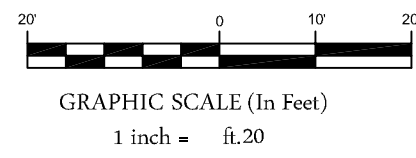
Sheet Number

A1.0



PROPOSED RENOVATION EAST FACADE
SCALE: 1/4"=1'-0"





ORIGINATION BENCHMARK
PALM BEACH COUNTY BRASS DISK
"GRETSCH"
N.A.V.D. 1988 ELEVATION = 11.83

★ LARKWOOD
PLAT BOOK 23, PAGE 227
★★ CHILDRENS HOME SOCIETY, M.U.P.D.
PLAT BOOK 97, PAGE 49

UTILITIES DATA

SITE BENCHMARK
SANITARY MANHOLE #1
RIM ELEVATION - 13.17 N.A.V.D.
NORTH INVERT - 11.82 N.A.V.D.
4" PVC

SANITARY MANHOLE #2
RIM ELEVATION
NO ACCESS TO INVERTS - DEBRIS FILLED

SANITARY MANHOLE #3
RIM ELEVATION - 12.87 N.A.V.D.
EAST INVERT - 10.17 (4" PVC)
SOUTH INVERT - 10.07 (6" PVC)
WEST INVERT - 10.02 (4" PVC)

CATCH BASIN #1
RIM ELEVATION - 11.96 N.A.V.D.
SOUTH INVERT - 8.56
18" CONCRETE PIPE

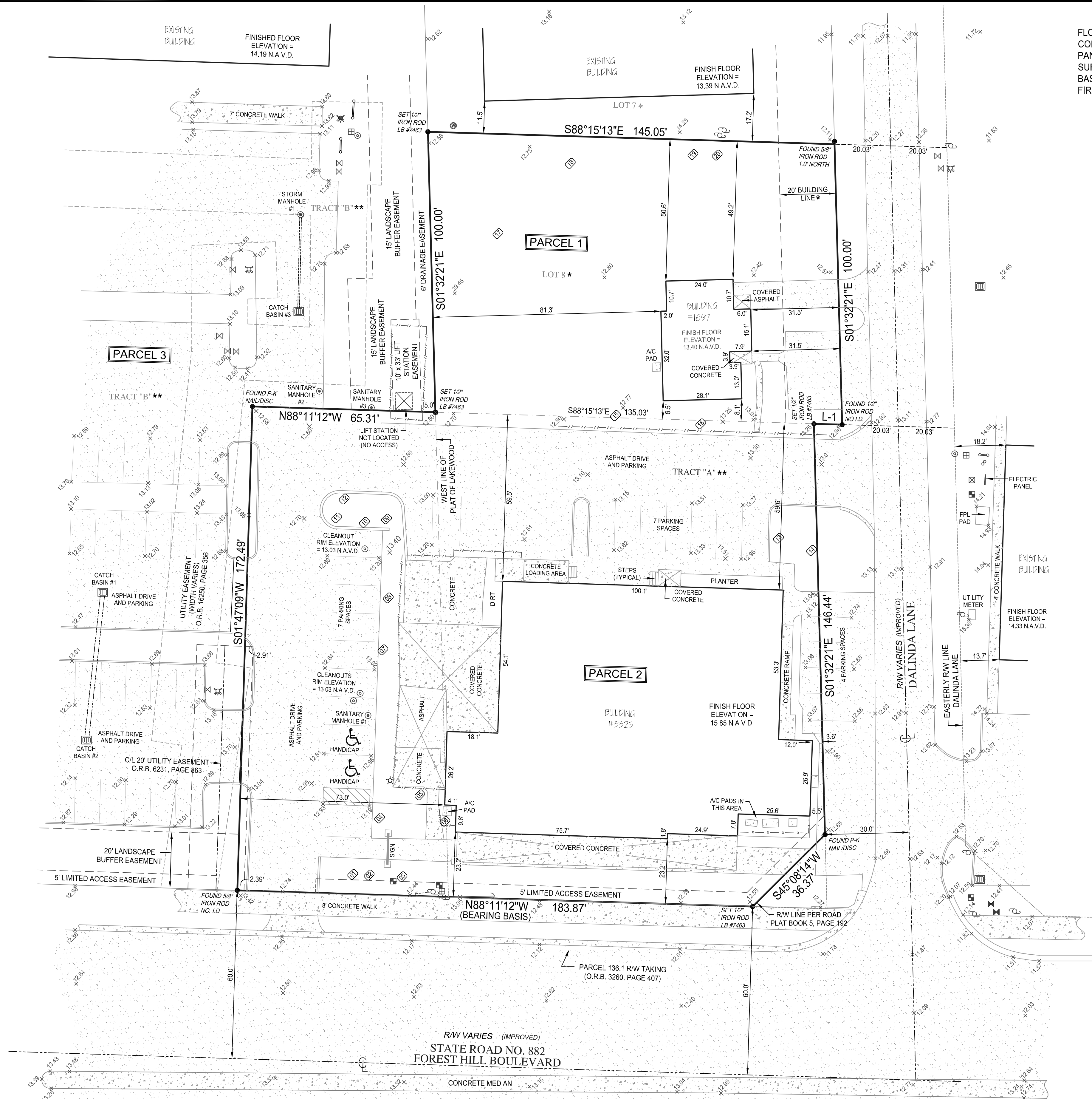
CATCH BASIN #2
NORTH INVERT - 8.96 N.A.V.D.
18" CONCRETE PIPE

CATCH BASIN #3
RIM ELEVATION - 12.29 N.A.V.D.
NORTH INVERT - 8.39 N.A.V.D.
18" CONCRETE PIPE

STORM MANHOLE #1
RIM ELEVATION - 12.49 N.A.V.D.
SOUTH INVERT - 8.39 N.A.V.D.
18" CONCRETE PIPE

TREE LEGEND

#	SIZE & DESCRIPTION	HEIGHT	CANOPY
1	14" CABBAGE PALM	12'	10'
2	14" CABBAGE PALM	12'	10'
3	12" CABBAGE PALM	12'	10'
4	14" CABBAGE PALM	13'	10'
5	12" PALM CLUSTER	10'	13'
6	12" PALM	10'	10'
7	14" CABBAGE PALM	10'	7'
8	14" CABBAGE PALM	10'	7'
9	16" PALM	15'	12'
10	16" PALM	15'	12'
11	16" PALM	15'	12'
12	16" PALM	15'	12'
13	9" OAK	15'	12'
14	14" UNKNOWN	20'	25'
15	24" OAK	20'	28'
16	24" OAK	20'	20'
17	84" BANYAN	30'	30'
18	30" UNKNOWN	25'	35'
19	12" UNKNOWN	11'	20'
20	12" UNKNOWN	11'	10'



FLOOD ZONE: X
COMMUNITY NUMBER: 120223
PANEL: 12099C0589
SUFFIX: F
BASE FLOOD ELEVATION: N.A.V.D. 88
FIRM DATE: 10-05-2017

ORIGINAL FIELD WORK
COMPLETED BY:
TARGET SURVEYING, LLC
DATED: 01-15-2019
SURVEY #353771

LEGAL DESCRIPTION:

PARCEL 1: LOT 8, LARKWOOD, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 227, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2: TRACT "A", CHILDREN'S HOME SOCIETY, M.U.P.D., ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGE 49, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3: TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR CROSS PARKING AS SET FORTH IN THAT DECLARATION OF UNITY OF CONTROL AND CROSS EASEMENT FOR ZONING PETITION PDD-DOA 79-182(B) THE CHILDREN'S HOME SOCIETY OF FLORIDA, A FLORIDA CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 12923, PAGE 1426, RE-RECORDED IN OFFICIAL RECORDS BOOK 13018, PAGE 748, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 13386, PAGE 834, AND EASEMENT SET FORTH IN THAT CERTAIN LIFT STATION AGREEMENT BY AND BETWEEN CUSHMAN FRUIT COMPANY, INC., AND CHILDREN'S BUILDING, INC., RECORDED IN OFFICIAL RECORDS BOOK 11604, PAGE 473, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID DOCUMENT IS ALSO REFERENCED AS EXHIBIT "C" IN THAT DECLARATION OF UNITY OF CONTROL AND CROSS EASEMENT FOR ZONING PETITION PDD-POA 79-182(B), RECORDED IN OFFICIAL RECORDS BOOK 12923, PAGE 1426, AS AMENDED BY ADDENDUM TO LIFT STATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 14197, PAGE 1020, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

UTILITIES LEGEND	
	BACKFLOW PREVENTOR
	CATCH BASIN
	CLEANOUT
	FIRE HYDRANT
	FIRE PLUG
	GUY ANCHOR
	LIFT STATION
	LIGHT POLE
	SANITARY MANHOLE
	SANITARY VALVE
	STORM MANHOLE
	UTILITY POLE
	UTILITY RISER
	WATER METER
	WATER VALVE
	WELL

LINE DATA
L-1
10.02'
S88°15'13"E

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
C/L	CENTERLINE
I.D.	IDENTIFICATION
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
O.R.B.	OFFICIAL RECORD BOOK
P.K.	PARKER KALON NAIL
PSM	PROFESSIONAL SURVEYOR MAPPER
R/W	RIGHT OF WAY
XXX	TOPOGRAPHIC ELEVATION
	TREE DESIGNATOR

NOTES:

- LEGAL DESCRIPTION PROVIDED BY CLIENT
- NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
- NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
- THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY PROPERTY LINE, ASSUMED TO BEAR N88°11'12"W.

BOUNDARY, TOPOGRAPHIC & TREE SURVEY OF

3325 FOREST HILL BOULEVARD
WEST PALM BEACH, FL 33406

PREPARED FOR
JACKIE NUNEZ

Kenneth J. Osborne PSM #6415
THIS SURVEY IS NOT VALID WITHOUT
THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Project
C-17855
Date
08-08-2019
Scale
1" = 20'

Sheet
1 OF 1

COMPASS
SURVEYING
WWW.COMPASSSURVEYING.NET

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576

LB #7463

June 12, 2020**To: Iramis Cabrera, Village of Palm Springs Planner****From: Tara Bamber, PE** **Re: SOMA Medical Center at 3325 Forest Hill Blvd
Site Plan Approval Letter
Engenuity Group Project No. 6001.92**

We have received the following on 6-11-20 through Email regarding the above reference project:

1. Proposed Site Plan, 1 sheet (SP-1), revised 3-27-20, by Team Architecture, Corp.
2. Landscape Plans, 2 sheets (L-1 – L-2), revised 3-27-20, by Team Architecture, Corp.
3. Boundary, Topographic & Tree Survey, 1 sheet, dated 8-8-19, by Compass Surveying.
4. FDOT Driveway Plan, 1 sheet
5. Surface Water Management System Calculations, 11 sheets, signed & sealed 1-9-20, by DiFonte Consulting, Inc.
6. Memorandum, 1 sheet, dated 3-16-20, by DiFonte Consulting, Inc.

We recommend Site Plan approval with the following conditions:

1. The Civil Plans shall match the Site Plan, including but not limited to, the accessibility route between buildings, the handicap parking, and remove all parking on Dalinda Lane.
2. The building areas on the Civil Plans and the SWM Calculations do not match the Site Plan areas. Revise the SWM Calculations per the revised proposed Project Site Areas. Flood plain compensating storage calculations may be required.
3. The driveway on Forest Hill Blvd shall meet FDOT standards.
4. Provide permits from all applicable permitting agencies, including but not limited to, Florida Department of Transportation, PBC Water Utilities, PBC Fire Rescue, etc.
5. Additional comments maybe asked at time of Civil/Utility permit review.

If you should have any questions, please give me a call at 561-655-1151.

Cc: Kim Glas-Castro
Lisa Tropepe, PE
Chad Girard, PE

Greetings Iramis.

The driveway length is improved from the first submittal, it meets the minimum requirement of 25 feet. However, can you please let the applicant know that they should obtain a pre-application letter from the Department prior to final site plan approval?

The first step in the Process is for the applicant to request a pre-app meeting through the Department's online' [District 4 Access Management Pre-Application Request Form](#) and to provide any relevant details and files necessary for the review meeting.

Thank you.

Larry Hymowitz
Planning Specialist – Policy Planning & Growth Management
Planning & Environmental Management - FDOT District Four
3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309-3421
Phone: (954) 777-4663; Fax: (954) 677-7892
larry.hymowitz@dot.state.fl.us

**Teleworking, 8-4:45 Monday through Friday,
can be reached by e-mail or by phone (954-777-4663)**



Iramis,

My previous comments requested that the existing lift station, fire hydrant, meter and existing utilities be included on the site plan so any easements that are required can be identified. This is an older plaza and often the proper easements were not obtained.

The existing utilities have not been identified on the site plan however based on the preliminary civil plans it appears that the lift station that serves this parcel and the adjacent parcel to the NW share a lift station that is located on the adjacent property. Is there an existing agreement with the adjacent property for shared use of the LS? If not we recommend an agreement be drafted by the two parties.

The proposed fire line shown on the preliminary civil plans is not shown on the site plan. This is acceptable since this is a proposed improvement however if the fire line is constructed as shown on the civil plans an easement to PBCWUD will be required and this easement will be located within the landscape buffer.

Is it acceptable to Palm Springs to locate a PBCUE within the landscape buffer based on the understanding that no trees can be located within the PBCUE?

Thank you

Jackie Michels, P.E.

Project Manager

Palm Beach County Water Utilities

8100 Forest Hill Blvd.

West Palm Beach, Florida 33416

Phone (561) 493-6116

JMichels@pbcwater.com

Good morning,

I have a couple of comments on the dumpster enclosure,

- 1) There can't be any container larger than a 4yd due to fact the can must be rolled out to service
- 2) Just to confirm there is one enclosure for both buildings

Chris Schulle

Division Manager

Office # 561-688-8912

Fax # 561-688-8914

Cell # 772-216-4876

From: Iramis Cabrera <icabrera@vpsfl.org>

OK, there will not be any container larger than 4 yards.

YES the enclosure is for both buildings.

Thank you.

Ana Colom

Sounds good to me, I don't see any issues

Chris Schulle

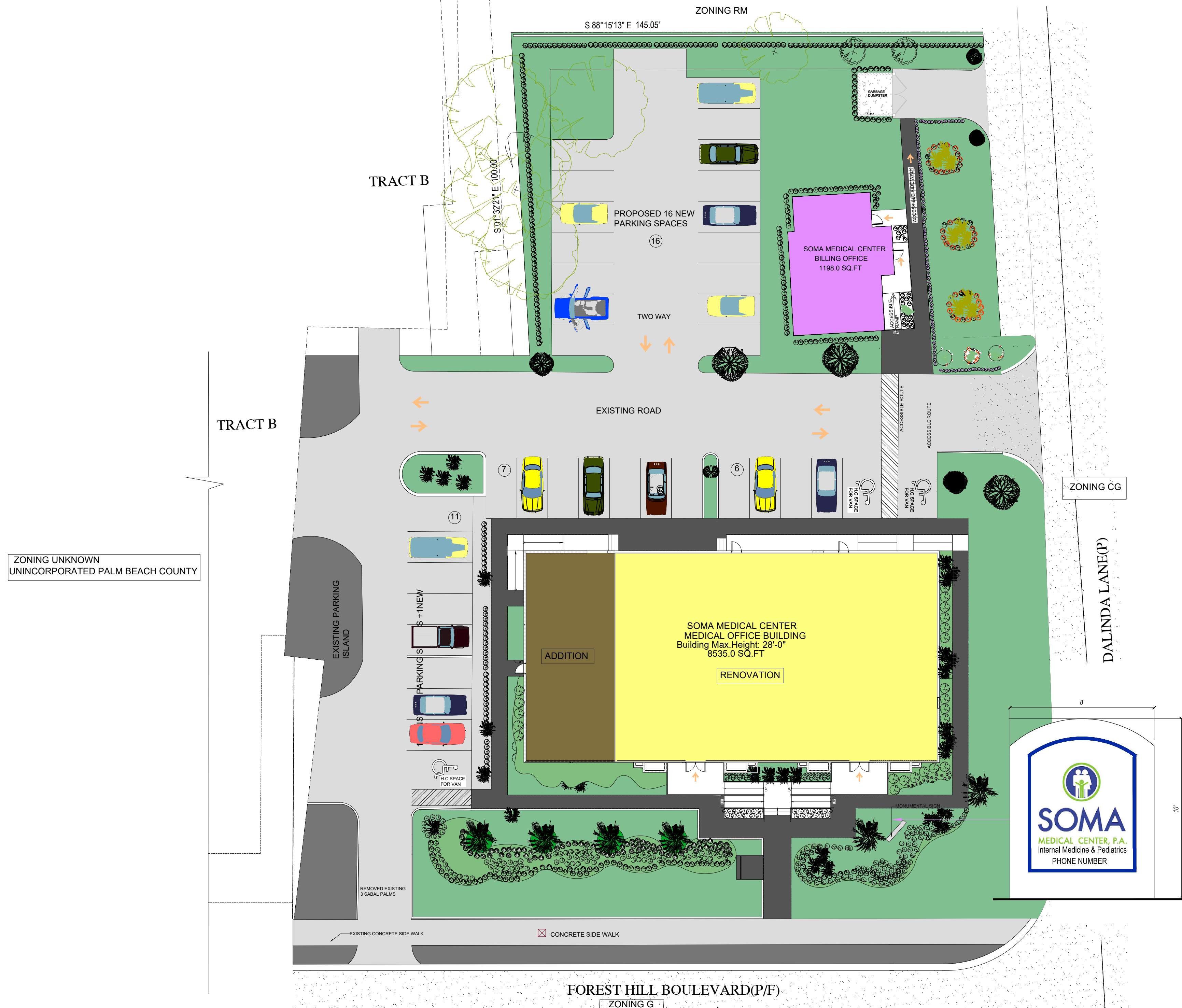
Division Manager

Office # 561-688-8912

Fax # 561-688-8914

SOMA MEDICAL CENTER

3325 FOREST HILL BOULEVARD VILLAGE OF PALM SPRINGS , FLORIDA 33461



team architecture
i n c o r p o r a t e d
2328 10th Avenue North, Suite 200
Lake Worth, Florida, 33461
(561) 855-2688



Village of Palm Springs

Soma Medical Center

 Soma Medical Center

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

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



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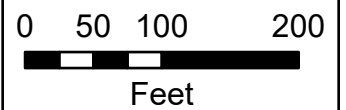
70434407290010000

Dalinda Ln

Lone Pine Way

Forest Hill Blvd

Fairview Villas Dr



Village of Palm Springs

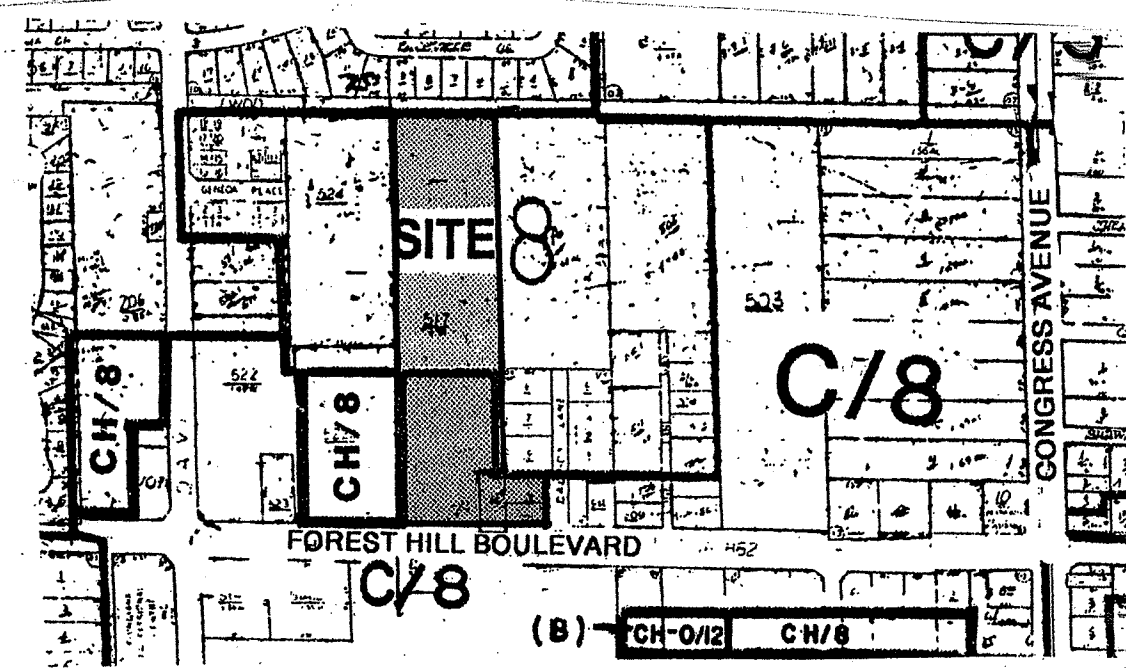
Soma Medical Center

 Soma Medical Center
 Parcels

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Data Source: Parcels provided by Palm Beach County

LOCATION MAP



SITE DATA

PETITION #79-182(B) CONCURRENCY RESERVATION #99-9001045

SECTION 7 TOWNSHIP 44 RANGE 43
PCN# 00 43 44 07 00 000 5170
00 43 44 07 00 000 5190
00 43 44 07 04 000 0090 / 0100 / 0110

EXISTING ZONING MUPD

EXISTING FUTURE LAND USE CH8 & INST/1
4.1 ACRES 5.77 ACRES

MUPD TOTAL ACREAGE 9.70

TOTAL BUILDING SQUARE FOOTAGE 63,319 S.F.

BUILDING	USE	SQUARE FOOTAGE
* STORAGE	STORAGE	981 ONE STORY
* CUSHMAN'S FRUIT OFFICE	RETAIL	9,170 EXISTING ONE STORY
* CLF III	OFFICE	30,000 MAXIMUM 3 RD STORY
	RESIDENTIAL	23,188 MAX. BLDG. HT. - 25' CLF MAX. 62 TYPE III CLF BEDS

CLF III / TOTAL RESIDENTS 82

RM ZONING WITH HR8 OR INST/1 LAND USE = 14.3 RESIDENTS PER ACRE
5.77 ACRES x 14.3 RESIDENTS PER ACRE = 82.55 RESIDENTS
BUILDING HEIGHT 20' ONE STORY

LOT COVERAGE 11.4%

TOTAL BUILDING FLOOR AREA RATIO 15 %

TOTAL PARKING REQUIRED 239 SPACES

OFFICE/RETAIL PARKING	REQUIRED	PROVIDED
39,170 S.F. @ 1 SPACE PER 200 S.F.	196 SPACES	9' x 18.5' / 9.5' x 18.5'

CLF RESIDENTIAL PARKING	REQUIRED	PROVIDED
USE		
23,188 S.F.		
82 RESIDENTS	1 SPACE PER 4	21
EMPLOYEE	1 PER EMPLOYEE	22

IF CONVERTED TO INDIVIDUAL EFFICIENCY UNITS	REQUIRED	PROVIDED
34 UNITS	1.5 PER UNIT	51 (22 RESERVE GRASS)

TOTAL PARKING PROVIDED 239 SPACES
9'0" x 18.5' MINIMUM - 185 SPACES 9.5' x 18.5' MINIMUM - 46 SPACES

TOTAL ABOVE INCLUDES 8 HANDICAP SPACES 8 SPACES
12'0" x 18.5' WITH 5' RAMP

DRY DETENTION AREA .90 ACRES

IMPERVIOUS AREA 54%

MUPD SETBACKS	REQUIRED	PROPOSED	EXISTING
FRONT	30'	280'	22.1'
SIDE EAST	30'	30'	-
SIDE WEST	30'	30'	-
STREET	30'	N/A	3.4'
REAR	30'	262'	55.0'

CONCURRENCY CASE # 99-9001045-C

VEGETATION TRACKING # VP01-006

PROPERTY DATA

LANDSCAPE ARCHITECTS / PLANNERS

DAVID L. CARPENTER & ASSOCIATES
5650 CORPORATE WAY
WEST PALM BEACH, FLORIDA 33407
(561) 686-9520 FAX 686-9453

ARCHITECT

J. PATRICK LYNCH
980 NW 6TH AVENUE
BOCA RATON, FLORIDA 33462
(561) 417-7927

ENGINEERS

KESHAVAREZ & ASSOCIATES
1280 NORTH CONGRESS AVENUE
SUITE 206
WEST PALM BEACH, FLORIDA 33409
(561) 689-8600 FAX 689-7476

** ADMINISTRATIVE AMENDMENT **

STAFF L. B. HARRIS DATE 9-20-02
Add 6' C.L. fence inside landscaping
Plant & L.W.D.D. Dedication

DRC CONDITION

- Prior to Plat recordation, the owner shall convey to the District either by quit claim or easement, the North 72' feet of the West 1/2 of Lot 3 less lands owned by the District, for the ultimate right-of-way for the L-7 Canal. (PLAT:ENG-LWDD)

MULTIPLE USE PLANNED DEVELOPMENT COMMERCIAL LANDSCAPE

PERIMETER REQUIREMENT TREE HEIGHT 12'

CATEGORY	CODE OR CONDITION RQMT.	QUANTITY REQUIRED	QUANTITY PROVIDED
EAST P/L 1060' ABUTTING RESID. TREES PALMS SHRUBS	1 PER 20'	53	53
	1 PER 25'	43	43
	24" / 1 PER 2'	530	530
SOUTH P/L 330' ABUTTING CANAL TREES PALMPINE SHRUBS	1 PER 25'	14	14
	1 PER 30'	11	11
	30" / 1 PER 2'	165	165
WEST P/L 1233' ABUTTING COMM. AND RESIDENTIAL USES TREES SHRUBS	1 PER 30'	42	42
	24" / 1 PER 2'	617	617
SOUTH P/L 260' ABUTTING FOREST HILL BLVD. & COMMERCIAL TREES PALMPINE SHRUBS	1 PER 20'	13	13
	1 PER 30'	9	9
	24" / 1 PER 2'	130	130

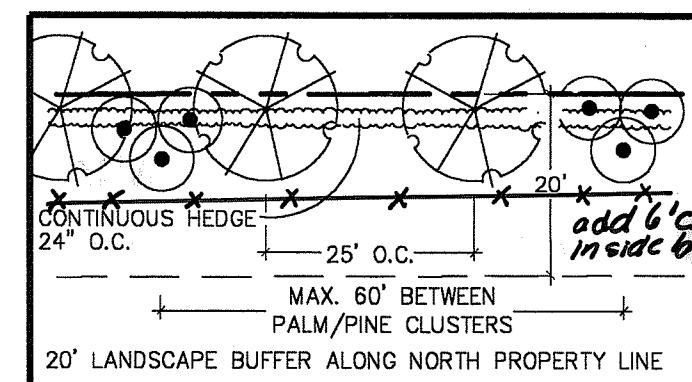
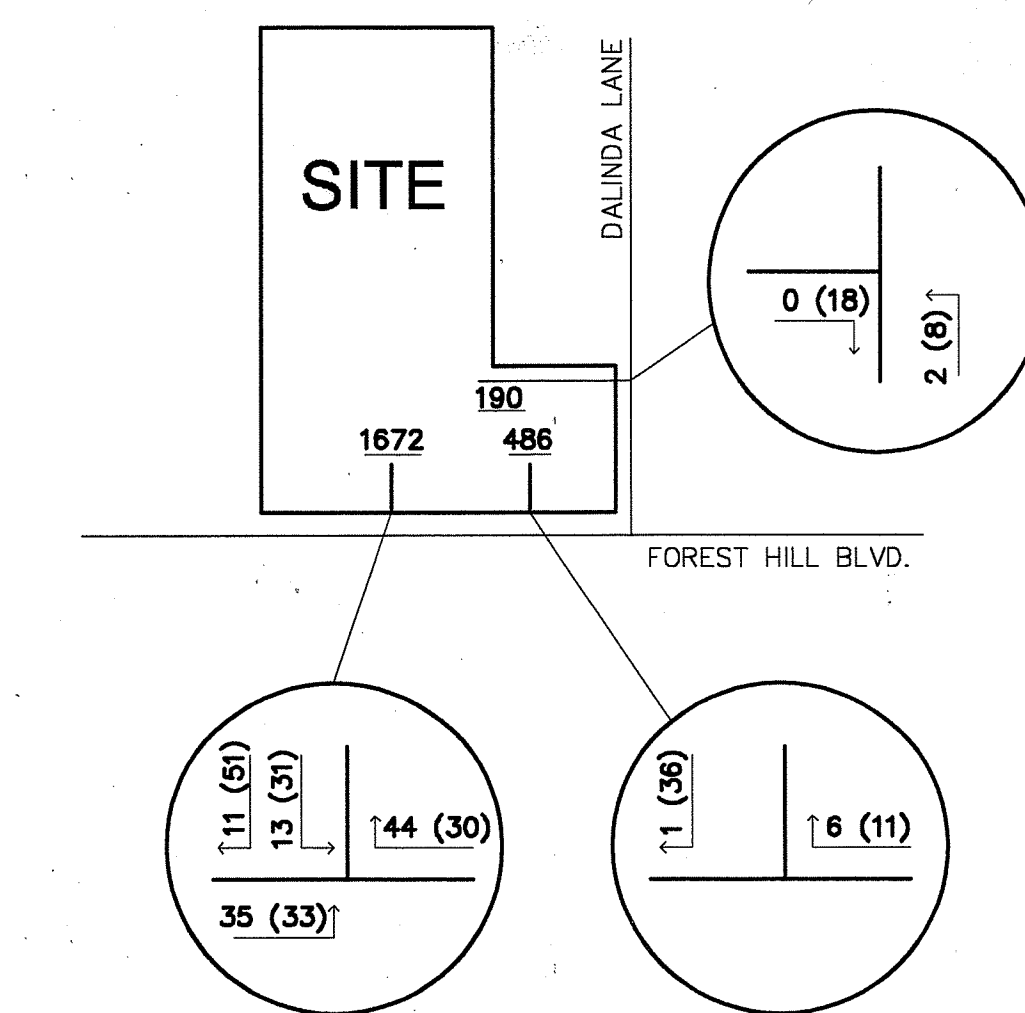
INTERIOR REQUIREMENT TREE HEIGHT 10'

LAND USE	ACREAGE	REQUIREMENT	REQUIRED	PROVIDED
RESIDENTIAL	5.77	1 PER 1500 S.F.	167	167
COMMERCIAL	4.10	1 PER 2500 S.F.	101	101
TOTAL	9.87		268	268

EXISTING TREE CREDIT CHART

OAK TREE DIAMETER 4.5' ABOVE GRADE	QUANTITY	CREDIT	TOTAL CREDIT
27-31 INCHES	9	6	54
22-26 INCHES	9	5	45
17-21 INCHES	8	4	32
12-16 INCHES	7	3	21
7-11 INCHES	11	2	22
2-6 INCHES	14	1	14
SLASH PINES	50	1	50
PALM TREES	35	1	35
TOTAL TREE CREDITS			273

DRIVEWAY COUNTS

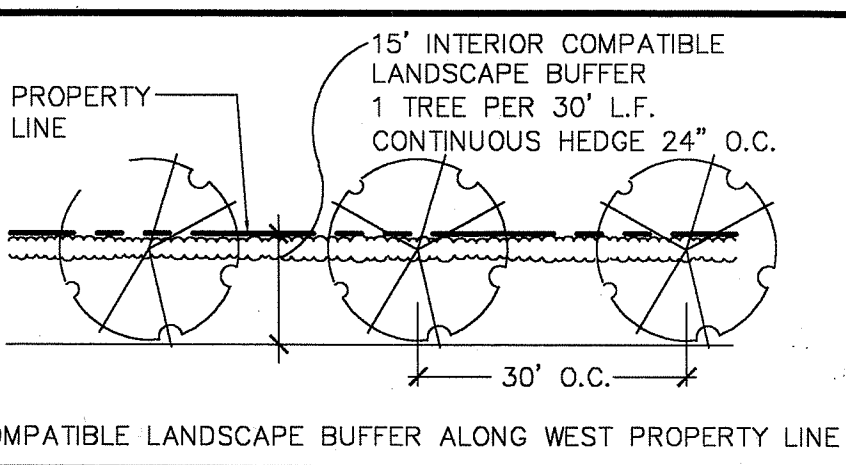


CONDITION G NORTH PROPERTY LINE

G. LANDSCAPING ALONG THE NORTH PROPERTY LINE

- LANDSCAPING AND BUFFERING ALONG THE NORTH PROPERTY LINE SHALL BE UPGRADED TO INCLUDE:
 - A MINIMUM TWENTY (20) FOOT WIDE LANDSCAPE BUFFER STRIP:
 - ONE (1) CANOPY TREE PLANTED EVERY TWENTY-FIVE (25) FEET ON CENTER. A GROUP OF THREE (3) OR MORE PALM OR PINE TREES MAY SUPERSEDE THE REQUIREMENT FOR TWENTY-FIVE (25) PERCENT OF THE CANOPY TREES IN THAT LOCATION.
 - ONE (1) ADDITIONAL PALM OR PINE TREE FOR EACH THIRTY (30) LINEAR FEET OF PROPERTY LINE, WITH A MAXIMUM SPACING OF SIXTY (60) FEET BETWEEN CLUSTERS; AND,
 - THIRTY (30) INCH HIGH SHRUB OR HEDGE MATERIAL, SPACED NO MORE THAN TWENTY-FOUR (24) INCHES ON CENTER AT INSTALLATION, TO BE MAINTAINED AT A MINIMUM HEIGHT OF THIRTY-SIX (36) INCHES. (CO: LANDSCAPE)

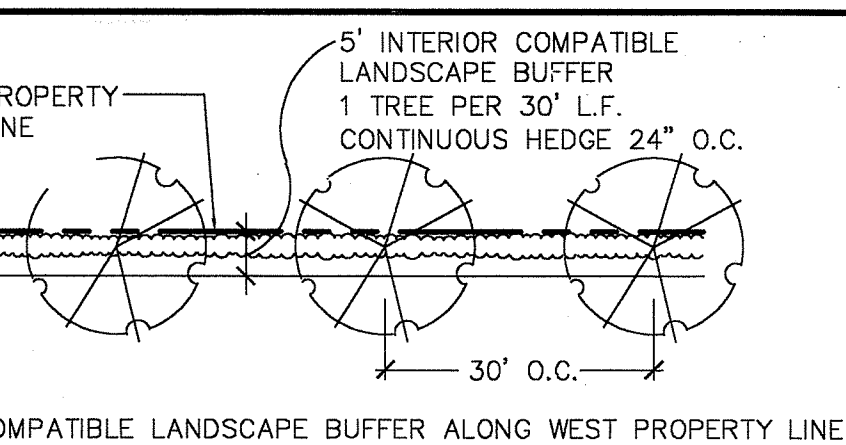
ADMINISTRATIVE AMENDMENT
STAFF B.M. COLL DATE 10-27-03
Add 6' C.L. fence inside landscaping - landscaping (fence is voluntary - not req'd per condition) existing landscaping provides screening



15' COMPATIBLE LANDSCAPE BUFFER ALONG WEST PROPERTY LINE

PARKING AREA WILL NOT INTERFERE WITH EXISTING TREES AND SHALL MEET CODE REQUIREMENTS FOR THE PARKING LOT.
* NOTES: FUTURE TERMINAL (K&N) LOCATION

ZONING REVIEW
Staff Jim Alf
Date 10-8-09
To identify 4' chain-linked fence with gates.
ZRR-2009-4172

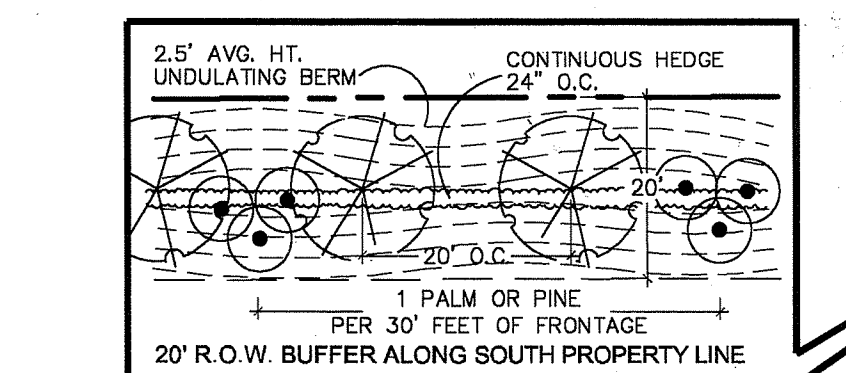


5' COMPATIBLE LANDSCAPE BUFFER ALONG WEST PROPERTY LINE

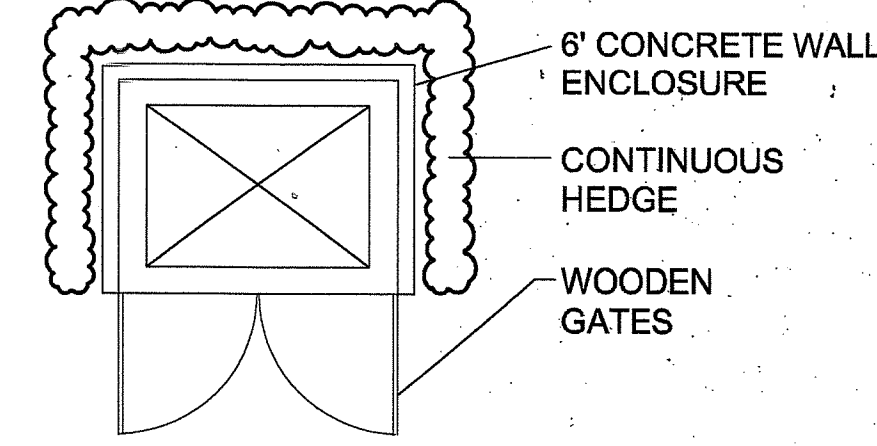
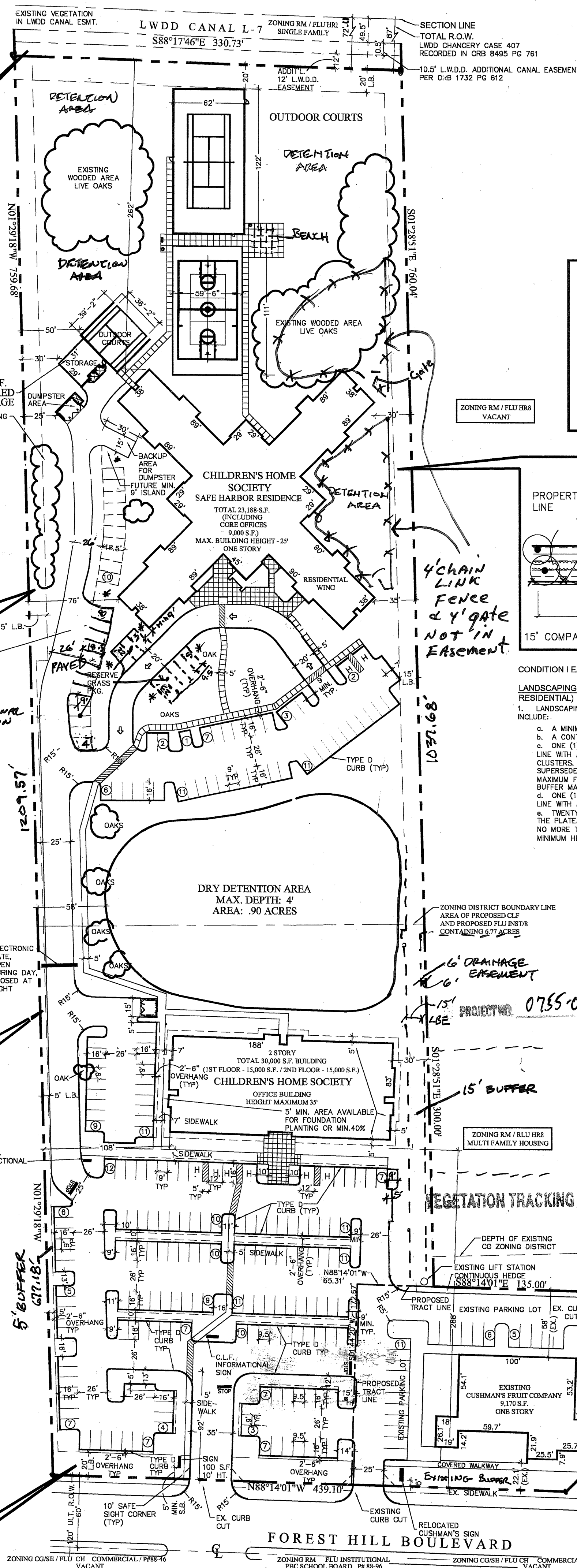
CONDITION H SOUTH PROPERTY LINE

H. LANDSCAPING ALONG THE SOUTH PROPERTY LINE (ABUTTING FOREST HILL BOULEVARD)

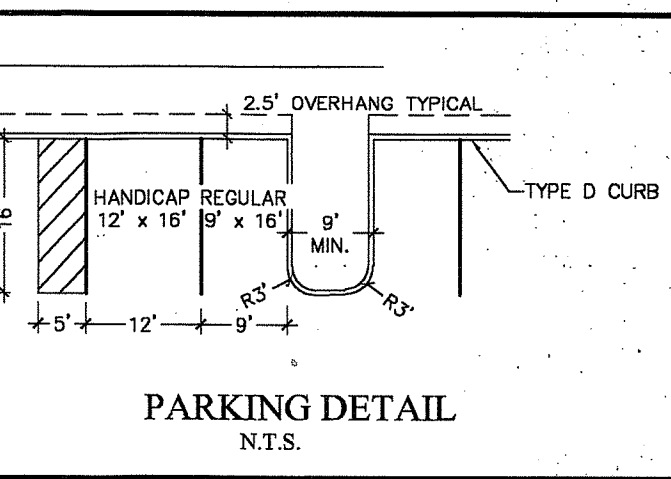
- LANDSCAPING AND BUFFERING ALONG THE SOUTH PROPERTY LINE SHALL BE UPGRADED TO INCLUDE:
 - A MINIMUM TWENTY (20) FOOT WIDE LANDSCAPE BUFFER STRIP:
 - A MINIMUM TWO (2) TO THREE (3) FOOT HIGH UNDULATING BERM WITH AN AVERAGE HEIGHT OF TWO AND ONE HALF (2.5) FEET MEASURED FROM TOP OF CURB.
 - ONE (1) CANOPY TREE SHALL BE PLANTED EVERY TWENTY (20) FEET ON CENTER.
 - ONE (1) PALM TREE OR PINE TREE FOR EACH THIRTY (30) LINEAR FEET OF FRONTAGE. A GROUP OF THREE (3) OR MORE PALM OR PINE TREES MAY NOT SUPERSEDE THE REQUIREMENT FOR A CANOPY TREE IN THAT LOCATION; AND,
 - THIRTY (30) INCH HIGH SHRUB OR HEDGE MATERIAL, SPACED NO MORE THAN TWENTY-FOUR (24) INCHES ON CENTER AND MAINTAINED AT A MINIMUM HEIGHT OF THIRTY-SIX (36) INCHES. (CO: LANDSCAPE)



20' R.O.W. BUFFER ALONG SOUTH PROPERTY LINE

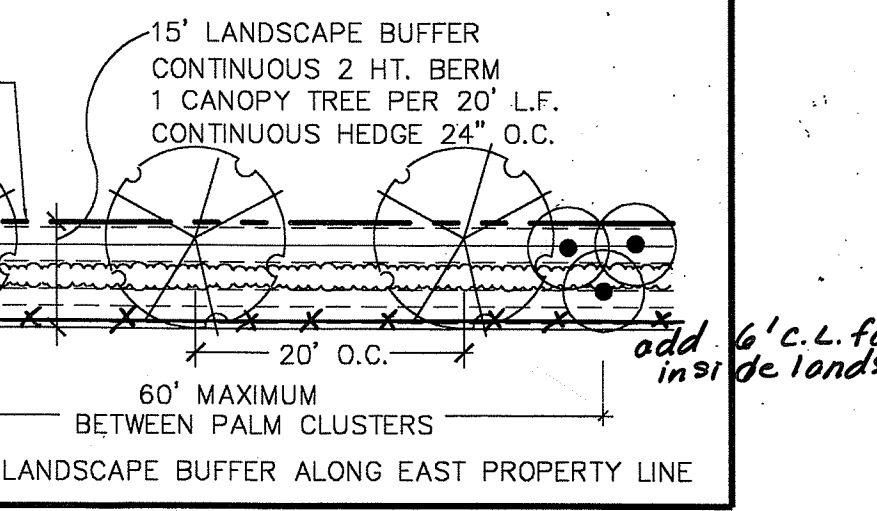


DUMPSTER DETAIL



PARKING DETAIL

N.T.S.

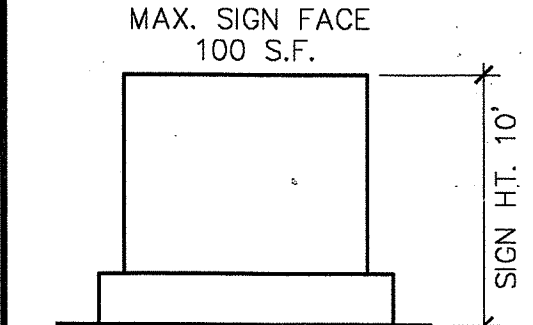


CONDITION I EAST PROPERTY LINE

I. LANDSCAPING ALONG THE EAST PROPERTY LINE (ACROSS FROM RESIDENTIAL)

1. LANDSCAPING AND BUFFERING ALONG THE EAST PROPERTY LINE SHALL INCLUDE:

- A MINIMUM FIFTEEN (15) FOOT WIDE LANDSCAPE BUFFER STRIP;
- A CONTINUOUS TWO (2) FOOT HIGH BERM MEASURED FROM TOP OF CURB;
- ONE (1) CANOPY TREE FOR EACH TWENTY (20) LINEAR FEET OF PROPERTY LINE WITH A MAXIMUM SPACING OF TWENTY-FIVE (25) FEET BETWEEN CLUSTERS. A GROUP OF THREE (3) OR MORE PALM OR PINE TREES MAY SUPERSEDE THE REQUIREMENT FOR A CANOPY TREE IN THAT LOCATION. A MAXIMUM FIFTY (50%) PERCENT OF THE REQUIRED CANOPY TREES WITHIN THE BUFFER MAY BE REPLACED BY THE PALM OR PINE TREE CLUSTERS;
- ONE (1) PALM FOR EACH TWENTY-FIVE (25) LINEAR FEET OF PROPERTY LINE WITH A MAXIMUM SPACING OF SIXTY (60) FEET BETWEEN CLUSTERS; AND,
- THIRTY (30) INCH HIGH SHRUB OR HEDGE MATERIAL, SPACED NO MORE THAN TWENTY-FOUR (24) INCHES ON CENTER AND MAINTAINED AT A MINIMUM HEIGHT OF THIRTY-SIX (36) INCHES. (CO: LANDSCAPE)



SIGN DETAIL

N.T.S.

PROPOSED POINT OF PURCHASE FREESTANDING SIGN
MAXIMUM NUMBER OF SIGNS:
ONE - FRONTING ON FOREST HILL BLVD.
FOR OFFICE/CLF BUILDING
ONE - FRONTING ON FOREST HILL BLVD.
FOR EXISTING RETAIL BLDG. IF REPLACED
STYLE: MONUMENT STYLE ONLY
CA

PETITION NO. 79-182(B)

DATE SUBMITTED 6/26/02

EXHIBIT NO. 45

SUPERSEDES EXHIBIT NO. 41

FINAL PLAN APPROVED AT 6/26/02 DRC

DATE FOR 6/26/02

SIGNATURE Donna Cui

DATE 7-10-02

CO ZONING CLF/CH

COMMERCIAL

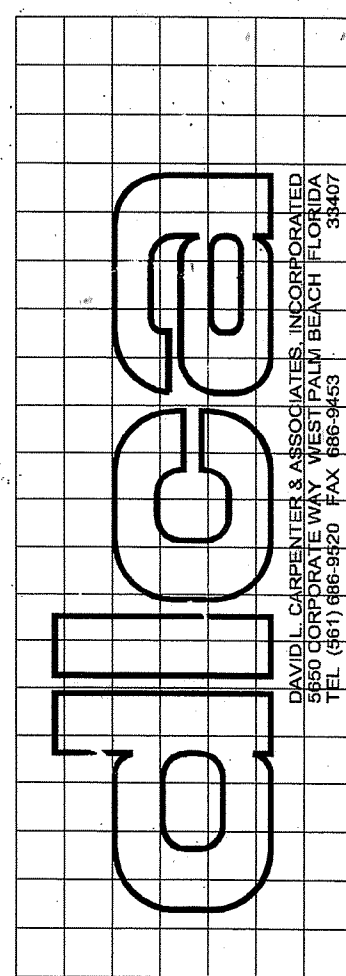
SEE CONDITIONS

Scale: 1" = 60'

JOB NO. 79-182(B)
DATE: 5 March 2002

REVISIONS:
7 MAY 2002
28 MAY 2002
20 JUNE 2002

CHILDREN'S HOME SOCIETY
PALM BEACH COUNTY, FLORIDA
SITE PLAN



SHEET NO.

Children's Home Society - Revised Site Plan (ACLF/MUPD)

Legal Notice No. 36981

PUBLIC HEARING NOTICE

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

Tuesday, July 14, 2020 at 6:30 p.m. by Planning & Zoning Board

in the Village Hall Council Chambers at 226 Cypress Lane, Palm Springs
to consider:

Minor Site Development Plan

An application submitted by James Milloway, agent for Tranche 3 Properties LLC. ("Applicant"), for a Minor Site Plan (SPR20-07), for construction of a 2,820 square feet residential duplex building in addition to the single-family residence existing on the property, for a total of 3 dwelling-units, on the residential multiple-family parcel located at 3856 7th Avenue North.

Additional requested:

Tuesday, July 14, 2020 at 6:30 p.m. by Planning & Zoning Board

in the Village Hall Council Chamber at 226 Cypress Lane, Palm Springs, FL
33461 to consider:

Variance from Code

An application submitted by James Milloway, agent for the owner, Tranche 3 Properties LLC. ("Applicant") for:

PSV20-11 - A Variance relief from Section 34-162(b)(2) to allow 3' landscaped buffer instead of 10' required on the east and west sides of the property.

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) days prior to the meeting in order to request such assistance.

VILLAGE OF PALM SPRINGS, FLORIDA

Kimberly M. Wynn, Village Clerk

Publish: The Lake Worth Herald

July 2, 2020



Village of Palm Springs

Executive Brief

AGENDA DATE: July 14, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 7.3: Planning & Zoning Board Order No.2020-08 - Landscape Buffer Variance PSV20-11 - Tranche 3 Properties LLC - 3856 7th Avenue North

SUMMARY:

Mr. James Milloway, agent for the applicant, Tranche 3 Properties LLC, is requesting one (1) variance in conjunction with the proposal for the construction of two additional dwelling units on the 0.64 acres multi-family parcel located at 3856 7th Avenue North.

The site is currently developed with a 1,458 square foot residential structure, constructed in 1955. The property was annexed into the Village in 2005 and subsequent designated with the Land Development as Residential Multiple-Family and Low Density Residential as a Future Land Use category.

As a separate agenda item, the applicant is requesting a minor site development plan to permit the addition of a duplex structure on the property for a total of three (3) residential dwelling units consistent with the Low Density designation. The applicant is requesting one (1) variance:

1. PSV20-11 - Request to allow 3' landscaped buffer on the east and west sides (provides relief from Section 34-162(b)(2) of the Village Code that requires a 10' side buffer along both sides)

With the requested variance, a 15' wide drive aisle is provided, as required by Palm Beach County Fire Rescue Department, for fire truck access and maneuver.

FISCAL IMPACT:

This item does not have a direct fiscal impact.

ATTACHMENTS:

Planning & Zoning Board Order 2020-08.doc

Staff Report

Project Narrative and Justification Statement

Site Plan, Landscape Plans, Architectural Plans and Letters

Color Rendering

Aerial and Location Maps

Sec.34-602(2) Variances.doc

Lake Worth Herald Advertisement.pdf

**VILLAGE OF PALM SPRINGS, FLORIDA
PLANNING AND ZONING BOARD**

**PZ&B Order 2020-08
(PSV20-11)**

**Tranche 3 Properties LLC
3856 7th Avenue North
Palm Springs, FL 33461**

Applicant(s)

PCN: 70-43-44-19-10-000-0160

FINAL ORDER

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Board ("The Board") on **July 14, 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 PSV20-11.
2. The above Applicant(s) is the owner of the property legally described as: **KIRKVIEW LT 16**
3. The Applicant has submitted an application for one (1) variance from the Village of Palm Springs, Florida as set forth below:
 - 1) PSV20-11 – Variance relief from Section 34-162(b)(2) to allow 3' landscaped buffer instead of 10' required on the east and west sides of the property.
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.
 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.

PZ&B Order 2020-08 – (PSV20-11)

5. The Board has determined that Variances PSV20-11, 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 14th day of July, 2020.

ATTEST:

Jane Worth, Deputy Village Clerk

Johnnie Tieche, Chairman
Planning and Zoning Board

Copies furnished to:

Tranche 3 Properties LLC, 3856 7th 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



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Minor Site Development Plan with a Variance - Tranche 3 Properties LLC Multifamily – 3856 7th Avenue North.

Application Summary			
Applicant / Petitioner	Tranche 3 Properties LLC	Submittal Date	6/17/2019
Reference Name	Tranche 3 Properties LLC Multifamily	Case Number	SPR20-07, PSV20-11
		Parcel Control No	70-43-44-19-10-000-0160
Location	3856 7 th Avenue North	Site Area	±0.63 acres
P&Z Bd	July 14, 2020		
Requests			
Proposed Use(s)	Minor Site Development Plan for the construction of 2,820 square foot residential building with 2 multi-family units in addition to the single-family residence existing on the property, for the total of 3 dwelling units.		
Number of Buildings	1 existing single-family home – 1,458 sf 1 duplex structure – 2,820 sf		
Variances	PLANNING AND ZONING BOARD CONSIDERATIONS: PSV20-11 Requesting Variance relief from Section 34-162(b)(2) to allow 3' wide landscaped buffers along the east and west sides of the property.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	10 spaces	10 spaces	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard (North)	25'	62.25'	Yes (existing)
Rear yard (South)	25'	25.42'	Yes
Side interior yard (East)	15'	15.42'	Yes
Side interior yard (West)	15'	35.42'	Yes
Site Characteristics			
Existing Use	Single-family home	Proposed Use	Multi-family
Existing Zoning	Residential Multiple-Family (RM)	Future Land Use	Low Density Residential
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Residential multi-family	Low Density Residential	Residential Multiple-Family (RM)
South	LWDD L-11 Canal and a single-family residence	Low Density Residential	Residential Multiple-Family (RM)
East	Residential multi-family	Low Density Residential	Residential Multiple-Family (RM)
West	Residential multi-family	Low Density Residential	Residential Multiple-Family (RM)
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of a minor site development plan with the variances to allow the construction of the duplex multi-family building, finding the applicant's request consistent with density allowances of the Low Density land use category and compatibility with surrounding uses.			



I. Site History

- Ordinance 2005-31: Annexation

The property was annexed into the Village of Palm Springs in October 27, 2005 and subsequent designated with the Land Development as Residential Multiple-Family zoning district, and Future Land Use category of Low Density Residential, two years later on February 28, 2008 under Ordinance 2007-26.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning are Low Density Residential and Residential Multiple-Family (RM), respectively. The proposed minor site development plan to add a duplex structure will be supported by the Low Density (5.8 DU/acres). The requested is consistent with goals, objectives, and policies of the Village's Comprehensive Plan.

III. Variances Requested

The applicant is seeking the following variances:

- PSV20-11 The applicant is requesting Variance relief from Section 34-162(b)(2) to allow 3' wide landscaped buffers along the east and west sides of the property rather than the required 10' wide buffers.

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 special circumstance which exists is that the property owners are required to make the driveway wider (to 15') to accommodate Fire Trucks, which has caused us to reduce the 5' landscaping buffer down to 3'.

- b. That the special conditions and circumstances do not result from the actions of the applicant.
- c. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.
- d. That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

If denied this simple request it would certainly be injurious to the owners of the property financially as that would be unable to construct their new duplex that will be a great addition to the community as it provide new up to date rentals in the area that are needed to house a growing population. This property when completed will be half as many units that are located all around us which is enjoyed by our neighbors to the East, West, North and South of us.

- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- f. That the granting of the variance will be in harmony with the general intent and purpose of this chapter.

We have tried our best to keep in Harmony with the intent by adding additional trees for additional shading and thick foliage in the buffer.

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

This most certainly will not be injurious to the area involved as the property will have newly constructed residences, driveways for better ingress and egress, nice new landscaping. If anything, this will be a great benefit to the area. There will also be good construction jobs and after that there will be other jobs for the maintenance of the property. This will certainly be a net positive for the community as it increases Palm Springs Village and will be a very positive change for everyone involved.

Staff supports the applicant's request based on the existing special conditions and circumstances which are peculiar to the land and do not result from actions of the applicant. The applicant is required to provide 15' wide driveway by Palm Beach County Fire Department eliminating the possibility of providing the buffer required on both sides of the property. Granting the variance requested will not confer on the applicant any privilege that is denied to other lands and will make possible the reasonable use of the land. Granting the variance will be in harmony with the general intent and purpose of the applicant requests and will not be injurious to the area involved or otherwise detrimental to the public welfare.

IV. Neighborhood Compatibility

- 1) All surrounding properties are commonly zoned Multiple-Family
- 2) The proposed Minor Site Plan maintains the use of the property as residential multi-family.
- 3) The total of 3 dwelling unit is compatible with surrounding properties.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the RM 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.
 - 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) All of conditions of approval provided by Engenuity Group on June 23, 2020 letter, shall be corrected during the Civil/Utility plan review application.
 - 5) Civil/Utility plans shall be approved by the Village's Engineer.

VI. Environmental Issues:

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

VII. Community Outreach/ Notification

- The subject property was posted on June 26, 2020.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on June 29, 2020.
- Legal advertisement was published in the paper on July 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 June 17, 2019 depicts the following:

- An application submitted for a Minor Site Development Approval with 1 variance for the construction of 2,820 square feet duplex structure in addition to the existing single-family home on the property.
 1. Site Plan dated received June 17, 2019 revised and resubmitted on June 16, 2020.
 2. Landscape plans dated received June 17, 2019 revised and resubmitted on June 16, 2020.
 3. Preliminary Engineering plans dated received June 17, 2019 revised and resubmitted on June 16, 2020.
 4. Architectural plans dated received June 17, 2019 revised and submitted on February 28, 2020.
 5. Boundary survey.
 6. Justification Statement and proposed use.
 7. Drainage calculations.

IX Recommendation

The applicant is requesting a Minor Site Development Plan to re-develop the 0.64 acres multi-family parcel. There is an existing single-family home on the property and the applicant is proposing to add a 2,820 square foot duplex structure for a total of 3 dwelling units on the property.

Each new unit will be configured with 3 bedrooms, two bathrooms, one kitchen, a living room, a dining room and each unit will be equipped with washer and dryer. The project provides sidewalk connections from the parking lot to the residences.

Planning, Zoning & Building Staff has conducted a review of the application and found the proposed project to be consistent with goal, objectives, and policies of the Village's Comprehensive Plan. The proposed project is generally consistent with the Land Development and zoning regulations and all other portions of the code. Staff recommends conditional approval of the Minor site Plan to allow the construction of the multi-family residential building, based on the applicant's generally compliance with the Village Land Development Regulations and compatibility with zoning district, subject to the following thirty-one (31) conditions below and a suggested voluntary monetary contribution, requested by the School District to mitigate school impacts:

1. Build out date is December 31, 2020.
2. A new Traffic Performance Standards (TPS) approval letter shall be obtained with PBC Traffic Division if the project is not completed by December 31, 2020. Said letter shall be provided to the Village at time of received and prior to a Certificate of Occupancy can be issued.
3. A new SCAD letter shall be obtained with the School District and provided to the Village at time of permitting.
4. The site plan approval is valid within 24 months of Planning & Zoning Board approval.
5. The Finished Floor Elevation shall be at least 18" above crown of the road.
6. A Utility/Civil plan shall be approved by the Village Engineer and Public Service Department at time of permitting; see comments to be addressed below:
 - o Drainage calculations areas shall match the Site Plan areas on Sheet A-1
 - o The water and sewer lateral shall not be within the landscape area
 - o Based on moving the sewer lateral to the driveway, we recommend removing three of the cleanouts and relocating the candy cane cleanout closer to the vacuum pit within the landscape buffer.
 - o Include the existing water and sewer lines to the existing home on the Civil plan.
 - o There is an existing guy wire in the proposed location of the driveway
 - o Plans shall show lateral for existing building and new sewer lateral should be schedule 40 pipe not schedule 20.
7. Garbage canisters and recycling bins shall be placed on the designated back yards after picking up and set out along 7th Avenue North only on pick up days.
8. A Hold Harmless Agreement for the apron of the driveway within the Village Right-Of-Way shall be recorded prior to the issuance of the building permit. Said agreement shall be prepared by the Village Attorney and shall include a provision that provides that the property owner is responsible for maintenance/replacement of the entire driveway apron, including that portion extending beyond the property line. Said agreement shall be recorded in the public records, prior to issuance of building permit.
9. The apron of the proposed widened driveway encroaches into the apron of the driveway to the west. The contractor of the proposed duplex shall be responsible for any damages caused to the neighbor's driveway/apron as a result of the new driveway apron. It is recommended to obtain a maintenance agreement with the property owner to the west.
10. Utility easements shall not overlap more than 5' any landscaped buffers.
11. A root barrier shall be provided on trees that are within 12' of utility lines.
12. Any existing or proposed utility box/cabinet shall be screened from view. Staff recommends wrapping the cabinet/box with an appropriate design for the existing/proposed location.
13. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
14. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
15. Irrigation plans shall be provided at the time of permitting. Non-potable water shall be used for the irrigation system per Village code.
16. 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.
17. 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.
18. All mechanical equipment's and above-ground infrastructure shall be screened from view.
19. 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.
20. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting as needed.
21. All new electric utilities shall be underground.
22. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Development Department prior to commencement of any construction activity. Permits are required from the Planning,

- Zoning & Building Department prior to commencing any construction or renovation. The project shall be constructed in accordance with the FBC edition in effect at the time of permitting.
23. 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.
 24. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
 25. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy/Certificate of Completion of each improvement area.
 26. Absolutely no occupancy, other than construction personnel, is permitted prior to TCO/CO.
 27. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
 28. 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.
 29. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
 30. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
 31. At the time of CO, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.
-
32. The School District has requested the Applicant offer a voluntary commitment to make a contribution of \$12,724.00 to the School District of Palm Beach County prior to issuance of a building permit, based on School Capacity Availability Determination letter issued on June 6, 2019.

SECTION 4 - DESCRIPTION OF PROJECT (attach additional pages if necessary)
Including compliance with zoning standards and supplemental regulations

To build a new duplex in order to
offer new rental housing in the
City of Palm Springs.

Chapter 34, Section 34-603 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the variance request. This statement should be predicated on the objectives presented in Section 34-603(f)(1) of the Code. The statement must include comments on each of the following individually:

- a. That special condition and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.**

The special circumstance which exists that the property owners are required to make the driveway wider to 15' to accommodate the Fire Trucks which has caused us to reduce the 5' landscaping buffer down to 3'.

- b. That the special conditions and circumstances do not result from the actions of the applicant. No special conditions or circumstances as it relates to the applicant we are complying with Palm Springs Village's request to make the driveway wider for safety reasons.**

- 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. This variance will not bestow upon on us any special privileges granted to others.**

- 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.**

If denied this simple request it would certainly be injurious to the owners of the property financially as that would be unable to construct their new duplex that will be a great addition to the community as it provide new up to date rentals in the area that are needed to house a growing population. This property when completed will be half as many units that are located all around us which is enjoyed by our neighbors to the East, West, North and South of us.

- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure. This is the minimum variance requested and to make up for this request we have added extra trees to create as further buffer and more shade in the area.**

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

We have tried our best to keep in Harmony with the intent by adding additional trees for additional shading and thick foliage in the buffer

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

This most certainly will not be injurious to the area involved as the property will newly constructed residences, driveways for better ingress and egress, nice new landscaping. If anything this will be a great benefit to the area. There will also be good construction jobs and after that there will be other jobs for the maintenance of the property. This will certainly be a net positive for the community as it increase Palm Springs Village and will be a very positive change for everyone involved.

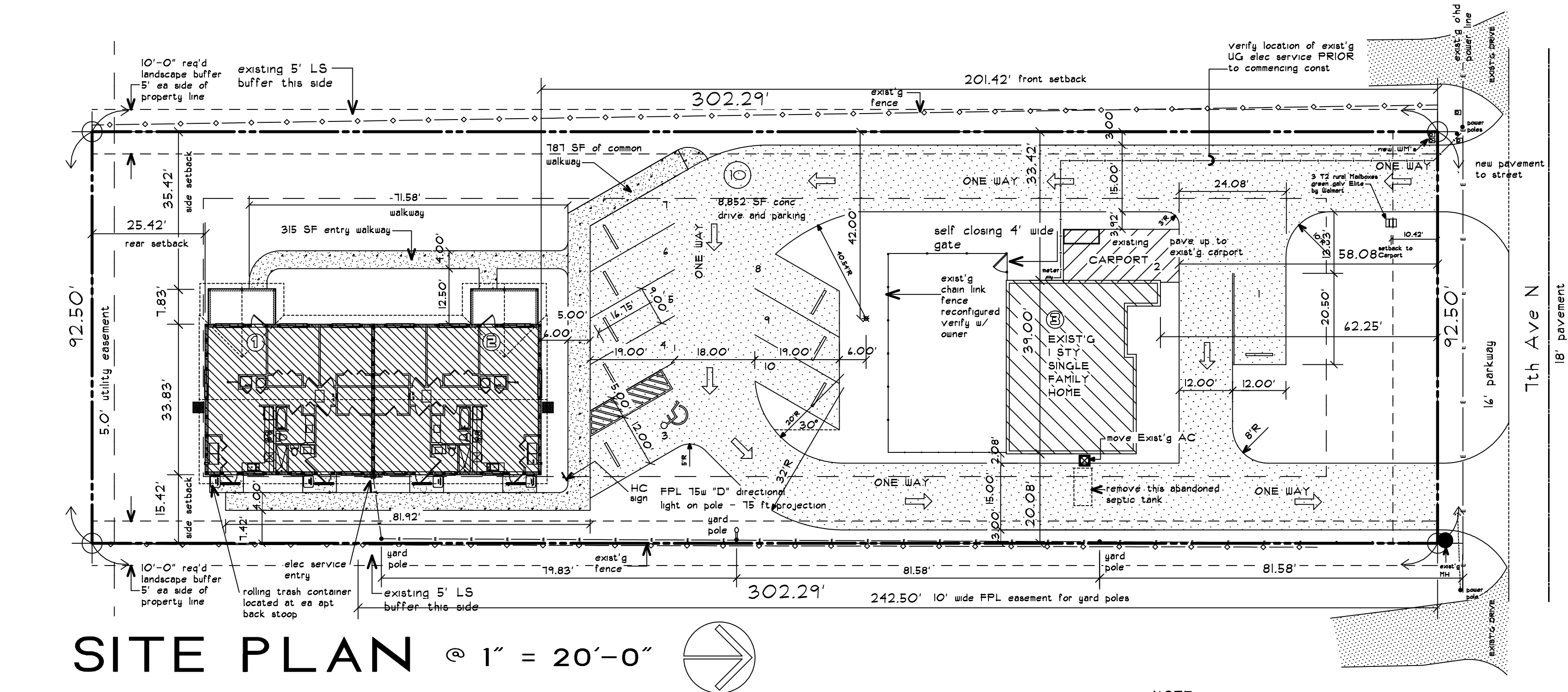
Please grant us our variance so that we may move forward and get our project completed. Thank you.

SITE INFORMATION

FLU = Low Density Residential 5.8 DU allowed 3.0 DU max allowed and proposed
required parking 2.5 per unit w/ 25% coverage for guests
3 units x 2.5 = 7.5 + 2 guest = 9.5 required - 10 provided
Exist'g Carport is to remain as extra parking

CIRCLE DRIVE SITE CALCS

SITE = 21,942 SF 0.44 Acres
UNIT 1 = 1,288 SF + 122 SF roofed entry porch = 1,410 SF footprint
Unit 2 = 1,288 SF + 122 SF roofed entry porch = 1,410 SF footprint
Existing 1 story Unit 3 = 1,458 SF footprint
New conc drive and parking = 8,852 SF
New concrete walkways and stoops = 1,122 SF
Open landscaped "pervious" area = 13,710 SF = 49.0% of site



SITE PLAN @ 1" = 20'-0"

NOTE

Field verify with the owner and the plumber as to where the existing sewer connection for the existing house is located - report findings to Civil Engineer



LOCATION MAP

LEGAL DESCRIPTION

PCN 10-43-44-19-10-000-0160
3856 7th Ave Palm Springs 33404

Lot 16, of "KIRKVIEW", according to the plat thereof, as recorded in Plat Book 24, Page 13, of the Public Records of Palm Beach County, Florida

owner: Tranche 3 Properties
PO Box 1095
Weston, CT 06883-0095

zoning = RM multi family 3 units are allowed by code
property is on sewer

BUILDING CODE REVIEW SUMMARY

Building Codes used in plan development

- 2017 FBC - Building, 6th edition
- 2017 FBC - Existing Building, 6th edition
- 2017 FBC - Accessibility, 6th edition
- 2017 FBC - Energy Conservation, 6th edition
- 2017 FBC - Plumbing, 6th edition
- 2017 FBC - Mechanical, 6th edition
- 2017 NEC - Electrical codes
- 2017 Florida Fire Prevention, 6th edition
- 2018 NFPA, 101 Life Safety Code
- 2018 NFPA 1, Uniform Fire Code

NOTE - the 2017 6th edition of the FBC, the PB County Amendments to the 6th Edition of the FBC Chapter 1, and The 2018 Edition of the NEC was used in the development of these plans

WIND LOAD DESIGN PARAMETERS

Code Edition used was FBC 2017
Structure was designed as ENCLOSED
VULT ultimate Wind Velocity calc used was 170 MPH 3 sec gust
VASD nominal Wind Velocity calc used was 132 MPH 3 sec gust
Importance / use factor used was 1.0
Velocity pressure used was 32.5 psf
Exposure is "C" - risk category II
2500 psf Min soil bearing pressure used was considered
Building height is less than 25'
Gust velocity pressure used was 38
Roof dead load used was 25 psf
Roof live load used was 30 psf
Shear walls NOT required
Continuous load path is provided

SCOPE OF WORK

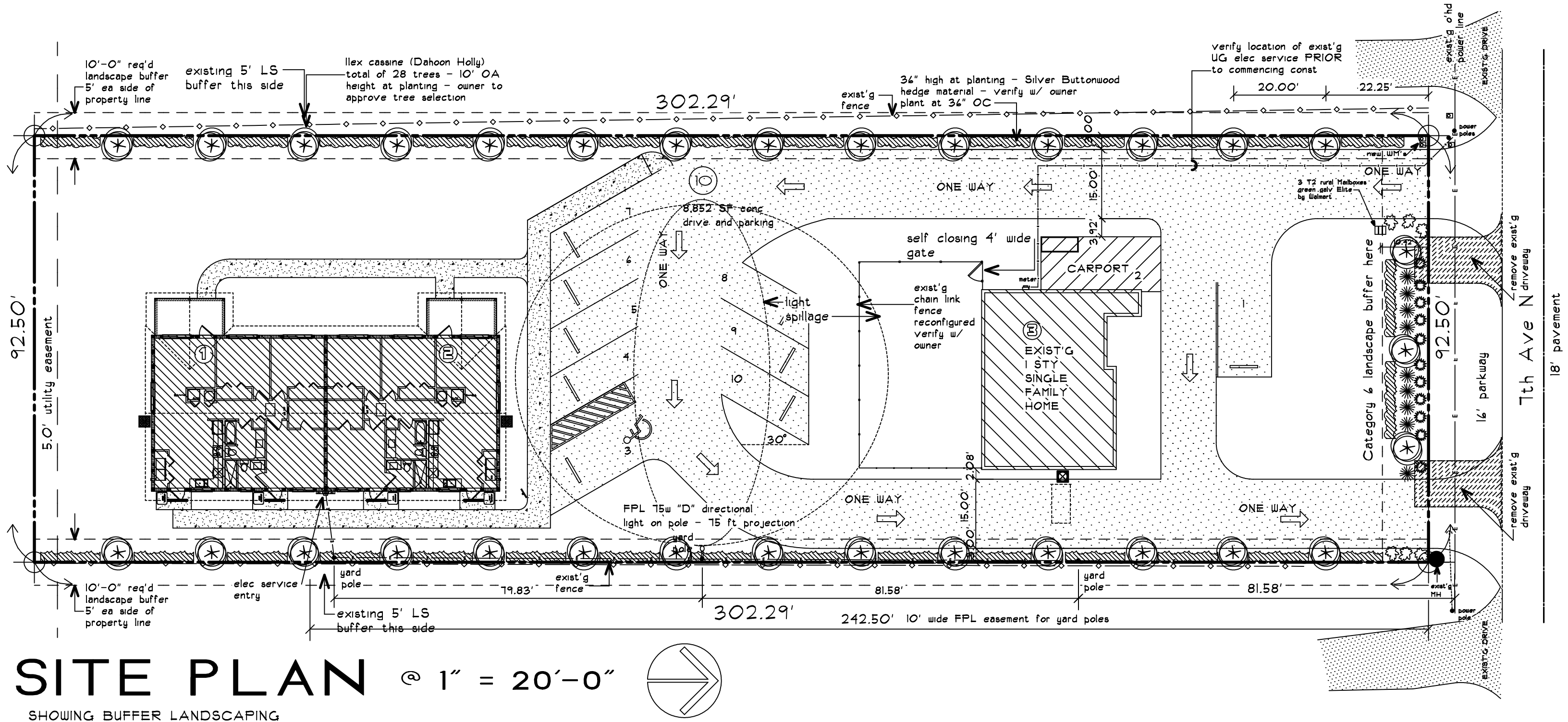
Construct a duplex structure on a piece of property that has an existing single family home on it. This is in the RM zoning area which allows for 3 units to be built

Trades to be involved will be (but not limited to)

- 1) GC and his crew
- 2) plumber
- 3) electrician
- 4) AC company
- 5) truss company
- 6) cabinet company
- 7) window vendor
- 8) roofer
- 9) drywallers
- 10) painters
- 11) irrigation company
- 12) landscaping company

PLEASE NOTE!!

GENERAL AND SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AS SHOWN IN THESE DRAWINGS PRIOR TO COMMENCING CONSTRUCTION AND ARE TO NOTIFY THIS ARCHITECT OF ANY DISCREPANCIES.

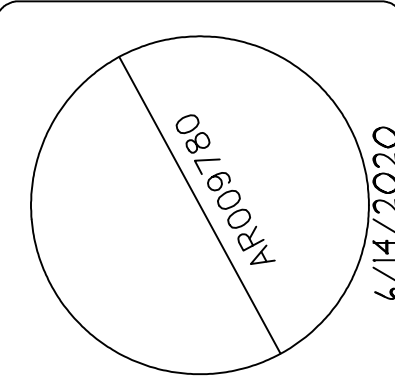


SITE PLAN @ 1" = 20'-0"

SHOWING BUFFER LANDSCAPING

Issue Date: 6/14/2020

Revisions		
No.	Date	Description
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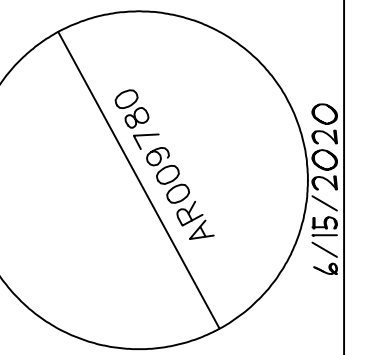
JAMES DRAGO - ARCHITECT
333 N.E. 24th STREET
BOCA RATON, FLORIDA
561-361-7161
JFDrago@Bellsouth.Net

NEW DUPLEX FOR
Tranche 3 Properties LLC
3856 7th Ave North palm Springs

Date:	6/14/2020
Project Number:	18033
Designed By:	
Drawn By:	ABJ
Checked By:	JD
Sheet Title:	
Sheet Number:	A-1

Issue Date: 6/15/2020

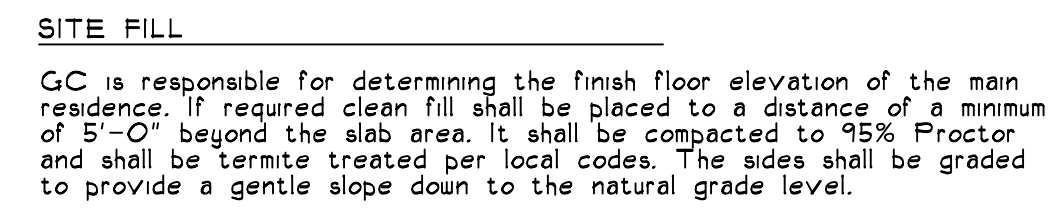
Revisions		
No.	Date	Description
1		
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5		
6		
7		
8		
9		
0		



J P Drago® BellSouth.net

Tranche 3 Properties LLC
3856 Tth Ave North palm Springs

Date:	6/15/2020
Project Number:	18033
Designed By:	
Drawn By:	ABJ
Checked By:	JD
Sheet Title:	
Sheet Number:	A-2



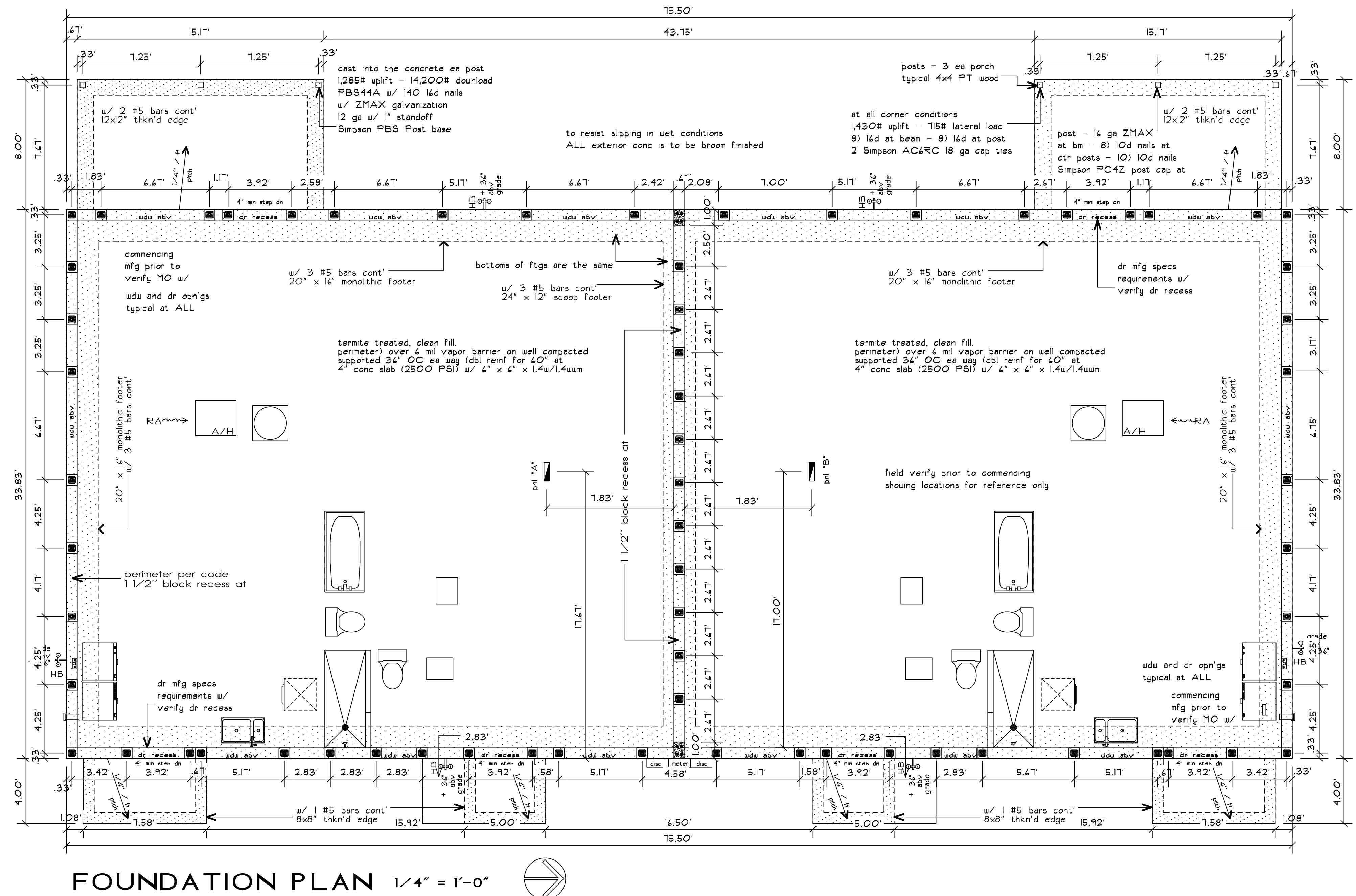
NOTE!

FOOTING DESIGN BASED ON ASSUMED SOIL BEARING CAPACITY OF 2500 PSF. CONTRACTOR IS TO VERIFY PRIOR TO COMMENCING CONSTRUCTION AND IS TO NOTIFY THIS ARCHITECT IF FOUND TO BE DIFFERENT.

Building pad is to be compacted to 95% maximum density at optimum moisture content using a Standard Proctor compaction procedure.

All fill material is to be of structural quality and free of organic, contaminants, rock, or unsuitable materials.

Compaction must be verified by a certified testing agency.



PLEASE NOTE!!

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DOOR SCHEDULE

MARK	QUANTITY	SIZE	DESCRIPTION
1	2	3/0 x 6/8	Alum impact resistant one lite door w/ keyed entry hardware w/ deadbolt w/ thumbknob with clear glass on panel w/ security pins at jamb. Frame color to match windows OR see owner IMPACT RESISTANT DOOR
2	4	3/0 x 6/8	Alum impact resistant 5 panel door w/ keyed entry hardware w/ deadbolt w/ thumbknob w/ security pins at jamb. Door color per owner instructions IMPACT RESISTANT DOOR
3	2	6/0 x 6/8	2 pnl wd louver bifold dr paint grade w/ heavy duty ballbearing roller hardware
4	2	5/0 x 6/8	2 pnl wd louver bifold dr paint grade w/ heavy duty ballbearing roller hardware
5	2	2/6 x 6/8	Flush panel solid core door paint grade w/ privacy hardware.
6	2	2/6 x 6/8	2 pnl wd louver bifold dr paint grade w/ heavy duty ballbearing roller hardware
7	4	3/0 x 6/8	Flush panel solid core wd dr paint grade w/ privacy hardware.
8	4	2/8 x 6/8	Flush panel solid core wd dr paint grade w/ privacy hardware.
9	2	2/6 x 6/8	2 pnl wd louver swing dr paint grade w/ passage hardware
10	2	22" x 36"	attic access lift up 3/4" plyud panel w/ R-30 Insul glued to top side w/ flat trim
11	THIS SPACE LEFT INTENTOPNALLY BLANK		

HVAC NOTES

- 1) drawings are diagrammatic DO NOT SCALE drawings for exact locations of equipment, duct-work etc. These drawings are not intended to show every detail. AC contractor shall furnish and install all items required for a complete and code compliant installation
- 2) work shall be done according to the latest current edition of the FBC, ASHRAE guide, SMACNA standards, local, state and federal applicable codes, regulations and ordinances
- 3) A/C contractor shall field verify all dimensions and space conditions and coordinate work with other trades PRIOR to fabrication and installation of duct-work, piping, equipment and materials. Contractor shall be responsible for any damage of mechanical equipment or material due to removal or installation of any work
- 4) installation, equipment and materials shall be guaranteed against defects and improper workmanship and carry standard factory guarantees. Contractor shall submit shop drawings and descriptive literature of equipment and materials to this architect and the local building department PRIOR to ordering any materials
- 5) AC contractor shall adjust and balance diffusers according to quantities shown in shop dugs and per field conditions

ENERGY CALCULATIONS

AC contractor is responsible for providing the required Florida Energy Calculations. These calculations shall be submitted to this architect for approval PRIOR to commencing work

NOTE

Qualified A/C contractor shall visit the site so as to determine how to proceed with respect to the scope of work as described in these drawings. The A/C contractor shall provide shop drawings for approval to the Architect PRIOR to commencing work. Any changes made will be documented in the shop drawings and submitted to the building department and this Architect for their records.

NOTE

Qualified A/C contractor shall review these plans so as to determine how to proceed with respect to the scope of work as described in these drawings. The A/C contractor shall provide shop drawings for approval to the Architect PRIOR to commencing work. Any changes made will be documented in the shop drawings and submitted to the building department and this Architect for their records.

NOTE FOR "T" STATS

ALL "T" stats shall be located at 48" AFF

AC CONDENSATE NOTE

ALL condensate lines shall be 1 1/4" PVC schedule 40 to the outside soil a min of 12" from the structure. There shall be a condensate shut-off switch at the AH pan.

The AC contractor is to provide the plans for the routing of the condensate drains PRIOR to commencing work. These plans are to be approved by the Architect and engineer of record prior to being submitted to the building department for permitting.

NOTE

Mechanical contractor shall coordinate with the plumbing contractor the condensate system installation (to be approved and installed by the plumbing contractor) all work shall be performed in accordance with the current addition of the Florida Building Code " Mechanical"

CABINET NOTES

- 1) The selected cabinet company shall provide ALL shop drawings to the owner and architect for approval PRIOR to fabrication or installation
- 2) ALL cabinets - unless noted otherwise - shall be constructed using 3/4" cabinet grade plywood finished as agreed with the owner and designer / architect
- 3) All drs and drawers shall be soft self close. Drawers shall be constructed using dovetail methods and shall have full extension under drawer mounted Blum hardware (or equal as approved by the owner)
- 4) There shall be minimum fillers used
- 5) Upper cabinets shall have light valences for LED lights (provided by the Electrical Contractor who shall install them)
- 6) ALL counter tops are to be bid out as granite w/ 1 1/2" full bullnose edge and with a min 4" backsplash at all edges that are adjacent to a vertical wall. Owner/ designer is to confirm the final selections. For bid purpose use middle of the road product. Cost adjustments can be made AFTER the owner/designer has confirmed the selection.
- 7) Provide an allowance of \$12 per pull. Owner/designer shall select and approve the pull styles PRIOR to cabinet fabrication. Cost adjustments can be made AFTER the owner/designer has confirmed the selection.
- 8) Cabinets shall meet the current ADA code requirements. The GC shall review this requirement PRIOR to commencing construction and notify this architect if changes need to be made to the plans

REQUIREMENTS FOR MEANS OF ESCAPE

- A) NO door in the path of travel of a means of escape shall be less than 28" in width except that bathroom doors may be 24" unless required to be larger by ADA codes.
- B) EVERY closet door latch shall be such that children can open the door from the inside of said closet
- C) EVERY bathroom door lock shall be the type that can be opened from the exterior of the room when locked in case of emergency.
- D) Doors may be swinging or sliding types.
- E) No door in any path as a means of escape shall be locked against egress when the building is occupied. ALL locking devices which impede or prohibit travel or which can not be easily disengaged shall be prohibited. To comply with FBC section 1012.1.1

SECURITY AND FORCED ENTRY NOTES

ALL single exterior doors shall have a lock to be key operated from exterior with a minimum of 6000 possible key changes or locking auxiliary single deadbolt with hardened bolt strike. All locks on exterior doors shall be capable of resisting a force of 300 lbs minimum applied in any movable direction. The active leaf of pairs of exterior swing doors shall have the same locks as required for the single swing doors. The inactive leaf of these doors shall have concealed extension for the single swing doors. Sliding glass doors shall be provided with sliding door dead bolts or pin through both doors. Such pins shall not be operable from the exterior, jambs, head, sill or meeting mullions. These doors shall be installed so that no panel can be lifted from the track when in a locked position. Hinges on exterior swing doors shall be installed using non-removable pin (NRP) type hinges. Vision panels (glass) in exterior doors other than glazing within 40" of the inside locking hardware shall comply with ANSI 297.1. Exterior doors shall be 1 3/4" thick.

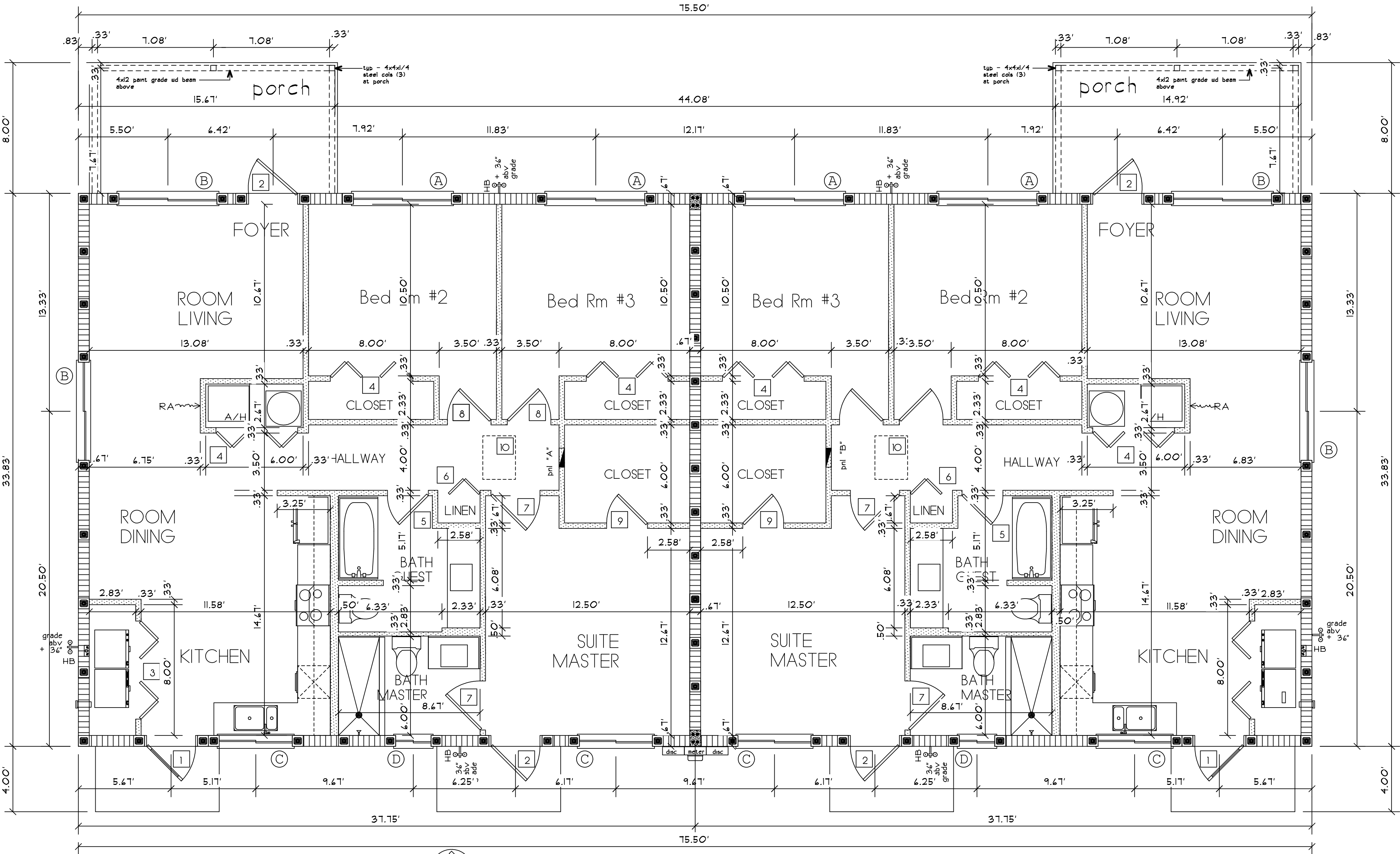
WINDOW SCHEDULE

MARK	QTY	SIZE	DESCRIPTION
A	4	D23 14 3/4" x 38 1/8"	HORTZ ROLLER WDW - IMPACT RESISTANT w/ WHITE FRAME w/ SCRNL
B	4	D24 14 3/4" x 50 5/8"	HORTZ ROLLER WDW - IMPACT RESISTANT w/ WHITE FRAME w/ SCRNL
C	4	33 53 1/8" x 38 3/8"	HORTZ ROLLER WDW - IMPACT RESISTANT w/ WHITE FRAME w/ SCRNL
D	2	H33 21 1/4" x 38 3/8"	HORTZ ROLLER WDW - IMPACT RESISTANT w/ WHITE FRAME w/ SCRNL
E	THIS SPACE LEFT INTENTIONALLY BLANK		

WINDOWS SHOWN ARE ALUM FGT WINDOWS (800) 282-6019

WINDOW EGRESS

Provide a clear opening of not less than 5.7 SF with the width not being less than 20" in. The bottom of the opening shall not be greater than 44" in above the finished floor. To comply with FBC section 1005.4.2.2 & 3.



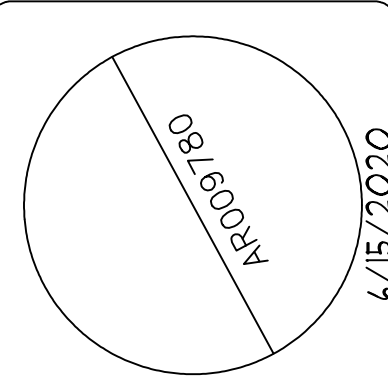
FLOOR PLAN 1/4" = 1'-0"

PLEASE NOTE!!

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Issue Date: 6/15/2020

Revisions		
No.	Date	Description
01		
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JAMES DRAGO - ARCHITECT
333 N.E. 24th STREET
BOCA RATON, FLORIDA
561-361-7161
JFDrago@Bellsouth.Net

NEW DUPLEX FOR
Tranche 3 Properties LLC
3856 7th Ave North palm Springs

Date: 6/15/2020

Project Number:
18033

Designed By:

Drawn By:
ABJ

Checked By:
JD

Sheet Title:

Sheet Number:

A-3

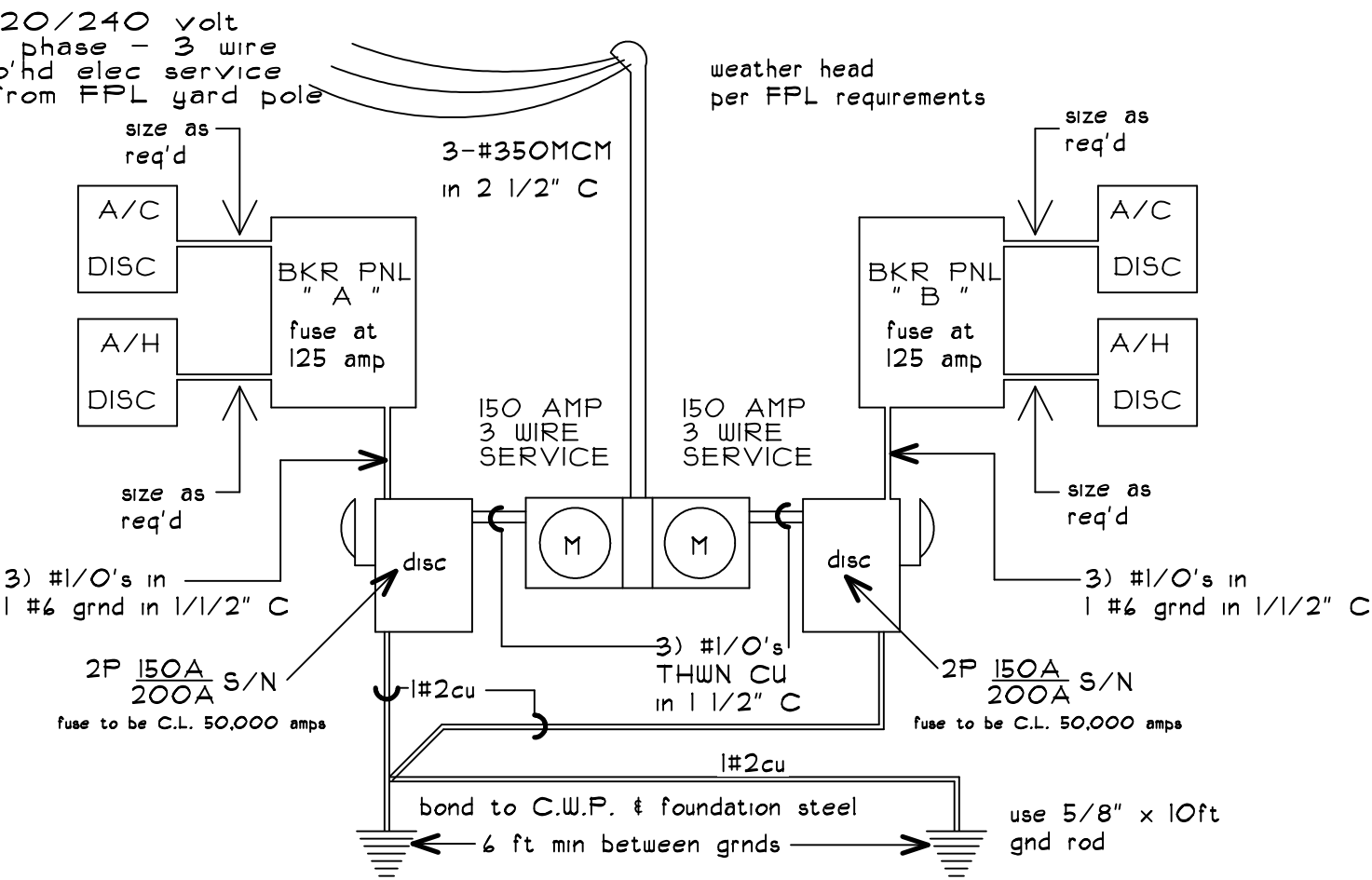
PANEL "A" SCHEDULE

TYPE: Square "D" or equal MTG: FLUSH VOLTS: 120/240V - 1phase- 3 wire MAIN: M.L.O. BUS: 125 AMP AIC SYMM: 22,000					
CIRC	BKR	WIRE	USE	LOAD	REMARKS
1-3	2/60	#6	A.H.U.	5000	HEAT STRIP
2-4	2/30	#10	WATER HEATER	4500	
5	1/20	#12	MICROWAVE	1000	
6-8	2/30	#10	DRYER	5000	
7	1/20	#12	WASHER	1500	
9	1/20	#12	DISPOSAL	900	
10	1/20	#12	REFRIGERATOR	1500	
11	1/20	#12	MASTER BATH	1500	
12-14	2/40	#8	RANGE w/ OVEN	12000	
13	1/20	#12	SM APPLIANCE	1500	
15	1/20	#12	SM APPLIANCE	1500	
16	1/20	#12	SM APPLIANCE	1500	
17	1/20	#12	GUEST BATH	1500	
18	SPARE	SPARE	SPARE	SPARE	SPARE
19	1/20	#12	DISHWASHER	1200	
20	1/20	#12	DINING ROOM	1500	
21	SPARE	SPARE	SPARE	SPARE	SPARE
22-24	2/60	#10	A.C.U.		non concurrent
23	SPARE	SPARE	SPARE	SPARE	SPARE
25	1/20	#12	RECPTs	1440	
26	1/20	#12	RECPTs	1440	
27	1/20	#12	RECPTs	1080	
28	1/20	#12	LIGHTING	1440	
29	1/20	#12	LIGHTING	1440	
30	EMPTY	EMPTY	EMPTY	EMPTY	
31	EMPTY	EMPTY	EMPTY	EMPTY	
32	EMPTY	EMPTY	EMPTY	EMPTY	

SUMMARY PANEL "A"

SUB TOTAL LOAD	43440	NO A/C
A /C @ 100%	5000	
1st 10KW @ 100%	10000	
BALANCE @ 40%	13316	
CALC'D LOAD PNL "A"	28316	

CALC'D SERVICE LOAD THIS PNL 118.24 AMP
USE 150 AMP SERVICE



ELEC RISER DIAGRAM

SHOWING TYPICAL - ACTUAL CONFIGURATION MAY VARY

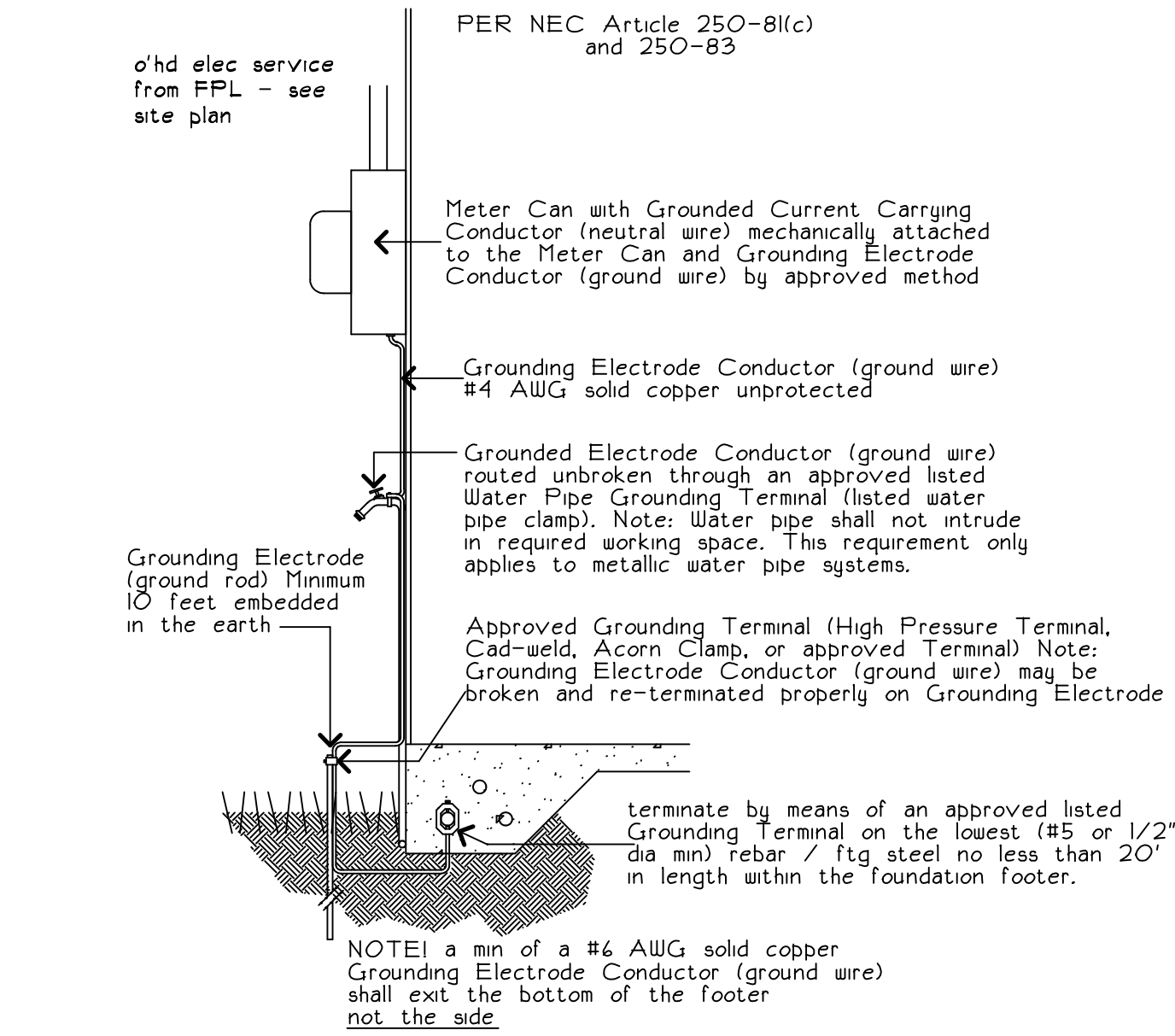
PANEL "B" SCHEDULE

TYPE: Square "D" or equal MTG: FLUSH VOLTS: 120/240V - 1phase- 3 wire MAIN: M.L.O. BUS: 125 AMP AIC SYMM: 22,000					
CIRC	BKR	WIRE	USE	LOAD	REMARKS
1-3	2/60	#6	A.H.U.	5000	HEAT STRIP
2-4	2/30	#10	WATER HEATER	4500	
5	1/20	#12	MICROWAVE	1000	
6-8	2/30	#10	DRYER	5000	
7	1/20	#12	WASHER	1500	
9	1/20	#12	DISPOSAL	900	
10	1/20	#12	REFRIGERATOR	1500	
11	1/20	#12	MASTER BATH	1500	
12-14	2/40	#8	RANGE w/ OVEN	12000	
13	1/20	#12	SM APPLIANCE	1500	
15	1/20	#12	SM APPLIANCE	1500	
16	1/20	#12	SM APPLIANCE	1500	
17	1/20	#12	GUEST BATH	1500	
18	SPARE	SPARE	SPARE	SPARE	SPARE
19	1/20	#12	DISHWASHER	1200	
20	1/20	#12	DINING ROOM	1500	
21	SPARE	SPARE	SPARE	SPARE	SPARE
22-24	2/60	#10	A.C.U.		non concurrent
23	SPARE	SPARE	SPARE	SPARE	SPARE
25	1/20	#12	RECPTs	1440	
26	1/20	#12	RECPTs	1440	
27	1/20	#12	RECPTs	1080	
28	1/20	#12	LIGHTING	1440	
29	1/20	#12	LIGHTING	1440	
30	EMPTY	EMPTY	EMPTY	EMPTY	
31	EMPTY	EMPTY	EMPTY	EMPTY	
32	EMPTY	EMPTY	EMPTY	EMPTY	

SUMMARY PANEL "A"

SUB TOTAL LOAD	43440	NO A/C
A /C @ 100%	5000	
1st 10KW @ 100%	10000	
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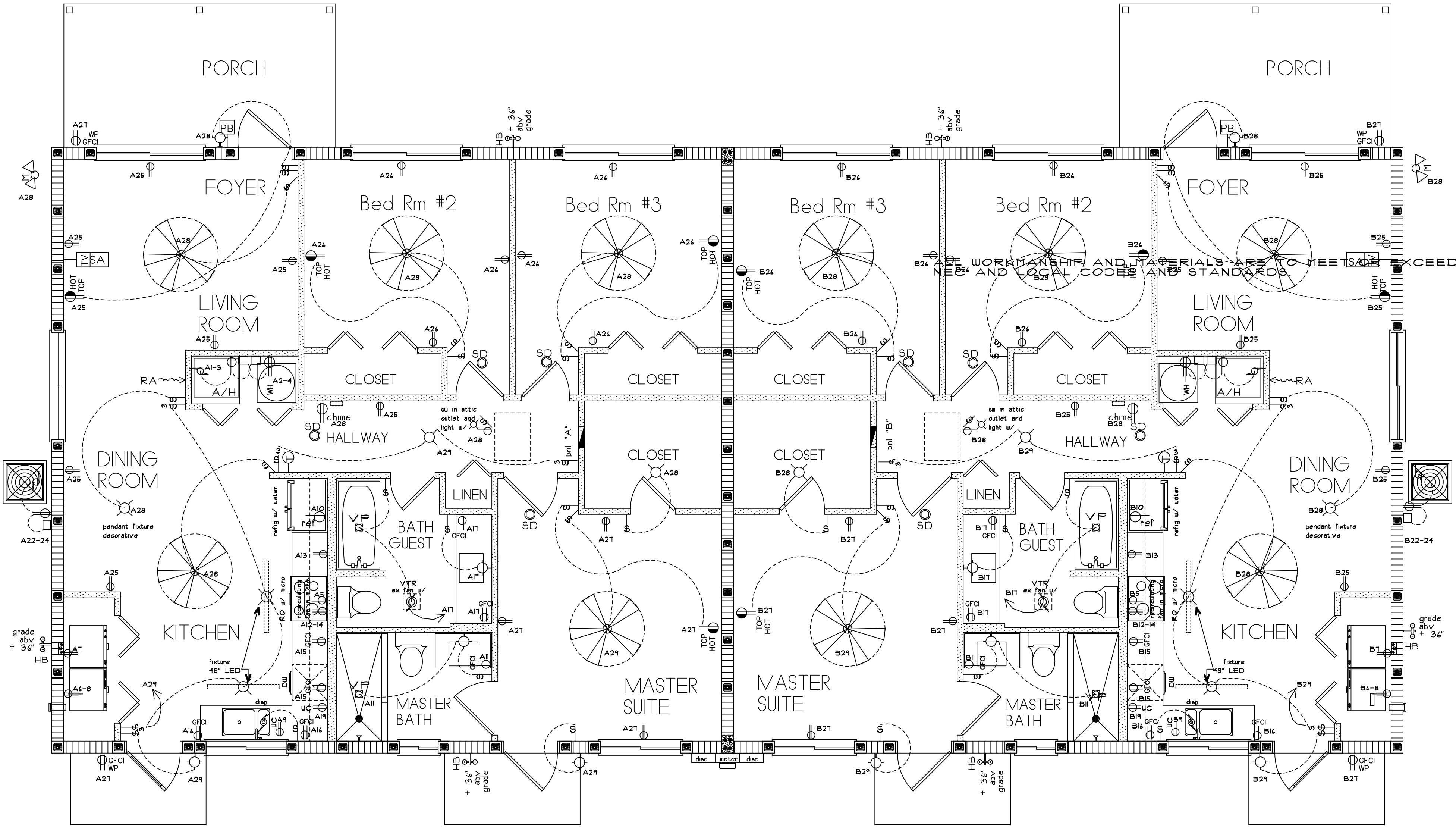
CALC'D SERVICE LOAD THIS PNL 118.24 AMP
USE 150 AMP SERVICE



GROUNDING DETAIL

ELECTRICAL CONTRACTOR IS TO " WALK-THRU " THE PROJECT WITH THE OWNER, BUILDER AND DESIGNER PRIOR TO THE INSTALLATION OF OUTLETS AND SWITCHES SO THE LOCATIONS AND OPERATIONS CAN BE APPROVED BY ALL PRIOR TO INSTALLATION.

QUALIFIED ELECTRICAL CONTRACTOR IS TO VISIT THE JOB SITE PRIOR TO COMMENCING WORK SO AS TO FIELD VERIFY THE ELECTRIC SERVICE ENTRY LOCATION AND MAKE ADJUSTMENTS AS REQUIRED. HE IS TO NOTIFY THIS ARCHITECT AS TO ANY DISCREPANCIES FROM THE INFORMATION CONTAINED IN THESE PLANS.



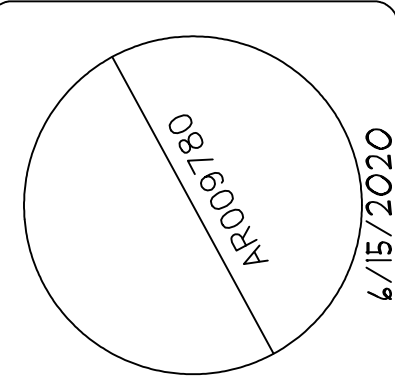
ELECTRICAL FLOOR PLAN 1/4" = 1'-0"

ALL new recpts in living spaces shall be AFCI and tamper resistant

PLEASE NOTE!!

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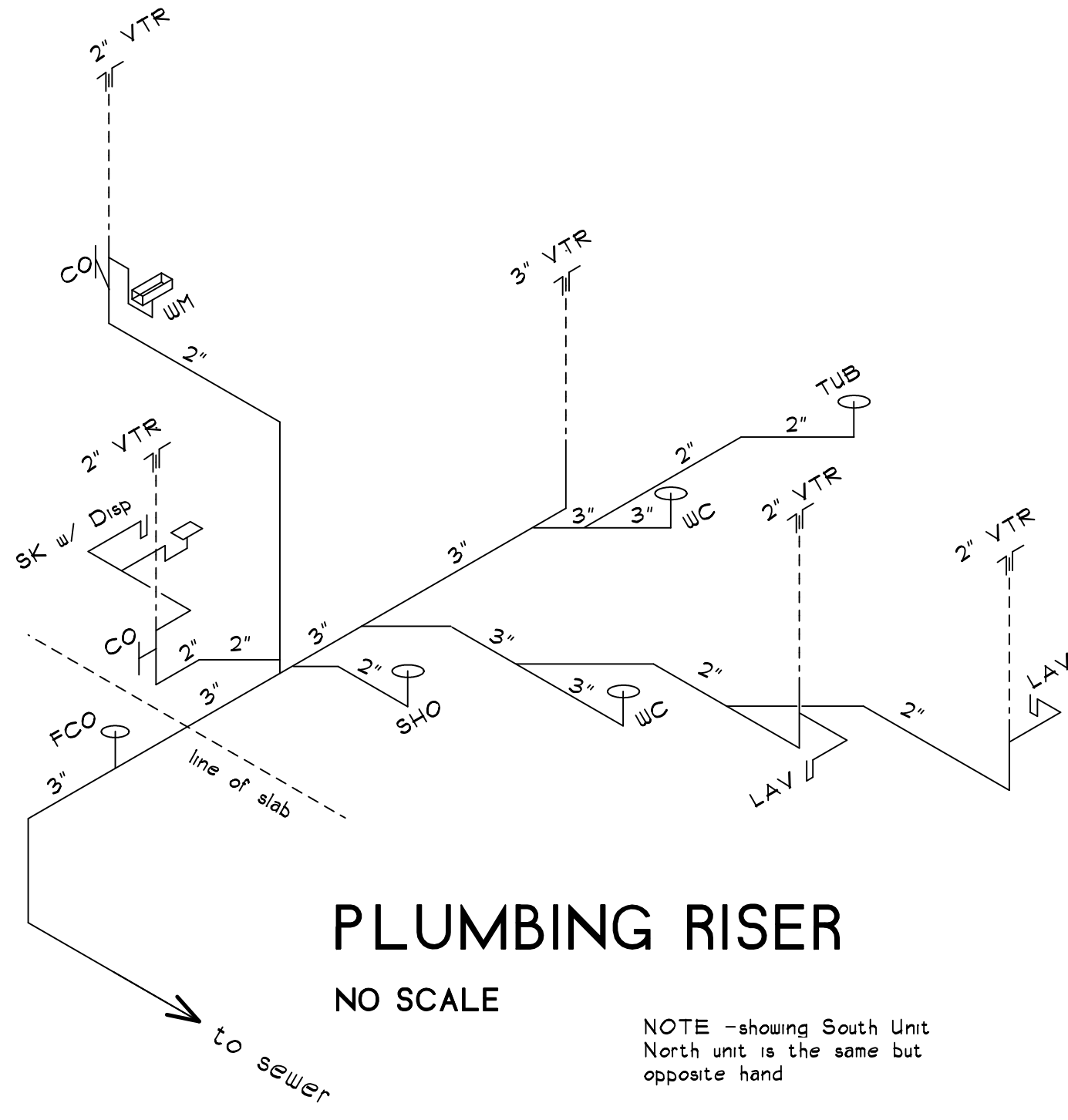
Issue Date: 6/15/2020		
Revisions		
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Sheet Number:	A-4



DOMESTIC WATER PIPE NOTE

ALL domestic water supply piping shall be in copper.
Size as required by the device being served.
There shall be NO plastic piping allowed

PLUMBING NOTE I

QUALIFIED LICENSED PLUMBING CONTRACTOR IS TO REVIEW THESE PLANS AND FIELD CONDITIONS PRIOR TO COMMENCING WORK. THIS IS A GRAPHIC REPRESENTATION OF WHAT IS SUPPOSE TO OCCUR AND THEREFORE CHANGES MAY OCCUR.

ALL WORK MUST MEET / EXCEED LOCAL AND NATIONAL CODES.

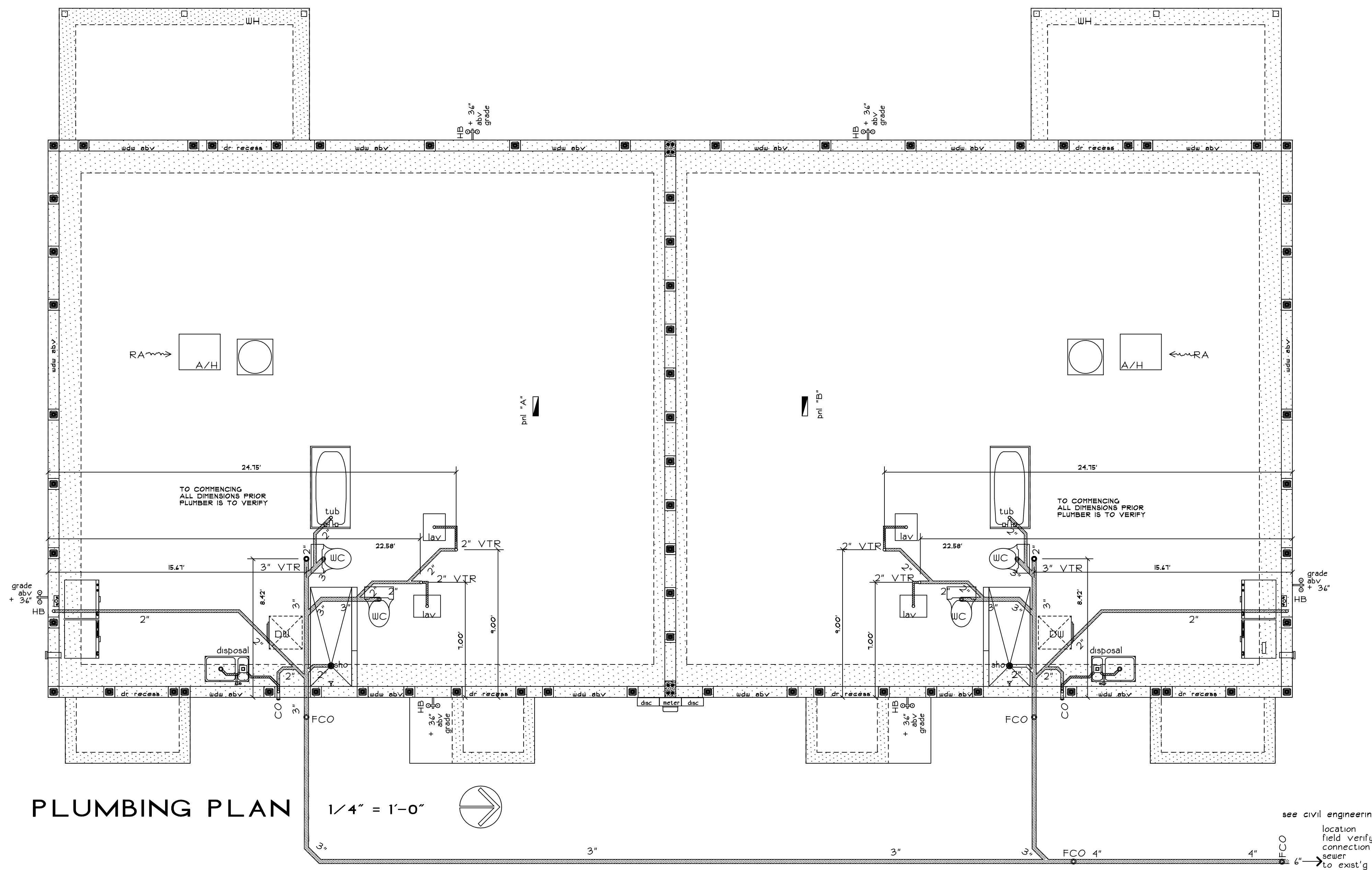
Plumber is to field determine where the existing sanitary sewer connection is located. He is to notify this architect so we can make the necessary changes to this plan as needed

NOTE

PLUMBING PLAN SHOWN IN LIEU OF A ISOMETRIC PLUMBING RISER. SHOULD AN ISOMETRIC BE REQ'D ONE WILL BE PROVIDED AS AN "AS BUILT". THE PLUMBING PLAN ALLOWS FOR GREATER ACCURACY AND REDUCES CONFLICTS.

NOTE!! ALL new water piping shall be installed in accordance with FBC P-table 603.1 and Table 604.5. Min water service shall be 1".

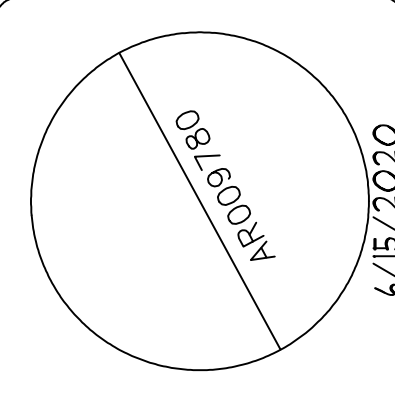
NOTE!! water heater pressure relief valve shall discharge into the pan at the base of the water heater. This must be visible.



PLEASE NOTE!!

GENERAL AND SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AS SHOWN IN THESE DRAWINGS PRIOR TO COMMENCING CONSTRUCTION AND ARE TO NOTIFY THIS ARCHITECT OF ANY DISCREPANCIES.

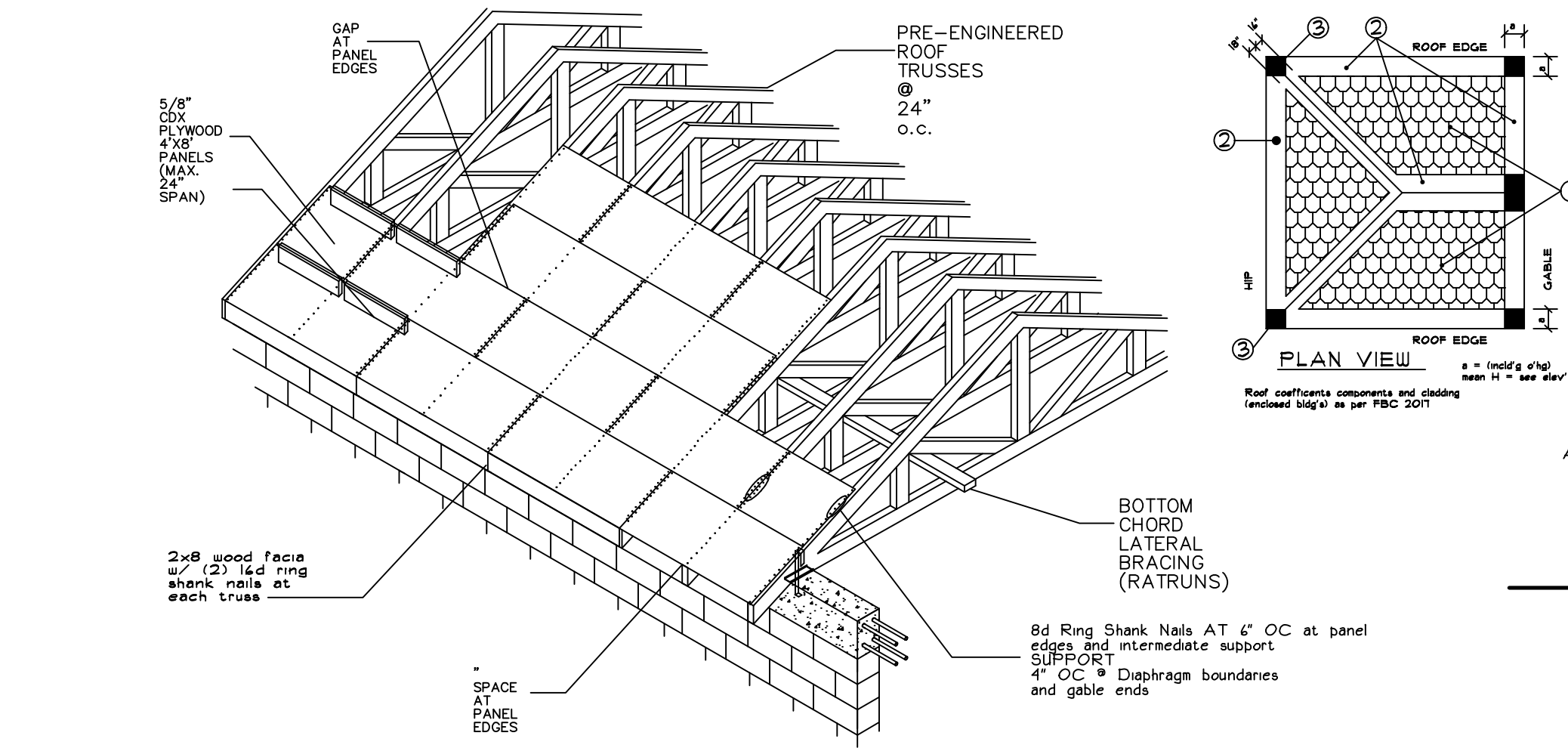
Issue Date: 6/15/2020		
Revisions		
No.	Date	Description
01		
02		
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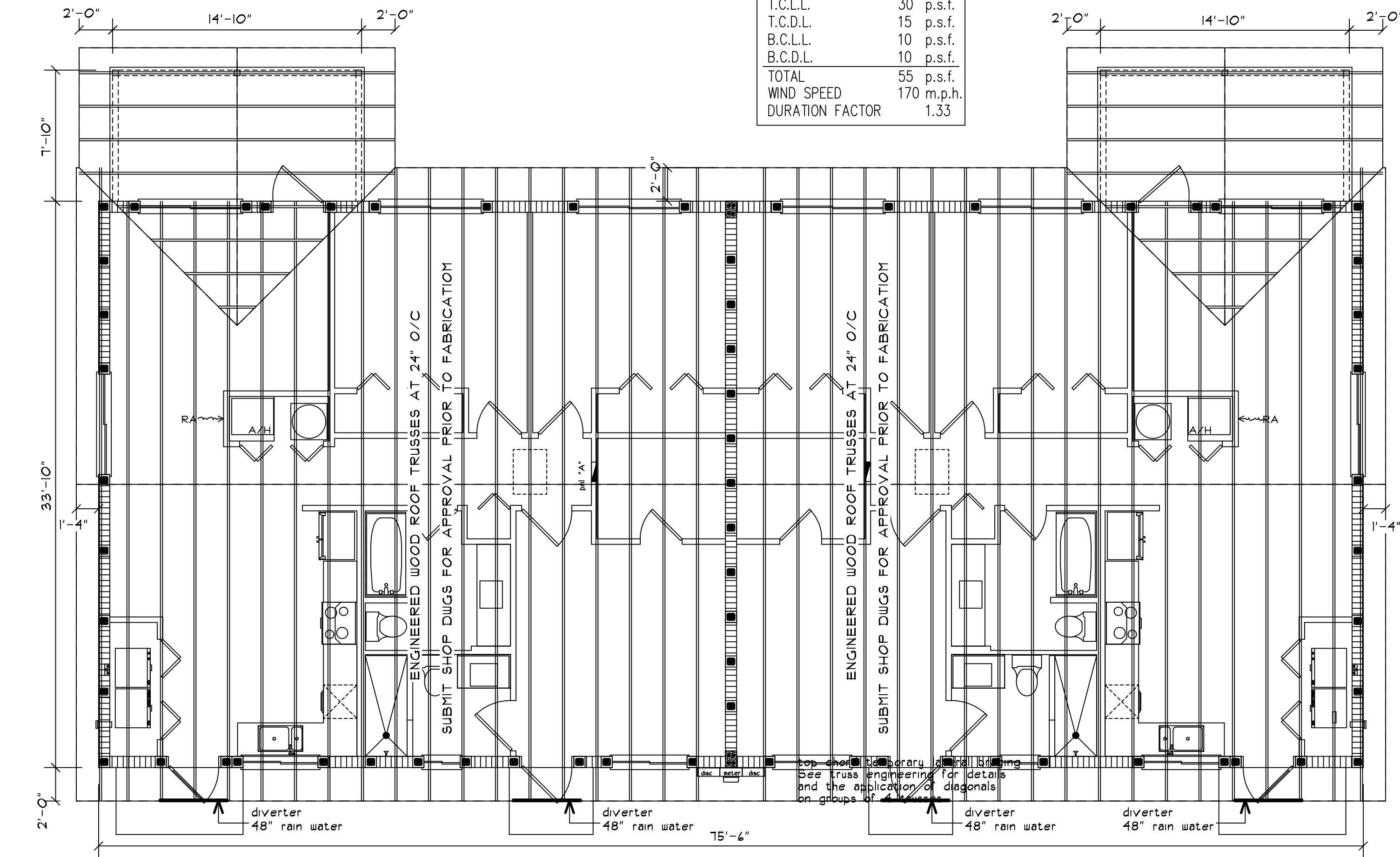
JAMES DRAGO - ARCHITECT
333 N.E. 24th STREET
BOCA RATON, FLORIDA
561-361-7161
JFDrago@Bellsouth.Net

NEW DUPLEX FOR
Tranche 3 Properties LLC
3856 7th Ave North palm Springs

Date:	6/15/2020
Project Number:	18033
Designed By:	
Drawn By:	ABJ
Checked By:	JD
Sheet Title:	
Sheet Number:	A-5



NAILING INFORMATION



TRUSS LAYOUT @ 3/16"

NOTE!
submit shop drawings for engineered wood roof trusses to this Architect for approval prior to submitting for permitting or fabrication.
Shop draws MUST include all engineering w/ uplifts

NOTE! maximum lateral load is not greater than 250 lbs

WARNING

CONVENTIONAL FRAMING, ERECTION AND/OR PERMANENT BRACING IS NOT THE RESPONSIBILITY OF THE TRUSS DESIGNER, PLATE MANUFACTURER, OR TRUSS FABRICATOR PERSONS ERECTING TRUSSES ARE CAUTIONED TO SEEK PROFESSIONAL ADVICE REGARDING ERECTION BRACING WHICH IS ALWAYS REQUIRED TO PREVENT TOPPLING AND DOMINOING DURING ERECTION; AND PERMANENT BRACING WHICH MAY BE REQUIRED IN SPECIFIC APPLICATIONS. SEE "BRACING WOOD TRUSSES COMMENTARY AND RECOMMENDATIONS" (HIB-91) FOR FURTHER INFORMATION. TRUSSES SHALL BE INSTALLED IN A STRAIGHT AND PLUMB POSITION WHERE NO SHEATHING IS APPLIED DIRECTLY TO TOP AND/OR BOTTOM CHORDS, THEY SHALL BE BRACED AS SPECIFIED ON THE ENGINEERED DESIGN. TRUSSES SHALL BE HANDLED WITH REASONABLE CARE DURING ERECTION TO PREVENT DAMAGE OR PERSONAL INJURY.

TRUSS COMPANY NOTE

ALL uplift information is from the shop drawings by the selected truss company. This architect has verified the information and has selected the truss hold downs to be used. The GC shall follow these plans and shall not make any changes unless approved by this Architect.

NOTE TRUSS HOLD DOWNS

Upon submission of the truss company shop drawings containing all calculated uplifts and cut sheets for the engineered wood trusses this Architect shall provide the hold downs to be used for each truss condition. Simpson or equal shall be specified

PLYWOOD NAILING

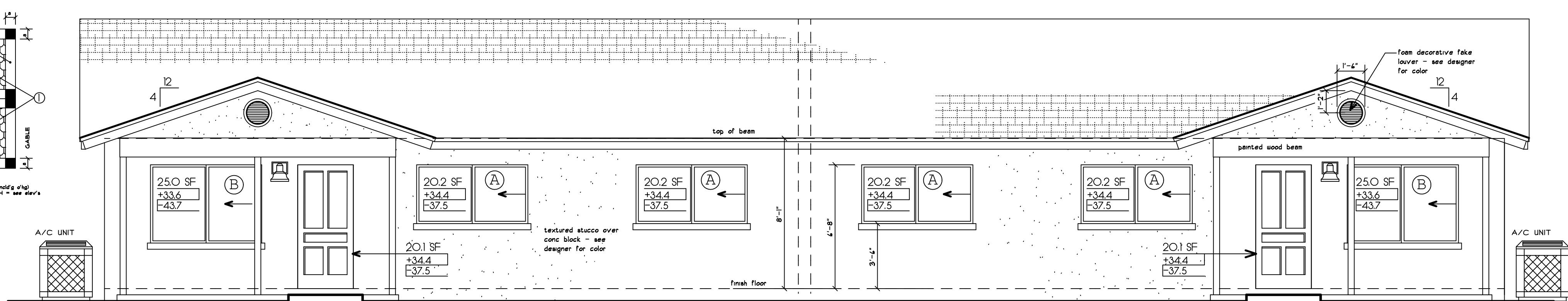
plywood shall be ext grade 5/8" code approved
nail using 8d ring shank nails as follows:
4" OC at all edges and 6" OC in the field

TRUSS BRACING NOTE

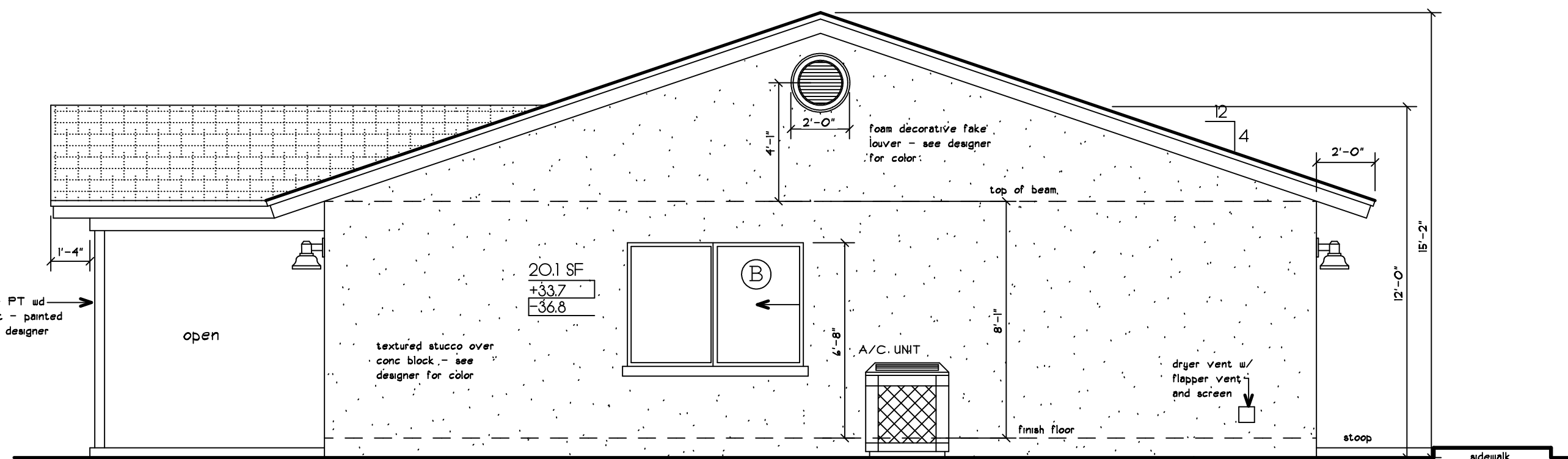
use 2x4 x 12' length lateral bottom chord bracing - lapped over 2 trusses and at 10' OC max with diagonal 2x4 bracing every 10' trusses (20' max)
Also use web member diagonal bracing every 10' trusses (20' max)
SEE TRUSS ENGINEERED DWGS

apply the following schedule for ALL bracing installed

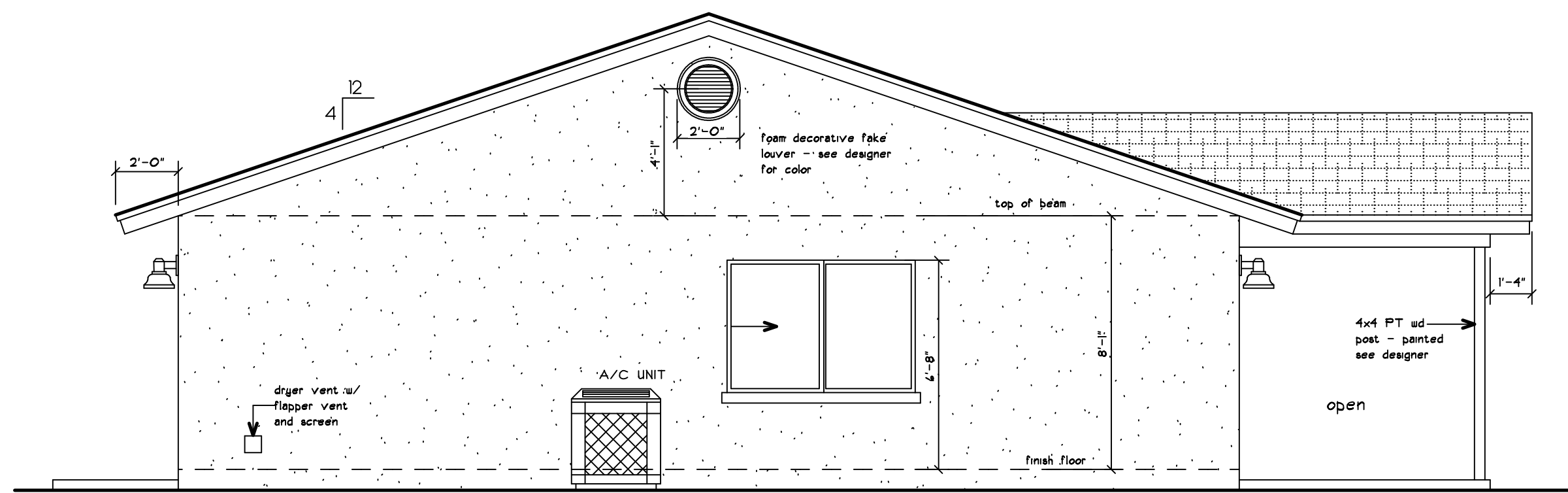
truss span of:
up to 30' install at 10' OC max
30' to 45' install at 8' OC max
45' to 60' install at 6' OC max
60' to 80' install at 4' OC max



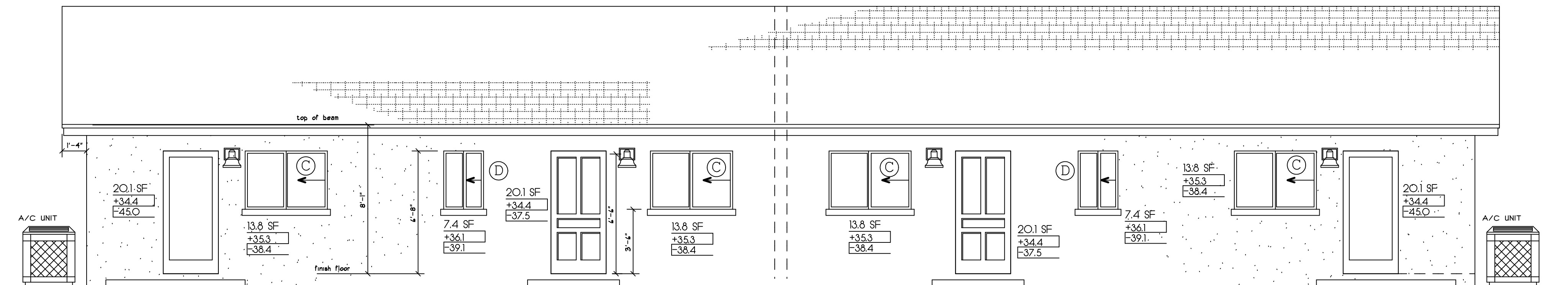
SOUTH ELEVATION @ 1/4" = 1'-0"



SOUTH ELEVATION @ 1/4" = 1'-0"



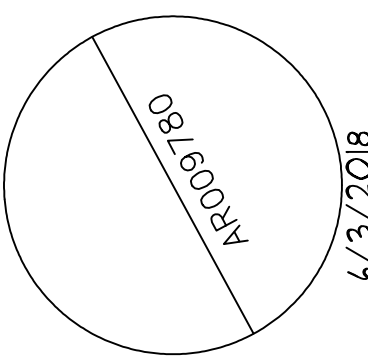
NORTH ELEVATION @ 1/4" = 1'-0"



EAST ELEVATION @ 1/4" = 1'-0"

Issue Date: 6/3/2018

Revisions		
No.	Date	Description
01		
02		
03		
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05		
06		
07		
08		
09		
10		



6/3/2018

JAMES DRAGO - ARCHITECT
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JFDrago@Bellsouth.Net

NEW DUPLEX FOR

Tranche 3 Properties LLC

3856 7th Ave North palm Springs

Date: 6/3/2018

Project Number:
18033

Designed By:

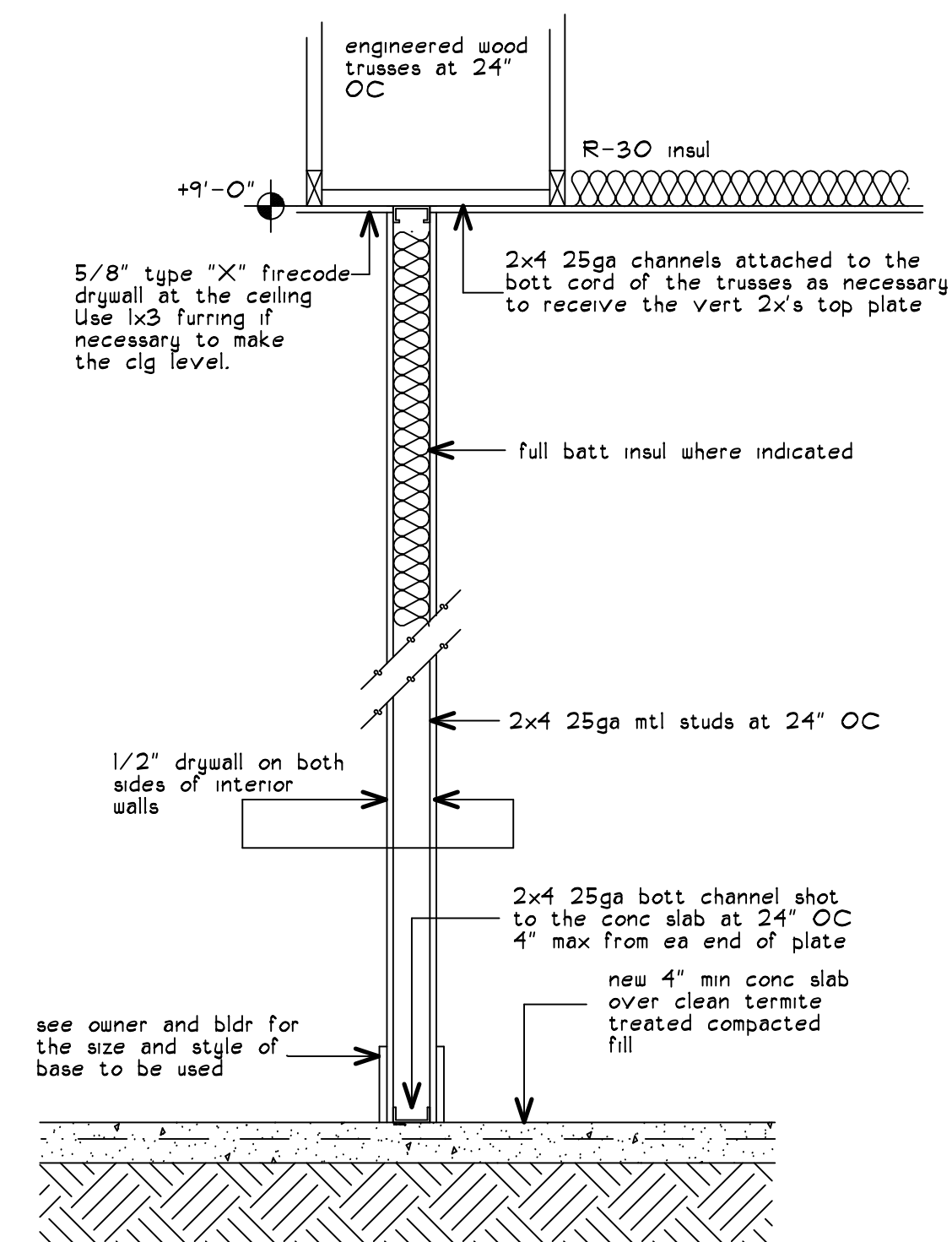
Drawn By:
ABJ

Checked By:
JD

Sheet Title:

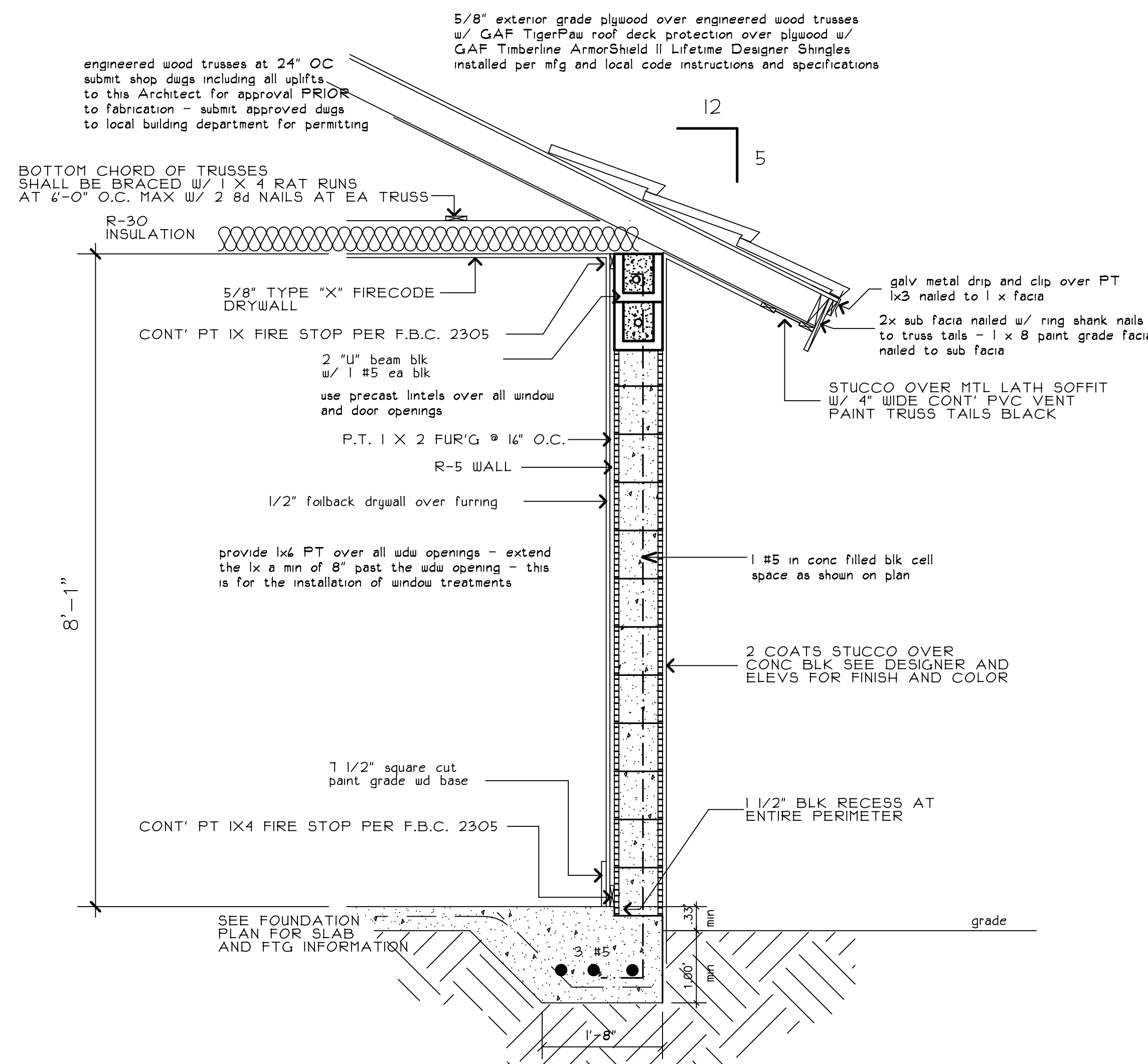
Sheet Number:

A-6

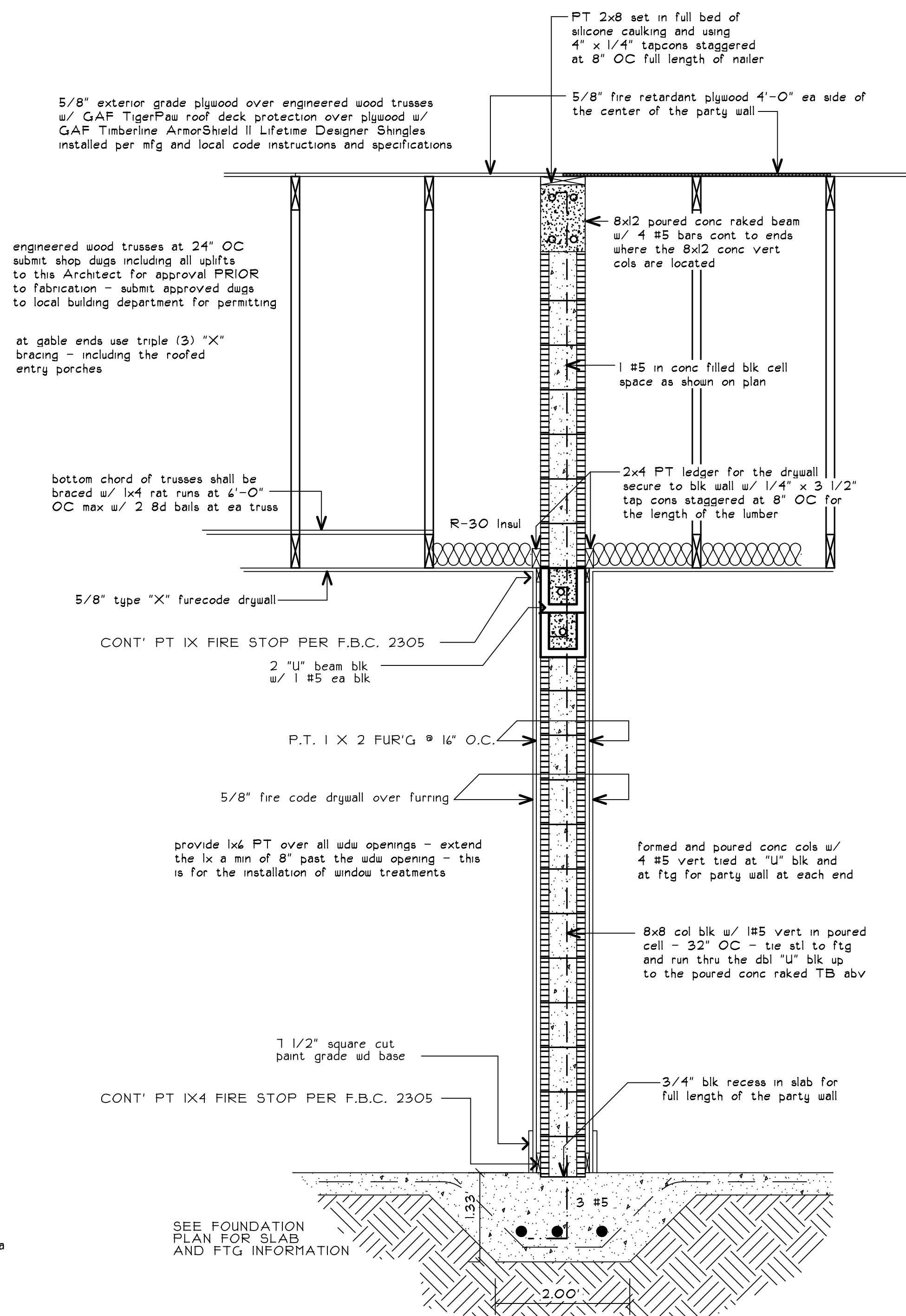


SECTION @ 3/4"
showing interior partition

showing interior partition

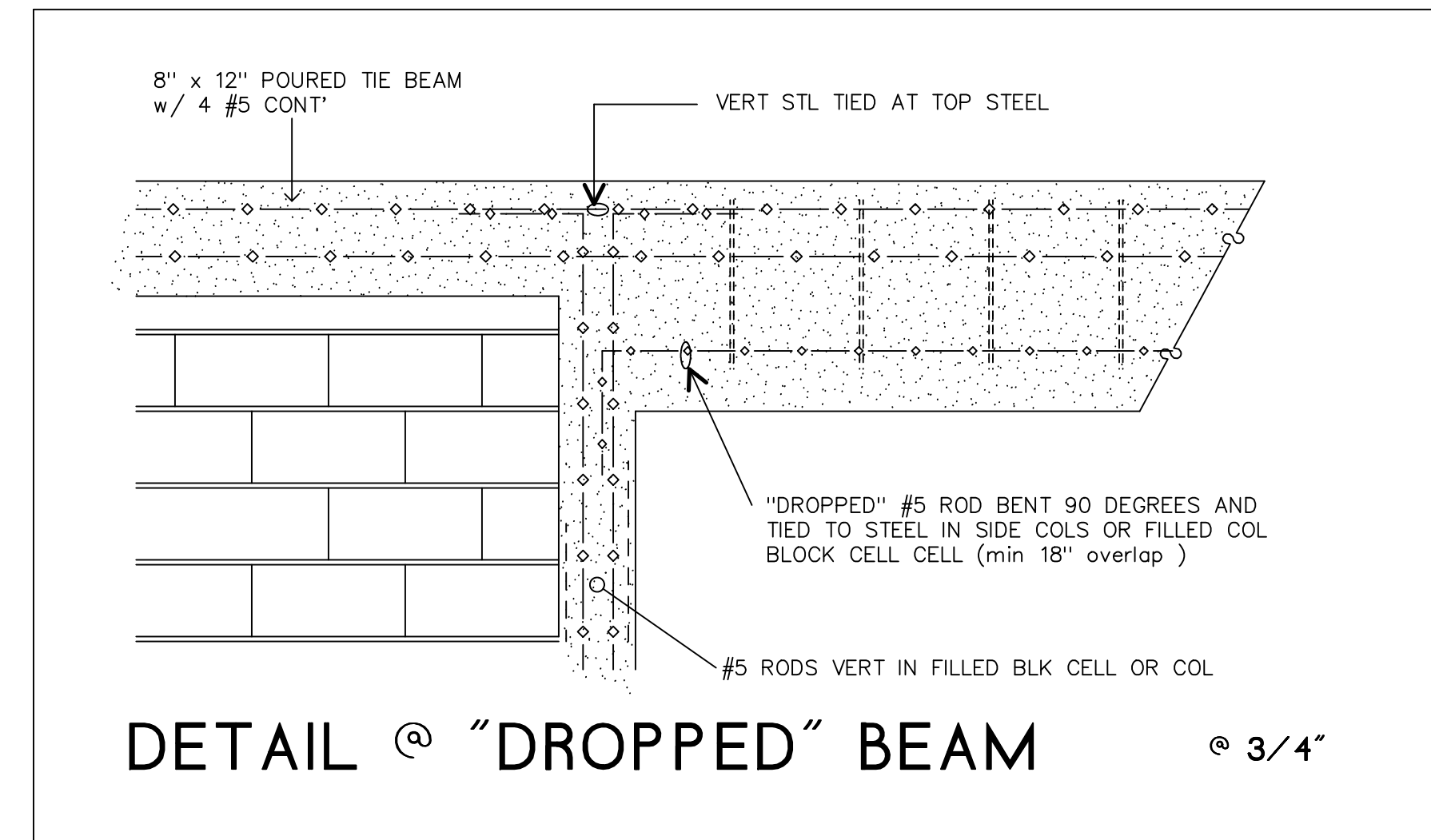


TYP SECTION @ 3/4"

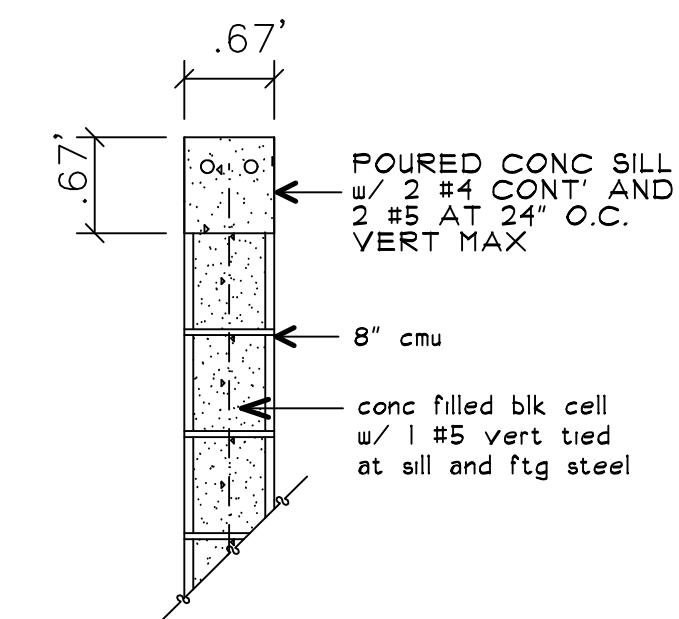


PARTY WALL SECTION

@ 3/4"



DETAIL @ "DROPPED" BEAM @ 3/4"



WDW SILL DETAIL

Issue Date: 4/15/2020		
Revisions		
No.	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
0		

6/15/2020
AR009780

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JPDrago@Bellsouth.Net

Tranche 3 Properties LLC
3856 Tth Ave North palm Springs

Date:	6/15/2020
Project Number:	18033
Designed By:	
Drawn By:	ABJ
Checked By:	JD
Sheet Title:	
Sheet Number:	A-7

PAVING AND DRAINAGE NOTES:

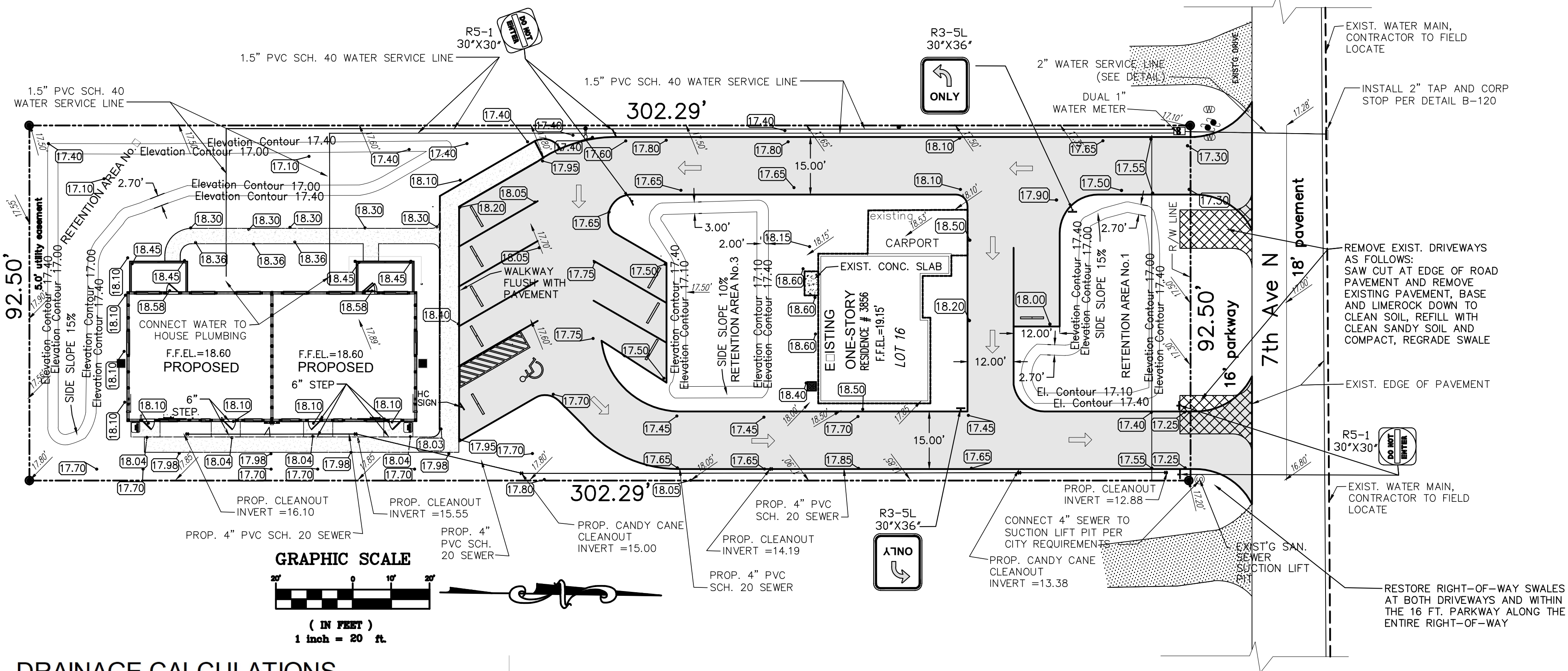
1. THE FULL DEPTH OF ALL EXISTING ORGANIC AND DELETERIOUS MATERIAL WITHIN THE RIGHT-OF-WAY AND UTILITY DRAINAGE EASEMENTS SHALL BE REMOVED. NO MATERIAL OF FDOT CLASS A-5, A-7 OR A-8 SHALL BE ALLOWED.
2. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.10 GALLONS PER SQUARE YARD. PRIME AND TACK COAT FOR BASE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF SECTIONS 300-1 THROUGH 300-7 OF FDOT STANDARDS SPECIFICATIONS.
3. ASPHALT CONCRETE WEARING SURFACE SHALL BE APPLIED OVER TACK COAT TO BE USED BETWEEN PAVING LIFTS
4. BASE AND SUBGRADE DENSITY TESTS SHALL BE CONDUCTED BY AN APPROVED TESTING LABORATORY FOR A MAXIMUM 7000 SQUARE FEET OF FINISHED PAVEMENT. THE CONTRACTOR SHALL PAY FOR ALL REQUIRED TESTING. TEST RESULTS SHALL BE SIGNED AND SEALED BY THE LABORATORY PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.
5. PROCTORS SHALL BE PERFORMED ON ALL MATERIAL, SUBGRADE AND BASE AND ANY SUBSEQUENT CHANGES IN MATERIALS. LIMEROCK BEARING RATIOS, SIEVE ANALYSIS AND DENSITIES REQUIRED BY THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE CITY AND ENGINEERS OF RECORD. THE CONTRACTOR SHALL PAY FOR ALL REQUIRED TESTING. TEST RESULTS SHALL BE SIGNED AND SEALED BY THE LABORATORY PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.
6. ALL REPAIRS TO EXISTING PAVEMENT SHALL RECEIVE SAW-CUT EDGES PRIOR TO RELAYING ASPHALT. UTILITY PIPING OR WIRING LESS THAN FOUR (4) INCHES IN DIAMETER REQUIRES A SCHEDULE 40 PVC CASING PIPE WITH SAND BACKFILLS UNDER PAVED AREAS ONLY.
7. AS BUILT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ENGINEER OF RECORD TO SHOW FINISH GRADES OF THE SUBGRADE AND ENTIRE SITE ELEVATIONS, ELEVATION AND LOCATION OF ALL UTILITIES INCLUDING TOP OF PIPE AND INVERTS AFTER COMPLETION. AS BUILT DRAWINGS SHALL INCLUDE RIM INVERTS FOR EACH OF THE DRAINAGE AND SEWER STRUCTURES. AS BUILT DRAWINGS SHALL INCLUDE AND ALL EXISTING CONTROL POINTS AND/OR REFERENCE MARKERS SHALL BE RAISED TO FINAL GRADE. THESE POINTS AND REFERENCE MARKERS SHALL BE LOCATED AND NOTED ON THE PLAN.
8. DRAINAGE STRUCTURES TO BE CLEANED PRIOR TO CITY ACCEPTANCE.
9. ALL FILL IMPORTED/BORROW MATERIAL SHALL BE CLEAN SANDY SOIL FREE OF ROCKS, CONCRETE AND ORGANIC MATERIAL AND SHALL MEET THE FDOT REQUIREMENTS FOR BORROWED FILL.
10. NO CONSTRUCTION ACTIVITY SHALL TAKE COMMENCE PRIOR TO OBTAINING ALL THE REQUIRED PERMITS AND APPROVALS FOR THIS PROJECT. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND COMPLY WITH APPROVED PLANS. ALL DIMENSIONS AND ELEVATIONS SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENT OF ALL PERMITTING AGENCIES.

GENERAL NOTES:

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS BUT ARE NOT PURPORTED TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING HIS WORK PRIOR TO CONSTRUCTION. IF ANY POSSIBLE CONFLICTS ARE FOUND, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY.
2. THE CONTRACTOR SHALL REPLACE PAVING, STABILIZED EARTH, DRIVEWAYS, ETC. WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED OR DAMAGED DURING THE CONSTRUCTION USING CURRENT FDOT APPROVED MEANS AND METHODS
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN A CONFLICT BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED DURING THE COURSE OF CONSTRUCTION.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO THE CONSTRUCTION OF THE WORK TO PERFORM SUCH TESTS, STUDIES AND SURVEYS AS HE DEEMS NECESSARY TO SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS EXISTING AT THE SITE.
5. THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES TO PERMIT THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN ADVANCE FOR CONSTRUCTION BY CALLING SUNSHINE STATE ONE CALL AT 811
6. ALL CONCRETE SHALL BE 3,000 PSI UNLESS OTHERWISE INDICATED AND SHALL BE IN CONFORMANCE WITH THE LATEST A.C.I. BUILDING CODE REQUIREMENTS.
7. DURING ALL UNDERGROUND CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE APPROPRIATE CLEARANCES FROM ANY PROPOSED OR EXISTING UTILITIES OR STRUCTURES, AS REQUIRED BY THE PLANS, SPECIFICATIONS, UTILITY AUTHORITY, AND ANY GOVERNING AGENCY. THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY IF THE APPROPRIATE CLEARANCE IS NOT AVAILABLE.
8. CONTRACTOR SHALL ADJUST ELEVATION OF ALL EXISTING M.H. RIMS, C.B. RIMS, UTILITY VAULT ACCESS RIMS, VALVE BOXES AND METER EQUIPMENT VAULT RIMS TO BE FLUSH WITH PROPOSED FINISH GRADE.
9. LENGTHS OF PIPES SHOWN ARE APPROXIMATE.

DRAINAGE CANAL L.W.D.D. LATERAL NO 11

SIDE OF WATER



DRAINAGE CALCULATIONS

AREAS	ABBREVIATION		
BUILDINGS FOOT PRINT=	0.2293 ACRES (BR)	9987 SQ. FT.	
DRIVEWAY, PARKING AND WALKWAYS	0.2102 ACRES (RP)	9157 SQ. FT.	
LAKES=	0.0000 ACRES (LA)	0 SQ. FT.	
PERVIOUS=	0.2024 ACRES (PR)	8818 SQ. FT.	
TOTAL AREA=	0.6419 ACRES (TA)	27962 SQ. FT.	

WATER QUALITY COMPUTATIONS

MINIMUM REQUIRED TREATMENT VOLUME IS THE GREATER OF:

1. THE FIRST ONE INCH OF RUNOFF FROM THE ENTIRE SITE
2. THE AMOUNT OF 2.5 INCHES TIMES THE PERCENTAGE OF IMPERVIOUS

1. THE FIRST ONE INCH OF RUNOFF F (TA X 1 INCH X 1 FT/12 INCHES) =	0.05	AC.-FT.	(FIN)
2. THE 2.5 INCHES TIMES THE PERCENT OF IMPERVIOUS:			
A. SITE AREA FOR WATER QUALITY (W.Q.) PERVIOUS/IMPERVIOUS CALCULATIONS ONLY:			
(TA - LA - BR) 0.41 ACRES SITE W.Q. PER/IMPER.			(SWQ)
B. IMPERVIOUS AREA FOR WATER QUALITY PERVIOUS/IMPERVIOUS CALCULATIONS ONLY			
(TA - LA - BR - PR) = 0.21 ACRES IMPERVIOUS			(QPI)
C. PERCENT OF IMPERVIOUS FOR W.Q.:			
(QPI / SWQ) x 100% = 50.94 % IMPERVIOUS			(PIQ)
D. FOR 2.5 INCHES TIMES THE PERCENTAGE IMPERVIOUS:			
2.5 INCHES X PIQ / 100 = 1.27 INCHES TO BE TREATED			
E. VOLUME REQUIRED FOR W.Q. DETENTION=			
((INT X (TA - LA)) / 12 = 0.07 AC.-FT.			(TIN)
3. THE REQUIRED VOLUME FOR WATER QUALITY DETENTION IS =			
THE GREATER OF (FIN) AND (TIN) = 0.0681 AC.-FT.		2968 CU. FT.	
SURFACE RETENTION CREDIT(50%) = 0.0341 AC.-FT.		1484 CU. FT.	
REQUIRED RETENTION VOLUME = 0.0341 AC.-FT.		1484 CU. FT.	

RETENTION AREA NO.1			
TOP AREA =	1273 SQ. FT.	ELEVATION =	17.40
BOTTOM AREA =	864 SQ. FT.	ELEVATION =	17.00
VOLUME =FOR RETENTION AREA =			427 CU. FT.

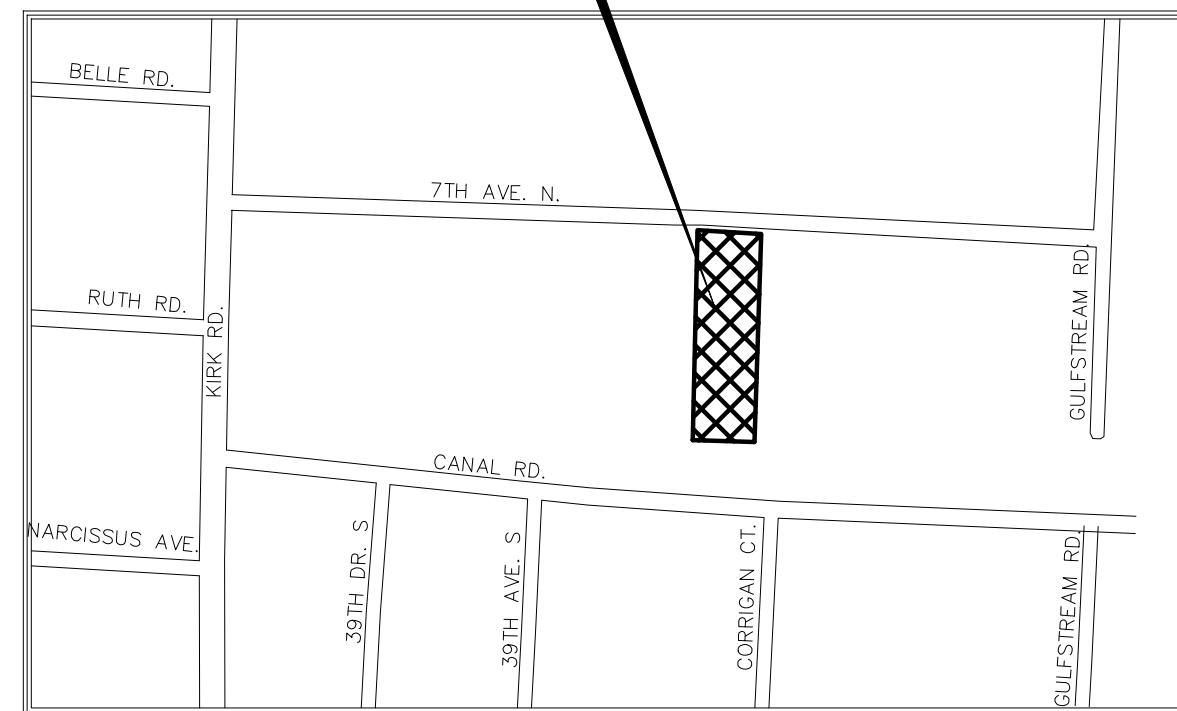
RETENTION AREA NO.2			
TOP AREA =	2270 SQ. FT.	ELEVATION =	17.40
BOTTOM AREA =	1376 SQ. FT.	ELEVATION =	17.00
VOLUME =FOR RETENTION AREA =			729 CU. FT.

RETENTION AREA NO.3			
TOP AREA =	1319 SQ. FT.	ELEVATION =	17.40
BOTTOM AREA =	1019 SQ. FT.	ELEVATION =	17.10
VOLUME =FOR RETENTION AREA =			351 CU. FT.

TOTAL VOLUME IN RETENTION AREAS =			1507 CU. FT.
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VOLUME TREATED EXCEEDS THE REQUIRED VOLUME FOR WATER QUALITY

SITE LOCATION



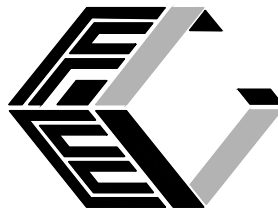
LOCATION MAP

N.T.S.

LEGEND

6.20	PROPOSED ELEVATION
+ 16.06	EXISTING ELEVATION
	PROPOSED PAVEMENT

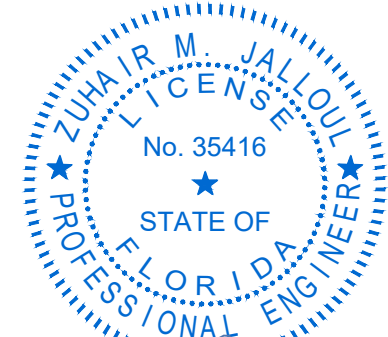
REFER TO SITE PLAN BY ARCHITECT FOR SITE DIMENSIONS AND CONSTRUCTION LAYOUT

Florida
Consulting
Engineers,
Inc.

Certificate of Authorization No. 5810

134 N.W. 16TH STREET, SUITE 1
BOCA RATON, FLORIDA 33432PHONE: (561) 353-1152
FAX: (561) 353-1708
E-MAIL:
zjpe@fcengineers.com

DATE	REVISIONS
9-27-19	Comments dated 6-26-19
1-29-20	REVISED SITE PLAN, DRAINAGE & SEWER
2-18-20	REVISED SITE PLAN, DRAINAGE
6-15-20	PER COMMENTS



6-15-20

Zuhair M. Jalloul, P.E.
Fl. License. No.: 35416

DATE	MAY 15, 2018
SCALE	AS SHOWN
DWNG. BY	P.E.S.
CHECKED BY	Z. JALLOUL
PROJECT NO.	180428
DRAWING FILE	----

LUIS 3856

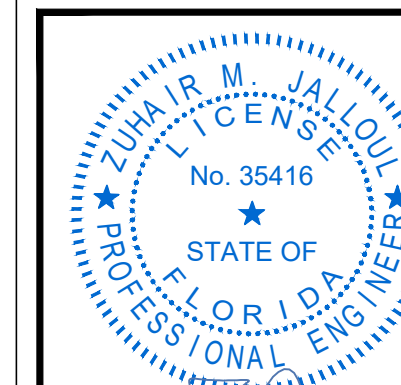
3856 7TH AVE. NORTH
PALM SPRINGS
FLORIDAGRADING, PAVING,
DRAINAGE, WATER
AND SANITARY
SEWER PLAN

SHEET NUMBER

C-1
OF 3

PHONE: (561) 353-1152
FAX: (561) 353-1708
E-MAIL:
zipe@flcengineers.com

DATE	REVISIONS
9-27-19	Comments dated 6-26-19
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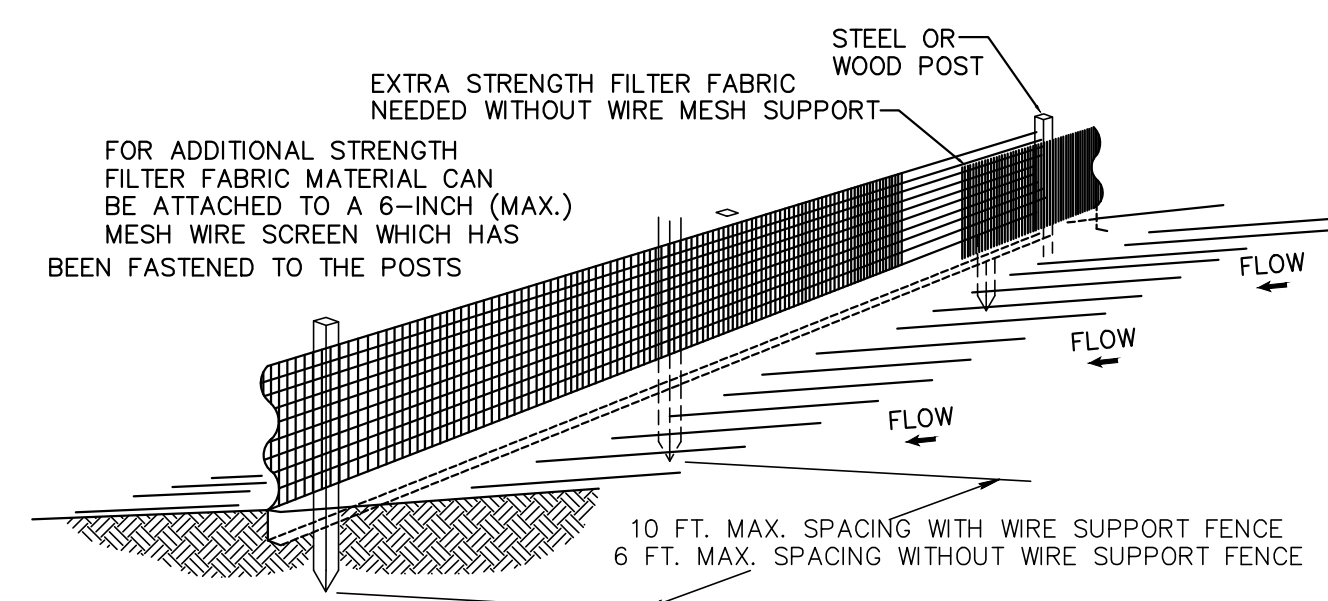
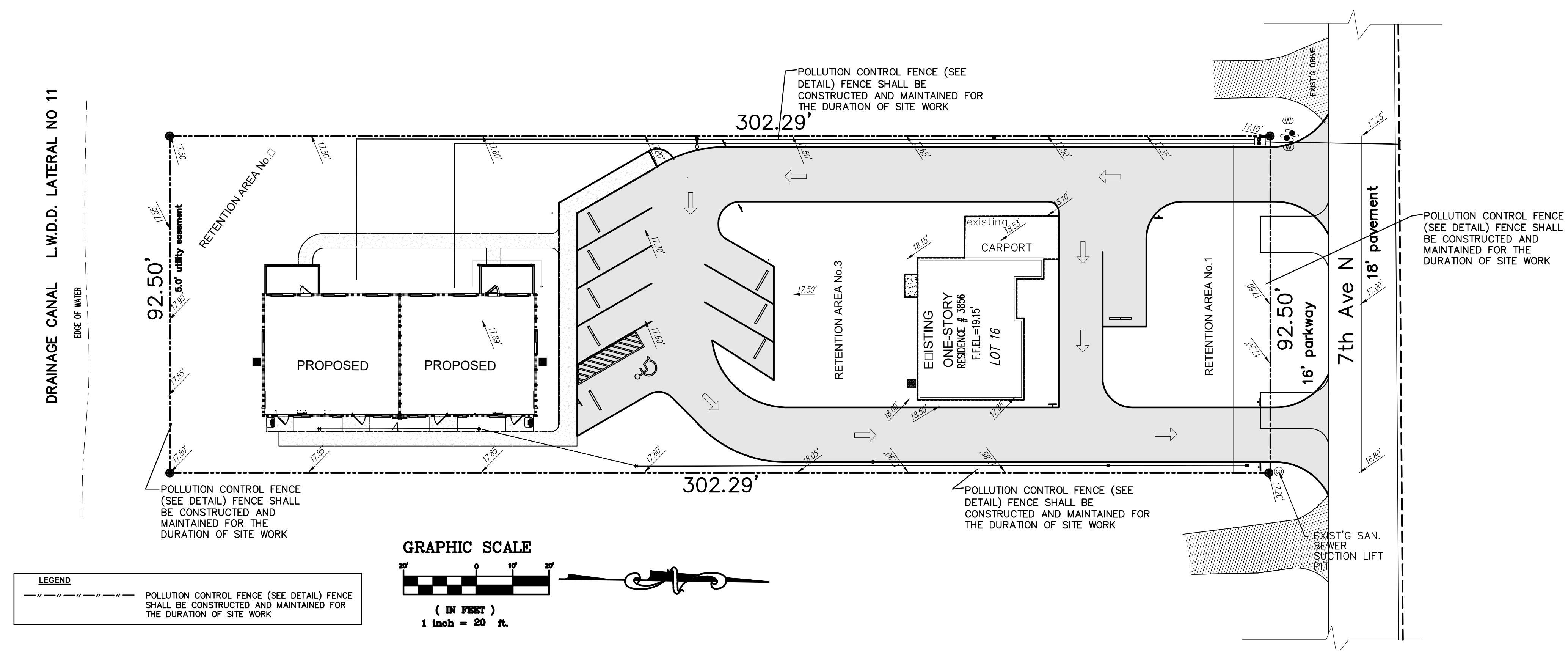
DATE MAY 15, 2018
SCALE AS SHOWN
DWNG. BY P.E.S.
CHECKED BY Z. JALLOUL
PROJECT NO. 180428
DRAWING FILE ----

3856 7TH AVE. NORTH
PALM SPRINGS
FLORIDA

POLLUTION PREVENTION PLAN

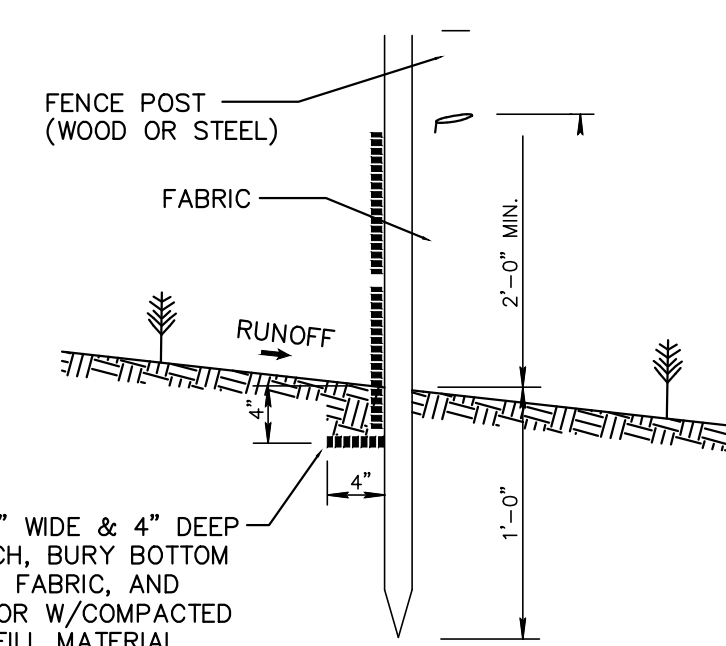
C-

OF 3

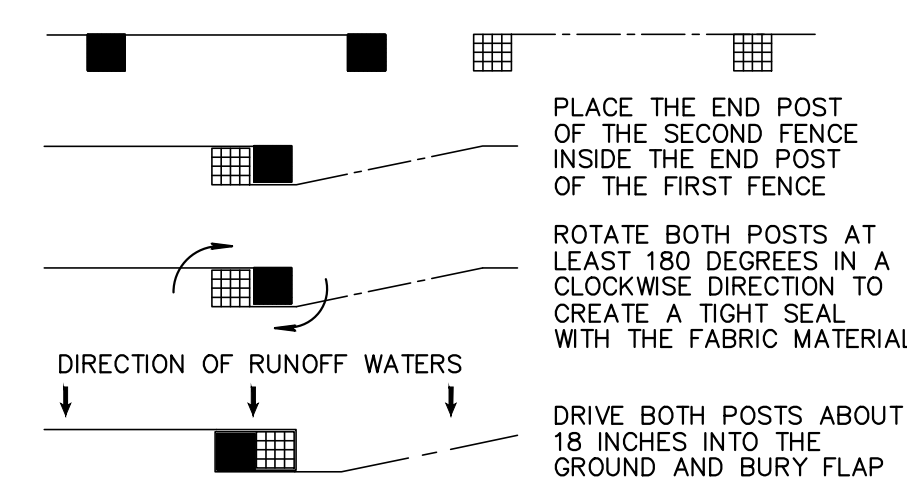


NOTES:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND BE DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, THE WIRES, OR HOG RINGS. THE WIRE SHALL BE EXTENDED INTO THE TRENCH TO A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
9. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

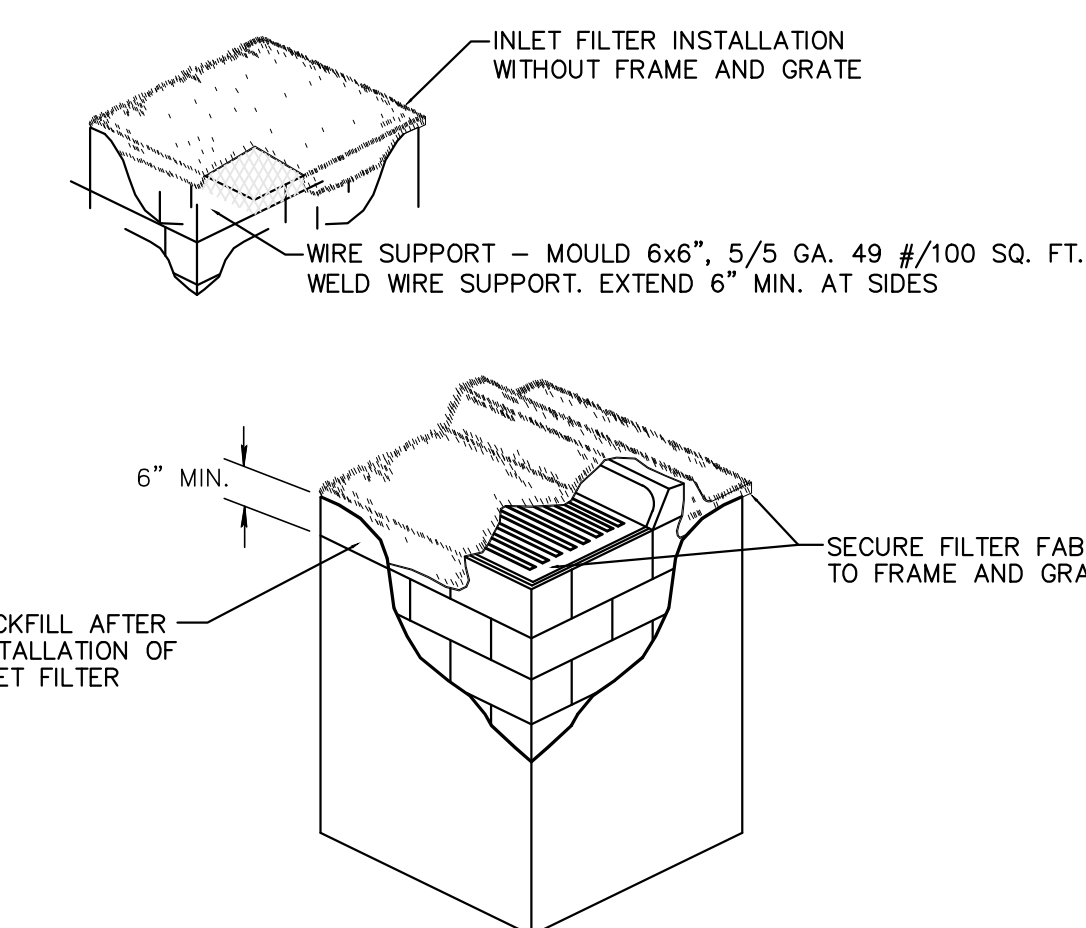


SILT FENCE SECTION
NOT TO SCALE



ATTACHING TWO SILT FENCES
NOT TO SCALE

SILT FENCE INSTALLATION DETAIL



NOT TO SCALE

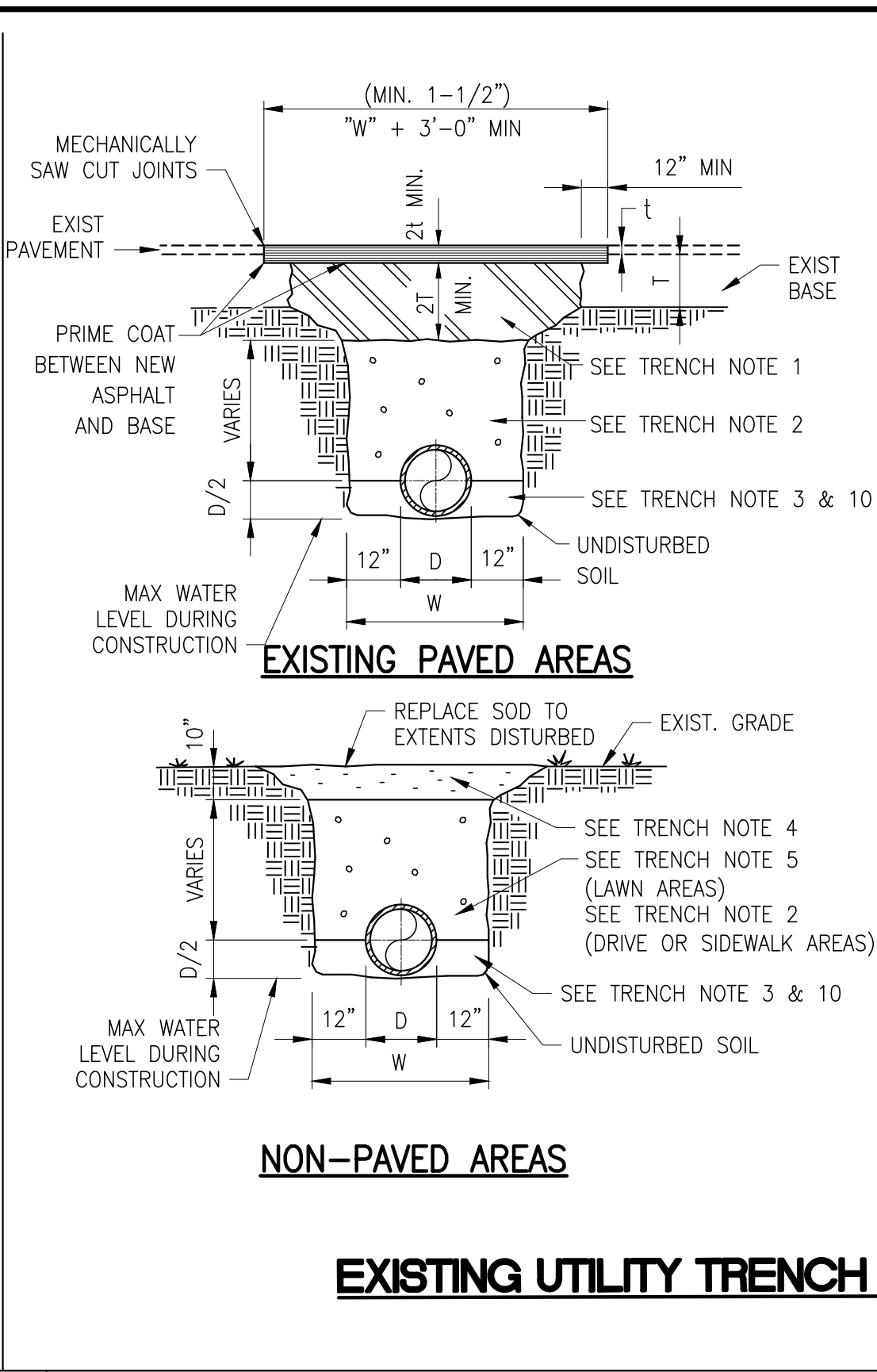
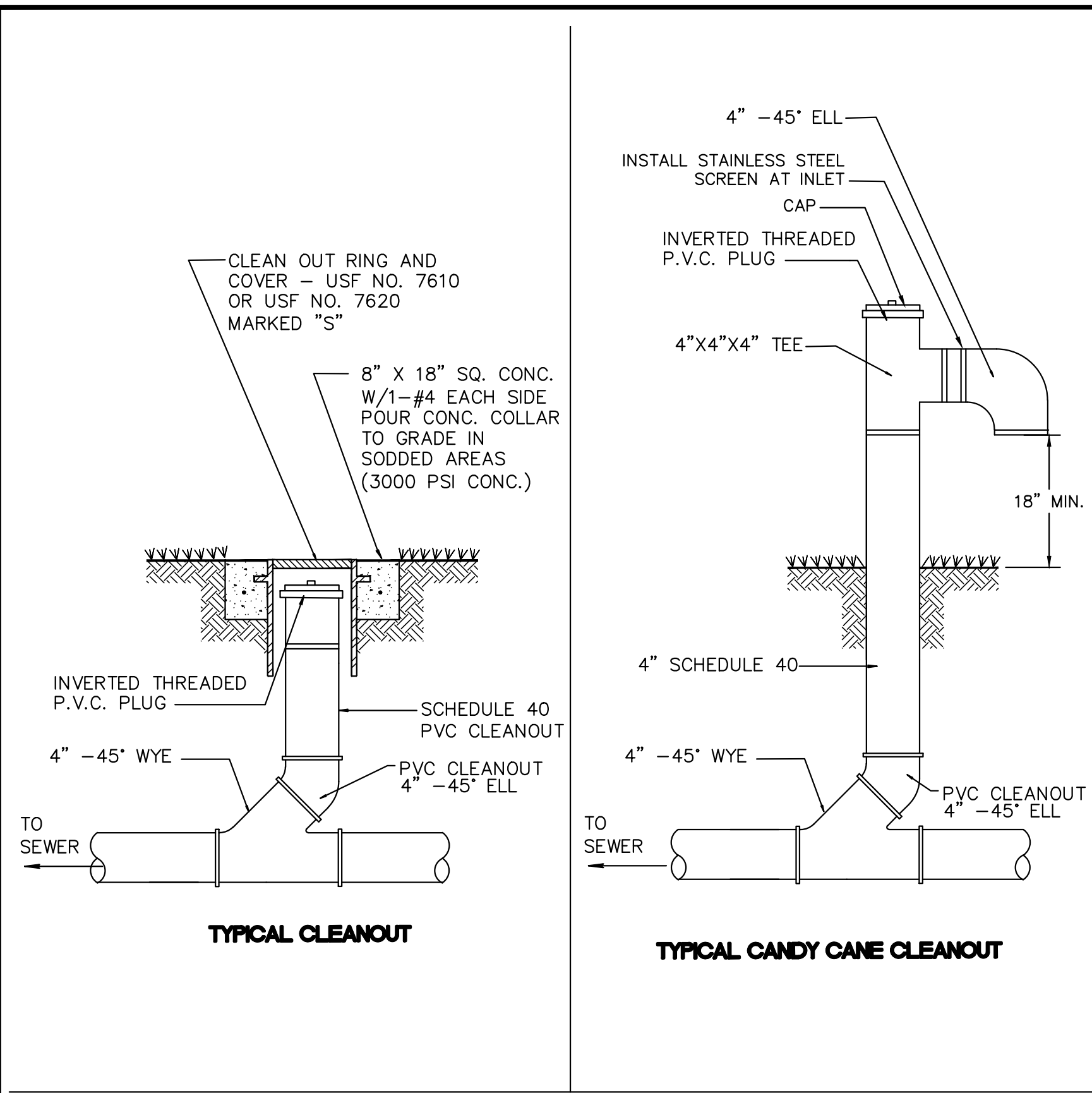
NOTES

1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM
2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING.

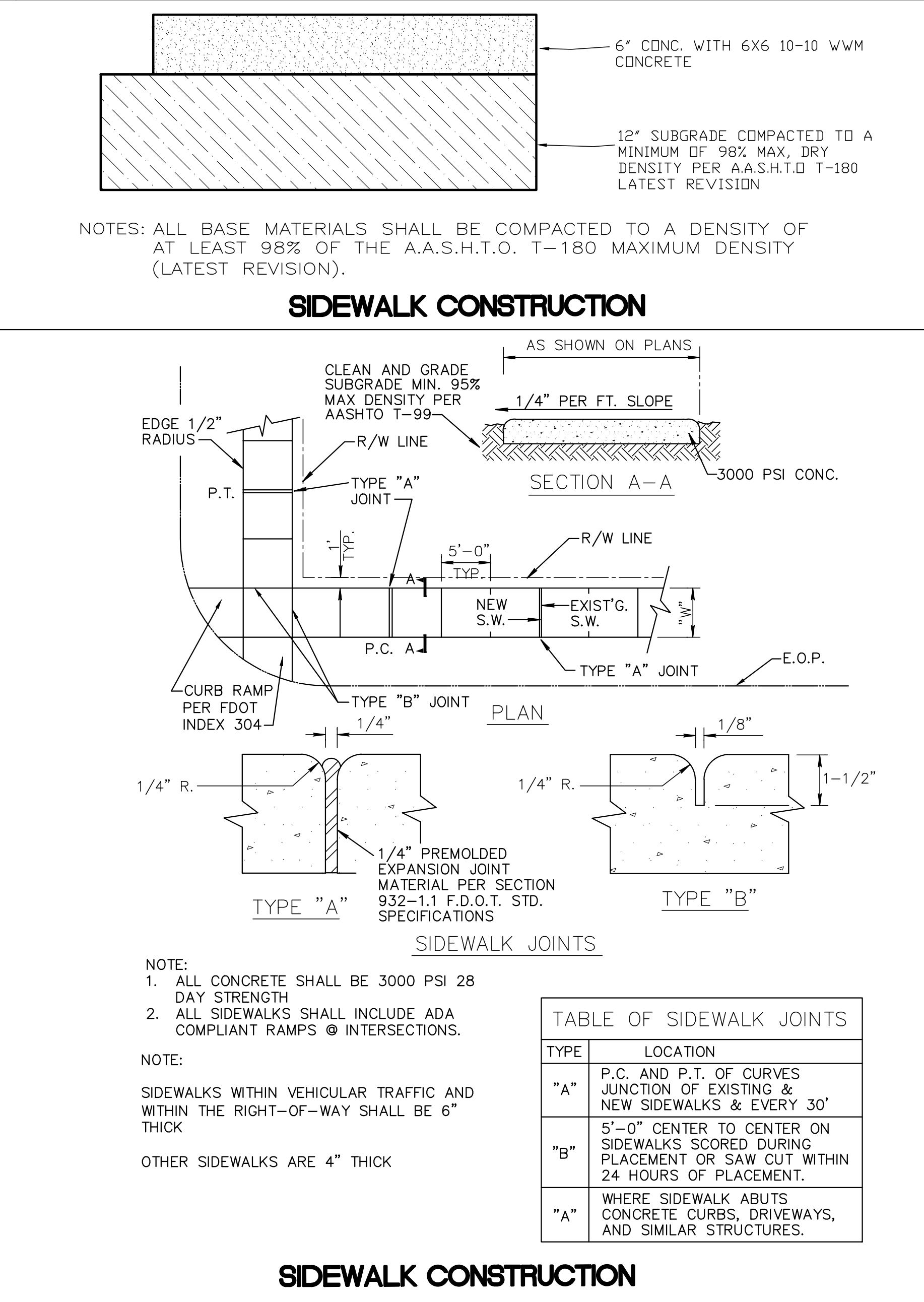
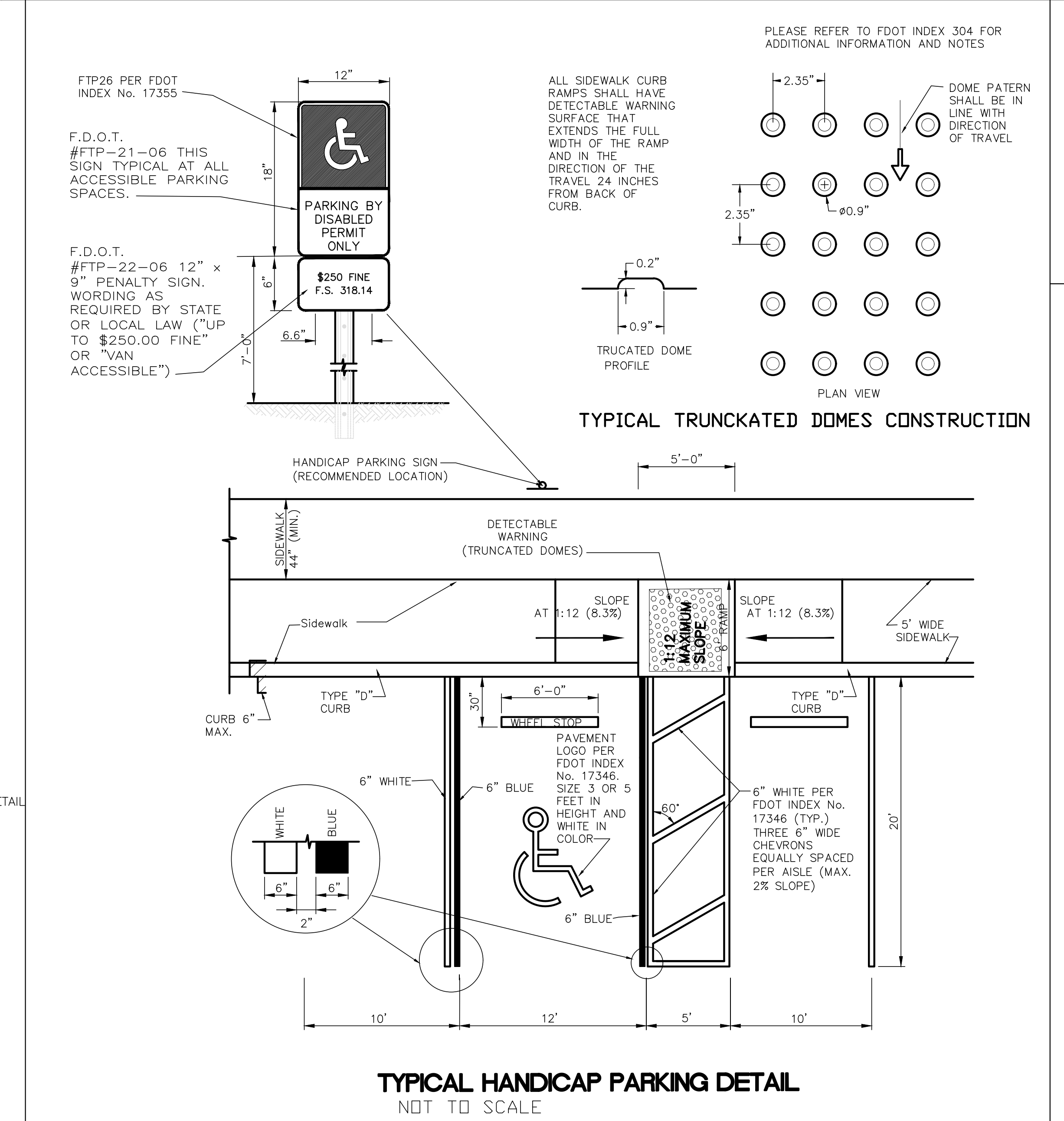
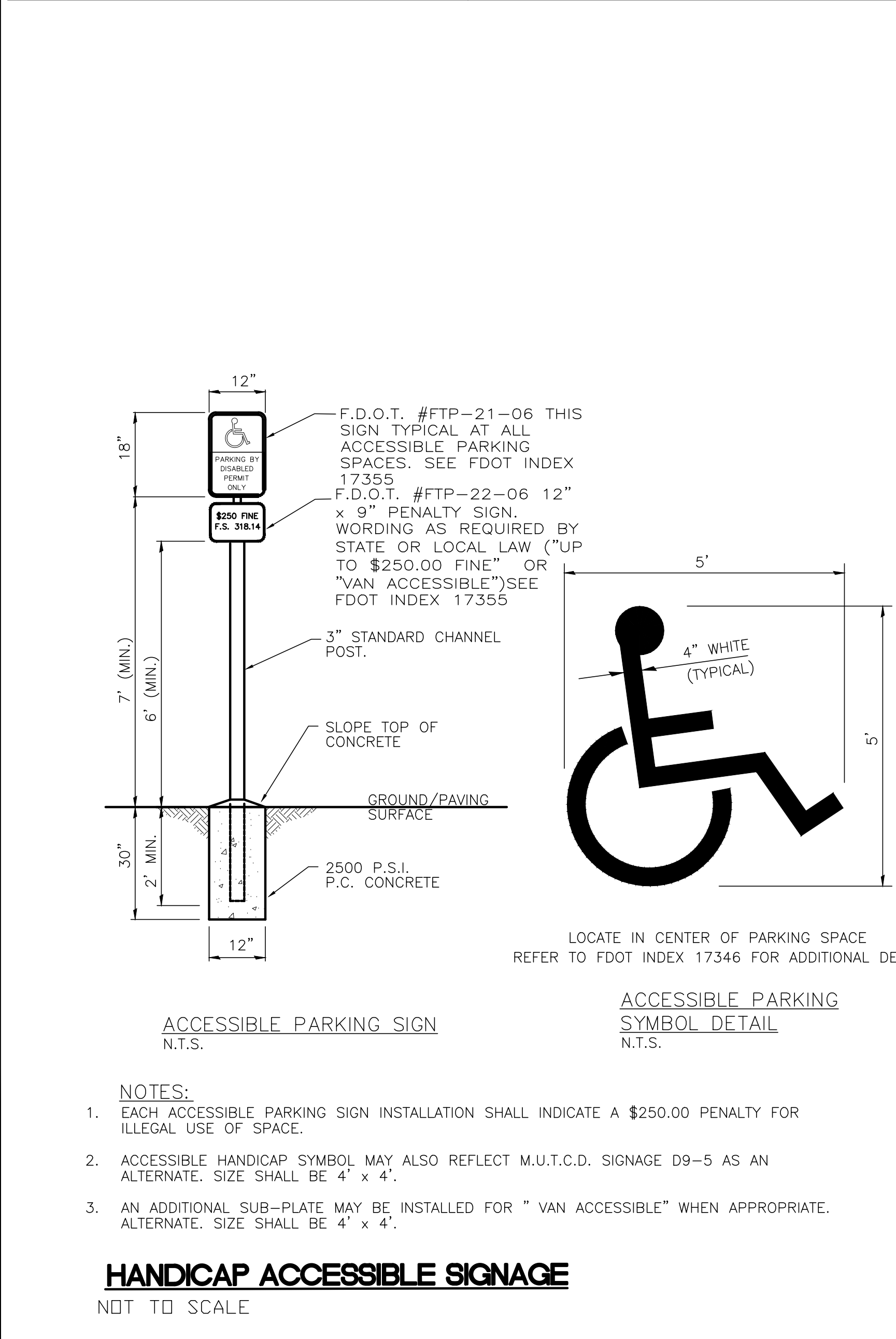
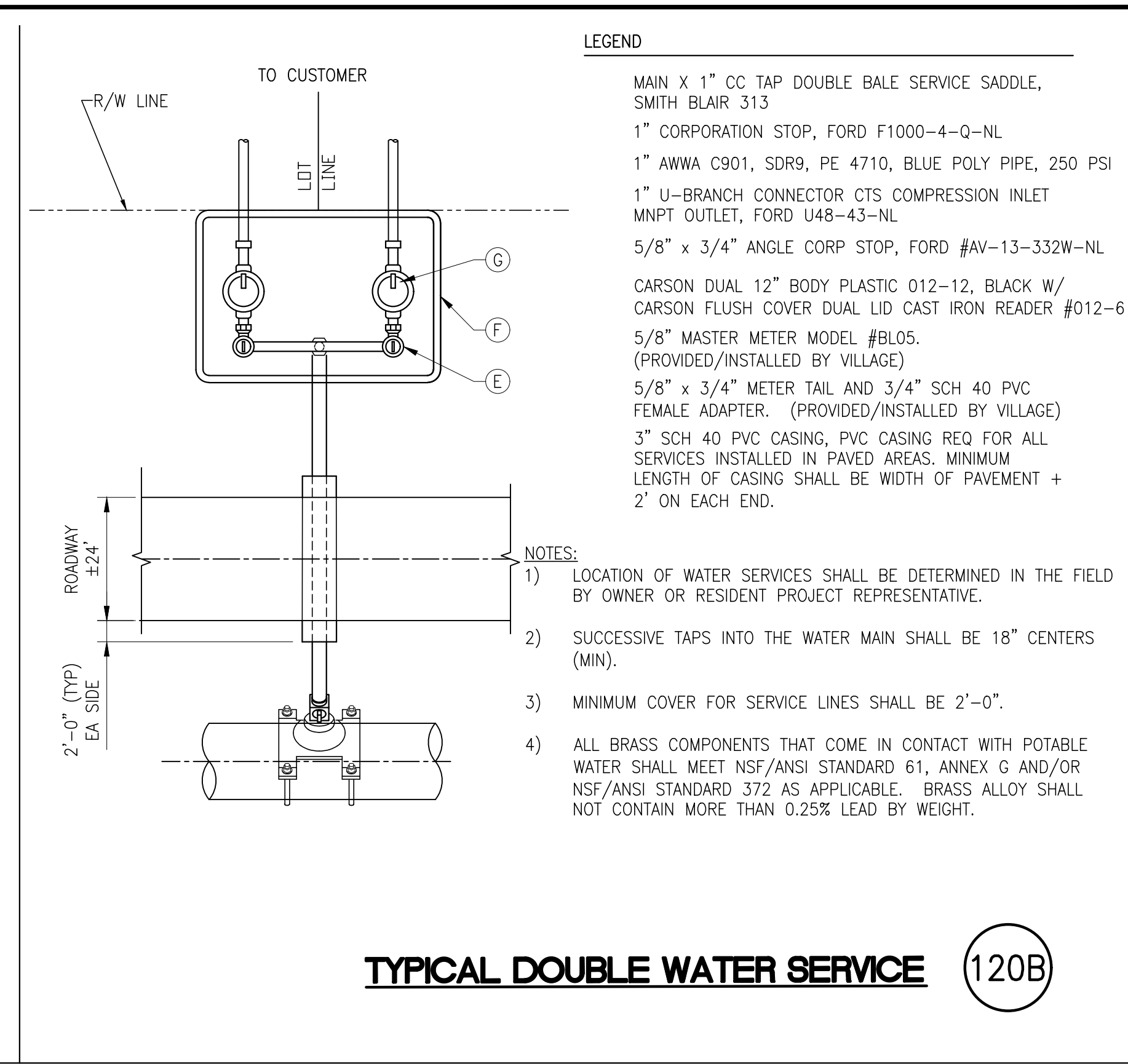
A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. THE BASIN SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 36 INCHES IN WIDTH, AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.

STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO EACH SIDE OF THE INLET STRUCTURE. THESE OPENINGS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW LAND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.

INLET FILTER DETAIL



- 1) PREPARE BASE SECTION, SAW CUT EXISTING PAVEMENT AS APPLICABLE. PRIME COAT, TACK COAT AND PLACE ASPHALT PATCH IMMEDIATELY FOLLOWING PIPE INSTALLATION.
- 2) FILL PLACED IN 8" LIFTS COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T180.
- 3) FILL COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T180.
- 4) NATURAL TOP SOIL GRADED TO 1" TO 2" BELOW GRADE WHERE SOD IS REQUIRED.
- 5) FILL PLACED IN 12" LIFTS (LOOSE MEASURE), COMPACTED TO DENSITY EQUAL TO SURROUNDING MATERIAL BUT NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T180.
- 6) EXCAVATIONS SHALL BE DEWATERED WHERE APPLICABLE TO ENABLE PIPE AND APPURTENANCES TO BE INSTALLED FREE OF WATER.
- 7) LIMEROCK BASE MATERIAL PER FDOT 911.
- 8) TYPE S-III ASPHALTIC CONCRETE SHALL BE AS SPECIFIED. PAVEMENT PATCH THICKNESS TO MATCH EXISTING PAVEMENT THICKNESS, BUT IN NO CASE LESS THAN 1-1/2".
- 9) OUTLINE OF TRENCH EXCAVATION IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL TRENCH WIDTH AND SHAPE WILL VARY WITH SOIL CONDITIONS. TRENCH EXCAVATION SHALL BE COMPLETED IN ACCORDANCE WITH THE "FLORIDA TRENCH SAFETY ACT" AND OSHA TRENCH EXCAVATION STANDARDS.
- 10) BEDDING MATERIAL FOR TYPICAL GRAVITY PIPE INSTALLATION AND ANY PIPE INSTALLATION WHERE UNSUITABLE TRENCH BOTTOM CONDITIONS ARE FOUND SHALL BE CRUSHED LIMEROCK (MAXIMUM SIZE 3/4"). BEDDING SHALL BE PLACED IN LIFTS NOT TO EXCEED 6" AND COMPACTED TO 98% OF THE MATERIAL'S MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557 (AASHTO T-180).
- 11) FINAL SURFACE RESTORATION REQUIREMENTS AND MATERIALS PER APPLICABLE RIGHT-OF-WAY AUTHORITY OR PER PARCEL REQUIREMENTS.



Florida Consulting Engineers, Inc.

Certificate of Authorization No. 5810

134 N.W. 16TH STREET, SUITE 1
BOCA RATON, FLORIDA 33432

PHONE: (561) 353-1152
FAX: (561) 353-1708
E-MAIL: zjpe@fcengineers.com

DATE	REVISIONS
9-27-19	Comments dated 6-26-19
1-29-20	REVISED SITE PLAN, DRAINAGE & SEWER
2-18-20	REVISED SITE PLAN, DRAINAGE
6-15-20	PER COMMENTS

LUIS 3856

3856 7TH AVE. NORTH
PALM SPRINGS
FLORIDA

GRADING, PAVING, DRAINAGE, WATER AND SANITARY SEWER DETAILS

SHEET NUMBER
C-3
OF 3



Type I Fire Truck	
Overall Length	32.000ft
Overall Width	9.7ft
Overall Body Height	9 ft max
Min Body Ground Clearance	0.656ft
Track Width	8.67ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

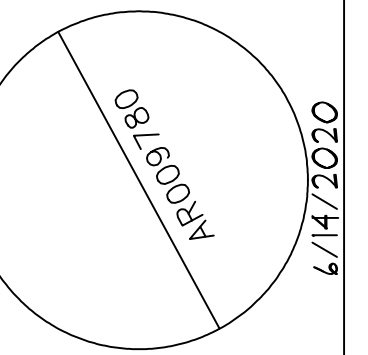
FIRE TRUCK PATH NOTE

Fire truck track and sweep information was obtained from the "fire truck turn" internet data

The engine shown is generic and it is as close of a match to a Type I Unit specs as the program would allow

Extra space was allowed for driver errors in manuvering. Plantings shown will be under the fire truck when it sweeps over the curb

Issue Date: 6/14/2020		
Revisions		
o.	Date	Description
1		
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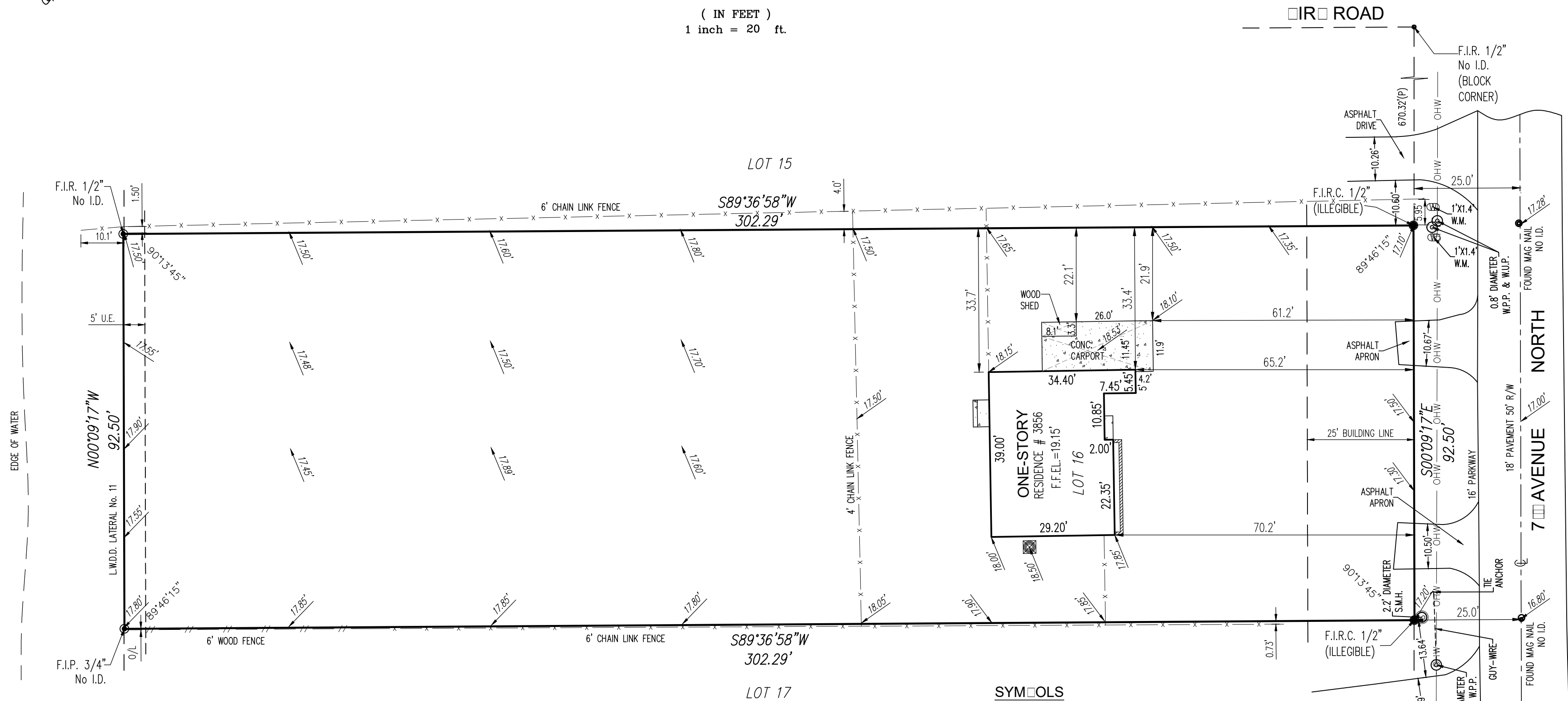
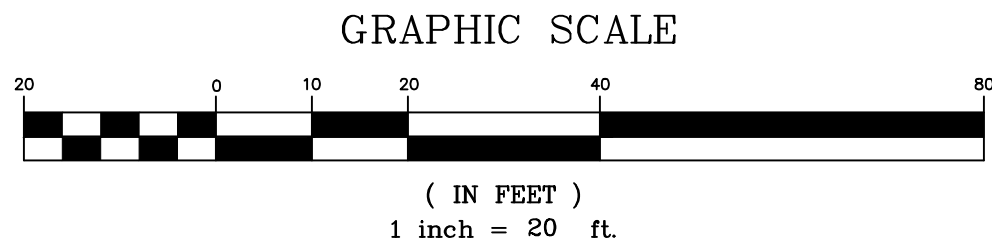
JF Drago® BellSouth.Net
333 N.E. 24th STREET
BOCA RATON, FLORIDA
561-361-7161

UP-Drago® BellSouth.Net

Tranche 3 Properties LLC

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Date:	6/14/2020
Project Number:	18033
Designed By:	
Drawn By:	ABJ
Checked By:	JD
Sheet Title:	
Sheet Number:	A-1.1



CERTIFIED TO

1. TRANCHE 3 PROPERTIES LLC

LEGAL DESCRIPTION

LOT 16, OF "KIRKVIEW", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 13, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES

LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET). ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE NOTED.

LEGEND

(C) = CALCULATED
CONC. = CONCRETE
CBS WALL = CONCRETE BLOCK STRUCTURE
CL = CENTER LINE
D.E. = DRAINAGE EASEMENT
Δ = DELTA
EL., ELEV. = ELEVATION
F.I.R. = FOUND IRON ROD
F.I.R.C. = FOUND IRON ROD AND CAP
F.I.P. = FOUND IRON PIPE
F.N. = FOUND NAIL
F.D.H. = FOUND DRILL HOLE
F.F.EL. = FINISH FLOOR ELEVATION
L.B. = LICENSE BUSINESS
L = ARC DISTANCE
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
NO I.D. = NO IDENTIFICATION
N/A = NOT APPLICABLE
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
O/L = ON LINE
P.B. = PLAT BOOK
PG. = PAGE
(P) = PLAT
U.E. = UTILITY EASEMENT
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
P.C.P. = PERMANENT CONTROL POINT
(R) = RECORD
R/W = RIGHT OF WAY
R = RADIUS
ISAOA = ITS SUCCESSORS AND/OR ASSIGNS
ATIMA = AS THEIR INTEREST MAY APPEAR

SYMBOLS

AIR CONDITIONER
CATCH BASIN
WATER METER
POOL PUMP
WATER HEATER
FIRE HYDRANT
WATER VALVE
CABLE BOX
FPL. TRANSFORMER
ELECTRIC BOX
TELEPHONE BOX
SANITARY MANHOLE (SMH)
WOOD POWER POLE (W.P.P.)
LIGHT POLE
CONCRETE POLE
EXISTING ELEVATION
COVERED AREA
CBS. WALL
OVERHEAD LINE (OH)
CHAIN LINK FENCE (C.L.F)
WOOD FENCE (W.F)
METAL FENCE (M.F)
PLASTIC FENCE (P.F)
WIRE FENCE (W.F)

BENCHMARK REFERENCE:
PALM BEACH COUNTY BM "KIRK 5"
ELEVATION=16.853' (NAVD'88)

SHEET 1 OF 1

TITLE: MAP OF BOUNDARY SURVEY				SCALE: 1" = 20'		NOTES/REVISIONS	THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.	
COMMUNITY PANEL#	FLOOD ZONE:	BASE FLOOD EL.:	DRAWN BY: ELF.	CHECKED BY: JEK				
120192-0215-F	X	N/A						
DATE OF FIRM: 10/02/2017	BASIS OF BEARING: S R/W LINE 7TH AVENUE N, SAID LINE HAVING A BEARING OF S00°09'17"E.							05/26/2020
PROPERTY ADDRESS: 3856 NORTH 7th AVENUE, PALM SPRINGS, FLORIDA 33461						ADD.LOC'S R/W 05/26/20	JOHN E. KUJAR, PSM, STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 6711 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	
						PARTY CHIEF: PABLO	Date	
						SURVEY DATE: 02/28/18		

Baseline Land Survey LLC

1400 N.W. 1st COURT
BOCA RATON, FL. 33432
Ph.(561) 417-0700 Fax. (561) 417-0701

JOB NO.: 18-02-039 LB-8229



March 5, 2019

**Department of Engineering
and Public Works**

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

FAX: (561) 684-4050

www.pbcgov.com

Ms. Kim Glas-Castro
Director of Planning, Zoning & Building
Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461

**RE: 3856 7th Avenue North
Project #: 190214
Traffic Performance Standards Review**

Dear Ms. Castro:

The Palm Beach County Traffic Division has reviewed the **3856 7th Avenue North** development Traffic Impact Statement, dated January 28, 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:	Village of Palm Springs
Location:	South side of 7 th Avenue, about 0.14 miles east of Kirk Road
PCN:	70-43-44-19-10-000-0160
Access:	Full access driveway connection onto 7 th Avenue, (existing or proposed, not necessarily implies approval by County through this TPS letter, see later)
Existing Uses:	Single Family Home = 1 DU
Proposed Uses:	Adding Apartments = 2 DUs
New Daily Trips:	13
New Peak Hour Trips:	5 (1/4) AM; 1 (1/0) PM
Build-out:	December 31, 2020

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

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

**Palm Beach County
Board of County
Commissioners**

Mack Bernard, Mayor

Dave Kerner, Vice Mayor

Hal R. Valeche

Gregg K. Weiss

Robert S. Weinroth

Mary Lou Berger

Melissa McKinlay

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"



Ms. Kim Glas-Castro
March 5, 2019
Page 2

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

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

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

Sincerely,

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

Quazi Bari, P.E.
Senior Professional Engineer
Traffic Division

QB:HA/bc

cc: Addressee:

Scott P. Israelson, P.E., PTOE, Traffic Impact Group, LLC
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\190214 - 3856 7TH AVENUE NORTH.DOCX

June 23, 2020**To: Iramis Cabrera, Village of Palm Springs Planner****From: Tara Bamber, PE** **Re: Duplex at 3856 7th Ave
Site Plan Approval Letter
Engenuity Group Project No. 6001.69**

We have received the following on 6-16-20 through WeTransfer:

1. Civil Plans, 3 sheets (C-1, C-2, C-3), revised 6-15-20, by Florida Consulting Engineers, Inc.
2. Site Plan, Landscape Plan and Fire Truck Path, 2 sheet (A-1, A-1.1), dated 6-14-20, by James Drago- Architect
3. Boundary Survey, 1sheet, revised 5-26-20, by Baseline Land Surveying, LLC.
4. Response to Comments, 1 sheet, dated 6-14-20, by James Philip Drago
5. Unified Development Application, 7 sheets, dated 5-29-19, by VPS.

We recommend Site Plan approval with the following conditions:

1. The Drainage Calculations areas shall match the Site Plan areas on Sheet A-1.
2. The water and sewer laterals shall not be within the landscape area.
3. Based on moving the sewer lateral to the driveway, we recommend removing three of the cleanouts and relocating the candy cane cleanout closer to the vacuum pit within the Landscape Buffer.
4. Include the existing water and sewer lines to the existing home on the Civil plan.
5. There is an existing guy wire in the proposed location of the driveway.
6. Provide permits from all applicable permitting agencies, including but not limited to, Florida Power and Light, PBC Fire Rescue, etc.

If you should have any questions, please give me a call at 561-655-1151.

Cc: Kim Glas-Castro
Lisa Tropepe, PE
Chad Girard, PE
Ed Horton



Village of Palm Springs
Land Development Department
226 Cypress Lane, Palm Springs, FL 33461
(561) 965-4016 Fax (561) 439-4132

LETTER OF TRANSMITTAL

To: Chad Girard/ Ed Horton
Tom Ceccarelli/Frank Castro
Pedro Segovia

Date: June 16, 2020

RE: 7th Avenue duplex

4th Resubmittal

Attached are:

x Prints

☐ Report

☐ Other _____

☐ Reproducibles

☐ Specifications

☐ Correspondence

☐ Applications

COPIES	DATE	# OF PAGES	DESCRIPTION
1	6/16/2020		Site Plan/ civil plans/architectural/fire truck

Transmitted:

☐ For Approval

☐ For Revisions

☐ Other _____

☐ As Requested

☐ For Your Use

xxxx For Review and Comment

REMARKS:

Upon review, please forward any comments regarding the attached materials to me. Should you have any questions regarding the attached materials, do not hesitate to contact me at (561) 434-5090 or icabrera@vpsfl.org. Thank you for your assistance.

Signed: Iramis Cabrera

If possible please show lateral for existing building. New sewer lateral should be schedule 40 pipe not Schedule 20.

Ed Horton

6-19-20



Village of Palm Springs
Land Development Department
226 Cypress Lane, Palm Springs, FL 33461
(561) 965-4016 Fax (561) 439-4132

LETTER OF TRANSMITTAL

To: Chad Girard/ Ed Horton

Date: February 28, 2020

Tom Ceccarelli/Frank Castro

RE: 7th Avenue duplex

3rd Resubmittal

Attached are:

☒ Prints

☐ Reproducibles

☐ Correspondence

☐ Report

☐ Specifications

☐ Applications

☐ Other _____

COPIES	DATE	# OF PAGES	DESCRIPTION
1	12/19/2019		Site Plan/ civils

Transmitted:

☐ For Approval

☐ As Requested

xxxx For Review and Comment

☐ For Revisions

☐ For Your Use

☐ Other _____

REMARKS:

Upon review, please forward any comments regarding the attached materials to me. Should you have any questions regarding the attached materials, do not hesitate to contact me at (561) 434-5090 or icabrera@vpsfl.org . Thank you for your assistance.

Signed: Iramis Cabrera

OK
3/9/20





7th Ave N

70434419100000160

Canal Rd

39th Ave S

Corrigan Ct

0 30 60 120
Feet



Village of Palm Springs

3856 7th Ave N

3856 7th 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.

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



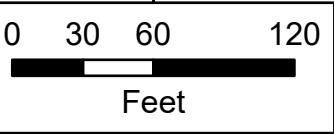
7th Ave N

70434419100000160

Canal Rd

39th Ave S

Corrigan Ct



Village of Palm Springs
3856 7th Ave N

 3856 7th 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.

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.

Legal Notice No. 36981

PUBLIC HEARING NOTICE

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

Tuesday, July 14, 2020 at 6:30 p.m. by Planning & Zoning Board

in the Village Hall Council Chambers at 226 Cypress Lane, Palm Springs
to consider:

Minor Site Development Plan

An application submitted by James Milloway, agent for Tranche 3 Properties LLC. ("Applicant"), for a Minor Site Plan (SPR20-07), for construction of a 2,820 square feet residential duplex building in addition to the single-family residence existing on the property, for a total of 3 dwelling-units, on the residential multiple-family parcel located at 3856 7th Avenue North.

Additional requested:

Tuesday, July 14, 2020 at 6:30 p.m. by Planning & Zoning Board

in the Village Hall Council Chamber at 226 Cypress Lane, Palm Springs, FL
33461 to consider:

Variance from Code

An application submitted by James Milloway, agent for the owner, Tranche 3 Properties LLC. ("Applicant") for:

PSV20-11 - A Variance relief from Section 34-162(b)(2) to allow 3' landscaped buffer instead of 10' required on the east and west sides of the property.

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) days prior to the meeting in order to request such assistance.

VILLAGE OF PALM SPRINGS, FLORIDA

Kimberly M. Wynn, Village Clerk

Publish: The Lake Worth Herald

July 2, 2020



Village of Palm Springs

Executive Brief

AGENDA DATE: July 14, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 7.4: Planning & Zoning Board Order No. 2020-09 - Minor Site Development Plan - Tranche 3 Properties LLC - 3856 7th Avenue North

SUMMARY:

Mr. James Milloway, agent for the applicant, Tranche 3 Properties LLC, is requesting a Minor Site Development Plan to redevelop the 0.64 acres multi-family parcel, with the construction of two additional residential dwelling units. There is an existing single-family home on the property and the applicant is proposing to add a 2,820 square foot duplex structure for a total of three (3) dwelling units on the property.

The site is currently developed with a 1,458 square foot residential structure, constructed in 1955. The property was annexed into the Village in 2005 and subsequent designated with the Land Development as Residential Multiple-Family and Low Density Residential as a Future Land Use category.

Each new unit will be configured with 3 bedrooms, two bathrooms, one kitchen, a living room, a dining room and each unit will be equipped with washer and dryer.

The proposed site plan is consistent with the land use designation and generally meets land development regulation for a residential multiple-family (RM) zoning district.

The applicant is requesting one (1) variance, which is subject of a separate agenda item. Approval of the site plan is dependent on the approval of this variance.

FISCAL IMPACT:

This item does not have a direct fiscal impact.

ATTACHMENTS:

Planning and Zoning Board Order 2020-09.doc

Staff Report

Project Narrative and Justification Statement

Site Plan, Landscape Plans, Architectural Plans and Letters

Color Rendering

Aerial and Location Maps

VILLAGE OF PALM SPRINGS, FLORIDA
PLANNING AND ZONING BOARD

PLANNING AND ZONING ORDER NO. 2020-09
MINOR SITE PLAN (SPR20-07)

Tranche 3 Properties LLC
3856 7th Avenue North
Palm Springs, FL 33461

Applicant(s)

FINAL ORDER

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Board ("The Board") on July 14, 2020. The Board, having considered the evidence presented by the parties; and having been fully apprised of the circumstances, makes the following findings of facts and conclusions of law.

FINDINGS OF FACT

1. The Board has jurisdiction over the minor site plan application.
2. The above Applicant(s) are the owners of the property legally described as: **3856 7TH AVE NORTH - KIRKVIEW LT 16 - 70-43-44-19-10-000-0160**
3. The Applicant has submitted an application for minor site plan approval from the Village of Palm Springs, Florida ("Village") in accordance with sections 34-684 – 34-690 of the Land Development Code.
4. The Village's Land Development Code Sections 34-602, 34-682 and 34-692 requires the Board to determine that the minor site plan application is in compliance with the land development regulations and requirements of the Village comprehensive development plan.
5. The Applicant proposes construction of a 2,820 square feet residential duplex building in addition to the single-family residence existing on the property, for a total of 3 dwelling-units, on the residential multiple-family parcel located at 3856 7th Avenue North.
6. The Site Plan is hereby **GRANTED/DENIED** subject to the conditions attached to this order.

DONE AND ORDERED in Palm Springs, Florida this **14th** day of **JULY, 2020.**

ATTEST:

Jane Worth, Deputy Village Clerk

Chairman – Planning and Zoning Board

Copies furnished to:

Tranche 3 Properties LLC, 3856 7th Avenue North, Palm Springs, FL 33461

Tranche 3 Properties LLC, P. O. Box 1095, Weston, CT 06883

Kim Glas-Castro, Planning, Building & Zoning Director, 226 Cypress Lane, Palm Springs, FL 33461

Glen J. Torcivia, Village Attorney, Northpoint Corporate Center, 701 Northpoint Parkway, Suite 209,

PLANNING AND ZONING ORDER NO. 2020-01
MINOR SITE PLAN (SPR20-01)

West Palm Beach, FL 33407



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Minor Site Development Plan with a Variance - Tranche 3 Properties LLC Multifamily – 3856 7th Avenue North.

Application Summary			
Applicant / Petitioner	Tranche 3 Properties LLC	Submittal Date	6/17/2019
Reference Name	Tranche 3 Properties LLC Multifamily	Case Number	SPR20-07, PSV20-11
		Parcel Control No	70-43-44-19-10-000-0160
Location	3856 7 th Avenue North	Site Area	±0.63 acres
P&Z Bd	July 14, 2020		
Requests			
Proposed Use(s)	Minor Site Development Plan for the construction of 2,820 square foot residential building with 2 multi-family units in addition to the single-family residence existing on the property, for the total of 3 dwelling units.		
Number of Buildings	1 existing single-family home – 1,458 sf 1 duplex structure – 2,820 sf		
Variances	PLANNING AND ZONING BOARD CONSIDERATIONS: PSV20-11 Requesting Variance relief from Section 34-162(b)(2) to allow 3' wide landscaped buffers along the east and west sides of the property.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	10 spaces	10 spaces	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard (North)	25'	62.25'	Yes (existing)
Rear yard (South)	25'	25.42'	Yes
Side interior yard (East)	15'	15.42'	Yes
Side interior yard (West)	15'	35.42'	Yes
Site Characteristics			
Existing Use	Single-family home	Proposed Use	Multi-family
Existing Zoning	Residential Multiple-Family (RM)	Future Land Use	Low Density Residential
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Residential multi-family	Low Density Residential	Residential Multiple-Family (RM)
South	LWDD L-11 Canal and a single-family residence	Low Density Residential	Residential Multiple-Family (RM)
East	Residential multi-family	Low Density Residential	Residential Multiple-Family (RM)
West	Residential multi-family	Low Density Residential	Residential Multiple-Family (RM)
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of a minor site development plan with the variances to allow the construction of the duplex multi-family building, finding the applicant's request consistent with density allowances of the Low Density land use category and compatibility with surrounding uses.			



I. Site History

- Ordinance 2005-31: Annexation

The property was annexed into the Village of Palm Springs in October 27, 2005 and subsequent designated with the Land Development as Residential Multiple-Family zoning district, and Future Land Use category of Low Density Residential, two years later on February 28, 2008 under Ordinance 2007-26.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning are Low Density Residential and Residential Multiple-Family (RM), respectively. The proposed minor site development plan to add a duplex structure will be supported by the Low Density (5.8 DU/acres). The requested is consistent with goals, objectives, and policies of the Village's Comprehensive Plan.

III. Variances Requested

The applicant is seeking the following variances:

- PSV20-11 The applicant is requesting Variance relief from Section 34-162(b)(2) to allow 3' wide landscaped buffers along the east and west sides of the property rather than the required 10' wide buffers.

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 special circumstance which exists is that the property owners are required to make the driveway wider (to 15') to accommodate Fire Trucks, which has caused us to reduce the 5' landscaping buffer down to 3'.

- b. That the special conditions and circumstances do not result from the actions of the applicant.
- c. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.
- d. That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

If denied this simple request it would certainly be injurious to the owners of the property financially as that would be unable to construct their new duplex that will be a great addition to the community as it provide new up to date rentals in the area that are needed to house a growing population. This property when completed will be half as many units that are located all around us which is enjoyed by our neighbors to the East, West, North and South of us.

- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- f. That the granting of the variance will be in harmony with the general intent and purpose of this chapter.

We have tried our best to keep in Harmony with the intent by adding additional trees for additional shading and thick foliage in the buffer.

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

This most certainly will not be injurious to the area involved as the property will have newly constructed residences, driveways for better ingress and egress, nice new landscaping. If anything, this will be a great benefit to the area. There will also be good construction jobs and after that there will be other jobs for the maintenance of the property. This will certainly be a net positive for the community as it increases Palm Springs Village and will be a very positive change for everyone involved.

Staff supports the applicant's request based on the existing special conditions and circumstances which are peculiar to the land and do not result from actions of the applicant. The applicant is required to provide 15' wide driveway by Palm Beach County Fire Department eliminating the possibility of providing the buffer required on both sides of the property. Granting the variance requested will not confer on the applicant any privilege that is denied to other lands and will make possible the reasonable use of the land. Granting the variance will be in harmony with the general intent and purpose of the applicant requests and will not be injurious to the area involved or otherwise detrimental to the public welfare.

IV. Neighborhood Compatibility

- 1) All surrounding properties are commonly zoned Multiple-Family
- 2) The proposed Minor Site Plan maintains the use of the property as residential multi-family.
- 3) The total of 3 dwelling unit is compatible with surrounding properties.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the RM 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.
 - 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) All of conditions of approval provided by Engenuity Group on June 23, 2020 letter, shall be corrected during the Civil/Utility plan review application.
 - 5) Civil/Utility plans shall be approved by the Village's Engineer.

VI. Environmental Issues:

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

VII. Community Outreach/ Notification

- The subject property was posted on June 26, 2020.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on June 29, 2020.
- Legal advertisement was published in the paper on July 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 June 17, 2019 depicts the following:

- An application submitted for a Minor Site Development Approval with 1 variance for the construction of 2,820 square feet duplex structure in addition to the existing single-family home on the property.
 1. Site Plan dated received June 17, 2019 revised and resubmitted on June 16, 2020.
 2. Landscape plans dated received June 17, 2019 revised and resubmitted on June 16, 2020.
 3. Preliminary Engineering plans dated received June 17, 2019 revised and resubmitted on June 16, 2020.
 4. Architectural plans dated received June 17, 2019 revised and submitted on February 28, 2020.
 5. Boundary survey.
 6. Justification Statement and proposed use.
 7. Drainage calculations.

IX Recommendation

The applicant is requesting a Minor Site Development Plan to re-develop the 0.64 acres multi-family parcel. There is an existing single-family home on the property and the applicant is proposing to add a 2,820 square foot duplex structure for a total of 3 dwelling units on the property.

Each new unit will be configured with 3 bedrooms, two bathrooms, one kitchen, a living room, a dining room and each unit will be equipped with washer and dryer. The project provides sidewalk connections from the parking lot to the residences.

Planning, Zoning & Building Staff has conducted a review of the application and found the proposed project to be consistent with goal, objectives, and policies of the Village's Comprehensive Plan. The proposed project is generally consistent with the Land Development and zoning regulations and all other portions of the code. Staff recommends conditional approval of the Minor site Plan to allow the construction of the multi-family residential building, based on the applicant's generally compliance with the Village Land Development Regulations and compatibility with zoning district, subject to the following thirty-one (31) conditions below and a suggested voluntary monetary contribution, requested by the School District to mitigate school impacts:

1. Build out date is December 31, 2020.
2. A new Traffic Performance Standards (TPS) approval letter shall be obtained with PBC Traffic Division if the project is not completed by December 31, 2020. Said letter shall be provided to the Village at time of received and prior to a Certificate of Occupancy can be issued.
3. A new SCAD letter shall be obtained with the School District and provided to the Village at time of permitting.
4. The site plan approval is valid within 24 months of Planning & Zoning Board approval.
5. The Finished Floor Elevation shall be at least 18" above crown of the road.
6. A Utility/Civil plan shall be approved by the Village Engineer and Public Service Department at time of permitting; see comments to be addressed below:
 - o Drainage calculations areas shall match the Site Plan areas on Sheet A-1
 - o The water and sewer lateral shall not be within the landscape area
 - o Based on moving the sewer lateral to the driveway, we recommend removing three of the cleanouts and relocating the candy cane cleanout closer to the vacuum pit within the landscape buffer.
 - o Include the existing water and sewer lines to the existing home on the Civil plan.
 - o There is an existing guy wire in the proposed location of the driveway
 - o Plans shall show lateral for existing building and new sewer lateral should be schedule 40 pipe not schedule 20.
7. Garbage canisters and recycling bins shall be placed on the designated back yards after picking up and set out along 7th Avenue North only on pick up days.
8. A Hold Harmless Agreement for the apron of the driveway within the Village Right-Of-Way shall be recorded prior to the issuance of the building permit. Said agreement shall be prepared by the Village Attorney and shall include a provision that provides that the property owner is responsible for maintenance/replacement of the entire driveway apron, including that portion extending beyond the property line. Said agreement shall be recorded in the public records, prior to issuance of building permit.
9. The apron of the proposed widened driveway encroaches into the apron of the driveway to the west. The contractor of the proposed duplex shall be responsible for any damages caused to the neighbor's driveway/apron as a result of the new driveway apron. It is recommended to obtain a maintenance agreement with the property owner to the west.
10. Utility easements shall not overlap more than 5' any landscaped buffers.
11. A root barrier shall be provided on trees that are within 12' of utility lines.
12. Any existing or proposed utility box/cabinet shall be screened from view. Staff recommends wrapping the cabinet/box with an appropriate design for the existing/proposed location.
13. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
14. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
15. Irrigation plans shall be provided at the time of permitting. Non-potable water shall be used for the irrigation system per Village code.
16. 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.
17. 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.
18. All mechanical equipment's and above-ground infrastructure shall be screened from view.
19. 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.
20. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting as needed.
21. All new electric utilities shall be underground.
22. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Development Department prior to commencement of any construction activity. Permits are required from the Planning,

- Zoning & Building Department prior to commencing any construction or renovation. The project shall be constructed in accordance with the FBC edition in effect at the time of permitting.
23. 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.
 24. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
 25. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy/Certificate of Completion of each improvement area.
 26. Absolutely no occupancy, other than construction personnel, is permitted prior to TCO/CO.
 27. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
 28. 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.
 29. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
 30. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
 31. At the time of CO, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.
-
32. The School District has requested the Applicant offer a voluntary commitment to make a contribution of \$12,724.00 to the School District of Palm Beach County prior to issuance of a building permit, based on School Capacity Availability Determination letter issued on June 6, 2019.

SECTION 4 - DESCRIPTION OF PROJECT (attach additional pages if necessary)
Including compliance with zoning standards and supplemental regulations

To build a new duplex in order to
offer new rental housing in the
City of Palm Springs.

Chapter 34, Section 34-603 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the variance request. This statement should be predicated on the objectives presented in Section 34-603(f)(1) of the Code. The statement must include comments on each of the following individually:

a. That special condition and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.

The special circumstance which exists that the property owners are required to make the driveway wider to 15' to accommodate the Fire Trucks which has caused us to reduce the 5' landscaping buffer down to 3'.

b. That the special conditions and circumstances do not result from the actions of the applicant. No special conditions or circumstances as it relates to the applicant we are complying with Palm Springs Village's request to make the driveway wider for safety reasons.

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. This variance will not bestow upon on us any special privileges granted to others.

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.

If denied this simple request it would certainly be injurious to the owners of the property financially as that would be unable to construct their new duplex that will be a great addition to the community as it provide new up to date rentals in the area that are needed to house a growing population. This property when completed will be half as many units that are located all around us which is enjoyed by our neighbors to the East, West, North and South of us.

e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure. This is the minimum variance requested and to make up for this request we have added extra trees to create as further buffer and more shade in the area.

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

We have tried our best to keep in Harmony with the intent by adding additional trees for additional shading and thick foliage in the buffer

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

This most certainly will not be injurious to the area involved as the property will newly constructed residences, driveways for better ingress and egress, nice new landscaping. If anything this will be a great benefit to the area. There will also be good construction jobs and after that there will be other jobs for the maintenance of the property. This will certainly be a net positive for the community as it increase Palm Springs Village and will be a very positive change for everyone involved.

Please grant us our variance so that we may move forward and get our project completed. Thank you.

SITE FILL

GC is responsible for determining the finish floor elevation of the main residence. If required clean fill shall be placed to a distance of a minimum of 5'-0" beyond the slab area. It shall be compacted to 95% Proctor and shall be termite treated per local codes. The sides shall be graded to provide a gentle slope down to the natural grade level.

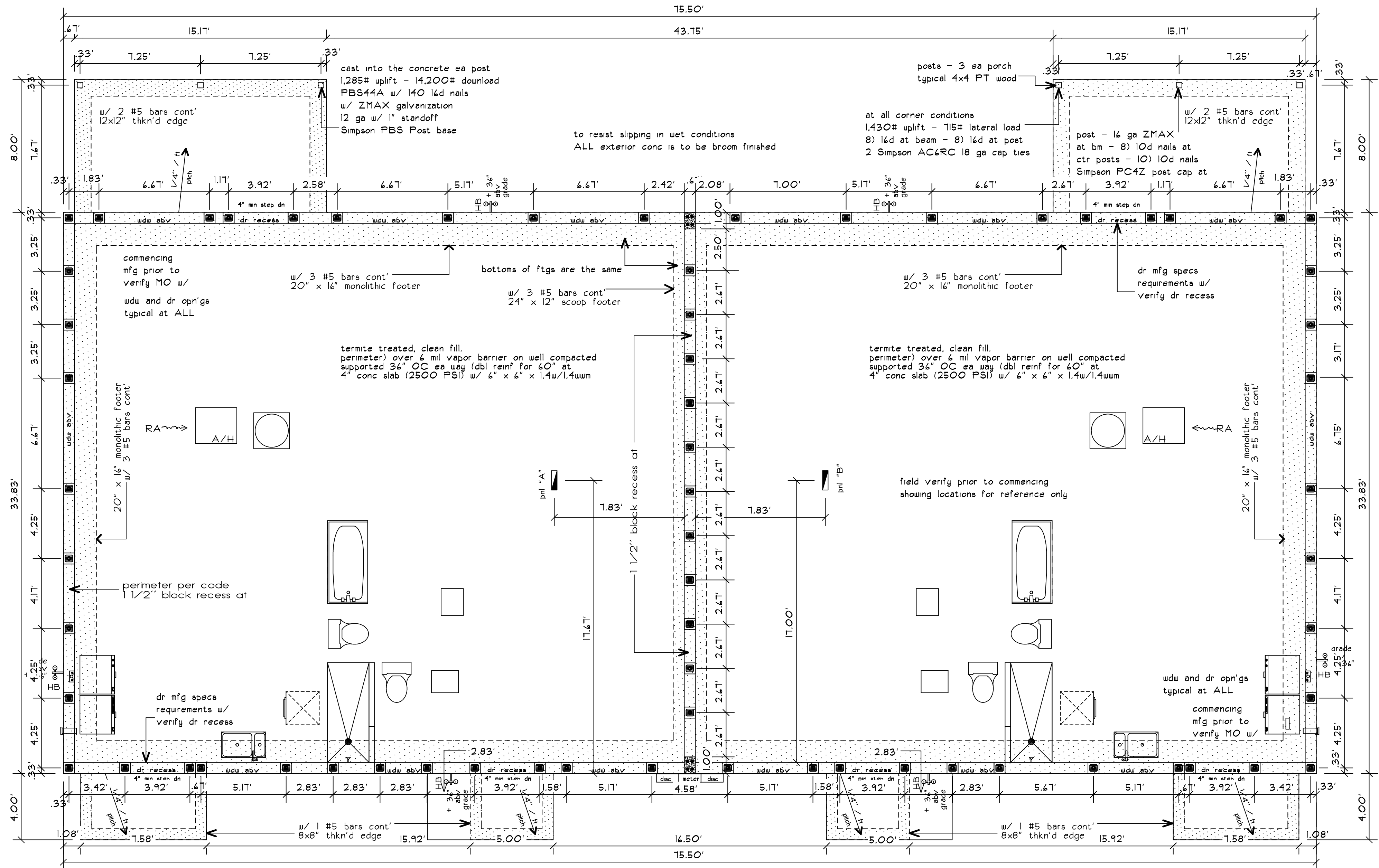
NOTE

FOOTING DESIGN BASED ON ASSUMED SOIL BEARING CAPACITY OF 2500 PSF. CONTRACTOR IS TO VERIFY PRIOR TO COMMENCING CONSTRUCTION AND IS TO NOTIFY THIS ARCHITECT IF FOUND TO BE DIFFERENT.

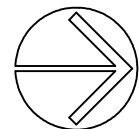
Building pad is to be compacted to 95% maximum density at optimum moisture content using a Standard Proctor compaction procedure.

All fill material is to be of structural quality and free of organic, contaminants, rock, or unsuitable materials.

Compaction must be verified by a certified testing agency.



FOUNDATION PLAN 1/4" = 1'-0"

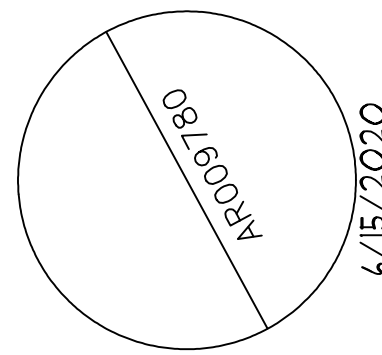


PLEASE NOTE!!

GENERAL AND SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AS SHOWN IN THESE DRAWINGS PRIOR TO COMMENCING CONSTRUCTION AND ARE TO NOTIFY THIS ARCHITECT OF ANY DISCREPANCIES.

Issue Date: 6/15/2020

Revisions		
No.	Date	Description
01		
02		
03		
04		
05		
06		
07		
08		
09		
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JAMES DRAGO - ARCHITECT
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BOCA RATON, FLORIDA
561-361-7161
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NEW DUPLEX FOR
Tranche 3 Properties LLC
3856 7th Ave North palm Springs

Date: 6/15/2020

Project Number: 18033

Designed By:

Drawn By: ABJ

Checked By: JD

Sheet Title:

Sheet Number:

A-2

DOOR SCHEDULE

MARK	QUANTITY	SIZE	DESCRIPTION
1	2	3/0 x 6/8	Alum impact resistant one lite door w/ keyed entry hardware w/ deadbolt w/ thumbknob with clear glass on panel w/ security pins at jamb. Frame color to match windows OR see owner IMPACT RESISTANT DOOR
2	4	3/0 x 6/8	Alum impact resistant 5 panel door w/ keyed entry hardware w/ deadbolt w/ thumbknob w/ security pins at jamb. Door color per owner instructions IMPACT RESISTANT DOOR
3	2	6/0 x 6/8	2 pnl wd louver bifold dr paint grade w/ heavy duty ballbearing roller hardware
4	2	5/0 x 6/8	2 pnl wd louver bifold dr paint grade w/ heavy duty ballbearing roller hardware
5	2	2/6 x 6/8	Flush panel solid core door paint grade w/ privacy hardware.
6	2	2/6 x 6/8	2 pnl wd louver bifold dr paint grade w/ heavy duty ballbearing roller hardware
7	4	3/0 x 6/8	Flush panel solid core wd dr paint grade w/ privacy hardware.
8	4	2/8 x 6/8	Flush panel solid core wd dr paint grade w/ privacy hardware.
9	2	2/6 x 6/8	2 pnl wd louver swing dr paint grade w/ passage hardware
10	2	22" x 36"	attic access lift up 3/4" plyud panel w/ R-30 Insul glued to top side w/ flat trim
11	THIS SPACE LEFT INTENTOPNALLY BLANK		

HVAC NOTES

- 1) drawings are diagrammatic DO NOT SCALE drawings for exact locations of equipment, duct-work etc. These drawings are not intended to show every detail. AC contractor shall furnish and install all items required for a complete and code compliant installation
- 2) work shall be done according to the latest current edition of the FBC, ASHRAE guide, SMACNA standards, local, state and federal applicable codes, regulations and ordinances
- 3) A/C contractor shall field verify all dimensions and space conditions and coordinate work with other trades PRIOR to fabrication and installation of duct-work, piping, equipment and materials. Contractor shall be responsible for any damage of mechanical equipment or material due to removal or installation of any work
- 4) installation, equipment and materials shall be guaranteed against defects and improper workmanship and carry standard factory guarantees. Contractor shall submit shop drawings and descriptive literature of equipment and materials to this architect and the local building department PRIOR to ordering any materials
- 5) AC contractor shall adjust and balance diffusers according to quantities shown in shop dugs and per field conditions

ENERGY CALCULATIONS

AC contractor is responsible for providing the required Florida Energy Calculations. These calculations shall be submitted to this architect for approval PRIOR to commencing work

NOTE

Qualified A/C contractor shall visit the site so as to determine how to proceed with respect to the scope of work as described in these drawings. The A/C contractor shall provide shop drawings for approval to the Architect PRIOR to commencing work. Any changes made will be documented in the shop drawings and submitted to the building department and this Architect for their records.

NOTE

Qualified A/C contractor shall review these plans so as to determine how to proceed with respect to the scope of work as described in these drawings. The A/C contractor shall provide shop drawings for approval to the Architect PRIOR to commencing work. Any changes made will be documented in the shop drawings and submitted to the building department and this Architect for their records.

NOTE FOR "T" STATS

ALL "T" stats shall be located at 48" AFF

AC CONDENSATE NOTE

ALL condensate lines shall be 1 1/4" PVC schedule 40 to the outside soil a min of 12" from the structure. There shall be a condensate shut-off switch at the AH pan.

The AC contractor is to provide the plans for the routing of the condensate drains PRIOR to commencing work. These plans are to be approved by the Architect and engineer of record prior to being submitted to the building department for permitting.

NOTE

Mechanical contractor shall coordinate with the plumbing contractor the condensate system installation (to be approved and installed by the plumbing contractor) all work shall be performed in accordance with the current addition of the Florida Building Code " Mechanical"

CABINET NOTES

- 1) The selected cabinet company shall provide ALL shop drawings to the owner and architect for approval PRIOR to fabrication or installation
- 2) ALL cabinets - unless noted otherwise - shall be constructed using 3/4" cabinet grade plywood finished as agreed with the owner and designer / architect
- 3) All drs and drawers shall be soft self close. Drawers shall be constructed using dovetail methods and shall have full extension under drawer mounted Blum hardware (or equal as approved by the owner)
- 4) There shall be minimum fillers used
- 5) Upper cabinets shall have light valences for LED lights (provided by the Electrical Contractor who shall install them)
- 6) ALL counter tops are to be bid out as granite w/ 1 1/2" full bullnose edge and with a min 4" backsplash at all edges that are adjacent to a vertical wall. Owner/ designer is to confirm the final selections. For bid purpose use middle of the road product. Cost adjustments can be made AFTER the owner/designer has confirmed the selection.
- 7) Provide an allowance of \$12 per pull. Owner/designer shall select and approve the pull styles PRIOR to cabinet fabrication. Cost adjustments can be made AFTER the owner/designer has confirmed the selection.
- 8) Cabinets shall meet the current ADA code requirements. The GC shall review this requirement PRIOR to commencing construction and notify this architect if changes need to be made to the plans

REQUIREMENTS FOR MEANS OF ESCAPE

- A) NO door in the path of travel of a means of escape shall be less than 28" in width except that bathroom doors may be 24" unless required to be larger by ADA codes.
- B) EVERY closet door latch shall be such that children can open the door from the inside of said closet
- C) EVERY bathroom door lock shall be the type that can be opened from the exterior of the room when locked in case of emergency.
- D) Doors may be swinging or sliding types.
- E) No door in any path as a means of escape shall be locked against egress when the building is occupied. ALL locking devices which impede or prohibit travel or which can not be easily disengaged shall be prohibited. To comply with FBC section 1012.1.1

SECURITY AND FORCED ENTRY NOTES

ALL single exterior doors shall have a lock to be key operated from exterior with a minimum of 6000 possible key changes or locking auxiliary single deadbolt with hardened bolt strike. All locks on exterior doors shall be capable of resisting a force of 300 lbs minimum applied in any movable direction. The active leaf of pairs of exterior swing doors shall have the same locks as required for the single swing doors. The inactive leaf of these doors shall have concealed extension for the single swing doors. Sliding glass doors shall be provided with sliding door dead bolts or pin through both doors. Such pins shall not be operable from the exterior, jamba, head, sill or meeting mullions. These doors shall be installed so that no panel can be lifted from the track when in a locked position. Hinges on exterior swing doors shall be installed using non-removable pin (NRP) type hinges. Vision panels (glass) in exterior doors other than glazing within 40" of the inside locking hardware shall comply with ANSI 297.1. Exterior doors shall be 1 3/4" thick.

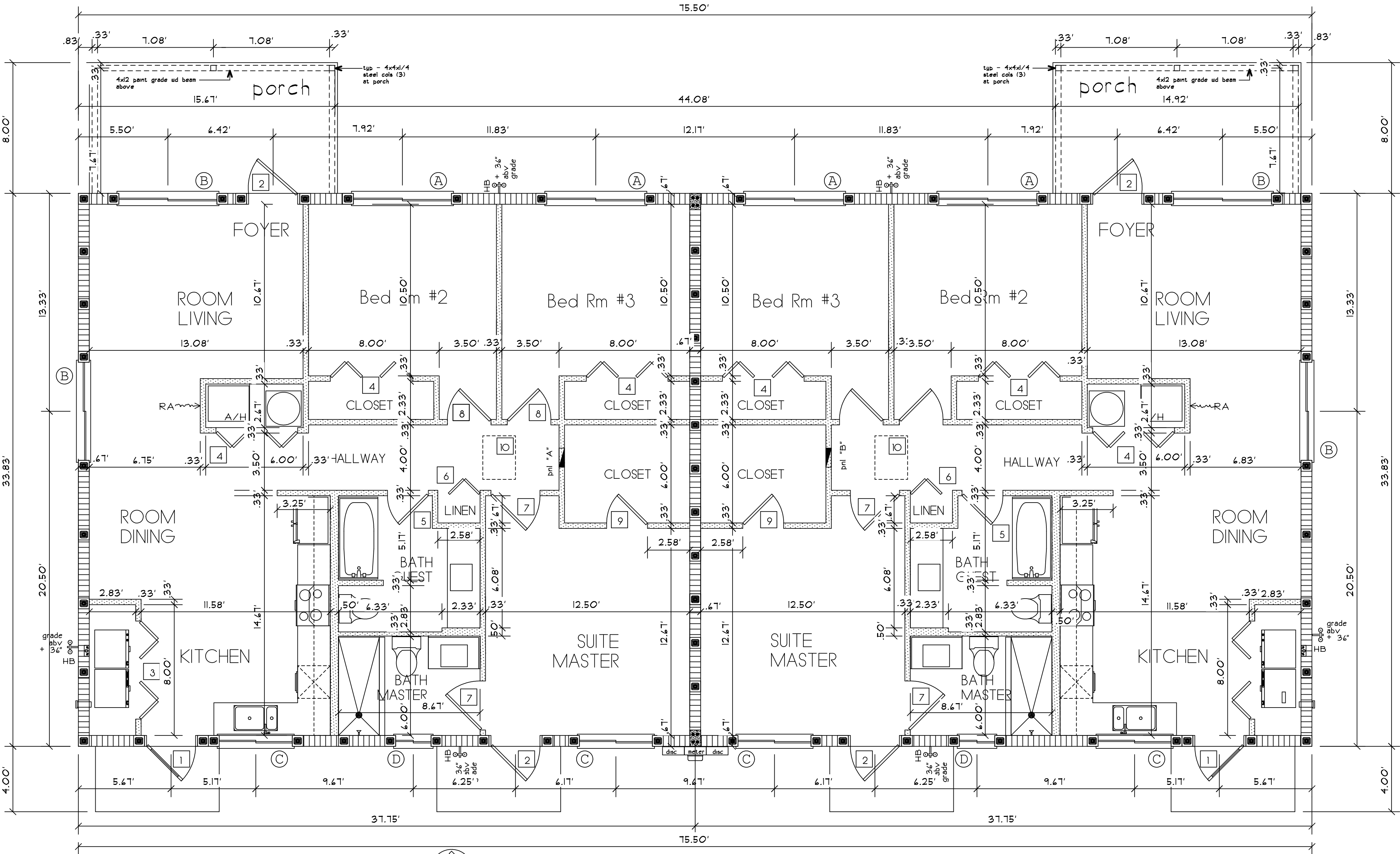
WINDOW SCHEDULE

MARK	QTY	SIZE	DESCRIPTION
A	4	D23 14 3/4" x 38 1/8"	HORTZ ROLLER WDW - IMPACT RESISTANT w/ WHITE FRAME w/ SCRIN
B	4	D24 14 3/4" x 50 5/8"	HORTZ ROLLER WDW - IMPACT RESISTANT w/ WHITE FRAME w/ SCRIN
C	4	33 53 1/8" x 38 3/8"	HORTZ ROLLER WDW - IMPACT RESISTANT w/ WHITE FRAME w/ SCRIN
D	2	H33 21 1/4" x 38 3/8"	HORTZ ROLLER WDW - IMPACT RESISTANT w/ WHITE FRAME w/ SCRIN
E	THIS SPACE LEFT INTENTIONALLY BLANK		

WINDOWS SHOWN ARE ALUM FGT WINDOWS (800) 282-6019

WINDOW EGRESS

Provide a clear opening of not less than 5.7 SF with the width not being less than 20" in. The bottom of the opening shall not be greater than 44" in above the finished floor. To comply with FBC section 1005.4.2.2 & 3.



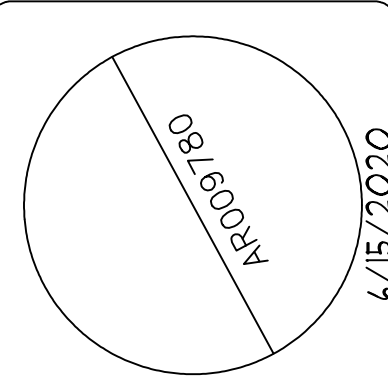
FLOOR PLAN 1/4" = 1'-0"

PLEASE NOTE!!

GENERAL AND SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AS SHOWN IN THESE DRAWINGS PRIOR TO COMMENCING CONSTRUCTION AND ARE TO NOTIFY THIS ARCHITECT OF ANY DISCREPANCIES.

Issue Date: 6/15/2020

Revisions		
No.	Date	Description
01		
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NEW DUPLEX FOR
Tranche 3 Properties LLC
3856 7th Ave North palm Springs

Date: 6/15/2020

Project Number: 18033

Designed By:

Drawn By: ABJ

Checked By: JD

Sheet Title:

Sheet Number:

A-3

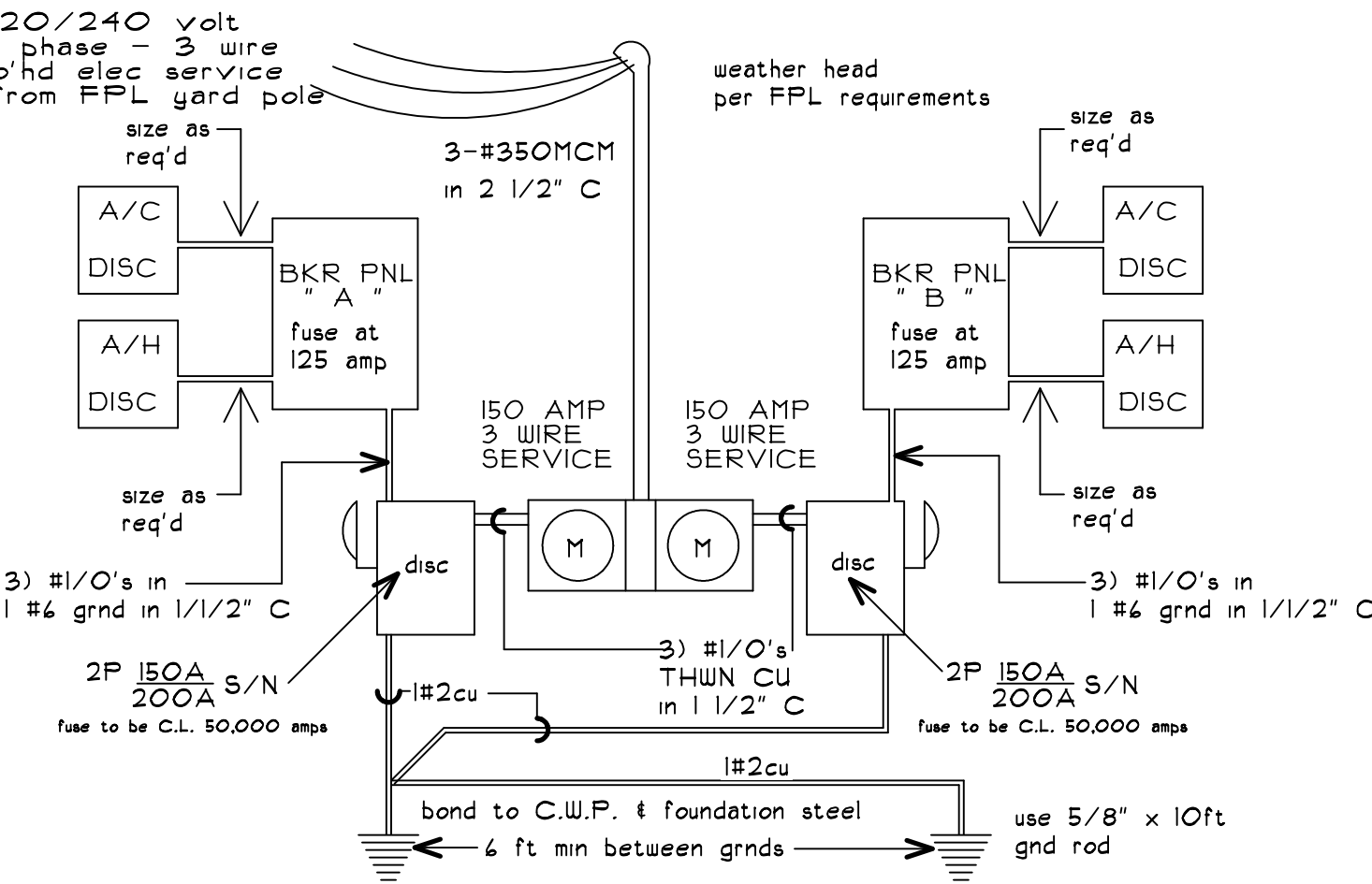
PANEL "A" SCHEDULE

TYPE: Square "D" or equal MTG: FLUSH VOLTS: 120/240V - 1phase- 3 wire MAIN: M.L.O. BUS: 125 AMP AIC SYMM: 22,000					
CIRC	BKR	WIRE	USE	LOAD	REMARKS
1-3	2/60	#6	A.H.U.	5000	HEAT STRIP
2-4	2/30	#10	WATER HEATER	4500	
5	1/20	#12	MICROWAVE	1000	
6-8	2/30	#10	DRYER	5000	
7	1/20	#12	WASHER	1500	
9	1/20	#12	DISPOSAL	900	
10	1/20	#12	REFRIGERATOR	1500	
11	1/20	#12	MASTER BATH	1500	
12-14	2/40	#8	RANGE w/ OVEN	12000	
13	1/20	#12	SM APPLIANCE	1500	
15	1/20	#12	SM APPLIANCE	1500	
16	1/20	#12	SM APPLIANCE	1500	
17	1/20	#12	GUEST BATH	1500	
18	SPARE	SPARE	SPARE	SPARE	SPARE
19	1/20	#12	DISHWASHER	1200	
20	1/20	#12	DINING ROOM	1500	
21	SPARE	SPARE	SPARE	SPARE	SPARE
22-24	2/60	#10	A.C.U.		non concurrent
23	SPARE	SPARE	SPARE	SPARE	SPARE
25	1/20	#12	RECPTs	1440	
26	1/20	#12	RECPTs	1440	
27	1/20	#12	RECPTs	1080	
28	1/20	#12	LIGHTING	1440	
29	1/20	#12	LIGHTING	1440	
30	EMPTY	EMPTY	EMPTY	EMPTY	
31	EMPTY	EMPTY	EMPTY	EMPTY	
32	EMPTY	EMPTY	EMPTY	EMPTY	

SUMMARY PANEL "A"

SUB TOTAL LOAD	43440	NO A/C
A /C @ 100%	5000	
1st 10KW @ 100%	10000	
BALANCE @ 40%	13316	
CALC'D LOAD PNL "A"	28316	

CALC'D SERVICE LOAD THIS PNL 118.24 AMP
USE 150 AMP SERVICE



ELEC RISER DIAGRAM

SHOWING TYPICAL - ACTUAL CONFIGURATION MAY VARY

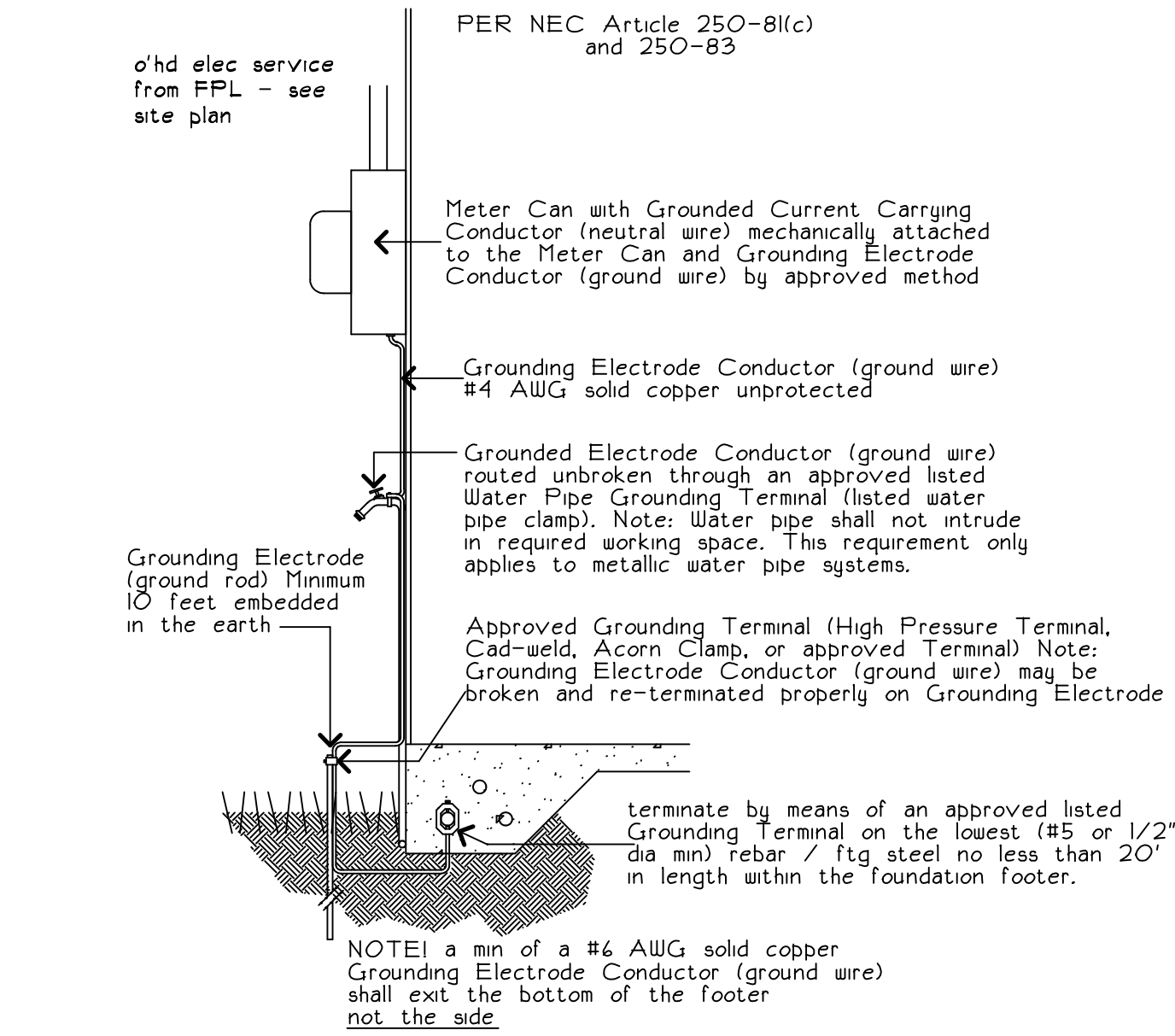
PANEL "B" SCHEDULE

TYPE: Square "D" or equal MTG: FLUSH VOLTS: 120/240V - 1phase- 3 wire MAIN: M.L.O. BUS: 125 AMP AIC SYMM: 22,000					
CIRC	BKR	WIRE	USE	LOAD	REMARKS
1-3	2/60	#6	A.H.U.	5000	HEAT STRIP
2-4	2/30	#10	WATER HEATER	4500	
5	1/20	#12	MICROWAVE	1000	
6-8	2/30	#10	DRYER	5000	
7	1/20	#12	WASHER	1500	
9	1/20	#12	DISPOSAL	900	
10	1/20	#12	REFRIGERATOR	1500	
11	1/20	#12	MASTER BATH	1500	
12-14	2/40	#8	RANGE w/ OVEN	12000	
13	1/20	#12	SM APPLIANCE	1500	
15	1/20	#12	SM APPLIANCE	1500	
16	1/20	#12	SM APPLIANCE	1500	
17	1/20	#12	GUEST BATH	1500	
18	SPARE	SPARE	SPARE	SPARE	SPARE
19	1/20	#12	DISHWASHER	1200	
20	1/20	#12	DINING ROOM	1500	
21	SPARE	SPARE	SPARE	SPARE	SPARE
22-24	2/60	#10	A.C.U.		non concurrent
23	SPARE	SPARE	SPARE	SPARE	SPARE
25	1/20	#12	RECPTs	1440	
26	1/20	#12	RECPTs	1440	
27	1/20	#12	RECPTs	1080	
28	1/20	#12	LIGHTING	1440	
29	1/20	#12	LIGHTING	1440	
30	EMPTY	EMPTY	EMPTY	EMPTY	
31	EMPTY	EMPTY	EMPTY	EMPTY	
32	EMPTY	EMPTY	EMPTY	EMPTY	

SUMMARY PANEL "A"

SUB TOTAL LOAD	43440	NO A/C
A /C @ 100%	5000	
1st 10KW @ 100%	10000	
BALANCE @ 40%	13316	
CALC'D LOAD PNL "A"	28316	

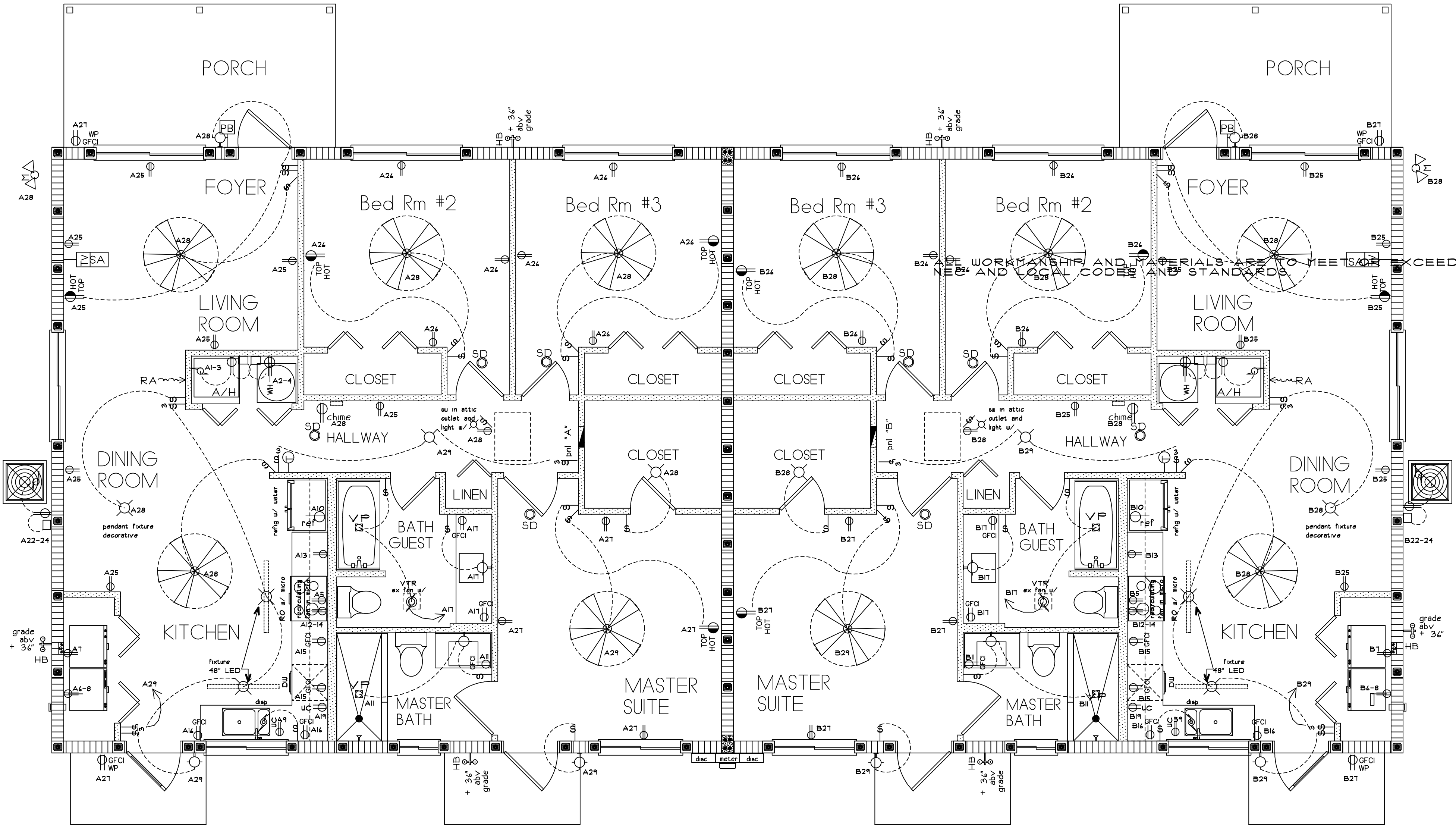
CALC'D SERVICE LOAD THIS PNL 118.24 AMP
USE 150 AMP SERVICE



GROUNDING DETAIL

ELECTRICAL CONTRACTOR IS TO " WALK-THRU " THE PROJECT WITH THE OWNER, BUILDER AND DESIGNER PRIOR TO THE INSTALLATION OF OUTLETS AND SWITCHES SO THE LOCATIONS AND OPERATIONS CAN BE APPROVED BY ALL PRIOR TO INSTALLATION.

QUALIFIED ELECTRICAL CONTRACTOR IS TO VISIT THE JOB SITE PRIOR TO COMMENCING WORK SO AS TO FIELD VERIFY THE ELECTRIC SERVICE ENTRY LOCATION AND MAKE ADJUSTMENTS AS REQUIRED. HE IS TO NOTIFY THIS ARCHITECT AS TO ANY DISCREPANCIES FROM THE INFORMATION CONTAINED IN THESE PLANS.



ELECTRICAL FLOOR PLAN 1/4" = 1'-0"

ALL new recpts in living spaces shall be AFCI and tamper resistant

RESIDENTIAL ELECTRIC NOTES

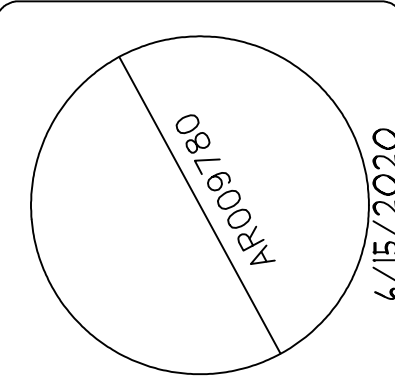
1. ALL EXTERIOR RECEPTACLES SHALL BE WATERPROOF & G.F.C.I.
2. ALL BATHROOM, KITCHEN, AND ANY RECEPTACLE WITHIN 4'-0" OF ANY SINK SHALL BE G.F.I.C.
3. ALL EXTERIOR DISCONNECT SWITCHES SHALL BE WEATHERPROOF.
4. ALL DECORATIVE LIGHT FIXTURES SELECTED AND PURCHASED BY OWNER, INSTALLED BY ELEC CONTRACTOR.
5. E.C. SHALL COORDINATE NEW METER & SWITCHGEAR LOCATIONS WITH FPIL.
6. ALL LIGHTING AND RECEPTACLES SHALL BE INSTALLED PER S.F.B.C. TABLE 45.08.4.
7. ROMEX MAY BE SUBSTITUTED FOR WIRE AND CONDUIT SYSTEM FOR BUILDING INTERIOR ONLY.
8. ALL DISCONNECT SWITCHES AND PANELS SHALL BE INSTALLED IN ACCORDANCE TO N.E.C. 110-14.
9. PROVIDE TIE HANDLE FOR DISPOSAL AND DISHWASHER CIRCUIT BRKRS. (ONLY IF ONE RECEPTACLE SUPPLIES BOTH).
10. ANY 15A/1P CIRCUIT LONGER THAN 50 FT. INCREASE WIRE TO #12 AWG.
11. ANY 20A/1P CIRCUIT LONGER THAN 15 FT. INCREASE WIRE TO #10 AWG.
12. ALL SWITCHGEAR AND PANELS SHALL BE RATED FOR 40 DEGREES.
13. E.C. SHALL VERIFY ALL A/C EQUIP. LOADS PRIOR TO THE PURCHASE OF ANY SWITCHGEAR OR PANELS. REPORT LOADS TO ARCHITECT FOR REVIEW AS SOON AS POSSIBLE.
14. SMOKE DETECTORS SHALL BE WIRED AHEAD OF SWITCHES CONNECTED TO BATHROOM OR KITCHEN LIGHTING CIRCUITS w/ BATTERY BACKUP AND INTERCONNECTED, PER F.B.C. 2018 CODES.
15. GROUNDING OF RANGES, COOKTOPS, CLOTHES DRYERS, WALL MOUNTED OVENS: THESE APPLIANCES SHALL HAVE 4-WIRE CORD RECEPTACLES.

ELECTRICAL CIRCUIT NOTE

The electrical contractor is to run in the circuits as shown on the electrical panel schedule. After the project is ready for the final electrical inspection the electrical contractor is to provide this architect with an "as built" of the circuits. These plans will be altered to indicate any changes and the circuit numbers will be added to the plans for future reference.

THE OWNER IS TO SELECT ALL DECORATIVE LIGHTING FIXTURES FOR THE LOCATIONS INDICATED IN PLANS. ALL SELECTIONS MADE BY THE BUILDER ARE TO BE APPROVED BY THE OWNER PRIOR TO PURCHASE OR INSTALL.

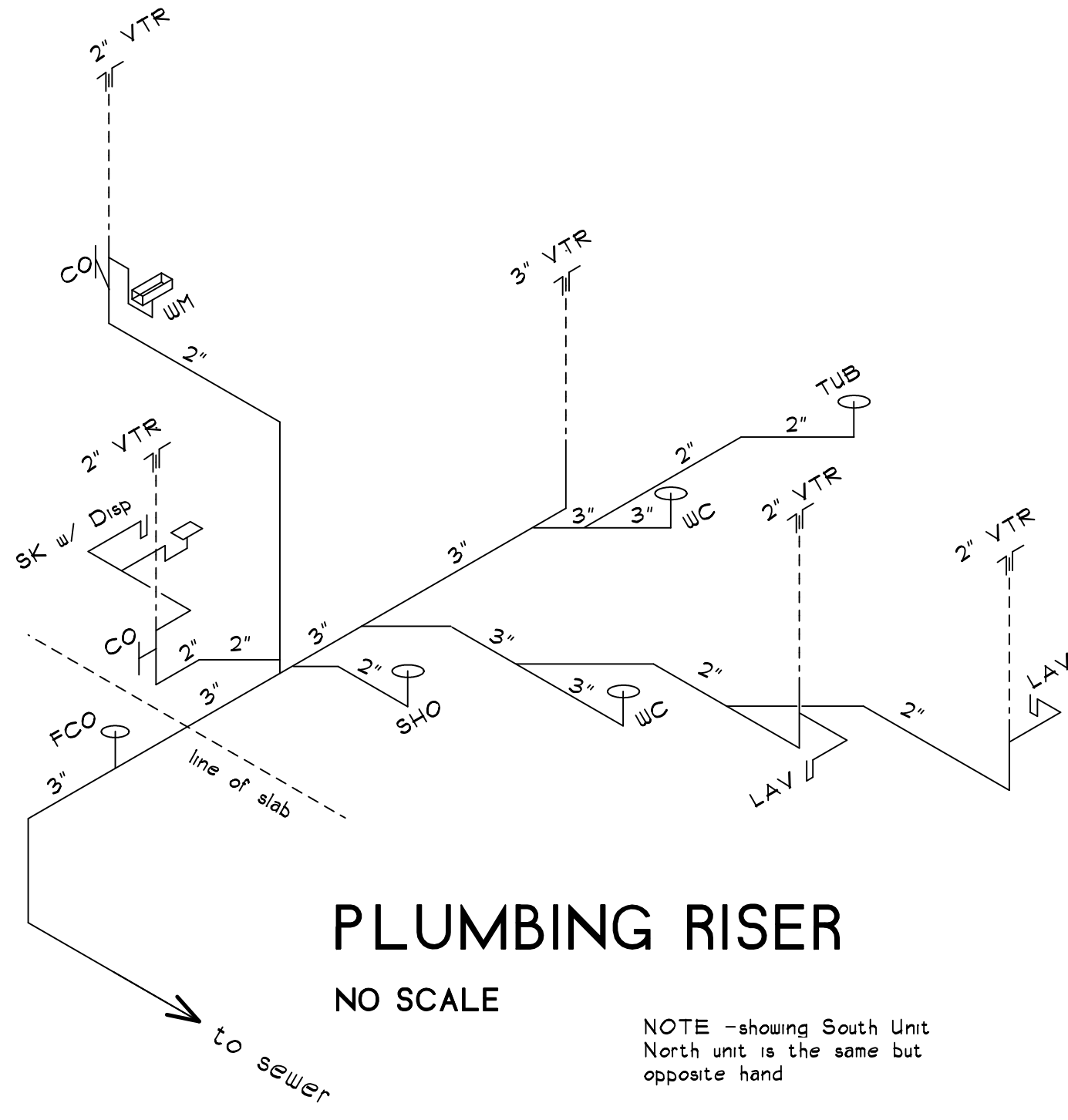
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Revisions		
No.	Date	Description
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NEW DUPLEX FOR
Tranche 3 Properties LLC
3856 7th Ave North palm Springs

Date:	6/15/2020
Project Number:	18033
Designed By:	
Drawn By:	ABJ
Checked By:	JD
Sheet Title:	
Sheet Number:	A-4



PLUMBING RISER

NO SCALE

NOTE -showing South Unit
North unit is the same but
opposite hand

DOMESTIC WATER PIPE NOTE

ALL domestic water supply piping shall be in copper.
Size as required by the device being served.
There shall be NO plastic piping allowed

PLUMBING NOTE I

QUALIFIED LICENSED PLUMBING CONTRACTOR IS TO REVIEW
THESE PLANS AND FIELD CONDITIONS PRIOR TO COMMENCING
WORK. THIS IS A GRAPHIC REPRESENTATION OF WHAT IS SUPPOSE
TO OCCUR AND THEREFORE CHANGES MAY OCCUR.

ALL WORK MUST MEET / EXCEED LOCAL AND NATIONAL CODES.

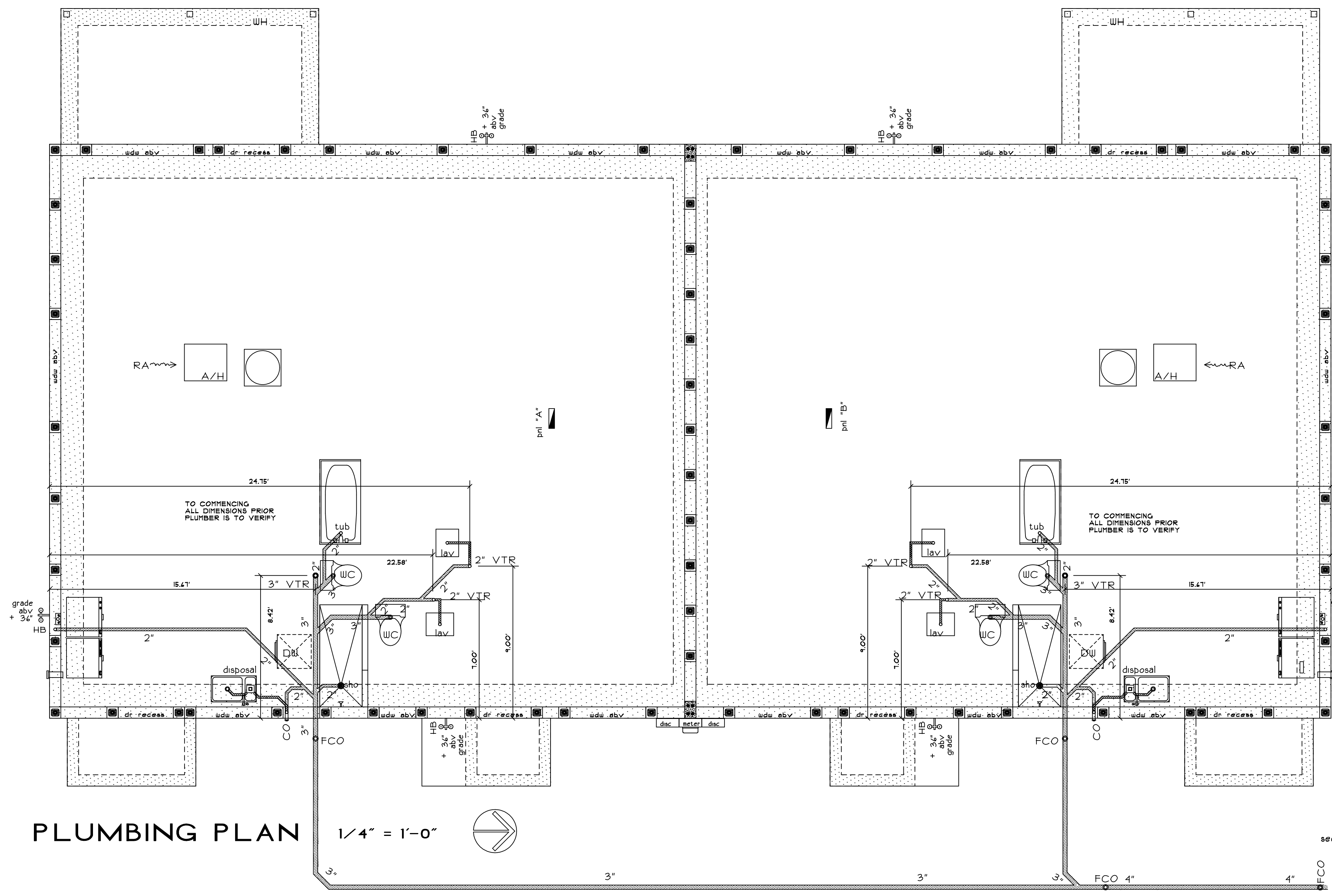
Plumber is to field determine
where the existing sanitary
sewer connection is
located. He is to notify
this architect so we can make
the necessary changes to
this plan as needed

NOTE

PLUMBING PLAN SHOWN IN LIEU OF
A ISOMETRIC PLUMBING RISER. SHOULD
AN ISOMETRIC BE REQ'D ONE WILL BE
PROVIDED AS AN "AS BUILT". THE
PLUMBING PLAN ALLOWS FOR GREATER
ACCURACY AND REDUCES CONFLICTS.

NOTE!! ALL new water piping shall be installed in
accordance with FBC P-table 603.1 and Table
604.5. Min water service shall be 1".

NOTE!! water heater pressure relief valve shall
discharge into the pan at the base of the water
heater. This must be visible.



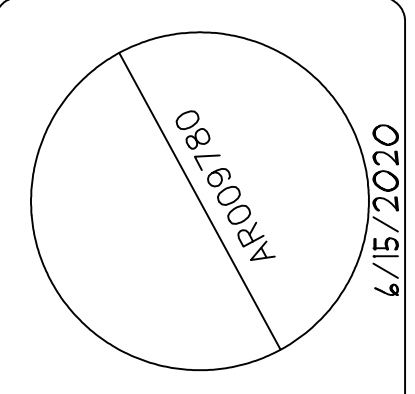
PLUMBING PLAN

1/4" = 1'-0"

PLEASE NOTE!!

GENERAL AND SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS
AS SHOWN IN THESE DRAWINGS PRIOR TO COMMENCING CONSTRUCTION
AND ARE TO NOTIFY THIS ARCHITECT OF ANY DISCREPANCIES.

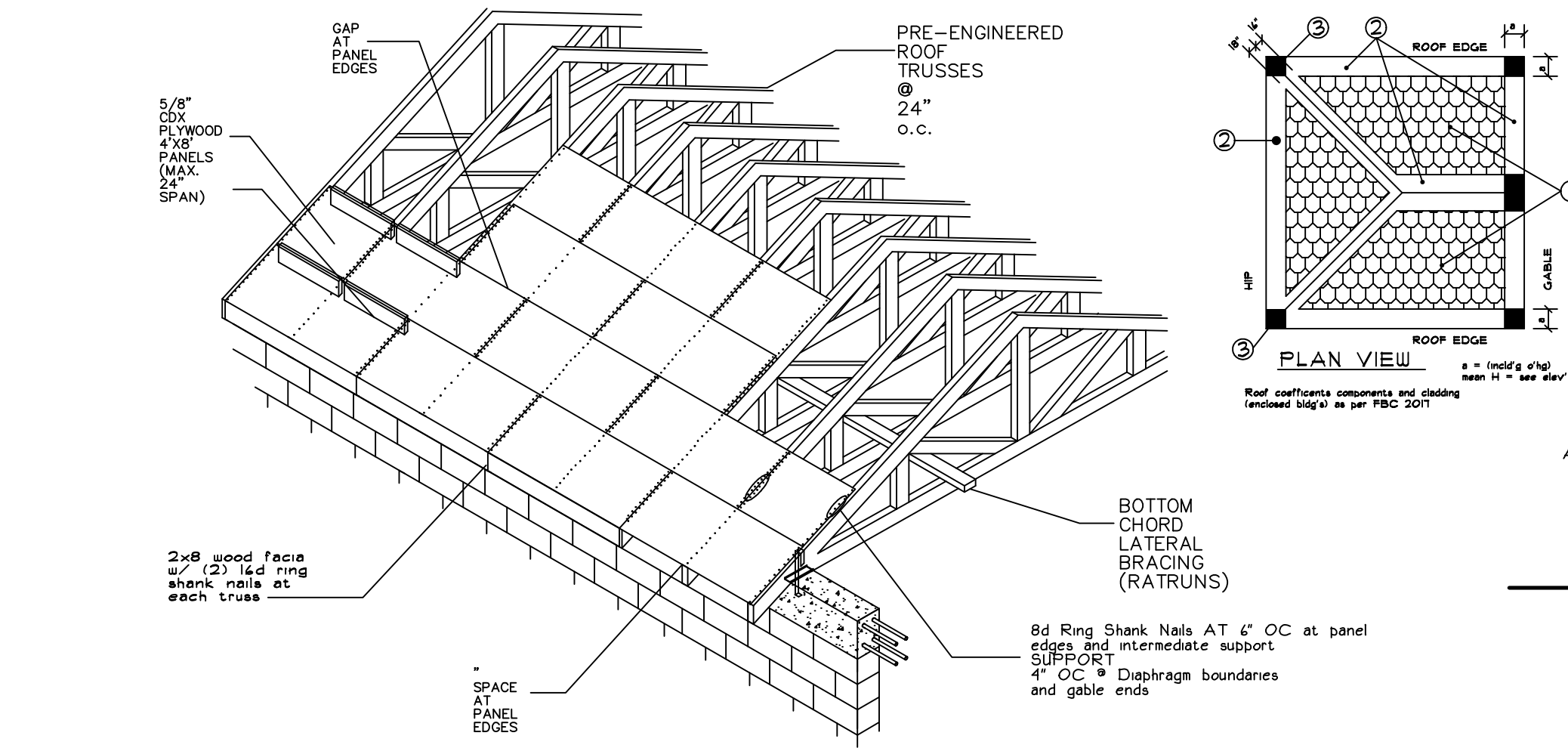
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Revisions		
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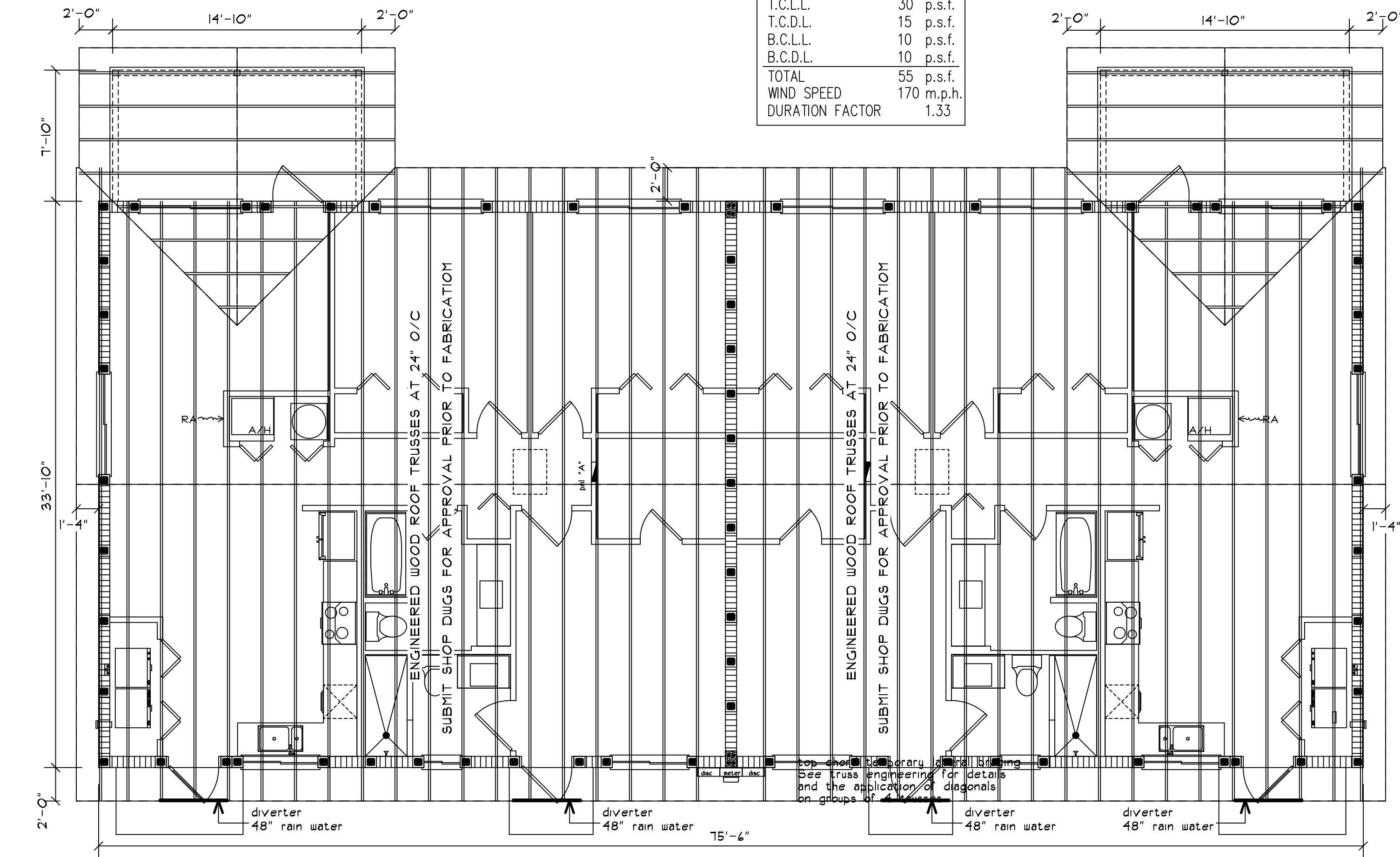
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Drawn By:	ABJ
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Sheet Number:	A-5



NAILING INFORMATION



TRUSS LAYOUT @ 3/16"

NOTE!
submit shop drawings for engineered wood roof trusses to this Architect for approval prior to submitting for permitting or fabrication.
Shop draws MUST include all engineering w/ uplifts

NOTE! maximum lateral load is not greater than 250 lbs

WARNING

CONVENTIONAL FRAMING, ERECTION AND/OR PERMANENT BRACING IS NOT THE RESPONSIBILITY OF THE TRUSS DESIGNER, PLATE MANUFACTURER, OR TRUSS FABRICATOR PERSONS ERECTING TRUSSES ARE CAUTIONED TO SEEK PROFESSIONAL ADVICE REGARDING ERECTION BRACING WHICH IS ALWAYS REQUIRED TO PREVENT TOPPLING AND DOMINOING DURING ERECTION; AND PERMANENT BRACING WHICH MAY BE REQUIRED IN SPECIFIC APPLICATIONS. SEE "BRACING WOOD TRUSSES COMMENTARY AND RECOMMENDATIONS" (HIB-91) FOR FURTHER INFORMATION. TRUSSES SHALL BE INSTALLED IN A STRAIGHT AND PLUMB POSITION WHERE NO SHEATHING IS APPLIED DIRECTLY TO TOP AND/OR BOTTOM CHORDS, THEY SHALL BE BRACED AS SPECIFIED ON THE ENGINEERED DESIGN. TRUSSES SHALL BE HANDLED WITH REASONABLE CARE DURING ERECTION TO PREVENT DAMAGE OR PERSONAL INJURY.

TRUSS COMPANY NOTE

ALL uplift information is from the shop drawings by the selected truss company. This architect has verified the information and has selected the truss hold downs to be used. The GC shall follow these plans and shall not make any changes unless approved by this Architect.

NOTE TRUSS HOLD DOWNS

Upon submission of the truss company shop drawings containing all calculated uplifts and cut sheets for the engineered wood trusses this Architect shall provide the hold downs to be used for each truss condition. Simpson or equal shall be specified

PLYWOOD NAILING

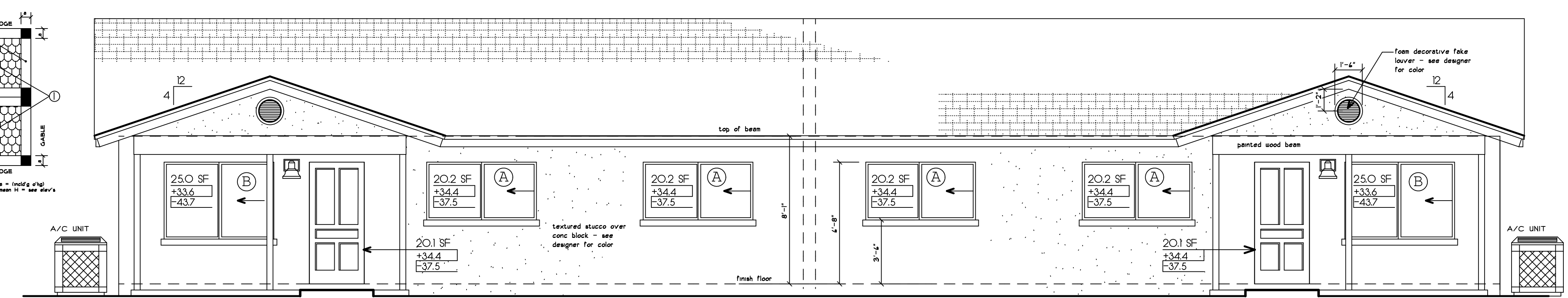
plywood shall be ext grade 5/8" code approved
nail using 8d ring shank nails as follows:
4" OC at all edges and 6" OC in the field

TRUSS BRACING NOTE

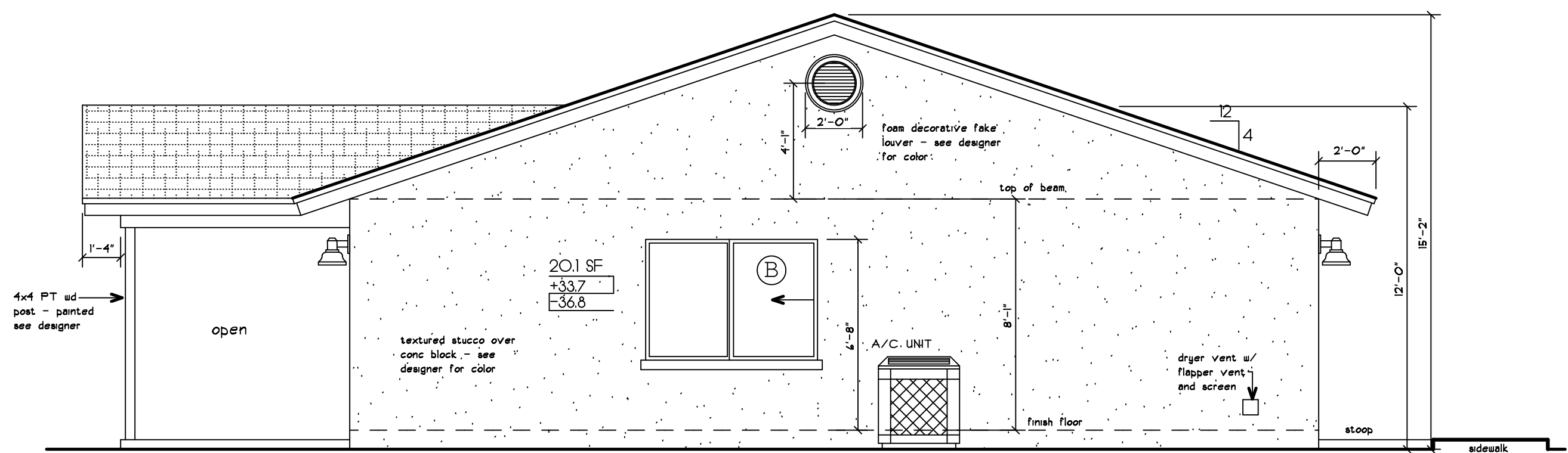
use 2x4 x 12' length lateral bottom chord bracing - lapped over 2 trusses and at 10' OC max with diagonal 2x4 bracing every 10' trusses (20' max)
Also use web member diagonal bracing every 10' trusses (20' max)
SEE TRUSS ENGINEERED DWGS

apply the following schedule for ALL bracing installed

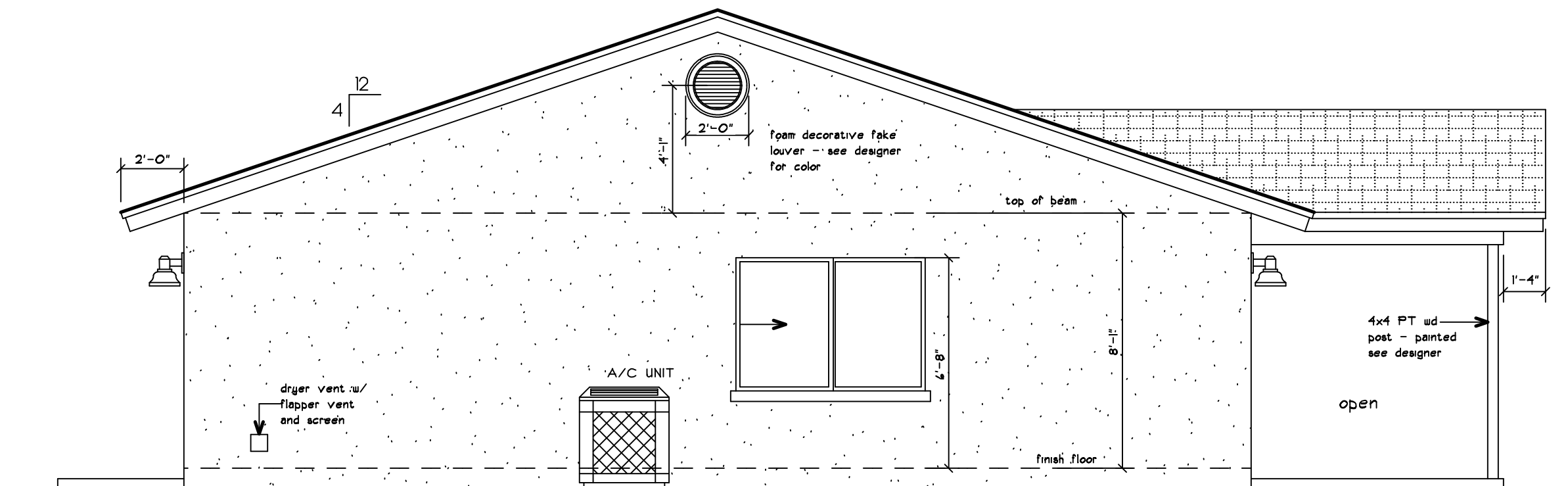
truss span of:
up to 30' install at 10' OC max
30' to 45' install at 8' OC max
45' to 60' install at 6' OC max
60' to 80' install at 4' OC max



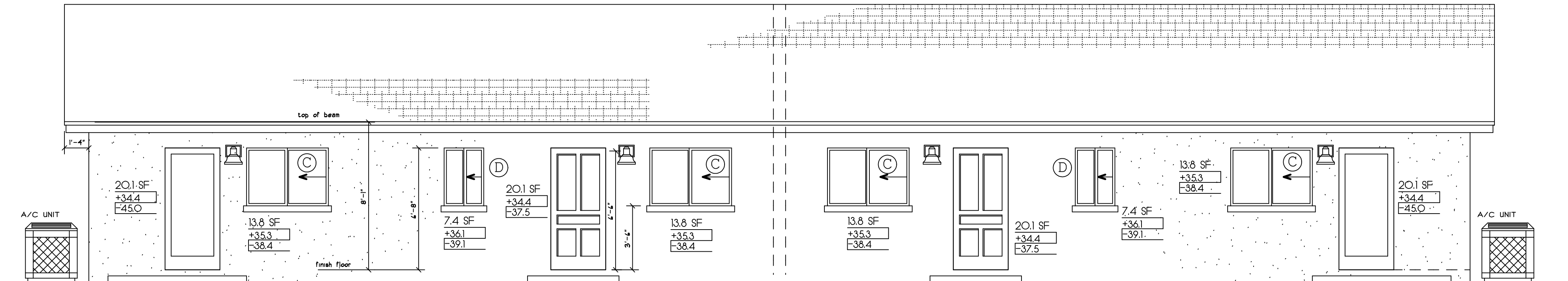
SOUTH ELEVATION @ 1/4" = 1'-0"



SOUTH ELEVATION @ 1/4" = 1'-0"

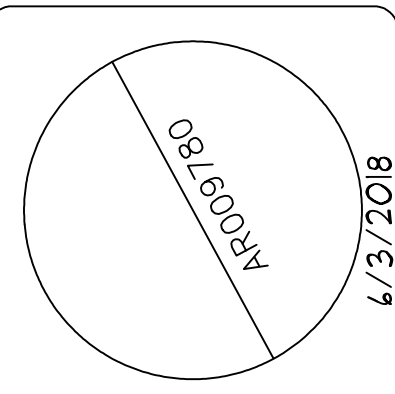


NORTH ELEVATION @ 1/4" = 1'-0"



EAST ELEVATION @ 1/4" = 1'-0"

Issue Date: 6/3/2018		
Revisions		
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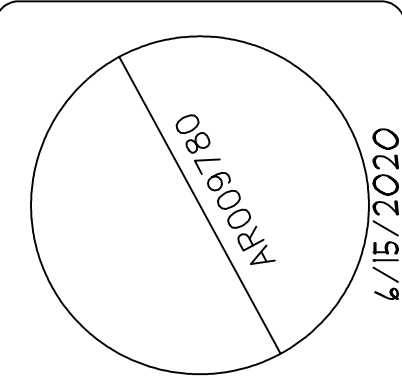


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NEW DUPLEX FOR
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3856 7th Ave North palm Springs

Date:	6/3/2018
Project Number:	18033
Designed By:	
Drawn By:	ABJ
Checked By:	JD
Sheet Title:	
Sheet Number:	A-6

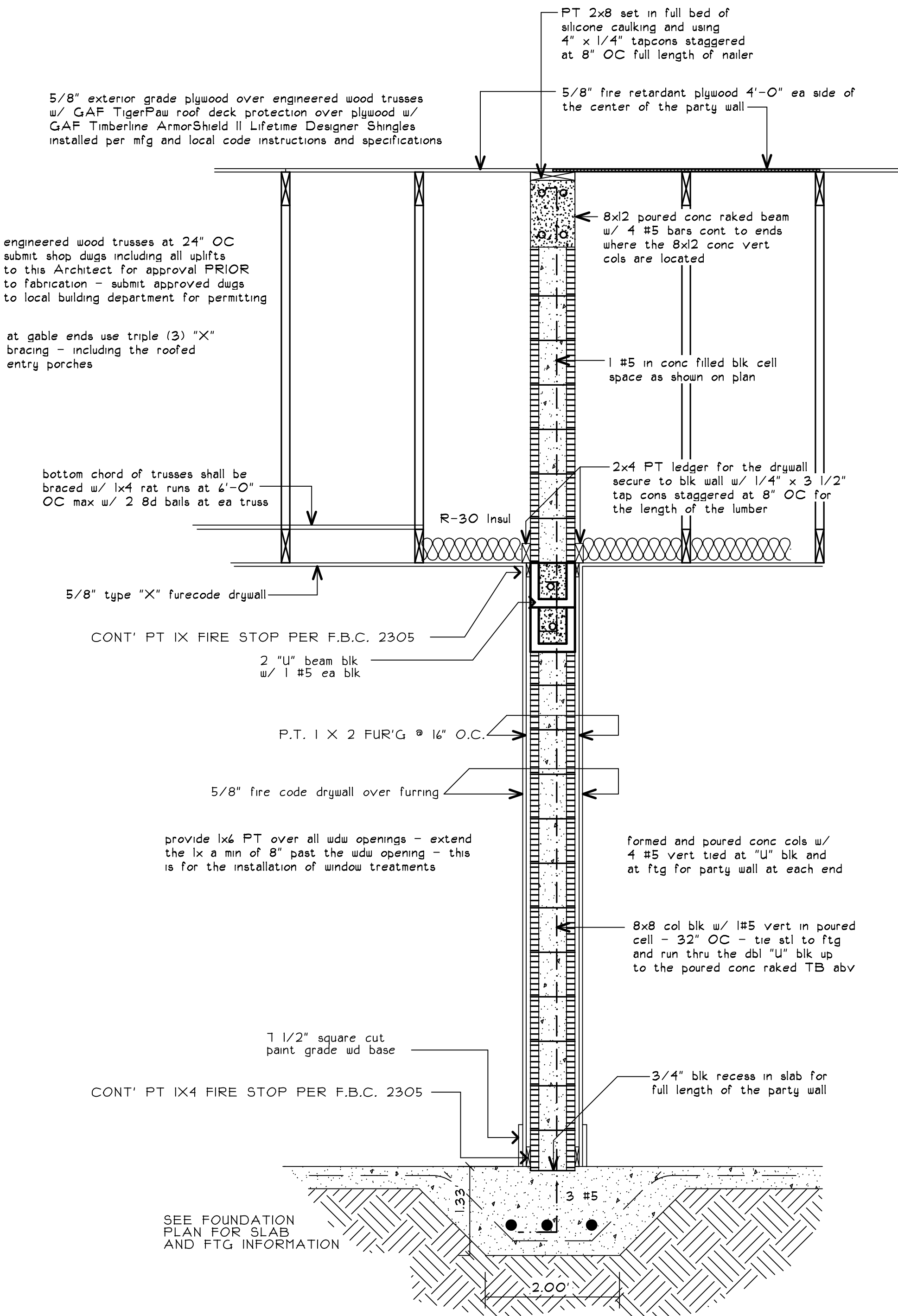
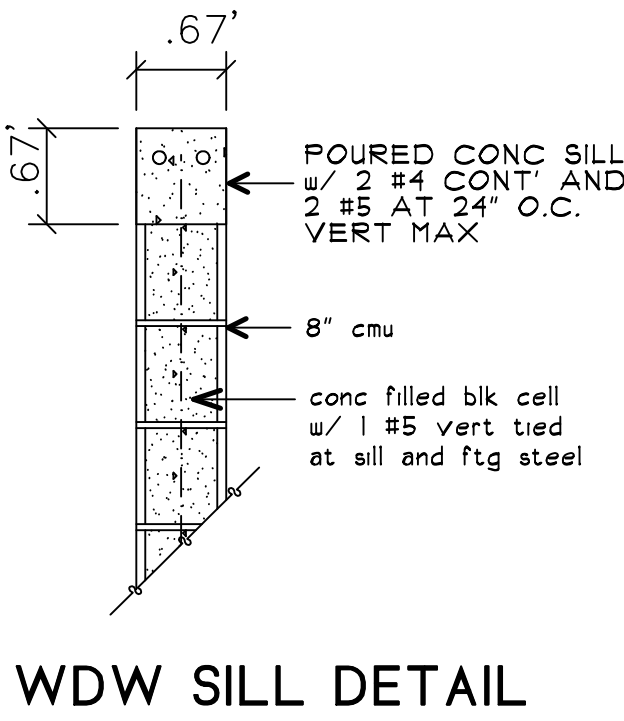
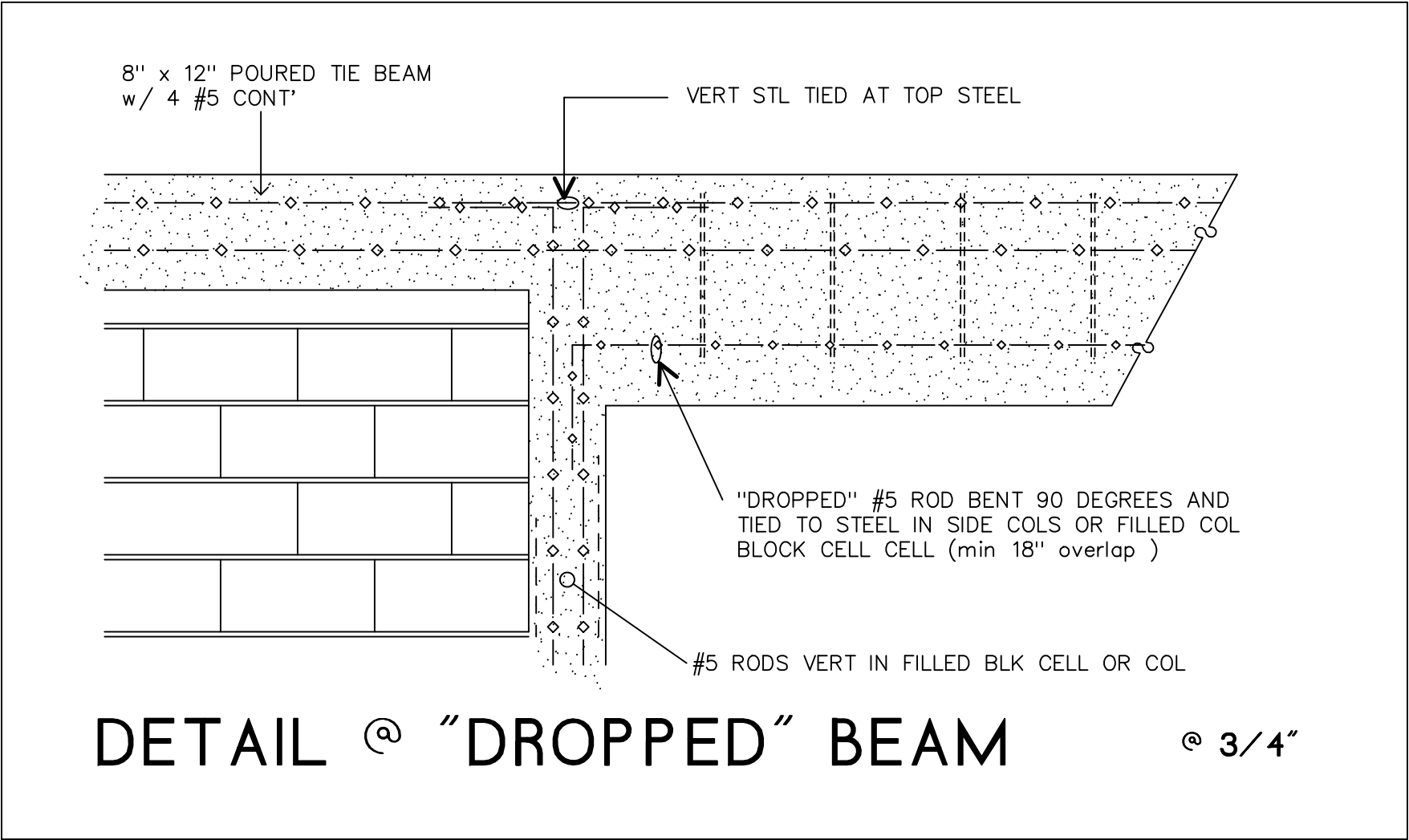
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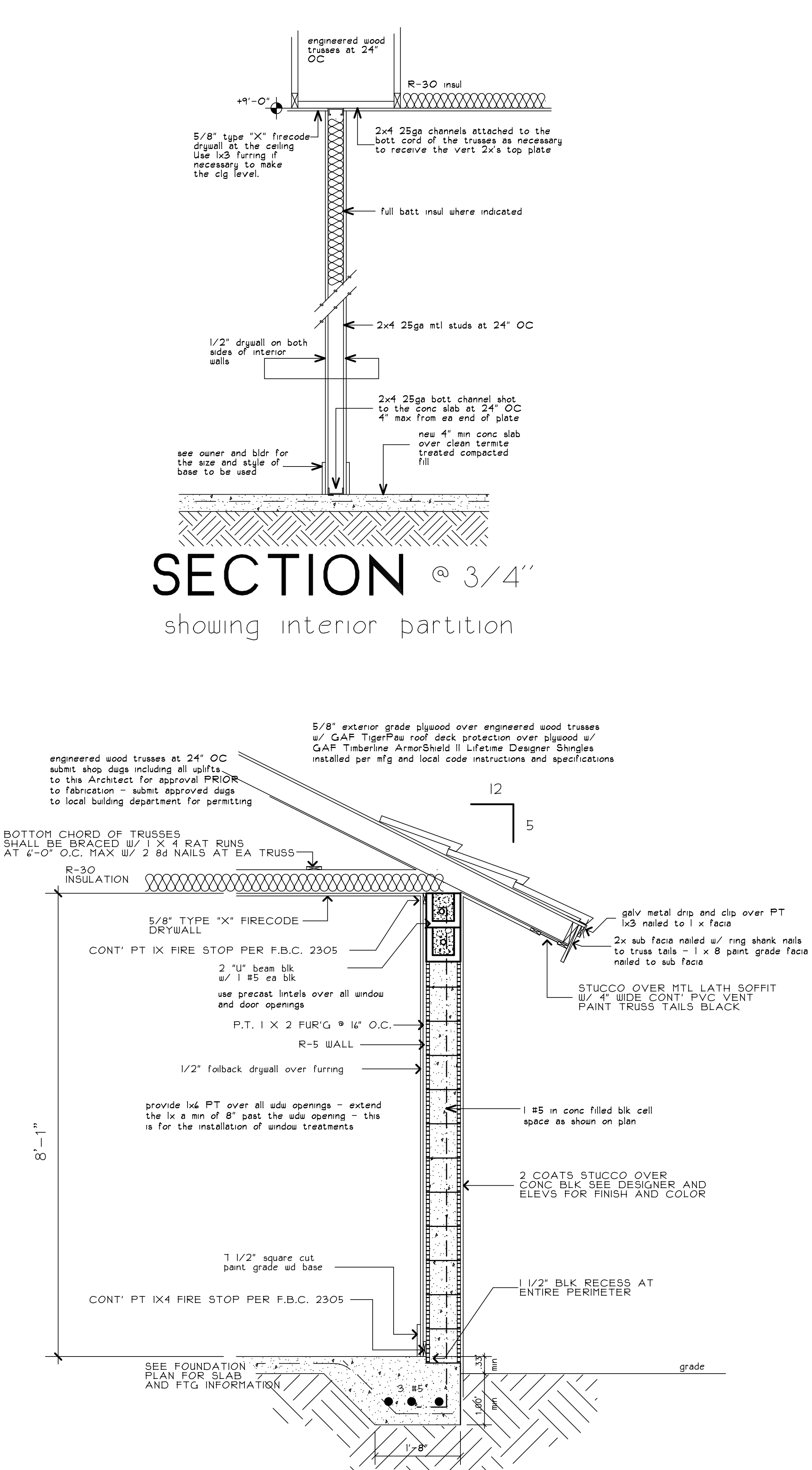
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PARTY WALL SECTION @ 3/4"



TYP SECTION @ 3/4"

PAVING AND DRAINAGE NOTES:

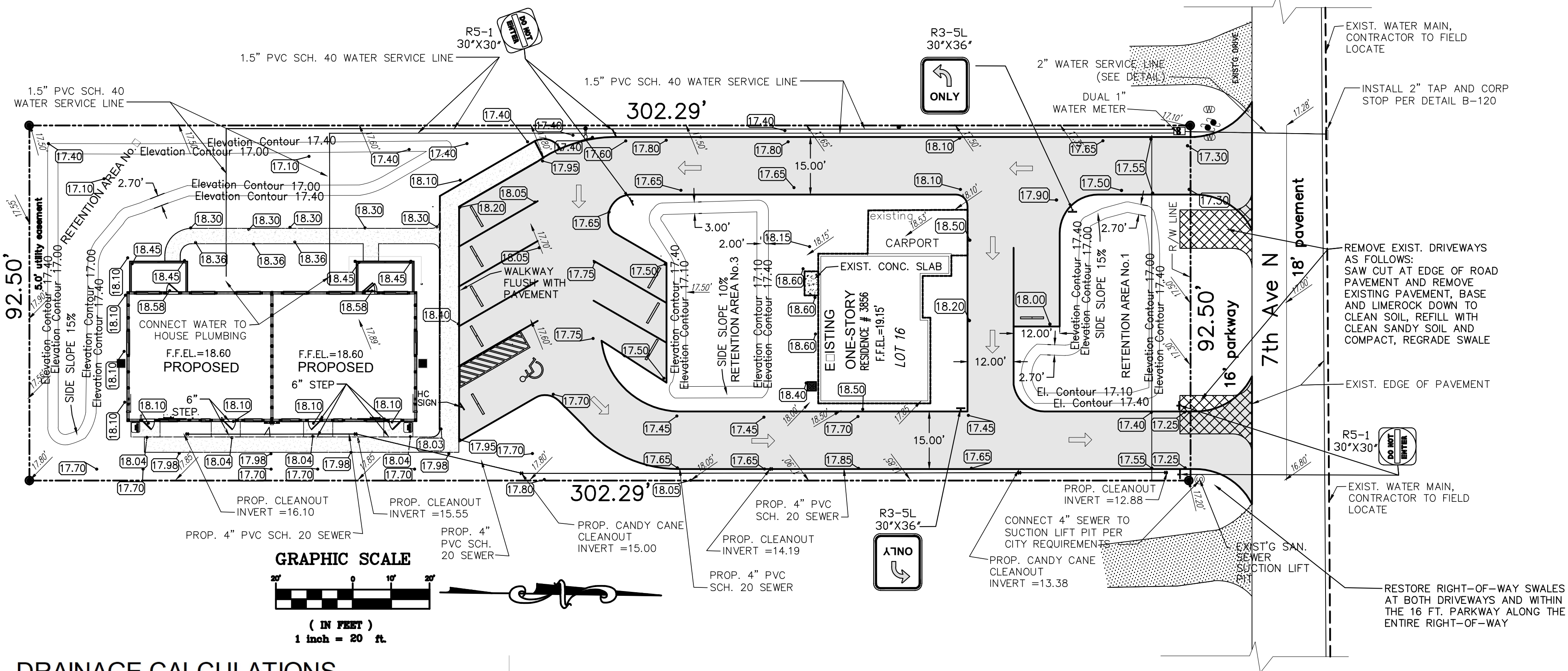
1. THE FULL DEPTH OF ALL EXISTING ORGANIC AND DELETERIOUS MATERIAL WITHIN THE RIGHT-OF-WAY AND UTILITY DRAINAGE EASEMENTS SHALL BE REMOVED. NO MATERIAL OF FDOT CLASS A-5, A-7 OR A-8 SHALL BE ALLOWED.
2. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.10 GALLONS PER SQUARE YARD. PRIME AND TACK COAT FOR BASE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF SECTIONS 300-1 THROUGH 300-7 OF FDOT STANDARDS SPECIFICATIONS.
3. ASPHALT CONCRETE WEARING SURFACE SHALL BE APPLIED OVER TACK COAT TO BE USED BETWEEN PAVING LIFTS
4. BASE AND SUBGRADE DENSITY TESTS SHALL BE CONDUCTED BY AN APPROVED TESTING LABORATORY FOR A MAXIMUM 7000 SQUARE FEET OF FINISHED PAVEMENT. THE CONTRACTOR SHALL PAY FOR ALL REQUIRED TESTING. TEST RESULTS SHALL BE SIGNED AND SEALED BY THE LABORATORY PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.
5. PROCTORS SHALL BE PERFORMED ON ALL MATERIAL, SUBGRADE AND BASE AND ANY SUBSEQUENT CHANGES IN MATERIALS. LIMEROCK BEARING RATIOS, SIEVE ANALYSIS AND DENSITIES REQUIRED BY THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE CITY AND ENGINEERS OF RECORD. THE CONTRACTOR SHALL PAY FOR ALL REQUIRED TESTING. TEST RESULTS SHALL BE SIGNED AND SEALED BY THE LABORATORY PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.
6. ALL REPAIRS TO EXISTING PAVEMENT SHALL RECEIVE SAW-CUT EDGES PRIOR TO RELAYING ASPHALT. UTILITY PIPING OR WIRING LESS THAN FOUR (4) INCHES IN DIAMETER REQUIRES A SCHEDULE 40 PVC CASING PIPE WITH SAND BACKFILLS UNDER PAVED AREAS ONLY.
7. AS BUILT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ENGINEER OF RECORD TO SHOW FINISH GRADES OF THE SUBGRADE AND ENTIRE SITE ELEVATIONS, ELEVATION AND LOCATION OF ALL UTILITIES INCLUDING TOP OF PIPE AND INVERTS AFTER COMPLETION. AS BUILT DRAWINGS SHALL INCLUDE RIM INVERTS FOR EACH OF THE DRAINAGE AND SEWER STRUCTURES. AS BUILT DRAWINGS SHALL INCLUDE AND ALL EXISTING CONTROL POINTS AND/OR REFERENCE MARKERS SHALL BE RAISED TO FINAL GRADE. THESE POINTS AND REFERENCE MARKERS SHALL BE LOCATED AND NOTED ON THE PLAN.
8. DRAINAGE STRUCTURES TO BE CLEANED PRIOR TO CITY ACCEPTANCE.
9. ALL FILL IMPORTED/BORROW MATERIAL SHALL BE CLEAN SANDY SOIL FREE OF ROCKS, CONCRETE AND ORGANIC MATERIAL AND SHALL MEET THE FDOT REQUIREMENTS FOR BORROWED FILL.
10. NO CONSTRUCTION ACTIVITY SHALL TAKE COMMENCE PRIOR TO OBTAINING ALL THE REQUIRED PERMITS AND APPROVALS FOR THIS PROJECT. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND COMPLY WITH APPROVED PLANS. ALL DIMENSIONS AND ELEVATIONS SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENT OF ALL PERMITTING AGENCIES.

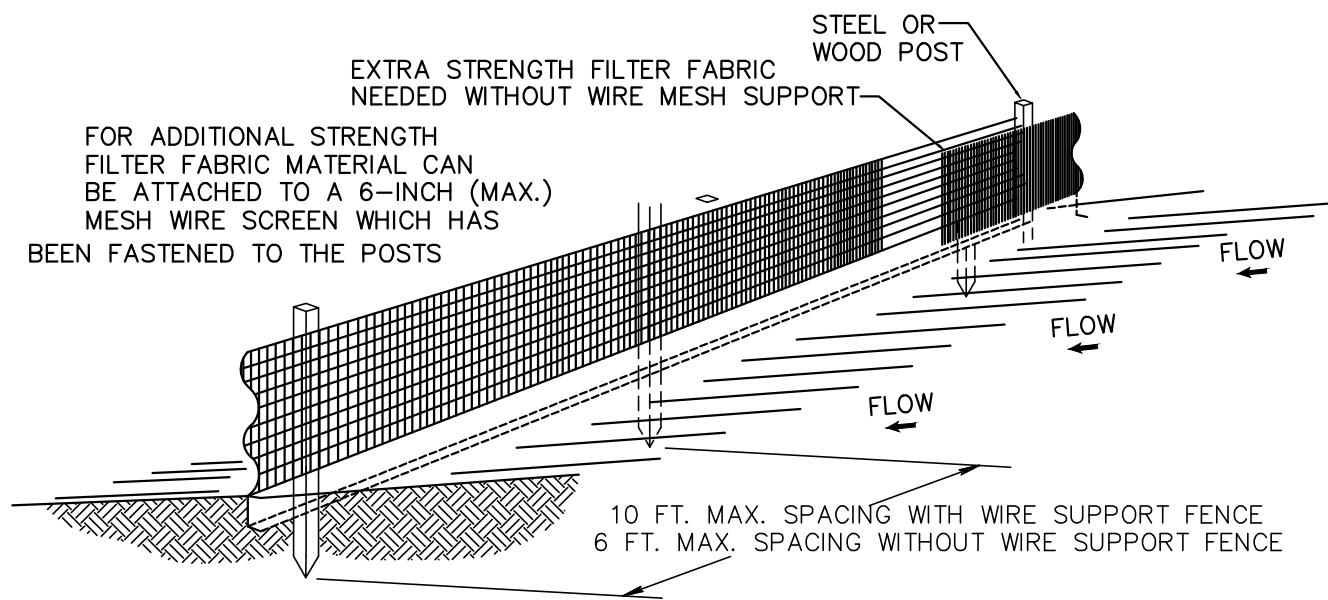
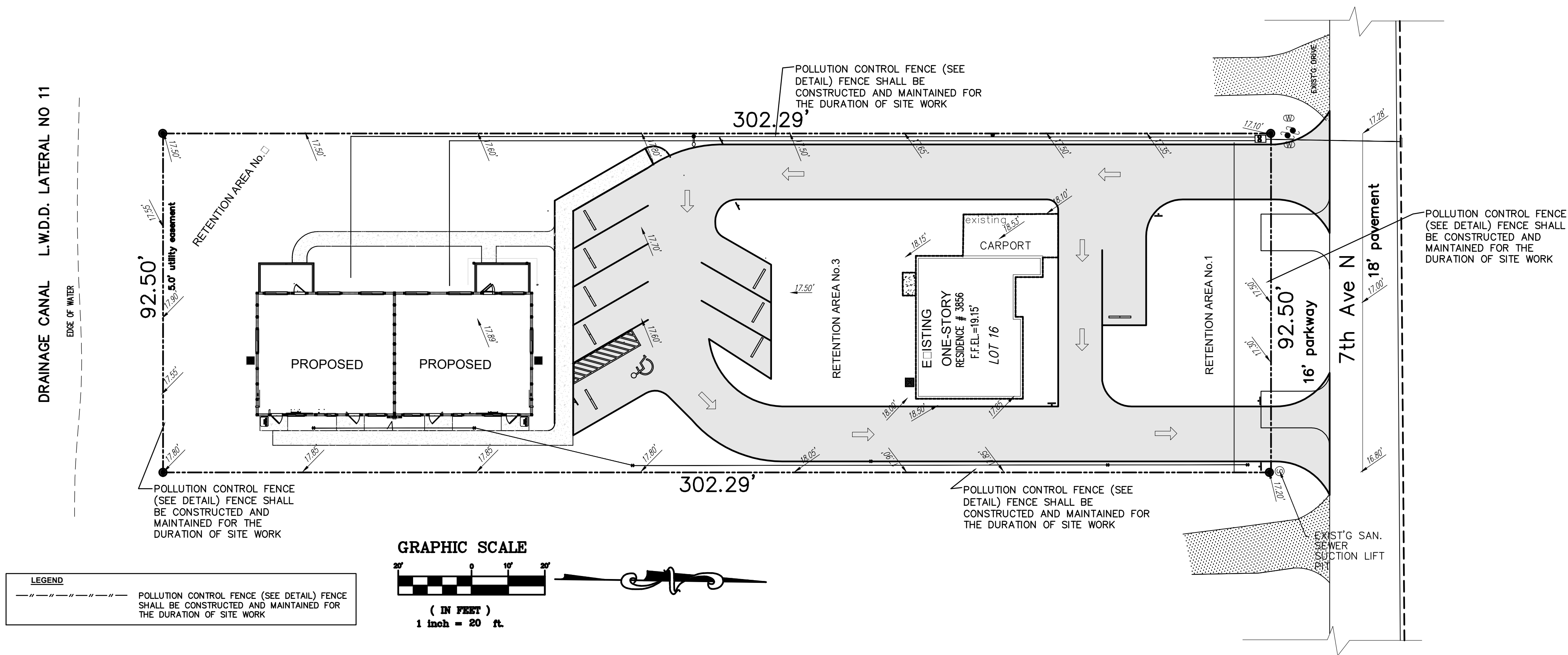
GENERAL NOTES:

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS BUT ARE NOT PURPORTED TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING HIS WORK PRIOR TO CONSTRUCTION. IF ANY POSSIBLE CONFLICTS ARE FOUND, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY.
2. THE CONTRACTOR SHALL REPLACE PAVING, STABILIZED EARTH, DRIVEWAYS, ETC. WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED OR DAMAGED DURING THE CONSTRUCTION USING CURRENT FDOT APPROVED MEANS AND METHODS
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN A CONFLICT BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED DURING THE COURSE OF CONSTRUCTION.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO THE CONSTRUCTION OF THE WORK TO PERFORM SUCH TESTS, STUDIES AND SURVEYS AS HE DEEMS NECESSARY TO SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS EXISTING AT THE SITE.
5. THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES TO PERMIT THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN ADVANCE FOR CONSTRUCTION BY CALLING SUNSHINE STATE ONE CALL AT 811
6. ALL CONCRETE SHALL BE 3,000 PSI UNLESS OTHERWISE INDICATED AND SHALL BE IN CONFORMANCE WITH THE LATEST A.C.I. BUILDING CODE REQUIREMENTS.
7. DURING ALL UNDERGROUND CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE APPROPRIATE CLEARANCES FROM ANY PROPOSED OR EXISTING UTILITIES OR STRUCTURES, AS REQUIRED BY THE PLANS, SPECIFICATIONS, UTILITY AUTHORITY, AND ANY GOVERNING AGENCY. THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY IF THE APPROPRIATE CLEARANCE IS NOT AVAILABLE.
8. CONTRACTOR SHALL ADJUST ELEVATION OF ALL EXISTING M.H. RIMS, C.B. RIMS, UTILITY VAULT ACCESS RIMS, VALVE BOXES AND METER EQUIPMENT VAULT RIMS TO BE FLUSH WITH PROPOSED FINISH GRADE.
9. LENGTHS OF PIPES SHOWN ARE APPROXIMATE.

DRAINAGE CANAL L.W.D.D. LATERAL NO 11

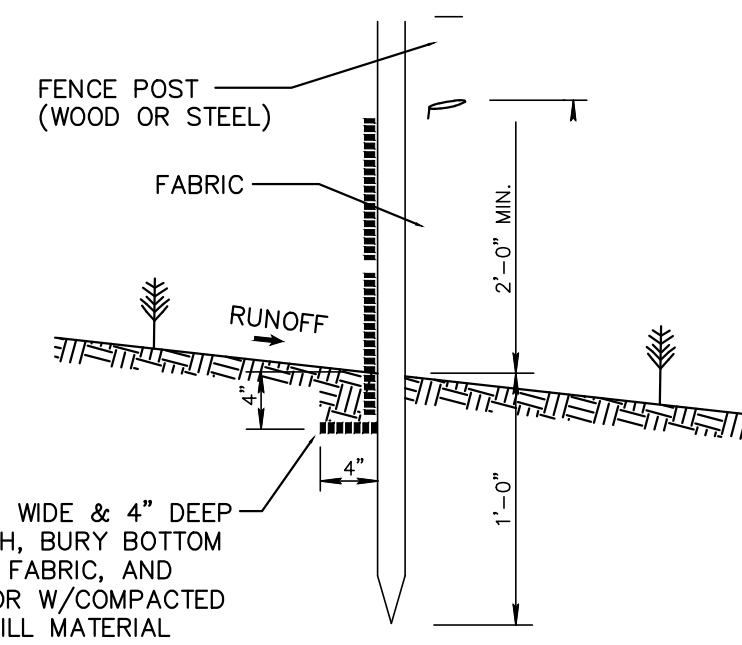
SIDE OF WATER





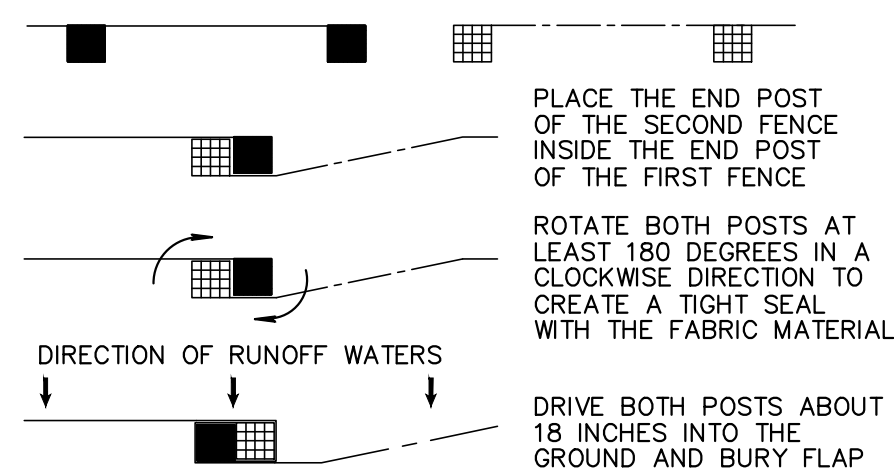
NOTES:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
9. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.



SILT FENCE SECTION

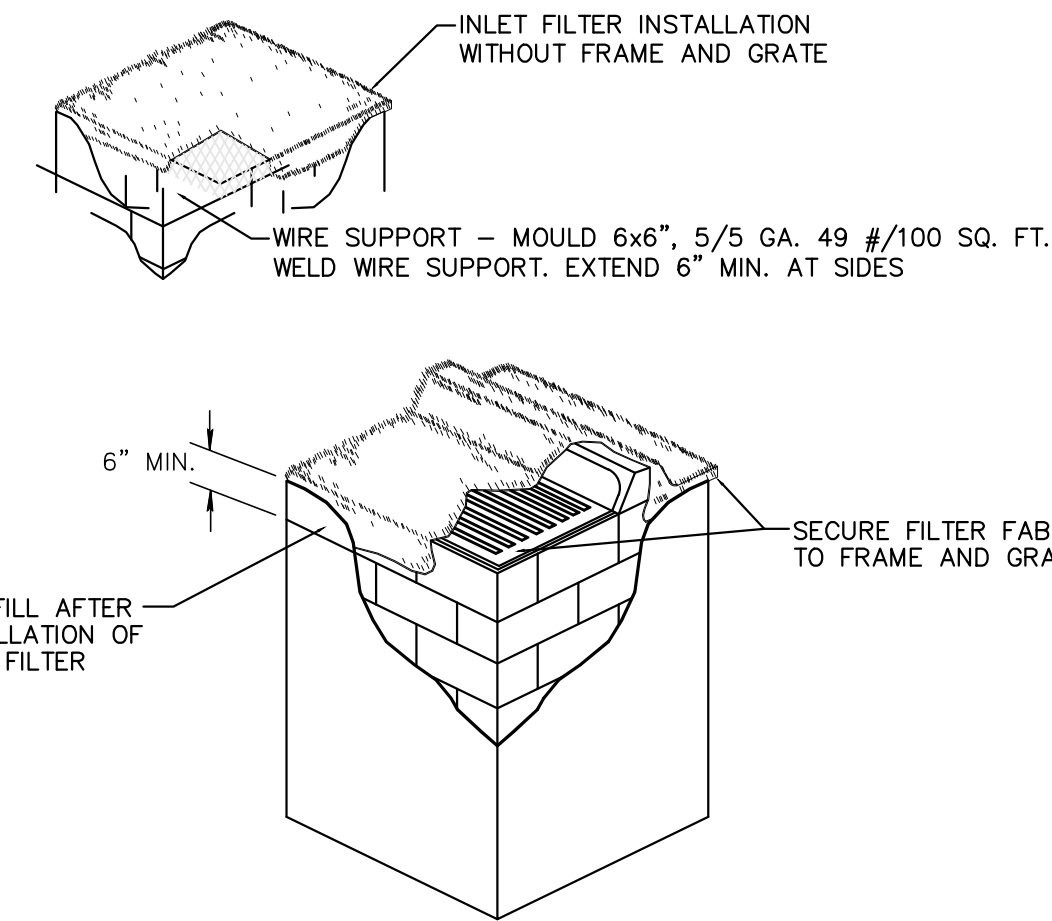
NOT TO SCALE



ATTACHING TWO SILT FENCES

NOT TO SCALE

SILT FENCE INSTALLATION DETAIL



NOTES:

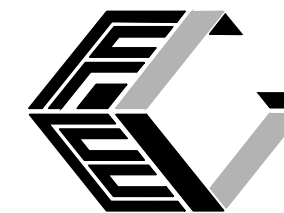
1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING.

A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. THE BASIN SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 36 INCHES IN WIDTH, AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.

STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO EACH SIDE OF THE INLET STRUCTURE. THESE OPENINGS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW LAND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.

INLET FILTER DETAIL

Florida Consulting Engineers, Inc.

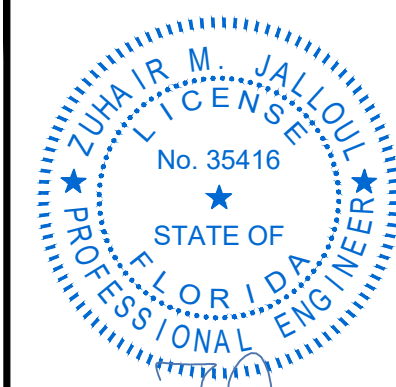


Certificate of Authorization No. 5810

134 N.W. 16TH STREET, SUITE 1
BOCA RATON, FLORIDA 33432

PHONE: (561) 353-1152
FAX: (561) 353-1708
E-MAIL: zjpe@fcengineers.com

DATE	REVISIONS
9-27-19	Comments dated 6-26-19
1-29-20	REVISED SITE PLAN, DRAINAGE & SEWER
2-18-20	REVISED SITE PLAN, DRAINAGE
6-15-20	PER COMMENTS



6-15-20

Zuhair M. Jalloul, P.E.
Fl. License. No.: 35416

DATE	MAY 15, 2018
SCALE	AS SHOWN
DWNG. BY	P.E.S.
CHECKED BY	Z. JALLOUL
PROJECT NO.	180428
DRAWING FILE	----

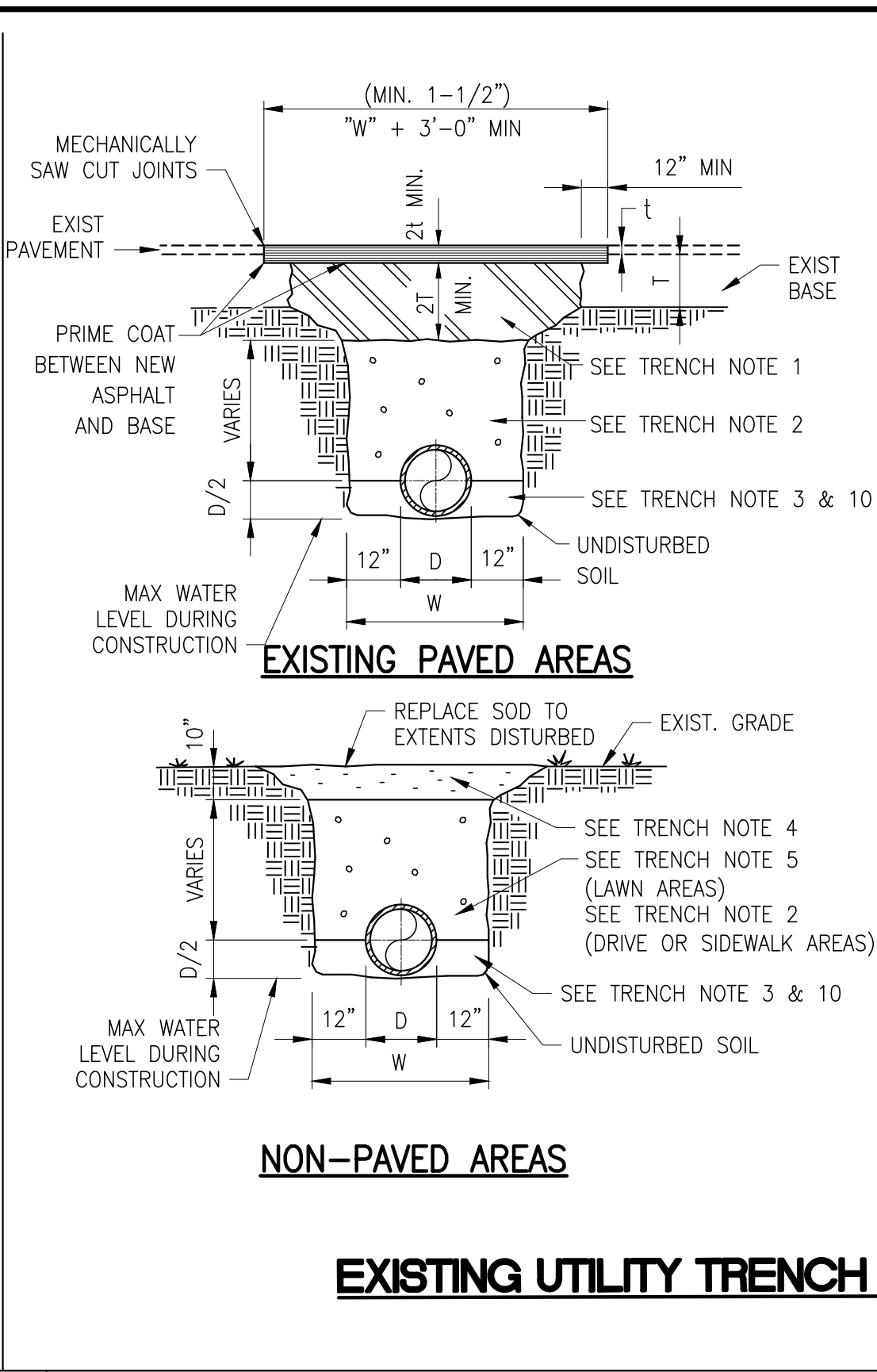
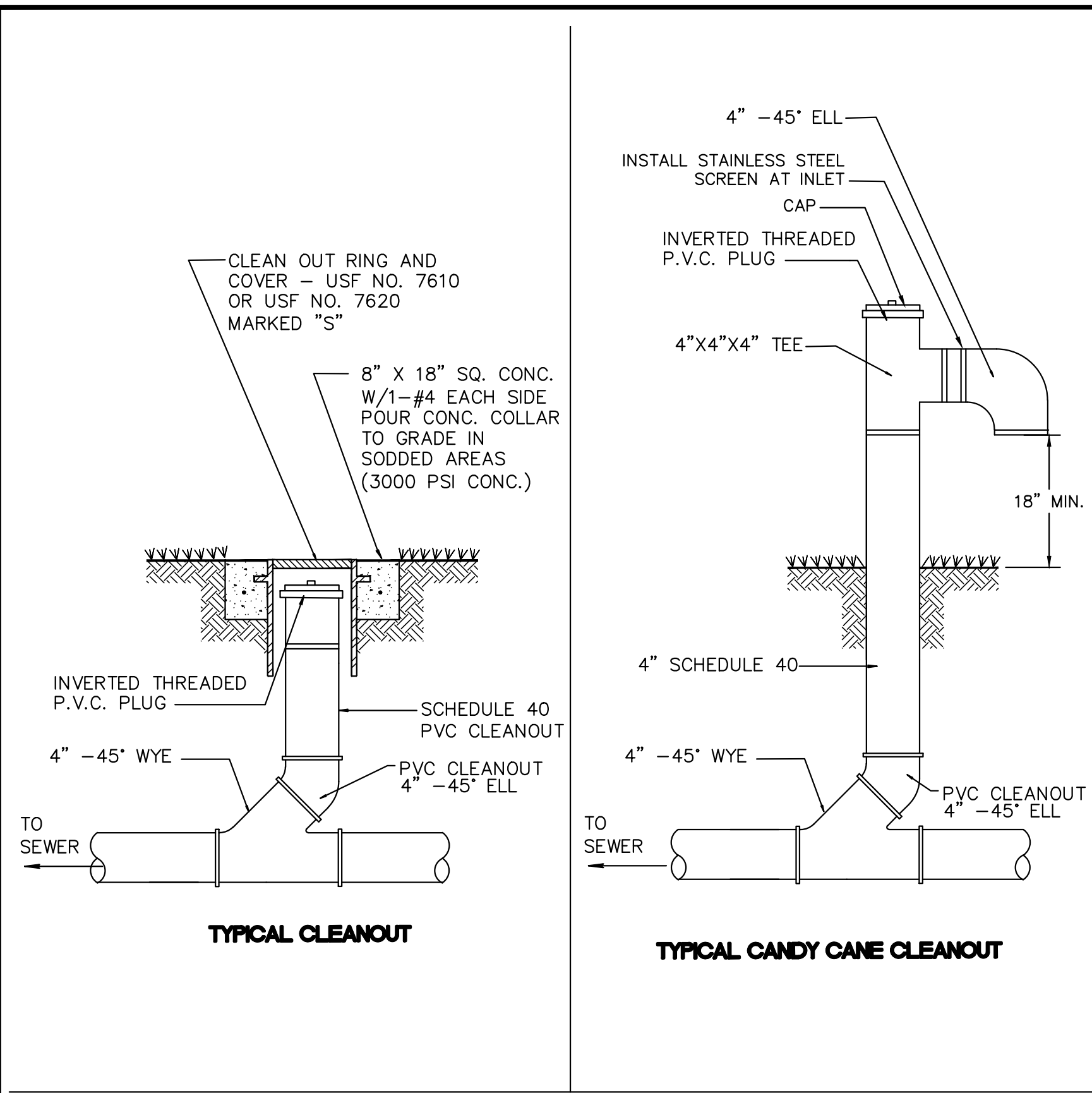
LUIS 3856

3856 7TH AVE. NORTH
PALM SPRINGS
FLORIDA

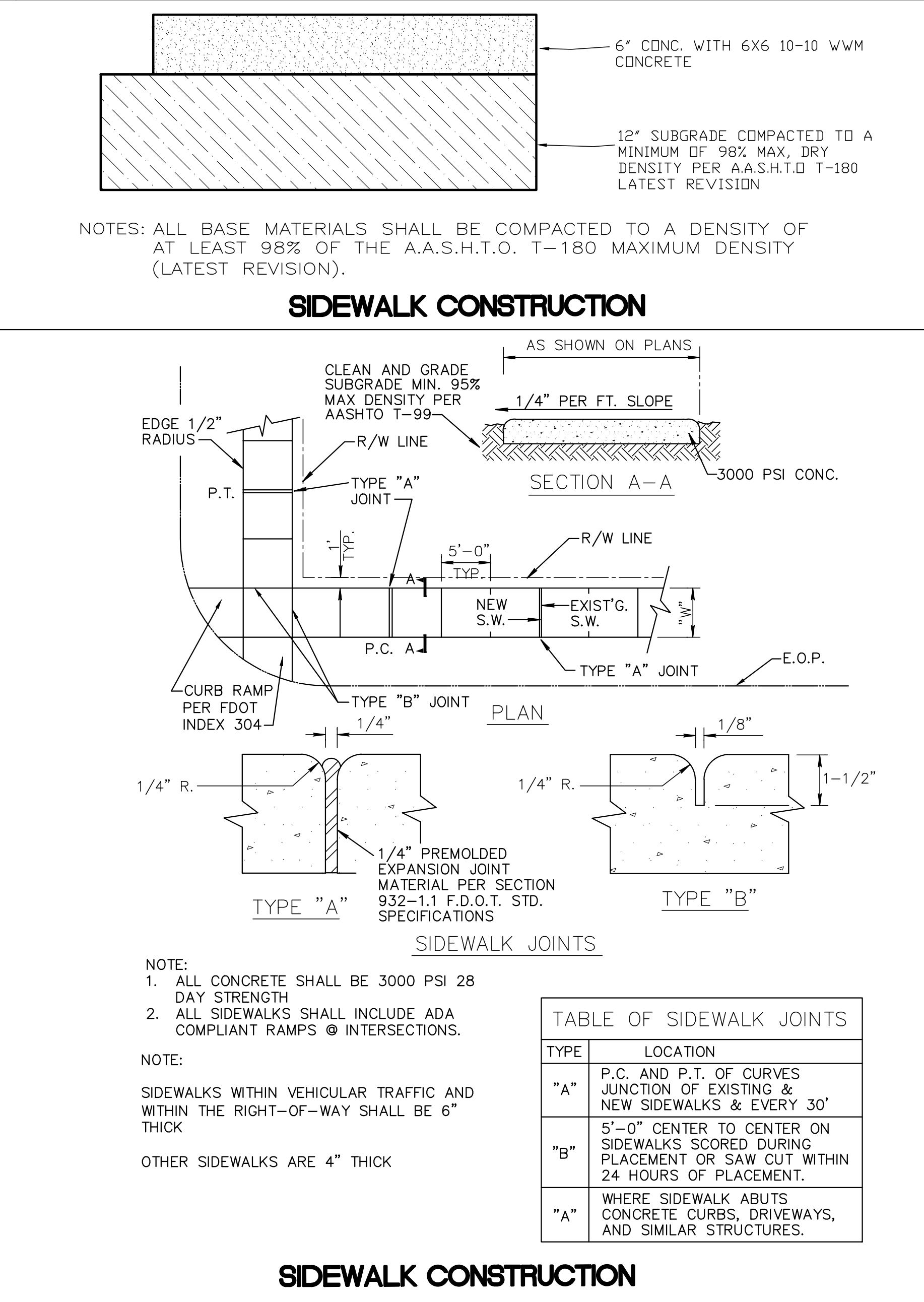
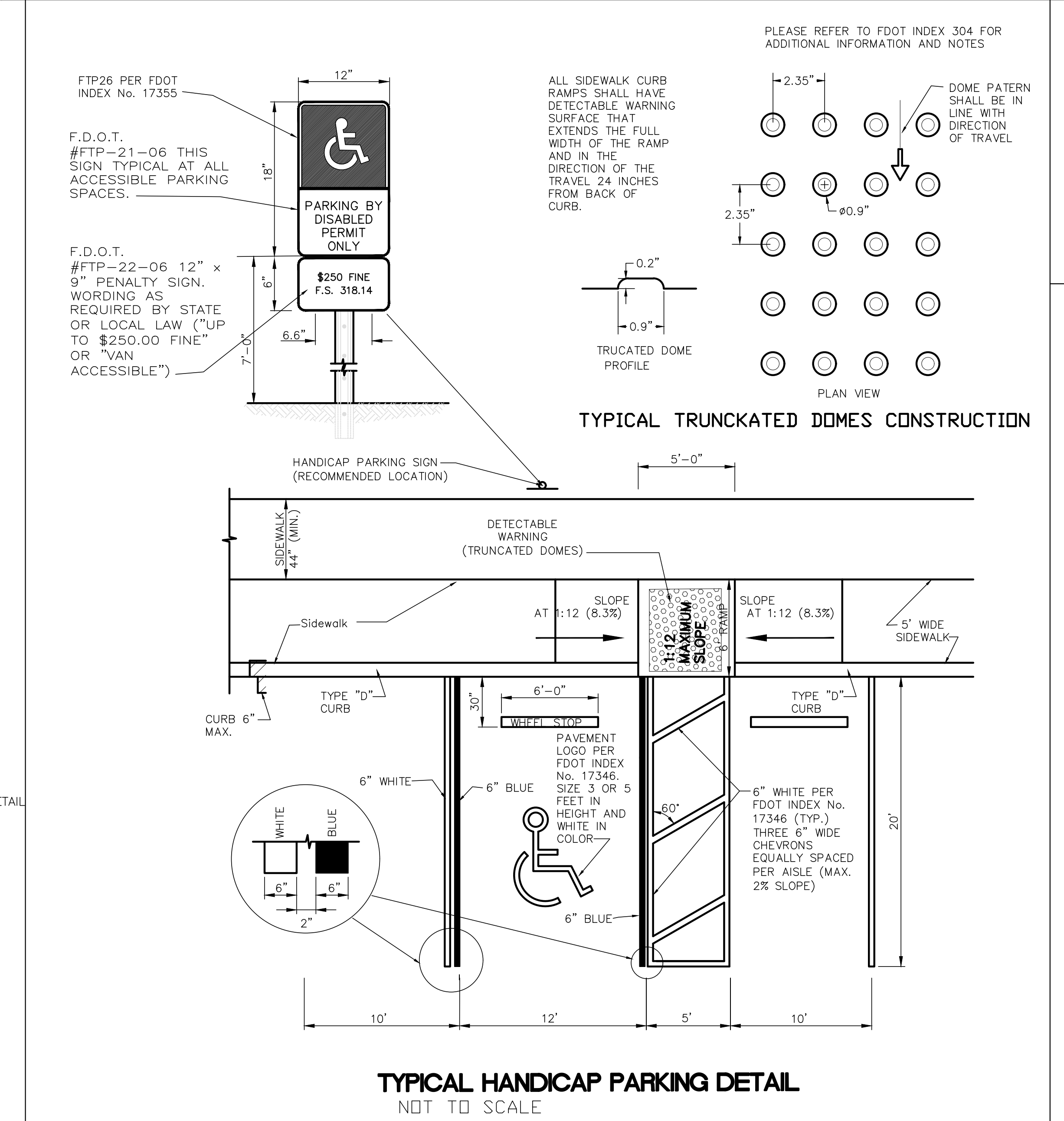
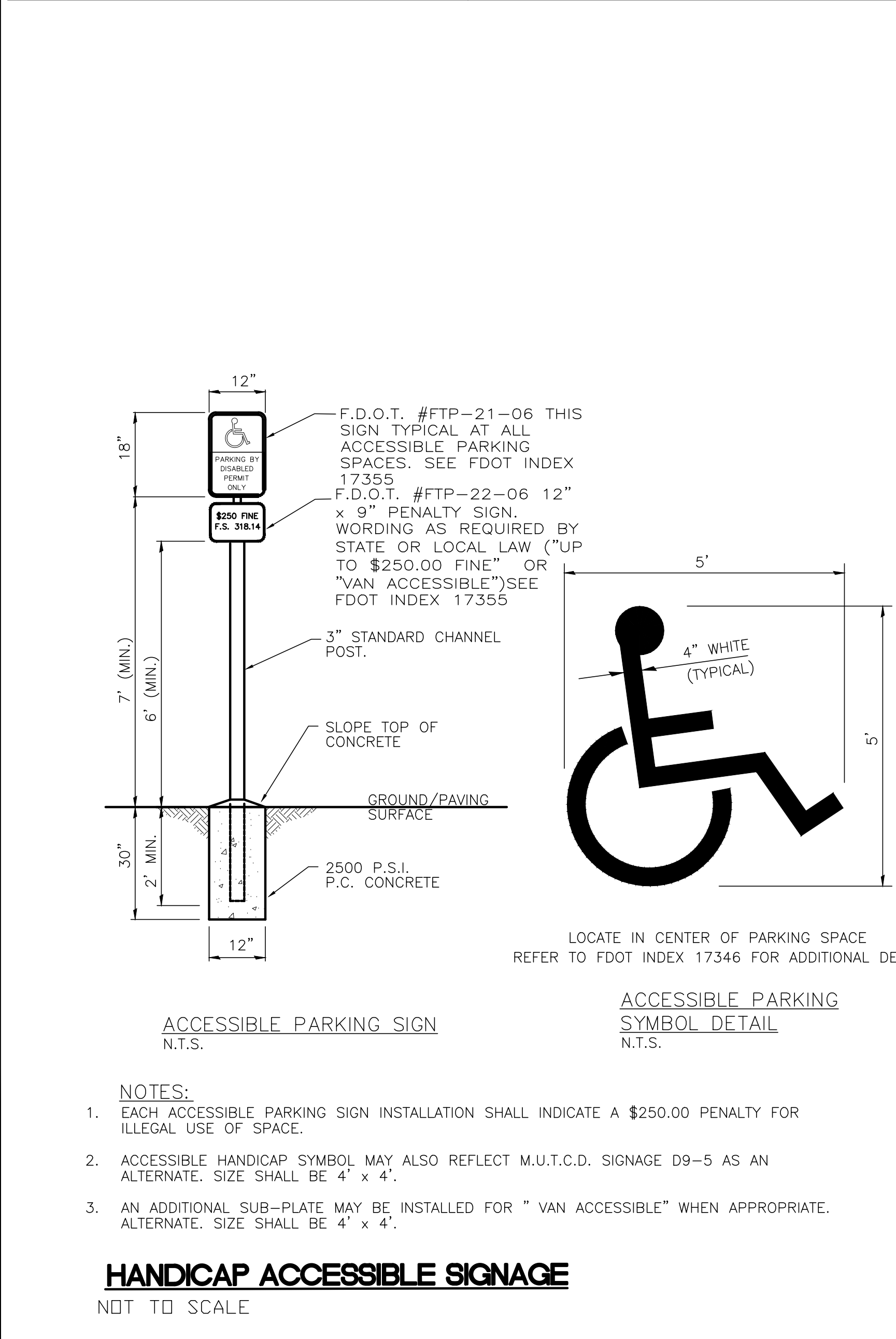
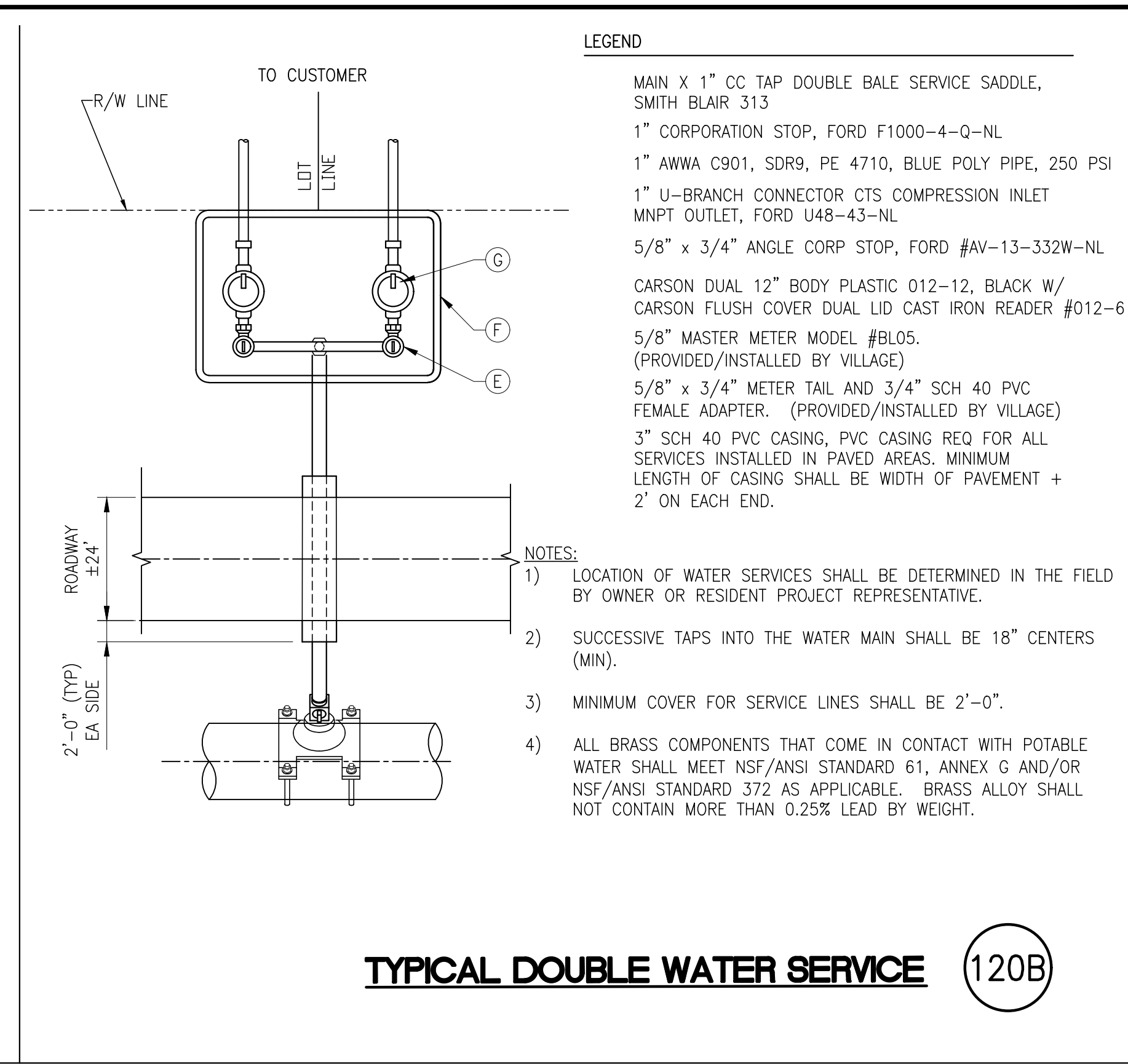
POLLUTION
PREVENTION PLAN

SHEET NUMBER

C-
OF 3



- 1) PREPARE BASE SECTION, SAW CUT EXISTING PAVEMENT AS APPLICABLE. PRIME COAT, TACK COAT AND PLACE ASPHALT PATCH IMMEDIATELY FOLLOWING PIPE INSTALLATION.
- 2) FILL PLACED IN 8" LIFTS COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T180.
- 3) FILL COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T180.
- 4) NATURAL TOP SOIL GRADED TO 1" TO 2" BELOW GRADE WHERE SOD IS REQUIRED.
- 5) FILL PLACED IN 12" LIFTS (LOOSE MEASURE), COMPACTED TO DENSITY EQUAL TO SURROUNDING MATERIAL BUT NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T180.
- 6) EXCAVATIONS SHALL BE DEWATERED WHERE APPLICABLE TO ENABLE PIPE AND APPURTENANCES TO BE INSTALLED FREE OF WATER.
- 7) LIMEROCK BASE MATERIAL PER FDOT 911.
- 8) TYPE S-III ASPHALTIC CONCRETE SHALL BE AS SPECIFIED. PAVEMENT PATCH THICKNESS TO MATCH EXISTING PAVEMENT THICKNESS, BUT IN NO CASE LESS THAN 1-1/2".
- 9) OUTLINE OF TRENCH EXCAVATION IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL TRENCH WIDTH AND SHAPE WILL VARY WITH SOIL CONDITIONS. TRENCH EXCAVATION SHALL BE COMPLETED IN ACCORDANCE WITH THE "FLORIDA TRENCH SAFETY ACT" AND OSHA TRENCH EXCAVATION STANDARDS.
- 10) BEDDING MATERIAL FOR TYPICAL GRAVITY PIPE INSTALLATION AND ANY PIPE INSTALLATION WHERE UNSUITABLE TRENCH BOTTOM CONDITIONS ARE FOUND SHALL BE CRUSHED LIMEROCK (MAXIMUM SIZE 3/4"). BEDDING SHALL BE PLACED IN LIFTS NOT TO EXCEED 6" AND COMPACTED TO 98% OF THE MATERIAL'S MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557 (AASHTO T-180).
- 11) FINAL SURFACE RESTORATION REQUIREMENTS AND MATERIALS PER APPLICABLE RIGHT-OF-WAY AUTHORITY OR PER PARCEL REQUIREMENTS.



Florida Consulting Engineers, Inc.

Certificate of Authorization No. 5810

134 N.W. 16TH STREET, SUITE 1
BOCA RATON, FLORIDA 33432

PHONE: (561) 353-1152
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2-18-20	REVISED SITE PLAN, DRAINAGE
6-15-20	PER COMMENTS

LUIS 3856

3856 7TH AVE. NORTH
PALM SPRINGS
FLORIDA

GRADING, PAVING,
DRAINAGE, WATER
AND SANITARY
SEWER DETAILS

SHEET NUMBER
C-3
OF 3



Type I Fire Truck	
Overall Length	32.000ft
Overall Width	9.7ft
Overall Body Height	9 ft max
Min Body Ground Clearance	0.656ft
Track Width	8.67ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

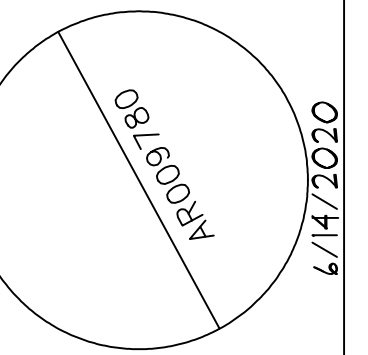
FIRE TRUCK PATH NOTE

Fire truck track and sweep information was obtained from the "fire truck turn" internet data

The engine shown is generic and it is as close of a match to a Type I Unit specs as the program would allow

Extra space was allowed for driver errors in manuvering. Plantings shown will be under the fire truck when it sweeps over the curb

Issue Date: 6/14/2020		
Revisions		
o.	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
0		



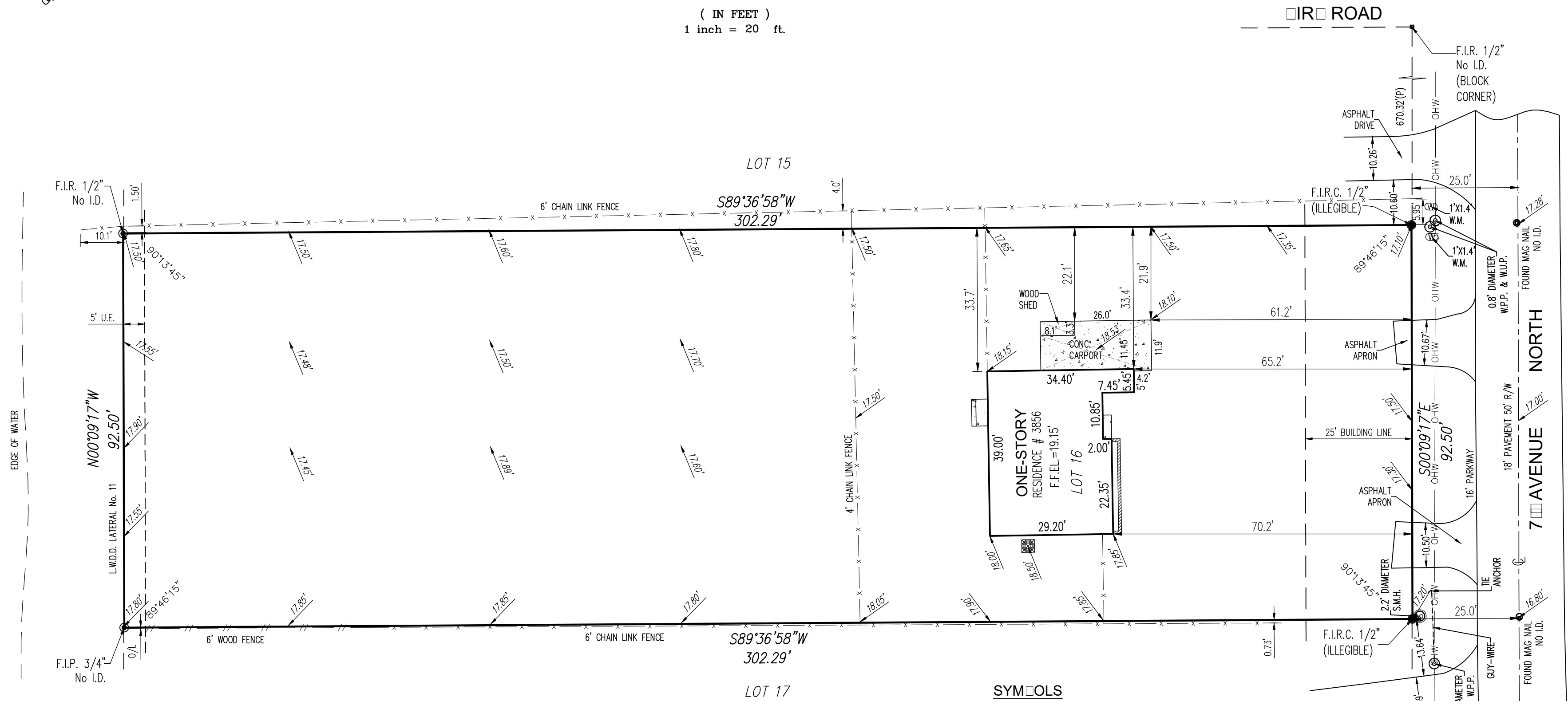
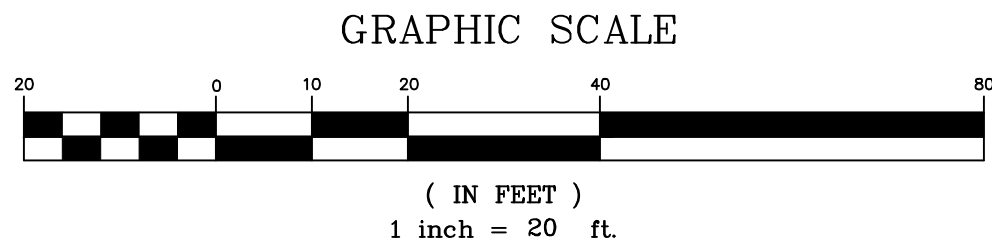
JAMES DRAGO - ARCHITECT
333 N.E. 24th STREET
BOCA RATON, FLORIDA
561-361-7161
J.Drago@BellSouth.Net

Dr. Dragon Wellsouth. Net

Tranche 3 Properties LLC

3500 N AVENUE NORTH PALM SPRINGS

Date:	6/14/2020
Project Number:	18033
Designed By:	
Drawn By:	ABJ
Checked By:	JD
Sheet Title:	
Sheet Number:	A-1.1



CERTIFIED TO

1. TRANCHE 3 PROPERTIES LLC

LEGAL DESCRIPTION

LOT 16, OF "KIRKVIEW", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 13, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES

LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET). ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE NOTED.

LEGEND

(C) = CALCULATED
CONC. = CONCRETE
CBS WALL = CONCRETE BLOCK STRUCTURE
CL = CENTER LINE
D.E. = DRAINAGE EASEMENT
Δ = DELTA
EL., ELEV. = ELEVATION
F.I.R. = FOUND IRON ROD
F.I.R.C. = FOUND IRON ROD AND CAP
F.I.P. = FOUND IRON PIPE
F.N. = FOUND NAIL
F.D.H. = FOUND DRILL HOLE
F.F.EL. = FINISH FLOOR ELEVATION
L.B. = LICENSE BUSINESS
L = ARC DISTANCE
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
NO I.D. = NO IDENTIFICATION
N/A = NOT APPLICABLE
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
O/L = ON LINE
P.B. = PLAT BOOK
PG. = PAGE
(P) = PLAT
U.E. = UTILITY EASEMENT
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
P.C.P. = PERMANENT CONTROL POINT
(R) = RECORD
R/W = RIGHT OF WAY
R = RADIUS
ISAOA = ITS SUCCESSORS AND/OR ASSIGNS
ATIMA = AS THEIR INTEREST MAY APPEAR

SYMBOLS

AIR CONDITIONER
CATCH BASIN
WATER METER
POOL PUMP
WATER HEATER
FIRE HYDRANT
WATER VALVE
CABLE BOX
FPL. TRANSFORMER
ELECTRIC BOX
TELEPHONE BOX
SANITARY MANHOLE (SMH)
WOOD POWER POLE (W.P.P.)
LIGHT POLE
CONCRETE POLE
EXISTING ELEVATION
COVERED AREA
CBS. WALL
OVERHEAD LINE (OH)
CHAIN LINK FENCE (C.L.F.)
WOOD FENCE (W.F.)
METAL FENCE (M.F.)
PLASTIC FENCE (P.F.)
WIRE FENCE (W.F.)

BENCHMARK REFERENCE:
PALM BEACH COUNTY BM "KIRK 5"
ELEVATION=16.853' (NAVD'88)

SHEET 1 OF 1

TITLE: MAP OF BOUNDARY SURVEY			SCALE: 1" = 20'	NOTES/REVISIONS	THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
COMMUNITY PANEL# 120192-0215-F	FLOOD ZONE: X	BASE FLOOD EL.: N/A	DRAWN BY: ELF.		
			CHECKED BY: JEK		
DATE OF FIRM: 10/02/2017	BASIS OF BEARING: S R/W LINE 7TH AVENUE N, SAID LINE HAVING A BEARING OF S00°09'17"E.				05/26/2020
PROPERTY ADDRESS: 3856 NORTH 7th AVENUE, PALM SPRINGS, FLORIDA 33461				ADD.LOC'S R/W 05/26/20	JOHN E. KUJAR, PSM, STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 6711 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
				PARTY CHIEF: PABLO	
				SURVEY DATE: 02/28/18	

Baseline Land Survey LLC	
1400 N.W. 1st COURT BOCA RATON, FL. 33432 Ph.(561) 417-0700 Fax. (561) 417-0701	
JOB NO.: 18-02-039	LB-8229



March 5, 2019

Ms. Kim Glas-Castro
Director of Planning, Zoning & Building
Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461

RE: 3856 7th Avenue North
Project #: 190214
Traffic Performance Standards Review

Dear Ms. Castro:

The Palm Beach County Traffic Division has reviewed the **3856 7th Avenue North** development Traffic Impact Statement, dated January 28, 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:	Village of Palm Springs
Location:	South side of 7 th Avenue, about 0.14 miles east of Kirk Road
PCN:	70-43-44-19-10-000-0160
Access:	Full access driveway connection onto 7 th Avenue, (existing or proposed, not necessarily implies approval by County through this TPS letter, see later)
Existing Uses:	Single Family Home = 1 DU
Proposed Uses:	Adding Apartments = 2 DUs
New Daily Trips:	13
New Peak Hour Trips:	5 (1/4) AM; 1 (1/0) PM
Build-out:	December 31, 2020

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

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

**Department of Engineering
and Public Works**

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

FAX: (561) 684-4050

www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Mack Bernard, Mayor

Dave Kerner, Vice Mayor

Hal R. Valeche

Gregg K. Weiss

Robert S. Weinroth

Mary Lou Berger

Melissa McKinlay

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"



Ms. Kim Glas-Castro
March 5, 2019
Page 2

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

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

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

Sincerely,

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

Quazi Bari, P.E.
Senior Professional Engineer
Traffic Division

QB:HA/bc

cc: Addressee:

Scott P. Israelson, P.E., PTOE, Traffic Impact Group, LLC
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\190214 - 3856 7TH AVENUE NORTH.DOCX

June 23, 2020**To: Iramis Cabrera, Village of Palm Springs Planner****From: Tara Bamber, PE** **Re: Duplex at 3856 7th Ave
Site Plan Approval Letter
Engenuity Group Project No. 6001.69**

We have received the following on 6-16-20 through WeTransfer:

1. Civil Plans, 3 sheets (C-1, C-2, C-3), revised 6-15-20, by Florida Consulting Engineers, Inc.
2. Site Plan, Landscape Plan and Fire Truck Path, 2 sheet (A-1, A-1.1), dated 6-14-20, by James Drago- Architect
3. Boundary Survey, 1sheet, revised 5-26-20, by Baseline Land Surveying, LLC.
4. Response to Comments, 1 sheet, dated 6-14-20, by James Philip Drago
5. Unified Development Application, 7 sheets, dated 5-29-19, by VPS.

We recommend Site Plan approval with the following conditions:

1. The Drainage Calculations areas shall match the Site Plan areas on Sheet A-1.
2. The water and sewer laterals shall not be within the landscape area.
3. Based on moving the sewer lateral to the driveway, we recommend removing three of the cleanouts and relocating the candy cane cleanout closer to the vacuum pit within the Landscape Buffer.
4. Include the existing water and sewer lines to the existing home on the Civil plan.
5. There is an existing guy wire in the proposed location of the driveway.
6. Provide permits from all applicable permitting agencies, including but not limited to, Florida Power and Light, PBC Fire Rescue, etc.

If you should have any questions, please give me a call at 561-655-1151.

Cc: Kim Glas-Castro
Lisa Tropepe, PE
Chad Girard, PE
Ed Horton



Village of Palm Springs
Land Development Department
226 Cypress Lane, Palm Springs, FL 33461
(561) 965-4016 Fax (561) 439-4132

LETTER OF TRANSMITTAL

To: Chad Girard/ Ed Horton
Tom Ceccarelli/Frank Castro
Pedro Segovia

Date: June 16, 2020

RE: 7th Avenue duplex

4th Resubmittal

Attached are:

☒ Prints
☐ Report
☐ Other _____

☐ Reproducibles
☐ Specifications

☐ Correspondence
☐ Applications

COPIES	DATE	# OF PAGES	DESCRIPTION
1	6/16/2020		Site Plan/ civil plans/architectural/fire truck

Transmitted:

☐ For Approval
☐ For Revisions
☐ Other _____

☐ As Requested
☐ For Your Use

xxxx For Review and Comment

REMARKS:

Upon review, please forward any comments regarding the attached materials to me. Should you have any questions regarding the attached materials, do not hesitate to contact me at (561) 434-5090 or icabrera@vpsfl.org. Thank you for your assistance.

Signed: Iramis Cabrera

If possible please show lateral for existing building. New sewer lateral should be schedule 40 pipe not Schedule 20.

Ed Horton

6-19-20



Village of Palm Springs
Land Development Department
226 Cypress Lane, Palm Springs, FL 33461
(561) 965-4016 Fax (561) 439-4132

LETTER OF TRANSMITTAL

To: Chad Girard/ Ed Horton

Date: February 28, 2020

Tom Ceccarelli/Frank Castro

RE: 7th Avenue duplex

3rd Resubmittal

Attached are:

x Prints

☐ Reproducibles

☐ Correspondence

☐ Report

☐ Specifications

☐ Applications

☐ Other _____

COPIES	DATE	# OF PAGES	DESCRIPTION
1	12/19/2019		Site Plan/ civils

Transmitted:

☐ For Approval

☐ As Requested

xxxx For Review and Comment

☐ For Revisions

☐ For Your Use

☐ Other _____

REMARKS:

Upon review, please forward any comments regarding the attached materials to me. Should you have any questions regarding the attached materials, do not hesitate to contact me at (561) 434-5090 or icabrera@vpsfl.org . Thank you for your assistance.

Signed: Iramis Cabrera

OK
3/9/20





7th Ave N

70434419100000160

Canal Rd

39th Ave S

Corrigan Ct

0 30 60 120
Feet



Village of Palm Springs

3856 7th Ave N

3856 7th 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.

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



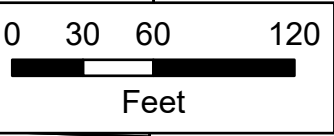
7th Ave N

70434419100000160

Canal Rd

39th Ave S

Corrigan Ct



Village of Palm Springs
3856 7th Ave N

 3856 7th Ave N

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