



**PLANNING AND ZONING ADVISORY BOARD AGENDA
ADVISORY/ COMMITTEE BOARD MEETING**

**Village Hall Council Chambers
226 Cypress Lane
Palm Springs, FL 33461
Tuesday, November 10, 2020
6:30 PM**

Persons who need an accommodation in order to attend or participate in this meeting should contact the Village Clerk at (561) 965-4010 at least three (3) business days prior to the meeting in order to request such assistance.

1. CALL TO ORDER

2. ROLL CALL 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 Ordinance No. 2020-20 - Comprehensive Plan Text Amendment - Capital Improvements Element - Annual Update to Five-Year Capital Improvement Plan (CIP)

1. Proposed Ordinance No. 2020-20 - Comprehensive Plan Text Amendment - Capital Improvements Element - Five-Year Capital Improvement
3. Exhibit "A" - Village of Palm Springs' Capital Improvement Plan (CIP)
4. Lake Worth Herald Advertisement October 29, 2020 - Ordinance No. 2020-20

7. QUASI JUDICIAL PUBLIC HEARINGS

- 7.1 Planning & Zoning Board Order No. 2020-11 - Lot Width Variance PSV20-13 - Anna Lane Vacant Lot (*Quasi-Judicial Hearing*)
 1. Planning & Zoning Board Order No. 2020-11 - Anna Lane Lot Variance
 2. Exhibit "A" to ORDER - Staff Report
 3. Application
 4. Justification Statement
 5. Proposed Site Plan
 6. Proposed Floor Plan
 7. Aerial and Location Maps
 8. 50' Lot Width
 9. Village Code of Ordinances Sec. 34-602(2) - Variances
 10. Lake Worth Herald Advertisement - October 29, 2020 - Anna Lane Lot Width Variance
- 7.2 Planning & Zoning Board Order No. 2020-12 - Rear Setback Variance PSV20-12 - The Brandx Company - 3766 Gulfstream Road (*Quasi-Judicial Hearing*)
 1. Planning & Zoning Board Order No. 2020-12 - Rear Setback Variance PSV20-12 - 3766 Gulfstream Road
 2. Exhibit "A" to ORDER - Staff Report
 3. Project Narrative and Justification Statement
 4. Site Plan, Landscape Plan, Architectural Plans and Letters
 5. Color Rendering
 6. Color Site Plan
 7. Aerial and Location Maps
 8. Village Code of Ordinances Sec. 34-602(2) - Variances
 9. Lake Worth Herald Advertisement on October 29, 2020 - Variances
- 7.3 Planning & Zoning Board Order No. 2020-13 - Minor Site Development Plan SPR20-07 - The Brandx Company - 3766 Gulfstream Road (*Quasi-Judicial Hearing*)
 1. Planning and Zoning Board Minor Site Plan Order. 2020-13
 2. Exhibit "A" to ORDER - Staff Report
 3. Project Narrative and Justification Statement
 4. Color Rendering
 5. Site Plan, Landscape Plan, Architectural plans and Letters
 6. Color Site Plan
 7. Aerial and Location Maps
 8. LW Herald Advertisement - October 29, 2020 - Minor Site Plan

8. ACTIONS AND REPORTS

9. ADJOURNMENT

10. NEXT MEETING - Tuesday December 8, 2020

If a person decides to appeal any decision made by this Council with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



Village of Palm Springs

Executive Brief

AGENDA DATE: November 10, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 6.1: Ordinance No. 2020-20 - Comprehensive Plan Text Amendment - Capital Improvements Element - Annual Update to Five-Year Capital Improvement Plan (CIP)

SUMMARY:

The Village's Comprehensive (Comp) Plan, which is required by state law, includes principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development within our community and reflects the Village's commitment to implement the plan and its elements. The Village's Comp Plan helps to guide future decisions and describes how the Village's programs, activities, and land development regulations will be initiated, modified, or continued to be implemented as outlined within the comprehensive plan in a consistent manner.

The Five-Year Capital Improvement schedule, within the Capital Improvements Element of the Comp Plan, identifies funding for capital projects necessary to achieve and maintain adopted level of service standards for public facilities that are necessary to implement (meet the requirements of) the Comp Plan.

The proposed update to the Five-Year Capital Improvement Schedule incorporates the Village's FY 2021 Capital Improvement Plan (CIP) for all Village budgetary funds (identifies needed capital improvements that have been programmed/planned/funded within the approved FY 2021 Budget and within future fiscal years).

The proposed amendment has been submitted for review through the Intergovernmental Plan Amendment Review Committee (IPARC) and no comments were received.

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

FISCAL IMPACT:

The proposed Comprehensive Plan amendment identifies needed capital improvements that have been programmed/planned/funded within the approved FY 2021 Budget and within future fiscal years.

ATTACHMENTS:

Proposed Ordinance No. 2020-20 - Comprehensive Plan Text Amendment - Capital Improvements
Element - Five-Year Capital Improvement

Exhibit "A" - Village of Palm Springs' Capital Improvement Plan (CIP)

Lake Worth Herald Advertisement October 29, 2020 - Ordinance No. 2020-20

ORDINANCE NO. 2020-20

AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING ITS CODE OF ORDINANCES BY AMENDING THE VILLAGE'S 5-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS; PROVIDING FOR CODIFICATION, REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Village Council has reviewed the proposed amendments to the Capital Improvements Element of the Village Comprehensive Plan, which is not an amendment to the Village's Comprehensive Plan pursuant to F.S. 163.3177(3)(b), as set forth in the attached **Exhibit "A"**; and

WHEREAS, the Village Council has determined that it is in the best interest of the Village to adopt this ordinance.

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

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

Section 2. The Village Council of the Village of Palm Springs, Florida hereby amends the Capital Improvement Element to the Village Comprehensive Plan as set forth on the attached Exhibit "A", which will be incorporated into the current comprehensive plan.

Section 3. Codification. The sections of the ordinance shall be made a part of the Village Code of Laws and ordinances and may be re-numbered or re-lettered to accomplish such, and the word "ordinance" may be changed to "section", "division", or any other appropriate word.

Section 4. Repeal of Conflicting Ordinances. All Ordinances, Resolutions or parts of Ordinances and Resolutions in conflict herewith are hereby repealed.

Section 5. Severability. If any word, clause, sentence, paragraph, section or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

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

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

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

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

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
BEVERLY SMITH, MAYOR

First Reading: _____

Second Reading: _____

ATTEST:

BY: _____
KIMBERLY WYNN, VILLAGE CLERK

REVIEWED FOR LEGAL FORM AND SUFFICIENCY

BY: _____
GLEN J. TORCIVIA, VILLAGE ATTORNEY

VILLAGE OF PALM SPRINGS
6 YEAR CAPITAL BUDGET PLAN
FISCAL YEARS 2021- 2026

DEPT	G/L	TO#	DESCRIPTION	F/Y 2021	F/Y 2022	F/Y 2023	F/Y 2024	F/Y 2025	F/Y 2026	FY2021-2026 Total
Finance	56400		Furniture for new staff	5,000						\$ 5,000
			Finance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
IT	56400		Digital Bulletin Board / Information Software and Signage for Village Lobby (Various Locations)	-	\$ 11,000	\$ 4,000	\$ 4,000	\$ 3,500	\$ 6,500	\$ 29,000
IT	56400		Furniture for Staff	5,000	5,000					\$ 10,000
IT	56400		AC System for DataCenter	6,000				75,000		\$ 81,000
IT	56400		Village Wide Camera System Upgrade and Maintenance	15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 90,000
IT	56400		Hatchback car or mini SUV for IT staff use	30,000						\$ 30,000
			Virtual Desktop Infrastructure (VDI) - replaces desktops with thin clients (dumb terminals) to enables remote and secure work-from-home for natural disasters or pandemic. Saves on hardware as we no longer need to purchase powerful expensive desktops.	60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 360,000
IT	56400		Storage Area Network				25,000		25,000	\$ 50,000
IT	56400		Network Switches		15,000			15,000	15,000	\$ 45,000
IT	56400		APC Battery Replacements		5,000	5,000	5,000		5,000	\$ 20,000
IT	56400		LTO Tapes and Tape Drive Replacement		1,800	1,800				\$ 3,600
IT	56400		5 Year Replacement of VH Servers			20,000		30,000		\$ 50,000
IT	56400		Timekeeping Devices					7,000		\$ 7,000
IT	56601		Windows Server Software	5,000	-		5,000			\$ 10,000
IT	56601		Log and Event Manager security software	8,000						\$ 8,000
IT	56601		servers, increased functionality, allows virtual relocation & required for thin client VDI	35,000						
IT	56601		Laserfiche Avante enhanced services includes digital forms and workflow (first year includes licensing and implementation) Recurring will be \$2,205	39,125						
IT	56601		Advanced Scheduling Software including implementation					20,000		\$ 20,000
IT	56601		Time & Attendance Software including implementation					50,000		\$ 50,000
			Information Technology	\$ 203,125	\$ 112,800	\$ 105,800	\$ 114,000	\$ 275,500	\$ 126,500	\$ 863,600
Gen Govt	56200		Village Hall Buildout	\$ 238,800						\$ 238,800
Gen Govt	56200		Interior alterations to Finance office areas to improve functionality and accommodate new staff	25,000	-	-	-	-	-	\$ 25,000
Gen Govt	56300		Replace flooring in Finance and PZB	48,000						\$ 48,000
Gen Govt	56400		Repair/Repair Village Hall AC Units	500,000						\$ 500,000
			General Government	\$ 811,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 811,800
P,Z & B	56300		Village match (local initiatives or TAP grant) Lake Worth Road complete streets (TO# 259)	\$ -	\$ -	\$ -	\$ -	250,000		\$ 250,000
P,Z & B	56300		Village match (local initiatives or TAP grant) Davis Road/Lake Worth Road intersection					250,000		\$ 250,000
P,Z & B	56400		Purchase additional department vehicle for inspections, etc.	-	25,000	25,000				\$ 50,000
P,Z & B	56601		EnerGov software/hardware solution for permitting	102,000						\$ 102,000
			Planning, Zoning & Building	\$ 102,000	\$ 25,000	\$ 25,000	\$ -	\$ 500,000	\$ -	\$ 652,000

DEPT	G/L	TO#	DESCRIPTION	F/Y 2021	F/Y 2022	F/Y 2023	F/Y 2024	F/Y 2025	F/Y 2026	FY2021-2026 Total
Police	56200	269	Police Department Expansion TO#269	\$ 1,181,250	\$ 1,005,000	\$ -	\$ -	\$ -	\$ -	\$ 2,186,250
Police	56200		Replace Garage Bay Doors	25,000	30,000	30,000				\$ 85,000
Police	56200		Indoor/Outdoor Police Storage Facility		1,100,000	-				\$ 1,100,000
Police	56200		Modular 50' 2-Lane Shooting Range		150,000	-				\$ 150,000
Police	56400		Police Vehicles (avg 6-8 per year)	325,000	297,500	297,500	297,500	297,500	297,500	\$ 1,812,500
Police	56400		Police Vehicles (4) for newly annexed areas	-	170,000					\$ 170,000
Police	56400		Replace Explorer Van	-	35,000					\$ 35,000
Police	56400		In-Car Cameras (avg 8 per year)	33,000	33,000	33,000	33,000	33,000	33,000	\$ 198,000
Police	56400		Volunteer Coordinator Vehicle	-	23,000					\$ 23,000
Police	56400		Code Enforcement Vehicle for newly annexed areas	-	20,000					\$ 20,000
Police	56400		Drones (2)	10,000						\$ 10,000
Police	56400		Purchase/Replace Traffic Analyzer	5,000						\$ 5,000
Police	56400		Card Access Doors	-	8,000	-				\$ 8,000
Police	56400		Computer Server for In-car Cameras	-	8,000	-				\$ 8,000
Police	56400		Purchase/Replace Light Trailer	-	-	20,000				\$ 20,000
Police	56400		Radios (3 radios for spares)	-	12,000	-		12,000		\$ 24,000
Police	56400		Replace Utility Vehicle	-	15,000	-				\$ 15,000
Police	56400		Speed Measuring Radar	-	11,100	-				\$ 11,100
Police	56400		Timekeeping Device for Police Station	-	-	-	3,500			\$ 3,500
Police	56400		Building Generator		55,680	-				\$ 55,680
Police	56400		Purchase/Replace Speed Measuring Trailer		15,000					\$ 15,000
Police Department				\$ 1,579,250	\$ 2,988,280	\$ 380,500	\$ 334,000	\$ 342,500	\$ 330,500	\$ 5,955,030
Public Works	56200	261	Storage Building for Maintenance equipment - (Carryforward)	220,000						\$ 220,000
Public Works	56200		Village Hall Roof Replacement		150,000					\$ 150,000
Public Works	56200		Village Hall Renovations - Parks & Rec Area		138,000					\$ 138,000
Public Works	56300	259	Intersection Impr (calming/beautification) 3 intersections TO# 259 - Sales Tax		460,000					\$ 460,000
Public Works	56300		Congress Ave "Complete Street" Improvements - Sales Tax		150,000	1,350,000				\$ 1,500,000
Public Works	56300		Pedestrian Safety Enhancements, Congress & 10th Ave N - Sales Tax		50,000	-				\$ 50,000
Public Works	56300		Bike Lanes, 2nd Ave to 6th Ave S - Sales Tax		30,000	-				\$ 30,000
Public Works	56400		Replacement 60-Foot Bucket Truck w/o Air Brakes	-	220,000					\$ 220,000
Public Works	56400		Replacement Backhoe	101,000						\$ 101,000
Public Works	56400		Replacement Ditch Mower	-	100,000				100,000	\$ 200,000
Public Works	56400		Monument Signs (possible 4 locations) (Carryover)	60,000						\$ 60,000
Public Works	56400		F-250 Truck Replacements	35,000		35,000	35,000			\$ 105,000
Public Works	56400		F-150 Truck Replacements	-	25,000	25,000	25,000	25,000	30,000	\$ 130,000
Public Works	56400		Replacement Concrete Grinder	10,000					18,000	\$ 28,000
Public Works	56400		Replacement Bobcat Trailer	6,000					10,000	\$ 16,000
Public Works	56400		New Billy Goat Outdoor Vacuum	6,500					7,000	\$ 13,500
Public Works	56400		New HD Pallet Racks	6,000			6,000		6,000	\$ 18,000
Public Works	56400		Village Hall HVAC Renovation			250,000				\$ 250,000
Public Works	56400		Village Hall Generator Replacement				150,000			\$ 150,000
Public Works				\$ 444,500	\$ 1,323,000	\$ 1,660,000	\$ 216,000	\$ 25,000	\$ 171,000	\$ 3,839,500

DEPT	G/L	TO#	DESCRIPTION	F/Y 2021	F/Y 2022	F/Y 2023	F/Y 2024	F/Y 2025	F/Y 2026	FY2021-2026 Total
Library	56200		Staff workroom redesign to add another workstation	-	30,000					\$ 30,000
Library	56200		Replace North Public Entrance Door	20,000						\$ 20,000
Library	56300		Parking lot lighting improvement project (engineering, photo electric lighting assessment)	-	5,000					\$ 5,000
Library	56400	205	Replace Air Conditioning System (total project cost) TO# 205	35,000						\$ 35,000
Library	56400		Self Checkout Kiosk	-			8,050			\$ 8,050
Library	56400		Staff Laptop		2,000			2,000		\$ 4,000
Library	56400		Teen area computers with monitors - Qty??		2,800					\$ 2,800
Library	56400		Replace Wireless Access Points project (networking)						3,000	\$ 3,000
Library	56400		Replace Library Server					4,000		\$ 4,000
Library	56600		Adult Library Books	16,345	33,432	34,435	35,468	36,000	36,000	\$ 191,680
Library	56603		Children's Books	11,300	12,020	12,381	12,752	13,800	13,800	\$ 76,053
			Library	\$ 82,645	\$ 85,252	\$ 46,816	\$ 56,270	\$ 55,800	\$ 52,800	\$ 379,583
Parks & Rec	56100		New Community Center Purchase Property and Develop	\$ -	\$ 750,000	\$ 900,000	\$ 5,225,000	\$ 3,000,000	\$ -	\$ 9,875,000
Parks & Rec	56100		Purchase Property for Park on East Side and Develop		500,000	1,000,000				\$ 1,500,000
Parks & Rec	56200		Sago Park Group Pavilion (one large group pavilion) Sales Tax		75,000					\$ 75,000
Parks & Rec	56200		Sago Park Group Pavilion (one small group pavilion) Sales Tax		25,000					\$ 25,000
Parks & Rec	56200		Concession Stand Improvements including lift/elevator ADA to 2nd floor - Sales Tax		75,000					\$ 75,000
Parks & Rec	56200		Expand or Replace Equipment Storage Building				75,000			\$ 75,000
Parks & Rec	56300	255	Pathway Park - Expansion - TO#255 - Sales Tax & CDBG (engineering & construction)	837,187	494,034	800,000				\$ 2,131,221
Parks & Rec	56300	254	Sago Palm Park Improvements (park renovation, playground, shade, kayak launch, surfacing, renovate/replace restroom, ADA sidewalk)- Sales Tax, FRDAP, GFRev TO# 254	80,000	390,000					\$ 470,000
Parks & Rec	56300		Sabal Palm Park - landscaping and Security Improvements (Proposed FRDAP project)	-	50,000					\$ 50,000
Parks & Rec	56300	286	Lakewood Garden Park - Improvements (Proposed LWCF Grant)	400,000						\$ 400,000
Parks & Rec	56300		Village Center - Batting Cage and Bullpen Renovation		25,000					\$ 25,000
Parks & Rec	56300		Christmas Palm Park- (Emerson & Poe) Improvements					10,000		\$ 10,000
Parks & Rec	56300		Replace Outdoor Basketball Goals at Village Center		10,000					\$ 10,000
Parks & Rec	56300		Village Center - Splash Park Improvement Sales Tax	-	150,000					\$ 150,000
Parks & Rec	56400		Purchase of artificial Christmas Tree	-	20,000					\$ 20,000
Parks & Rec	56400		Field Utility Cart Replacement			17,500				\$ 17,500
Parks & Rec	56400		Sport Utility Vehicle to Replace Passenger Van	25,000						\$ 25,000
			Parks & Recreation	\$ 1,342,187	\$ 2,564,034	\$ 2,717,500	\$ 5,300,000	\$ 3,010,000	\$ -	\$ 14,933,721
			Total General Fund Capital	\$ 4,570,507	\$ 7,098,366	\$ 4,935,616	\$ 6,020,270	\$ 4,208,800	\$ 680,800	\$ 27,440,234
CRA	56300		Pavement Improvements along Laake Worth Road	15,000						\$ 15,000
			Palm Springs Community Redevelopment Agency	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000

DEPT	G/L	TO#	DESCRIPTION	F/Y 2021	F/Y 2022	F/Y 2023	F/Y 2024	F/Y 2025	F/Y 2026	FY2021-2026 Total
W/S	56200	240	Vacuum Sewer - Vacuum Station No.1 Building Safety Improvements (Carryover)	\$ 134,665						\$ 134,665
W/S	56200	260	Material Storage Covering (2400 Building)	185,000						\$ 185,000
W/S	56200	261	Storage Building for Maintenance equipment TO# 261 (2nd building estimated design and construction)	110,000						
W/S	56200		Cust. Ser. - Utility Customer Service Drive-Thru Upgrades	-	100,000					\$ 100,000
W/S	56200		Refinish Lime Slaker Room Floor at Pratt WTP	20,000						\$ 20,000
W/S	56200		Remodel Electrician's Office	30,000						\$ 30,000
W/S	56300	218	Lift Station - Lift Station Rehab Program 2017 (Carryover)	964,886						\$ 964,886
W/S	56300	227	SCADA System Improvements Main WTP- Construction Phase	842,000						\$ 842,000
W/S	56300	233	Lift Station - Lift Station Rehab Program 2018(Carryover)	803,187						\$ 803,187
W/S	56300	234	FDOT/PBC Water Main Relocations (Prairie Rd TO# 234)	245,000						\$ 245,000
W/S	56300	238	Upgrade MIEX Regeneration System - Pratt WTP	974,594	524,781					\$ 1,499,375
W/S	56300	242	Replace Well No. 10 (Eastern/Main Wellfield) TO# 242	483,135					402,000	\$ 885,135
W/S	56300	247	FDOT/PBC Water Main Relocations (Kudza TO#247)	-	106,000	108,000	110,000	113,000	115,000	\$ 552,000
W/S	56300	262	Replace Well No. 9 (Eastern/Main Wellfield) TO#262	-	260,000					\$ 260,000
W/S	56300	268	Upgrade MIEX Regeneration System - Main WTP	1,049,621	565,181					\$ 1,614,802
W/S	56300	270	Vacuum Station No. 2 Vacuum Pump Upgrade TO#270	-	106,000					\$ 106,000
W/S	56300	275	Main WTP - Chlorine Feed Improvements - Piping, Instrumentation, Pumps	63,269						\$ 63,269
W/S	56300	276	RLP WTP - Chlorine Feed Improvements - Piping, Instrumentation, Pump	63,269						\$ 63,269
W/S	56300	284	Lift Station - SCADA System for Sewer Lift Stations Program TO# 284	523,806						\$ 523,806
W/S	56300		Well Rehabilitation - Well No. 17 (Eastern/Main Wellfield)	68,000						
W/S	56300		Force Main Capacity Improvement (WW-1) (8" CAP along L-9 Canal)	-	1,747,000					\$ 1,747,000
W/S	56300		Force Main Transmission System Interconnect (WW-3)		999,000	2,996,000				\$ 3,995,000
W/S	56300		Potable Water Main Capacity Improvement (WM1-2)		843,000					\$ 843,000
W/S	56300		Replace Generator - Pratt WTP		832,000					\$ 832,000
W/S	56300		Lift Station - Annual Lift Station Rehab Program	-	690,000	704,000	718,000	732,000	747,000	\$ 3,591,000
W/S	56300		Potable Water Main Capacity Improvement (WM1-1)		618,000	1,854,000				\$ 2,472,000
W/S	56300		Potable Water Main Capacity Improvement (WM1-3)		345,000					\$ 345,000
W/S	56300		Replace Well No. 14 (Eastern/Main Wellfield)		265,000	265,000				\$ 530,000
W/S	56300		Gravity Sewer - Annual Infiltration/Inflow Program		260,000	265,000	271,000	276,000	282,000	\$ 1,354,000
W/S	56300		Emergency Generator - Well No. 4 (Eastern/Main Wellfield)		130,000					\$ 130,000
W/S	56300		Potable Water Interconnects		106,000	108,000	110,000	113,000		\$ 437,000
W/S	56300		Area Lighting Improvements (LED) - Main WTP		104,000					\$ 104,000
W/S	56300		Area Lighting Improvements (LED) - Pratt WTP		102,000					\$ 102,000
W/S	56300		Chlorine Contract Chambers Covers - Main WTP		52,000					\$ 52,000
W/S	56300		Chlorine Contract Chambers Covers - Pratt WTP	-	52,000					\$ 52,000
W/S	56300		Add Wells 6 & 7 to RLP WTP Power Distribution		531,000					\$ 531,000
W/S	56300		Sewer Force Main Capacity Improvement (WW-2)						293,000	\$ 293,000
W/S	56300		Ammonia Feed Building and Improvements - Main WTP					39,000		\$ 39,000
W/S	56300		Ammonia Feed Building and Improvements - Pratt WTP					39,000		\$ 39,000
W/S	56300		Emergency Generator - Well No. 1 (Western/RLP Wellfield)				138,000			\$ 138,000
W/S	56300		Emergency Generator - Well No. 12 (Eastern/Main Wellfield)				138,000			\$ 138,000
W/S	56300		Emergency Generator - Well No. 13 (Eastern/Main Wellfield)			135,000				\$ 135,000
W/S	56300		Emergency Generator - Well No. 18 (Eastern/Main Wellfield)					141,000		\$ 141,000
W/S	56300		Emergency Generator - Well No. 8 (Eastern/Main Wellfield)		133,000					\$ 133,000
W/S	56300		Filter Media Replacement - Pratt WTP					338,000		\$ 338,000
W/S	56300		Generator and Fuel Tank - Main WTP		1,008,000					\$ 1,008,000

DEPT	G/L	TO#	DESCRIPTION	F/Y 2021	F/Y 2022	F/Y 2023	F/Y 2024	F/Y 2025	F/Y 2026	FY2021-2026 Total
W/S	56300		Lime Sludge Handling Pit and Washwater Recovery Basin Handling - Pratt WTP				762,000	2,286,000		\$ 3,048,000
W/S	56300		Lime System Upgrades/Improvements - Pratt WTP		424,000					\$ 424,000
W/S	56300		Potable Water Main Replacement Project (WM2-C-2)					461,000	1,382,000	\$ 1,843,000
W/S	56300		Potable Water Main Replacement Project (WM2-C-3)			452,000	1,357,000			\$ 1,809,000
W/S	56300		Potable Water Main Replacement Project (WM2-C-4)					335,000	1,004,000	\$ 1,339,000
W/S	56300		Potable Water Main Replacement Project (WM2-C-1)						544,000	\$ 544,000
W/S	56300		Force Main Replacement Project (WW2-3)						381,000	\$ 381,000
W/S	56300		Potable Water Main Replacement Project (WM2-C-9)			555,000	1,664,000			\$ 2,219,000
W/S	56300		Potable Water Main Replacement Project (WM2-N-3)				415,000	1,269,000		\$ 1,684,000
W/S	56300		Potable Water Main Replacement Project (WM2-NE-1)				651,000	1,954,000		\$ 2,605,000
W/S	56300		Potable Water Main Replacement Project (WM2-NW-3)		809,000	2,426,000				\$ 3,235,000
W/S	56300		Potable Water Main Replacement Project (WM2-NW-8)		553,000	1,659,000				\$ 2,212,000
W/S	56300		Replace Filter Air Lines and Blower - Main WTP					338,000		\$ 338,000
W/S	56300		Replace Well No. 1 (Western/RLP Wellfield)					563,000		\$ 563,000
W/S	56300		Replace Well No. 2 (Western/RLP Wellfield)			541,000				\$ 541,000
W/S	56300		Replace Well No. 3 (Western/RLP Wellfield)				552,000			\$ 552,000
W/S	56300		Site Civil - Paving Improvements - Pratt WTP				110,000			\$ 110,000
W/S	56300		Vacuum Station No. 3 Vacuum Pump Upgrade		108,000					\$ 108,000
W/S	56300		Well Rehabilitation - Well No. 12 (Eastern/Main Wellfield)			70,000				\$ 70,000
W/S	56300		Well Rehabilitation - Well No. 13 (Eastern/Main Wellfield)		69,000					\$ 69,000
W/S	56300		Well Rehabilitation - Well No. 18 (Eastern/Main Wellfield)				72,000			\$ 72,000
W/S	56300		Well Rehabilitation - Well No. 19 (Eastern/Main Wellfield)					73,000		\$ 73,000
W/S	56300		Potable Water Main Replacement Project (WM2-NE-6)						563,000	\$ 563,000
W/S	56300		Replace Well No. 5 (Western/RLP Wellfield)						574,000	\$ 574,000
W/S	56400	264	Water Supply - Emergency Generator - Well No. 15 (Eastern/Main Wellfield)	257,185						\$ 257,185
W/S	56400	265	Water Supply - Emergency Generator - Well No. 11 (Eastern/Main Wellfield)	257,185						\$ 257,185
W/S	56400	266	Vacuum Sewer - Vacuum Station No. 1 Emergency Generator	118,566						\$ 118,566
W/S	56400	267	Fixed Generator at LS No. 9 TO #267	332,185						\$ 332,185
W/S	56400	270	Vacuum Sewer - Vacuum Station #2 Sewage Pump Upgrade	-	52,000					\$ 52,000
W/S	56400	271	Main WTP - Replacement of Sand Loader	288,386						\$ 288,386
W/S	56400	278	Vacuum Sewer - Vacuum Station No. 1 Vacuum Pump Upgrade	73,454						\$ 73,454
W/S	56400		Replace Generator at RLP WTP Plant	500,000						\$ 500,000
W/S	56400		Fixed Generators at Master Lift stations (Possible LMS)		156,000	159,000				\$ 315,000
W/S	56400		Replacement Lift Station Pumps	125,000	127,000	130,000	132,000	135,000	138,000	\$ 787,000
W/S	56400		Disc Flow MIEEX Recycle Pumps - Main WTP		52,000					\$ 52,000
W/S	56400		Disc Flow MIEEX Recycle Pumps - Pratt WTP	52,000						\$ 52,000
W/S	56400		Recondition/Replace High Service Pump, Valves, Piping - Pump No. 1 - Pratt WTP	52,000						\$ 52,000
W/S	56400		Recondition/Replace Transfer Pump, Valves, Piping - Pump No. 2 - Main WTP	47,000						\$ 47,000
W/S	56400		Recondition/Replace Transfer Pump, Valves, Piping - Pump No. 2 - Pratt WTP	47,000						\$ 47,000
W/S	56400		Replacements F-250 trucks with utility bodies	36,000	37,000	38,000	39,000	39,000		\$ 189,000
W/S	56400		Vacuum Sewer Pit Controller Upgrades	36,000	37,000					\$ 73,000
W/S	56400		Emergency Generator - Well No. 3 (Western/RLP Wellfield)						144,000	\$ 144,000
W/S	56400		Emergency Generator - Well No. 19 (Eastern/Main Wellfield)						144,000	\$ 144,000
W/S	56400		Replace F-250 truck with utility body						40,000	\$ 40,000
W/S	56400		Brine Pump for MIEEX System - Main WTP		27,000					\$ 27,000
W/S	56400		Brine Pump for MIEEX System - Pratt WTP		27,000					\$ 27,000
W/S	56400		Field Laptop Replacements		5,000	6,000	6,000			\$ 17,000
W/S	56400		Incubator for lab - Main WTP		5,000					\$ 5,000

DEPT	G/L	TO#	DESCRIPTION	F/Y 2021	F/Y 2022	F/Y 2023	F/Y 2024	F/Y 2025	F/Y 2026	FY2021-2026 Total
W/S	56400		Lift Station - Portable Generator Replacement		69,000			73,000		\$ 142,000
W/S	56400		Lift Station - Portable Self-Priming Non-Clog Pump		64,000			68,000		\$ 132,000
W/S	56400		Lime Slurry Mixers - Main WTP		8,500	8,500				\$ 17,000
W/S	56400		Lime Slurry Mixers - Pratt WTP		8,500	8,500				\$ 17,000
W/S	56400		Lime Slurry Pump Replacement - Main WTP			43,000				\$ 43,000
W/S	56400		Lime Slurry Pump Replacement - Pratt WTP			43,000				\$ 43,000
W/S	56400		MIEX Salt Pump Replacement - Main WTP		12,500	13,000				\$ 25,500
W/S	56400		Recondition/Replace High Service Pump, Valves, Piping - Pump No. 1 - Main WTP		53,000					\$ 53,000
W/S	56400		Recondition/Replace High Service Pump, Valves, Piping - Pump No. 2 - Main WTP			54,000				\$ 54,000
W/S	56400		Recondition/Replace High Service Pump, Valves, Piping - Pump No. 2 - Pratt WTP		53,000					\$ 53,000
W/S	56400		Recondition/Replace High Service Pump, Valves, Piping - Pump No. 3 - Main WTP				55,000			\$ 55,000
W/S	56400		Recondition/Replace High Service Pump, Valves, Piping - Pump No. 3 - Pratt WTP			54,000				\$ 54,000
W/S	56400		Recondition/Replace High Service Pump, Valves, Piping - Pump No. 4 - Main WTP					56,000		\$ 56,000
W/S	56400		Recondition/Replace High Service Pump, Valves, Piping - Pump No. 4 - Pratt WTP				55,000			\$ 55,000
W/S	56400		Recondition/Replace High Service Pump, Valves, Piping - Pump No. 5 - Pratt WTP					56,000		\$ 56,000
W/S	56400		Recondition/Replace High Service Pump, Valves, Piping - Pump No. 5 - Main WTP						57,000	\$ 57,000
W/S	56400		Recondition/Replace Transfer Pump, Valves, Piping - Pump No. 3 - Main WTP		48,000					\$ 48,000
W/S	56400		Recondition/Replace Transfer Pump, Valves, Piping - Pump No. 3 - Pratt WTP		48,000					\$ 48,000
W/S	56400		Salt Pump Replacement - Pratt WTP		12,500	13,000				\$ 25,500
W/S	56400		Valve Motor Actuator Replacement - Main WTP		27,000					\$ 27,000
W/S	56400		Valve Motor Actuator Replacement - Pratt WTP		27,000					\$ 27,000
W/S	56400		Wash Water Transfer Pumps (qty 2) - Main WTP		27,000					\$ 27,000
W/S	56400		Wash Water Transfer Pumps (qty 2) - Pratt WTP		27,000					\$ 27,000
W/S	56601		Enhanced Asset Management and Maintenance tracking software	-	80,000					\$ 80,000
W/S	56601		Customer Engagement Portal	35,000						\$ 35,000
Water & Sewer Utility Capital				\$ 8,817,393	\$ 13,531,962	\$ 12,708,000	\$ 7,355,000	\$ 9,497,000	\$ 6,810,000	\$ 58,541,355

DEPT	G/L	TO#	DESCRIPTION	F/Y 2021	F/Y 2022	F/Y 2023	F/Y 2024	F/Y 2025	F/Y 2026	FY2021-2026 Total
Stormwater		250	Carol & Rex Ave Stormwater Improvements (Project 12A & 12B) - TO#250	354,411						\$ 354,411
Stormwater		249	Lakewood Rd Stormwater Improvements East of Kirk Rd (Project 19) - TO#249	77,000						\$ 77,000
Stormwater		277	Gulfstream Rd Stormwater Improvements (Project 8A & 8B) TO# 277	360,500						\$ 360,500
Stormwater		248	Frost Lake Stormwater Improvements - Phase 1 (Project 6A) - TO #248	-	29,550					\$ 29,550
Stormwater			Davis Road Stormwater Improvements (Canal Road to 10th Ave - Project #5)	163,000	1,107,000					\$ 1,270,000
Stormwater			Lakewood Rd Stormwater Improvements (West of Kirk Road Project #3)	70,500	479,500					\$ 550,000
Stormwater			2nd Ave N/Davis Rd Stormwater Improvements (Project 3&4)		273,000	1,857,000				\$ 2,130,000
Stormwater			Todd & Boatman Stormwater Improvements (Project 10 & 11)				350,000			\$ 350,000
Stormwater			Riedel Ave Stormwater Improvements (Project 21)					320,000		\$ 320,000
Stormwater			Lakewood Rd Stormwater Improvements (Project 5C)					750,000		\$ 750,000
Stormwater			Bermuda Road Stormwater Improvements (Project 13)					1,030,000		\$ 1,030,000
Stormwater			Lorene Dr & Alice Dr Stormwater Improvements (Project 14)					770,000		\$ 770,000
Stormwater			Edwards Ave Stormwater Improvements (Project 15)					140,000		\$ 140,000
Stormwater			Corrigan Court Stormwater Improvements (Project 16)					330,000		\$ 330,000
Stormwater			Serubi Ave Stormwater Improvements (Project 17)						190,000	\$ 190,000
Stormwater			Coconut Rd Stormwater Improvements (Project 18)						370,000	\$ 370,000
Stormwater			Charlotte Street Stormwater Improvements (Project 20)						80,000	\$ 80,000
Stormwater			7th Ave North Stormwater Improvements (Project 22)						340,000	\$ 340,000
Stormwater			Gulfstream Rd Stormwater Improvements (Project 23)						250,000	\$ 250,000
Stormwater			Sandra Lane Stormwater Improvements (Project 24)						150,000	\$ 150,000
Stormwater			North Price Street Stormwater Improvements (Project 25)						30,000	\$ 30,000
			Stormwater Utility Capital	\$ 1,025,411	\$ 1,889,050	\$ 1,857,000	\$ 350,000	\$ 3,340,000	\$ 1,410,000	\$ 9,871,461

Planning and Zoning Board Meeting, Tuesday, November 10, 2020 at 6:30 PM
Local Planning Agency Meeting, Thursday, November 12, 2020 at 6:30 PM
Regular Council Meeting, Thursday, November 12, 2020 at 6:30 PM
Regular Village Council Meeting, Thursday, December 10, 2020, at 6:30 PM

ORDINANCE NO. 2020-20

**AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA,
AMENDING ITS CODE OF ORDINANCES BY AMENDING THE VIL-
LAGE'S 5-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS; PROVID-
ING FOR CODIFICATION, REPEAL OF CONFLICTING ORDINANCES,
SEVERABILITY AND AN EFFECTIVE DATE.**

The ordinance in its entirety may be inspected at the Office of the Village Clerk during regular business hours, Monday through Friday between 8:00 a.m. and 4:30 p.m. All interested parties may appear at the meeting and be heard with respect to the proposed ordinance at the public hearing.

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

VILLAGE OF PALM SPRINGS
Kimberly Wynn, Village Clerk
Publish: The Lake Worth Herald
October 29, 2020



Village of Palm Springs

Executive Brief

AGENDA DATE: November 10, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 7.1: Planning & Zoning Board Order No. 2020-11 - Lot Width Variance PSV20-13 - Anna Lane Vacant Lot (*Quasi-Judicial Hearing*)

SUMMARY:

The applicant is requesting a variance from Section 34-746 of the Village of Palm Springs Land Development Regulations to allow a minimum lot width of 50 feet instead of the required 65 feet minimum width. The subject property located on the East side of South Military Trail, west of Donald Road, is designated within the Residential Multiple-Family zoning district; and Low-Density Residential Future Land Use category. The property dimensions are 135 feet in depth and 50 feet in width for a total of 6,750 square feet of land area.

Staff finds the proposed variance comparable to surrounding properties, as several parcels have the same lot size (0.15 acres) with the same lot width (50 feet). The property has special conditions that are peculiar to the land and do not result from the actions of the applicant.

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

FISCAL IMPACT:

There is no direct fiscal impact with this application.

ATTACHMENTS:

Planning & Zoning Board Order No. 2020-11 - Anna Lane Lot Variance

Exhibit "A" to ORDER - Staff Report

Application

Justification Statement

Proposed Site Plan

Proposed Floor Plan

Aerial and Location Maps

50' Lot Width

Village Code of Ordinances Sec. 34-602(2) - Variances

Lake Worth Herald Advertisement - October 29, 2020 - Anna Lane Lot Width Variance

**VILLAGE OF PALM SPRINGS, FLORIDA
PLANNING AND ZONING BOARD**

**PZ&B Order 2020-11
(PSV20-13)**

**Aguilar Ofelio
4281 Anna Lane
West Palm Beach, FL 33406**

Applicant(s)

PCN: 70-42-44-13-02-001-0440

FINAL ORDER

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Board ("The Board") on **November 10, 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 PSV20-13, requesting a minimum lot width of 50 feet instead of the required 65 feet minimum width – Section 34-746(2).
2. The Applicant(s) Erick Mayor Bacallao, is the Agent for the owner, Aguilar Ofelio, of the property legally described as: ANNA-JOHN ESTATES LT 44 BLK 1
3. The Applicant has submitted an application for one (1) variance from the Village of Palm Springs, Florida as set forth below:
4. PSV20-13 - The Village's Land Development Code Section 34-602(2) - 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 2020-11 – PSV20-13 – Anna Lane Variance from Sec. 34-746(2)

1. The Board has determined that Variance PSV20-13 meets the requirement of Section 34-602(2) of the Land Development Code.
5. The Variance is hereby **GRANTED/DENIED**.

DONE AND ORDERED in Palm Springs, Florida this **10th** day of **November** 2020.

ATTEST:

Jane Worth, Deputy Village Clerk

Johnnie Tieche, Chairman
Planning and Zoning Board

Copies furnished to:

Erick Mayor Bacallao, 2020 Kenwood Road, WPB, FL 33409

Aguilar Ofelio, 4281 Anna Lane, WPB, FL 33406

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



LAND DEVELOPMENT STAFF REPORT

SUBJECT: Variance to allow minimum lot width of 50' in lieu of 65' minimum required

Application Summary			
Applicant / Petitioner	Erick Mayor Bacallao	Submittal Date	09/28/2020
Parcel Control No	70-42-44-13-02-001-0440	Case Number	PSV 20-13
Location	Vacant land on Anna Ln Ave	Site Area	0.15 acres
P&Z B Meeting	November 10, 2020		
Requests			
Proposed Use	Single family home		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking (Auto)	2	1 car garage & Driveway 25.07 feet long by 13.67 feet width	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard	25'	25.07'	Yes
Rear yard	12.5'	47.82'	Yes
Side interior	7.5'	9.5' (east side) 9.5' (west side)	Yes
Site Characteristics			
Existing Use	Vacant lot	Proposed Use	Single family home
Zoning	Residential Multiple-Family	Existing 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 single-family residence	Unknown Unincorporated Palm Beach County	Unknown Unincorporated Palm Beach County
South	Residential single-family residence	Low Density Residential	Residential Multiple-Family
East	Commercial plaza	Low Density Residential	Residential Multiple-Family
West	Convenience store with a gas station	Low Density Residential	Residential Multiple-Family
Recommendation			
Planning, Zoning and Building Staff recommends approval based on compatibility with surrounding properties.			



I Site History

- Ordinance 2000-14: Annexation

The property was voluntarily annexed into the Village of Palm Springs on April 27, 2000 as a vacant lot and designated with the Residential Multiple-Family zoning district and Low-Density Residential land use designation. The lot has been vacant.

II Neighborhood Compatibility

The subject property's Zoning and Future Land Use designations are Residential Multiple-family (RM) and Low Density, respectively. The proposed variance to allow construction of a single-family home is compatible surrounding properties. A 50' lot width was created when Anna - Johns Estates plat was recorded on the public records, on the Plat Book 23 Page 219 as Lot 44 Block 1. A 50' lot width is a common characteristic in this area.

III Variance Requested

The subject property is located on the South side of Purdy Lane between Donald Road and South Military Trail. Abutting properties to the North are within Unincorporated Palm Beach County and are generally developed with a residential single-family home. The area, within the Village's limits, is designated with the Residential Multiple-Family zoning district and Low Density Residential Future Land Use. The property dimensions are 135 feet depth and 50 feet width for a total of 6,750 square feet land area. The applicant is requesting a variance from Section 34-746 of the Village of Palm Springs Land Development Regulations to allow a minimum lot width of 50 feet in lieu of 65 feet minimum required.

IV Recommendation

Planning, Zoning and Building Staff has conducted a review of the application, and found the proposed Variance is comparable with surrounding properties that have same lot size (0.15 acres) with the same lot width (50 feet). Abutting properties are already improved. The property has special condition 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 special privilege and would not deprive the applicant of rights commonly enjoyed by other properties in the same land development district. The Staff consider that this is the minimum variance that will make possible the reasonable use of the land, will be in harmony with the general intent and purpose of the variance requested and will not be injurious to the area involved or otherwise detrimental to the public welfare.



Village of Palm Springs Land Development Department Unified Development Application

226 Cypress Lane
Palm Springs, FL 33461
Phone: (561) 965-4016
Fax: (561) 439-4132
<http://www.vpsfl.org>

Prior to the submission of this application, the applicant must have a pre-application meeting with Land Development staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: _____

Indicate the type of application you are applying for:

- | | |
|--|---|
| ☐ Comprehensive Plan Amendment (text) | ☐ Administrative Amendment |
| ☐ Future Land Use Map Amendment* | ☐ Site Plan (Minor / Major / PD)* |
| ☐ Rezoning * | ☐ Site Plan Amendment (Minor/Major)* |
| ☐ LDR / Zoning Change (text) | ☐ Special Exception* |
| ☐ Plat (Preliminary) | ☐ Development Order Amendment* |
| ☐ Master Sign Plan | ☒ Variance (District Standard)* |
| ☐ Temporary License Agreement | ☐ Variance (Sign) |
| ☐ Temporary Use Permit | ☐ Variance (Hours of Operation)* |
| ☐ Abandonment | ☐ Administrative Variance |
| ☐ Appeal | ☐ Deed Restriction / Unity of Title |
| ☐ Utility /Civil Plan | ☐ Other _____ |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark **N/A**.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually). Advertising, postage, and cost recovery, including professional fees incurred by the Village, will be billed to the Applicant.
4. Include mailing labels/stamped envelopes of all property owners within a 300 feet radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than 4:00 p.m. 45 days prior to a Land Development Board hearing (see schedule).
6. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
7. Applicants presenting demonstration boards or architectural renderings to the Village Council must have an electronic copy (PDF) of each board submitted to Land Development Department no later than the Wednesday preceding the meeting.
Note: Representations made at the hearing, verbally or graphically, become part of the record.

Staff Use Only

Application Numbers: _____

Date Submitted: _____

Posted Signs Required: _____

SECTION 1-PROJECT INFORMATION:Project Name: SFH ANNA LANEProject Address: ANNA LANE, WEST PALM BEACH, FL 33406

Location of Property: The subject property is located approximately 0.06 mile(s) N, (S) E, W (circle one) from the intersection of PURDY LN & DONALD RD, on the (N) S, E, W (circle one) side of ANNA LN. (street).

Shopping Center / Office Building: N/AAcreage of Property: 0.1549 Building Square Feet: N/ADensity or FAR: N/A Plat Name: N/APCN Number(s): 70-42-44-13-02-001-0440Dimensions of Property: 50 FEET width x 135 FEET DEPTHPalm Springs CRA District, if applicable: N/A
See Section 14 also.

Legal Description: (or attach separate sheet)

ANNA-JOHN ESTATES LT 44 BLK 1

Property History, if applicable: Describe previous applications on property

Application #	Request	Action	Resolution / Ordinance #	Approval Date

(Approved Variances, Special Exception, Site Plan, etc...) Include previous application numbers and any conditions of approval.

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATIONOwner's Name: OFELIO AguilarOwner's Address: 4281 ANNA LN, WPB, FL 33406Owner's Email Address: N/AOwner's Phone: N/A Owner's Fax: N/AApplicant, if different than Owner: ERICK MAYOR BacallaoAgent: ERICK MAYOR BacallaoContact Person: ERICK MAYOR BacallaoAgent's Address: 2020 KENWOOD RD, WPB FL 33409Agent's Email Address: erito19@yahoo.esAgent's Phone: 786-406-9107 Agent's Fax: N/A*All correspondence will be sent directly to agent unless otherwise instructed.***SECTION 3- LAND USE AND ZONING INFORMATION:****EXISTING**Zoning: RM- Multi FamilyLand Use: VACANT LOTUse: RESIDENTIALPlat: N/A**PROPOSED**Zoning: RM- Multi FamilyLand Use: SFHUse: RESIDENTIALPlat: N/A**ADJACENT LAND USE / ZONING / USE(S)**North: SFH / RM / RESIDENTIALSouth: SFH / RM / RESIDENTIALEast: SFH / RM / RESIDENTIALWest: SFH / RM / RESIDENTIAL

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

NEW CONSTRUCTION SINGLE FAMILY HOME

3/2 with ONE CAR GARAGE and rear PORCH.

TOTAL SQFT OF THE BUILDING: 1,953 SQ. FT.

Under A/c : 1,983. SQ. FT.

(SEE ATTACHED PRELIMINARY FLOOR PLANS)

SECTION 5- PROJECT AUTHORIZATION

OWNER CERTIFICATION

(If more than one owner, attached executed Certifications for each)

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. The undersigned hereby petitions the Village of Palm Springs Staff, Land Development Board, and the Village Council to call Public Hearings upon due Public Notice in accordance with the Rules, Regulations, and Laws as promulgated by the Village of Palm Springs. The cost of which petition and notice and other costs as promulgated by rule is hereby assumed by the undersigned.

E. H. Lopez 09-24-2020
Signature of Owner Date

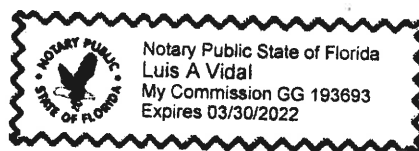
STATE OF FLORIDA, COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of SEPTEMBER, 2020 by ERICK MAYOR BACALLAO, who is personally known to me or who has produced FL DRIVER LICENCE (type of identification) as identification and who did (did not) take an oath.

Signature of person taking acknowledgement [Signature]

Name of officer taking acknowledgement--typed, printed or stamped _____

Title or rank NOTARY Serial number _____



This Instrument Prepared for
Ofelio Aguilar

ATTORNEY IN FACT AFFIDAVIT

STATE OF FLORIDA
COUNTY OF PALM BEACH

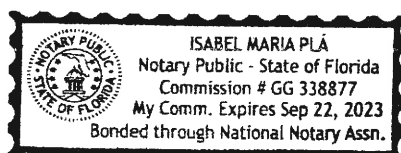
BEFORE ME, the undersigned authority, personally appeared Ofelio Aguilar ("Affiant"), who has personal knowledge of the facts and matters set forth herein and being duly sworn, deposes and states:

1. Affiant is attorney in fact named in the Power of Attorney executed by Erick Mayor Bacallao ("Principal") on September 21, 2020.
2. To the best of the Affiant's knowledge after diligent search and inquiry:
 - a. The Principal is not deceased;
 - b. If the POA is non-durable, then Affiant has not received notice of any facts indicating the principal's incapacity. If the POA is durable, then Affiant's authority has not been suspended by initiation of proceedings to determine incapacity or to appoint a guardian or guardian advocate.
3. This Power of Attorney is exercisable by Affiant and Affiant is acting within the scope of authority granted in the Power of Attorney only to work with the City of Palm Springs and fill out application(s) for the process to do the Variance and be able to build on this lot.
4. Affiant agrees not to exercise any powers granted by the Power of Attorney if Affiant attains knowledge that it has been revoked, partially or completely terminated, suspended, or is no longer valid because of the death or adjudication of incapacity of the Principal.
5. Affiant is either:
 - a. Not married to Principal
6. That this affidavit is executed in connection with a transaction involving the following described real property: Anna Lane Palm Springs, FL 33406- Folio # 70-42-44-13-02-001-0440
7. Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements made in an Affidavit of this nature. Affiant further certifies that Affiant has read this Affidavit and completely understands its contents.

Ofelio Aguilar

Printed Name: Ofelio Aguilar

SWORN TO AND SUBSCRIBED before me this 30th day of September, 2020 by Ofelio Aguilar, by means of [] physical presence or [] online notarization who is/are personally known to me or who has/have provided me with Florida Div. Lic. as Identification.



(SEAL)

Isabel M. Pla
(Signature of Notary Public)

Isabel M. Pla
(Print, Type or Stamp Commissioned Name of
Notary Public)

AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature]
Signature of Agent

9/24/2020
Date

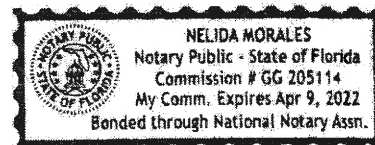
STATE OF FLORIDA, COUNTY OF PALE BEACH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 24 day of SEPTEMBER, 2020 by LUIS A. VIDAL, who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Signature of person taking acknowledgement [Signature: Nelida Morales]

Name of officer taking acknowledgement--typed, printed or stamped Nelida Morales

Title or rank Notary Public Serial number _____



SECTION 8 – VARIANCE ONLY

(Administrative / Standard / Hours of Operation / Sign)

Related Applications STANDARD

Code Section: 74-746, 2

Required: Minimum lot width 65 feet

Request: Minimum lot width 50 feet.

Details of Variance Request or Appeal:

VARIANCE REQUEST FOR A MINIMUM LOT WIDTH.

ATTACH NARRATIVE AS ADDITIONAL PAGE(s)

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

- a. That special condition and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.
- b. That the special conditions and circumstances do not result from the actions of the applicant.
- c. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.
- d. That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- f. That the granting of the variance will be in harmony with the general intent and purpose of this chapter.
- g. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Statement of Basis for Standard Variance Request

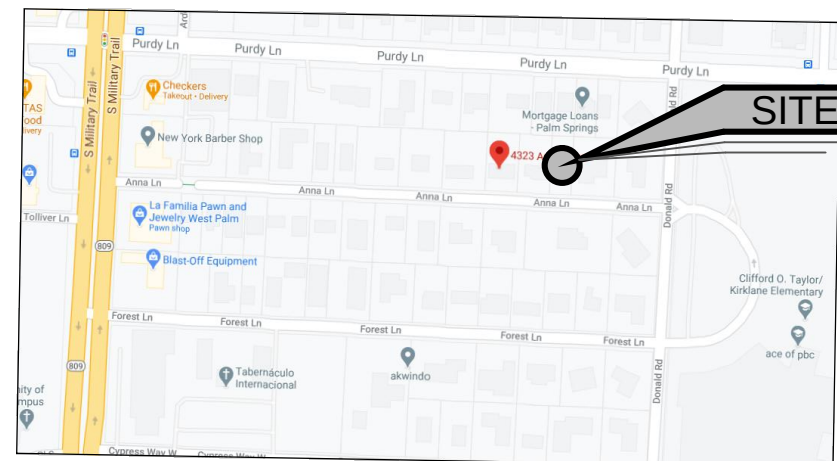
Property address: Anna Ln, West Palm Beach, FL 33406

PCN: 70-42-44-13-02-001-0440

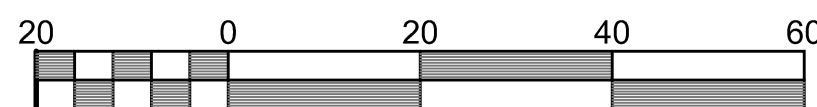
To: Village of Palm Spring Land Development Department.

- a) That's 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.
 - a. The lot were plat 50' width. However, all other property criteria have been met.
- b) That the special conditions and circumstances do not result from the actions of the applicant.
 - b. The lot was previously plat at 50' width
- 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.
 - c. In the future, the lot will be used for the construction of a new single-family home that complies with the municipality zoning and building codes.
- 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.
 - d. If variance is denied, the lot will lose the value it has as buildable land. Furthermore, there are other residencies in the same block that were built in a 50' width lot
- e) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - e. The fact that the lot is of 50' width is the only criteria that does not comply with the property development regulations.
- f) That the granting of the variance will be in harmony with the general intent and purpose of this chapter.
 - f. The intention of this variance is to build a single-family home, which is the most common use of the land in this district.
- g) That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
 - g. The approval of the variance will not be injuries to the area involved or otherwise detrimental to the public welfare.

REVISIONS:

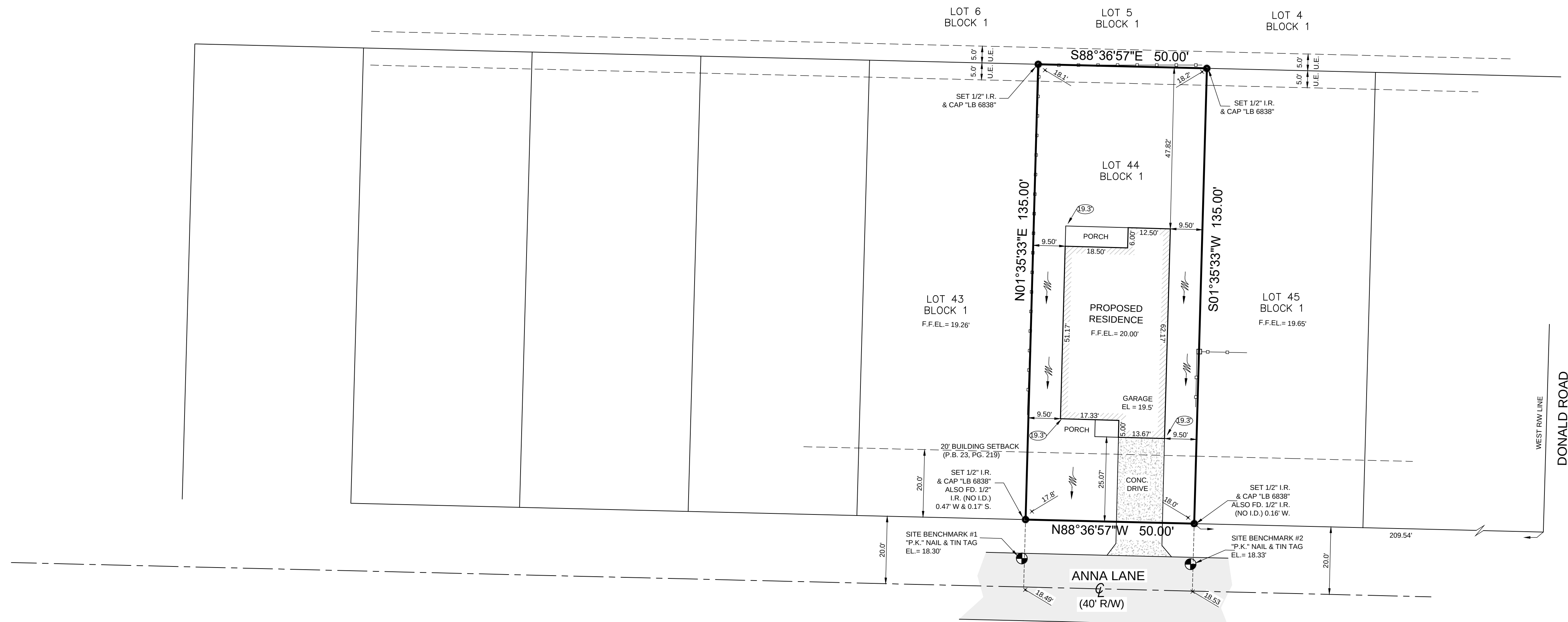


LOCATION MAP N.T.S.



Scale 1" = 20'

BOUNDARY SURVEY AND SITE PLAN



SURVEY NOTES:

- Lands shown hereon were not abstracted for easements and/or rights-of-way of record by this office.
- Area of subject property = 6,750 square feet (0.155 acres).
- Elevations shown hereon are based on North Atlantic Vertical Datum of 1988 (NAVD 88).
 - Originating benchmark = Leica Global Positioning System.
 - 90.00 = existing elevation (NAVD 88 typical).
 - 90.00 = proposed elevation.
 - ---//--- = drainage flow.
- No underground improvements located.
- All bearings and distances shown hereon are plat and measured unless otherwise noted.
- This firm's "Certificate of Authorization" number is "LB 6838".

CERTIFIED TO: Erick Mayor
PROPERTY ADDRESS: Vacant Lot, Anna Lane,
Palm Springs, Florida 33406
FLOOD ZONE: X (FIRM 120223-12099C0588F
10/05/2017)
DESCRIPTION: Lot 44, Block 1, Anna-Johns
Estates, a subdivision according to the plat
thereof recorded at Plat Book 23, Page 219, in the
Public Records of Palm Beach County, Florida.

BOUNDARY SURVEY

This survey is not valid without embossed surveyor's
seal and/or an authorized electronic signature and
audit.
Digitally signed by
Michael J Miller
Date: 2020.09.25
Survey 1150338-04000
MICHAEL J. MILLER #4034

CRD. FILE Y2009

LEGEND:

Calc.	= CALCULATED	(PI)	= PLAT	P.I.	= POINT OF INTERSECTION	ASPH.	= ASPHALT PAVEMENT
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS	P.O.C.	= POINT OF COMMENCEMENT	CONC.	= CONCRETE
CONC. MON.	= CONCRETE MONUMENT	A	= CENTRAL ANGLE	P.O.B.	= POINT OF BEGINNING	CONC. PLAT.	= CONCRETE PLATWORK
CONC.	= CONCRETE	L	= ARC LENGTH	R/W	= RIGHT OF WAY	PAVER	= PAVER BRICK PLATWORK
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING	CH.L.F.	= CHAIN LINK FENCE	WOOD	= WOOD FENCE
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	WOOD FENCE	= WOOD FENCE	WOOD P.O.P.	= WOOD POWER POLE
P.E.	= POOL EQUIPMENT	Q.R.B.	= QUAD RECORD BOOK	METAL FENCE	= METAL FENCE	WATER METER	= WATER METER
F.F.E.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK	CENTERLINE	= CENTERLINE	FIRE HYDRANT	= FIRE HYDRANT
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE	COVERED	= COVERED	CATCH BASIN	= CATCH BASIN
(B.S.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY	OVERHEAD LINES	= OVERHEAD LINES	STAIRWAY	= STAIRWAY
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE	LOT LINE	= LOT LINE		
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE				

SCALE: 1" = 20'

DRAWN BY: PICARD

FIELD WK: M.M. / B.M.

DATE: 9/25/2020

MILLER LAND SURVEYING

1121 LAKE AVENUE

LAKE WORTH BEACH, FLORIDA 33460

PHONE: (561) 586-2669 - FAX: (561) 582-0151

www.millersurveying.com

e-mail: orders@millersurveying.com

REF:

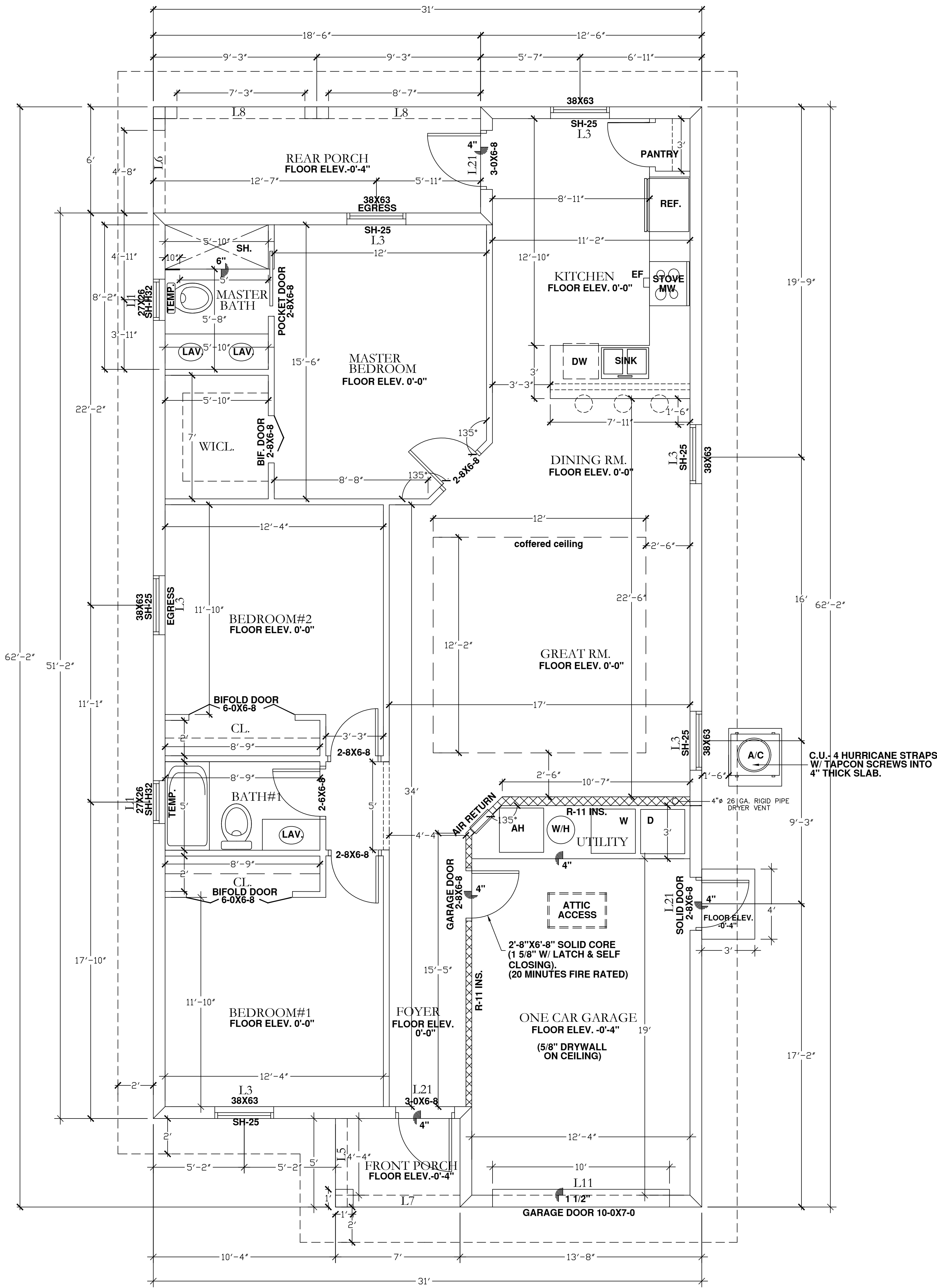
PREV.

JOB NO.

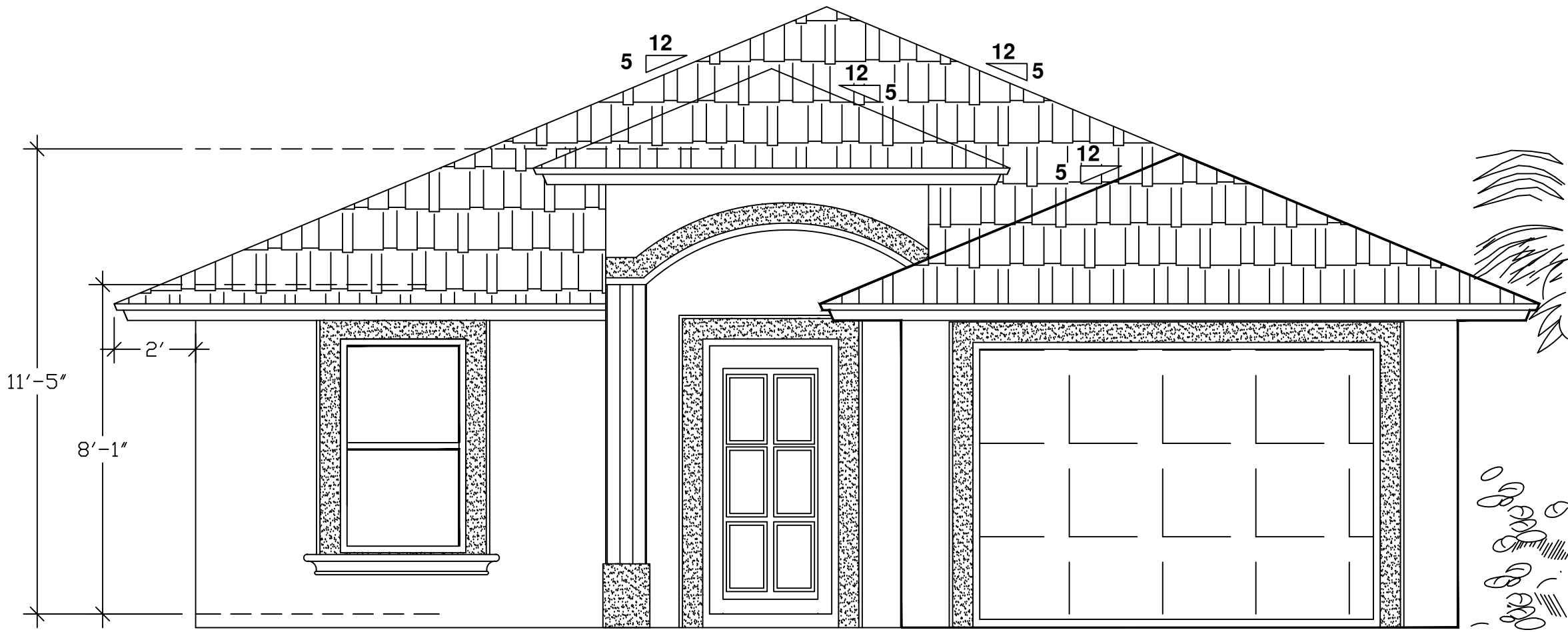
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L -

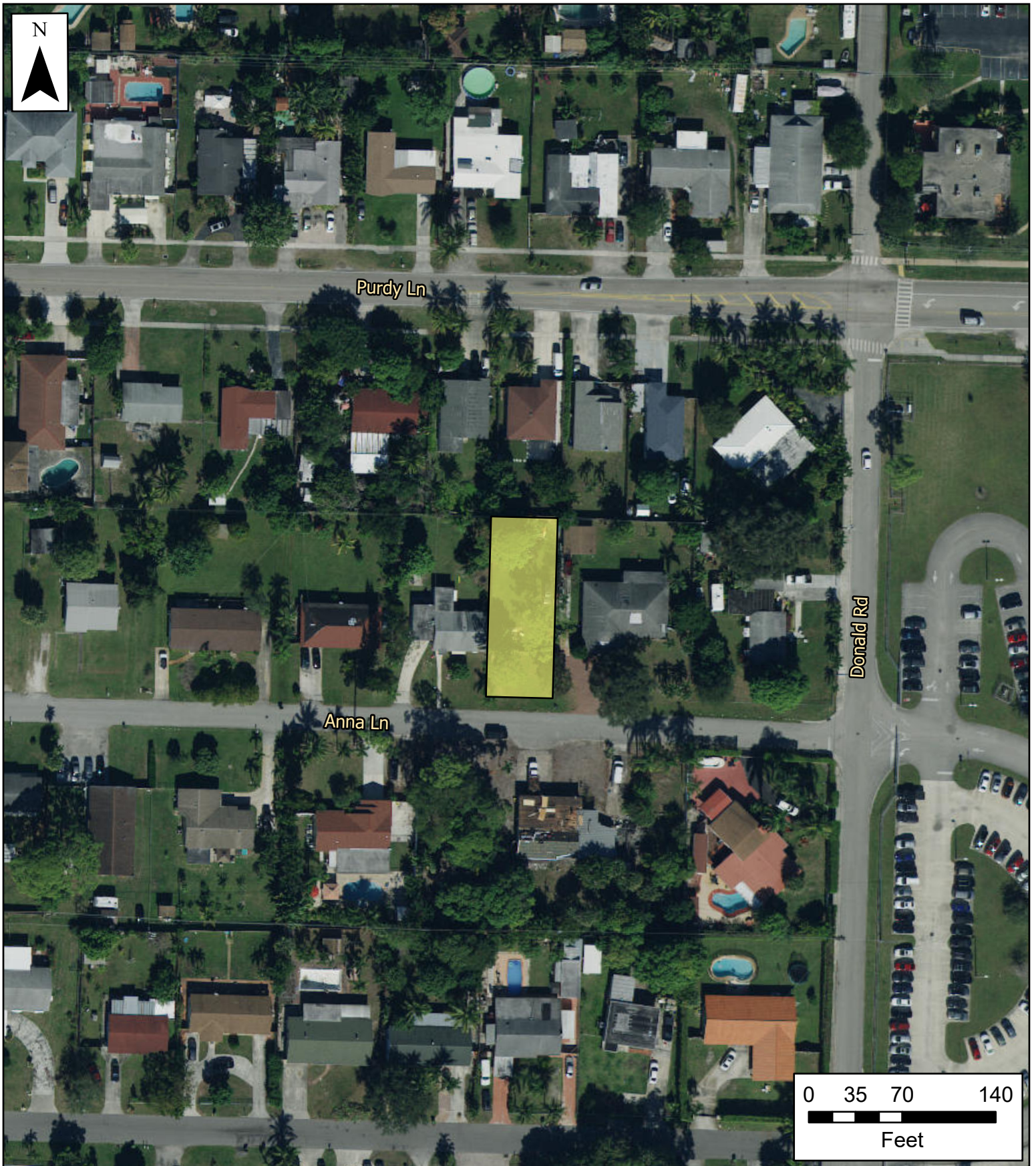
SQUARE FOOTAGE:		
AREA UNDER A/C.	1432.0	SQ. FT.
FRONT PORCH	35.0	SQ. FT.
REAR PORCH	111.0	SQ. FT.
ONE CAR GARAGE	297.0	SQ. FT.
TOTAL SQFT.	1875.0	SQ. FT.



FLOOR PLAN VIEW



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



0 35 70 140
Feet



Village of Palm Springs

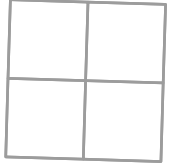
PCN: 70-42-44-13-02-001-0440

Anna Ln

 Property Boundary

The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for 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

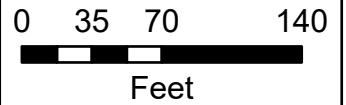
Data Source: Project boundary provided by Palm Beach County, World Imagery Basemap provided by ESRI Online Services.



Purdy Ln

Donald Rd

Anna Ln



Village of Palm Springs

PCN: 70-42-44-13-02-001-0440

Anna Ln

-  Property Boundary
-  Parcels

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: Parcels provided by Palm Beach County



Village of Palm Springs

Anna Johns Estates Lot Width Variances

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-  50' Width Parcels
-  Surrounding Parcels

Data Source: Parcels provided by Palm Beach County

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. 37531

PUBLIC HEARING NOTICE

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

Tuesday, November 10, 2020 at 6:30 p.m. by Planning & Zoning Board
in the Village Hall Council Chambers at 226 Cypress Lane, Palm Springs, FL
33461 to consider:

Lot Width Variance

An application submitted by Erick Mayor Bacallao ("Applicant"), agent for the owner, Ofelio Aguilar for a Variance relief (PSV20-13) from Section 34-746(2), to allow a minimum lot width of 50 feet in lieu of the required 65 foot, for a residential single family lot, for the property located at Anna Lane with property control number: 70-42-44-13-02-001-0440.

All persons interested in these matters may appear at the times and place aforesaid and be heard.

Prior to the meeting the application may be reviewed at the Village Clerk's Office.

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

VILLAGE OF PALM SPRINGS, FLORIDA
Publish: Kimberly M. Wynn, Village Clerk
The Lake Worth Herald
October 29, 2020



Village of Palm Springs

Executive Brief

AGENDA DATE: November 10, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 7.2: Planning & Zoning Board Order No. 2020-12 - Rear Setback Variance PSV20-12
- The Brandx Company - 3766 Gulfstream Road (*Quasi-Judicial Hearing*)

SUMMARY:

Currently, the site is developed with a 1,763 square foot residential structure constructed in 1950. The property was annexed into the Village in 2012 and was designated Residential Multiple-Family Land Development District and Low-Density Residential 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. PSV20-12 - Request to allow 21.6' rear setback on the east side (provides relief from Section 34-766(8) of the Village Code that requires a 25' rear setback on the east side)

With the requested variance, a 26' wide drive aisle is provided, as required by code, and minimum landscaped buffers are not affected.

FISCAL IMPACT:

This Item does not have a direct fiscal impact.

ATTACHMENTS:

Planning & Zoning Board Order No. 2020-12 - Rear Setback Variance PSV20-12 - 3766 Gulfstream Road

Exhibit "A" to ORDER - Staff Report

Project Narrative and Justification Statement

Site Plan, Landscape Plan, Architectural Plans and Letters

Color Rendering

Color Site Plan

Aerial and Location Maps

Village Code of Ordinances Sec. 34-602(2) - Variances

Lake Worth Herald Advertisement on October 29, 2020 - Variances

VILLAGE OF PALM SPRINGS, FLORIDA
PLANNING AND ZONING BOARD

PZ&B Order 2020-12
(PSV20-12)

Brandon Cabrera
279 Arabian Road
Palm Springs, FL 33461
Applicant(s)

PCN: 70-42-44-19-11-002-0101

FINAL ORDER

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Board ("The Board") on **November 10, 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 PSV20-12.
2. The above Applicant(s) is the Agent for the Owner of the property legally described as: **LAKEWOOD GARDENS PL 1 TR 10 (LESS E 135 FT) BLK 2**
3. The Applicant has submitted an application for one (1) variance from the Village of Palm Springs, Florida as set forth below:
 - 1) PSV20-06 – Variance relief from Section 34-766(8), to allow 21.6' rear setback instead of 25' required on the east of the property.
4. The Village's Land Development Code Section 34-602(2) 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.

PZ&B Order 2020-12 – (PSV20-12) – 3766 Gulfstream Road Variance

7. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
5. The Board has determined that Variance PSV20-12, meet the requirements of Section 34-602(2) of the Land Development Code.
6. The Variance is hereby **GRANTED/DENIED**.

DONE AND ORDERED in Palm Springs, Florida this **10th** day of **November**, 2020.

ATTEST:

Jane Worth, Deputy Village Clerk

Johnnie Tieche, Chairman
Planning and Zoning Board

Copies furnished to:

BrandX, 279 Arabian Road, Palm Springs, FL 33461

Gloria Diaz, 3766 Gulfstream Road, 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 - 3766 Gulfstream Road.

Application Summary			
Applicant / Petitioner	The Brandx Company	Submittal Date	4/23/2020
Reference Name	3766 Gulfstream Rd Duplex Addition	Case Number	SPR20-07, PSV20-12
		Parcel Control No	70-43-44-19-11-002-0101
Location	3766 Gulfstream Road	Site Area	±0.53 acres
P&Z Bd	November 10, 2020		
Requests			
Proposed Use(s)	Minor Site Development Plan for the construction of 2,484 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 – 1,763 sf 1 duplex structure – 2,484 sf		
Variances	PLANNING AND ZONING BOARD CONSIDERATIONS: PSV20-12 Requesting a Variance relief from Section 34-766(8) to allow 21.6' rear setback instead of 25' required on the east of the property. ADMINISTRATIVE APPROVED: A Variance relief was approved administratively to allow the installation of a 12" diameter drainage pipe rather than a 15" pipe.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	10 spaces	10 spaces	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard (West)	25'	55'	Yes (existing)
Rear yard (East)	25'	21.6'	No (requesting a variance)
Side corner yard (North)	20'	20'	Yes
Side interior yard (South)	15'	5.14'	No (existing non-conforming)
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 single-family	Low Density Residential	Residential Multiple-Family (RM)
South	Residential multi -family	Low Density Residential	Residential Multiple-Family (RM)
East	Residential single-family	Low Density Residential	Residential Multiple-Family (RM)
West	Residential single-family	Low Density Residential	Residential Multiple-Family (RM)
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of a minor site development plan, with the variance, to allow the construction of the proposed duplex 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 2012-03: Annexation

The property was voluntarily annexed into the Village of Palm Springs in January 26, 2012 and designated with the Residential Multiple-Family zoning district, and Future Land Use category of Low Density Residential.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning district 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) land use. The request is consistent with goals, objectives, and policies of the Village's Comprehensive Plan.

III. Variances Requested

The applicant is seeking the following variances:

- PSV20-12 The applicant is requesting Variance relief from Section 34-766(8) to allow 21.6' rear setback instead of 25' required on the east of the property, a 3.4' deviation.

The applicant's full justification is attached 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 variance for the reduction of a rear setback for a residential site plan is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.

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

Reduction of the rear setback does not result from actions of the applicant.

- c. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.

Granting of the rear setback variance will not confer a special privilege to the applicant, and it is in harmony with surrounding area.

- 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.

Denial of the owner's Variance request would deprive him of the same privileges as the adjacent property owners.

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

The rear yard setback request is to allow for plenty of parking to the west side of the property, as well as adequate spacing from the parking lot.

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

The variance for the reduction of a rear setback for a residential site plan is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.

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

The granting of this variance will not have any detrimental effect on natural resources or natural areas or public welfare

Staff supports the applicant's request based on the general intent of the applicant to enhance the property adding new landscaping buffers, widen the existing driveway for better ingress and egress, improving the drainage system and adding newly constructed residences. This will be a very positive change to the area and the community involved. 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 October 7, 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 October 16, 2020.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on October 9, 2020.
- Legal advertisement was published in the paper on October 29, 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 April 23, 2020 depicts the following:

- An application submitted for Minor Site Development Approval with 1 variance for the construction of 2,484 square feet duplex structure in addition to the existing single-family home on the property.
 1. Site Plan dated received April 23, 2020 revised and resubmitted on September 23, 2020.
 2. Landscape plans dated received April 23, 2020 revised and resubmitted on September 29, 2020.
 3. Preliminary Engineering plans dated received April 23, 2020 revised and resubmitted on September 23, 2020.
 4. Architectural plans dated received April 23, 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 0.53 acres multi-family parcel. There is an existing single-family home on the property and the applicant is proposing to add a 2,484 square foot duplex structure for a total of 3 dwelling units on the property.

Each new unit will be configured differently, one unit will have 2 bedrooms, one bathroom, a kitchen, a living room, and a dining room. The second unit will have 3 bedrooms, 3 bathrooms, a living room, a dining room and a family 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 proposed residential building, based on the applicant's generally compliance with the Village Land Development Regulations and compatibility with zoning district, subject to the following twenty-eight (28) conditions below and a suggested voluntary monetary contribution, requested by the School District to mitigate school impacts:

1. The Minor Site Plan approval is valid for a period not to exceed 24 months from Planning & Zoning Board approval.
2. The Finished Floor Elevation shall be at least 18" above crown of the road, a proposed survey shall be provided at time of permitting showing compliance.
3. A Utility/Civil plan shall be approved by the Village Engineer and Public Service Department at time of permitting.
4. Garbage canisters and recycling bins shall be placed within the designated back yards after picking up and setting out along Gulfstream Road only on pick up days.
5. 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.
6. Utility easements shall not overlap more than 5' any landscaped buffers.
7. Mailboxes location(s) shall be approved by the United States Postal Services.
8. A root barrier shall be provided on trees that are within 12' of utility lines.
9. 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.
10. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
11. Landscaped areas shall be irrigated including but not limited to buffers, islands, planter boxes, etc.
12. Irrigation plans shall be provided at the time of permitting. Non-potable water shall be used for the irrigation system per Village code.
13. 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.
14. 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.
15. All mechanical equipment and above-ground infrastructure shall be screened from view.
16. 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.
17. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting as needed.
18. All new electric utilities shall be underground.

19. 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.
20. 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.
21. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
22. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy/Certificate of Completion of each improvement area.
23. Absolutely no occupancy, other than construction personnel, is permitted prior to TCO/CO.
24. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
25. 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.
26. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
27. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
28. At the time of CO, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.

29. The School District has requested the Applicant offer a voluntary commitment to make a contribution of \$18,418.00 to the School District of Palm Beach County prior to issuance of a building permit, based on School Capacity Availability Determination letter issued on May 8, 2020.



Justification Statement

3766 Gulfstream Rd Duplex Village of Palm Springs, Florida Site Plan Application September 18, 2020

Introduction

On behalf of the Developer, Gloria Diaz ("Owner"), and Brandon Cabrera ("Agent") respectfully requests approval of this application for a Site Plan for one (1) property in the Village of Palm Springs. The .53 acre subject property (PCN 70-43-44-19-11-002-0101) is currently a vacant undeveloped lot on the South / East Corner of the intersection of Lakewood Rd and Gulfstream Rd, and is located within the limits of the South Florida Water Management District ("subject property"). Access to the site is directly from Gulfstream Rd.

The subject property is proposed to be developed with 1 Duplex Style buildings with 1 existing single family home for a total of 3 units. Each unit is one floor and supports off street parking of 3.3 parking spaces. The proposed site plan indicates a total of 3 rental units. Based on the acreage and the permissible density per The Village Zoning the parcel can support up to 3 units.

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

Request:

On behalf of the property owner we are requesting the following:

- Variance - Rear Setback
- Variance - Drainage Pipe Size

<u>Variance Chart</u>				
<u>#</u>	<u>Code Section</u>	<u>Required</u>	<u>Provided</u>	<u>Variance</u>
1	Section 34-766(8) (Rear Setback)	25' Rear Setback	21.6' Rear Setback	3.4'
2	Section 34-507(B) (Drainage Pipe)	15" Drainage Pipe	12" Drainage Pipe	3"

Variance Standards:

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

- A. The special condition and circumstance exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures or building in the same land development district.
 - **Variance 1: The variance for the reduction of an rear setback for a residential planned development is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.**
 - **Variance 2: The variance for the reduction of an rear setback for a residential planned development is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.**
- B. The special conditions and circumstances do not result from actions of the applicant.
 - **Variance 1: Reduction of the rear setback does not result from actions of the applicant.**
 - **Variance 2: Reduction of the drainage pipe does not result from actions of the applicant.**
- C. 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.
 - **Variance 1: Granting of the rear setback variance will not confer ant special privilege to the applicant, and is in harmony with surrounding area.**
 - **Variance 2: Granting of the drainage pipe variance will not confer ant special privilege to the applicant, and is in harmony with surrounding area.**
- D. The 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.
 - **Variance 1: Denial of the owner's Variance request would deprive him of the same privileges as the adjacent property owners.**
 - **Variance 2: Denial of the owner's Variance request would deprive him of the same privileges as the adjacent property owners.**

- E. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- **Variance 1: The rear yard setback request is to allow for plenty of parking to the west side of the property, as well as adequate spacing from the parking lot.**
 - **Variance 2: The Drainage pipe request is to comfortable fit drainage with proper elevations to retention areas, further more this is a small private property and the use of 15" drainage pipes is unnecessary.**
- F. The granting of the variance will be in harmony with the general intent and purpose of this Chapter.
- **Variance 1: The variance for the reduction of an rear setback for a residential planned development is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.**
 - **Variance 2: The variance for the reduction of an Drainage pipe for a residential planned development is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area**
- G. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
- **Variance 1: The granting of this variance will have not any detrimental effect on natural resources or natural areas or public welfare**
 - **Variance 2: The granting of this variance will have not any detrimental effect on natural resources or natural areas or public welfare**

PROJECT COMPATIBILITY WITH THE NEIGHBORHOOD

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

Multi-family uses are adjacent to the site on the north, south, west and east.

The site is well buffered with abundant landscaping. Not only is this project compatible with the neighborhood, it will enhance the area that is in much need of enhancement. Which will hopefully inspire other property owners around the area to improve their respective properties as well.

All variance criteria has been met, and we respectfully request staffs support and approval of the Two (2) variance requests listed above.

CIVIL ENGINEERING PLANS FOR: 3766 GULFSTREAM ROAD

PALM SPRINGS, FL

PCN: 70-43-44-19-11-002-0090

FOR:
GLORIA M. DIAZ

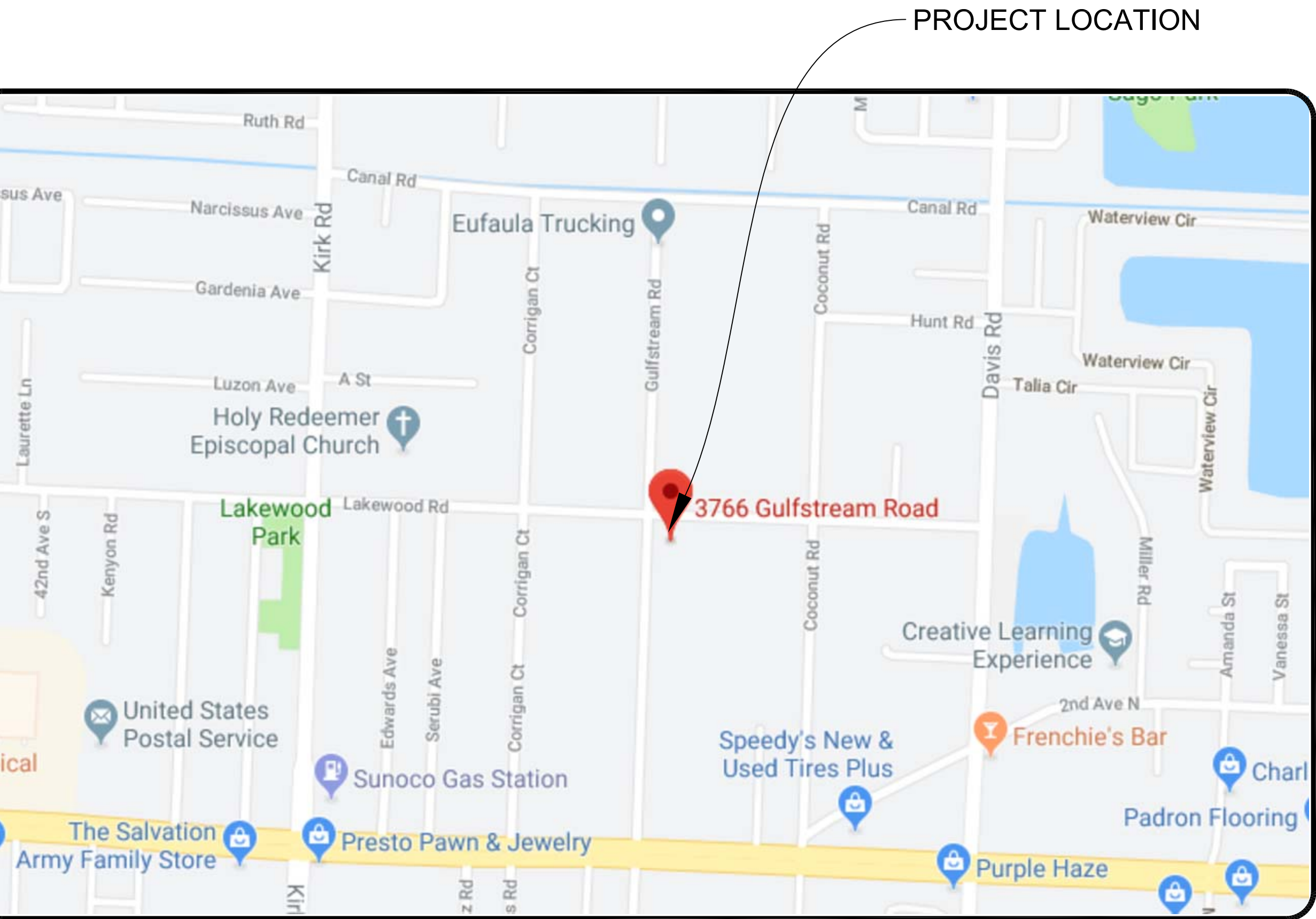
1174 WILLOW ROAD
WEST PALM BEACH, FL 33406

LEGAL DESCRIPTION (FROM SURVEY)
TRACT 10, BLOCK 2, OF LAKEWOOD GARDENS, PLAT NO. 1, LESS THE EAST 135 FEET OF SAID TRACT 10, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 18, PAGE 38.

GENERAL NOTES

1. ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
2. EXISTING SITE INFORMATION IS BASED ON A BOUNDARY SURVEY BY PRINCIPAL MERIDIAN SURVEYING, INC, WEST PALM BEACH, FL. DATED JUNE 13, 2019. SEE SURVEY FOR LEGEND AND ABBREVIATIONS.
3. SUBJECT PROPERTY FALLS WITHIN ZONE "X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), IDENTIFIED AS COMMUNITY PANEL NUMBER 12099C0776F, EFFECTIVE DATE: OCTOBER 5, 2017, UPDATED SEPTEMBER 25, 2019.
4. ALL WORK TO BE PERFORMED IN THE DRY. CONTRACTOR TO PROVIDE DEWATERING AS REQUIRED AND OBTAIN AND COMPLY WITH ANY DEWATERING PERMITS NECESSARY.
5. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS DEPICTED ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF TOPOGRAPHIC SURVEY. THEY HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
6. CONTRACTOR TO NOTIFY SUNSHINE 811 (FLORIDA "ONE CALL") TWO BUSINESS DAYS IN ADVANCE OF CONSTRUCTION, CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES IN THE PROJECT VICINITY, AND SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY UTILITIES LOCATED WITHIN AREA OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH UTILITY OWNERS AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE TO EXISTING UTILITIES. PERMISSION SHALL BE OBTAINED BY CONTRACTOR FOR ANY SHORING, BRACING OR RELOCATION OF UTILITIES.
7. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES, STORM SEWER PIPES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES.
8. CONTRACTOR TO PROVIDE DENSITY TESTING FOR ALL AREAS TO BE COMPACTED, TRENCH BACKFILL, PAVEMENT SUBGRADE, SHELL/ROCK/BASEROCK, COMPACTED SUBGRADE AND ASPHALT CORES. DENSITY TESTS SHALL BE PERFORMED BY A GEOTECHNICAL/MATERIALS TESTING LAB AND REPORTS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA. CONTRACTOR TO PROVIDE MATERIALS TESTING FOR ASPHALT AND CONCRETE IN ACCORDANCE WITH THE REFERENCED SPECIFICATIONS. FREQUENCY OF ALL TESTS SHALL BE PER THE APPLICABLE SPECIFICATIONS OR GEOTECHNICAL REPORT, WHICHEVER IS MORE STRINGENT.
9. THE COSTS OF ALL TESTS WILL BE PAID BY THE CONTRACTOR.
10. CONTRACTOR TO PROVIDE AN AS-BUILT SURVEY SHOWING LOCATIONS AND ELEVATIONS OF ALL CONSTRUCTED FEATURES, SIGNED BY A PROFESSIONAL SURVEYOR AND MAPPER LICENSED IN THE STATE OF FLORIDA.
11. UNLESS NOTED OTHERWISE ON THE PLANS, ANY AREA DISTURBED DURING CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR ON PRIVATE PROPERTY SHALL BE RESTORED TO EQUAL OR BETTER CONDITION. THIS INCLUDES ALL GRASSING, HEDGES, BUSHES, TREES, LANDSCAPING OF ANY KIND, PAVEMENT, SIDEWALKS, SLABS, STRUCTURES, WALLS, FENCES, SIGNS, POSTS, POLES OF ANY KIND, GUARD RAILS, ETC. CONTRACTOR TO PROVIDE A VIDEO TAPE DOCUMENTING EXISTING CONDITIONS TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.
12. ALL DEBRIS, SPOIL, RUBBLE, VEGETATION, UNSUITABLE MATERIAL EXCAVATED FROM THE SITE AND SIMILAR ITEMS SHALL BE REMOVED AND BE LEGALLY DISPOSED BY CONTRACTOR.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL DRAWINGS AND SPECIFICATIONS FOR ACCURACY AND COMPLETENESS AND FOR PROPER COORDINATION OF ALL DISCIPLINES AND TRADES. NOTIFY THE ENGINEER IN WRITING IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND IN THE PLANS OR SPECIFICATIONS. NOTIFY THE ENGINEER AND OWNER IN WRITING IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THE CONTRACT DOCUMENTS AND EXISTING SITE CONDITIONS, WHETHER ABOVE-GRADE OR BELOW GROUND.
14. ALL WORK, MATERIALS AND CONSTRUCTION WITHIN THE VILLAGE OF PALM SPRINGS RIGHT-OF-WAY SHALL BE PROVIDED PER PALM BEACH COUNTY REQUIREMENTS, SPECIFICATIONS AND DETAILS.
15. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS AND COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS RELATED TO SAFETY OF PERSONS AND PROPERTY.
16. PRIOR TO SUBMITTING A BID, CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH THE LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT COST, PROGRESS OR PERFORMANCE OF THE WORK. AFTER REVIEWING THE CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES. CONTRACTOR SHALL PERFORM ANY SUBSURFACE INVESTIGATIONS DEEMED NECESSARY FOR BIDDING AND PERFORMING THE WORK. ANY SUCH INVESTIGATIONS SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE ENGINEER.
17. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER AND SHALL MEET ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
18. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL INSPECTIONS, TESTS AND FIELD REVIEWS AND SHALL PROVIDE 48 HOURS NOTICE TO THE ENGINEER. THE CONTRACTOR SHALL SUPPLY ALL EQUIPMENT, LABOR AND MATERIALS NECESSARY TO PERFORM THE INSPECTIONS, TESTS AND FIELD REVIEWS. CONTRACTOR TO KEEP ALL WORK OPEN THAT IS SUBJECT TO REVIEW UNTIL SUCH REVIEWS BY CITY, UTILITY COMPANIES, OWNER, ETC. ARE PERFORMED.
19. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND/OR LICENSES REQUIRED FOR THE WORK.
20. CONTRACTOR TO PROVIDE ALL REQUIRED MAINTENANCE OF TRAFFIC (VEHICULAR AND PEDESTRIAN) FOR WORK IN THE RIGHT-OF-WAY THROUGHOUT THE DURATION OF THE PROJECT UNTIL FINAL COMPLETION.
21. CONTRACTOR TO PROVIDE A MAINTENANCE OF TRAFFIC PLAN FOR REVIEW BY THE ENGINEER, PREPARED BY AN INDIVIDUAL CERTIFIED IN ADVANCED MAINTENANCE OF TRAFFIC (AMOT) DESIGN PER FDOT. MEET THE REQUIREMENTS OF PALM BEACH COUNTY, APPLICABLE FDOT INDEXES AND THE COUNTY PERMIT.

GOVERNING SPECIFICATIONS
CONTRACTOR TO PROVIDE ALL WORK IN ACCORDANCE THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, UNLESS NOTED OTHERWISE IN THE SPECIFICATIONS CONTAINED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR AND SUBCONTRACTOR SHALL OBTAIN A COPY OF THE ABOVE-REFERENCED DOCUMENTS AND BECOME FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.



SECTION 19 TOWNSHIP 44 S RANGE 43 E

LOCATION MAP

NTS

Always call 811 two full business days before you dig to have underground utilities located and marked.



PROJECT LOCATION

SJE PROJECT No. 19049
NOVEMBER 12, 2019

INDEX OF DRAWINGS

SHEET No.	SUBJECT
1	COVER SHEET
2	CIVIL SITE PLAN
3	PAVING, GRADING AND DRAINAGE PLAN
4	LAYOUT, SIGNAGE AND PAVEMENT MARKING PLAN
5	POTABLE WATER AND SANITARY SEWER PLAN
6	CIVIL DETAILS
7	UTILITIES DETAILS - GENERAL
8	UTILITIES DETAILS - WATER AND SEWER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MICHAEL R. HANSETER, PE USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Civil, Hydrologic & Hydraulic Engineers
1855 INDIAN ROAD, SUITE 202, WEST PALM BEACH, FLORIDA 33409
PH (561)242-0028 • FAX (561)242-0109 • STORMWATERJ@GMAIL.COM
C.A. 00009484

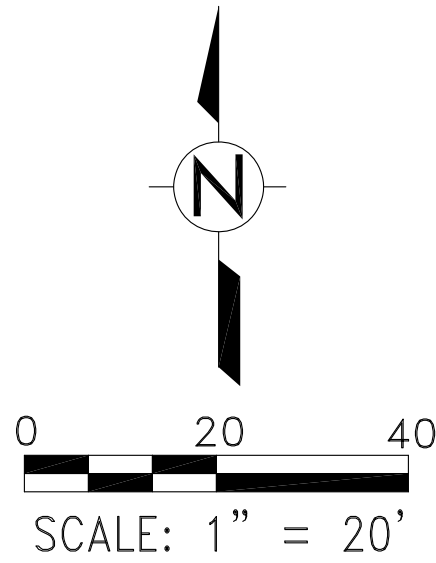
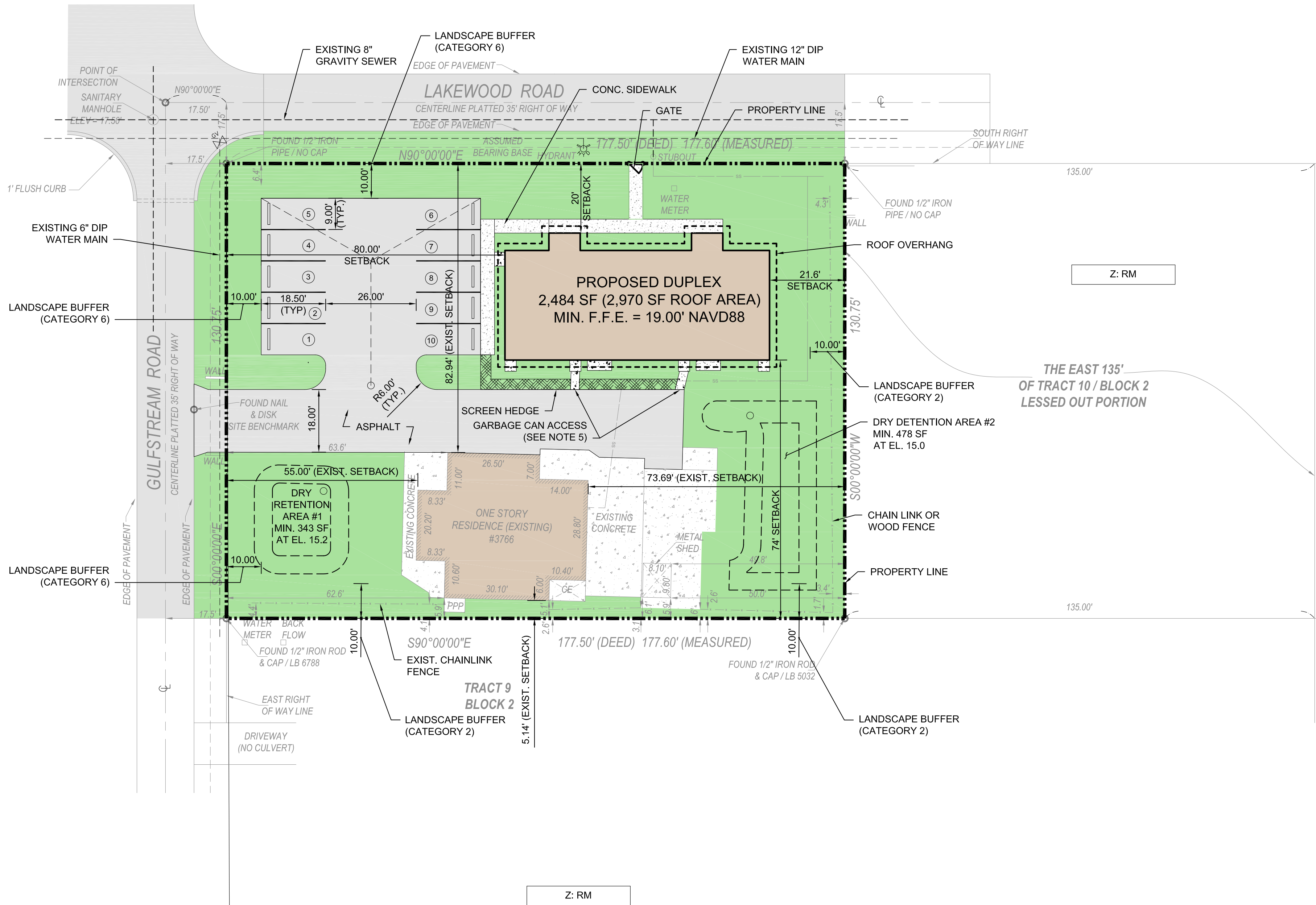
REVISIONS:
1 - 6/8/2020 - REV. SHEETS 2 THRU 6 (BY KDG)

Michael R. Hanseter, P.E.
License #34254

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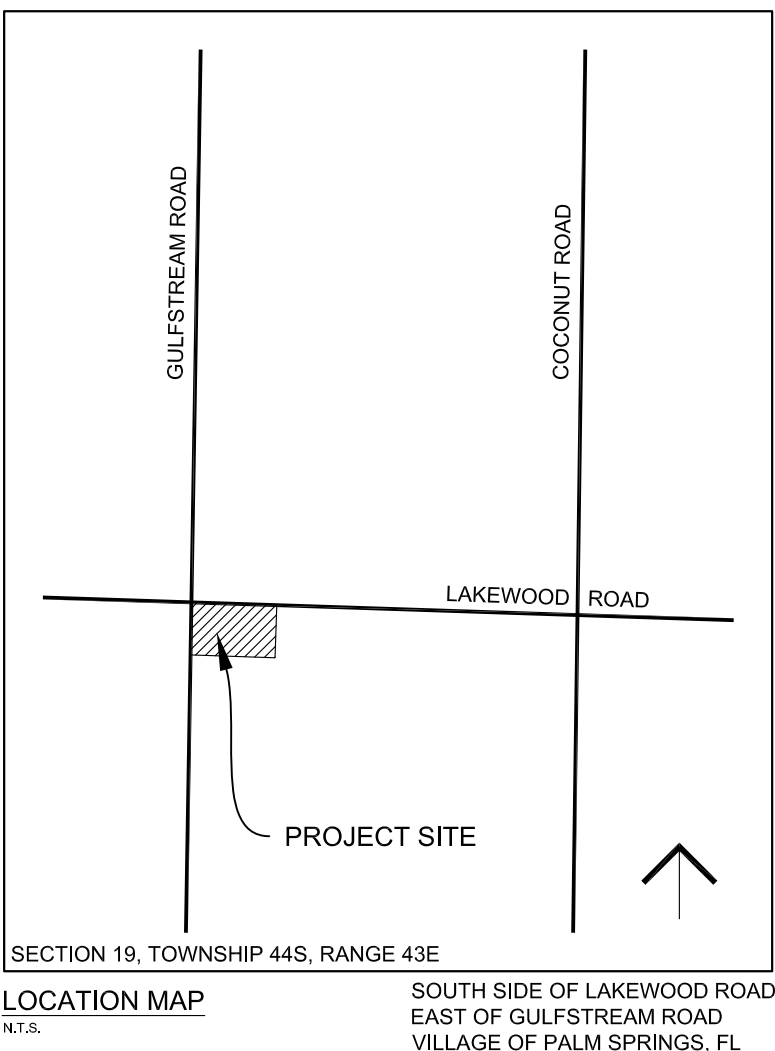


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LEGEND

- PROPOSED CONCRETE
- EXISTING CONCRETE
- FOUNDATION PLANTINGS
- ASPHALT
- LANDSCAPE SPACE
- EXISTING AND PROPOSED BUILDING FOOTPRINTS



VARIANCE REQUESTS

	CODE REQUIREMENT	PROPOSED
DRAINAGE PIPE SIZE	15" DIAM. MIN.	*12" DIAM.
REAR YARD SET BACK	25'	21.6'

SETBACKS (SEC. 34-766)	CODE REQUIREMENT	PROPOSED	EXISTING S.F. HOME
FRONT YARD	25'	80.0'	55.0'
REAR YARD	25'	21.6'	73.7'
SIDE (CORNER)	20'	20.0'	82.9'
SIDE YARD (INTERIOR)	15'	74.0'	5.1' (NON-CONFORMING)

ZONING : RM - MULTI FAMILY

PARKING SPACES REQUIRED (SEC 34 - 1329) = 2 1/2 SPACES PER UNIT + 25% FOR GUESTS
= 3 UNITS x 2 1/2 SPACES / UNIT + 25% (3 x 2 1/2) FOR GUESTS
= 9.4 SPACES REQUIRED

PARKING SPACES PROVIDED = 10

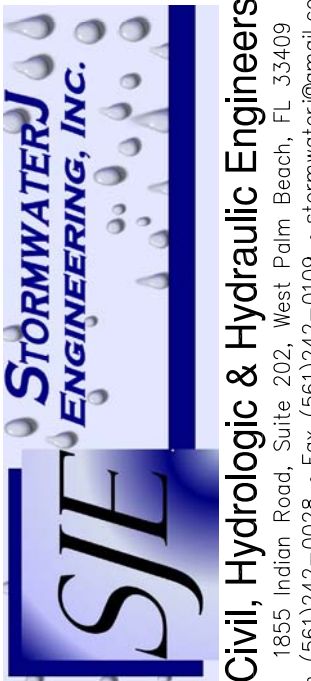
Site Data			
Item	Area (SF)	Area (AC)	Percentage
Total Site	23,221	0.53	100%
Existing Data			
Existing Roof Area	1,763	0.04	8%
Existing Asphalt and Slabs	3,799	0.09	16%
Existing Impervious	5,562	0.13	24%
Existing Building Coverage	1,763	0.04	8%
Proposed Data			
Proposed Building (incl. Existing)	4,733	0.11	20%
Proposed Asphalt (incl. Existing)	5,550	0.13	24%
Proposed Sidewalk/Slabs (incl. Existing)	2,511	0.06	11%
Proposed Impervious (Total)	12,794	0.29	55%
Proposed Building Coverage (Total)	4,733	0.11	20%

PCN : 70-43-44-19-11-002-0090

GENERAL NOTES

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- SUBJECT PROPERTY FALLS WITHIN ZONE X ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), IDENTIFIED AS COMMUNITY PANEL NUMBER 12099C0776F, EFFECTIVE DATE: OCTOBER 5, 2017.
- THIS CIVIL SITE PLAN IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND IS BASED ON INFORMATION PROVIDED BY OTHERS.
- THESE DOCUMENTS SHALL NOT BE USED FOR LOCATING ANY BUILDING, STRUCTURE OR ACCESSORY STRUCTURE. REFER TO ARCHITECTURAL, STRUCTURAL OR OTHER PLANS FOR LAYOUT OF STRUCTURES.
- GARBAGE CANS SHALL BE BROUGHT TO THE CURB ALONG GULFSTREAM ROAD FOR PICKUP.

REVISIONS			
NO.	DATE	REMARKS	BY
1	04/20/20	RECEIVED PERMITS WITH LOCAL WHITE DATA	MRH
2	04/20/20	ADDED SIDEWALK	MRH
3	04/20/20	REV VARIANCE TABLE	MRH



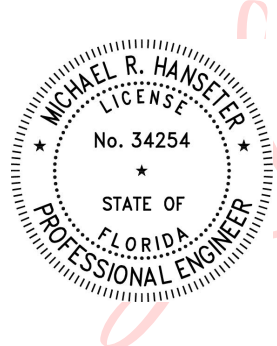
CIVIL SITE PLAN

3766 GULFSTREAM ROAD
VILLAGE OF PALM SPRINGS, FLORIDA

©COPYRIGHT 2019 By StormwaterJ Engineering, Inc.
This Drawing is Provided For Informational Purposes Only and is Not to be Used for Construction Without the Approval of a Registered Professional Engineer Representing StormwaterJ Engineering, Inc.
C.A. 00009484
Michael R. Hanseter, P.E.
License # 34254

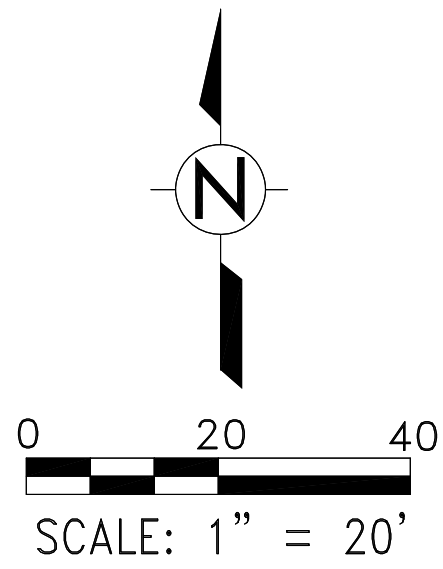
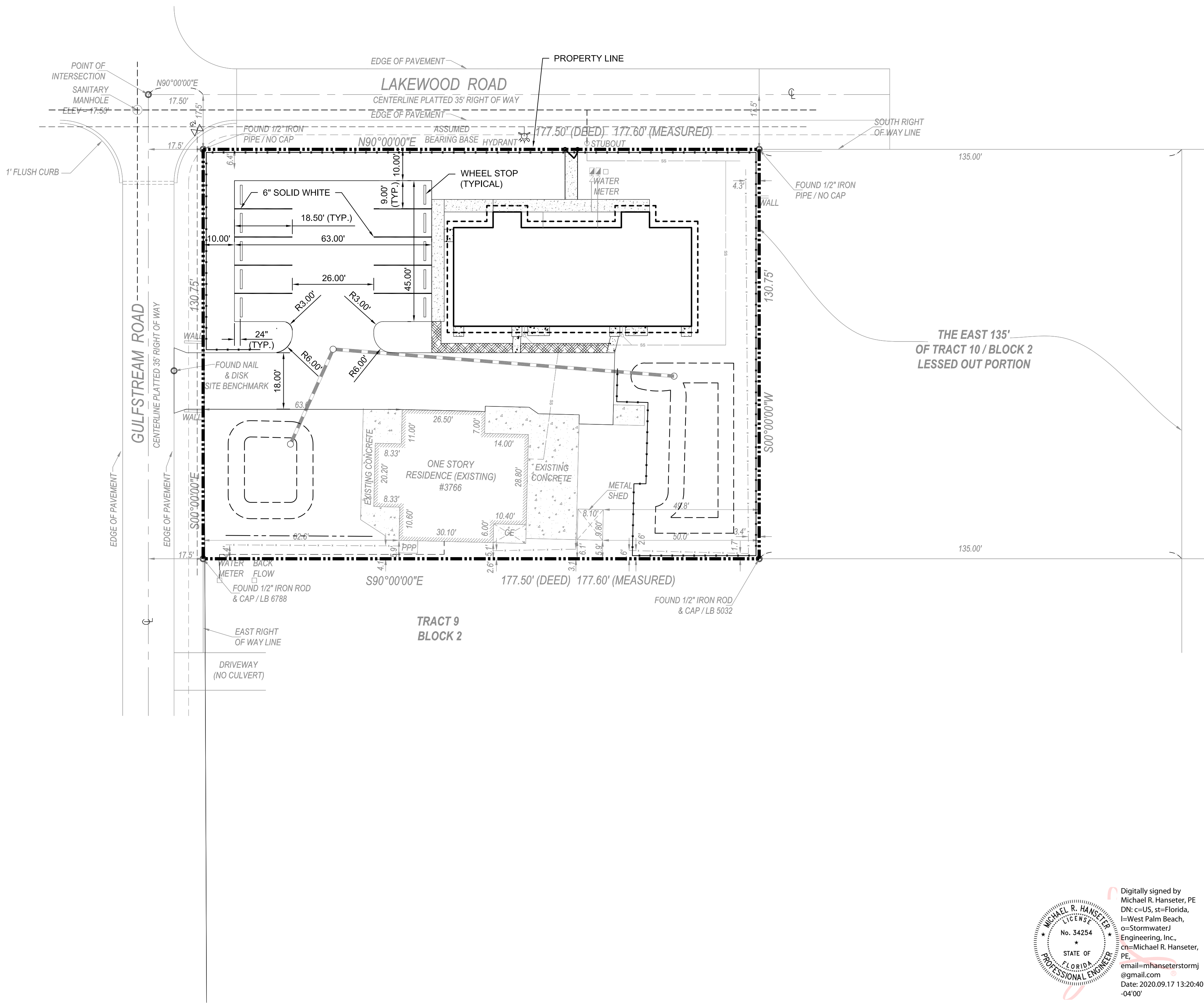
DATE	11/12/2019	PL	MRH
DRAWN	CHECKED (1)	CHECKED (2)	PROJECT MANAGER
2	8		
JOB NO.	19049		

Always call 811 two full business days before you dig to have underground utilities located and marked.



Digitally signed by
Michael R. Hanseter, PE
DN: c=US, st=Florida,
ou=StormwaterJ
Engineering, Inc.,
ou=Michael R. Hanseter,
PE,
email=mhanseterstormj
@gmail.com
Date: 2020.09.17 13:20:40
-04'00'

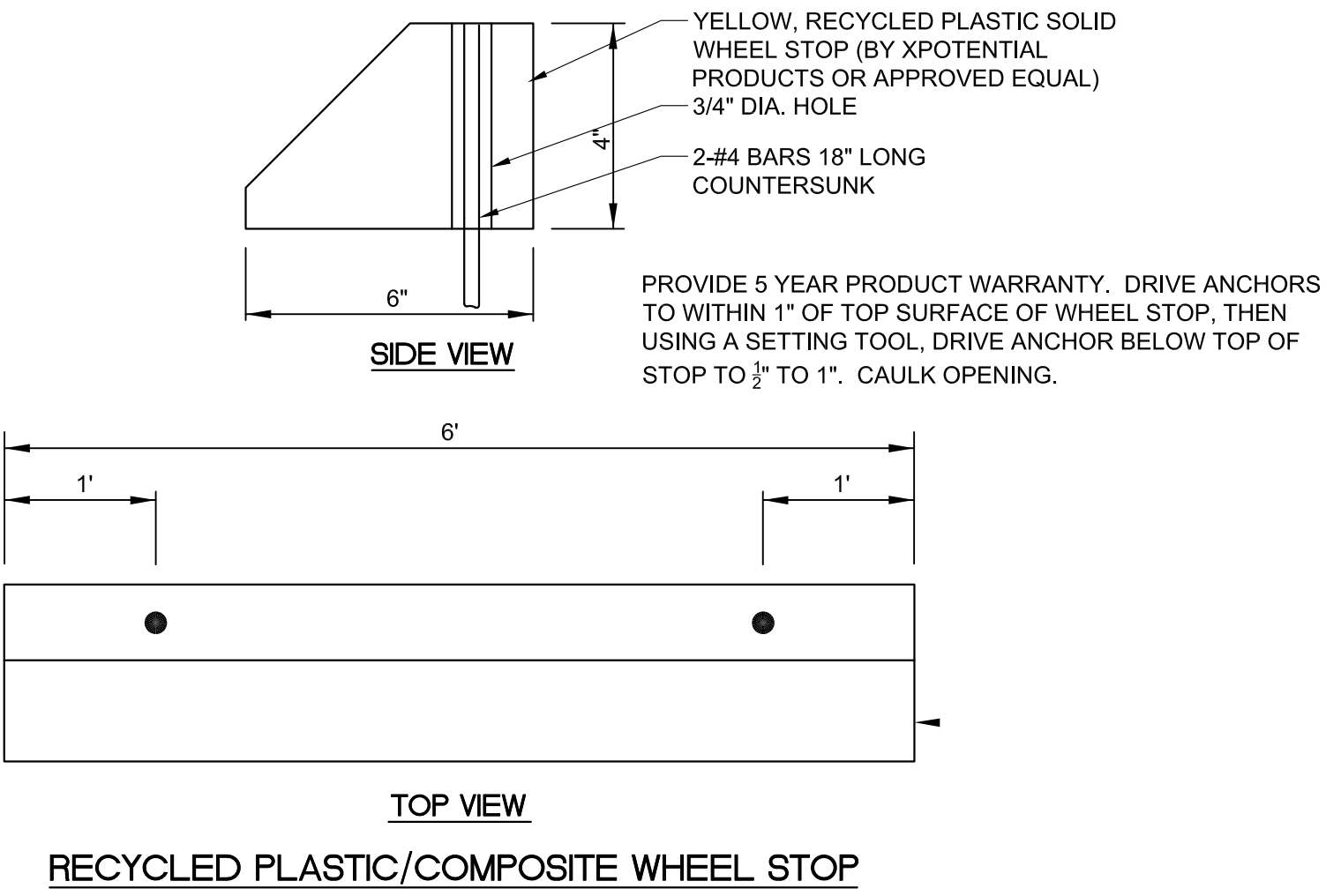
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MICHAEL R. HANSETER, PE USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



- PROPOSED LEGEND**
- CONCRETE SIDEWALK
 - FOUNDATION PLANTINGS

SIGNAGE AND PAVEMENT MARKINGS NOTES

- PAVEMENT MARKINGS & SIGNING SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS AND PALM BEACH COUNTY TYPICAL T-P-17. UNLESS NOTED OTHERWISE, STRIPING SHALL BE 6" WIDE PAINTED AND SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 710, FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD INDEX NO. 17346, LATEST REVISION, AND/OR MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- STOP BAR, CROSSWALK AND ALL STRIPING WITHIN THE PBC ROW SHALL BE THERMOPLASTIC PER FDOT SPECIFICATION SECTION 711. STOP SIGN AND ALL STRIPING WITHIN THE PBC ROW SHALL BE PLACED AND CONSTRUCTED PER PALM BEACH COUNTY TYPICALS FOR PAVEMENT MARKINGS, SIGNING AND GEOMETRICS NO. T-P-13.
- STRIPING FOR DROP-OFF AND LOADING AREAS SHALL BE 6" WHITE AT 45 DEGREES, 4 FOOT SPACING. PROVIDE SIGNAGE INDICATING THE WORD "LOADING".



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PROJECT

MANAGER

MRH

19049

REVISIONS

NO.	DATE	REVISIONS
1	09/20/20	REV. PARKING CONFG. AND DRAWING MATH

BY

DCG

REMARKS

STORMWATERJ
ENGINEERING, INC.

Civil, Hydrologic & Hydraulic Engineers

1855 Indian Road, Suite 202, West Palm Beach, FL 33409
PH (561)242-0025 • FAX (561)242-0109 • stormwaterj@gmail.com

LAYOUT, SIGNAGE AND PAVEMENT
MARKING PLAN

3766 GULFSTREAM ROAD
VILLAGE OF PALM SPRINGS, FLORIDA

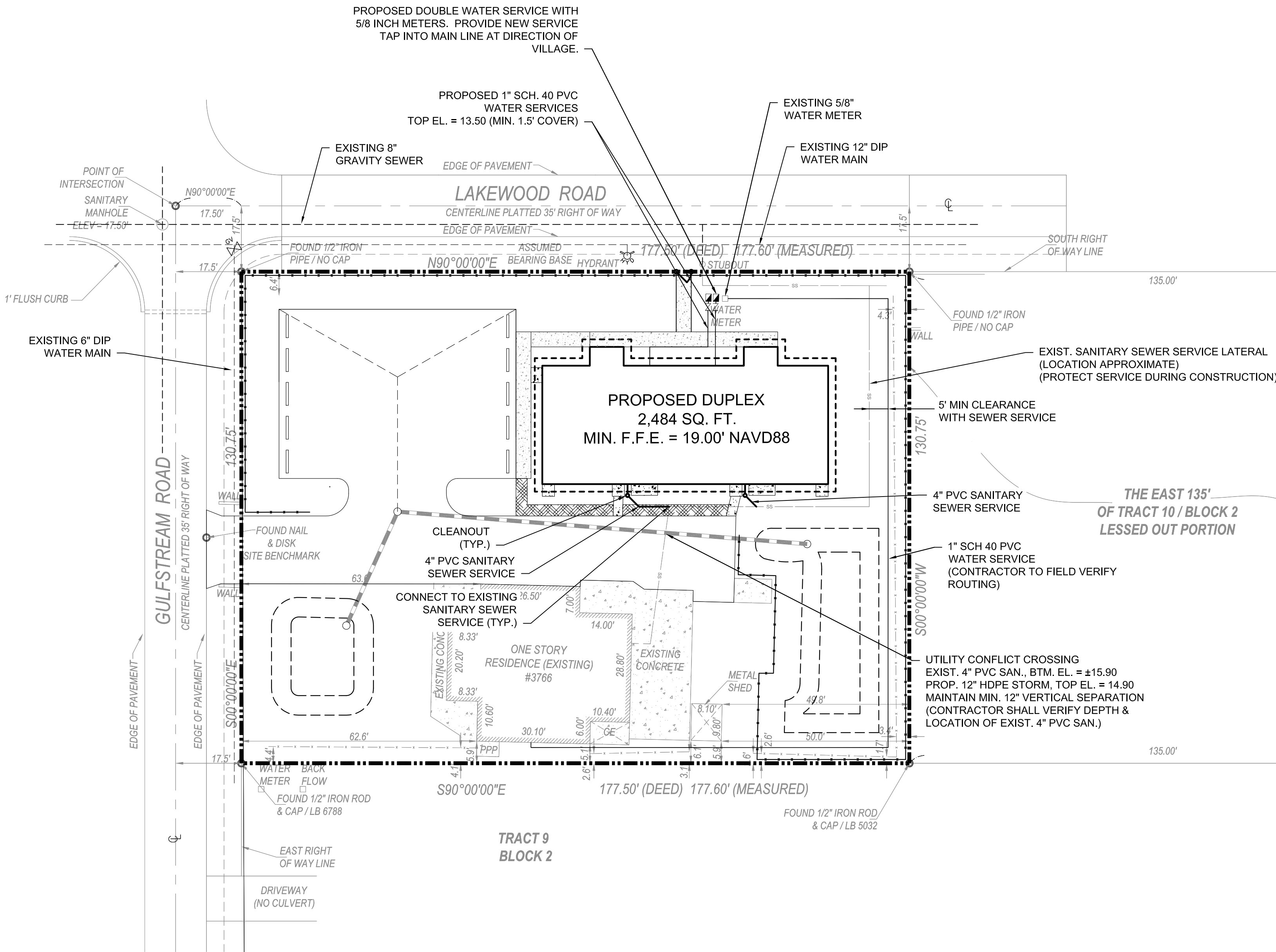
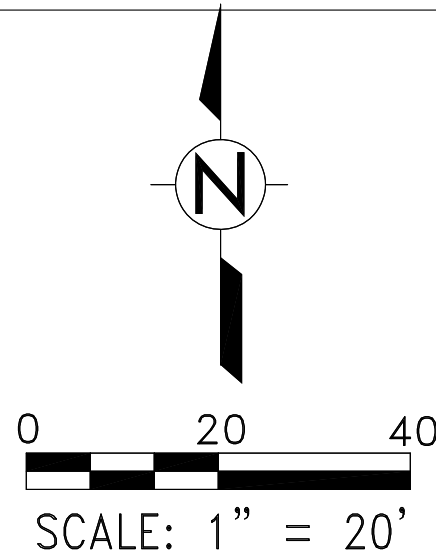
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Michael R. Hanseter, P.E.
License # 34254

Always call 811 two full business days before you dig to have underground utilities located and marked.



GOVERNING SPECIFICATIONS:
ALL WORK SHALL BE IN ACCORDANCE WITH VILLAGE OF PALM SPRINGS UTILITIES DEPARTMENT (VPSUD) MINIMUM STANDARDS AND DETAILS.
ALL PRODUCTS SHALL BE ON THE VPSUD APPROVED MATERIALS LIST.



Digitally signed by
Michael R. Hanseter, PE
DN: cn=US, st=Florida,
l=West Palm Beach,
o=StormwaterJ
Engineering, Inc.,
cn=Michael R. Hanseter,
PE,
email=mhanseterstormj
@gmail.com
Date: 2020.09.23
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WATER AND SEWER UTILITY NOTES

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 LOCATION.
3. STATE PLANE COORDINATES SHALL BE DISPLAYED ON RECORD DRAWINGS FOR ALL FEATURES SPECIFIED.
4. STATE PLANE COORDINATES SHALL BE SHOWN ON PROPERTY CORNERS.

GENERAL WATER NOTES

1. ALL WATER MAIN DUCTILE IRON PIPE AND PIPE FITTINGS SHALL BE PAINTED WITH A 4" WIDE CONTINUOUS BLUE LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND IS LOCATED ALONG THE TOP OF THE PIPE.
2. ALL WATER MAINS SHALL BE MARKED WITH ONE CONTINUOUS STRIP OF 6" WIDE MAGNETIC BLUE CODED 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 BRASS FITTINGS ARE REQUIRED TO BE LEAD FREE.
4. ALL EXISTING VILLAGE OF PALM SPRINGS (VPS) FACILITIES (I.E. VALVES) TO BE OPERATED BY VPS PERSONNEL ONLY.

GENERAL SEWER NOTES

1. ON-SITE SEWER LATERALS AND LIFT STATION ARE PRIVATELY OWNED AND MAINTAINED.
2. SEWER CLEANOUT MINI-MANHOLES ARE REQUIRED ON ALL CLEANOUTS WITHIN PAVEMENT AREAS.

GENERAL LANDSCAPE NOTE

1. IF ANY NEW LANDSCAPE MATERIALS ARE INSTALLED AS PART OF THIS PROJECT THEN SOD ONLY WITH NO SHRUBS AND/OR TREES ARE TO BE INSTALLED WITHIN 5' OF ANY WATER METER AND WITHIN 7.5' OF ANY FIRE HYDRANT. TREES CANNOT BE INSTALLED WITHIN 10' OF A VPS WATER MAIN WITHOUT PRIOR VPS APPROVAL AND THE INSTALLATION OF A ROOT BARRIER. ALSO IF ANY EXISTING TREES ARE LESS THAN 10' MINIMUM OF ANY NEW WATER MAIN A ROOT BARRIER IS REQUIRED TO BE INSTALLED OR TREE RELOCATED/REMOVED.

OTHER NOTES

1. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF WATER AND SEWER CONNECTIONS. CONTRACTOR SHALL COORDINATE TO AVOID UTILITY CONFLICTS, ENSURE PROPER DEPTHS ARE PROVIDED AND UTILITY AGENCY REQUIREMENTS ARE MET.

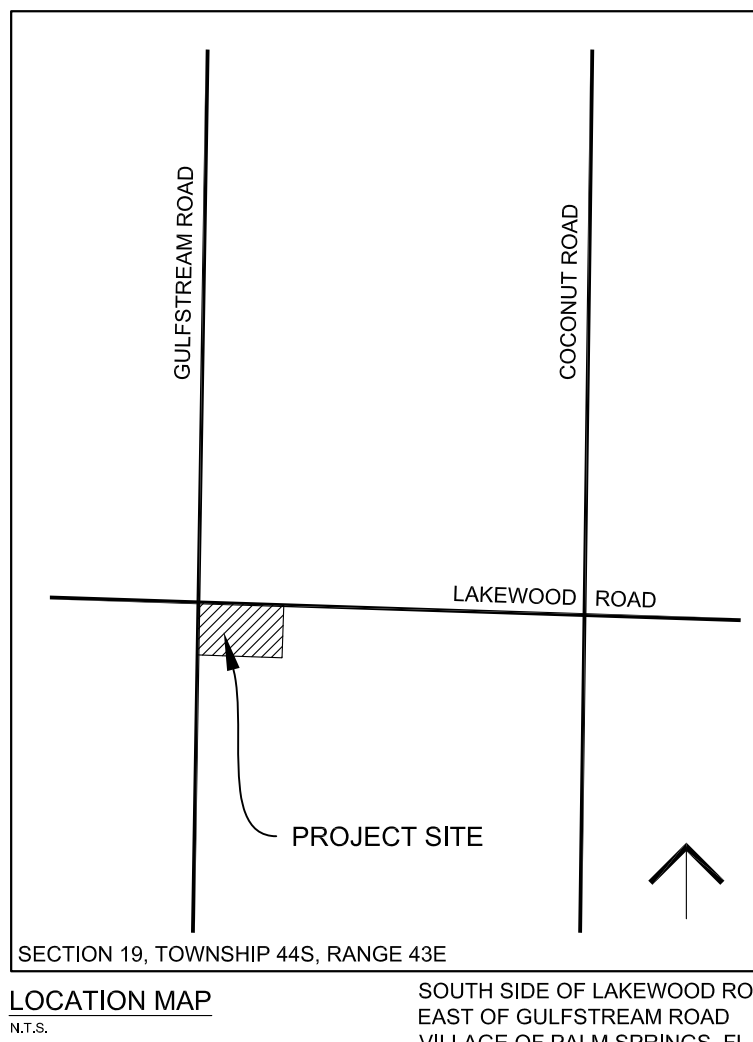
2. COORDINATE WITH IRRIGATION SYSTEM LAYOUT.
3. PRIVATE WATER SERVICE PIPE MATERIAL SHALL BE "ENDOPURE" PE 3408-200PSI.
4. RESTRAIN ALL JOINTS.
5. PRIVATE SANITARY SEWER PIPE SHALL BE SCH. 40 PVC SEWER PIPE.
6. JOIN SANITARY SEWER PIPE OF DIFFERENT MATERIAL BY USING A RUBBER SLEEVE WITH STAINLESS STEEL COUPLINGS.

CONFLICT NOTES

1. ENSURE MIN. 5' SEPARATION BETWEEN WATER SERVICE AND SANITARY LATERAL.

GENERAL CONSTRUCTION NOTES

1. ALL ELEVATIONS ARE REFERENCED TO THE 1988 NORTH AMERICAN VERTICAL DATUM.
2. COORDINATE LOCATION OF SERVICES WITH MECHANICAL PLANS.



REVISIONS			
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SJE ENGINEERING, INC.
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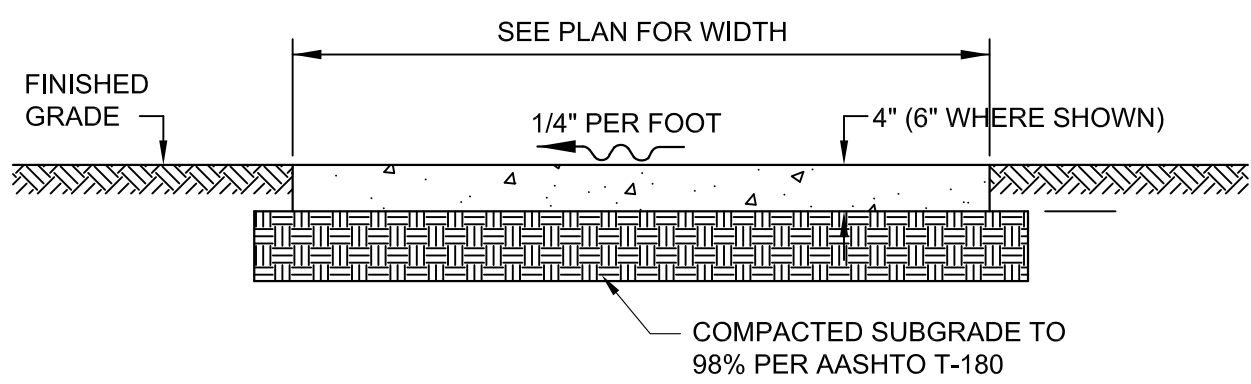
POTABLE WATER AND SANITARY SEWER PLAN

3766 GULFSTREAM ROAD
VILLAGE OF PALM SPRINGS, FLORIDA

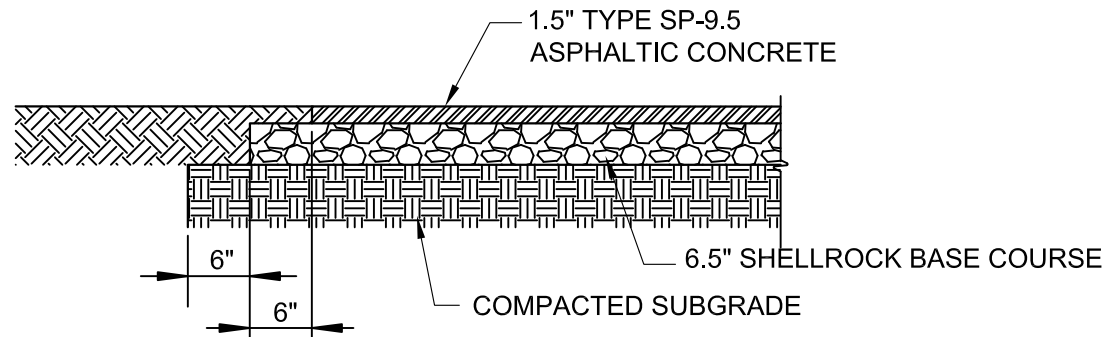
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DATE	11/12/2019	PL	MRH
DRAWN	CHECKED (1)	CHECKED (2)	PROJECT MANAGER
5	8		
JOB NO.	19049		

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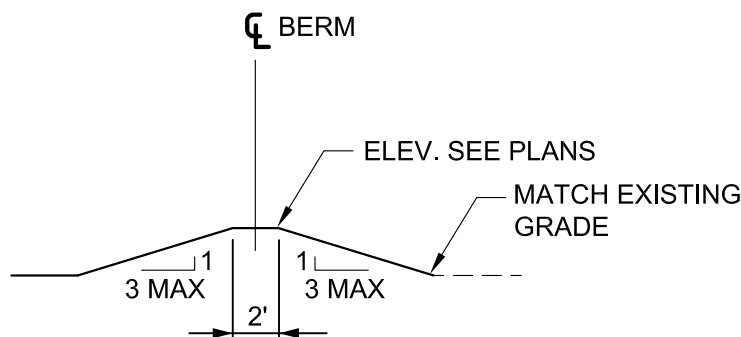


CONCRETE SIDEWALK

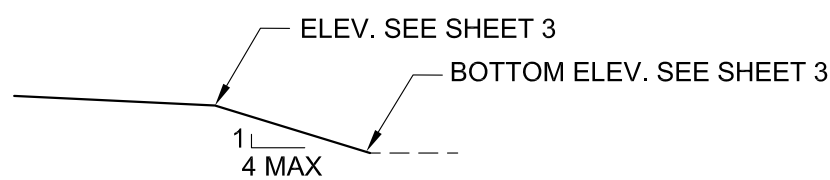


ASPHALT PAVEMENT SECTION

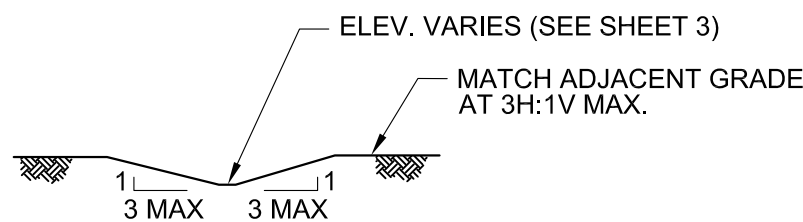
COMPACT SUBGRADE AND
BASEROCK TO AT LEAST 98% OF
THE MAXIMUM DENSITY
DETERMINED BY AASHTO T-180



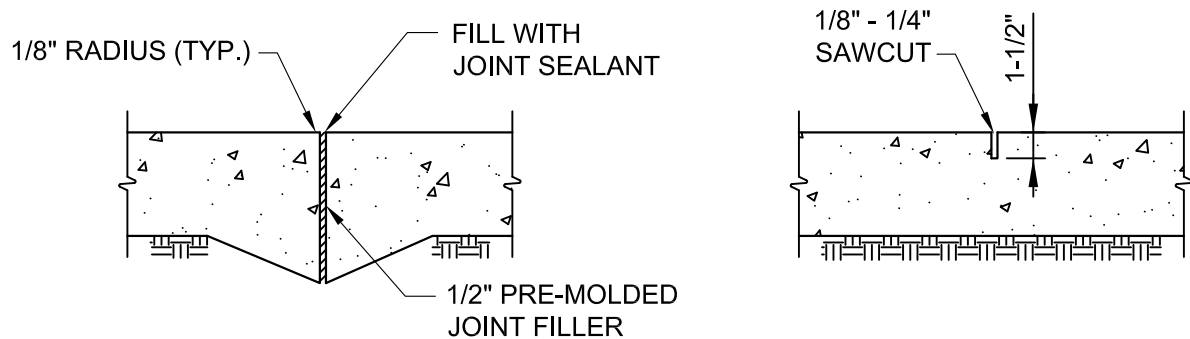
TYPICAL PERIMETER BERM SECTION



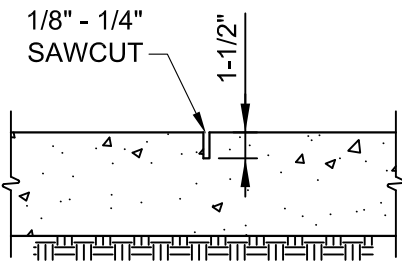
RETENTION AREA SECTION



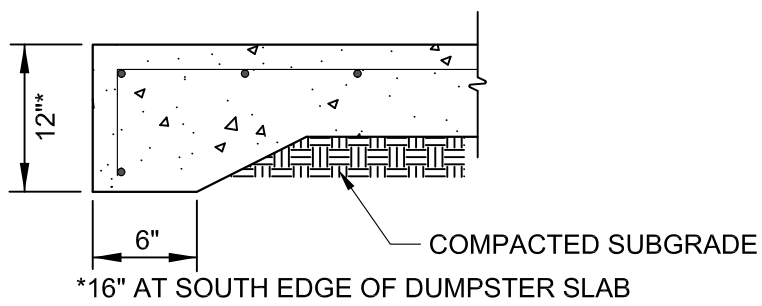
SWALE



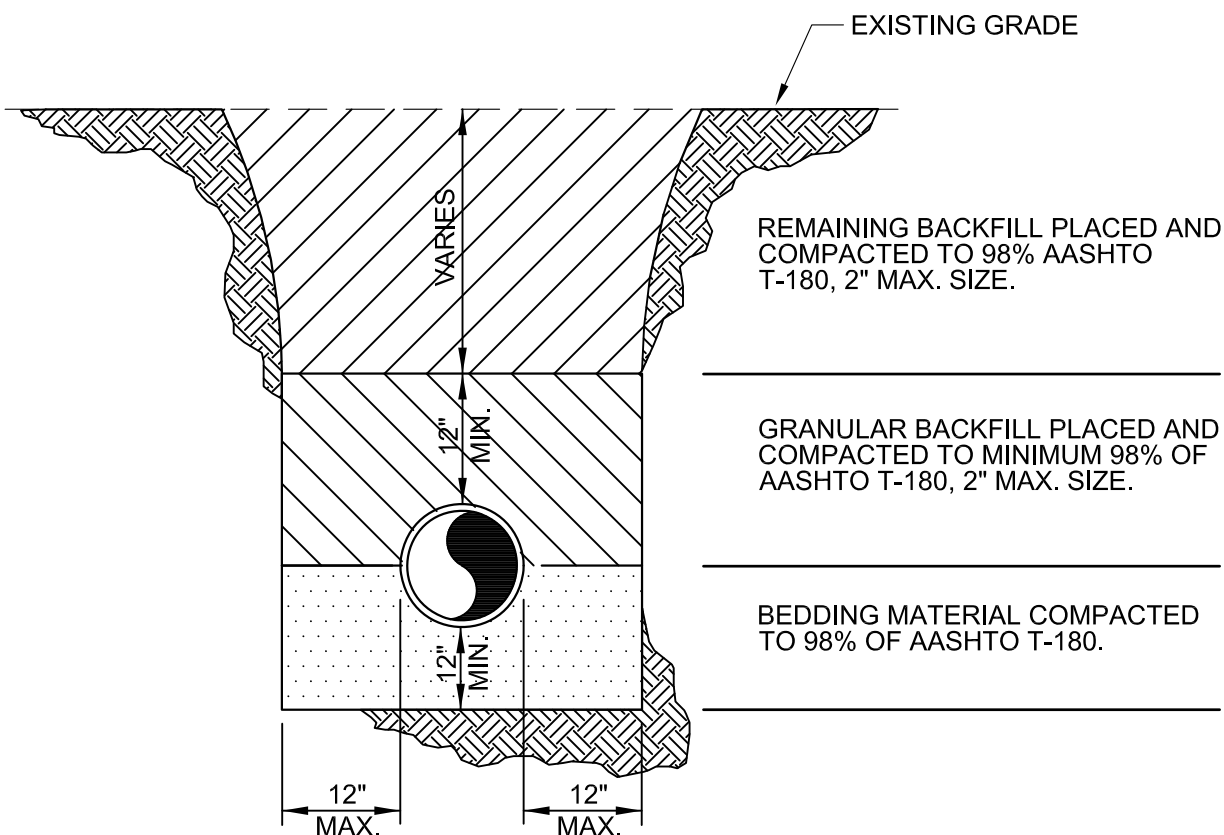
ISOLATION JOINT



CONTRACTION JOINT



CONCRETE SLAB SECTION



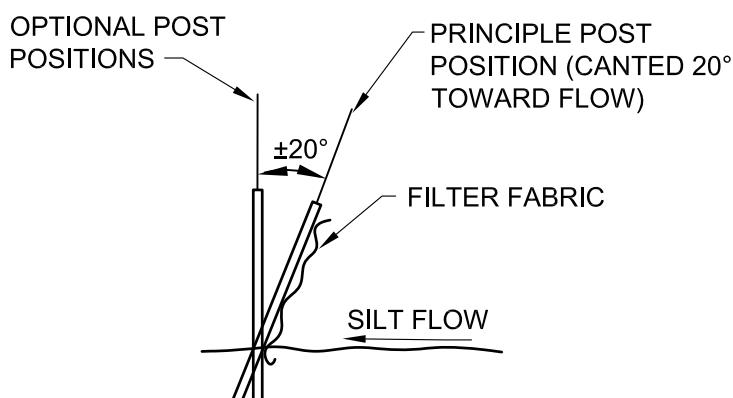
NOTES:

- BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING. UNSTABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCK 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.

MATERIAL SUCH AS LARGER ROCK, MUCK AND DEBRIS.

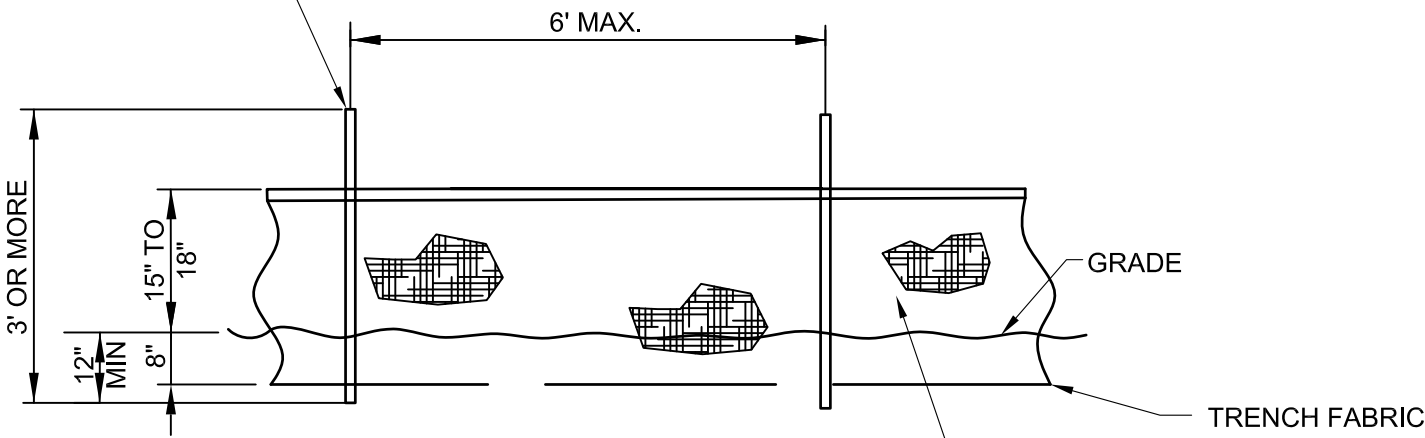
- TRENCHING METHODS AND SHORING TO MEET OSHA REQUIREMENTS.

TRENCHING AND BACKFILL



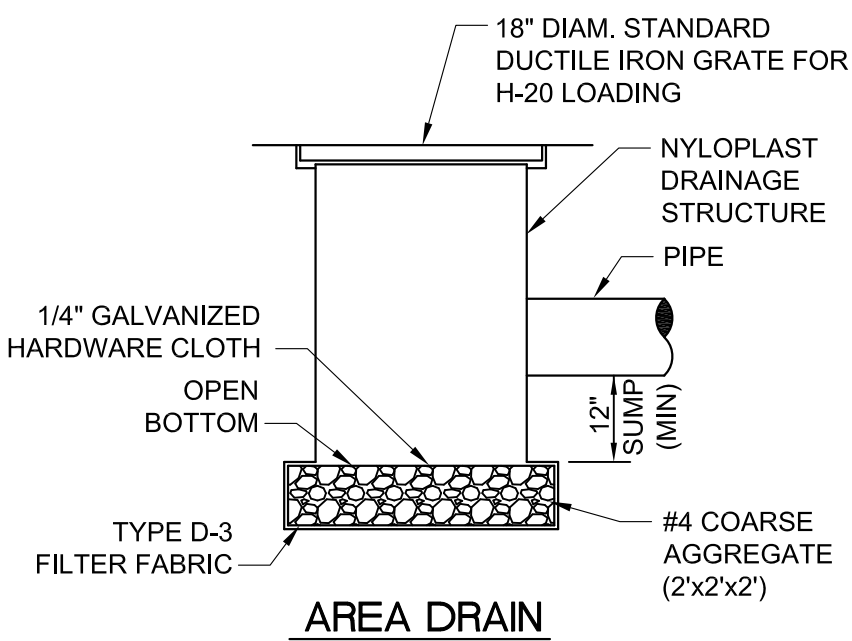
SECTION

POST OPTIONS:
SOFTWOOD 2 1/2" DIA.
SOFTWOOD 2" x 4"
HARDWOOD 1 1/2" x 1 1/2"
STEEL 1.33 LBS/FT

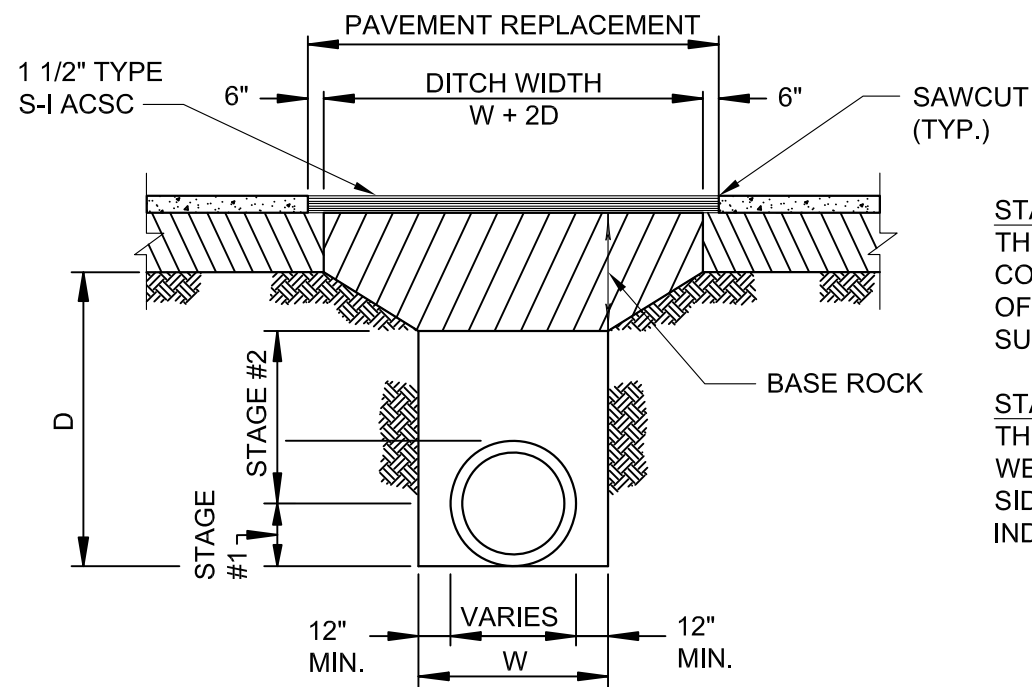


ELEVATION

SILT FENCE



AREA DRAIN



STAGE 1:
THE CONTRACTOR SHALL PROVIDE ADEQUATE
COMPACTED FILL BENEATH THE HAUNCHES
OF THE PIPE, USING MECHANICAL TAMPS
SUITABLE FOR THIS PURPOSE.

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

- REPLACED BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE OR 12" MINIMUM, WHICHEVER IS GREATER.
- BASE ROCK SHALL HAVE A MINIMUM LBR OF 100.
- COMPACT BACKFILL AND BASE ROCK TO AT LEAST 98% OF THE MAXIMUM DENSITY DETERMINED BY AASHTO T-180.

PAVEMENT REPLACEMENT

Digitally signed by
Michael R. Hanseter, PE
DN: c=US, st=Florida,
l=West Palm Beach,
o=StormwaterJ
Engineering, Inc.,
cn=Michael R. Hanseter,
PE,
email=mhanseterstormj@gmail.com
Date: 2020.09.17
13:21:29 -0400'

NO.	DATE	REV.	ASPH. PAVEMENT SECTION	REMARKS
1	09/16/2020			

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SJE
Civil, Hydrologic & Hydraulic Engineers
1855 Inden Road, Suite 202, West Palm Beach, FL 33409
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CIVIL DETAILS
3766 GULFSTREAM ROAD
VILLAGE OF PALM SPRINGS, FLORIDA

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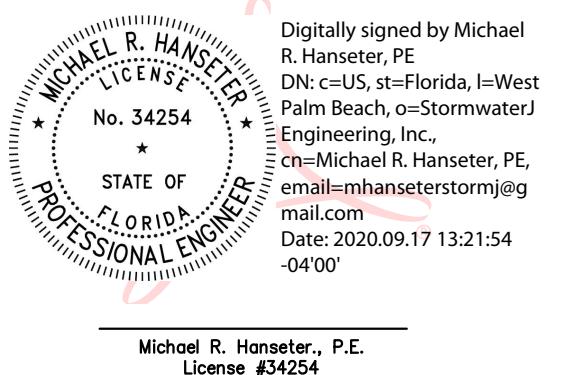
DATE	11/12/2019	PL	MRH
DRAWN	CHECKED (1)	CHECKED (2)	PROJECT MANAGER
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JOB NO.	19049		

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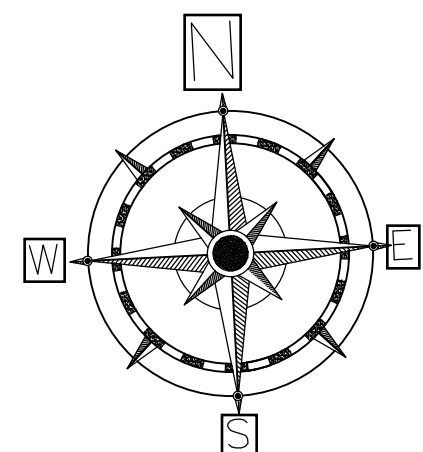
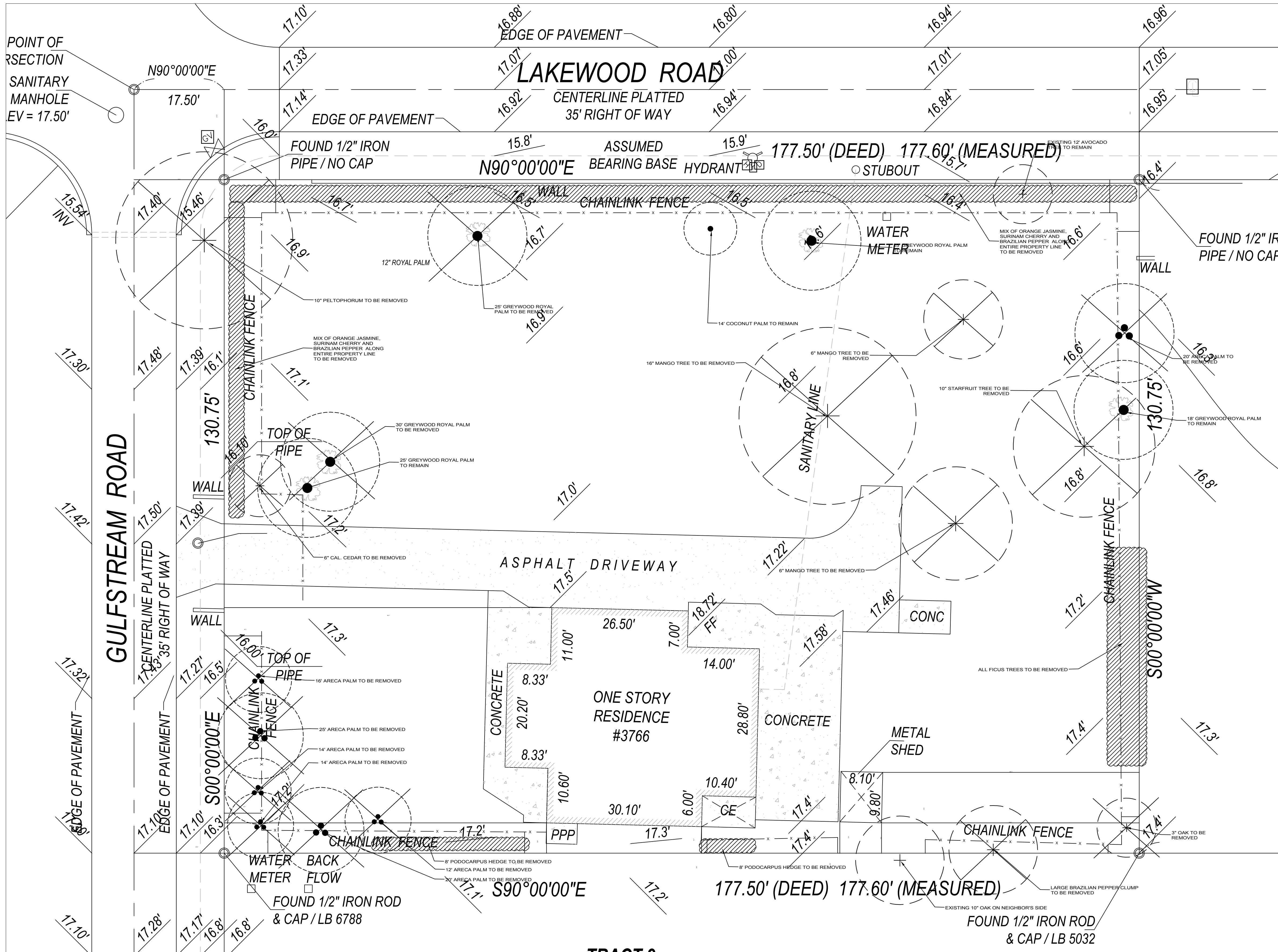
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
GENERAL NOTES AND SPECIFICATIONS PRE-CONSTRUCTION ACTIVITIES A. A PRE-CONSTRUCTION CONFERENCE WITH THE VILLAGE, ENGINEER OF RECORD, AND CONTRACTOR SHALL BE HELD PRIOR TO BEGINNING OF UTILITY CONSTRUCTION. B. SHOP DRAWINGS SHALL BE SUBMITTED AND APPROVED BY THE VILLAGE AND ENGINEER OF RECORD PRIOR TO UTILITY CONSTRUCTION INCLUDING: PRE-CONSTRUCTION VIDEO AND ALL MATERIALS BEING USED IN THE PROJECT. INSPECTIONS A. THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF PALM SPRINGS AND THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO ANY REQUIRED INSPECTION OF THE CONSTRUCTED UTILITY IMPROVEMENT. B. THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF PALM SPRINGS AND THE ENGINEER OF RECORD NO LATER THAN 48 HOURS PRIOR TO MAKING CONNECTIONS TO EXISTING SYSTEMS. SHOP DRAWINGS A. PRIOR TO UTILITY CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED/APPROVED BY THE ENGINEER OF RECORD INCLUDING, BUT NOT LIMITED TO: PRE-CONSTRUCTION VIDEO, VALVES, FIRE HYDRANTS, TAPPING DEVICES AND VALVES, CONSTRUCTION STOP, STORM SEWERS, MATERIALS AND FITTINGS, MANHOLES AND MISCELLANEOUS ACCESSORIES, AS APPLICABLE. MAINTENANCE OF TRAFFIC A. TRAFFIC REGULATION 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFE MAINTENANCE OF PEDESTRIAN AND VEHICULAR TRAFFIC AT ALL TIMES DURING THE DURATION OF THE PROJECT. 2. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT STANDARD INDEX 600 SERIES, AND PALM BEACH COUNTY ENGINEERING – TRAFFIC. 3. ALL OPEN TRENCHES AND EXCAVATIONS ADJACENT TO ROADWAYS OR RAILWAYS SHALL BE PROPERLY MAINTAINED AND GUARDED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC. 4. NO TRENCHES OR EXCAVATIONS NEAR RAILWAYS OR IN ROADWAYS OR THEIR SHOULDER SHALL BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION OF THE VILLAGE OF PALM SPRINGS OR PALM BEACH COUNTY ENGINEERING DEPARTMENT. ROADWAY CLOSE-OUT A. CLEANING UP 1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. 2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED BY THE ENGINEER, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY THE WORK. EQUIPMENT, EMPLOYEES OR THOSE OF SUBCONTRACTORS TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THIS END, CONTRACTOR SHALL DO AS REQUIRED ALL NECESSARY ROADWAY OR DRIVEWAY, SIDEWALK, AND LANDSCAPE WORK. SURGEABLE MATERIALS AND METHOD SHALL BE USED FOR SUCH RESTORATION. 3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DITCHES, SWALES, DRAINAGE, CATCH BASINS, OR ELSEWHERE AS A RESULT OF CONTRACTORS OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DEPOSED OF DURING PROGRESS OF THE WORK AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION. GENERAL A. ALL CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH VILLAGE DESIGN CRITERIA, SPECIFICATIONS, AND CONSTRUCTION STANDARDS. B. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AND REQUIREMENTS OF ALL PERMITS OBTAINED FOR THE PROJECT. C. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF FLORIDA FOR LAYOUT. D. ALL MATERIALS, COATINGS, AND CHEMICALS THAT CONTACT DRINKING WATER SHALL BE IN CONFORMANCE WITH AQS/HQS STANDARDS 61. REFERENCE DATA A. ALL ELEVATIONS SHALL BE REFERENCE TO NORTH AMERICAN VERTICAL DATUM (NAVD) 1988. EXISTING CONDITIONS A. LOCATIONS, ELEVATIONS, DIMENSIONS, AND MATERIAL OF EXISTING UTILITIES ARE BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE DRAWINGS BUT ARE NOT GUARANTEED TO BE ACCURATELY CORRECT. THERE MAY BE OTHER UTILITIES IN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY, PRIOR TO CONSTRUCTION, THE LOCATIONS, ELEVATIONS, AND MATERIAL OF EXISTING UTILITIES (WHETHER OR NOT SHOWN ON THE DRAWINGS) AFFECTING HIS WORK. UTILITY COORDINATION A. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES NEAR THE PROJECT AREA AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE NOTIFYING "SUNSHINE STATE ONE CALL OF FLOWED" AT LEAST 48 HOURS PRIOR TO ANY DRAGGING WORK TO HAVE ALL KNOWN UTILITIES LOCATED. B. THE CONTRACTOR SHALL PRESERVE AND MAINTAIN EXISTING UTILITIES STRUCTURES, AND OTHER FEATURES WITHIN THE PROJECT AREA. ANY DAMAGE SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT. VERTICAL SEPARATION A. FOR WATER MAINS CROSSING SEWERS, A MINIMUM OF 18-INCHES SHALL BE MAINTAINED FROM THE OUTSIDE OF WATER MAIN TO THE OUTSIDE OF SEWER MAIN. AT THE CROSSING, ONE FULL LENGTH OF WATER MAIN SHALL BE LAID IN SUCH A WAY THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER MAIN AS POSSIBLE. B. FOR WATER MAINS CROSSING STORM SEWERS AND RECLAIMED WATER MAINS, A MINIMUM OF 12-INCHES SHALL BE MAINTAINED FROM THE OUTSIDE OF WATER MAIN TO THE OUTSIDE OF STORM SEWER OR RECLAIMED WATER MAIN. AT THE CROSSING, ONE FULL LENGTH OF WATER MAIN SHALL BE LAID IN SUCH A WAY THAT BOTH JOINTS WILL BE AS FAR FROM THE STORM SEWER OR RECLAIMED WATER MAIN AS POSSIBLE. C. SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHEREVER POSSIBLE. D. WHERE IS NOT PRACTICAL TO MEET THESE PARAMETERS, SPECIFIC REQUIREMENTS FROM REGULATORY AGENCIES MUST BE FOLLOWED WITH PRIOR APPROVAL FROM THE VILLAGE. DEWATERING AND EROSION CONTROL A. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A DEWATERING PERMIT THROUGH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, SHOULD DEWATERING ACTIVITIES BE REQUIRED. B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION, INSTALLATION, MAINTENANCE, AND SATISFACTORY OPERATION OF EROSION AND SEDIMENT CONTROL DEVICES/SYSTEMS IN ACCORDANCE WITH SMPD REQUIREMENTS. C. ANY DEBRIS/DAMAGE FROM DEWATERING ACTIVITIES SHALL BE FITTED AND CONVEYED TO A SEDIMENTATION BASIN IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLID TO OUTFALLS. D. THE CONTRACTOR SHALL REMOVE THE DEWATERING, EROSION CONTROL, AND SEDIMENT CONTROL DEVICES/SYSTEMS AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN THE AREAS HAVE BEEN STABILIZED.															
3766 GULFSTREAM ROAD VILLAGE OF PALM SPRINGS PALM BEACH COUNTY, FLORIDA STORMWATER ENGINEERING, INC. 1835 N. PALM ROAD SUITE 202 PALM BEACH, FL 33409 TEL: 561-844-4444 WWW.STORMWATERENGINEERING.COM															
VILLAGE OF PALM SPRINGS VILLAGE UTILITY STANDARDS UPDATED MAY 2019 SPECIFICATIONS - GENERAL															
3766 GULFSTREAM ROAD VILLAGE OF PALM SPRINGS PALM BEACH COUNTY, FLORIDA STORMWATER ENGINEERING, INC. 1835 N. PALM ROAD SUITE 202 PALM BEACH, FL 33409 TEL: 561-844-4444 WWW.STORMWATERENGINEERING.COM															
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C.A. 00009484



EXISTING VEGETATION REMOVAL PLAN

Revisions	By
4-3-20 floor plan	JH
7-28-20 village comments	JH

Drawn
JH

Reviewed

Date
3-26-20

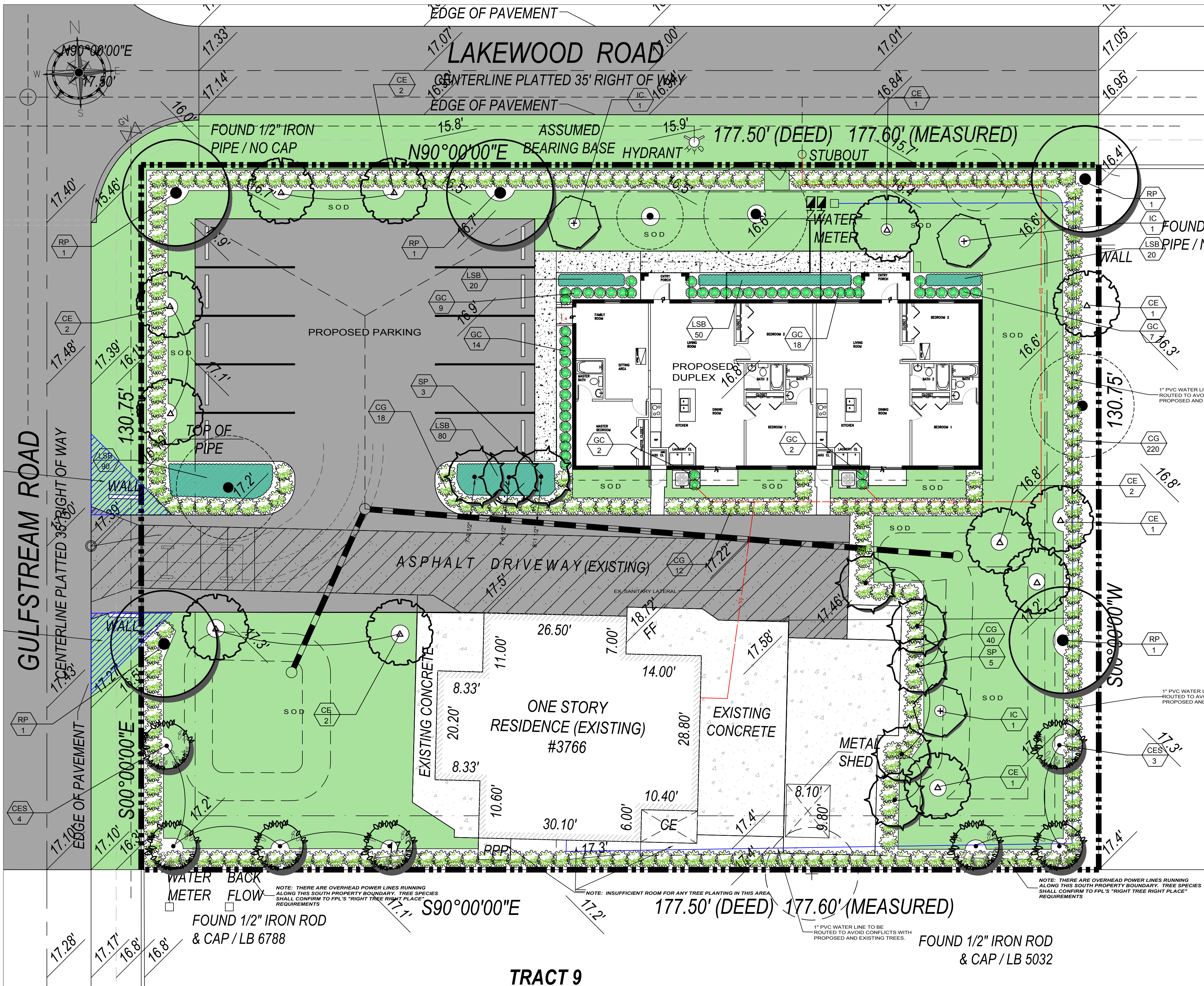
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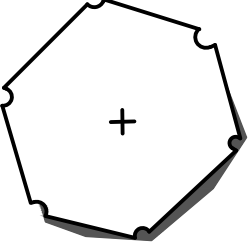


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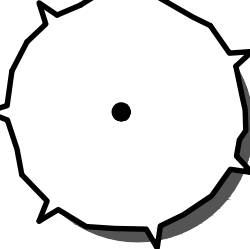
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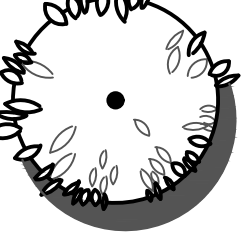
IC--DAHOON HOLLY TREE



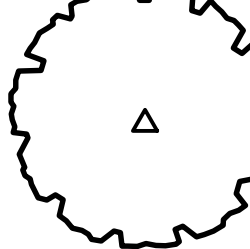
SP--CABBAGE PALMS



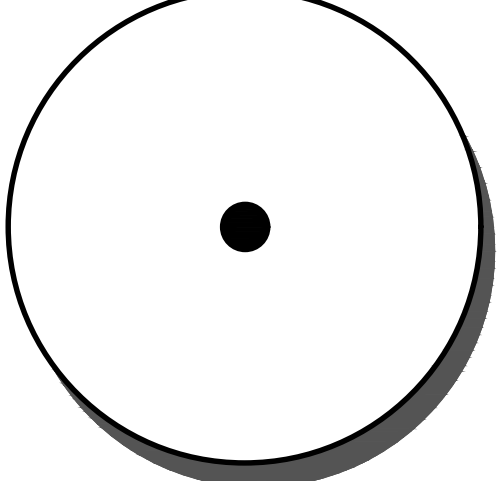
CES--SILVER BUTTONWOOD TREE



CE--GREEN BUTTONWOOD TREE



RP--ROYAL PALM



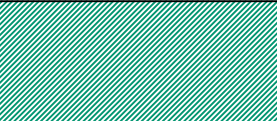
CG--SMALL LEAF CLUSIA



GC--GOLD CAPELLA



LSB--LIRIOPE SUPER BLUE



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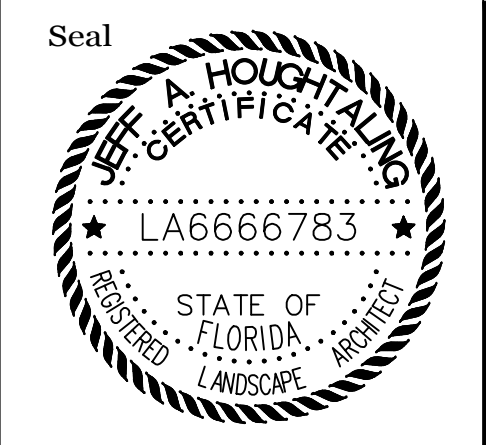
3766 GULFSTREAM ROAD
VILLAGE OF PALM SPRINGS, FLORIDA

Revisions	By
4-3-20 floor plan	JH
7-28-20 village comments	JH
9-25-20 civil eng. changes	JH

Drawn JH	Reviewed
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Date 3-26-20	Scale 1"=10'
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Project No. 20-007



Sheet No.
LP-2

LANDSCAPE REQUIREMENTS AS PER CHAPTER 34, ARTICLE III--LANDSCAPING

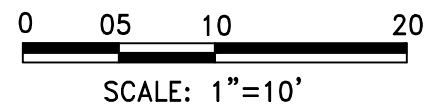
SEC. 34-161 (b)(1)--One tree shall be preserved or planted for every 1,500 sf of parcel.
Lot area= 23,208 SF
Total number of trees required on interior of lot= 16 (NOT INCLUDING PERIMETER BUFFERS)
Total number of trees provided (existing and proposed)=18 (16 proposed new trees and 2 existing Royal Palms)
2 existing Roystonea elata (Royal Palm)
1 existing Cocos nucifera (Coconut Palm)
1 existing Avocado Tree

SEC. 34-164 (b)--Minimum of 25% of front facade facing street to be planted with shrubs and / or trees
Building Fascade along streets= 107'
Length of planting strip along street facing fascade provided= 93' (87%)

SEC. 34-185 (b)--Minimum of 50% of required trees must be shade trees
Number of shade trees applied to tree requirement= 8

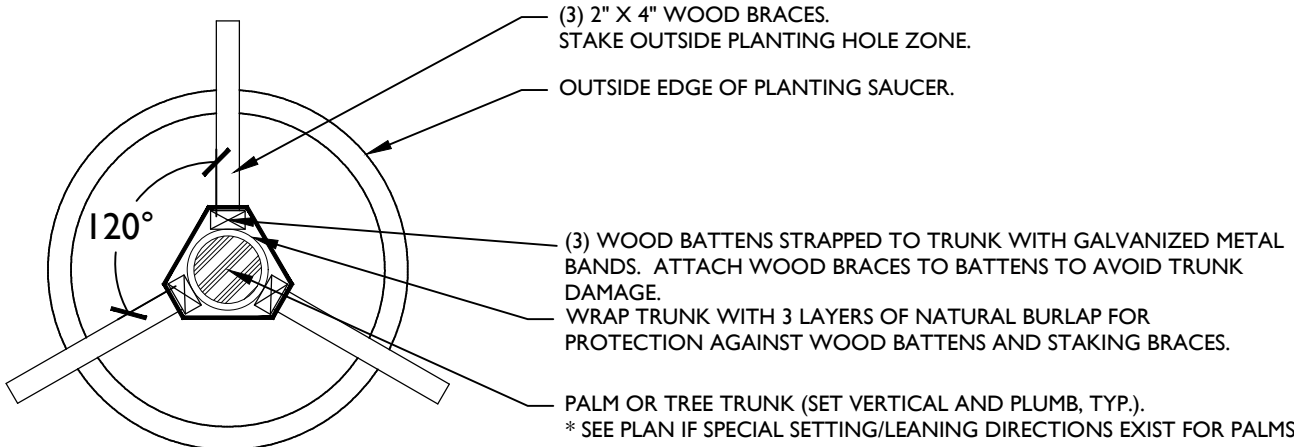
SEC. 34-186--Minimum of 50% of required trees must be native species
Number of native trees provided= (100% of proposed trees are Native)

PROPOSED LANDSCAPE PLAN (9-25-20)



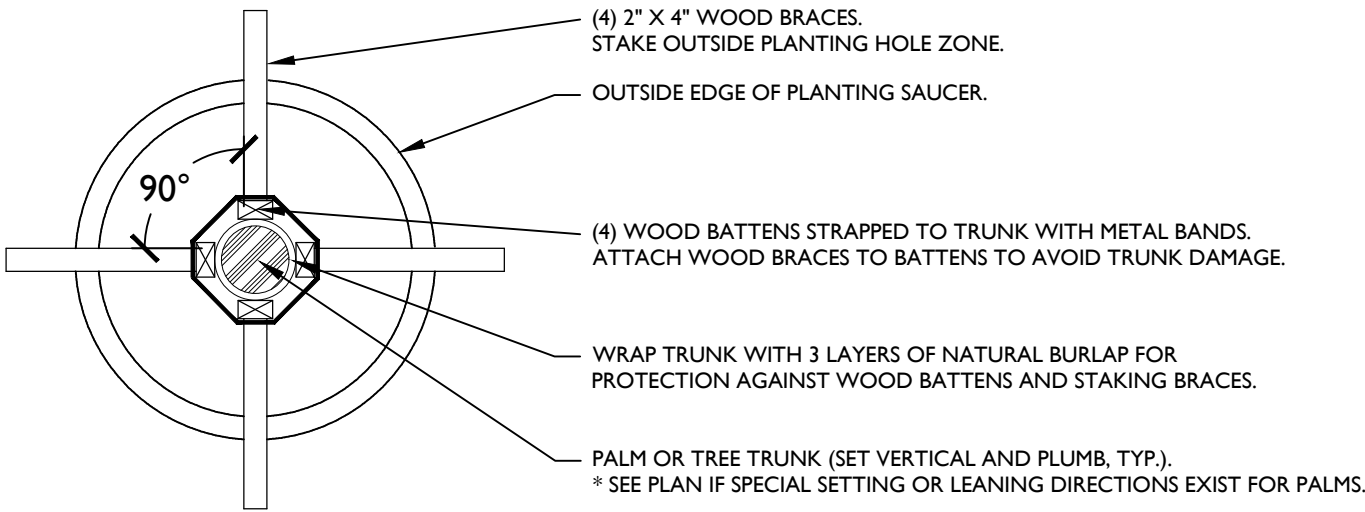
SMALL PALM STAKING PLAN

NOTE:
1. APPLICABLE TO ALL PALMS WITH CALIPER SIZE OF LESS THAN SIX (6) INCHES.
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.

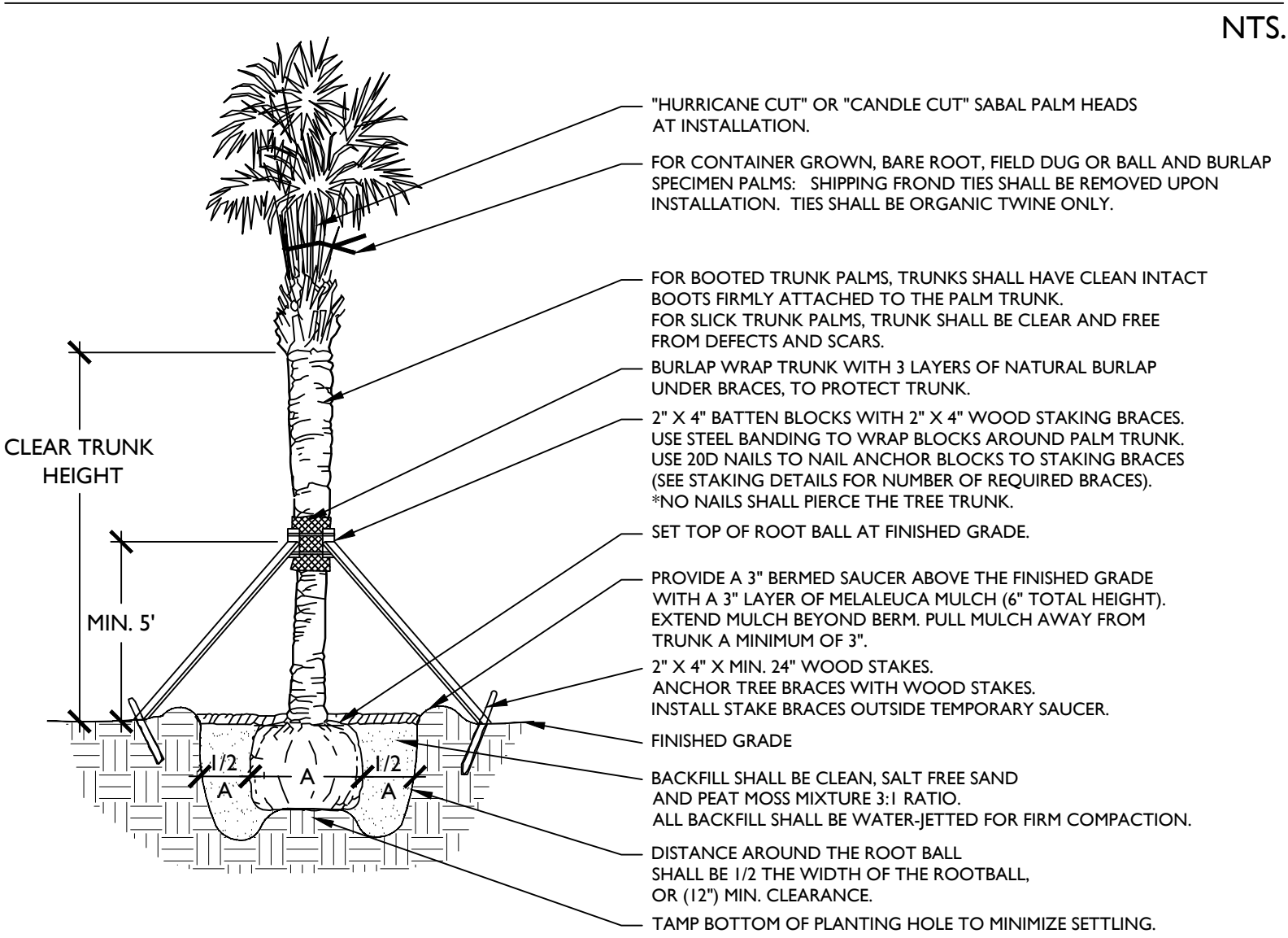


LARGE PALM OR TREE STAKING PLAN

NOTE:
1. APPLICABLE TO ALL MULTI-TRUNK PALMS AND PALMS WITH CALIPER SIZE OF SIX (6) INCHES OR GREATER.
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.

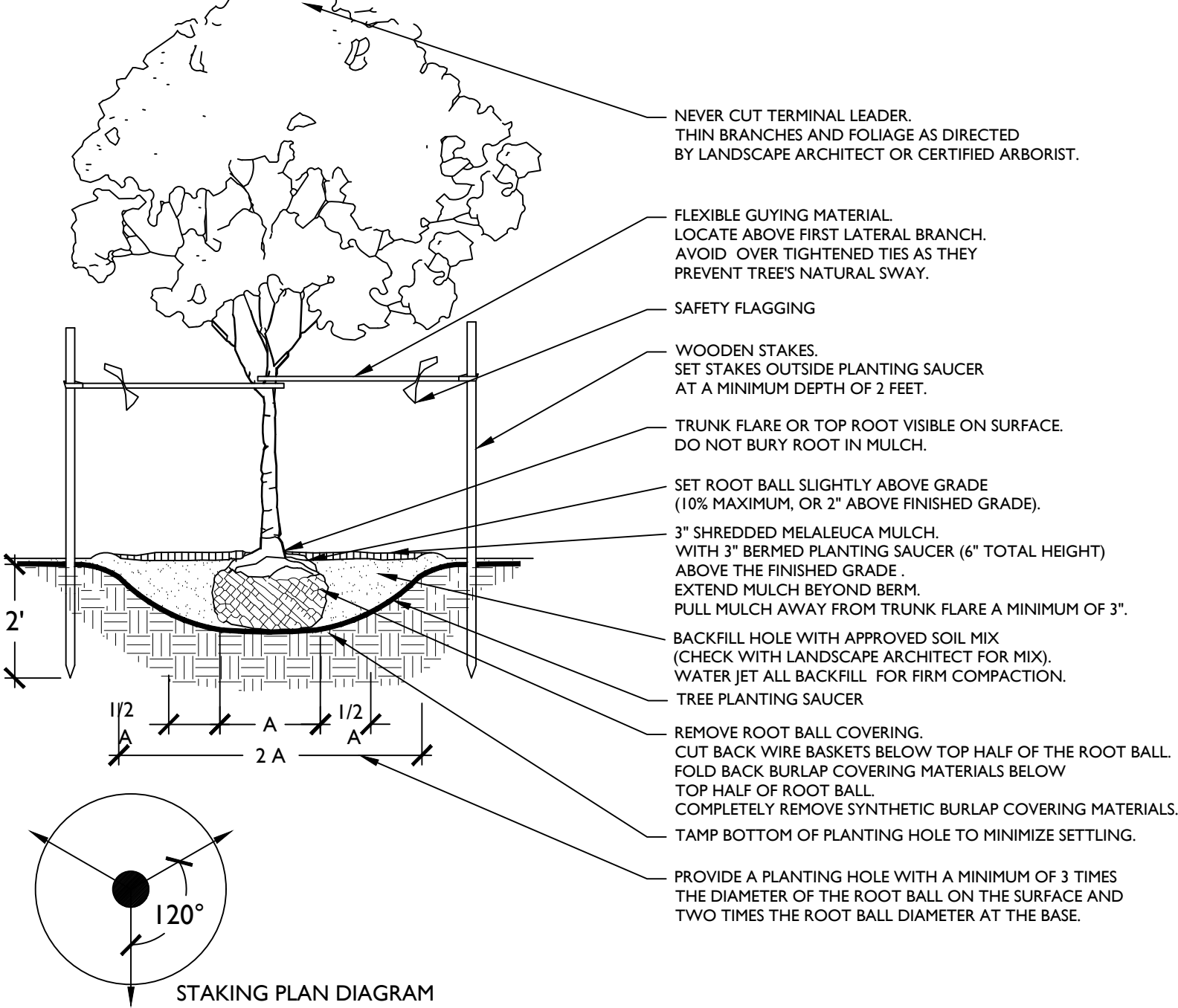


PALM PLANTING DETAIL

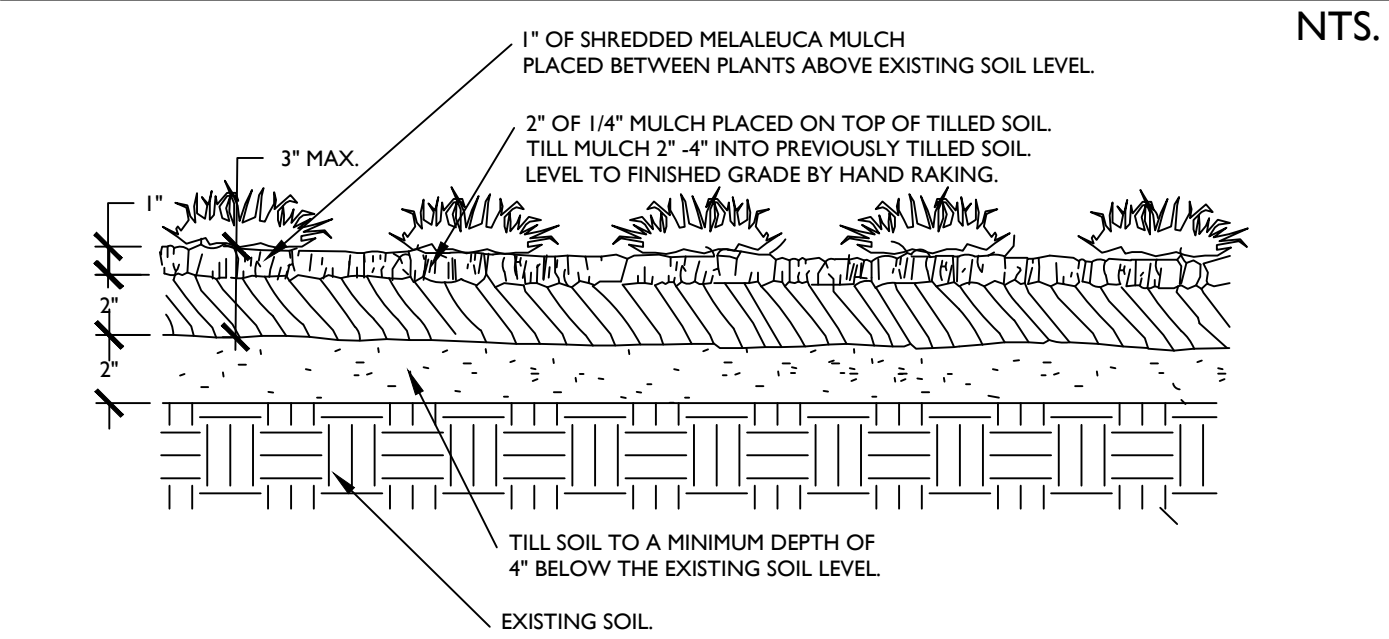


TREE PLANTING DETAIL

NOTE:
1. ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES.



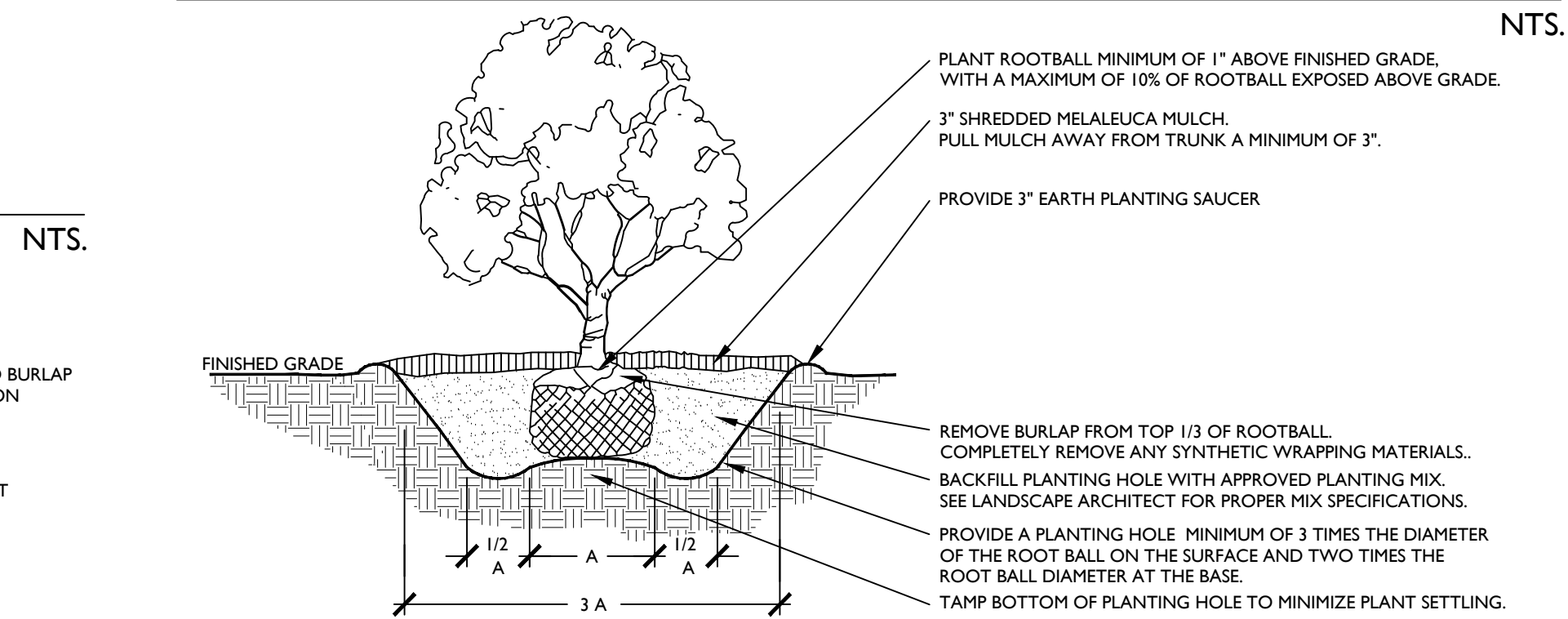
GROUNDCOVER DETAIL



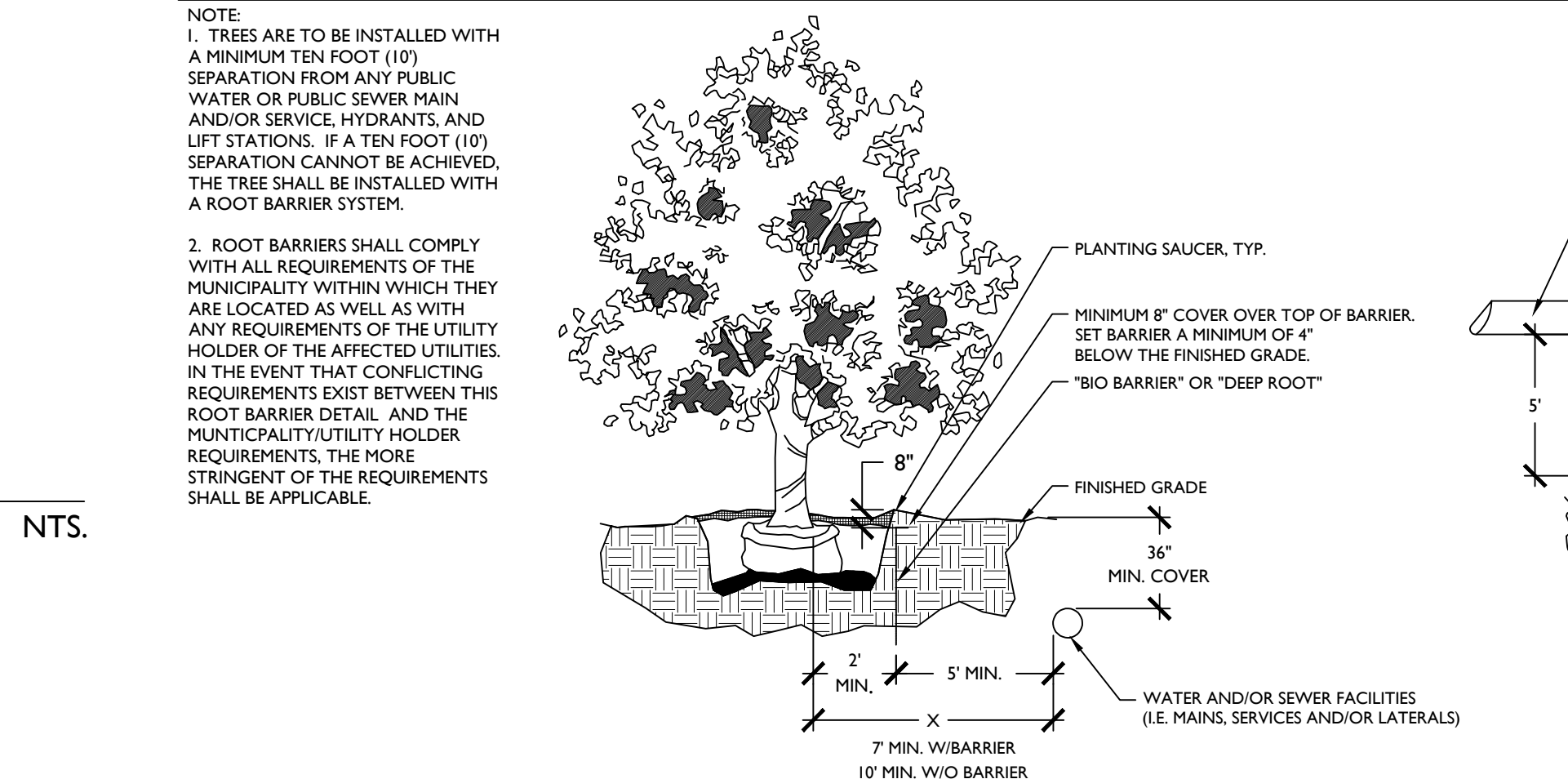
PLANT SPACING DETAIL

SPACING "D"	ROW "A"
6" O.C.	5.2"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.4"
18" O.C.	15.6"
24" O.C.	20.8"
30" O.C.	26.0"
36" O.C.	31.2"
48" O.C.	41.6"

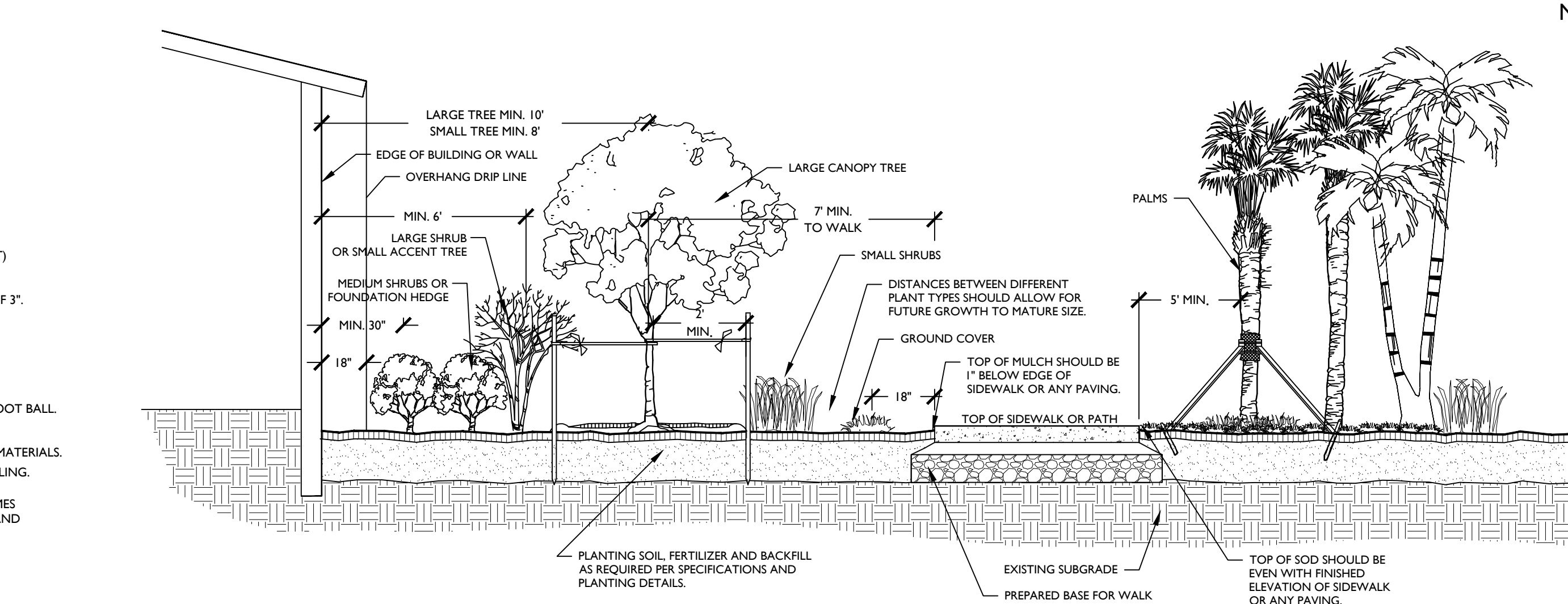
SHRUB PLANTING DETAIL



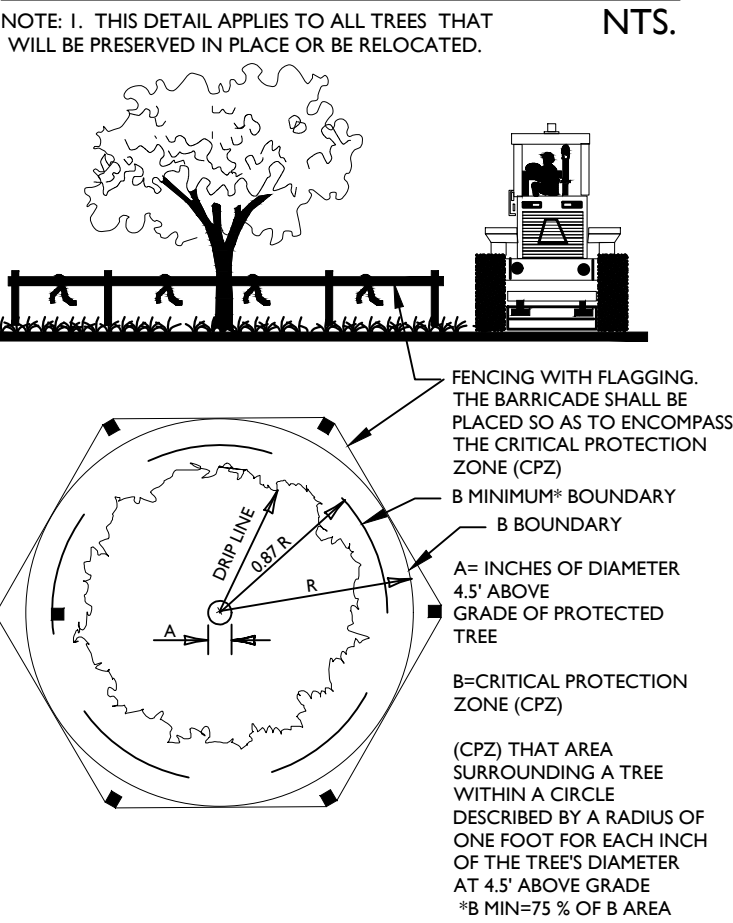
ROOT BARRIER DETAIL



TYPICAL PLANTING DIAGRAM



TREE PROTECTION DETAIL



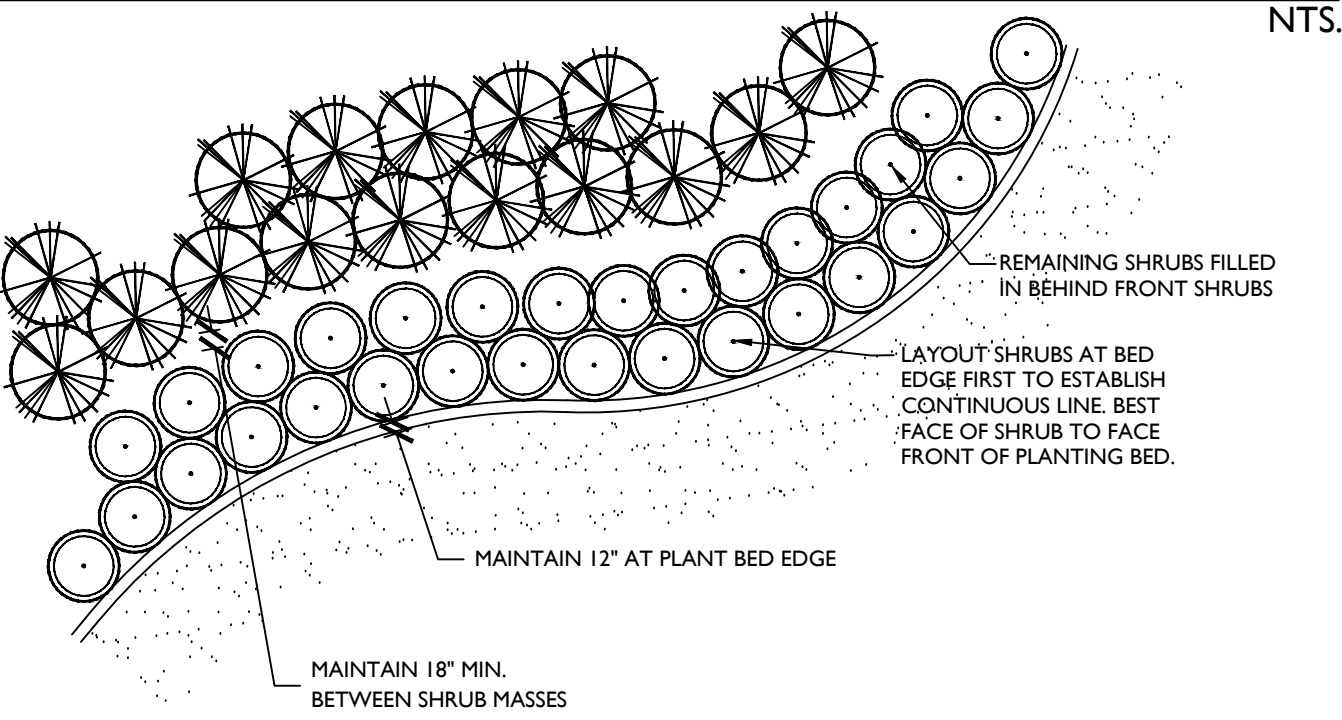
PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS
CE	7	Conocarpus erectus	Green Buttonwood	12' overall height x 6' min. spread/ 2' min. caliper/ 5' clear trunk/ Florida #1 min. (NATIVE)
CES	12	Conocarpus erectus 'sercies'	Silver Buttonwood	12' overall height x 6' min. spread/ 2' min. caliper/ 5' clear trunk/ Florida #1 min. (NATIVE)
CG	290	Clusia guttifera	Small Leaf Clusia	15 gallon, full, dense to base/ 48" tall x 40" spread/ 36" on center (DROUGHT TOLERANT)
GC	38	Schefflera arboricola "Gold Capella"	Gold Capella	3 gallon, full,dense/ 18"x18"/ 24" on center spacing (drought tolerant)
IC	3	Ilex cassine	Dahoon Holly	12' overall height x 6' min. spread/ 2' min. caliper/ 5' clear trunk/ Florida #1 min. (NATIVE)
LSB	260	Liriope "Super Blue"	Super Blue Liriope	1 gallon, full,dense/ 6"x10"/ 12" on center spacing (Non Native and Drought Tolerant)
RP	5	Roystonea elata	Royal Palm	6' greywood height/ full,dense crown/ Florida #1 or better (NATIVE)
SOD	10450	St. Augustine		Measurement in square feet (indicates maximum amount of sod needed)
SP	8	Sabal palmetto	Cabbage Palm	12' overall height/ booted trunks/ hurricane cut at time of planting (NATIVE)

LANDSCAPE NOTES:

- STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.
- CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.
- 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. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.
- ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.
- ALL UTILITY BOXES/ STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL.
- IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
- ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHTS (FPL'S) RIGHT TREE RIGHT PLACE GUIDELINES.
- IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
- LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
- REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
- RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.

SHRUB AND GROUNDCOVER PLANTING DETAIL

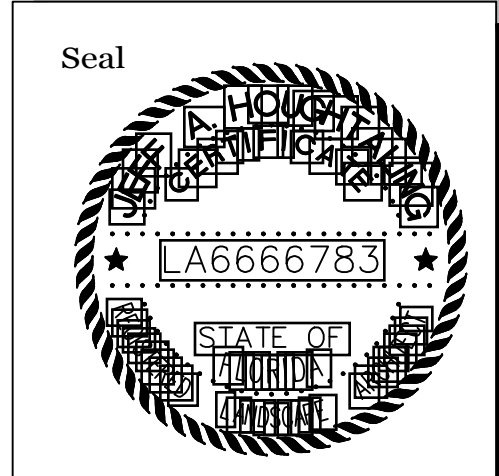


Revisions	By
4-3-20 floor plan	JH
7-28-20 village comments	JH

Drawn	Reviewed
JH	

Date	Scale
3-29-20	

Project No.
20-007



A. Provide all exterior planting as shown on the drawings or inferable therefrom and/or as specified in accordance with the requirements of the Florida Department of Agriculture and Forestry, Florida Department of Transportation, Florida Department of Environmental Protection, and Florida Department of Transportation. Landscape plans provided indicate the proposed location of living plant material only. Structural elements and hardscape features indicated on the landscape plans are for information purposes only. Landscape plans are not to be utilized for staking and layout or location of any structural site features including but not limited to, buildings, signage, pathways, easements, utilities or roadways.

B. These specifications include standards necessary for and incidental to the execution and completion of planting as indicated on the prepared drawings and specified herein.

C. All applicable federal, state and local permits shall be obtained prior to the removal, relocation, or installation of plant materials indicated within the plan documents.

D. Protection of existing features. During construction, protect all existing trees, shrubs, and other specified vegetation, site features and improvements, structures, and utilities specified herein and/or on submitted drawings. Removal or destruction of existing plantings is prohibited unless specifically authorized by the owner, and with permit as required by associated federal, state and local government agencies.

II. Applicable Standards

A. American National Standards for Tree Care Operations, ANSI A300. American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036

B. American Standard for Nursery Stock, ANSI Z60.1. American Nursery and Landscape Association, 1250 Eye Street, NW, Suite 500, Washington, D.C. 20005.

C. Hortus Third, The Staff of the L.H. Bailey Hortorium. 1976, MacMillan Publishing Co., New York.

D. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent addition.

E. National Arborist Association—Pruning Standards for Shade Trees

F. All standards shall include the latest additions and amendments as of the date of advertisement for bids

III. Qualifications

A. Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type of work. All contractors and their sub-contractors who will be performing any landscape work included in this section of the specification shall be qualified by the following:

B. Landscape Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workman's Compensation Insurance.

IV. Requirements of Regulatory Agencies

A. Certificates of inspection shall accompany the invoice for each shipment of plants as may be required by law for transportation. File certificates with the landscape architect prior to acceptance of the material. Inspection by federal or state authorities at place of growth does not preclude rejection of the plants at the site.

V. Submittals

A. Manufacturer's Data: Submit copies of the manufacturer's and/or source data for all materials specified, including soils, soil amendments and fertilizer materials. Comply with regulations applicable to landscape materials.

B. Samples: Submit samples of all topsoil, soil mixes, mulches, and organic materials. Samples shall weigh 1 kg (2 lb) and be packaged in plastic bags. Samples shall be typical of the lot of material to be delivered to the site and provide an accurate indication of color, texture, and organic makeup of the material.

C. Nursery Sources: Submit a list of all nurseries that will supply plants, along with a list of the plants they will provide and the location of the nursery.

D. Soil Test: Submit soil test analysis report for each sample of topsoil and planting mix from a soil testing laboratory approved by the landscape architect.

E. Provide a particle size analysis, including the following gradient of mineral content:

USDA Designation	Size in mm
Gravel	0.5 mm - 1.2 mm
Very Coarse Sand	+2 mm
Coarse Sand	0.25-0.5 mm
Medium Sand	0.1-0.25 mm
Fine Sand	0.05-0.1 mm
Very fine sand	0.002-0.05 mm
Silt	smaller than 0.002 mm
Clay	

F. Provide a chemical analysis, including the following:

- pH and buffer pH
- Percentage of organic content by oven-dried weight.
- Nutrient levels by parts per million, including phosphorus, potassium magnesium, manganese, iron, zinc, and calcium. Nutrient test shall include the testing laboratory recommendations for supplemental additions to the soil based on the requirements of horticultural plants.
- Soluble salt by electrical conductivity of a 1:2, soil: water, sample measured in millimho per cm.
- Cation exchange capacity (CEC).

G. Material Testing: Submit the manufacturers particle size analysis, and the pH analysis and provide a description and source location for the content material of all organic materials.

H. Maintenance Instructions: Prior to the end of maintenance period, Landscape Contractor shall furnish three copies of written maintenance instructions to the Landscape Architect for transmittal to the Owner for maintenance and care of installed plants through their full growing season.

VI. Utility Verification

A. The contractor shall contact the local utility companies for verification of the location of all underground utility lines in the area of the work. The contractor shall be responsible for all damage resulting from neglect or failure to comply with this requirement.

Part 2. Materials

I. Plants

A. Plants shall be true to species and variety specified and nursery-grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project for at least two years. They shall have been freshly dug.

1. All plant names and descriptions shall be as defined in Hortus Third.

2. All plants shall be grown and harvested in accordance with the American Standard for Nursery Stock and Florida Department of Agriculture Grades and Standards for Nursery Plants

3. Unless approved by the landscape architect, plants shall have been grown at a latitude not more than 325 km (200 miles) north or south of the latitude of the project unless the provenance of the plant can be documented to be compatible with the latitude and cold hardiness zones of the planting location.

B. Unless specifically noted, all plants shall be exceptionally heavy, symmetrical, and so trained or favored in development and appearance as to be unquestionably and outstandingly superior in form, compactness, and symmetry. They shall be sound, healthy, vigorous, well branched, and densely foliated when in leaf; free of disease and insects, eggs, or larvae; and shall have healthy, well-developed root systems. They shall be free from pruning injury.

1. Trees with multiple leaders, unless specified, will be rejected. Trees with a damaged or crooked leader, bark abrasions, sunscald, disfiguring knots, insect damage, or cuts of limbs over 20 mm (3/4 in.) in diameter that are not completely closed will be rejected.

2. Plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the landscape architect, except that larger plants shall not increase the contract price. If larger plants are approved, the root ball shall be increased in proportion to the size of the plant.

1. Caliper measurements shall be taken on the trunk 150 mm (6 in.) above the natural ground line for trees up to and including 100 mm (4 in.) in caliper, and 300 mm (12 in.) above the natural ground line for trees over 100 mm (4 in.) in caliper. Height and spread dimensions specified shall be taken to the main stem of the plant and not from branch tip to branch tip. Plants shall be measured when branches are in their normal position. If a range of sizes is given, no plant shall be less than the minimum size, and no less than 50 percent of the plants shall be as large as the maximum size specified. Measurements specified are minimum sizes acceptable after pruning, where pruning is required. Plants that do not possess a standard relationship between height and spread, according to the Florida Department of Agriculture Grades and Standards for Nursery Plants, shall be rejected.

D. Substitutions of plant materials will not be permitted unless authorized in writing by the landscape architect. If proof is submitted in writing that a plant specified is not obtainable, consideration will be given to the nearest available size or similar variety, with a corresponding adjustment of the contract price.

E. The plant schedule provided at the end of this section, or on the drawing, is for the contractor's information only, and no guarantee is expressed or implied that quantities therein are correct or that the list is complete. The contractor shall ensure that all plant materials are available in the quantities specified and that all leaves and branches are covered with a continuous protective film.

F. All plants shall be labeled by plant name. Labels shall be attached securely to all plants, bundles, and containers of plant materials when delivered. Plant labels shall be durable and legible, with information given in weather-resistant ink or embossed process lettering.

G. Selection and Tagging

1. Selection shall be subject to inspection for conformity to specification requirements and approval by the landscape architect at their place of growth and upon delivery. Such approval shall not impair the right of inspection and rejection during progress of the work.

2. A written request for the inspection of plant material at their place of growth shall be submitted to the landscape architect at least 10 calendar days prior to digging. This request shall state the place of growth and the quantity of plants to be inspected. The landscape architect may refuse inspection at this time if, in his or her judgment, sufficient quantities of plants are not available for inspection or landscape architect deems inspection is not required.

3. All dead ground deciduous trees shall be marked to indicate trees north orientation in the nursery. Place a 1-in. diameter spot of white paint on the north side of the tree trunk within the bottom 12 inches of the trunk.

H. Anti-Desiccants

1. Anti-desiccants, if specified, are to be applied to plants in full leaf immediately before digging or as required by the landscape architect. Anti-desiccants are to be applied to all leaves and branches are covered with a continuous protective film.

I. Balled and Burlapped (B&B) Plant Materials

1. Trees designated B&B shall be properly dug with firm, natural balls of soil retaining as many fibrous roots as possible, in sizes and shapes as specified in the Florida Department of Agriculture Grades and Standards for Nursery Plants. Balls shall be firmly wrapped with synthetic, natural, or treated burlap. All synthetic fabric should be removed from the rootball prior to planting. True burlap or biodegradable burlap can be left around the root ball. The root collar shall be apparent at surface of ball. Trees with loose, broken, processed, or manufactured root balls will not be accepted, except with special written approval before planting.

J. Container Plants

1. Plants grown in containers shall be of appropriate size for the container as specified in the most recent edition of the Florida Department of Agriculture Grades and Standards for Nursery Plants and be free of circling roots on the exterior and interior of the root ball.

2. Container plants shall have been grown in the container long enough to have established roots throughout the growing medium.

K. Bare-root and Collected Plants

1. Plants designated as bare-root or collected plants shall conform to the American Standard for Nursery Stock.

2. Bare-root material shall not be dug or installed after bud break or before dormancy.

3. Bare-rooted plants that have not been taken from active nursery operations shall be dug with a root ball spread at least 1/3 greater than nursery-grown plants. When specified or approved, shall be in good health, free from disease, insect or weed infestation and shall not be planted before inspection and acceptance at the site. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.

L. Special Materials

1. Plants designated as special materials shall be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancys.

M. Palms

1. Coconut Palms shall be grown from a certified seed.

2. All palm species except Sabal palmetto shall have roots adequately wrapped before transporting.

3. Sabal palms shall have a hurricane cut. Sabal palms shall be installed on site at the earliest opportunity in the construction process.

4. All Sabal palms shall be from Palm Beach County or other sandy soils. All Sabal palms shall be Florida Fancy.

5. For rooted trunk palms, roots shall have clean intact boots firmly attached to the palm trunk. For sick trunk palms, trunk shall be clear and free from defect and scors.

5. The Contractor shall treat all palms as required to prevent infestation by the palmetto weevil.

N. Sod

1. Sod shall be graded #1 or better. Sod shall be loam or muck grown with a firm, full texture and good root development. Sod shall be thick, healthy and free from defects and debris including but not limited to dead thatch, insects, fungus, diseases and contamination by weeds, other grass varieties or objectionable plant material.

2. Sod shall be sufficient in quantity to ensure a dense stand of live grass. Sod shall be live, fresh, and uninjured at the time of planting. Plant sod within 48 hours after harvesting.

3. Sod area shall be all areas not otherwise identified and shall include the area beyond the property line to the edge of pavement and/or edge of water.

O. Irrigation

1. Immediately after harvesting plants, protect from drying and damage until shipped and delivered to the planting site. Rootballs shall be checked regularly and watered sufficiently to maintain root viability.

P. Transportation and Storage of Plant Material

1. Branches shall be tied with rope or twine only, and in such a manner that no damage will occur to the bark or branches.

2. During transportation of plant material, the contractor shall exercise care to prevent injury and drying out of the trees. Should the roots be dried out, large branches broken, balls of earth broken or loosened, or areas of bark torn, the landscape architect may reject the material and order the contractor to replace the material at no additional cost to the owner. All loads of plants shall be covered at all times with tarpaulin or canvas. Loads that are not protected will be rejected.

3. All bare-root stock sent from the storage facility shall be adequately covered with wet soil, sawdust, woodchips, moss, peat, straw, hay, or other acceptable material for insulating medium, and shall be covered with a tarpaulin or canvas. Loads that are not protected in the above manner may be rejected.

4. Plants must be protected at all times from sun or drying winds. Those that cannot be planted immediately on delivery shall be kept in the shade, well protected with soil, wet mulch, or other acceptable material, and kept well watered. Plants shall not remain unpacked for more than 48 hours after delivery. Plants shall not be bound with twine or burlap at any time so as to damage the bark or break branches. Plants shall be lifted and handled with suitable support of the soil ball to avoid damaging it.

Trees may be moved and planted with an approved mechanical tree spade. The tree spade shall move trees according to the maximum size allowed for a similar B&B root-ball diameter according to the American Standard for Nursery Stock. The tree spade shall be used in accordance with the manufacturer's recommendations for the tree spade being used, whichever is smaller. The machine shall be approved by the landscape architect prior to use. Trees shall be planted at the designated locations in the manner shown in the plans and in accordance with applicable sections of the specifications.

II. Materials for Planting

A. Mulch: Except as otherwise specified, mulch shall be shredded Melaleuca mulch – grade “A”. All Melaleuca mulch shall be made entirely from the wood and bark of the Melaleuca quinquangulata. It shall not contain more than 10% bark (by volume). Shreds and chips shall not be larger than 3/4” diameter and 1 1/2” in length. Mulch shall be free of weeds, seeds, and any other organic or inorganic material other than Melaleuca wood and bark. It shall not contain stones or other foreign material that will prevent its eventual decay. This shall be applied to all planted areas where indicated so that, after installation, the mulch thickness will not be less than 3”. Submit sample for approval.

B. Peat: Shall be horticultural peat composed of not more than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition free from lumps.

C. Gravel Mulch: Use only where specifically indicated on the plans of the size and type shown. Unless otherwise specified, it shall be coarse, washed, hard, durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 3” deep and shall be contained with edging or other approved.

D. Gravel Stop: as indicated on the plans. It shall be a maximum of 1 1/2”, a minimum of 3/4” and of a reasonably available natural gravel color range. Provide geotextile filter fabric below aggregate rock. Submit sample for approval.

E. Root Barrier: Where specified, root barriers shall be installed on all tree and palm material in accordance with the manufacturer’s recommendations in the plan drawings. Root barriers shall comply with all requirements of the municipality within which they are located as well as with any utility holder requirements of any affected utilities. In the event that conflicting requirements exist between the root barrier detail provided within the plan documents and the municipality/utility holder requirements, the requirements of the municipality/utility holder shall prevail.

F. Planter Edging: Use only where specifically indicated on plans. Edging shall be the color black.

G. Anti-desiccant: shall be an emulsion specifically manufactured for agricultural use, which provides a protective film over the leaves of plants. It shall be contained in plastic containers of the manufacturer and shall be mixed according to the manufacturer’s directions. Submit manufacturer literature for approval.

III. Materials for Soil Amendment

A. Pine Bark: Horticultural—grade milled pine bark, with 80 percent of the material by volume sized between 0.1 and 150 microns.

1. Pine bark shall be aged sufficiently to break down all woody material. Pine bark shall be screened.

2. pH shall range between 4 and 7.0.

3. Submit manufacturer literature for approval.

B. Organic Matter: Leaf matter and yard waste composted sufficiently to break down all woody fibers, seeds, and leaf structures, and free of toxic and nonorganic matter. Organic matter shall be commercially prepared compost. Submit 0.5 kg (1 lb) sample and suppliers literature for approval.

C. Course Sand: Course concrete sand, ASTM C-33 Fine Aggregate, with a Fines Modulus Index of 2.75 or greater.

1. Sands shall be clean, sharp, natural sands free of limestone, shale and slate particles.

2. Provide the following particle size distribution:

Sieve	Percentage Passing
3/8 in (9.5 mm)	100
No. 4 (4.75 mm)	95–100
No. 8 (2.36 mm)	80–100
No. 16 (1.18 mm)	95–98
No. 30 (0.60 mm)	25–60
No. 50 (0.30 mm)	10–30
No. 100 (0.15 mm)	2–10

D. Lime: shall be grade, pelleted, or pulverized lime manufactured to meet agricultural standards and contain a maximum of 60 percent oxide (i.e. calcium oxide plus magnesium oxide). Submit manufacturer literature for approval.

E. Sulfur: shall be flowers of sulfur, pelleted or granular sulfur, or iron sulfate. Submit manufacturer literature for approval.

F. Fertilizer: Agricultural fertilizer of a formula indicated by the soil test. Fertilizers shall be organic, slow-release compositions whenever applicable. Submit manufacturer literature for approval.

IV. Planting Mix

A. Planting Mix

1. Planting Mix for Trees, Shrubs, Groundcovers and vines: Check with landscape architect for appropriate mixture.

2. Planting Mix for Palms: Mixture of course sand and peat mixed to the following proportion:

Component	Percent by Volume
Course Sand	75%
Peat	25%

B. Planting mix shall be thoroughly mixed, screened, and shredded.

C. Prior to beginning the mixing process, submit a 1-kg (2-lb) sample of the proposed mix with soil test results that indicate the mix ratio and the results achieved.

D. Initially, dig test holes in the soil added to bring it to the correct level should be thoroughly tamped.

1. The sides of the excavation of all planting areas shall be sloped at a 45 degrees. The bottom of all beds shall slope parallel to the proposed grades or toward any subsurface drain lines within the planting bed. The bottom of the planting bed shall be the soil added to bring it to the correct level should be thoroughly tamped.

2. Maintain all required angles of repose of the adjacent materials as shown on the drawings. Do not excavate compacted subgrades of adjacent pavement or structures.

3. Subgrade soils shall be separated from the topsoil, removed from the area, and not used as backfill in any area or for lawn or other areas directed to cover existing compacted areas.

C. For trees and shrubs planted in individual holes in areas of good soil that is to remain in place and/or to receive amendment in the top 150-mm (6 in.) layer, excavate the hole to the depth of the root ball and to widths shown on the drawing. Slope the sides of the excavation at a 45 degree angle up and away from the bottom of the excavation.

1. In areas of slowly draining soils, the root ball may be set up to 75 mm (3 in.) or 1/8 of the depth of the root ball above the adjacent soil level.

2. Save the existing soil to be used as backfill around the tree.

3. On steep slopes, the depth of the excavation shall be measured at the center of the hole and the excavation dug as shown on the drawings.

D. Detrimental soil conditions: The landscape architect is to be notified, in writing, of soil conditions encountered, including poor drainage, that the contractor considers detrimental to the growth of plant material. When detrimental conditions are uncovered, planting shall be discontinued until instructions to resolve the conditions are received from the landscape architect.

E. Obstructions: If rock, underground construction work, utilities, tree roots, or other obstructions are encountered in the excavation of planting areas, alternate locations for planting shall be determined by the landscape architect.

II. Installation of Planting Mix

A. Prior to the installation of the planting mix, install subsurface drains, irrigation main lines, lateral lines, and electrical riser lines shown on the drawing.

B. The landscape architect shall review the preparation of subgrades prior to the installation of planting mix.

C. Do not proceed with the installation of planting mix until all utility work in the area has been installed.

D. Protect adjacent walls, walks, and utilities from damage or staining by the soil. Use 12-mm (1/2 in.) plywood sheathing or plastic sheeting to cover areas to be protected.

E. metal, masonry work, and other items as directed during the progress of the work.

1. Clean up any soil or dirt spilled on any paved surface at the end of each working day.

2. Any damage to existing architectural work caused by the soils installation contractors shall be repaired by the general contractor at the soils installation contractors expense.

E. Till the subsoil into the bottom layer of topsoil or planting mix.

1. Loosen the soil of the subgrade to a depth of 50 to 75 mm (2 to 3 in.) with a rototiller or other suitable device.

2. Spread a layer of the specified topsoil or planting mix 50 mm (2 in.) deep over the subgrade. Thoroughly till the planting mix and the subgrade together.

3. Immediately install the remaining topsoil or planting mix in accordance with the following specifications. Protect subgrade and areas from traffic and use of the tilled subgrade to become compacted.

4. In the event that the tilled area becomes compacted, till the area again prior to installing the planting mix.

F. Install the remaining topsoil or planting mix in 200- to 250-mm (8- to 10-in.) lifts to the depths and shown on the drawings. The contractor shall install the soil at a higher level to anticipate this reduction and shrinkage of the organic material. The contractor shall install the soil at a higher level to anticipate this reduction of soil volume, depending on predicted settling properties for each type of soil.

1. Phase the installation of the soil such that equipment does not have to travel over already-installed topsoil or planting mixes.

2. Compact each lift sufficiently to reduce settling but not enough to prevent the movement of water and feeder roots through the soil. The soil in each lift should feel firm to the foot in all areas and make only slight heel prints. Overcompaction shall be determined by the test of the following field percolation test.

a. Dig a hole 250 mm (10 in.) in diameter and 250 mm (10 in.) deep.

b. Fill the hole with water and let it drain completely. Immediately refill the hole with water, and measure the rate of fall in the water level.

c. In the event that the water drains at a rate less than 25 mm (1 in.) per hour, till the soil to a depth required to break the overcompaction.

d. The landscape architect shall determine the need for, and the number and location of percolation tests based on observed conditions of soils.

3. Maintain moisture conditions within the soils during installation to allow for satisfactory compaction. Suspend installation operations if the soil becomes wet. Do not place soils on wet subgrade.

4. Provide adequate equipment to achieve consistent and uniform compaction of the soils. Use the smallest equipment that can reasonably perform the task of spreading and compaction.

5. Add lime, sulfur, fertilizer, and other amendments during soil installation. Spread the amendments over the top layer of soil and till into the top 100 mm (4 in.) of soil. Soil amendments may be added at the same time that organic matter, when required, is added to the top layer of soil.

6. Protect soil from overcompaction after placement. An area that becomes overcompacted shall be tilled to a depth of 125 mm (6 in.). Uneven or settled areas shall be filled and reggraded.

A. It shall be the responsibility of the Contractor to finish grade (min. 6" below adjacent F.F.E.). Finish grades in planting areas shall be established lower than adjacent paving and are to include 3" of mulching. New earthwork shall blend smoothly into the existing earthwork, and grade shall pitch evenly between spot grades. All planted areas must pitch to drain at a minimum of 1/4" per foot. Any discrepancies between the proposed and existing grades shall be reported to the Landscape Architect prior to continuing work.

B. Fill all dips and remove any bumps in the overall plane of the slope.

1. The tolerance for dips and bumps in lawn areas shall be a 12-mm (1/2 in.) deviation from the plane in 3,000 mm (10 ft).

2. The tolerance for dips and bumps in shrub planting areas shall be a 25-mm (1 in.) deviation from the plane in 3,000 mm (10 ft).

3. All fine grading shall be inspected and approved by the landscape architect prior to planting, mulching, sodding, or seeding.

C. Berming shall not be placed within 10' of any existing tree nor will it be allowed to encroach upon any utility, drainage, or maintenance easement. Berming shall not impede or obstruct any necessary swales needed to drain other areas for the property.

IV. Planting Operations

A. Plants shall be set on flat-tamped or unexcavated pads at the same relationship to finished grade as they were to the ground from which they were dug. Details otherwise noted on the drawings. Plants must be set plumb and braced in position until topsoil or planting mix has been placed and tamped around the base of the root ball. Improper compacting of the soil around the root ball may result in the tree settling or leaning. Plants shall be set so that they will be at the same depth and so that the root ball does not shift or move laterally after planting.

1. Determine the elevation of the root flare and ensure that it is planted at grade. This may require that the tree be set higher than the grade in the nursery.

2. If the root flare is less than 50 mm (2 in.) below the soil level of the root ball, plant the tree the appropriate level above the grade to set the flare even with the grade. If the flare is more than 50 mm (2 in.) at the center of the root ball the tree shall be rejected.

B. Lift plants from the bottom of the root balls or with belts or lifting harnesses of sufficient width not to damage the root balls. Do not use ropes or chains to pull the trunk as this may result in positioning or moving the tree in the planting area.

C. Remove plastic paper, or fiber pots from containerized plant material. Pull roots out of the root mat. Loosen the potting medium and shake away from the root mat. Immediately after removing the container, install the plant such that the roots do not dry out. Pack planting mix around the exposed roots while planting.

D. The roots of bare-root trees shall be pruned at the time of planting to remove damaged or undesirable roots (those likely to become a detriment to future growth of the root system). Bare-root trees shall have the roots spread to approximate the natural position of the roots in the planting area. The planting-soil backfill shall be worked firmly into and around the roots, with care taken to fill in completely with no air pockets.

E. Cut ropes or strings from the top of shrub root balls and trees smaller than 3 in. caliper after plant has been set. Remove burlap or cloth wrapping and any wire baskets from around top half of balls. Do not turn under and bury portions of burlap at top of ball.

1. Do not immediately remove the ropes and burlap from trees larger than 3 in. caliper. Return to each tree three months after planting and remove ropes and the burlap and tops of the root balls of these trees.

2. Completely remove any waterproof or water-repellant strings or wrappings from the root ball and trunk before backfilling.

F. Set balled and burlapped trees in the hole with the north marker facing north unless otherwise approved by the landscape architect.

G. Place native soil, topsoil, or planting mix into the area around the tree, tamping lightly to reduce settlement.

1. For plants planted in individual holes in existing soil, add any required soil amendments to the soils, as the material is being backfilled around the plant. Ensure that the amendments are thoroughly mixed into the backfill.

2. For plants planted in large beds of prepared soil, add soil amendments during the soil installation process.

H. Ensure that the backfill immediately around the base of the root ball is tamped with foot pressure sufficient to prevent the root ball from shifting or leaning.

I. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. Stagger strips to offset joints in adjacent courses. Bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. Sod along slopes shall be pegged to hold sod in place along slopes or banks a wood peg acceptable to the Landscape Architect shall be used at no additional cost to the Owner. If, in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in without additional charge.

J. Thoroughly water all plants immediately after planting. Apply water by hose directly to the root ball and the adjacent soil.

K. Remove all tags, labels, strings, etc. from all plants.

L. Remove any excess soil, debris, and planting material from the job site at the end of each workday.

M. Form watering saucers 100 mm (4 in.) high immediately outside the area of the root ball of each tree as indicated on the drawings.

V. Relocation of Existing Material

A. Landscape Contractor shall root prune trees which are to be relocated in accordance with approved horticultural practices and the following procedures:

1. Select a healthy tree.

2. Selectively trim the canopy removing dead limbs, cross branching over crowned areas, and lower undesirable limbs. Fertilize and water trees before pruning.

3. Root prune 50% of the root system approximately 18"-2' deep (depending upon species and size). This is done by hand with sharp hand tools or a root pruning saw. The diameter of the root ball to be pruned is 8-12 inches per every one inch of diameter at breast height of the tree.

4. Back fill the existing soil with peat moss to stimulate new root growth of the pruned roots.

5. Water in thoroughly and treat with a mycorrhizae and a low nitrogen fertilizer (so not to burn the pruned roots). Brace trees if deemed necessary.

6. The root pruned tree should be watered every day (especially during warm months of the season), the equivalent of 5 gallons for every DBH of tree per day.

7. Root pruned trees should be let to stand for a minimum of 6 weeks for trees less than 8" DBH and as long as 3 months for larger specimens prior to transplanting.

8. For best results and survivorship, new root growth should be evident on root pruned trees prior to transplanting.

9. Upon transplanting, water should be applied every day as outlined in step 6 for at least one year.

VI. Staking and Guying

A. The Contractor shall stake all trees and palms in accordance with the tree and palm staking details provided within the plan drawings. Alternate methods of guying or staking may be employed with the prior approval of the Landscape Architect.

B. The Contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period.

C. Stakes and guys shall be installed immediately upon approval or planting, and shall be removed in accordance with the staking details provide within the plan drawings. Any tree that is not stable at the end of the warranty period shall be rejected.

VII. Pruning

A. Plants shall not be heavily pruned at the time of planting. Pruning is required at planting time to correct defects in the tree structure, including removal of injured branches, watersprouts, suckers, and interfering branches. Healthy lower branches and interior small twigs should not be removed except as necessary to clear walks and roads. In no case should more than one-quarter of the branching structure be removed. Retain the natural shape of the tree.

B. All pruning shall be completed using clean, sharp tools. All cuts shall be clean and smooth, with the bark intact with no rough edges or tears.

C. Pruning of large trees shall be done from a hydraulic man-lift such that it is not necessary to climb the tree.

VIII. Mulching

A. All trees, palms, shrubs, and other plantings will be mulched with mulch previously approved by the landscape architect. The mulch shall be a minimum, 3" thick layer over all tree, shrub and ground cover planting areas, unless otherwise specified. All mulch layers shall be of the specified thickness at the time of the final acceptance of the work. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.

B. Place mulch at least 3" in depth in a circle around all trees located in lawn areas. The diameter of the circle shall be 18" in diameter larger than the ball of the plant provided. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.

IX. Maintenance of Trees, Shrubs, and Vines

A. Maintenance shall begin immediately after each plant is planted and continue until its acceptance has been confirmed by the landscape architect.

B. Maintenance shall consist of pruning, watering, cultivating, weeding, mulching, fertilizing, tightening and repairing guys and stakes, resetting plants to proper grades or upright position, restoring of the planting saucer, and furnishing and applying such sprays or other materials as necessary to keep plantings free of insects and diseases and in vigorous condition.

C. Planting areas and plants shall be protected at all times against trespassing and damage of all kinds for the duration of the maintenance period. If a plant becomes damaged or injured, it shall be treated or replaced as directed by the landscape architect at no additional cost.

D. Watering: Contractor shall irrigate as required to maintain vigorous and healthy tree growth. Overwatering or flooding shall not be allowed. The contractor shall monitor, adjust, and use existing irrigation facilities, if available, and furnish any additional material, equipment, or water to ensure adequate irrigation. Root balls of all trees and large shrubs shall be spot watered using handheld hoses during the first four weeks after planting to ensure adequate water within the root ball.

E. During periods of restricted water usage, all governmental regulations (permanent and temporary) shall be followed. The contractor may have to transport water from ponds or other sources, at no additional expense to the owner when irrigation systems are unavailable.

F. Remove soil ridges from around watering basins prior to end of maintenance period, as directed by Landscape Architect

X. Acceptance

A. The landscape architect shall inspect all work for acceptance upon written request of the contractor. The request shall be received at least ten calendar days before the anticipated date of inspection.

B. Acceptance of plant material shall be for general conformance to specified size, character, and quality and shall not relieve the contractor of responsibility for full conformance to the contract documents and the plant material they shall be substituted for the specified species.

C. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect, the landscape architect shall certify in writing that the work has been accepted.

XI. Acceptance in Part

A. Work may be accepted in parts when the landscape architect and contractor deem that practice to be in their mutual interest. Approval must be given in writing by the landscape architect to the contractor verifying that the work is to be completed in parts. Acceptance of work in parts shall not waive any other provision of this contract.

XII. Guarantee Period and Replacements

A. The guarantee period for trees and shrubs shall begin at the date of acceptance.

B. The contractor shall guarantee all plant material to be in healthy and flourishing condition for a period of one year from the date of acceptance.

C. When work is accepted in parts, the guarantee periods extend from each of the partial acceptances to the terminal date of the guarantee of the last acceptance. Thus, all guarantee periods terminate at one time.

D. The contractor shall replace, without cost, as soon as weather conditions permit, and within a specified planting period, all plants determined by the landscape architect to be dead or on unacceptable condition during and at the end of the guarantee period. To be considered acceptable, plants shall be free of dead or dying branches and branch tips and shall bear foliage of normal density, size, and color. Replacements shall closely match adjacent specimens of the same species. Replacements shall be subject to all requirements stated in this specification.

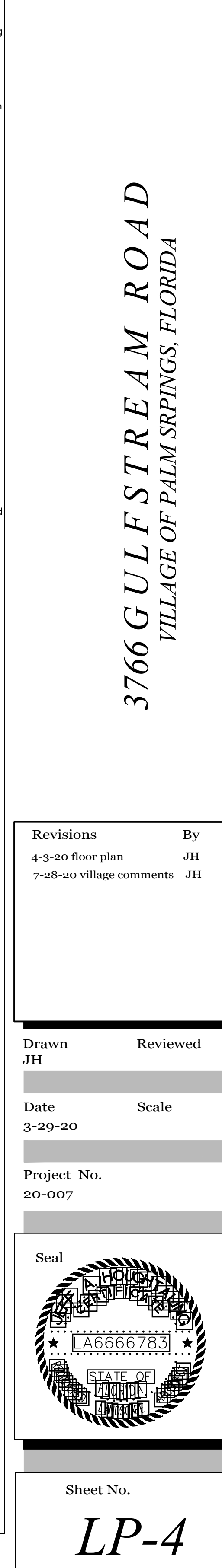
E. The guarantee of all replacement plants shall extend for an additional period of one year from the date of their acceptance after replacement. In the event that a replacement plant is not acceptable during or at the end of said extended guarantee period, the landscape architect may elect subsequent replacement or credit for that item.

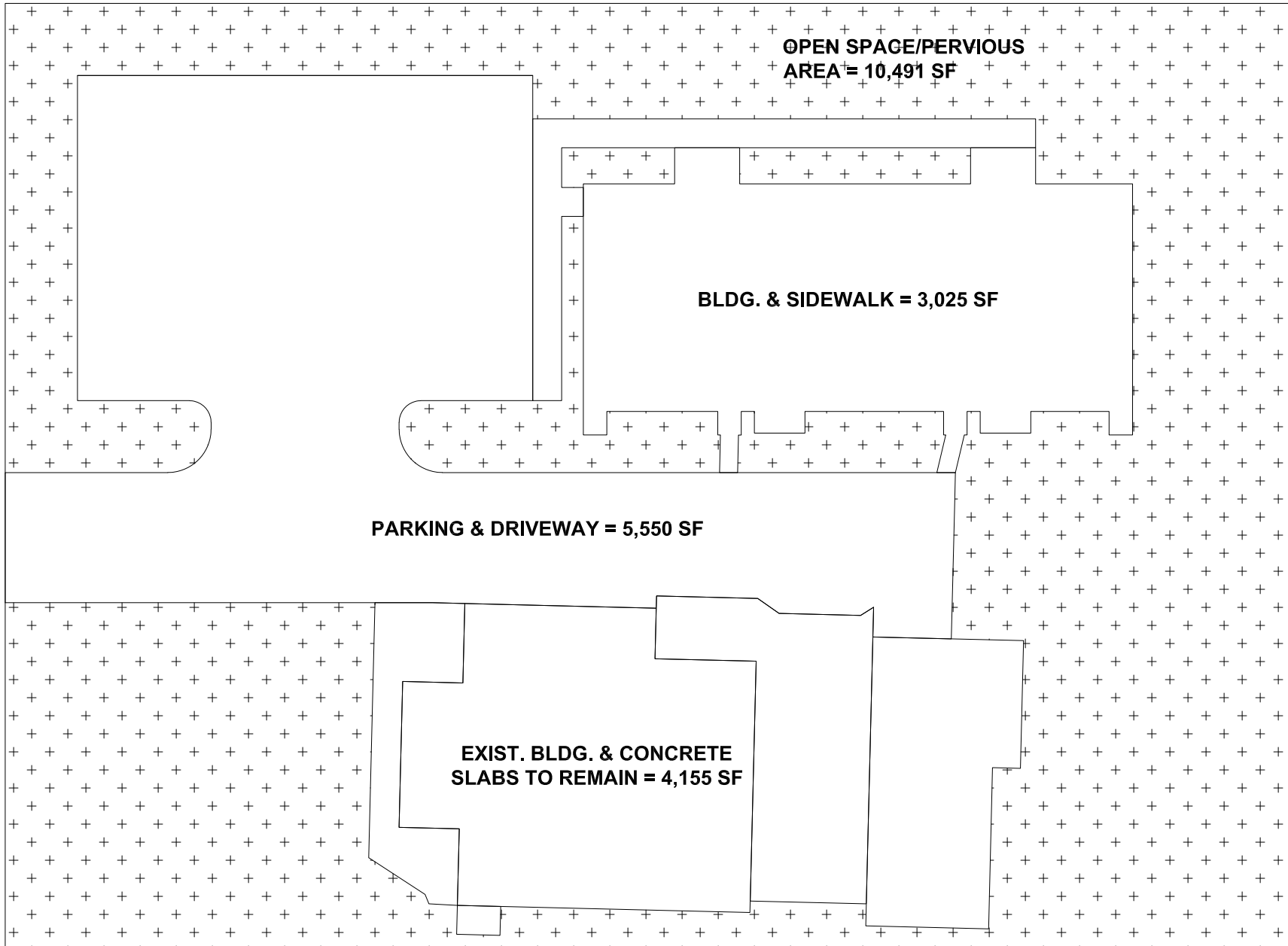
F. At the end of the guarantee, the contractor shall reset grades that have settled below the proposed grades on the drawings.

G. The contractor shall make periodic inspections, at no extra cost, during the guarantee period to determine what changes, if any, should be made in the maintenance program. If the contractor determines that they shall be substituted for the specified species, the contractor shall be responsible for the replacement of the plants. The contractor's maintenance practices or lack of maintenance resulted in dead or dying plants will not be considered if such claims have not been documented by the contractor during the guarantee period.

XIII. Final Inspection and Final Acceptance

A. At the end of the guarantee period and upon written request of the contractor, the landscape architect will inspect all guaranteed work for final acceptance. The contractor shall be required to complete the project by the anticipated date for final inspection. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect at that time, the landscape architect shall certify, in writing, that the project has received final acceptance.





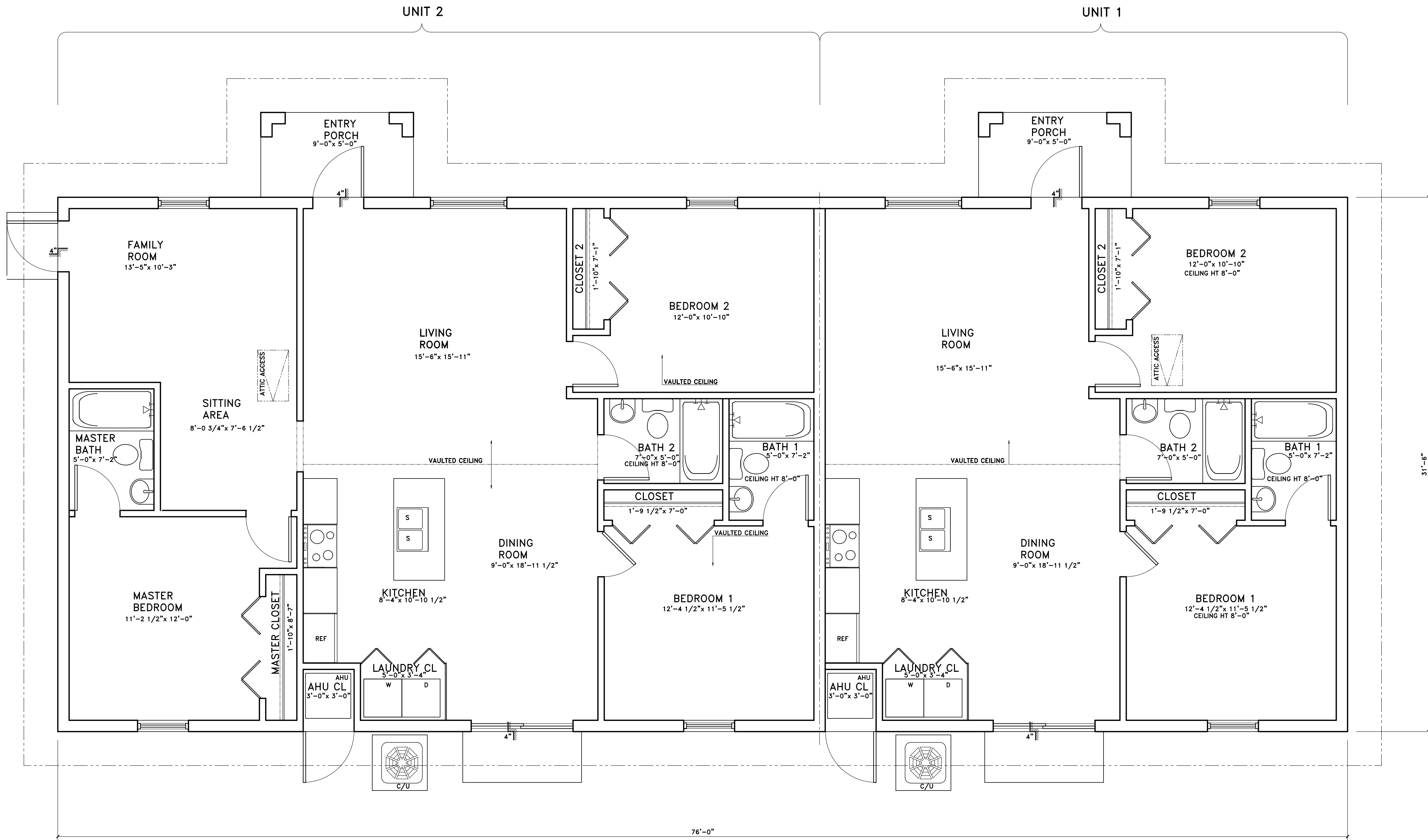
OPEN SPACE PLAN

**3766 GULFSTREAM ROAD
VILLAGE OF PALM SPRINGS, FLORIDA**

**TOTAL PERVIOUS AREA = 10,491 SF
TOTAL IMPERVIOUS AREA = 12,730 SF**

NOT TO SCALE

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MICHAEL R. HANSETER, PE USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



AREAS SCHEDULE		
AREA UNDER/AIR	AREA OUT/AIR	SQFT
AREAS UNIT 1		
PROPOSE HOUSE		980.11
	PROPOSED ENTRY PORCH	45.00
TOTAL AREA UNDER AIR		980.11
TOTAL AREA		1 025.11
AREAS UNIT 2		
PROPOSE HOUSE		1 413.89
	PROPOSED ENTRY PORCH	45.00
TOTAL AREA UNDER AIR		1 413.89
TOTAL AREA		1 458.89

ARCHITECTURAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

NEW DUPLEX FOR GLORIA DIAZ
3766 GULFSTREAM RD
PLAM SPRINGS, FL. 33461

REVISIONS:



DATE: 08-16-19

SCALE: AS NOTED

DRAWN BY:

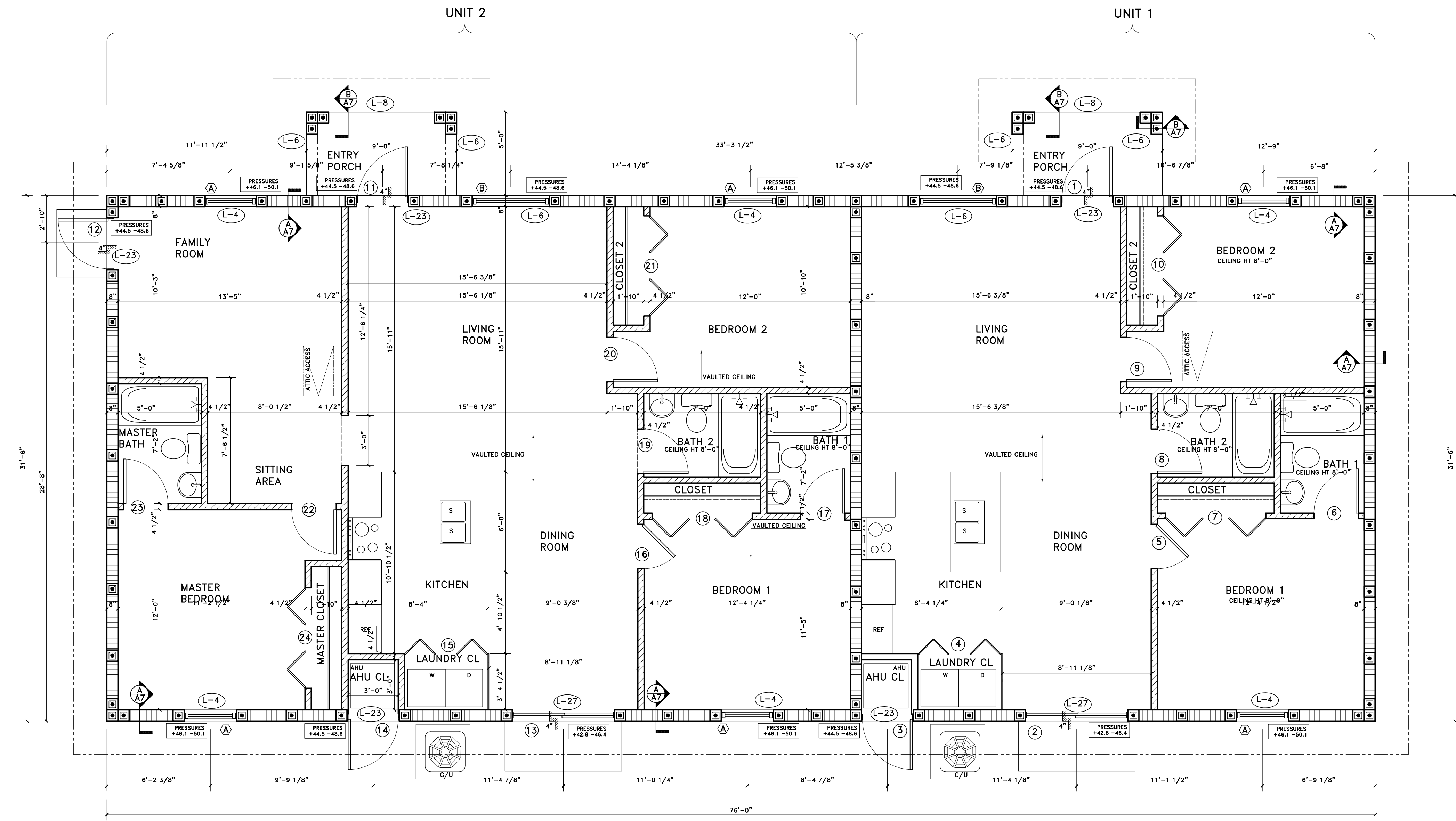
DRAWING No.:

A2

BUNKER
ENGINEERING & CONSTRUCTION SERVICE INC.
CA# 26268
120 N FEDERAL HIGHWAY, SUITE 305,
LAKE WORTH, FL, 33460 PH #561-585-5696 -- FAX #561-585-5697

SEAL

EDGAR DUENAS, P.E.
FL. REG. ENG. #57831



CONSTRUCTION FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE											
	MK	LOCATION FROM	TO	DOOR		TH.	SERIES AND TYPE	OPERATION	MAT'L.	FRAME MAT'L.	REMARKS
				DOOR W.	DOOR H.						
UNIT 1	1	ENTRY PORCH	LIVING ROOM	3'-0"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	METAL/WOOD	WOOD	
	2	DINING ROOM	REAR PATIO	6'-0"	6'-8"	1 3/4"	FRENCH DOOR	SLIDING	METAL/GLASS	WOOD	
	3	REAR PATIO	A/C CLOSET	3'-0"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	METAL/WOOD	WOOD	
	4	KITCHEN	LAUNDRY CLOSET	(2)2'-6"	6'-8"	1"	LOUVER DOOR	BIFOLD	WOOD	WOOD	CABINET DOORS
	5	DINING ROOM	BEDROOM 1	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	6	BEDROOM 1	BATH 1	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	7	BEDROOM 1	CLOSET 1	(2)3'-0"	6'-8"	1"	RAISED PANEL	BIFOLD	WOOD	WOOD	
	8	DINING ROOM	BATH 2	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	9	LIVING ROOM	BEDROOM 2	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	10	BEDROOM 2	CLOSET 2	(2)3'-0"	6'-8"	1"	RAISED PANEL	BIFOLD	WOOD	WOOD	
UNIT 2	11	ENTRY PORCH	LIVING ROOM	3'-0"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	METAL/WOOD	WOOD	
	12	FAMILY ROOM	LATERAL PATIO	3'-0"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	METAL/WOOD	WOOD	
	13	DINING ROOM	REAR PATIO	6'-0"	6'-8"	1 3/4"	FRENCH DOOR	SLIDING	METAL/GLASS	WOOD	
	14	REAR PATIO	A/C CLOSET	3'-0"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	15	DINING ROOM	LAUNDRY CLOSET	(2)2'-6"	6'-8"	1"	LOUVER DOOR	BIFOLD	WOOD	WOOD	CABINET DOORS
	16	DINING ROOM	BEDROOM 1	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	17	BEDROOM 1	BATH 1	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	18	BEDROOM 1	CLOSET 1	(2)3'-0"	6'-8"	1"	RAISED PANEL	BIFOLD	WOOD	WOOD	
	19	DINING ROOM	BATH 2	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	20	DINING ROOM	BEDROOM 2	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	21	BEDROOM 2	CLOSET 2	(2)3'-0"	6'-8"	1"	RAISED PANEL	BIFOLD	WOOD	WOOD	
	22	SITING AREA	MASTER BEDROOM	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	23	MASTER BEDROOM	MASTER BATH	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	24	MASTER BEDROOM	MASTER CLOSET	(2)3'-0"	6'-8"	1"	RAISED PANEL	BIFOLD	WOOD	WOOD	

WINDOW SCHEDULE											
MK	WINDOW SIZE		MFG	SERIES	OPERATION	FINISH	QTY.	DETAILS			REMARKS
	WIDTH	HEIGHT						JAMB	HEAD	SILL	
UNIT 1											
A	3'-0"	5'-3"			SINGLE HUNG	ALUMINUM/GLASS	2				IMPACT WINDOW
B	4'-6"	5'-3"			SINGLE HUNG	ALUMINUM/GLASS	1				IMPACT WINDOW
UNIT 2											
A	3'-0"	5'-3"			SINGLE HUNG	ALUMINUM/GLASS	4				IMPACT WINDOW
B	4'-6"	5'-3"			SINGLE HUNG	ALUMINUM/GLASS	1				IMPACT WINDOW

NOTE: CONFIRM MASSONRY OPENING W/ WINDOW & DOORS
MANUFACTURER ALSO WHAT TYPE OF WINDOW SEAL
WILL BE USED(CONCRETE POUR OR PRECAST)

NOTES:
THE G.C. SHALL VISIT THE SITE TO VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
SHORE-UP AND SECURE ALL STRUCTURAL COMPONENTS OF THE AREA TO BE REMOVED OR ALTERED.
REMOVE ALL ABANDONED ELECTRICAL WIRING BACK TO MAIN PANEL OR ACCESSIBLE JUNCTION BOX.

LEGEND:
CMU WALLS (EXTERIORS)
DRY WALL W/2"x4" (INTERIORS)
ELEMENTS ABOVE

AREAS SCHEDULE		
AREA UNDER/AIR	AREA OUT/AIR	SQFT
AREAS UNIT 1		
PROPOSE HOUSE		1044.52
	PROPOSED ENTRY PORCH	40.00
TOTAL AREA UNDER AIR		1044.52
TOTAL AREA		1084.52
AREAS UNIT 2		
PROPOSE HOUSE		1480.48
	PROPOSED ENTRY PORCH	40.00
TOTAL AREA UNDER AIR		1044.52
TOTAL AREA		1520.48

CAST-CRETE U LINTEL SCHEDULE				
PRECAST & PRESTRESSES				
LINTEL NO.	SIZE	TYPE	ALLOWED GRAVITY	ALLOWED UPLIFT
(L-2)	3'-6"	8F16-1B/1T	6113	3524
(L-3)	4'-0"	8F16-1B/1T	6113	3060
(L-4)	4'-6"	8F16-1B/1T	6113	2707
(L-5)	5'-4"	8F16-1B/1T	5365	2276
(L-6)	5'-10"	8F16-1B/1T	4360	2080
(L-7)	6'-6"	8F16-1B/1T	3480	1868
(L-8)	7'-6"	8F16-1B/1T	2661	1634
(L-9)	9'-4"	8F16-1B/1T	1843	1133
(L-10)	10'-6"	8F16-1B/1T	1533	914
(L-11)	11'-4"	8F16-1B/1T	1366	800
(L-13)	12'-0"	8F16-1B/1T	1254	724
(L-15)	13'-4"	8F16-1B/1T	1075	607
(L-17)	17'-4"	8F24-1B/1T	950	405

CAST-CRETE U LINTEL SCHEDULE				
8" PRECAST W/2" RECESS DOOR				
LINTEL NO.	LENGTH	TYPE	ALLOWED GRAVITY	ALLOWED UPLIFT
(L-22)	4'-4"	BRF18-1B/1T	6639	3056
(L-23)	4'-6"	BRF18-1B/1T	6639	2939
(L-24)	5'-8"	BRF18-1B/1T	6389	2326
(L-27)	7'-6"	BRF18-1B/1T	3776	1765

NEW DUPLEX FOR GLORIA DIAZ
3766 GULFSTREAM RD
PLAM SPRINGS, FL. 33461

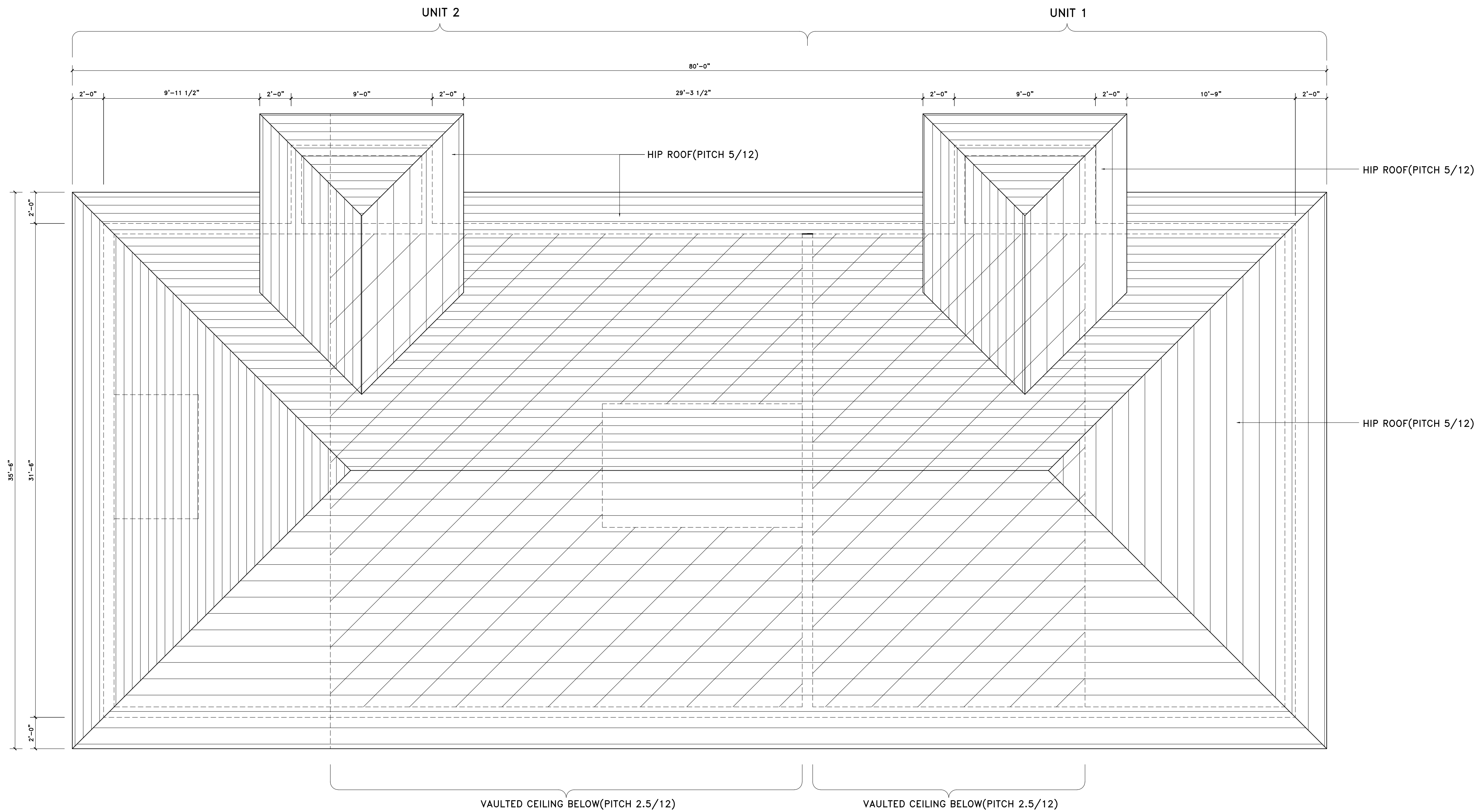
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DATE: 08-16-19
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DRAWN BY:
DRAWING No.: A3

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CA# 26268

120 N FEDERAL HIGHWAY, SUITE 305,
LAKE WORTH, FL. 33460
PH #561-585-5696 -- FAX #561-585-5697

SEAL

EDGAR DUENAS, P.E.
FL. REG. ENG. #57831



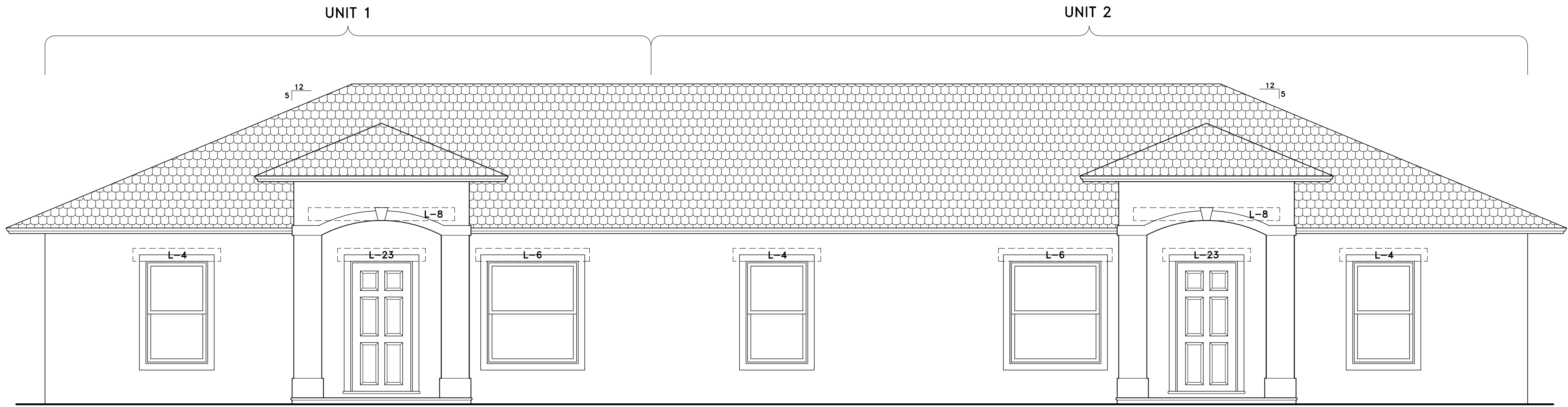
ROOF PLAN
SCALE: 1/4" = 1'-0"

NEW DUPLEX FOR GLORIA DIAZ
3766 GULFSTREAM RD
PLAM SPRINGS, FL. 33461

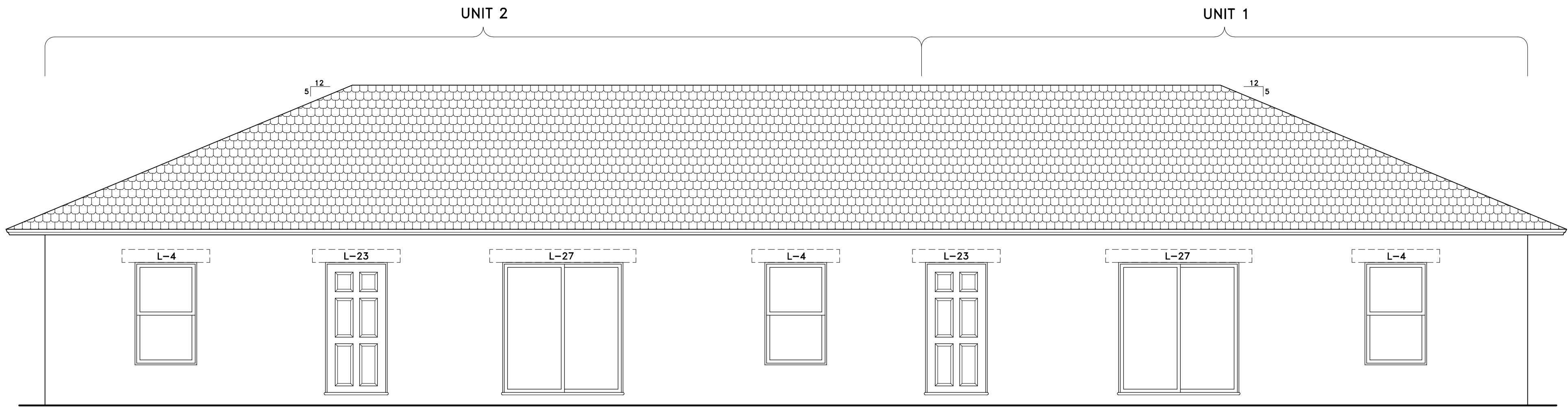
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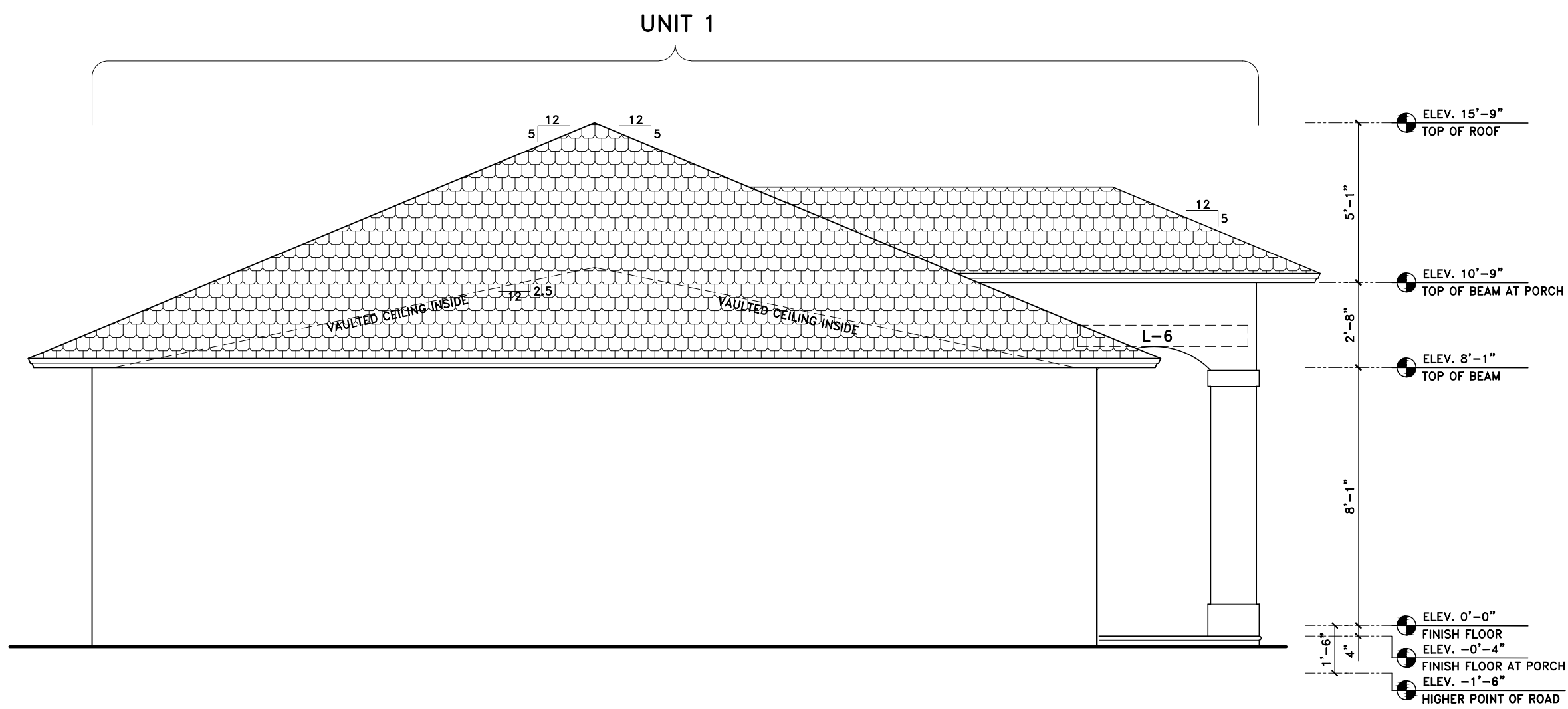
REVISIONS:
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DATE: 08-16-19
SCALE: AS NOTED
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DRAWING No.: A4



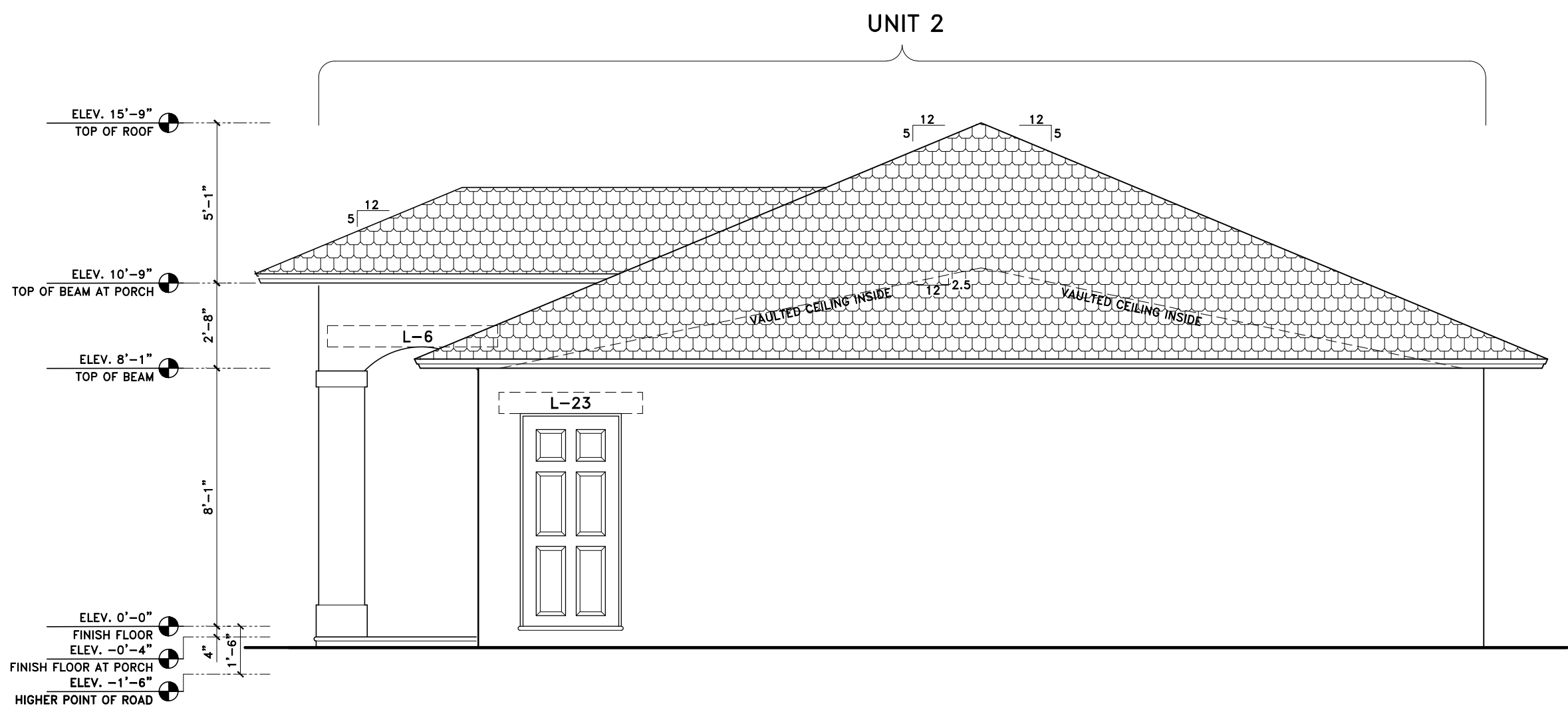
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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NEW DUPLEX FOR GLORIA DIAZ
3766 GULFSTREAM RD
PLAM SPRINGS, FL. 33461

REVISIONS:



DATE: 08-16-19

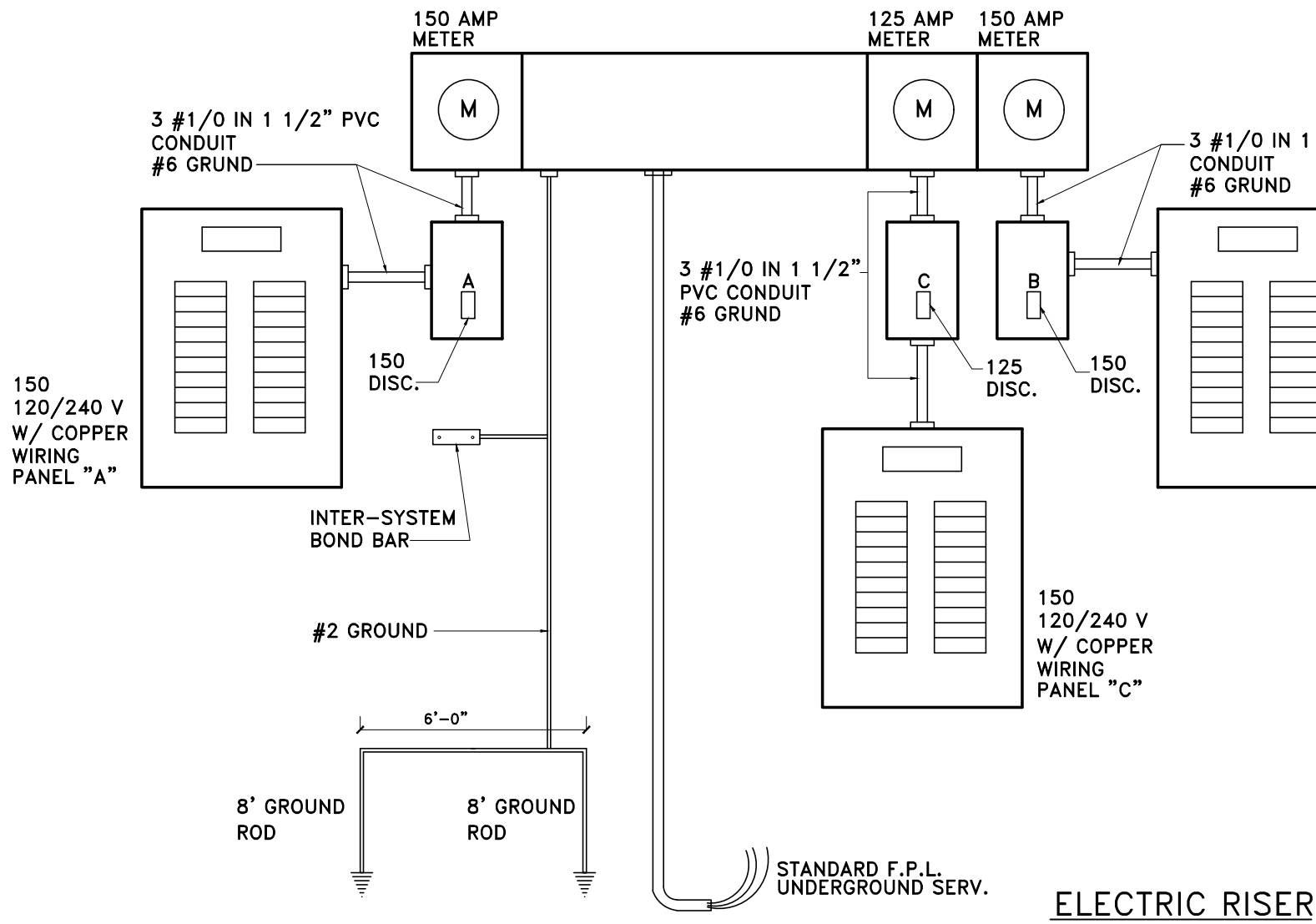
SCALE: AS NOTED

DRAWN BY:

DRAWING No.:

A5

ELECTRICAL LOAD CALCULATION MAIN PANEL A (UNIT 1)							ELECTRICAL LOAD CALCULATION MAIN PANEL B (UNIT 2)							ELECTRICAL LOAD CALCULATION MAIN PANEL C (GENERAL)						
LOCATION SEE ELECTRICAL PLAN				MAIN 150 AMPS			LOCATION SEE ELECTRICAL PLAN				MAIN 150 AMPS			LOCATION SEE ELECTRICAL PLAN				MAIN 125 AMPS		
MOUNTING FLUSH				PANEL (150 AMPS)			MOUNTING FLUSH				PANEL (150 AMPS)			MOUNTING FLUSH				PANEL (125 AMPS)		
VOLTAGE 120/240				VOLTAGE 120/240			VOLTAGE 120/240				VOLTAGE 120/240			VOLTAGE 120/240				VOLTAGE 120/240		
CKT.	POLE TRIP	DESCRIPTION	WIRE SIZE	CKT.	POLE TRIP	DESCRIPTION	WIRE SIZE	CKT.	POLE TRIP	DESCRIPTION	WIRE SIZE	CKT.	POLE TRIP	DESCRIPTION	WIRE SIZE	CKT.	POLE TRIP	DESCRIPTION	WIRE SIZE	
1	2-30	A.H.U.	#8	2	2-30	A/C COMP	#10	1	2-50	A.H.U.	#8	2	2-30	A/C COMP	#10	1	1-20	EXTERIOR LIGHT	#12	
3	2-30			4	2-30			3	1-20	EXTERIOR LIGHT	#12	2	2-30	SPK. PUMP	#12					
5	2-40	RANGE	#8	6	2-30	DRYER	#10	5	2-40	RANGE	#8	6	2-30	DRYER	#10	5	1-20	EXTERIOR LIGHT	#12	
7	2-60	WATER HEATER (T/L)	#6	8	1-20	WASHER	#12	7	2-60	WATER HEATER (T/L)	#6	8	1-20	WASHER	#12	9				
9	2-60			10	1-20	REFRIGERATOR	#12	9	2-60			10	1-20	REFRIGERATOR	#12	11				
11	1-15	ARC FAULT PROTECTED CIRCUITS	#14	14	1-20	MICROWAVE	#12	11	1-15	ARC FAULT PROTECTED CIRCUITS	#14	14	1-20	MICROWAVE	#12	13				
13	1-20	GFI SMALL APPLIANCE	#12	16	1-20	DISPOSAL	#12	13	1-20	GFI SMALL APPLIANCE	#12	16	1-20	DISPOSAL	#12	15				
15	1-15	BEDROOM 1 FAULT PROTECTED CIRCUITS	#14	18	1-20	GFI RECEPTACLES	#12	15	1-15	BEDROOM 1 FAULT PROTECTED CIRCUITS	#14	18	1-20	GFI RECEPTACLES	#12	17				
17	1-15	BEDROOM 2 FAULT PROTECTED CIRCUITS	#14	20	1-20	GFI RECEPTACLES	#12	17	1-15	BEDROOM 2 FAULT PROTECTED CIRCUITS	#14	20	1-20	GFI RECEPTACLES	#12	19				
19	1-15	BATH CIRCUIT	#12	22	1-20	LIVING ROOM LIGHT & POWER	#12	19	1-15	BATH CIRCUIT	#12	22	1-20	FAMILY ROOM	#12	21				
21	1-15	BATH CIRCUIT	#12	24	1-20	DINING & KITCHEN LIGHT	#12	21	1-15	BATH CIRCUIT	#12	24	1-20	DINING & KITCHEN LIGHT	#12	23				
23	1-15			26				23	1-15			26				25				
25				28				25				28				27				
27				30				27				30				29				
29								29												
LOAD CALCULATION							LOAD CALCULATION							LOAD CALCULATION						
3 WATTS X 1,025.11 SF = 3 075.33 WATTS							3 WATTS X 1,458.89 SF = 4 376.67 WATTS							3 WATTS X 1,025.11 SF = 3.08 KW / 1.92						
1- WATER HEATER (T/L) = 12 000 WATTS							1- WATER HEATER(T/L) = 12 000 WATTS							1- SPRK PUMP = 1 500 WATTS						
1- RANGE = 7 500 WATTS							1- RANGE = 7 500 WATTS							1- EXTERIOR LIGHT = 1 500 WATTS						
2- S. APPLIANCE = 3 000 WATTS							2- S. APPLIANCE = 3 000 WATTS							1- EXTERIOR LIGHT = 1 500 WATTS						
1- LAUNDRY = 1 500 WATTS							1- LAUNDRY = 1 500 WATTS							TOTAL CONNECTED LOAD = 4 500.00 WATTS						
1- REFRIGERATOR = 1 200 WATTS							1- REFRIGERATOR = 1 200 WATTS							TOTAL LOAD DEMAND 4 500.00 WATTS / 240 VOLTS= 18.75 AMPS						
1- DISPOSAL = 800 WATTS							1- DISPOSAL = 800 WATTS							= 19 AMPS						
1- WASHER = 1 500 WATTS							1- WASHER = 1 500 WATTS							PROPOSED PANEL 125 AMPS.						
1- MICROWAVE = 1 200 WATTS							1- MICROWAVE = 1 200 WATTS													
1- GFI RECEPTACLE = 1 500 WATTS							1- GFI RECEPTACLE = 1 500 WATTS													
1- GFI RECEPTACLE = 1 500 WATTS							1- GFI RECEPTACLE = 1 500 WATTS													
TOTAL CONNECTED LOAD = 34 875.33WATTS							TOTAL CONNECTED LOAD = 36 176.67 WATTS													
A.H.U. H. STRIP @100% = 5 000 WATTS							A.H.U. H. STRIP @100% = 8 000 WATTS													
FIRST 10 KW REMAIN @100% = 10 000 WATTS							FIRST 10 KW REMAIN @100% = 10 000 WATTS													
REMAINDER 24 875.33 @40% = 9 950.13 WATTS							REMAINDER 26 176.67 @40% = 10 470.67 WATTS													
TOTAL LOAD = 24 950.13 WATTS							TOTAL LOAD = 26 470.67 WATTS													
TOTAL LOAD DEMAND 24 950.13 WATTS / 240 VOLTS= 103.95 AMPS							TOTAL LOAD DEMAND 26 470.67 WATTS / 240 VOLTS= 110.32 AMPS													
= 104 AMPS							= 110.32 AMPS													
PROPOSED PANEL 150 AMPS.							PROPOSED PANEL 150 AMPS.													

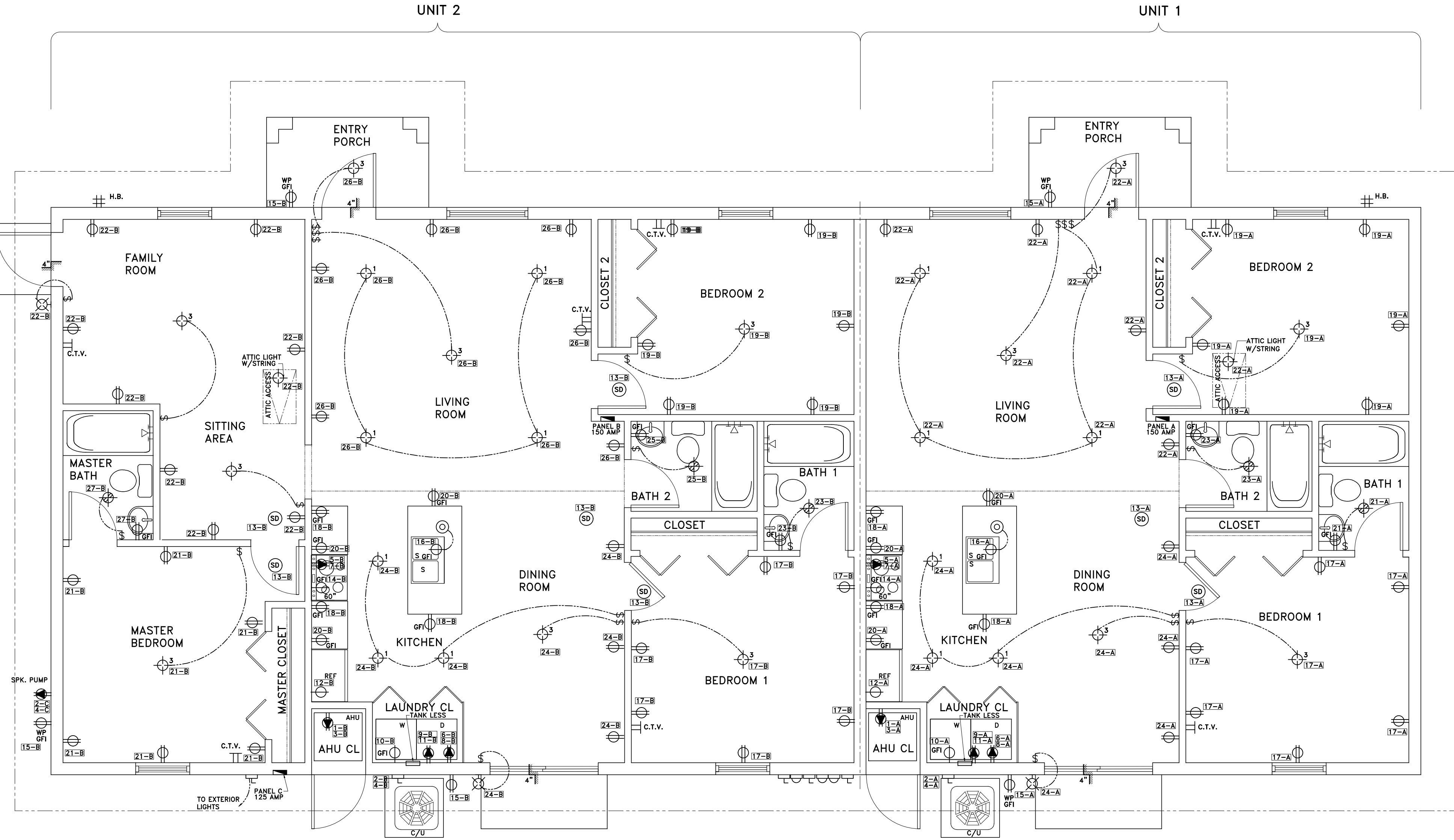


ELECTRICAL LEGEND	
\$	SINGLE POLE SWITCH
\$ ³	THREE WAY SWITCH
\$ ⁴	FOUR WAY SWITCH
\$ ^D	DIMMER SWITCH (STYLE TBS BY OWNER)
⊙	BUTTON SWITCH
⊕	DUPLEX OUTLET
⊕	DUPLEX OUTLET AT OVER HANG
⊕	SPLIT WIRED OUTLET
⊕	APPLIANCE OUTLET
⊕	220 VOLT OUTLET
⊕	COMPUTER DEDICATED OUTLET
⊕	TELEPHONE
⊕	CABLE TELEVISION
⊕	ELECTRICAL PANEL
⊕	UNDER CABINET LIGHTING
⊕	PENDING LIGHT
⊕	SECURITY LIGHTING
⊕	WALL MOUNT LIGHTING (VERIFY EXACT LOCATION WITH OWNER)
⊕ ¹	RECESSED LIGHT
⊕ ²	RECESSED WALL WASHER TYPE H-78 EYEBALL
⊕ ³	SURFACE MOUNT (T.B.S. BY OWNER)
⊕ ⁴	RECESSED INCANDESCENT W/ PROTECTIVE COVER
⊕ ⁵	WATERPROOF RECESSED FOR SHOWER & SPA
⊕	LIGHT / FAN COMBO
⊕	4" FLUORESCENT LIGHT
⊕	DISCONNECT
⊕	EXHAUST FAN
⊕	AUTOMATIC GARAGE DOOR OPENER
⊕	PHONE DOOR BELL
⊕	SMOKE ALARM
⊕	SMOKE & CARBON MONOXIDE ALARM
⊕	AUTOMATIC GARAGE DOOR OPENER
⊕	HOSE BIB
⊕	ELECT. METER
⊕	ELECTRICAL PANEL
⊕	HOSE BIB
⊕	PADBLE FAN/LIGHT

- ELECTRICAL NOTES**
1. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF THE ELECTRICAL WORK. ANY DISCREPANCIES ON THE DOCUMENTS SHALL BE CALLED TO ARCHITECTS ATTENTION PRIOR TO CONVENIENCE OF WORK. DO NOT SCALE ELECTRICAL DRAWINGS.
 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL CODES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTIONS.
 3. DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY-DUTY, QUICK-BREAK ENCLOSURES AS REQUIRED EXPOSURE.
 4. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED LOCATIONS.
 5. ELECTRICAL SYSTEM SHALL BE GROUNDED, PROVIDE PROPER SIZE AND TYPE OF PROTECTION DEVICES TO MATH EQUIPMENT BEING SERVED.
 6. LOAD DATA IS BASED ON INFORMATION GIVEN TO ARCHITECT /ENGINEER AT TIME OF DESIGN. VERIFY ALL EQUIPMENT AND PANEL SIZES PRIOR TO ORDERING.
 7. ALL MATERIALS SHALL BE NEW AND BEAR U.L. AND UNION LABELS, WHERE APPLICABLE.
 8. ALL WORK SHALL BE DONE BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTABLE TO THE ENGINEER/ARCHITECT.
 9. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF CONSTRUCTION.
 10. CONTRACTOR SHALL PROVIDE REQUIRED INSURANCE FOR THE PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
 11. CIRCUITS SHOWN ON PLANS ARE TO DETERMINE LOAD DATA AND PANEL SIZES. THE CONTRACTOR SHALL PROVIDE CIRCUITS AND REQUIRED ROUTING OF CONDUITS TO MATCH JOB CONDITIONS AND BALANCE LOADS.
 12. FURNISH AND INSTALL FIXTURES AS CALLED FOR ON PLANS OR AS SELECTED BY OWNER.
 13. THE ELECTRICAL CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ALL H.V.A.C. EQUIPMENT AND THEIR GIVEN THE MECHANICAL CONTRACTOR BEFORE ROUGHING-IN FOR PROPER POWER AND WIRING CONTROL LAYOUT AND INSTALLATION ANY DISCREPANCIES BETWEEN THE GIVEN AND ACTUAL H.V.A.C. LOADS SHALL BE CORRECTED BEFORE ROUGHING-IN.
 14. GROUND-FAULT CIRCUIT PROTECTION ALL 120 V SINGLE PHASE, 15 AND 20 AMP OUTLETS INSTALLED OUTDOORS, BATHROOMS AND GARAGE SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER CIRCUIT BREAKER OR RECEPTACLES.
 15. ALL BREAKERS SHALL HAVE 10,000 A.I.C. MINIMUM U.O.I.
 16. INSTALL FACILITIES FOR TEMPORARY POWER FOR CONSTRUCTION AS REQUIRED.
 17. ELECTRICAL CONTRACTOR SHALL NOTIFY ENGINEER/ARCHITECT IN WRITING OF ANY CONFLICT AND/OR DISCREPANCIES FOUND WITH WORK AS SHOWN, SPECIFIED OR IMPLIED ON THESE PLANS, PRIOR TO PROCEEDING WITH WORK IN QUESTION.
 18. CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF FIXTURES AND OUTLETS AT JOB SITE BEFORE ROUGHING, ALSO MAY SELECT DIFFERENT MANUFACTURER OR FIXTURES WITH EQUAL SPECIFICATIONS.
 19. SMOKE DETECTORS SHALL BE HARD WIRED (110 VOLT TYPE) TO NON-SWITCHABLE KITCHEN OR BATHROOM LIGHTING CIRCUIT AND SHALL NOT BE CONNECTED ONTO THE LOAD SIDE OF A GROUND FAULT CIRCUIT INTERRUPTER.
 20. SMOKE DETECTOR SHALL BE LOCATED ON OR NEAR THE CEILING IN THE IMMEDIATE VICINITY OUTSIDE OF EACH SLEEPING AREA AND EACH BEDROOM.
 21. ADDITIONAL FLOOR LEVEL (STORY) AND BASEMENTS INCLUSIVE, BEDROOM ADDITIONS TO EXISTING DWELLINGS WILL BE SUBJECT TO THE SAME REQUIREMENTS.
 22. SMOKE DETECTOR SHALL BE 110 VOLT TYPE, PROVIDE VISIBLE POWER ON INDICATOR AND A TEST BUTTON WITH BATTERY BACKUP SYSTEM.
 23. MULTIPLE DETECTORS MUST BE INTERCONNECTED.
 24. CONTRACTOR SHALL VERIFY WITH F.P.L. THE LOCATION OF SERVICE AND SHALL LOCATED METER AND PANEL AS REQUIRED.
 25. VERIFY ALL CONDUCTORS AND BREAKERS W/ EQUIPMENT MANUFACTURER'S SPECIFICATIONS.
 26. COORDINATE RACEWAY INSTALLATION WITH OTHER PRIOR TO CONSTRUCTION.
 27. ALL ELECTRICAL SWITCHES SHALL BE 48" A.F.F. UNLESS OTHERWISE NOTED.
 28. ALL RECEPTACLES SHALL BE 12" A.F.F. UNLESS OTHERWISE NOTED.
 29. ALL BEDROOM OUTLETS SHALL BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTER BREAKER PER NEC 210-12.
 30. ALL LOW VOLTAGE ITEMS TO BE LOCATED AND SPECIFIED BY OTHERS.

ELECTRICAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREAS SCHEDULE		
AREA UNDER/AIR	AREA OUT/AIR	SQFT
AREAS UNIT 1		
PROPOSE HOUSE	PROPOSED ENTRY PORCH	980.11
TOTAL AREA UNDER AIR		
		980.11
TOTAL AREA		1,025.11
AREAS UNIT 2		
PROPOSE HOUSE	PROPOSED ENTRY PORCH	1,413.89
TOTAL AREA UNDER AIR		
		1,413.89
TOTAL AREA		1,458.89



SEAL

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CA# 26268

120 N FEDERAL HIGHWAY, SUITE 305,
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EDGAR DUENAS, P.E.
FL. REG. ENG. #57831

NEW DUPLEX FOR GLORIA DIAZ
3766 GULFSTREAM RD
PLAM SPRINGS, FL. 33461

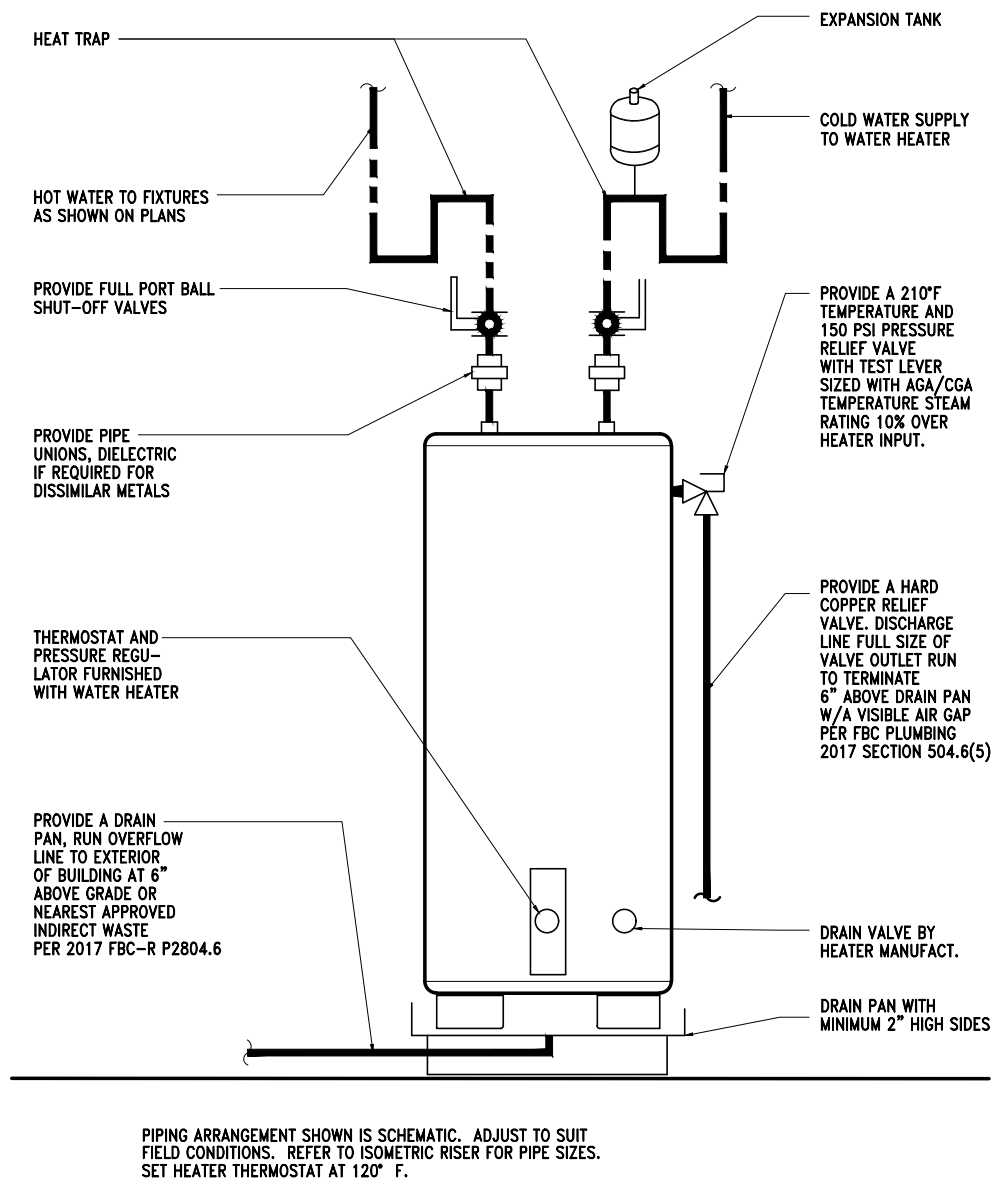
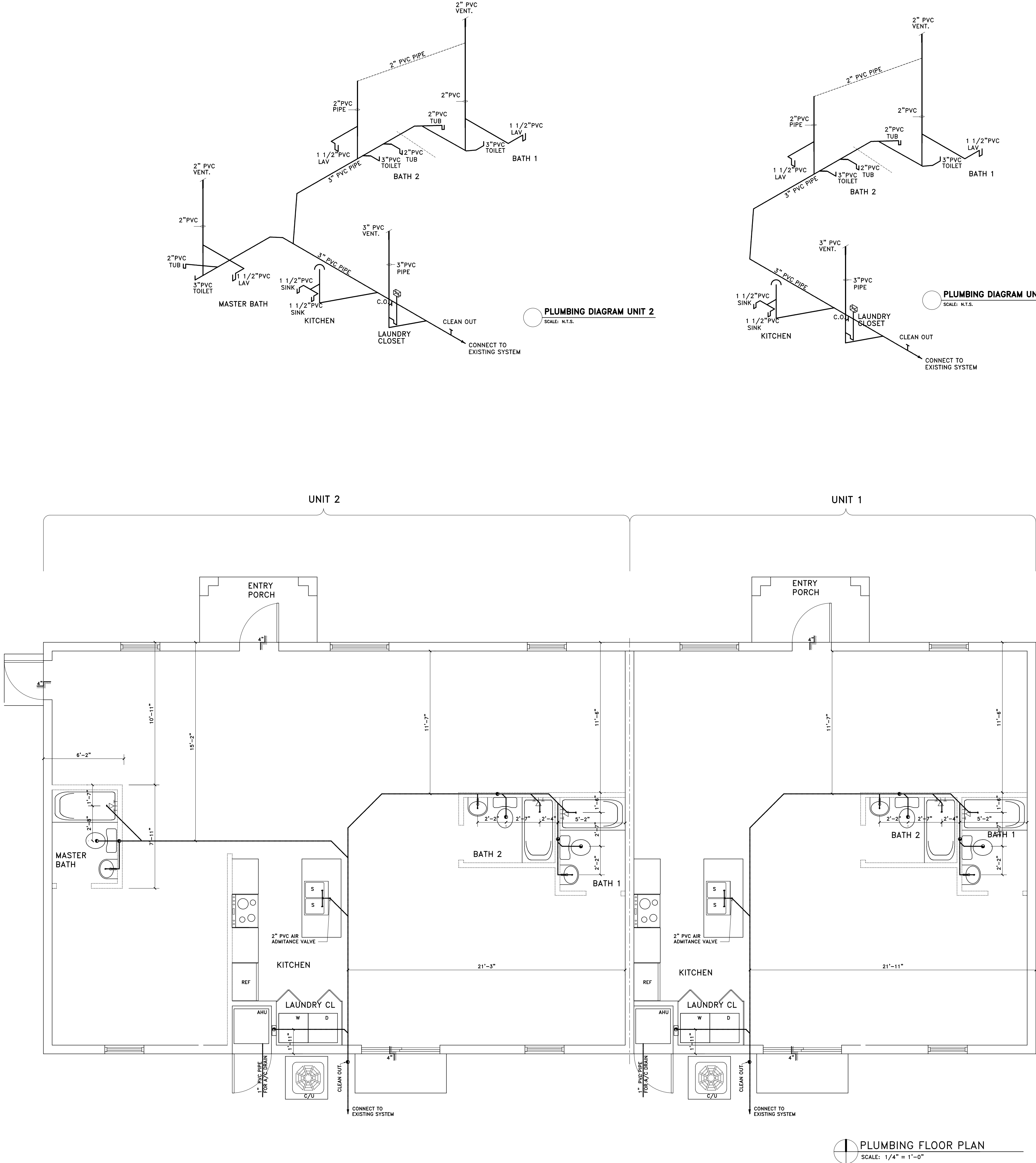
REVISIONS:
△

DATE: 08-16-19

SCALE: AS NOTED

DRAWN BY:

DRAWING No.:
E1



- NOTE:**
- 1- PLUMBING IS ACCORDING TO FLORIDA BUILDING CODE PLUMBING 2017 & LOCAL CODE AMENDMENTS.
 - 2- GUARANTEE: THE COMPLETED INSTALLATION SHALL BE FULLY GUARANTEED AGAINST DEFECTIVE MATERIALS AND/OR IMPROPER WORKMANSHIP FOR MINIMUM OF ONE YEAR FOR MATERIALS AND LABOR.
 - 3- PLUMBING FIXTURES: FIXTURES SHALL BE AS SPECIFIED AND SHALL BE FURNISHED AND INSTALLED BY THIS CONTRACTOR. FIXTURES SHALL BE COMPLETE WITH DRAINS, TRAPS, SUPPLIES AND ANY OTHER ACCESSORY REQUIRED.
 - 4- MATERIALS:
 - A- SOIL, WASTE AND VENT, AND STORM: SANITARY PIPE, PVC, SCHEDULE 40.
 - B- DOMESTIC WATER: COPPER PIPE, TYPE L W/ SWEAT WROUGHT COPPER FITTINGS. TYPE "M" IN CONCEALED SPACES IS ACCEPTABLE. ISOLATE PIPING FROM CONCRETE W/ INSULATING MATERIAL.
 - C- DOMESTIC WATER SUPPLY ASSEMBLY: CHROME FINISH TUBING W/ ANGLE SHUT OFF VALVES.
 - 5- PIPING TEST: ALL SANITARY AND DOMESTIC WATER SUPPLY PIPING SHALL BE TESTED FOR LEAKS BEFORE PIPING IS CONCEALED OR CONNECTED TO EQUIPMENT AND PLUMBING FIXTURES.
 - 6- DOMESTIC WATER VALVES SHALL BE BRONZE BODY, SWEAT ENDS.
 - 7- ALL OUTDOORS CLEAN OUTS SHALL BE TERMINATED UP TO GRADE AND SHALL MARKED.
 - 8- CONTRACTOR SHALL COORDINATE EXACT LOCATION OF SANITARY DOMESTIC WATER PIPING BEFORE STARTING ANY WORK.

AREAS SCHEDULE		
AREA UNDER/AIR	AREA OUT/AIR	SQFT
AREAS UNIT 1		
PROPOSE HOUSE		1044.52
	PROPOSED ENTRY PORCH	40.00
TOTAL AREA UNDER AIR		1044.52
TOTAL AREA		1084.52
AREAS UNIT 2		
PROPOSE HOUSE		1480.48
	PROPOSED ENTRY PORCH	40.00
TOTAL AREA UNDER AIR		1044.52
TOTAL AREA		1520.48

NEW DUPLEX FOR GLORIA DIAZ
3766 GULFSTREAM RD
PLAM SPRINGS, FL. 33461

REVISIONS:



DATE: 08-16-19

SCALE: AS NOTED

DRAWN BY:

DRAWING No.:

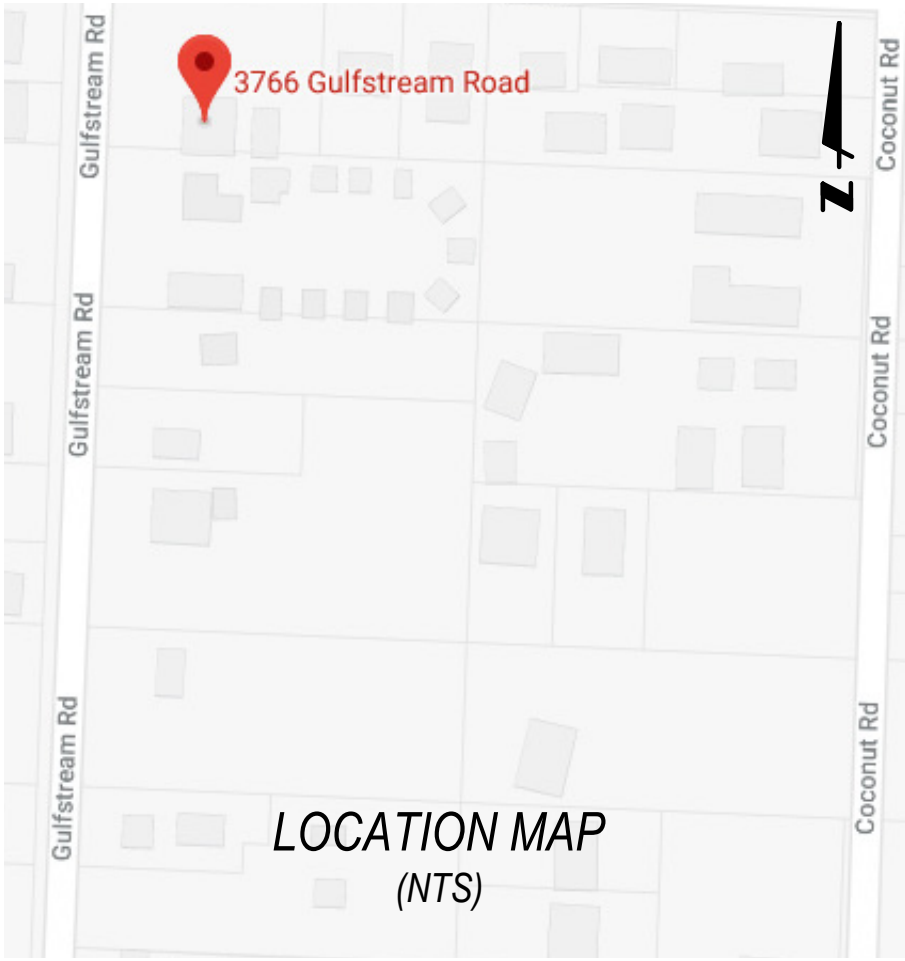
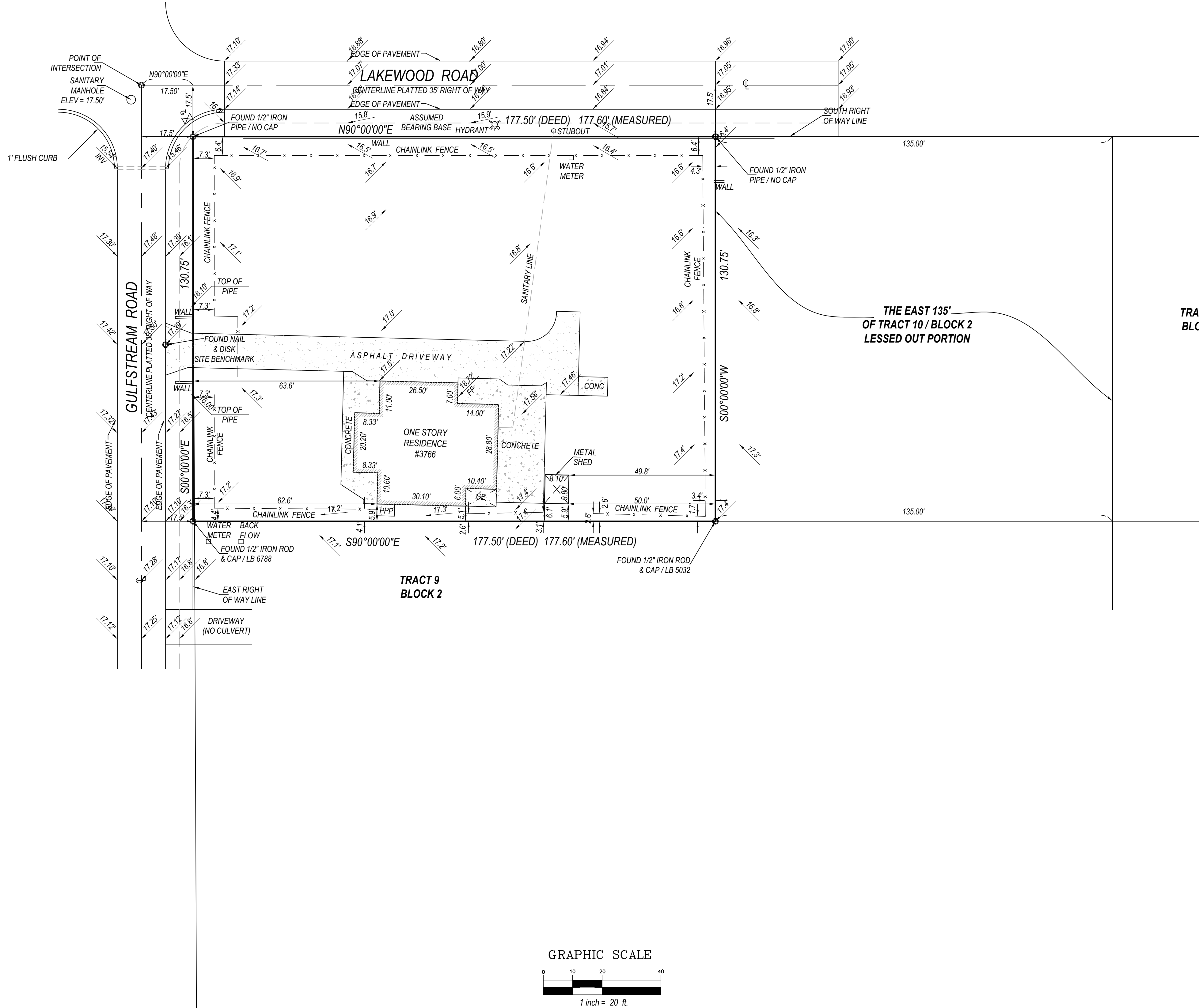
P1

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LAKE WORTH, FL. 33460
PH #561-585-5696 -- FAX #561-585-5697

SEAL

EDGAR DUENAS, P.E.
FL. REG. ENG. #57831



PROPERTY ADDRESS:

3766 GULFSTREAM RD
LAKE WORTH FLORIDA 33461

FLOOD ZONE: "X"
PANEL NO: 12099C 0793F
DATE: OCTOBER 5, 2017

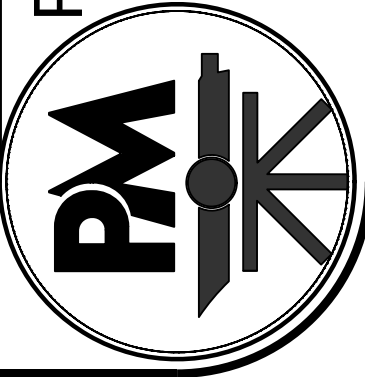
CERTIFIED TO:
1. GLORIA M. DIAZ

LEGAL DESCRIPTION:

TRACT 10, BLOCK 2, OF LAKEWOOD GARDENS, PLAT NO. 1, LESS THE EAST 135 FEET OF SAID TRACT 10, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 18, PAGE 38.

SURVEYORS' NOTES:

1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.



**PRINCIPAL MERIDIAN
SURVEYING, Inc.**
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764

BOUNDARY SURVEY

SIGNED 
DOUG WALKER, LICENSED SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7211

FINAL
ADD TOPO
SITE PLAN
BOUNDARY SURVEY
PURPOSE

S18110805

JPM
JPM
JPM

CD
CD
CD

08-25-19
06-13-19
12-17-18
12-05-18

DATE

DRAFT

JOB#

PURPOSE

FIELD

DRAFT

DATE

October 07, 2020

To: Iramis Cabrera, Village of Palm Springs Planner

From: Tara Bamber, PE 

**Re: 3766 Gulfstream Road
Site Plan Approval Letter
Engenuity Group Project No. 6001.89**

We have received the following on 10-07-20:

1. Civil Plans, 8 sheets, revised 9-23-20, by Stormwater Engineering, Inc.
2. Drainage Calculations, 1 sheet, signed & sealed 9-16-20, by Stormwater Engineering, Inc.
3. Proposed Landscape Plan, 1 sheet, revised 9-25-20, by JBD Design, Inc.

We recommend Site Plan approval with the following condition:

1. Verify all sidewalks meet ADA requirements.
2. Verify landscaping does not impede drainage overflow onto Gulfstream Rd.

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

"a great place to call home"

Planning, Zoning & Building

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

October 9, 2020

Brandon Cabrera
279 Arabian Road
Palm Springs, FL 33461

RE: Administrative Variance – Drainage pipe size

3766 Gulfstream Road
PCN# 70-43-44-19-11-002-0101

Dear Mr. Cabrera:

This serves as acknowledgement of the approval of an administrative variance for the installation of a 12" diameter drainage pipe as part of the redevelopment project of the multi-family property located at 3766 Gulfstream Road.

This administrative variance approval allows a deviation from Section 34-507(b) of the Village Land Development Regulations to allow the installation of a drainage pipe at a diameter of twelve inches (12"), a deviation of three inches (3") from the minimum required size of fifteen inches (15"). This administrative variance is granted based on the applicant's justification statement and the recommendation from the Village's consulting Engineer to support the applicant's request. A 12" drainage pipe, with the proper slope, provides sufficient size for the drainage system to work efficiently for this small property, and a 15" drainage pipe is considered unnecessary.

The variance from Section 34-507(b) is approved with the following conditions:

- A Civil Plan shall be approved by the Village Engineer at time of permitting.
- The installation of the pipe requires an inspection by the Village Engineer.

Sincerely,

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

www.vpsfl.org

3766 Gulfstream Rd – Site Plan

Good morning Iramis,

LWDD has no objection to the certification of this petition. Located at these quads of Lakewood Road and Gulfstream Road, it is not adjacent to any LWDD canals.

Thank you for allowing LWDD to comment on this project.

Warm regards,

Anne Perry Schreiner

Anne Perry | Right-of-Way Specialist

Lake Worth Drainage District | 13081 Military Trail | Delray Beach, Florida 33484

Direct Line | 561.819.5577 | Main Line 561.498. 5363 | Fax | 561.495.9694

New Email Address: aperry@lwdd.net



Please consider the environment before printing this email.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON, AICP
DIRECTOR

WANDA F. PAUL
CHIEF OPERATING OFFICER

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

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

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	05/08/2020		
	SCAD No.	20050801D - D. O.		
	FLU /Rezoning/D.O. No.	202000431 – Village of Palm Springs		
	PCN No.	70-43-44-19-11-002-0101 / 3766 Gulfstream Road		
	Development Name	3766 Gulfstream Road		
	Owner/Agent Name	Rehab Camp LLC / Brandon Cabrera		
	SAC No.	200B		
	Proposed Unit No. & Type	1 Single-Family and 2 Multi-Family Units		
Impact Review		Palm Springs Elementary School	LC Swain Middle School	John I. Leonard High School
	New Students Generated	1	1	1
	Capacity Available	24	-70	-444
	Utilization Percentage	98%	105%	114%
School District Staff's Recommendation	Based on the findings and evaluation of the proposed development, there will be negative impact on the public school system. Therefore, if the proposed development is approved by the Village Council, School District staff recommends the following condition to mitigate such impact. In order to address the school capacity deficiency generated by this proposed development at the District Middle and High school level, the property owner shall contribute a total of \$18,418 to the School District of Palm Beach County prior to the issuance of first building permit. This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.			
Validation Period	1) This determination is valid from 05/11/2020 to 05/10/2021 or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 05/10/2021 or this determination will expire automatically on 05/10/2021.			
Notice	School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

May 11, 2020

Date

joyce.cai@palmbeachschools.org

Email Address

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

Iramis:

Good morning. I hope all is well with you and yours. Regarding the application, we will not request a school bus shelter for the residential development. Please have the applicant contact Joyce Cai in order to submit a School Capacity Availability Determination (SCAD) application for the site.

Thank you.

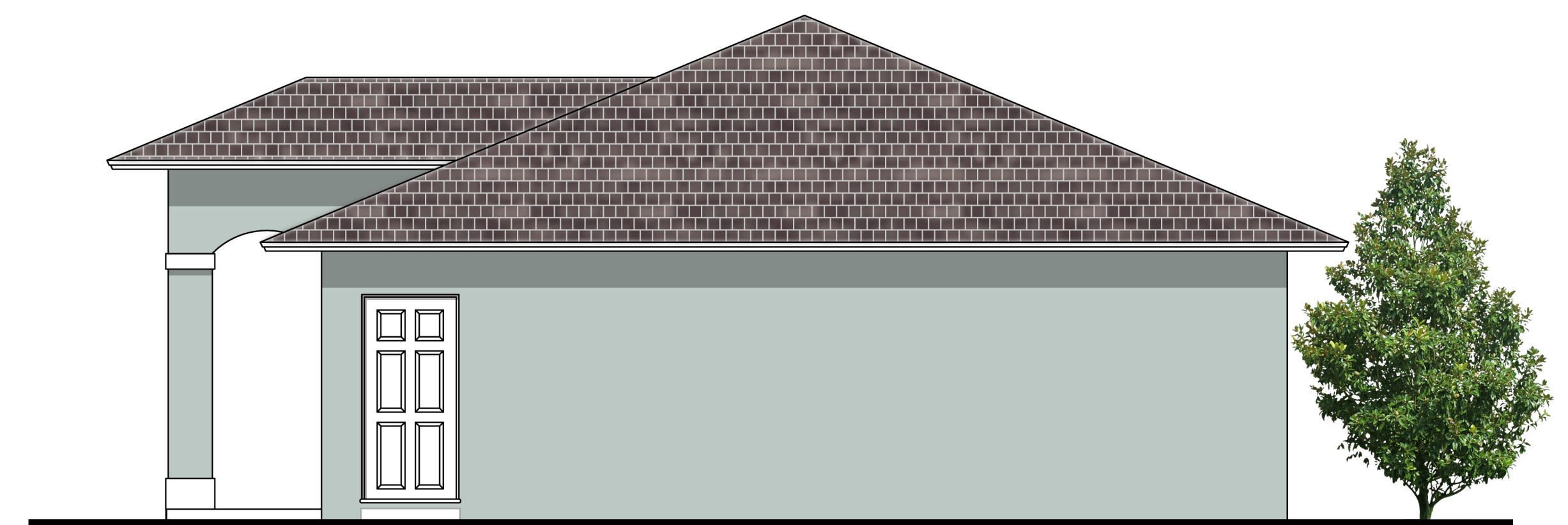
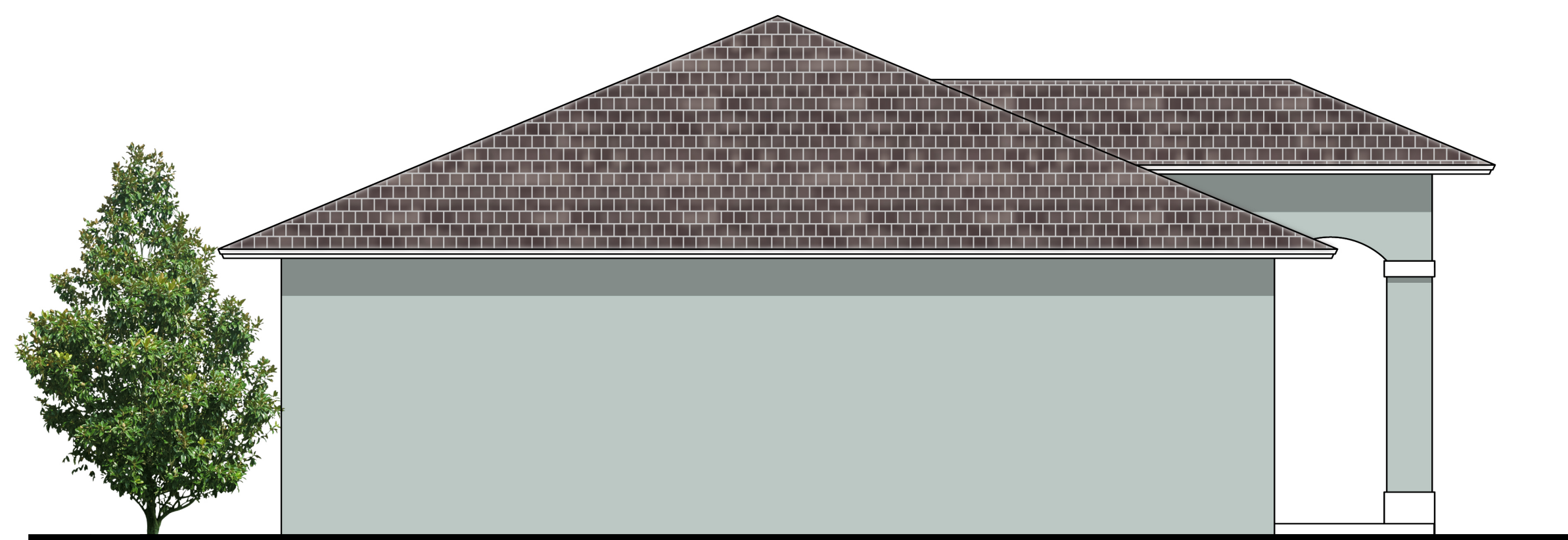
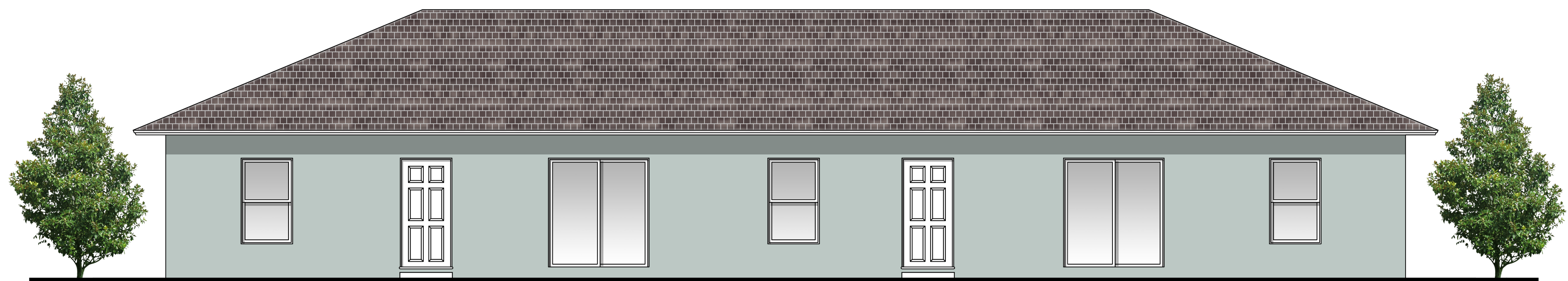
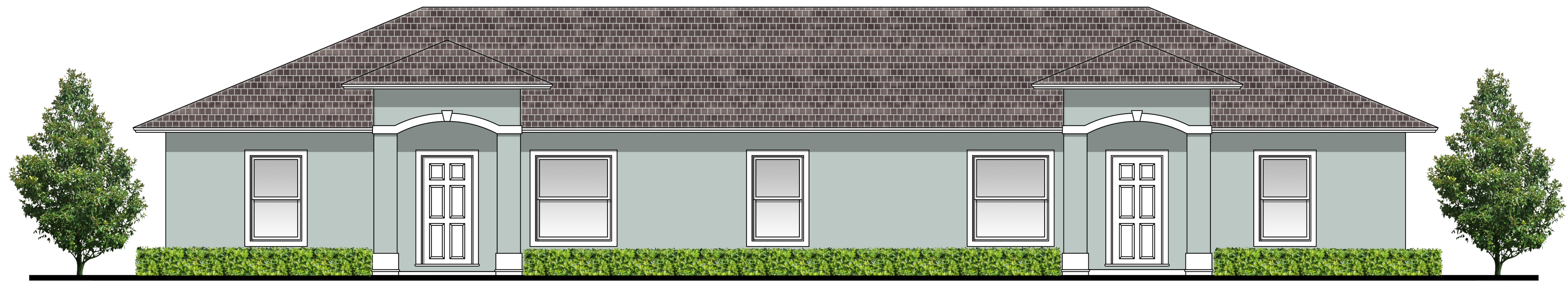
Michael C. Owens
Senior Planner, Planning & Intergovernmental Relations
Division of Facilities Management

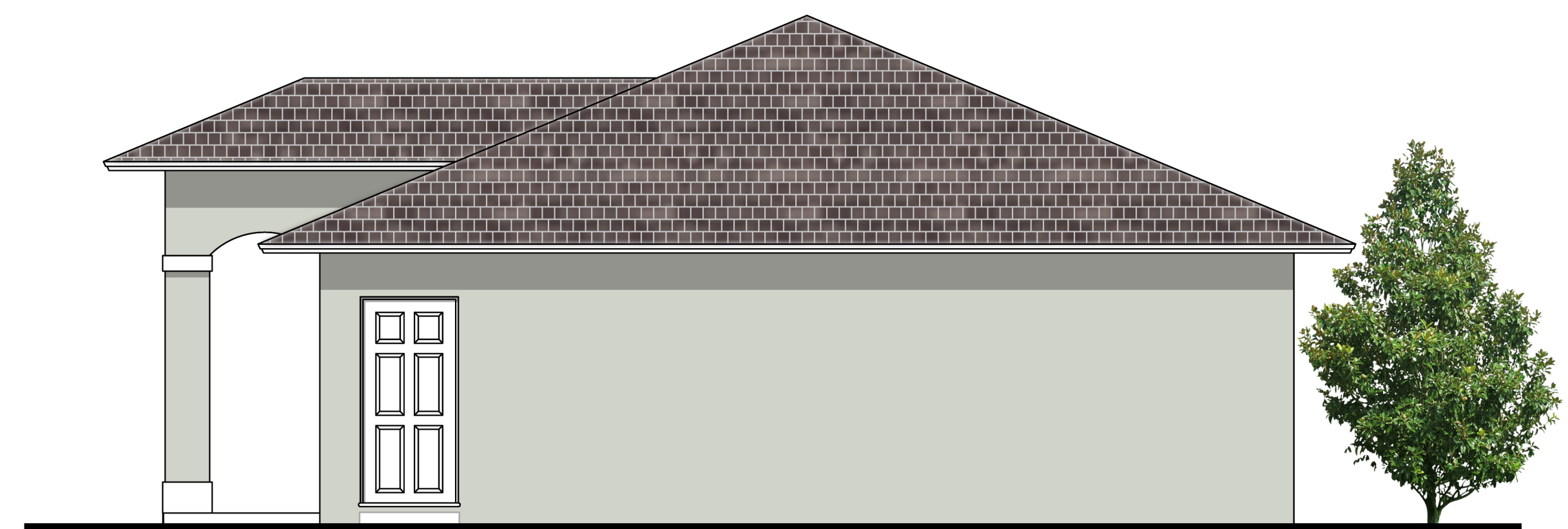
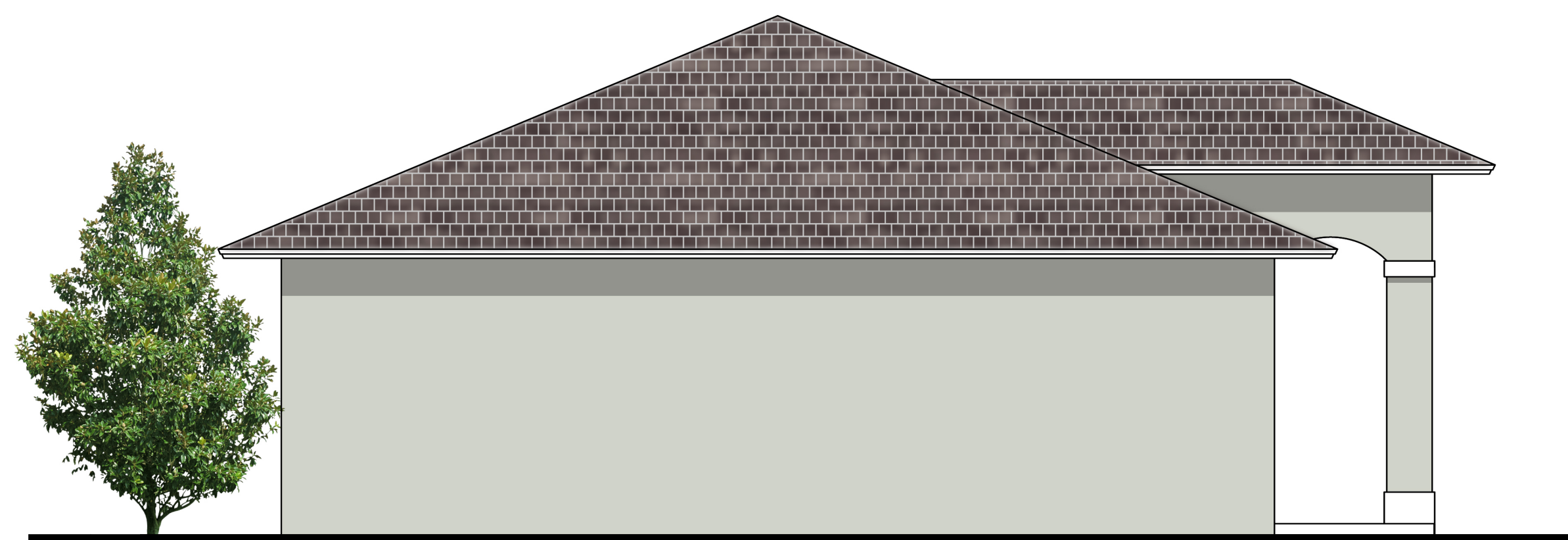
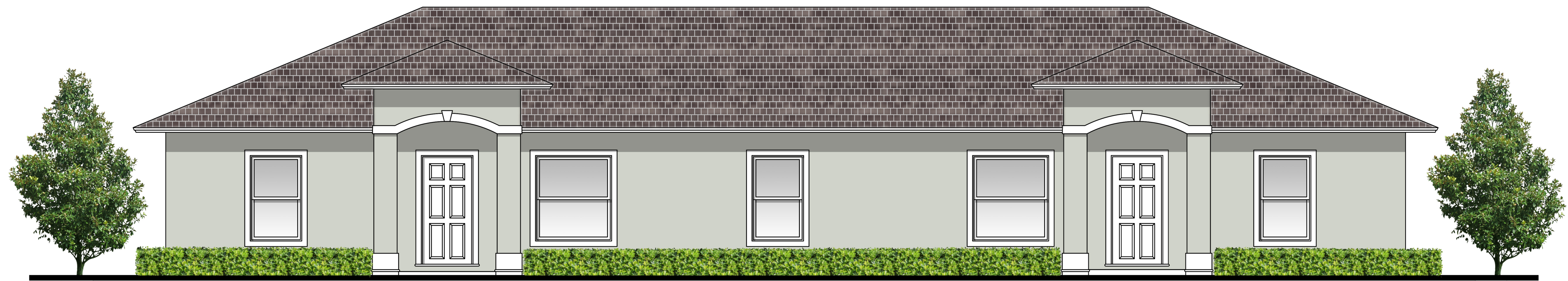
RE: 3766 Gulfstream Rd. Fire-Rescue Site Plan Review Comments.

Pedro Segovia

No comments.

9-1-2020

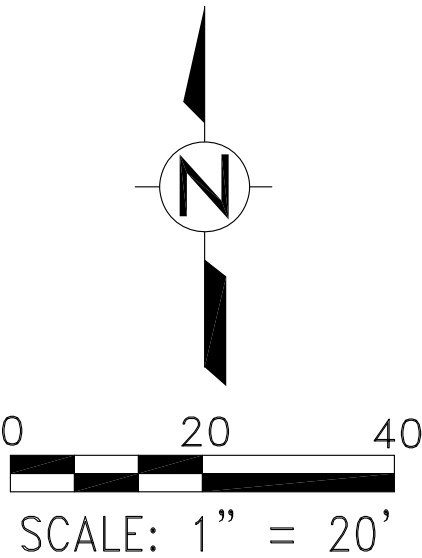
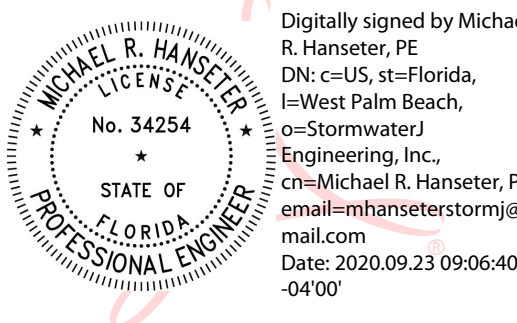
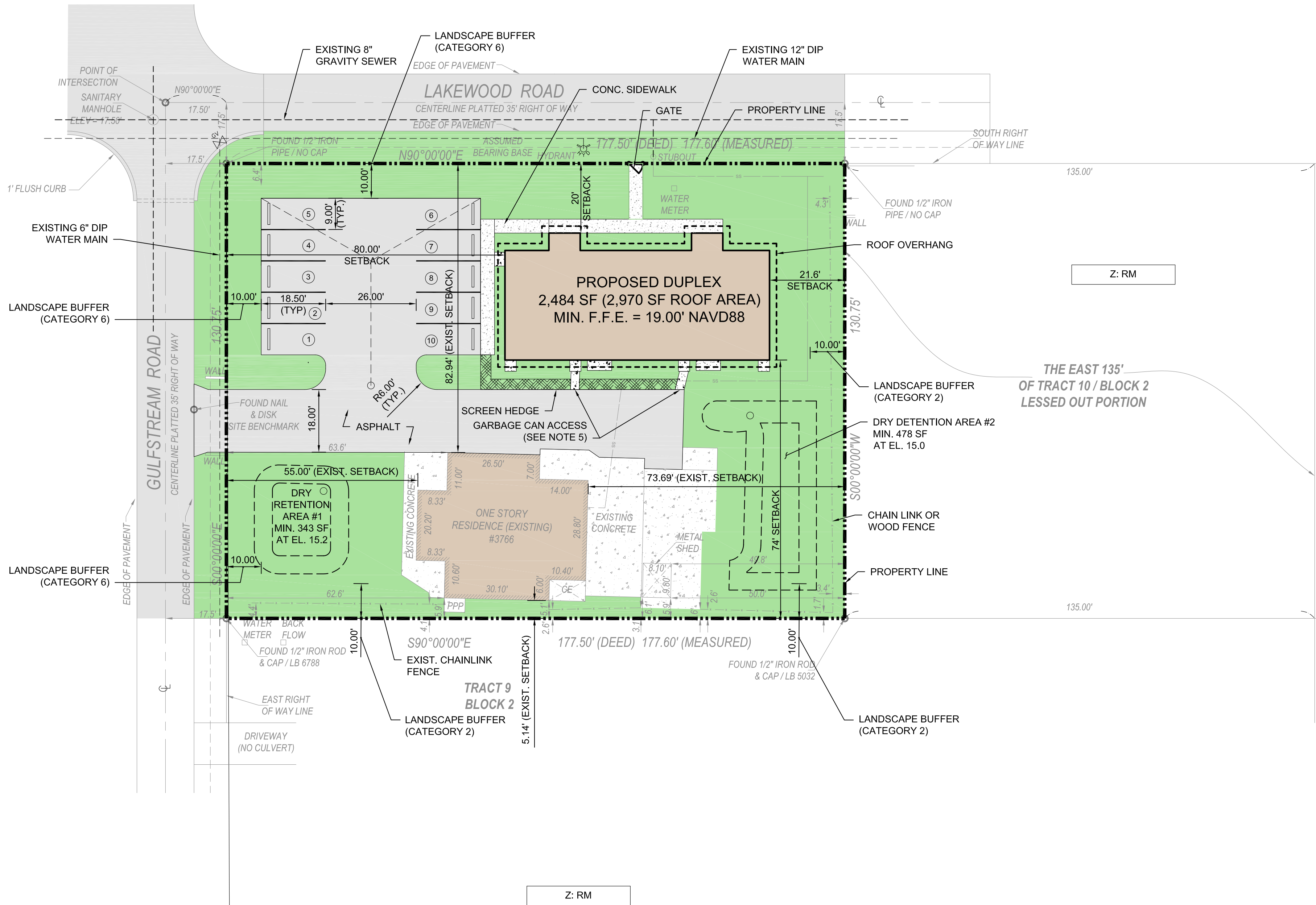




Always call 811 two full business days before you dig to have underground utilities located and marked.

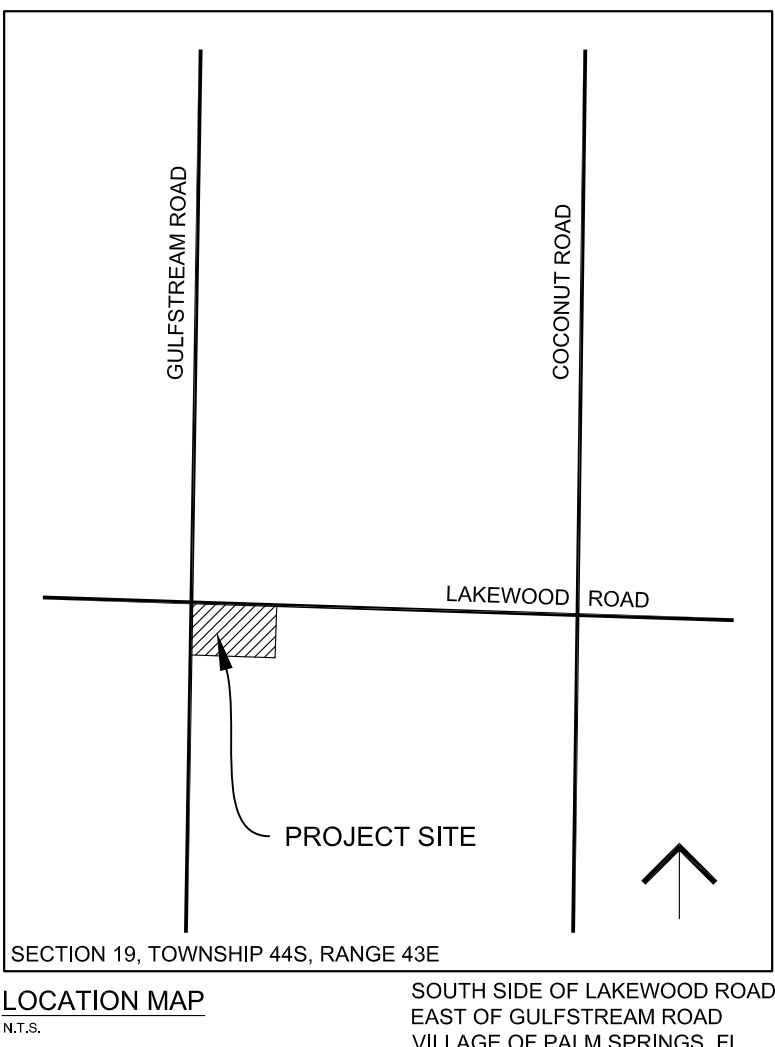


THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MICHAEL R. HANSETER, PE USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



LEGEND

- PROPOSED CONCRETE
- EXISTING CONCRETE
- FOUNDATION PLANTINGS
- ASPHALT
- LANDSCAPE SPACE
- EXISTING AND PROPOSED BUILDING FOOTPRINTS



VARIANCE REQUESTS

	CODE REQUIREMENT	PROPOSED
DRAINAGE PIPE SIZE	15" DIAM. MIN.	*12" DIAM.
REAR YARD SET BACK	25'	21.6'

SETBACKS (SEC. 34-766)	CODE REQUIREMENT	PROPOSED	EXISTING S.F. HOME
FRONT YARD	25'	80.0'	55.0'
REAR YARD	25'	21.6'	73.7'
SIDE (CORNER)	20'	20.0'	82.9'
SIDE YARD (INTERIOR)	15'	74.0'	5.1' (NON-CONFORMING)

ZONING : RM - MULTI FAMILY

PARKING SPACES REQUIRED (SEC 34 - 1329) = 2 1/2 SPACES PER UNIT + 25% FOR GUESTS
= 3 UNITS x 2 1/2 SPACES / UNIT + 25% (3 x 2 1/2) FOR GUESTS
= 9.4 SPACES REQUIRED

PARKING SPACES PROVIDED = 10

Site Data			
Item	Area (SF)	Area (AC)	Percentage
Total Site	23,221	0.53	100%
Existing Data			
Existing Roof Area	1,763	0.04	8%
Existing Asphalt and Slabs	3,799	0.09	16%
Existing Impervious	5,562	0.13	24%
Existing Building Coverage	1,763	0.04	8%
Proposed Data			
Proposed Building (incl. Existing)	4,733	0.11	20%
Proposed Asphalt (incl. Existing)	5,550	0.13	24%
Proposed Sidewalk/Slabs (incl. Existing)	2,511	0.06	11%
Proposed Impervious (Total)	12,794	0.29	55%
Proposed Building Coverage (Total)	4,733	0.11	20%

PCN : 70-43-44-19-11-002-0090

GENERAL NOTES

- EXISTING SITE INFORMATION IS BASED ON A BOUNDARY SURVEY BY PRINCIPAL MERIDIAN SURVEYING, INC., WEST PALM BEACH, FL. DATED JUNE 13, 2019, UPDATED SEPTEMBER 26, 2019. SEE SURVEY FOR LEGEND AND ABBREVIATIONS.
- SUBJECT PROPERTY FALLS WITHIN ZONE X ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), IDENTIFIED AS COMMUNITY PANEL NUMBER 12099C0776F, EFFECTIVE DATE: OCTOBER 5, 2017.
- THIS CIVIL SITE PLAN IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND IS BASED ON INFORMATION PROVIDED BY OTHERS.
- THESE DOCUMENTS SHALL NOT BE USED FOR LOCATING ANY BUILDING, STRUCTURE OR ACCESSORY STRUCTURE. REFER TO ARCHITECTURAL, STRUCTURAL OR OTHER PLANS FOR LAYOUT OF STRUCTURES.
- GARBAGE CANS SHALL BE BROUGHT TO THE CURB ALONG GULFSTREAM ROAD FOR PICKUP.

CIVIL SITE PLAN

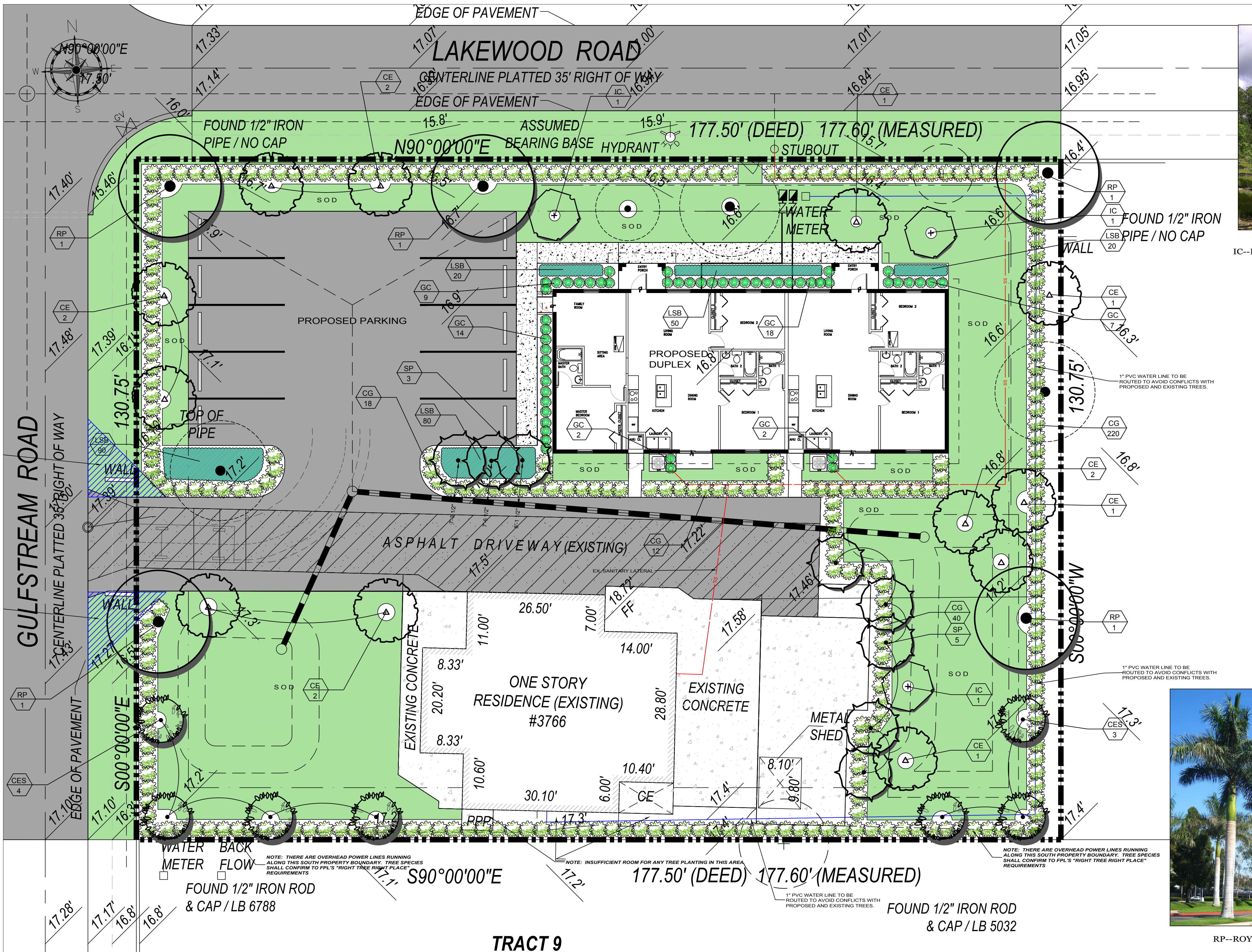
3766 GULFSTREAM ROAD
VILLAGE OF PALM SPRINGS, FLORIDA

©COPYRIGHT 2019 By StormwaterJ Engineering, Inc.
This Drawing is Provided For Informational Purposes Only and is Not to be Used for Construction Without the Seal of a Registered Professional Engineer Representing StormwaterJ Engineering, Inc.
C.A. 00009484
Michael R. Hanseter, P.E.
License # 34254

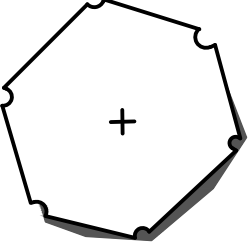
DATE	11/12/2019	PL	MRH
DRAWN	CHECKED (1)	CHECKED (2)	PROJECT MANAGER
2	8		
JOB NO.	19049		

NO.	DATE	REMARKS
1	11/12/2019	REVISIONS
2	11/12/2019	REVISIONS
3	11/12/2019	REVISIONS
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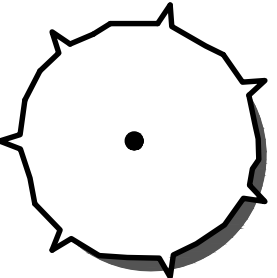
STORMWATERJ ENGINEERING, INC.
SJE
Civil, Hydrologic & Hydraulic Engineers
1855 Indian Road, Suite 202, West Palm Beach, FL 33409
Ph: (561) 242-0023 • Fax: (561) 242-0109 • stormwaterj@gmail.com



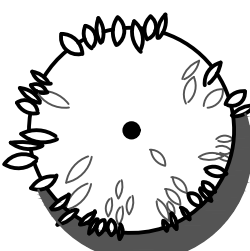
IC--DAHOON HOLLY TREE



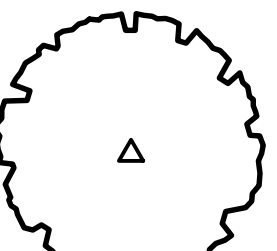
SP--CABBAGE PALMS



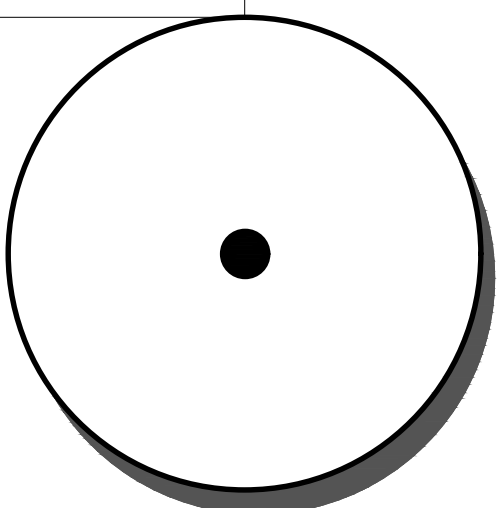
CES--SILVER BUTTONWOOD TREE



CE--GREEN BUTTONWOOD TREE



RP--ROYAL PALM



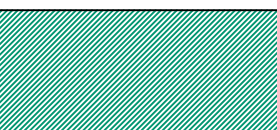
CG--SMALL LEAF CLUSIA



GC--GOLD CAPELLA



LSB--LIRIOPE SUPER BLUE



JBD Design, Inc.
Landscape Architecture
Jeff A. Houghtaling
Registered Landscape Architect
LA6666783
129 Dayton Road
Lake Worth, FL 33467
ph:(561) 434-1343
e:jeff@jbdesigninc.com
www.jbdesigninc.com
www.Houtz.com

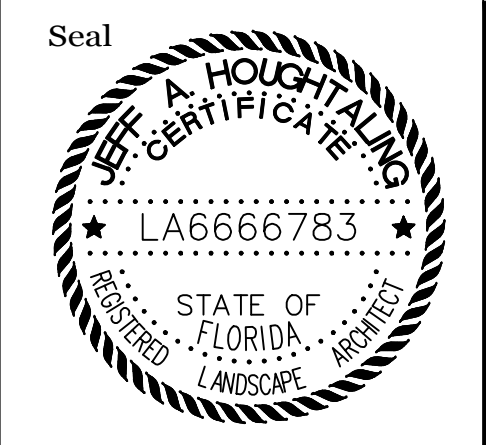
3766 GULFSTREAM ROAD
VILLAGE OF PALM SPRINGS, FLORIDA

Revisions	By
4-3-20 floor plan	JH
7-28-20 village comments	JH
9-25-20 civil eng. changes	JH

Drawn JH	Reviewed
-------------	----------

Date 3-26-20	Scale 1"=10'
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Project No. 20-007



Sheet No. LP-2

LANDSCAPE REQUIREMENTS AS PER CHAPTER 34, ARTICLE III--LANDSCAPING

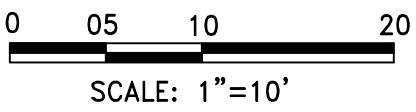
SEC. 34-161 (b)(1)--One tree shall be preserved or planted for every 1,500 sf of parcel.
Lot area= 23,208 SF
Total number of trees required on interior of lot= 16 (NOT INCLUDING PERIMETER BUFFERS)
Total number of trees provided (existing and proposed)=18 (16 proposed new trees and 2 existing Royal Palms)
2 existing Roystonea elata (Royal Palm)
1 existing Cocos nucifera (Coconut Palm)
1 existing Avocado Tree

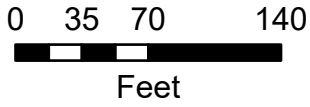
SEC. 34-164 (b)--Minimum of 25% of front facade facing street to be planted with shrubs and / or trees
Building Fascade along streets= 107'
Length of planting strip along street facing fascade provided= 93' (87%)

SEC. 34-185 (b)--Minimum of 50% of required trees must be shade trees
Number of shade trees applied to tree requirement= 8

SEC. 34-186--Minimum of 50% of required trees must be native species
Number of native trees provided= (100% of proposed trees are Native)

PROPOSED LANDSCAPE PLAN (9-25-20)





Village of Palm Springs

3766 Gulfstream Rd
Duplex Addition

 Property Boundary

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

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



Village of Palm Springs

3766 Gulfstream Rd
Duplex Addition

-  Parcels
-  Property Boundary

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

Data Source: Parcels provided by Palm Beach County

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. 37530

PUBLIC HEARING NOTICE

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

Tuesday, November 10, 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 Brandon Cabrera, agent for the owner, Rehab Camp LLC. ("Applicant"), for a Minor Site Development Plan (SPR20-07), for construction of a 2,484 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 3766 Gulfstream Road.

Additional requested:

Tuesday, November 10, 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 Brandon Cabrera, agent for the owner, Rehab Camp LLC. ("Applicant") for:

PSV20-11 - A Variance relief from Section 34-766(8) to allow 21.6' rear setback instead of 25' required on the east 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 Clerks 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
Publish: Kimberly M. Wynn, Village Clerk
The Lake Worth Herald
October 29, 2020



Village of Palm Springs

Executive Brief

AGENDA DATE: November 10, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 7.3: Planning & Zoning Board Order No. 2020-13 - Minor Site Development Plan SPR20-07 - The Brandx Company - 3766 Gulfstream Road (*Quasi-Judicial Hearing*)

SUMMARY:

Mr. Brandon Cabrera, agent for the owner, Rehab Camp LLC, is requesting a Minor Site Development Plan to redevelop the 0.53 acres multi-family parcel, with the construction of two additional residential units. There is an existing single-family home on the property, and the applicant is proposing to add a 2,484 square foot duplex structure for a total of three (3) dwelling units on the property. The site currently is developed with a 1,763 square foot residential structure, constructed in 1950. The property was annexed into the Village in 2012 and designated within the Residential Multiple-Family Land Development District and Low-Density Residential Future Land Use category.

Each unit will have a different layout. One unit will have two (2) bedrooms, one (1) bathroom, a kitchen, a living room, and a dining room. The second unit will have three (3) bedrooms, three (3) bathrooms, a living room, a dining room, and a family room. Each unit will have a washer and dryer. The project provides sidewalk connections from the parking lot to the residences.

The proposed site plan is consistent with the land use designation and generally meets land development regulations for a residential multiple-family (RM) zoning district.

The applicant is requesting one (1) variance, which is the subject of a separate agenda item. Approval of the site plan is dependent upon the approval of this variance.

FISCAL IMPACT:

This item does not have a direct fiscal impact.

ATTACHMENTS:

Planning and Zoning Board Minor Site Plan Order. 2020-13

Exhibit "A" to ORDER - Staff Report

Project Narrative and Justification Statement

Color Rendering

Site Plan, Landscape Plan, Architectural plans and Letters

Color Site Plan

Aerial and Location Maps

LW Herald Advertisement - October 29, 2020 - Minor Site Plan

VILLAGE OF PALM SPRINGS, FLORIDA
PLANNING AND ZONING BOARD

PLANNING AND ZONING ORDER NO. 2020-13
MINOR SITE PLAN (SPR20-07)

Brandx Company
279 Arabian Road
Palm Springs, FL 33461

PCN: 70-42-44-19-11-002-0101

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: LAKEWOOD GARDENS PL 1 TR 10 (LESS E 135 FT) BLK 2
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 construction of 2,484 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.
6. The Site Plan is hereby **GRANTED/DENIED** subject to the conditions attached to this order.

DONE AND ORDERED in Palm Springs, Florida this 10th day of November, 2020.

ATTEST:

Jane Worth, Deputy Village Clerk

Chairman – Planning and Zoning Board

Copies furnished to:

The Brandx Company, 249 Arabian Road Palm Springs, FL 33461

Gloria Diaz, 3766 Gulfstream Road, 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, ZONING & BUILDING STAFF REPORT

SUBJECT: Minor Site Development Plan with a Variance - 3766 Gulfstream Road.

Application Summary			
Applicant / Petitioner	The Brandx Company	Submittal Date	4/23/2020
Reference Name	3766 Gulfstream Rd Duplex Addition	Case Number	SPR20-07, PSV20-12
		Parcel Control No	70-43-44-19-11-002-0101
Location	3766 Gulfstream Road	Site Area	±0.53 acres
P&Z Bd	November 10, 2020		
Requests			
Proposed Use(s)	Minor Site Development Plan for the construction of 2,484 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 – 1,763 sf 1 duplex structure – 2,484 sf		
Variances	PLANNING AND ZONING BOARD CONSIDERATIONS: PSV20-12 Requesting a Variance relief from Section 34-766(8) to allow 21.6' rear setback instead of 25' required on the east of the property. ADMINISTRATIVE APPROVED: A Variance relief was approved administratively to allow the installation of a 12" diameter drainage pipe rather than a 15" pipe.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	10 spaces	10 spaces	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard (West)	25'	55'	Yes (existing)
Rear yard (East)	25'	21.6'	No (requesting a variance)
Side corner yard (North)	20'	20'	Yes
Side interior yard (South)	15'	5.14'	No (existing non-conforming)
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 single-family	Low Density Residential	Residential Multiple-Family (RM)
South	Residential multi -family	Low Density Residential	Residential Multiple-Family (RM)
East	Residential single-family	Low Density Residential	Residential Multiple-Family (RM)
West	Residential single-family	Low Density Residential	Residential Multiple-Family (RM)
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of a minor site development plan, with the variance, to allow the construction of the proposed duplex 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 2012-03: Annexation

The property was voluntarily annexed into the Village of Palm Springs in January 26, 2012 and designated with the Residential Multiple-Family zoning district, and Future Land Use category of Low Density Residential.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning district 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) land use. The request is consistent with goals, objectives, and policies of the Village's Comprehensive Plan.

III. Variances Requested

The applicant is seeking the following variances:

- PSV20-12 The applicant is requesting Variance relief from Section 34-766(8) to allow 21.6' rear setback instead of 25' required on the east of the property, a 3.4' deviation.

The applicant's full justification is attached 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 variance for the reduction of a rear setback for a residential site plan is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.

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

Reduction of the rear setback does not result from actions of the applicant.

- c. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.

Granting of the rear setback variance will not confer a special privilege to the applicant, and it is in harmony with surrounding area.

- 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.

Denial of the owner's Variance request would deprive him of the same privileges as the adjacent property owners.

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

The rear yard setback request is to allow for plenty of parking to the west side of the property, as well as adequate spacing from the parking lot.

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

The variance for the reduction of a rear setback for a residential site plan is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.

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

The granting of this variance will not have any detrimental effect on natural resources or natural areas or public welfare

Staff supports the applicant's request based on the general intent of the applicant to enhance the property adding new landscaping buffers, widen the existing driveway for better ingress and egress, improving the drainage system and adding newly constructed residences. This will be a very positive change to the area and the community involved. 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 October 7, 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 October 16, 2020.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on October 9, 2020.
- Legal advertisement was published in the paper on October 29, 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 April 23, 2020 depicts the following:

- An application submitted for Minor Site Development Approval with 1 variance for the construction of 2,484 square feet duplex structure in addition to the existing single-family home on the property.
 1. Site Plan dated received April 23, 2020 revised and resubmitted on September 23, 2020.
 2. Landscape plans dated received April 23, 2020 revised and resubmitted on September 29, 2020.
 3. Preliminary Engineering plans dated received April 23, 2020 revised and resubmitted on September 23, 2020.
 4. Architectural plans dated received April 23, 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 0.53 acres multi-family parcel. There is an existing single-family home on the property and the applicant is proposing to add a 2,484 square foot duplex structure for a total of 3 dwelling units on the property.

Each new unit will be configured differently, one unit will have 2 bedrooms, one bathroom, a kitchen, a living room, and a dining room. The second unit will have 3 bedrooms, 3 bathrooms, a living room, a dining room and a family 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 proposed residential building, based on the applicant's generally compliance with the Village Land Development Regulations and compatibility with zoning district, subject to the following twenty-eight (28) conditions below and a suggested voluntary monetary contribution, requested by the School District to mitigate school impacts:

1. The Minor Site Plan approval is valid for a period not to exceed 24 months from Planning & Zoning Board approval.
2. The Finished Floor Elevation shall be at least 18" above crown of the road, a proposed survey shall be provided at time of permitting showing compliance.
3. A Utility/Civil plan shall be approved by the Village Engineer and Public Service Department at time of permitting.
4. Garbage canisters and recycling bins shall be placed within the designated back yards after picking up and setting out along Gulfstream Road only on pick up days.
5. 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.
6. Utility easements shall not overlap more than 5' any landscaped buffers.
7. Mailboxes location(s) shall be approved by the United States Postal Services.
8. A root barrier shall be provided on trees that are within 12' of utility lines.
9. 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.
10. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
11. Landscaped areas shall be irrigated including but not limited to buffers, islands, planter boxes, etc.
12. Irrigation plans shall be provided at the time of permitting. Non-potable water shall be used for the irrigation system per Village code.
13. 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.
14. 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.
15. All mechanical equipment and above-ground infrastructure shall be screened from view.
16. 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.
17. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting as needed.
18. All new electric utilities shall be underground.

19. 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.
20. 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.
21. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
22. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy/Certificate of Completion of each improvement area.
23. Absolutely no occupancy, other than construction personnel, is permitted prior to TCO/CO.
24. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
25. 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.
26. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
27. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
28. At the time of CO, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.

29. The School District has requested the Applicant offer a voluntary commitment to make a contribution of \$18,418.00 to the School District of Palm Beach County prior to issuance of a building permit, based on School Capacity Availability Determination letter issued on May 8, 2020.



Justification Statement

3766 Gulfstream Rd Duplex Village of Palm Springs, Florida Site Plan Application September 18, 2020

Introduction

On behalf of the Developer, Gloria Diaz ("Owner"), and Brandon Cabrera ("Agent") respectfully requests approval of this application for a Site Plan for one (1) property in the Village of Palm Springs. The .53 acre subject property (PCN 70-43-44-19-11-002-0101) is currently a vacant undeveloped lot on the South / East Corner of the intersection of Lakewood Rd and Gulfstream Rd, and is located within the limits of the South Florida Water Management District ("subject property"). Access to the site is directly from Gulfstream Rd.

The subject property is proposed to be developed with 1 Duplex Style buildings with 1 existing single family home for a total of 3 units. Each unit is one floor and supports off street parking of 3.3 parking spaces. The proposed site plan indicates a total of 3 rental units. Based on the acreage and the permissible density per The Village Zoning the parcel can support up to 3 units.

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

Request:

On behalf of the property owner we are requesting the following:

- Variance - Rear Setback
- Variance - Drainage Pipe Size

<u>Variance Chart</u>				
<u>#</u>	<u>Code Section</u>	<u>Required</u>	<u>Provided</u>	<u>Variance</u>
1	Section 34-766(8) (Rear Setback)	25' Rear Setback	21.6' Rear Setback	3.4'
2	Section 34-507(B) (Drainage Pipe)	15" Drainage Pipe	12" Drainage Pipe	3"

Variance Standards:

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

- A. The special condition and circumstance exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures or building in the same land development district.
 - **Variance 1: The variance for the reduction of an rear setback for a residential planned development is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.**
 - **Variance 2: The variance for the reduction of an rear setback for a residential planned development is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.**
- B. The special conditions and circumstances do not result from actions of the applicant.
 - **Variance 1: Reduction of the rear setback does not result from actions of the applicant.**
 - **Variance 2: Reduction of the drainage pipe does not result from actions of the applicant.**
- C. 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.
 - **Variance 1: Granting of the rear setback variance will not confer ant special privilege to the applicant, and is in harmony with surrounding area.**
 - **Variance 2: Granting of the drainage pipe variance will not confer ant special privilege to the applicant, and is in harmony with surrounding area.**
- D. The 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.
 - **Variance 1: Denial of the owner's Variance request would deprive him of the same privileges as the adjacent property owners.**
 - **Variance 2: Denial of the owner's Variance request would deprive him of the same privileges as the adjacent property owners.**

- E. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- **Variance 1: The rear yard setback request is to allow for plenty of parking to the west side of the property, as well as adequate spacing from the parking lot.**
 - **Variance 2: The Drainage pipe request is to comfortable fit drainage with proper elevations to retention areas, further more this is a small private property and the use of 15" drainage pipes is unnecessary.**
- F. The granting of the variance will be in harmony with the general intent and purpose of this Chapter.
- **Variance 1: The variance for the reduction of an rear setback for a residential planned development is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.**
 - **Variance 2: The variance for the reduction of an Drainage pipe for a residential planned development is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area**
- G. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
- **Variance 1: The granting of this variance will have not any detrimental effect on natural resources or natural areas or public welfare**
 - **Variance 2: The granting of this variance will have not any detrimental effect on natural resources or natural areas or public welfare**

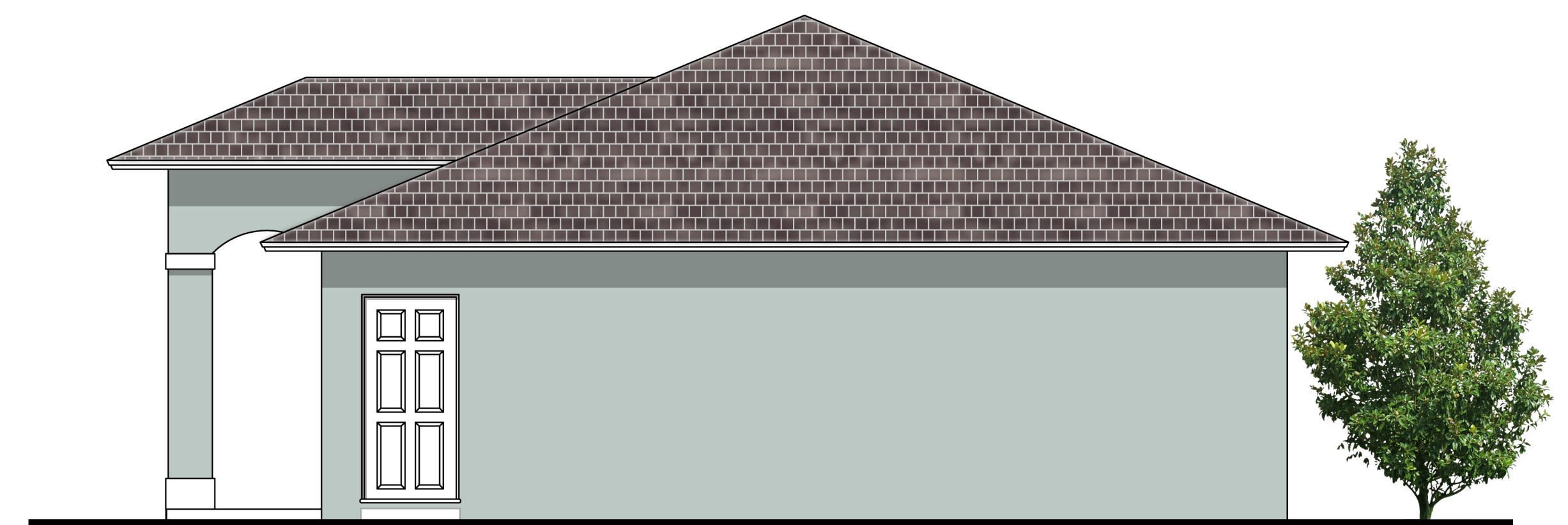
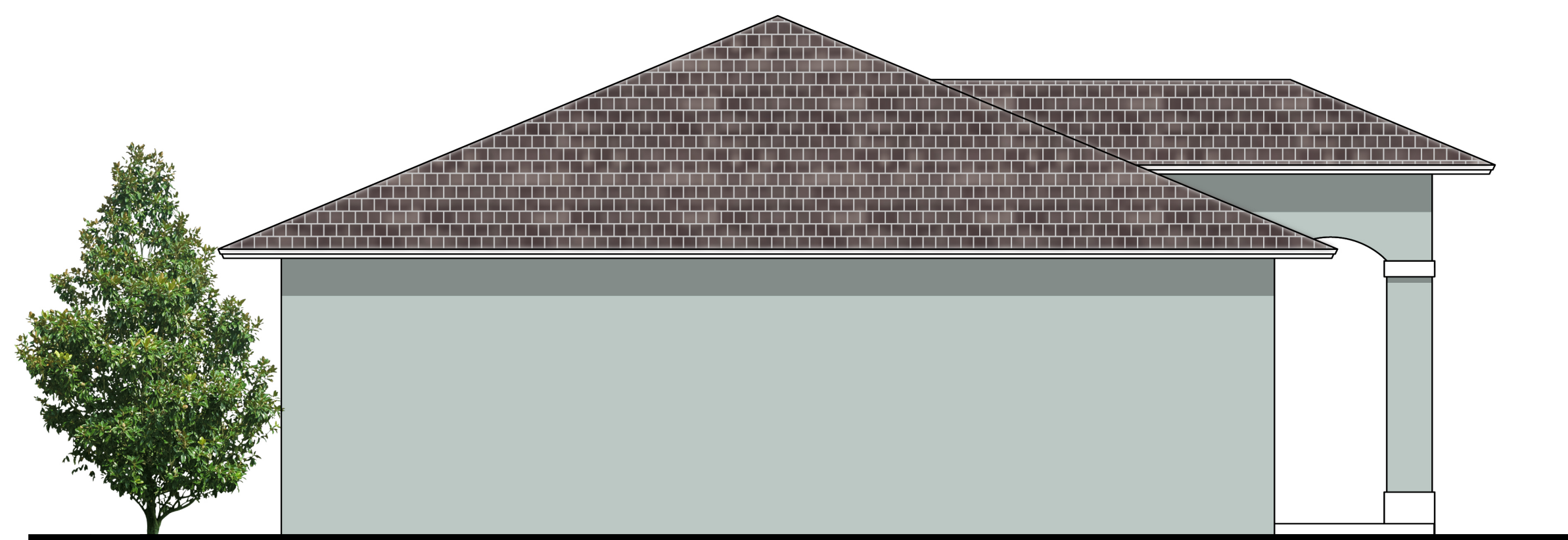
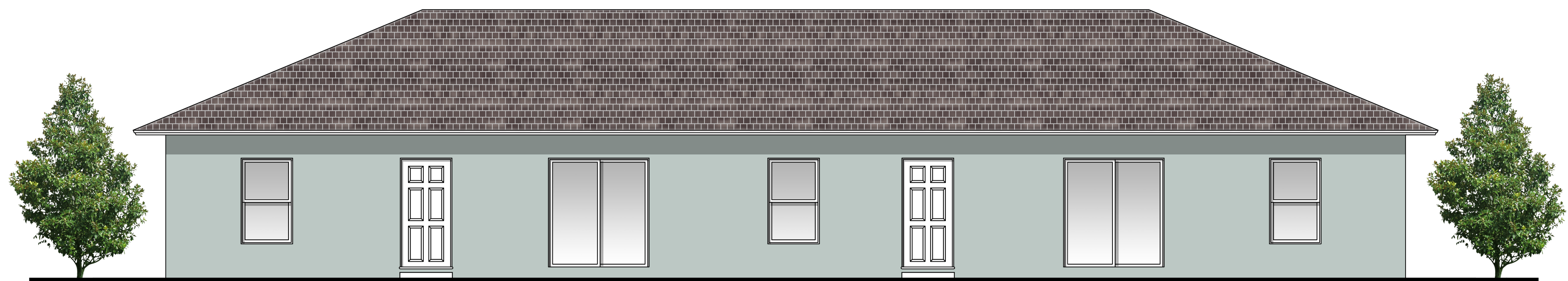
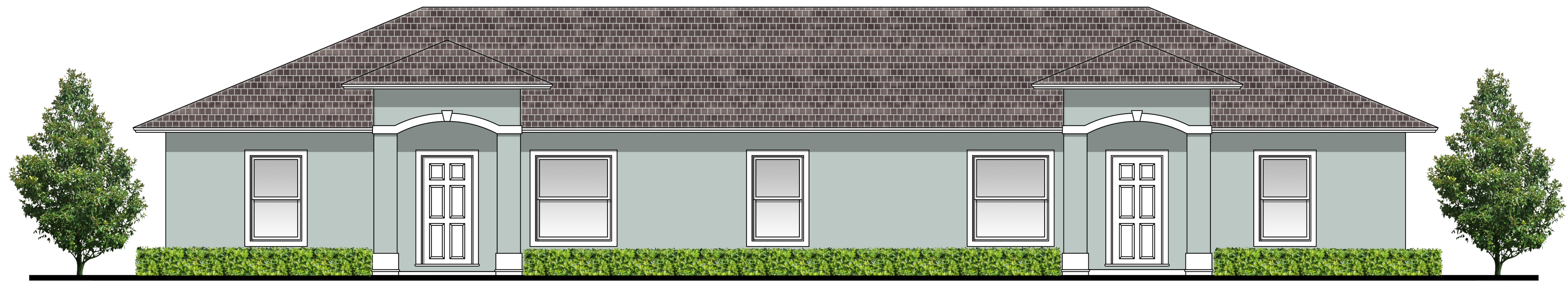
PROJECT COMPATIBILITY WITH THE NEIGHBORHOOD

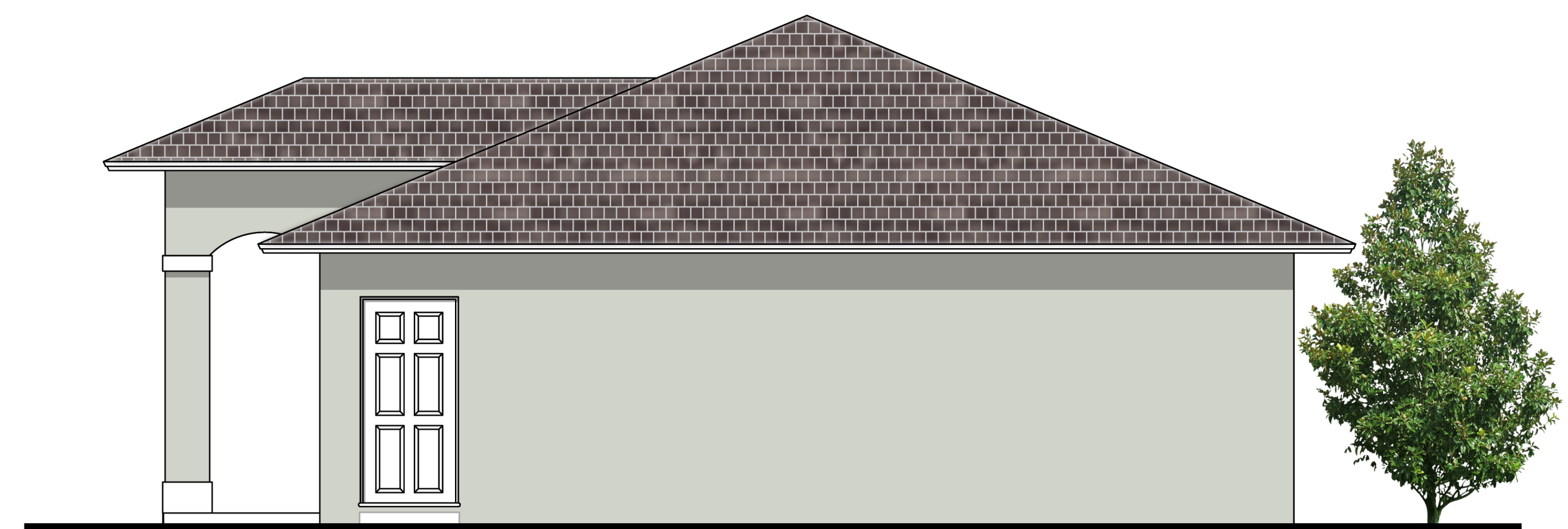
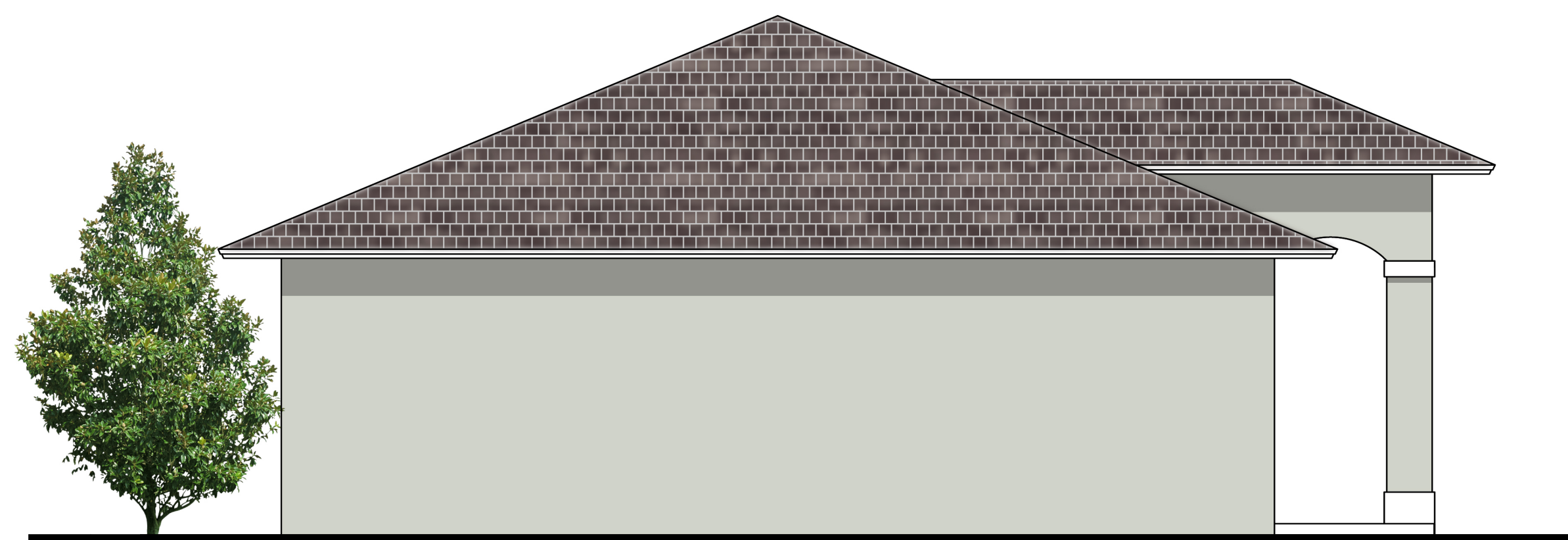
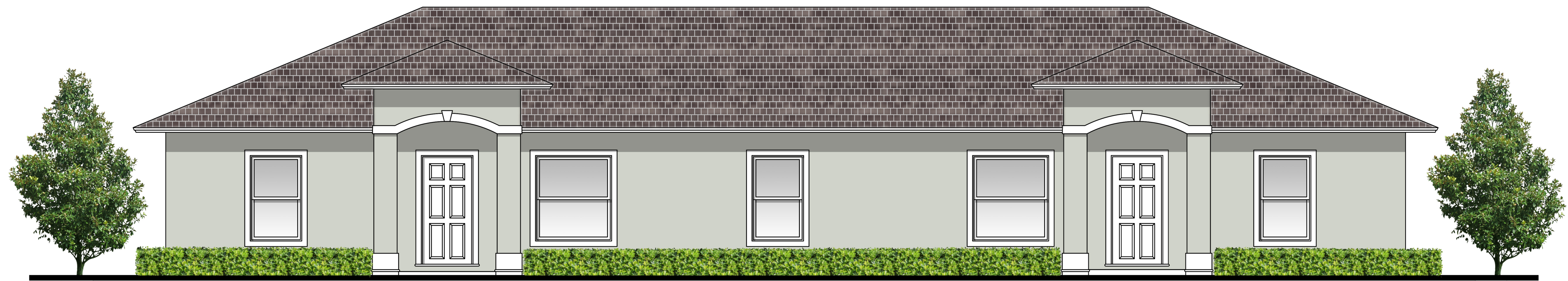
The proposed project is compatible with the neighborhood in use, massing, and buffering.

Multi-family uses are adjacent to the site on the north, south, west and east.

The site is well buffered with abundant landscaping. Not only is this project compatible with the neighborhood, it will enhance the area that is in much need of enhancement. Which will hopefully inspire other property owners around the area to improve their respective properties as well.

All variance criteria has been met, and we respectfully request staffs support and approval of the Two (2) variance requests listed above.





CIVIL ENGINEERING PLANS FOR: 3766 GULFSTREAM ROAD

PALM SPRINGS, FL

PCN: 70-43-44-19-11-002-0090

FOR:
GLORIA M. DIAZ

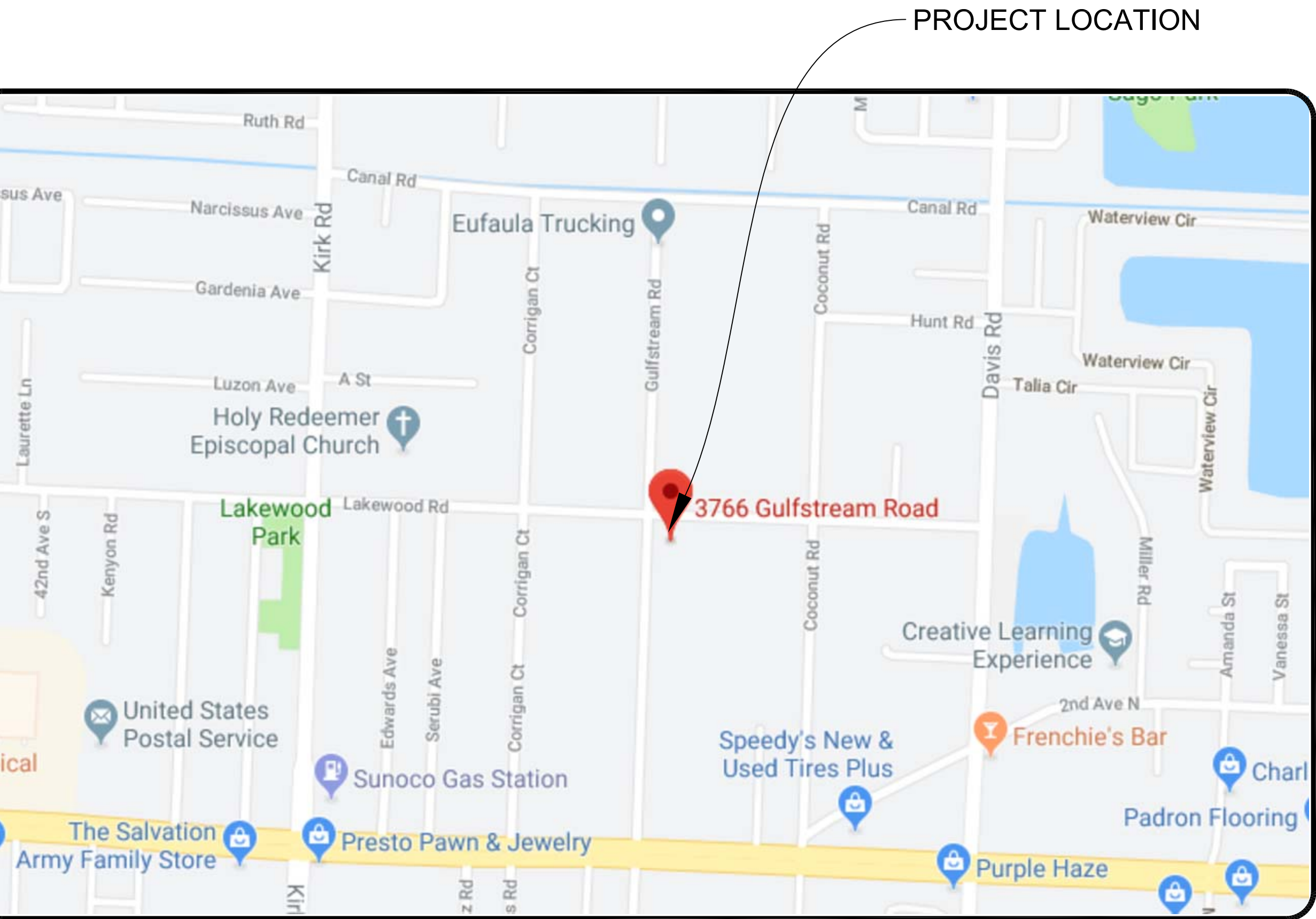
1174 WILLOW ROAD
WEST PALM BEACH, FL 33406

LEGAL DESCRIPTION (FROM SURVEY)
TRACT 10, BLOCK 2, OF LAKEWOOD GARDENS, PLAT NO. 1, LESS THE EAST 135 FEET OF SAID TRACT 10, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 18, PAGE 38.

GENERAL NOTES

- ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- EXISTING SITE INFORMATION IS BASED ON A BOUNDARY SURVEY BY PRINCIPAL MERIDIAN SURVEYING, INC, WEST PALM BEACH, FL. DATED JUNE 13, 2019. SEE SURVEY FOR LEGEND AND ABBREVIATIONS.
- SUBJECT PROPERTY FALLS WITHIN ZONE "X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), IDENTIFIED AS COMMUNITY PANEL NUMBER 12099C0776F, EFFECTIVE DATE: OCTOBER 5, 2017, UPDATED SEPTEMBER 25, 2019.
- ALL WORK TO BE PERFORMED IN THE DRY. CONTRACTOR TO PROVIDE DEWATERING AS REQUIRED AND OBTAIN AND COMPLY WITH ANY DEWATERING PERMITS NECESSARY.
- THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS DEPICTED ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF TOPOGRAPHIC SURVEY. THEY HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
- CONTRACTOR TO NOTIFY SUNSHINE 811 (FLORIDA "ONE CALL") TWO BUSINESS DAYS IN ADVANCE OF CONSTRUCTION, CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES IN THE PROJECT VICINITY, AND SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY UTILITIES LOCATED WITHIN AREA OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH UTILITY OWNERS AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE TO EXISTING UTILITIES. PERMISSION SHALL BE OBTAINED BY CONTRACTOR FOR ANY SHORING, BRACING OR RELOCATION OF UTILITIES.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES, STORM SEWER PIPES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES.
- CONTRACTOR TO PROVIDE DENSITY TESTING FOR ALL AREAS TO BE COMPACTED, TRENCH BACKFILL, PAVEMENT SUBGRADE, SHELL/ROCK/BASEROCK, COMPACTED SUBGRADE AND ASPHALT CORES. DENSITY TESTS SHALL BE PERFORMED BY A GEOTECHNICAL/MATERIALS TESTING LAB AND REPORTS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA. CONTRACTOR TO PROVIDE MATERIALS TESTING FOR ASPHALT AND CONCRETE IN ACCORDANCE WITH THE REFERENCED SPECIFICATIONS. FREQUENCY OF ALL TESTS SHALL BE PER THE APPLICABLE SPECIFICATIONS OR GEOTECHNICAL REPORT, WHICHEVER IS MORE STRINGENT.
- THE COSTS OF ALL TESTS WILL BE PAID BY THE CONTRACTOR.
- CONTRACTOR TO PROVIDE AN AS-BUILT SURVEY SHOWING LOCATIONS AND ELEVATIONS OF ALL CONSTRUCTED FEATURES, SIGNED BY A PROFESSIONAL SURVEYOR AND MAPPER LICENSED IN THE STATE OF FLORIDA.
- UNLESS NOTED OTHERWISE ON THE PLANS, ANY AREA DISTURBED DURING CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR ON PRIVATE PROPERTY SHALL BE RESTORED TO EQUAL OR BETTER CONDITION. THIS INCLUDES ALL GRASSING, HEDGES, BUSHES, TREES, LANDSCAPING OF ANY KIND, PAVEMENT, SIDEWALKS, SLABS, STRUCTURES, WALLS, FENCES, SIGNS, POSTS, POLES OF ANY KIND, GUARD RAILS, ETC. CONTRACTOR TO PROVIDE A VIDEO TAPE DOCUMENTING EXISTING CONDITIONS TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.
- ALL DEBRIS, SPOIL, RUBBLE, VEGETATION, UNSUITABLE MATERIAL EXCAVATED FROM THE SITE AND SIMILAR ITEMS SHALL BE REMOVED AND BE LEGALLY DISPOSED BY CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL DRAWINGS AND SPECIFICATIONS FOR ACCURACY AND COMPLETENESS AND FOR PROPER COORDINATION OF ALL DISCIPLINES AND TRADES. NOTIFY THE ENGINEER IN WRITING IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND IN THE PLANS OR SPECIFICATIONS. NOTIFY THE ENGINEER AND OWNER IN WRITING IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THE CONTRACT DOCUMENTS AND EXISTING SITE CONDITIONS, WHETHER ABOVE-GRADE OR BELOW GROUND.
- ALL WORK, MATERIALS AND CONSTRUCTION WITHIN THE VILLAGE OF PALM SPRINGS RIGHT-OF-WAY SHALL BE PROVIDED PER PALM BEACH COUNTY REQUIREMENTS, SPECIFICATIONS AND DETAILS.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS AND COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS RELATED TO SAFETY OF PERSONS AND PROPERTY.
- PRIOR TO SUBMITTING A BID, CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH THE LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT COST, PROGRESS OR PERFORMANCE OF THE WORK. AFTER REVIEWING THE CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES. CONTRACTOR SHALL PERFORM ANY SUBSURFACE INVESTIGATIONS DEEMED NECESSARY FOR BIDDING AND PERFORMING THE WORK. ANY SUCH INVESTIGATIONS SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE ENGINEER.
- ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER AND SHALL MEET ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL INSPECTIONS, TESTS AND FIELD REVIEWS AND SHALL PROVIDE 48 HOURS NOTICE TO THE ENGINEER. THE CONTRACTOR SHALL SUPPLY ALL EQUIPMENT, LABOR AND MATERIALS NECESSARY TO PERFORM THE INSPECTIONS, TESTS AND FIELD REVIEWS. CONTRACTOR TO KEEP ALL WORK OPEN THAT IS SUBJECT TO REVIEW UNTIL SUCH REVIEWS BY CITY, UTILITY COMPANIES, OWNER, ETC. ARE PERFORMED.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND/OR LICENSES REQUIRED FOR THE WORK.
- CONTRACTOR TO PROVIDE ALL REQUIRED MAINTENANCE OF TRAFFIC (VEHICULAR AND PEDESTRIAN) FOR WORK IN THE RIGHT-OF-WAY THROUGHOUT THE DURATION OF THE PROJECT UNTIL FINAL COMPLETION.
- CONTRACTOR TO PROVIDE A MAINTENANCE OF TRAFFIC PLAN FOR REVIEW BY THE ENGINEER, PREPARED BY AN INDIVIDUAL CERTIFIED IN ADVANCED MAINTENANCE OF TRAFFIC (AMOT) DESIGN PER FDOT. MEET THE REQUIREMENTS OF PALM BEACH COUNTY, APPLICABLE FDOT INDEXES AND THE COUNTY PERMIT.

GOVERNING SPECIFICATIONS
CONTRACTOR TO PROVIDE ALL WORK IN ACCORDANCE THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, UNLESS NOTED OTHERWISE IN THE SPECIFICATIONS CONTAINED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR AND SUBCONTRACTOR SHALL OBTAIN A COPY OF THE ABOVE-REFERENCED DOCUMENTS AND BECOME FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.



SECTION 19 TOWNSHIP 44 S RANGE 43 E

LOCATION MAP

NTS

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

PROJECT LOCATION

SJE PROJECT No. 19049
NOVEMBER 12, 2019

INDEX OF DRAWINGS

SHEET No.	SUBJECT
1	COVER SHEET
2	CIVIL SITE PLAN
3	PAVING, GRADING AND DRAINAGE PLAN
4	LAYOUT, SIGNAGE AND PAVEMENT MARKING PLAN
5	POTABLE WATER AND SANITARY SEWER PLAN
6	CIVIL DETAILS
7	UTILITIES DETAILS - GENERAL
8	UTILITIES DETAILS - WATER AND SEWER

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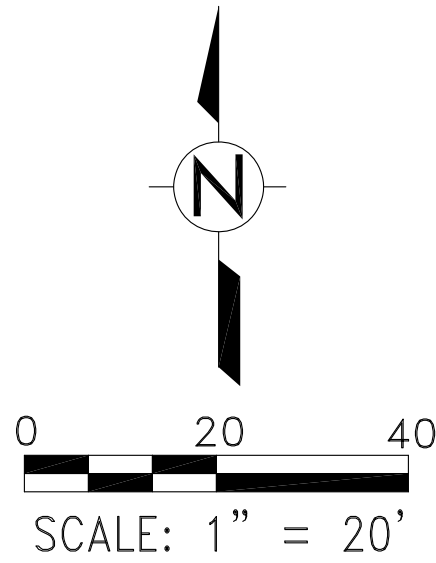
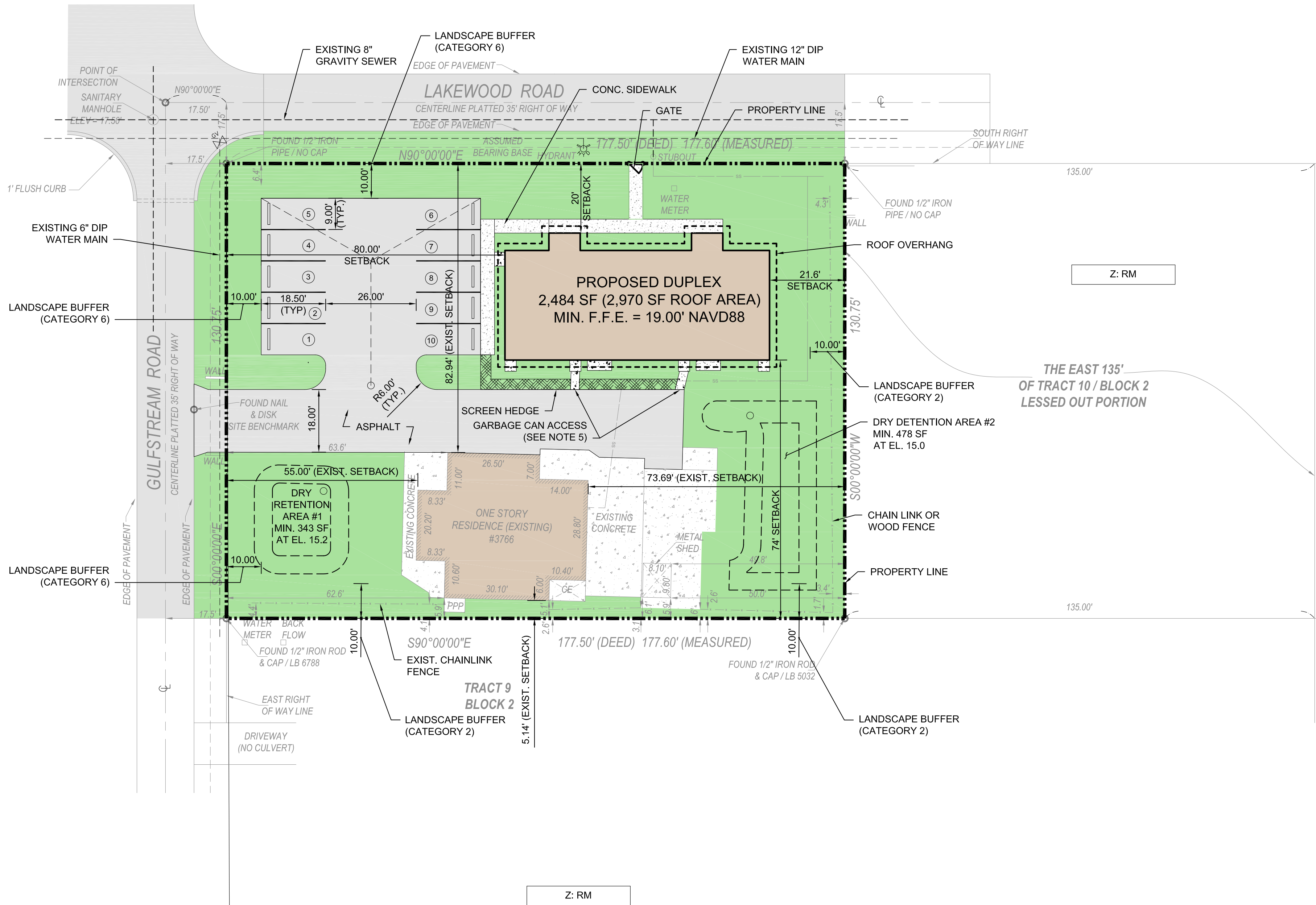
REVISIONS:
1 - 6/8/2020 - REV. SHEETS 2 THRU 6 (BY KDG)

Michael R. Hanseter, P.E.
License #34254

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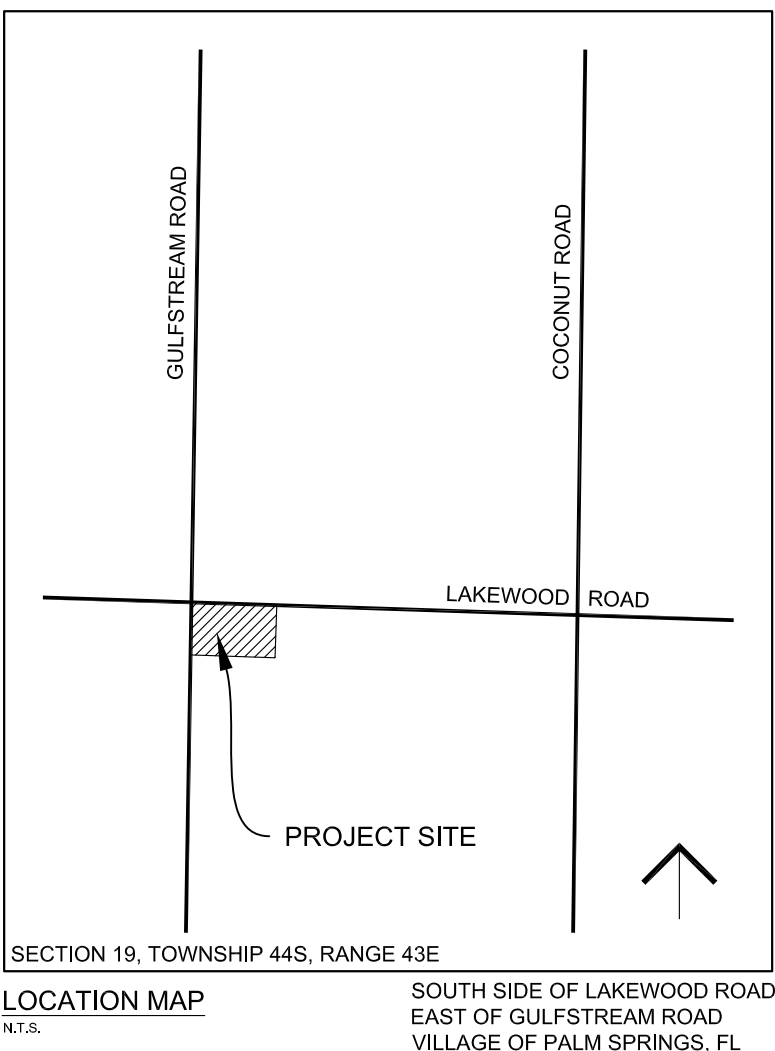


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LEGEND

- PROPOSED CONCRETE
- EXISTING CONCRETE
- FOUNDATION PLANTINGS
- ASPHALT
- LANDSCAPE SPACE
- EXISTING AND PROPOSED BUILDING FOOTPRINTS



VARIANCE REQUESTS

	CODE REQUIREMENT	PROPOSED
DRAINAGE PIPE SIZE	15" DIAM. MIN.	*12" DIAM.
REAR YARD SET BACK	25'	21.6'

SETBACKS (SEC. 34-766)	CODE REQUIREMENT	PROPOSED	EXISTING S.F. HOME
FRONT YARD	25'	80.0'	55.0'
REAR YARD	25'	21.6'	73.7'
SIDE (CORNER)	20'	20.0'	82.9'
SIDE YARD (INTERIOR)	15'	74.0'	5.1' (NON-CONFORMING)

ZONING : RM - MULTI FAMILY

PARKING SPACES REQUIRED (SEC 34 - 1329) = 2 1/2 SPACES PER UNIT + 25% FOR GUESTS
= 3 UNITS x 2 1/2 SPACES / UNIT + 25% (3 x 2 1/2) FOR GUESTS
= 9.4 SPACES REQUIRED

PARKING SPACES PROVIDED = 10

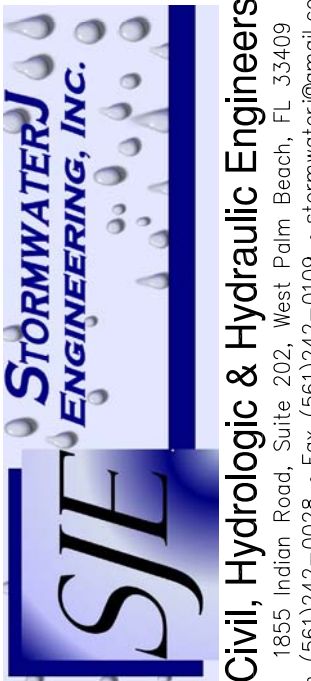
Site Data			
Item	Area (SF)	Area (AC)	Percentage
Total Site	23,221	0.53	100%
Existing Data			
Existing Roof Area	1,763	0.04	8%
Existing Asphalt and Slabs	3,799	0.09	16%
Existing Impervious	5,562	0.13	24%
Existing Building Coverage	1,763	0.04	8%
Proposed Data			
Proposed Building (incl. Existing)	4,733	0.11	20%
Proposed Asphalt (incl. Existing)	5,550	0.13	24%
Proposed Sidewalk/Slabs (incl. Existing)	2,511	0.06	11%
Proposed Impervious (Total)	12,794	0.29	55%
Proposed Building Coverage (Total)	4,733	0.11	20%

PCN : 70-43-44-19-11-002-0090

GENERAL NOTES

- EXISTING SITE INFORMATION IS BASED ON A BOUNDARY SURVEY BY PRINCIPAL MERIDIAN SURVEYING, INC., WEST PALM BEACH, FL. DATED JUNE 13, 2019, UPDATED SEPTEMBER 26, 2019. SEE SURVEY FOR LEGEND AND ABBREVIATIONS.
- SUBJECT PROPERTY FALLS WITHIN ZONE X ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), IDENTIFIED AS COMMUNITY PANEL NUMBER 12099C0776F, EFFECTIVE DATE: OCTOBER 5, 2017.
- THIS CIVIL SITE PLAN IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND IS BASED ON INFORMATION PROVIDED BY OTHERS.
- THESE DOCUMENTS SHALL NOT BE USED FOR LOCATING ANY BUILDING, STRUCTURE OR ACCESSORY STRUCTURE. REFER TO ARCHITECTURAL, STRUCTURAL OR OTHER PLANS FOR LAYOUT OF STRUCTURES.
- GARBAGE CANS SHALL BE BROUGHT TO THE CURB ALONG GULFSTREAM ROAD FOR PICKUP.

REVISIONS			
NO.	DATE	REMARKS	BY
1	04/20/20	RECEIVED PERMIT WITH LOCAL WATER BUREAU	MRH
2	04/20/20	ADDED SIDEWALK	MRH
3	04/20/20	REV. VARIANCE TABLE	MRH



CIVIL SITE PLAN

3766 GULFSTREAM ROAD
VILLAGE OF PALM SPRINGS, FLORIDA

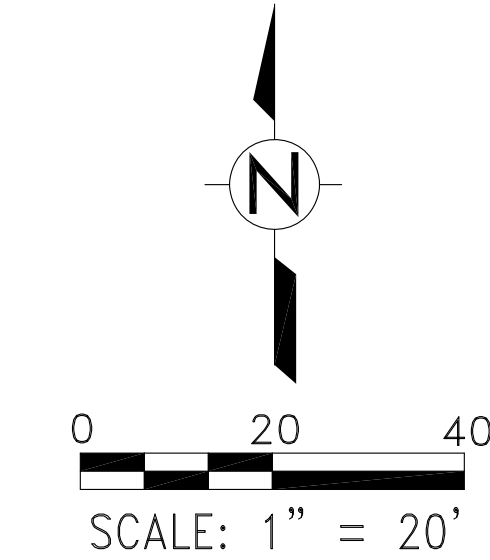
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License # 34254

DATE	11/12/2019	PL	MRH
DRAWN	CHECKED (1)	CHECKED (2)	PROJECT MANAGER
2	8		
JOB NO.	19049		

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Sunshine811.com

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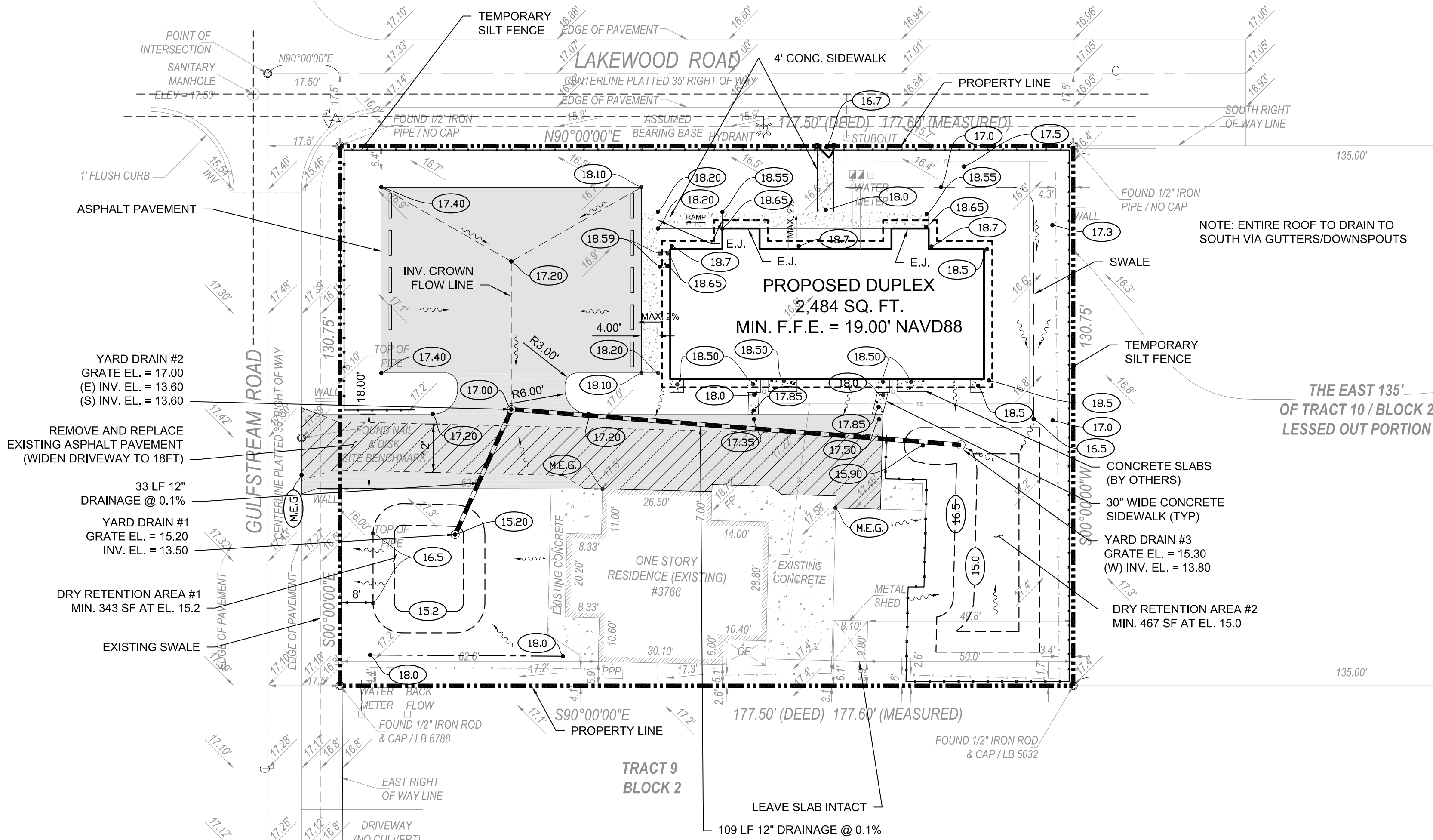


PROPOSED LEGEND

- 14.25 FINISHED GRADE ELEVATION (NAVD88)
- M.E.G. MATCH EXISTING GRADE
- DRAINAGE FLOW DIRECTION
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT REPLACEMENT
- ASPHALT PAVEMENT
- CONCRETE (BY OTHERS)

EXIST. LEGEND (SEE SURVEY)

- C CENTERLINE
- R/W RIGHT-OF-WAY
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- OE OVENHANG EASEMENT
- LME LAKE MAINTENANCE EASEMENT
- CPP CONCRETE POWER POLE
- CB CATCH BASIN
- LP LIGHT POLE
- FPL FLORIDA POWER & LIGHT
- WPP WOOD POWER POLE
- CATV CABLE TV
- CLF CHAIN LINK FENCE
- OHC OVERHEAD CABLE
- WF WOOD FENCE
- CONC CONCRETE
- BF BACK FLOW
- COV COVERED
- WM WATER METER
- WV WATER VALVE
- EM ELECTRIC METER
- ES ELECTRIC SERVICE
- FF FINISH FLOOR
- ELEV ELEVATION
- TYP TYPICAL
- PB PLAT BOOK
- PG PAGE
- CBS CONCRETE BLOCK STRUCTURE
- PGB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT



CIVIL NOTES AND SPECIFICATIONS

GENERAL

- ALL DISTURBED AREAS SHALL BE SODDED.

DRAINAGE PIPE

- DRAINAGE PIPE SHALL BE EITHER HDPE OR A-2000

HDPE PIPE

- HDPE DRAINPIPE SHALL BE ADS N-12 ST. IB. SOILTIGHT PIPE.
- ALL DRAINAGE PIPE SHALL BE CORRUGATED EXTERIOR/SMOOTH INTERIOR POLYETHYLENE PIPE SUITABLE FOR H2O LOADING. ALL PIPE SHALL MEET APPLICABLE ASTM AND AASHTO STANDARDS AND FDOT STANDARDS PER SECTION 948 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- WRAP AND SECURE EACH JOINT WITH NON-WOVEN FILTER FABRIC PER FDOT INDEX 280.
- COMPACT BACKFILL PER TRENCHING AND BACKFILL DETAIL.

A-2000 PVC PIPE

- PIPE AND FITTINGS SHALL BE PER ASTM F949. CELL CLASSIFICATION OF 12454 PER ASTM D1784. PIPE AND FITTINGS SHALL HAVE A MINIMUM STIFFNESS OF 46 LBS/IN WHEN TESTED IN ACCORDANCE WITH ASTM D2412. SMOOTH INTERIOR WALL. JOINTS SHALL BE AN INTEGRAL BELL-GASKETED JOINT. WHEN THE JOINT IS ASSEMBLED, IT SHALL PREVENT MISALIGNMENT OF ADJACENT PIPES AND FORM A SOIL TIGHT JOINT. PLACE PVC PIPE IN ACCORDANCE WITH ASTM D2321.
- PIPE SHALL BE SUITABLE FOR H-20 LOADING. ALL PIPE SHALL MEET APPLICABLE ASTM AND AASHTO STANDARDS AND FDOT STANDARDS PER SECTION 948 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- WRAP AND SECURE EACH JOINT WITH NON-WOVEN FILTER FABRIC PER FDOT INDEX 280.
- COMPACT BACKFILL PER TRENCHING AND BACKFILL DETAIL.

BACKFILL MATERIAL

- FILL MATERIAL USED FOR BACKFILL OF PIPE TRENCHES SHALL BE SELECT FILL WHICH SHALL CONSIST OF CLEAN, WELL-GRADED MATERIAL FREE FROM DEBRIS, PEAT, ROOTS, SEEDS OF NUISANCE OR EXOTIC SPECIES, ORGANIC MATERIAL, CLODS, AND STONES WITH A DIAMETER GREATER THAN 3 INCHES IN ANY DIRECTION. SELECT FILL SHALL HAVE AN AVERAGE ORGANIC CONTENT OF LESS THAN 5% WITH AN INDIVIDUAL ORGANIC CONTENT OF LESS THAN 7%. SELECT FILL MAY BE EXCAVATED FROM THE WORK OR IMPORTED. SELECT FILL SHALL MEET THE FOLLOWING UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D2487) DESIGNATIONS: SW, SP, SC, OR SP-SM.

SHELLROCK MATERIAL

- SHELLROCK MATERIAL SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 913A, LATEST EDITION.

PAVING

- SUBGRADE SHALL BE CONSTRUCTED AS SHOWN ON THE DETAIL DRAWINGS. THE SUBGRADE SHALL BE COMPACTED TO A DENSITY OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180, UNLESS NOTED OTHERWISE.
- SHELLROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE THICKNESS OF THE SHELLROCK BASE SHALL BE AS SHOWN ON THE DETAIL DRAWINGS AND SHALL BE COMPACTED TO A DENSITY OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. THE SHELLROCK SHALL HAVE A MINIMUM OF 40 PERCENT OF CARBONATES OF CALCIUM AND MAGNESIUM IN THE MATERIAL.
- PROVIDE TACK COAT FOR ASPHALT ROADWAY AND SIDEWALK CONSTRUCTION. TACK COAT SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. TACK COAT SHALL BE EMULSIFIED ASPHALT GRADES RS-2, CRS-2, OR ASPHALT EMULSION PRIME (AEP). TACK COAT SHALL BE APPLIED AT A RATE OF APPLICATION BETWEEN 0.02 AND 0.08 GALLONS PER SQUARE YARD.
- TYPE SP-9.5 ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH SECTION 334 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE THICKNESS OF THE SURFACE COURSE SHALL BE AS SHOWN ON THE DETAILED DRAWINGS.

2020_0813 Gulfstream Road Sh 1-6.dwg

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Michael R. Hansester, P.E. License # 34254

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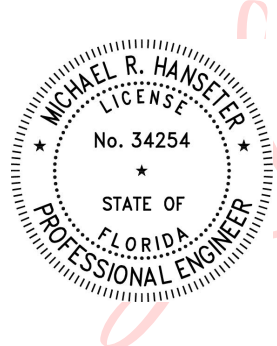
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11/12/2019	PL		
CHECKED (1)			
CHECKED (2)			
PROJECT			
MANAGER			
3			
8			
JOB NO.			
19049			

PAVING, GRADING & DRAINAGE PLAN
3766 GULFSTREAM ROAD
VILLAGE OF PALM SPRINGS, FLORIDA

STORMWATERJ ENGINEERING, INC.
SJE
Civil, Hydrologic & Hydraulic Engineers
1855 Indian Road, Suite 202, West Palm Beach, FL 33409
PH (561) 242-0025 • Fax (561) 242-0109 • stormwaterj@gmail.com

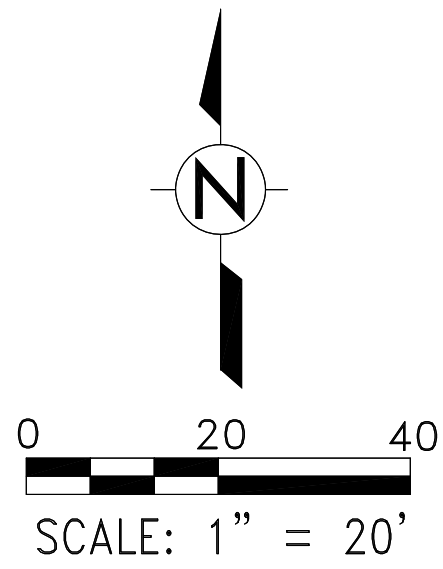
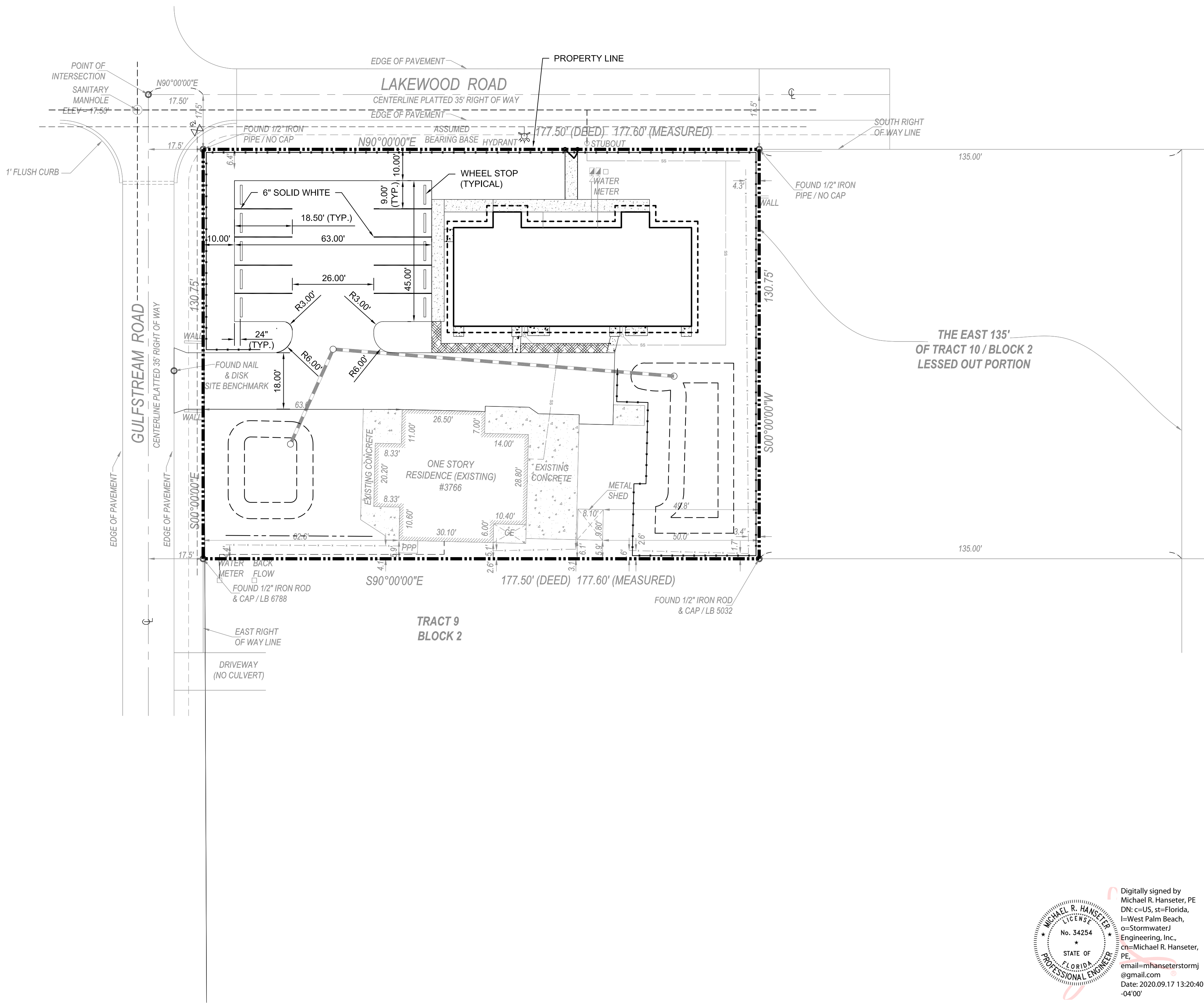
NO.	DATE	REVISIONS	BY
1	08/20/20	AD DESIGN, EXTENDED DRAINAGE PIPE	MRH
2	09/16/20	AD DESIGN, RECORD DRAIN, REVISIONS	MRH

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Digitally signed by
Michael R. Hanseter, PE
DN: c=US, st=Florida,
ou=StormwaterJ
Engineering, Inc.,
ou=Michael R. Hanseter,
PE,
email=mhanseterstormj
@gmail.com
Date: 2020.09.17 13:20:40
-04'00'

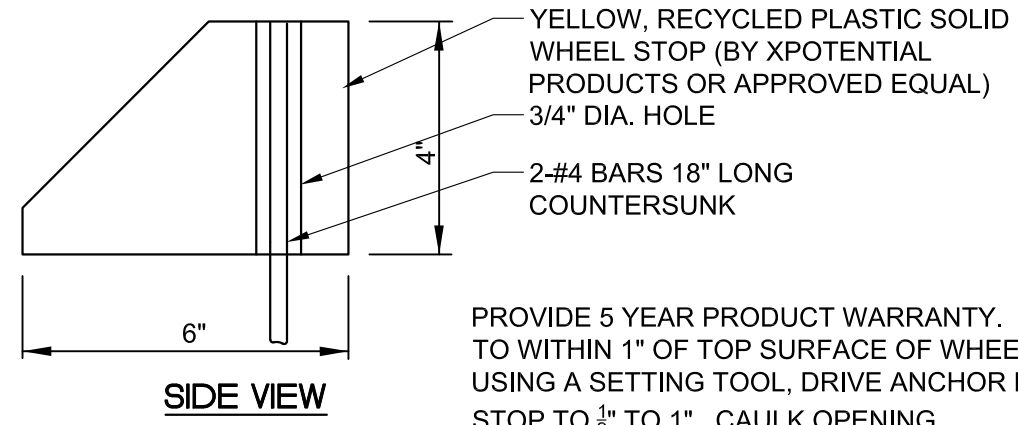
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- PROPOSED LEGEND**
- CONCRETE SIDEWALK
 - FOUNDATION PLANTINGS

SIGNAGE AND PAVEMENT MARKINGS NOTES

- PAVEMENT MARKINGS & SIGNING SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS AND PALM BEACH COUNTY TYPICAL T-P-17. UNLESS NOTED OTHERWISE, STRIPING SHALL BE 6" WIDE PAINTED AND SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 710, FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD INDEX NO. 17346, LATEST REVISION, AND/OR MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- STOP BAR, CROSSWALK AND ALL STRIPING WITHIN THE PBC ROW SHALL BE THERMOPLASTIC PER FDOT SPECIFICATION SECTION 711. STOP SIGN AND ALL STRIPING WITHIN THE PBC ROW SHALL BE PLACED AND CONSTRUCTED PER PALM BEACH COUNTY TYPICALS FOR PAVEMENT MARKINGS, SIGNING AND GEOMETRICS NO. T-P-13.
- STRIPING FOR DROP-OFF AND LOADING AREAS SHALL BE 6" WHITE AT 45 DEGREES, 4 FOOT SPACING. PROVIDE SIGNAGE INDICATING THE WORD "LOADING".



PROVIDE 5 YEAR PRODUCT WARRANTY. DRIVE ANCHORS TO WITHIN 1" OF TOP SURFACE OF WHEEL STOP, THEN USING A SETTING TOOL, DRIVE ANCHOR BELOW TOP OF STOP TO 1/2" TO 1". CAULK OPENING.



RECYCLED PLASTIC/COMPOSITE WHEEL STOP

REVISIONS	
NO.	DATE
1	09/20/20
REV. PARKING CONFIG. AND DRAWING MATH	
REMARKS	
BY	

**STORMWATERJ
ENGINEERING, INC.**

Civil, Hydrologic & Hydraulic Engineers

1855 Indian Road, Suite 202, West Palm Beach, FL 33409
PH: (561) 242-0025 • FAX: (561) 242-0109 • stormwaterj@gmail.com

LAYOUT, SIGNAGE AND PAVEMENT MARKING PLAN
3766 GULFSTREAM ROAD
VILLAGE OF PALM SPRINGS, FLORIDA

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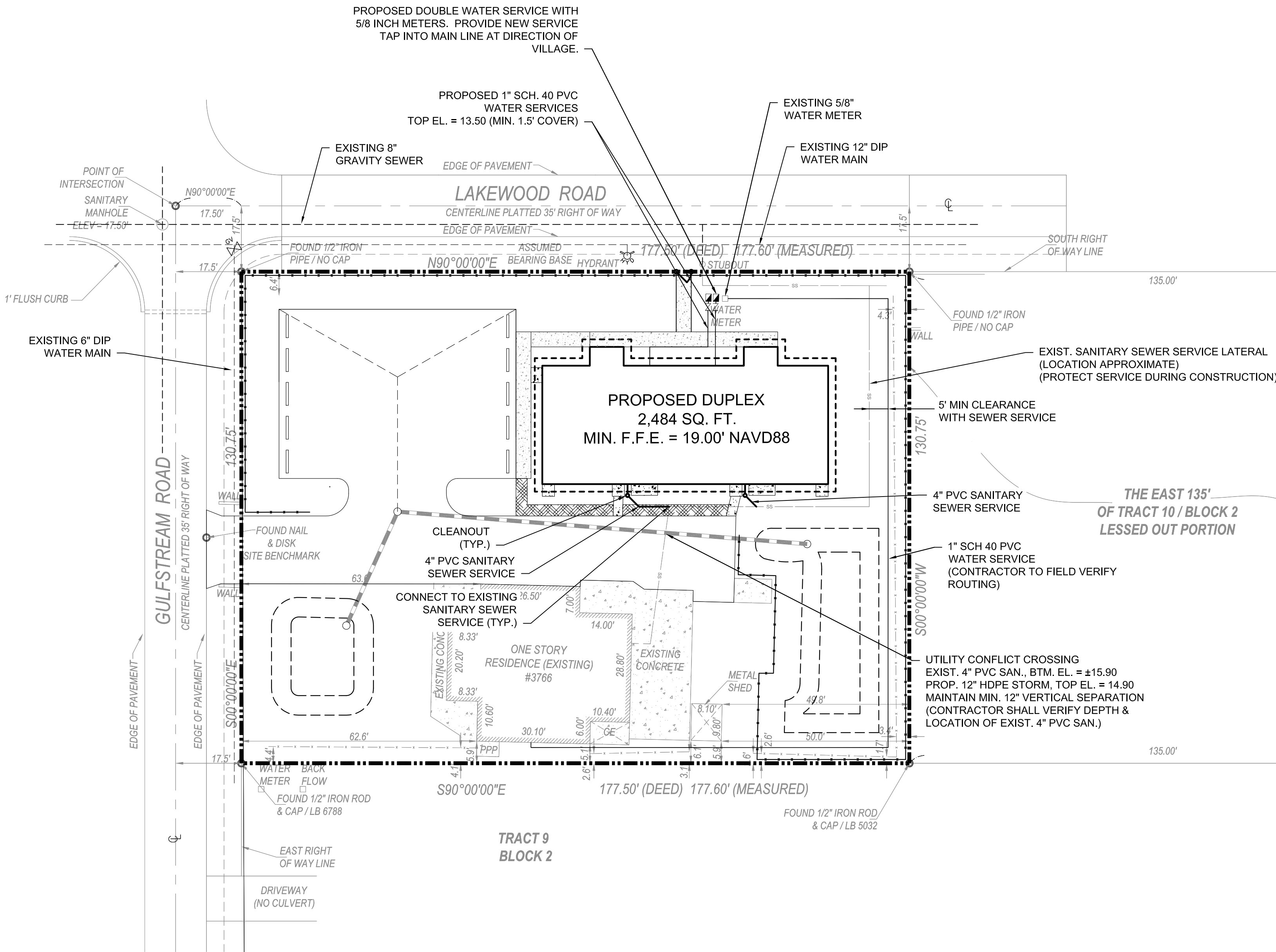
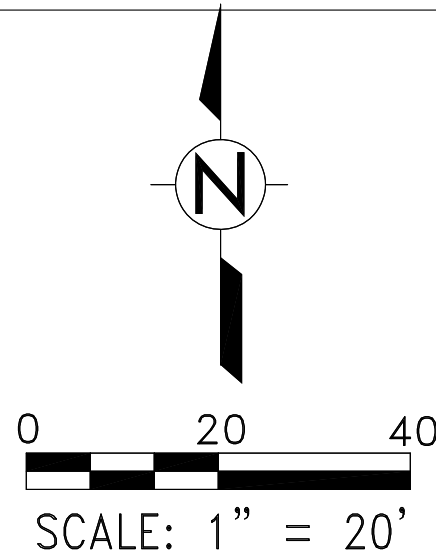
Michael R. Hanseter, P.E.
License # 34254

DATE	9/16/2020 11:02 AM
DRAWN	11/12/2019
CHECKED (1)	PL
CHECKED (2)	
PROJECT MANAGER	MRH
JOB NO.	19049

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GOVERNING SPECIFICATIONS:
ALL WORK SHALL BE IN ACCORDANCE WITH VILLAGE OF PALM SPRINGS UTILITIES DEPARTMENT (VPSUD) MINIMUM STANDARDS AND DETAILS.
ALL PRODUCTS SHALL BE ON THE VPSUD APPROVED MATERIALS LIST.



Digitally signed by
Michael R. Hanseter, PE
DN: cn=US, st=Florida,
l=West Palm Beach,
o=StormwaterJ
Engineering, Inc.,
ou=Michael R. Hanseter,
PE,
email=mhanseterstormj
@gmail.com
Date: 2020.09.23
09:00:03 -0400

WATER AND SEWER UTILITY NOTES

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 LOCATION.
3. STATE PLANE COORDINATES SHALL BE DISPLAYED ON RECORD DRAWINGS FOR ALL FEATURES SPECIFIED.
4. STATE PLANE COORDINATES SHALL BE SHOWN ON PROPERTY CORNERS.

GENERAL WATER NOTES

1. ALL WATER MAIN DUCTILE IRON PIPE AND PIPE FITTINGS SHALL BE PAINTED WITH A 4" WIDE CONTINUOUS BLUE LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND IS LOCATED ALONG THE TOP OF THE PIPE.
2. ALL WATER MAINS SHALL BE MARKED WITH ONE CONTINUOUS STRIP OF 6" WIDE MAGNETIC BLUE CODED 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 BRASS FITTINGS ARE REQUIRED TO BE LEAD FREE.
4. ALL EXISTING VILLAGE OF PALM SPRINGS (VPS) FACILITIES (I.E. VALVES) TO BE OPERATED BY VPS PERSONNEL ONLY.

GENERAL SEWER NOTES

1. ON-SITE SEWER LATERALS AND LIFT STATION ARE PRIVATELY OWNED AND MAINTAINED.
2. SEWER CLEANOUT MINI-MANHOLES ARE REQUIRED ON ALL CLEANOUTS WITHIN PAVEMENT AREAS.

GENERAL LANDSCAPE NOTE

1. IF ANY NEW LANDSCAPE MATERIALS ARE INSTALLED AS PART OF THIS PROJECT THEN SOD ONLY WITH NO SHRUBS AND/OR TREES ARE TO BE INSTALLED WITHIN 5' OF ANY WATER METER AND WITHIN 7.5' OF ANY FIRE HYDRANT. TREES CANNOT BE INSTALLED WITHIN 10' OF A VPS WATER MAIN WITHOUT PRIOR VPS APPROVAL AND THE INSTALLATION OF A ROOT BARRIER. ALSO IF ANY EXISTING TREES ARE LESS THAN 10' MINIMUM OF ANY NEW WATER MAIN A ROOT BARRIER IS REQUIRED TO BE INSTALLED OR TREE RELOCATED/REMOVED.

OTHER NOTES

1. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF WATER AND SEWER CONNECTIONS. CONTRACTOR SHALL COORDINATE TO AVOID UTILITY CONFLICTS, ENSURE PROPER DEPTHS ARE PROVIDED AND UTILITY AGENCY REQUIREMENTS ARE MET.

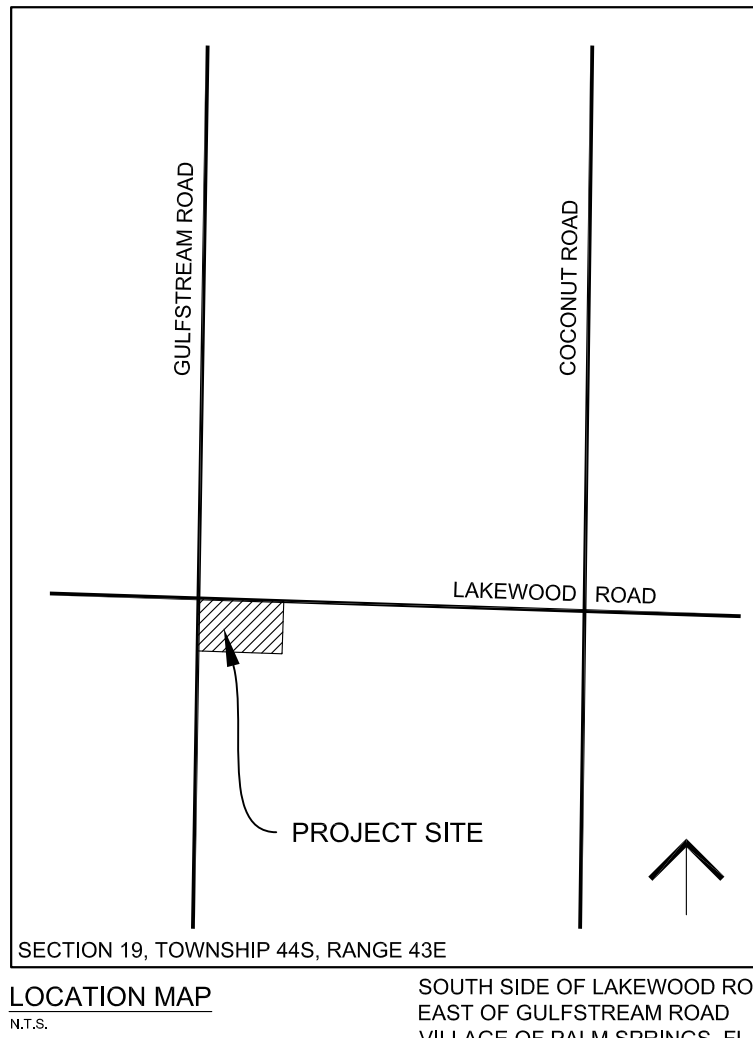
2. COORDINATE WITH IRRIGATION SYSTEM LAYOUT.
3. PRIVATE WATER SERVICE PIPE MATERIAL SHALL BE "ENDOPURE" PE 3408-200PSI.
4. RESTRAIN ALL JOINTS.
5. PRIVATE SANITARY SEWER PIPE SHALL BE SCH. 40 PVC SEWER PIPE.
6. JOIN SANITARY SEWER PIPE OF DIFFERENT MATERIAL BY USING A RUBBER SLEEVE WITH STAINLESS STEEL COUPLINGS.

CONFLICT NOTES

1. ENSURE MIN. 5' SEPARATION BETWEEN WATER SERVICE AND SANITARY LATERAL.

GENERAL CONSTRUCTION NOTES

1. ALL ELEVATIONS ARE REFERENCED TO THE 1988 NORTH AMERICAN VERTICAL DATUM.
2. COORDINATE LOCATION OF SERVICES WITH MECHANICAL PLANS.



REVISIONS			
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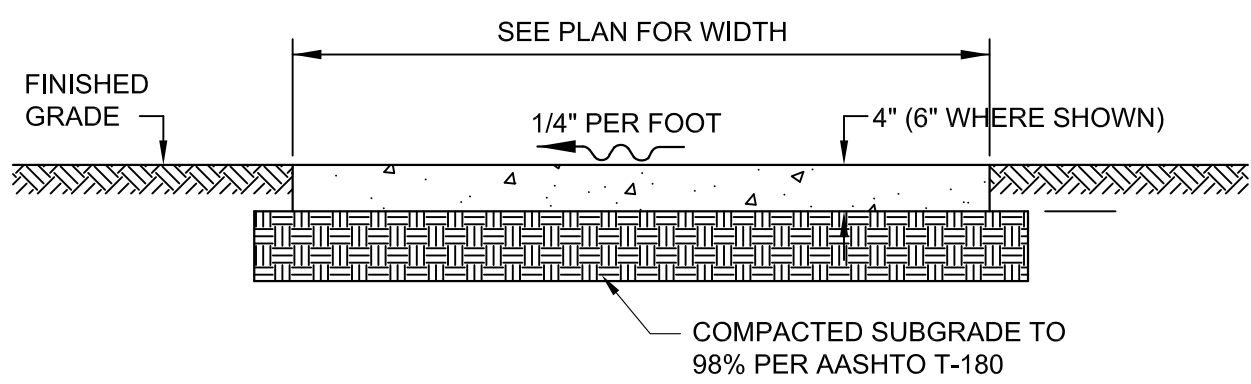
POTABLE WATER AND SANITARY SEWER PLAN

3766 GULFSTREAM ROAD
VILLAGE OF PALM SPRINGS, FLORIDA

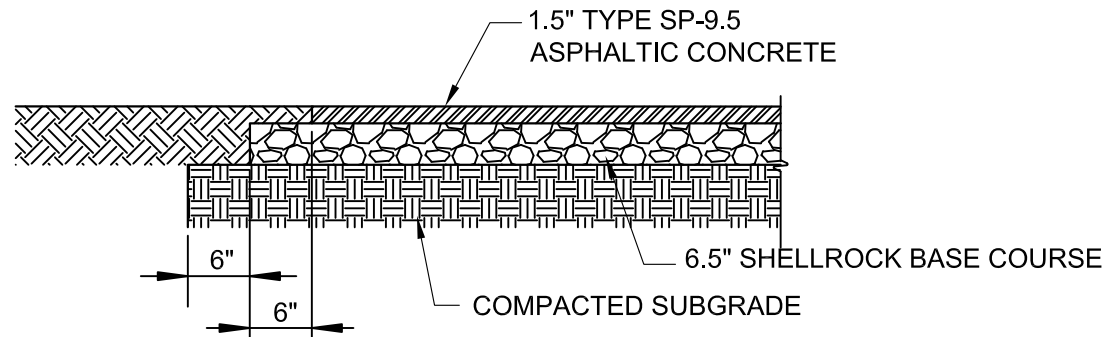
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DATE	11/12/2019	PL	MRH
DRAWN	CHECKED (1)	CHECKED (2)	PROJECT MANAGER
5	8		
JOB NO.	19049		

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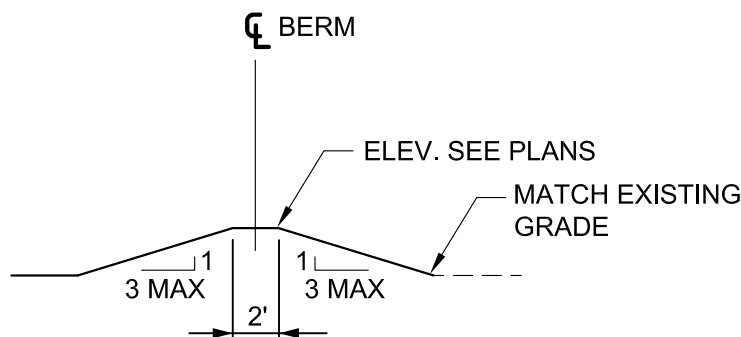


CONCRETE SIDEWALK

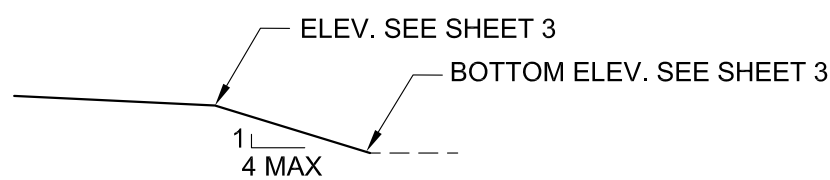


ASPHALT PAVEMENT SECTION

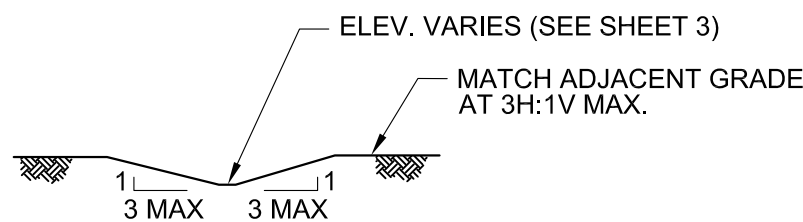
COMPACT SUBGRADE AND
BASEROCK TO AT LEAST 98% OF
THE MAXIMUM DENSITY
DETERMINED BY AASHTO T-180



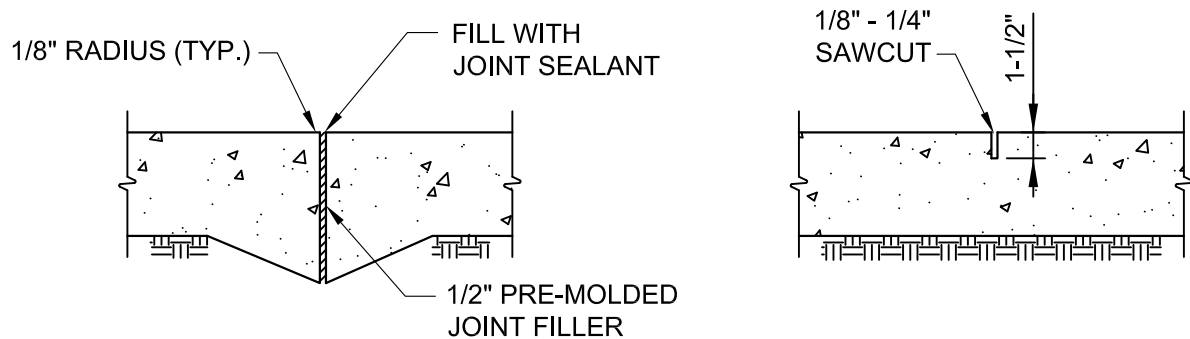
TYPICAL PERIMETER BERM SECTION



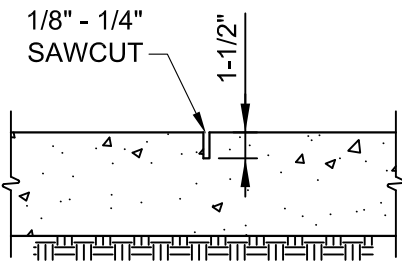
RETENTION AREA SECTION



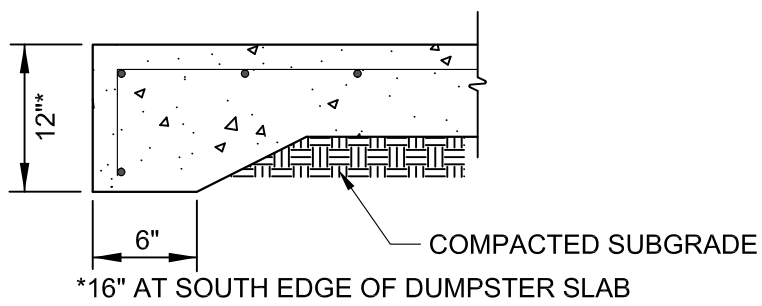
SWALE



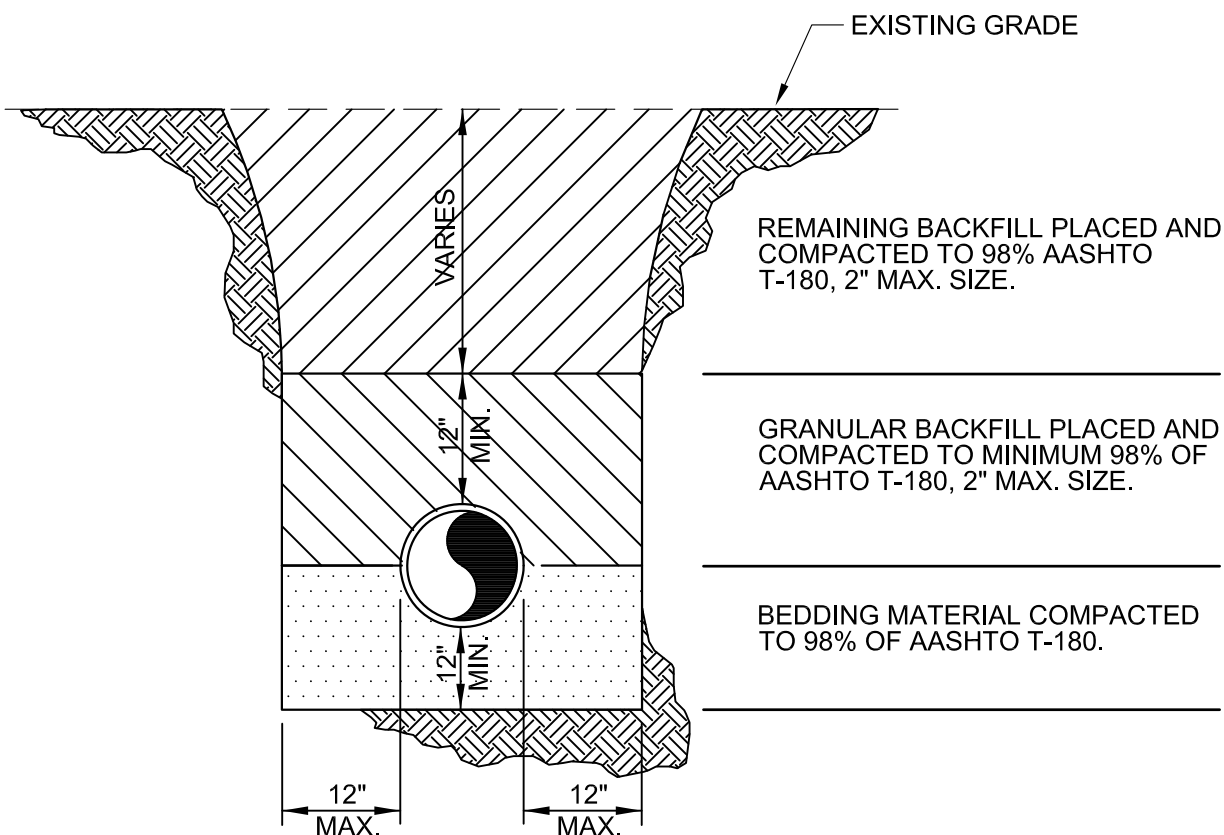
ISOLATION JOINT



CONTRACTION JOINT



CONCRETE SLAB SECTION



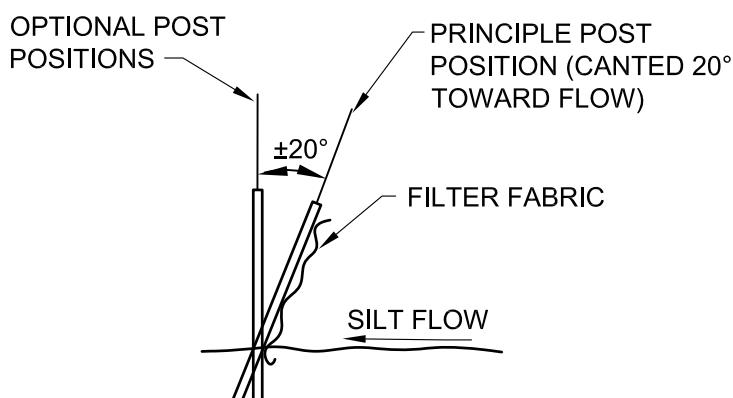
NOTES:

- BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING. UNSTABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCK 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.

MATERIAL SUCH AS LARGER ROCK, MUCK AND DEBRIS.

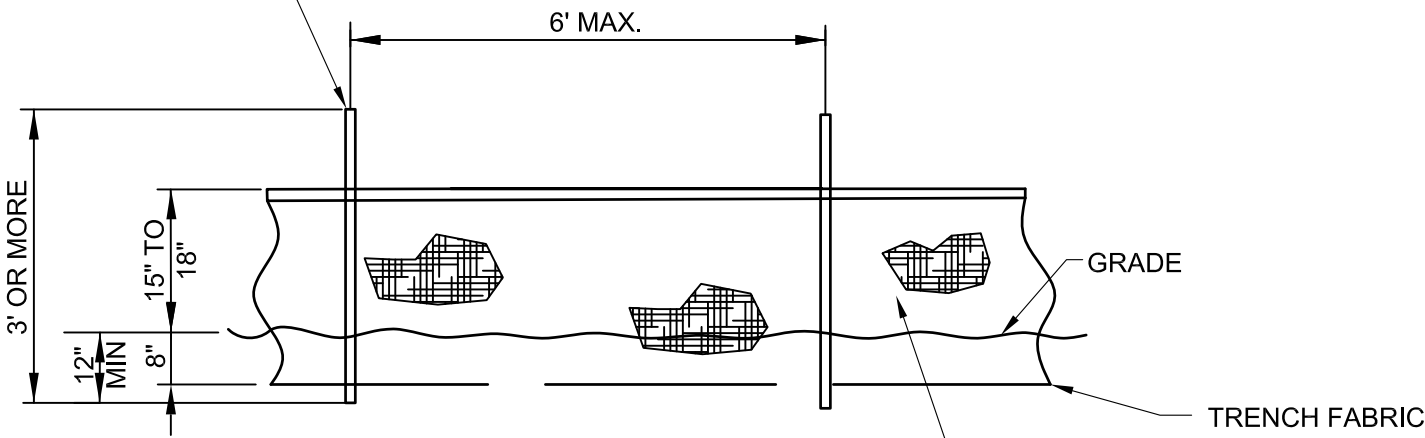
- TRENCHING METHODS AND SHORING TO MEET OSHA REQUIREMENTS.

TRENCHING AND BACKFILL



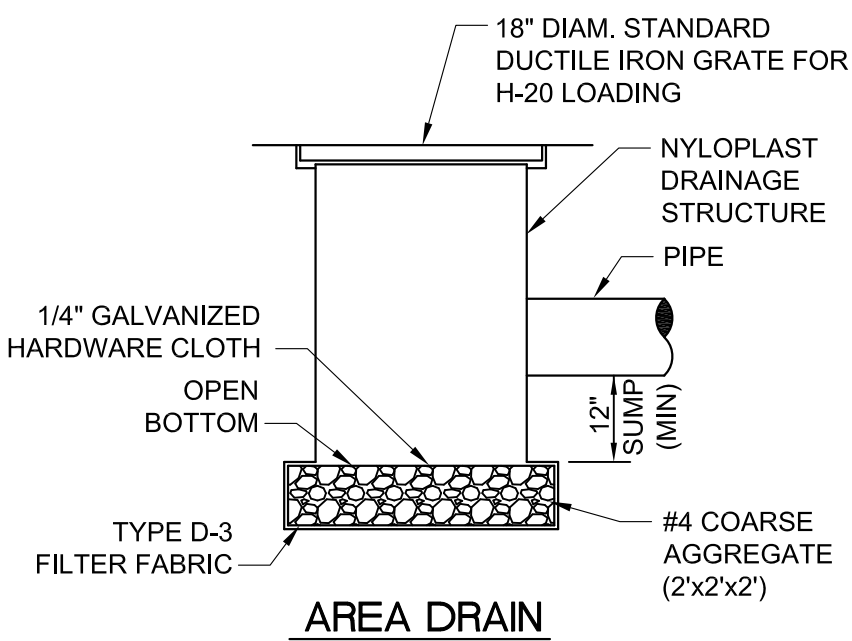
SECTION

POST OPTIONS:
SOFTWOOD 2 1/2" DIA.
SOFTWOOD 2" x 4"
HARDWOOD 1 1/2" x 1 1/2"
STEEL 1.33 LBS/FT

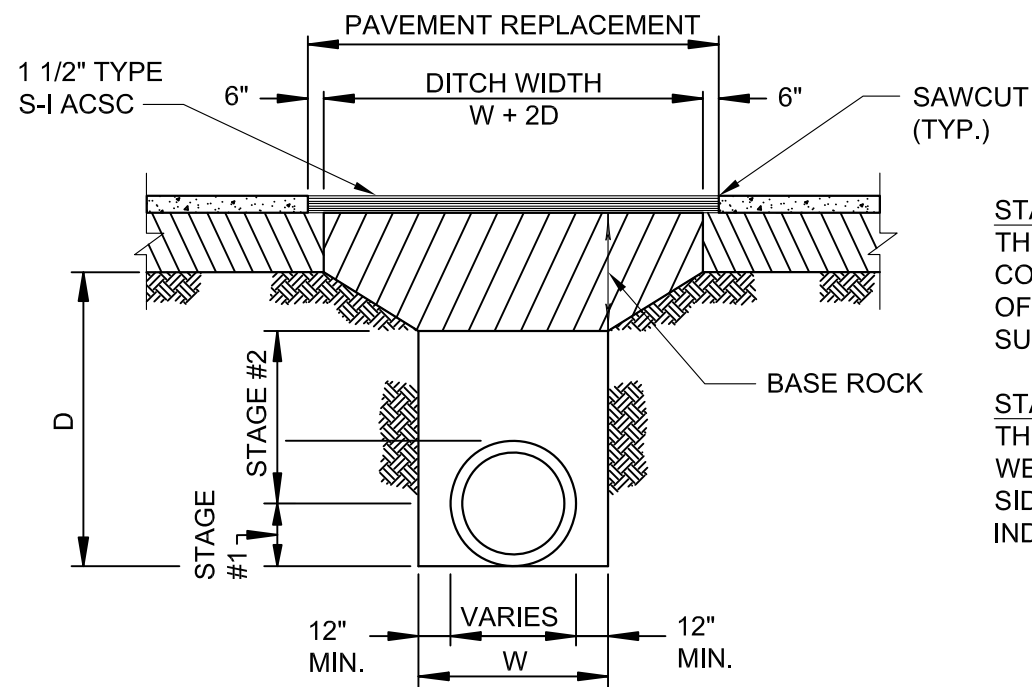


ELEVATION

SILT FENCE



AREA DRAIN



STAGE 1:
THE CONTRACTOR SHALL PROVIDE ADEQUATE
COMPACTED FILL BENEATH THE HAUNCHES
OF THE PIPE, USING MECHANICAL TAMPS
SUITABLE FOR THIS PURPOSE.

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

- REPLACED BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE OR 12" MINIMUM, WHICHEVER IS GREATER.
- BASE ROCK SHALL HAVE A MINIMUM LBR OF 100.
- COMPACT BACKFILL AND BASE ROCK TO AT LEAST 98% OF THE MAXIMUM DENSITY DETERMINED BY AASHTO T-180.

PAVEMENT REPLACEMENT

Digitally signed by
Michael R. Hanseter, PE
DN: c=US, st=Florida,
l=West Palm Beach,
o=StormwaterJ
Engineering, Inc.,
cn=Michael R. Hanseter,
PE,
email=mhanseterstormj@gmail.com
Date: 2020.09.17
13:21:29 -0400'

REVISIONS			
NO.	DATE	REV.	REMARKS
1	09/20/20	REV.	ASPH. PAVEMENT SECTION

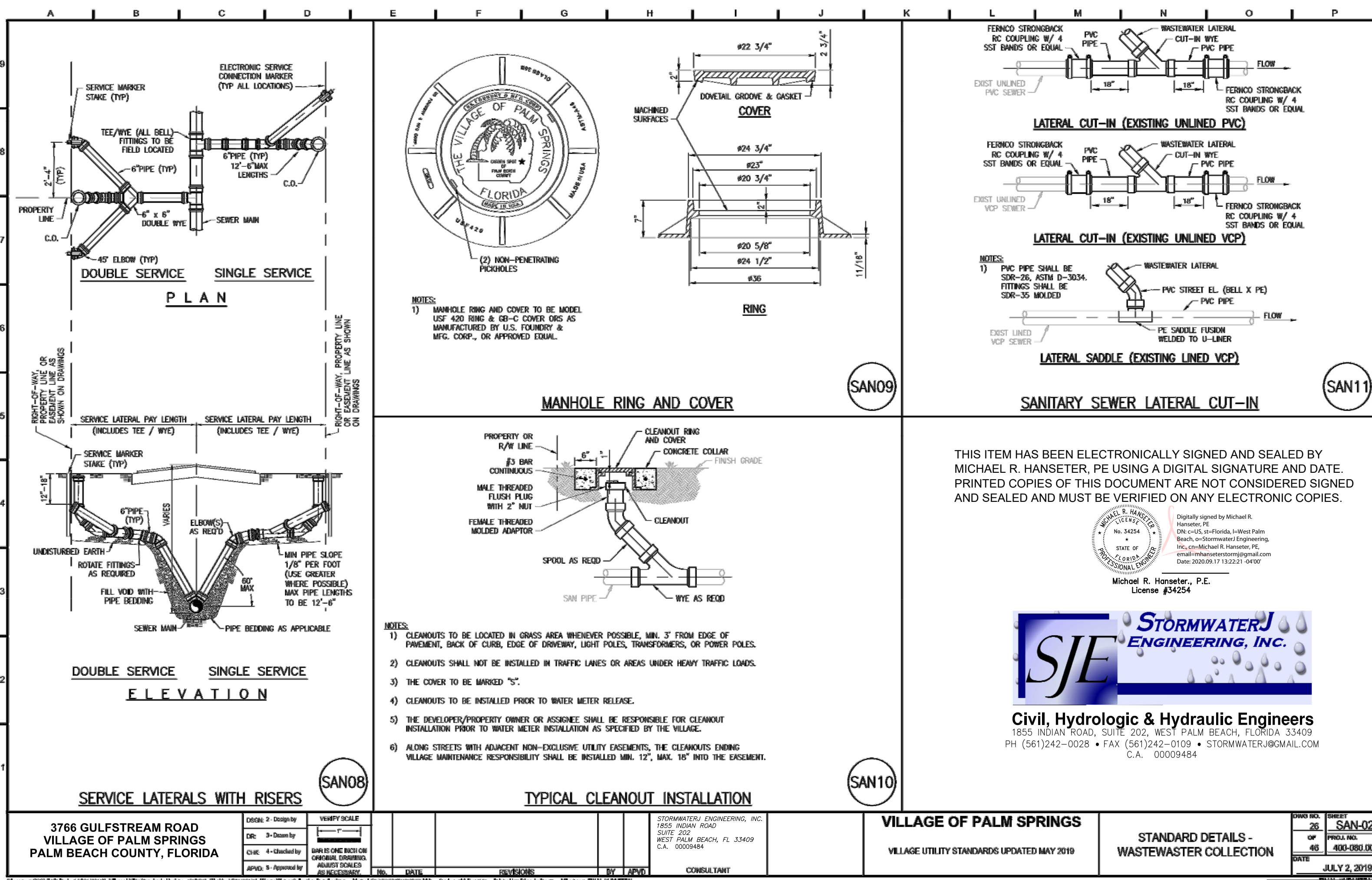
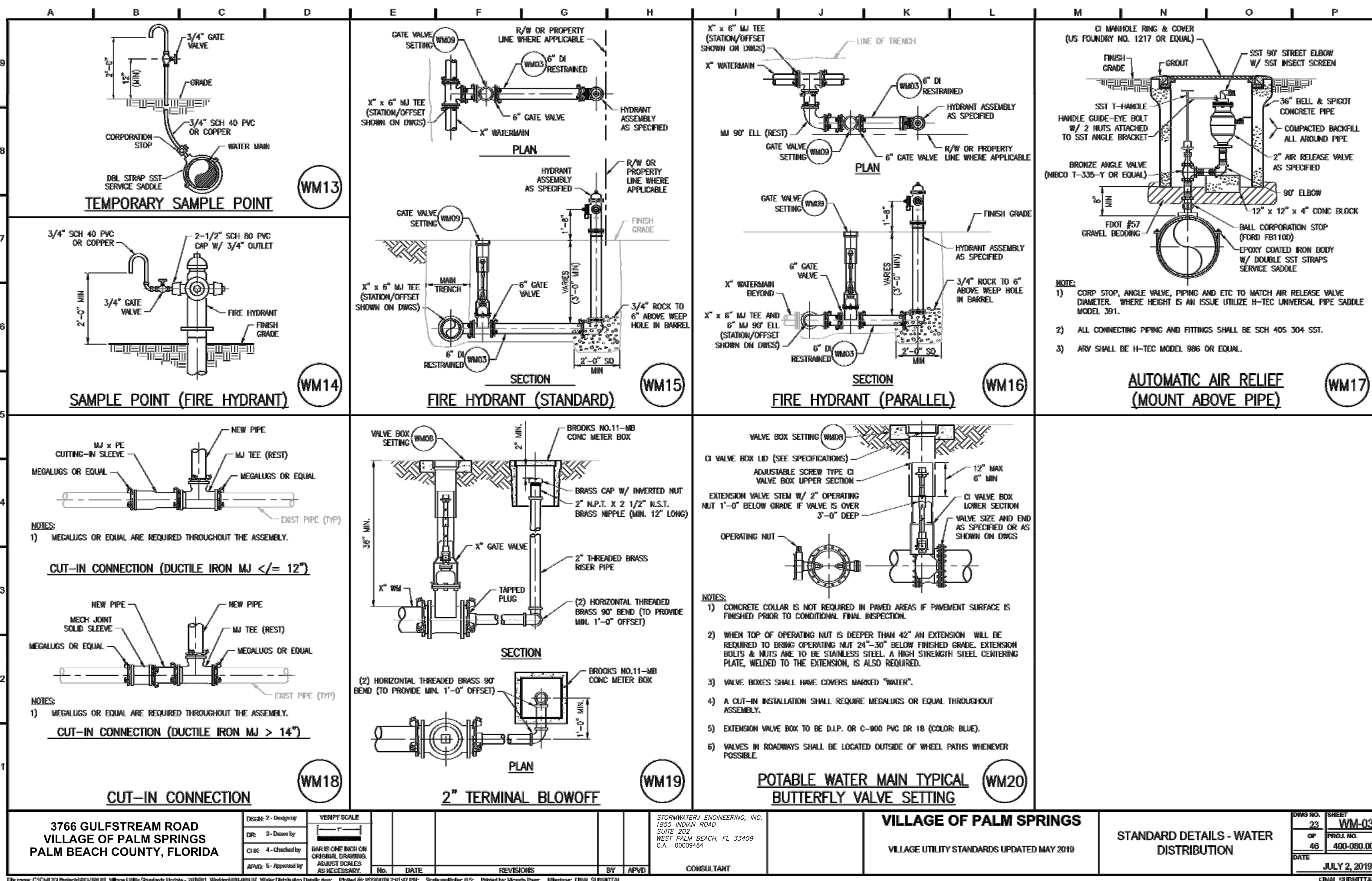
STORMWATERJ ENGINEERING, INC.
SJE
Civil, Hydrologic & Hydraulic Engineers
1855 Inden Road, Suite 202, West Palm Beach, FL 33409
Ph: (561)242-0025 • Fax: (561)242-0109 • stormwaterj@gmail.com

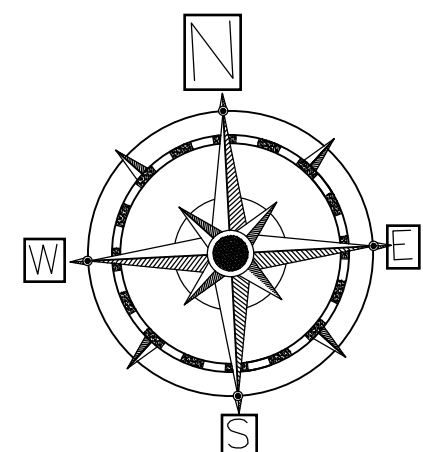
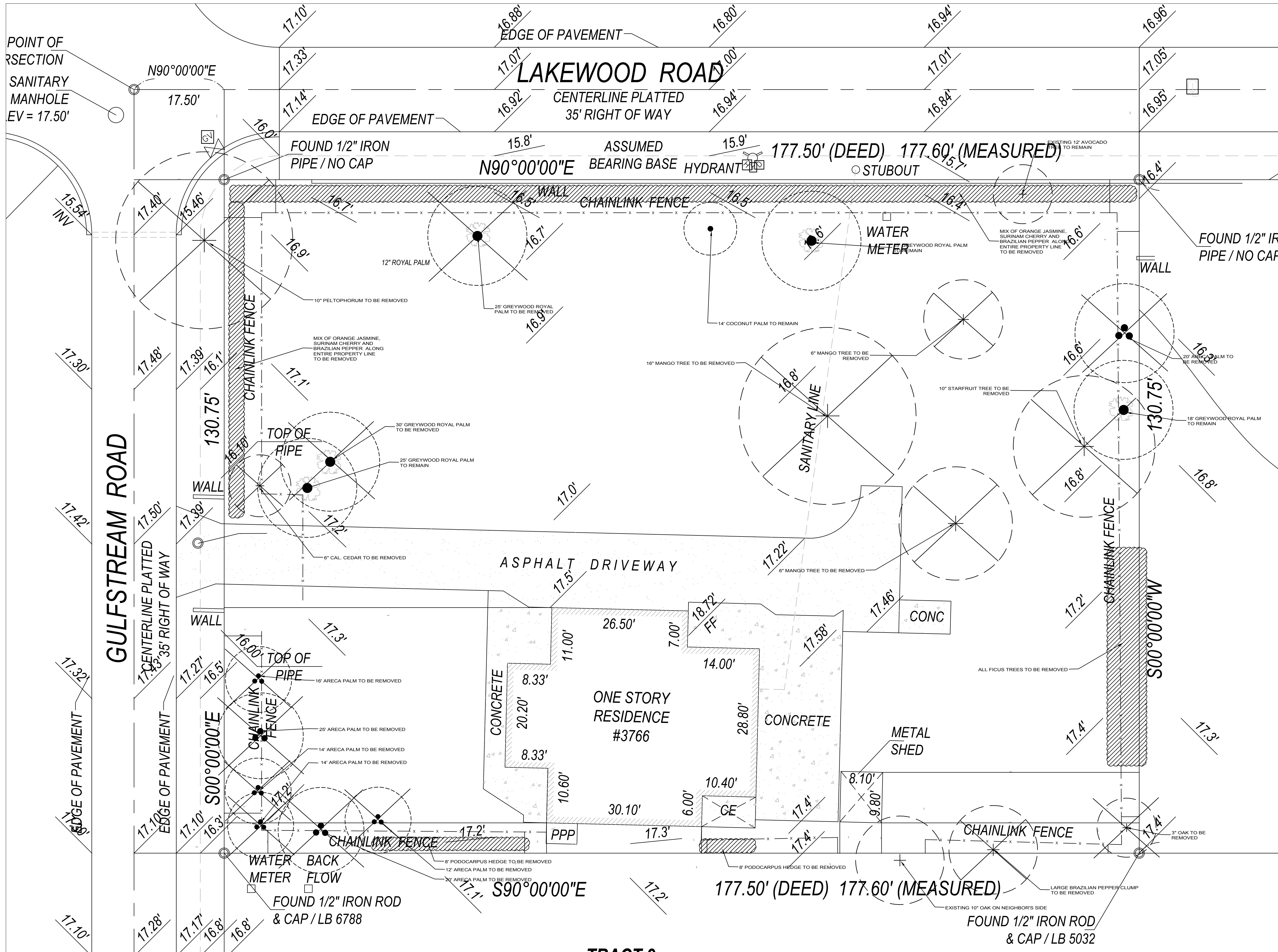
CIVIL DETAILS
3766 GULFSTREAM ROAD
VILLAGE OF PALM SPRINGS, FLORIDA

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Michael R. Hanseter, P.E.
License # 34254

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PROJECT MANAGER				
JOB NO.	19049			

USER'S GUIDE										INDEX OF DRAWINGS																																																																																																																																																																																																																																																																																																																																																	
GENERAL INTENT: THE PURPOSE OF THIS MANUAL IS TO PROVIDE STANDARDIZED SPECIFICATIONS AND DETAILS FOR THE CONSTRUCTION OF UTILITY SYSTEM IMPROVEMENTS WITHIN THE VILLAGE OF PALM SPRINGS UTILITY SERVICE AREA. THIS MANUAL COVERS THE REQUIREMENTS FOR IMPROVEMENTS OR ADDITIONS TO THE VILLAGE'S EXISTING POTABLE WATER SYSTEM, WASTEWATER COLLECTION SYSTEM, PUMP STATIONS, FORCE MAIN SYSTEM, VACUUM SEWER SYSTEM, AND OTHER MISCELLANEOUS ITEMS. IT SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DOCUMENT TO COORDINATE ALL NECESSARY REQUIREMENTS FOR EACH SPECIFIC PROJECT WITH THE APPROPRIATE VILLAGE OF PALM SPRINGS PUBLIC SERVICES DEPARTMENT PERSONNEL. THE STANDARD DETAILS INCLUDED HEREIN SHALL BE USED WITH PRIOR APPROVAL FROM THE VILLAGE OF PALM SPRINGS. THE OBTAINANCE OF ANY ITEM THAT IS SPECIFICALLY REQUIRED TO PROPERLY COMPLETE THE CONSTRUCTION OF AN IMPROVEMENT TO ANY OF THE SYSTEMS AS DESCRIBED SHALL BE PROVIDED BY THE END USER EVEN IF THE SPECIFIC ITEM IS NOT SPECIFIED OR SHOWN BY THE STANDARD DETAILS, OR SPECIFICATIONS. IF THERE IS A CONFLICT BETWEEN THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND DETAILS AND THE APPLICABLE REGULATORY REQUIREMENTS SET FORTH BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, PALM BEACH COUNTY ENGINEERING OR THE PALM BEACH COUNTY HEALTH DEPARTMENT, THE MOST STRINGENT OF THESE REQUIREMENTS SHALL PREVAIL. CURRENT EDITION: THE CURRENT EDITION IS VILLAGE UTILITY STANDARDS UPDATE – 2018 INDUSTRY STANDARDS, REFERENCE SPECIFICATIONS, REGULATIONS, AND CODES: ALL REFERENCE CODES, SPECIFICATIONS AND REGULATIONS SHALL BE CURRENT EDITION. STANDARD DETAILS AND DRAWING GUIDELINES: THESE STANDARD SPECIFICATIONS, DETAILS AND DESIGN GUIDELINES MAY BE REPRODUCED BY THE END USER FOR THE VILLAGE OF PALM SPRINGS' PROJECTS ONLY. PLEASE BE ADVISED THAT THE FILES ARE IN ADOBE PDF AND AIAA FILE FORMATS THAT CAN BE ALTERED BY THE END USER. DUE TO THIS FACT, ANY REUSE OF THESE FILES WILL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OF EXPOSURE TO THE VILLAGE OF PALM SPRINGS OR COLLIER ENGINEERING, INC. THE USER SHALL INDEMNIFY AND HOLD HARMLESS THE VILLAGE OF PALM SPRINGS AND COLLIER ENGINEERING, INC. FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE USE OF THE DIGITAL STANDARD SPECIFICATIONS, DETAILS AND DESIGN GUIDES. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE USER TO SELECT AND USE THE APPROPRIATE STANDARD DETAILS, STANDARD SPECIFICATIONS, DESIGN GUIDES AND DIGITAL FILES THAT MEET THE REQUIREMENTS OF THE SPECIFIC INSTALLATION OR TO GIVE THE USER GENERAL GUIDELINES TO FOLLOW DURING DESIGN ESPECIALLY SINCE MANY PROJECTS THAT WILL REQUIRE THE DRAWING GUIDELINES ARE SITE SPECIFIC. SPECIFIC PROJECT REQUIREMENTS SHALL BE CONFIRMED WITH THE VILLAGE OF PALM SPRINGS. REPRODUCTION: THE USE OF THE DIGITAL FILES DOES NOT CONSTITUTE A WAIVER OF THE OWNERSHIP RIGHTS OF THE VILLAGE OF PALM SPRINGS OR COLLIER ENGINEERING, INC. THE DIGITAL FILES ARE THE SOLE PROPERTY OF THE VILLAGE OF PALM SPRINGS AND COLLIER ENGINEERING, INC. AND ALL COPYRIGHTS AND OWNERSHIP RIGHTS ARE RESERVED. THE DIGITAL FILES SHOULD NOT BE REPRODUCED, COPIED, OR UTILIZED FOR NON-VILLAGE OF PALM SPRINGS UTILITY PROJECTS WITHOUT WRITTEN PERMISSION.										<table><thead><tr><th>DWG NO.</th><th>TOTAL OF DWGS</th><th>SHEET</th><th>DESCRIPTION</th><th>DWG NO.</th><th>TOTAL OF DWGS</th><th>SHEET</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td colspan="8">GENERAL</td></tr><tr><td>1</td><td>OF</td><td>46</td><td>1 COVER</td><td>34</td><td>OF</td><td>46</td><td>DS-01 DESIGN GUIDELINES – PUMP STATION</td></tr><tr><td>2</td><td>OF</td><td>46</td><td>2 0-01 UTILITY CODE, INDEX OF DRAWINGS, AND GENERAL NOTES</td><td>35</td><td>OF</td><td>46</td><td>DS-02 DESIGN GUIDELINES – PUMP STATION</td></tr><tr><td colspan="8">STANDARD DETAILS – GENERAL</td></tr><tr><td>3</td><td>OF</td><td>46</td><td>GEN-01 STANDARD DETAILS GENERAL</td><td>36</td><td>OF</td><td>46</td><td>DS-03 DESIGN GUIDELINES – PUMP STATION</td></tr><tr><td>4</td><td>OF</td><td>46</td><td>GEN-02 STANDARD DETAILS 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EXISTING VEGETATION REMOVAL PLAN

0 5 10 20
SCALE: 1"=10'

Revisions	By
4-3-20 floor plan	JH
7-28-20 village comments	JH

Drawn
JH

Reviewed
JH

Date
3-26-20

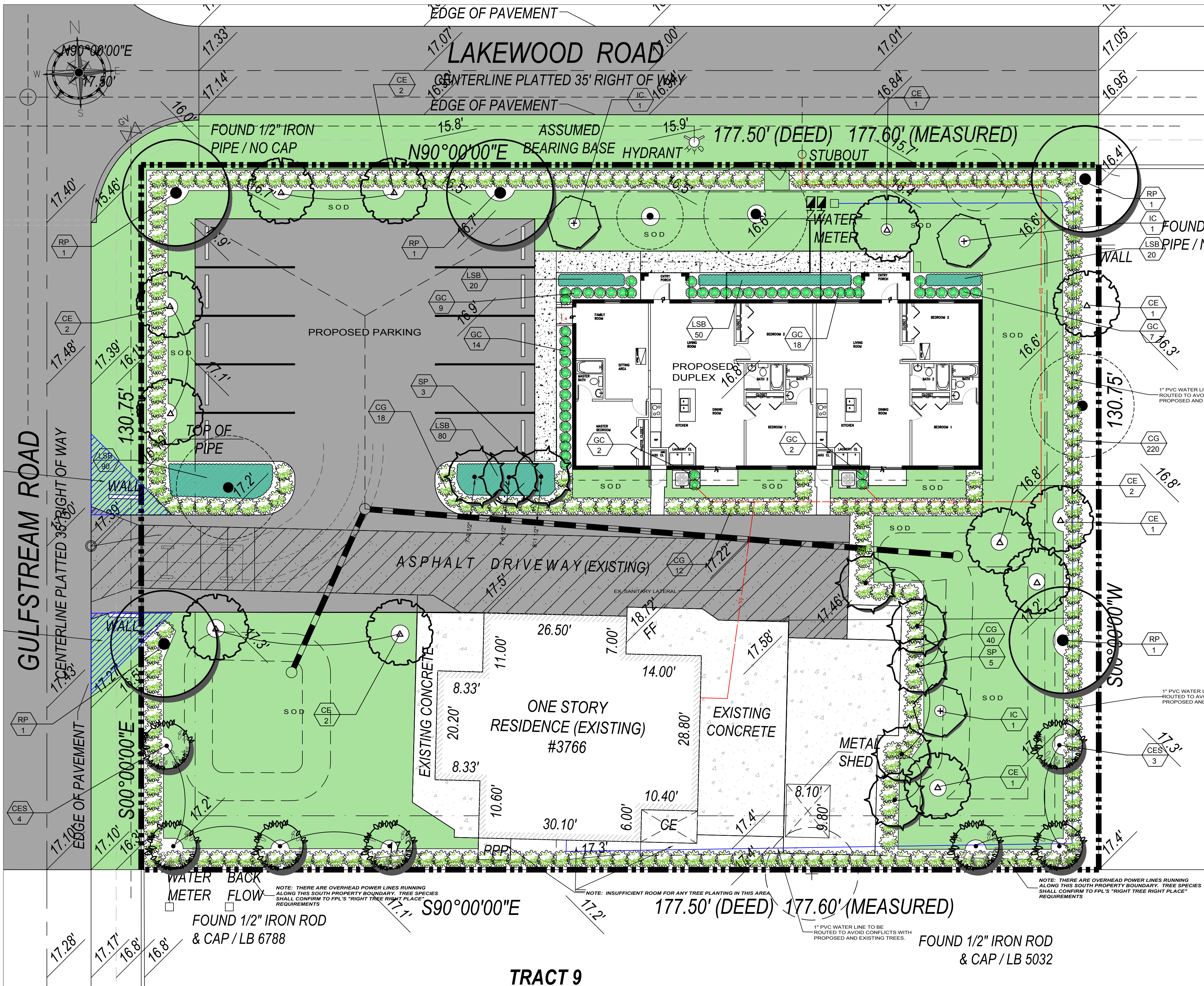
Scale
1"=10'

Project No.
20-007



Sheet No.

LP-1



IC--DAHOON HOLLY TREE



SP--CABBAGE PALMS



CES--SILVER BUTTONWOOD TREE



CE--GREEN BUTTONWOOD TREE



RP--ROYAL PALM



CG--SMALL LEAF CLUSIA



GC--GOLD CAPELLA



LSB--LIRIOPE SUPER BLUE

Landscape Architecture
JBD Design, Inc.
Jeff A. Houghtaling
Registered Landscape Architect
LA6666783
129 Dayton Road
Lake Worth, FL 33467
ph:(561) 434-1343
e:jeff@jbdesigninc.com
www.jbdesigninc.com
www.Houtz.com

3766 GULFSTREAM ROAD
VILLAGE OF PALM SPRINGS, FLORIDA

LANDSCAPE REQUIREMENTS AS PER CHAPTER 34, ARTICLE III--LANDSCAPING

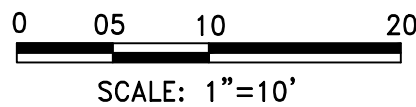
SEC. 34-161 (b)(1)--One tree shall be preserved or planted for every 1,500 sf of parcel.
Lot area= 23,208 SF
Total number of trees required on interior of lot= 16 (NOT INCLUDING PERIMETER BUFFERS)
Total number of trees provided (existing and proposed)=18 (16 proposed new trees and 2 existing Royal Palms)
2 existing Roystonea elata (Royal Palm)
1 existing Cocos nucifera (Coconut Palm)
1 existing Avocado Tree

SEC. 34-164 (b)--Minimum of 25% of front facade facing street to be planted with shrubs and / or trees
Building Fascade along streets= 107'
Length of planting strip along street facing fascade provided= 93' (87%)

SEC. 34-185 (b)--Minimum of 50% of required trees must be shade trees
Number of shade trees applied to tree requirement= 8

SEC. 34-186--Minimum of 50% of required trees must be native species
Number of native trees provided= (100% of proposed trees are Native)

PROPOSED LANDSCAPE PLAN (9-25-20)

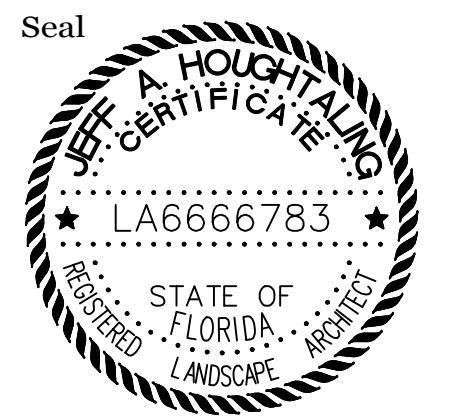


Revisions	By
4-3-20 floor plan	JH
7-28-20 village comments	JH
9-25-20 civil eng. changes	JH

Drawn JH Reviewed

Date 3-26-20 Scale 1"=10'

Project No. 20-007

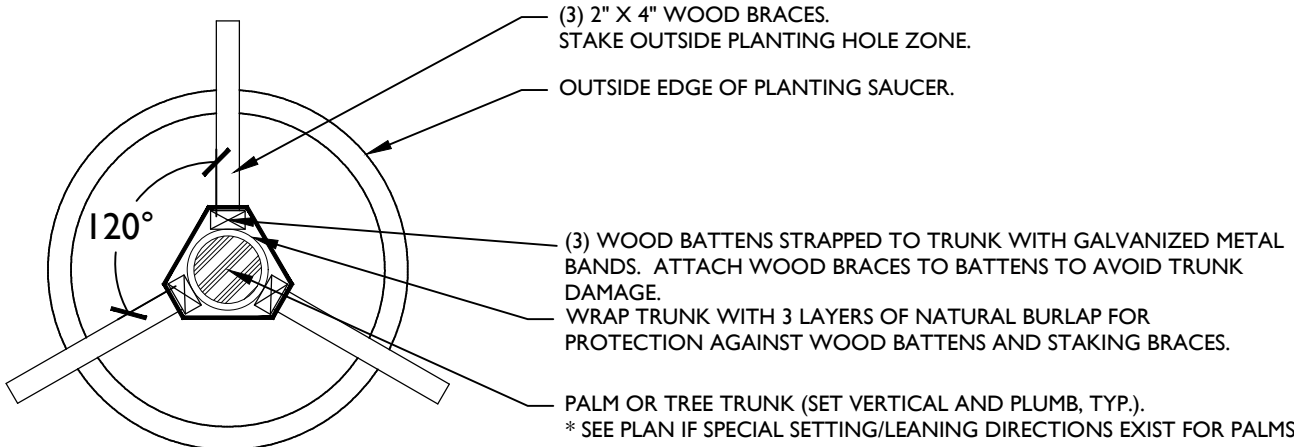


Sheet No.

LP-2

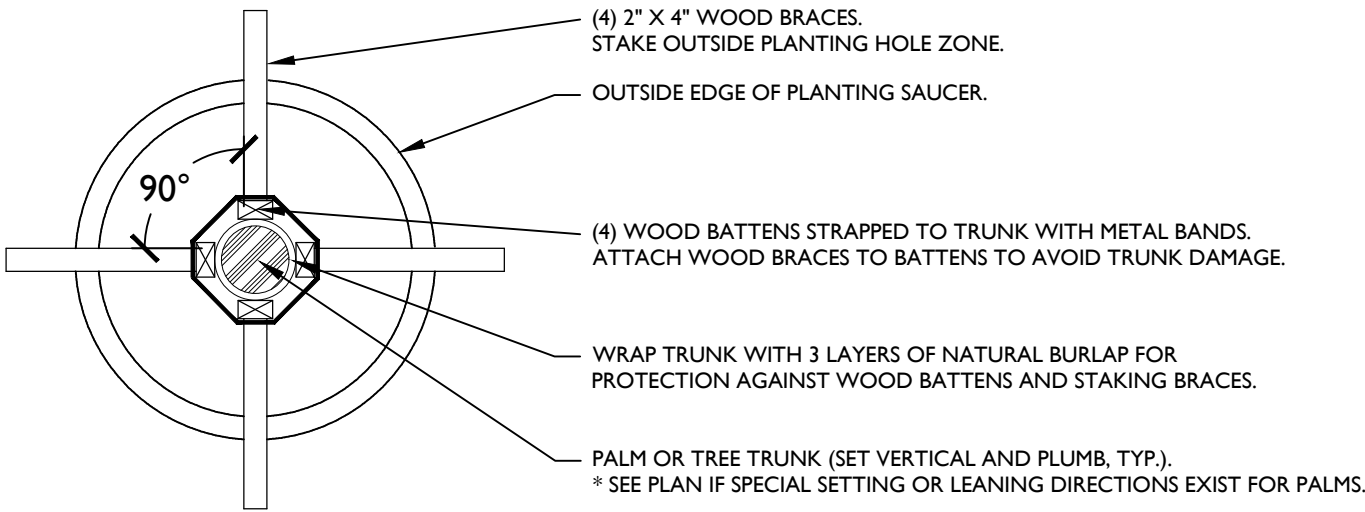
SMALL PALM STAKING PLAN

NOTE:
1. APPLICABLE TO ALL PALMS WITH CALIPER SIZE OF LESS THAN SIX (6) INCHES.
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.

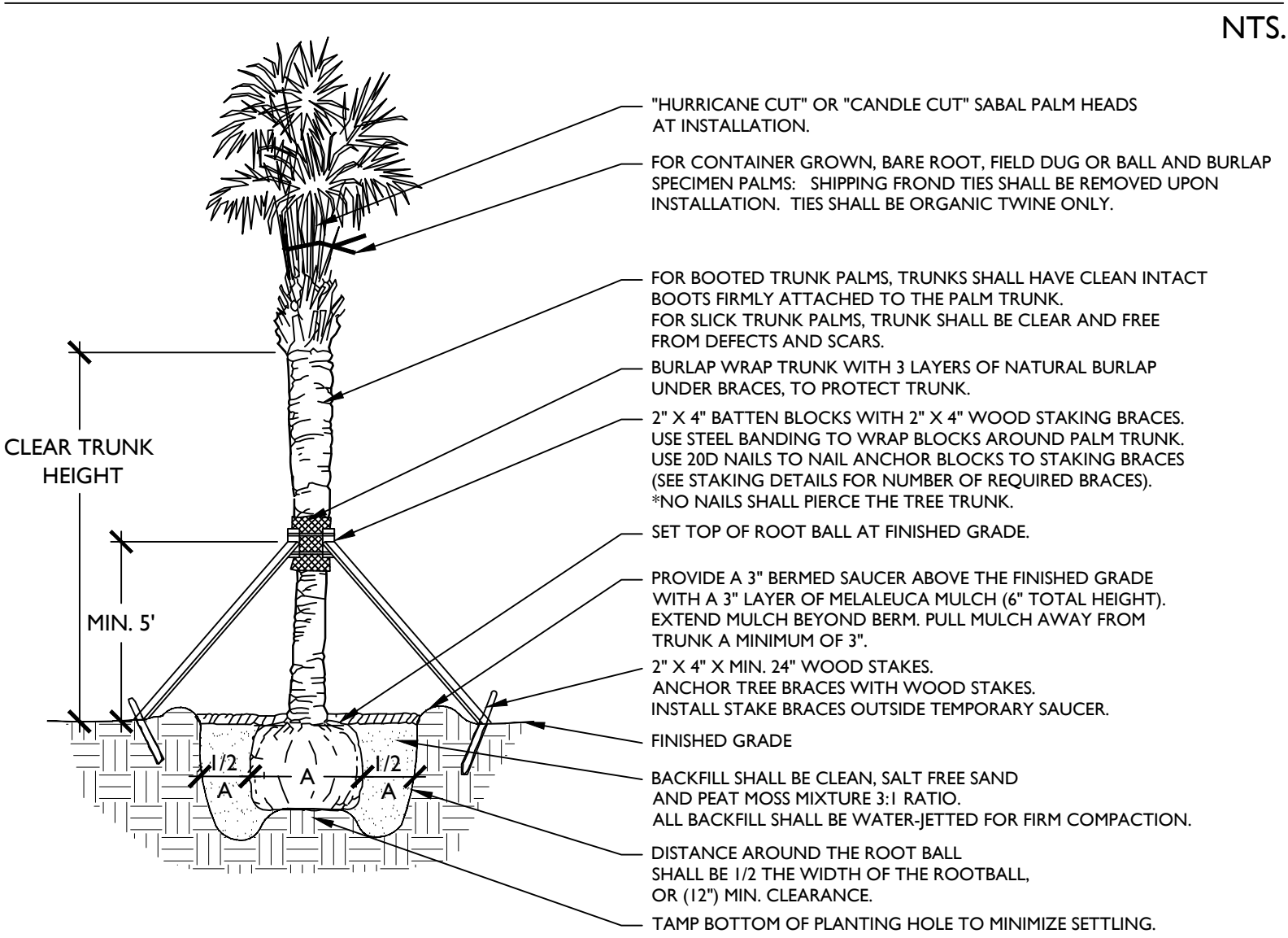


LARGE PALM OR TREE STAKING PLAN

NOTE:
1. APPLICABLE TO ALL MULTI-TRUNK PALMS AND PALMS WITH CALIPER SIZE OF SIX (6) INCHES OR GREATER.
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.

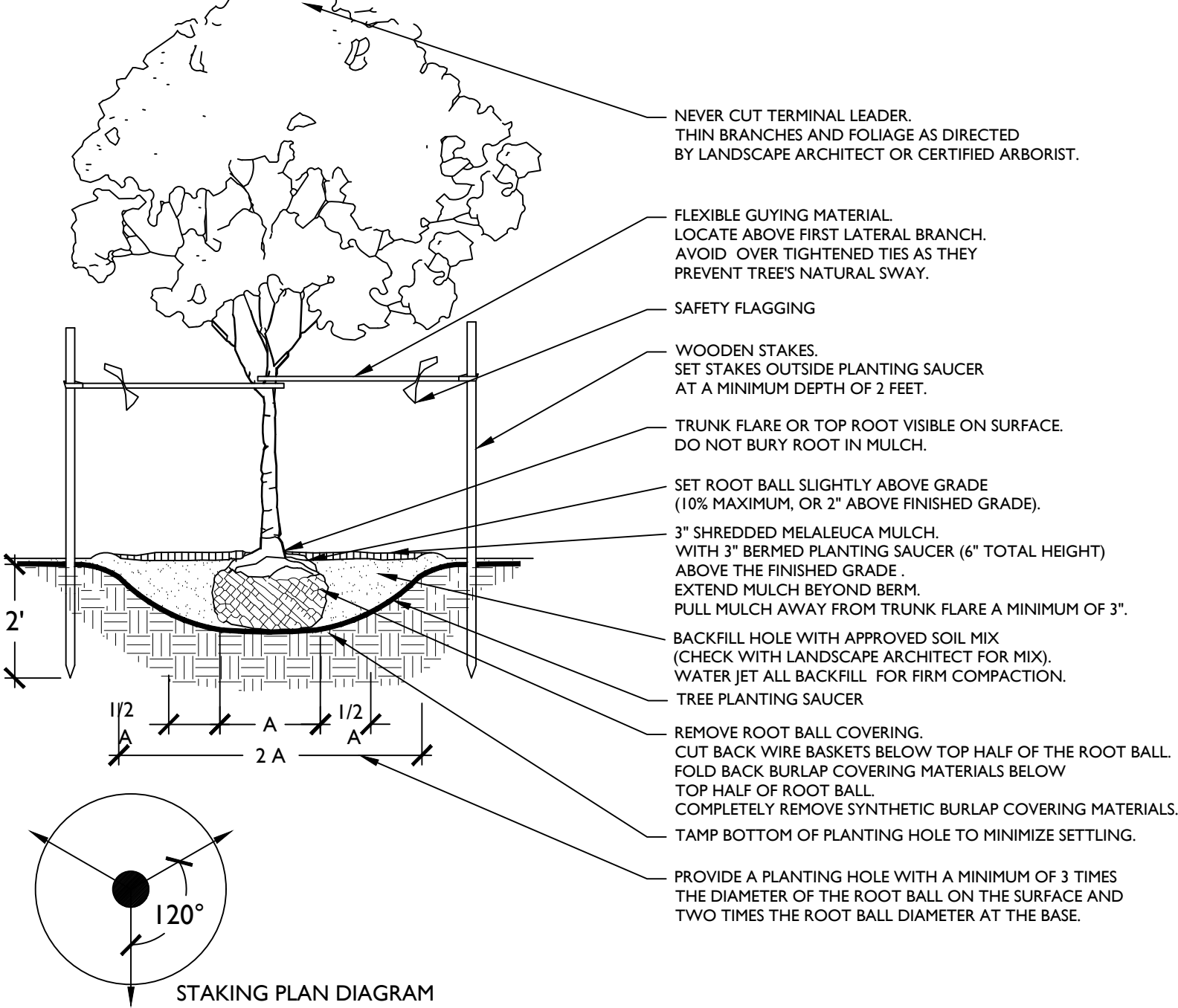


PALM PLANTING DETAIL

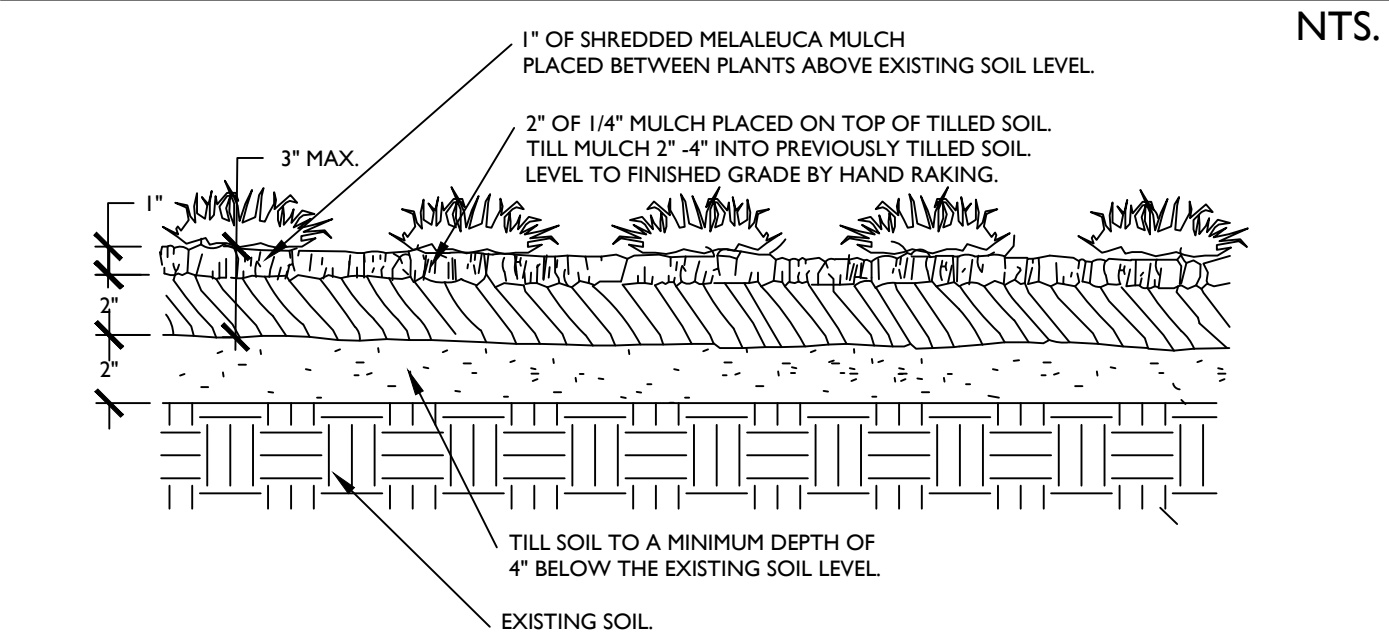


TREE PLANTING DETAIL

NOTE:
1. ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES.



GROUNDCOVER DETAIL

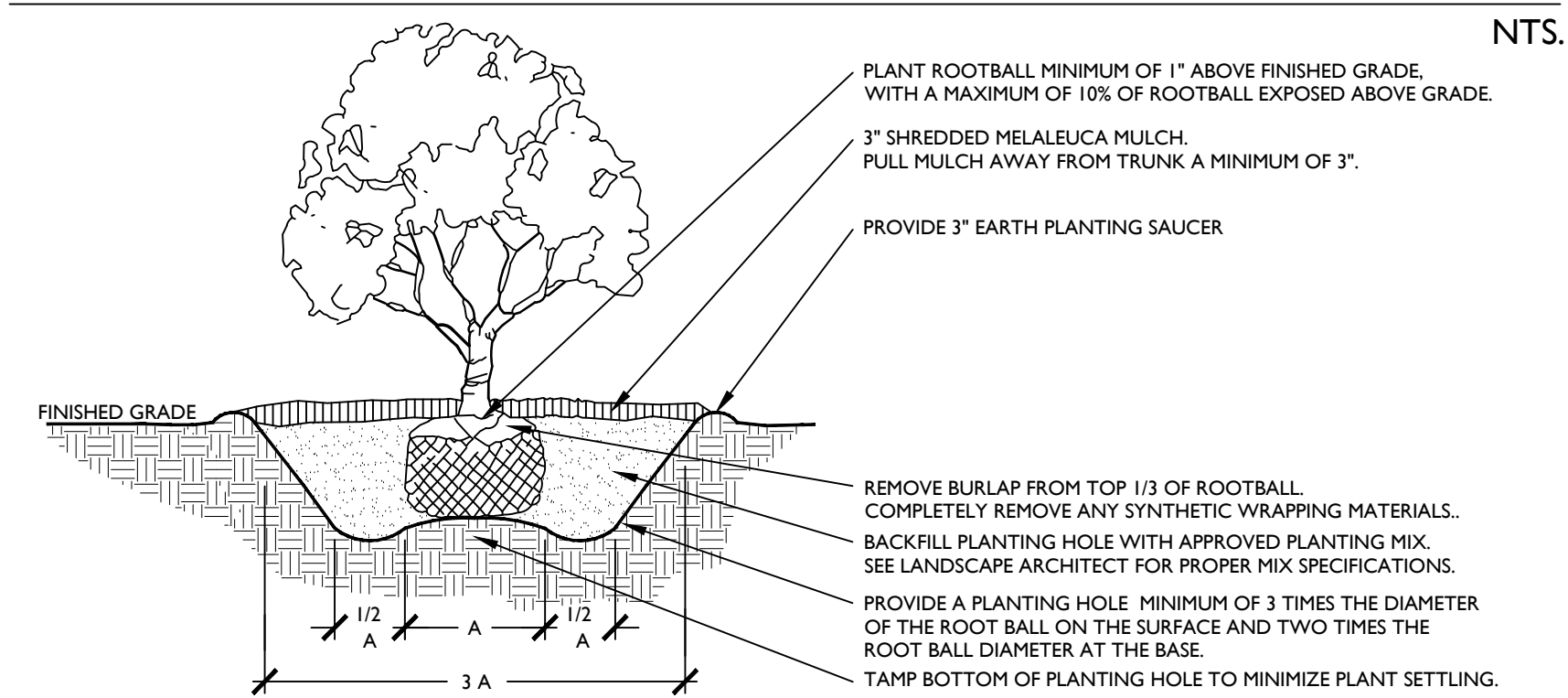


PLANT SPACING DETAIL

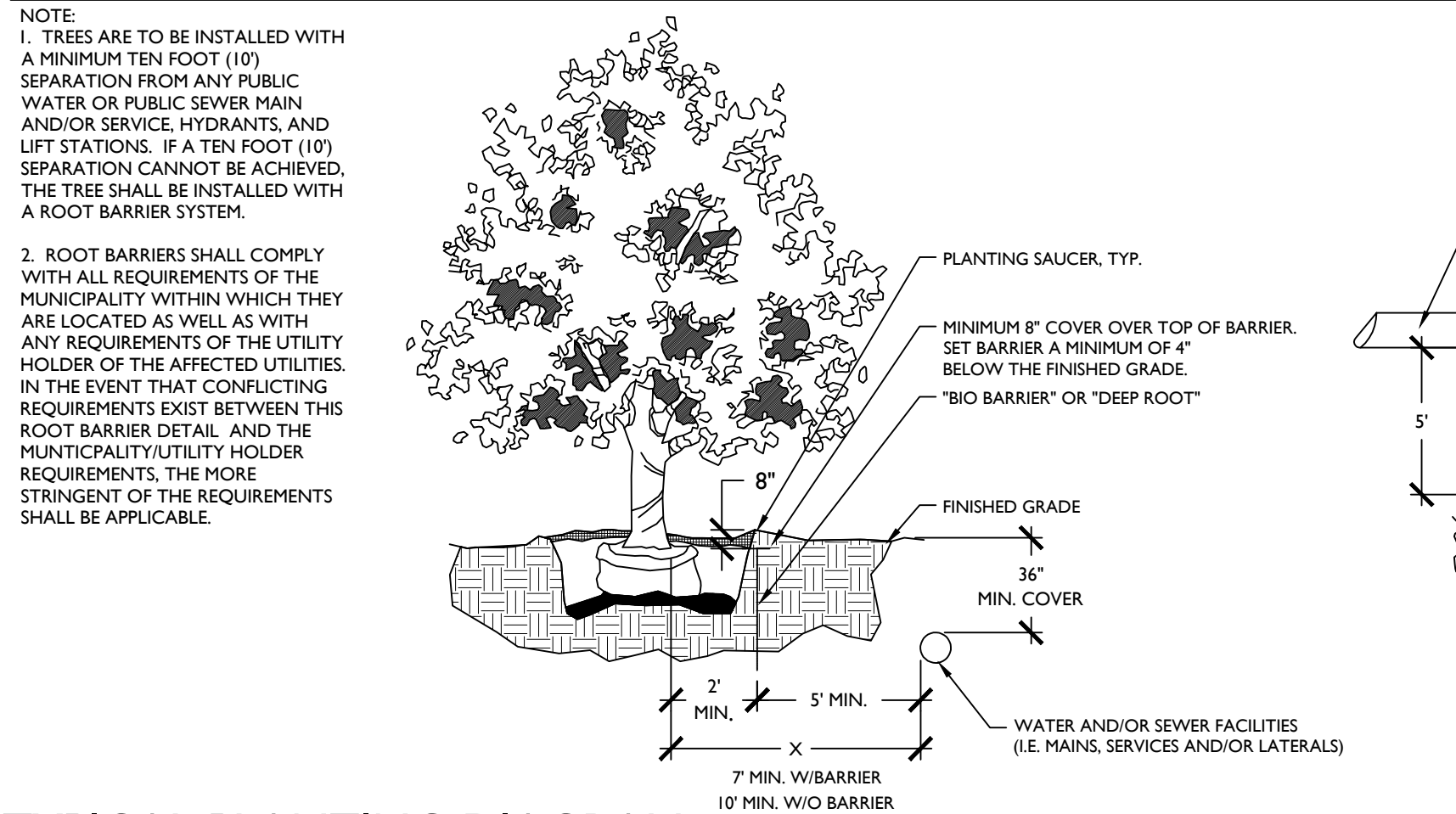
SPACING "D"	ROW "A"
6" O.C.	5.2"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.4"
18" O.C.	15.6"
24" O.C.	20.8"
30" O.C.	26.0"
36" O.C.	31.2"
48" O.C.	41.6"

PLANT SPACING CHART

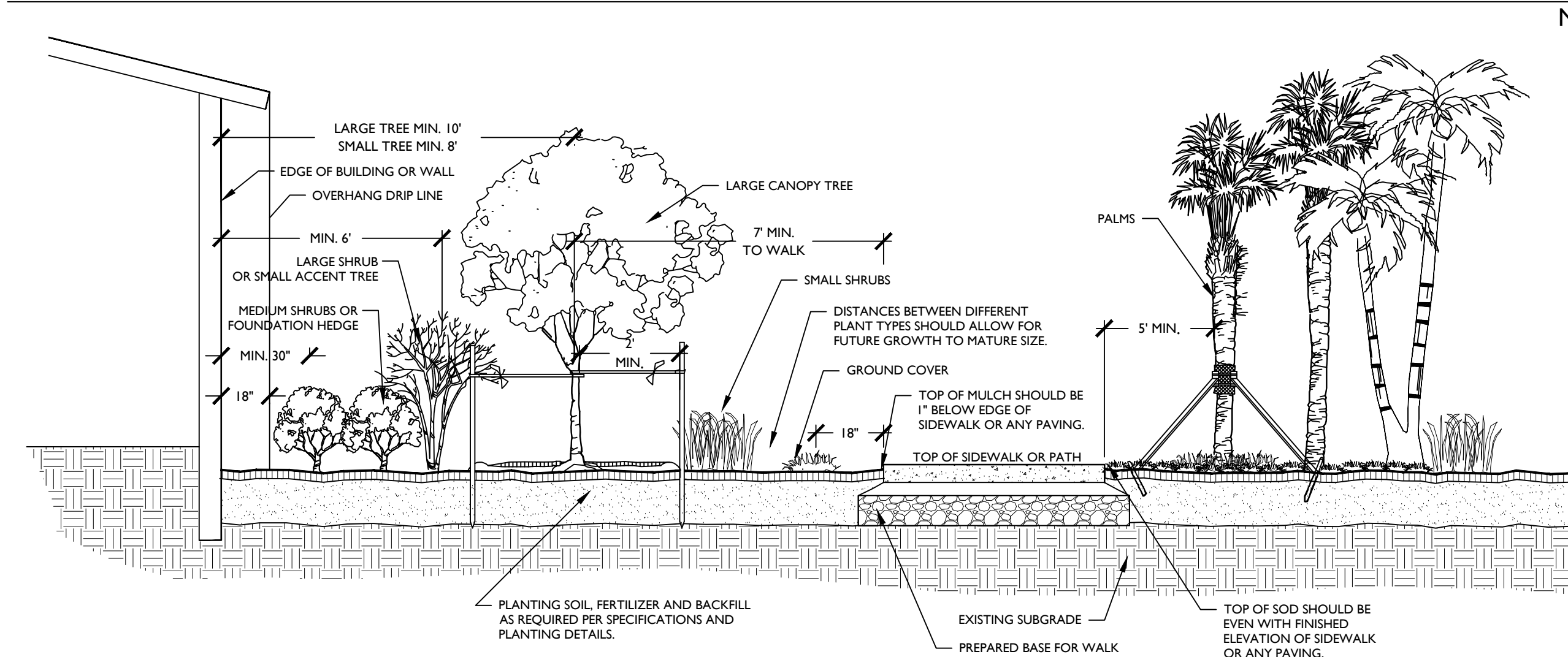
SHRUB PLANTING DETAIL



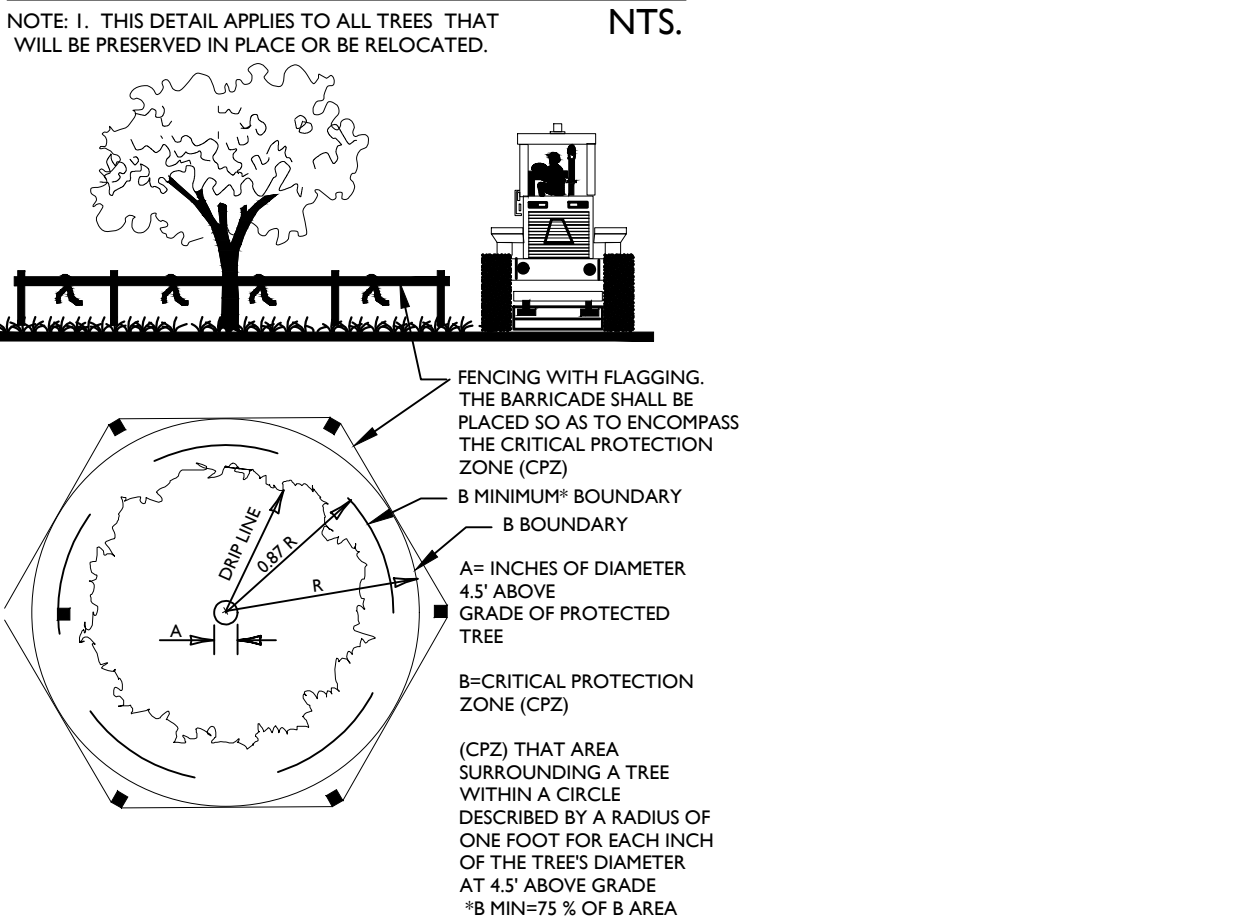
ROOT BARRIER DETAIL



TYPICAL PLANTING DIAGRAM



TREE PROTECTION DETAIL



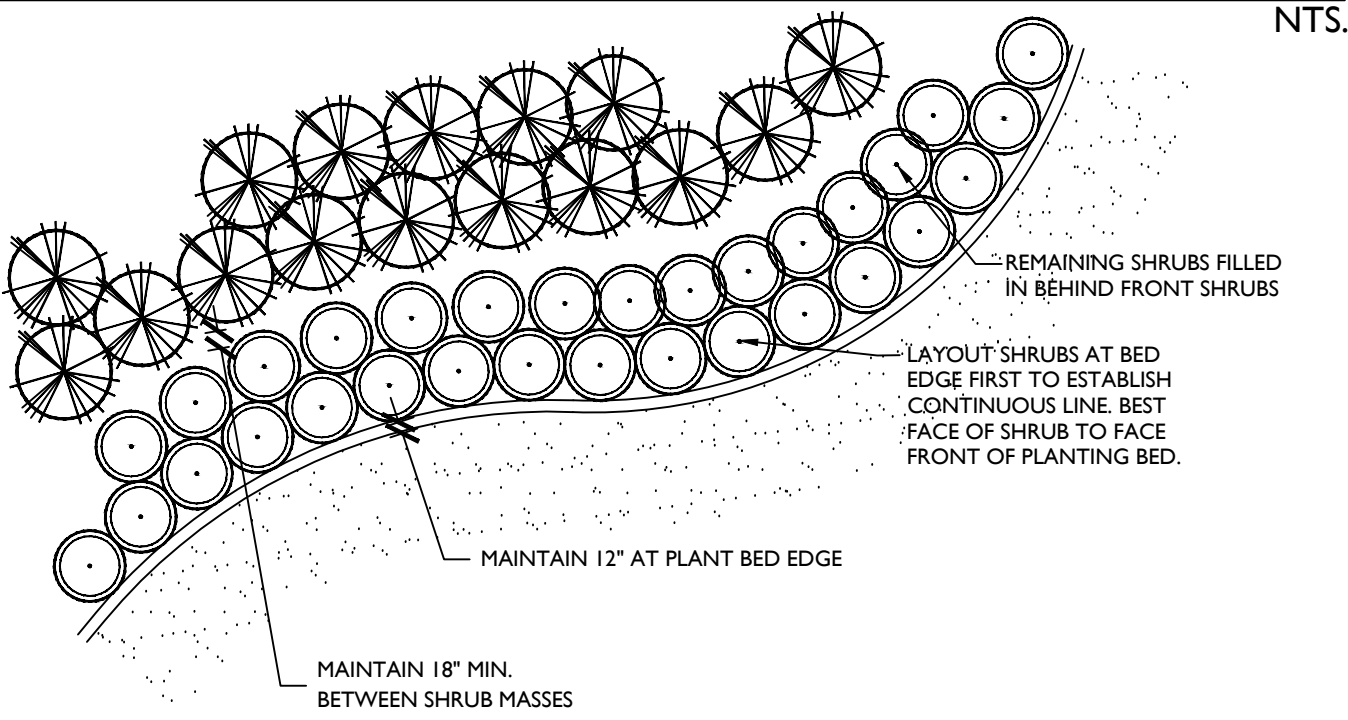
PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS
CE	7	Conocarpus erectus	Green Buttonwood	12' overall height x 6' min. spread/ 2' min. caliper/ 5' clear trunk/ Florida #1 min. (NATIVE)
CES	12	Conocarpus erectus 'sercies'	Silver Buttonwood	12' overall height x 6' min. spread/ 2' min. caliper/ 5' clear trunk/ Florida #1 min. (NATIVE)
CG	290	Clusia guttifera	Small Leaf Clusia	15 gallon, full, dense to base/ 48" tall x 40" spread/ 36" on center (DROUGHT TOLERANT)
GC	38	Schefflera arboricola "Gold Capella"	Gold Capella	3 gallon, full,dense/ 18"x18"/ 24" on center spacing (drought tolerant)
IC	3	Ilex cassine	Dahoon Holly	12' overall height x 6' min. spread/ 2' min. caliper/ 5' clear trunk/ Florida #1 min. (NATIVE)
LSB	260	Liriope "Super Blue"	Super Blue Liriope	1 gallon, full,dense/ 6"x10"/ 12" on center spacing (Non Native and Drought Tolerant)
RP	5	Roystonea elata	Royal Palm	6' greywood height/ full,dense crown/ Florida #1 or better (NATIVE)
SOD	10450	St. Augustine		Measurement in square feet (indicates maximum amount of sod needed)
SP	8	Sabal palmetto	Cabbage Palm	12' overall height/ booted trunks/ hurricane cut at time of planting (NATIVE)

LANDSCAPE NOTES:

- STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.
- CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.
- 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. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.
- ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.
- ALL UTILITY BOXES/ STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL.
- IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
- ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHTS (FPL'S) RIGHT TREE RIGHT PLACE GUIDELINES.
- IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
- LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
- REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
- RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.

SHRUB AND GROUNDCOVER PLANTING DETAIL

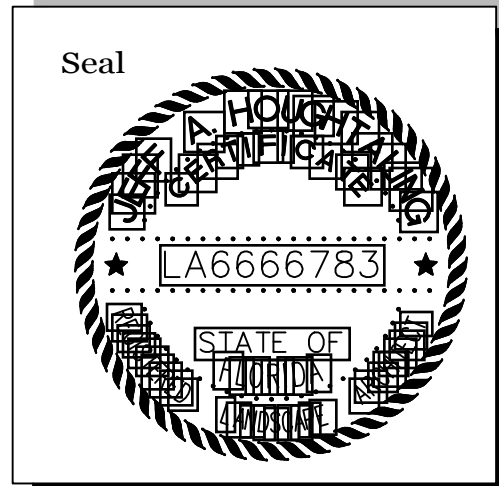


Revisions	By
4-3-20 floor plan	JH
7-28-20 village comments	JH

Drawn	Reviewed
JH	

Date	Scale
3-29-20	

Project No.
20-007



A. Provide all exterior planting as shown on the drawings or inferable therefrom and/or as specified in accordance with the requirements of the Florida Department of Agriculture and Forestry, Florida Department of Transportation, Florida Department of Environmental Protection, and Florida Department of Transportation. Landscape plans provided indicate the proposed location of living plant material only. Structural elements and hardscape features indicated on the landscape plans are for information purposes only. Landscape plans are not to be utilized for staking and layout or location of any structural site features including but not limited to, buildings, signage, pathways, easements, utilities or roadways.

B. These specifications include standards necessary for and incidental to the execution and completion of planting as indicated on the prepared drawings and specified herein.

C. All applicable federal, state and local permits shall be obtained prior to the removal, relocation, or installation of plant materials indicated within the plan documents.

D. Protection of existing features. During construction, protect all existing trees, shrubs, and other specified vegetation, site features and improvements, structures, and utilities specified herein and/or on submitted drawings. Removal or destruction of existing plantings is prohibited unless specifically authorized by the owner, and with permit as required by associated federal, state and local government agencies.

II. Applicable Standards

A. American National Standards for Tree Care Operations, ANSI A300. American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036

B. American Standard for Nursery Stock, ANSI Z60.1. American Nursery and Landscape Association, 1250 Eye Street, NW, Suite 500, Washington, D.C. 20005.

C. Hortus Third, The Staff of the L.H. Bailey Hortorium. 1976, MacMillan Publishing Co., New York.

D. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent addition.

E. National Arborist Association—Pruning Standards for Shade Trees

F. All standards shall include the latest additions and amendments as of the date of advertisement for bids

III. Qualifications

A. Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type of work. All contractors and their sub-contractors who will be performing any landscape work included in this section of the specification shall be qualified by the following:

B. Landscape Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workman's Compensation Insurance.

IV. Requirements of Regulatory Agencies

A. Certificates of inspection shall accompany the invoice for each shipment of plants as may be required by law for transportation. File certificates with the landscape architect prior to acceptance of the material. Inspection by federal or state authorities at place of growth does not preclude rejection of the plants at the site.

V. Submittals

A. Manufacturer's Data: Submit copies of the manufacturer's and/or source data for all materials specified, including soils, soil amendments and fertilizer materials. Comply with regulations applicable to landscape materials.

B. Samples: Submit samples of all topsoil, soil mixes, mulches, and organic materials. Samples shall weigh 1 kg (2 lb) and be packaged in plastic bags. Samples shall be typical of the lot of material to be delivered to the site and provide an accurate indication of color, texture, and organic makeup of the material.

C. Nursery Sources: Submit a list of all nurseries that will supply plants, along with a list of the plants they will provide and the location of the nursery.

D. Soil Test: Submit soil test analysis report for each sample of topsoil and planting mix from a soil testing laboratory approved by the landscape architect.

E. Provide a particle size analysis, including the following gradient of mineral content:

USDA Designation	Size in mm
Gravel	0.5 mm - 1.2 mm
Very Course Sand	+2 mm
Coarse Sand	0.25-0.5 mm
Medium Sand	0.1-0.25 mm
Fine Sand	0.05-0.1 mm
Very fine sand	0.002-0.05 mm
Silt	smaller than 0.002 mm
Clay	

F. Provide a chemical analysis, including the following:

- pH and buffer pH
- Percentage of organic content by oven-dried weight.
- Nutrient levels by parts per million, including phosphorus, potassium magnesium, manganese, iron, zinc, and calcium. Nutrient test shall include the testing laboratory recommendations for supplemental additions to the soil based on the requirements of horticultural plants.
- Soluble salt by electrical conductivity of a 1:2, soil: water, sample measured in millimho per cm.
- Cation exchange capacity (CEC).

G. Material Testing: Submit the manufacturers particle size analysis, and the pH analysis and provide a description and source location for the content material of all organic materials.

H. Maintenance Instructions: Prior to the end of maintenance period, Landscape Contractor shall furnish three copies of written maintenance instructions to the Landscape Architect for transmittal to the Owner for maintenance and care of installed plants through their full growing season.

VI. Utility Verification

A. The contractor shall contact the local utility companies for verification of the location of all underground utility lines in the area of the work. The contractor shall be responsible for all damage resulting from neglect or failure to comply with this requirement.

Part 2. Materials

I. Plants

A. Plants shall be true to species and variety specified and nursery-grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project for at least two years. They shall have been freshly dug.

1. All plant names and descriptions shall be as defined in Hortus Third.

2. All plants shall be grown and harvested in accordance with the American Standard for Nursery Stock and Florida Department of Agriculture Grades and Standards for Nursery Plants

3. Unless approved by the landscape architect, plants shall have been grown at a latitude not more than 325 km (200 miles) north or south of the latitude of the project unless the provenance of the plant can be documented to be compatible with the latitude and cold hardiness zones of the planting location.

B. Unless specifically noted, all plants shall be exceptionally heavy, symmetrical, and so trained or favored in development and appearance as to be unquestionably and outstandingly superior in form, compactness, and symmetry. They shall be sound, healthy, vigorous, well branched, and densely foliated when in leaf; free of disease and insects, eggs, or larvae; and shall have healthy, well-developed root systems. They shall be free from pruning injury.

1. Trees with multiple leaders, unless specified, will be rejected. Trees with a damaged or crooked leader, bark abrasions, sunscald, disfiguring knots, insect damage, or cuts of limbs over 20 mm (3/4 in.) in diameter that are not completely closed will be rejected.

2. Plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the landscape architect, except that larger plants shall not increase the contract price. If larger plants are approved, the root ball shall be increased in proportion to the size of the plant.

1. Caliper measurements shall be taken on the trunk 150 mm (6 in.) above the natural ground line for trees up to and including 100 mm (4 in.) in caliper, and 300 mm (12 in.) above the natural ground line for trees over 100 mm (4 in.) in caliper. Height and spread dimensions specified shall be taken to the main stem of the plant and not from branch tip to branch tip. Plants shall be measured when branches are in their normal position. If a range of sizes is given, no plant shall be less than the minimum size, and no less than 50 percent of the plants shall be as large as the maximum size specified. Measurements specified are minimum sizes acceptable after pruning, where pruning is required. Plants that do not possess a standard relationship between height and spread, according to the Florida Department of Agriculture Grades and Standards for Nursery Plants, shall be rejected.

D. Substitutions of plant materials will not be permitted unless authorized in writing by the landscape architect. If proof is submitted in writing that a plant specified is not obtainable, consideration will be given to the nearest available size or similar variety, with a corresponding adjustment of the contract price.

E. The plant schedule provided at the end of this section, or on the drawing, is for the contractor's information only, and no guarantee is expressed or implied that quantities therein are correct or that the list is complete. The contractor shall ensure that all plant materials are available for delivery to the main site prior to the start of construction.

F. All plants shall be labeled by plant name. Labels shall be attached securely to all plants, bundles, and containers of plant materials when delivered. Plant labels shall be durable and legible, with information given in weather-resistant ink or embossed process lettering.

G. Selection and Tagging

1. Plants shall be subject to inspection for conformity to specification requirements and approval by the landscape architect at their place of growth and upon delivery. Such approval shall not impair the right of inspection and rejection during progress of the work.

2. A written request for the inspection of plant material at their place of growth shall be submitted to the landscape architect at least ten calendar days prior to digging. This request shall state the place of growth and the quantity of plants to be inspected. The landscape architect may refuse inspection at this time if, in his or her judgment, sufficient quantities of plants are not available for inspection or landscape architect deems inspection is not required.

3. All dead ground deciduous trees shall be marked to indicate trees north orientation in the nursery. Place a 1-in. diameter spot of white paint on the north side of the tree trunk within the bottom 12 inches of the trunk.

H. Anti-Desiccants

1. Anti-desiccants, if specified, are to be applied to plants in full leaf immediately before digging or as required by the landscape architect. Anti-desiccants are to be applied to all leaves and branches are covered with a continuous protective film.

I. Balled and Burlapped (B&B) Plant Materials

1. Trees designated B&B shall be properly dug with firm, natural balls of soil retaining as many fibrous roots as possible, in sizes and shapes as specified in the Florida Department of Agriculture Grades and Standards for Nursery Plants. Balls shall be firmly wrapped with synthetic, natural, or treated burlap. All synthetic fabric should be removed from the rootball prior to planting. True biodegradable burlap can be left around the root ball. The root collar shall be apparent at surface of ball. Trees with loose, broken, processed, or manufactured root balls will not be accepted, except with special written approval before planting.

J. Container Plants

1. Plants grown in containers shall be of appropriate size for the container as specified in the most recent edition of the Florida Department of Agriculture Grades and Standards for Nursery Plants and be free of circling roots on the exterior and interior of the root ball.

2. Container plants shall have been grown in the container long enough to have established roots throughout the growing medium.

K. Bare-root and Collected Plants

1. Plants designated as bare-root or collected plants shall conform to the American Standard for Nursery Stock.

2. Bare-root material shall not be dug or installed after bud break or before dormancy.

3. Bare-rooted plant material that has not been taken from active nursery operations shall be dug with a root ball spread at least 1/3 greater than nursery-grown plants. When specified or approved, shall be in good health, free from disease, insect or weed infestation and shall not be planted before inspection and acceptance at the site. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.

L. Special Materials

1. Plants designated as special materials shall be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancys.

M. Palms

1. Coconut Palms shall be grown from a certified seed.

2. All palm species except Sabal palmetto shall have roots adequately wrapped before transporting.

3. Sabal palms shall have a hurricane cut. Sabal palms shall be installed on site at the earliest opportunity in the construction process.

4. All Sabal palms shall be from Palm Beach County or other sandy soils. All Sabal palms shall be Florida Fancy.

5. For rooted trunk palms, the roots shall have clean intact boots firmly attached to the palm trunk. For sick trunk palms, trunk shall be clear and free from defect and scors.

5. The Contractor shall treat all palms as required to prevent infestation by the palmetto weevil.

N. Sod

1. Sod shall be graded #1 or better. Sod shall be loam or muck grown with a firm, full texture and good root development. Sod shall be thick, healthy and free from defects and debris including but not limited to dead thatch, insects, fungus, diseases and contamination by weeds, other grass varieties or objectionable plant material.

2. Sod shall be supplied in sufficient quantity to ensure a dense stand of live grass. Sod shall be live, fresh, and uninjured at the time of planting. Plant sod within 48 hours after harvesting.

3. Sod area shall be all areas not otherwise identified and shall include the area beyond the property line to the edge of pavement and/or edge of water.

O. Irrigation

1. Immediately after harvesting plants, protect from drying and damage until shipped and delivered to the planting site. Rootballs shall be checked regularly and watered sufficiently to maintain root viability.

P. Transportation and Storage of Plant Material

1. Branches shall be tied with rope or twine only, and in such a manner that no damage will occur to the bark or branches.

2. During transportation of plant material, the contractor shall exercise care to prevent injury and drying out of the trees. Should the roots be dried out, large branches broken, balls of earth broken or loosened, or areas of bark torn, the landscape architect may reject the material and require replacement at the contractor's expense. All synthetic fabric should be removed from the rootball prior to planting. True tarpaulin or canvas. Loads that are not protected will be rejected.

3. All bare-root stock sent from the storage facility shall be adequately covered with wet soil, sawdust, woodchips, moss, peat, straw, hay, or other acceptable material for insulating medium, and shall be covered with a tarpaulin or canvas. Loads that are not protected in the above manner may be rejected.

4. Plants must be protected at all times from sun or drying winds. Those that cannot be planted immediately on delivery shall be kept in the shade, well protected with soil, wet mulch, or other acceptable material, and kept well watered. Plants shall not remain unpacked for more than 48 hours after delivery. Plants shall not be bound with wire or other material at any time so as to damage the bark or break branches. Plants shall be lifted and handled with suitable support of the soil ball to avoid damaging it.

Trees may be moved and planted with an approved mechanical tree spade. The tree spade shall move trees from the top to the maximum size allowed for a similar B&B root-ball diameter according to the American Standard for Nursery Stock. The tree spade shall be used in accordance with the manufacturer's recommendations for the tree spade being used, whichever is smaller. The machine shall be approved by the landscape architect prior to use. Trees shall be planted at the designated locations in the manner shown in the plans and in accordance with applicable sections of the specifications.

II. Materials for Planting

A. Mulch: Except as otherwise specified, mulch shall be shredded Melaleuca mulch – grade “A”. All Melaleuca mulch shall be made entirely from the wood and bark of the Melaleuca quinquangulata. It shall not contain more than 10% bark (by volume). Shreds and chips shall not be larger than 3/4” diameter and 1 1/2” in length. Mulch shall be free of weeds, seeds, and any other organic or inorganic material other than Melaleuca wood and bark. It shall not contain stones or other foreign material that will prevent its eventual decay. This shall be applied to all planted areas where indicated so that, after installation, the mulch thickness will not be less than 3”. Submit sample for approval.

B. Peat: Shall be horticultural peat composed of not more than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition free from lumps.

C. Gravel Mulch: Use only where specifically indicated on the plans of the size and type shown. Unless otherwise specified, it shall be coarse, washed, hard, durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 3” deep and shall be contained with edging or other approved.

D. Gravel Stop: as indicated on the plans. It shall be a maximum of 1 1/2”, a minimum of 3/4” and of a reasonably available natural gravel color range. Provide geotextile filter fabric below aggregate rock. Submit sample for approval.

E. Root Barrier: Where specified, root barriers shall be installed on all tree and palm material in accordance with the manufacturer’s recommendations and shown in plan drawings. Root barriers shall comply with all requirements of the municipality within which they are located as well as with any utility holder requirements of any affected utilities. In the event that conflicting requirements exist between the root barrier detail provided within the plan documents and the municipality/utility holder requirements, the requirements of the municipality/utility holder shall prevail.

F. Edging: Edging shall be as specified on plans. Edging shall be the color black.

G. Anti-desiccant: shall be an emulsion specifically manufactured for agricultural use, which provides a protective film over the leaves of plants. It shall be contained in 1-gallon containers of the manufacturer and shall be mixed according to the manufacturer’s directions. Submit manufacturer literature for approval.

III. Materials for Soil Amendment

A. Pine Bark: Horticultural—grade milled pine bark, with 80 percent of the material by volume sized between 0.1 and 1.18 mm (No. 100 to No. 20 mesh). Submit manufacturer literature for approval.

B. pH: pH shall range between 4 and 7.0.

C. Submit manufacturer literature for approval.

D. Organic Matter: Leaf matter and yard waste composted sufficiently to break down all woody fibers, seeds, and leaf structures, and free of toxic and nonorganic matter. Organic matter shall be commercially prepared compost. Submit 0.5 kg (1 lb) sample and suppliers literature for approval.

E. Course Sand: Course concrete sand, ASTM C-33 Fine Aggregate, with a Fines Modulus Index of 2.75 or greater.

F. Sands shall be clean, sharp, natural sands free of limestone, shale and slate particles.

G. Provide the following particle size distribution:

Sieve	Percentage Passing
No. 3/8 in. (9.5 mm)	100
No. 4 (4.75 mm)	95–100
No. 8 (2.36 mm)	80–100
No. 16 (1.18 mm)	95–100
No. 30 (0.60 mm)	25–60
No. 50 (0.30 mm)	10–30
No. 100 (0.15 mm)	2–10

D. Lime: shall be grade, pelleted, or pulverized lime manufactured to meet agricultural standards and contain a maximum of 60 percent oxide (i.e. calcium oxide plus magnesium oxide). Submit manufacturer literature for approval.

E. Sulfur: shall be flowers of sulfur, pelleted or granular sulfur, or iron sulfate. Submit manufacturer literature for approval.

F. Fertilizer: Agricultural fertilizer of a formula indicated by the soil test. Fertilizers shall be organic, slow-release compositions whenever applicable. Submit manufacturer literature for approval.

IV. Planting Mix

A. Planting Mix

1. Planting Mix for Trees, Shrubs, Groundcovers and vines: Check with landscape architect for appropriate mixture.

2. Planting Mix for Palms: Mixture of course sand and peat mixed to the following proportion:

Component	Percent by Volume
Course Sand	75%
Peat	25%

B. Planting mix shall be thoroughly mixed, screened, and shredded.

C. Prior to beginning the mixing process, submit a 1-kg (2-lb) sample of the proposed mix with soil test results that indicate the mix ratio and the results achieved.

D. Initially, dig topsoil to the soil added to bring it to the correct level should be thoroughly tamped.

E. The sides of the excavation of all planting areas shall be sloped at a 45 degrees. The bottom of all beds shall slope parallel to the proposed grades or toward any subsurface drain lines within the planting bed. The bottom of the planting area shall be sloped to the correct level should be thoroughly tamped.

F. Maintain all required angles of repose of the adjacent materials as shown on the drawings. Do not excavate compacted subgrades of adjacent pavement or structures.

G. Subgrade soils shall be separated from the topsoil, removed from the area, and not used as backfill in any area or for lawn or other areas directed to cover existing compacted.

H. For trees and shrubs planted in individual holes in areas of good soil that is to remain in place and/or to receive amendment in the top 150-mm (6 in.) layer, excavate the hole to the depth of the root ball and to widths shown on the drawing. Slope the sides of the excavation at a 45 degree angle up and away from the bottom of the excavation.

I. In areas of slowly draining soils, the root ball may be set up to 75 mm (3 in.) or 1/8 of the depth of the root ball above the adjacent soil level.

J. Save the existing soil to be used as backfill around the tree.

K. On steep slopes, the depth of the excavation shall be measured at the center of the hole and the excavation dug as shown on the drawings.

L. Detrimental soil conditions: The landscape architect is to be notified, in writing, of soil conditions encountered, including poor drainage, that the contractor considers detrimental to the growth of plant material. When detrimental conditions are uncovered, planting shall be discontinued until instructions to resolve the conditions are received from the landscape architect.

M. Obstructions: If rock, underground construction work, utilities, tree roots, or other obstructions are encountered in the excavation of planting areas, alternate locations for planting shall be determined by the landscape architect.

IV. Installation of Planting Mix

A. Prior to the installation of the planting mix, install subsurface drains, irrigation main lines, lateral lines, and other piping as shown on the drawings.

B. The landscape architect shall review the preparation of subgrades prior to the installation of planting mix.

C. Do not proceed with the installation of planting mix until all utility work in the area has been installed.

D. Protect adjacent walls, walks, and utilities from damage or staining by the soil. Use 12-mm (1/2 in.) plywood sheathing or plastic sheeting to cover areas to be protected.

E. Metal, masonry work, and other items as directed during the progress of the work.

F. Clean up any soil or dirt spilled on any paved surface at the end of each working day.

G. Any damage to the existing site or structures caused by the soils installation contractors shall be repaired by the general contractor at the soils installation contractors expense.

H. Till the subsoil into the bottom layer of topsoil or planting mix.

I. Loosen the soil of the subgrade to a depth of 50 to 75 mm (2 to 3 in.) with a rototiller or other suitable device.

J. Spread a layer of the specified topsoil or planting mix 50 mm (2 in.) deep over the subgrade. Thoroughly till the planting mix and the subgrade together.

K. Immediately install the remaining topsoil or planting mix in accordance with the following specifications. Protect subgrade and areas from traffic and use of the tilled subgrade to become compacted.

L. In the event that the tilled area becomes compacted, till the area again prior to installing the planting mix.

M. Install the remaining topsoil or planting mix in 200- to 250-mm (8- to 10-in.) lifts to the depths and shown on the drawings. The contractor shall install the soil at a higher level to anticipate this reduction and shrinkage of the organic material. The contractor shall install the soil at a higher level to anticipate this reduction of soil volume, depending on predicted settling properties for each type of soil.

N. Phase the installation of the soil such that equipment does not have to travel over already-installed topsoil or planting mixes.

O. Compact each lift sufficiently to reduce settling but not enough to prevent the movement of water and feeder roots through the soil. The soil in each lift should feel firm to the foot in all areas and make only slight heel prints. Overcompaction shall be determined by the following field percolation test.

P. Dig a hole 250 mm (10 in.) in diameter and 250 mm (10 in.) deep.

Q. Fill the hole with water and let it drain completely. Immediately refill the hole with water, and measure the rate of fall in the water level.

R. In the event that the water drains at a rate less than 25 mm (1 in.) per hour, till the soil to a depth required to break the overcompaction.

S. The landscape architect shall determine the need for, and the number and location of percolation tests based on the above conditions of soil.

T. Maintain moisture conditions within the soils during installation to allow for satisfactory compaction. Suspend installation operations if the soil becomes wet. Do not place soils on wet subgrade.

U. Provide adequate equipment to achieve consistent and uniform compaction of the soils. Use the smallest equipment that can reasonably perform the task of spreading and compaction.

V. Add lime, sulfur, fertilizer, and other amendments during soil installation. Spread the amendments over the top layer of soil and till into the top 100 mm (4 in.) of soil. Soil amendments may be added at the same time that organic matter, when required, is added to the top layer of soil.

W. Plect soil from overcompaction after placement. In an area that becomes overcompacted shall be tilled to a depth of 125 mm (6 in.). Uneven or settled areas shall be filled and reggraded.

A. It shall be the responsibility of the Contractor to finish grade (min. 6" below adjacent F.F.E.). Finish grades in planting areas shall be established lower than adjacent paving and are to include 3" of mulching. New earthwork shall blend smoothly into the existing earthwork, and grade shall pitch evenly between spot grades. All planted areas must pitch to drain at a minimum of 1/4" per foot. Any discrepancies between the proposed and existing grades shall be reported to the Landscape Architect prior to continuing work.

B. Fill all ditch and remove any bumps in the overall plane of the slope.

1. The tolerance for dips and bumps in lawn areas shall be a 12-mm (1/2 in.) deviation from the plane in 3,000 mm (10 ft).

2. The tolerance for dips and bumps in shrub planting areas shall be a 25-mm (1 in.) deviation from the plane in 3,000 mm (10 ft).

3. All fine grading shall be inspected and approved by the landscape architect prior to planting, mulching, sodding, or seeding.

C. Berming shall not be placed within 10' of any existing tree nor will it be allowed to encroach upon any utility, drainage, or maintenance easement. Berming shall not impede or obstruct any necessary swales needed to drain other areas for the property.

IV. Planting Operations

A. Plants shall be set on flat-tamped or unexcavated pads at the same relationship to finished grade as they were to the ground from which they were dug. Details otherwise noted on the drawings. Plants must be set plumb and braced in position until topsoil or planting mix has been placed and tamped around the base of the root ball. Improper compacting of the soil around the root ball may result in the tree settling or leaning. Plants shall be set so that they will be at the same depth and so that the root ball does not shift or move laterally after planting.

1. Determine the elevation of the root flare and ensure that it is planted at grade. This may require that the tree be set higher than the grade in the nursery.

2. If the root flare is less than 50 mm (2 in.) below the soil level of the root ball, plant the tree the appropriate level above the grade to set the flare even with the grade. If the flare is more than 50 mm (2 in.) at the center of the root ball the tree shall be rejected.

B. Lift plants from the bottom of the root balls or with belts or lifting harnesses of sufficient width not to damage the root balls. Do not use ropes or chains to pull the trunk as this may result in positioning or moving the tree in the planting area.

C. Remove plastic paper, or fiber pots from containerized plant material. Pull roots out of the root mat. Loosen the potting medium and shake away from the root mat. Immediately after removing the container, install the plant such that the roots do not dry out. Pack planting mix around the exposed roots while planting.

D. The roots of bare-root trees shall be pruned at the time of planting to remove damaged or undesirable roots (those likely to become a detriment to future growth of the root system). Bare-root trees shall have the roots spread to approximate the natural position of the roots in the planting area. The planting-soil backfill shall be worked firmly into and around the roots, with care taken to fill in completely with no air pockets.

E. Cut ropes or strings from the top of shrub root balls and trees smaller than 3 in. caliper after plant has been set. Remove burlap or cloth wrapping and any wire baskets from around top half of balls. Do not turn under and bury portions of burlap at top of ball.

1. Do not immediately remove the ropes and burlap from trees larger than 3 in. caliper. Return to each tree three months after planting and remove ropes around the trunk and tops of the root balls of these trees.

2. Completely remove any waterproof or water-repellant strings or wrappings from the root ball and trunk before backfilling.

F. Set balled and burlapped trees in the hole with the north marker facing north unless otherwise approved by the landscape architect.

G. Place native soil, topsoil, or planting mix into the area around the tree, tamping lightly to reduce settlement.

1. For plants planted in individual holes in existing soil, add any required soil amendments to the soils, as the material is being backfilled around the plant. Ensure that the amendments are thoroughly mixed into the backfill.

2. For plants planted in large beds of prepared soil, add soil amendments during the soil installation process.

H. Ensure that the backfill immediately around the base of the root ball is tamped with foot pressure sufficient to prevent the root ball from shifting or leaning.

I. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. Stagger strips to offset joints in adjacent courses. Bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. Sod along slopes shall be pegged to hold sod in place along slopes or banks a wood peg acceptable to the Landscape Architect shall be used at no additional cost to the Owner. If, in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in without additional charge.

J. Thoroughly water all plants immediately after planting. Apply water by hose directly to the root ball and the adjacent soil.

K. Remove all tags, labels, strings, etc. from all plants.

L. Remove any excess soil, debris, and planting material from the job site at the end of each workday.

M. Form watering saucers 100 mm (4 in.) high immediately outside the area of the root ball of each tree as indicated on the drawings.

V. Relocation of Existing Material

A. Landscape Contractor shall root prune trees which are to be relocated in accordance with approved horticultural practices and the following procedures:

1. Select a healthy tree

2. Selectively trim the canopy removing dead limbs, cross branching over crowned areas, and lower undesirable limbs. Fertilize and water trees before pruning.

3. Root prune 50% of the root system approximately 18"-2' deep (depending upon species and size). This is done by hand with sharp hand tools or a root pruning saw. The diameter of the root ball to be pruned is 8-12 inches per every one inch of diameter at breast height of the tree.

4. Back fill the existing soil with peat moss to stimulate new root growth of the pruned roots.

5. Water in thoroughly and treat with a mycorrhizae and a low nitrogen fertilizer (so not to burn the pruned roots). Brace trees if deemed necessary.

6. The root pruned tree should be watered every day (especially during warm months of the season), the equivalent of 5 gallons for every DBH of tree per day.

7. Root pruned trees should be let to stand for a minimum of 6 weeks for trees less than 8" DBH and as long as 3 months for larger specimens prior to transplanting.

8. For best results and survivorship, new root growth should be evident on root pruned trees prior to transplanting.

9. Upon transplanting, water should be applied every day as outlined in step 6 for at least one year.

VI. Staking and Guying

A. The Contractor shall stake all trees and palms in accordance with the tree and palm staking details provided within the plan drawings. Alternate methods of guying or staking may be employed with the prior approval of the Landscape Architect.

B. The Contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period.

C. Stakes and guys shall be installed immediately upon approval or planting, and shall be removed in accordance with the staking details provide within the plan drawings. Any tree that is not stable at the end of the warranty period shall be rejected.

VI. Pruning

A. Plants shall not be heavily pruned at the time of planting. Pruning is required at planting time to correct defects in the tree structure, including removal of injured branches, watersprouts, suckers, and interfering branches. Healthy lower branches and interior small twigs should not be removed except as necessary to clear walks and roads. In no case should more than one-quarter of the branching structure be removed. Retain the natural shape of the tree.

B. All pruning shall be completed using clean, sharp tools. All cuts shall be clean and smooth, with the bark intact with no rough edges or tears.

C. Pruning of large trees shall be done from a hydraulic man-lift such that it is not necessary to climb the tree.

VIII. Mulching

A. All trees, palms, shrubs, and other plantings will be mulched with mulch previously approved by the landscape architect. The mulch shall be a minimum, 3" thick layer over all tree, shrub and ground cover planting areas, unless otherwise specified. All mulch layers shall be of the specified thickness at the time of the final acceptance of the work. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.

B. Place mulch at least 3" in depth in a circle around all trees located in lawn areas. The diameter of the circle shall be 18" in diameter larger than the ball of the plant provided. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.

IX. Maintenance of Trees, Shrubs, and Vines

A. Maintenance shall begin immediately after each plant is planted and continue until its acceptance has been confirmed by the landscape architect.

B. Maintenance shall consist of pruning, watering, cultivating, weeding, mulching, fertilizing, tightening and repairing guys and stakes, resetting plants to proper grades or upright position, restoring of the planting saucer, and furnishing and applying such sprays or other materials as necessary to keep plantings free of insects and diseases and in vigorous condition.

C. Planting areas and plants shall be protected at all times against trespassing and damage of all kinds for the duration of the maintenance period. If a plant becomes damaged or injured, it shall be treated or replaced as directed by the landscape architect at no additional cost.

D. Watering: Contractor shall irrigate as required to maintain vigorous and healthy tree growth. Overwatering or flooding shall not be allowed. The contractor shall monitor, adjust, and use existing irrigation facilities, if available, and furnish any additional material, equipment, or water to ensure adequate irrigation. Root balls of all trees and large shrubs shall be spot watered using handheld hoses during the first four weeks after planting to ensure adequate water within the root ball.

E. During periods of restricted water usage, all governmental regulations (permanent and temporary) shall be followed. The contractor may have to transport water from ponds or other sources, at no additional expense to the owner when irrigation systems are unavailable.

F. Remove soil ridges from around watering basins prior to end of maintenance period, as directed by Landscape Architect

X. Acceptance

A. The landscape architect shall inspect all work for acceptance upon written request of the contractor. The request shall be received at least ten calendar days before the anticipated date of inspection.

B. Acceptance of plant material shall be for general conformance to specified size, character, and quality and shall not relieve the contractor of responsibility for full conformance to the contract documents and the plant material they shall be substituted for the same species.

C. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect, the landscape architect shall certify in writing that the work has been accepted.

XI. Acceptance in Part

A. Work may be accepted in parts when the landscape architect and contractor deem that practice to be in their mutual interest. Approval must be given in writing by the landscape architect to the contractor verifying that the work is to be completed in parts. Acceptance of work in parts shall not waive any other provision of this contract.

XII. Guarantee Period and Replacements

A. The guarantee period for trees and shrubs shall begin at the date of acceptance.

B. The contractor shall guarantee all plant material to be in healthy and flourishing condition for a period of one year from the date of acceptance.

C. When work is accepted in parts, the guarantee periods extend from each of the partial acceptances to the terminal date of the guarantee of the last acceptance. Thus, all guarantee periods terminate at one time.

D. The contractor shall replace, without cost, as soon as weather conditions permit, and within a specified planting period, all plants determined by the landscape architect to be dead or on unacceptable condition during and at the end of the guarantee period. To be considered acceptable, plants shall be free of dead or dying branches and branch tips and shall bear foliage of normal density, size, and color. Replacements shall closely match adjacent specimens of the same species. Replacements shall be subject to all requirements stated in this specification.

E. The guarantee of all replacement plants shall extend for an additional period of one year from the date of their acceptance after replacement. In the event that a replacement plant is not acceptable during or at the end of said extended guarantee period, the landscape architect may elect subsequent replacement or credit for that item.

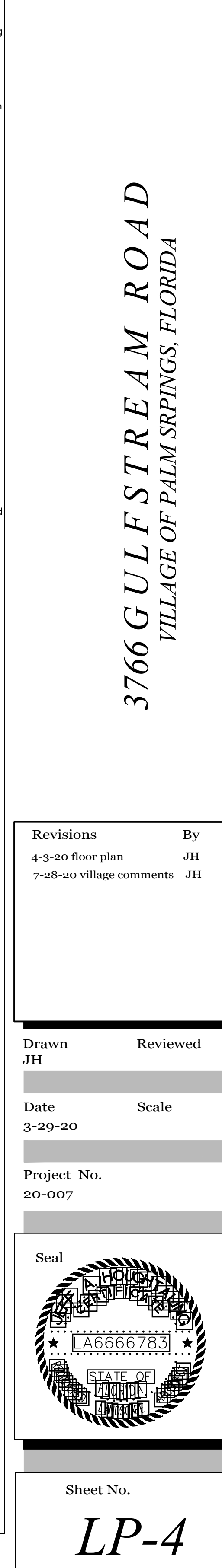
F. At the end of the guarantee, the contractor shall reset grades that have settled below the proposed grades on the drawings.

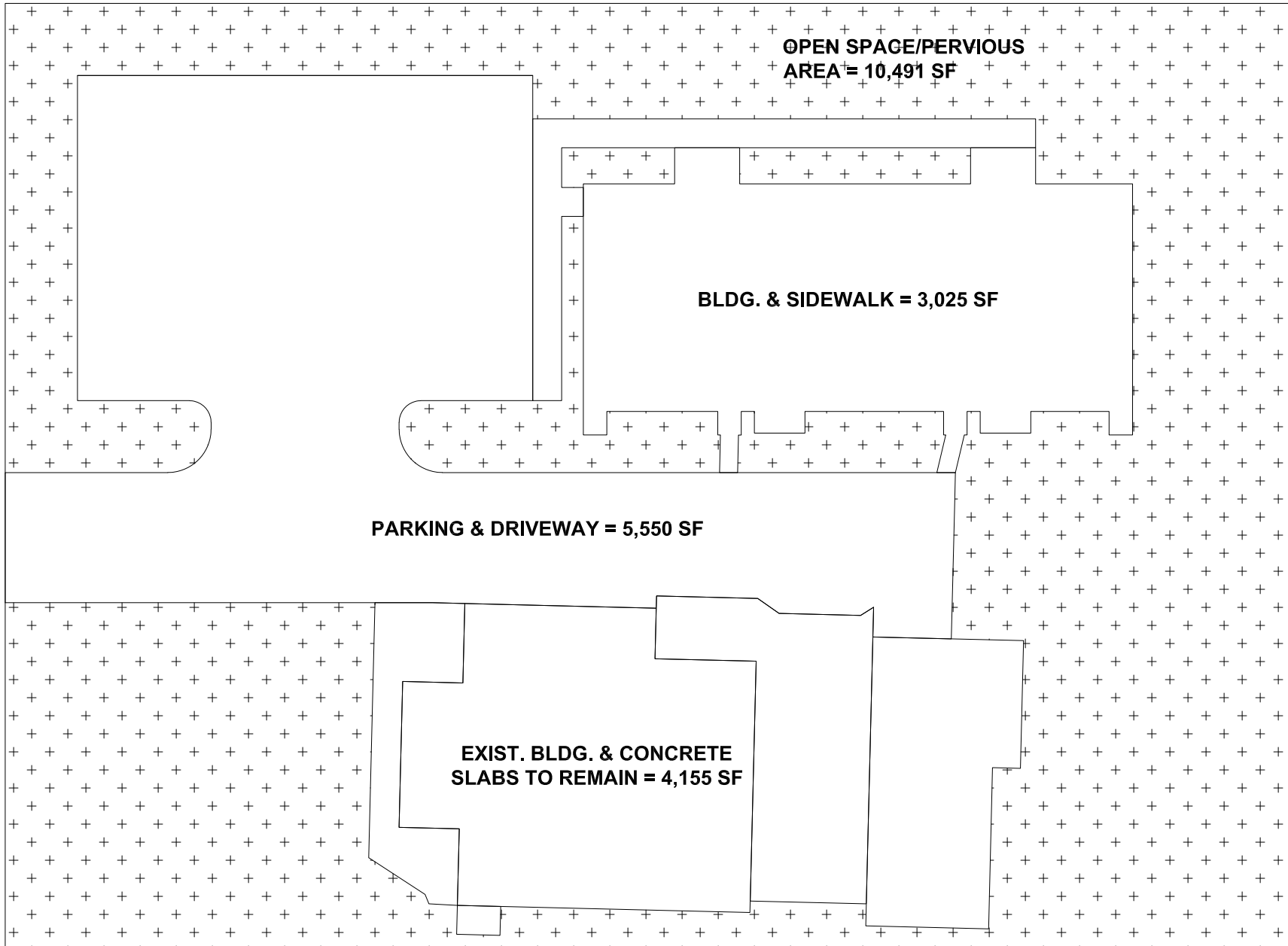
G. The contractor shall make periodic inspections, at no extra cost, during the guarantee period to determine what changes, if any, should be made in the maintenance program. If the contractor determines that they shall be substituted for the same species, the contractor shall be responsible for the replacement of the plants. If the contractor determines that the owners maintenance practices or lack of maintenance resulted in dead or dying plants will not be considered if such claims have not been documented by the contractor during the guarantee period.

XIII. Final Inspection and Final Acceptance

A. At the end of the guarantee period and upon written request of the contractor, the landscape architect will inspect all guaranteed work for final acceptance. The contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period.

B. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect at that time, the landscape architect shall certify, in writing, that the project has received final acceptance.





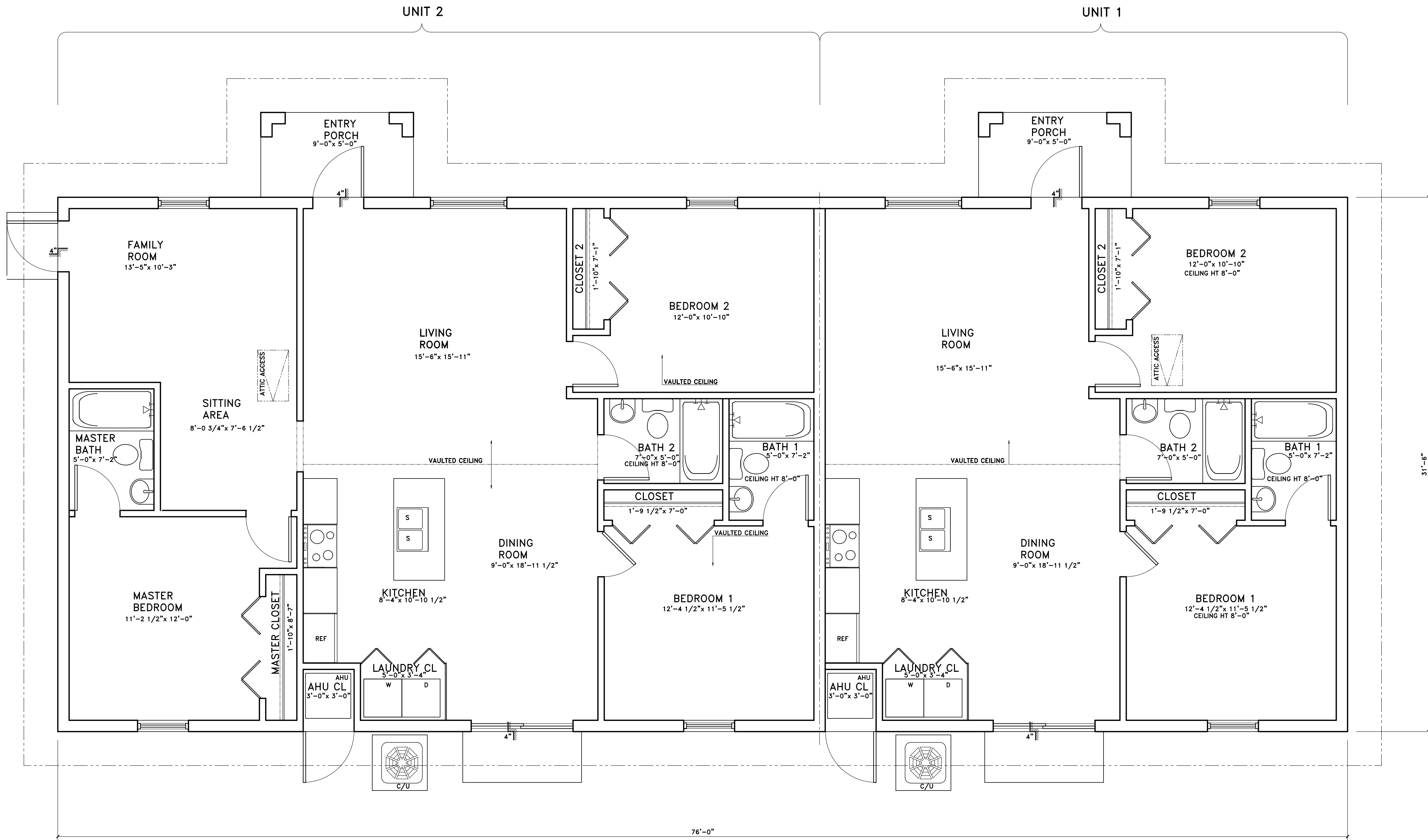
OPEN SPACE PLAN

**3766 GULFSTREAM ROAD
VILLAGE OF PALM SPRINGS, FLORIDA**

**TOTAL PERVIOUS AREA = 10,491 SF
TOTAL IMPERVIOUS AREA = 12,730 SF**

NOT TO SCALE

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MICHAEL R. HANSETER, PE USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



AREAS SCHEDULE		
AREA UNDER/AIR	AREA OUT/AIR	SQFT
AREAS UNIT 1		
PROPOSE HOUSE		980.11
	PROPOSED ENTRY PORCH	45.00
TOTAL AREA UNDER AIR		980.11
TOTAL AREA		1 025.11
AREAS UNIT 2		
PROPOSE HOUSE		1 413.89
	PROPOSED ENTRY PORCH	45.00
TOTAL AREA UNDER AIR		1 413.89
TOTAL AREA		1 458.89

ARCHITECTURAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

NEW DUPLEX FOR GLORIA DIAZ
3766 GULFSTREAM RD
PLAM SPRINGS, FL. 33461

REVISIONS:



DATE: 08-16-19

SCALE: AS NOTED

DRAWN BY:

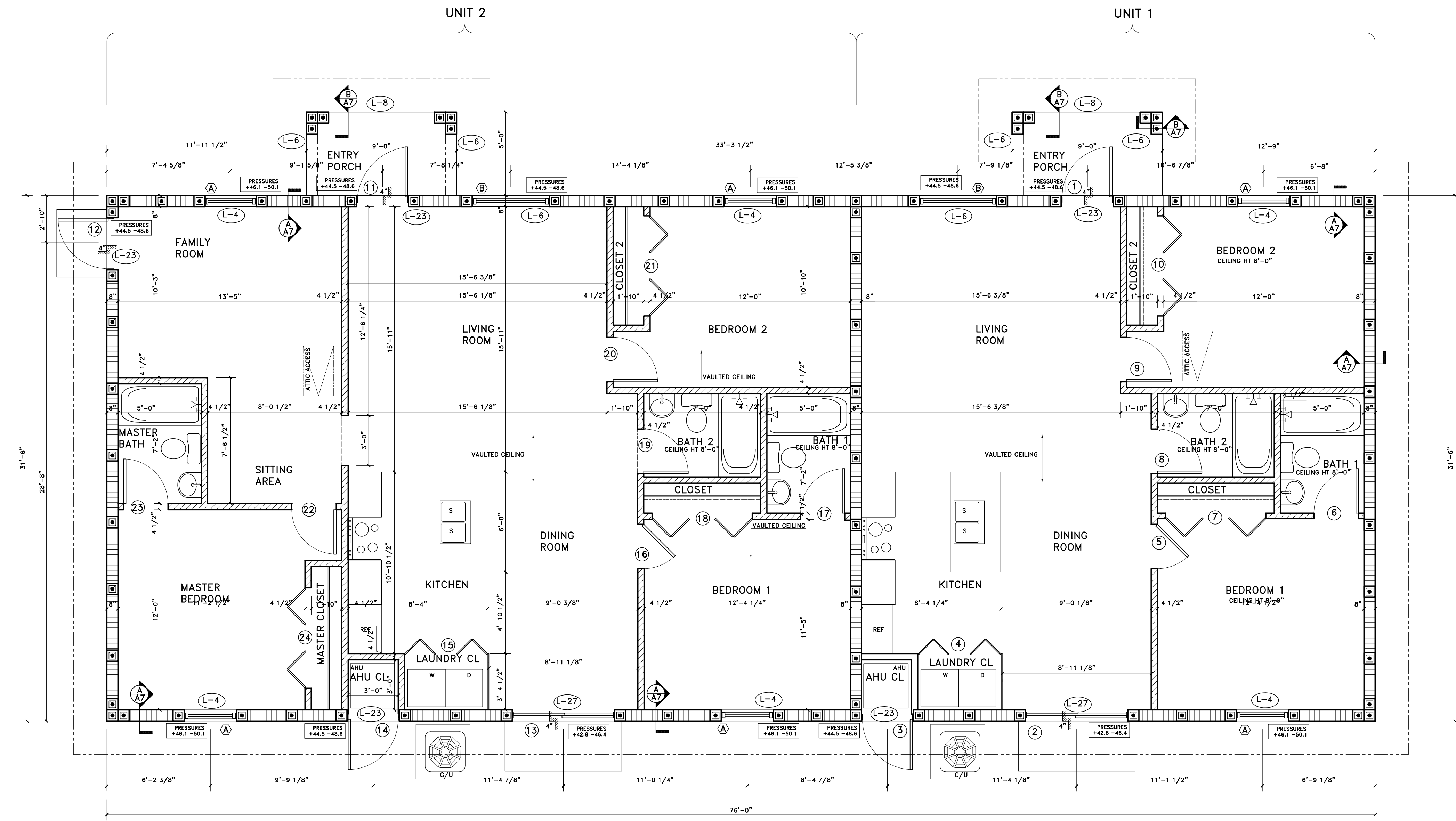
DRAWING No.:

A2

BUNKER
ENGINEERING & CONSTRUCTION SERVICE INC.
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SEAL

EDGAR DUENAS, P.E.
FL. REG. ENG. #57831



CONSTRUCTION FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE											
	MK	LOCATION FROM	TO	DOOR		TH.	SERIES AND TYPE	OPERATION	MAT'L.	FRAME MAT'L.	REMARKS
				DOOR W.	DOOR H.						
UNIT 1	1	ENTRY PORCH	LIVING ROOM	3'-0"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	METAL/WOOD	WOOD	
	2	DINING ROOM	REAR PATIO	6'-0"	6'-8"	1 3/4"	FRENCH DOOR	SLIDING	METAL/GLASS	WOOD	
	3	REAR PATIO	A/C CLOSET	3'-0"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	METAL/WOOD	WOOD	
	4	KITCHEN	LAUNDRY CLOSET	(2)2'-6"	6'-8"	1"	LOUVER DOOR	BIFOLD	WOOD	WOOD	CABINET DOORS
	5	DINING ROOM	BEDROOM 1	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	6	BEDROOM 1	BATH 1	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	7	BEDROOM 1	CLOSET 1	(2)3'-0"	6'-8"	1"	RAISED PANEL	BIFOLD	WOOD	WOOD	
	8	DINING ROOM	BATH 2	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	9	LIVING ROOM	BEDROOM 2	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	10	BEDROOM 2	CLOSET 2	(2)3'-0"	6'-8"	1"	RAISED PANEL	BIFOLD	WOOD	WOOD	
UNIT 2	11	ENTRY PORCH	LIVING ROOM	3'-0"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	METAL/WOOD	WOOD	
	12	FAMILY ROOM	LATERAL PATIO	3'-0"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	METAL/WOOD	WOOD	
	13	DINING ROOM	REAR PATIO	6'-0"	6'-8"	1 3/4"	FRENCH DOOR	SLIDING	METAL/GLASS	WOOD	
	14	REAR PATIO	A/C CLOSET	3'-0"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	15	DINING ROOM	LAUNDRY CLOSET	(2)2'-6"	6'-8"	1"	LOUVER DOOR	BIFOLD	WOOD	WOOD	CABINET DOORS
	16	DINING ROOM	BEDROOM 1	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	17	BEDROOM 1	BATH 1	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	18	BEDROOM 1	CLOSET 1	(2)3'-0"	6'-8"	1"	RAISED PANEL	BIFOLD	WOOD	WOOD	
	19	DINING ROOM	BATH 2	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	20	DINING ROOM	BEDROOM 2	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	21	BEDROOM 2	CLOSET 2	(2)3'-0"	6'-8"	1"	RAISED PANEL	BIFOLD	WOOD	WOOD	
	22	SITING AREA	MASTER BEDROOM	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	23	MASTER BEDROOM	MASTER BATH	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	24	MASTER BEDROOM	MASTER CLOSET	(2)3'-0"	6'-8"	1"	RAISED PANEL	BIFOLD	WOOD	WOOD	

WINDOW SCHEDULE											
MK	WINDOW SIZE		MFG	SERIES	OPERATION	FINISH	QTY.	DETAILS			REMARKS
	WIDTH	HEIGHT						JAMB	HEAD	SILL	
UNIT 1											
A	3'-0"	5'-3"			SINGLE HUNG	ALUMINUM/GLASS	2				IMPACT WINDOW
B	4'-6"	5'-3"			SINGLE HUNG	ALUMINUM/GLASS	1				IMPACT WINDOW
UNIT 2											
A	3'-0"	5'-3"			SINGLE HUNG	ALUMINUM/GLASS	4				IMPACT WINDOW
B	4'-6"	5'-3"			SINGLE HUNG	ALUMINUM/GLASS	1				IMPACT WINDOW

NOTE: CONFIRM MASSONRY OPENING W/ WINDOW & DOORS
MANUFACTURER ALSO WHAT TYPE OF WINDOW SEAL
WILL BE USED(CONCRETE POUR OR PRECAST)

NOTES:
THE G.C. SHALL VISIT THE SITE TO VERIFY ALL EXISTING CONDITIONS
PRIOR TO DEMOLITION AND REPORT ANY DISCREPANCIES
TO THE ARCHITECT.
SHORE-UP AND SECURE ALL STRUCTURAL COMPONENTS
OF THE AREA TO BE REMOVED OR ALTERED.
REMOVE ALL ABANDONED ELECTRICAL WIRING BACK TO MAIN PANEL
OR ACCESSIBLE JUNCTION BOX.

LEGEND:
CMU WALLS (EXTERIORS)
DRY WALL W/2"x4" (INTERIORS)
ELEMENTS ABOVE

AREAS SCHEDULE		
AREA UNDER/AIR	AREA OUT/AIR	SQFT
AREAS UNIT 1		
PROPOSE HOUSE		1044.52
	PROPOSED ENTRY PORCH	40.00
TOTAL AREA UNDER AIR		1044.52
TOTAL AREA		1084.52
AREAS UNIT 2		
PROPOSE HOUSE		1480.48
	PROPOSED ENTRY PORCH	40.00
TOTAL AREA UNDER AIR		1044.52
TOTAL AREA		1520.48

CAST-CRETE U LINTEL SCHEDULE				
PRECAST & PRESTRESSES				
LINTEL NO.	SIZE	TYPE	ALLOWED GRAVITY	ALLOWED UPLIFT
(L-2)	3'-6"	8F16-1B/1T	6113	3524
(L-3)	4'-0"	8F16-1B/1T	6113	3060
(L-4)	4'-6"	8F16-1B/1T	6113	2707
(L-5)	5'-4"	8F16-1B/1T	5365	2276
(L-6)	5'-10"	8F16-1B/1T	4360	2080
(L-7)	6'-6"	8F16-1B/1T	3480	1868
(L-8)	7'-6"	8F16-1B/1T	2661	1634
(L-9)	9'-4"	8F16-1B/1T	1843	1133
(L-10)	10'-6"	8F16-1B/1T	1533	914
(L-11)	11'-4"	8F16-1B/1T	1366	800
(L-13)	12'-0"	8F16-1B/1T	1254	724
(L-15)	13'-4"	8F16-1B/1T	1075	607
(L-17)	17'-4"	8F24-1B/1T	950	405

CAST-CRETE U LINTEL SCHEDULE				
8" PRECAST W/2" RECESS DOOR				
LINTEL NO.	LENGTH	TYPE	ALLOWED GRAVITY	ALLOWED UPLIFT
(L-22)	4'-4"	BRF18-1B/1T	6639	3056
(L-23)	4'-6"	BRF18-1B/1T	6639	2939
(L-24)	5'-8"	BRF18-1B/1T	6389	2326
(L-27)	7'-6"	BRF18-1B/1T	3776	1765

NEW DUPLEX FOR GLORIA DIAZ
3766 GULFSTREAM RD
PLAM SPRINGS, FL. 33461

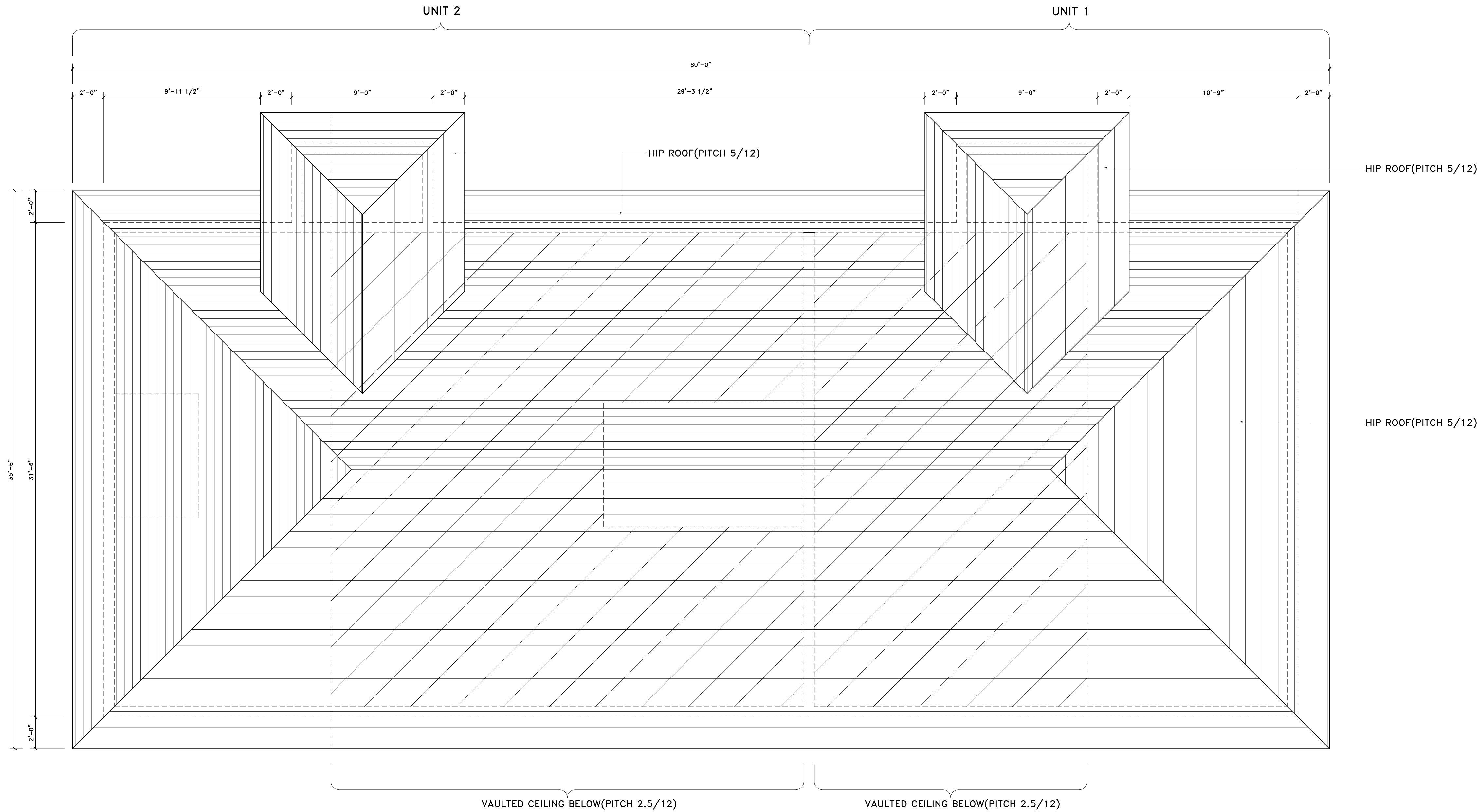
REVISIONS:
DATE: 08-16-19
SCALE: AS NOTED
DRAWN BY:
DRAWING No.: A3

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ENGINEERING & CONSTRUCTION SERVICE INC.
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SEAL

EDGAR DUENAS, P.E.
FL. REG. ENG. #57831



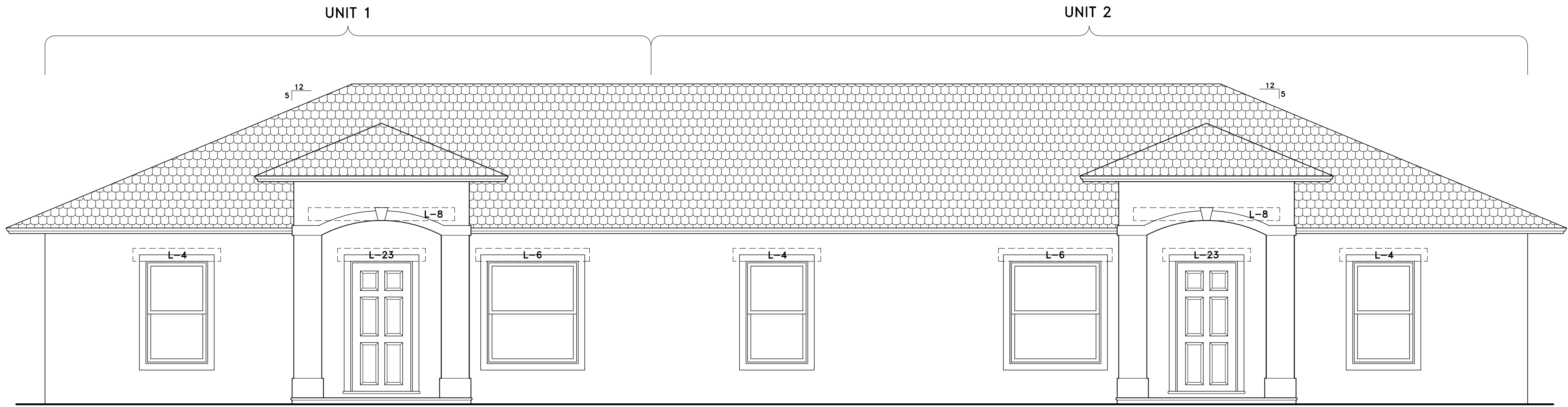
ROOF PLAN
SCALE: 1/4" = 1'-0"

NEW DUPLEX FOR GLORIA DIAZ
3766 GULFSTREAM RD
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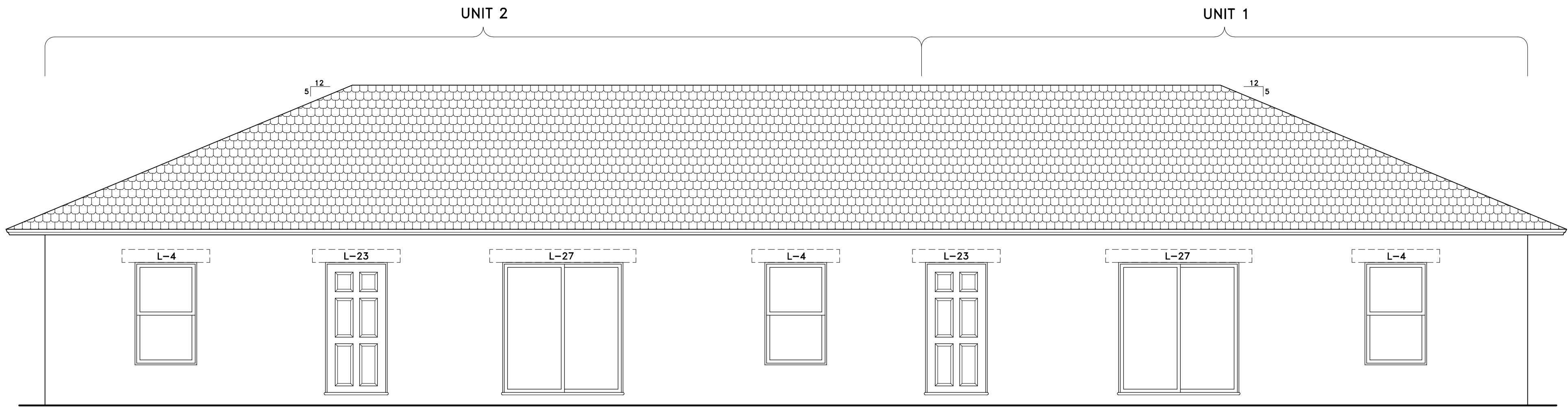
BUNKER
ENGINEERING & CONSTRUCTION SERVICE INC.
CA# 26268
120 N FEDERAL HIGHWAY, SUITE 305,
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EDGAR DUENAS, P.E.
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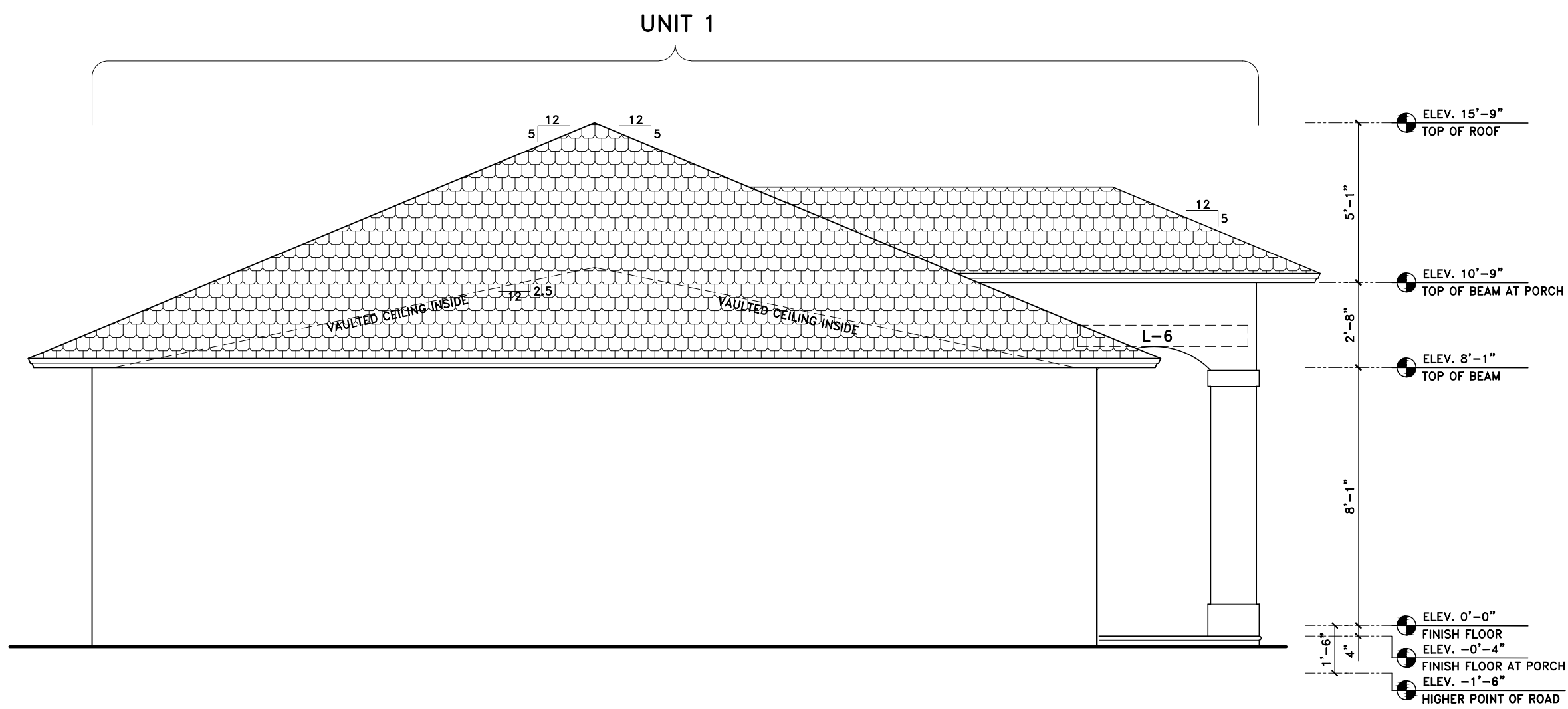
REVISIONS:
△
DATE: 08-16-19
SCALE: AS NOTED
DRAWN BY:
DRAWING No.: A4



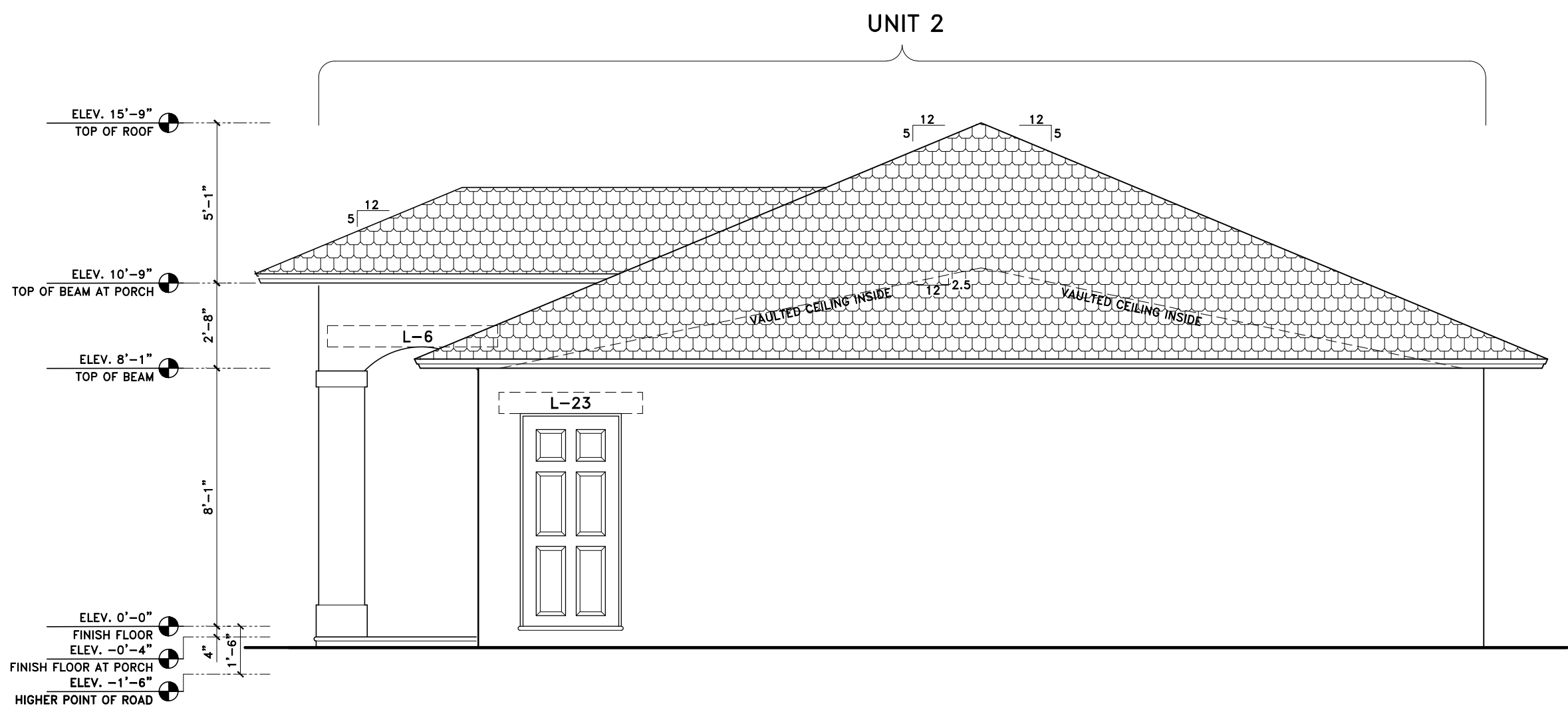
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

SEAL

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EDGAR DUENAS, P.E.
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NEW DUPLEX FOR GLORIA DIAZ
3766 GULFSTREAM RD
PLAM SPRINGS, FL. 33461

REVISIONS:



DATE: 08-16-19

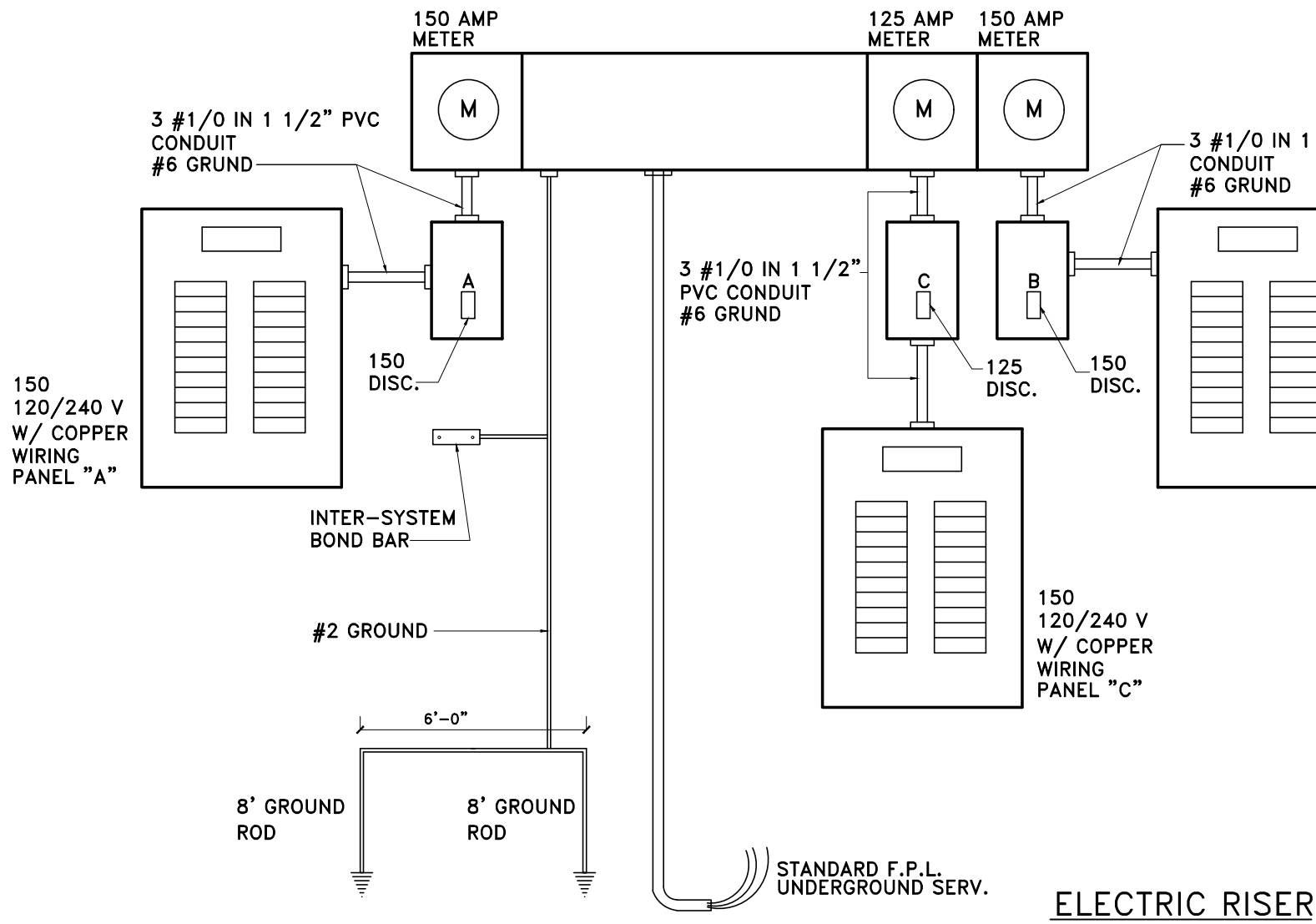
SCALE: AS NOTED

DRAWN BY:

DRAWING No.:

A5

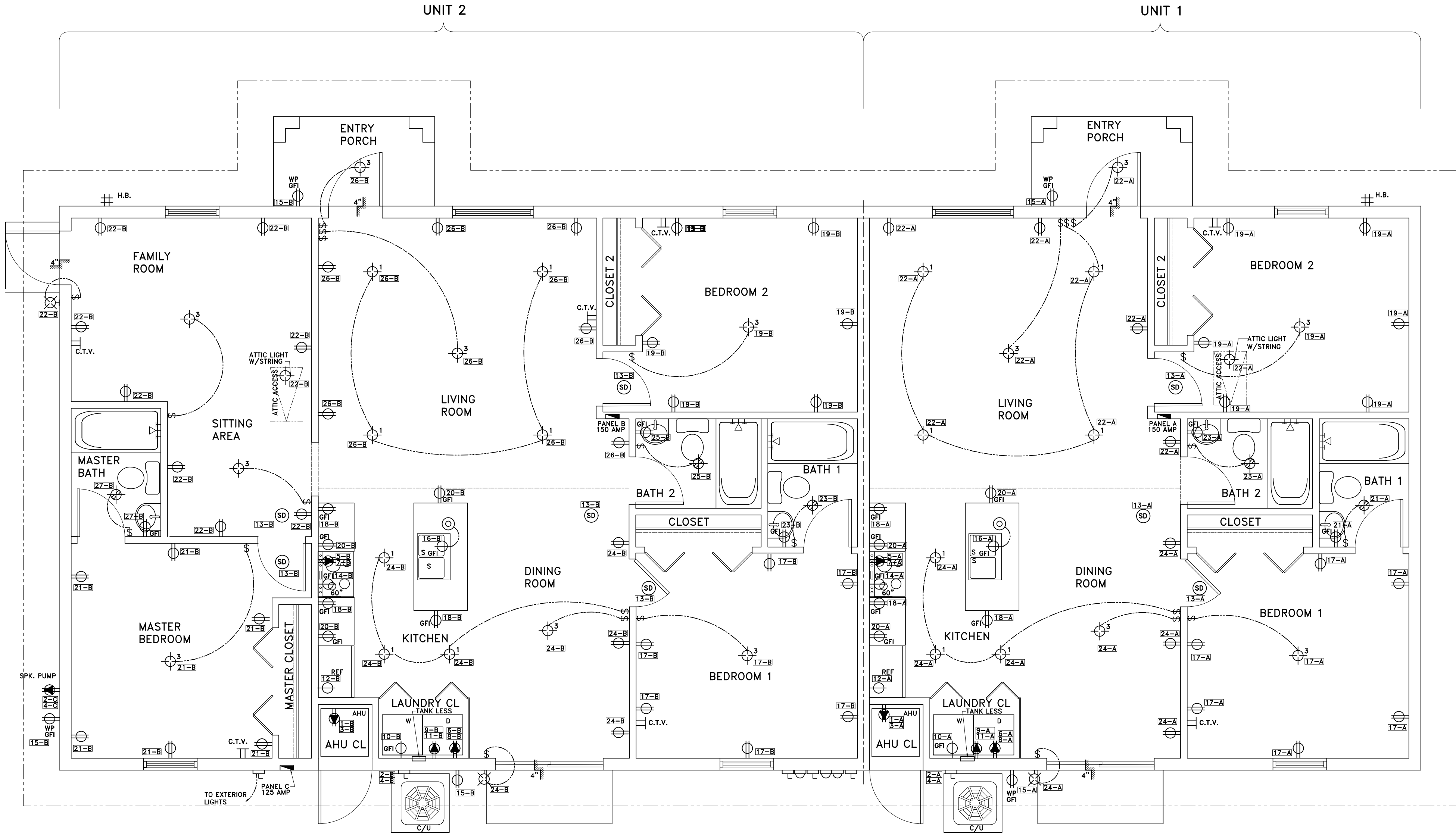
ELECTRICAL LOAD CALCULATION MAIN PANEL A (UNIT 1)							ELECTRICAL LOAD CALCULATION MAIN PANEL B (UNIT 2)							ELECTRICAL LOAD CALCULATION MAIN PANEL C (GENERAL)						
LOCATION SEE ELECTRICAL PLAN				MAIN 150 AMPS			LOCATION SEE ELECTRICAL PLAN				MAIN 150 AMPS			LOCATION SEE ELECTRICAL PLAN				MAIN 125 AMPS		
MOUNTING FLUSH				PANEL (150 AMPS)			MOUNTING FLUSH				PANEL (150 AMPS)			MOUNTING FLUSH				PANEL (125 AMPS)		
				VOLTAGE 120/240							VOLTAGE 120/240							VOLTAGE 120/240		
CKT.	POLE TRIP	DESCRIPTION	WIRE SIZE	CKT.	POLE TRIP	DESCRIPTION	WIRE SIZE	CKT.	POLE TRIP	DESCRIPTION	WIRE SIZE	CKT.	POLE TRIP	DESCRIPTION	WIRE SIZE	CKT.	POLE TRIP	DESCRIPTION	WIRE SIZE	
1	2-30	A.H.U.	#8	2	2-30	A/C COMP	#10	1	2-50	A.H.U.	#8	2	2-30	A/C COMP	#10	1	1-20	EXTERIOR LIGHT	#12	
3	2-30			4	2-30			3	1-20	EXTERIOR LIGHT	#12	2	2-30	SPK. PUMP	#12					
5	2-40	RANGE	#8	6	2-30	DRYER	#10	5	2-40	RANGE	#8	6	2-30	DRYER	#10	5	1-20	EXTERIOR LIGHT	#12	
7	2-60	WATER HEATER (T/L)	#6	8	1-20	WASHER	#12	7	2-60	WATER HEATER (T/L)	#6	8	1-20	WASHER	#12	7				
9	1-20	REFRIGERATOR	#12	10	1-20	REFRIGERATOR	#12	9	1-20	REFRIGERATOR	#12	10	1-20	REFRIGERATOR	#12	9				
11	1-20	MICROWAVE	#14	12	1-20	MICROWAVE	#12	11	1-20	MICROWAVE	#14	12	1-20	MICROWAVE	#12	11				
13	1-15	ARC FAULT PROTECTED CIRCUITS	#12	14	1-20	DISPOSAL	#12	13	1-15	ARC FAULT PROTECTED CIRCUITS	#12	14	1-20	DISPOSAL	#12	13				
15	1-20	GFI SMALL APPLIANCE	#14	16	1-20	GFI RECEPTACLES	#12	15	1-20	GFI SMALL APPLIANCE	#14	16	1-20	GFI RECEPTACLES	#12	15				
17	1-15	PROTECTED CIRCUITS	#14	18	1-20	GFI RECEPTACLES	#12	17	1-15	PROTECTED CIRCUITS	#14	18	1-20	GFI RECEPTACLES	#12	17				
19	1-15	PROTECTED CIRCUITS	#14	20	1-20	GFI RECEPTACLES	#12	19	1-15	PROTECTED CIRCUITS	#14	20	1-20	GFI RECEPTACLES	#12	19				
21	1-15	BATH CIRCUIT	#12	22	1-20	LIVING ROOM LIGHT & POWER	#12	21	1-15	BATH CIRCUIT	#12	22	1-20	FAMILY ROOM	#12	21				
23	1-15	BATH CIRCUIT	#12	24	1-20	DINING & KITCHEN LIGHT	#12	23	1-15	BATH CIRCUIT	#12	24	1-20	DINING & KITCHEN LIGHT	#12	23				
25				26				25	1-15	BATH CIRCUIT	#12	26	1-20	LIVING ROOM LIGHT & POWER	#12	25				
27				28				27	1-15	BATH CIRCUIT	#12	28				27				
29				30				29				30				29				
LOAD CALCULATION							LOAD CALCULATION							LOAD CALCULATION						
3 WATTS X 1,025.11 SF = 3,075.33 WATTS							3 WATTS X 1,458.89 SF = 4,376.67 WATTS							3 WATTS X 1,025.11 SF = 3,075.33 WATTS						
1- WATER HEATER (T/L) = 12,000 WATTS							1- WATER HEATER (T/L) = 12,000 WATTS							1- WATER HEATER (T/L) = 12,000 WATTS						
1- RANGE = 7,500 WATTS							1- RANGE = 7,500 WATTS							1- RANGE = 7,500 WATTS						
2- S. APPLIANCE = 3,000 WATTS							2- S. APPLIANCE = 3,000 WATTS							2- S. APPLIANCE = 3,000 WATTS						
1- LAUNDRY = 1,500 WATTS							1- LAUNDRY = 1,500 WATTS							1- LAUNDRY = 1,500 WATTS						
1- REFRIGERATOR = 1,200 WATTS							1- REFRIGERATOR = 1,200 WATTS							1- REFRIGERATOR = 1,200 WATTS						
1- DISPOSAL = 800 WATTS							1- DISPOSAL = 800 WATTS							1- DISPOSAL = 800 WATTS						
1- WASHER = 1,500 WATTS							1- WASHER = 1,500 WATTS							1- WASHER = 1,500 WATTS						
1- MICROWAVE = 1,200 WATTS							1- MICROWAVE = 1,200 WATTS							1- MICROWAVE = 1,200 WATTS						
1- GFI RECEPTACLE = 1,500 WATTS							1- GFI RECEPTACLE = 1,500 WATTS							1- GFI RECEPTACLE = 1,500 WATTS						
1- GFI RECEPTACLE = 1,500 WATTS							1- GFI RECEPTACLE = 1,500 WATTS							1- GFI RECEPTACLE = 1,500 WATTS						
TOTAL CONNECTED LOAD = 34,875.33WATTS							TOTAL CONNECTED LOAD = 36,176.67 WATTS							TOTAL CONNECTED LOAD = 34,875.33WATTS						
A.H.U. H. STRIP @100% = 5,000 WATTS							A.H.U. H. STRIP @100% = 8,000 WATTS							A.H.U. H. STRIP @100% = 5,000 WATTS						
FIRST 10 KW REMAIN @100% = 10,000 WATTS							FIRST 10 KW REMAIN @100% = 10,000 WATTS							FIRST 10 KW REMAIN @100% = 10,000 WATTS						
REMAINDER 24,875.33 @40% = 9,950.13 WATTS							REMAINDER 26,176.67 @40% = 10,470.67 WATTS							REMAINDER 24,875.33 @40% = 9,950.13 WATTS						
TOTAL LOAD = 24,950.13 WATTS							TOTAL LOAD = 28,470.67 WATTS							TOTAL LOAD = 24,950.13 WATTS						
TOTAL LOAD DEMAND 24,950.13 WATTS / 240 VOLTS= 103.95 AMPS							TOTAL LOAD DEMAND 28,470.67 WATTS / 240 VOLTS= 118.62 AMPS							TOTAL LOAD DEMAND 24,950.13 WATTS / 240 VOLTS= 103.95 AMPS						
TOTAL LOAD DEMAND = 104 AMPS							TOTAL LOAD DEMAND = 119 AMPS							TOTAL LOAD DEMAND = 104 AMPS						
PROPOSED PANEL 150 AMPS.							PROPOSED PANEL 150 AMPS.							PROPOSED PANEL 125 AMPS.						



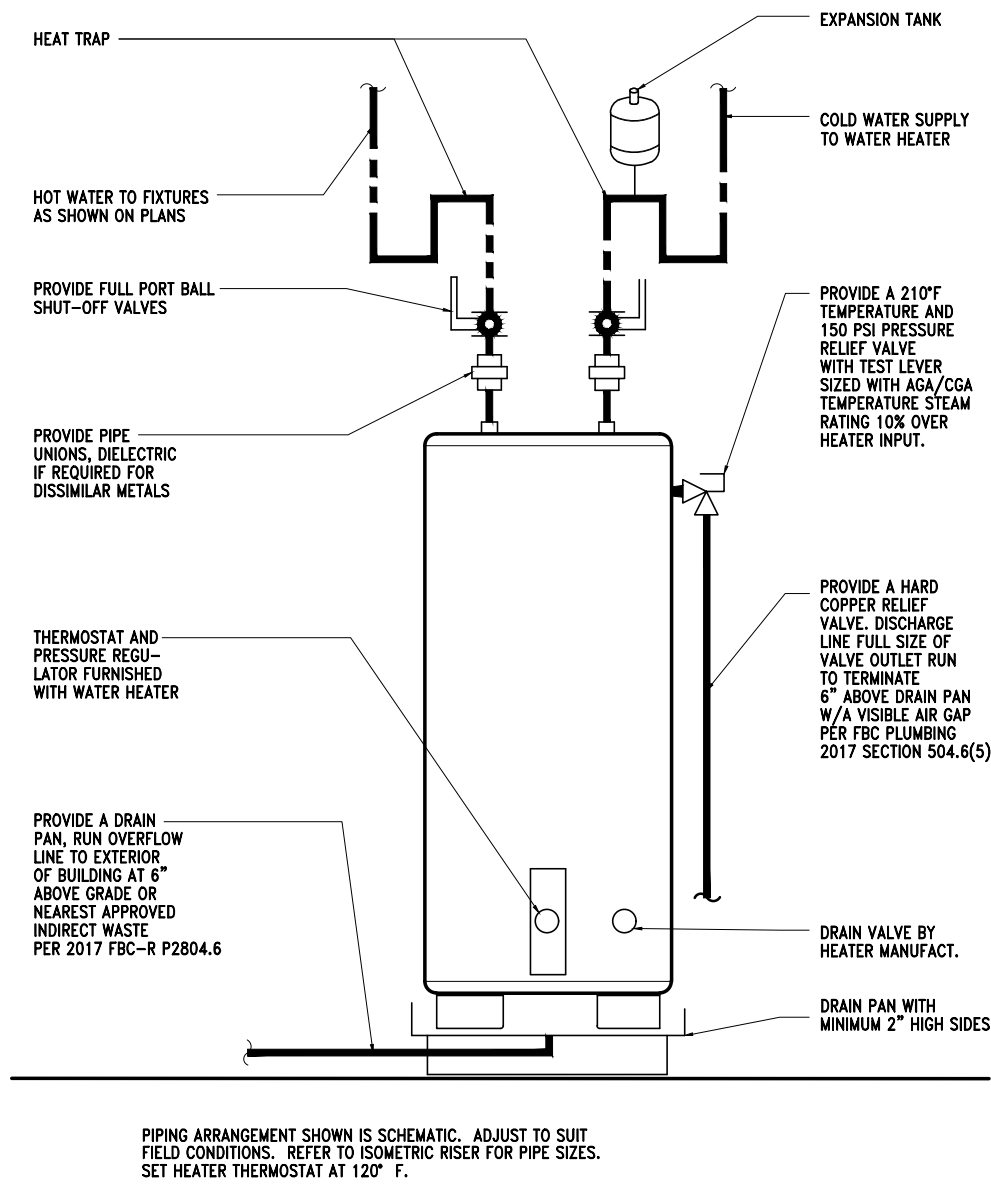
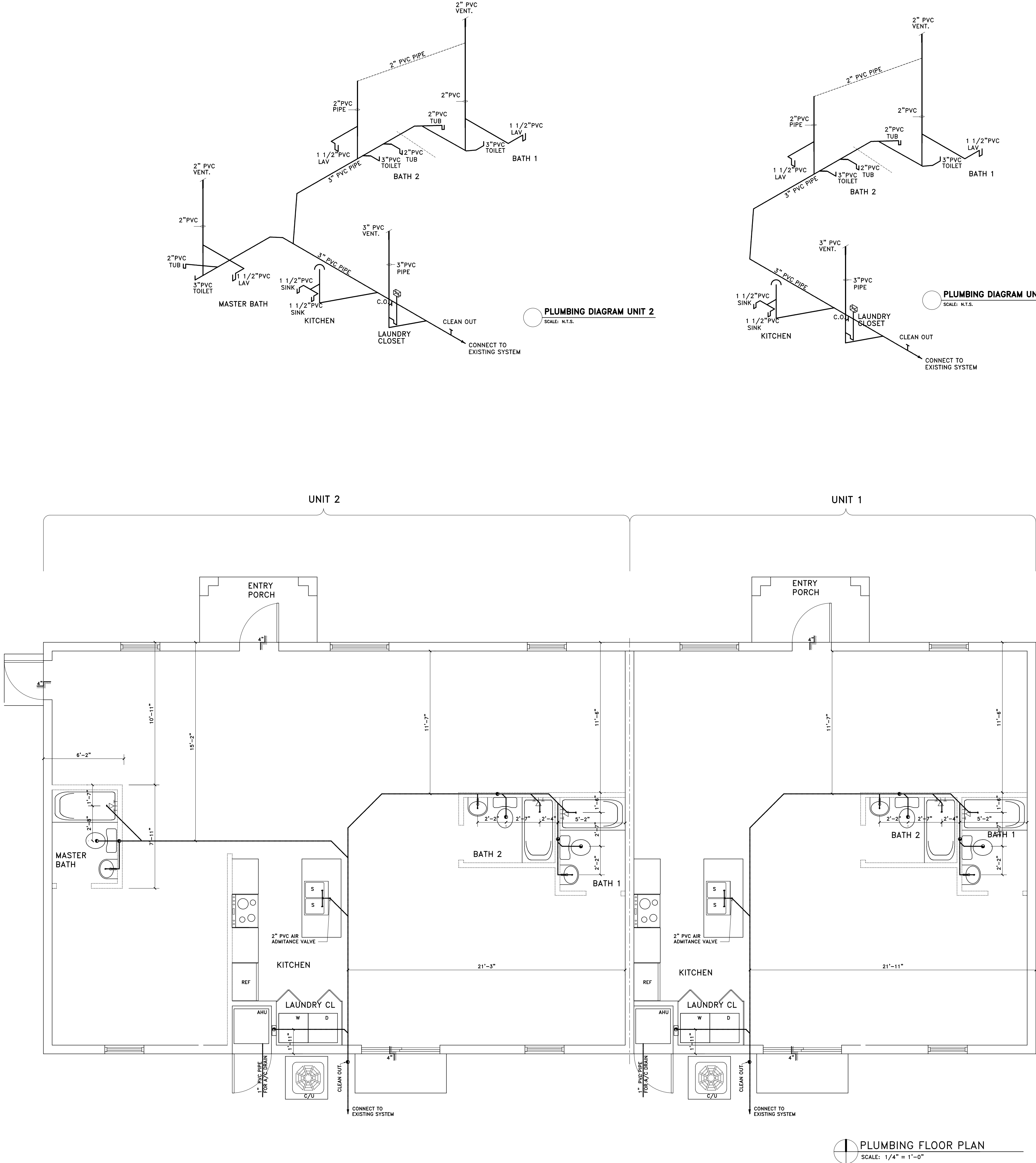
ELECTRICAL LEGEND	
\$	SINGLE POLE SWITCH
\$ ³	THREE WAY SWITCH
\$ ⁴	FOUR WAY SWITCH
\$ ^D	DIMMER SWITCH (STYLE TBS BY OWNER)
⊙	BUTTON SWITCH
⊕	DUPLEX OUTLET
⊕	DUPLEX OUTLET AT OVER HANG
⊕	SPLIT WIRED OUTLET
⊕	APPLIANCE OUTLET
⊕	220 VOLT OUTLET
⊕	COMPUTER DEDICATED OUTLET
⊕	TELEPHONE
⊕	CABLE TELEVISION
⊕	ELECTRICAL PANEL
⊕	UNDER CABINET LIGHTING
⊕	PENDING LIGHT
⊕	SECURITY LIGHTING
⊕	WALL MOUNT LIGHTING (VERIFY EXACT LOCATION WITH OWNER)
⊕ ¹	RECESSED LIGHT
⊕ ²	RECESSED WALL WASHER TYPE H-78 EYEBALL
⊕ ³	SURFACE MOUNT (T.B.S. BY OWNER)
⊕ ⁴	RECESSED INCANDESCENT W/ PROTECTIVE COVER
⊕ ⁵	WATERPROOF RECESSED FOR SHOWER & SPA
⊕	LIGHT / FAN COMBO
⊕	4\"/>
⊕	DISCONNECT
⊕	EXHAUST FAN
⊕	AUTOMATIC GARAGE DOOR OPENER
⊕	PHONE DOOR BELL
⊕	SMOKE ALARM
⊕	SMOKE & CARBON MONOXIDE ALARM
⊕	AUTOMATIC GARAGE DOOR OPENER
⊕	HOSE BIB
⊕	ELECT. METER
⊕	ELECTRICAL PANEL
⊕	HOSE BIB
⊕	PADBLE FAN/LIGHT

- ELECTRICAL NOTES**
- THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF THE ELECTRICAL WORK. ANY DISCREPANCIES ON THE DOCUMENTS SHALL BE CALLED TO ARCHITECTS ATTENTION PRIOR TO CONVENIENCE OF WORK. DO NOT SCALE ELECTRICAL DRAWINGS.
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL CODES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTIONS.
 - DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY-DUTY, QUICK-BREAK ENCLOSURES AS REQUIRED EXPOSURE.
 - OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED LOCATIONS.
 - ELECTRICAL SYSTEM SHALL BE GROUNDED, PROVIDE PROPER SIZE AND TYPE OF PROTECTION DEVICES TO MATH EQUIPMENT BEING SERVED.
 - LOAD DATA IS BASED ON INFORMATION GIVEN TO ARCHITECT /ENGINEER AT TIME OF DESIGN. VERIFY ALL EQUIPMENT AND PANEL SIZES PRIOR TO ORDERING.
 - ALL MATERIALS SHALL BE NEW AND BEAR U.L. AND UNION LABELS, WHERE APPLICABLE.
 - ALL WORK SHALL BE DONE BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTABLE TO THE ENGINEER/ARCHITECT.
 - ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF CONSTRUCTION.
 - CONTRACTOR SHALL PROVIDE REQUIRED INSURANCE FOR THE PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
 - CIRCUITS SHOWN ON PLANS ARE TO DETERMINE LOAD DATA AND PANEL SIZES. THE CONTRACTOR SHALL PROVIDE CIRCUITS AND REQUIRED ROUTING OF CONDUITS TO DETERMINE LOAD DATA AND BALANCE LOADS.
 - FURNISH AND INSTALL FIXTURES AS CALLED FOR ON PLANS OR AS SELECTED BY OWNER.
 - THE ELECTRICAL CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ALL H.V.A.C. EQUIPMENT AND THEIR GIVEN THE MECHANICAL CONTRACTOR BEFORE ROUGHING-IN FOR PROPER POWER AND WIRING CONTROL LAYOUT AND INSTALLATION ANY DISCREPANCIES BETWEEN THE GIVEN AND ACTUAL H.V.A.C. LOADS SHALL BE CORRECTED BEFORE ROUGHING-IN.
 - GROUND-FAULT CIRCUIT PROTECTION ALL 120 V SINGLE PHASE, 15 AND 20 AMP OUTLETS INSTALLED OUTDOORS, BATHROOMS AND GARAGE SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER CIRCUIT BREAKER OR RECEPTACLES.
 - ALL BREAKERS SHALL HAVE 10,000 A.I.C. MINIMUM U.O.I.
 - INSTALL FACILITIES FOR TEMPORARY POWER FOR CONSTRUCTION AS REQUIRED.
 - ELECTRICAL CONTRACTOR SHALL NOTIFY ENGINEER/ARCHITECT IN WRITING OF ANY CONFLICT AND/OR DISCREPANCIES FOUND WITH WORK AS SHOWN, SPECIFIED OR IMPLIED ON THESE PLANS, PRIOR TO PROCEEDING WITH WORK IN QUESTION.
 - CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF FIXTURES AND OUTLETS AT JOB SITE BEFORE ROUGHING, ALSO MAY SELECT DIFFERENT MANUFACTURER OR FIXTURES WITH EQUAL SPECIFICATIONS.
 - SMOKE DETECTORS SHALL BE HARD WIRED (110 VOLT TYPE) TO NON-SWITCHABLE KITCHEN OR BATHROOM LIGHTING CIRCUIT AND SHALL NOT BE CONNECTED ONTO THE LOAD SIDE OF A GROUND FAULT CIRCUIT INTERRUPTER.
 - SMOKE DETECTOR SHALL BE LOCATED ON OR NEAR THE CEILING IN THE IMMEDIATE VICINITY OUTSIDE OF EACH SLEEPING AREA AND EACH BEDROOM.
 - ADDITIONAL FLOOR LEVEL (STORY) AND BASEMENTS INCLUSIVE, BEDROOM ADDITIONS TO EXISTING DWELLINGS WILL BE SUBJECT TO THE SAME REQUIREMENTS.
 - SMOKE DETECTOR SHALL BE 110 VOLT TYPE, PROVIDE VISIBLE POWER ON INDICATOR AND A TEST BUTTON WITH BATTERY BACKUP SYSTEM.
 - MULTIPLE DETECTORS MUST BE INTERCONNECTED.
 - CONTRACTOR SHALL VERIFY WITH F.P.L. THE LOCATION OF SERVICE AND SHALL LOCATED METER AND PANEL AS REQUIRED.
 - VERIFY ALL CONDUCTORS AND BREAKERS W/ EQUIPMENT MANUFACTURER'S SPECIFICATIONS.
 - COORDINATE RACEWAY INSTALLATION WITH OTHER PRIOR TO CONSTRUCTION.
 - ALL ELECTRICAL SWITCHES SHALL BE 48\"/>

AREAS SCHEDULE		
AREA UNDER/AIR	AREA OUT/AIR	SQFT
AREAS UNIT 1		
PROPOSE HOUSE		980.11
	PROPOSED ENTRY PORCH	45.00
TOTAL AREA UNDER AIR		980.11
TOTAL AREA		1,025.11
AREAS UNIT 2		
PROPOSE HOUSE		1,413.89
	PROPOSED ENTRY PORCH	45.00
TOTAL AREA UNDER AIR		1,413.89
TOTAL AREA		1,458.89



ELECTRICAL FLOOR PLAN
SCALE: 1/4" = 1'-0"



- NOTE:**
- 1- PLUMBING IS ACCORDING TO FLORIDA BUILDING CODE PLUMBING 2017 & LOCAL CODE AMENDMENTS.
 - 2- GUARANTEE: THE COMPLETED INSTALLATION SHALL BE FULLY GUARANTEED AGAINST DEFECTIVE MATERIALS AND/OR IMPROPER WORKMANSHIP FOR MINIMUM OF ONE YEAR FOR MATERIALS AND LABOR.
 - 3- PLUMBING FIXTURES: FIXTURES SHALL BE AS SPECIFIED AND SHALL BE FURNISHED AND INSTALLED BY THIS CONTRACTOR. FIXTURES SHALL BE COMPLETE WITH DRAINS, TRAPS, SUPPLIES AND ANY OTHER ACCESSORY REQUIRED.
 - 4- MATERIALS:
 - A- SOIL, WASTE AND VENT, AND STORM: SANITARY PIPE, PVC, SCHEDULE 40.
 - B- DOMESTIC WATER: COPPER PIPE, TYPE L W/ SWEAT WROUGHT COPPER FITTINGS. TYPE "M" IN CONCEALED SPACES IS ACCEPTABLE. ISOLATE PIPING FROM CONCRETE W/ INSULATING MATERIAL.
 - C- DOMESTIC WATER SUPPLY ASSEMBLY: CHROME FINISH TUBING W/ ANGLE SHUT OFF VALVES.
 - 5- PIPING TEST: ALL SANITARY AND DOMESTIC WATER SUPPLY PIPING SHALL BE TESTED FOR LEAKS BEFORE PIPING IS CONCEALED OR CONNECTED TO EQUIPMENT AND PLUMBING FIXTURES.
 - 6- DOMESTIC WATER VALVES SHALL BE BRONZE BODY, SWEAT ENDS.
 - 7- ALL OUTDOORS CLEAN OUTS SHALL BE TERMINATED UP TO GRADE AND SHALL MARKED.
 - 8- CONTRACTOR SHALL COORDINATE EXACT LOCATION OF SANITARY DOMESTIC WATER PIPING BEFORE STARTING ANY WORK.

AREAS SCHEDULE		
AREA UNDER/AIR	AREA OUT/AIR	SQFT
AREAS UNIT 1		
PROPOSE HOUSE		1044.52
	PROPOSED ENTRY PORCH	40.00
TOTAL AREA UNDER AIR		1044.52
TOTAL AREA		1084.52
AREAS UNIT 2		
PROPOSE HOUSE		1480.48
	PROPOSED ENTRY PORCH	40.00
TOTAL AREA UNDER AIR		1044.52
TOTAL AREA		1520.48

NEW DUPLEX FOR GLORIA DIAZ
3766 GULFSTREAM RD
PLAM SPRINGS, FL. 33461

REVISIONS:



DATE: 08-16-19

SCALE: AS NOTED

DRAWN BY:

DRAWING No.:

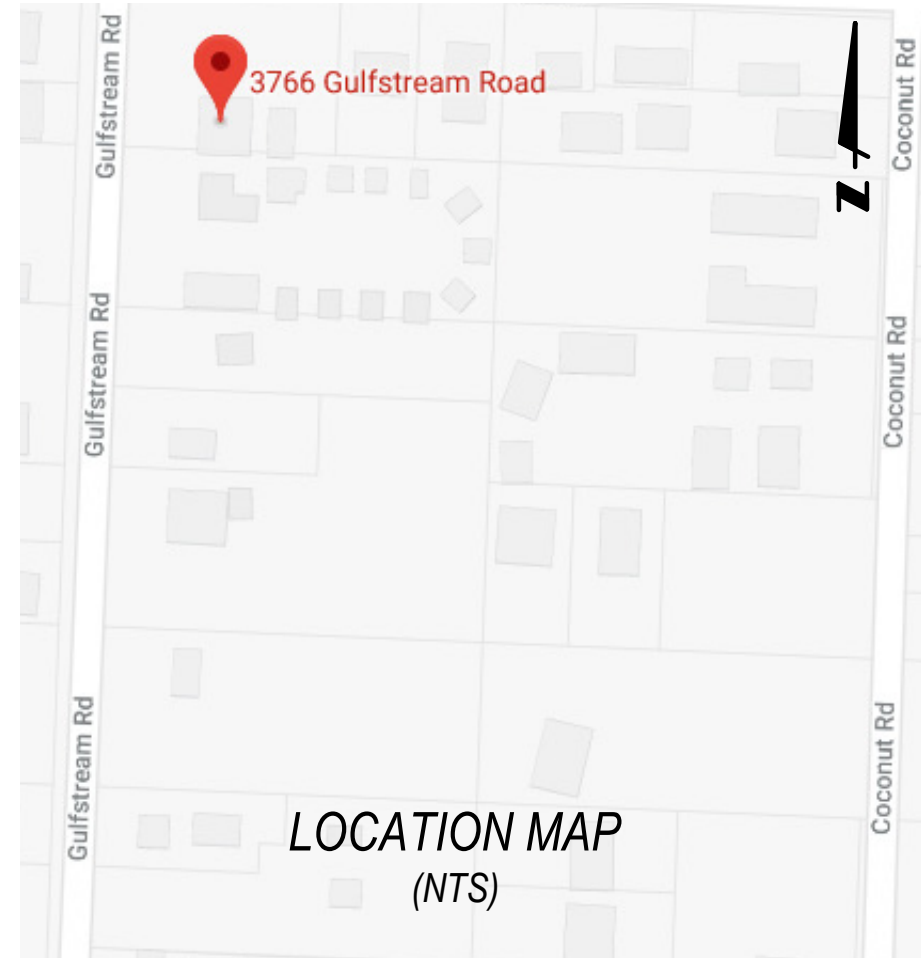
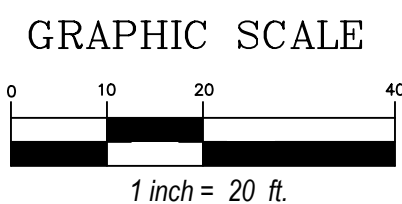
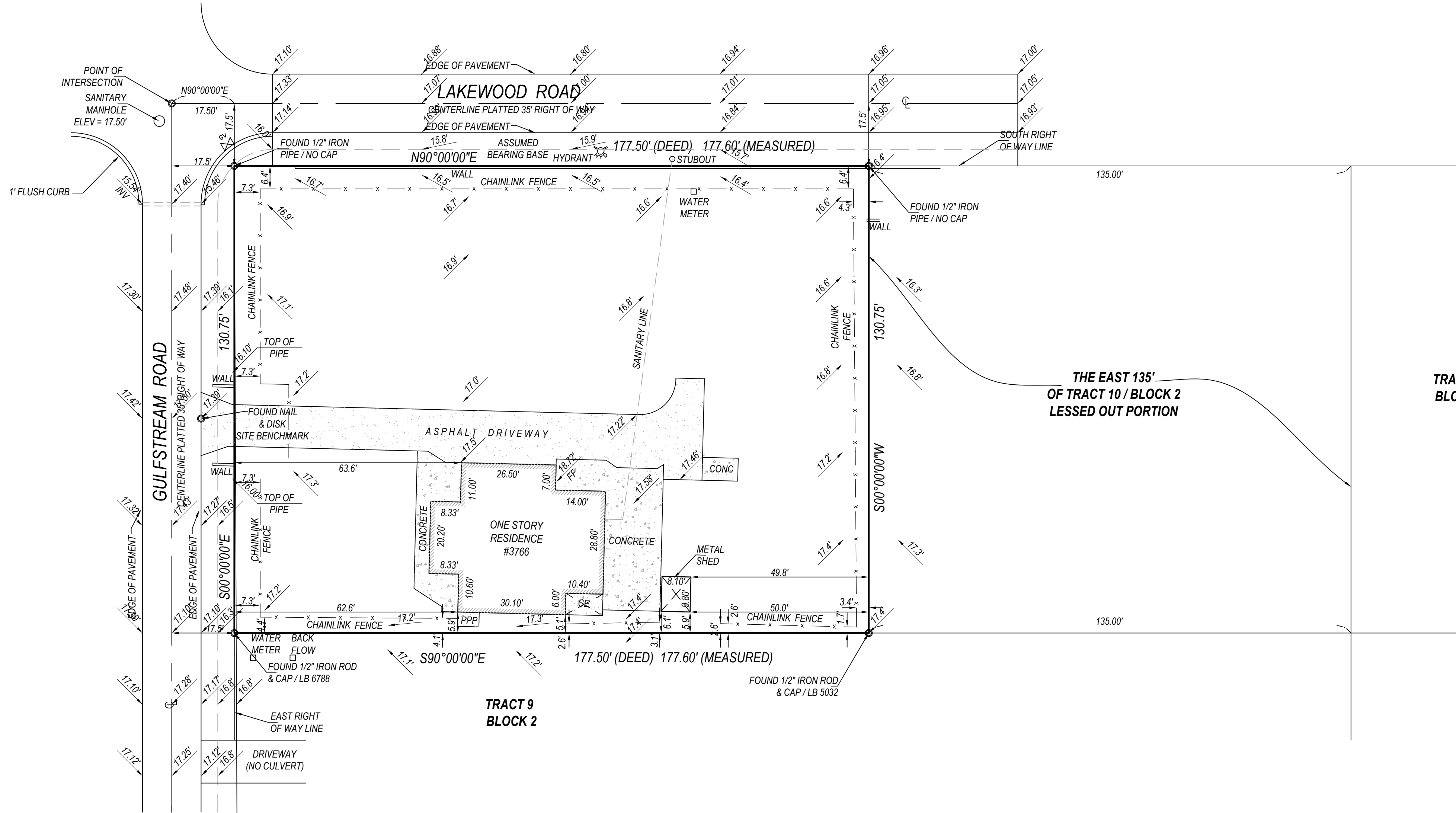
P1

BUNKER
ENGINEERING & CONSTRUCTION SERVICE INC.
CA# 26268

120 N FEDERAL HIGHWAY, SUITE 305,
LAKE WORTH, FL, 33460
PH #561-585-5696 -- FAX #561-585-5697

SEAL

EDGAR DUENAS, P.E.
FL. REG. ENG. #57831



PROPERTY ADDRESS:

3766 GULFSTREAM RD
LAKE WORTH FLORIDA 33461

FLOOD ZONE: "X"
PANEL NO: 12099C 0793F
DATE: OCTOBER 5, 2017

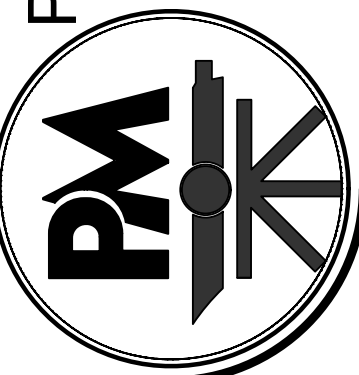
CERTIFIED TO:
1. GLORIA M. DIAZ

LEGAL DESCRIPTION:

TRACT 10, BLOCK 2, OF LAKEWOOD GARDENS, PLAT NO. 1, LESS THE EAST 135 FEET OF SAID TRACT 10, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 18, PAGE 38.

SURVEYORS' NOTES:

1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.



**PRINCIPAL MERIDIAN
SURVEYING, Inc.**
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764

BOUNDARY SURVEY

SIGNED 
DOUG WALKER, LICENSED SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7211

FINAL
ADD TOPO
SITE PLAN
BOUNDARY SURVEY
PURPOSE

S18110805

JPM
JPM
JPM

CD
CD
CD

08-25-19
06-13-19
12-17-18
12-05-18

DATE

DRAFT

JOB#

PURPOSE

FIELD

DRAFT

DATE

October 07, 2020

To: Iramis Cabrera, Village of Palm Springs Planner

From: Tara Bamber, PE 

**Re: 3766 Gulfstream Road
Site Plan Approval Letter
Engenuity Group Project No. 6001.89**

We have received the following on 10-07-20:

1. Civil Plans, 8 sheets, revised 9-23-20, by Stormwater Engineering, Inc.
2. Drainage Calculations, 1 sheet, signed & sealed 9-16-20, by Stormwater Engineering, Inc.
3. Proposed Landscape Plan, 1 sheet, revised 9-25-20, by JBD Design, Inc.

We recommend Site Plan approval with the following condition:

1. Verify all sidewalks meet ADA requirements.
2. Verify landscaping does not impede drainage overflow onto Gulfstream Rd.

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

"a great place to call home"

Planning, Zoning & Building

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

October 9, 2020

Brandon Cabrera
279 Arabian Road
Palm Springs, FL 33461

RE: Administrative Variance – Drainage pipe size

3766 Gulfstream Road
PCN# 70-43-44-19-11-002-0101

Dear Mr. Cabrera:

This serves as acknowledgement of the approval of an administrative variance for the installation of a 12" diameter drainage pipe as part of the redevelopment project of the multi-family property located at 3766 Gulfstream Road.

This administrative variance approval allows a deviation from Section 34-507(b) of the Village Land Development Regulations to allow the installation of a drainage pipe at a diameter of twelve inches (12"), a deviation of three inches (3") from the minimum required size of fifteen inches (15"). This administrative variance is granted based on the applicant's justification statement and the recommendation from the Village's consulting Engineer to support the applicant's request. A 12" drainage pipe, with the proper slope, provides sufficient size for the drainage system to work efficiently for this small property, and a 15" drainage pipe is considered unnecessary.

The variance from Section 34-507(b) is approved with the following conditions:

- A Civil Plan shall be approved by the Village Engineer at time of permitting.
- The installation of the pipe requires an inspection by the Village Engineer.

Sincerely,

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

www.vpsfl.org

3766 Gulfstream Rd – Site Plan

Good morning Iramis,

LWDD has no objection to the certification of this petition. Located at these quads of Lakewood Road and Gulfstream Road, it is not adjacent to any LWDD canals.

Thank you for allowing LWDD to comment on this project.

Warm regards,

Anne Perry Schreiner

Anne Perry | Right-of-Way Specialist

Lake Worth Drainage District | 13081 Military Trail | Delray Beach, Florida 33484

Direct Line | 561.819.5577 | Main Line 561.498. 5363 | Fax | 561.495.9694

New Email Address: aperry@lwdd.net



Please consider the environment before printing this email.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON, AICP
DIRECTOR

WANDA F. PAUL
CHIEF OPERATING OFFICER

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

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

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	05/08/2020		
	SCAD No.	20050801D - D. O.		
	FLU /Rezoning/D.O. No.	202000431 – Village of Palm Springs		
	PCN No.	70-43-44-19-11-002-0101 / 3766 Gulfstream Road		
	Development Name	3766 Gulfstream Road		
	Owner/Agent Name	Rehab Camp LLC / Brandon Cabrera		
	SAC No.	200B		
	Proposed Unit No. & Type	1 Single-Family and 2 Multi-Family Units		
Impact Review		Palm Springs Elementary School	LC Swain Middle School	John I. Leonard High School
	New Students Generated	1	1	1
	Capacity Available	24	-70	-444
	Utilization Percentage	98%	105%	114%
School District Staff's Recommendation	Based on the findings and evaluation of the proposed development, there will be negative impact on the public school system. Therefore, if the proposed development is approved by the Village Council, School District staff recommends the following condition to mitigate such impact. In order to address the school capacity deficiency generated by this proposed development at the District Middle and High school level, the property owner shall contribute a total of \$18,418 to the School District of Palm Beach County prior to the issuance of first building permit. This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.			
Validation Period	1) This determination is valid from 05/11/2020 to 05/10/2021 or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 05/10/2021 or this determination will expire automatically on 05/10/2021.			
Notice	School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

May 11, 2020

Date

joyce.cai@palmbeachschools.org

Email Address

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

Iramis:

Good morning. I hope all is well with you and yours. Regarding the application, we will not request a school bus shelter for the residential development. Please have the applicant contact Joyce Cai in order to submit a School Capacity Availability Determination (SCAD) application for the site.

Thank you.

Michael C. Owens
Senior Planner, Planning & Intergovernmental Relations
Division of Facilities Management

RE: 3766 Gulfstream Rd. Fire-Rescue Site Plan Review Comments.

Pedro Segovia

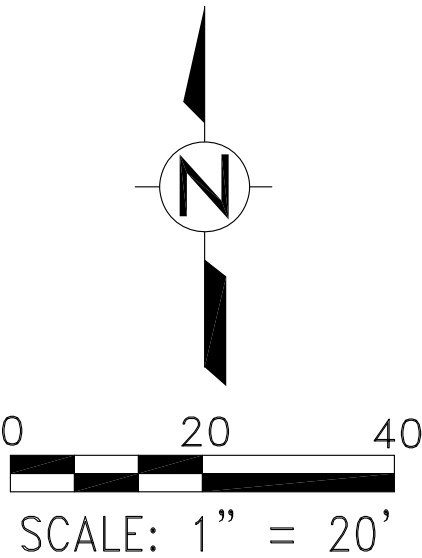
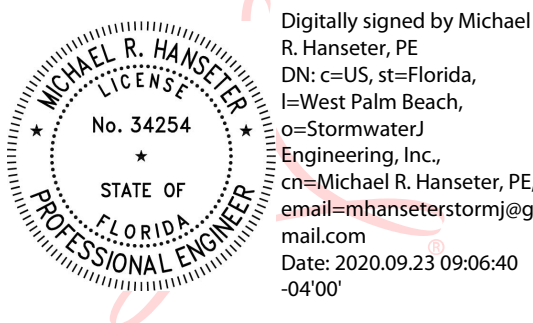
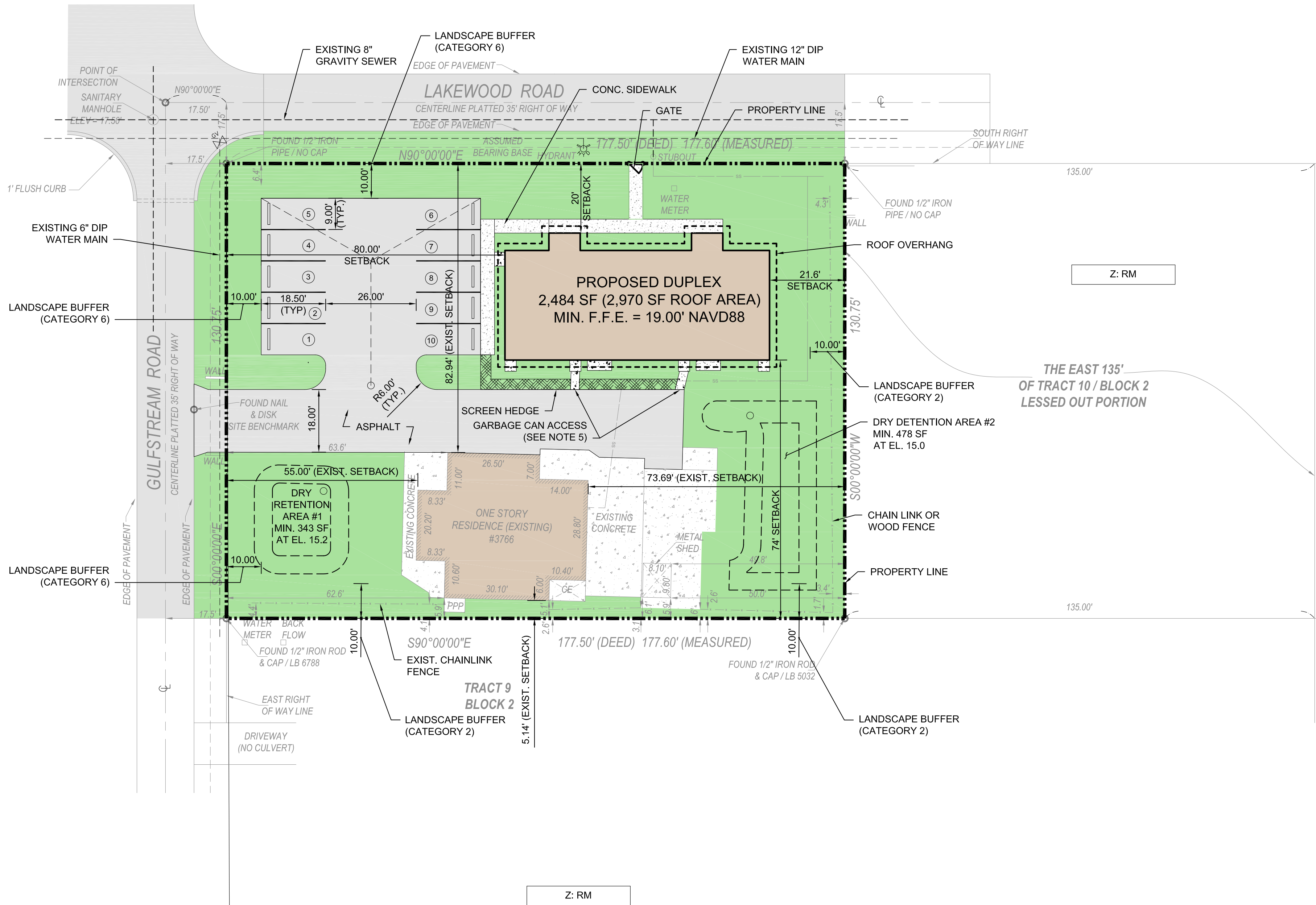
No comments.

9-1-2020

Always call 811 two full business days before you dig to have underground utilities located and marked.

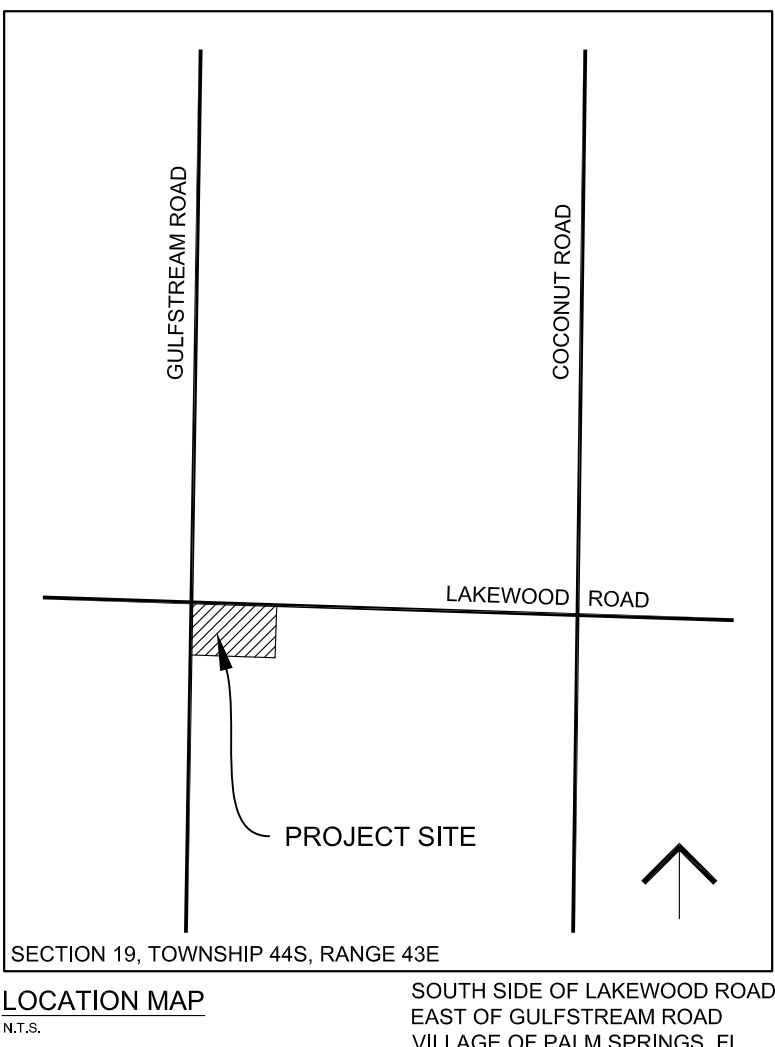


THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MICHAEL R. HANSETER, PE USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



LEGEND

- PROPOSED CONCRETE
- EXISTING CONCRETE
- FOUNDATION PLANTINGS
- ASPHALT
- LANDSCAPE SPACE
- EXISTING AND PROPOSED BUILDING FOOTPRINTS



VARIANCE REQUESTS

	CODE REQUIREMENT	PROPOSED
DRAINAGE PIPE SIZE	15" DIAM. MIN.	*12" DIAM.
REAR YARD SET BACK	25'	21.6'

SETBACKS (SEC. 34-766)	CODE REQUIREMENT	PROPOSED	EXISTING S.F. HOME
FRONT YARD	25'	80.0'	55.0'
REAR YARD	25'	21.6'	73.7'
SIDE (CORNER)	20'	20.0'	82.9'
SIDE YARD (INTERIOR)	15'	74.0'	5.1' (NON-CONFORMING)

ZONING : RM - MULTI FAMILY

PARKING SPACES REQUIRED (SEC 34 - 1329) = 2 1/2 SPACES PER UNIT + 25% FOR GUESTS
= 3 UNITS x 2 1/2 SPACES / UNIT + 25% (3 x 2 1/2) FOR GUESTS
= 9.4 SPACES REQUIRED

PARKING SPACES PROVIDED = 10

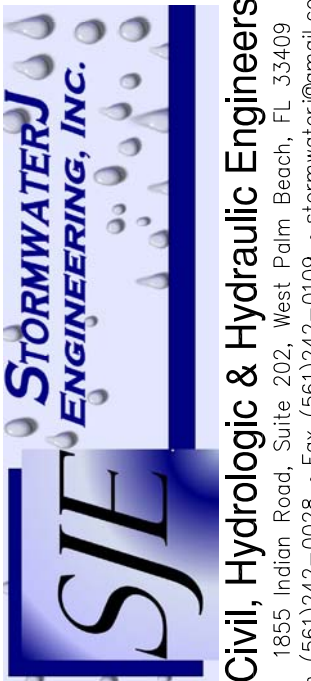
Site Data			
Item	Area (SF)	Area (AC)	Percentage
Total Site	23,221	0.53	100%
Existing Data			
Existing Roof Area	1,763	0.04	8%
Existing Asphalt and Slabs	3,799	0.09	16%
Existing Impervious	5,562	0.13	24%
Existing Building Coverage	1,763	0.04	8%
Proposed Data			
Proposed Building (incl. Existing)	4,733	0.11	20%
Proposed Asphalt (incl. Existing)	5,550	0.13	24%
Proposed Sidewalk/Slabs (incl. Existing)	2,511	0.06	11%
Proposed Impervious (Total)	12,794	0.29	55%
Proposed Building Coverage (Total)	4,733	0.11	20%

PCN : 70-43-44-19-11-002-0090

GENERAL NOTES

- EXISTING SITE INFORMATION IS BASED ON A BOUNDARY SURVEY BY PRINCIPAL MERIDIAN SURVEYING, INC., WEST PALM BEACH, FL. DATED JUNE 13, 2019, UPDATED SEPTEMBER 26, 2019. SEE SURVEY FOR LEGEND AND ABBREVIATIONS.
- SUBJECT PROPERTY FALLS WITHIN ZONE X ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), IDENTIFIED AS COMMUNITY PANEL NUMBER 12099C0776F, EFFECTIVE DATE: OCTOBER 5, 2017.
- THIS CIVIL SITE PLAN IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND IS BASED ON INFORMATION PROVIDED BY OTHERS.
- THESE DOCUMENTS SHALL NOT BE USED FOR LOCATING ANY BUILDING, STRUCTURE OR ACCESSORY STRUCTURE. REFER TO ARCHITECTURAL, STRUCTURAL OR OTHER PLANS FOR LAYOUT OF STRUCTURES.
- GARBAGE CANS SHALL BE BROUGHT TO THE CURB ALONG GULFSTREAM ROAD FOR PICKUP.

REVISIONS			
NO.	DATE	REMARKS	BY
1	04/20/20	RECEIVED PERMIT WITH LOCAL WHITE DATA	MRH
2	04/20/20	ADDED SIDEWALK	MRH
3	04/20/20	REV VARIANCE TABLE	MRH

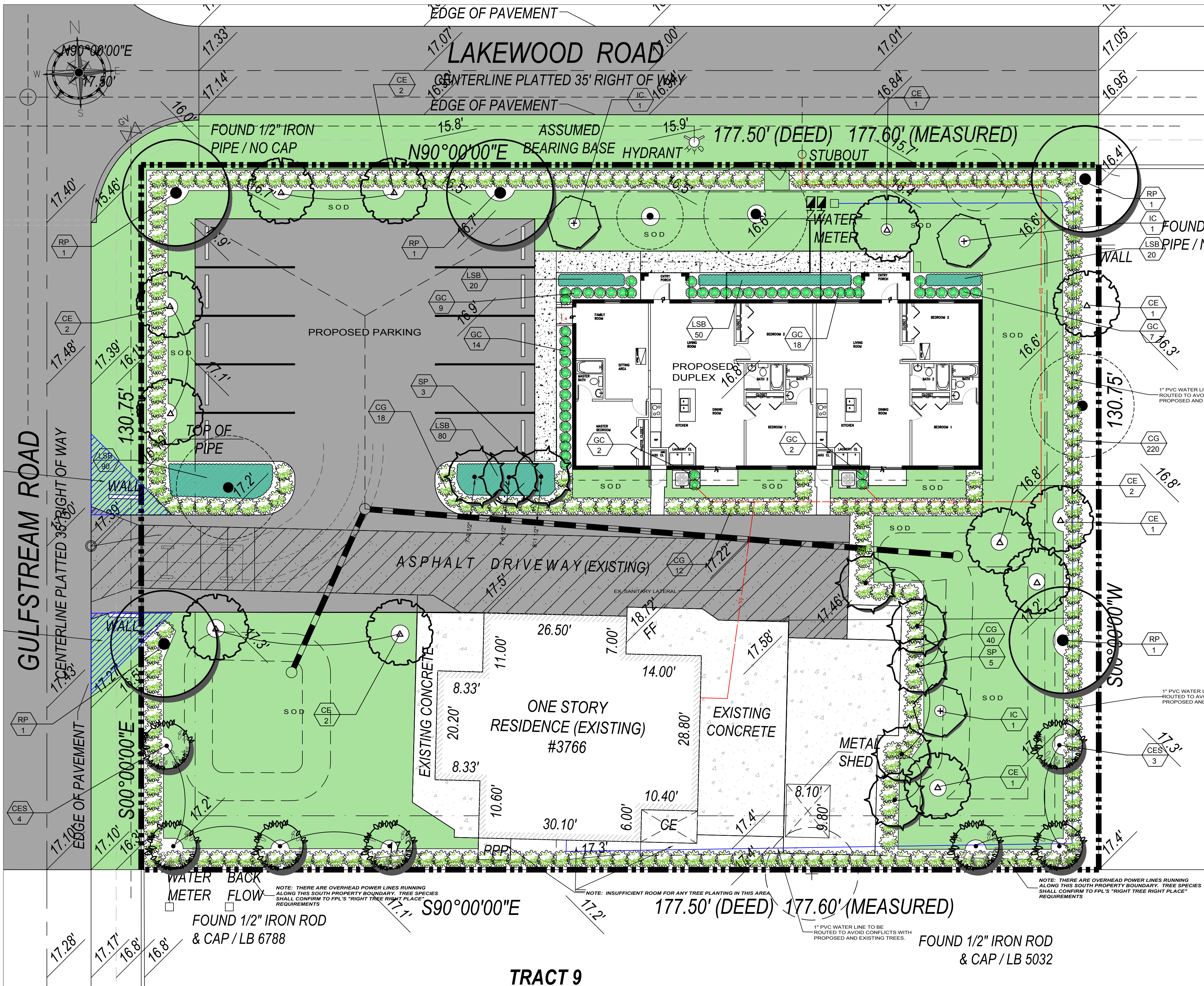


CIVIL SITE PLAN

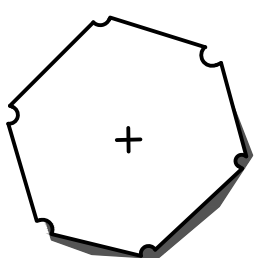
3766 GULFSTREAM ROAD
VILLAGE OF PALM SPRINGS, FLORIDA

©COPYRIGHT 2019 By StormwaterJ Engineering, Inc.
This Drawing is Provided For Informational Purposes Only and is Not to be Used for Construction Without the Approval of a Registered Professional Engineer Representing StormwaterJ Engineering, Inc.
C.A. 00009484
Michael R. Hanseter, P.E.
License # 34254

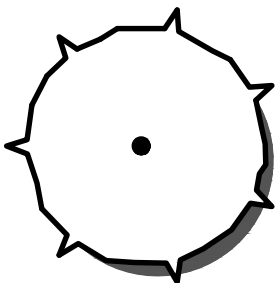
DATE	11/12/2019	PL	MRH
DRAWN	CHECKED (1)	CHECKED (2)	PROJECT MANAGER
2	8		
JOB NO.	19049		



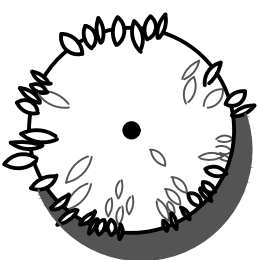
IC--DAHOON HOLLY TREE



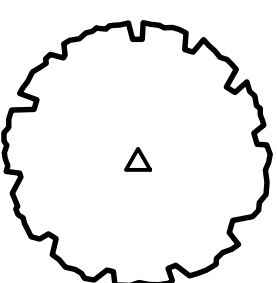
SP--CABBAGE PALMS



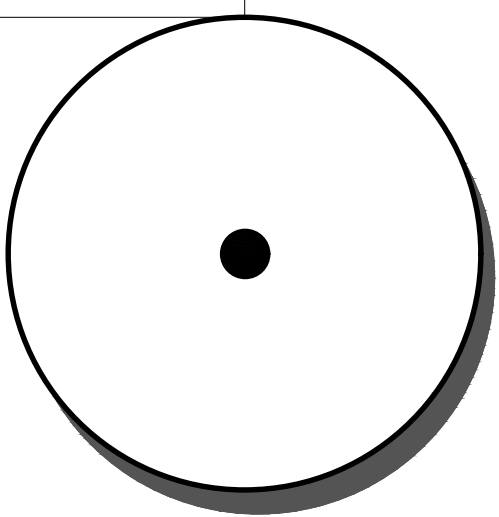
CES--SILVER BUTTONWOOD TREE



CE--GREEN BUTTONWOOD TREE



RP--ROYAL PALM



CG--SMALL LEAF CLUSIA



GC--GOLD CAPELLA



LSB--LIRIOPE SUPER BLUE



LANDSCAPE REQUIREMENTS AS PER CHAPTER 34, ARTICLE III--LANDSCAPING

SEC. 34-161 (b)(1)--One tree shall be preserved or planted for every 1,500 sf of parcel.
Lot area= 23,208 SF
Total number of trees required on interior of lot= 16 (NOT INCLUDING PERIMETER BUFFERS)
Total number of trees provided (existing and proposed)=18 (16 proposed new trees and 2 existing Royal Palms)
2 existing Roystonea elata (Royal Palm)
1 existing Cocos nucifera (Coconut Palm)
1 existing Avocado Tree

SEC. 34-164 (b)--Minimum of 25% of front facade facing street to be planted with shrubs and / or trees
Building Fascade along streets= 107'
Length of planting strip along street facing fascade provided= 93' (87%)

SEC. 34-185 (b)--Minimum of 50% of required trees must be shade trees
Number of shade trees applied to tree requirement= 8

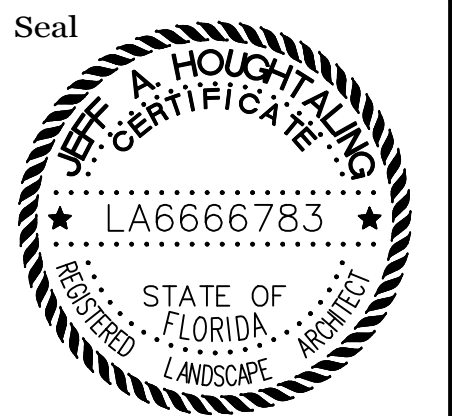
SEC. 34-186--Minimum of 50% of required trees must be native species
Number of native trees provided= (100% of proposed trees are Native)

Revisions	By
4-3-20 floor plan	JH
7-28-20 village comments	JH
9-25-20 civil eng. changes	JH

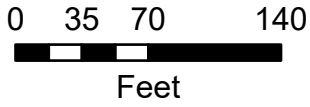
Drawn JH Reviewed

Date 3-26-20 Scale 1"=10'

Project No. 20-007



Sheet No.



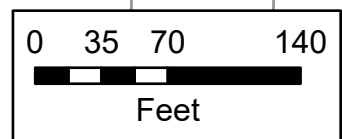
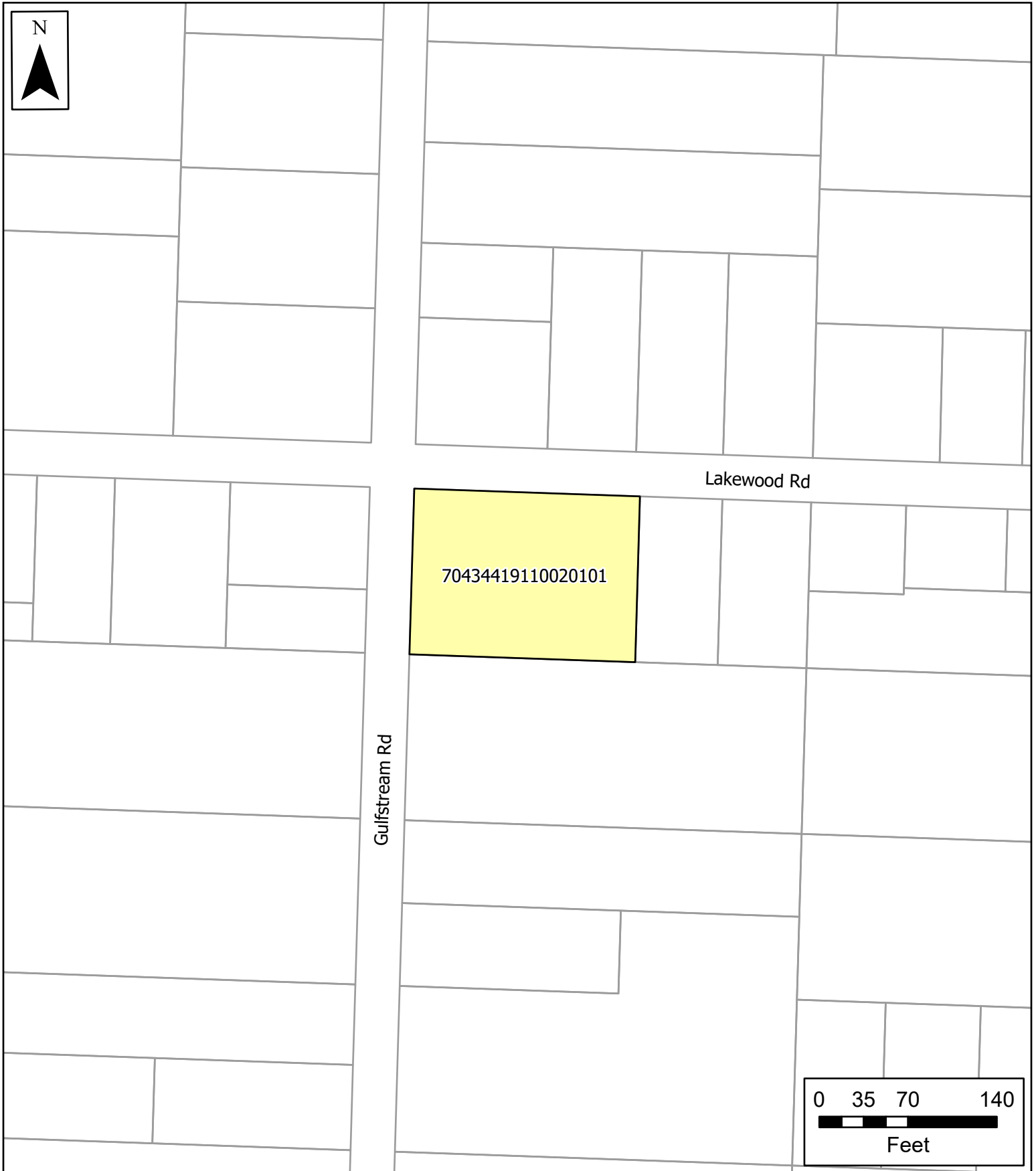
Village of Palm Springs

3766 Gulfstream Rd
Duplex Addition

 Property Boundary

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

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



Village of Palm Springs

3766 Gulfstream Rd Duplex Addition

-  Parcels
-  Property Boundary

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Data Source: Parcels provided by Palm Beach County

Legal Notice No. 37530

PUBLIC HEARING NOTICE

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

Tuesday, November 10, 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 Brandon Cabrera, agent for the owner, Rehab Camp LLC. ("Applicant"), for a Minor Site Development Plan (SPR20-07), for construction of a 2,484 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 3766 Gulfstream Road.

Additional requested:

Tuesday, November 10, 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 Brandon Cabrera, agent for the owner, Rehab Camp LLC. ("Applicant") for:

PSV20-11 - A Variance relief from Section 34-766(8) to allow 21.6' rear setback instead of 25' required on the east 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 Clerks 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
Publish: Kimberly M. Wynn, Village Clerk
The Lake Worth Herald
October 29, 2020