



**PLANNING AND ZONING ADVISORY BOARD AGENDA
ADVISORY/ COMMITTEE BOARD MEETING
Village Hall Council Chambers
226 Cypress Lane
Palm Springs, FL 33461
Tuesday, February 9, 2021
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

Assistant Village Manager Kimberly Glas-Castro, Planning, Zoning and Building Interim Director Iramis Cabrera, Village Attorney Susan Garrett and Deputy Village Clerk Jane R. Worth

2.1 Reorganization of the Planning and Zoning Board - Designating a New Chairman and Vice Chairman

3. PLEDGE OF ALLEGIANCE

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

5. MINUTES *Approval of July 14, 2020 Minutes of the Planning and Zoning Board Meeting.*

5.1 Approval of Minutes

July 14, 2020 Planning and Zoning Board Meeting

[1. July 14, 2020 - Planning and Zoning Board Minutes](#)

5.2 Approval of Planning and Zoning Board Meeting Minutes of November 10, 2020

[1. November 10, 2020 - Planning and Zoning Board Minutes](#)

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

7. QUASI JUDICIAL PUBLIC HEARINGS

7.1 Resolution No. 2021-02 - Site Development Plan Amendment - The Oaks II Mixed Use Planned Development Site Plan (SPR21-01) - 1212 South Congress Avenue

[1. Res. No. 2021-02 Site Development Plan Amendment 1212 S. Congress Avenue \(SPR21-01\).docx](#)

[2. Exhibit "A" Staff Report](#)

[3. Project Narrative and Justification Statement](#)

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

[5. Warranty Deed](#)

[6. Aerial Map and Location Map](#)

[7. Color Site Plan and Color Rendering](#)

8. ACTIONS AND REPORTS

9. ADJOURNMENT

10. NEXT MEETING *TUESDAY, MARCH 9, 2021 @ 6:30 PM*

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



Village of Palm Springs

Executive Brief

AGENDA DATE: February 9, 2021

DEPARTMENT: Administration

ITEM 2.1: Reorganization of the Planning and Zoning Board - Designating a New Chairman and Vice Chairman

SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:



Village of Palm Springs

Executive Brief

AGENDA DATE: February 9, 2021

DEPARTMENT: Administration

ITEM 5.1: Approval of Minutes

SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

July 14, 2020 - Planning and Zoning Board Minutes



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

1. CALL TO ORDER

The meeting was called to order by Vice Chairman Richard Hughes at 6:30 PM

2. ROLL CALL

BOARD MEMBERS

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

ABSENT: Chairman Johnnie Tieche

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

The Pledge of Allegiance was led by Vice Chairman Richard Hughes.

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

5. MINUTES

5.1 May 14, 2020 Minutes

[May 14, 2020 Minutes](#)

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

Motion:	Second:	Vote:
Peter Braun	Kim Gehrman	Motion: 5 - 0

6. PUBLIC HEARING

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

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

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

[Res No. 2020-20 - Adopt Water Supply Facilities Work Plan \(2020-2030\).docx](#)
[10-Year Water Supply Facilities Work Plan \(Exhibit "A" to Resolution No. 2020-20\)](#)

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

[Proposed Water Supply Capital Improvement Projects Lake Worth Herald Advertisement](#)

Approve

Utilities Director Ron Eyma presented the Board with the following information:
Each government's update to its water supply facilities work plan includes:

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

The Board had a discussion regarding getting additional water from the aquifer if necessary. There were questions asked if there could be saltwater intrusion. Mr. Eyma answered no and explained the reasons why. The Board inquired if the unincorporated rates would be increased. Director Glas Castro stated they were

charged a higher fee than those inside the Village boundaries. Director Eyma stated those needing to connect to water would have the opportunity at the base rate, for unincorporated. A discussion on water conservation also took place.

Vice Chairman Hughes asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of Resolution No. 2020 and Ordinance No. 2020-11 were voted as follows:

6.1) A) Resolution No. 2020-20 – a motion to recommend approval was made by Mr. Braun and seconded by Ms. Gehrman. Motion carried 5-0
Roll Call vote – Resolution No. 2020 passed 5-0

6.1) B) Ordinance No. 2020-11 – a motion to recommend approval was made by Mr. Braun and seconded by Mr. Saingilus. Motion carried 5-0
Roll Call vote – Ordinance No. 2020-11 passed 5-0

7. QUASI JUDICIAL PUBLIC HEARINGS

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

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

[PZB Staff Report](#)

[Project Narrative and Justification Statements](#)

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

[Color Site Plan](#)

[Aerial and Location Maps](#)

[County Site Plan #79-182 with parking for Cushman's Sec.34-602\(2\)
Variances.doc](#)

Approve

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

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

As a separate agenda item, the applicant is requesting a minor site plan amendment to renovate the existing structures and permit the use of the property as a medical clinic for internal medicine, and a professional office for Soma's accounting department. A site

plan is being requested in order to bring the property up to code, to the extent possible, to be consistent with the Commercial General district regulations.

The applicant is requesting two (2) variances:

1. PSV20-09 – Request to allow the required landscape buffer along the east side, adjacent to the medical building, to be shifted to foundation planting and grass areas.
2. PSV20-10 – Request to allow the reduction of parking stalls from 49 spaces to 38 parking spaces.

With the requested variances, a wider landscape buffer is proposed along the front façade of 1 the building facing Forest Hill Boulevard, and additional parking is provided on the adjacent property to the west as part of an overall parking count approved by Palm Beach County in 1979.

Vice Chairman Hughes asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of the of PZ&B Order No. 2020-06 was made by Mr. Lashells and seconded by Mr. Braun. A Roll call vote was taken, and passed 5-0 approved.

Motion:	Second:	Vote:
Ralph Lashells	Peter Braun	Motion Approve: 5 - 0

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

(Quasi-Judicial)

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

[PZB Staff Report](#)

[Project Narrative and Justification Statements](#)

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

[Color Site Plan](#)

[Aerial and Location Maps](#)

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

[Lake Worth Herald Advertisement.pdf](#)

Approve

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

The site is currently developed with a 9,760 square foot commercial structure constructed in 1958 and a 1,216 square foot residential structure constructed in 1956.

The property was annexed into the Village in 2004 and was used as a produce supermarket and residential dwelling unit, respectively, until 2014 when the property was vacated until present day.

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

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

The Applicant is requesting two (2) variances, which are subject of a separate agenda item. Approval of the minor site development plan is dependent on the approval of these variances.

Vice Chairman Hughes asked the public or the Board for any additional comments. Hearing none, a motion to approve PZ&B Order 2020-07 was made by Mr. Saingilus, subject to 40 Conditions as discussed and seconded by Mr. Braun. Roll call vote was taken, and motion passed 5-0 approved.

Motion:	Second:	Vote:
Larry Saingilus	Peter Braun	Motion Approve: 5 - 0

Approve

7.3 Planning & Zoning Board Order No.2020-08 - Landscape Buffer Variance PSV20-11
- Tranche 3 Properties LLC - 3856 7th Avenue North

[Planning & Zoning Board Order 2020-08.doc](#)

[Staff Report](#)

[Project Narrative and Justification Statement](#)

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

[Color Rendering](#)

[Aerial and Location Maps](#)

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

[Lake Worth Herald Advertisement.pdf](#)

Approve

Planner Cabrera informed the Board, Mr. James Milloway, agent for the applicant, Tranche 3 Properties LLC, is requesting a Minor Site Development Plan to redevelop the 0.64 acres multi-family parcel, with the construction of two additional residential dwelling units. There is an existing single-family home on the property and the applicant is proposing to add a 2,820 square foot duplex structure for a total of three (3) dwelling units on the property.

The site is currently developed with a 1,458 square foot residential structure, constructed in 1955. The property was annexed into the Village in 2005 and subsequent designated with the Land Development as Residential Multiple-Family and Low Density Residential as a Future Land Use category.

Each new unit will be configured with 3 bedrooms, two bathrooms, one kitchen, a living room, a dining room and each unit will be equipped with washer and dryer.

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

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

Mr. James Miloway was present and available for any questions the Board might have.

The Board asked about parking. Mr. Miloway stated there was ten (10) spaces and one (1) handicap. The Board inquired about the garbage situation. Planner Cabrera stated they would have a dumpster and it would be put out to the street. Vice

Chairman Hughes asked if the applicant was ok with the 32 conditions and the voluntary contribution of \$12,500. Village Attorney Brian Shutt stated the School Board is requesting the this on a voluntary basis. Director Glas-Castro stated the Council has not mandated this; it was up to the Board. Mr. Lashells stated he thought that was high for a project of this size. It was decided by the Board it would not be mandated, strictly voluntary. Mr. Miloway stated they were comfortable with that.

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

Motion:	Second:	Vote:
Peter Braun	Ralph Lashells	Motion Approve: 5 - 0

Project Narrative and Justification Statement
Site Plan, Landscape Plans, Architectural Plans and Letters
Color Rendering
Aerial and Location Maps

Approve

Planner Cabrera informed the Board, Mr. James Milloway, agent for the applicant, Tranche 3 Properties LLC, is requesting a Minor Site Development Plan to redevelop the 0.64 acres multi-family parcel, with the construction of two additional residential dwelling units. There is an existing single-family home on the property and the applicant is proposing to add a 2,820 square foot duplex structure for a total of three (3) dwelling units on the property.

The site is currently developed with a 1,458 square foot residential structure, constructed in 1955. The property was annexed into the Village in 2005 and subsequent designated with the Land Development as Residential Multiple-Family and Low Density Residential as a Future Land Use category.

Each new unit will be configured with 3 bedrooms, two bathrooms, one kitchen, a living room, a dining room and each unit will be equipped with washer and dryer.

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

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

Mr. James Miloway was present and available for any questions the Board might have.

The Board asked about parking. Mr. Miloway stated there was ten (10) spaces and one (1) handicap. The Board inquired about the garbage situation. Planner Cabrera stated they would have a dumpster and it would be put out to the street. Vice Chairman Hughes asked if the applicant was ok with the 32 conditions and the voluntary contribution of \$12,500. Village Attorney Brian Shutt stated the School Board is requesting the this on a voluntary basis. Director Glas-Castro stated the Council has not mandated this; it was up to the Board. Mr. Lashells stated he thought that was high for a project of this size. It was decided by the Board it would not be mandated, strictly voluntary. Mr. Miloway stated they were comfortable with that.

Vice Chairman Hughes asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of the of PZ&B Order No. 2020-09 was made by Mr. LaShells, subject to the 32 conditions, along with the voluntary contributions, and seconded by Mr. Braun.

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

Motion: Ralph LaShells	Second: Peter Braun	Vote: Motion Approve: 5 - 0
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8. ACTIONS AND REPORTS

9. ADJOURNMENT

Hearing no further business, Vice Chairman Hughes adjourned the meeting at 7:44 PM

10. NEXT MEETING – AUGUST 11, 2020 @ 6:30 PM

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

Johnnie Tieche, Chairman

Jane R. Worth, Deputy Clerk

Approved by Board _____
(Date)



Village of Palm Springs

Executive Brief

AGENDA DATE: February 9, 2021

DEPARTMENT: Administration

ITEM 5.2: Approval of Planning and Zoning Board Meeting Minutes of November 10, 2020

SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

November 10, 2020 - Planning and Zoning Board Minutes



AGENDA
PLANNING AND ZONING ADVISORY BOARD MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
PALM SPRINGS, FL 33461
NOVEMBER 10, 2020
6:30 PM

COUNCIL

1. CALL TO ORDER

The meeting held in the Council Chambers at Village Hall was called to order by Chairman Johnnie Tieche at 6:37 p.m.

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 Susan Garrett and Deputy Village Clerk Jane R. Worth

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Johnnie Tieche.

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

5. MINUTES

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

Deputy Clerk Worth asked if there were any ex-parte communications. Chairman Johnnie Tieche stated for the record that his son was friends with Applicant Brandon Cabrera, Items 7.2 and 7.3 on the agenda. That would not make any difference in his voting. Deputy Clerk Worth swore in Village Attorney Susan Garrett, Director Kim Glas-Castro, Planner Iramis Cabrera, Mr. Brandon Cabrera, and Mr. Andy Temprano.

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

[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](#)

Approve

Planning, Zoning and Building Director Glas-Castro informed the Board 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.

Director Glas-Castro stated the Village Council had already approved this and it was more of a housekeeping item.

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

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of the of Ordinance No. 2020-20 was made by Mrs. Gehrman and seconded by Mr. Mandigo.

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

[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](#)

Approve

Planning, Zoning and Building Planner Cabrera stated 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.

The Board asked how wide each side of the lot was: Mr. Andy Temprano, on behalf of the agent Erick Mayor Bacallao, stated the lot was 50'. Director Glas-Castro stated the

lots were 50' and not unique to the neighborhood. Mr. Temprano stated a single-family home would be built on this lot.

Director Glas-Castro showed the Board a proposed site plan that residents can meet the setbacks, except for the lot dimension. She also mentioned over time the lots had been combined.

Mr. Temprano stated the house would be placed vertical instead of with the width of the property. The home would have shingle roof.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of PZ&B Order No. 2020-11 was made by Mr. Hughes and seconded by Mr. Braun. Motion carried 5-0

Motion: Richard Hughes	Second: Peter Braun	Vote: Motion Passed: 5 - 0
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- 7.2 Planning & Zoning Board Order No. 2020 -12 - Rear Setback Variance PSV20-12 - The Brandx Company - 3766 Gulfstream Road (*Quasi-Judicial Hearing*)
[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](#)

Approve

Planning, Zoning and Building Planner Cabrera stated that both Items 7.2 and 7.3 would be heard together. Planner Cabrera stated 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:

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.

The Board questioned the number of conditions for this project. Planner Cabrera stated the twenty ninth (29th) was not a condition, it was a voluntary option.

Mr. Brandon Cabrera, agent for the owner, Rehab Camp LLC, stated they were excited for this project, hopefully some more projects will come to this area soon. The one variance is needed for adequate parking.

The Board asked for if there would be three (3) buildings that would be on the property. Mr. Cabrera stated there would actually be two (2) buildings, one (1) of the actual building built in the 1950's. Then an addition of one (1) new building. He described each unit for the Board. The Board asked if the parking was the issue. Mr. Cabrera stated there needed to be ten (10) parking spaces, which would be for the three (3) dwelling units.

The Board also asked about the landscaping. Mr. Cabrera answered all landscaping was completely up to code. There were a lot of trees currently on the property right now.

The Board also asked if there would be a problem with the twenty eight (28) conditions. Mr. Cabrera stated there would not be a problem and he did review the conditions personally. The question was asked if this also was like the Key West style that the Board had been introduced to. Director Glas-Castro answer that had not been adopted yet, however, the overlay was also voluntary. The property owner would have to choose to use the allowances of the overlay to get the density bonus. This would be going forward without any consideration of the overlay, as they were working on this prior to the overlay originating.

The Board also asked where the trash would be proposed. Mr. Cabrera answered they would roll it out to the street. That was also one of the conditions. The Board also asked if there would be any plans to improve the current building. Mr. Cabrera stated there were not any plans currently.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of PZ&B Order No. 2020-12 - PSV20-12, was made by Mr. Mandigo and seconded by Mrs. Gehrman. Motion carried 5-0

Motion: James Mandigo	Second: Kim Gehrman	Vote: Motion Passed: 5 - 0
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7.3 Planning & Zoning Board Order No. 2020-13 - Minor Site Development Plan SPR20-07 -
The Brandx Company - 3766 Gulfstream Road (*Quasi-Judicial Hearing*)
[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](#)

Approve

Planning and Zoning Planner Cabrera informed the Board 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 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.

The Board did not have any questions regarding this as all was discussed with the Item 7.2.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of PZ&B Order No. 2020-13 - Minor Site Development Plan SPR20-07, was made by Mr. Mandigo and seconded by Mrs. Gehrman. Motion carried 5-0

Motion: Richard Hughes	Second: Peter Braun	Vote: Motion Passed: 5 - 0
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8. ACTIONS AND REPORTS

Director Glas-Castro informed the Board, Village Council was meeting on Thursday and the Gulfstream Overlay, Traffic Calming Ordinance and Special Assessment Ordinance. She also stated there are site plans in review, but they are taking time to be reviewed.

Director Glas-Castro introduced the new Village Attorney, Susan Garrett. Attorney Garrett gave the Board some information of her career as an attorney for East Point, Georgia, and moving on to the City of Atlanta Georgia for the past nine (9) years. She also informed the Board that she had worked in Municipal law. She was happy to be back to Florida.

9. ADJOURNMENT

Hearing no further business, Chairman Tieche adjourned the meeting at 7:10 p.m.

ATTEST:

Johnnie Tieche, Chairman

Jane R. Worth, Deputy Clerk

Approved by Board _____
(Date)

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



Village of Palm Springs

Executive Brief

AGENDA DATE: February 9, 2021

DEPARTMENT: Planning, Zoning & Building

ITEM 7.1: Resolution No. 2021-02 - Site Development Plan Amendment - The Oaks II Mixed Use Planned Development Site Plan (SPR21-01) - 1212 South Congress Avenue

SUMMARY:

Rebeca Miller, agent for Congress Oaks Development Group II, is requesting site development plan approval (SPR21-01) for a mixed-use planned development for the property located at 1212 South Congress Avenue (southeast corner of Congress Avenue and Oak Drive). The applicant is proposing to amend the previously approved development plan (approved under Resolution No. 2017-30) to facilitate the construction of a 48,556 square feet Assisted Living Facility.

The proposed amendment includes an increase of 11 beds and approximately 1,000 square feet under air for a total of 72-beds and 48,556 square foot of Assisted Living Facility (ALF) use with 3,174 square feet of commercial space that is designed to serve ALF residents and the general public.

The applicant is changing the model from a combination of independent and memory care to all Assisted Living and Memory Care (no independent living) to better serve the community needs. Additionally, the applicant proposes the following changes:

- New memory care courtyard
- Enlarged dumpster enclosure
- Elimination of loading zone
- Minor changes in outside dog area (the dog area is modified so that egress from the stair and first floor does not travel through the enclosed dog area)

Note: The Village Code - Section 34-875(2). Waivers - provides that waivers may be granted by the Village Council following an advisory recommendation by the Planning and Zoning

Board. All requests for waiver shall be identified on the site plan and shall accompany an application for site plan approval of a mixed used development.

The applicant is requesting one (1) additional waiver for the proposed mixed-use site plan:

1. Relief from Sec.34-982(4) - Allow an assisted living facility to be located 100' from a child day care facility rather than required 1500' minimum distance separation.

Note: The previous Village Council approval (Resolution No. 2017-30) included four (4) waivers:

- 1) Relief from Sec. 34- 162 to allow 6' wide landscape buffer instead of 15' adjacent to South Congress Ave.
- 2) Relief from Sec.34- 162 to allow 4' wide landscape buffer instead of 10' adjacent to the Canal on the East side of the property.
- 3) Relief from Sec. 34- 162 for the allowance of no trees as part of the landscaped buffer along the canal on the east side of the property.
- 4) Relief from Sec. 34- 872(2) to allow 13'- 11 13/ 16 " side set back on the south side in lieu of 15'.

Based on the surrounding characteristics and the proposed commercial uses (within the proposed ALF), staff does not find that the requested mixed-use site plan will negatively impact the area or be detrimental to the public welfare.

FISCAL IMPACT:

The proposed project is expected to increase the Village's assessed property valuation.

ATTACHMENTS:

Res. No. 2021-02 Site Development Plan Amendment 1212 S. Congress Avenue (SPR21-01).docx
Exhibit "A" Staff Report
Project Narrative and Justification Statement
Site Plan, Landscape Plans, Architectural Plans, Civil Plans and Letters
Warranty Deed
Aerial Map and Location Map
Color Site Plan and Color Rendering

RESOLUTION NO. 2021-02

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, REQUESTING (APPROVING/DENYING), WITH CONDITIONS, A SITE DEVELOPMENT PLAN AMENDMENT, (SPR21-01) FOR THE CONSTRUCTION OF A MIXED-USE DEVELOPMENT PROJECT CONSISTING OF 45,381.917 SQUARE FEET CONGREGATE LIVING FACILITY (CLF) WITH 72 BEDS AND 3,174.413 SQUARE FEET OF ASSOCIATED COMMERCIAL BUSINESS TO SERVE THE RESIDENTS OF THE CLF AND THE GENERAL PUBLIC, LOCATED AT 1212 SOUTH CONGRESS AVENUE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Rebeca Miller, Agent for Congress Oaks Development Group II (“Applicant and Owner”) is requesting a Site Development Plan Amendment (SPR21-01) for a Congregate Living Facility (CLF) with one (1) waiver. The proposed project is 2.33 (gross area) acres, located at 1212 South Congress Avenue; and

WHEREAS, Rebecca Miller, Agent for Congress Oaks Development Group II, previously had four (4) waivers approved under Resolution 2017-30:

- 1) Relief from Sec.34-162 to allow 6' wide landscape buffer instead of 15' adjacent to South Congress Ave.
- 2) Relief from Sec.34-162 to allow 4' wide landscape buffer instead of 10' adjacent to the Canal on the East side of the property.
- 3) Relief from Sec.34-162 for the allowance of no planting trees as part of the landscaped buffer along the canal on the east side of the property.
- 4) Relief from Sec.34-872(2) to allow 13'- 11 13/16 "side set back on the south side in lieu of 15'.

WHEREAS, the Applicant is also requesting a waiver to provide:

- 1) Relief from Section 34-982(4) to allow an assisted living facility to be located 100' from a child day care facility rather than 1500' minimum required.

WHEREAS, the recommendation of the Planning, Zoning and Building Department is to approve this application, subject to staff report conditions; and

WHEREAS, the Village Council and Planning & Zoning Board has heard this matter in public session; has considered the presentation and other evidence presented by the Applicant; has received and considered the recommendations of the Village Staff; and has otherwise been fully informed regarding this matter.

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

Section 1. The Village Council having received and considered the request of Rebeca Miller, Agent for Congress Oaks Development Group II (“Applicant and Owner”), for approval of Site Development Plan Amendment (SPR21-01) and one (1) waiver within the proposed Congregate Living Facility (CLF).

Note: Within the proposed Site Development Plan Amendment, the Applicant is requesting one (1) waiver:

The Planning & Zoning Board (“Board”) considered these requests during their February 9, 2021 meeting and in light of the applicable legal criteria set forth in Chapter 34 of the Palm Springs Code and the sworn testimony and other evidence presented at public hearing, and the Board recommended approval of the application, finding that good cause for the waiver has been shown and they have been demonstrated to be in harmony with the purpose, objectives, and performance standards of this subdivision based upon the criteria set forth in Palm Springs Code Section 34-1063(c).

_____ **Having been otherwise fully apprised of the premises herein, the Village Council hereby adopts the findings of the Board and approves the said application as revised, with the staff report conditions attached hereto as Exhibit “A”, and which is incorporated herein by reference.**

OR

_____ **Having been otherwise fully apprised of the premises herein, the Village Council hereby rejects the Board findings and denies the application, finding that good cause for the waivers has NOT been shown and they have NOT been demonstrated to be in harmony with the purpose, objectives, and performance standards of this subdivision based upon the criteria set forth in Palm Springs Code Section 34-1063(c), for the following reason(s):**

Notwithstanding any exceptions, conditions or other approvals granted herein, the applicant must conform to all other applicable codes, ordinances, and laws whether stated herein or not.

Section 2. This Resolution shall take effect immediately upon adoption.

Resolution No. 2021-02 – Site Dev. Plan Amend. The Oakes II – (SPR21-01) 1212 S. Congress Avenue

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

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

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____ 2021.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
BEV SMITH, MAYOR

ATTEST:

BY: _____
KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: _____
GLENN J. TORCIVIA, VILLAGE ATTORNEY



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Site Development Plan Amendment with a waiver – The Oaks II (Assisted Living Facility)- 1212 South Congress Avenue.

Application Summary			
Applicant	Congress Oaks Development Group II	Submittal Date	6/17/2020
Reference Name	The Oaks II	Case Number	SPR21-01
		Parcel Control No	70-43-44-08-10-002-0010
Location	1212 South Congress Avenue	Site Area	±2.04 acres (net area) ±2.33 acres (gross area)
P&Z B Meeting	February 9, 2021	Council Meeting	March 11, 2021
Requests			
Proposed Use(s)	Site Development Plan Amendment for the construction of a mixed-use development project consisting of 45,381.917 square feet Congregate Living Facility (CLF) with 72 beds and 3,174.413 square feet of associated commercial business to serve the residents of the CLF and the general public.		
Number of Buildings	1 two-story building (total of 48,556.33 s.f.)		
Waivers	APPROVED WAIVERS UNDER RESOLUTION 2017-30 1) 6' wide landscape buffer instead of 15' adjacent to South Congress Avenue. 2) 4' wide landscape buffer instead of 10' adjacent to the Canal on the East side. 3) No trees provided along the East side as part of the landscape buffer. 4) 13'-11 13/16" side setback on the South side in lieu of 15'. WAIVER REQUESTED 1) Requesting a waiver relief from Section 34-982(4) to allow an assisted living facility to be located 100' from a child day care facility rather than 1500' minimum required.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	Total of 45 parking needed ALF 39 (1/4 residents @ 72 residents + 1/employee @ 21 employees) Physical Therapist 1 (1/200sf @ 200 SF) Bistro 3 (1/3 seats @ 9 seats) Hair Salon 1 (1/200 SF @ 200 SF) Gift Shop 1 (1/200 SF @ 97 SF)	45 spaces	Yes
Building Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard (West side)	Similar uses 15' Different uses 30'	23'	No (variance requested)
Rear yard (East side)		24'- 11 11/16"	Yes
Side yard (North side)		± 88'	Yes
Side yard (South side)		± 13'	No (waiver previously approved)
Site Characteristics			
Existing Use	Vacant land	Proposed Use	Mixed use (adult living facility with physical therapy, bistro, hair salon and gift shop)

Zoning	Mixed Use (MU)	Existing Future Land Use	Mixed Use (Commercial and High Density Residential)
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Palm Beach County Canal and commercial businesses	Commercial	Commercial General (CG)
South	Vacant land	Unknown Unincorporated PBC	Unknown Unincorporated PBC
East	Palm Beach County Canal and vacant land	PBC Canal and Unknown Unincorporated PBC	PBC Canal and Unknown Unincorporated PBC
West	South Congress Avenue and child day care facility	Commercial	Commercial General (CG)
Recommendation			
Planning, Zoning and Building Staff recommends conditional approval of the new mixed use planned development, as depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan and compatibility with surrounding uses.			



I Site History

- Ordinance 2006-01: Annexation
The property was voluntarily annexed into the Village of Palm Springs on February 23, 2006 and designated with the Land Development as Commercial General zoning districts and future land use Commercial. At the time of the annexation there was an agreement (Resolution 2006-15) to allow some flexibility on parking requirements, drive aisles widths, monuments signs and width on ingress/ egress on South Congress Avenue.
- Resolution 2006-020: Site Plan
On March 9, 2006, the Village Council approved the Site Plan (SPR06-01) for construction of a 34,749 square foot professional office with some waivers granted under the annexation agreement.
- Resolution 2006-104: Site Plan Amendment
On March 22, 2006, the Village Council approved the Amendment to the Site Plan previously approved under Resolution 2006-020, due to the shortage of parking on site was detrimental to the marketing of the property; the site plan was reconfigured by removing some of the architectural features to allow for ten additional parking spaces. The building square footage remained the same.
- Resolution 2008-27: Site Plan Amendment
In March 2008, the Village Council approved the Site Plan Amendment to extend the build-out date from April 1, 2008 to December 31, 2010 for the construction of a professional office building previously approved under Resolution 2006-104. The site plan expired without the commencement of construction.
- Ordinance 2017-09: Land Use Amendment and Rezoning.
On June 8, 2017, the Village Council approved the Small-Scale Land Use Amendment of the Future Land Use Map to change the land use of the property from Commercial to Mixed-Use concurrent with Rezoning from Commercial General (CG) to Mixed Use (MU) (specifying a mix of Commercial and High-Density Residential land uses).
- Resolution 2017-30: Site Plan
On June 8, 2017, the Village Council approved the mixed-use Site Development Plan (SPR17-04) to construct 47,547 square feet assisted living facility with 61 beds, and 4,760 square feet of associated commercial business designated to serve the residents of the Assisted Living Facility and the general public.

II Comprehensive Plan Consistency

- The subject property's Zoning and Future Land Use designation are Mixed-Use, respectively. The proposed planned development site plan amendment is consistent with goals, objectives, and policies of the Village's Comprehensive Plan. Specifically, Policy A.6 requires the Village to provide greater opportunities for group homes and congregate care facilities.

III Waivers Requested

Four waivers were previously approved under Resolution 2017-30:

- 2) 6' wide landscape buffer instead of 15' adjacent to South Congress Avenue.
- 3) 4' wide landscape buffer instead of 10' adjacent to the Canal on the East side.
- 4) No trees provided along the East side as part of the landscape buffer.
- 5) 13'-11 13/16" side setback on the South side in lieu of 15'.

WAIVER REQUESTED

- The applicant is requesting a waiver to provide relief from Section 34-982(4) to allow an assisted living facility to be located 100' from a child day care facility rather than 1500' minimum required.

The applicant's full justification to the waiver is attached hereto.

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

The code requirement for a distance separation location from a Child Care Center occurred after our 2017 approval and therefore, it is our stipulation that we were here first and would therefore be exempt from this code requirement. Additionally, assisted living is typically a use selected as a combined occupancy in many locations due to the effects of children on the elderly and the relationships that children develop through these types of programs. This use is in perfect harmony with Childcare. Additionally, our programs are all held within the building so any opportunities for exposure would be at the invitation of the Childcare Center.

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

Minimum standards are exceeded in build quality, design, and economic impact. The design requirements of this type of building far exceeds that of typical commercial construction. From the Fire ratings of the walls, the windows and elevation exposures, this is one of the most expensive types of construction to develop and it is a valuable asset to the Village of Palm Springs.

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

This site is clear cut and is currently blighted property with no sustainable resources. We will add back into this property preservation and green spaces where currently there is only dirt. Adequate drainage and canal protection will also be a top priority.

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

design techniques.

This site is clear cut and is currently blighted property with no sustainable resources. We will add back into this property preservation and green spaces where currently there is only dirt. Residents of your community will abide here and enjoy the access to green space with a connected thoroughfare to the adjacent arteries. Sidewalks will be provided both within the site and adjacent to the community. Landscape buffers will provide visual interest where currently there is none.

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

The site will employ an aggressive landscape plan that will utilize all of the natural areas and drainage areas both to the east and south side of the property in addition to creating highly planted buffers on the West and North sides of the project.

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

Our waiver requests are due to existing site conditions and conditions required for buildability of this use.

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

Our Waiver requests are compatible with all.

Staff supports the applicant's request to allow the proposed assisted living facility to be located 100' from a child day care facility considering the special conditions and circumstances existed on the property but did not result from actions of the applicant. The project while being requested by the applicant, was approved in 2017 prior to the adoption of the Village Code standards requiring the 1,500-foot separation distance from a child day care facility. The nature of the proposed use of the subject property to an elderly care ALF is deemed to be in harmony with the general intent of the Village Code because no conflicts will arise from the proximity of one use from the other. Granting the Waiver 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) The proposed project is located on the East side of South Congress Avenue.
- 2) Property crossing South Congress Ave to the West is used as a child day care facility.
- 3) Properties on the West and East are generally residential uses.
- 4) A mix of different uses between commercial, light industrial and residential are existing along South Congress Avenue corridor.
- 5) The property is located within the Congress CRA District.

V Regulatory Issues

- The site plan conforms to the property development standards of the MU district.
 - 1) Proposed project plan generally meets required site development regulation.

- 2) The proposed project is going to be licensed by the Florida Agency for Health Care Administration (AHCA).
- 3) The proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.
- 4) Permits from all applicable permitting agencies, including Lake Worth Drainage District, PBC Water Utility Department, FDOT, PBC Department of Health and Palm Beach County Fire Rescue Department.
- 5) Civil/Utility plans shall be approved by the Village's Engineer.
- 6) The proposed development is located within the Airport Regulated Area Zone 1 and 3 for Palm Beach International Airport. The project must comply with the Federal Aviation Administration (FAA) regulations. Notice of Actual Construction or Alteration (form 7460) shall be submitted to the FAA to determine if the development will be a hazard to air navigation.

VI Environmental Issues

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

VII Community Outreach/ Notification

- The subject property was posted on January 29, 2021.
- Public Notification letters were mailed to all property owners within 300-foot radius of subject property on January 28, 2021.
- Legal advertisement was published in the paper on January 28, 2021.
- Staff has not received any inquiries or comments as a result of the notices.

VIII Proposed Development Plan Details

The petitioner's development plans dated received on June 17, 2020 depicts the following:

- Application for Site Development Plan Amendment with a waiver for the construction of a new 45,381 square feet Congregate Living Facility (CLF) with 72 beds and 3,3174 square feet of associated commercial business designated to serve the residents of the CLF and the general public.
 1. Site Plan dated received June 17, 2020 revised and resubmitted on January 14, 2021.
 2. Landscape plans dated received October 6, 2020 revised and resubmitted on December 29, 2020.
 3. Engineering plans dated received June 17, 2020 revised and resubmitted on December 29, 2020.
 4. Architecture plan dated received October 6, 2020 revised and resubmitted on December 29, 2020.
 5. Boundary survey dated received June 17, 2020.
 6. Drainage Statement.
 7. Photometric plan.
 8. Justification statement of proposed use.
 9. Traffic analysis.

10. Color rendering.

IX Recommendation

The applicant is requesting a site development plan amendment to facilitate the construction of a 48,556 square feet mixed use planned development project. The proposed amendment includes an increase of 11 beds and approximately 1000 square feet to the previous approved site plan for a total of 72-beds and 48,556 square foot Assisted Living Facility (ALF) with 3,174 square feet of commercial space that is designed to serve the ALF residents and the general public.

The applicant is changing the model from a combination of Independent and Memory Care to all Assisted Living and Memory Care to better serve the community needs of 2020. The square footage per unit decreased due to the elimination of the independent living units therefore creating the opportunity for more beds.

Additionally, the applicant proposed the following changes:

- New memory care courtyard
- Enlarged dumpster enclosure
- Elimination of loading zone
- Minor changes by dog area (the dog area is modified so that egress from the stair and first floor does not travel through the enclosed dog area)

Planning, Zoning and Building Staff has conducted a review of the application and found the proposed site plan amendment to be consistent with goals, objectives and policies of the Village's Comprehensive Plan. The proposed ALF with associated commercial businesses is generally consistent with the Land Development and zoning regulation and all other portions of the code. The proposed Mixed-Use project provides sidewalks connections from the main roadway and internal connections to facilitate pedestrian circulation and safety. The proposed project provides sufficient parking to avoid on-street parking. The proposed use does not significantly reduce light and air to adjacent properties and would not be deterrent to surrounding properties. The new project does not negatively impact natural systems and will have a beneficial visual impact on South Congress avenue corridor.

Planning, Zoning and Building Staff recommends conditional approval of the Site Development Plan Amendment with a waiver, for the construction of 48,556 square feet mixed-use planned development project with 72 beds and 3,174 square feet of associated commercial business designed to serve the ALF residents and the public subject to the following forty-two (42) conditions, which include conditions of the previous approval:

1. Build out date is December 31, 2024.
2. The Oaks II mixed-use planned development is restricted to the uses and site characteristics depicted on the site plan prepared Kevin Donahue and dated January 6, 2021. Any modifications to the specified uses shall require subsequent Village Council approval.
3. Architectural details of the proposed memory care courtyard shall be provided to the Village's PZ&B Department for subsequent approval at time of permitting.
4. The associated commercial businesses hours of operations shall be in accordance with the Village hour of operations regulations.

5. The ALF shall be limited to 72 beds. Expansion of the use/occupancy will necessitate subsequent review and approval by the Village Council, and shall include an analysis of additional impacts on public facilities and services.
6. The applicant/operator of the ALF shall prohibit tenants/residents from parking personal vehicles at the facility, or the plans shall be revised to provide additional parking. Parking reduction methods shall be utilized, which might include the use of shuttle vans, staggering of providers/guest visitations, carpooling of employees or other effective means of limiting the number of vehicles parked at the facility.
7. Any special event to be held at the facility is subject to Special Event Permit approval by the Village.
8. Landscaped buffers shall only overlap 5 feet any utility easements.
9. Delivery hours shall not commence prior to 8:00am or continue later than 9:00pm.
10. Copy of the annual food permit from Florida Department of Agriculture and Consumer Services shall be provided to the Village along with the inspection report.
11. No wall signs are proposed as part of this application. Any future proposed sign (s) shall be in accordance with the Village wall signs regulations.
12. The Palm Tran bus stop shall be relocated, and an ADA-compliant concrete slab shall be completed prior to construction. (A FDOT permit may be required.).
13. A 5' x 8' Palm Tran easement shall be recorded prior to Certificate of Occupancy.
14. Bistro area shall be limited to 9 seats based on parking data.
15. No local business license shall be issued by the Village unless a license has first been obtained from the state and any other permitting agency required.
16. A certificate of insurance shall be provided to the Planning, Zoning & Building Department, evidencing coverage against injury and property damaged caused by the tortious conduct of the operator. Insurance coverage shall protect the residents and all other persons who enter the facility in connection with its business, and shall be in amount of not less than \$100,000.00 per person and \$300,000.0 per accident or occurrence for personal injury, and \$5,000.00 for property damage.
17. Details of the enclosure around the lift station shall be provided to the Village PZ&B Department for review and approval at time of permitting.
18. Details of the retaining wall and decorative fence on top of the retaining wall shall be provided to the Village PZ&B Department for review and approval at time of permitting.
19. Dumpster size shall not exceed the 4yd per Waste Pro USA requirement.
20. Details of the proposed monument sign shall be reviewed and approved by the Village at time of permitting.
21. A Utility/Civil Plan shall be approved by the Village Engineer and Palm Beach County Water Utility Department at time of permitting.
22. Notice of Actual Construction or Alteration (form 7460) shall be submitted to the FAA to determine if the development will be a hazard to air navigation and decision results shall be provided to the Village at time of permitting.
23. Palm Beach County "Digital Inclusion infrastructure" (broadband antenna and related facilities) shall be accommodated on the property (if location is determined to be desirable for broadband coverage by Palm Beach County or School District of Palm Beach County), prior to Certificate of Occupancy, and property owner shall voluntarily serve as a program partner easement/ agreement, electric) through the life of the program.
24. Mechanical equipment and above-ground infrastructure shall be screened from view.

25. Permits from all applicable permitting agencies, including but not limited to Lake Worth Drainage District, PBC Water Utility Department, FDOT, PBC Department of Health and Palm Beach County Fire Rescue Department shall be provided to the Village at time of permitting.
26. 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 provisions of on-site security at the operator's sole expense.
27. Trees/palms slated for removal and destruction shall be offered to the Village for relocation to a public property. Property owners shall provide at least 60 days' notice to the Village and grant the Village permission to enter the property and relocate any trees approved for removal.
28. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting, as needed.
29. Landscaped areas shall be irrigated (including but not limited to buffer, islands, planter boxes, etc.). New irrigation systems shall be maintained separately from potable water distribution systems and shall include rain sensor shut-off mechanisms.
30. A pre-construction meeting shall be scheduled with the Village Land Development Department prior to commencement of any construction activity. Permits are required from the Land Development 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.
31. All electric shall be underground.
32. A silt barrier shall be installed around the perimeter of the property 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.
33. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy.
34. Plants installed shall conform to or exceed the minimum standards for Florida Number 1, as provided in the most current edition of the Grades and standards for Nursery Plants, Part I and II, prepared by the State Department of Agriculture and Consumer Services.
35. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
36. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
37. 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 Land Development Director.
38. Permits are required from the Planning, Zoning and Building Department prior to commencing any construction or renovation.
39. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
40. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
41. At the time of CO, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.
42. The dumpster provider including the construction dumpster shall be Republic Services who is under franchise Agreement with the Village. No drains to sanitary sewer are permitted in the dumpster pad.



ORDINANCE 2017-09 – SITE PLAN AMENDMENT (SMALL-SCALE) THE OAKS AT PALM SPRINGS – 1212 SOUTH CONGRESS AVENUE

SUMMARY

Rebecca Miller, agent for Congress Oaks Development Group LLC, is requesting a site plan amendment to facilitate a mixed use planned development for property located at 1212 South Congress Avenue (southeast corner of Congress Avenue and Oak Drive). The proposed development would include a net increase of 11 beds to the approved site plan totally 72-beds and a net increase of 1,009.33 square feet under air to the approved site plan for a 48,556.33 square foot Assisted Living Facility (ALF) with 4,760 square feet of commercial space that is designed to serve the ALF residents and the general public.

The property is less than 10 acres in size (2.3358 acres total) and is currently vacant. The applicant is changing the model from a combination of Independent and memory care to all Assisted Living and Memory Care to better serve the community needs of 2020. The square footage per unit decreased due to the elimination of the IL units therefore creating the opportunity for more beds. It also provides a better center for the Village of Palm Springs whose demographics and market analytics clearly indicate the need for this use.

EXECUTIVE OVERVIEW

Priority Life Care originated from a vision; a vision of our lives and how we all want to live them. We all want a home, a place of belonging or purpose, to live out each unique story to the very end. At our core is this vision; to change how senior care is approached and empower our elder generation to live with dignity and independence.

We are able to turn our vision into a reality with successfully restoring and maintaining existing retirement and assisted living homes, and other community buildings, into flourishing senior communities at 90%-100% occupancy, and in many cases with waitlists. Because Priority Life Care is committed to providing care that is affordable to seniors with varying economic backgrounds, we accept private pay residents as well as create successful partnerships with federal and state programs such as Medicaid Waiver, Veteran's Benefits (Aid & Attendance), PACE, and RCAP.

In addition, our management team has extensive operational experience and understanding of the regulatory work environment, facility management and employee engagement. Some examples of our work include:

- Due Diligence
- Staffing Reviews & Development
- Budgeting
- Census Development

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- Renovation and Construction Plans
- Asset Management of Distressed Properties
- Acquisition Support
- Financial & Operations Benchmarking
- Conversion from IL to AL
- Addition of Memory Care Units & Programs
- Obtaining Medicaid Waiver
- Negotiating Managed Care Contracts
- Market Assessment

Our process starts pre-acquisition through a site visit, market assessment, and due diligence. Priority Life Care assesses the information to develop a clear assessment of a community and its potential needs. Post-acquisition, we are able to shine through on renovations aligned with market demands, care program development and employee training. Overall, our consistent success in asset management, community outreach and census development will remain a constant drive and focus.

NEW MEMORY CARE COURTYARD

The health benefits of spending time outdoors for older people living in assisted living/memory support facilities have been widely reported. Going outdoors has been associated with improved mood, increased wellbeing and quality of life, better sleep, decreased agitation and disruptive behaviors, and reduced use of medications used to treat changed behavior. However, Memory Care resident access to the exterior (for the above benefits) requires a secure area to prevent elopement. Accordingly, a safe and secure garden courtyard is added for memory Care resident use.

ENLARGED DUMPSTER ENCLOSURE

The dumpster enclosure is enlarged to accommodate two 4-yard dumpsters totaling 8 yards. Based on the following calculation: .275 pounds per person per day ÷ 175 lbs. per yard x 7 days per week = 0.11 cubic yards per person each week. 72 persons x .11 = 7.92 yards, two 4-yard dumpsters are required for weekly pick up.

ELIMINATION OF LOADING ZONE

Shipment sizes are relatively small as they are frequently delivered with relatively smaller vehicles, thereby eliminating the need for the large loading zone which was originally intended for extended deliveries.

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PROPOSED CHANGES BY DOG AREA

The dog area is modified so that egress from the stair and first floor does not travel through the enclosed (fenced-in) dog area.

JUSTIFICATION STATEMENT: MIXED USE STANDARDS

Section 34-871 of the Village Code allows uses that are permissible in the RS, RM, CN, CG and IL land development districts, subject to meeting the standards prescribed in subsequent sections of the Code. The uses identified in the description of the project contained in a previous section of this application are permitted in these districts.

Sec. 34-874. - Performance standards.

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

Response: A sidewalk existing along the entire western boundary of the subject property (along the east side of the South Congress Avenue right-of-way). A 5-ft. wide sidewalk is being proposed on the accompanying site plan that will connect the proposed assisted living facility (ALF) entrance to the existing sidewalk.

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

Response: The subject property consists of a single parcel of land that will remain under one ownership.

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

Response: A single driveway is being proposed. No access easements or secondary access are proposed.

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

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Response: The proposed site plan provides for adequate parking to serve the ALF and the other commercial mixed-use components of the project and has been designed to minimize excessive parking. Based on the operation of similar facilities, only a small portion of the residents will have vehicles.

Ground transportation will be provided by the facility.

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

Response: The proposed plan meets the code minimum number of parking spaces and provides for adequate parking without the need for on-street parking.

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

Response: Site lighting is provided as depicted on the proposed lighting plan and pedestrian walkways to the sidewalk and walking path will be provided.

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

Response: A walking path around the water retention area and connecting to the sidewalk serving the facility is being proposed as well as an outdoor stabilized grassed area and patio/

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

Response: Sidewalks and pathways are provided to the open space amenities.

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

Responses: No houses are proposed but sufficient landscaping along the South Congress Avenue frontage is provided to meet this standard.

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

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Response: No maintenance agreement is necessary because the project will be under one ownership.

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

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

Response: The subject property abuts 2 rights-of-way, South Congress Avenue on the west and Oak Drive on the north and building setbacks have been established at a minimum of 23 feet from the South Congress Avenue right-of-way and 68 feet from Oak Drive. A 100-ft. wide lake separates the subject property from the residential community (Laguna Park) to the east, except for the southeast portion of the property which abuts a single-family lot and home that accesses Melaleuca Drive. The project was designed to locate the required water retention area in this location in order to provide additional building setback to this property. The property immediately south of the subject property is zoned Urban Infill (UI) in Palm Beach County and is presumably planned for future medical offices.

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

Response: Architectural plans that accompany this request should be reviewed for compliance with this standard.

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

Response: All commercial uses are within the enclosed 2-story building and are separated from the residential living quarters of the ALF.

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

Response: The project architect and civil engineer have worked closely with Village Fire Rescue staff and FDOT, respectively, to ensure that adequate circulation and operational measures are included in the site design.

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Section 34-982(3) - Floor area.

The maximum occupancy to be accommodated in an assisted living facility shall be determined by a ratio of one person for every 70 square feet of the net bedroom or sleeping room floor area. The net bedroom or sleeping room floor area shall not include closets and bathrooms appurtenant to such room or common areas, such as hallways, kitchens.

Applicant's plans comply with Section 34-982(3).

Sec. 34-875. - Waivers.

Provisions of the Village Code provide for waivers in the Mixed Use District, subject to provisions of this section. Four (4) waivers have been identified: three (3) for landscape buffers including a reduction in the width of the required 15-ft. wide east property line to 4 feet; a waiver for the required number of trees in this portion of the perimeter buffer; and a reduction in the buffer width for the right-of-way buffer along Congress Avenue from 50 feet to 23 feet. These four (4) waivers have been previously approved. And one (1) waiver is being requested for the required 1,500 feet distance from a child day care facility to 100 feet separation.

An existing canal in excess of 100-ft. in width is adjacent to the subject property's east boundary, which together with the proposed wall will provide adequate buffering to residences to the east. The required 15-ft. landscape buffer is being maintained at the southeast portion of the subject property where it abuts the single-family lot along Melaleuca Drive. The narrow depth of the subject property simply does not accommodate a wider buffer in this portion of the site while still providing for adequate building design and circulation. The reduced width will not allow planting of all required trees, but five (5) additional trees are proposed in excess of code requirements on other portions of the site to offset the reduction. The requested reduction along the west property line (Congress Avenue right-of-way) is compensated by providing a 23 ft' wide landscape area between the building and Congress Ave. The comparison below of the 15 ft. wide buffer with the proposed 11 ft. wide and 23 ft. wide buffer demonstrates that more landscape area is being provided along Congress Avenue than would otherwise be required.

Required

15' buffer x 486' frontage = 7290 SF

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Approved

11' buffer x 252' frontage = 2772 SF

23.83' buffer x 234' Frontage = 5576 SF

Total = 8348 SF

The approved and requested waivers adhere to the waiver standards prescribed in this section (Standards a-i) since approval of the same will not adversely affect adjacent properties and are compatible with adjacent uses. The design of the project is such that it promotes the inclusion of outdoor trail and helps to facilitate site parking and vehicular circulation. The narrow depth of the property (183 feet) provides a substantial site constraint that justifies the proposed reduction in the landscape buffers.

OAKS AT PALM SPRINGS: APPROVED WAIVERS

Four (4) waivers were previously approved for three (3) for landscape buffers and one (1) for the required 15 feet south setback.

OAKS AT PALM SPRINGS: WAIVERS REQUESTS

Applicant is requesting one (1) for the required 1,500 feet distance from a child day care facility.

A 1400' waiver for the minimum distance separation from a child day care facility is requested. A 100" separation in lieu of required 1500'.

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

Waivers Approved in the prior Site Plan approval from 2017 are as follows and are required by our petition to follow through this approval. They were provided due to the complexity of the existing site's buildability under current code landscape conditions. These conditions still exist and our plan remains consistent with 2017's.

- (i) West Buffer – SEC 34-162 **Waiver approved for 4' reduction 2017**

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- (ii) East Buffer – SEC 34-162 **Waiver approved for 6’ reduction 2017**
- (iii) East Buffer – SEC 34-162 **Waiver approved for 16 trees 2017**
- (iv) South Setback – SEC 34-162 **Waver approved for 1’-0 3/16” D**

New Waiver Request is:

- (i) Child Day Care- SEC 34-982 **Waiver is requested for 1,400’**
The locate of this Child Care center occurred after our 2017 approval and therefore, it is our stipulation that we were here first and would therefore be exempt from this code requirement. Additionally, assisted living is typically a use selected as a combined occupancy in many locations due to the effects of children on the elderly and the relationships that children develop through these types of programs. This use is in perfect harmony with Childcare. Additionally, our programs are all held within the building so any opportunities for exposure would be at the invitation of the Childcare Center.

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

Minimum standards are exceeded in build quality, design and economic impact. The design requirements of this type of building far exceeds that of typical commercial construction. From the Fire ratings of the walls, the windows and elevation exposures, this is one of the most expensive types of construction to develop and it is a valuable asset to the Village of Palm Springs.

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

This site is clear cut and is currently blighted property with no sustainable resources. We will add back into this property preservation and green spaces where currently there is only dirt. Adequate drainage and canal protection will also be a top priority.

- d. The request demonstrates public benefits to be derived, including but not limited to such benefits as dedication of rights-of-way, extensions of pedestrian linkages

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- e. outside of the project boundaries, preservation of open areas and use of desirable architectural, building, and site design techniques.

This site is clear cut and is currently blighted property with no sustainable resources. We will add back into this property preservation and green spaces where currently there is only dirt. Residents of your community will abide here and enjoy the access to green space with a connected thoroughfare to the adjacent arteries. Sidewalks will be provided both within the site and adjacent to the community. Landscape buffers will provide visual interest where currently there is none.

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

The site will employ an aggressive landscape plan that will utilize all of the natural areas and drainage areas both to the east and south side of the property in addition to creating highly planted buffers on the West and North sides of the project.

- g. Economic hardship may not be used to justify *waivers*.

Our waiver requests are due to existing site conditions and conditions required for buildability of this use.

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

Our Waiver requests are compatible with all.

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

N/A

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

N/A

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MANAGEMENT & SECURITY

Priority Life Care operates in Florida as well as 10 other states over 30 communities. Our protocols with regard to safety and security utilize best practices to allow residents rights but ensured the safety of those that require additional oversight. In addition, all entrances and exits are secured as well as monitored. Visitors are only allowed thru the front area and also monitored with days and times of permitted access. Staff is trained on these protocols to ensure residents in the community are safe. There will be no secured gate for pedestrians or for auto.

Staffing for managers will vary from Monday thru Friday call it 8 am to 5 pm = 9
Shift 1 Monday thru Sunday – will vary from 15-20
Shift 2 Monday thru Sunday – will vary from 10-15
Shift 3 Monday thru Sunday – will vary from 6-8

LICENSING

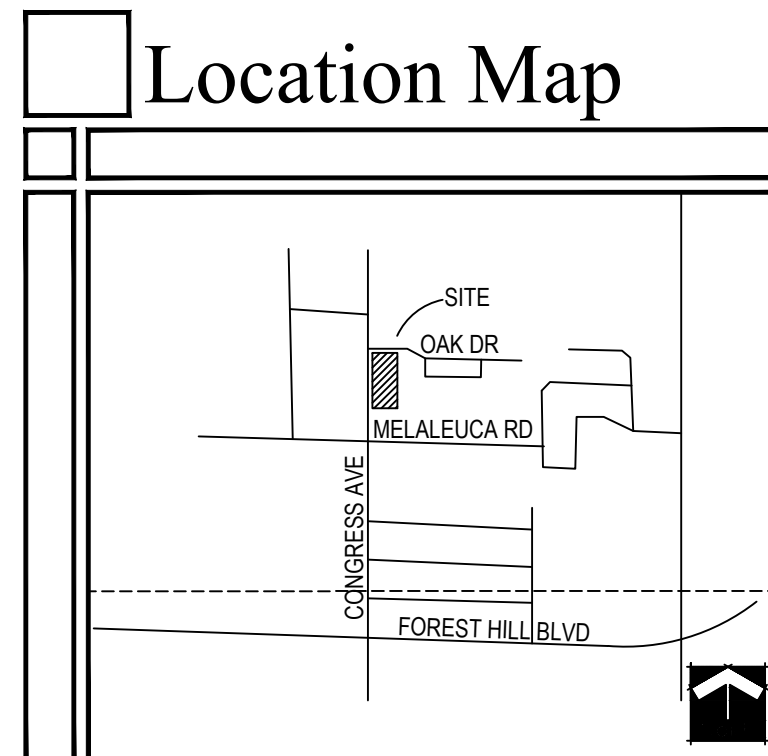
All licenses and permits required according to section 34-983 will be met in accordance with the state for Assisted Living Facility requirements. In addition, all required minimum standards, required staff, and insurance requirements will be met according to the regulations.

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A1.00



SCHMIDT
NICHOLS

LANDSCAPE ARCHITECTURE
AND URBAN PLANNING

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Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

The Oaks Adult Living Facility

Village of Palm Springs, Florida

Date: 12/05/17
Scale: 1" = 20'-0"
Design By: JES
Drawn By: BMC
Checked By: JES
File No. 783.01
Job No. 16-01

REVISIONS / SUBMISSIONS

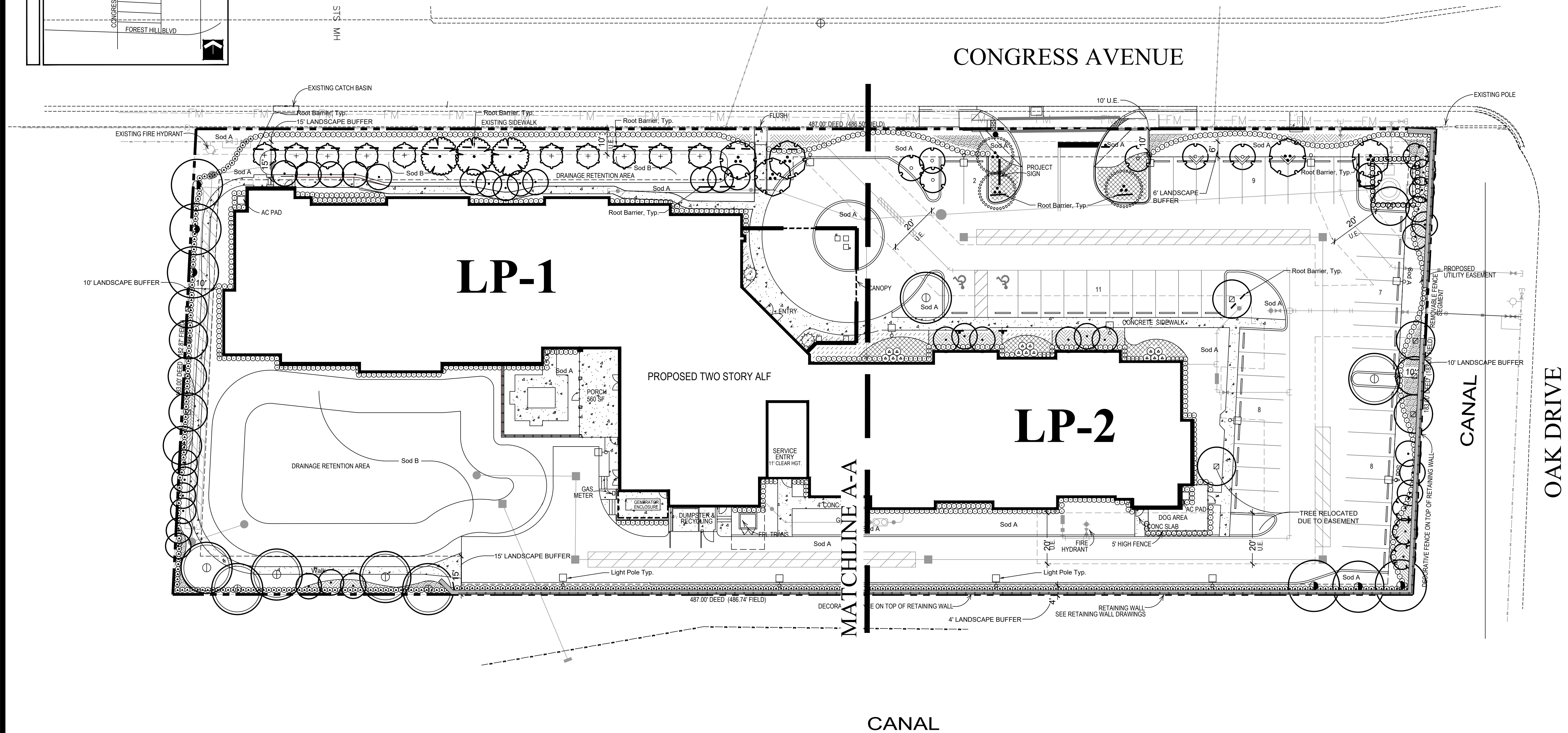
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05/23/16	New Base
12/23/16	New Base
01/04/17	New Base
01/06/17	New Base
01/27/17	Comments
05/23/17	Fence Removed
12/04/17	Revised Base
05/17/18	Revised Base
05/31/18	Revised Base
07/29/20	Revised Base
11/25/20	Staff Comments

NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED LANDSCAPE ARCHITECT.

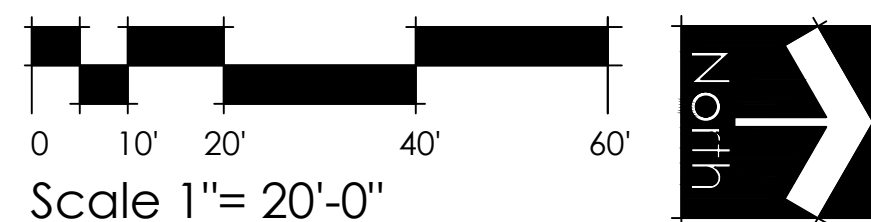
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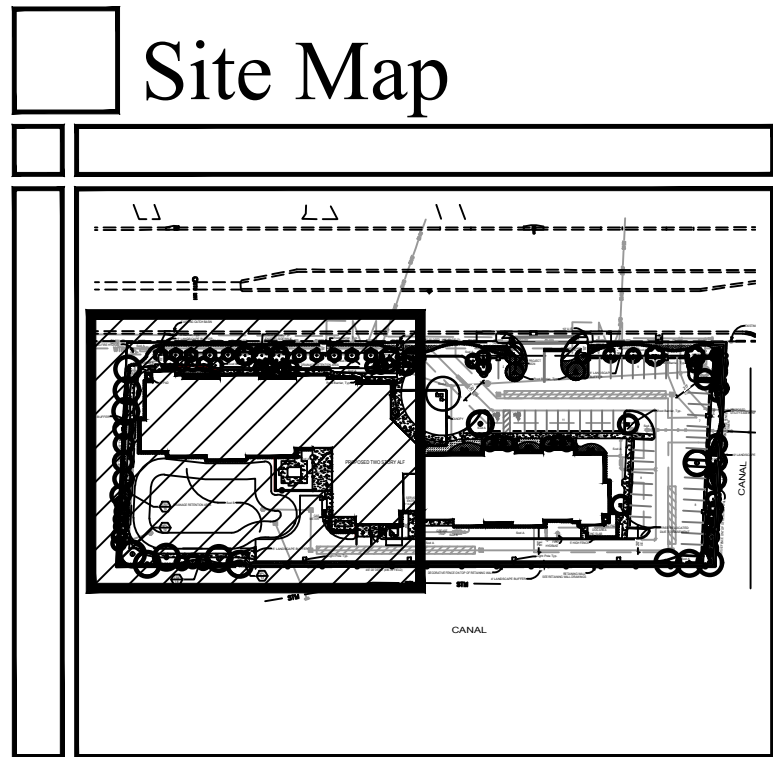
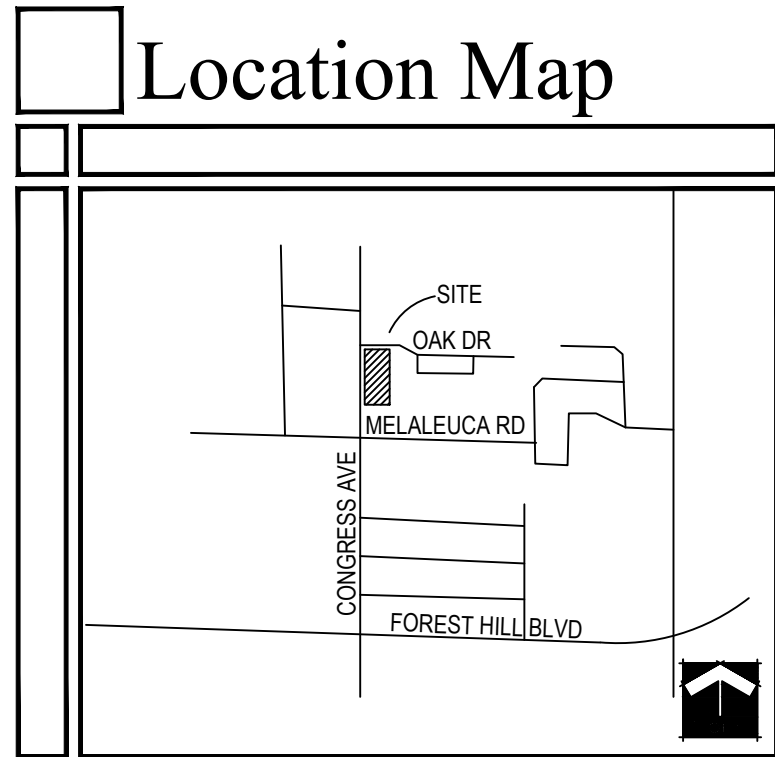
Landscape Index

LI-1 of 1



- LI-1 Landscape Index
LP-1 Landscape Plan
LP-2 Landscape Plan
LP-3 Landscape Specs

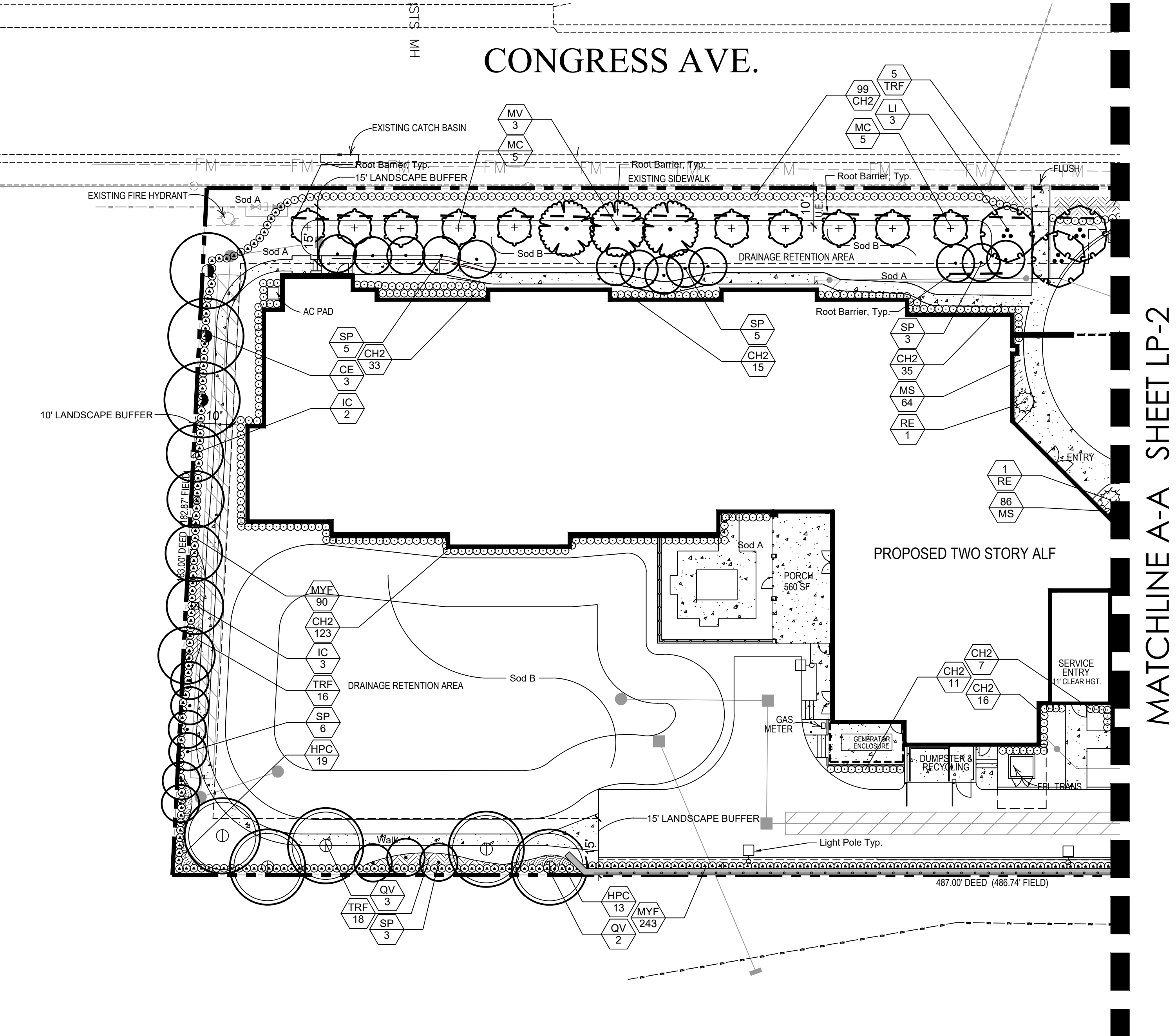




Plant List

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	SPREAD	CLEAR TRUNK	WATER USAGE	STATUS
	CE	6	Conocarpus erectus / Green Buttonwood* Single Straight Trunk, Min. 2.5" Cal., No Low Crotch, Min. 5' CT	2.5" Cal.	12'	5'	5' Min.	Low	Native
	CS	7	Conocarpus erectus sericeus / Silver Button Wood* Single Straight Trunk., 5' CT Min.	2.5" Cal.	12'	5'	5' Min.	Low	Native
	CO	6	Cordia sebestena / Orange Geiger Tree* Single Straight Trunk, Min. 5' CT	2.5" Cal.	12'	5'	5' Min.	Low	Native
	IC	11	Ilex cassine / Dahoon Holly* Single Straight Trunk, Min. 5' CT.	2.5" Cal.	12'	5'	5' Min.	Low	Native
	LI	5	Lagerstroemia indica "Tuscarora" / Crape Myrtle Multi-Trunk+ Multi-Trunk, Min. 5' CT.	2.5" Cal.	12'	5'	5' Min.	Low	Non-Native
	MV	3	Magnolia virginiana / Sweet Bay * Single Straight Trunk, Min 5' CT.	2.5" Cal.	12'	5'	5' Min.	Low	Native
	MC	10	Myrica cerifera / Wax Myrtle* Single Straight Trunk, Min 5' CT.	2.5" Cal.	12'	5'	5' Min.	Medium	Native
	QV	7	Quercus virginiana / Southern Live Oak* Single Straight Trunk, Min. 5' CT.	2.5" Cal.	12'	5'	5' Min.	Low	Native
	SP	34	Sabal palmetto / Sabal Palm* Slick Trunks, Hurricane Cut, Stagger Heights	N/A	12'-18' CT	N/A	12'-18' CT	Low	Native
	VM3	3	Veitchia montgomeryana / Triple Trunk Montgomery Palm+ Triple Trunks, No Scarred Trunks, Matched	N/A	14' CT	15'	14' CT	Low	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS	
	CH2	741	Chrysobalanus icaco / Coco Plum* Full To Base	30"	24"	24" O.C.	Low	Native	
	CAQ	15	Crinum augustum "Queen Emma" / "Queen Emma" Crinum Lily Full, Matched	36"	36"	36" O.C.	Medium	Non-Native	
	MYF	337	Myrcianthes fragrans / Simpson's Stopper* Full	36"	24"	24" O.C.	Low	Native	
	MYF2	37	Myrcianthes fragrans / Simpson's Stopper* Full to Base	36"	24"	24" O.C.	Low	Native	
	RE	2	Rhapis excelsa / Lady Palm Full, Shade Grown	36"	24"	As Shown	Medium	Non-Native	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS	
	FMG	331	Ficus microcarpa "Green Island" / Green Island Ficus+ Full To Base	12"	12"	18" O.C.	Medium	Non-Native	
	HPC	202	Hamelia patens "Compacta" / Dwarf Fire Bush* Full	14"	14"	18" O.C.	Low	Native	
	JBR	114	Juniperus horizontalis "Blue Rug" / Blue Rug Juniper+ Full	6"	12"	18" O.C.	Low	Non-Native	
	MS	150	Microsorium scolopendrum / Wart Fern+ Full	6"	12"	12" O.C.	Low	Non-Native	
	SOD B	10,678 sf	Paspalum notatum / Bahia Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas, No Muck-Grown Sod Shall be Utilized in Detention Areas	N/A	N/A	N/A			
	SOD A	12,484 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas	N/A	N/A	N/A			
	TRF	212	Tripsacum floridanum / Dwarf Fakahatchee Grass* Full	18"	14"	24" O.C.	Low	Native	

* Native Species
+Drought Tolerant Species



MATCHLINE A-A SHEET LP-2

Landscape Notes

- Easements shall not encroach landscape buffers more than 5 feet.
- Landscaping in right-of-way buffers shall be installed on the exterior side of walls or fences.
- Walls & fences shall be setback a min. of 10' from the ultimate R-O-W.
- FDOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
- Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30' and 8' above crown of road.
- Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
- All plant material is to be installed at the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
- No muck-grown sod shall be utilized in detention areas.
- All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing min. 120% coverage.
- Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the field in accordance with the planting details shown hereon.
- Trees are to be installed with a ten foot (10') separation from any water or sewer main and/or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements.
- All planters shall be excavated to a minimum depth of twenty-four (24) inches and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.

Landscape Requirements

Category	Requirement	No. Required	No. Provided
Perimeter	Trees:		
	North Property Line	183'	20' O.C.
	South Property Line	183'	20' O.C.
	East Property Line	162'	20' O.C.
	West Property Line	487'	20' O.C.
	TOTAL TREES		53
	Shrubs:		
	North Property Line	183'	Hedge
	South Property Line	183'	Hedge
	East Property Line	487'	Hedge
	West Property Line	487'	Hedge
	TOTAL SHRUBS		589
Interior	Trees - Lot	88,895 sf	1 Tree/2,500 sf
	Parking Area Landscape	45 Spaces	20 sf/Space
	Vehicular Area Trees	1,919 sf	1 Tree/200 sf
	Native Species	72 Trees	50%
	TOTAL TREES		89
	TOTAL SHRUBS		1,058
	Buffers and Interior		92
	Buffers and Interior		1,132

*Less out 325' of East Buffer per Waiver Request



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Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

The Oaks
Adult Living Facility
Village of Palm Springs, Florida

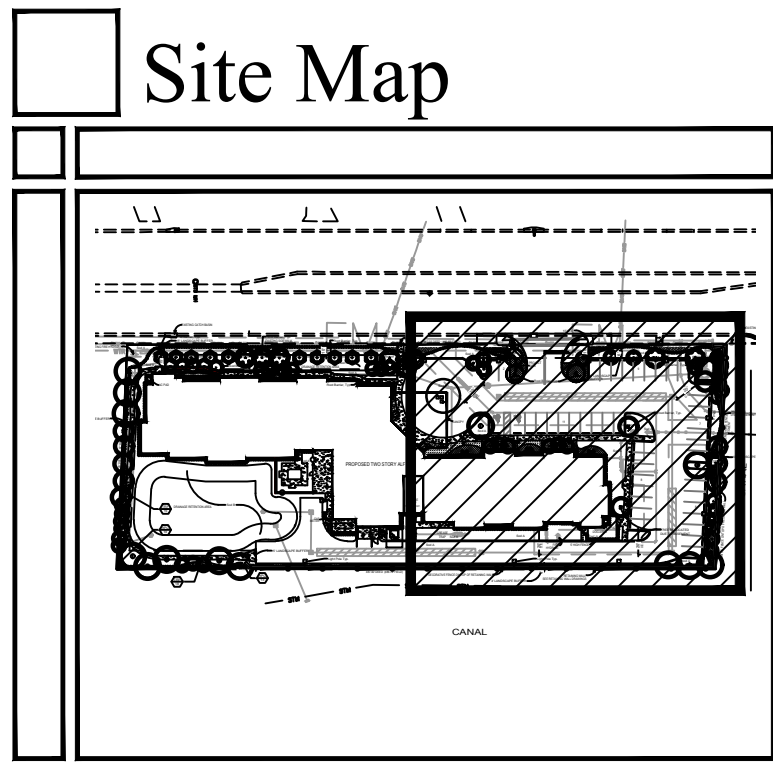
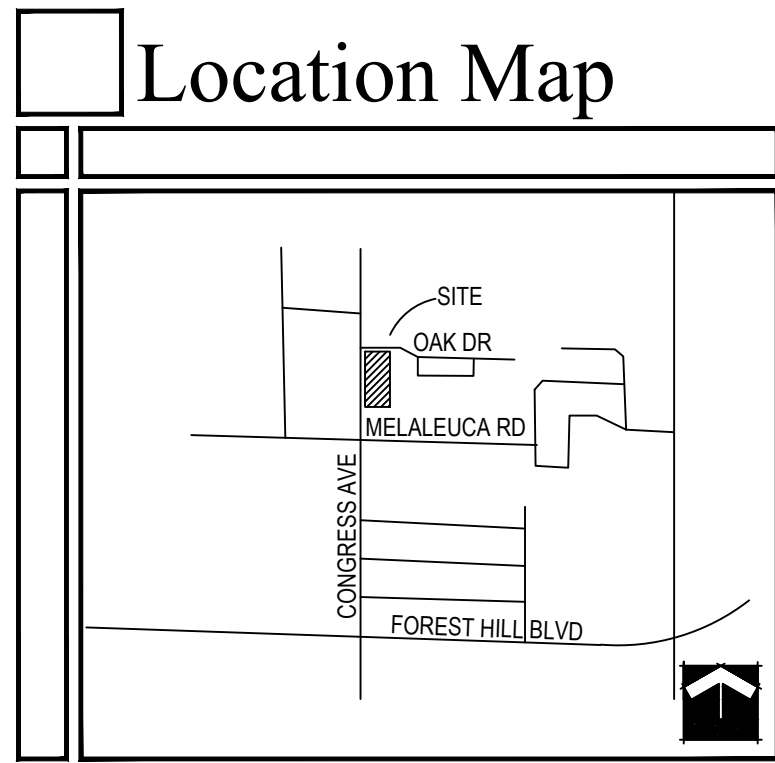
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Design By:	JES
Drawn By:	BMC
Checked By:	JES
File No.	783.01
Job No.	16-01

REVISIONS / SUBMISSIONS

03/07/16 New Base
05/23/16 New Base
12/23/16 New Base
01/04/17 New Base
01/06/17 New Base
01/27/17 Comments
05/23/17 Fence Removed
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05/31/18 Revised Base
07/22/20 Revised Base
11/25/20 Staff Comments

Landscape
Plan



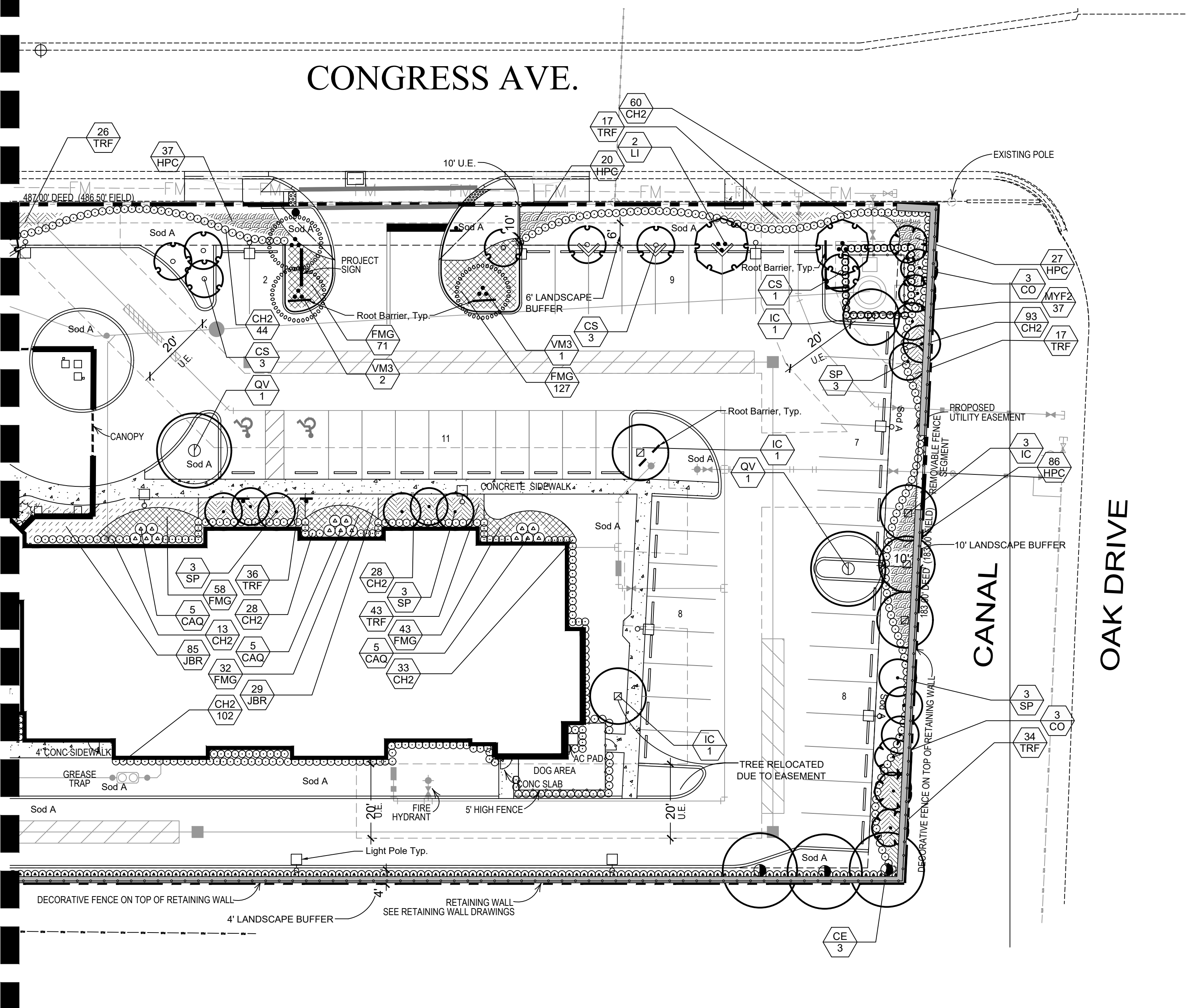


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	QV	7	Quercus virginiana / Southern Live Oak* Single Straight Trunk, Min. 5' CT.	2.5" Cal.	12'	5'	5' Min.	Low	Native
	SP	34	Sabal palmetto / Sabal Palm* Slick Trunks, Hurricane Cut, Stagger Heights	N/A	12'-18' CT	N/A	12'-18' CT	Low	Native
	VM3	3	Veitchia montgomeryana / Triple Trunk Montgomery Palm* Triple Trunks, No Scarred Trunks, Matched	N/A	14' CT	15'	14' CT	Low	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS	
	CH2	741	Chrysobalanus icaco / Coco Plum* Full To Base	30"	24"	24" O.C.	Low	Native	
	CAQ	15	Crinum augustum 'Queen Emma' / 'Queen Emma' Crinum Lily Full, Matched	36"	36"	36" O.C.	Medium	Non-Native	
	MYF	337	Myrcianthes fragrans / Simpson's Stopper* Full	36"	24"	24" O.C.	Low	Native	
	MYF2	37	Myrcianthes fragrans / Simpson's Stopper* Full to Base	36"	24"	24" O.C.	Low	Native	
	RE	2	Rhapis excelsa / Lady Palm Full, Shade Grown	36"	24"	As Shown	Medium	Non-Native	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS	
	FMG	331	Ficus microcarpa 'Green Island' / Green Island Ficus* Full To Base	12"	12"	18" O.C.	Medium	Non-Native	
	HPC	202	Hamelia patens 'Compacta' / Dwarf Fire Bush* Full	14"	14"	18" O.C.	Low	Native	
	JBR	114	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper* Full	6"	12"	18" O.C.	Low	Non-Native	
	MS	150	Microsorium scolopendrum / Wart Fern* Full	6"	12"	12" O.C.	Low	Non-Native	
	SOD B	10,678 sf	Paspalum notatum / Bahia Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas, No Muck-Grown Sod Shall be Utilized in Detention Areas	N/A	N/A	N/A			
	SOD A	12,484 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas	N/A	N/A	N/A			
	TRF	212	Tripsacum floridanum / Dwarf Fakahatchee Grass* Full	18"	14"	24" O.C.	Low	Native	

* Native Species
+Drought Tolerant Species

MATCHLINE A-A SHEET LP-1



Landscape Notes

- Easements shall not encroach landscape buffers more than 5 feet.
- Landscaping in right-of-way buffers shall be installed on the exterior side of walls or fences.
- Walls & fences shall be setback a min. of 10' from the ultimate R.O.W.
- FDOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
- Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30" and 8' above crown of road.
- Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscape areas.
- All plant material is to be installed at the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
- No muck-grown sod shall be utilized in detention areas.
- All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing min. 120% coverage.
- Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the field in accordance with the planting details shown herein.
- Trees are to be installed with a ten foot (10') separation from any water or sewer main and/or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements.
- All planters shall be excavated to a minimum depth of twenty-four (24) inches and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.

Landscape Requirements

Category	Requirement	No. Required	No. Provided
Perimeter	Trees:		
	North Property Line 183'	20' O.C.	10
	South Property Line 183'	20' O.C.	10
	East Property Line 162"	20' O.C.	8
	West Property Line 487'	20' O.C.	25
TOTAL TREES		53	54
Shrubs:			
	North Property Line 183'	Hedge	93
	South Property Line 183'	Hedge	93
	East Property Line 487'	Hedge	203
	West Property Line 487'	Hedge	200
TOTAL SHRUBS		589	589
Category	Requirement	No. Required	No. Provided
Interior	Trees - Lot	1 Tree/2,500 sf	36
	Parking Area Landscape	20 sf/Space	900 sf
	Vehicular Area Trees	1 Tree/200 sf	10
	Native Species	50%	36
	TOTAL TREES	89	92
TOTAL SHRUBS		1,058	1,132

*Less out 325' of East Buffer per Waiver Request



SCHMIDT
NICHOLS

LANDSCAPE ARCHITECTURE
AND URBAN PLANNING

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License No: LC26000232

The Oaks Adult Living Facility

Village of Palm Springs, Florida

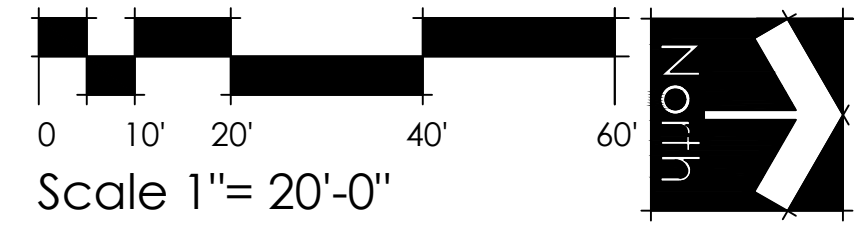
Date: 12/05/17
Scale: 1" = 20'-0"
Design By: JES
Drawn By: BMC
Checked By: JES
File No. 783.01
Job No. 16-01

REVISIONS / SUBMISSIONS

03/07/16 New Base
05/23/16 New Base
12/23/16 New Base
01/04/17 New Base
01/06/17 New Base
01/27/17 Comments
05/23/17 Fence Removed
12/04/17 Revised Base
05/17/18 Revised Base
05/31/18 Revised Base
07/22/20 Revised Base
11/25/20 Staff Comments

Landscape Plan

LP-2 of 3



PART 1 GENERAL

1.01 WORK INCLUDED

- A. The scope of the work for the landscape contractor for the project shall include the provision of all labor, materials and equipment required to complete all tasks associated with the landscape and irrigation installation as shown on the drawings or noted herein. The landscape contractor is responsible for coordinating with the general contractor reasonable access to power and potable water sources as required to ensure plant survivability and delivery of a completed project that meets all the required specifications for the project.
- B. Subgrade Elevations: Excavation, filling and grading required to establish elevations 4" lower than elevations and contours shown on drawings are not specified in this Section.
- C. Finish Grade Elevations: 1 inch below top of pathway edging.

1.02 QUALITY ASSURANCE

- A. Subcontract landscape work to a single firm specializing in landscape work.
- B. The landscape contractor shall be responsible for ensuring all work (including delivery, storage and disposal of their materials) is performed in compliance with applicable jurisdictional codes.
- C. The landscape contractor shall be responsible for familiarizing themselves with project plans and scopes of work related to associated trades to be performed by others in order to identify key coordination items including, but not limited to, site access, material storage, and scheduling and sequencing of work. The landscape contractor is responsible for coordinating all site issues with the general contractor.
- D. The plant quantities shown on the landscape contract documents are for the convenience of the landscape contractor. The landscape contractor is responsible for verifying all quantities and reporting any discrepancies to the Landscape Architect for clarification prior to contract award and at commencement of work. Contractor is responsible for confirming soil quantities and certifying such to the Owner or his representative.
- E. The landscape contractor shall be responsible for the protection of all adjacent work, materials and equipment from damage due to their activities. The landscape contractor shall be solely responsible for any damage or injury to person or property that may occur as a result of the execution of their work.
- F. Landscape Contractor to notify the Owner or his representative, or Landscape Architect at least three (3) working days prior to beginning any site work.
- G. Owner or Landscape Architect to be immediately notified of any discrepancies found in field.
- H. The Owner or his representative, or Landscape Architect reserve the right to field adjust plant material on-site to avoid conflicts or discrepancies not anticipated in the planning process.
- I. Source Quality Control

1. Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material. When authorized, adjustment of contract amount will be made. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution.
3. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
4. Trees, Palms and Shrubs: Provide trees, palms and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as decay, knots, sun-scall, injuries, abrasions, and disfigurement. Root systems shall be vigorous and fibrous, filling the container but shall not be root bound or exhibit spiraling roots. Verification of the health and vigor of all plant material is the sole responsibility of the landscape contractor.
- A. Provide trees, palms and shrubs for grade Florida No. 1, as outlined under the current edition of the Grades and Standards for Nursery Plants, Florida Department of Agriculture, unless otherwise noted.
- B. Sizes: Provide trees and shrubs of sizes shown or specified. Trees, palms and shrubs of larger size may be used if acceptable to Landscape Architect, and if sizes of roots or balls are increased proportionately.
- C. Inspection: Landscape Architect reserves right to inspect trees, palms and shrubs either at place of growth or at site before planting, for compliance with requirements for name, variety, size and quality.

1.03 SUBMITTALS

- A. Certification: Submit certificates of inspections as required by governmental authorities, and manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
- B. Submit seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.
- C. Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.
- D. Maintenance Instructions: Submit procedures for maintenance of landscape work.

1.04 DELIVERY, STORAGE AND HANDLING

- A. Packaged Materials: Deliver packaged materials in original containers showing weight analysis and name of manufacturer. Protect materials from deterioration during delivery, and while stored at site.
- B. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
- C. Trees, palms and shrubs: Provide freshly dug trees, palms and shrubs. Do not prune prior to delivery. Do not bend or bind tree or shrubs in such a manner to damage bark, break branches or destroy natural shape. Provide protective covering during delivery.
- D. Deliver trees, palms and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist.
- E. Do not remove container grown stock from containers until planting time.

1.05 JOB CONDITIONS

- A. Proceed with and complete landscape work as rapidly as portions of site become available.
- B. Utilities: Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
- C. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.
- D. Planting Schedule: Where applicable, prepare a proposed planting schedule. Schedule dates to establish a logical sequence for completing each type of landscape work to avoid damage to other landscape work and work performed by other discipline. Correlate with specified maintenance periods to provide maintenance from date of substantial completion. Once accepted, revise dates only as approved in writing, after documentation of reasons for delay.
- E. Coordination with Lawns: Plant trees, palms and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Landscape Architect. If planting of trees, palms and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

1.06 SPECIAL PROJECT WARRANTY

- A. Warrant lawns through specified maintenance period, and until final acceptance. The required period is for one full year following installation of lawn areas.
- B. Warrant trees for a period of one year after date of substantial completion against defects and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Landscape Contractor's control.
- C. Warrant shrubs for 1 full year after date of substantial completion.
- D. It is understood that the warranty is to be inclusive of all labor, materials and equipment necessary for the replacement of any plant materials required.
- E. Should the landscape contractor be required to replace any damaged, diseased, dying or dead plant material it is understood that the replacement material is to be of the same species, size and quality as that originally specified on the Landscape Plan. The contractor will be responsible for the removal of all materials and leaving the impacted area clean following any remedial action.
- F. Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period, unless, in opinion of the Landscape Architect, it is advisable to extend warranty period for a full growing season or for one full year.
1. Another inspection will be conducted at end of extended warranty period to determine acceptance or rejection. Only one replacement will be required at end of warranty period, except for losses or replacements due to failure to comply with specified requirements.

PART 2 PRODUCTS

2.01 TOPSOIL

- A. If topsoil is not available on site it must be furnished as specified. Throughout all parts of site where finish grades and contour lines differ from existing contour lines, bring to finish grade contours shown on "Grading Plan."
- B. Topsoil shall be friable fertile soil with representative characteristics of topsoils. It should be free of heavy clay, silt, stone, extraneous lime, plant roots and other foreign matter greater than 1 1/2" diameter. It shall not contain noxious plant growth (such as bermuda or nut grass). It shall test in neutral PH range of 5.0 to 6.75 and contain no toxic substances that can be deemed to impede plant growth. The contractor shall be prepared to have soil lab-tested at his expense by the Landscape Architect or Owner. Topsoil shall comply with the following quantitative analysis.

COMPONENTS	VOLUME MEASURE	PARTICLE SIZE
Organic Matter	3 - 5%	0.05 to 0.022 MM
Silt	10 - 30%	0.2 to 0.05 MM
Sand	25 - 75%	0.022 MM and below
Clay	5 - 25%	

2.02 SOIL AMENDMENTS

- A. It is necessary to bring soil into above specified limits:
- B. Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.
- C. Peat Humus or Peat Moss: Texture, moisture and pH range suitable for intended use.
- D. Humus Soil Conditioner: Consisting of yard trimmings and other organic materials, processed and compressed.
- E. Commercial Fertilizer: Complete fertilizer of neutral character, with 40% - 50% of the total nitrogen in a water insoluble form. It shall be uniform in composition, dry and free flowing.
1. For trees, palms and shrubs, provide fertilizer with not less than 6% available phosphoric acid, 6% nitrogen and 6% soluble potash.
2. For lawns, provide fertilizer with not less than 6% phosphoric acid, and 6% potassium, and percentage of nitrogen required to provide not less than 1 lb. of actual nitrogen per 1000 square feet of lawn area. Provide nitrogen in a form that will be available to lawn during initial period of growth.

2.03 PLANT MATERIAL

- A. Plant lists/schedule is part of this specification section.
- B. Quality: Trees, palms, shrubs and other plants shall conform to the standards for Florida No. 1 or better as given in the latest edition of Grades and Standards for Nursery Plants, Florida Department of Agriculture.
- C. Perennial Trees: Provide trees of height, spread, and caliper listed or shown and with branching configuration for Florida No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required. Provide single stem trees except where special forms are shown or listed. Ball condition variable.
- D. Balled and burlap trees should be dug and prepared for shipment in a manner that will not damage roots, branches, shape and future development after planting. The product received on-site should have a firm ball with natural soils. Dried, cracked or broken rootballs will not be accepted.

- E. Coniferous and Broad-leaved Evergreens: Provide evergreens of size shown or listed Dimensions indicate minimum height, spread, and caliper. Provide specified quality evergreens with well-balanced form complying with requirements for all size relationships to the primary dimension shown and branching configuration for Florida No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required.
- F. The landscape contractor is responsible for confirming the availability of all the specified plant materials within four (4) weeks of project award. All requests for substitution due to lack of availability must be made to the Landscape Architect in writing within this period. No substitution shall be permitted without prior written approval from the Landscape Architect. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution.
- G. Root suckers on Live Oaks are not acceptable.
- H. No double or multi-trunk trees unless otherwise specified.

2.04 GRASS MATERIALS

- A. Grass Seed: Provide fresh, clean, new-crop seed complying with established tolerance for purity and germination. Provide seed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified. Attach a schedule of requirements.
- B. Sod: Provide strongly rooted sod free of weeds and undesirable native grasses, capable of growth and development when planted.
- C. No muck-grown sod shall be utilized in detention areas.

2.05 MISCELLANEOUS LANDSCAPE MATERIALS

- A. Ground Cover: Provide plants established and well-rooted in removable containers or internal peat pots and with not less than minimum number and length of runners specified.
- B. Anti-Erosion Mulch: Provide clean, dry, mulching hay or straw of coastal bermuda, pangola or bahia grass. Only underdetorated mulch which can be readily cut into the soil shall be used.
- C. Mulch: Melaleuca or oak. The use of cypress mulch is prohibited.
- D. Stakes and Guys: When required provide stakes and deadmen of sound new hardwood or treated softwood free of knots holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 12" hose, cut to required lengths to protect tree trunks from damage by wires.

PART 3 EXECUTION

3.01 LAYOUT

- A. Layout individual trees and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as maybe required.

3.02 PREPARATION OF PLANTING SOIL

- A. The landscape contractor is responsible for the preparation of soils within all planting areas inclusive of providing all imported soil materials, soil amendments, soil conditioners and fertilizers as required.
- B. Before mixing, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
- C. Specify soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow pacing of planting soil within a few days.
- D. For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
1. Mix lime with dry soil prior to mixing of fertilizer.
2. Present lime from contacting roots of acid-loving plants.
- E. Remove all shellrock encountered and backfill with clean sand or sand/silt mix.

3.03 PREPARATION FOR ALL PLANTING AREAS

- A. Eradicate weeds within the limits of all planting areas prior to beginning landscape installation. Perennial weeds and grasses to be removed include, but are not limited to, nut grass, puncture vine, morning glory, dog fennel, topsoil grass, bermuda weed, Bahia grass, kikuyu grass, crab grass, carpet grass, and other noxious and/or invasive weeds. The size is to be maintained weed free throughout planting operations.
- B. Existing plant material to be removed, except where noted on the Landscape or Tree Disposition Plans.
- C. Pre-fill to scarily soils in all planting areas to a minimum depth of 4". Densely compacted areas between 85% and 90% are to be cross tipped to a minimum of 8" depth. In the process of filling remove unacceptable materials including, but not limited to, foreign debris, construction waste, roots, concrete, asphalt and rocks greater than 1/2" diameter on average. In areas to receive sod fill in fertilizer to a depth of 2" at a rate of 12 pounds per cubic ft.
- D. All planters shall be excavated to a minimum depth to reach native soil and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
- E. All sod rock, concrete, asphalt and other non-natural material to be removed from all planting areas prior to landscape installation.
- F. Spread a layer of 2 to 3 inches of humus soil conditioner over the entire planting areas. Planting areas shall include all new sod areas, shrub areas and tree areas. These areas shall be as large as 3 times the diameter of the beds of the plants, except where confined by hardscape features such as paved parking areas, paved walk ways, structures, etc. Overlapping areas shall be considered to be one large planting area for the entire mass. The humus soil conditioner shall then be uniformly disked, tilled or aerified into the existing soil to a depth of 6 to 8 inches with the following exception: no rototilling shall occur closer to the trunks of established plants than one half the distance to the dripline of the existing plant canopy. All plants, including hedges and ground cover shall be planted in individually dug holes and the material dug from the holes shall then be further mixed with the prepared site soil prior to backfilling of the planting holes around the rootballs.
- G. All landscape beds, including sod areas, shall be leveled and raked smooth prior to any planting.

3.04 PREPARATION FOR PLANTING LAWNS

- A. Preparation of Unchanged Grades: Where lawns are to be planted in areas that have not been altered or disturbed by excavating, grading, or stripping operations, prepare soil for lawn planting as follows: Till to a depth of not less than 6", apply soil amendments and initial fertilizers; remove high areas and fill in depressions; till soil to a homogeneous mixture of fine texture, free of lumps, clods, stones, roots, and other extraneous matter.
1. Prior to preparation of unchanged areas, remove existing grass, vegetation and turf. Dispose of such material outside of Owner's property; do not turn over soil being prepared for lawns.
- B. Elsewhere: Loosen subgrade of lawn areas to a minimum depth of 4". Remove stones over 1 1/2" in any dimension and sticks, roots, rubbish and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
- C. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement.
- D. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil.
- E. Allow for soil thickness in areas to be sodded.
- F. Grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll and rake and remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.
- G. Moistened prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.
- H. Restore lawn areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.

3.05 PREPARATION OF PLANTING BEDS

- A. Loosen subgrade of planting beds areas to a minimum depth of 12" using a cultimulcher or similar equipment. Remove stones over 1 1/2" in any dimension, and sticks, stones, rubbish and other extraneous matter. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil. Add soil amendment.
- B. Excavation for Trees and Shrubs: Excavate pits, beds and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
1. For balled and burlapped (B & B trees and shrubs), make excavations at least half again as wide as the ball diameter and equal to the ball depth.
2. For container grown stocks, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth. Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or use as backfill. Fill excavations for trees and shrubs with water and allow to percolate into before planting.

3.06 PLANTING TREES, PALMS AND SHRUBS

- A. Lay out individual trees, palm and shrub locations and areas for multiple plantings where required. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as may be required upon approval.
- B. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and center of pit or trench with top of ball at same elevation as adjacent finished landscape grade. Remove burlap from sides of balls; retain on bottoms. When set, place additional barked free from rocks and debris around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
- C. Balled and burlapped trees with natural burlap: pull back or remove at a minimum, the top 1/3 of the burlap from the root ball. Synthetic/plastic burlap and all other non-biodegradable materials must be removed completely from the root ball and disposed of.
- D. Trees in baskets: Remove wire baskets to a depth of 16" min. All synthetic strapping and other non-biodegradable materials must be completely removed and disposed of. Any burlap must be pulled back or removed from the top of the rootball.
- E. If trees are to be containerized, root ball will be shaved at the periphery to remove all circling roots.
- F. Set container grown stock as specified for balled and burlapped stock, except cut can on 2 sides with an approved can cutter; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
- G. Top-most root shall be visible within the top 2" of the root ball.
- H. All proposed trees shall be installed either entirely in or entirely out of planting beds. Planting bed outlines shall material be obstructed and shall be smooth and flowing. If trees are located outside planting beds in grass areas, maintain a minimum three feet 3" wide offset to allow for mowers to mow freely.
- I. Face of trees and palms to be located a minimum of 2'-0" off all sidewalks/bike paths or other paved surfaces, unless otherwise noted on plans.
- J. Groundcover and shrubs to be laid out in a uniform and consistent pattern.
- K. Dish top of backfill to allow for mulching.
- L. Mulch pits, trenches and planting areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Not more than 2" mulch shall be placed over the rootball of the trees. At the base of the plant, 2" must be maintained free of mulch.
- M. Guy and stake trees immediately after planting, as indicated.
- N. The landscape contractor shall install plant materials using the best horticultural practices:
1. Protect plant material from damage during delivery, staging and installation. Do not begin installation of shrub and groundcover materials prior to completion of irrigation installation and finish grading.
2. Do not install plant materials in winds in excess of 30 miles per hour.
3. Do not install plant material if deemed so as to impede the ability of plant material to thrive without notifying the Landscape Architect of concerns prior to installation.
4. Perform all work in accordance with all applicable laws, codes and regulations inclusive of all permits and inspections required by federal, state and local jurisdictions.
5. The use of cables and chains for the lifting of trees is prohibited. Trees are to be lifted using nylon straps a minimum of 4" in width. Wrap trunks to protect from scraping and scarring.
6. The 'choke' strapping method for lifting trees is prohibited.
7. Do not drop plant material.
8. Limit the amount of plants to be installed per day to those that can adequately be watered in the same day.
9. Carefully remove containerized plants from their cans to avoid breaking the rootball. Containers should only be removed immediately prior to installation and plants should be immediately watered after placement.
10. Remove burlap and cut steel baskets from at least the top third of the rootball for all B&B material. Remove wire baskets to a minimum depth of 16".
11. Plant material should be installed at correct elevation in relation to finish grade as indicated on the planting details after setting. Plants set at incorrect elevations will need to be raised or lowered accordingly at no additional cost to the owner.
12. Planting pits for trees and shrubs must be excavated to the dimensions specified on the planting details. Following planting area immediately surrounding plant is to be tamped firm and use water jet technique to remove all air pockets repeating as required.
13. Apply re-wetting agent to the surface of all plant pits for trees and shrubs per manufacturer's recommendations.
14. Apply shredded hardwood mulch in even layer to a 3" depth. Mulch must be pulled off the base of all plant material.
15. Continuously monitor status of installed materials and make modifications, clean-ups and replacements as required.

3.07 PRESERVED PLANT MATERIALS

- A. The contractor is responsible for protecting and maintaining all plant material to remain within the limits of construction as indicated on the plans. Existing trees to remain shall be undisturbed and protected by barricades. Barricades are to be installed prior to any construction or earthwork tasks placed on the site. Barricades shall remain in place through the duration of all construction activity and not removed until authorization has been received by the Landscape Architect and governing municipality.
- B. No vehicle shall traverse this area nor shall any storage of materials or equipment be permitted within this protected area.
- C. The contractor shall bear the sole responsibility of replacement for any damage to protected materials caused by construction activity without additional costs to the owner.

3.08 TRANSPLANTED PLANT MATERIALS

- A. Root prune all large canopy trees to be relocated prior relocation one half of the root system at a time and allow of adequate harden off time.
- B. Transplanted Sabal Palms shall be hurricane cut and rootballs shall be wrapped in burlap or plastic if not being planted within a 24 hour period.
- C. Palms of other species shall have their fronds tied together to prevent leaf damage and facilitate handling.
- D. Planting hole for transplanted material should measure twice the diameter of the root ball.
- E. Trees shall be planted at the same depth it was in the field.
- F. The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish all transplanted trees. The contractor should continue to monitor the moisture content for all transplanted material and adjust supplemental irrigation as needed.
- G. All relocated trees shall be staked accordingly.
- H. The contractor shall bear the sole responsibility of replacement for any damage to transplanted materials caused by construction activity, deficient irrigation, or poor transplant procedure without additional costs to the owner.

3.09 PRUNING

- A. All pruning shall be done on the site before planting as directed by Landscape Architect. Pruning shall follow modern horticultural practices (Grades and Standards for Nursery Plants) and shall be done with approved tools designed for the purpose intended. Lopping, topping, or shearing of trees or shrubs will be grounds for rejecting the plants as unsuitable and not meeting requirements. Damaged, scanned, frayed, split, or skinned branches, limbs or roots shall be pruned back to live wood nearest to the next sound outside lateral bud, branch, limb or root. The terminal leader or bud in all trees or shrubs shall be left intact and not removed unless damaged.
- B. Prune, thin out and shape trees and shrubs. Prune trees to retain required height and spread. Unless otherwise directed by Landscape Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.

3.10 SODDING NEW LAWNS

- A. Lay sod within 24 hours from time of shipping.
- B. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll tightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces to soil; remove excess to avoid smothering of adjacent grass.
- C. There shall be no gaps greater than 1/2" between pieces of sod.
- D. Water sod thoroughly with a fine spray immediately after planting. Newly sodded areas shall be kept moist for the first week after planting after which a minimum watering rate of 2" per week, including rainfall shall be applied.
- E. No muck-grown sod shall be utilized in detention areas.
- F. Landscape Contractor is responsible for replacing any damaged sod.

3.11 MAINTENANCE

- A. The landscape contractor shall be responsible for the maintenance of all plant materials and the planting areas immediately after planting and until final acceptance but the owner, Landscape Architect, and governing municipality.
- B. Maintain trees, palms, shrubs and other plants until final acceptance but in no case less than following period: 30 days after substantial completion of planting.
- C. Maintain trees, palms, shrubs and other plants by pruning, cultivating and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and diseases.
- D. Remove and replace excessively pruned or malformed stock resulting from improper pruning.
- E. Maintain lawns for not less than the period stated below, and longer as required to establish an acceptable lawn.
1. Sodded lawns, not less than 30 days after substantial completion.
2. Seeded lawns, not less than 60 days after substantial completion.
- F. Maintain lawns by watering fertilizing, weeding, mowing, trimming, and other operations such as rolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
- G. Landscape Contractor is responsible for watering all sod and plant materials from day of installation through final acceptance even if irrigation is not in place, unless this responsibility is assumed in writing by another party.
- H. Contractor is responsible for returning to the site after a period of (1) one year to remove the staking from the trees and palms.

3.12 CLEANUP AND PROTECTION

- A. During landscape work, keep pavement clean and work area in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.

3.13 INSPECTION AND ACCEPTANCE

- A. When landscape work is completed, including maintenance, Landscape Architect will, upon request, make an inspection to determine acceptability. Landscape work may be inspected for acceptance in parts agreeable to Landscape Architect, provided work offered for inspection is complete, including maintenance.
- B. Seeded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, uniform close stand of specified grass established, free of weeds, bare spots and surface irregularities (95% coverage required for acceptance).
- C. Sodded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, well-rooted, even-colored, viable lawn is established, free of weeds, open joints and bare areas (95% coverage required for acceptance). Where inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until re-inspected by Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

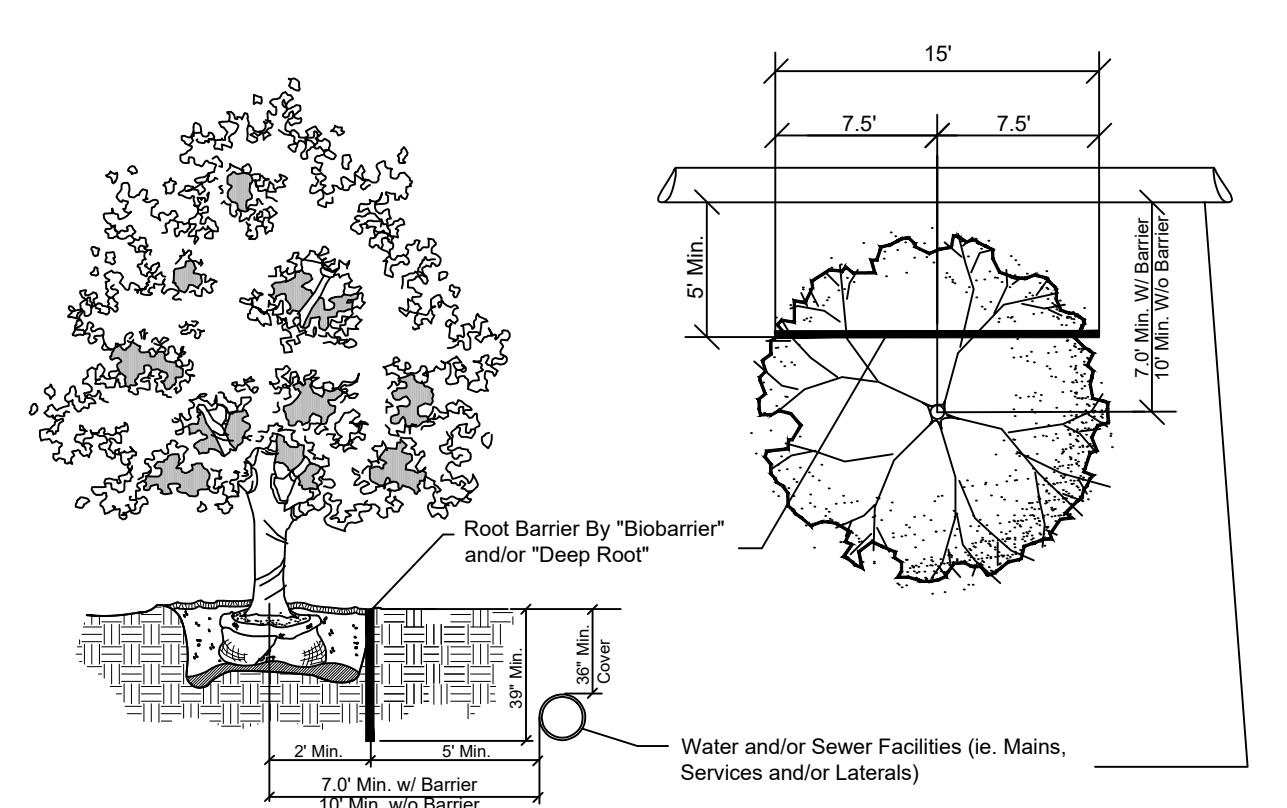
3.14 IRRIGATION

- A. An automatic irrigation system providing 100% coverage with 50% minimum overlap is to be designed and installed to maintain an established landscape.
- B. Bubbliers shall be provided on all trees.
- C. The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish the new and salvaged material. The contractor should continue to monitor the moisture content for all trees and shrubs.
- D. The landscape contractor is responsible for obtaining all necessary permits prior to installation.
- E. Provide an as built drawing of the irrigation system to the Landscape Architect.
- F. A rain sensor is required on all irrigation systems.

LANDSCAPE AND ROOT BARRIER NOTE:

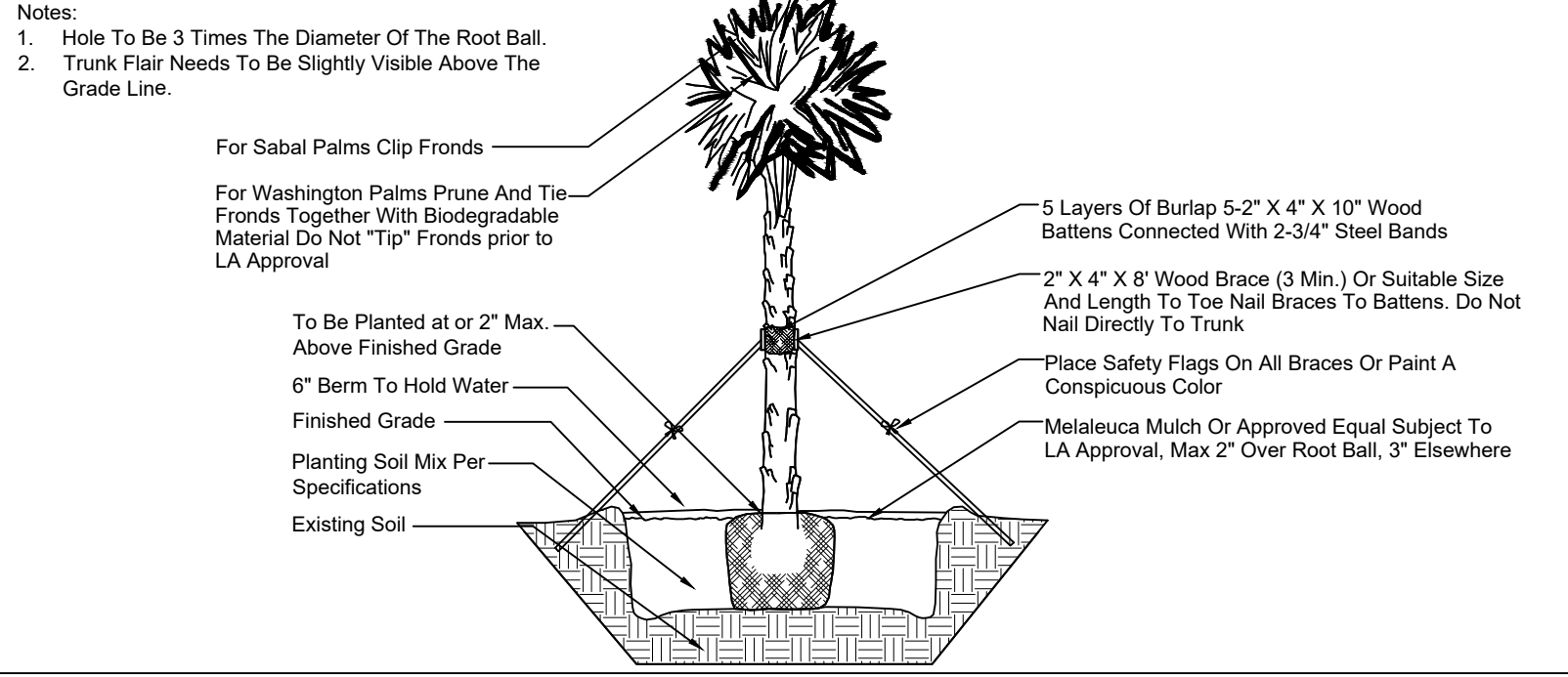
Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on this plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the filed in accordance with the planting details shown herein.

Additionally, trees are to be installed with a ten foot (10') separation from any water or sewer main and/or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements.

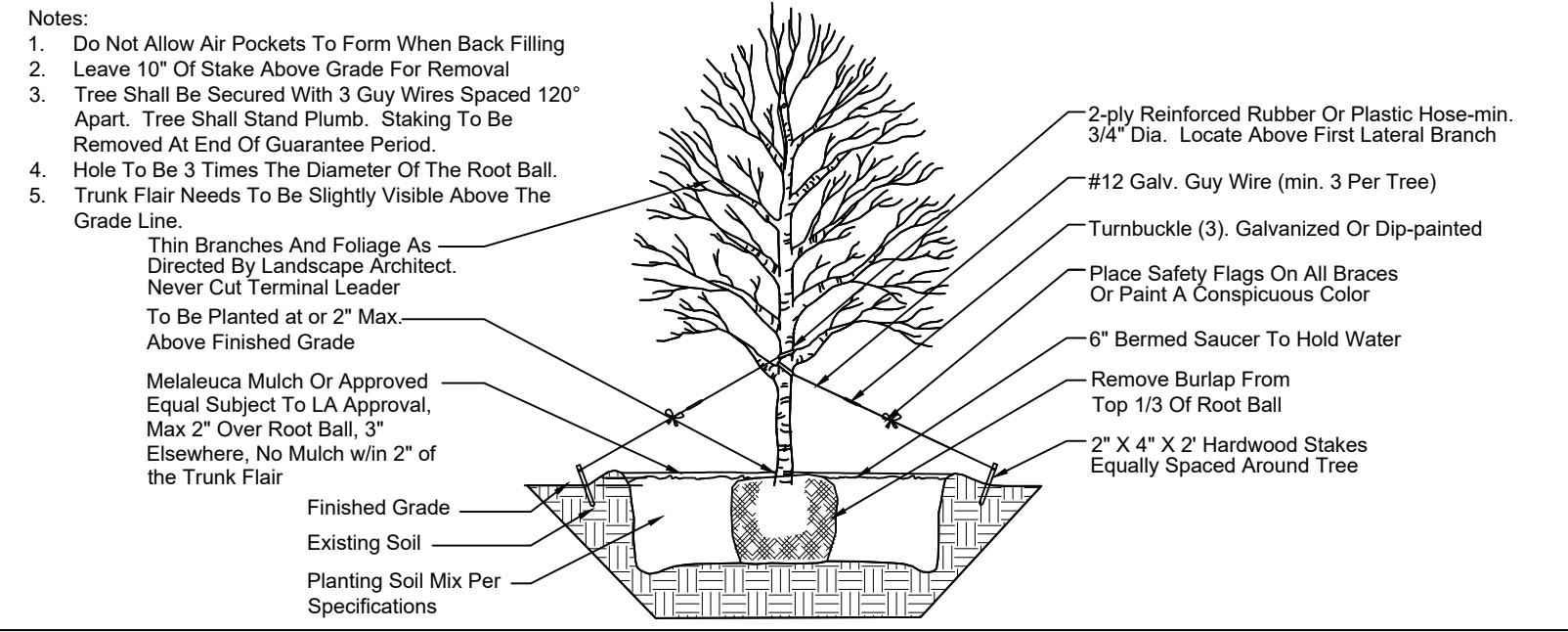


ROOT BARRIER DETAIL

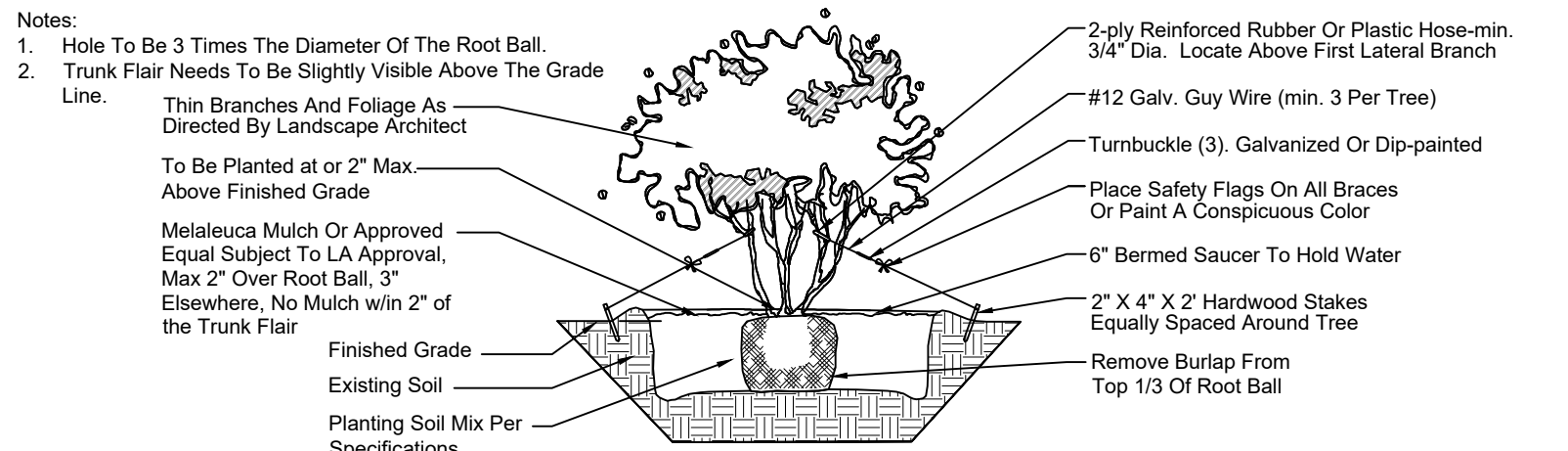
Planting Details



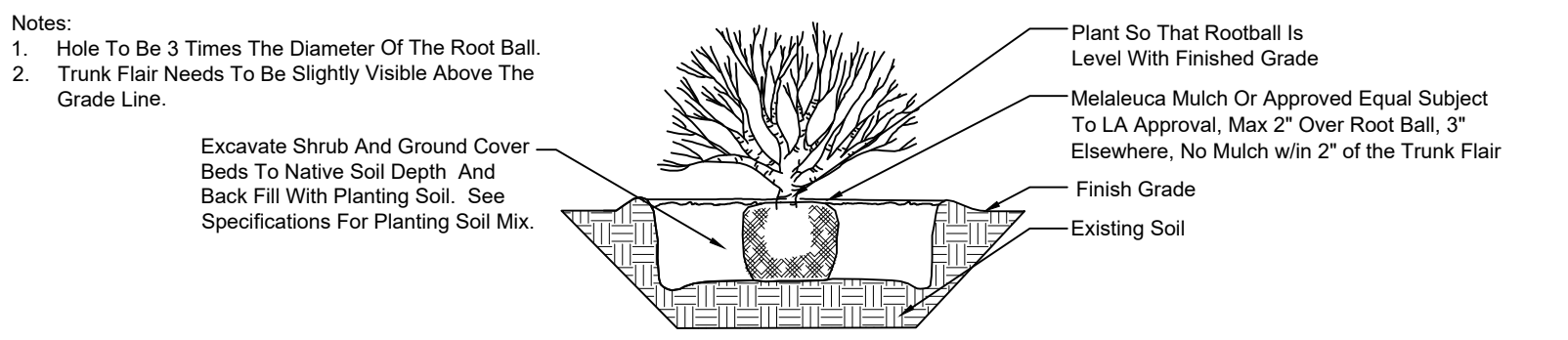
PALM PLANTING DETAIL



LARGE TREE (OVER 8' HEIGHT) PLANTING DETAIL

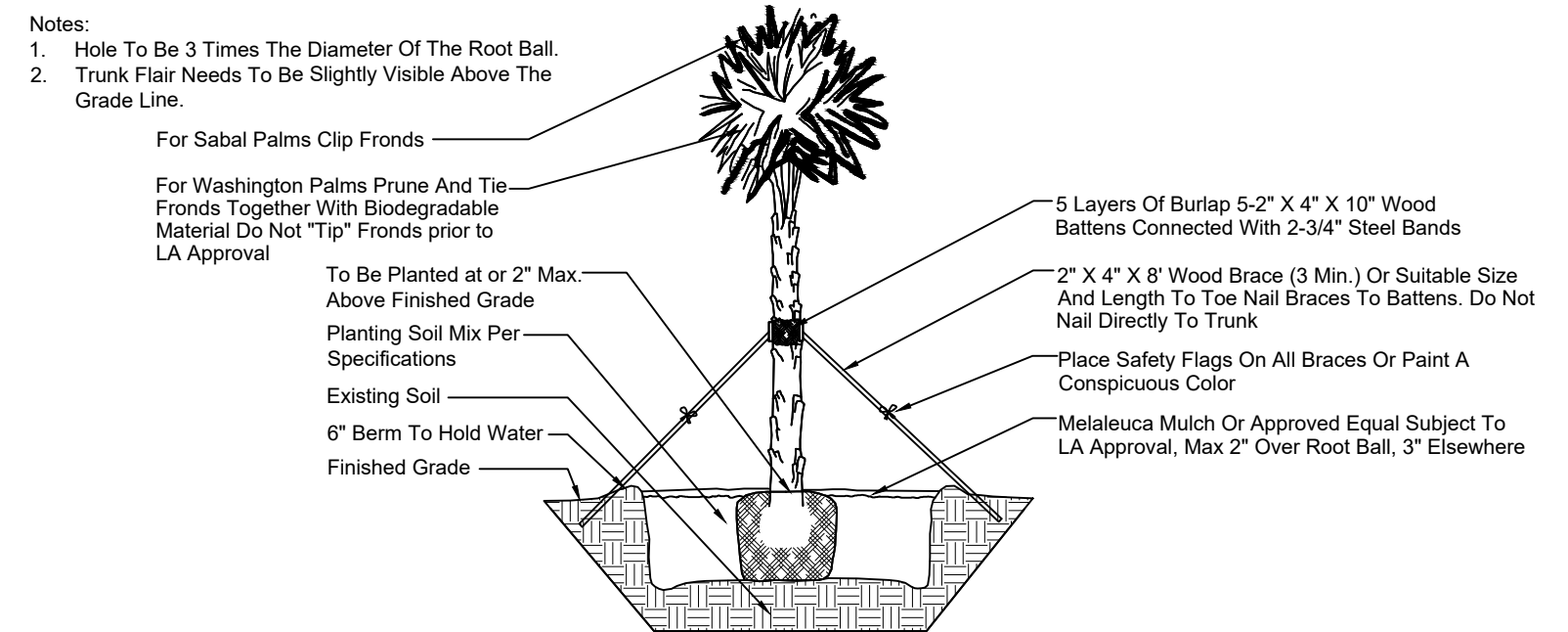


MULTI-TRUNK TREE PLANTING DETAIL

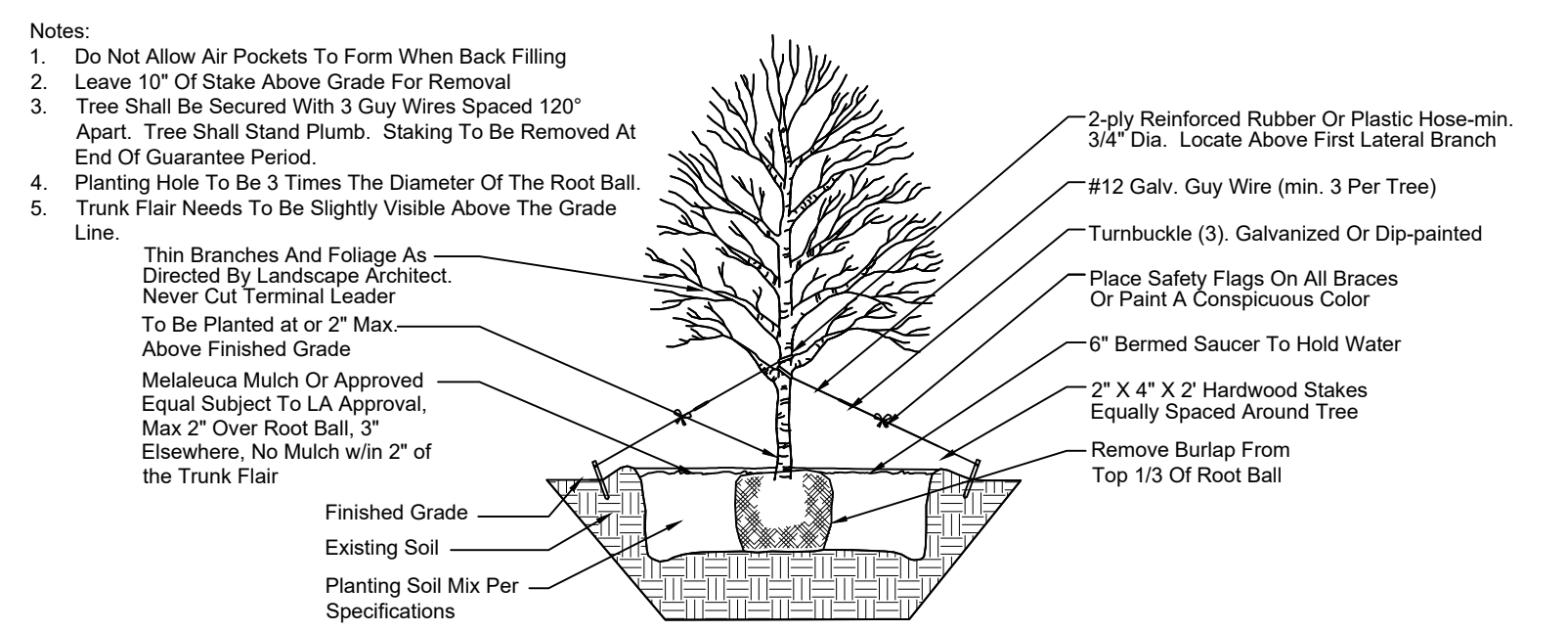


SHRUB AND GROUND COVER PLANTING DETAIL

Transplant Details



PALM PLANTING DETAIL



PALM PLANTING DETAIL

SCHMIDT NICHOLS

LANDSCAPE ARCHITECTURE AND URBAN PLANNING

1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6131
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

The Oaks
Adult Living Facility
Village of Palm Springs, Florida

Date:	12/05/17
Scale:	1" = 20'-0"
Design By:	JES
Drawn By:	BMC
Checked By:	JES
File No.	783.01
Job No.	16-01

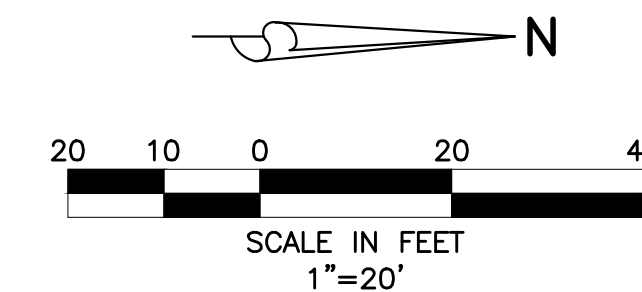
REVISIONS / SUBMISSIONS

03/07/16 New Base
05/23/16 New Base
05/23/16 New Base
01/04/17 New Base
01/06/17 New Base
01/27/17 Comments
05/23/17 Fence Removed
12/04/17 Revised Base
05/17/18 Revised Base
05/31/18 Revised Base
07/25/18 Revised Base
11/25/20 Staff Comments

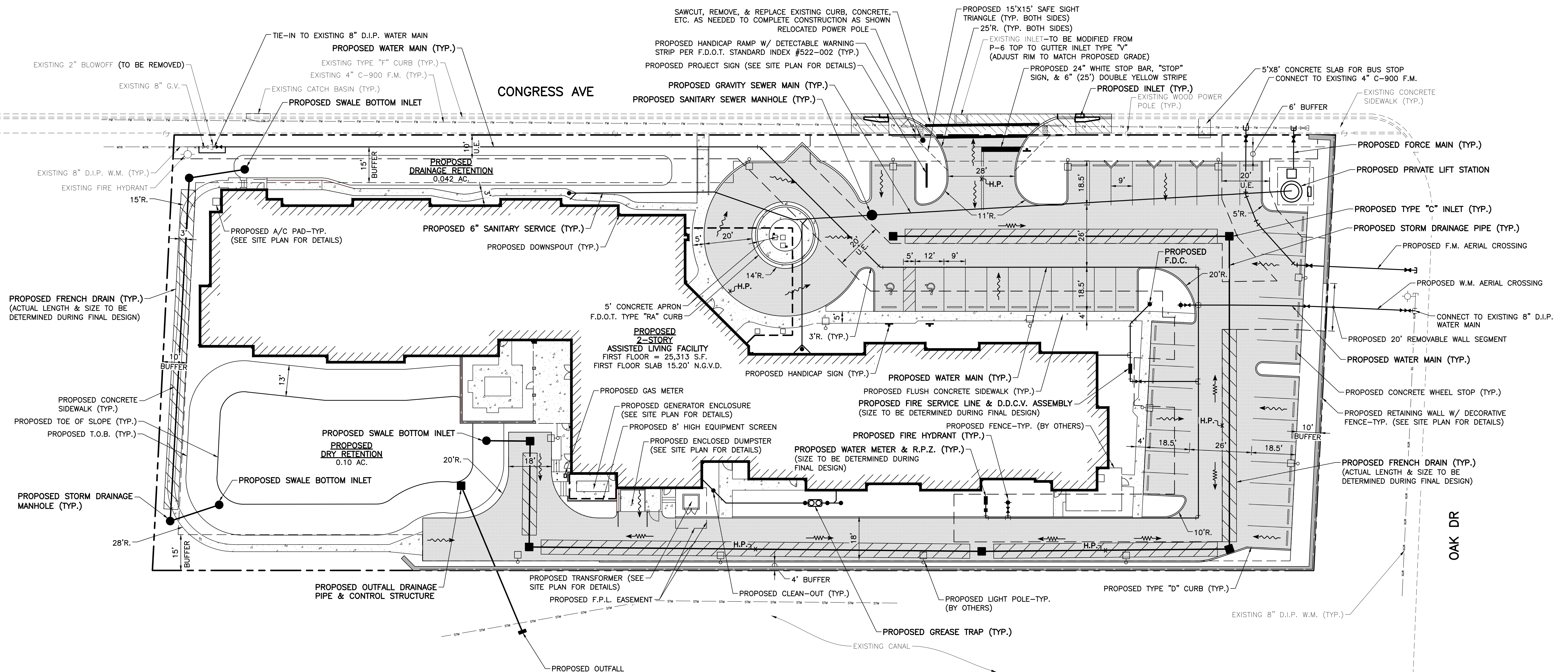
Landscape Specs
LP-3 of 3

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

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



A map of a residential area. The streets shown are Victoria Dr, Pine Rd, Riddle Rd, Willow Rd, Madden Rd, Congress Ave, Oak Dr, Wayne Rd, and Melaleuca Dr. A school building is located on Oak Dr, between Congress Ave and Melaleuca Dr. A north arrow is in the top right corner.



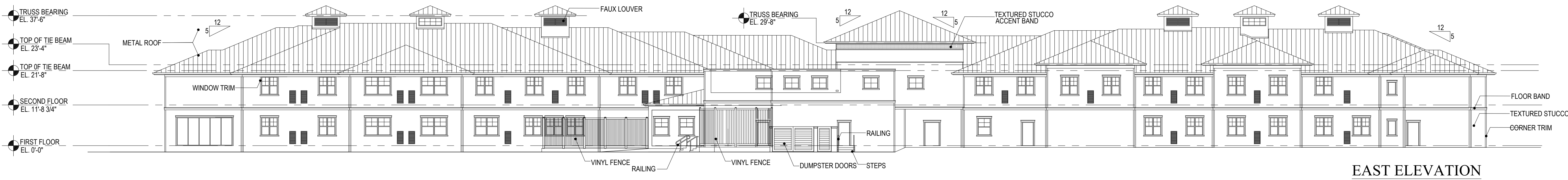
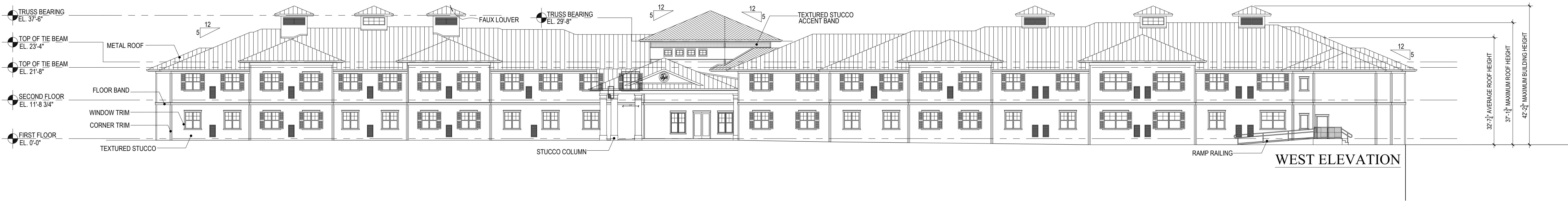
SIMMONS & WHITE
ENGINEERING | PLANNING | CONSULTING | SINCE 1982
Centre Blvd West • Suite 300 West Palm Beach, Florida 33407 •

THE OAKS
SECTION 08, TOWNSHIP 44S., RANGE 43E.
VILLAGE OF PALM SPRINGS, FLORIDA
CONCEPTUAL PAVING, DRAINAGE,
WATER AND WASTEWATER PLAN

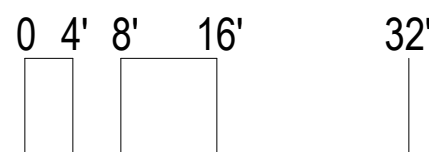
REVISIONS

DESIGN R.B.	DRAWN B.L.	CHECKED	APPROVED	DATE
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JOB NO. 19-021	DRAWING NO. 19021C01	SHEET 1 OF 1
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COLOR CHART			
WALLS	BENJAMIN MOORE	MAN ON THE MOON	OC-106
ACCENT BAND	BENJAMIN MOORE	GUMDROP	564
SHUTTERS & TRIM	BENJAMIN MOORE	WHITE	PM-2
SHINGLE ROOF	MANUFACTURER'S STANDARD LIGHT GREY		

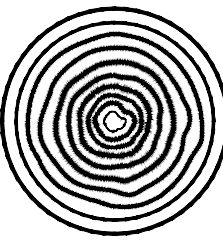


MASTER EXTERIOR ELEVATIONS

SCALE 1/16" = 1'-0"

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

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architecture and design



PH 561.789.8019
DPR AA26002695
2701 N.W. Boca Raton Blvd.
Suite 211
Boca Raton, Florida 33431
DonahueAD.com

PROJECT NAME

THE OAKS II
ADULT LIVING
FACILITY

1212 S. CONGRESS AVE
PALM SPRINGS, FL 33406

CONGRESS OAKS
DEVELOPMENT GROUP II, LLC

KEY PLAN

SHEET REVISIONS

NO.

DESCRIPTION

DATE

SEAL

PROJECT NO.

ISSUE DATE

ISSUE

SHEET TITLE

SHEET

REGISTERED ARCHITECT
KEVIN P. DONAHUE, AIA, NCARB, LEED AP
AR 0011399

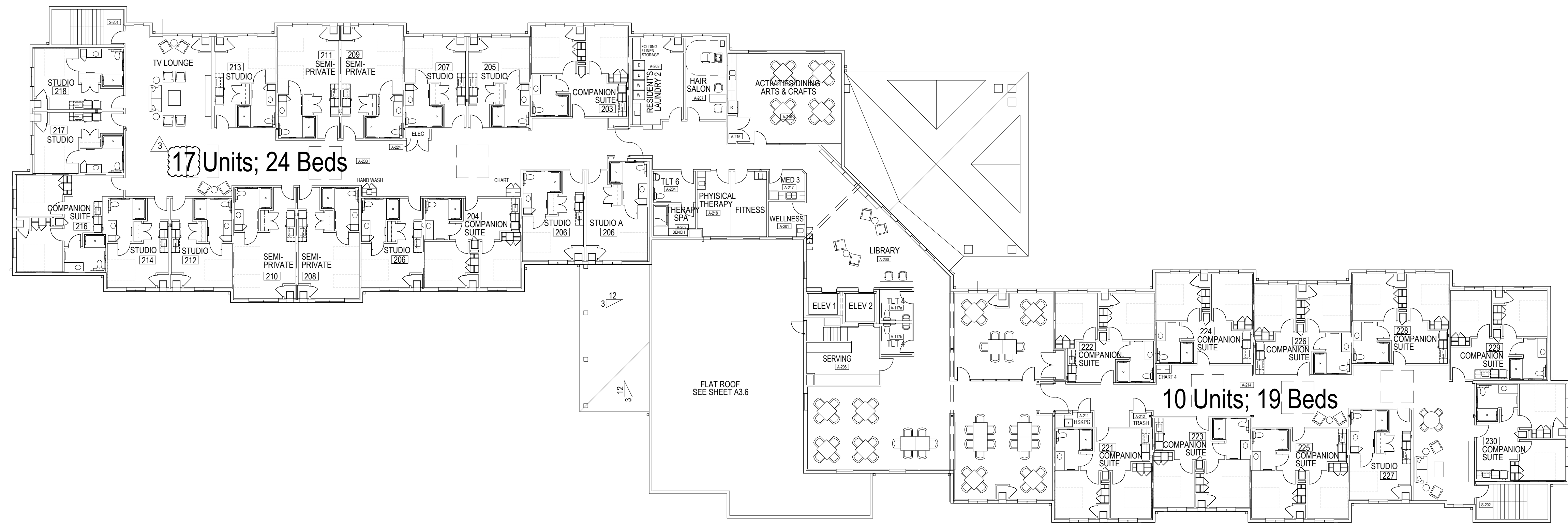
PROJECT NO. 07-14-20
ISSUE DATE

SITE PLAN
AMENDMENT

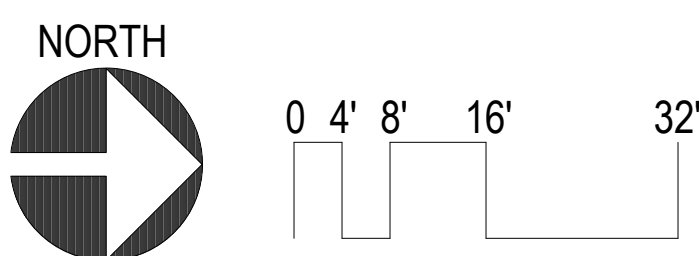
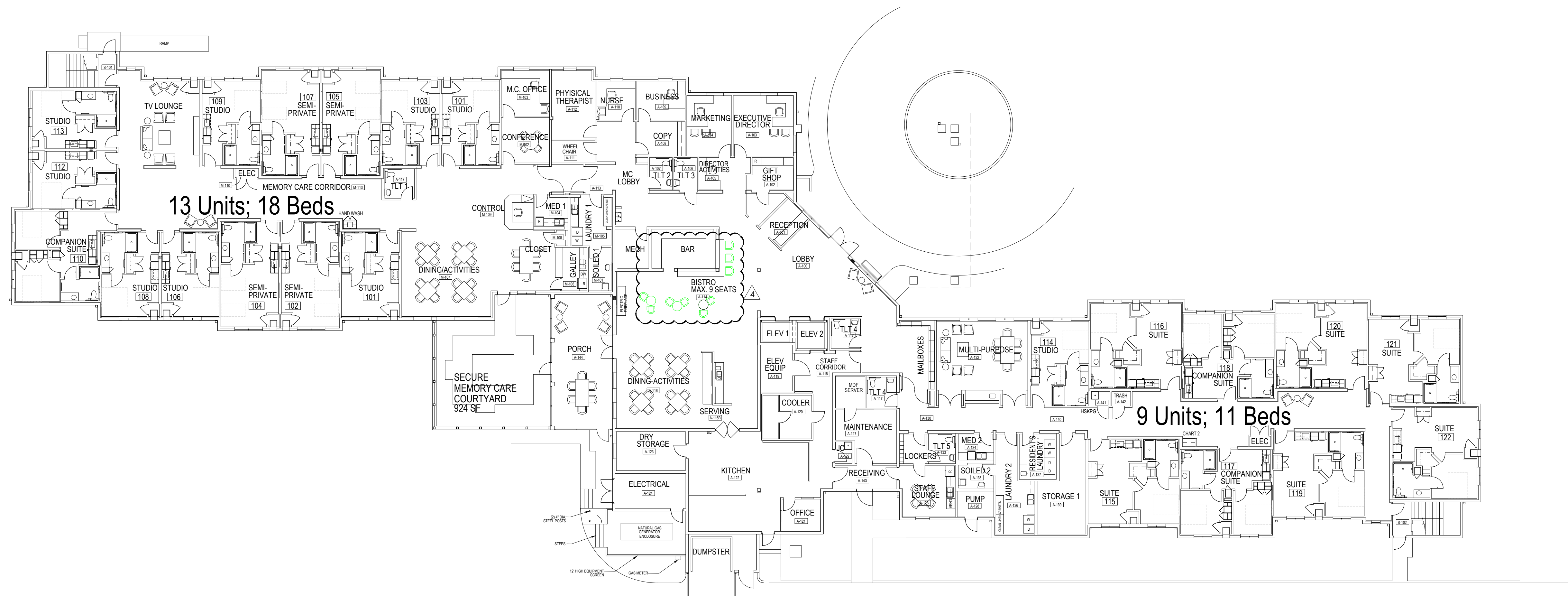
OVERALL BUILDING
ELEVATIONS

SCALE: 1/16" = 1'-0"

A2.00.01



SECOND FLOOR
27 Units; 43 Beds
Gross Floor Area = 22683.000 SF



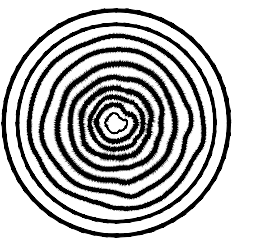
MASTER FLOOR PLANS

SCALE 1/16" = 1'-0"

FIRST FLOOR
22 Units; 29 Beds
Gross Floor Area = 25,873.33 SF

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

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architecture and design



PH 561.789.8019
DPR AR0011399
2701 N.W. Boca Raton Blvd.
Suite 211
Boca Raton, Florida 33431
DonahueAD.com

PROJECT NAME

**THE OAKS II
ADULT LIVING
FACILITY**

1212 S. CONGRESS AVE
PALM SPRINGS, FL 33406

CONGRESS OAKS
DEVELOPMENT GROUP II, LLC

KEY PLAN

SHEET REVISIONS

NO.	DESCRIPTION	DATE
1	REV.1	05.05.20
2	REV.2	05.16.20
3	REV.3	08.20.20
4	REV.4	12.07.20

SEAL

REGISTERED ARCHITECT
KEVIN P. DONAHUE, AIA, NCARB, LEED AP
AR 0011399

PROJECT NO.
ISSUE DATE

20.05.09

ISSUE

SITE PLAN AMENDMENT

SHEET TITLE

**OVERALL 1ST AND
2ND FLOOR PLANS**

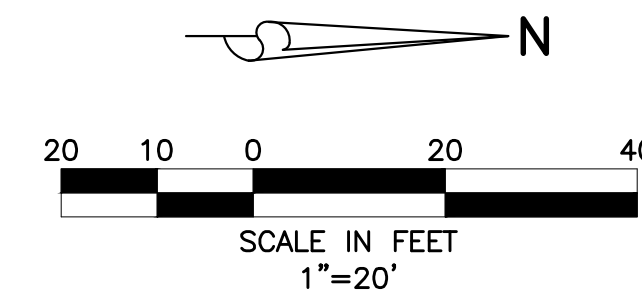
SCALE: 1/16" = 1'-0"

SHEET

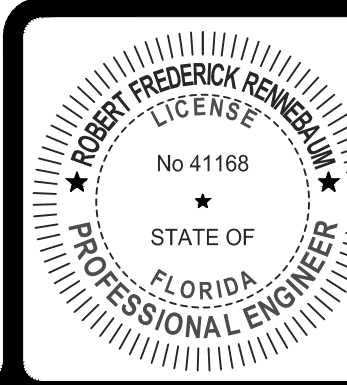
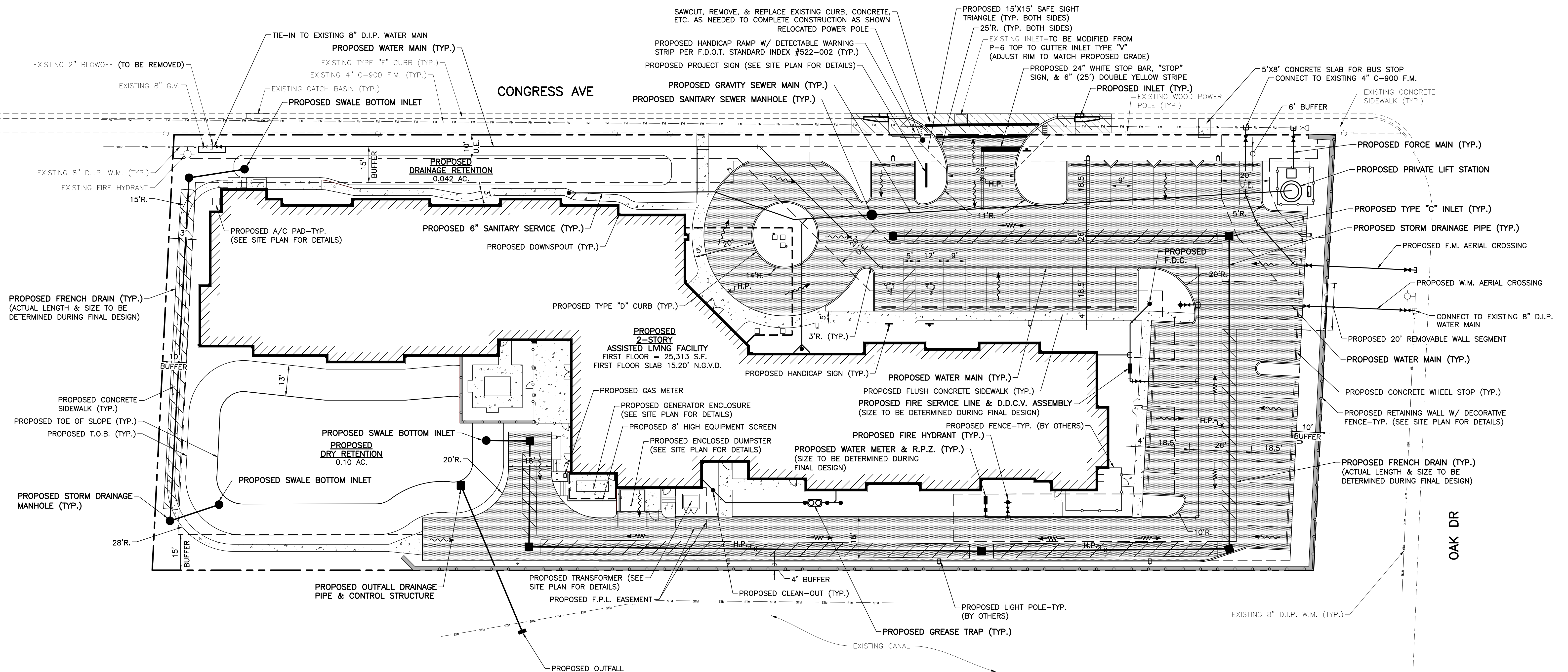
A1.1.1

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	DIRECTION OF FLOW		FIRE HYDRANT W/ GATE VALVE
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	PROPOSED FRENCH DRAIN (ACTUAL LENGTH & SIZE TO BE DETERMINED DURING FINAL DESIGN)		EXISTING WATER MAIN
			EXISTING SEWER MAIN
			EXISTING FORCE MAIN



NOT TO SCALE



ROBERT F. RENNEBAUM, P.E., STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 41168

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND
SEALED BY ROBERT F. RENNEBAUM, P.E. ON
5/20/2020 USING A SHA-1 AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SHA-1
AUTHENTICATION CODE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.



2581 Metrocentre Blvd West • Suite 3 • West Palm Beach, Florida 33407 • (561) 478-7848

THE OAKS
SECTION 08, TOWNSHIP 44S., RANGE 43E.
VILLAGE OF PALM SPRINGS, FLORIDA
CONCEPTUAL PAVING, DRAINAGE,
WATER AND WASTEWATER PLAN

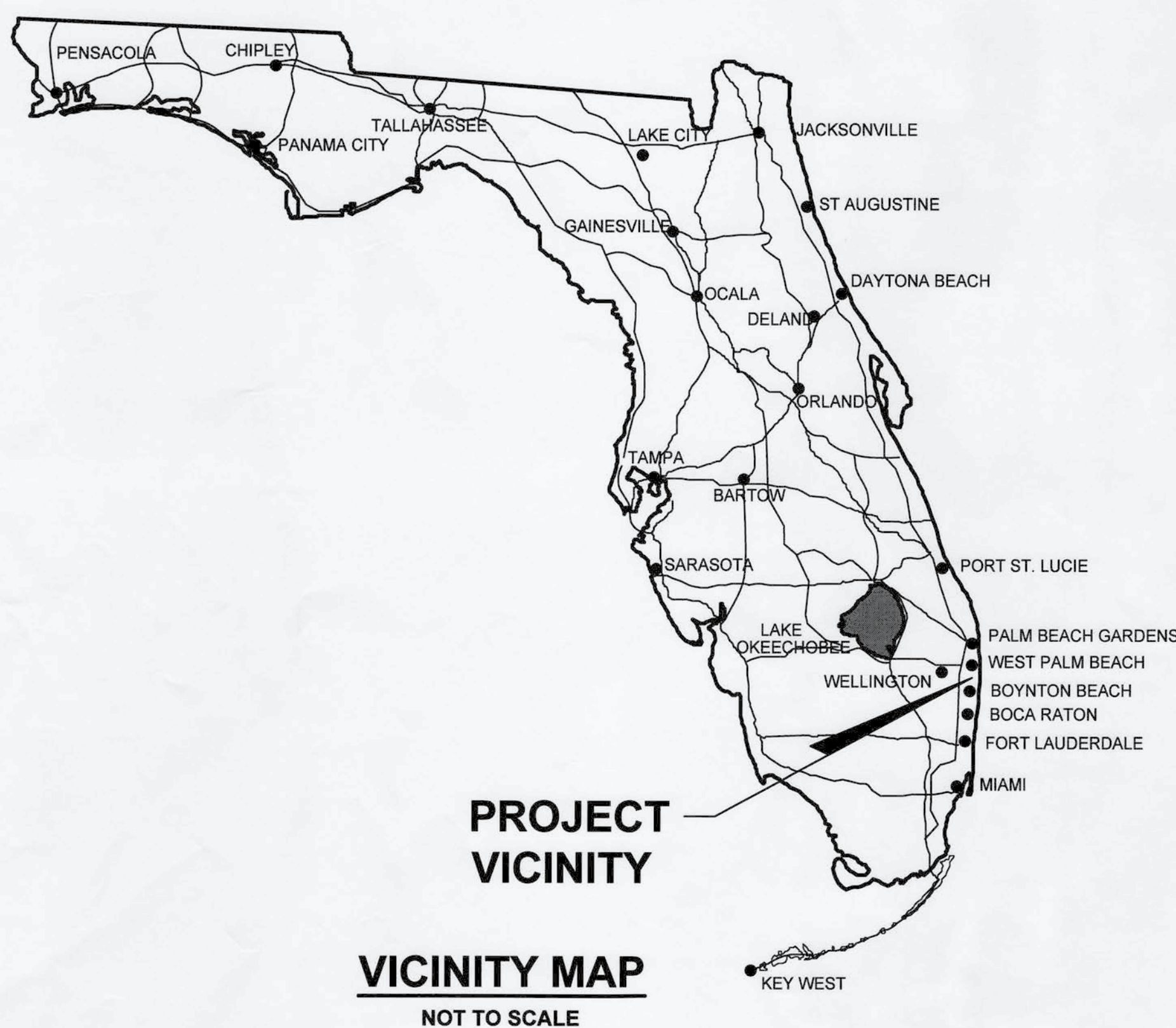
REVISIONS

DESIGN R.B.	DRAWN B.L.	CHECKED	APPROVED	DATE
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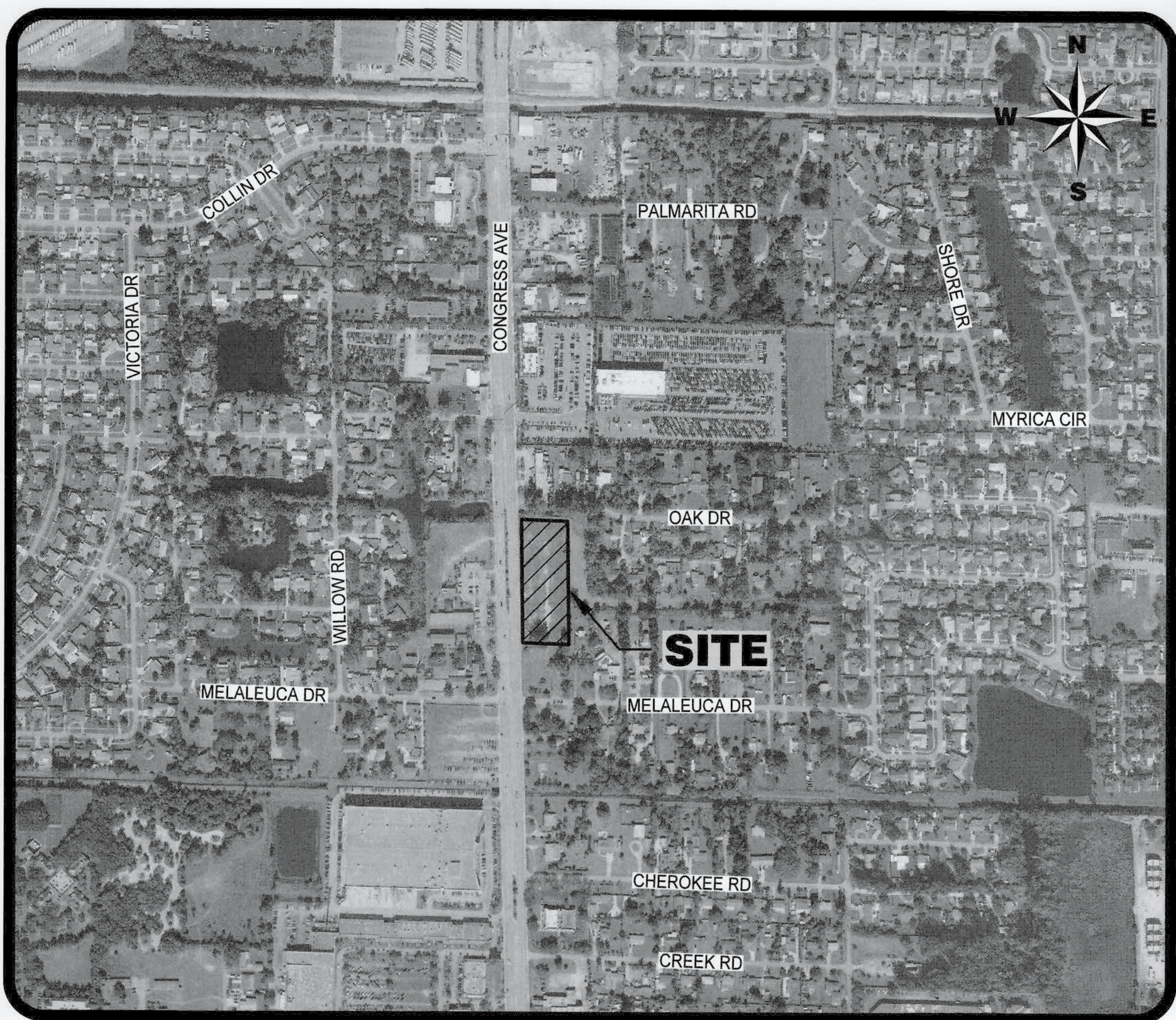
JOB NO. 19-021	DRAWING NO. 19021C01	SHEET 1 OF 1
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SITE DEVELOPMENT PLANS FOR THE OAKS

SECTION 08, TOWNSHIP 44S., RANGE 43E.
VILLAGE OF PALM SPRINGS, FLORIDA



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

SHEET NO.:	DESCRIPTION:
1	TITLE SHEET
2	PAVING AND DRAINAGE PLAN
3-5	PAVING AND DRAINAGE DETAILS
6	POLLUTION PREVENTION PLAN
7	WATER AND WASTEWATER PLAN
8	SANITARY SEWER PROFILE AND AERIAL CROSSINGS
9	LIFT STATION DETAILS
10-19	WATER AND WASTEWATER DETAILS

THESE PLANS HAVE BEEN
REVIEWED FOR COMPLIANCE
OCT 02 2020
WITH PALM BEACH COUNTY
FIRE CODE COMPLIANCE IS
THE RESPONSIBILITY OF THE
PERMIT APPLICANT.
REVIEWER: JESSIE JOHNSON



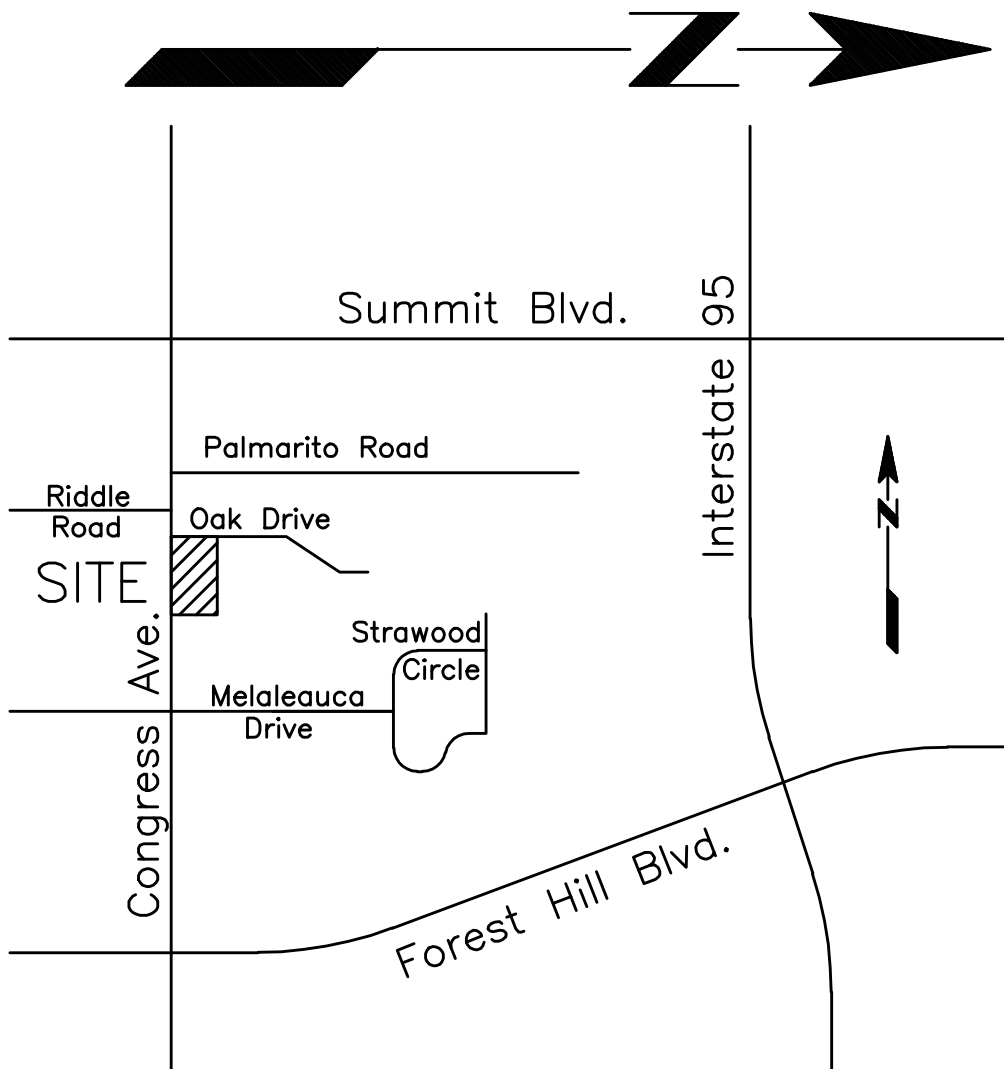
THE OAKS
SECTION 08, TOWNSHIP 44S., RANGE 43E.
VILLAGE OF PALM SPRINGS, FLORIDA
TITLE SHEET

DESIGN	DRAWN	CHECKED	APPROVED	DATE
R.R.	B.L.			

SKETCH OF SURVEY
PART OF LOTS 1, 2, 3, 20, & 21 BLOCK 2
LAGUNA PARK No.1

PLAT BOOK 21, PAGE 53
PALM BEACH COUNTY, FLORIDA

SECTION 8, TOWNSHIP 44 SOUTH, RANGE 43 EAST



LOCATION MAP
NTS

0 10 30 60 90 120 150
GRAPHIC SCALE IN FEET
SCALE : 1" = 30'

Symbol Legend

- Power Pole
- Water Valve
- Fire Hydrant
- Storm Drain Inlet
- Storm Drain Man Hole
- Guy Wire
- Soft Surface Elevation
- Hard Surface Elevation
- Top of Bank
- Edge of Water
- Over Head Utility Lines
- Ground Elevation

SURVEY NOTES :

OWNERSHIP OF FENCES AND WALLS SHOWN ON THIS DRAWING WERE NOT DETERMINED.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

PROPERTY LOCATED IN FLOOD ZONE B
FLOOD INSURANCE RATE MAP INFORMATION
COMMUNITY NO. : 120192
PANEL NO. : 0165B
MAP REVISED : 15 OCTOBER 1982

AREA = 88,895.30 SQUARE FEET (2.0408 ACRES)
LEGAL DESCRIPTION FURNISHED BY CLIENT.

Legal Description

The West 200 feet of Lot 1 (LESS THE North 25 feet and right of way of State Road 807); and the West 200 feet of Lots 2, 3, and 20 and the West 200 feet of the North 22.4 feet of Lot 21 (LESS right of way of State Road 807) IN Block 2 , LAGUNA PARK ADDITION NO. 1 , According to the Plat thereof as recorded in Plat Book 21, Page 53 of the Public Records of Palm Beach County , Florida.

CERTIFIED TO:

- 1.) CONGRESS OAKS DEVELOPMENT GROUP , LLC.
- 2.) SMI FINANCIAL MINISTRIES, INC.
- 3.) FREDERICK C. HEIDGERD, P.A.
- 4.) ATTORNEYS TITLE INSURANCE FUND , INC.
COMMITMENT NO: C-3149138
EFFECTIVE DATE: OCT. 26, 2007 @ 11:00 P.M.
- 5.) DANIEL J. SHEPHERD, P.A.
- 6.) RAE FRANKS, ESQUIRE

NOTE: BELLSOUTH EASEMENT AS RECORDED IN ORB 14178, PG. 1698
CANNOT BE PLOTTED DUE TO INSUFFICIENT LEGAL DESCRIPTION.

Drawing:K:\JG9200 Congress Oaks Prof Office\Laguna Park 1\Part of Lots 1 2 3 20\SURVEY\Revised Survey.dwg\Survey plan

LEGEND

- FND = Found
- IR = Iron Rod
- IP = Iron Pipe
- PC = Plastic Cap
- N/C = Nail and Cap
- N/D = Nail and Disc
- E = Easement
- U = Utility
- D = Drainage
- P = Plat
- F = Field
- BM = Benchmark
- ELEV = Elevation
- R = Radius
- L = Arc Length
- CA = Central Angle
- CHB = Chord Bearing
- ST LT = Street Light
- CONC. = Concrete
- C = Centerline
- WF = Wood Fence
- CLF = Chain Link Fence
- PL = Planter
- WP = Wood Pole
- CP = Concrete Pole
- LP = Light Pole
- OE = Overhead Electric
- BLDG = Building
- CBS = Concrete Block and Stucco
- FH = Fire Hydrant
- WPP = Wood Power Pole
- PCP = Permanent Control Point
- PRM = Permanent Reference Monument
- CM = Concrete Monument
- LME = Lake Maintenance Easement
- ROE = Roof Overhang Easement
- LZE = Littoral Zone Easement

BOUNDARY SURVEY for : CONGRESS OAKS DEVELOPMENT GROUP , LLC

I HEREBY CERTIFY : This sketch of survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, and conforms to the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

FREDERICK M. LEHMAN
Registered Land Surveyor No. 4304
State of Florida

Not Valid Without The Signature And The Original Raised Seal Of A Florida Licensed Surveyor And Mapper.

FIELD BOOK 1870, PAGES 9 - 12

5	Recertification	RL	11/13/07
4	Update/Recertification FB 1870, Pgs. 9-12	RL	12/11/06
3	Revise Certification	RL	4/5/06
2	Revise Legal Description/Add Cert.	RL	3/16/06
1	Add Trees, Canal Cross Sections & Adj. FF Elevations FB 1870 PGS 29-33	AJHE	8/30/05
NO. REVISION		BY	DATE

SURVEY OF PROPERTY
DESCRIBED HEREON

CONGRESS
OAKS

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BOCA RATON, FLORIDA 33431
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MADE	AJHE	DATE	4/21/05	TRACED	DATE	
CHECKED		DATE		SCALE	1" = 30'	
JOB NO.	JG-100-9200			SHEET	1	OF 1

INSIGNIFICANT TRAFFIC IMPACT STATEMENT

THE OAKS ADULT LIVING FACILITY VILLAGE OF PALM SPRINGS, FLORIDA

Prepared for:

Congress Oaks
6231 PGA Boulevard
Suite 104166
Palm Beach Gardens, Florida 33418

Job No. 15-139

Date: April 2, 2020

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FL Reg. No. 41168

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1.0 SITE DATA

The subject parcel is located in the southeast corner of Congress Avenue and Oak Drive in the Village of Palm Springs, Florida and contains approximately 2.0408 acres. Figure 1 presents a vicinity map. The Property Control Number (PCN) for the subject parcel is 70-43-44-08-10-002-0010. Proposed site development on the currently unimproved parcel consists of a 72-bed assisted living facility with a build-out of 2024. Site access is proposed via one (1) right in/right out driveway connection to Congress Avenue. For additional information concerning site location and layout, please refer to the Site Plan prepared by Donahue Architecture and Design.

2.0 PURPOSE OF STUDY

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

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

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

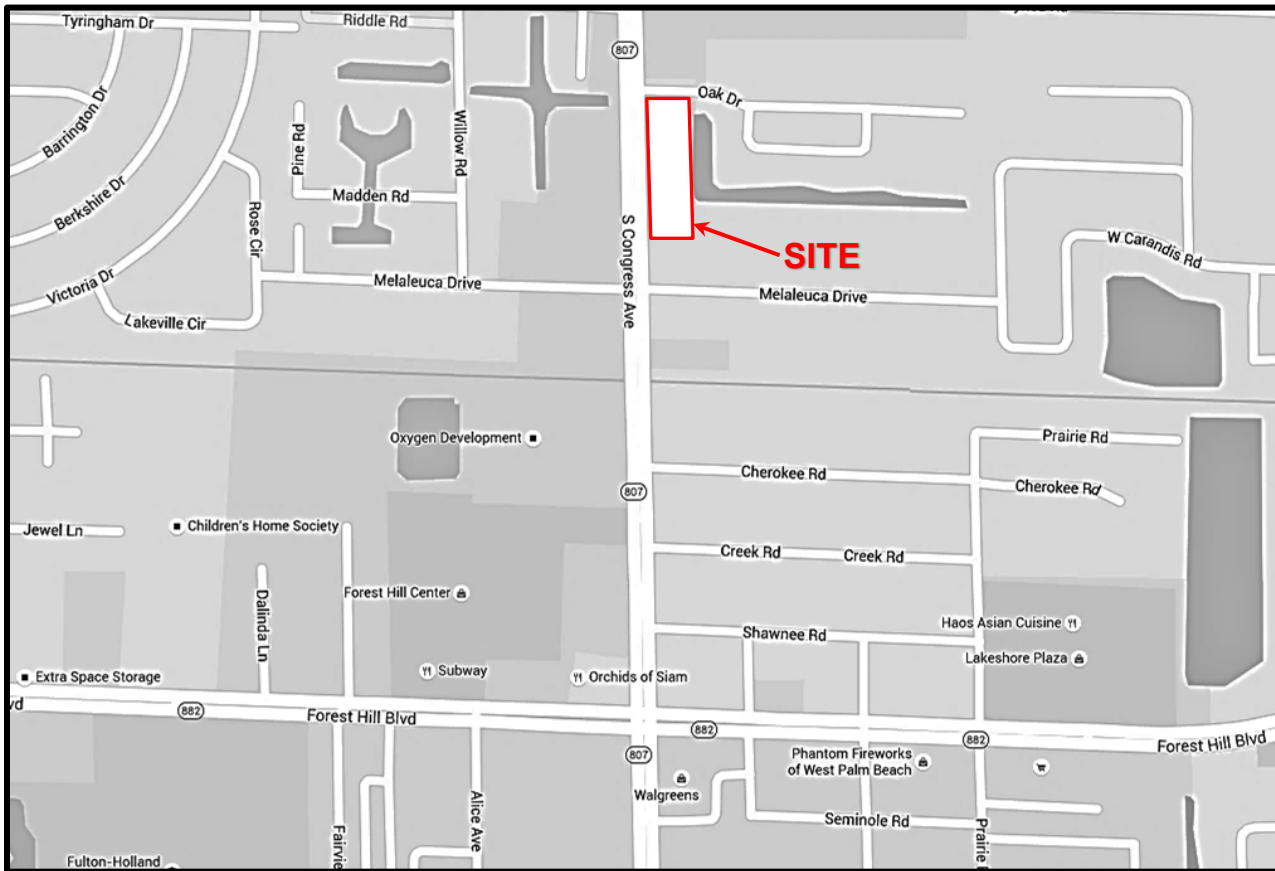


FIGURE 1. Vicinity Map
The Oaks at Palm Springs
Source: Google 2015 ©

2.0 PURPOSE OF STUDY (CONTINUED)

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

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

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

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

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

3.0 TRAFFIC GENERATION

The traffic to be generated by the proposed development has been calculated in accordance with the traffic generation rates listed in the ITE Trip Generation Manual, 10th Edition.

Table 1 shows the daily traffic generation associated with the proposed development in trips per day (TPD). Tables 2 and 3 show the AM and PM peak hour traffic generation, respectively, in peak hour trips (pht). The traffic to be generated by the proposed development consisting of a 72-bed assisted living facility may be summarized as follows:

3.0 TRAFFIC GENERATION (CONTINUED)

Proposed Plan of Development

Daily Traffic Generation	=	187 tpd
AM Peak Hour Traffic Generation (In/Out)	=	14 pht (9 In/5 Out)
PM Peak Hour Traffic Generation (In/Out)	=	19 pht (7 In/12 Out)

4.0 RADIUS OF DEVELOPMENT INFLUENCE

Based on Table 12.B.2.D-7 3A of the Palm Beach County Unified Land Development Code Article 12 – Traffic Performance Standards, for a net trip generation of 19 peak hour trips, the radius of development influence shall be the directly accessed link.

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

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

5.0 TRIP DISTRIBUTION

The project trips were distributed and assigned on the links within the radius of development influence based on the existing and anticipated traffic patterns. Figure 2 presents the trip distribution percentages.

6.0 TEST 1 BUILD-OUT ANALYSIS

Test 1, or the Build-Out Analysis, relates to the build-out period of the project and requires that a project not add traffic within the radius of development influence which would have total traffic exceeding the adopted LOS at the end of the build-out period. Tables 4 and 5 show that the project’s assignment is less than 1% of the applicable LOS “D” threshold and is insignificant for all links within the project’s radius of development influence. This project therefore meets the requirements of Test 1.

7.0 TEST 2 BUILD-OUT ANALYSIS

Test 2, or the Five Year Analysis, relates to the evaluation of project traffic five years in the future and requires that a project not add traffic within the radius of development influence which would result in total traffic exceeding the adopted LOS at the end of the Five Year Analysis Period. Tables 6 and 7 show the project's net trip generation is less than 3% of the applicable LOS "E" threshold for all links within the projects radius of development influence. This project therefore meets the requirements of Test 2.

8.0 SITE RELATED IMPROVEMENTS

The AM and PM peak hour volumes at the project entrances for the overall development with no reduction for pass by credits are shown in Tables 2 and 3 and may be summarized as follows:

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

AM = 9 / 5
PM = 7 / 12

Figure 3 presents the AM and PM peak turning movement volume assignments at the project driveway based on the directional distributions. As previously mentioned, site access is proposed via one (1) right in/right out driveway connections to Congress Avenue. Based on the peak hour volumes shown above and the Palm Beach County Engineering Guideline used in determining the need for turn lanes of 75 right turns or 30 left turns in the peak hour, additional turn lanes are not warranted or recommended.

9.0 CONCLUSION

The proposed development has been estimated to generate 187 trips per day, 14 AM peak hour trips, and 19 PM peak hour trips at project build-out in 2024. A brief review of the links within the project's radius of development influence reveals that the proposed development will have an insignificant project assignment and will therefore meet the requirements of the Palm Beach County Traffic Performance Standards.

The Oaks
1212 South Congress Avenue
Palm Springs, Florida 33406

Water Management Calculations
July 2020

Job # 19-021
SIMMONS & WHITE, INC.
Engineers • Planners • Consultants
2581 Metrocentre Blvd West, Suite 3, West Palm Beach, Florida 33407
Telephone (561) 478-7848 • Fax (561) 478-3738
Certificate of Authorization Number 3452

Summary:

The proposed facility is located at 1212 S. Congress Avenue and is a 2.04-acre parcel of land in Section 8, Township 44 South, Range 43 East located in Palm Springs, Florida. The project consists of a 26,000 square foot adult living facility with associated parking.

The currently undeveloped site is located within South Florida Water Management District's (SFWMD's) C-51 East Basin, Sub-basin 31. The C-51 East Basin stormwater design criteria shall accommodate an equal volume of open storage to compensate for any water storage volume removed from the flood plain. The minimum volume of water which must be accommodated onsite shall be equal to the volume stored below 12.7 NGVD 29 (SFWMD's maximum 100 Year, 3-Day stage for Sub-basin 31) and above existing elevations. Current existing average elevations for the site is 12.8' NGVD 29.

The stormwater management system consists of an exfiltration trench system for parking areas and a storm drainage system connecting two proposed dry detention areas. The exfiltration system for the parking areas will "bubble up" into the largest dry detention area located in the southeast section of the site. An outfall with control structure will be connected to the eastern canal for legal positive outfall.

Propose Land Use:

Land Use Type	Area (Acres)	Grading (NGVD29)
Building	0.58	FFE = 15.2
Pavement	0.62	12.5 – 15.1
Impervious	0.14	12.8 – 15.1
Dry Detention 1 (Bot.)	0.09	9.5 – UP
Dry Detention 1 (Slope)	0.10	9.5 – 13.0
Dry Detention 2	0.05	9.5 – 13.0
Pervious	0.46	11.8 – 14.7
Total	2.04	

Existing Soil Storage:

$$(8.18'' * 2.04 \text{ ac}) / (12'' / \text{ft}) = \mathbf{1.39 \text{ ac-ft}}$$

Existing C-51 Surface Storage (C-51 Sub-basin Flood Elev. = 12.7'):

Average grade of site is above 12.7' NGVD29 = **0.00 ac-ft**

Proposed Soil Storage:

$$[(8.18'' * 0.46 \text{ ac}) + (4.1825'' * 0.15 \text{ ac}) + (0.45'' * 0.09 \text{ ac})] = 3.87 \text{ ac-in}$$

- $3.87 \text{ ac-in} / 2.04 \text{ ac} = 1.90''$ (for Cascade Routings)
- $3.87 \text{ ac-in} / (12'' / \text{ft}) = \mathbf{0.32 \text{ ac-ft}}$

Proposed C-51 Surface Storage (per Cascade Routings):

Storage at Elevation 12.7' = **1.08 ac-ft**

C-51 Compensating Storage:

Existing = 1.39 ac-ft (Soil) + 0.00 ac-ft (Surface) = **1.39 ac-ft Required**

Proposed = 0.32 ac-ft (Soil) + 1.08 ac-ft (Surface) = **1.40 ac-ft Provided**

Proposed Water Quality:

- 1" Over Site:
 - $(2.04 \text{ ac} * 1'') / (12'' / \text{ft}) = \mathbf{0.17 \text{ ac-ft}}$
- 2.5" x % Impervious:
 - $(0.76 \text{ ac} / 2.04 \text{ ac} - 0.58 \text{ ac}) * 2.5'' * 2.04 \text{ ac} * (\text{ft}/12'') = \mathbf{0.22 \text{ ac-ft}}$
(Met at elevation 9.71')
- ½" Dry Pretreatment:
 - $(2.04 \text{ ac} * \frac{1}{2}'') / 12''/\text{ft}) = \mathbf{0.09 \text{ ac-ft}}$

Storm Events:

Storm Event	Rainfall (in.)	Max Stage (ft)	Discharge (cfs)
5 year – 1 day	3.2	8.65	0.00
10 year – 3 day	10.0	12.97	0.12
100 year – 3 day	16.0	14.14	n/a

SIMMONS & WHITE INC.
5601 CORPORATE WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33407
CERTIFICATE OF AUTHORIZATION #3452
EXFILTRATION TRENCH LENGTH CALCULATION

The Oaks

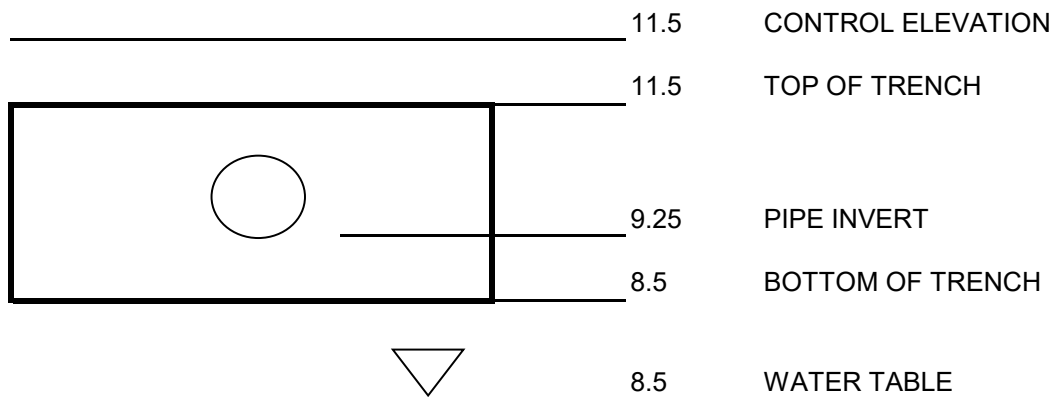
JOB NO: 19-021
DATE: 7/24/2020

$$L = \frac{V}{K(H_2 W + 2 H_2 D_U - D_U^2 + 2 H_2 D_S) + (1.39 \times 10^{-4}) W D_U}$$

V= VOLUME TO BE TREATED	0.52 Ac-Ft
W= WIDTH OF TRENCH	6.2712 AC-IN
K= HYDRAULIC CONDUCTIVITY	6 FT
H2= DEPTH TO WATER TABLE FROM CONTROL ELEVATION	0.000488 CFS/SF-FT
DU= NON-SATURATED TRENCH DEPTH	3.0 FT
DS= SATURATED TRENCH DEPTH	3.0 FT
	0.0 FT

TRENCH DEPTH = 3.0 FT

L= REQUIRED TRENCH LENGTH 400.00 FT



EXFILTRATED VOLUME PER HOUR

Qb: Bottom Flow (In cfs)

Qs: Side Flow (In cfs)

Qt: Total Flow (In cfs)

$$Q_b = K \cdot H^2 \cdot W \cdot L$$

$$Q_b = \underline{\underline{3.514}}$$

$$Q_s = K \cdot L \cdot (H^2 \cdot D_U - 0.5 \cdot D_U^2 + H^2 \cdot D_S)$$

$$Q_s = \underline{\underline{0.878}}$$

$$2Q_s = \underline{\underline{1.757}}$$

$$Q_t = \underline{\underline{5.270 \text{ In one hour}}}$$

SIMMONS & WHITE INC.
2581 Metrocentre Blvd, SUITE 3
WEST PALM BEACH, FLORIDA 33407
CERTIFICATE OF AUTHORIZATION #3452

The Oaks

JOB NO: 19-021
DATE: 7/23/2020

Trench Total (ac-ft)
0.49

Stage	Site Storage	Trench Storage	Total
8.5	0	0	0.00
9	0	0.08	0.08
9.5	0	0.16	0.16
10	0.05	0.25	0.30
10.5	0.11	0.33	0.44
11	0.18	0.41	0.59
11.5	0.27	0.49	0.76
12	0.36	0.49	0.85
12.5	0.50	0.49	0.99
13	0.72	0.49	1.21
13.5	1.06	0.49	1.55
14	1.50	0.49	1.99
14.5	2.07	0.49	2.56
15	2.73	0.49	3.22
15.5	3.46	0.49	3.95

Project Name: The Oaks

Reviewer: CF

Project Number: 19-021

Period Begin: Jan 01, 2000;0000 hr End: Jan 02, 2000;0000 hr Duration: 24 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Basin 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 10 year

3 Day Rainfall: 10 inches

Area: 2.04 acres

Ground Storage: 2.12 inches

Time of Concentration: 0.5 hours

Initial Stage: 8.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.50	0.00
9.00	0.08
9.50	0.16
10.00	0.30
10.50	0.44
11.00	0.59
11.50	0.76
12.00	0.85
12.50	0.99
13.00	1.21
13.50	1.55
14.00	1.99
14.50	2.56
15.00	3.22
15.50	3.95

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	8.50
24.00	8.50

Structure: 1

From Basin: Basin 1

To Basin: Offsitel

Structure Type: Gravity

Weir: Drop Inlet, Crest Elev = 13.5 ft NGVD, Diameter = 0 ft

Bleeder: V-Notch, Invert Elev = 9.6 ft NGVD, Top Elev = 10.1 ft NGVD

Angle = 6.5 deg

Default Coefs: Weir Coef = 2.5, Orifice Coef = 0.6

Pipe: Diameter = 1.25 ft, Manning's n = 0.013, Length = 62 ft

US Invert Elev = 9.6 ft NGVD, DS Invert Elev = 9.5 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	8.50	8.50
1.00	0.04	0.00	0.00	0.00	8.50	8.50
2.00	0.09	0.00	0.00	0.00	8.50	8.50
3.00	0.13	0.00	0.00	0.00	8.50	8.50
4.00	0.18	0.00	0.00	0.00	8.50	8.50
5.00	0.22	0.00	0.00	0.00	8.50	8.50
6.00	0.27	0.00	0.00	0.00	8.50	8.50
7.00	0.31	0.00	0.00	0.00	8.50	8.50
8.00	0.36	0.00	0.00	0.00	8.50	8.50
9.00	0.40	0.00	0.00	0.00	8.50	8.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
10.00	0.45	0.00	0.00	0.00	8.50	8.50
11.00	0.49	0.00	0.00	0.00	8.50	8.50
12.00	0.54	0.01	0.00	0.00	8.50	8.50
13.00	0.58	0.01	0.00	0.00	8.51	8.50
14.00	0.63	0.01	0.00	0.00	8.52	8.50
15.00	0.67	0.02	0.00	0.00	8.52	8.50
16.00	0.72	0.02	0.00	0.00	8.53	8.50
17.00	0.76	0.02	0.00	0.00	8.54	8.50
18.00	0.81	0.02	0.00	0.00	8.56	8.50
19.00	0.85	0.03	0.00	0.00	8.57	8.50
20.00	0.90	0.03	0.00	0.00	8.58	8.50
21.00	0.94	0.03	0.00	0.00	8.60	8.50
22.00	0.98	0.03	0.00	0.00	8.62	8.50
23.00	1.03	0.04	0.00	0.00	8.63	8.50
24.00	1.07	0.04	0.00	0.00	8.65	8.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

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

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Basin 1	8.65	24.00	8.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Basin 1	0.02	0.00	0.00	0.00	0.02	0.00

Project Name: The Oaks

Reviewer: CF

Project Number: 19-021

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Basin 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 10 year

3 Day Rainfall: 10 inches

Area: 2.04 acres

Ground Storage: 2.12 inches

Time of Concentration: 0.5 hours

Initial Stage: 8.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.50	0.00
9.00	0.08
9.50	0.16
10.00	0.30
10.50	0.44
11.00	0.59
11.50	0.76
12.00	0.85
12.50	0.99
13.00	1.21
13.50	1.55
14.00	1.99
14.50	2.56
15.00	3.22
15.50	3.95

Offsite Receiving Body: Offsite

Time (hr)	Stage (ft NGVD)
0.00	8.50
72.00	8.50

Structure: 1

From Basin: Basin 1

To Basin: Offsite

Structure Type: Gravity

Weir: Drop Inlet, Crest Elev = 13.5 ft NGVD, Diameter = 0 ft

Bleeder: V-Notch, Invert Elev = 9.6 ft NGVD, Top Elev = 10.1 ft NGVD

Angle = 6.5 deg

Default Coefs: Weir Coef = 2.5, Orifice Coef = 0.6

Pipe: Diameter = 1.25 ft, Manning's n = 0.013, Length = 62 ft

US Invert Elev = 9.6 ft NGVD, DS Invert Elev = 9.5 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	8.50	8.50
1.00	0.04	0.00	0.00	0.00	8.50	8.50
2.00	0.09	0.00	0.00	0.00	8.50	8.50
3.00	0.13	0.00	0.00	0.00	8.50	8.50
4.00	0.18	0.00	0.00	0.00	8.50	8.50
5.00	0.22	0.00	0.00	0.00	8.50	8.50
6.00	0.27	0.00	0.00	0.00	8.50	8.50
7.00	0.31	0.00	0.00	0.00	8.50	8.50
8.00	0.36	0.00	0.00	0.00	8.50	8.50
9.00	0.40	0.00	0.00	0.00	8.50	8.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
10.00	0.45	0.00	0.00	0.00	8.50	8.50
11.00	0.49	0.00	0.00	0.00	8.50	8.50
12.00	0.54	0.01	0.00	0.00	8.50	8.50
13.00	0.58	0.01	0.00	0.00	8.51	8.50
14.00	0.63	0.01	0.00	0.00	8.52	8.50
15.00	0.67	0.02	0.00	0.00	8.52	8.50
16.00	0.72	0.02	0.00	0.00	8.53	8.50
17.00	0.76	0.02	0.00	0.00	8.54	8.50
18.00	0.81	0.02	0.00	0.00	8.56	8.50
19.00	0.85	0.03	0.00	0.00	8.57	8.50
20.00	0.90	0.03	0.00	0.00	8.58	8.50
21.00	0.94	0.03	0.00	0.00	8.60	8.50
22.00	0.98	0.03	0.00	0.00	8.62	8.50
23.00	1.03	0.04	0.00	0.00	8.63	8.50
24.00	1.07	0.04	0.00	0.00	8.65	8.50
25.00	1.14	0.06	0.00	0.00	8.68	8.50
26.00	1.20	0.06	0.00	0.00	8.71	8.50
27.00	1.27	0.06	0.00	0.00	8.74	8.50
28.00	1.34	0.07	0.00	0.00	8.77	8.50
29.00	1.40	0.07	0.00	0.00	8.81	8.50
30.00	1.47	0.07	0.00	0.00	8.85	8.50
31.00	1.53	0.08	0.00	0.00	8.88	8.50
32.00	1.60	0.08	0.00	0.00	8.92	8.50
33.00	1.66	0.08	0.00	0.00	8.96	8.50
34.00	1.73	0.08	0.00	0.00	9.01	8.50
35.00	1.79	0.08	0.00	0.00	9.05	8.50
36.00	1.86	0.09	0.00	0.00	9.09	8.50
37.00	1.92	0.09	0.00	0.00	9.14	8.50
38.00	1.99	0.09	0.00	0.00	9.18	8.50
39.00	2.05	0.09	0.00	0.00	9.23	8.50
40.00	2.12	0.09	0.00	0.00	9.28	8.50
41.00	2.18	0.09	0.00	0.00	9.32	8.50
42.00	2.25	0.09	0.00	0.00	9.37	8.50
43.00	2.32	0.10	0.00	0.00	9.42	8.50
44.00	2.38	0.10	0.00	0.00	9.47	8.50
45.00	2.45	0.10	0.00	0.00	9.51	8.50
46.00	2.51	0.10	0.00	0.00	9.54	8.50
47.00	2.58	0.10	0.00	0.00	9.57	8.50
48.00	2.64	0.10	0.00	0.00	9.60	8.50
49.00	2.72	0.11	0.00	0.00	9.63	8.50
50.00	2.79	0.12	0.00	0.00	9.67	8.50
51.00	2.88	0.14	0.00	0.00	9.71	8.50
52.00	2.97	0.16	0.00	0.00	9.75	8.50
53.00	3.10	0.20	0.00	0.00	9.80	8.50
54.00	3.25	0.26	0.01	0.00	9.87	8.50
55.00	3.44	0.31	0.01	0.00	9.95	8.50
56.00	3.65	0.36	0.02	0.00	10.05	8.50
57.00	3.90	0.44	0.03	0.00	10.16	8.50
58.00	4.21	0.55	0.04	0.01	10.29	8.50
59.00	4.62	0.76	0.05	0.01	10.47	8.50
60.00	7.47	6.42	0.08	0.02	11.14	8.50
61.00	8.29	2.05	0.11	0.02	12.33	8.50
62.00	8.66	0.89	0.11	0.03	12.62	8.50
63.00	8.90	0.51	0.11	0.04	12.72	8.50
64.00	9.12	0.45	0.12	0.05	12.79	8.50
65.00	9.25	0.29	0.12	0.06	12.83	8.50
66.00	9.38	0.27	0.12	0.07	12.86	8.50
67.00	9.51	0.26	0.12	0.08	12.89	8.50
68.00	9.65	0.26	0.12	0.09	12.92	8.50
69.00	9.74	0.19	0.12	0.10	12.93	8.50
70.00	9.82	0.18	0.12	0.11	12.95	8.50
71.00	9.91	0.18	0.12	0.12	12.96	8.50
72.00	10.00	0.18	0.12	0.13	12.97	8.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

1	0.12	72.00	0.00	0.00
---	------	-------	------	------

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Basin 1	12.97	72.00	8.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Basin 1	1.33	0.00	0.13	0.00	1.20	0.00

Project Name: The Oaks

Reviewer: CF

Project Number: 19-021

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Basin 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 15 inches

Area: 2.04 acres

Ground Storage: 2.12 inches

Time of Concentration: 0.5 hours

Initial Stage: 8.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.50	0.00
9.00	0.08
9.50	0.16
10.00	0.30
10.50	0.44
11.00	0.59
11.50	0.76
12.00	0.85
12.50	0.99
13.00	1.21
13.50	1.55
14.00	1.99
14.50	2.56
15.00	3.22
15.50	3.95

Offsite Receiving Body: Offsite

Time (hr)	Stage (ft NGVD)
0.00	8.50
72.00	8.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
=====	=====	=====	=====	=====

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
=====	=====	=====	=====	=====
Basin 1	14.14	72.00	8.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
=====	=====	=====	=====	=====	=====	=====
Basin 1	2.15	0.00	0.00	0.00	2.15	0.00

Privacy Act Statement (5 U.S.C. § 552a, as amended): AUTHORITY: The FAA is responsible for issuing a determination based on extensive analysis completed in accordance with 49 United States Code (USC) Section 44718. Title 14 of the Code of Federal Regulations (14 CFR), part 77 authorizes FAA to collect this information. PURPOSE(S): FAA will use the information provided to administer the Aeronautical Study Process. ROUTINE USE(S): In accordance with DOT's system of records notice, DOT/ALL 16 Mailing Management System & DOT/FAA 826 Petitions for Exemption, Other than Medical Exemption-Public Dockets, the information provided may be disclosed to officials within the Federal government and the public in general.

Form Approved OMB No. 2120-0001
Expiration Date: 04/30/2023

SUPPLEMENTAL NOTICE

Submission Instructions: For Advance Notice of Actual Construction or Alteration. Complete items 1, 2, 3A (1), 3A(2), and 6. If applicable, also complete items 4 and 5. Detach Part 1. Fold and tape at bottom. Mail to the FAA Regional Office for your area. Part 1A is provided for your file.		Aeronautical Study No.					
U.S. Department of Transportation Federal Aviation Administration Notice of Actual Construction or Alteration <i>(Please Type or Print on this Form)</i>							
1. Construction							
A. Type and Description of Construction ☒ New ☐ Alteration		B. Owner of Structure SMI FINANCIAL MINISTRIES INC					
2. Construction Location -- Height							
A. Coordinates <i>(To hundredths of seconds, if known)</i> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Latitude</td> <td style="text-align: center;">Longitude</td> </tr> <tr> <td style="text-align: center;"> ° ' " 26 39 24.6 </td> <td style="text-align: center;"> ° ' " 80 05 16.0 </td> </tr> </table>		Latitude	Longitude	° ' " 26 39 24.6	° ' " 80 05 16.0	B. Location <i>(City, State, include Street Address if any)</i> 1212 S Congress Ave, Palm Springs 33406	
Latitude	Longitude						
° ' " 26 39 24.6	° ' " 80 05 16.0						
C. Construction Heights <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> Site Elevation 9.8 Ft. AMSL Structure Height Ft. AGL </td> <td style="width: 50%; vertical-align: top;"> Total Height <i>(Structure & Site)</i> Above Mean Sea Level 50 Ft. AMSL </td> </tr> </table>		Site Elevation 9.8 Ft. AMSL Structure Height Ft. AGL	Total Height <i>(Structure & Site)</i> Above Mean Sea Level 50 Ft. AMSL	F. Name of Nearest Public-Use or Military Airport <i>(include Distance and Direction from the Airport)</i> Lantana Airport (7 miles south of site)			
Site Elevation 9.8 Ft. AMSL Structure Height Ft. AGL	Total Height <i>(Structure & Site)</i> Above Mean Sea Level 50 Ft. AMSL						
D. Site Elevation Determined By ☒ Actual Survey ☐ USGS 7.5' Quad Chart ☐ Other <i>(Specify)</i>		E. Reference datum of coordinates ☐ NAD 27 ☐ NAD 83 ☐ Other <i>(Specify)</i>					
3. Construction Notifications							
A. Notification (Notice Is Critical to Flight Safety --- FAR Part 77 Required) ★		B. Construction/Project					
(1) Construction will start (Submit at least 48 hrs. in advance)		Date Sep 15, 2021					
(2) Estimated Completion		Date Oct 15, 2022					
(3) Structure Reached Greatest Height <i>(Submit within 5 days)</i>		(2) Construction Dismantled					
4. Marking and Lighting							
A. Marked ☐ Yes ☐ No ☐ Temporary		B. Lighted ☐ Medium Intensity White ☐ Dual (Medium Intensity White & Red) ☐ High Intensity White ☐ Dual (High Intensity White & Red) ☐ Red ☐ None					
5. Antenna Requiring FCC License							
A. Call Sign		B. Frequency					
C. Date Applied for FCC Construction Permit		D. Date Construction Permit Issued					
6. Preparer's Certification							
Submitted by: (If submitted by a proponent's representative, please also complete item B.)	A. Proponent's Representative Name: David A. Seabrooke, President - Address: SMI Financial Ministries, Inc. 950 Hyacinth Drive Delray Beach, FL 33483 Tel. No.: <i>(Include Area Code)</i> 212-924-9020		B. Construction Proponent Name: Address: Tel. No.: <i>(Include Area Code)</i>				
	I hereby certify that the information provided is true, complete, and correct to the best of my knowledge.						
	Signature		Title President of SMI Financial Ministries Inc				
Date Dec 9/2020							
Notice is required by 14 Code of Federal Regulations, part 77 pursuant to 49 U.S.C., Section 44718. Persons who knowingly and willingly violate the notice requirements of part 77 are subject to a civil penalty of \$1,000 per day until the notice is received, pursuant to 49 U. & C., Section 46301(a).							



**Department of Engineering
and Public Works**

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

FAX: (561) 684-4050

www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Dave Kerner, Mayor

Robert S. Weinroth, Vice Mayor

Hal R. Valeche

Gregg K. Weiss

Mary Lou Berger

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

July 2, 2020

Robert F. Rennebaum, PE
Simmons & White, Inc.
2581 Metrocentre Blvd., Suite 3
West Palm Beach, FL 33407

**RE: The Oaks Adult Living Facility
Project #: 200613
Traffic Performance Standards Review**

Dear Mr. Rennebaum:

The Palm Beach County Traffic Division has reviewed **The Oaks Adult Living Facility** Traffic Impact Statement, dated April 2, 2020, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Palm Springs
Location:	East side of Congress Avenue, about 0.37 miles north of Forest Hill Blvd
PCN:	70-43-44-08-10-002-0010
Access:	Right-in/right-out access driveway connection onto Congress Avenue <u>(As used in the study and is NOT an approval by the County through this letter)</u>
Existing Uses:	Vacant
Proposed Uses:	Assisted Living Facility = 72 Beds
New Daily Trips:	187
New Peak Hour Trips:	14 (9/5) AM; 19 (7/12) PM
Build-out:	December 31, 2024

Based on our review, the Traffic Division has determined that the proposed project will have a net impact of less than 20 peak hour trips, and therefore, a detailed traffic study is not required. Please note an FDOT conceptual driveway pre-approval letter must be provided for the access connection onto Congress Avenue for the proposed land use.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the Village after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.



Robert F. Rennebaum, PE
July 2, 2020
Page 2

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbcgov.org.

Sincerely,

A handwritten signature in black ink, reading "Quazi Bari".

Quazi Bari, P.E., PTOE
Manager – Growth Management
Traffic Division

QB:HA:rb

cc: Addressee
Kim Glas-Castro, Director of Planning, Zoning & Building, Village of Palm Springs
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HAMUNICIPALITIES\APPROVALS\2020\200613 - THE OAKS ADULT LIVING FACILITY.DOCX



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

December 28, 2020

Rebecca Miller
MPLD Consulting
528 Northwood Road
West Palm Beach, FL 33407

RE: Tolling of Expiration of Building Permit, Site Work Permit, Utility-Civil Plan and Site Plan: The Oaks at Palm Springs Assisted Living Facility – Permits # 201701619 and 201701674 and Resolution No. 2017-30

Dear Ms. Miller:

As you have pointed out, there is a Governor's Executive Order declaring a State of Emergency impacting Palm Beach County. Executive Order Number 20-52, effective March 9, 2020 for a 60-day period, as a result of the COVID-10 pandemic, was amended and/or extended by Executive Orders 20-114, 20-166, 20-191, 20-213 and 20-276. Pursuant to Section 252.363, F.S., therefore, the effectiveness of the permits, as well as the site plan and build out date is tolled for 299 days and 6 months.

The Oaks at Palm Springs mixed use site plan was approved by the Village Council via Resolution No. 2017-30 on June 8, 2017. Continued effectiveness of the site plan requires completion of the construction project, or continued effectiveness of the building permit (#201701619).

This serves as Village acknowledgement that The Oaks approvals are extended (or tolled) approximately 299 days plus 6 months as follows:

- Permit # 201701619 is extended from May 25, 2020 to September 20, 2021.
- Permit # 201701674 is extended from May 25, 2020 to September 20, 2021.
- Project Build-out date is extended from December 31, 2024 to April 26, 2026.
- Conditions of approval of Resolution No. 2017-30 and Site Plan SPR17-04 remain in effect.

If you have any questions, please do not hesitate to contact me.

Sincerely,

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

January 5, 2021

To: Iramis Cabrera, Village of Palm Springs Planner

From: Tara Bamber, PE 

**Re: The Oaks at Palm Springs
Revised Site Plan Approval Letter
Engenuity Group Project No. 6001.102**

We have received the following on 12-29-21 through WeTransfer:

1. Landscape Plan, 2 sheets (LI-1, LP-1, LP-2, LP-3), revised 11-25-20, by Schmidt Nichols.
2. Site Plan, 1 sheet (A1.0), revised 12-7-20, by Donahue Architecture and Design.
3. Response to Comments Letter, 5 pages, dated 12-11-20, by Miller Permitting & Land Development

We recommend Site Plan approval with the following conditions:

1. The Water Management Calculations shall be updated per Final Civil Plans at time of Civil/Utility permitting.
2. Root barriers shall be provided adjacent to the trees at the south property line and shall be installed at time of exfiltration installation.

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

**Cc: Kim Glas-Castro
Lisa Tropepe, PE**

October 2, 2020

Good afternoon Iramis,

LWDD has no objection to the certification of this petition. It is located north of the L-7 canal and is not adjacent.

Thank you for allowing LWDD to comment on this project.

Warm regards,

Anne

Anne H. Perry

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



10/7/2020

PBCWUD has no additional comments or conditions for approval.

My previous comments remain and will be addresses during PBCWUD plan approval

- No trees in PBCUE
- Casing for watermain under wall required
- -10' minimum separation from exfiltration trench and watermain

Thank you

Jackie Michels, P.E.

Project Manager

Palm Beach County Water Utilities

8100 Forest Hill Blvd.

West Palm Beach, Florida 33416

Phone (561) 493-6116

JMichels@pbwater.com

10-7-2020

Hello,

The proposed residential development is seeking to construct approximately a 2 story building located on 1212 S. Congress Ave. From the description provided to the Department, the property is located off of Congress Ave. and north of Forest Hill Blvd. beyond the Airport Land Use Noise Zone (ALUNZ) for Palm Beach International Airport. However, it appears the proposed development is located in the Airport Regulated Area Zone 1 and 3 for PBIA.

Any project with height concerns (two stories or more) in Zone 1 and Zone 3 must comply with FAA regulations. It is required the applicant fill out Form 7460, Notice of Actual Construction or Alteration. Form 7460 is available online on FAA website at the link <https://oeaaa.faa.gov>. FAA will perform an aeronautical study to determine if the proposed development will be a hazard to air navigation. Once FAA has provided a decision, the applicant must provide DOA a copy of their results with their application.

Thank you

Wil Hicks

Technical Services Coordinator

561-471-7491

Good afternoon,

Based on where the dumpster is at the can will have to be rolled out to be serviced which means we can only put a 4yd on wheels.

Chris Schulle

Division Manager

Office # 561-688-8912

Fax # 561-688-8914

Cell # 772-216-4876

Prepared By:

Daniel J. Shepherd, Esquire
Daniel J. Shepherd, P.A.
3896 Burns Road
Suite 101
Palm Beach Gardens, Florida 33410
Telephone (561) 624-3001

Return To:

Mark J. LaBate, Esquire
2744 East Commercial Boulevard
Ft. Lauderdale, Florida 33308
Telephone (954) 545-3605

Parcel Control Numbers: 70-43-44-08-10-002-0010

-----[Space Above This Line For Recording Data]-----

WARRANTY DEED

THIS WARRANTY DEED, made effective the 29 day of JANUARY, 2018, by and between Congress Oaks Development Group, LLC, a Florida limited liability company, Grantor, whose address is 8231 PGA Boulevard, # 104 - 166, Palm Beach Gardens, Florida 33418, and SMI Financial Ministries, Inc., a Florida not-for-profit corporation, Grantee, whose address is 468 S.W.15th Drive, Boca Raton, Florida 33432.

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Palm Beach County, Florida, to wit:

The West 200 feet of Lot 1 (LESS the North 25 feet and right of way of State Road 807); and the West 200 feet of Lots 2, 3, and 20, and the West 200 feet of the North 22.4 feet of Lot 21 (LESS right of way of State Road 807) in Block 2, LAGUNA PARK ADDITION NO. 1, according to the Plat thereof on file in the office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 21, Page 53.

The preparer of this Warranty Deed was neither furnished with, nor requested to review an abstract or title search on the described real property, and therefore, expresses no opinion as to the condition of title.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except current real property taxes.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

{Remainder of Page Intentionally Blank – Signature to Follow}

Signed in the presence of:

Congress Oaks Development Group, LLC, a
Florida limited liability company

(1st Witness - Signature)

Daniel J. Shepherd

(1st Witness - Printed Name)

(2nd Witness - Signature)

(2nd Witness - Printed Name)

BL Housing Partners, LLC, a Florida
limited liability company, Managing Member

By:

Richard Rankin, Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

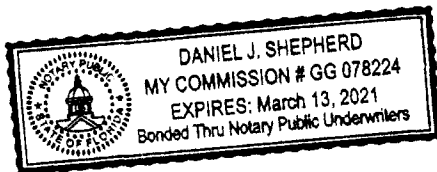
The foregoing instrument was acknowledged before me this 9 day of
JANUARY, 2018, by Richard Rankin in his corporate capacity as stated,

X who is personally known to me, or

who has produced _____ as identification and
who did not take an oath.

Notary Public

My Commission Expires:



[Signature]
(1st Witness – Signature)
Daniel J. Shepherd
(1st Witness – Printed Name)
[Signature]
(2nd Witness – Signature)
V. Christine Sanchez
(2nd Witness – Printed Name)

ALF Enterprises LLC, a Florida limited liability company, Managing Member

By: [Signature]
Marissa Garone, Manager

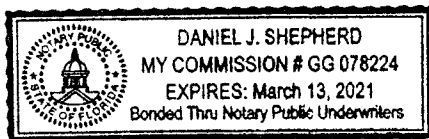
STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 29 day of JANUARY, 2018, by Marissa Garone in her corporate capacity as stated,

X who is personally known to me, or
____ who has produced _____ as identification and
____ who did not take an oath.

[Signature]
Notary Public

My Commission Expires:



[Signature]
(1st Witness - Signature)

Daniel J. Shepherd
(1st Witness - Printed Name)

V. Christine Sanchez
(2nd Witness - Signature)

V. Christine Sanchez
(2nd Witness - Printed Name)

Harborside Builders, Inc., a Florida
corporation, Managing Member

By: [Signature]
Eric L. Frahm, President

STATE OF FLORIDA
COUNTY OF PALM BEACH

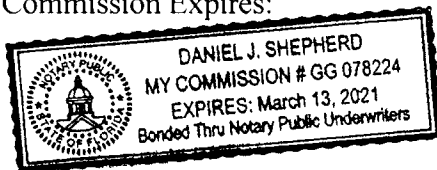
The foregoing instrument was acknowledged before me this 10 day of
JANUARY, 2018, by Eric L. Frahm in his corporate capacity as stated,

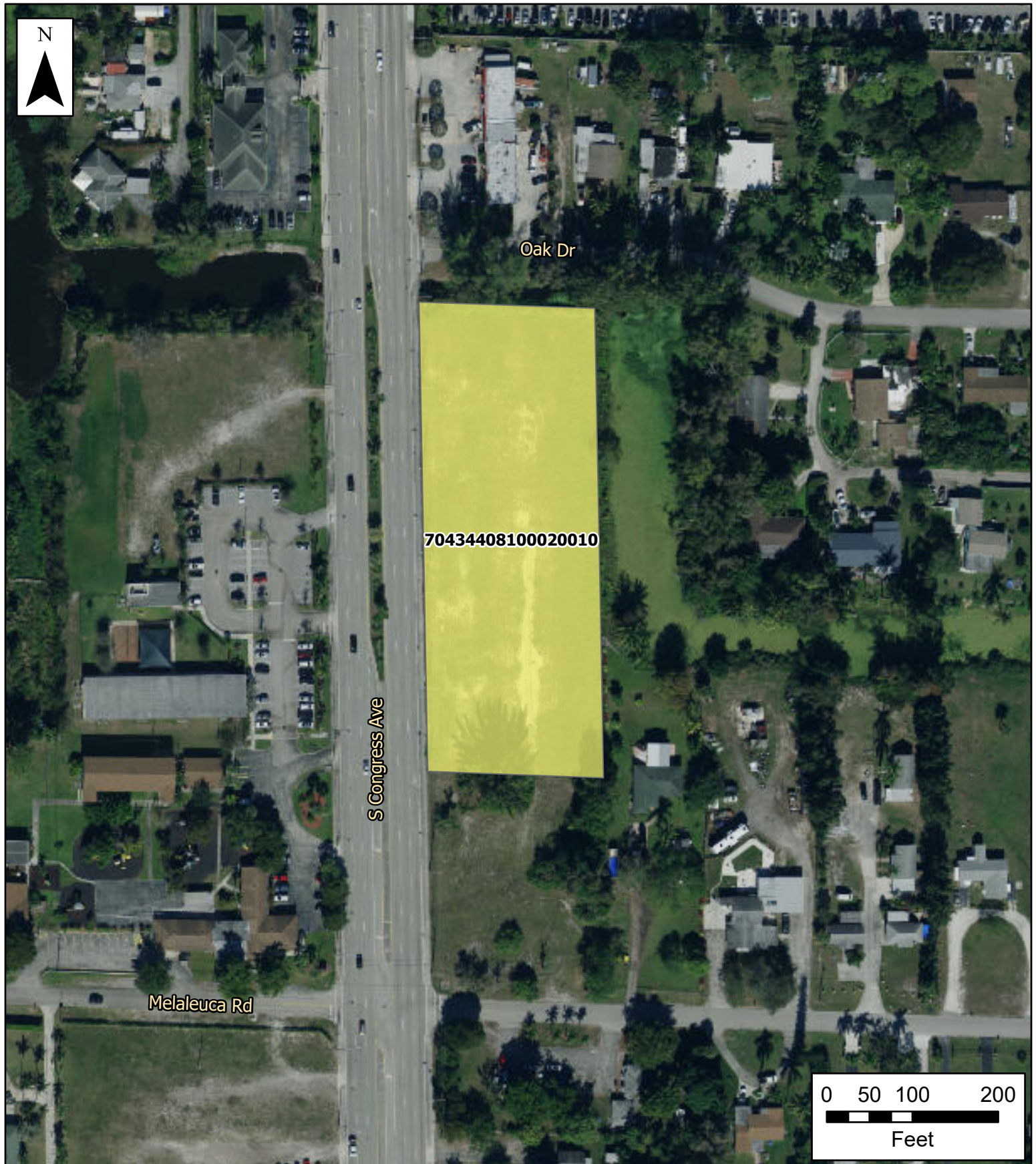
X who is personally known to me, or

 who has produced as identification and
who did not take an oath.

[Signature]
Notary Public

My Commission Expires:





Village of Palm Springs

1212 S Congress Ave "The Oaks II"

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

 Property Boundary

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

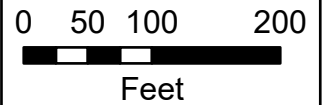


Oak Dr

70434408100020010

S Congress Ave

Melaleuca Rd



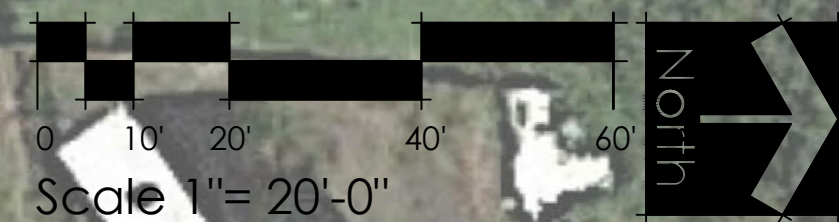
Village of Palm Springs

1212 S Congress Ave "The Oaks II"

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-  Parcels
-  Property Boundary

Data Source: Parcels (and property boundary) provided by Palm Beach County





MAIN ENTRANCE

PH 561.789.8019

DPR AA26002695

2701 N.W. Boca Raton Blvd,

Suite 211

Boca Raton, Florida 33431

DonahueAD.com

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architecture and design

PROJECT NAME

THE OAKS II
ADULT LIVING
FACILITY

1212 S. CONGRESS AVE
PALM SPRINGS, FL 33406

CONGRESS OAKS
DEVELOPMENT GROUP II, LLC

KEY PLAN

SHEET REVISIONS

NO.	DESCRIPTION	DATE
△		
△		
△		
△		
△		
△		
△		

SEAL

REGISTERED ARCHITECT
KEVIN P. DONAHUE, AIA, NCARB, LEED AP
AR 0011399

PROJECT NO.
ISSUE DATE

07-14-20

ISSUE

SITE PLAN
AMENDMENT

SHEET TITLE

3D VIEWS

NO SCALE

SHEET

A2.00.03



SOUTHEAST COURT

PH 561.789.8019

DPR AA26002695

2701 N.W. Boca Raton Blvd,

Suite 211

Boca Raton, Florida 33431

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1212 S. CONGRESS AVE
PALM SPRINGS, FL 33406

CONGRESS OAKS
DEVELOPMENT GROUP II, LLC

KEY PLAN

SHEET REVISIONS

NO.	DESCRIPTION	DATE
△		
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△		
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SEAL

REGISTERED ARCHITECT
KEVIN P. DONAHUE, AIA, NCARB, LEED AP
AR 0011399

PROJECT NO.
ISSUE DATE

07-14-20

ISSUE

SITE PLAN
AMENDMENT

SHEET TITLE

3D VIEWS

NO SCALE

SHEET

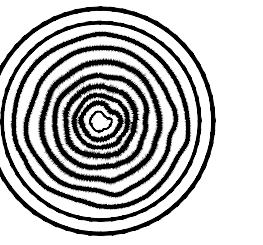
A2.00.04



AERIAL 3D VIEW-LOOKING TO S.E

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DPR AA26002695

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PROJECT NAME

THE OAKS II
ADULT LIVING
FACILITY

1212 S. CONGRESS AVE
PALM SPRINGS, FL 33406

CONGRESS OAKS
DEVELOPMENT GROUP II, LLC

KEY PLAN

SHEET REVISIONS

[illegible]

SEAL

REGISTERED ARCHITECT
KEVIN P. DONAHUE, AIA, NCARB, LEED AP
AR 0011399

PROJECT NO.	
ISSUE DATE	07-14-20

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SITE PLAN
AMENDMENT

3D VIEWS

NO SCALE

A2.00.02