



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

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

3. PLEDGE OF ALLEGIANCE

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

5. MINUTES *Approval of Planning and Zoning Board Meeting Minutes of April 13, 2021*

5.1 MINUTES

1. April 13, 2021 Planning and Zoning Board Meeting 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 2021-14 - Site Development Plan Amendment (SPR21-07) and Special Exception Use (PSSE21-03) - Brave Little Stars Academy - 3108 South Congress Avenue

1. Res No. 2021-14 Site Development Plan Amendment (SPR21-07) and Special Exception Use (PSSE21-03) - Brave Little Stars - 3108 S. Congress Avenue
2. PZ&B Order 2021-04 - Brave Little Stars - 3108 South Congress Avenue
3. Exhibit "A" Staff Report
4. Project Narrative and Justification Statement
5. Site Plan, Landscape Plan, Architectural Plans and Letters
6. Warranty Deed
7. Color Rendering
8. Aerial Map and Location Map

7.2

Ordinance No. 2021-03 - Land Use Plan Amendment (Large Scale) - 2085 South Congress Avenue and 3243 Lillian Road (Proposed Palm Springs Residences Residential Planned Development)

1. Ord No. 2021-03 - Comprehensive Plan Amendment (Large Scale) 2085 South Congress Avenue and 3243 Lillian Road
2. Exhibit "A" - Staff Report and Recommended Conditions of Approval
3. Applicant's Future Land Use Map Amendment Analysis and Justification
4. Site Plan, Civil Plans, Landscape Plans, Architectural Plans & Letters
5. Rendering
6. School Capacity Availability Determination
7. FDOT Pre-Application Approval Letter
8. Proposed Median Improvements
9. Legal Description and Survey
10. Aerial Map, Location Map and Future Land Use Map

7.3

Resolution No. 2021-15 - Residential Planned Development Site Plan (SPR21-08) with one (1) Waiver and a Sign Variance (PSV21-10) - Palm Springs Residences - 2085 South Congress Avenue and 3243 Lillian Road

1. Proposed Res No. 2021-15 - Site Plan Development (SPR21-08) one (1) Waiver and Sign Variance (PSV21-10) - Palm Springs Residences - 2085 South Congress Avenue and 3243 Lillian Road
2. Exhibit "A" Staff Report and Recommended Conditions of Approval
3. Site Plan, Civil Plans, Landscape Plans, Architectural Plans & Letters
4. Project Narrative and Justification Statement for Site Plan Approval
5. Justification Statement for Sign Variance
6. Rendering
7. Legal Description and Survey

8. Proposed Median Improvements

9. Aerial Map, Location Map and Future Land Use Map

7.4 PZ&B Order 2021-04 - Side Setback Variance (PSV21-08) - Brave Little Stars Academy - 3108 South Congress Avenue

1. PZ&B Order 2021-04 - Brave Little Stars - 3108 South Congress Avenue - Variance

2. Exhibit "A" Staff Report

3. Project Narrative and Justification Statement

4. Site Plan, Landscape Plan, Architectural Plans and Letters

5. Warranty Deed

6. Color Rendering

7. Aerial Map and Location Map

8. ACTIONS AND REPORTS

9. ADJOURNMENT

10. NEXT MEETING SCHEDULED FOR JUNE 8, 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: May 11, 2021

DEPARTMENT: Administration

ITEM 5.1: MINUTES

SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

April 13, 2021 Planning and Zoning Board Meeting Minutes



AGENDA

**PLANNING AND ZONING ADVISORY BOARD MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
PALM SPRINGS, FL 33461
APRIL 13, 2021
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 6:30 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

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

3. PLEDGE OF ALLEGIANCE

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

5. MINUTES

5.1 Approval of Planning and Zoning Board Meeting Minutes of March 9, 2021

[March 9, 2021 Planning and Zoning Board Meeting Minutes](#)

A motion to accept the minutes was made by Mr. Hughes and seconded by Mr. Saingilus. Motion carried 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 Proposed Ordinance No. 2021-03 - Village Code Amendment - Chapter 34 - Law Enforcement and Parks & Recreation Impact Fees
[Proposed Ordinance No. 2021-03 - Law Enforcement and Parks & Recreation Impact Fees](#)
[Schedule of Maximum Potential Impact Fee Rates \(Proposed\) - Law Enforcement and Parks & Recreation](#)
[Impact Fee Study - Tindale Oliver - draft March 18, 2021](#)
[Calculated Percentages of Maximum Potential Impact Fee Rates - Law Enforcement and Parks and Recreation](#)
[Resolution No. 2012-53 - Current Impact Fee Schedule Tindale-Oliver Presentation - Impact Fee Summary](#)

Assistant Village Manager Kim Glas-Castro prepared a power point presentation for the Board regarding Ordinance No. 2021-03. She summarized the findings of the study as the Village Council gave their approval at the April 8, 2021 meeting to proceed.

The Board asked if the Village had any intention of building an athletic building of any sort. Assistant Village Manager Kim Glas-Castro answered the Village does have a wish list, for a Community Center. The Board gave different suggestions of possibilities for vacant lots for building such wish.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to approve Ordinance No. 2021-03 was made by Mr. Saingilus and seconded by Mr. Mandigo. Motion carried. 5 - 0

7. QUASI JUDICIAL PUBLIC HEARINGS

- 7.1 Planning & Zoning Board Order No. 2021-01 - Minor Site Development Plan - Gulfstream Road Apartments - 3861 Gulfstream Road
[Proposed PZ&B Order 2021-01 - Minor Site Plan Order - 3681 Gulfstream Road.doc Exhibit "A" - Staff Report & Conditions of Approval](#)
[Project Narrative](#)
[Site Plan, Landscape Plans, Architectural Plans and Letters Color Rendering](#)
[Aerial and Location Maps](#)

Interim Director Iramis Cabrera gave a presentation of the Minor Site Plan Development Plan and stated the applicant is requesting Minor Site Development Plan approval to develop the 0.93 acres Multi-Family parcel, with the construction of 9,200 square feet of residential living space. The applicant is proposing the construction of five (5) residential dwelling units within 3 two-story structures.

The property was annexed into the Village of Palm Springs in 2012 and at that time was developed with five residential units. All structures were demolished in 2016. The property is designated with the Residential Multiple-Family Land Development (Zoning) District and the Low Density Residential Future Land Use category. Therefore up to a maximum of five dwelling units is possible on the property. The proposed minor site development project is consistent with the land use designation and generally meets land development regulation for a residential multiple-family (RM) zoning district.

Staff support the Applicant's request and recommends conditional approval subject to the 31 conditions listed on the Staff report.

Mr. Corey O’Gorman, on behalf of the owner, stated they have reviewed the staff report and recommendations with conditions, and they will accept the conditions. Mr. O’Gorman informed the Board the development will be 9200 sq. ft. in total, for the five (5) residential dwelling units, each will include 5 bedrooms, 4 baths, rental for all ages.

The Board was concerned with the following: Parking spaces, would there be a retaining wall, the price of the rentals, retaining wall and the cost of the rent. Mr. O’Gorman stated the retaining wall was the requirement for the runoff water, it would be masonry of some sort. Mr. O’Gorman did not know what the rental price was, it would be market based.

Sharon Rodriguez – resident - 3879 Gulfstream stated she lived right next door to the property and wanted to know if a retaining wall was being built next the retaining pond. Her property was in danger of flooding. Mr. O’Gorman stated the retaining wall was designed to hold storm water on the sight to be discharged onto Gulfstream Road. There would be no runoff onto the adjacent properties. Ms. Rodriguez also said people go so fast at least 120 mphs! Major concern. Is there anyway to get the speed bumps? Also, will there be a light on Gulfstream, there are going to be a lot of people moving in that area, and that is going to pick up the traffic. Chairman Tieche suggested that she talk to the police regarding the speeding. Assistant Village Manager Glas-Castro stated a light was not proposed by FDOT to date.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to approve Planning & Zoning Board Order No. 2021-01 was made by Mr. Hughes and seconded by Mrs. Gehrman. Motion carried. 5 - 0

7.2 Planning & Zoning Board Order No. 2021-02 - Variances PSV21-01, PSV21-02, PSV21-03, PSV21-04, PSV21-05 - 1827 Palm Acres Drive

[Proposed PZ&B Order 2021-02 - Variance - 1827 Palm Acres Drive - Elio Carlos Fernandez.doc](#)

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

[Project Narrative and Justification Statement](#)

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

[Aerial and Location Maps](#)

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

Interim Director Iramis Cabrera gave a presentation to the Board and stated 7.2 and 7.3 would be presented together. Interim Director Cabrera stated Ana Colom, agent for the owner, is requesting Minor Site Development Plan approval to develop a 0.438 acres Multi-Family parcel, with the construction of three additional dwelling units. There is an existing single-family home on the property and the applicant is proposing to add a 3,023 square foot triplex structure for a total of four (4) dwelling units on the property.

The site is currently developed with a 904 square foot residential structure, constructed in 1948. The property was annexed into the Village in 2001 and designated with the Residential Multiple-Family Zoning District and the Medium Density Residential Future Land Use.

Each unit will be configured with 2 bedrooms and 2 and there will be a single 273 square foot utility room with a bathroom for the convenience of the maintenance person to store his tools and lawn equipment.

As a separate agenda item, the applicant is requesting 5 variances:

1. To allow 4 residential dwelling units to be constructed on a 0.438 acres property rather than 0.562 minimum required.
2. To allow a 22' wide drive aisle rather than 26' wide minimum required.
3. To allow a 3'-9" wide landscaped buffer on the north side rather than that 10' wide minimum buffer required.
4. To allow a 4'-3" wide landscaped buffer on the west side rather than 10' wide minimum buffer required.
5. To allow a 6'-2" wide landscaped buffer on the east side rather than 10' wide minimum buffer required.

Approval of the site plan is dependent on the approval of these variances. 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. Staff supports the applicant's request and recommends conditional approval subject to the 28 conditions listed on the Staff report.

The Board had the following concerns with the project: Density variance, being a triplex and single-family home and the size, the electrical should be installed underground, was the sewer and water already installed, the size of the apartments were small. The Board and Ana Colon had a lengthy discussion on green space.

Archie Ammons - local resident - 1860 Richard Lane - stated he lived on adjacent property. For this particular development the lot is too small, additional noise in this area, concerns of lack of green space area, local area will not look as good with the development. As a teacher myself I have an ethical concern of the Village - too much being built on too small of a lot.

Hank Massey – local resident - 1877 Emilio Lane - President of the HOA of the development just west of this proposed construction, 56 residents, object to the project in total - object to landscape width - 20 ft. barrier preferred. Thank you for the time and considerations.

Linda Dorman - local resident - 882 Richard Lane - Similar complaints about project, outdoor music very loud, disturbs my peace. I have called the police when it gets really really bad. Sometimes it goes all night, one night went all the way till 5 AM. The property asked for a variance on the side, I object to that. How many feet from the back property going to the building. Iramis Cabrera stated 50 feet. Landscape buffers are what they are asking.

The Board and Ana Colon continued to discuss the project.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to deny PZ&B Order No. 2021-02.

Note: The Board issued a vote on all 5 variances individually, all of which were denied.

- 7.3 Planning & Zoning Board Order No. 2021-03 - Minor Site Development Plan (SPR21-04) - 1827 Palm Acres Drive
[Proposed PZ&B Order 2021-03 - Minor Site Plan Order 1827 Palm Acres Drive.doc](#)
[Exhibit "A" - Staff Report & Conditions of Approval Project Narrative and Justification Statement](#)
[Site Plan, Landscape Plans, Architectural Plans, Civil Plans and Letters](#)
[Color Rendering](#)
[Aerial and Location Maps](#)

Assistant Village Manager Glas-Castro stated due to the denial of Item 7.2, the Board would not be voting on Item 7.3. She also stated the Site Plan would be readvertised after a resubmitted and revised plan goes through technical review and it will be ready to come back.

- 7.4 Resolution 2021-10 - Site Development Plan Amendment (SPR21- 06) Special Exception Use (PSSE21-02) and Hours of Operation (PSV21-07) - Five Star Education - 2390 South Military Trail (*Quasi-Judicial Hearing*)
[Res No. 2021-10 - Site Development Plan Amendment SPR21-06\) Special Exception \(PSSE21-02\) and Variance \(PSV210-07\) - 2390 South Military Trail](#)
[Exhibit "A" Staff Report & Conditions of Approval Project Narrative and Justification Statement](#)
[Warranty Deed](#)
[Aerial Map and Location Map](#)
[Site Plan, Landscape Plans, Architectural and Letter](#)

Interim Director Iramis Cabrera informed the Board the Applicant is requesting a Site Plan amendment and Special Exception Use approval to re-establish the child daycare use and educational use for the Commercial General property located at 2390 South Military Trail.

Currently, the 3.39 acres property is developed with 5 buildings and 1 portable structure for a total of 22,889 square feet floor area. The property was annexed into the Village in 2001 as a developed parcel and has been used continuously as a place of worship (church).

In 2003 the Village Council approved a site plan and special exception use under to permit educational use on the property as a charter school sponsored by Palm Beach County as a public school of choice with a maximum of 190 students.

Per Village Code, the approved special exception use is valid as long as it remains in operation, and should it cease or not be utilized for more than 12 months, the approved becomes null and void. The educational buildings are still present on the property but have been unutilized for many years.

The applicant is proposing to re-establish the daycare and school use on the property, utilizing the existing buildings previously approved for the same type of use. At this time the applicant is proposing a maximum of 62 children (infant to pre-kindergarten) and a maximum of 89 students (kindergarten to fifth grade) for a total of 151 children/students.

A site plan amendment is being requested to enable the applicant to bring the property up to code, to the extent possible, and to be consistent with the Village's Commercial General zoning district regulations. Additionally, the proposed site plan provides enhanced landscape buffers, dumpster enclosure, upgrades to the interior of the building and cosmetic work to the exterior facades.

Staff recommends conditional approval of the proposed site plan and special exception use subject to the 28 conditions listed on the Staff report.

Ms. Marty Lover stated she was not the owner, but it was what she will be presenting as this is her proposal. The request will be for a childcare and private school. She gave the Board the history.

The Board discussed the proposed school plans with the applicant.

A motion to approve Resolution 2021-10 was made by Mr. Richard Hughes subject to conditions and seconded by Mrs. Gehrman. Motion carried. 5 - 0

7.5 Resolution 2021-11 - Site Development Plan Amendment (SPR21-05) and Special Exception Use (PSSE21-01) - Starbucks - 4380 Forest Hill Boulevard
[Res. No. 2021- 11 - Site Development Plan Amendment \(SPR21-05\) and Special Exception Use \(PSSE21-01\) - Starbucks - 4380 Forest Hill Boulevard](#)
[Exhibit "A" Staff Report & Conditions of Approvals](#)
[Project Narrative and Justification Statement](#)
[Site Plan, Landscape Plans, Architectural Plans and Letter](#)
[Warranty Deed](#)
[Color Site Plan and Color Rendering](#)
[Aerial Map and Location Map](#)

Interim Director Iramis Cabrera informed the Board t he applicant is requesting a Site Plan Amendment and Special Exception (PSSE21-01) approval to allow the conversion of the existing restaurant into a coffee shop with outdoor seating area and drive thru window, located at 4380 Forest Hill Blvd within the Shoppes of Forest Hill shopping center.

The property was annexed into the Village in 2008 as a developed outparcel and currently, the site is developed with a 3,387 square feet commercial structure and has been used continuously as a fast-food restaurant with drive thru. The applicant is proposing 2,593 square feet indoor coffee area and 482 square feet outdoor seating area.

A site plan amendment is being requested to enable the applicant to convert the existing Boston Market restaurant into a Starbucks coffee shop, maintaining the drive thru and adding an outdoor seating area. It is proposed to recess the building on its northern elevation to create a covered outdoor seating area for customers to enjoy in the shade. The footprint of the building and covered patio generally remains the same as the current restaurant footprint.

The proposed site plan amendment includes creating a longer vehicle stacking lane (by extending a terminal landscape island) and modifications to the traffic circulation plan to avoid negative impacts to the roadway system and internally to the shopping center. The proposed improvements include directional signage, enhanced landscaped buffers, re-striping parking lot, pedestrian connections, and exterior improvements to the building.

Staff recommends conditional approval of the proposed site plan and special exception use subject to the 30 conditions listed on the Staff report.

Mr. Brian Plewinski, agent for the Applicant - 4101 Ravenswood Road - Ft. Lauderdale - informed the Board the stacking had been accommodated, which was the major concern. Currently there is no indoor dining in any of the Starbucks. Mr. Warwinski showed the prior Boston Market and the proposed Starbucks. Furniture would be brought in at night as police were concerned with the extended patio overhang. There will be directional signs and dedicated parking for Staff. Mobile order pick up also. Normally there is a digital menu board, but the Village does not allow for that, therefore there is the normal menu board.

The Board discussed a few items with Mr. Plewinski.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of Resolution No. 2021-11 Site Development Plan Amendment (SPR21-05) and Special Exception Use (PSSE21-01), including the 42 conditions, was made by Mrs. Gehrman and seconded by Mr. Saingilus. Motion carried 5-0

8. ACTIONS AND REPORTS

9. ADJOURNMENT – Chairman Tieche adjourned the meeting at 8:24 PM

10. NEXT MEETING - Tuesday, May 11, 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 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.

The undersigned is the Deputy Village Clerk of Palm Springs, Florida, and the information provided herein is the Minutes of the Planning and Zoning Board Meeting held on **April 13, 2021** Which minutes were formally approved and adopted by the Planning and Zoning Board on **May 11, 2021.**

Jane R. Worth, Deputy Village Clerk

ATTEST:

Johnnie Tieche, Chairman



Village of Palm Springs

Executive Brief

AGENDA DATE: May 11, 2021

DEPARTMENT: Planning, Zoning & Building

ITEM 7.1:

Resolution 2021-14 - Site Development Plan Amendment (SPR21-07) and Special Exception Use (PSSE21-03) - Brave Little Stars Academy - 3108 South Congress Avenue

SUMMARY:

Mr. Schmidt Nichols, ("Agent"), on behalf of the property owner, Southeast Corporation Services, LLC ("Applicant"), is requesting a Site Development Plan (SPR21-07) and Special Exception Use (PSSE21-03) approval to allow the use of the property as a child day care facility for the Commercial General property located at 3108 South Congress Avenue.

Note: Currently, the 0.71 acres property is developed with a 2,199 square feet commercial restaurant structure. The property was annexed into the Village in 1999 as a developed parcel and was used as a sit-down restaurant until approximately five years ago than was vacated and has been unoccupied as of today.

The proposed re-development project consists on developing a 4,728 square feet child day care facility with a maximum of 85 children. The existing one-story commercial building is proposed to be demolished and the existing 1,498 square feet, open pavilion is proposed to be remodeled.

Children are going to be distributed within six (6) rooms and one of the rooms is designated for infants with a maximum capacity for 12 kids. Access to the site is proposed via a one (1) driveway on Congress Avenue and a future cross access easement with the adjacent property to the north is proposed to be dedicated.

A site plan amendment is being requested to enable the applicant to bring the property up to

code, to the extent possible, and to be consistent with the Village's Commercial General (CG) zoning district regulations. The proposed site plan provided enhancements to the landscaped buffers, dumpster enclosure, building renovations, redoing parking lot and improvement to the drainage system.

Additionally, the applicant is requesting two (2) variances:

1. (PSV21-08) - Request to allow a 10' side setback (5' less) (Provides relief from Section 34-826(7) that restricts the minimum side setback to 15')
2. (PSV21-09) - Request to allow business operations to commence at 6:30 am (half hour early) (Provides relief from Section 34-891(1) that restricts business activities prior to 7:00 am)

Note: The proposed hours of operation variance is not considered by Planning & Zoning Board as Village Code (Sec. 34-891 - Hours of Operation) provides that operational hours are approved by the Village Council.

Planning, Zoning & Building Staff does not object to the proposed special exception use, site plan amendment and variance (PSV21-08) and recommends conditional approval of the proposed re-development project subject to the thirty (30) conditions listed on the staff report.

FISCAL IMPACT:

The proposed request is not expected to provide a direct fiscal impact to the Village; however, if approved, would require various Village services that will result in increased expenditures to the Village.

ATTACHMENTS:

Res No. 2021-14 Site Development Plan Amendment (SPR21-07) and Special Exception Use (PSSE21-03) - Brave Little Stars - 3108 S. Congress Avenue

PZ&B Order 2021-04 - Brave Little Stars - 3108 South Congress Avenue

Exhibit "A" Staff Report

Project Narrative and Justification Statement

Site Plan, Landscape Plan, Architectural Plans and Letters

Warranty Deed

Color Rendering

Aerial Map and Location Map

RESOLUTION NO. 2021-14

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, (APPROVING/DENYING), WITH CONDITIONS, A SITE PLAN DEVELOPMENT AMENDMENT, (SPR21-07), SPECIAL EXCEPTION USE (PSSE21-03) AND ONE (1) VARIANCE (PSV21-07) TO ALLOW THE USE OF A CHILD DAYCARE FACILITY FOR THE COMMERCIAL GENERAL PROPERTY, LOCATED AT 3108 SOUTH CONGRESS AVENUE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Mr. Schmidt Nichols, “Agent”, on behalf of the property owner, Southeast Corporation Services, LLC (“Applicant”) is requesting a Site Development Plan (SPR21-07) Special Exception Use (PSSE21-03) and one (1) variance (PSV21-07) approval to allow the use of the property as a child day care facility for the Commercial General property located at 3108 South Congress Avenue; and

WHEREAS, Mr. Schmidt Nichols, “Agent for the owner, Southeast Corporation Services, LLC (“Applicant”) is requesting one (1) variance relief, (PSV21-07); and

1. Section 34-891(1) to allow business operations to commence at 6:30 am (one (1) half hour early) [Provides relief from Section 34-891(1) that restricts business activities prior to 7:00 a.m.]

WHEREAS, the Planning & Zoning Board (“Board”) considered the Site Plan Amendment (SPR21-07) and Special Exception Use (PSSE21-03) and (PSV21-08), variance relief from Section 34-826(7) to allow a 10’ side setback (5’ less), during their May 11, 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; and

WHEREAS, the Village Council heard the request for variance relief, (PSV21-09) 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 Mr. Schmidt Nichols, owner and applicant (“Applicant”), for approval of Site Plan Amendment (SPR21-07), Special Exception Use (PSSE21-03), determines as follows:

_____ 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 for the following reason(s):

Section 1. The Village Council having received and considered the request of Mr. Blas Puentes, owner and applicant (“Applicant”), for approval of one (1) variance (PSV21-03) from Section 34-891(1) to allow business operations to commence at 6:30 a.m. 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, determines as follows:

_____ Having been otherwise fully apprised of the premises herein, the Village Council hereby finds that there is substantial evidence to support same, and hereby APPROVES the request for the above-described variance relief.

OR

_____ Having been otherwise fully apprised of the premises herein, the Village Council hereby DENIES the application for variance relief, finding that the requirements of Chapter 34 have not been met 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.

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

Resolution No. 2021-14 – Site Dev. Plan Amend. Brave Little Stars – (SPR21-07) – Special Exception Use (PSSE21-03) – 3108 S. Congress Ave.

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

VILLAGE OF PALM SPRINGS, FLORIDA
PLANNING AND ZONING BOARD

PZ&B Order 2021-04
(PSV21-08)

Southeast Corporations Services LLC
3108 S. Congress Avenue
Palm Springs, FL 33461

PCN: 70-43-44-20-01-015-0010

Applicant(s)

FINAL ORDER

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Board ("The Board") on July 14, 2020. The Board, having considered the evidence presented by the parties; and having been fully apprised of the circumstances, makes the following finding of fact and conclusions of law.

FINDINGS OF FACT

1. The Board has jurisdiction over the following variance application PSV21-08.
2. The above Applicant(s) is the owner of the property legally described as: **MODEL LAND CO N 105 FT OF S 270 FT OF TR 15 (LESS W 35 FT CONGRESS AVE R/W)**
3. The Applicant has submitted an application for one (1) variance from the Village of Palm Springs, Florida as set forth below:
 - 1) **PSV21-08** - A Variance relief from Section 34-826(7) to allow a 10" side setback (5" less) than the minimum side setback of 15".
4. The Village's Land Development Code Section 34-746 (10) requires the Board to determine that the variance meets the following requirements:
 1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.
 2. The special conditions and circumstances do not result from the actions of the applicant.
 3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.
 4. Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
 5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
 6. The grant of the variance will be in harmony with the general intent and purpose of this chapter.

PZ&B Order 2021-04 – (PSV21-08)

7. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
5. The Board has determined that variance PSV21-08, meets the requirement of Section 34-746(10) of the Land Development Code.
6. The Variance is hereby **GRANTED/DENIED**.

DONE AND ORDERED in Palm Springs, Florida this 11th day of May, 2021.

ATTEST:

Jane Worth, Deputy Village Clerk

Johnnie Tieche, Chairman
Planning and Zoning Board

Copies furnished to:

Southeast Corporations Services LLC, 3108 S. Congress Avenue, Palm Springs, FL 33461

Schmidt Nichols, 1551 N. Flagler Drive, Suite 102, West Palm Beach, FL 33401

Kim Glas-Castro, Planning, Zoning and Building Director, 226 Cypress Lane, Palm Springs, FL 33461

Glen J. Torcivia, Village Attorney, Northpoint Corporate Center, 701 Northpoint Parkway, Suite 209,
West Palm Beach, FL 33407



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Special Exception Use and Site Development Plan with Two (2) Variances - Brave Little Stars Academy
– 3108 South Congress Avenue.

Application Summary			
Applicant / Petitioner	Southeast Corporations Services LLC	Submittal Date	12/08/2020
Reference Name	Brave Little Stars Academy	Case Number	SPR21-07, PSSE21-03, PSV21-08, PSV21-09
		Parcel Control No	70-43-44-20-01-015-0010
Location	3108 South Congress Avenue	Site Area	± 0.71 acres
P&Z B Meeting	May 11, 2021	Council Meeting	June 10, 2021
Requests			
Proposed Use(s)	Site Development Plan Amendment and concurrent request for a Special Exception Use to allow the use of the property as a child day care facility within a 4,728 square feet commercial structure with a maximum of 85 children.		
Number of Buildings	1 child day care facility (4,728 sf)		
Variances	<u>PLANNING & ZONING BOARD CONSIDERATION:</u> PSV21-08 Requesting a Variance relief from Section 34-826(7) to allow a 10' side setback instead of 15' minimum required on the south side. <u>COUNCIL CONSIDERATION:</u> PSV21-09 Requesting a Variance relief from Section 34-891(1) to allow business operation to commence at 6:30 am instead of 7:00 am required.		
Parking			
Code	Required	Provided	Meets Requirement
Total Overall Parking	1/ employee @ 8 employee = 8 spaces 1/8 pupils @ 85 pupils = 11 spaces Total 19 spaces	19	Yes
Site Characteristics			
Existing Use	Vacant	Proposed Use	Child day care facility
Existing Zoning	Commercial General (CG)	Existing Future Land Use	Commercial
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Dunkin Donuts Restaurant	Commercial	Commercial General (CG)
South	Commercial businesses	Commercial	Commercial General (CG)
East	Village's Park	High Density Residential	Residential Multiple-Family (RM)
West	Commercial office building	Commercial	Commercial General (CG)
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval for the proposed child day care facility use as depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan and compatibility with surrounding uses, and supports the requested variances.			



I. Site History

- Ordinance 1999-64: Annexation

On December 2, 1999, the property was voluntarily annexed into the Village of Palm Springs as a developed parcel and designated with the Land Development as Commercial General zoning district and Commercial Future Land Use designation. Since the Property was annexed, the only approved use has been a sit-down restaurant. In 2013 the property was vacated by the former Congress Oar House restaurant and since then it has been unoccupied.

II. Comprehensive Plan Consistency

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

III. Variances Requested

The applicant is seeking the following variances:

1. PSV21-08 Requesting a Variance relief from Section 34-826(7) to allow a 10' side setback instead of 15' minimum required on the south side.
2. PSV21-09 Requesting a Variance relief from Section 34-891(1) to allow business operation to commence at 6:30 am instead of 7:00 am required.

The applicant's full justification is hereto:

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

1. The special conditions and circumstances are due to the fact that the proposed daycare building is unable to meet the required 15' side interior setback along the south property line as the site is constrained north to south from the existing required parking spaces, existing 23' two-way drive aisle, and required sidewalk as a safety measure for pedestrians to the north of the building. Furthermore, the proposed daycare building requires a double-loaded corridor for emergency access and the applicant is required to be in compliance with the required classroom sizes per Florida's Licensing Standards for Day Care Centers, which make it unfeasible for the applicant to reconfigure the proposed daycare building or reduce the building s.f. This is the minimum needed to make reasonable use of the property.
2. The special conditions and circumstances are due to the fact that working parents would like flexibility to drop off their kids earlier in the morning. Furthermore, due to the COVID-19 pandemic, some parents would like to pick up extra shifts and need this additional time to drop off their kids in the morning.

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

1. The Applicant has presented the special circumstances and conditions that justify the variance. The special conditions and circumstances are due to the fact that the proposed daycare building is unable to meet the required 15' side interior setback along the south property line as the site is constrained north to south from the existing required parking spaces, existing 23' two-way drive aisle, and required sidewalk as a safety measure for pedestrians to the north of the building. Furthermore, the proposed daycare building requires a double-loaded corridor for emergency access and the applicant is required to be in compliance with the required classroom sizes per Florida's Licensing Standards for Day Care Centers, which make it unfeasible for the applicant to reconfigure the proposed daycare building or reduce the building s.f. This is the minimum needed to make reasonable use of the property.
2. The Applicant has presented the special circumstances and conditions that justify the variance. The special conditions and circumstances are due to the fact that working parents would like flexibility to drop off their kids earlier in the morning. Furthermore, due to the COVID-19 pandemic, some parents would like to pick up extra shifts and need this additional time to drop off their kids in the morning.

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

1. The granting of the variance would not confer any special privilege to the Applicant. The applicant is required to be in compliance with the required classroom sizes per Florida's Licensing Standards for Day Care Centers. The proposed daycare building is unable to meet the required 15' side interior setback along the south property line as the site is constrained north to south from the existing required parking spaces, existing 23' two-way drive aisle, and required sidewalk as a safety measure for pedestrians to the north of the building.
2. The granting of the variance would not confer any special privilege to the Applicant. Working parents would like flexibility to drop off their kids earlier in the morning. Furthermore, due to the COVID-19 pandemic, some parents would like to pick up extra shifts and need this additional time to drop off their kids in the morning.

d. That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

1. The literal interpretation of the code requires the applicant to reconfigure the proposed daycare building or reduce the s.f. of the building to be in compliance with the required 15' site interior setback along the south

property line. This would cause the applicant to be unable to meet the required classroom sizes per Florida's Licensing Standards for Day Care Centers and would significantly limit the applicant's daycare operations.

2. The literal interpretation of the code requires the applicant to open the daycare facility at 7:00 AM. Working parents would like flexibility to drop off their kids earlier in the morning and feel a 30-minute addition of the opening hours of operation from 7:00 AM to 6:30 AM would be sufficient. Furthermore, due to the COVID-19 pandemic, some parents would like to pick up extra shifts and need this additional time to drop off their kids in the morning

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

1. The granting of a 5' reduction of the required 15' side interior setback along the south property line is the minimum needed to make reasonable use of the property.
2. The granting of a 30-minute addition of the opening hours of operation from 7:00 AM to 6:30 AM is the minimum needed to make reasonable use of the property.

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

1. The proposed side interior setback variance request will provide safe, efficient circulation and traffic flow throughout the site. Granting the applicant the ability for a 5' reduction of the required 15' side interior setback along the south property line will be in harmony with the general intent and purpose of this chapter.
2. The proposed hours of operation variance request will provide safe, efficient circulation and traffic flow throughout the site. Granting the applicant the ability for a 30-minute addition of the opening hours of operation from 7:00 AM to 6:30 AM will be in harmony with the general intent and purpose of this chapter.

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

1. The proposed side interior setback variance request will not be injurious to the area involved or detrimental to the public welfare as the applicant is requesting to allow for a 5' reduction of the required 15' side interior setback along the south property line.
2. The proposed hours of operation variance will not be injurious to the area involved or detrimental to the public welfare as the applicant is requesting to allow for a 30-minute addition of the opening hours of operation from 7:00 AM to 6:30 AM.

Staff does not object to the applicant's request, based on the applicant intent to provide more alternatives to parents/guardians to drop off their child and report to work/school on time. Staff found the variance to be in harmony with the general intent of the Village Code and will not create conflicts from the use or granting of the variance to commence business operation half hour (0.5 hr.) ahead of what is permitted. Additionally, with the setback variance will give the applicant more flexibility to provide sufficient parking spaces, adequate traffic circulation and pedestrian connectivity with the north parking area.

IV. Neighborhood Compatibility

- 1) The proposed project is located on the east side of South Congress Avenue, 88' north of 10th Avenue North.
- 2) The proposed project is on one of the most important corridors within the Village limits, South Congress Avenue, that connects North and South portions of the County and surrounding cities.
- 3) A mix of different commercial uses are existing along Congress Avenue.
- 4) Enhancement to the landscaping will be beneficial to the neighborhood.

- 5) The proposed facility is located within 1 mile of the Villages of Palm Springs complex building.
- 6) Properties located in proximity to the property are predominantly residential uses.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the CG district.
 - 1) Proposed project plan generally meets required site development regulations.
 - 2) Variance for the hours of operations requested shall be approved by the Village Council.
 - 3) Minimum side setback variance requested shall be approved by the Planning & Zoning Board.
 - 4) A recorded cross access easement with the adjacent property to the north is required.
 - 5) Permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue and Village of Palm Springs are required prior to any construction.
 - 6) A 10' wide by 30' long bus shelter easement shall be dedicated to Palm Tran
 - 7) Proposed project meets the Traffic Performance Standards of Palm Beach County.

VI. Environmental Issues:

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

VII. Community Outreach/ Notification

- The subject property was posted on April 30, 2021.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on April 20, 2021.
- Legal advertisement was published in the paper on April 29, 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 December 8, 2020 depicts the following:

- An application submitted for a Site Development Plan Approval and concurrently Special Exception Use with two (2) variances to allow the use of the property for a child daycare facility with a maximum of 85 children.
 1. Site Plan dated received December 8, 2020 revised and resubmitted on March 26, 2021.
 2. Landscape Plans dated received December 8, 2020 revised and resubmitted on March 26, 2021.
 3. Architectural plans dated received December 8, 2020 revised and resubmitted on February 1, 2021.
 4. Preliminary engineering plans dated received December 8, 2020 revised and resubmitted on March 26, 2021.
 5. Photometric plans dated received December 8, 2020 revised and resubmitted on February 1, 2021.
 6. Color Rendering.
 7. Justification Statement and proposed use.
 8. Traffic Statement.
 9. Stormwater Calculations.
 10. Survey.

IX Recommendation

The 0.71 acres property is located on the east side of South Congress Avenue approximately 800 feet north of 10th Avenue, within a mix of commercial and residential uses. The site is currently developed with 2,199 square feet commercial restaurant structure. The property was annexed into the Village in 1999 as a developed parcel and was used as a sit-down restaurant until approximately five years ago than was vacated and has been unoccupied as of today.

The proposed development consists of developing a 4,728 square feet child daycare facility with a maximum of 85 children. The existing one-story building is proposed to be demolished and the existing (1,498 s.f.) pavilion is proposed to

be remodeled. Children are going to be distributed within 6 rooms and one of the rooms is designated for infants with a maximum capacity for 12 infants. Access to the site is proposed via a one (1) driveway on Congress Avenue and a future cross access easement with the adjacent property to the north is proposed to be dedicated.

The proposed site plan includes enhancement to the landscape buffers, dumpster enclosure, building renovations, redoing parking lot and improvement to the drainage system.

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

Planning, Zoning and Building Staff recommends conditional approval of the Special Exception Use, Site Development Plan and Variances subject to the following thirty (30) conditions below:

1. Build out date is December 31, 2022.
2. The special exception approval shall be implemented within 18 months of Council approval.
3. The site plan approval is valid within 24 months of Council approval.
4. Proposed bus shelter easement (10' wide x 30' long) to Palm Tran shall be recorded prior to Certificate of Occupancy.
5. The Village agrees that only the concrete slab, the bench and a trash can shall be provided within the bus shelter easement. The property owner or tenant shall be responsible for the maintenance (including trash pick-up) of the area. Palm Tran might install a shelter in the future, should ridership warrant one.
6. Based on the play area provided, no more than 81 non-infant children shall be attending at any time (assuming 0 infants attending).
7. The maximum number of children attending the daycare shall not exceed 85 at any time.
8. Existing monument sign is non-conforming, only a face change is permitted.
9. Proposed landscape upgrading shall be concluded prior to any operations commencement.
10. The dumpster enclosure shall be completed prior to the issuance of the business license.
11. A 6' height precast wall along the north side adjacent to the play area shall be installed.
12. A (unilateral) access easement instrument, approved by the Village, shall be recorded in the public record to protect the future cross access with the property to the north, at time of permitting.
13. A building permit must be obtained with the Village's Planning, Zoning & Building department prior to any remodeling/construction work on the property.
14. No drop-off/pick-up shall be permitted from the southern drive aisle.
15. Staff shall direct customers to utilize the designated drop-off/pick-up parking spaces on the north side of the property.
16. 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 Completion, and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program.
17. Permits must be obtained from the Village and Palm Beach County Fire Department at time of permitting.
18. Provide permits from all applicable permitting agencies at the time of permitting.
19. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
20. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc. Non-potable water shall be used for the irrigation system per Village code.
21. The property owner shall register an Agent of Record, prior to issuance of a permit, to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.
22. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security

- measures, as approved by the Police Chief, may include increased on-site security at the operator's sole expense.
23. All new electric utilities shall be underground.
 24. A silt barrier shall be installed around the perimeter of the property (within the affected area for the site improvements and new building construction) prior to commencement of any site work or construction activity, and a track pad shall be installed at the construction entrance(s), both of which shall remain through substantial completion.
 25. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CC.
 26. The Landscaping shall be certified by the Landscape Architect upon completion and prior to CC or CO .
 27. Absolutely no occupancy, other than construction personnel, is permitted prior to TCC/CC.
 28. The applicant may be required to provide a resident inspector for structural elements such as concrete pours in accordance with Section 109.1.3 FBC 2010 and F.S. 553.791. Determination shall be made at time of pre-construction conference with Planning Zoning and Building Director.
 29. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
 30. At the time of CC, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.

**Justification Statement
Brave Little Stars Academy
Village of Palm Springs, Florida
Special Exception Application
Hours of Operation Variance Application
Original Submittal: December 8, 2020
Resubmittal: January 29, 2021
Resubmittal: March 3, 2021**

Introduction

Schmidt Nichols (“Agent”), on behalf of the property owner, Southeast Corporation Services, LLC (“Owner”), respectfully requests your approval of these Special Exception and Zoning Variance applications for the project located at 3108 S Congress Avenue known as Brave Little Stars Academy. The 0.71-acre subject site (PCN 70-43-44-20-01-015-0010) is located on the north side of 10th Avenue N, east side of S Congress Avenue in the Village of Palm Springs, Florida (“subject property”). The existing building on-site has been unoccupied for more than 5 years. The proposed development consists of developing an 85-student 4,728 sf. daycare. Site access is proposed via a one (1) driveway on Congress Avenue. The proposed buildout year is 2022. The property is bounded by S Congress Avenue to the west with office uses beyond that to the west, a fast-food restaurant to the north, community park to the east, and professional office uses to the south. Currently, the subject property supports a Future Land Use Atlas designation of Commercial and is within the Commercial General (CG) zoning district.

Below is a summary of surrounding properties:

Adjacent Lands	Uses	FLU	Zoning
Subject Property (Proposed)	Child Care Facility	Commercial	CG
North	Restaurant (Dunkin Donuts)	Commercial	CG
South	Professional Office	Commercial	CG
East	Community Park	High Density Residential	RM
West	S Congress Ave R.O.W., Professional Office	Commercial	CG

The following is a summary of all the proposed applications:

- **Request 1: Special Exception Use Approval** to allow for a proposed 4,728 s.f. child care facility
- **Request 2: Hours of Operation Variance Approval** to allow for a 30-minute addition of the opening hours of operation from 7:00 AM to 6:30 AM
- **Request 3: Zoning Variance Approval** to allow for a 5' reduction of the required 15' side interior setback along the south property line.

Request 1: Special Exception Request Standards:

As required by Section 34-606 (b) please find responses to the applicable criteria and standards below for an application requesting Special Exception approval. The following responses apply:

- (1) The proposed special exception use is consistent with goals, objectives, and policies of the Village's comprehensive plan.

Response: The proposed Brave Little Stars Daycare Facility is consistent with the comprehensive plan as it will provide a new, clean and safe alternative for working parents who are contributing to the overall vitality of the Town. Quality child care is in high demand by parents and employers because it provides a safe environment for the care and development of young children while parent's work. Child care is recognized by policy makers throughout the United States as a community priority because it contributes significantly to job creation and economic development, which furthers the goals and objectives of the comp plan.

- (2) The proposed special exception is consistent with the land development and zoning regulations and all other portions of this Code.

Response: The proposed Brave Little Stars Daycare Facility complies with all applicable standards and provisions of the Code. The project has been designed to fulfill and exceed code standards.

- (3) The proposed special exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation, type and amount of traffic to be generated; building location, mass, height and setback; and other relevant factors peculiar to the proposed special exception use and the surrounding property.

Response: The proposed Brave Little Stars Daycare Facility is compatible with the surrounding area and in its function, including but not limited to

hours of operation between 6:30 AM and 6:00 PM. Moreover, parents who enroll more than one child normally are bringing or picking up those children at the same time and generally trips are shared with a primary trip to work, school or some other activity, making such a trip "a pass-by trip". Additionally, the aesthetics and elevations of the building have been designed to be a benefit to the area. Careful consideration has been made in the design of the site. Parking and design provide for the safe, effective and efficient circulation of vehicles. The proposed project in its entirety complements the surrounding businesses within the vicinity of the site.

- (4) The establishment of the proposed special exception use in the identified location does not create a concentration or proliferation of the same or similar type of special exception use, which may be deemed detrimental to the development or redevelopment of the area in which the special exception use is proposed to be developed.

Response: Quality child care is in high demand by parents and employers because it provides a safe environment for the care and development of young children while parent's work. Furthermore, with the steady rise in the number of women in the work force, there has been a corresponding increase in the need for childcare services. The proposed Brave Little Stars childcare is located within a radius of many residences that require and demand such a use. The establishment of a new clean and safe childcare will spur development or redevelopment and will make the area more desirable to those with young children.

- (5) The proposed special exception use does not have a detrimental impact on surrounding properties based on:
- a) The number of persons anticipated to be using, residing, or working on the property as a result of the special exception use
 - b) The degree of noise, odor, visual, or other potential nuisance factors generated by the special exception use; and
 - c) The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.

Response: The proposed Brave Little Stars Daycare Facility complements the surrounding businesses within the vicinity of the site. There will be minimal impact to the surrounding land uses. There will be a limited number of persons using the property and there will be limited nuisances created by the use. The flow of traffic is minimal and will be concentrated during drop off and pick up of the children. As previously indicated, parents who enroll more than one child normally are bringing or picking up those children at the same time and generally trips are shared with a primary trip to work, school or some other activity, often making such a trip "a pass-by trip". Moreover, one of the criteria parents use when selecting care is how close the child care facility is

to their family's home. Family child care conveniently located near a family's home can result in reduced vehicle trips.

- (6) That the proposed special exception use:
- a) Does not significantly reduce light and air to adjacent properties.
 - b) Does not adversely affect property values in adjacent areas.
 - c) Would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations
 - d) Does not negatively impact adjacent natural systems or public facilities, including parks and open spaces.
 - e) Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

Response: The proposed Brave Little Stars Daycare Facility will not reduce light or air, negatively impact natural systems or public facilities or deter development or redevelopment. In fact, it may be a catalyst for revitalization in the area as the establishment of a new clean and safe childcare will increase property values and make the area more desirable to those with young children.

- (7) The proposed use would enhance and/or promote redevelopment of the Village, fulfill redevelopment objectives, and/or have a positive economic impact on the Village, including creating new jobs, economic growth and provide needed community-serving (neighborhood retail and commercial) uses and businesses.

Response: Child care is an important quality-of-life issue for families. For many families, access to reliable, safe and quality child care is a vital educational service that supports child development. Additionally, the availability of quality, affordable child care may be the determining factor in a parents' ability to be gainfully employed. The proposed Brave Little Stars Daycare Facility will have a positive economic impact on the Village, including creating new jobs, promoting economic growth and providing a needed community-serving child care.

Brave Little Stars is a desired preschool facility with an existing location in Delray Beach, Florida since December 2015. Brave Little Stars offers a healthy, nurturing, educational, and stimulating environment to encourage the development of many new skills of the children enrolled in the program. Their mission is to provide the highest quality, safe and affordable program for preschool age children in the community. As they understand that each child is unique, Brave Little Stars works with each child's individual needs. As their belief is that success and growth come from encouragement and praise, the teachers focus on building every child's self-esteem and confidence through positive feedback and rewards, within a home like

environment, stimulating social, emotional, physical, and cognitive development.

Brave Little Stars is Apple, Strong Mind and Gold Seal accredited, a provider of School Readiness, and works closely with The Early Learning Coalition of Palm Beach County. Please see Exhibit A to this Justification Statement for information on these accreditations. The one location has been serving Delray Beach, Boynton Beach, and bordering communities for five (5) years, without one violation, complaint or accident reported from families enrolled in our program, the Health Department, or the Early Learning Coalition of Palm Beach.

Their vision is to be the recognized leader in providing the best care for infants, preschool, and school age children. Known for our exceptional educational programs, talented teams and community relations/tips, Brave Little Stars is exciting about the opportunity to become part of the Palm Springs Community. Letters from the families of the children currently enrolled at Brave Little Stars in Delray Beach are attached as Exhibit B to this Justification Statement.

Additionally, the proposal meets and exceeds each all seven (7) of the development standards of Section 34-1022, the Supplemental Regulations applicable to Child Care Facilities. This includes the requirement for outdoor play areas which requires 75 square feet per non-infant child and 45 square feet per infant child. The outdoor play area consists of 6,107 square feet. With an occupancy of 85 students of which at minimum, twelve (12) will be infants at most, this would require a total of 6,015 square feet ($75 \times 73 = 5,475$) + ($12 \times 45 = 540$). The proposed outdoor plan area consists of 6,107 s.f.

Request 2: Variance Request Standards:

ZONING VARIANCE				
	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
	Sec. 34-891	7:00 AM - 11:00 PM	6:30 AM - 6:00 PM	To allow for a 30-minute addition of the opening hours of operation from 7:00 AM to 6:30 AM
	Hours of Operation			
	Sec. 34-826(7)	15' Side Interior Setback (South of Building)	10' Side Interior Setback (South of Building)	To allow for a 5' reduction of the required 15' side interior setback along the south property line
	CG Property Development Regulations			

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

- a) That special condition and circumstances exist which are peculiar to the land,

structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.

Response:

V1: The special conditions and circumstances are due to the fact that working parents would like flexibility to drop off their kids earlier in the morning. Furthermore, due to the COVID-19 pandemic, some parents would like to pick up extra shifts and need this additional time to drop off their kids in the morning.

V2: The special conditions and circumstances are due to the fact that the proposed daycare building is unable to meet the required 15' side interior setback along the south property line as the site is constrained north to south from the existing required parking spaces, existing 23' two-way drive aisle, and required sidewalk as a safety measure for pedestrians to the north of the building. Furthermore, the proposed daycare building requires a double-loaded corridor for emergency access and the applicant is required to be in compliance with the required classroom sizes per Florida's Licensing Standards for Day Care Centers, which make it unfeasible for the applicant to reconfigure the proposed daycare building or reduce the building s.f. This is the minimum needed to make reasonable use of the property.

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

Response:

V1: The Applicant has presented the special circumstances and conditions that justify the variance. The special conditions and circumstances are due to the fact that working parents would like flexibility to drop off their kids earlier in the morning. Furthermore, due to the COVID-19 pandemic, some parents would like to pick up extra shifts and need this additional time to drop off their kids in the morning.

V2: The Applicant has presented the special circumstances and conditions that justify the variance. The special conditions and circumstances are due to the fact that the proposed daycare building is unable to meet the required 15' side interior setback along the south property line as the site is constrained north to south from the existing required parking spaces, existing 23' two-way drive aisle, and required sidewalk as a safety measure for pedestrians to the north of the building. Furthermore, the proposed daycare building requires a double-loaded corridor for emergency access and the applicant is required to be in compliance with the required classroom sizes per Florida's Licensing Standards for Day Care Centers,

which make it unfeasible for the applicant to reconfigure the proposed daycare building or reduce the building s.f. This is the minimum needed to make reasonable use of the property.

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

Response:

V1: The granting of the variance would not confer any special privilege to the Applicant. Working parents would like flexibility to drop off their kids earlier in the morning. Furthermore, due to the COVID-19 pandemic, some parents would like to pick up extra shifts and need this additional time to drop off their kids in the morning.

V2: The granting of the variance would not confer any special privilege to the Applicant. The applicant is required to be in compliance with the required classroom sizes per Florida's Licensing Standards for Day Care Centers. The proposed daycare building is unable to meet the required 15' side interior setback along the south property line as the site is constrained north to south from the existing required parking spaces, existing 23' two-way drive aisle, and required sidewalk as a safety measure for pedestrians to the north of the building.

- d) That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

Response:

V1: The literal interpretation of the code requires the applicant to open the daycare facility at 7:00 AM. Working parents would like flexibility to drop off their kids earlier in the morning and feel a 30-minute addition of the opening hours of operation from 7:00 AM to 6:30 AM would be sufficient. Furthermore, due to the COVID-19 pandemic, some parents would like to pick up extra shifts and need this additional time to drop off their kids in the morning

V2: The literal interpretation of the code requires the applicant to reconfigure the proposed daycare building or reduce the s.f. of the building to be in compliance with the required 15' site interior setback along the south property line. This would cause the applicant to be unable to meet the required classroom sizes per Florida's Licensing Standards for Day Care Centers and would significantly limit the applicant's daycare operations.

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

Response:

V1: The granting of a 30-minute addition of the opening hours of operation from 7:00 AM to 6:30 AM is the minimum needed to make reasonable use of the property.

V2: The granting of a 5' reduction of the required 15' side interior setback along the south property line is the minimum needed to make reasonable use of the property.

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

Response:

V1: The proposed hours of operation variance request will provide safe, efficient circulation and traffic flow throughout the site. Granting the applicant the ability for a 30-minute addition of the opening hours of operation from 7:00 AM to 6:30 AM will be in harmony with the general intent and purpose of this chapter.

V2: The proposed side interior setback variance request will provide safe, efficient circulation and traffic flow throughout the site. Granting the applicant the ability for a 5' reduction of the required 15' side interior setback along the south property line will be in harmony with the general intent and purpose of this chapter.

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

Response:

V1: The proposed hours of operation variance will not be injurious to the area involved or detrimental to the public welfare as the applicant is requesting to allow for a 30-minute addition of the opening hours of operation from 7:00 AM to 6:30 AM.

V2: The proposed side interior setback variance request will not be injurious to the area involved or detrimental to the public welfare as the applicant is requesting to allow for a 5' reduction of the required 15' side interior setback along the south property line.

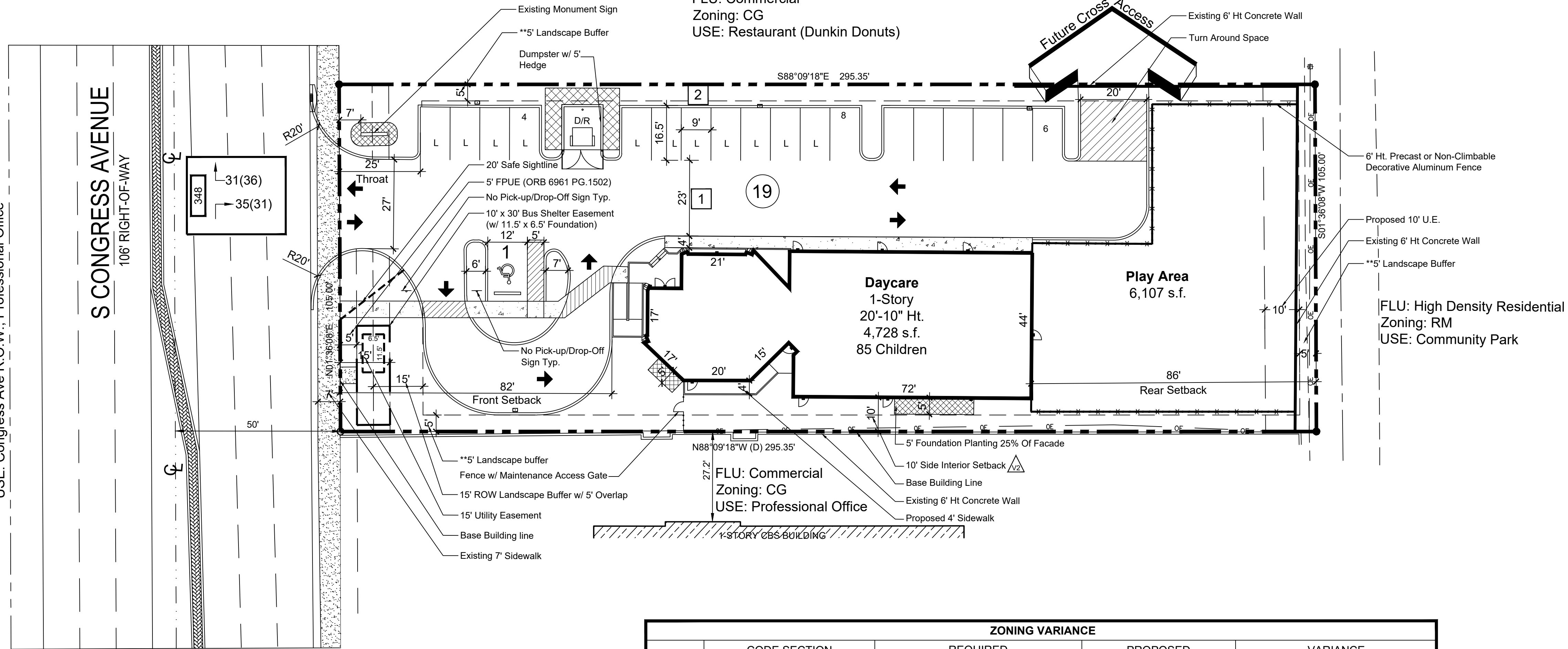
On behalf of the Property Owner, Southeast Corporation Services, LLC ("Owner"), Schmidt Nichols Inc. respectfully requests your approval of this Special Exception and Zoning Variance applications for Brave Little Stars Academy.

EXHIBIT LIST

Exhibit A: Brave Little Stars Academy Accreditations

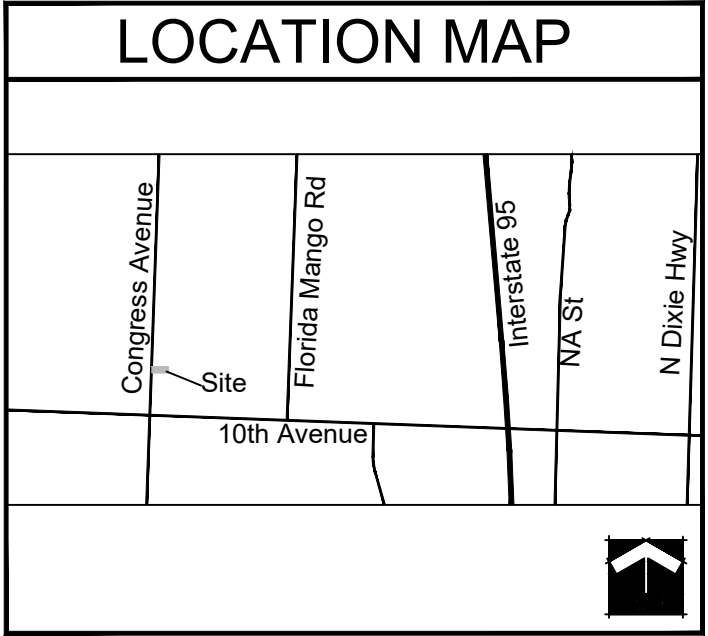
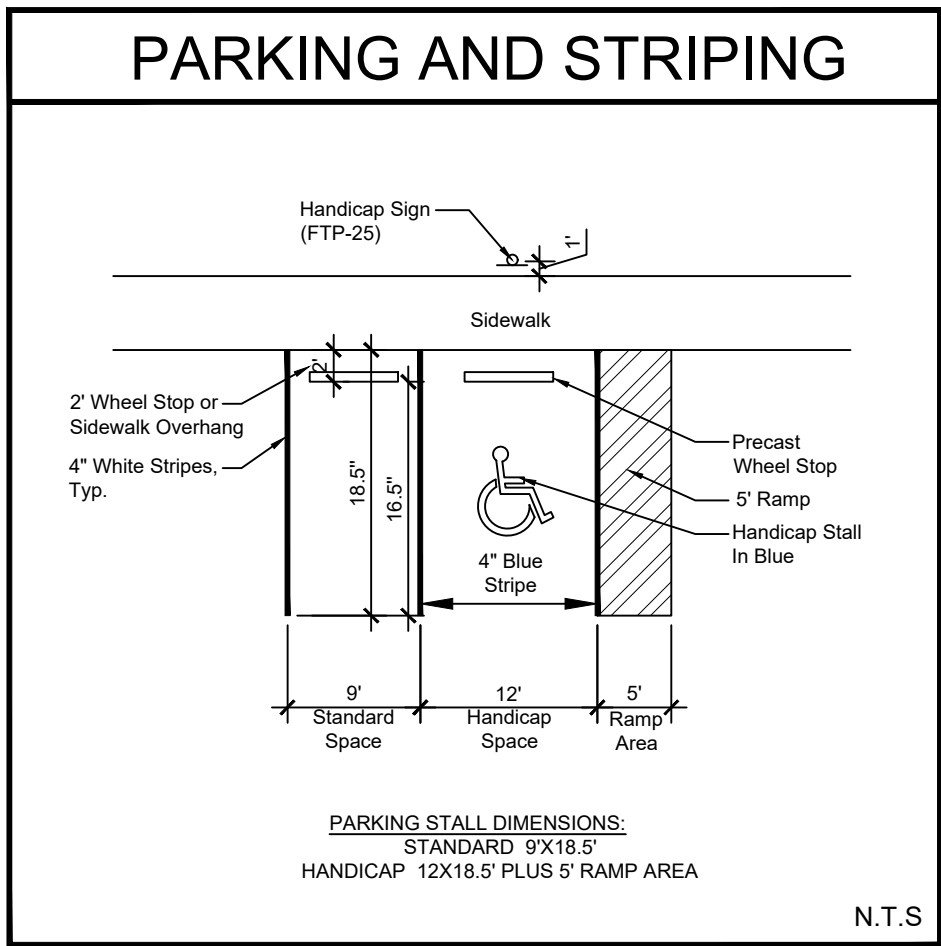
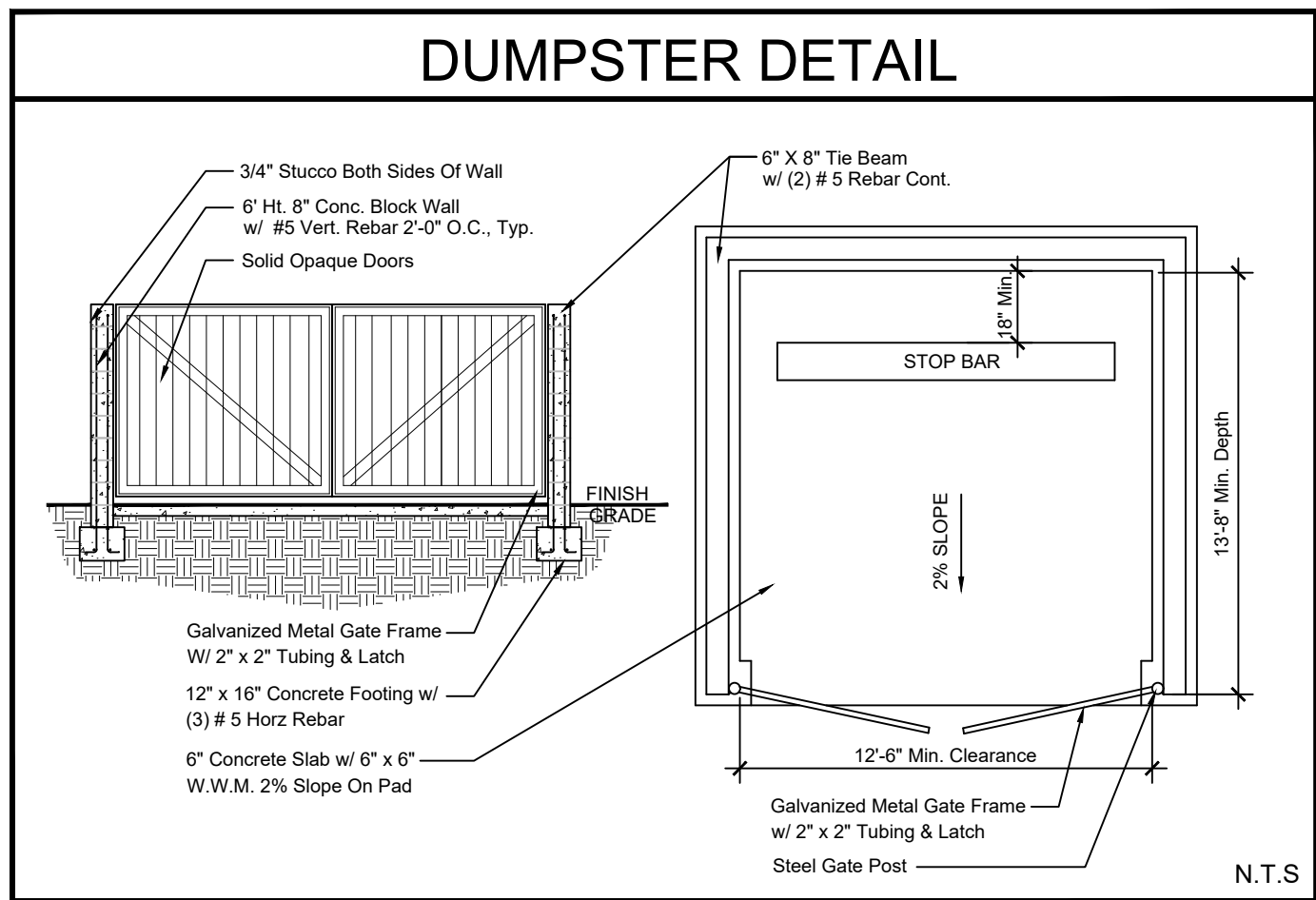
Exhibit B: Letters from Children's Families Enrolled in Brave Little Stars Academy

FLU: Commercial
Zoning: CG
USE: Congress Ave R.O.W., Professional Office



ZONING VARIANCE				
	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
V1	Sec. 34-891	7:00 AM - 11:00 PM	6:30 AM - 6:00 PM	To allow for a 30-minute addition of the opening hours of operation from 7:00 AM to 6:30 AM
	Hours of Operation			
V2	Sec. 34-826(7)	15' Side Interior Setback (South of Building)	10' Side Interior Setback (South of Building)	To allow for a 5' reduction of the required 15' side interior setback
	CG Property Development Regulations			

EXISTING NONCONFORMITY CHART				
	VILLAGE CODE	REQUIRED	PROVIDED	NONCONFORMITY
1	Sec. 34-1328	26' for double vehicular drive aisles	23' for a double vehicular drive aisle	Allow for a 23' double vehicular drive aisle
	Minimum Off-Street Parking Bay Dimensions			
2	Sec. 34-1328	9' x 18.5' parking stall	9' x 16.5' parking stall	Allow for a 9' x 16.5' parking stall
	Minimum Off-Street Parking Bay Dimensions			



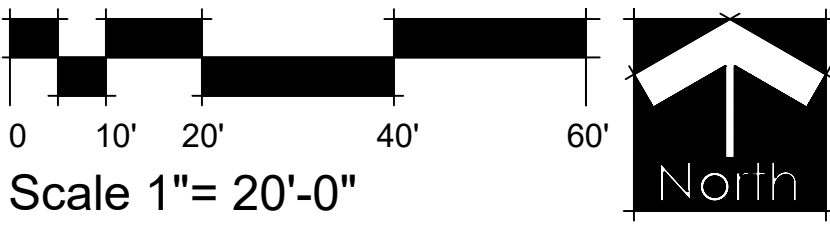
SITE TABULAR DATA	
Application Name	Brave Little Stars Academy
Application Number	2020-01333
Future Land Use Designation	Commercial
Zoning District	General Commercial (CG)
Section, Township, Range	20/44/43
Property Control Numbers	70-43-44-20-01-015-0010
Existing Use	Restaurant
Proposed Use	Childcare Facility
Total Gross Site Area	0.71 AC. (31,011 s.f.)
Total Gross Floor Area	3,075 s.f.
Child Care Facility	3,075 s.f.
Required Child Care Floor Area	3,075 s.f.
1,500 s.f./1st 40 Children + 35 s.f./Each Add'l Child	
Proposed Child Care Floor Area	4,728 s.f.
Total Floor Area Ratio	0.15
Total Building Coverage	15%
Impervious Area	52%
Buildings (4,728 s.f.)	
Pavements/Walks (11,422 s.f.)	
Pervious Area	48%
Open Space (14,861 s.f.)	
Number of Children	85
Required Outdoor Play Area	6,015 s.f.
(12 Infants x 45 s.f.) + (73 non-infants x 75 s.f.)	
Proposed Outdoor Play Area	6,107 s.f.
Max. Building Height	max. 45'
Proposed Building Height	20'-10"
Number of Stories	1
Parking Required	19 SPACES
Child Care Facility - 1 Space per employee/teacher @ 8 = 8	
Loading - 1 Space/8 Pupils @ 85 Pupils = 11	
(Loading included in the 11 Required Spaces)	
Proposed Parking	19 SPACES
Handicap Spaces Required	1
Handicap Spaces Proposed	1
Traffic Analysis Zone	1323
Concurrency Approval* Childcare Facility 4,728 s.f.	
*Concurrency is approved for the above uses and amounts shown on this plan	

** Required Landscape Buffer On The Subject Site Can Be Reduced By 50% if A 5' Landscape Buffer Is Provided On Adjacent Parcels

PROPERTY DEVELOPMENT REQUIREMENTS											
	ZONING DISTRICT	MINIMUM LOT DIMENSIONS				MAX FAR	MAX BLDG COVER	SETBACKS/SEPARATIONS			
		SIZE	WIDTH	FRONTAGE	DEPTH			FRONT	SIDE INTERIOR	SIDE STREET	REAR
CODE	CG	--	100'	100'	200'	0.50	N/A	50'	15'	25'	20'
PROP	CG	0.71 AC.	100'	100'	295'	0.15	15%	82'	10'	N/A	86'

DEVELOPMENT TEAM	
DEVELOPER:	SOUTHEAST CORPORATIONS SERVICES LLC 3108 S CONGRESS AVENUE LAKE WORTH, FL 33461 (561) 450-6695
TRAFFIC ENGINEER:	PINDER TROUTMAN CONSULTING, INC 2005 VISTA PARKWAY, SUITE 111 WEST PALM BEACH, FL 33411 (561) 296-9698
PLANNER:	SCHMIDT NICHOLS 1551 N FLAGLER DRIVE, SUITE 102 WEST PALM BEACH, FL 33401 (561) 684-6141
ARCHITECT:	J.N. SHEINGOLD, P.E. 12420 SW 75TH AVENUE MIAMI, FL 33156 (305) 378-1244
SURVEYOR:	BROWN & PHILLIPS, INC. 1860 OLD OKEECHOBEE ROAD, SUITE 509 WEST PALM BEACH, FL 33409 (561) 615-3988

NOTES	
BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY BROWN & PHILLIPS, INC. DATED 05/12/2020	
"L" LOADING SPACES	
D/R DUMPSTER WITH ENCLOSURES	



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LANDSCAPE ARCHITECTURE
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Brave Little Stars
Academy

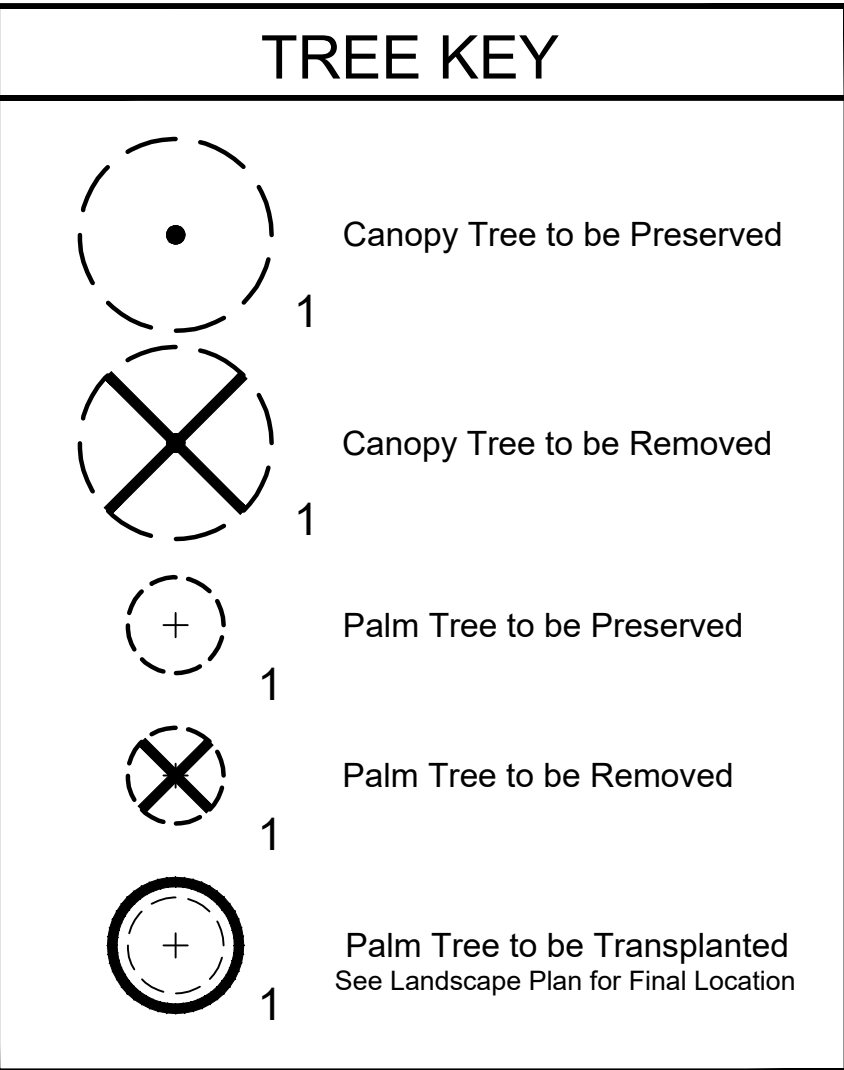
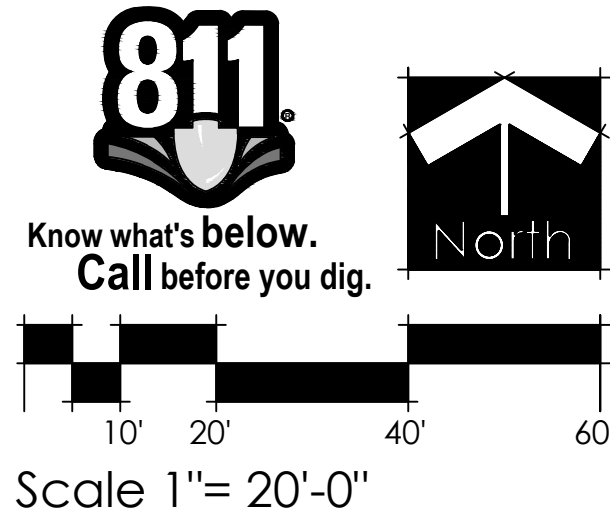
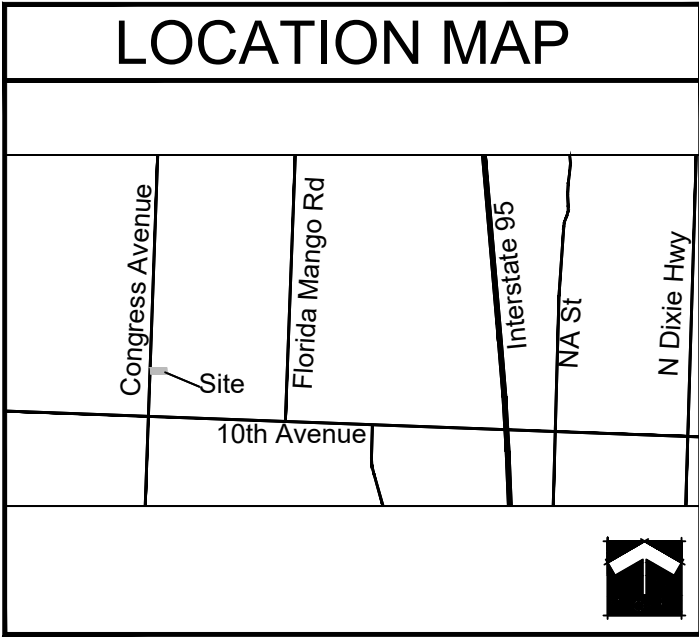
Palm Springs, Florida

Date: 12/08/20
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Design By: JS
Drawn By: AH
Checked By: JS
File No. 995.01
Job No. 20-87

REVISIONS / SUBMISSIONS
01/29/21 - Resubmittal
03/02/21 - Resubmittal
03/25/21 - Resubmittal

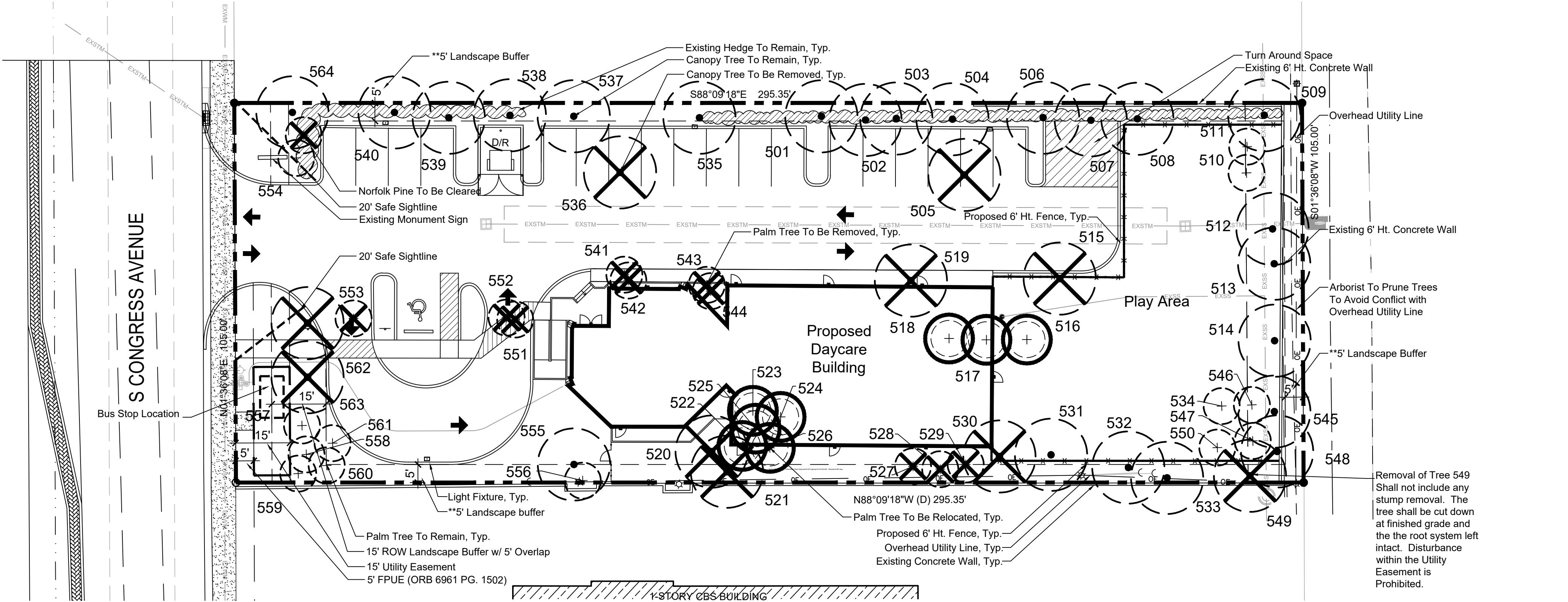
Site
Plan

PSP-1 of 1



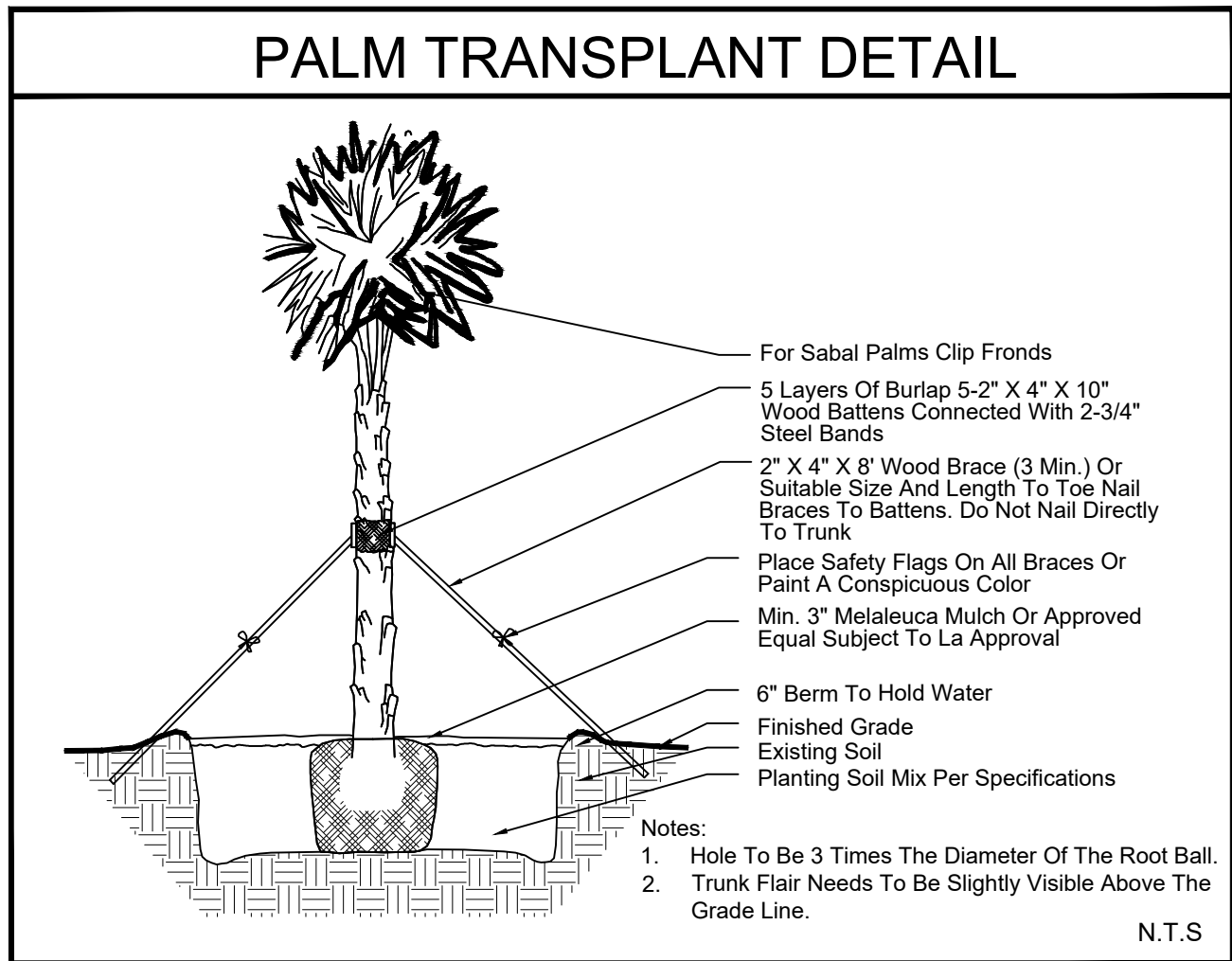
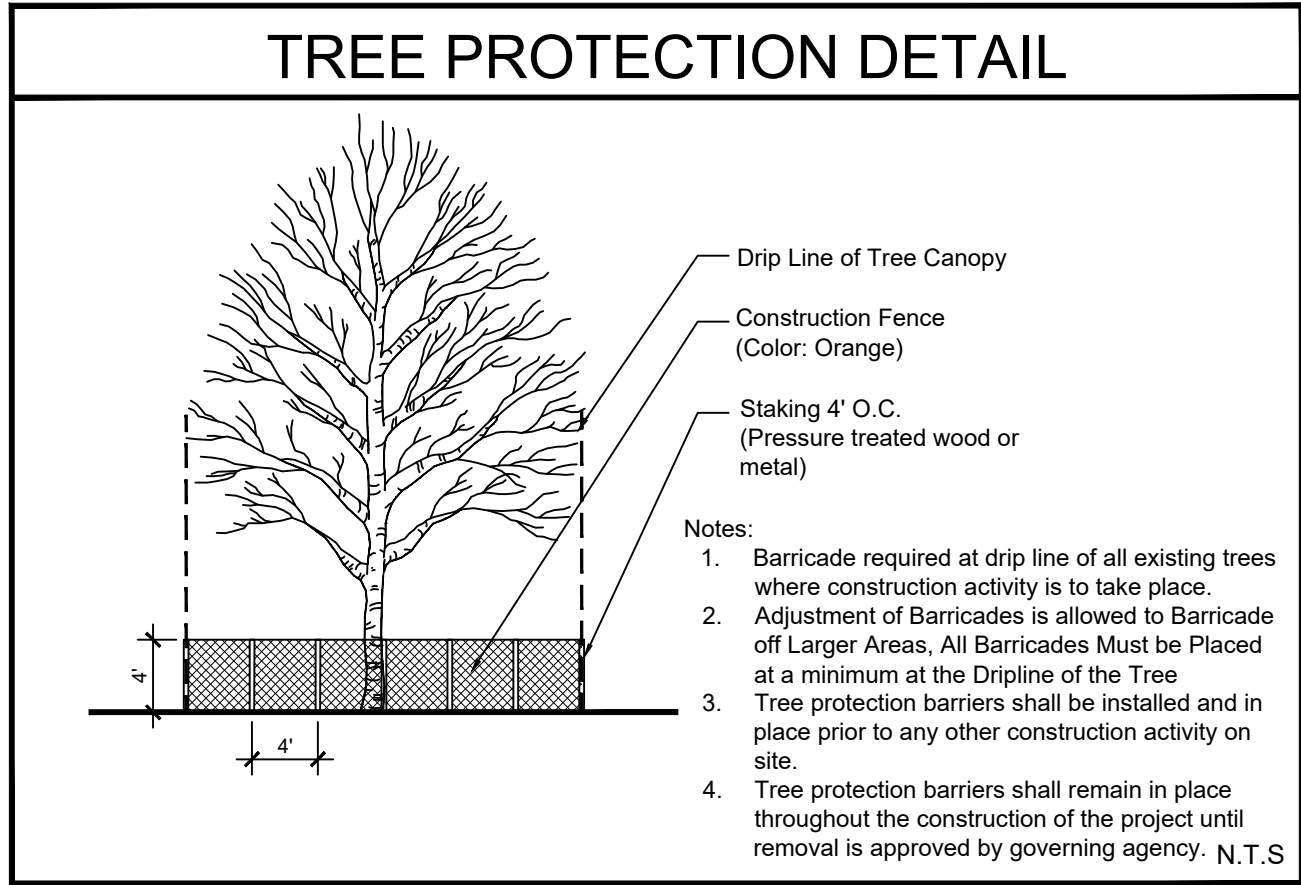
TREE SUMMARY	
Category	Total Trees
Preserved Trees	36
Removed Trees	20
Transplanted Trees	8

- VEGETATION NOTES
1. Tree protection barriers shall be installed and in place prior to any other construction activity on site. Tree protection barriers shall remain in place throughout the construction of the project until removal is approved by governing agency.
 2. During land altering and construction, protective barriers shall be maintained around all trees / palms or groups of trees / palms to be protected. The movement of equipment or the storage of equipment, materials, and placement of debris or fill within protective barriers is prohibited.
 3. A permit to remove trees / palms must be applied for with the governing agency prior to and tree removal.
 4. All relocated trees and palms shall be staked and guyed as indicated in the details.
 5. Hurricane cut all Sabals prior to transplant.
 6. All transplanted trees must be transplanted using best industry standards.
 7. Provide irrigation to transplanted trees or trees within holding areas to ensure survivorship.



TREE TABULAR			
TREE ID	SPECIES	DBH	DISPOSITION
501	Green Buttonwood	14"	Preserve
502	Green Buttonwood	14"	Preserve
503	Live Oak	16"	Preserve
504	Live Oak	12"	Preserve
505	Live Oak	6"	Remove
506	Green Buttonwood	18"	Preserve
507	Green Buttonwood	16"	Preserve
508	Green Buttonwood	18"	Preserve
509	Sabal Palm	16"	Preserve
510	Sabal Palm	14"	Preserve
511	Live Oak	10"	Preserve
512	Silver Buttonwood	10"	Preserve
513	Silver Buttonwood	10"	Preserve
514	Silver Buttonwood	8"	Preserve
515	Live Oak	8"	Remove
516	Sabal Palm	10"	Transplant
517	Sabal Palm	10"	Transplant
518	Sabal Palm	8"	Transplant
519	Live Oak	8"	Remove
520	Gumbo Limbo	12"	Remove
521	Tabebuia	12"	Remove
522	Sabal Palm	12"	Transplant
523	Sabal Palm	10"	Transplant
524	Sabal Palm	12"	Transplant
525	Sabal Palm	14"	Transplant
526	Sabal Palm	16"	Transplant
527	Queen Palm	8"	Remove
528	Queen Palm	6"	Remove
529	Queen Palm	12"	Remove
530	Green Buttonwood	12"	Remove
531	Green Buttonwood	14"	Preserve
532	Silver Buttonwood	8"	Preserve

TREE ID	SPECIES	DBH	DISPOSITION
533	Silver Buttonwood	10"	Preserve
534	Sabal Palm	12"	Preserve
535	Live Oak	14"	Preserve
536	Live Oak	14"	Remove
537	Live Oak	10"	Preserve
538	Live Oak	16"	Preserve
539	Green Buttonwood	14"	Preserve
540	Green Buttonwood	18"	Preserve
541	Montgomery Palm	6"	Remove
542	Montgomery Palm	6"	Remove
543	Montgomery Palm	4"	Remove
544	Montgomery Palm	4"	Remove
545	Green Buttonwood	8"	Preserve
546	Sabal Palm	16"	Preserve
547	Sabal Palm	16"	Preserve
548	Green Buttonwood	6"	Preserve
549	Silver Buttonwood	6"	Remove
550	Sabal Palm	18"	Preserve
551	Montgomery Palm	4"	Remove
552	Montgomery Palm	4"	Remove
553	Montgomery Palm	4"	Remove
554	Montgomery Palm	4"	Preserve
555	Gumbo Limbo	10"	Preserve
556	Sabal Palm	24"	Preserve
557	Sabal Palm	16"	Preserve
558	Sabal Palm	14"	Preserve
559	Sabal Palm	16"	Preserve
560	Sabal Palm	8"	Preserve
561	Sabal Palm	18"	Preserve
562	Crape Myrtle	2"	Remove
563	Crape Myrtle	2"	Remove
564	Live Oak	4"	Preserve



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Brave Little Stars Academy

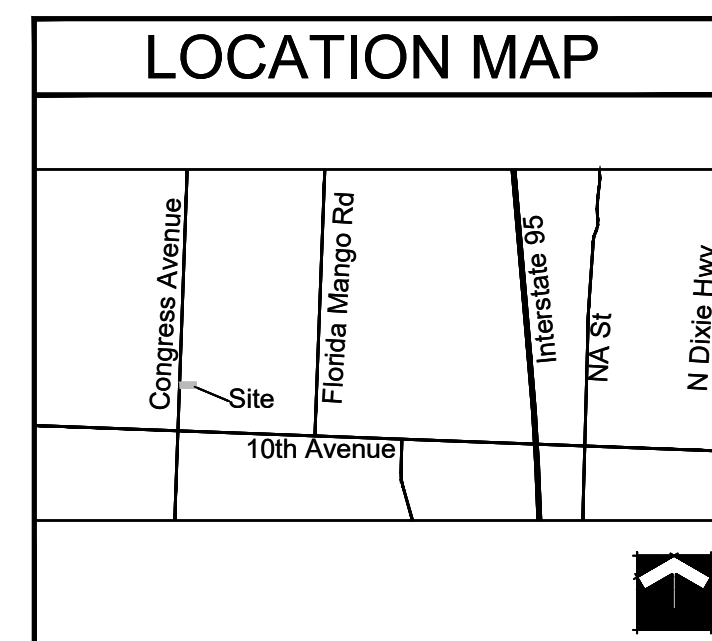
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Job No. 20-67

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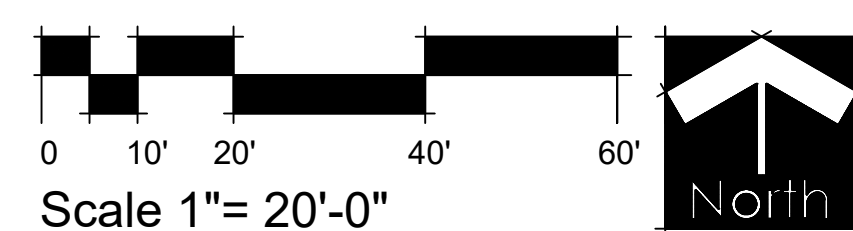
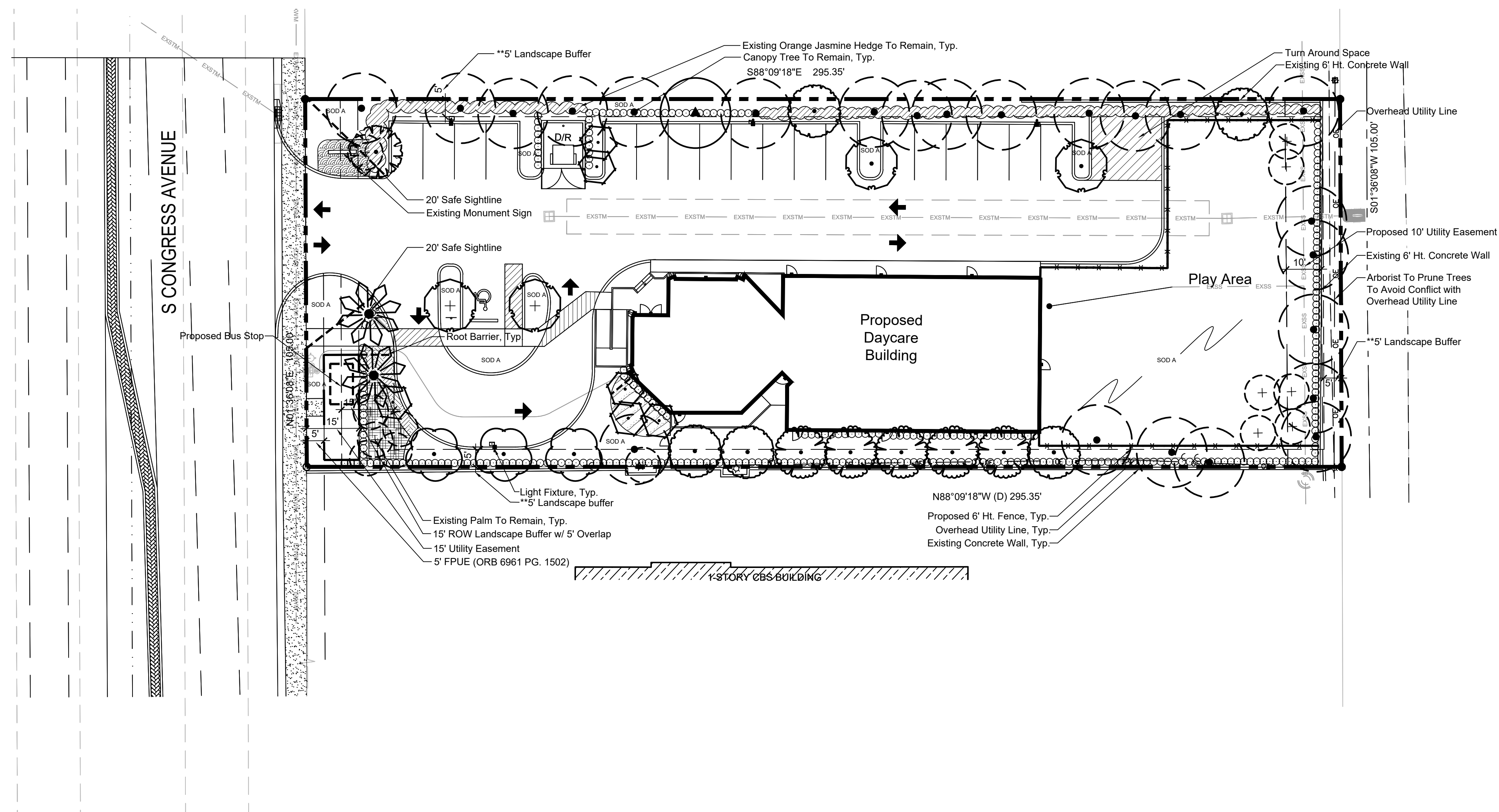
01/29/21 - Resubmittal
03/02/21 - Resubmittal
03/25/21 - Resubmittal

Tree Disposition



BRAVE LITTLE STARS ACADEMY

- LI-1 Landscape Index Sheet
LP-1 Landscape Plan
LP-2 Landscape Specifications
TD-1 Tree Disposition Plan



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Drawn By:	MD
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File No.	995.01
Job No.	20-87

REVISIONS / SUBMISSIONS

01/29/21 - Resubmittal

03/1/21 - Resubmittal

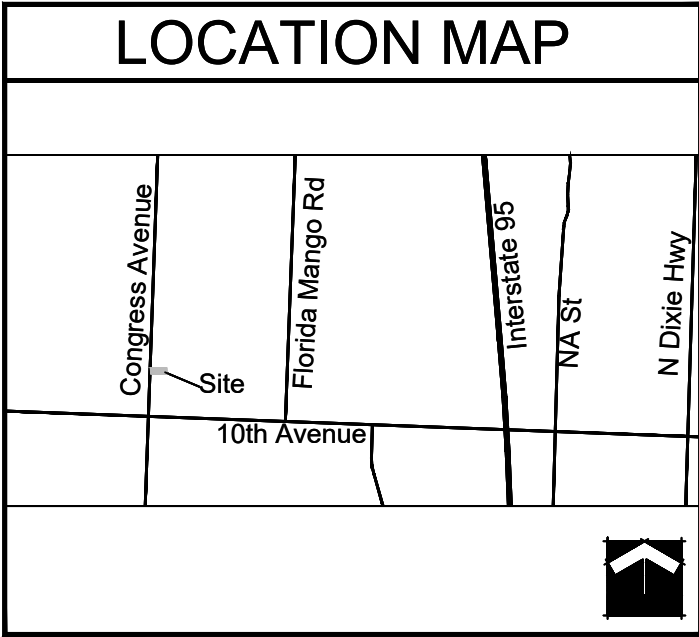
03/25/21 - Resubmittal

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RA
SEAL OF A FLORIDA LICENSED LANDSCAPE ARCHIT

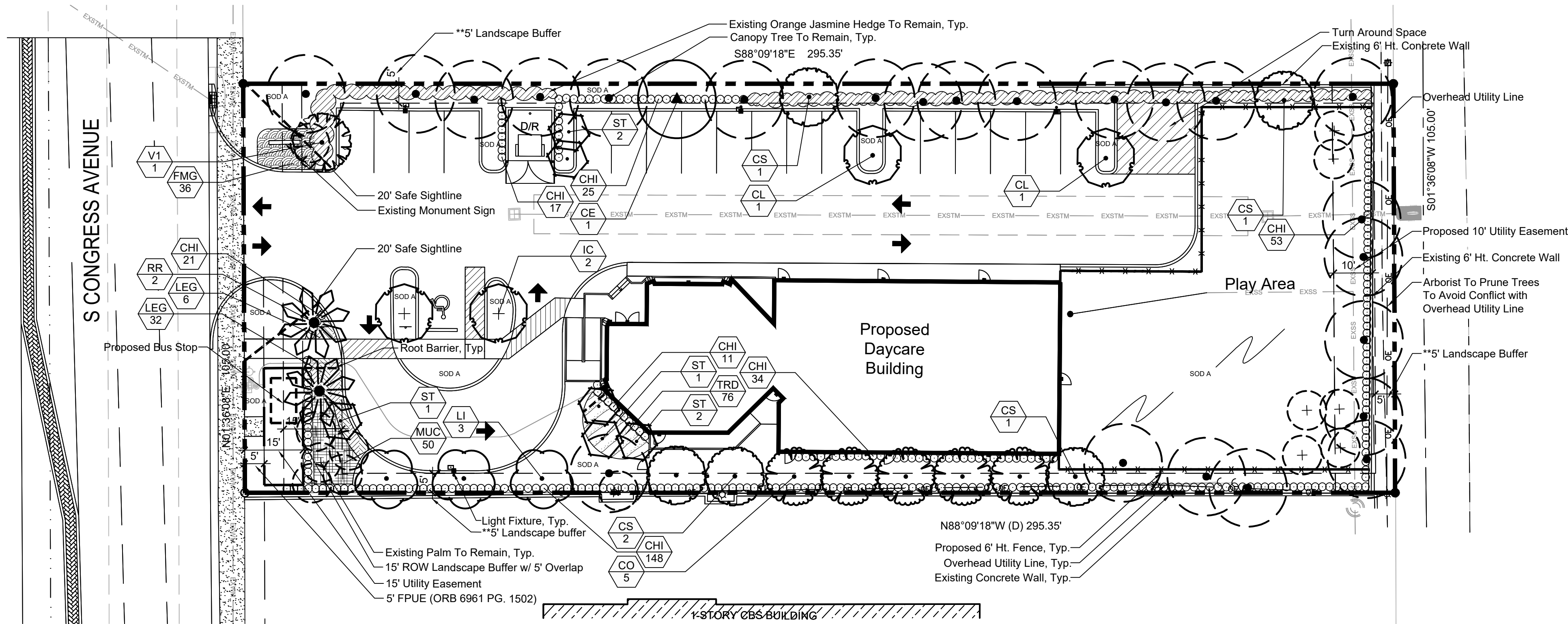
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Landscape Index

LI-1 of 1

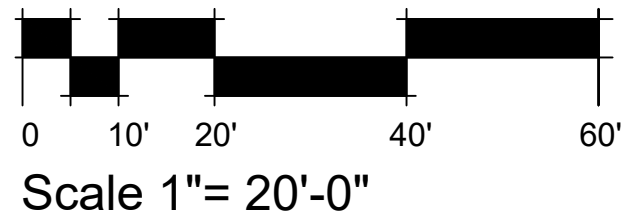
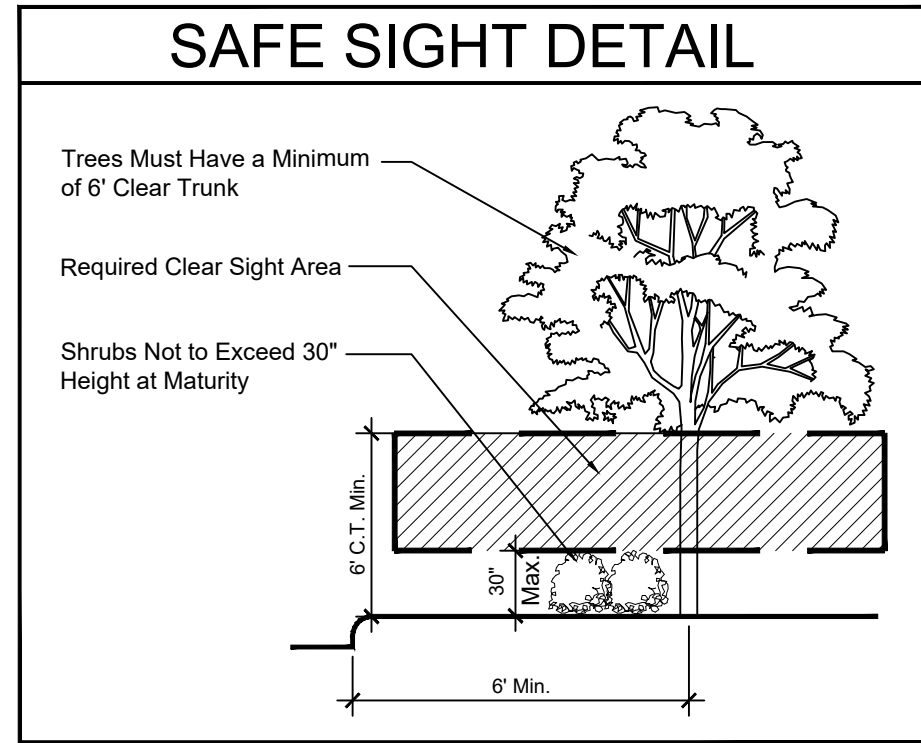


- LANDSCAPE NOTES
- Easements shall not encroach landscape buffers more than 5 feet.
 - Landscape in right-of-way buffers shall be installed on the exterior side of walls or fences.
 - FOOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and grassed areas 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 a 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. 150% 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. However, in no case shall a tree encroach into a PBCUE without prior PBCWUD approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
 - All planters shall be excavated to a minimum depth of the native soil on site 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.
 - All substitutions or modifications from the approved Landscape Plan must be submitted and approved by the Landscape Architect in writing.
 - All ground-mounted equipment shall be screened from view.
 - Prior to C.O., the site must have 100% sod coverage, including greenspace in the directly adjacent ROW. All disturbed areas must be sodded including all areas used for staging and maneuvering that may not be indicated on the Landscape Plan.
 - Potable Water Is Not Allowed For Use For Irrigation



PLANT LIST									
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	SPREAD	CLEAR TRUNK	WATER USAGE	STATUS
	CL	2	Clusia rosea / Autograph Tree Standard Form, Matched	2" Cal.	12'	5'	5' Min.	Low	Native
	CE	1	Conocarpus erectus / Green Button Wood Single Straight Trunk, No Low Crotch	2" Cal.	12'	5'	5' Min.	Low	Native
	CS	5	Conocarpus erectus sericeus / Silver Button Wood Single Straight Trunk	2" Cal.	12'	5'	5' Min.	Low	Native
	CO	5	Cordia sebestena / Orange Geiger Tree Single Straight Trunk, Min 4" CT	2.5" Cal.	12'	5'	5' Min.	Medium	Native
	IC	2	Ilex cassine / Dahoon Holly Single Straight Trunk, Full to Base is Not Acceptable	2" Cal.	12'	5'	5' Min.	Low	Native
	LI	3	Lagerstroemia indica 'Tuscarora' / Tuscarora Crape Myrtle Single Straight Trunk, Matched	2" Cal.	12'	5'	5' Min.	Low	Non-Native
	RR	2	Roystonea regia / Royal Palm Matched, No Scarred Trunks, Full Heads	N/A	6' GW	N/A	6' GW	Medium	Native
	ST	6	Sabal palmetto / Transplanted Cabbage Palm ** Transplanted From On Site, Stagger Heights in Groups, Avg. 12' OA Min. Ht. in Groupings	EX.	EX.	EX.	EX.	Low	Native
	V1	1	Vecthia montgomeryana / Montgomery Palm Single Trunk, No Scarred Trunks, Matched	N/A	12' OA	N/A	12' OA	Low	Non-Native
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS	
	CHI	311	Chrysobalanus icaco / Coco Plum Full To Base	36"	24"	24" O.C.	Low	Native	
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS	
	MUC	29	Muhlenbergia capillaris / Pink Muhly Full	18"	18"	24" O.C.	Low	Native	
	TRD	76	Tripsacum dactyloides / Fakahatchee Grass Full	18"	18"	18" O.C.	Low	Native	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS	
	FMG	36	Ficus microcarpa 'Green Island' / Green Island Ficus Full to Base	12"	12"	24" O.C.	Medium	Non-Native	
	LEG	24	Liriope muscari 'Evergreen Giant' / Evergreen Giant Liriope Full	12"	12"	24" O.C.	Low	Non-Native	
	SOD A	10,021 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Slagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas	N/A	N/A	N/A	High	Non-Native	

LANDSCAPE REQUIREMENTS CHART				
BUFFERS				
TREES:	REQUIREMENT	NO. REQUIRED	NO. PROVIDED	
North Property Line	295 L.F.	20' O.C.	15	15 (12 Ex.)
South Property Line	295 L.F.	20' O.C.	15	15 (4 Ex.)
East Property Line	105 L.F.	20' O.C.	6	6 (6 Ex.)
West Property Line	105 L.F. - 30' Access = 75 L.F.	20' O.C.	4	4 (1 Ex.)
TOTAL TREES:			39	39
3' HT. SHRUBS:	REQUIREMENT	NO. REQUIRED	NO. PROVIDED	
North Property Line	295 L.F.	2' O.C.	148	25 (Ex.)
South Property Line	295 L.F.	2' O.C.	148	148
East Property Line	105 L.F.	2' O.C.	53	53
West Property Line	105 L.F.	2' O.C.	53	23 (Ex.)
TOTAL 3' HT SHRUBS:			402	249 (Ex.)
2ND TIER SHRUBS	REQUIREMENT	NO. REQUIRED	NO. PROVIDED	
West Property Line	105 L.F.	2' O.C.	53	53
TOTAL 2ND TIER SHRUBS:			53	53
INTERIOR				
FOUNDATION PLANTING (348' FAÇADE)	REQUIREMENT	NO. REQUIRED	NO. PROVIDED	
Trees	33 L.F.	1 / 30 L.F.	2	2
PARKING ISLANDS	REQUIREMENT	NO. REQUIRED	NO. PROVIDED	
Islands	6	1 / Island	6	6
LOT AREA (INCLUDES BUFFER/FOUNDATION)	REQUIREMENT	NO. REQUIRED	NO. PROVIDED	
Interior Trees	31,011 S.F.	1 / 2,500 S.F.	12	49
OVERALL	REQUIREMENT	NO. REQUIRED	NO. PROVIDED	
Native Trees	47	50% of Required	24	45 (26 Ex.)
VUA Shade Trees	6	75% of Required	5	5
TOTAL TREES			47	
TOTAL SHRUBS			455	302 + Existing



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Landscape
Plan

LP-1 of 2

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.
- 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 sod 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 stage of work.
- G. Owner/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-scan, 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.
- 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 sizes of smaller trees or shrubs are increased proportionately.
- B. 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 mixture.
- 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-tie trees 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 lawns 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 dead 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, 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 area soils. It should be free of heavy clay, silt, stone, extraneous lime, plant roots and other foreign matter greater than 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%	
Silt	10 - 30%	0.05 to 0.002 MM
Sand	25 - 75%	0.2 to 0.05 MM
Clay	5 - 25%	0.002 MM and below

2.02 SOIL AMENDMENTS

- A. If 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 biosolids co-compost.
- 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 list/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. Deciduous 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 other 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 4(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 acceptable to Landscape Architect.
- B. Anti-Erosion Mulch: Provide clean, dry, mulching hay or straw of coastal bermuda, pangola or bahia grass. Only undeteriorated mulch which can be readily cut into the soil shall be used.
- C. Mulch: Melaleuca or equal. The use of cypress mulch is prohibited.
- D. Stakes and Guys: When required provide stakes and deadened of sound new hardwood or treated softwood free of knot 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 1/2" 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. Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow planting throughout planting operations.
- D. For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
1. Mix mix with dry soil prior to mixing of fertilizer.
2. Prevent time 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, torpedograss, Bermuda grass, Bahia grass, kikuyu grass, crab grass, carpet grass, sedge and other noxious and/or invasive weeds. The site 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 scarify soils in all planting areas to a minimum depth of 4". Densely compacted areas between 85% and 90% are to be cross ripped to a minimum of 8" depth. In the process of tilling 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 till 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 topsoil. Backfill material shall be free from rock, construction debris, or other extraneous material.
- E. All road, rock, concrete, asphalt and other non-plant 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 sods, shrubs, lawns 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 drip line 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 lawns, 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 plantings 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 into 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 take 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. Moist 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 bed 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 shrubs, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
- C. 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 out 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 backfill 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 18" 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 cans on 2 sides with an approved cut 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 not 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 maneuver.
- I. Face of trees and palms to be located a minimum of 2'-0" off all sidewalk/skate 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 mulch.
- 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 site conditions will impede the ability of plant material to thrive without notifying the Landscape Architect of concern 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 of trees 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 18".
 11. Plant material must 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 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 takes place 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 two times the diameter of the root ball.
- E. Trees shall be planted at the same depth as 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 trees 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, scarred, frayed, split, or skinned branches, limbs or roots shall be pruned back to line 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 striping.
- 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 silted soil into minor cracks between pieces to joint; 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 rest 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 in 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 weed bare spots and surface irregularities (85% 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, reject 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 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 field 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.

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 site conditions will impede the ability of plant material to thrive without notifying the Landscape Architect of concern 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 of trees 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 18".
11. Plant material must 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 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.

ROOT BARRIER DETAIL

Planting Details

- Notes:
1. Hole To Be 3 Times The Diameter Of The Root Ball.
 2. Trunk Flair Needs To Be Slightly Visible Above The Grade Line.
- For Sabal Palms Clip Fronds
- For Washington Palms Prune And Tie Fronds Together With Biodegradable Material Do Not Tie Fronds prior to LA Approval
- To Be Planted at or 2" Max. Above Finished Grade
- 6" Berm To Hold Water
- Finished Grade
- Planting Soil Mix Per Specifications
- Existing Soil
- 5 Layers Of Burlap 5-2" X 4" X 10' Wood Battens Connected With 2-3/4" Steel Bands
- 2" X 4" X 8' Wood Brace (3 Min.) Or Suitable Size And Length To Tie Nail Braces To Battens. Do Not Nail Directly To Trunk
- Place Safety Flags On All Braces Or Paint A Conspicuous Color
- Melaleuca Mulch Or Approved Equal Subject To LA Approval, Max 2" Over Root Ball, 3" Elsewhere

PALM PLANTING DETAIL

- Notes:
1. Do Not Allow Air Pockets To Form When Back Filling
 2. Leave 10" Of Stake Above Grade For Removal
 3. Tree Shall Be Secured With 3 Guy Wires Spaced 120" Apart. Tree Shall Stand Plumb. Staking To Be Removed At End Of Guarantee Period.
 4. Hole To Be 3 Times The Diameter Of The Root Ball.
 5. Trunk Flair Needs To Be Slightly Visible Above The Grade Line.
- 2-ply Reinforced Rubber Or Plastic Hose-min. 3/4" Dia. Locate Above First Lateral Branch
- #12 Galv. Guy Wire (min. 3 Per Tree)
- Turnbuckle (3), Galvanized Or Dip-painted
- Place Safety Flags On All Braces Or Paint A Conspicuous Color
- 6" Bermed Saucer To Hold Water
- Remove Burlap From Top 1/3 Of Root Ball
- 2" X 4" X 2" Hardwood Stakes Equally Spaced Around Tree
- Finished Grade
- Existing Soil
- Planting Soil Mix Per Specifications

LARGE TREE (OVER 8' HEIGHT) PLANTING DETAIL

- Notes:
1. Hole To Be 3 Times The Diameter Of The Root Ball.
 2. Trunk Flair Needs To Be Slightly Visible Above The Grade Line.
- Thin Branches And Foliage As Directed By Landscape Architect
- To Be Planted at or 2" Max. Above Finished Grade
- Melaleuca Mulch Or Approved Equal Subject To LA Approval, Max 2" Over Root Ball, 3" Elsewhere. No Mulch win 2" of the Trunk Flair
- Finished Grade
- Existing Soil
- Planting Soil Mix Per Specifications
- 2-ply Reinforced Rubber Or Plastic Hose-min. 3/4" Dia. Locate Above First Lateral Branch
- #12 Galv. Guy Wire (min. 3 Per Tree)
- Turnbuckle (3), Galvanized Or Dip-painted
- Place Safety Flags On All Braces Or Paint A Conspicuous Color
- 6" Bermed Saucer To Hold Water
- 2" X 4" X 2" Hardwood Stakes Equally Spaced Around Tree
- Remove Burlap From Top 1/3 Of Root Ball

MULTI-TRUNK TREE PLANTING DETAIL

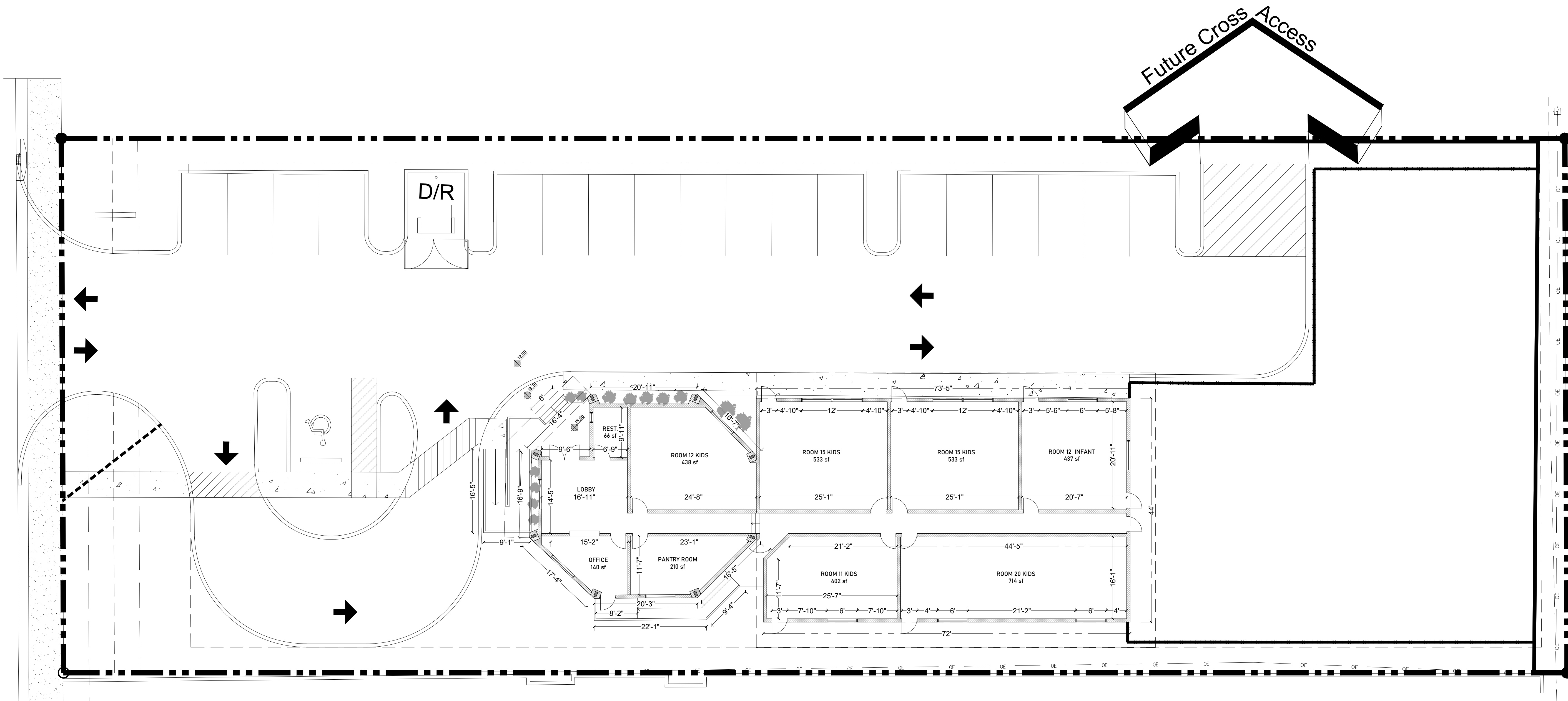
- Notes:
1. Hole To Be 3 Times The Diameter Of The Root Ball.
 2. Trunk Flair Needs To Be Slightly Visible Above The Grade Line.
- Plant So That Rootball Is Level With Finished Grade
- Melaleuca Mulch Or Approved Equal Subject To LA Approval, Max 2" Over Root Ball, 3" Elsewhere. No Mulch win 2" of the Trunk Flair
- Excavate Shrub And Ground Cover Beds To Native Soil Depth And Back Fill With Planting Soil. See Specifications For Planting Soil Mix.
- Finished Grade
- Existing Soil

SHRUB AND GROUND COVER PLANTING DETAIL

- Notes:
1. Hole To Be 3 Times The Diameter Of The Root Ball.
 2. Trunk Flair Needs To Be Slightly Visible Above The Grade Line.
- For Sabal Palms Clip Fronds
- For Washington Palms Prune And Tie Fronds Together With Biodegradable Material Do Not Tie Fronds prior to LA Approval
- To Be Planted at or 2" Max. Above Finished Grade
- Planting Soil Mix Per Specifications
- Existing Soil
- 6" Berm To Hold Water
- Finished Grade
- 5 Layers Of Burlap 5-2" X 4" X 10' Wood Battens Connected With 2-3/4" Steel Bands
- 2" X 4" X 8' Wood Brace (3 Min.) Or Suitable Size And Length To Tie Nail Braces To Battens. Do Not Nail Directly To Trunk
- Place Safety Flags On All Braces Or Paint A Conspicuous Color
- Melaleuca Mulch Or Approved Equal Subject To LA Approval, Max 2" Over Root Ball, 3" Elsewhere

Transplant Details

- Notes:
1. Do Not Allow Air Pockets To Form When Back Filling
 2. Leave 10" Of Stake Above Grade For Removal
 3. Tree Shall Be Secured With 3 Guy Wires Spaced 120" Apart. Tree Shall Stand Plumb. Staking To Be Removed At End Of Guarantee Period.
 4. Planting Hole To Be 3 Times The Diameter Of The Root Ball.
 5. Trunk Flair Needs To Be Slightly Visible Above The Grade Line.
- 2-ply Reinforced Rubber Or Plastic Hose-min. 3/4" Dia. Locate Above First Lateral Branch
- #12 Galv. Guy Wire (min. 3 Per Tree)
- Turnbuckle (3), Galvanized Or Dip-painted
- Place Safety Flags On All Braces Or Paint A Conspicuous Color
- 6



FLOOR PLAN
1"=10'



PROYECT INFORMATION

EXISTING ONE STORY BUILDING TO DEMOLISH	2145 sf
EXISTING PAVILION TO RESTORE	1498 sf
PROPOSED ONE STORY BUILDING	3230 sf

TOTAL BUILDING AREA	4728 sf
TOTAL PLAYGROUND AREA	6107 sf

PROPOSED OCCUPANCY	STUDENTS	85
	STAFF	8
ROOMS INFORMATION	ROOM #1 (12 CHILDREN)	438 sf
	ROOM #2 (15 CHILDREN)	533 sf
	ROOM #3 (15 CHILDREN)	533 sf
	ROOM #4 (12 INFANTS)	437 sf
	ROOM #5 (11 CHILDREN)	402 sf
	ROOM #6 (20 CHILDREN)	714 sf

PAGE LIST

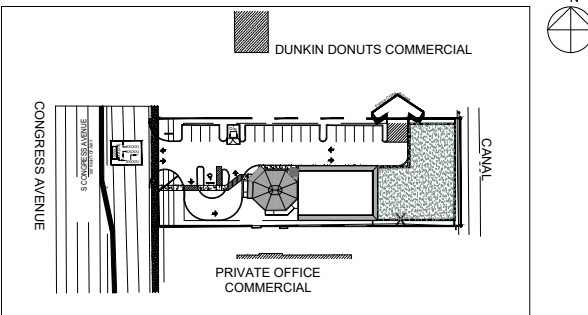
A001	ROOF PLAN
A002	FLOOR PLAN
A003	ELEVATIONS

GENERAL NOTES:

DRAWINGS ARE NOT TO BE USED AS CONSTRUCTION PLANS.
DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION.
PROPER TOPOGRAPHICAL AND STRUCTURAL SURVEY MUST BE GIVEN BEFORE FINAL ARCHITECTURE.
GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE SPACES.
ALL FINISHES, PARTITIONS, DOORS, WINDOWS, FURNITURE AND LANDSCAPING DESIGN ARE NOT DEFINITIVE AND CAN CHANGE IN FURTHER DRAWINGS.
DEVELOPER IS RESPONSIBLE FOR ALL FEES ASSOCIATED TO THE COMPLETION OF THE PROJECT INCLUDING BUT NOT LIMITED TO ALL REQUIRED PERMITS, LABOR, MATERIALS AND EQUIPMENT.
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Project
3108 S CONGRESS AVENUE
PALM SPRINGS, FL 33461

Vicinity map



J.N. SHEINGOLD P.E.

12420 SW 75 AVENUE,
MIAMI, FLORIDA 33156

PE#21181

PHONE: 305-378-1244
OFFICE: 305-253-4455
email: jsheing@gmail.com

REVISIONS

NO.	DESCRIPTION	DATE
01	INCLUDED TOTAL INFANTS OCCUPANCY (12 INFANTS)	01/08/2021
02	UPDATED SITE PLAN	01/08/2021
03	MODIFIED GENERAL NOTES	01/08/2021

DRAWING TITLE

GENERAL REQUIREMENTS AND DETAILS

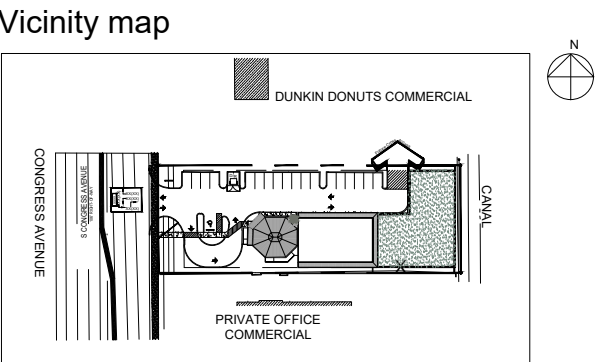
Date 07.10.20
PROJ.# 2020-04
Drawn by A S
Chk by J.N.S.

SEAL & SIGNATURE:

Sheet no:

A-002.00

Project
3108 S CONGRESS AVENUE
PALM SPRINGS, FL 33461



J.N. SHEINGOLD P.E.

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PE#21181

PHONE: 305-378-1244
OFFICE: 305-253-4455
email: jsheing@gmail.com

REVISIONS		
NO.	DESCRIPTION	DATE
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DRAWING TITLE

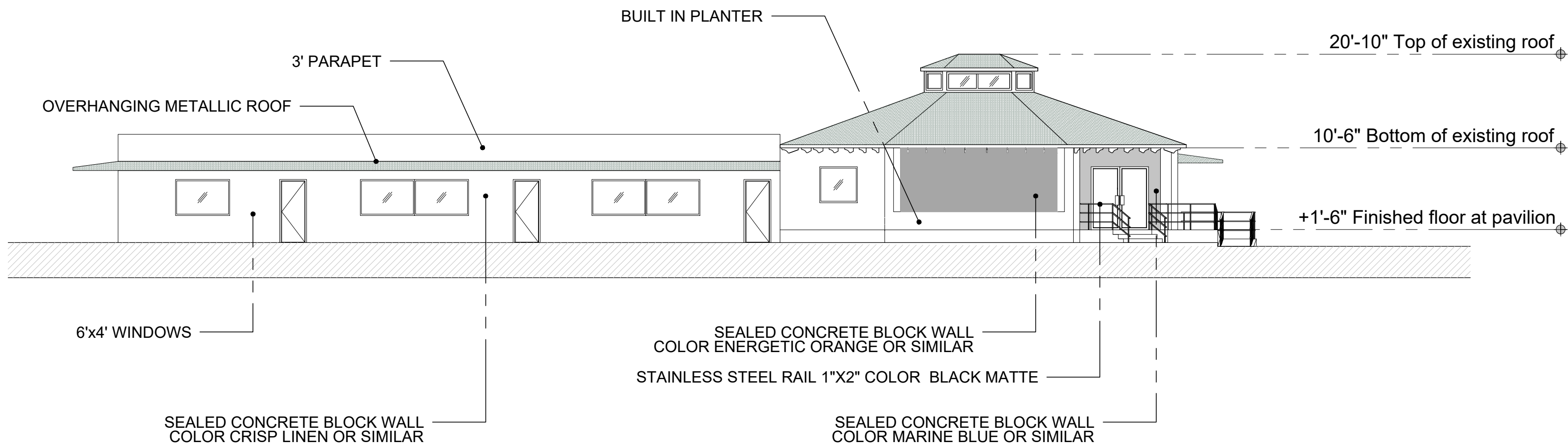
GENERAL REQUIREMENTS AND DETAILS

Date 07.10.20
PROJ.# 2020-04
Drawn by A S
Chk by J.N.S.

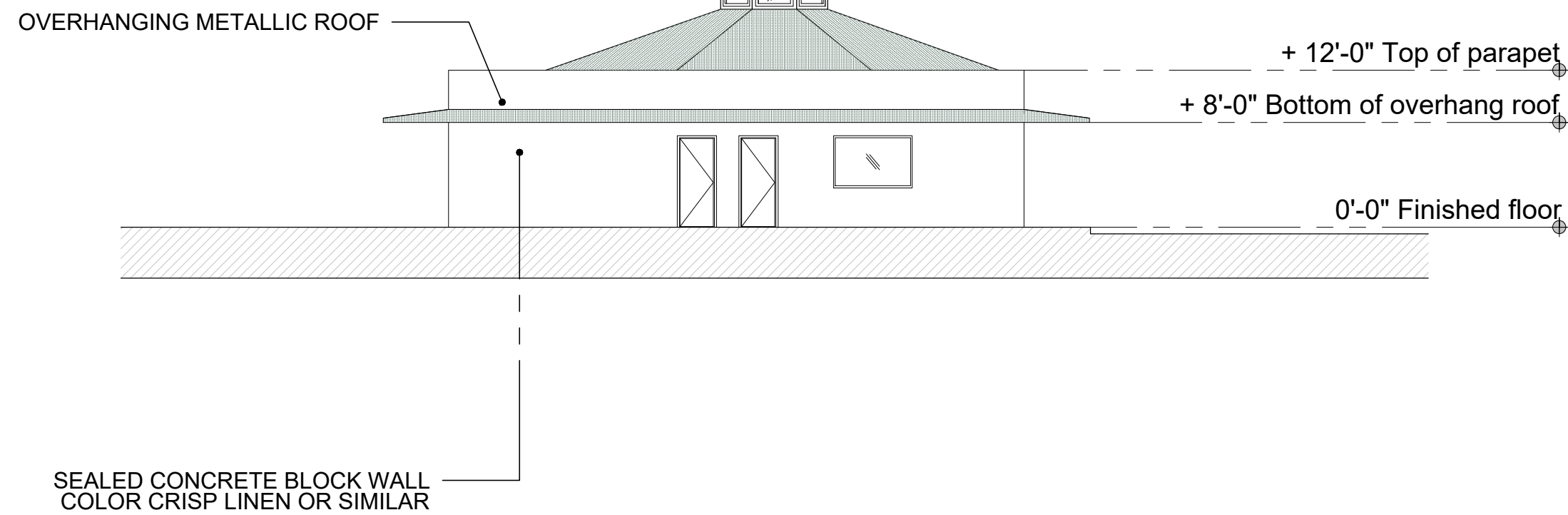
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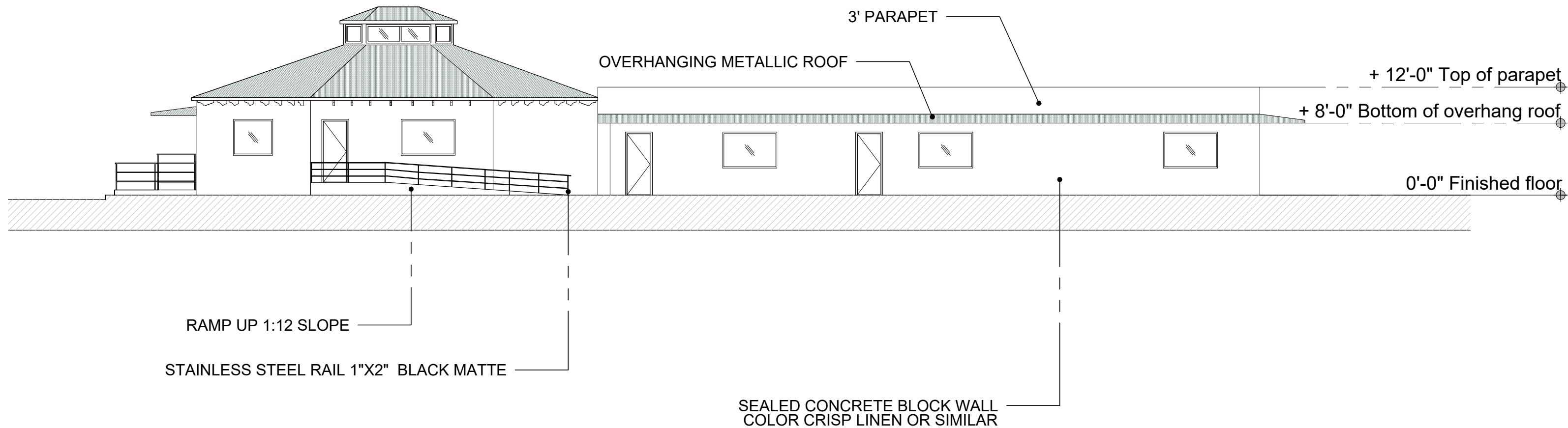
3 of 3



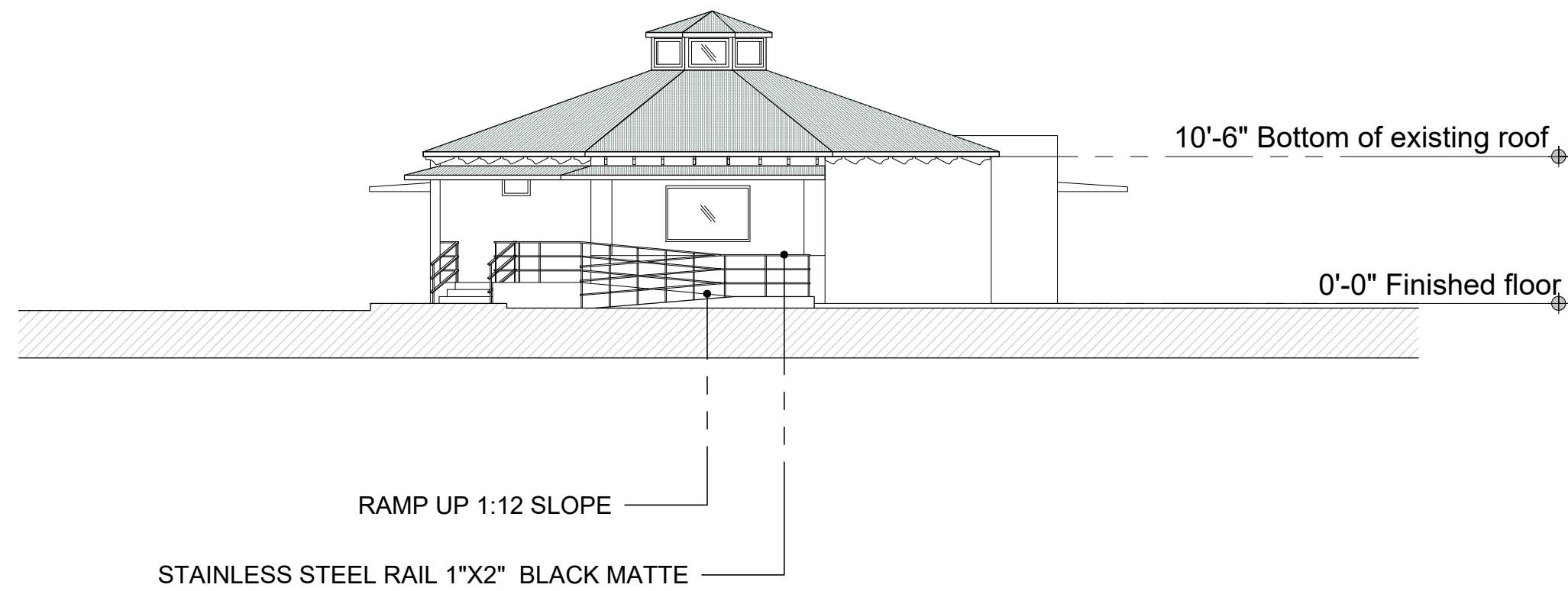
NORTH ELEVATION
1"=10'



EAST ELEVATION
1"=10'



SOUTH ELEVATION
1"=10'



WEST ELEVATION
1"=10'



PROYECT INFORMATION

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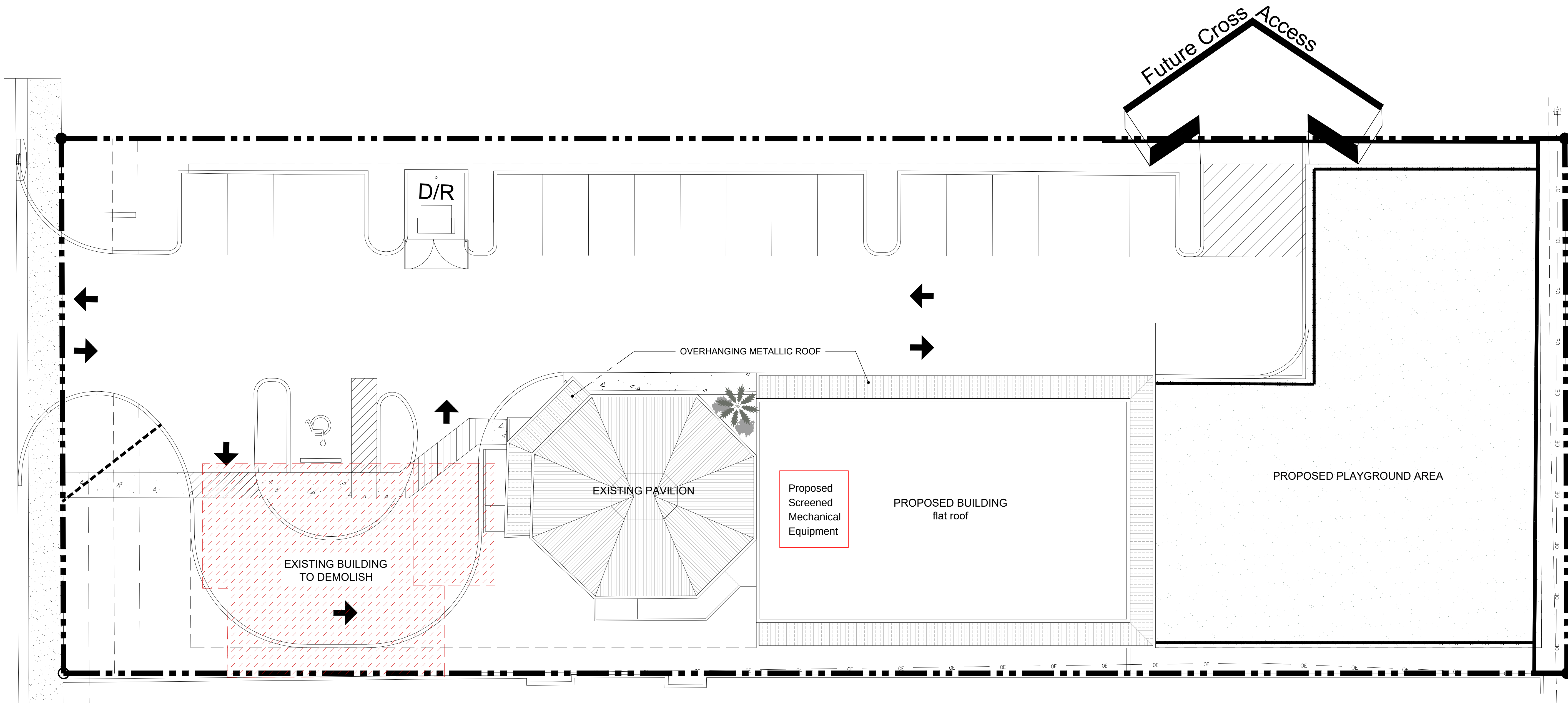
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ROOF PLAN
1"=10'



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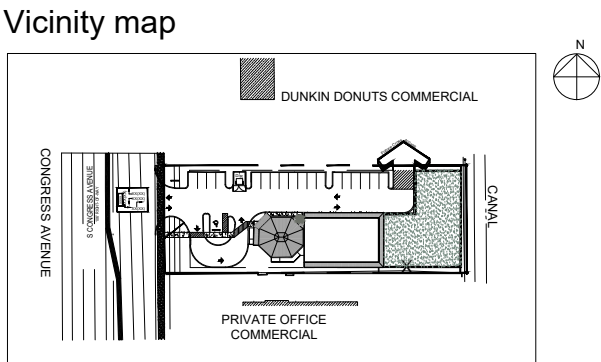
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Project
3108 S CONGRESS AVENUE
PALM SPRINGS, FL 33461



J.N. SHEINGOLD P.E.

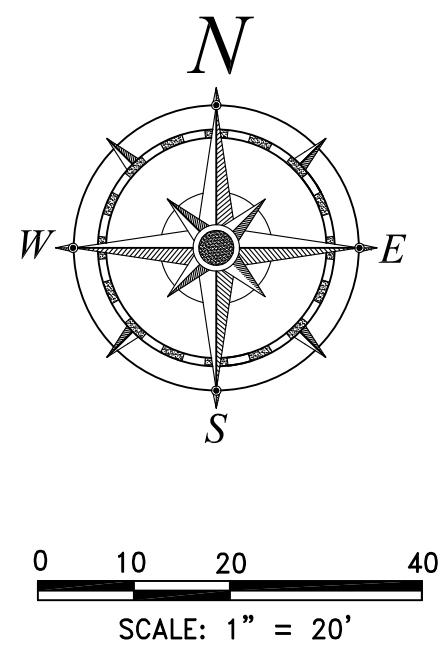
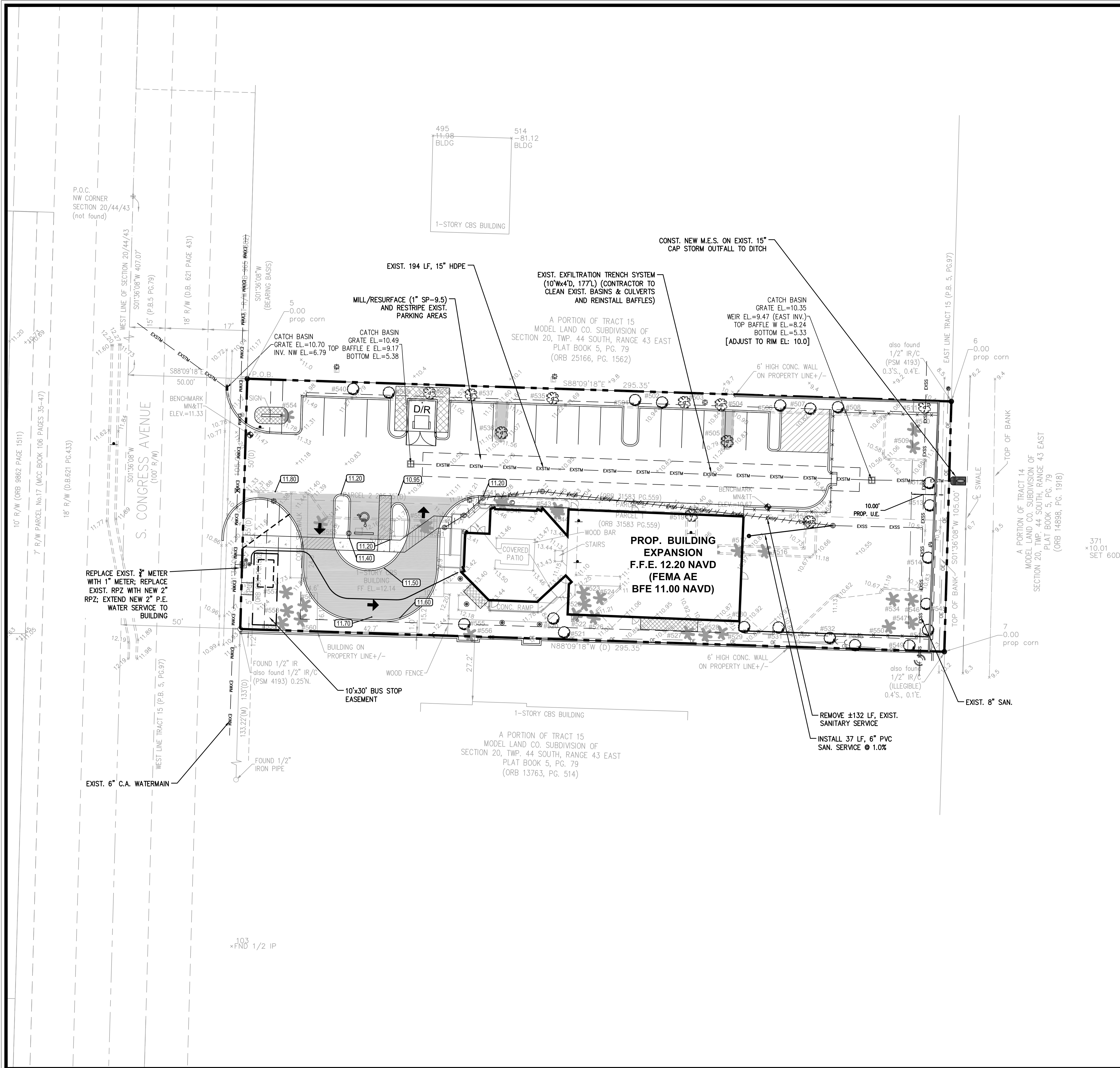
12420 SW 75 AVENUE,
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PE#21181
PHONE: 305-378-1244
OFFICE: 305-253-4455
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REVISIONS		
NO.	DESCRIPTION	DATE
01	INCLUDED TOTAL INFANTS OCCUPANCY (12 INFANTS)	01/08/2021
02	UPDATED SITE PLAN	01/08/2021
03	MODIFIED GENERAL NOTES	01/08/2021

DRAWING TITLE
GENERAL REQUIREMENTS AND DETAILS

Date 07.10.20
PROJ.# 2020-04
Drawn by A S
Chk by J.N.S.
SEAL & SIGNATURE:



LEGEND	
PROP. SIGN	
SURFACE FLOW ARROW	
PROP. ASPHALT PAVEMENT	
PROP. CONCRETE PAVEMENT	
PAVEMENT RESTORATION	
PROPOSED ELEVATION	
EXIST. ELEVATION	
RWL	

- NOTES:**
- EXIST. UTILITIES, DRAINAGE, & ELEVATIONS BASED ON SURVEY PREPARED BY BROWN & PHILLIPS SURVEYING. CONTRACTOR SHALL VERIFY INVERTS, PIPE SIZES, AND STRUCTURE LOCATIONS PRIOR TO SUBMITTING SHOP DRAWINGS.
 - ALL LANDSCAPE AREAS ADJACENT TO BUILDING SHALL BE GRADED TO DRAIN AWAY FROM BUILDING.
 - CONTRACTOR SHALL CONFIRM DETECTABLE WARNING REQUIREMENTS WITH BUILDING OFFICIAL PRIOR TO INSTALLATION.
 - WHERE LANDSCAPE/SOD ABUTS BUILDING SLAB, A MINIMUM 3" SLAB REVEAL SHALL BE PROVIDED.
 - MAXIMUM SLOPE FROM TOP OF CURB AND BACK OF WALK TO FINISHED GRADE SHALL BE 4(H):1(V), UNLESS OTHERWISE NOTED.
 - ALL BUFFER, DETENTION, SWALE, AND UN-LANDSCAPED/UNPAVED AREAS SHALL BE SODDED UNLESS OTHERWISE NOTED.
 - REFER TO SITE PLAN PREPARED BY SCHMIDT-NICHOLS FOR ADDITIONAL SITE REQUIREMENTS.
 - ALL CULVERTS LEADING TO EXFILTRATION TRENCH SHALL BE FITTED WITH A POLLUTION RETARDANT BAFFLE (PRB) PER THE ENCLOSED DETAIL.
 - ALL OFFSITE DISTURBED AREAS SHALL BE SODDED BY CONTRACTOR. ALL DAMAGED CURBING, PAVEMENT, STRIPING, SIGNAGE, LANDSCAPING, ETC. SHALL BE RESTORED BY CONTRACTOR.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR PREPARING MAINTENANCE OF TRAFFIC (MOT) PLANS AND OBTAINING ALL REGULATORY APPROVALS FOR MOT PLANS. COPIES OF APPROVED MOT PLANS SHALL BE PROVIDED TO ENGINEER PRIOR TO COMMENCING WORK.
 - EXIST. PAVEMENT AREAS WILL BE OVERLAD/OVERBUILT TO ACHIEVE SHEET FLOW PATTERNS SHOWN IN ADJACENT PLAN.
 - ALL ELEVATIONS REFER TO NAVD 1988 SURVEY DATUM.

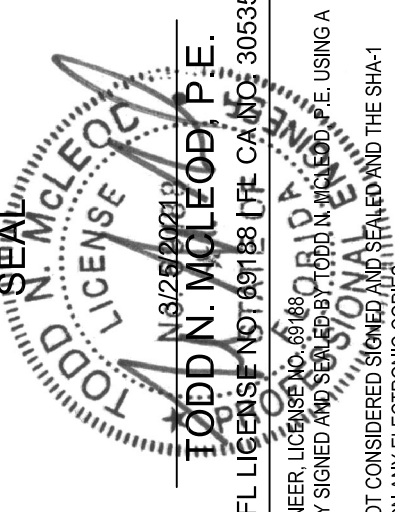
- DRY UTILITY NOTES:**
- ALL EXISTING AND PROPOSED UTILITY BOXES AND/OR CABINETS SHALL BE SCREENED FROM VIEW. BOXES SHALL BE WRAPPED WITH A PATTERN MATCHING THE EXISTING SURROUNDING LOCATION.
 - ALL NEW OR RELOCATED ELECTRIC UTILITIES SHALL BE PLACED UNDERGROUND.

- ACCESSIBILITY NOTES:**
- ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE - ACCESSIBILITY.
 - ALL WALKS CROSSING A VEHICULAR AREA SHALL HAVE DETECTABLE WARNING SURFACE (TRUNCATED DOME) IN ACCORDANCE WITH THE FLORIDA BUILDING CODE - ACCESSIBILITY.
 - CURB RAMP SLOPES AND DIMENSIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX NO. 304. CURB RAMP DETECTABLE WARNING SURFACES SHALL BE TRUNCATED DOME AND SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
 - DETECTABLE WARNING SHALL BE THE WIDTH OF THE WALKING SURFACE AND 3' IN LONGITUDINAL LENGTH (DIRECTION OF TRAVEL). DETECTABLE WARNING MATS SHALL PER THE FDOT APPROVED PRODUCTS LIST (APL), LATEST EDITION.



**McLeod • McCarthy
& Associates, P.A.**
Civil Engineers

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West Palm Beach, FL 33401
P: 561.689.9500
F: 561.689.8080
www.mcleodmccarthy.com



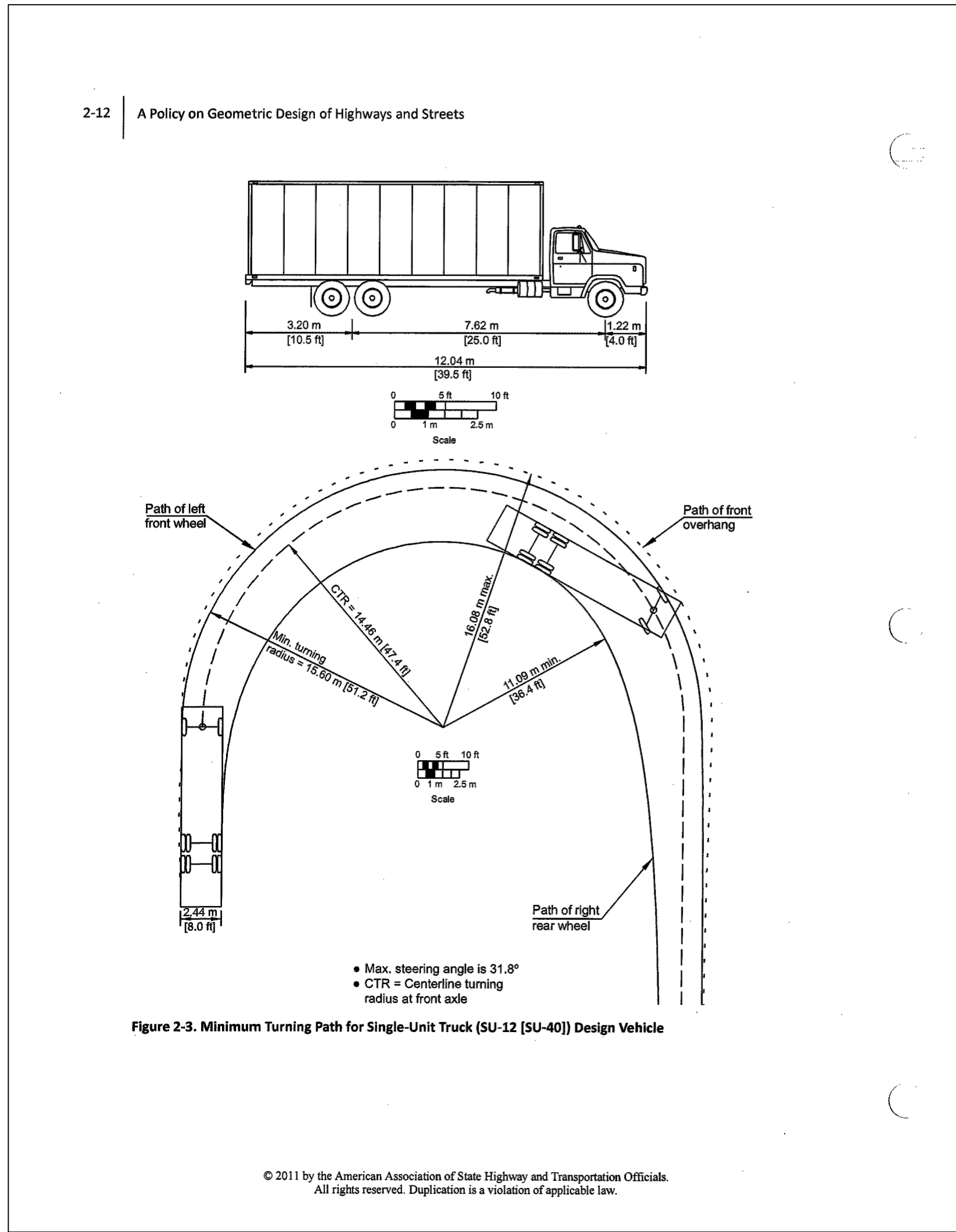
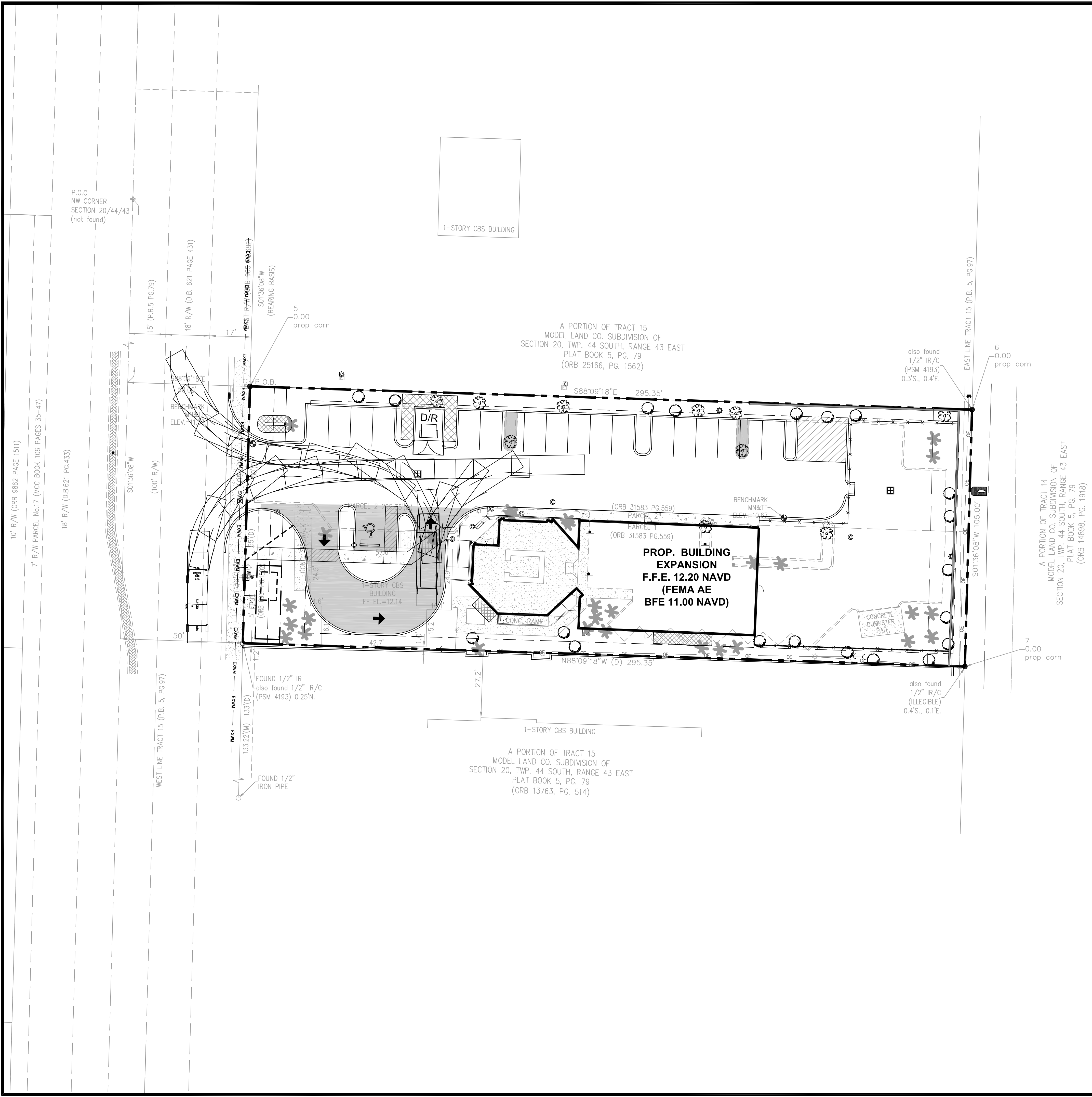
FIELD:
DRAWN: P. Saffold
DESIGNED: TMM
APPROVED: TMM
PROJECT #20-050

NO.	DATE	REVISIONS
4	3/29/21	REV PER VPS COMMENTS
3	3/19/21	REV PER VPS COMMENTS
2	3/2/21	REV PER VPS COMMENTS
1	1/28/21	REV PER VPS COMMENTS

PRELIMINARY ENGINEERING PLAN
BRAVE LITTLE STARS ACADEMY
3108 S. CONGRESS AVENUE
PALM SPRINGS, FLORIDA

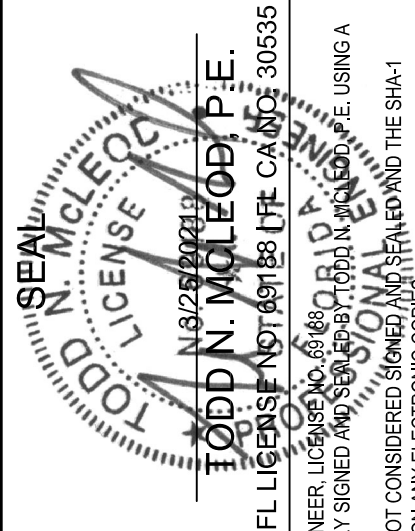
SCALE: AS SHOWN
DATE: 12/4/2020

SHEET
C1.1
OF 3



**McLeod • McCarthy
& Associates, P.A.**
Civil Engineers

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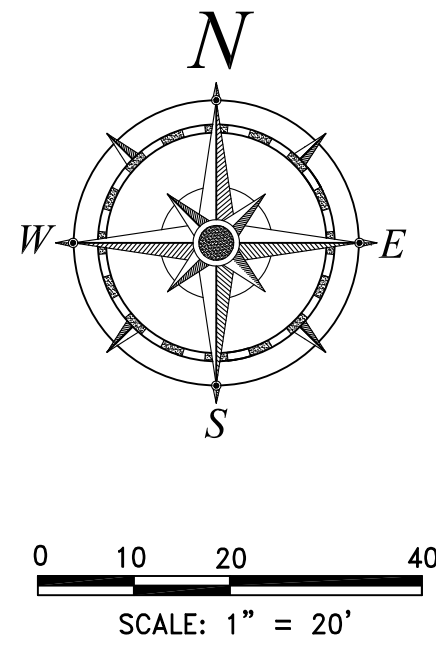
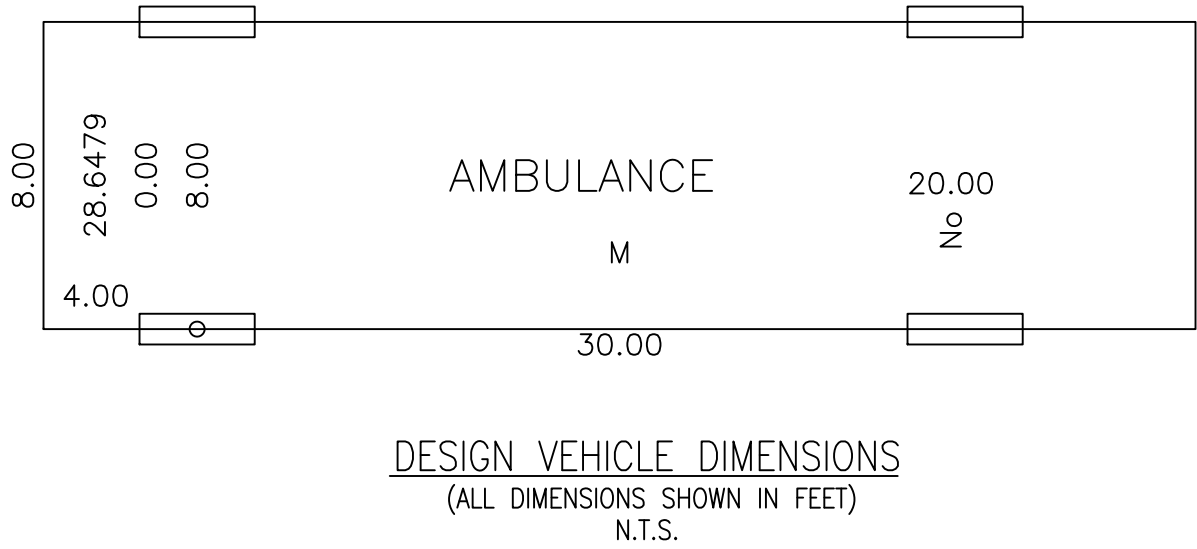
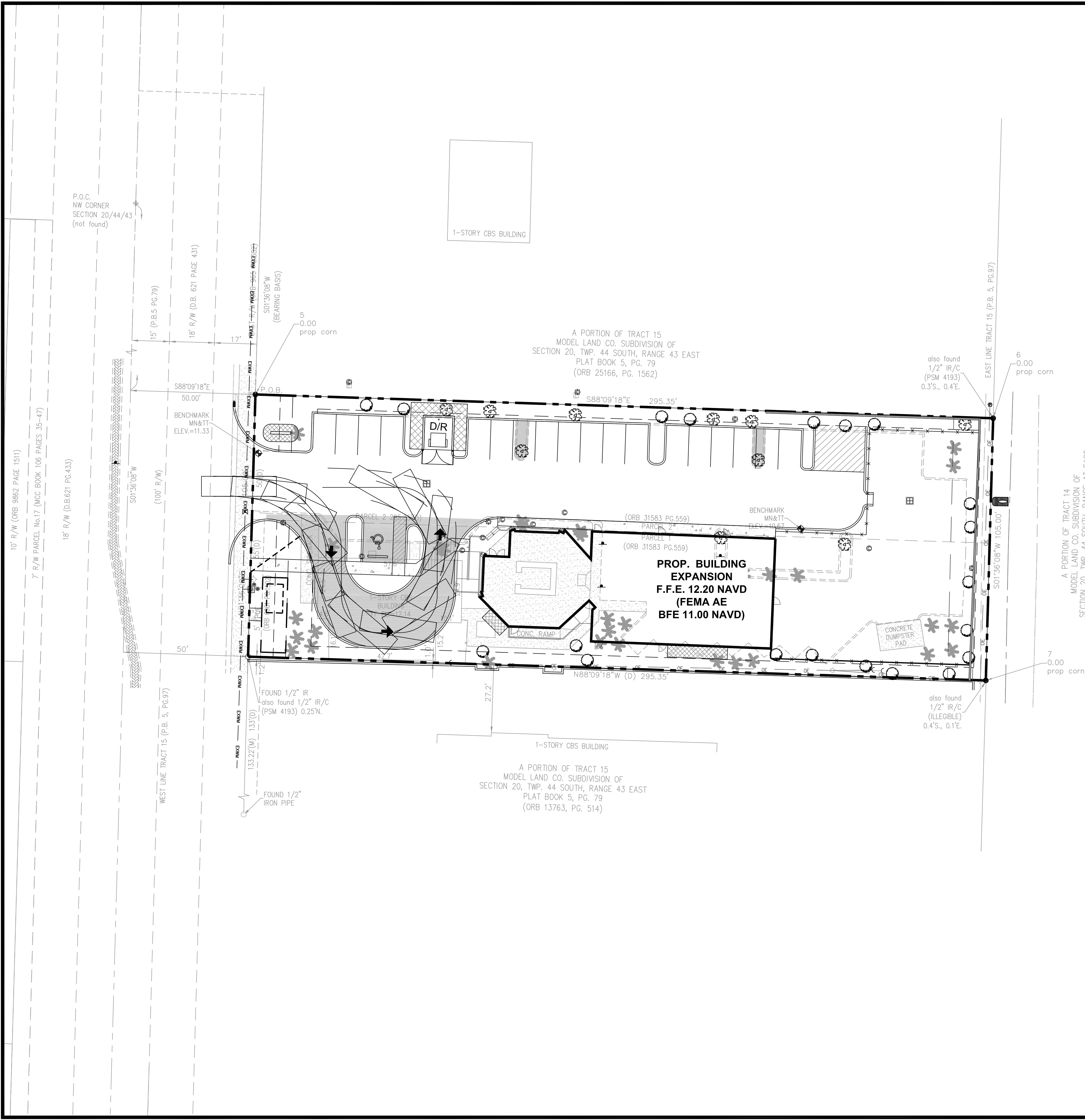
FIELD: DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM
PROJECT #20-050
TODD N. McLEOD, P.E., License No. 30535, State of Florida
THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THE ENGINEER. USING A
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID. ANY REPRODUCTION OF THE SHA-1
AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NO.	DATE	REVISIONS

**AUTOTURN EXHIBIT: SOLID WASTE
BRAVE LITTLE STARS ACADEMY
3108 S. CONGRESS AVENUE
PALM SPRINGS, FLORIDA**

SCALE: AS SHOWN
DATE: 12/4/2020

SHEET
EX1
OF 3



**McLeod • McCarthy
& Associates, P.A.**
Civil Engineers

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West Palm Beach, FL 33401
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F: 561.689.8080
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FIELD: DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM
PROJECT #20-050

NO.	DATE	REVISIONS

AUTOTURN EXHIBIT: AMBULANCE
BRAVE LITTLE STARS ACADEMY
3108 S. CONGRESS AVENUE
PALM SPRINGS, FLORIDA

SCALE: AS SHOWN
DATE: 12/4/2020

SHEET
EX2
OF 3

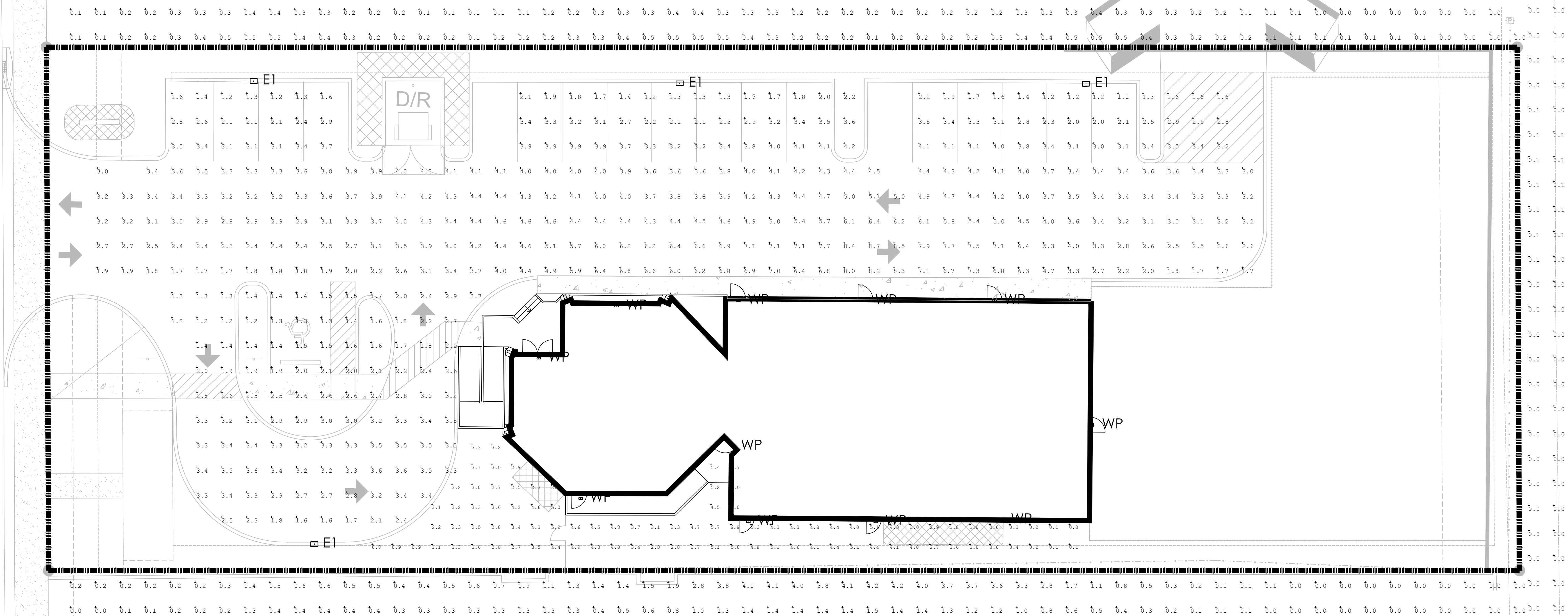
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PALM SPRINGS, FL

XTERIOR LIGHTING
HOTOMETRIC

Sheet No.
DE-1

Luminaire Schedule (Issue: January 15th, 2021)				Brave Little Stars Academy - Palm Springs, FL			
Contact Farren Halcovich with Commercial Lighting Industries, 760-381-9815, Farren@CommercialLighting.net for pricing							
Fixture Type	Description	Dimming Interface	Product Registration ID	Lamps, CCT, Lumens, Optics, CRI	Input Voltage	Fixture Wattage	Mounting, Finishes, Remarks & Other Notes
ARCHITECTURAL FIXTURE TYPES							
E1	LED AREA LIGHT TYPE IV DIST	NON DIM	CLI-OOBLSAE1	LED MODULE, 4000K, 24000LM, TYPE 4 OPTICS, 70 CRI	120-277	185W	POLE MOUNTED AT 25'0" WITH BACKLIGHT CONTROL. BLACK MATTE TEXTURED FINISH.
WP	LED WALL PACK TYPE III DIST	NON DIM	CLI-OOBSAWP	LED MODULE, 4000K, 2662LM, TYPE 3 OPTICS, 70 CRI	120-277	29W	MOUNTED AT 9'-0" ABOVE FINISH GRADE AT EXTERIOR EXITS
			SUBSTITUTIONS ARE NOT ALLOWED AND VALUE ENGINEERING WILL NOT BE CONSIDERED WITHOUT EXPRESSED WRITTEN APPROVAL FROM THE ARCHITECT OR OWNER. NO EXCEPTIONS.				



BRAVE LITTEL STARS ACADEMY - PALM BEACH , FL
MAINTAINED ILLUMINANCE CALCULATIONS AT FINISH GRADE
REVISED 2-15-21

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	4	E1	SINGLE	N.A.	0.900	LED AREA LIGHT TYPE IV DIST
	11	WP	SINGLE	N.A.	0.900	LED WALL PACK TYPE III DIST

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Grass Area	Illuminance	Fc	3.3	6.8	0.0	N.A.	N.A.
Parking	Illuminance	Fc	3.4	8.7	1.1	3.1	7.9
Trespass Non Residential	Illuminance	Fc	0.6	4.2	0.0	N.A.	N.A.
Trespass Residential	Illuminance	Fc	0.0	0.1	0.0	N.A.	N.A.

1 EXTERIOR LIGHTING PHOTOMETRIC
3/32" = 1'-0"

Scale	Date
AS SHOWN	02.15.20
Drawn By	Checked By
J.V.	I.D.
Job No.	
Sheet No.	
DE-1	

LEGAL DESCRIPTION

(ORB 31583 page 559)

PARCEL 1 THE NORTH 1/2 OF ALL THAT PART OF TRACT 15 OF MODEL LAND CO. SUBDIVISION OF SECTION 20, T. 44 S, R. 43 E, AS PER PLAT RECORDED IN PLAT BOOK 5, PAGE 79, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF CONGRESS AVENUE (WHICH SAID EAST LINE OF CONGRESS AVENUE IS PARALLEL TO AND 18 FEET EAST OF THE WEST LINE OF SAID TRACT 15), 756.9 FEET NORTH OF THE POINT WHERE THE EAST LINE OF CONGRESS AVENUE INTERSECTS THE NORTH LINE OF TENTH AVENUE (WHICH SAID NORTH LINE OF TENTH AVENUE IS PARALLEL TO AND 10 FEET NORTH OF THE SOUTH LINE OF TRACT 16 OF SAID MODEL LAND CO. SUBDIVISION OF SECTION 20, T. 44 S, R. 43 E), AND RUNNING THENCE NORTH ALONG THE EAST LINE OF CONGRESS AVENUE, A DISTANCE OF 110 FEET; THENCE RUNNING PARALLEL TO THE SAID NORTH LINE OF TENTH AVENUE, A DISTANCE OF 312 FEET; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT 15, A DISTANCE OF 110 FEET; THENCE WEST A DISTANCE OF 312 FEET TO A POINT OF BEGINNING, LESS SO MUCH THEREOF AS LIES WITHIN 50 FEET OF, MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, LESS THE RIGHT OF WAY OF CONGRESS AVENUE.

AND PARCEL 2 BEING A PARCEL LYING WITHIN THE NORTH 170 FEET OF THE SOUTH 390 FEET OF TRACT 15, OF MODEL LAND CO. SUBDIVISION OF SECTION 20, T. 44 S, R. 43 E, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS AS RECORDED IN PLAT BOOK 5, PAGE 79, PALM BEACH COUNTY PUBLIC RECORDS, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 20, THENCE S 01°36'11" W (BEARING ASSUMED AND ALL OTHER BEARINGS ARE RELATIVE THERETO) ALONG THE WEST LINE OF SAID SECTION 20 A DISTANCE OF 287.07 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF THE NORTH 170 FEET OF THE SOUTH 390 FEET OF SAID TRACT 15; THENCE S 88°09'15" E ALONG THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF THE NORTH 170 FEET OF THE SOUTH 390 FEET OF SAID TRACT 15 A DISTANCE OF 50.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF CONGRESS AVENUE, AS NOW LAID OUT AND IN USE, THENCE S 01°36'11" W ALONG SAID EASTERLY RIGHT OF WAY LINE OF CONGRESS AVENUE, A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING; THENCE S 88°09'15" E PARALLEL WITH THE NORTH LINE OF THE SOUTH 390 FEET OF TRACT 15, A DISTANCE OF 295.35 FEET; THENCE S 01°36'11" W PARALLEL WITH AND 295.35 FEET EAST OF THE EAST RIGHT OF WAY LINE OF CONGRESS AVENUE, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 170' OF THE SOUTH 390 FEET OF TRACT 15; THENCE N 88°09'15" W, ALONG THE SAID SOUTH LINE OF THE NORTH 170 FEET OF THE SOUTH 390 FEET OF TRACT 15 A DISTANCE OF 295.35 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF CONGRESS AVENUE, THENCE N 01°36'11" E, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION: 70-43-44-20-01-015-0010

ALSO DESCRIBED BY METES AND BOUNDS FOR THIS SURVEY AS FOLLOWS:

A PARCEL OF LAND LYING IN TRACT 15 OF "MODEL LAND CO. SUBDIVISION OF SECTION 20, T. 44 S, R. 43 E", RECORDED IN PLAT BOOK 5, PAGE 79, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 20;
THENCE ALONG THE WEST LINE OF SAID SECTION 20, S01°36'08"W FOR 407.07 FEET;
THENCE S88°09'18"E FOR 50.00 FEET TO THE EAST RIGHT-OF-WAY OF CONGRESS AVENUE RECORDED IN OFFICIAL RECORDS BOOK 965, PAGE 382 OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING;

THENCE CONTINUE S88°09'18"E FOR 295.35 FEET TO THE EAST LINE OF SAID TRACT 15;
THENCE ALONG THE SAID EAST LINE OF TRACT 15, S01°36'08"W FOR 105.00 FEET;
THENCE N88°09'18"W FOR 295.35 FEET TO THE SAID EAST RIGHT-OF-WAY OF CONGRESS AVENUE;
THENCE ALONG SAID EAST RIGHT-OF-WAY, N01°36'08"E FOR 105.00 FEET TO THE POINT OF BEGINNING.

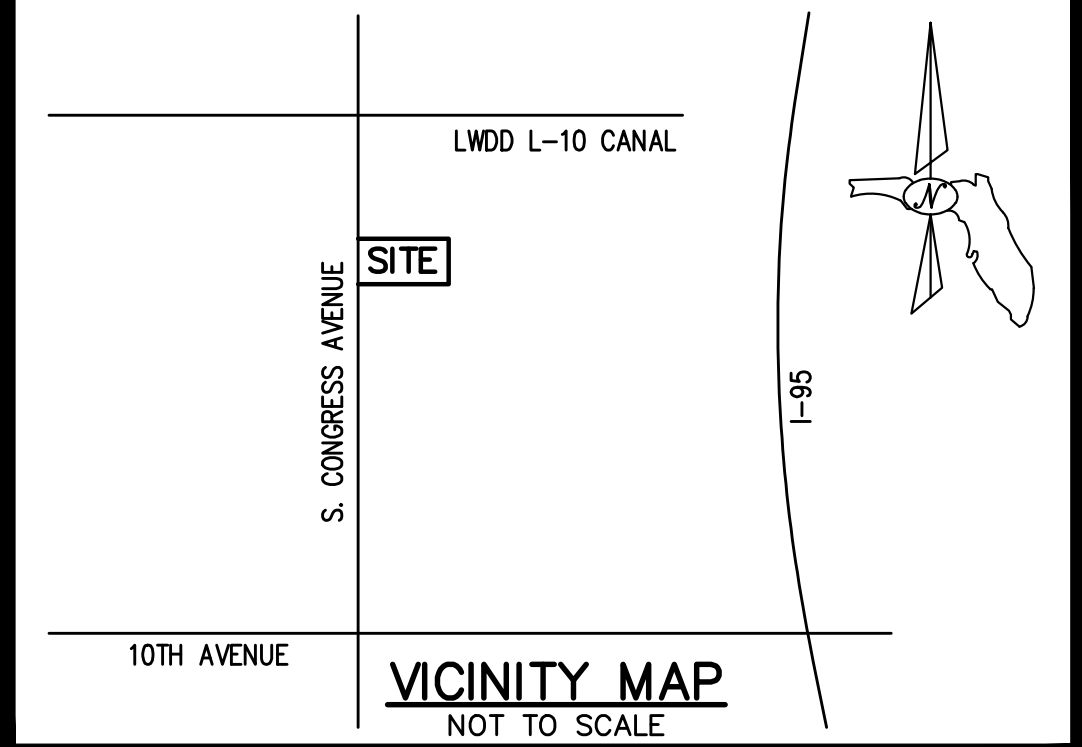
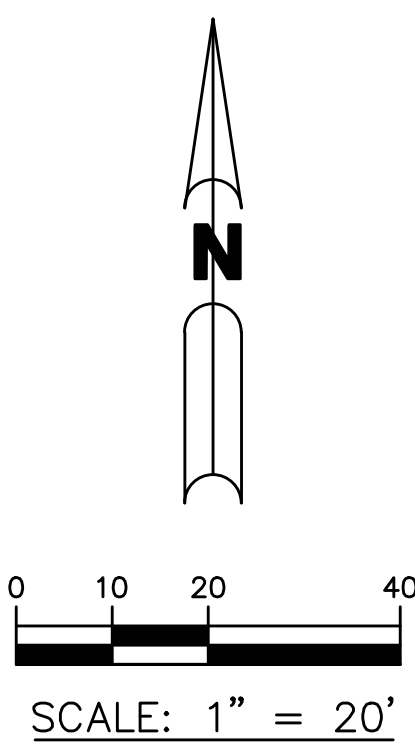
CONTAINING 31,011 SQUARE FEET (0.712 ACRES), MORE OR LESS.

ABBREVIATIONS:

P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
P.B. - PLAT BOOK
ORB - OFFICIAL RECORD BOOK
D.B. - DEED BOOK
PG. - PAGE
R/W - RIGHT-OF-WAY
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
FPUE - FLORIDA PUBLIC UTILITIES EASEMENT
INV. - INVERT
CONC. - CONCRETE

(D) - DEED DIMENSION
(M) - MEASURED DIMENSION
CL - CENTERLINE
IR - IRON ROD
IR/C - IRON ROD WITH CAP AS NOTED
MN&TT - MAG NAIL & TIN TAB
N/D - NAIL & DISK
PK - PARKER KALON
NAD - NORTH AMERICAN DATUM
LB - LICENSED BUSINESS EL. or ELEV. - ELEVATION
PSM - PROFESSIONAL SURVEYOR & MAPPER
MCC - PALM BEACH COUNTY COMMISSION MINUTES BOOK
LWDD - LAKE WORTH DRAINAGE DISTRICT

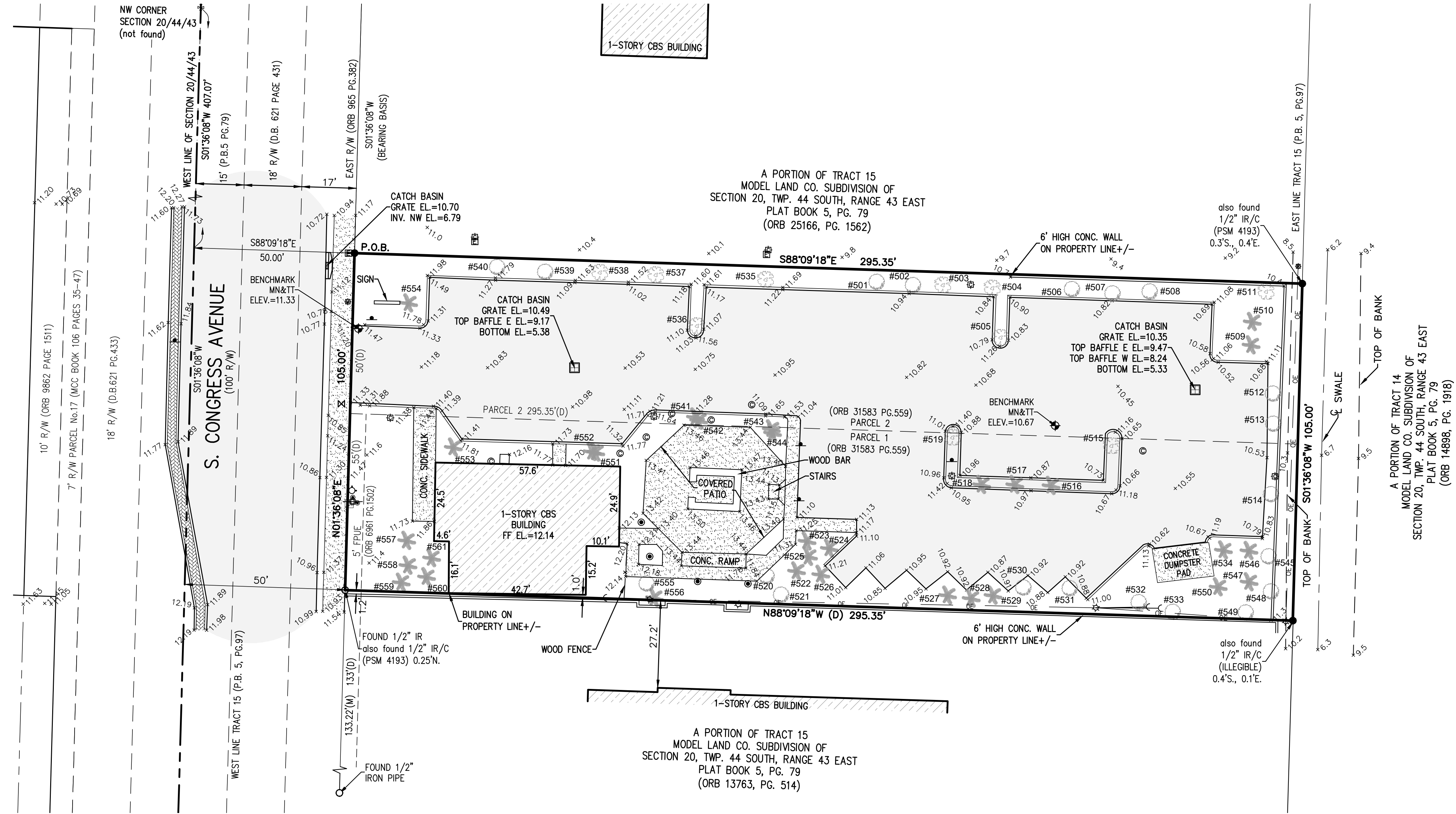
LEGEND	
BACKFLOW PREVENTER	
BENCHMARK	
BOLLARD	
CATCH BASIN	
CURB INLET @ LOW POINT	
CLEANOUT	
CONCRETE LIGHT POLE	
ELECTRIC BOX	
FIRE HYDRANT	
GUY ANCHOR	
METAL LIGHT POLE	
SIGN	
WATER METER	
WATER VALVE	
WOOD POWER POLE	
OAK TREE	
PALM TREE	
UNKNOWN TREE	
ASPHALT	
BRICK	
BUILDING	
CONCRETE	
SET IR/C "BROWN & PHILLIPS"	

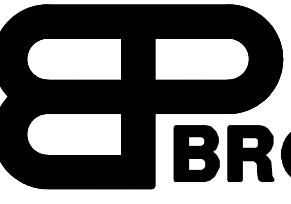


TAG #	TREE TYPE	DBH	TAG #	TREE TYPE	DBH	TAG #	TREE TYPE	DBH
501	UNKNOWN	14"	522	PALM	12"	543	PALM	4"
502	UNKNOWN	14"	523	PALM	10"	544	PALM	4"
503	OAK	16"	524	PALM	12"	545	UNKNOWN	8"
504	OAK	12"	525	PALM	14"	546	PALM	16"
505	OAK	6"	526	PALM	16"	547	PALM	16"
506	UNKNOWN	18"	527	PALM	8"	548	UNKNOWN	6"
507	UNKNOWN	16"	528	PALM	6"	549	UNKNOWN	6"
508	UNKNOWN	18"	529	PALM	12"	550	PALM	18"
509	PALM	16"	530	UNKNOWN	12"	551	PALM	4"
510	PALM	14"	531	UNKNOWN	14"	552	PALM	4"
511	OAK	10"	532	UNKNOWN	8"	553	PALM	4"
512	UNKNOWN	10"	533	UNKNOWN	10"	554	PALM	4"
513	UNKNOWN	10"	534	PALM	12"	555	UNKNOWN	10"
514	UNKNOWN	8"	535	OAK	14"	556	PALM	24"
515	OAK	8"	536	OAK	14"	557	PALM	16"
516	PALM	10"	537	OAK	10"	558	PALM	14"
517	PALM	10"	538	OAK	16"	559	PALM	16"
518	PALM	8"	539	UNKNOWN	14"	560	PALM	8"
519	OAK	8"	540	UNKNOWN	18"	561	PALM	18"
520	UNKNOWN	12"	541	PALM	6"			
521	UNKNOWN	12"	542	PALM	6"			

SURVEY REPORT:

- THIS IS A BOUNDARY SURVEY, PREPARED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.051 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE.
- THE FIELD WORK WAS COMPLETED ON SEPTEMBER 18, 2020.
- THE SURVEY WAS BASED ON INSTRUCTIONS FROM THE CLIENT.
- BEARINGS ARE BASED ON S01°36'08"W (GRID, NAD83/1990 ADJUSTMENT, PER PALM BEACH COUNTY SURVEY DEPARTMENT SECTION DATA) ALONG THE EAST RIGHT-OF-WAY OF S. CONGRESS AVENUE.
- THE LEGAL DESCRIPTION IS RECORDED IN OFFICIAL RECORD BOOK 31583 PAGE 559.
- AREA = 31,011 SQUARE FEET (0.712 ACRES), MORE OR LESS.
- EASEMENTS, RESTRICTIONS AND OTHER ITEMS OF RECORD SHOWN ARE PER SCHEDULE B-II OF AN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AMERICAN LAND TITLE ASSOCIATION COMMITMENT. COMMITMENT NUMBER: 885496; PROPOSED INSURED: SOUTHEAST CORPORATION SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; COMMITMENT DATE: MAY 12, 2020.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY BROWN & PHILLIPS, INC. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.
- ALL FIELD-MEASURED DIMENSIONS ALONG THE BOUNDARY WERE IN SIGNIFICANT AGREEMENT WITH THE PLAT, DEED, AND/OR CALCULATED VALUES.
- ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1:7,500.
- THE EXPECTED HORIZONTAL AND VERTICAL PRECISION OF ITEMS SHOWN ON THIS SURVEY ARE AS FOLLOWS:
 - BOUNDARY LINES - 0.10'
 - TOPOGRAPHIC FEATURES - 0.20'
 - ELEVATIONS ON CONSTRUCTED HARD SURFACES (PAVEMENT, CONCRETE, ETC.) - 0.05'
 - ELEVATIONS ON NATURAL SURFACES (GROUND, DIRT, ETC.) - 0.10'
- THE PROPOSED USE OF THE SUBJECT PROPERTY IS A DAYCARE FACILITY.
- THE CONTRACTED PURPOSE OF THIS SURVEY IS FOR ZONING APPROVAL. THIS SURVEY IS NOT VALID FOR ANY OTHER USE.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE: -SCHMIDT NICHOLS LANDSCAPE ARCHITECTURE AND URBAN PLANNING.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20', ON A 24"x 36" SHEET.
- SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY.
- ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988, AND ARE REFERENCED TO PALM BEACH COUNTY BENCHMARK "CON 29", ELEVATION=12.15.
- SPOT DENOTES SPOT ELEVATION, REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.
- FLOOD ZONE INFORMATION OBTAINED FROM PALM BEACH COUNTY WEBSITE: <http://maps.co.palm-beach.fl.us/cwgis/?app=floodzones>; EFFECTIVE FLOOD ZONE (OCTOBER 2017): AE, BASE FLOOD ELEVATION=11.0 FT NAVD.
- © COPYRIGHT 2020 BY BROWN & PHILLIPS, INC. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.





BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

DATE	REVISIONS	#

SKETCH OF
BOUNDARY
SURVEY

LITTLE BRAVE STARS
DAYCARE
3108 S. CONGRESS AVE.

DRAWN: DKN

CHECKED: JEP

F.B. PALM SPRINGS

PAGES: 31-33

PROJ. No. 20-079

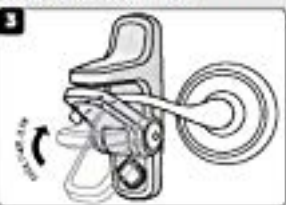
SCALE: 1"=20'

DATE: OCT. 2020

SHEET 1 OF 1

JOHN E. PHILLIPS III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: _____

CHILD PROOF LOCK DOOR DETAILS

Installation Preparation	Preparación de la instalación
BEFORE YOU BEGIN: Clean and dry the contact surface. To ensure the lock works with your door handle: 1 Rotate the lock arm down by pinching both side buttons and pushing down on the arm (Figure 1). 2 With paper still on adhesive, hold lock in position (using rough dimensions) behind door lever and push door handle down to make sure there is clearance for door handle to operate (Figure 2). If lock works with your handle, proceed to "To Install" step 1.	ANTES DE COMENZAR: Limpie y seque la superficie de contacto. Para asegurarse de que la traba funcione correctamente con la manija de su puerta: 1 Gire el brazo de bloqueo, presionando ambos botones laterales y empuje el brazo hacia abajo (Figura 1). 2 Aún con el papel adhesivo, mantenga la traba en su posición (utilizando dimensiones aproximadas) detrás de la manija de la puerta y lleve la manija de la puerta hacia abajo para asegurarse de que haya espacio para que la manija funcione (Figura 2). Si la traba funciona con su manija, proceda con el paso 1 "Para instalar".
To Install 1 Mark location of lock with pencil: With paper still on adhesive, position lock roughly 1/2" (1.27 cm) from the base of the door lever and 1/4" (0.63 cm) from the top of the handle (Figure 3) and lightly mark the location (top, bottom, left, and right). 2 Remove from adhesive backing film from adhesive (Figure 2). 3 Align lock with pencil marks and press firmly onto door (Figure 3). IMPORTANT: Wait 24 hours for adhesive to set before using lock.	Para instalar 1 Marque la ubicación de la traba con lápiz: Aún con el papel adhesivo, coloque la traba aproximadamente a 1/2" (1.27 cm) de la base de la manija de la puerta y a 1/4" (0.63 cm) de la parte superior de la manija (Figura 3) y marque la ubicación (arriba, abajo, izquierda y derecha). 2 Quite la película plástica del adhesivo de la parte posterior (Figura 2). 3 Alinee la traba con las marcas en lápiz y presione firmemente sobre la puerta (Figura 3). ¡IMPORTANTE! Espere 24 horas para que el adhesivo quede bien fijado antes de utilizar la traba.
   Wait 24 hours Espere 24 horas	
To Use 1 To unlock: While pinching the side buttons in, push the pivoting lock arm down to unlock (Figure 1). 2 Deactivation Feature: Push all the way down until you hear a click (Figure 2). Ensure the yellow "deactivated" indicators appear. 3 To lock: Press the side buttons and raise the lock arm until it is snug around your door handle (Figure 3). Test handle to be sure lock functions properly.	Para Usar 1 Para desbloquear: Mientras presiona los botones laterales, empuje el brazo de bloqueo pivotante hacia abajo para desbloquear (Figura 1). 2 Características para desactivar: Presione hacia abajo hasta escuchar un clic (Figura 2). Asegúrese de que aparezcan los indicadores amarillos de "desactivador". 3 Para bloquear: Presione los botones laterales y levante el brazo de bloqueo hasta que quede firme a la manija de su puerta (Figura 3). Pruebe la manija para asegurarse de que la traba funcione correctamente.
   Yellow = Deactivated Amarillo = Desactivado	
To Remove Carefully use fishing line or dental floss in a sawing motion to cut adhesive away from lock. Remaining adhesive residue can be rolled off the door. Note: addition of heat from a hair dryer can help soften the adhesive and aid in removal.	Para quitar Use a floss or fishing line with caution, imitating the movement of a saw, to cut the adhesive from the lock. The adhesive residue can be rolled off the door. Note: application of heat from a hair dryer can help soften the adhesive and aid in removal.

Decoy button vs Operational button



When not in use, push the lock arm down until you see the yellow deactivated indicator.



CONCRETE FENCING

- ▶ **ATTRACTIVE** - Multiple patterns and colors
- ▶ **DURABLE** - Withstands wind gusts up to 175 M.P.H.
- ▶ **GREAT VALUE** - Cost effective – low maintenance



**ENGINEERED TO
withstand wind gusts
up to 175 M.P.H.**

Precast concrete fence products are produced to meet the masonry fence requirements for most South Florida cities. This cost-effective and quick installation option for a masonry fence provides maintenance-free, durable choices for **Housing Development, security fencing, privacy/security enclosures for swimming pools or entertainment areas and HOA's** that are looking for an attractive and durable option.

NEED MORE INFORMATION OR A QUOTE?

Call us at **954-564-6245** or email us at sales@acprecastfl.com and let us introduce you to one of the better investments you'll ever make!

PRECAST CONCRETE FENCES

Why they are better!

Precast concrete fences have several advantages over other types of fences. Here's why you should choose our product when considering a new, durable fence.

- ▶ **Attractive** - textured designs on both sides of wall as well as posts and caps
- ▶ **Cost-effective** - cheaper than other masonry walls
- ▶ **Low maintenance** - Does not rot like wood and it has its own integral color, so no painting required
- ▶ **Speedy installation** - a minimum disruption for homeowner
- ▶ **No continuous foundation required** - so less invasive for established landscapes
- ▶ **Good sound barrier for roadsides** - also blocks car lights
- ▶ **Durable** - withstands higher wind speed than wood, plastic or pvc fencing
- ▶ **Easily repaired** - each section is self-contained
- ▶ **Color options available**
- ▶ **5 year warranty against product defects**



ATLANTIC COAST PRECAST

520 N.E. 34th Street, Oakland Park, FL 33334
Phone: 954-564-6245 | Email: Sales@ACPrecastFL.com
atlanticcoastprecast.com

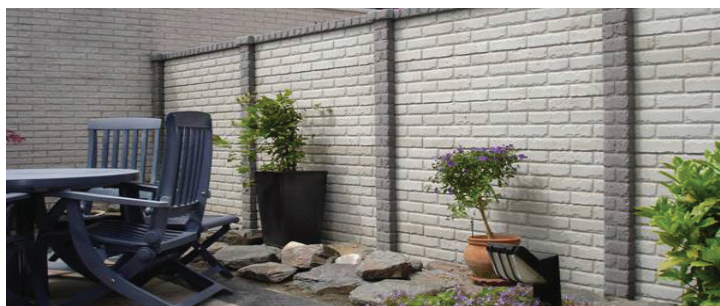
AVAILABLE PATTERNS FOR DOUBLE-SIDED CONCRETE FENCING

"Old Style Chicago" Brick Design

This attractive design is available in a number of colors. The colors reflect the color and characteristics of real brick, while incorporating the durability of concrete.

- Engineered to withstand wind gusts up to 175 M.P.H.

**Other Color
Options Available!**



Vertical Wood Grain Design

The woodgrain design reflects the warm appearance and natural feel of a crafted wooden fence with the permanence, durability and strength of concrete.

- Engineered to withstand wind gusts up to 175 M.P.H.

**Other Color
Options Available!**



Stone Design

Our stone concrete fence has the appearance of a wall built using flat stones. This quality product is produced in a sandstone color, has deep texturing on both sides and combines the splendor of stone with the durability and affordability of concrete.

- Engineered to withstand wind gusts up to 175 M.P.H.

**Other Color
Options Available!**



Horizontal Wood Grain Fence

The horizontal wood grain design appears like a classic wood fence. It encompasses the welcoming look and feel of wood, with the durability and strength of concrete.

- Engineered to withstand wind gusts up to 175 M.P.H.

**Other Color
Options Available!**



PRODUCT SPECIFICATIONS - HORIZONTAL DESIGNS 5 ft span from post to post				PRODUCT SPECIFICATIONS - VERTICAL DESIGNS 6 ft span from post to post			
PANELS		POSTS		PANELS		POSTS	
Length	4' 8 1/2"	Height	9' 10"	Height	5' 6"	Height	9' 10"
Width	12"	Width	6" x 5 1/2"	Width	11 1/2"	Width	6" x 6"
Thickness	1 3/4"	Reinforcing	(2) #5 REBAR	Thickness	2 1/4"	Reinforcing	(2) #4 REBAR
Strength	4000 PSI @ 28 days	Strength	4000 PSI @ 28 days	Reinforcing	(2) #3 REBAR	Strength	4000 PSI @ 28 Days
TOP RAIL		2 3/4"H x 4"H x 4' 8 1/2" LONG (1) #3 REBAR		TOP RAIL		3 1/2"H x 5 3/4"W x 6' 8" LONG (1) #4 REBAR	
				BOTTOM RAIL		5 3/4"H x 5 3/4" W x 6' 8" LONG (2) #4 REBAR	

EXISTING MONUMENT SIGN REFACE



PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS
FOR
BRAVE LITTLE STARS ACADEMY

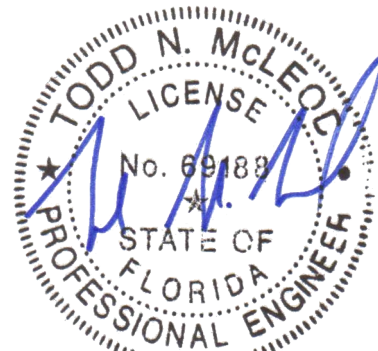
PALM SPRINGS, FL
MMA #20-050

December 4, 2020
Revised:
January 25, 2021

McLeod • McCarthy & Associates
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TODD N. McLEOD, P.E.

Florida License No. 69188

1/25/2021

Date

PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS

Project Name: BRAVE LITTLE STARS ACADEMY
Project #: MMA #20-050

Engineer: TNM
Date: 12/04/20
Revised: 01/25/21

LAND USE BREAKDOWN

EXISTING

Site Area = 0.71 ac
Basin Area = 0.71 ac

	Acres	%	Grading	
			From	To
Impervious Area				
Building	0.10 ac	(14%)	12.14	
Pavement	0.40 ac	(56%)	10.35	12.00
Pervious Area				
Green Space	0.21 ac	(30%)	11.00	12.00
Subtotal Impervious Areas	0.50 ac	(70%)		
Subtotal Pervious Areas	0.21 ac	(30%)		

Find Curve Number:

Avg. Pervious Ground El. = 11.50
Control Elevation = 7.00 (NAVD; Permit File)
Depth to Water Table = 4.50
Soil Type = Flatwoods

Soil Storage Table

(SFWMD's Vol. IV, Basis of Review, page E-2)

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
1.0	0.6	0.6	0.6
2.0	2.5	2.5	2.1
3.0	6.6	5.4	4.4
4.0	10.9	9.0	6.8

Pervious Area = 0.21 ac
Storage from Table = 6.75 in (w/ 25% compaction)
Available Soil Storage = 0.12 af
Soil Moisture Storage (S) = 2.00 in
Curve Number = 83

PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS

Project Name: BRAVE LITTLE STARS ACADEMY
 Project #: MMA #20-050

Engineer: TNM
 Date: 12/04/20
 Revised: 01/25/21

LAND USE BREAKDOWN

PROPOSED

Site Area = 0.71 ac
 Basin Area = 0.71 ac

	Acres	%	Grading	
			From	To
Impervious Area				
Building	<u>0.10 ac</u>	(14%)	<u>12.00</u>	
Pavement	<u>0.28 ac</u>	(39%)	<u>10.40</u>	<u>12.00</u>
Pervious Area				
Green Space	<u>0.19 ac</u>	(27%)	<u>10.40</u>	<u>12.00</u>
Play Area	<u>0.14 ac</u>	(20%)	<u>10.00</u>	<u>11.00</u>
Subtotal Impervious Areas	<u>0.38 ac</u>	(54%)		
Subtotal Pervious Areas	<u>0.33 ac</u>	(46%)		

Find Curve Number:

Avg. Pervious Ground El. = 10.90
 Control EL. = 7.00 (NAVD; Permit File)
 Depth to Water Table = 3.90
 Soil Type = Flatwoods

Soil Storage Table

(SFWMD's Vol. IV, Basis of Review, page E-2)

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
1.0	0.6	0.6	0.6
2.0	2.5	2.5	2.1
3.0	6.6	5.4	4.4
4.0	10.9	9.0	6.8

Pervious Area = 0.33 ac
 Storage from Table = 6.49 in (w/ 25% compaction)
 Avail Soil Storage = 0.18 af
 Soil Moisture Storage (S) = 3.02 in
 Curve Number = 77

STORM WATER MANAGEMENT CALCULATIONS

Project Name: BRAVE LITTLE STARS ACAD
 Project #: MMA #20-050

Engineer: TNM

Date: 12/04/20

Revised: 01/25/21

STAGE -STORAGE CALCULATIONS

EXISTING

Starting Stage	7.00
Ending Stage	13.00
Stage Increment	1.00

Name	Pavement	Green Space	Exfil Trench	
Area	0.40	0.21	0.12 (AF)	
Start Elev	10.35	11.00	7.00	
End Elev	12.00	12.00	8.50	
Stage	Linear	Linear	Linear	Total
Feet	Storage	Storage	Storage	Storage
NAVD	Ac-ft	Ac-ft	Ac-ft	Ac-ft
7.00	0.00	0.00	0.00	0.00
8.00	0.00	0.00	0.08	0.08
9.00	0.00	0.00	0.12	0.12
10.00	0.00	0.00	0.12	0.12
11.00	0.05	0.00	0.12	0.17
12.00	0.33	0.11	0.12	0.56
13.00	0.73	0.32	0.24	1.29

PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS

Project Name: BRAVE LITTLE STARS ACADEMY

Project #: MMA #20-050

Engineer: TNM

Date: 12/04/20

Revised: 01/25/21

STAGE -STORAGE CALCULATIONS

PROPOSED

Starting Stage	7.00
Ending Stage	13.00
Stage Increment	1.00

Name	Pavement	Green Space	Play Area	Trench	
Area	0.28	0.19	0.14	0.12 (AF)	
Start Elev	10.40	10.40	10.00	7.00	
End Elev	12.00	12.00	11.00	8.50	
Stage	Linear	Linear	Linear	Linear	Total
Feet	Storage	Storage	Storage	Storage	Storage
NAVD	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft
7.00	0.00	0.00	0.00	0.00	0.00
8.00	0.00	0.00	0.00	0.08	0.08
9.00	0.00	0.00	0.00	0.12	0.12
10.00	0.00	0.00	0.00	0.12	0.12
11.00	0.03	0.02	0.07	0.12	0.24
12.00	0.22	0.15	0.21	0.12	0.71
13.00	0.50	0.34	0.35	0.12	1.32

PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS

Project Name: BRAVE LITTLE STARS ACADEMY

Project #: MMA #20-050

Engineer: TNM

Date: 12/04/20

Revised: 01/25/21

POST-DEVELOPMENT RUNOFF (ZERO DISCHARGE CALCULATIONS)

Soil Moisture Storage (S_{exist})	2.00 in
Soil Moisture Storage (S_{prop})	3.02 in

25 Year, 3 Day Rainfall Amount (P):	13.0 in	Figure C-8
100 Year, 3 Day Rainfall Amount (P):	16.0 in	Figure C-9

PRE/POST RUNOFF: 25-YEAR, 3-DAY RUNOFF CALCULATIONS:

Existing:

$$Q = (P - (0.2XS))^2 / (P + (0.8*S))$$
$$= 10.9 \text{ in}$$

$$\text{Volume} = Q \times \text{Site Area} \times 1' / 12''$$
$$= 10.9 \text{ in} \times 0.71 \times 1' / 12'' = 0.64 \text{ AF}$$

$$Q = (P - (0.2XS))^2 / (P + (0.8*S))$$
$$= 10.0 \text{ in}$$

$$\text{Volume} = Q \times \text{Site Area} \times 1' / 12''$$
$$= 10.0 \text{ in} \times 0.71 \times 1' / 12'' = 0.59 \text{ AF}$$

FINISHED FLOORS: 100-YEAR, 3-DAY RUNOFF CALCULATIONS:

Existing:

$$Q = (P - (0.2XS))^2 / (P + (0.8*S))$$
$$= 13.8 \text{ in}$$

$$\text{Volume} = Q \times \text{Site Area} \times 1' / 12''$$
$$= 13.8 \text{ in} \times 0.71 \times 1' / 12'' = 0.82 \text{ AF}$$

Proposed:

$$Q = (P - (0.2XS))^2 / (P + (0.8*S))$$
$$= 12.9 \text{ in}$$

$$\text{Volume} = Q \times \text{Site Area} \times 1' / 12''$$
$$= 12.9 \text{ in} \times 0.71 \times 1' / 12'' = 0.76 \text{ AF}$$

ALLOWABLE DISCHARGE:

SFWMD Drainage Basin: **C-51** (East of FL Turnpike - Sub-basin 33)
 Allowable Runoff (CSM): **35.0** Figure 41-8 (40E-41)

Storm Event	Rainfall (in)	Peak Stage (ft-NAVD)	Peak Discharge (cfs)	Design Criteria	Prop Stage (ft-NAVD)
25-yr, 3-day =	13.0	11.80	n/a	Pre/Post Runoff	n/a
100-yr, 3-day =	16.0	12.15	0.00	Finished Floors - Zero Discharge	12.20

COMPENSATING STORAGE (C-51 Basin)

C-51 Peak Flood Stage: **11.2** Ft. NAVD (Sub Basin 33; 12.7 NGVD)

Existing Basin Runoff Calculations

Available Storage	0.17 AF	(@ C-51 Peak Flood Stage)
100-yr, 3-day Runoff	0.82 AF	(From Zero Discharge Calcs Above)
	-0.65 AF	Net Runoff Volume (EXPORTER OF BASIN RUNOFF)

Proposed Basin Runoff Calculations

Available Storage	0.31 AF	(@ C-51 Peak Flood Stage)
100-yr, 3-day Runoff	0.76 AF	(From Zero Discharge Calcs Above)
	-0.45 AF	Net Runoff Volume (EXPORTER OF BASIN RUNOFF)

Floodplain requirements have been met.

PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS

Project Name: BRAVE LITTLE STARS ACADEMY

Project #: MMA #20-050

Engineer: TNM

Date: 12/04/20

Revised: 01/25/21

WATER QUALITY CALCULATIONS

1-inch Over the Project Area

$$\begin{array}{ccccccc} \text{(Treated Volume)} & 1\text{-inch} & * & 1\text{-ft}/12\text{-in} & * & \frac{0.71}{\text{PROJECT AREA (AC)}} & = \frac{0.06}{\text{TREATED VOLUME}} \text{ ac-ft} \end{array}$$

2.5-inches Times the Percent Impervious

$$\begin{array}{l} \text{(Site Area)} \quad \frac{0.71}{\text{PROJECT AREA (AC)}} - \left(\frac{0.00}{\text{LAKES (AC)}} + \frac{0.10}{\text{ROOFS (AC)}} \right) = \frac{0.61}{\text{SITE AREA}} \text{ ac} \\ \\ \text{(Impervious Area)} \quad \frac{0.61}{\text{SITE AREA (AC)}} - \frac{0.33}{\text{PERVIOUS AREA (AC)}} = \frac{0.28}{\text{IMPERVIOUS AREA}} \\ \\ \text{(\% Impervious)} \quad \frac{\text{IMPERVIOUS AREA} * 100\%}{\text{SITE AREA (AC)}} = 45.90\% \\ \\ \text{(2.5-in * \% Imp.)} \quad 2.5\text{-inches} * \frac{45.90\%}{\text{PERCENT IMPERVIOUS}} = \frac{1.15}{\text{INCHES TO BE TREATED}} \text{ in} \\ \\ \text{(Treated Volume)} \quad \frac{1.15}{\text{TREATED (IN)}} * 1\text{-ft}/12\text{-in} * \frac{0.71}{\text{PROJECT AREA - LAKES (AC)}} = \frac{0.07}{\text{TREATED VOLUME}} \text{ ac-ft} \end{array}$$

THEREFORE 2.5-INCHES X %IMP GOVERNS

$$\text{Required WQ Treatment} = \frac{0.07}{\text{ac-ft}}$$

$$\text{Provided WQ Treatment (Via Exfil @ EL. 8.5)} = \frac{0.12}{\text{ac-ft}}$$

PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS

Project Name: BRAVE LITTLE STARS ACADEMY

Project #: MMA #20-050

Engineer: TNM

Date: 12/04/20

Revised: 01/25/21

EXFILTRATION TRENCH DESIGN (EXISTING) (Based on Doug Winter Co. Trench Design/Calcs from Village Permit Files)

Minimum Ground Elevation = 10.50

Weir Elevation = 10.50

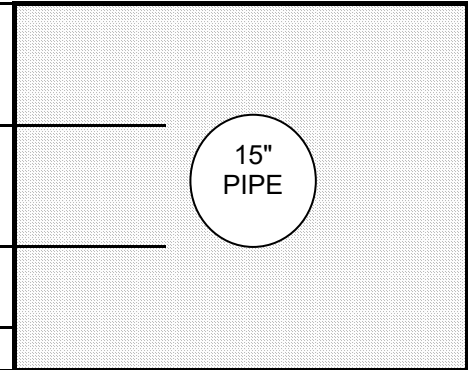
Trench Top Elevation = 8.50

Pipe Overt Elevation = 8.25

Pipe Invert Elevation = 7.00

CWE (Per SFWMD File) = 7.00

Trench Bottom Elevation = 4.50



Standard Formula



$$V = L \cdot (K(H_2 \cdot W + 2 \cdot H_2 \cdot Du - Du^2 + 2 \cdot H_2 \cdot Ds) + (1.39 \cdot 10^{-4}) \cdot W \cdot Du)$$

◀ <=== INPUT ONLY IN GRAY CELLS

L	Length of Trench Provided	177
W	Trench Width (feet)	10
K	Hydraulic Conductivity (cfs/ft ² -ft.head)	1.0E-04
H ₂	Depth to Water Table (feet)	3.5
Du	Non Saturated Trench Depth (feet)	1.5
Ds	Saturated Trench Depth (feet)	2.5

V	Volume Treated (acre-in)	1.44
	Volume Treated (acre-ft)	0.12

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V dimming leads available for use with control devices (provided by others, must specify lead length)
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: www.hubbelllighting.com/sitesync
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin



RELATED PRODUCTS

- [Airo](#)
[Cimarron LED](#)
[Ratio Family](#)

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	3,000–48,000
Wattage Range	25–340
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	13.5–24 (6.1–10.9)

Example: RAR1-80L-25-3K7-2-UNV-ASQ-BL-NXWE-BC

CATALOG #

ORDERING INFORMATION

Series	# LEDs - Wattage	CCT/CRI	Distribution	Optics Rotation	Voltage
RAR1 Ratio Area Size 1	80L-25 25W - 3,000 Lumens	3K7 3000K, 70 CRI	2 IES TYPE II	Blank for no rotation	UNV Universal 120-277V
	80L-39 39W - 5,200 Lumens	4K7 4000K, 70 CRI	3 IES TYPE III	L Optic rotation left	120 120V
	80L-50 50W - 6,000 Lumens	5K7 5000K, 70 CRI	4W IES TYPE IV	R Optic rotation right	208 208V
	160L-70 70W - 9,000 Lumens		5QW IES TYPE V		240 240V
	160L-100 100W - 12,000 Lumens				277 277V
	160L-115 115W - 15,000 Lumens				347 347V
	160L-135 135W - 18,000 Lumens				480 480V
	320L-110 110W - 15,000 Lumens				
	320L-140 140W - 18,000 Lumens				
	320L-165 165W - 21,000 Lumens				
RAR2 Ratio Area Size 2	480L-185 185W - 24,000 Lumens				
	480L-210 210W - 27,000 Lumens				
	480L-240 240W - 30,000 Lumens				
	480L-255 255W - 36,000 Lumens				
	480L-295 295W - 42,000 Lumens				
	480L-340 340W - 48,000 Lumens				

Mounting	Color	Control Options Network	Options
ASQ Arm mount for square pole/flat surface	BLT Black Matte Textured	NXWE NX Wireless Enabled (module + radio)	BC Backlight control
ASQU Universal arm mount for square pole/flat surface	BLS Black Gloss Smooth	NXSPW_F NX Wireless, PIR Occ. Sensor, Daylight Harvesting ²	CD Continuous dimming
Mounting Round Poles	DBT Dark Bronze Matte Textured	NXSP_F NX, PIR Occ. Sensor, Daylight Harvesting ²	F Fusing (must specify voltage)
A_ Arm mount for round pole ¹	DBS Dark Brone Gloss Smooth	Control Options Other	TB Terminal block
A_U Universal arm mount for round pole ¹	GTT Graphite Matte Textured	SCP-40F Programmable occupancy sensor ⁴	2PF 2 power feed with 2 drivers ³
Mounting Other	LGS Light Grey Gloss Smooth	7PR 7-Pin twist lock receptacle	
WB Wall bracket	PSS Platinum Silver Smooth	7PR-SC 7-Pin receptacle with shorting cap	
MAF Mast arm fitter for 2-3/8" OD horizontal arm	WHT White Matte Textured	7PR-MD40F Low voltage sensor for 7PR	
K Knuckle	WHS White Gloss Smooth	7PR-TL 7-Pin PCR with photocontrol	
	VGT Verde Green Textured		
	Color Option		
	CC Custom Color		

Notes:

- 1 Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
- 2 Replace "_" with "14" for up to 14' mounting height, "30F" for 15'-30' mounting height
- 3 Not available with 25, 50, 255, 295 & 340W configurations
- 4 At least one SCPREMOTE required to program SCP motion sensor

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Mounting	Finish
RAR1-100-4K-3	12,000	100W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-100-4K-4W	12,000	100W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR1-135-4K-3	18,000	135W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-135-4K-4W	18,000	135W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR2-165-4K-3	21,000	165W	320L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR2-165-4K-4W	21,000	165W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze

OPTIONS AND ACCESSORIES - STOCK (ORDERED SEPARATELY)

Catalog Number	Description
☐ RARRPA3DB	Round pole adapter 3.5" to 4.13" for ASQ arm, 3.5" to 4.13" OD pole, dark bronze finish
☐ RARA3UDB	Universal mount for square pole or round pole 3.5" to 4.13", dark bronze finish
☐ RARBC80L	Ratio blacklight control 80L
☐ RARBC160L	Ratio blacklight control 160L
☐ RARBC320L	Ratio blacklight control 320L
☐ RARBC480L	Ratio blacklight control 480L

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

Catalog Number	Description
☐ RAR-ASQU-XX	Universal arm mount for square pole/flat surface ²
☐ RAR-A_U-XX	Universal arm mount for round poles ^{1,2}
☐ RAR-RPA_-XX	Round pole adapter ^{1,2}
☐ SETAVP-XX	4" square pole top tenon adapter, 2 3/8" OD slipfitter ²
☐ RETAVP-XX	4" round pole top tenon adapter; 2 3/8" OD slipfitter for max. Four fixtures (90o); order 4" round pole adapters separately ²
☐ BIRD-SPIKE-3	Ratio size 1 bird deterrent/spikes
☐ BIRD-SPIKE-4	Ratio size 2 bird deterrent/spikes
☐ RARWB-XX	Wall bracket - use with Mast Arm Fitter or Knuckle ²

- 1 Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
- 2 Replace "XX" with desired color/paint finish

CONTROLS

Control Options

Standalone

SW7PR	SiteSync™ on fixture module via 7PR
SWUSB	SiteSync™ Software on USB
SWTAB	SiteSync™ Windows Tablet
SWBRG	SiteSync™ Wireless Bridge Node
SWFC	SiteSync™ Field Commission Serve
SCPREMOTE	Order at least one per project location to program and control

Networked – Wireless

WIR-RME-L	wiSCAPE External Fixture Module ^{1,2}
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NX Networked – Wireless

NXOFM-1R1D-UNV	NX Wireless, Daylight Harvesting, BLE, 7 pin twisted lock
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- Notes:
- 1 Works with external networked photosensor
- 2 wiSCAPE Gateway required for system programming

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR1	25	25.4	2	3438	135	1	0	1	3445	136	1	0	1	3240	128	1	0	1
			3	3460	136	1	0	1	3467	136	1	0	1	3260	128	1	0	1
			4W	3406	134	1	0	1	3412	134	1	0	1	3209	126	1	0	1
			5QW	3483	137	2	0	1	3490	137	2	0	1	3282	129	2	0	1
	39	39	2	5263	139	1	0	2	5273	139	1	0	2	4960	131	1	0	2
			3	5297	139	1	0	2	5308	140	1	0	2	4991	131	1	0	2
			4W	5200	137	1	0	2	5210	137	1	0	2	4900	129	1	0	2
			5QW	5333	140	3	0	1	5344	141	3	0	1	5025	132	3	0	1
	50	49.8	2	6310	127	1	0	2	6323	127	1	0	2	5946	120	1	0	2
			3	6349	128	1	0	2	6362	128	1	0	2	5983	120	1	0	2
			4W	6233	125	1	0	2	6245	126	1	0	2	5873	118	1	0	2
			5QW	6392	129	3	0	1	6405	129	3	0	1	6023	121	3	0	1
	70	68.4	2	9486	139	1	0	2	9505	139	1	0	2	8938	131	1	0	2
			3	9544	140	1	0	2	9563	140	1	0	2	8993	131	1	0	2
			4W	9395	137	1	0	2	9414	138	1	0	2	8853	129	1	0	2
			5QW	9608	140	4	0	2	9628	141	4	0	2	9054	132	4	0	2
	100	90.0	2	11976	133	2	0	2	12000	133	2	0	2	11285	125	2	0	2
			3	12050	134	2	0	2	12074	134	2	0	2	11354	126	2	0	2
			4W	11861	132	2	0	2	11885	132	2	0	2	11177	124	2	0	2
			5QW	12131	135	4	0	2	12155	135	4	0	2	11431	127	4	0	2
	115	109.7	2	15572	142	2	0	2	15494	141	2	0	2	14871	136	2	0	2
			3	15833	144	2	0	2	15754	144	2	0	2	15121	138	2	0	2
			4W	15281	139	2	0	3	15205	139	2	0	3	14623	133	2	0	3
			5QW	15732	143	4	0	2	15653	143	4	0	2	15024	137	4	0	2
	135	133.3	2	17971	135	3	0	3	17881	134	3	0	3	17163	129	3	0	3
			3	18272	137	2	0	2	18181	136	2	0	2	17450	131	2	0	2
			4W	17635	132	2	0	3	17547	132	2	0	3	16876	127	2	0	3
			5QW	18156	136	4	0	2	18065	136	4	0	2	17339	130	4	0	2
RAR2 Performance Data on next page																		

* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR2	110	100.3	2	15326	153	2	0	3	15357	153	2	0	3	14442	144	2	0	3
			3	15421	154	2	0	3	15452	154	2	0	3	14531	145	2	0	3
			4W	15180	151	2	0	2	15210	152	2	0	2	14304	143	2	0	2
			5QW	15525	155	4	0	2	15556	155	4	0	2	14629	146	4	0	2
	140	133.2	2	19395	146	2	0	3	19434	146	2	0	3	18276	137	2	0	3
			3	19515	147	2	0	3	19554	147	2	0	3	18389	138	2	0	3
			4W	19210	144	2	0	3	19248	145	2	0	3	18101	136	2	0	3
			5QW	19647	148	5	0	3	19686	148	5	0	3	18513	139	5	0	3
	165	153.6	2	21651	141	3	0	3	21695	141	3	0	3	20402	133	3	0	3
			3	21785	142	3	0	3	21828	142	3	0	3	20527	134	3	0	3
			4W	21444	140	3	0	3	21487	140	3	0	3	20206	132	3	0	3
			5QW	21932	143	5	0	3	21976	143	5	0	3	20666	135	5	0	3
	185	174.5	2	26046	149	3	0	3	26098	150	3	0	3	24543	141	3	0	3
			3	26207	150	3	0	3	26259	150	3	0	3	24694	142	3	0	3
			4W	25797	148	3	0	4	25849	148	3	0	4	24308	139	3	0	4
			5QW	26384	151	5	0	3	26437	152	5	0	3	24861	143	5	0	3
	210	198.2	2	28848	145	3	0	4	28906	146	3	0	4	27184	137	3	0	4
			3	29027	146	3	0	4	29085	147	3	0	4	27351	138	3	0	4
			4W	28572	144	3	0	4	28630	144	3	0	4	26924	136	3	0	4
			5QW	29222	147	5	0	4	29281	148	5	0	4	27536	139	5	0	4
	240	226.9	2	32087	141	3	0	4	32151	142	3	0	4	30235	133	3	0	4
			3	32285	142	3	0	4	32350	143	3	0	4	30422	134	3	0	4
			4W	31780	140	3	0	4	31844	140	3	0	4	29946	132	3	0	4
			5QW	32503	143	5	0	4	32568	144	5	0	4	30627	135	5	0	4
	255	257.0	2	37040	144	3	0	4	36854	143	3	0	4	35373	138	3	0	4
			3	37660	147	3	0	4	37472	146	3	0	4	35966	140	3	0	4
			4W	36347	141	3	0	5	36166	140	3	0	5	34782	135	3	0	5
			5QW	37420	146	5	0	4	37233	145	5	0	4	35736	139	5	0	4
	295	294.0	2	41733	142	3	0	4	41524	141	3	0	4	39855	136	3	0	4
			3	42432	144	3	0	4	42220	144	3	0	4	40523	138	3	0	4
			4W	40953	139	3	0	5	40748	139	3	0	5	39190	133	3	0	5
			5QW	42162	143	5	0	4	41951	143	5	0	4	40264	137	5	0	4
	340	347.1	2	48392	139	4	0	5	48150	139	4	0	5	46215	133	4	0	5
			3	49203	142	3	0	4	48957	141	3	0	4	46989	135	3	0	4
			4W	47488	137	4	0	5	47261	136	4	0	5	45443	131	4	0	5
			5QW	48889	141	5	0	5	48645	140	5	0	5	46689	135	5	0	5

* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

ELECTRICAL DATA

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR1	25	120	0.21	25.4
		208	0.12	
		240	0.11	
		277	0.09	
	39	120	0.32	38.0
		208	0.18	
		240	0.16	
		277	0.14	
		347	0.11	
		480	0.08	
	50	120	0.42	49.8
		208	0.24	
		240	0.21	
		277	0.18	
	70	120	0.57	68.4
		208	0.33	
		240	0.29	
		277	0.25	
	100	120	0.75	90.0
		208	0.43	
		240	0.38	
		277	0.32	
	115	120	0.91	109.7
		208	0.53	
		240	0.46	
		277	0.40	
		347	0.32	
		480	0.23	
	135	120	1.11	133.3
		208	0.64	
		240	0.56	
		277	0.48	
		347	0.38	
		480	0.28	

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR2	110	120	0.84	100.3
		208	0.48	
		240	0.42	
		277	0.36	
		120	1.11	133.2
	140	208	0.64	
		240	0.56	
		277	0.48	
	165	120	1.28	153.6
		208	0.74	
		240	0.64	
		277	0.55	
	185	120	1.45	174.5
		208	0.84	
		240	0.73	
		277	0.63	
	210	120	1.65	198.3
		208	0.95	
		240	0.83	
		277	0.72	
	240	120	1.89	226.9
		208	1.09	
		240	0.95	
		277	0.82	
	255	120	2.14	257.0
		208	1.24	
		240	1.07	
		277	0.93	
		347	0.74	
		480	0.54	
	295	120	2.45	294.0
		208	1.41	
		240	1.23	
		277	1.06	
		347	0.85	
		480	0.61	
	340	120	2.89	347.1
		208	1.67	
		240	1.45	
		277	1.25	
		347	1.00	
		480	0.72	

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0° C	32° F	1.03
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	0.99
40° C	104° F	0.98
50° C	122° F	0.97

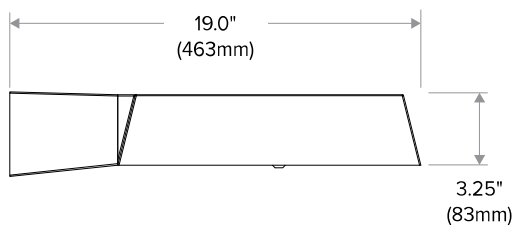
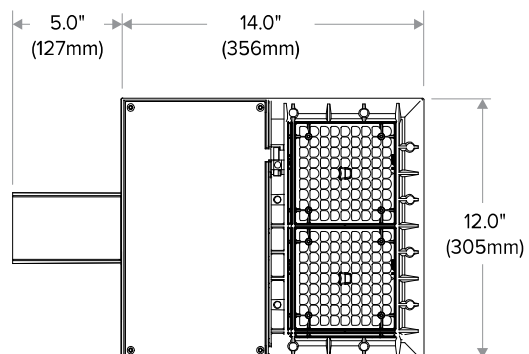
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

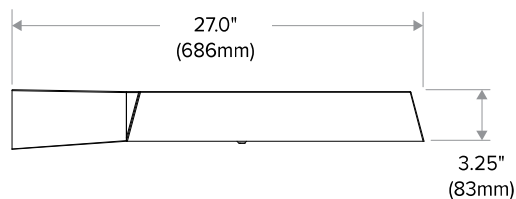
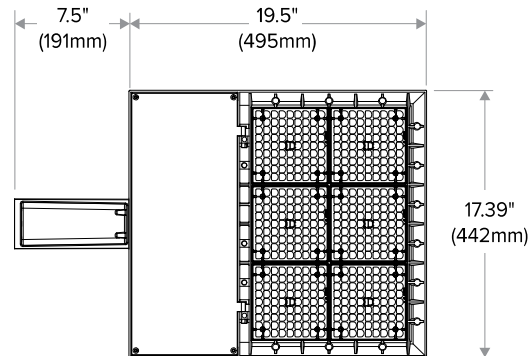
Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-11 L90 36,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.95	0.93	0.86	238,000
40°C / 104°F	0.99	0.96	0.95	0.93	0.85	225,000

DIMENSIONS

RAR1

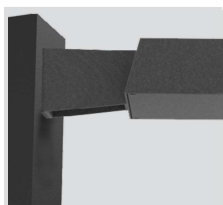


RAR2



ADDITIONAL INFORMATION

MOUNTING



Arm Mount – Fixture ships with integral arm for ease of installation. Compatible with Hubbell Outdoor B3 drill pattern.



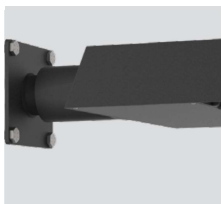
Knuckle – Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes.



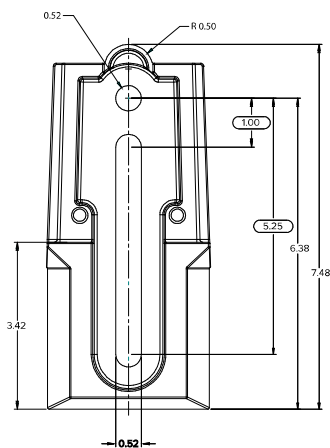
Universal Mounting – Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5"



MAF – Fits 2-3/8" OD arms Roadway applications.



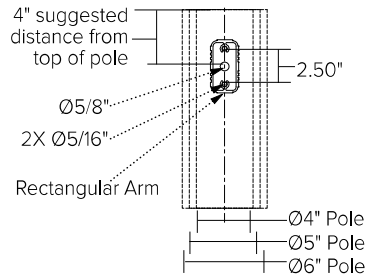
Wall Mount – Wall mount bracket designed for building mount applications.



ADDITIONAL INFORMATION (CONT'D)

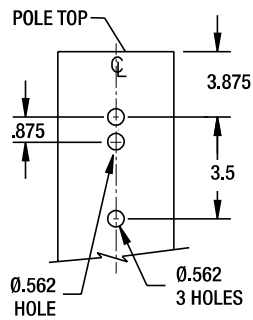
ARM MOUNT (ASQ)

Compatible with Pole drill pattern B3



UNIVERSAL MOUNTING (ASQU)

Compatible with pole drill pattern S2



SITESYNC 7-PIN MODULE



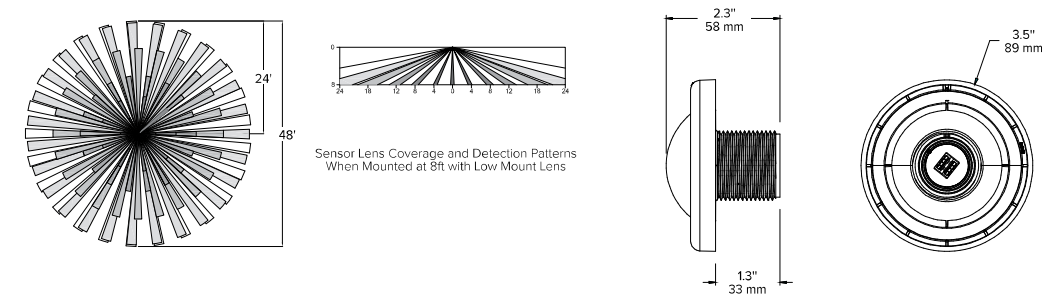
SW7PR



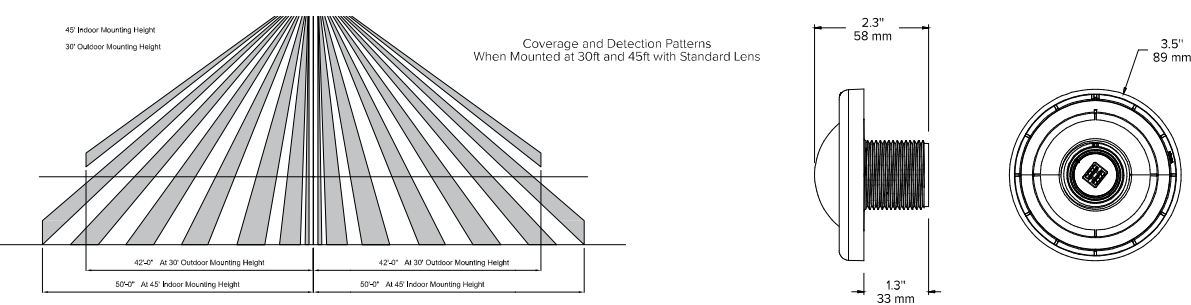
- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)

ADDITIONAL INFORMATION (CONT'D)

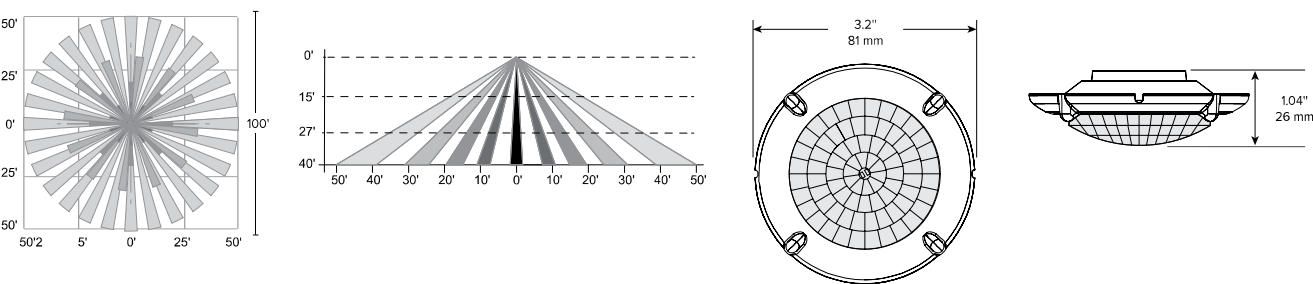
NXSP-14F



NXSP-30F



SCP-40F



RAR1 EPA

RAR-1	
EPA at 0°	EPA at 30°
.45ft. ² .13m ²	.56ft. ² .17m ²

RAR2 EPA

RAR-2	
EPA at 0°	EPA at 30°
.55ft. ² .17m ²	1.48ft. ² .45m ²

SHIPPING

Catalog Number	G.W(kg)/CTN	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
RAR1	15 (6.8)	20.75 (52.7)	15.125 (38.4)	6.9375 (17.6)
RAR2	19 (8.6)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)

USE OF TRADEMARKS AND TRADE NAMES

All product and company names, logos and product identifies are trademarks ™ or registered trademarks ® of Hubbell Lighting, Inc. or their respective owners. Use of them does not necessarily imply any affiliation with or endorsement by such respective owners.

SPECIFICATIONS

Intended Use:

The compact LED LNC2 is designed for perimeter illumination for safety, security and identity. This compact fixture has no uplight and is neighbor friendly with typical mounting heights up to 15ft. Units are supplied with an acrylic diffuser accessory that can be used for lower LED brightness near building entrances or other pedestrian areas. Units have protective polyester finish for long lasting appearance.

Construction:

Decorative die-cast aluminum housing protects components and provides an architectural appearance. Casting thermally conducts LED heat to optimize performance and long life. Powder paint finish provides durability in outdoor environments.

Electrical:

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- Minimum operating temperature is -40°C/-40°F
- Driver RoHS and IP66
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion

LED(s) CCT:

- 4000K CCT nominal – 70 CRI, 5000K CCT nominal – 67 CRI
- 12 LEDs, 29 input watts, deliver 2868 lumens with 99 LPW efficiency at 5000K CCT
- 18 LEDs, 42 input watts, deliver 4106 lumens at 98 LPW efficiency at 5000K CCT

Optical:

Type III distribution with zero uplight; Individual PMMA acrylic lenses for wide lateral throw, maximum control and efficiency; Acrylic diffuser included where reduced LED brightness is desired

Lumen Maintenance:

L96 at 60,000hrs (Projected per IESNA TM-21-11), see table on page 2 for all values

Installation:

Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box). Gasket seal and secured by two Allen-head hidden fasteners for tamper resistance. Designed for direct j-box mount or conduit feed in single SKU. Conduit feed not available with BBU.

Listings:

- DLC Qualified (Consult DLC website for more details: <http://www.designlights.org/QPL>)
- Listed to UL 1598 for use in wet locations, 40° C ambient environments

Warranty:

Five year limited warranty

PRODUCT IMAGE(S)



LNC2-12LU

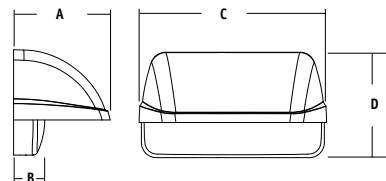


LNC2-18LU



With diffuser

DIMENSIONS



A	B	C	D	Weight
6.25"	1.6"	10.25"	5.6"	7.0 lbs.
158.7 mm	40.2 mm	260.4 mm	142.2 mm	3.2 kg

SHIPPING INFORMATION

Catalog Number	G.W(kg)/CTN	Carton Dimensions			Carton Qty. per Master Pack
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)	
LNC2-12LU	14.3 (6.5)	14.5 (37)	11.4 (29)	8.4 (21.5)	2
LNC2-18LU	14.8 (6.7)	14.9 (38)	11.4 (29)	8.4 (21.5)	2

CERTIFICATIONS/LISTINGS



ORDERING INFORMATION – STOCK

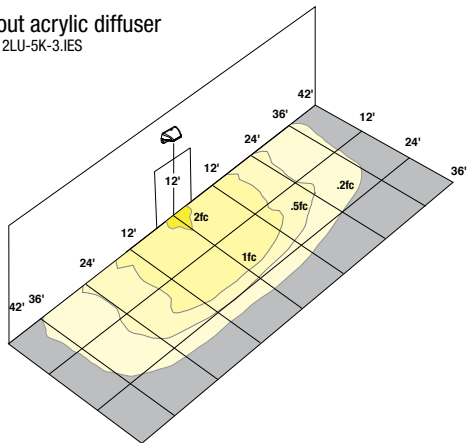
Catalog Number	System Watts	Delivered Lumens	Distribution	Voltage	CCT	Current	Weight lbs. (kg)	Finish	Options
LNC2-12LU-4K-3-1	29w	2,662	3	120-277V	4000K	700mA	7.0 (13.3)	Dark Bronze	*
LNC2-12LU-5K-3-1	29w	2,868	3	120-277V	5000K	700mA	7.0 (13.3)	Dark Bronze	*
LNC2-12LU-5K-3-1-PC-U	29w	2,868	3	120-277V	5000K	700mA	7.0 (13.3)	Dark Bronze	Photocell
LNC2-18LU-4K-3-1	42w	3,806	3	120-277V	4000K	700mA	7.0 (13.3)	Dark Bronze	*
LNC2-18LU-5K-3-1	42w	4,106	3	120-277V	5000K	700mA	7.0 (13.3)	Dark Bronze	*
LNC2-18LU-5K-3-1-PC-U	42w	4,106	3	120-277V	5000K	700mA	7.0 (13.3)	Dark Bronze	Photocell

REPLACEMENT PART/ACCESSORIES

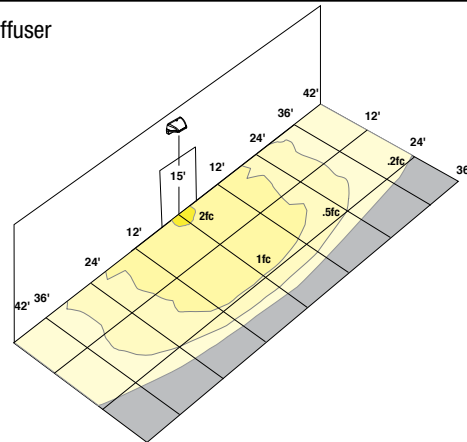
CATALOG NUMBER	DESCRIPTION
93044013	Frosted comfort shield, improves uniformity with only 5% lumen reduction (see page 2)
93055143XX	LNC2 back plate and gasket with 0.875" opening for 1/2" conduit, XX = Specify finish (see page 2)
LNC2-SCBB-XX	LNC2 back plate with gasket and fittings to accommodate BB-GEO-XX, XX = Specify finish (see page 2)
BB-GEO-XX	LNC2 back box, XX = Specify finish (see page 2)

PHOTOMETRICS

Without acrylic diffuser
LNC2-12LU-5K-3.IES



Without acrylic diffuser
LNC2-18LU-5K-3.IES



LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

AMBIENT TEMPERATURE	LUMEN MULTIPLIER
0° C / 32° F	1.02
10° C / 50° F	1.01
20° C / 68° F	1.00
25° C / 77° F	1.00
30° C / 86° F	1.00
40° C / 104° F	0.99

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	OPERATING HOURS				
	0	25,000	50,000	TM-21-11' L96 60,000	L70 (hours)
25°C / 77°F	1.00	0.98	0.97	0.96	0.95 >791,000
40°C / 104°F	0.99	0.98	0.96	0.96	0.94 >635,000

1. Projected per IESNA TM-21-11 * (Nichia 219B, 700mA, 85°C Ts, 10,000hrs)

Data references the extrapolated performance projections for the LNC-12LU-5K base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

ELECTRICAL DATA

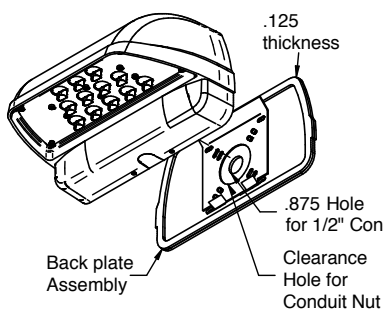
# OF LEDS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	CURRENT (Amps)	SYSTEM POWER (w)
12	STD. (700mA)	120	0.24	28.9
		277	0.10	27.7
18	STD. (700mA)	120	0.35	41.0
		277	0.15	41.5

BACK PLATE - 93055143XX

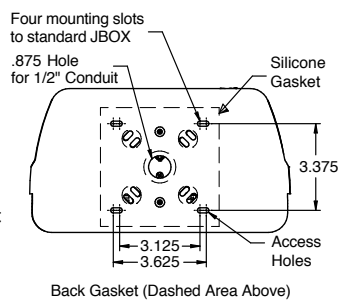


Mounting Plate interior

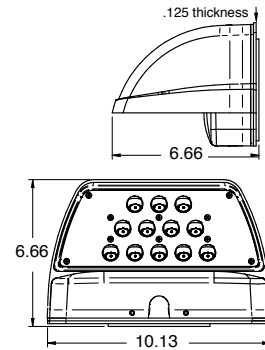
Mounting Plate Exterior



MOUNTING PLATE DETAILS



DIMENSIONS - With Plate Installed



LNC2-SCBB-XX SURFACE CONDUIT BACK PLATE



LNC2 FIXTURE



LNC2-SCBB-XX



BB-GEO-XX



LNC2-SCBB-XX and BB-GEO-XX SHOWN ATTACHED TO FIXTURE

To Wall



**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
Maria G. Marino
Gregg K. Weiss
Maria Sachs
Melissa McKinlay
Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

January 27, 2021

Andrea M. Troutman, P.E.
Pinder Troutman Consulting, Inc.
2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411-6700

**RE: Brave Little Stars Academy
Project #: 200705
Traffic Performance Standards Review**

Dear Ms. Troutman:

The Palm Beach County Traffic Division has reviewed the **Brave Little Stars Academy** Traffic Study, revised November 23, 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:	North of 10 th Avenue N, east of S Congress Avenue
PCN:	70-43-44-20-01-015-0010
Access:	Right-in/right-out only driveway connection onto S Congress Avenue <i>(as existing and/or proposed in the study, but not approved by the County through this letter)</i>
Existing Uses:	Vacant Building
Proposed Uses:	Daycare = 85 Students
New Daily Trips:	174
New Peak Hour Trips:	33 (18/15) AM; 33 (16/17) PM
Build-out:	December 31, 2022

Based on the review, the Traffic Division has determined the proposed development to demolish and replace the existing building with Daycare use, being insignificant on the roadway network, meets the Traffic Performance Standards (TPS) of Palm Beach County.

Please note the receipt of a 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. A discussion with Palm Beach County, involving at a minimum Traffic Division, Land Development Division, and Roadway Production Division, is advisable for access related issues of the site plan on County maintained roadways before a site plan is submitted to the municipality for consideration.

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.



Andrea M. Troutman, P.E.
January 27, 2021
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 DSimeus@pbcgov.org.

Sincerely,

A handwritten signature in blue ink, appearing to be "DS", is written over the signature line.

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS/rb

cc: Addressee
Iramis Cabrera, Planner, Village of Palm Springs
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
N:\TRAFFIC\DS\MUNICIPALITIES\APPROVALS\2021\200705 - BRAVE LITTLE STARS DAYCARE.DOC



C. ANDRE BAYMAN, P.S.M.

KEITH B. JACKSON, P.E.

LISA A. TROPEPE, P.E.

ADAM SWANEY, P.E., LEED AP

JENNIFER MALIN, P.S.M.

March 31, 2021

To: Iramis Cabrera, Village of Palm Springs Planner

From: Tara Bamber, PE 

**Re: Brave Little Stars Academy at 3108 S Congress Ave.
Site Plan Approval Letter
Engenuity Group Project No. 6001.104**

We have received the following through email on 03-30-21:

1. Civil Plan, 1 sheets (C1.1), revised 3-25-21, by Mcleod, McCarthy & Associates, P.A.
2. Landscape Plans, 3 sheets (LI-1, LP-1, LP-2), revised 03-25-21, by Schmidt Nichols
3. Site Plan, 1 sheet (PSP-1), revised 03-25-21, by Schmidt Nichols
4. Tree Disposition Plan, 1 sheet (TD-1), revised 03-25-21, by Schmidt Nichols
5. Re-Submittal Response to Comments, 3 sheets, dated 03-25-21, by Schmidt Nichols

We recommend Site Plan approval with the following conditions:

1. Provide permits from applicable agencies including, but not limited to, FDOT, etc.
2. Additional comments may be asked at time of Civil/Utility permit review.

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

Cc: Kim Glas-Castro
Ed Horton
Lisa Tropepe, PE



Village of Palm Springs
Land Development Department
226 Cypress Lane, Palm Springs, FL 33461
(561) 965-4016 Fax (561) 439-4132

LETTER OF TRANSMITTAL

To: Chad Girard/Ed Horton
Tom Ceccarelli/Frank Castro
Pedro Segovia

Date: March 5/2021

RE: Brave Little Stars - Child day care - Site Plan & Special Exception use - 3108 S Congress Ave

3rd submittal 3-3-2021

Attached are:

☒ Prints
☐ Report
☐ Other _____

☐ Reproducibles
☐ Specifications

☐ Correspondence
☐ Applications

COPIES	DATE	DESCRIPTION
1	2/1/2021	Site Plan Package

Transmitted:

☐ For Approval
☐ For Revisions
☐ Other _____

☐ As Requested
☐ For Your Use

xxxx For Review and Comment

REMARKS:

Upon review, please forward any comments regarding the attached materials to me. Should you have any questions regarding the attached materials, do not hesitate to contact me at (561) 434-5090 or icabrera@vpsfl.org. Thank you for your assistance.

Signed: Iramis Cabrera

B-8-2021 - NO comments
Everything for Utilities looks good!



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

January 7, 2021

Josh Nichols
Schmidt Nichols
1551 N Flagler Drive, Suite 102
West Palm Beach, FL 33401

Dear Josh Nichols,

RE: January 7, 2020 Variance Committee Review to allow for Category B Driveway

Applicant/Property Owner: Southeast Corporation Services, LLC

Palm Beach, City of Palm Springs State Road: 807 Section: 93006 MP: 3.0

Access Class: 5 Posted Speed: 40 mph SIS: Influence Area

Site Acreage: 0.71 Acres Development Size: 4,728 SF Daycare Center with 6,107 SF Play Area

Project Name & Address: Brave Little Stars Academy - 3108 S Congress Avenue

Date of Pre-application Review: December 18, 2020

Request: Right-in/right-out driveway on the east side of SR 807, adjacent to the northern property line.

This request is: **Approved with Conditions**

Conditions / Comments:

- ☐ **A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line of the State Road to the first conflict point, is required.**
- ☐ **A recorded cross access easement with the adjacent property to the north is required. The cross access easement shall be labeled and detailed on the site plan, as a hatch or shaded area and include the Official Record Book (ORB) and page number or instrument number on the plan sheet.**
- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- A Storm Water Pollution Prevention Plan must be submitted with the application if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP))
- If additional right-of-way is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.
- All existing driveways not approved in this letter must be fully removed and the area restored.

Comments:

Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between median openings are measured from centerline to centerline unless otherwise indicated.

Josh Nichols – Brave Little Stars Academy Access Management Review Committee Letter

January 7, 2021

The purpose of this letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. Earlier Department decisions on this request shall be voided unless expressly approved herein. If the above concept is approved, the applicant may submit engineering plans to the Department for permitting. The Department's personnel shall review these plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Please note that this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department.

Committee approvals and conditions which are at variance with Department rules or standards are not binding in the permitting process for more than **12 months**.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

For right-of-way dedication requirements go to: <https://osp.fdot.gov>: Click on Statewide Permit News. Scroll down to District 4. Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

THE DISTRICT ACCESS MANAGEMENT REVIEW COMMITTEE

With the above ruling I

Agree Disagree

DocuSigned by:

John Olson, P.E.
District Design Engineer

D328BA4C842F840E...

☒ X☐

January 7, 2021

DocuSigned by:

Mark Plass, P.E.
District Traffic Operations Engineer

2587234460C4670D...

☒ X☐

January 7, 2021

DocuSigned by:

Antonio Castro, P.E.
District Maintenance Engineer

E4026E24FD0D4BD...

☒ X☐

January 7, 2021

cc: Jerry Dean

File \\DOTSD4HQFS\Share\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2021-01-07 & AMRC Meeting\AMRC Meeting\1. 93006 MP 3.0 SR 807_Brave Little Stars Academy\93006 MP 3.0 SR 807_Brave Little Stars Academy.docx

12-11-2020

Good morning Iramis,

I would like the developer to provide the following:

1. Load calculations and voltage requirements
2. Meter location on the site plan
3. Developer will pay all materials and installation fees

Thanks,

Jean St Simon

Transmission & Distribution Engineer | Utility Electric Department



City of Lake Worth Beach
1900 2nd Avenue North
Lake Worth Beach, FL 33461
561-586-1699
jssimon@lakeworthbeachfl.gov
www.lakeworthbeachfl.gov

2-2/2021

Good afternoon Iramis,

LWDD has no objection to the certification of this petition. It is located south of the LWDD L-10 Canal and is not adjacent.

Thank you.

Anne Perry Schreiner

Anne Perry Schreiner | 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



Please consider the environment before printing this email.

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

2/3/2021

Yes, we do have a bus stop at this location served by Route 2. As route 2 is one of our top five routes, the location is great for a bus shelter. Thank you!

Yash Nagal

Senior Planner

Tel: 561 841-4238

ynagal@pbcgov.org

<http://www.palmtran.org>

From: Iramis Cabrera <icabrera@vpsfl.org>

Sent: Wednesday, February 3, 2021 10:39 AM

To: Yash Nagal <YNagal@pbcgov.org>

Cc: Levi McCollum L. <Lmccollum@pbcgov.org>

Subject: RE: Brave Little Stars

12-8-2020

No comment

To: Pedro Segovia <PSEGOVIA@pbcgov.org>;

Good afternoon,

Attached are the plans for the proposed conversion of the old restaurant building into a child day care on the property located at 3108 S Congress Avenue. Please review attached plans and let me know if you have any comments. If you have any questions or need additional information do not hesitate to contact me.

Thanks.

Iramis Cabrera

Planner

Village of palm springs

Planning, Zoning & Building Department

561-965-4016

icabrera@vpsfl.org

12-10-2020

Hello,

DOA received your request to review the subject development. Below are DOA comments.

The proposed commercial development Brave Little Stars Daycare located at 3108 S. Congress Ave. is seeking to construct approximately a one story building in Palm Springs. From the description provided to the Department, the property is located off of Congress Ave., north of 10th Ave. N., and west of Florida Mango Rd. within the Zone 1 for Palm Beach County Park Airport.

Residential occupants on occasion will observe aircraft arriving at and departing from Palm Beach County Park Airport (Lantana).

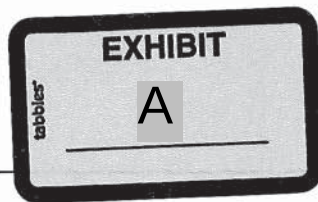
Also, it appears the proposed development is located in the Airport Regulated Area Zone 1 for PBIA and Lantana Airport.

Based on the location of this development and the proposed height, along with a review of other existing development around the site, impacts to operations at any of our County airports are not anticipated.

Please contact me with any concerns.

Thank you,

Wil Hicks
Technical Services Coordinator
561-471-7491



f (<http://www.facebook.com/FACCM1>)

Donate Here
(<https://floridaassociationforchildcaremanagementfaccm.growthzoneapp.com/ap/donate/>)

t (<https://twitter.com/faccm1>)

Join FACCM (<https://www.faccm.org/join-faccm/>)

p (<https://www.pinterest.com/faccm1/>)

Member Login (<https://business.faccm.org/MIC/Login>)

Contact Us (<https://business.faccm.org/contactus>)

in (<https://www.linkedin.com/company/florida-association-for-childcare-management>)



≡ Menu

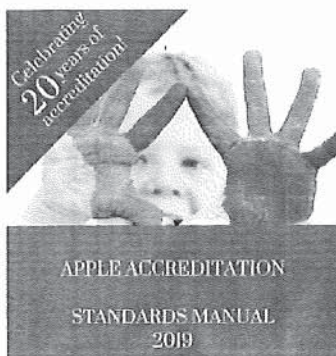


APPLE (Accredited Professional Preschool Learning Environment) Accreditation is a national early learning program accreditation that recognizes early learning centers for operating high quality programs. Research shows a direct link between a high quality early learning experience and a child's future success. APPLE sets the standards that accelerate an early learning center's drive to achieve that level of care and education outcomes.

In 2019, APPLE Accreditation celebrates its 20th year of excellence. APPLE was developed by owners and operators of early learning centers and is grounded in the unique perspective of the business of child care. The owner/management team has the greatest impact on the quality of any early learning center, and the developers of the APPLE program recognized the important balance between meeting the quality standards of accreditation and the financial impact it may have on the children and families served.

Today, APPLE is the largest accrediting agency in Florida and growing nationwide. In Florida, APPLE is accepted as one of Florida's Gold Seal Quality programs. The Gold Seal program provides additional benefits including: ad valorem tax relief, a sales tax exemption on supplies and materials, and an increase in reimbursement for subsidized care.

The best benefit is giving your parents the confidence that the care of their children is at an APPLE Accredited center.



THE APPLE Advantage

- Confident Parents and Increased Referrals to New Families
- Increased Credibility and Marketing Ability
- Up to 20% Increase in School Readiness Funding
- Property Tax (Ad Valorem) Exemption
- Consistent Policies and Practices
- Greater Staff Retention & Increased Morale
- Dedicated Professionals to Assist in Accreditation
- Achieving APPLE Accreditation is a Proud Accomplishment



STRONG MINDS/GOLD (CSC)

The Children's Services Council of Palm Beach County (CSC) has recognized the need for assessment data in early childhood education to be used in ways that benefit the children and families. As a result, CSC has provided the vision and support necessary to launch the Teaching Strategies GOLD (GOLD) project which is now in its third year with early care and education centers and family child care homes. GOLD is an authentic and formative early childhood assessment tool. It is delivered as a web-based application that supports early education practitioners to observe and document demonstrated abilities of children from birth to Kindergarten. GOLD is strongly aligned with state and national learning standards (birth-3, Pre-K, Head Start and Common Core). It is designed to support a cycle of ongoing observations, documentation, planning, portfolio-building, and reporting. The GOLD online system can be used to generate reports for use at the provider level and can provide neighborhood/zip code/county-wide information for planning purposes. The ongoing collaboration between CSC and the Coalition is to support the implementation of GOLD has increased the chances of success for this assessment tool to provide accurate child level data which can reveal strengths and challenges faced by individual students, as well as groups of children in 0-5 classroom settings.

*For more information about Teaching Strategies GOLD,
check out the main GOLD website here.*

For more information on the locally funded GOLD program,
Please contact the **ELCPBC GOLD Team** at **561-600-9427**.

Denver Public Schools on Teaching Strategies GOLD



Teaching Strategies GOLD Impacts

For us at Opportunity Early Learning Center in West Palm Beach, we're always looking for ways to improve learning for our children.

Our participation in the Early Learning Coalition of Palm Beach County's Teaching Strategies GOLD pilot program has made a tremendous difference. It's really helped us design and implement a stronger curriculum.

GOLD has allowed our teachers to quickly and easily create a permanent record of meaningful events happening throughout each day and, as a result, that's expanded and created more meaningful child portfolios.

In assessing the portfolio content through GOLD, we've received critical developmental data, and our teachers have used it as the basis for targeted and individualized lesson plans. Also, the lessons and activities based on current child strength and growth areas have allowed us to meet the current needs of all children



Child Care

[For Families](#)

[For Child Care](#)

[Providers And Staff](#)

- [Opening a Family Child Care Home](#)
- [About Child Care Licensure](#)
- [About Family Child Care Home Registration](#)
- [Summer Camp Requirements](#)
- [Religious Exempt Provider Requirements](#)
- [About the Gold Seal Quality Care Program](#)
- [Brochures, Fact Sheets, Publications, & Reports](#)
- [Forms & Applications](#)
- [Child Care Contacts](#)
- [Emergency Preparedness](#)
- [Add A Summer Camp Listing](#)

[Training & Credentialing](#)

[Training and Registry Login](#)

[Background Screening](#)

Child Care

About the Gold Seal Quality Care Program

In 1996, the Florida Legislature established the Gold Seal Quality Care program to acknowledge child care facilities and family day care homes that have gone above the required minimum licensing standards to become accredited by recognized agencies whose standard reflect quality in the level of care and supervision provided to children.



The Gold Seal Quality Care Program is not an accreditation, but a designation which is voluntary with potential benefits to those that participate including, but not limited to:

- A positive marketing tool for prospective parents
- Tax exemptions on certain educational materials, and property taxes
- Higher reimbursement for School Readiness providers
- Accepted to be eligible to participate in Voluntary Prekindergarten (VPK) please click [here](#) for information on the Voluntary Prekindergarten Program

Participation in this program is voluntary and is available to all provider types that meet the definition of child care with the exception of certain license-exempt school-age programs identified in Chapter 65C-22.008(3), F.A.C. A link to the application process for providers is listed below.

An accrediting association wishing to be approved as a Gold Seal Association must apply and substantially meet or exceed the Department's Gold Seal Quality Care standards adopted by the Department of Children and Families Office of Child Care Regulation.

- [Find a Gold Seal Quality Care Provider – Provider Map](#)
- [Find an approved Gold Seal Accrediting Association – Association List](#)
- [Frequently asked questions regarding Gold Seal](#)
- [Gold Seal Designation Process for Child Care Providers](#)
- [Gold Seal Approval Process for Accrediting Associations](#)
- [Gold Seal Quality Care Summary and Detail Data](#)
- [Tax Exemptions](#)
- [Statutory References](#)
- [Side-by-Side Comparison of Approved Gold Seal Accreditation Associations](#)

For additional information about the Gold Seal Quality Care Program:

Telephone: 1-888-352-4463

Email: goldsealproviderapps@thechildrensforum.com

CORONAVIRUS INFO & RESOURCES FOR PARENTS/FAMILIES & CHILD CARE PROVIDERS

**OUR MISSION: BUILDING COMMUNITY-WIDE COMMITMENT FOR
COMPREHENSIVE, HIGH-QUALITY EARLY LEARNING ENVIRONMENTS
THAT BENEFIT THE CHILDREN AND FAMILIES OF PALM BEACH COUNTY.**

OUR VISION: EVERY CHILD IN PALM BEACH COUNTY IS READY TO SUCCEED IN SCHOOL AND LIFE.

FAMILY SERVICES:

Our Family Services team assists parents/families through the eligibility & enrollment process for our programs & services.

Did you know the Early Learning Coalition can help with:

- Customized Provider Listings
- Quality Indicators and Types of Care
- Licensing Information
- Abuse Hotline Information
- Early Care and Education Resources
- FREE Voluntary Prekindergarten (VPK)
- School Readiness Financial Assistance
- Emergency Child Care
- Care under Relative Caregiver Program
- Community Resources
- Special Needs Assistance/Support Groups
- Cash Assistance Information

561-514-3300
Monday-Thursday 8:00 am - 5:30 pm
Friday 8:00 am - 12:00 pm

[LEARN MORE](#)

WHO WE ARE & WHAT WE DO:

Our vision is that every child in Palm Beach County is ready to succeed in school and life.

We work to build a community-wide commitment to ensure every child is ready to succeed in school and life through comprehensive, high-quality early learning environments.

Our collaborative local partnerships allow for continuity of care and funding for families, resulting in more than 30,000 children served annually. ELCPBC maintains an outward vision focusing on the future needs of all children and families and is proactive in our efforts to better serve the community through collective and informed decisions.

[LEARN MORE](#)

PROVIDER SERVICES:

Our Provider Services team supports potential (new) and current early learning providers. We are able to offer information about starting a new childcare business and enhancing your program.

We are also eager to assist providers with questions about the VPK and School Readiness programs.

Did you know the Early Learning Coalition can help:

- Providers with contracting and reimbursements
- Compliance with contracts
- Offer technical assistance
- Developmental Screenings
- Provide regular training opportunities
- Offer meetings, updates, and support

561-214-8000
Monday-Friday 8:30 am - 5:00 pm

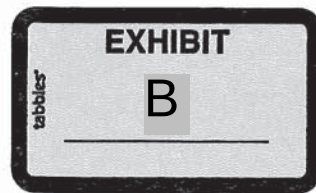
[LEARN MORE](#)

LATEST EARLY LEARNING NEWS --- LOCAL, STATE, AND FEDERAL

POSTPONEMENT NOTICE | ELCPBC's 2020 ANNUAL EARLY CHILDHOOD EDUCATORS CONFERENCE: #ReadySetLearn!

EARLY LEARNING COALITION OF PALM BEACH COUNTY OFFERS CHILD CARE SCHOLARSHIPS FOR FIRST RESPONDERS AND EMERGENCY PERSONNEL FAMILIES

July 17th 2020



Brave Little Stars

7 NE 2nd Ave

Day Beach, FL 33444

The Staff,

I could not have asked for a better place to send my 3 year old girl. Elizabeth started at Brave Little Stars at the age of 3 months. As parents we all know how difficult it can be leaving your child all day long, 5 days a week, someplace other than home.

I can genuinely say that Brave Little Stars have been an amazing environment for my daughter. It has become a second home for her. I love the teachers, they are very caring and amazing with the kids. Everything is always clean and very organized. Elizabeth adores her teachers Miss Maria, Miss Leinys and the entire staff. The teachers genuinely care about the kids and my daughter is so happy there. It is her happy place.

I would absolutely recommend Brave Little Stars to all parents looking for a daycare that gives them a peace of mind, knowing their child will be safe and taken excellent care of.

Sincerely

Singh

(561-843-1936)

Dear Brave Little Stars

I appreciate all of you and

all that you have done. Me and my
laughter loves this school. We highly
recommend it to all families.
~~I cannot recommend it.~~

Stay safe through everything.

 always
Daenah and
Geraldine

Hi, absolutely awesome!! My
daughter loves coming to daycare
daily. She loves her teachers
and is learning her letters and
numbers. I appreciate your guys
continue the great work!!

Ku Kule

You guys are amazing!

All the teachers are super warm and friendly. My son loves coming to school, you ladies have become like family. Could not think of a better place to watch my son while I'm at work. I know he is well taken care of and loved!

Thank you
LORNA

good values & great education
- McQuike

Great Value and my child loves
going to Brava with Glau
Her favorite - Great Education!
~~~~~



We Love you Guys. you take  
care of my Son so well.  
it touches my heart.  
I really appreciate you  
Guys.

♡ V. cadet.

July 16, 2020

To whom it may concern

My child attend Brave Little Stars, since she was 2 year old, and now graduated for Pre-K. I can not ask for better than the care and instructions that she's been receiving from this center.

Amazing staff, very professional, the administration is none like other.

I highly recommend Brave Little Stars to any one in need of good quality care for children

Thank you.

I currently have my son in Brave  
little stars which is a child care center  
that in my opinion is the best thing th  
I have found. I feel very confident to leave  
my son there because I see that the child  
feels happy every day, the cleanliness and  
sanitary security measures are impressive  
I strongly recommend Brave little stars  
for anyone who's looking for preschool

A stylized handwritten signature in black ink, appearing to be the name 'Laf' or similar, with a large loop at the top and a vertical stroke at the bottom.

~ Thank you ~

2-19-2019

For giving our kids much needed  
advice.

For educating the youth today.

For shaping the future generation.

For showing our lost kids  
the way.

For making sacrifices a plenty.

For taking up a profession so  
selfless.

For letting us parents breathe  
easy.

For being teachers so flawless.

~ Thank you ~

Dear Leahy & Brave Little Stars,

Thank You for accepting our children  
Jordan and Skyline into your preschool.

Thank you for helping us parents up  
to date with whatever is going on in the  
school. Thank you for your genuine care  
and compassion for all of the children.

Thank you for helping us make the transition  
from home care to preschool less stressful.

We greatly appreciate all of the obvious  
staff and gal! hardwork! ~ The Phelmachers



---

Liddy &  
**Brave LITTLE Stars**



2-19-2019







Get reviews, hours, directions, coupons and more for Brave Little Stars Childcare/Preschool.  
Search for Brave Little Stars Day Care Centers & Nurseries on The Real Yellow ...



### Searches related to brave little stars

- Q daycare open near me
- Q daycare prices near me
- Q preschools near me

1 2 3 4 5 6 7 8 9 10 Next

33401, West Palm Beach, FL - From your Internet address - Use precise location - Learn more

[Help](#) [Send feedback](#) [Privacy](#) [Terms](#)

## Brave Little Stars Childcare

1717 NE 2nd Ave, Delray Beach, FL

[Write a review](#)

4.7

12 reviews

Sort by: Most relevant



**Elsa Puentes**

2 reviews · 3 photos

11 months ago

As a mother, I know I can trust my child's development to the staff of Brave Little Stars.



**Regine Decolline**

1 review

a year ago

Brave little stars is the best child care in Delray beach. How do I know? Because my kids goes there, the teachers are amazing the learning style are. I like to say thanks to all the teachers there 😊😊



THIS INSTRUMENT PREPARED BY:

12905 South West 42nd St.  
Suite 216  
Miami, FL 33175  
Consideration \$600,000.00  
Rec.: \$19,111  
Tax ID No: 18-43-44-20-01-015-0010  
Our File: 2020-211

[Space Above This Line For Recording Data]

## Special Warranty Deed

State of Florida )  
County of Palm Beach )  
)

**SPECIAL WARRANTY DEED**  
(Corporate Seller)

This Indenture made this **12th** day of **June**, 2020 between **Victoria Congress Realty LLC, a Florida Limited Liability Company**, whose post office address is **PO BOX 5720, Lake Worth, FL 33467**, party of the first part, and **Southeast Corporations Services LLC, a Florida Limited Liability Company**, of , party/parties of the second part,

### **WITNESSETH:**

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

### **PARCEL 1**

**PARCEL 1** The North 1/2 of all that part of Tract 15 of MODEL LAND CO. SUBDIVISION of Section 20, T. 44 S, R. 43 E, as per plat recorded in Plat Book 5, Page 79, in the Office of the Clerk of the Circuit Court of Palm Beach County, Florida, described as follows: Beginning at a point in the East line of Congress Avenue (which said East line of Congress Avenue is parallel to and 18 feet East of the West line of said Tract 15), 756.9 feet North of the Point where the East line of Congress Avenue intersects the North line of Tenth Avenue (which said North line of Tenth Avenue is parallel to and 10 feet North of the South line of Tract 16 of said MODEL LAND CO. SUBDIVISION of Section 20, T. 44 S, R. 43 E), and running thence North along the East line of Congress Avenue, a distance of 110 feet; thence running parallel to the said North line of Tenth Avenue, a distance of 312 feet; thence South along the East line of said Tract 15, a distance of 110 feet; thence West a distance of 312 feet to a Point of Beginning, less so much thereof as lies within 50 feet of, measured at right angles to, the West line of said Section 20, Township 44 South, Range 43 East, less the right of way of Congress Avenue.

**AND PARCEL 2** Being a parcel lying within the North 170 feet of the South 390 feet of Tract 15, of MODEL LAND CO. SUBDIVISION of Section 20, T. 44 S, R. 43 E,



Palm Beach County, Florida, Public Records as recorded in Plat Book 5, Page 79, Palm Beach County Public Records, said parcel being more particularly described as follows: Commence at the Northwest corner of said Section 20, thence S 01°36'11" W (bearing assumed and all other bearings are relative thereto) along the West line of said Section 20 a distance of 287.07 feet to the intersection with the westerly extension of the Northerly line of the North 170 feet of the South 390 feet of said Tract 15; thence S 88°09'15" E along the westerly extension of the Northerly line of the North 170 feet of the South 390 feet of said Tract 15 a distance of 50.00 feet to the Easterly right-of-way of Congress Avenue, as now laid out and in use, thence S 01°36'11" W along said Easterly right of way line of Congress Avenue, a distance of 120 feet to the point of beginning; thence S 88°09'15" E parallel with the North line of the South 390 feet of Tract 15, a distance of 295.35 feet; thence S 01°36'11" W parallel with and 295.35 feet East of the East right of way line of Congress Avenue, a distance of 50.00 feet to a point on the South line of the North 170' of the South 390 feet of Tract 15; thence N 88°09'15" W, along the said South line of the North 170 feet of the South 390 feet of Tract 15 a distance of 295.35 feet to a point on the Easterly right of way of Congress Avenue, thence N 01°36'11" E, a distance of 50 feet to the point of beginning.

Parcel Identification: 70-43-44-20-01-015-0010

**Subject**, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

**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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

**In Witness Whereof**, first party has signed and sealed these present the date set forth on June 12, 2020.

[Signatures on Separate Page]



Signed, sealed and delivered in our presence:

Victoria Congress Realty LLC

By:

Patricia Nardone, Managing Member

(Corporate Seal)

Witness signature

Print witness name

Witness signature

Print witness name

State of Florida  
County of Palm Beach

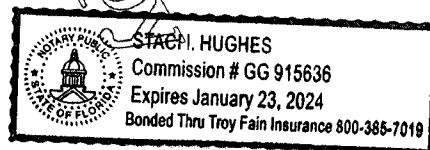
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of June, 2020 by Patricia Nardone, as Managing Member of Victoria Congress Realty LLC, a Florida Limited Liability Company who ☒ is personally known or ☐ has produced a driver's license as identification.

[Seal]

Notary Public

Print Name:

My Commission Expires:







S CONGRESS AVENUE  
106' RIGHT-OF-WAY

Existing Monument Sign

\*\*5' Landscape Buffer  
Dumpster w/ 5'  
Hedge

20' Safe Sightline

5' FPUE (ORB 6961 PG.1502)

No Pick-up/Drop-Off Sign Typ.

10' x 30' Bus Shelter Easement  
(w/ 11.5' x 6.5' Foundation)

No Pick-up/Drop-Off  
Sign Typ.

\*\*5' Landscape Buffer

Fence w/ Maintenance Access Gate

15' ROW Landscape Buffer w/ 5' Overlap

15' Utility Easement

Existing 7' Sidewalk

Future Cross Access

Existing 6' Ht Concrete Wall

Turn Around Space

6' Ht Precast or Non-Climbable  
Decorative Aluminum Fence

Proposed 10' U.E.

Existing 6' Ht Concrete Wall

\*\*5' Landscape Buffer

**Daycare**  
1-Story  
20'-10" Ht.  
4,728 s.f.  
85 Children

**Play Area**  
6,107 s.f.

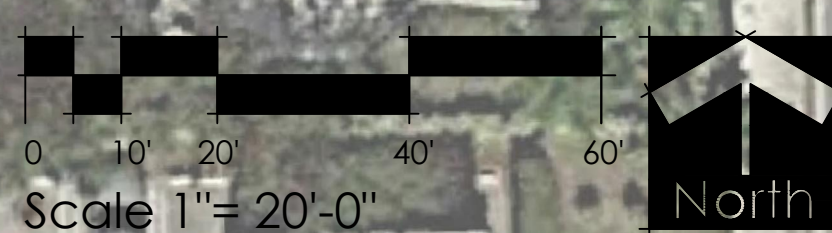
5' Foundation Planting 25% Of Facade

10' Side Interior Setback

Base Building Line

Existing 6' Ht Concrete Wall

Proposed 4' Sidewalk







SW 7066  
**Gray Matters**  
Doors and Exterior Floor

SW 7063  
**Nebulous White**  
Building Walls

SW 6608  
**Rave Red**  
Accent Wall

SW 9047  
**After the Rain**  
Front Wall

SW 6729  
**Lacewing**  
Roof



SW 7066  
**Gray Matters**  
Doors and Exterior Floor

SW 7063  
**Nebulous White**  
Building Walls

SW 6608  
**Rave Red**  
Accent Wall

SW 9047  
**After the Rain**  
Front Wall

SW 6729  
**Lacewing**  
Roof



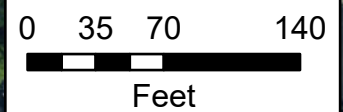


Cayman Dr

S Congress Ave

Summer St

70434420010150010



## Village of Palm Springs

Brave Little Star - 3108 S. Congress Ave

 Property Boundary

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

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

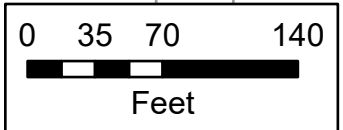


Cayman Dr

S Congress Ave

Summer St

70434420010150010



## Village of Palm Springs

Brave Little Star - 3108 S. Congress Ave

 Property Boundary

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





# Village of Palm Springs

## Executive Brief

**AGENDA DATE:** May 11, 2021

**DEPARTMENT:** Planning, Zoning & Building

---

**ITEM 7.2:**

Ordinance No. 2021-03 - Land Use Plan Amendment (Large Scale) - 2085 South Congress Avenue and 3243 Lillian Road (Proposed Palm Springs Residences Residential Planned Development)

**SUMMARY:**

Ms. Bonnie Miskel, Agent for M/S Congress Owner, LLC ("Applicant") is requesting a land use plan amendment to change the future land use designation of the 18.387 gross acre property located at 3085 S. Congress Avenue and 3243 Lillian Road (the former YMCA property) to facilitate a Multi-Family development project.

The property is more than 10 acres in size (18.387 gross acres) and is currently approved for commercial recreation purposes and is planned for urban (residential) use:

| Existing Village Future Land Use                                      | Proposed Village Future Land Use          | Existing Zoning               | Proposed Zoning                           |
|-----------------------------------------------------------------------|-------------------------------------------|-------------------------------|-------------------------------------------|
| Other Public Facilities and Low Density Residential (up to 5.8 du/ac) | High Density Residential (up to 19 du/ac) | Residential Multi-Family (RM) | Residential Multi-Family (RM) (no change) |

The subject property is bound to the north and west by lands with Medium Density Land Use, to the south with Low Density Residential Land Use and to the east with Commercial land use.

Note: While the Lakeside Village Condominium, to the west, is designated with the Village's Medium Density Residential land use category (10 dwelling units per acre), the actual density is 18.74 dwelling units per acre.

Note: The property is proposed for a residential planned development with a waiver, which is

a separate agenda item consideration. Consideration of the proposed site plan may be desirable to assist in this legislative decision.

The Applicant has provided an evaluation of the additional impacts on Public Services and Facilities created by the requested land use category. Village consultants and staff have identified three (3) main areas of concern related to the proposed project:

- The Congress Avenue/Forest Hill Boulevard intersection is currently operating at level of Service F during both peak hours, and the northbound left (west) turn queue exceeds the length of the turn lane. While the maximum intensity of the land use category generates a reduction in traffic impacts, the proposed residential development generates an additional 445 daily trips over the existing YMCA. The Applicant is requested to mitigate these impacts by covering the cost of converting the existing protected only left turn signal phasing to flashing yellow protected/permissive signal phasing on both the north and southbound approaches.
- John I. Leonard High School is currently over capacity by 654 students and CO. The proposed project will generate an additional 11 high school students. The School District recommends a monetary contribution of \$151,910 to address the school capacity deficiency.
- Village Police services will be significantly impacted by the rental community and addition of 400-900 residents, per the Police Chief, and necessitate the hiring of 1-2 additional officers. The estimated \$34,795.20 law enforcement impact fee contribution (a one-time payment for capital item, based on current rate) (\$52,702.32 based on consultant's proposed rate) will not be sufficient to mitigate the demand on police services (a new officer and associated equipment costs about \$100,000 with recurring annual costs).

Note: The Village does not typically place conditions of approval on future land use map changes. The legislative decision as to the appropriateness of the land use, irrespective of potential development plans, is generally made with consideration of compatibility, impact on services and need for the land use to fulfill Village redevelopment and growth objectives.

The proposed land use plan amendment was submitted through the PBC Intergovernmental Plan Amendment Review Committee (IPARC) and no comments were received.

### **FISCAL IMPACT:**

The proposed land use amendment does not have a direct fiscal impact to the Village; however, it may assist in facilitating the development of the property, which will bring increased ad valorem value to the Village.

Additionally, the property is located within the Congress Avenue District of the Palm Springs CRA. Thus, tax increment generated from this property would be directed to the CRA Trust

Fund, which has been earmarked for capital projects within the Congress Avenue District.

The proposed apartments' residents are expected to generate impacts to Village services, including Police, Parks and Recreation and Library services, and there have been discussions with the applicant that these costs may not be offset by revenues from this proposed development.

**ATTACHMENTS:**

Ord No. 2021-03 - Comprehensive Plan Amendment (Large Scale) 2085 South Congress Avenue and 3243 Lillian Road

Exhibit "A" - Staff Report and Recommended Conditions of Approval

Applicant's Future Land Use Map Amendment Analysis and Justification

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

Rendering

School Capacity Availability Determination

FDOT Pre-Application Approval Letter

Proposed Median Improvements

Legal Description and Survey

Aerial Map, Location Map and Future Land Use Map

## **ORDINANCE NO. 2021-03**

### **(LARGE SCALE LAND USE AMENDMENT)**

**AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING THE COMPREHENSIVE LAND USE PLAN OF THE VILLAGE, PURSUANT TO THE “LARGE SCALE” COMPREHENSIVE LAND USE AMENDMENT LAWS OF THE STATE OF FLORIDA, FOR THE 18.387 GROSS ACRE PARCEL LOCATED AT 2085 SOUTH CONGRESS AVENUE AND 3243 LILLIAN ROAD (FORMER YMCA PROPERTY), AND BEING MORE FULLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO, FROM A LAND USE DESIGNATION OF “OTHER PUBLIC FACILITIES AND LOW DENSITY RESIDENTIAL” TO A VILLAGE FUTURE LAND USE DESIGNATION OF “HIGH DENSITY RESIDENTIAL”; PROVIDING DIRECTIONS TO THE VILLAGE CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Village has determined the need to amend the land use designation for the 18.387 gross acre parcel located at 2085 South Congress Avenue and 3243 Lillian Road; and

**WHEREAS**, on May 27, 1997, Ordinance No. 1997-07, the property located at 2085 South Congress Avenue and 3243 Lillian Road, was voluntarily annexed in the Village of Palm Springs; and

**WHEREAS**, the Village will initiate the large-scale land use from the existing Palm Beach County designation and;

**WHEREAS**, the Village has adopted a Comprehensive Plan pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act (the “Act”); and

**WHEREAS**, the Village Council, sitting as the Village’s Local Planning Agency (the “LPA”) will consider this item on June 10, 2021 and their recommendation will be provided to the Council prior to consideration; and

**WHEREAS**, the Village Council has considered the request of Village Staff for largescale land use amendments; and

**WHEREAS**, the Village Council has determined that granting the request for land use amendments serves a valid public purpose.



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

**Section 1. Findings.** The Village Council finds the above statements are true and correct and serve as a basis for consideration of this ordinance.

**Section 2. Future Land Use.** The Future Land Use designation in the Village's Comprehensive Land Use Plan for the lands described herein, as more particularly designated in "**Exhibit A**" shall be established as "High Density Residential". Until such time as the appeal period expires, (if challenged, the new zoning is not effective until such time as the state land planning agency or the Administration Commission issues a final order of compliance) but not sooner than 31 days following the effective date of this ordinance, all development of said lands shall be subject to the requirement of the existing Village Land Use Plan, Zoning, and Subdivision regulations.

**Section 3. Zoning.** Concurrent with said large-scale land use amendments, the Land Development (Zoning) District designations on the official Village of Palm Springs Zoning Map shall be established as "Residential Multiple-Family (RM)" more particularly designated in **Exhibit "A"**, subject to the approval and appeal period stated in Section 2, above.

**Section 4. Directions to the Village Clerk.** The Village Clerk is hereby authorized and directed to forthwith cause the designations of the zoning of the properties described in the attached "**Exhibit A**", as set forth in Section 3 of this Ordinance, on the official Village of Palm Springs Zoning Map.

**Section 5. Repeal of Conflicting Ordinances.** All Ordinances, Resolutions or parts of Ordinances and Resolutions in conflict herewith are hereby repealed.

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

validity of the remainder of this Ordinance.

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

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

|                               | <u>Aye</u>               | <u>Nay</u>               | <u>Absent</u>            |
|-------------------------------|--------------------------|--------------------------|--------------------------|
| BEVERLY SMITH, MAYOR          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| GARY READY, VICE MAYOR        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| DOUG GUNTHER, MAYOR PRO TEM   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| JONI BRINKMAN, COUNCIL MEMBER | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PATTI WALLER, COUNCIL MEMBER  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

The Mayor thereupon declared this Ordinance approved and adopted by the Village Council of the Village of Palm Springs, Florida, on second reading, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: \_\_\_\_\_

BEVERLY SMITH, MAYOR

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

ATTEST:

BY: \_\_\_\_\_

KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR LEGAL FORM AND SUFFICIENCY

BY: \_\_\_\_\_

GLEN J. TORCIVIA, VILLAGE ATTORNEY



## PLANNING, ZONING & BUILDING STAFF REPORT

**SUBJECT:** Large-Scale Land Use Amendment and Site Development Plan (Residential Planned Development Site Plan with Waivers) and Sign Variance - Palm Springs Residences – 2085 S Congress Ave and 3243 Lillian Rd

| Application Summary                                        |                                                                                                                                                                                                                                                                                                      |                                           |                                                           |
|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-----------------------------------------------------------|
| Applicant / Petitioner                                     | M/S Congress Owner, LLC, a Delaware LLC                                                                                                                                                                                                                                                              | Submittal Date                            | 2/25/2021                                                 |
| Reference Name                                             | Palm Springs Residences                                                                                                                                                                                                                                                                              | Case Number                               | SPR21-08, PSV21-10                                        |
|                                                            |                                                                                                                                                                                                                                                                                                      | Parcel Control No                         | 70-43-44-18-00-000-1040 & 70-43-44-18-05-010-0040         |
| Location                                                   | 2085 South Congress Avenue & 3243 Lillian Road                                                                                                                                                                                                                                                       | Site Area                                 | ±18.387 acres                                             |
| P&Z Bd Meeting                                             | May 11, 2021                                                                                                                                                                                                                                                                                         | Local Planning Agency                     | June 10, 2021                                             |
| Council Meeting (1 <sup>st</sup> Reading)                  | June 10, 2021                                                                                                                                                                                                                                                                                        | Council Meeting (2 <sup>nd</sup> Reading) | July 8, 2021                                              |
| Requests                                                   |                                                                                                                                                                                                                                                                                                      |                                           |                                                           |
| Proposed Use(s)                                            | Large-Scale Land Use Amendment of the Future Land Use Map to change the land use from Other Public Facility and Low Density Residential to High Density Residential, and concurrent Residential Planned Development Site Plan for construction of 264 rental apartments within 11 3-story buildings. |                                           |                                                           |
| Number of Buildings                                        | 11 3-story buildings and a Clubhouse building (150,442 SF total)                                                                                                                                                                                                                                     |                                           |                                                           |
| Waivers                                                    | 1. Requesting a waiver from Sec.34-1063(a)(1) to allow for one sidewalk on a street or primary driveway instead of sidewalks on both sides of the main street.                                                                                                                                       |                                           |                                                           |
| Variances                                                  | PSV21-10 - Requesting a Variance relief from Section 34-327(b)(1) to allow two monument signs instead of only one permitted.                                                                                                                                                                         |                                           |                                                           |
| Parking                                                    |                                                                                                                                                                                                                                                                                                      |                                           |                                                           |
| Code                                                       | Required                                                                                                                                                                                                                                                                                             | Provided                                  | Meets Requirement                                         |
| Total Parking                                              | Total of 825 parking needed<br>2.5/ DU + 25% for guest                                                                                                                                                                                                                                               | 826                                       | Yes                                                       |
| Setbacks                                                   |                                                                                                                                                                                                                                                                                                      |                                           |                                                           |
| Code                                                       | Required Minimum                                                                                                                                                                                                                                                                                     | Proposed                                  | Meets Requirement                                         |
| Front yard (East)                                          | 25'                                                                                                                                                                                                                                                                                                  | 25'                                       | Yes                                                       |
| Rear yard (West)                                           | 20'                                                                                                                                                                                                                                                                                                  | 93'                                       | Yes                                                       |
| Side yard (North)                                          | 20'                                                                                                                                                                                                                                                                                                  | 86'                                       | Yes                                                       |
| Side yard (South)                                          | 20'                                                                                                                                                                                                                                                                                                  | 91'                                       | Yes                                                       |
| Site Characteristics                                       |                                                                                                                                                                                                                                                                                                      |                                           |                                                           |
| Existing Use                                               | Recreational facility with a day care and a vacuum station structure                                                                                                                                                                                                                                 | Proposed Use                              | Residential Multiple-family (and existing vacuum station) |
| Existing Zoning                                            | Residential Multiple-Family (RM)                                                                                                                                                                                                                                                                     | Proposed Zoning                           | Residential Multiple-Family (RM)                          |
| Existing Future Land Use                                   | Other Public Facilities and Low Density Residential                                                                                                                                                                                                                                                  | Proposed Future Land Use                  | High Density Residential                                  |
| Surrounding Existing Land Use, Future Land Use, and Zoning |                                                                                                                                                                                                                                                                                                      |                                           |                                                           |

| Direction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Existing Use                                                         | Future Land Use                         | Zoning District                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|-----------------------------------------|--------------------------------------------------------------|
| North                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | LWDD Canal 8 and a mix of residential uses and commercial properties | Medium Density Residential & Commercial | Residential Multiple-Family (RM) and Commercial General (CG) |
| South                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Residential single-family homes & Professional offices building      | Low Density Residential & Commercial    | Residential Single Family (RS) & Commercial General (CG)     |
| East                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | G-Star School of the Arts                                            | Commercial                              | Commercial General (CG)                                      |
| West                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Lakeside Village residential condominium                             | Medium Density Residential              | Residential Multiple-Family (RM)                             |
| <b>Recommendation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                      |                                         |                                                              |
| <p>Staff has concerns regarding congestion and traffic conflicts between the project traffic and G-Star School of the Arts/Keiser University traffic and queues at the Forest Hill Blvd/Congress Avenue intersection.</p> <p>Staff highly recommends right-of way improvements along Congress Avenue including the median located at the access point to the project and the conversion of the existing protected only left turn signal phasing to flashing yellow arrow protected/permissive signal phasing on both the north and southbound approaches if FDOT approves the conversion.</p> <p>Staff is also concerned that the proposed project's impact on Village Police Services will not be mitigated with the \$34,795.20 law enforcement impact fee contribution, based on current rate (\$52,702.32 based on consultant's proposed rate).</p> <p>Even with the concerns outlined in this staff report, Planning, Zoning &amp; Building Staff recommends conditional approval of the new residential high density planned development site plan, as depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan, compatibility with surrounding uses.</p> |                                                                      |                                         |                                                              |





## I. Site History

- Ordinance 1997-07: Annexation

The property was voluntarily annexed into the Village of Palm Springs on March 27, 1997. The land use designation was subsequently changed as part of a large-scale comprehensive plan amendment, Ordinance No. 97-09, on July 10, 1997. The land use was changed to Other Public Facilities. The zoning classification was changed from single family residential in Palm Beach County to Village of Palm Springs Multi-Family residential on July 10, 1997 by Ordinance No. 97-10.

- Resolution 2000-33: Site Plan

On April 27, 2000, the Village Council approved above resolution to allow an after-school day care program and three additional modular buildings on the property.

- Resolution 2001-36: Site Plan

On April 12, 2001, the Village Council approved a conceptual site plan for expanded gymnasium, day care, and playground facilities and new outdoor chapel, playing fields, outdoor pool and water park on the property.

- Resolution 2010-49: Site Plan Amendment

The Village Council approved on September 23, 2010 a site plan amendment with special exception to construct a 6,860 square foot daycare facility. This daycare facility was never constructed.

- Resolution 2012-09: Site Plan Amendment

On April 12, 2012 the Village Council approved a site plan amendment to construct 7,421 square foot daycare center to accommodate a maximum of 120 children, an expansion of the aquatics program with new outdoor pool, and a 2,425 square foot expansion to the existing fitness center. The new daycare building was completed in 2014, but the approved recreational expansions were never constructed.

## II. Comprehensive Plan Consistency

- The subject property's Future Land Use designations are Other Public Facilities and Low Density Residential with a Residential Multiple-Family (RM) zoning district, respectively. The proposed large-scale land use amendment is to change the Future Land Use designation to the High-Density Residential category, with a concurrent request for a Multi-Family residential planned development.
- The Applicant has provided an evaluation of the additional impacts on public services and facilities created by the requested land use category. *Staff would like to highlight three (3) areas of concern:*
  - *The Congress Avenue/Forest Hill Boulevard intersection is currently operating at Level of Service F during both peak hours, and the northbound left (west) turn queue exceeds the length of the turn lane. While the maximum intensity of the land use category generates a reduction in traffic impacts, the proposed residential development generates an additional 445 daily trips over the existing YMCA. The Applicant is requested to mitigate these impacts by covering the cost of converting the existing protected only left turn signal phasing to flashing yellow protected/permissive signal phasing on both the north and southbound approaches.*
  - *John I. Leonard High School is currently over capacity by 654 students and CO. The proposed project will generate an additional 11 high school students. The School District recommends a monetary contribution of \$151,910 to address the school capacity deficiency.*
  - *Village police services will be significantly impacted by the rental community and addition of 400-900 residents, per the Police Chief, and necessitate the hiring of 1-2 additional officers. The estimated \$34,795.20 law enforcement impact fee (current rate) contribution (a one-time payment for capital items) [\$52,702.32 based on consultant's proposed rate] will not be sufficient to mitigate the demand on police services. (A new officer and associated equipment costs about \$100,000, with recurring annual costs.)*

## III. Waivers Requested

The applicant is seeking the following waiver from Village Code requirements:

### Waiver #1:

The applicant is requesting a waiver from Sec. 34-1063(a)(1) to allow for one sidewalk on a street or primary driveway instead of sidewalks on both sides of the main entrance driveway.

The Applicant contends that the project provides a well-lit, five-foot sidewalk on the south side of the Project's main entrance. Unfortunately, due to property size constraints, there is not enough space to provide a sidewalk along the north side of the main entrance. Despite the sidewalk on the north side of the main entrance not being provided, there will be a pedestrian crosswalk at the main entrance connecting the north side of the Project to the sidewalk along the south side to encourage pedestrian mobility and ensure that pedestrian safety is not compromised. Further, by eliminating this sidewalk along the north side of the main entrance, the Project will be able to provide more green space for residents to enjoy. The Project is designed with a sidewalk system providing optimal connectivity throughout the Property. The sidewalk system is located directly adjacent to all buildings and provides connective paths between all units and the amenities that are strategically located throughout the Project. In order

to promote ingenuity in design as envisioned for an RPD use, the proposed layout of the sidewalk system is designed to serve the most functional use possible and provide direct pedestrian accessways to each building and all recreational amenity areas. The proposed sidewalk system is more convenient for pedestrians to use than the sidewalks required on both sides of the street, as the Project instead provides a system with pathways circulating around the proposed buildings, adjacent to both the parking areas and the internal recreational amenity areas.

The applicant's full justification is attached hereto.

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

The Sidewalk Waiver is in harmony with and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code and that such Sidewalk Waiver will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare. As stated above, there will be a pedestrian crosswalk at the main entrance connecting the north side of the Project to the sidewalk along the south of the main entrance to ensure pedestrian mobility is encouraged throughout the Project and pedestrian safety is not compromised. Accordingly, the Project complies with this standard.

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

The Sidewalk Waiver request results from innovative design in which other minimum standards are exceeded. The Project has exceeded the open space requirement by more than 14%, or +/- 1.14 acres. The Project's design reflects and encourages safe pedestrian mobility throughout and the elimination of the sidewalk along the north side of the Project's main entrance will not negatively impact this mobility due to the presence of strategically placed pedestrian crosswalks. Accordingly, the Project complies with this standard.

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

Granting of the Sidewalk Waiver request will result in preservation of valuable natural resources, including green space. As explained above, the Project complies with this standard.

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

Granting of the Sidewalk Waiver request demonstrates public benefits to be derived, including but not limited to the preservation of green open space areas and use of desirable architectural, building, and site design techniques. Further, despite the elimination of the sidewalk along the north side of the main entrance, there are still ample pedestrian linkages throughout the Project, including strategically placed cross walks. Accordingly, the Project complies with this standard.

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

Not applicable to this sidewalk waiver request.

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

There are no economic issues being used to justify the Sidewalk Waiver, and the Project complies with this standard.

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

Not applicable to this Sidewalk Waiver request.

*Staff does not object the applicant's request based on the intent of the applicant to maximize the utilization of the land reducing the amount of impervious surface and consistency with the Village Comprehensive Plan allowing for innovative designs.*

#### IV. Variances – Village Council Consideration

- PSV20-01 Requesting a Variance relief from Section 34-327(b)(1) to allow two monument signs instead of only one permitted.

The applicant's full justification is hereto:

- a. Special and unique conditions exist which are peculiar to the applicant's case and which are not generally applicable to the property located within the RM zoning district or surrounding neighborhood, such as natural or manmade sight limitations from the public rights-of-way.

Special conditions and unique circumstances exist which are peculiar to the property and which are not generally applicable to properties within the RM zoning district. As detailed above, the Project is permitted two (2) signs – one (1) on Congress Avenue and a second on Lillian Road. However, Petitioner is not proposing a monument sign on Lillian Road in deference to the existing single-family community and instead proposes to place both permitted signs on Congress Avenue in order to provide greater aesthetic appeal and increased visibility for those traveling along the busy Congress Avenue thoroughfare. It is important to note that the Project's sole public entrance is located on South Congress Avenue, which is a 7-lane arterial thoroughfare. A second sign on the Congress Avenue frontage is necessary to provide sufficient visibility to allow safe and efficient access to the Project for travelers approaching from both the northbound and southbound sides of Congress Avenue. This visibility is only achievable through the use of two entrance monument signs: one angled to face south-bound traffic, and the other angled to face north-bound traffic. As such, two Project entrance signs symmetrically placed on both sides of the Congress Avenue entry are essential to providing appropriate visibility for the Project. Considering that the Project is permitted two (2) monuments signs (one on each frontage) and the increased visibility necessary to ensure safe and efficient access from Congress Avenue, special circumstances exist which are peculiar to the Property and which are not generally applicable to properties located within the RM zoning district.

- b. The special and unique conditions are not directly attributable to the actions of the Petitioner.

The special and unique conditions are not directly attributable to the actions of the Petitioner. As detailed above, the Property has frontage on Congress Avenue and Lillian Road and access to the Project is provided from Congress Avenue. Given the single-family residential context of the community adjacent to the frontage on Lillian Road and to the significant width and traffic on Congress Avenue, Petitioner is focusing signage for the Project at the main access point on Congress Avenue. The existing single family residential context to the south of the Project and thoroughfare-nature of Congress Avenue is not attributable to the actions of Petitioner.

- c. The literal interpretation of the Code requirements, as applied to the applicant, would deprive the applicant of rights commonly enjoyed by persons who are similarly situated.



The literal interpretation of the Code requirements would deprive the Petitioner of rights commonly enjoyed by persons who are similarly situated. The Property has frontage on both South Congress Avenue and Lillian Road, thereby allowing for a total of two monument signs for the Project in accordance with the Village's Code Article IV. However, the placement of a second entrance sign along Lillian Road would not serve the single-family nature of the community along the Lillian Road frontage. Further, the Property's main frontage and access point on Congress Avenue, given the large-scale commercial and institutional context of the corridor, is well suited for two monument signs at each side of the Property's entrance. Considering that the Project is actually permitted two monument signs and Petitioner is simply seeking to relocate a permitted sign, the literal interpretation of the Code would deprive Petitioner of rights commonly enjoyed by persons who are similarly situated.

- d. The variance granted is the minimum variance necessary for the applicant to make reasonable use of the Property.

The Sign Variance requested is the minimum variance necessary for Petitioner to make use of the Property. As detailed above, Petitioner is simply seeking to relocate a permitted monument sign from the Lillian Road frontage to the Congress Avenue frontage and is not seeking to increase the amount of monument signage permitted for the Project. In addition, a second monument sign is necessary along Congress Avenue in order to ensure the visibility necessary to allow safe access to the Property for those travelling either direction on Congress Avenue. As such, the requested Sign Variance is the minimum variance necessary to make use of the Property.

- e. Granting the variance is not detrimental to the public welfare, or injurious to property or improvements in the zoning district or neighborhood involved.

Granting the Sign Variance will not be detrimental to the public welfare, or injurious to property or improvements in the RM zoning district or neighborhood involved. Petitioner seeks to utilize the superior design of having two signs that create a symmetrical entry feature and improved community aesthetics. The Project also has a second frontage that is permitted to have a sign per Village's Code (Article IV); however, in order to avoid confusion, Petitioner proposes to place the second entry sign along Congress to better fit the surrounding community and to maintain the single-family residential community feel to the south that is surrounding the Project's second frontage on Lillian Road. Please refer to Exhibit "A" for a rendering depicting the Project's proposed entrance monument signs. Considering the foregoing, approval of the Sign Variance is necessary to ensure the Project promotes the public welfare.

Staff does not object to the applicant's request.

## V. Neighborhood Compatibility

- 1) The proposed project is located on the west side of South Congress Avenue 1,300 feet south of Forest Hill Blvd.
- 2) Surrounding properties are generally residential uses.
- 3) G-Star School of Arts high school is located to the east of the property, immediately across South Congress Avenue, with similar alignment of driveways.
- 4) A mix of different uses like general retails, restaurants, grocery supermarket, gas stations and professional offices are located on the east side of the property along Congress Avenue.
- 5) Adjacent properties along the south side are generally residential single-family homes.
- 6) Lakeside Village residential condominium is located to the west of the property. While the Lakeside Village condominium, to the west, is designated with the Village's Medium Density Residential land use category (10 dwelling units per acre), the actual density is 18.74 dwelling units per acre.

## VI. Regulatory Issues

- The site plan generally conforms to the property development standards of the Residential Planned Development, with the exception of the waiver requests.
  - 1) The proposed project plan generally meets required site development regulations.
  - 2) A High-Density Residential Land Use designation shall be approved prior to consideration of the proposed Site Plan.
  - 3) The applicant is responsible to acquire all applicable permits from all regulatory agencies with jurisdiction over the project site, including but not limited to Palm Beach County, Florida Department of Transportation and the Village of Palm Springs.
  - 4) Civil/Utility plans shall be approved by the Village's Engineer.
  - 5) Proposed median improvements plans along South Congress Avenue shall be approved by FDOT prior to issuance of any construction or building permit.
  - 6) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.
  - 7) Properties shall be unified through Unity of Title.
  - 8) Property owner shall regrade the ditch at top of bank, just west of the property line, and provide a 10' easement to the Village for maintenance purposes.
  - 9) Proposed development will negatively impact the public school system, a \$151,910.00 contribution is requested by the School District of Palm Beach County.
  - 10) Proposed development will negatively impact Village police services, the estimated \$34,795.20 law enforcement impact fee contribution based on current rate (\$52,702.32 based on consultant's proposed rate) will not mitigate the demand on police services.

## VII. Environmental Issues:

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

## VIII. Community Outreach/ Notification

- The subject property was posted on April 30, 2021.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on April 21, 2021.
- Legal advertisement was published in the paper on April 29, 2021 and with readvertisement dates on May 27, 2021 and June 24, 2021.
- Staff has not received any inquiries or comments as a result of the notices.

## IX. Proposed Development Plan Details

The petitioner's development plans dated received on February 25, 2021 depicts the following:

- Application for Large-Scale Land Use Amendment and Residential Planned Development Site Plan approval with a waiver for the construction of 264 rental units within 11 3-story buildings.
  1. Site Plan dated received February 25, 2021 revised and resubmitted on April 28, 2021.
  2. Landscape plans dated received February 25, 2021 revised and resubmitted on April 5, 2021.
  3. Engineering plans dated received February 25, 2021 revised and resubmitted on April 5, 2021.
  4. Architectural plans dated received February 25, 2021 revised and resubmitted on April 5, 2021.
  5. Photometric plan dated received February 25, 2021 revised and resubmitted on April 5, 2021.
  6. Boundary survey and tree survey dated received February 25, 2021.
  7. Justification Statement and proposed use.
  8. Traffic Impact Statement dated received February 25, 2021.
  9. Land Use Plan Amendment Justification and Analysis.
  10. Drainage calculations dated received February 25, 2021 revised and resubmitted on April 5,

2021.

11. Turn lane and median improvements proposed plans.
12. Colored Site Plan.

#### X. Recommendation

The applicant is the contract purchaser of the +/- 17.77 net acre property located at 2085 South Congress Avenue and 3243 Lillian Road (collectively referred to herein as "Property"), which is generally located on the west side of South Congress Avenue between Lillian Road and the Lake Worth Drainage District L-8 Canal. The Property is currently designated "Other Public Facilities" and "Low Density Residential" on the Village's Future Land Use Map ("FLUM") and is located within the RM, Residential Multiple-Family, zoning district. The Property is developed as a Young Men's Christian Association of the Palm Beaches ("YMCA") facility including recreational and day care uses. The applicant is proposing to redevelop the Property with the construction of 264 residential rental dwelling unit within 11 3-story building and a clubhouse building. The community will have access via South Congress Avenue with an emergency vehicle access from Lillian Road. Amenities include a clubhouse, pool area, tot lot, fitness lawn, dog park, and lake with recreational walking path. The 264 multifamily dwelling units consists of 96 1-bedroom units, 120 2-bedroom units and 48 3-bedroom units with 826 parking spaces.

Planning, Zoning & Building Staff has conducted a review of the application and has concerns regarding congestion and traffic conflicts between the project traffic and G-Star School of the Arts/Keiser University traffic, and queues at the Forest Hill Blvd/Congress Ave intersection. Staff highly recommends right-of way improvements along Congress Avenue including the median located at the access point to the project and to the left turn signal phasing at Forest Hill Boulevard intersection, as outlined in the conditions of approval.

Outcoming traffic from the community needs to be prevented from illegally crossing Congress Avenue to head north bound and converting the existing protected only left turn signal phasing to flashing yellow arrow signal on both the north and southbound at the intersection of Forest Hill Blvd and S Congress Avenue, will alleviate general concerns with the traffic currently backing up outside of the turn lane (northbound to westbound maneuver).

The Police Chief has expressed concerns that Village police services will be significantly impacted by the rental community and addition of 400-900 residents, necessitating the hiring of 1-2 additional officers. The estimated \$34,795.20 law enforcement impact fee contribution (current rate) (\$52,702.32 based on consultant's proposed rate) (a one-time payment for capital costs) will not sufficiently mitigate the demand on police service.

In general, the proposed Residential Planned Development Site Plan provides internal sidewalk connections between the common amenities (tot lot, clubhouse, walking path around the lake, dogs park and fitness lawn) and the buildings, to facilitate pedestrian circulation and safety. The proposed project provides open spaces creating common areas for passive/leisure activities. The proposed use does not significantly reduce light and air on adjacent properties and would not be a deterrent to surrounding properties. The new project does not negatively impact natural systems.

In addition, the project exceeds some of the minimum requirement for a Planned Development as shown on the table below:

| Land Development Regulations                       | Required   | Proposed   |
|----------------------------------------------------|------------|------------|
| 35 percent of the gross land area for open space   | 270,922 sf | 291,450 sf |
| 20 percent of open space shall be common amenities | 54,184 sf  | 76,571 sf  |
| 40% maximum lot coverage                           | 309,626 sf | 306,230 sf |

Planning, Zoning & Building Staff recommends conditional approval of the Large-Scale Land Use Amendment and the Residential Planned Development Site Plan with a waiver, for the construction of 264 residential dwelling units subject to the following fifty-six (56) conditions below and a suggestion for a voluntary monetary contribution, requested by the School District to mitigate school impacts:

1. Build out date December 31, 2024.
2. The main entrance from Congress needs to be at least 20 feet in unobstructed width pursuant to PBC Fire Rescue requirements.
3. Main exit onto Congress needs to be at least 18 feet in unobstructed width pursuant to PBC Fire Rescue requirements.
4. Both sets of main entrance gates need to be equipped with a "Click2Enter" (primary) system and a Knox key switch (secondary) [not a Knox box] to allow fire department rapid entry into the complex.
5. The southwest emergency entry needs to be equipped with a Knox box or a Knox padlock.
6. Fire hydrants require a 5' clear radius.
7. Fire hydrants are required to be located within 100 feet (hose lay) of building fire department connections
8. No trees shall be planted within the 10-ft drainage easement along the west property line.
9. Proposed monument signs shall be a maximum height of 10', Sheet L-500 shall be revised at time of permitting.
10. Staff recommends providing a wall along the South and West sides of the property instead of the proposed PVC fence, plans shall be revised accordingly at time of permitting.
11. A Utility/Civil Plan shall be approved by the Village Engineer and the Village Public Service Director at time of permitting.
12. Photometric plans shall be approved by the Planning, Zoning and Building Department at time of permitting.
13. Irrigation plans shall be provided at the time of permitting. Non-potable water shall be used for the irrigation system per Village code.

#### Roadway / Traffic Signal Improvements

14. Proposed construction plans for the improvements at the Congress Avenue median, located at the access point to the project, shall be approved by the Village and FDOT prior to issuance of any construction or building permit. Construction of said median improvements shall be completed prior to prior to the issuance of the 106<sup>th</sup> Certificate of Occupancy (40% of the project).
15. The additional right-of-way dedication (plans depict 18' width) to FDOT along Congress Avenue for a southbound, right turn-lane into the project shall be executed and recorded prior to the issuance of the first certificate of Occupancy. Construction of said turn lane improvements shall be completed prior to the issuance of the 106<sup>th</sup> Certificate of Occupancy (40% of the project).
16. The applicant shall coordinate with FDOT and Palm Beach County, prior to issuance of any construction permit, on the evaluation of flashing yellow left-turn arrow (FYLTA) at Forest Hill Boulevard/Congress Avenue, and shall provide funding for the installation of FYLTA at this intersection if approved by FDOT and Palm Beach County.
17. The existing protected only left turn signal phasing shall be converted to flashing yellow arrow protected/permissive signal phasing on both the north and southbound approaches (with FDOT approval). The developer will also be required to provide all the information and perform any and all analysis required by FDOT to facilitate their evaluation and approval of the proposed conversion. Upon FDOT's approval, Palm Beach County will perform the signal phasing conversion including the installation of the flashing yellow arrow utilizing funding provided by the developer. The developer will be required to make upfront payment to the County in the amount as determined by the Director of the Traffic Division.
18. The turning light conversion shall be completed prior to the 264 Certificate of Occupancy for the project.



### Security

19. If any security cameras are going to be provided, a security plan shall be provided to the Village Public Safety Department at time of permitting.
20. No parking shall be allowed, under any circumstances, along the drive aisles. Residents and guest parking shall only occur within designated parking stalls.
21. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include increased on-site security at the operator's sole expense.

### Utilities

22. The 10' easement along the west side shall be recorded prior to issuance of the first Certificate of Occupancy.
23. The proposed 12' wide water and sewer easement on newly added water main at the southeast corner shall be recorded prior to issuance of the first Certificate of Occupancy.
24. A utility easement, at least 67' wide by 120' depth, shall be provided to the Village over the existing vacuum station and shall be recorded prior to issuance of the first Certificate of Occupancy.
25. Landscape buffers shall only encumbered/overlapped a minimum of 5' by any utility easements.
26. Improvements of the existing ditch shall be permitted by the Village and constructed by the Applicant at time of the site work permit.
27. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting as needed.
28. All electric utilities shall be underground.

### Completion of Improvements

29. Prior to the issuance of the first Certificate of Occupancy, the 10' by 15' school bus shelter shall be constructed by the Property Owner in a location and manner acceptable to the Palm Beach County School Board. Provisions for the bus shelter shall include, at a minimum, a covered area, continuous paved pedestrian and bicycle access from the subject property or use, to the shelter. Maintenance of the bus shelter shall be the responsibility of the residential Property Owner.
30. The common amenities (tot lot, club house, pool court, fitness lawn, dog park and jogging path) shall be completed in their entirety, open for use and accessible to the residents, prior to the issuance of the 106<sup>th</sup> Certificate of Occupancy (40% of the project)

### Legal Review

31. A Unity of Title shall be recorder prior to issuance of any building permit.
32. The lease restrictions shall prohibit the parking of boats, commercial vehicles, or recreational vehicles anywhere inside the property. Parking of oversized vehicles that do not fit within the typical parking stall (9'x18.5') shall also be prohibited.
33. The property owner shall post a notice of annual boundary school assignments for students from this development. The district will provide an 11' x 17' sign to be posted in a clear and visible location in all sales offices and models with the following:  
"NOTICE TO HOMEBUYERS/TENANTS"  
"school age children may not be assigned to the public school closest to their residences. School Board policies regarding overcrowding or other boundary policy decisions affect school boundaries. Please contact the Palm Beach School District Boundary Office at (561)434-8100 for the most current school assignment(s)".

### Landscaping

34. Any existing or proposed utility box/cabinet that is not screened from view, shall be wrapped with a match design accordingly with the existing/proposed location at time of landscaping inspections.
35. A root barrier shall be provided on trees that are within 12' of utility lines.
36. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
37. All mechanical equipment's and above-ground infrastructure shall be screened from view.

#### Miscellaneous

38. 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 Completion, and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program.
39. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
40. The mail pickup and delivery system shall be approved by the United States Postal Service.
41. Provide permits from all applicable permitting agencies, including but not limited to, Lake Worth Drainage District, PBC, FDOT and Village of Palm Springs at the time of permitting.
42. The property owner shall register an Agent of Record, prior to issuance of a permit, to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.
43. A copy of the NPDES Notice of Intent for Generic Permit shall be submitted to the PZB Department at time of permitting.
44. A stabilized surface shall be provided at all time during construction for access by emergency vehicles.
45. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Development Department prior to commencement of any construction activity. Permits are required from the Planning, Zoning & Building Department prior to commencing any construction or renovation. The project shall be constructed in accordance with the FBC edition in effect at the time of permitting.
46. A silt barrier shall be installed around the perimeter of the property (within the affected area for the site improvements and new building construction) prior to commencement of any site work or construction activity, and a track pad shall be installed at the construction entrance(s), both of which shall remain through substantial completion.
47. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
48. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy/Certificate of Completion of each improvement area.
49. Absolutely no occupancy, other than construction personnel, is permitted prior to TCO/CO.
50. Photometrics must be certified by an engineer prior to CO.
51. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
52. The applicant may be required to provide a resident inspector for structural elements such as concrete pours in accordance with Section 109.1.3 FBC 2010 and F.S. 553.791. Determination shall be made at time of pre-construction conference with Planning Zoning and Building Director.
53. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
54. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
55. At the time of CO, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.
56. The School District has requested the Applicant offer a voluntary commitment to make a contribution of \$151,910.00 to the School District of Palm Beach County prior to issuance of a building permit, based on School Capacity Availability Determination letter issued on March 25, 2021.

1. **LETTER OF TRANSMITTAL**

- A. **Whether the amendment is within an Area of Critical State concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.**

The amendment area is not located within an Area of Critical State concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.

- B. **Whether the amendment is an exemption to the twice per calendar year limitation on the adoption of plan amendments.**

The amendment is proposed to follow the State of Florida's published Transmittal Procedures and Timeframes.

## 2. **APPLICANT INFORMATION**

### A. **Name, address, and telephone number of the applicant:**

Name: M/S Congress Owner, LLC, a Delaware LLC – Daniel Spear  
Address: 3921 S.W. 47th Ave., Suite 1013, Ft. Lauderdale, FL 33314  
Phone: 954-581-9000

### B. **Name, address, and telephone number of the agent:**

Name: Dunay, Miskel & Backman, LLP – Bonnie Miskel, Esq. / Beth Schrantz, Land Planner  
Address: 14 S.E. 4<sup>th</sup> Street, Suite 36, Boca Raton, FL 33432  
Phone: Bonnie: 561-405-3327 / Beth: 786-763-0565  
Fax: 561-409-2341  
Email: Bonnie: bmiskel@dmbblaw.com / Beth: bschrantz@dmbblaw.com

### C. **Name, address, and telephone number of the property owner:**

Name: Young Men's Christian Association – Timothy G. Coffield  
Address: 2085 South Congress Avenue, West Palm Beach, FL 33406  
Phone: 561-968-9622

### D. **Village of Palm Springs fee for processing the amendment in accordance with the Village's adopted fee schedule.**

The Village of Palm Springs fee for processing the amendment in the amount of \$1,000 in accordance with the Village's adopted fee schedule is included with this submittal.

### E. **Applicant's rationale for the amendment.**

M/S Congress Owner, LLC, a Delaware LLC ("Petitioner") is the contract purchaser of the +/- 18.387 gross acre (+/- 17.767 net acre) property located at 2085 South Congress Avenue and 3243 Lillian Road (collectively referred to herein as "Property"), which is generally located on the west side of South Congress Avenue between Lillian Road and the Lake Worth Drainage District L-8 Canal in the Village of Palm Springs ("Village"). The Property is comprised of two (2) parcels referenced by the following parcel control numbers: 70-43-44-18-00-000-1040 and 70-43-44-18-05-010-0040. The Property is designated Other Public Facilities and Low Density Residential on the Village's Future Land Use Map ("FLUM") and is located within the RM, Residential Multiple-Family, zoning district. The Property is approved for and developed as a Young Men's Christian Association of the Palm Beaches ("YMCA") facility including recreational and day care uses. Petitioner is seeking to redevelop the Property for use as a two hundred sixty-four (264) dwelling unit multi-family residential development with the parking and amenities necessary to provide a high-quality living experience for residents including a clubhouse, pool area, tot lot, dog park, and lake with recreational walking path ("Project"). At this time, Petitioner respectfully requests approval to amend the Property's FLUM designation from Other Public Facilities (+/- 18.2 net acres) and Low Density Residential (+/- 0.1862 net acres) to High Density Residential ("FLUM Amendment") in order to develop the Project.



The existing YMCA recreational use is an aging facility that is no longer suitable in this location considering the primarily multi-family and commercial context within the surrounding area and demand for growth in the South Florida region. As such, the YMCA has determined that a new modern facility would best serve its constituency. Accordingly, the YMCA is relocating its community center to Lake Lytal Park, approximately two miles away from the Subject Property, in partnership with Palm Beach County's newly planned aquatics center. Planning for this public private partnership between the YMCA and Palm Beach County has been ongoing for over two years; the construction manager process for the new facility has been completed and the Board of County Commissioners recently approved the YMCA Lake Lytal lease unanimously. As such, the YMCA is excited to move and improve the services offered to Village and County residents. Approval of the Project and sale of the existing YMCA site to Petitioner is necessary to facilitate the YMCA's relocation to the Lake Lytal location. It is important to note that at the time of annexation into the Village the Property was identified as RM, Residential Multiple-Family, on the Village Zoning Map in recognition of the fact that a residential development would likely be the most suitable use for the Property in the future. As such, the existing zoning is consistent with the proposed FLUM designation and allows the Project with no need for a zoning map amendment.

The Project provides 100% market rate dwelling units and includes the necessary recreational opportunities within the development to provide resort style living with opportunities to swim, exercise, walk a family pet, host a picnic, and/or play at the playground. The proposed buildings will be three (3) stories and designed to enhance the small town feel of the Village while drawing a population with higher earning potential. In addition to providing much needed residential rental housing options to the community, the Project's luxury amenities will attract tenants with disposable income. This positive demographic change in the Village will be a catalyst for redevelopment of the Congress Avenue Corridor and increase the likelihood that the Village will draw nationally recognized commercial tenants to the area, thus providing greater opportunity for Village residents at large, both from an employment and consumer standpoint.

The Project is consistent with existing and planned future land uses in the area. The existing and proposed uses surrounding the Property are described in greater detail in the table below.

| Location | Current Land Use Designation            | Existing Use                                  |
|----------|-----------------------------------------|-----------------------------------------------|
| North    | Medium Density Residential   Commercial | LWDD Canal   Strip Retail   Residential       |
| South    | Low Density Residential   Commercial    | Single Family Residential   Office Commercial |
| East     | Commercial                              | Private School   Office Commercial            |
| West     | Medium Density Residential              | Lakeside Condominiums – 18.74 DU/Acre         |

The Project is compatible with the existing medium-density residential developments to the north and west, the single family residential uses immediately to the south, and the commercial offices and institutional uses to the north and east. The property directly to the west is developed as a three (3) and four (4) story condominium community with an existing density of 18.74 dwelling units per acre, which is complimentary with the proposed density of fifteen (15) dwelling units per acre. The nearest buildings to the west are developed as a four (4) story building type. As such, the three (3) story Project will provide a logical transition to the lower density residential

uses to the north and south. Further, the site plan for the proposed development is designed to locate the new residences interior to the Property and along Congress Avenue such that there is a significant barrier, including landscaping and buffering to the south, west, and north. In addition, the proposed multifamily use and density is more compatible with the lower density residential neighborhood to the south than the current Other Public Facilities future land use designation. The Project provides a complimentary transition from the busy Congress Avenue thoroughfare on the east and four (4) story condominiums on the west to the single-family neighborhood located to the south. Considering the foregoing, the Project, which will provide additional housing opportunities for current and future residents of the Village and employees of the surrounding commercial developments, is compatible with surrounding uses.

In addition to the foregoing, the Project is consistent with the Village Comprehensive Plan the intent, goals, objectives and policies of the Village's Future Land Use Element ("FLUE") as follows:

The Project is consistent with The Village's Future Land Use Element Goal, which states, "A residential oriented community with an appropriate mix of land uses compatible with living styles and conditions established within the village." The FLUM Amendment is consistent with this goal as the amendment and its respective proposed development seeks to further provide modern, high-quality and urban housing opportunities for current and future residents of the Village. As population growth remains steady, the provision of additional housing opportunities is important for the maintenance of appropriately mixed land uses that meet living styles and conditions established within the Village.

The Project is compatible with FLUE Objective A and related policies A.1 - A.9, which call for the preservation of the Village as a primarily residential area which offers a variety of housing types and utilizes high quality residential design construction and redevelopment activities. The proposed FLUM Amendment will help to meet future demand by actively redeveloping an under-utilized site for modern residential uses, while also applying high quality design standards as outlined by the Village in policy A.6. Further, the FLUM Amendment and proposed use aligns with the Village's Policy A.3, which mandates the promotion of locating multi-family residential development in areas with direct access to collector or arterial streets.

The Project is compliant with FLUE Objective E and the related policies E.1 – E.4 requiring that development and redevelopment activities shall be undertaken in a manner to ensure the protection of natural and historic resources as well as village character. Overall wildlife utilization on the site is classified as very poor, and as the site has been previously developed for recreational uses, the proposed amendment and intended use will support the area's natural resources or Village character. Finally, a 2-acre lake is proposed onsite within the amendment site, which will maintain adequate stormwater runoff onto the onsite lake, in accordance with Policy E.1.

The Project is consistent with Objective F and the policies F.1 – F.6 therein, requiring that Level of Service Standards for all public facilities and services facilitated by proposed future land uses are met by any development and/or redevelopment of areas within the Village. The proposed use of

the amendment site will satisfy all performance standards and requirements relating to the provision of public/community facilities and utility requirements.

The Project is consistent with Objective G and the related policies G.1 – G.4 therein, which require the management of future growth and development within the Village. The proposed use of the amendment site complies with the enforcement of the Village's land development regulations and the necessity of appropriate coordination of future land uses with the topography, soil conditions, and availability of facilities and services within the area. In addition to meeting the Village's abovementioned criteria, the proposed amendment and use aligns with the development pattern and character of the Village while also being a practical and efficient approach to providing new housing stock and managing the area's growth and demand. Further, as mandated in Policy G.1, the proposal would effectively regulate the use, intensity, and location of land development in a manner that is compatible with adjacent land uses and provides for open spaces, as well as the protection of public safety and of natural resources as delineated in the Village's Conservation Element.

The Project is consistent with Objective I, which requires the coordination with appropriate governments and agencies at the time of site plan review to mitigate potential mutual adverse impacts of future development and redevelopment activities. As such, the Project will coordinate requests with the necessary agencies, organizations and municipalities, as appropriate, for any development orders, permits, and project proposals throughout the site plan review process.

The Project is consistent with Objective K and the policies K.1 – K.4 therein, relating to the discouragement of urban sprawl in order to achieve a compact urban form. In addition to meeting the Level of Service Standards set out by the Village, the Project promotes the efficient use of land as well as public services and facilities through high-density, high-quality residential design. Further, as the Project is bounded to the west and north by Residential Medium Density land uses and to the east by an arterial roadway, the Project is complementary to the surrounding uses and development pattern of the Village while also being a sensible approach to providing new housing stock.

The Project is consistent with Objective L and the related policies L.1 – L.3 therein, concerning the need to ensure the availability of adequate facilities and services necessary to support development. The Project intends to meet the requirements relating to the issuance of permits conditional to the availability of facilities and services necessary to support the impact of said development.

The Project is consistent with Objective N and the related policies N.1 – N.3 therein, relating to encouraging the development of innovative mixed-use projects. The Project supports the creation of mixed-use corridors and urban form through the provision of complementary high-density residential uses, which in turn increases the demand for dense, walkable, and mixed-use communities nearby and increases the demand for commercial uses along the Congress Avenue corridor.

The Project is consistent with Objective Q and the related policies Q.1 – Q.8 therein, mandating for the encouragement of efficient land use patterns and sustainable design practices in development and redevelopment activities. As aforementioned, the Project promotes sustainable land uses and urban form through high quality, high-density design, in turn advancing the efficient use of land and of the procurement of infrastructure necessary to support the resident population generated, within the Village.

Considering the foregoing analysis, the requested FLUM Amendment is consistent and compatible with the City's Comprehensive Plan and surrounding area.

### **3. AMENDMENT SITE DESCRIPTION**

#### **A. Concise written description of the size and boundaries of the area proposed to be amended.**

The amendment area is comprised of two (2) parcels consisting of +/- 18.387 gross acres (+/- 17.767 net acres) located within the Village of Palm Springs. The amendment area will be unified and developed as one (1) project; however, it is currently identified by two addresses, as follows: 2085 South Congress Avenue and 3243 Lillian Road. The Palm Beach County Property Appraiser has assigned the following parcel control numbers to the parcels: 70-43-44-18-00-000-1040 and 70-43-44-18-05-010-0040.

The amendment area is bounded by Congress Avenue on the east, Lake Worth Drainage District L-8 Canal on the north, Lakeside Village multifamily residential development on the west, and Lillian Road/Frost Park single family residential development on the south.

A letter from the Village confirming the gross acreage of the amendment area is attached hereto as Exhibit "A". A survey showing the net acreage of the amendment area is attached hereto as Exhibit "B".

### **4. EXISTING AND PROPOSED USES**

#### **A. Current and proposed Village of Palm Springs Comprehensive Plan Future Land Use designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation.**

The amendment area's existing future land use designation is Other Public Facilities and Low Density Residential. An excerpt from the Village's Future Land Use Map is attached hereto as Exhibit "C". The proposed future land use designation for the amendment area is High Density Residential.

#### **B. Current land use designations for the surrounding properties.**

The Property is bordered by the Lake Worth Drainage District L-8 Canal on the north with a mix of commercial and residential uses located north of the L-8 Canal. Single family residences and



commercial office uses are located immediately to the south, and multifamily residential uses are located immediately to the west. G-Star School of the Arts and several office buildings are located across Congress Avenue to the east.

The current land use designations for the surrounding properties are as follows:

| Location | Current Land Use Designation            |
|----------|-----------------------------------------|
| North    | Medium Density Residential   Commercial |
| South    | Low Density Residential   Commercial    |
| East     | Commercial                              |
| West     | Medium Density Residential              |

**C. Current and proposed zoning for the amendment site.**

The amendment area is currently zoned RM-Multifamily Residential on the Village’s Zoning Map. The existing Residential Multiple-Family zoning is consistent with the proposed High Density Residential future land use designation. As such, no rezoning is needed to develop the amendment area. An excerpt from the Village’s Zoning Map is attached hereto as Exhibit “D”.

**D. Existing use of amendment site and adjacent areas.**

The amendment area is developed as a YMCA facility with daycare and recreational facilities uses. The existing use of adjacent areas are as follows:

| Location | Existing Use                                  |
|----------|-----------------------------------------------|
| North    | LWDD Canal   Strip Retail   Residential       |
| South    | Single Family Residential   Office Commercial |
| East     | Private School   Office Commercial            |
| West     | Lakeside Condominiums                         |

**E. Proposed use of amendment site including square footage and/or dwelling unit count proposed for each parcel.**

The proposed use of amendment area is multifamily residential development of two hundred sixty-four (264) dwelling units and ample amenities for resident use, including a clubhouse, pool area, family park, dog park, lake, and pedestrian walking paths throughout.

**F. Maximum allowable development under existing designation for the site, including square footage for each non-residential use and/or dwelling units.**

The existing land use designation for the amendment area is a mix of Low Density Residential and Other Public Facilities. Future Land Use Element Policy G.3 in the City’s Comprehensive Plan establishes a maximum density of 5.8 dwelling units per acre for lands designated Low Density Residential and a maximum intensity of 0.40 Floor Area Ratio (“FAR”) for lands designated Other

Public Buildings. As such, the maximum allowable development under the existing designation is as follows:

| <b>Maximum Development Permitted by Existing Future Land Use Designation</b> |                      |                                    |                                      |
|------------------------------------------------------------------------------|----------------------|------------------------------------|--------------------------------------|
| <b>Land Use</b>                                                              | <b>Gross Acreage</b> | <b>Maximum Intensity Permitted</b> | <b>Maximum Development Potential</b> |
| Low Density Residential                                                      | 0.1862               | 5.8 DU/AC                          | 1 DU                                 |
| Other Public Facilities                                                      | 18.200               | 0.40 FAR                           | 317,116.8 SF                         |

**G. Maximum allowable development under proposed designation for the site, including square footage for each non-residential use and/or dwelling units.**

The proposed land use designation for the amendment area is High Density Residential. Future Land Use Element Policy G.2 in the Village's Comprehensive Plan establishes a maximum density of 19.0 dwelling units per acre for lands designated High Density Residential. As such, the maximum allowable development under the proposed designation is as follows:

| <b>Maximum Development Potential Permitted by Proposed Future Land Use Designation</b> |                      |                                  |                                      |
|----------------------------------------------------------------------------------------|----------------------|----------------------------------|--------------------------------------|
| <b>Land Use</b>                                                                        | <b>Gross Acreage</b> | <b>Maximum Density Permitted</b> | <b>Maximum Development Potential</b> |
| High Density Residential                                                               | 18.387               | 19 Dwelling Units per Acre       | 349 DU                               |

It is also important to note that the Project incorporates only two hundred sixty-four (264) dwelling units, which results in a density of approximately fifteen (15) dwelling units per acre, significantly less than the maximum density allowed under the proposed High Density Residential Future Land Use designation.

## 5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

### A. Sanitary Sewer Analysis

#### i. **Provide the adopted level of service and the current level of service.**

The adopted Level of Service for sanitary sewer is established by Infrastructure Element Policy A.3. in the Village Comprehensive Plan, which establishes the following Level of Service Standard for Sanitary Sewer facilities within the Village:

#### Average Daily Sewage Generation Rate

##### Residential:

Single Family: 350 gallons/day/dwelling unit

Multiple Family: 250 gallons/day/dwelling unit

Non-Residential: 0.20 gallons/acre/day

#### ii. **Identify the sanitary sewer facilities serving the amendment site including the current plant capacity, current demand on plant capacity and committed plant capacity.**

The amendment area is located within the Village of Palm Springs utility service area. The Village Utilities Department presently owns, operates, and maintains a wastewater collection system consisting of 86 miles of gravity sewer collection piping, 54 lift stations and pumping stations, and 17 miles of wastewater transmission force mains. The utility system does not own its own wastewater treatment disposal facilities. Wastewater collected from the utility service area is pumped to Lake Worth Utilities and Palm Beach County Utilities transmission main. A letter from the Village Utility Department indicating current demand and committed plant capacity is attached hereto as Exhibit "H".

#### iii. **Identify the additional sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

Please see table on the next page, which identifies the net impact on sanitary sewer resulting from the proposed amendment. It is important to note that the Project does not seek to utilize the maximum development allowed under the HDR future land use category and will therefore not realize the estimated demand below.

| SANITARY SEWER - Potential Change in Demand      |                   |                               |                              |                              |
|--------------------------------------------------|-------------------|-------------------------------|------------------------------|------------------------------|
| Land Use                                         | Units or Acres    | Estimated Demand              | Total Estimated Demand (GPD) | Total Estimated Demand (MGD) |
| Other Public Facilities                          | 18.20 Gross Acres | 0.20 gallons/acre/day         | 3.64                         | 0.00000364                   |
| Low Density Residential                          | 1 DU              | 250 gallons/day/DU            | 250                          | 0.000250                     |
| <b>TOTAL EXISTING DEMAND</b>                     |                   |                               | 3.6774                       | 0.0000036774                 |
| High Density Residential                         | 349 Units         | 250 gallons/day/dwelling unit | 87,250                       | 0.08725                      |
| <b>TOTAL POTENTIAL DEMAND</b>                    |                   |                               | 87,250                       | 0.08725                      |
| <b>POTENTIAL SANITARY SEWER CHANGE IN DEMAND</b> |                   |                               | 87,246.32                    | 0.0872463226                 |

- iv. **Identify the existing and planned service to site – provide information regarding existing and proposed trunk lines and lateral hookups to the amendment site.**

The proposed system is planned to connect via a gravity sewer system to a proposed lift station at the southwest corner of the amendment area and then to an existing 4" force main on Lilian Road at the southwest corner of the amendment area.

**B. Potable Water Analysis:**

- i. **Provide the adopted level of service and the current level of service.**

The adopted Level of Service for Potable Water is established by Infrastructure Element Policy B.2. in the Village Comprehensive Plan, which establishes the following Level of Service Standard for Potable Water facilities within the Village:

The LOS standards for residential users are:

- A. 82 GPCD (GALLONS PER CAPITA/DAILY) LOS shall be utilized for that area served by the VPSUD; however, it is understood that 110 GPCD is the average set by the SFWMD for the area.
- B. 115 GPCD LOS shall be utilized for that area served by the PBCWUD; however, it is understood that 110 GPCD is the average set by the SFWMD for the area. Please note that the amendment site is not served by the PBCWUD. As such, this LOS standard does not apply.

The LOS standards for additional water supply measures are:

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



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

ii. **Identify the facilities serving the amendment area.**

The Property is served by the Village Main Water Plant, which is managed and run by the Village.

iii. **Identify the wellfield serving the amendment area including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.**

The Village has reviewed this FLUM Amendment and determined sufficient capacity exists to serve the Project. A letter from the Village Utility Department indicating current demand and committed plant capacity is attached hereto as Exhibit "H".

iv. **Identify the additional potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

Please see table below, which identifies the maximum net impact on potable water demand resulting from the proposed amendment. It is important to note that the Project does not seek to utilize the maximum development allowed under the HDR future land use category and will therefore not realize the estimated demand below.

| <b>POTABLE WATER - Potential Change in Demand</b> |                             |                                                    |                                     |                                     |
|---------------------------------------------------|-----------------------------|----------------------------------------------------|-------------------------------------|-------------------------------------|
| <b>Land Use</b>                                   | <b>Units or Square Feet</b> | <b>Estimated Demand</b>                            | <b>Total Estimated Demand (GPD)</b> | <b>Total Estimated Demand (MGD)</b> |
| Other Public Facilities                           | 317,116.8 SF                | No Level of Service Provided in Comprehensive Plan | -                                   | -                                   |
| Low Density Residential                           | 1 DU (2.5 pp unit)          | 82 Gallons per Capita Daily                        | 205                                 | 0.000205                            |
| <b>TOTAL EXISTING DEMAND</b>                      |                             |                                                    |                                     |                                     |
| High Density Residential                          | 349 DU (2.5 pp unit)        | 82 Gallons per Capita Daily                        | 71,545                              | 0.071545                            |
| <b>TOTAL POTENTIAL DEMAND</b>                     |                             |                                                    | 71,545                              | 0.071545                            |
| <b>POTENTIAL POTABLE WATER CHANGE IN DEMAND</b>   |                             |                                                    | -                                   | -                                   |

v. **Identify the projected/planned capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan-provide demand projections and information regarding planned wellfield and planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.**

There are no planned improvements to increase capacity at this time.

- vi. **Identify the existing and planned service to site – provide information regarding existing and proposed trunk lines and water main hookups to the amendment site.**

The water main will loop between a 12" water main located along the north side of the amendment areas and Lake Worth Drainage District L-8 Canal and a 6" water main along Lilian Rd.

C. **Drainage Analysis:**

- i. **Provide the adopted level of service standard for the amendment area and the current level of service.**

The adopted Level of Service for drainage is established by Infrastructure Element Policy A.3. in the Village Comprehensive Plan, which establishes the following Level of Service Standard for Drainage facilities within the Village:

Design Storm: Three (3) year frequency, 24-hour (one day duration; rainfall intensity curve as established by the South Florida Water Management District).

- ii. **Identify the drainage district and drainage systems serving the amendment area.**

The amendment area is located within the Lake Worth Drainage District area and is located contiguous to the Lake Worth Drainage District L-8 Canal.

- iii. **Identify any planned drainage improvements, including year, funding sources and other relevant information.**

The Village has completed a Surface Water Master Plan, which details any planned drainage improvements including year, funding sources and other relevant information. There are no planned improvements that would affect the amendment area. In addition, the Project provides a drainage easement along the west property line in order to enable to Village to implement the regional Surface Water Master Plan in the future.

- iv. **Indicate if a Basin Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.**

Please refer to the Drainage Report attached hereto as Exhibit "E".

- v. **If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage**

authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

Please refer to the Drainage Report attached hereto as Exhibit “E” for details regarding how the amendment area will meet the adopted level of service for drainage.

**D. Solid Waste Analysis:**

**i. Provide the adopted level of service standard and the current level of service.**

The adopted Level of Service for Solid Waste is established by Infrastructure Element Policy A.3. in the Village Comprehensive Plan, which establishes the following Level of Service Standard for Solid Waste facilities within the Village:

Average Generation Rate

Garbage: 4.92 lbs./capita/day

Trash: 1.75 lbs/capita/day

**ii. Identify the solid waste facilities serving the amendment area including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.**

Republic Services contracts solid waste disposal for the Village. The anticipated solid waste demand is significantly lower than the existing maximum potential demand. The Solid Waste Authority manages solid waste facilities within Palm Beach County. Please refer to the January 6, 2021 Solid Waste Authority letter confirming availability of Solid Waste Disposal Capacity, which is attached hereto as Exhibit “I”. The Solid Waste Authority has confirmed that the landfill at the Palm Beach Renewable Energy Park has an estimated 26,926,868 cubic yards of landfill capacity remaining, which is sufficiency capacity to serve the County through the year 2054.

**iii. Identify the additional solid waste demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

Please see table below, which identifies the maximum net impact on solid waste demand resulting from the proposed amendment. It is important to note that the Project does not seek to utilize the maximum development allowed under the HDR future land use category and will therefore not realize the estimated demand below.

| <b>SOLID WASTE - Potential Change in Demand</b> |                             |                                                                                     |                                          |
|-------------------------------------------------|-----------------------------|-------------------------------------------------------------------------------------|------------------------------------------|
| <b>Land Use</b>                                 | <b>Units or Square Feet</b> | <b>Estimated Demand</b>                                                             | <b>Total Estimated Demand (lbs./day)</b> |
| Public Facilities                               | 317,116.8 SF                | 6.67 lbs/capita/day<br>(Garbage: 4.92 lbs/capita/day<br>Trash: 1.75 lbs/capita/day) | 1,510,835                                |
| Low Density Residential                         | 1 DU (2.5 pp unit)          | 6.67 lbs/capita/day                                                                 | 16.675                                   |
| <b>TOTAL EXISTING DEMAND</b>                    |                             |                                                                                     | 1,510,851.67                             |
| High Density Residential                        | 349 DU (2.5 pp unit)        | 4.92/capita/day                                                                     | 4,292.7                                  |
| <b>TOTAL POTENTIAL DEMAND</b>                   |                             |                                                                                     | 4,292.7                                  |
| <b>POTENTIAL SOLID WASTE CHANGE IN DEMAND</b>   |                             |                                                                                     | -1,506,558.97                            |

iv. **Identify the existing and planned service to site.**

The project is designed to provide strategically placed solid waste pick up areas throughout the development to provide access to the service within the amendment area for all future residents.

E. **Recreation and Open Space Analysis:**

i. **Provide the adopted level of service standard.**

Active - (User-Oriented):

| <u>Recreational Activity</u> | <u>Standard (Unit/Pop.)</u> |
|------------------------------|-----------------------------|
| Tennis                       | 1 court/4,500               |
| Basketball                   | 1 court/4,500               |
| L. L. Basketball             | 1 field/18,000              |
| S. Basketball                | 1 field/18,000              |
| Adult Softball field         | 18,000                      |
| Football/soccer              | 1 field/9,000               |
| Exercise Trail               | 10 Station/15,000           |
| Playground                   | 1 area/4,500                |

Passive (Resource Oriented):

| <u>Recreation Activity</u> | <u>Standard (Unit/Pop.)</u> |
|----------------------------|-----------------------------|
| Picnicking                 | 1 acre/9,000                |
| Fishing                    | 1 site/7,500                |
| Bicycling                  | 1 mile/7,500                |



The applicant has ensured that the current level of service within the Village will not be adversely impacted with the addition of the Project through the provision well-planned amenities for the Project residents including a central park, dog park, tot lot, lakeside walking path, pool courtyard and clubhouse.

**F. Traffic Circulation Analysis:**

- i. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.**

Please refer to the December 10, 2019 Traffic Study by Simmons and White specific to this Future Land Use Map Amendment, which is attached hereto as Exhibit “F”.

- ii. Identify the projected level of service for the affected roadways and the quality of service (QOS) performance measures as specified in the Transportation Element of the City's comprehensive plan for the short term (2020) and long term (2035) planning horizons. Note source if not from the Metropolitan Planning Organization plans and projections.**

Please refer to the December 10, 2019 Traffic Study by Simmons and White, which is attached hereto as Exhibit “F”.

- iii. Analyze the traffic impact from this amendment – calculate anticipated number of trips for the existing and proposed land use designations. Distribute the additional trips on the roadway network and identify the resulting level of service change for the short-range (2020) and long-range (2035) planning horizons. If this proposal amends an existing development order, compare impact from previous approval to the impact from the proposed development.**

Please refer to the December 10, 2019 Traffic Study by Simmons and White, which is attached hereto as Exhibit “F”. As detailed in the Traffic Study, the existing mix of Low Density Residential and Other Public Facilities Future Land Use produces daily traffic generation of 9,149 trips per day, which is almost five (5) times the daily traffic generation of the 1,899 trips per day anticipated under the proposed High Density Residential future land use designation. Considering the significant trip reduction of the proposed High Density Residential future land use designation, approval of the requested amendment will reduce the potential traffic impact on the Village’s roadways.

- iv. Evaluate the proposed traffic impact pursuant to the Palm Beach County Traffic Performance Standards Ordinance, and of the Village of Palm Springs if applicable.**

Please refer to the December 10, 2019 Traffic Study by Simmons and White, which is attached hereto as Exhibit “F”. As detailed in the Traffic Study, the existing mix of Low Density Residential and Other Public Facilities Future Land Use produces daily traffic generation of

9,149 trips per day, which is almost five (5) times the daily traffic generation of the 1,899 trips per day anticipated under the proposed High Density Residential future land use designation. Considering the significant trip reduction of the proposed High Density Residential future land use designation, approval of the requested amendment will reduce the traffic impact on the Village's roadways.

**v. Provide any special transportation studies relating to this amendment.**

Please refer to the December 10, 2019 Traffic Study by Simmons and White, which is attached hereto as Exhibit "F".

**G. Mass Transit Analysis:**

**i. Provide the adopted level of service standard and the current level of service.**

Please refer to the December 10, 2019 Traffic Study by Simmons and White, which is attached hereto as Exhibit "F".

**ii. Identify the facilities serving the service area in which the amendment is located.**

Please refer to the December 10, 2019 Traffic Study by Simmons and White, which is attached hereto as Exhibit "F".

**iii. Identify the additional demand resulting from this amendment.**

Please refer to the December 10, 2019 Traffic Study by Simmons and White, which is attached hereto as Exhibit "F".

**iv. Identify the projected mass transit capacity and demand for short and long range planning horizons as identified within the adopted comprehensive plan – provide demand projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information.**

Please refer to the December 10, 2019 Traffic Study by Simmons and White, which is attached hereto as Exhibit "F".

**v. Identify the existing and planned service to site.**

Please refer to the December 10, 2019 Traffic Study by Simmons and White, which is attached hereto as Exhibit "F".

**H. Public Education Analysis:**

- i. **Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.**

Please refer to the following table for the elementary and secondary education facilities serving the amendment area.

| <b>SCHOOLS SERVING AMENDMENT AREA</b> |                             |
|---------------------------------------|-----------------------------|
| <b>School Level</b>                   | <b>Name of School</b>       |
| Elementary School                     | Clifford O. Taylor/Kirklane |
| Middle School                         | Palm Springs Community      |
| High School                           | John I. Leonard             |

- ii. **Identify the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.**

Please refer to the table below, which details the existing school enrollment and permanent design capacity of the elementary and secondary schools serving the area.

| <b>EXISTING SCHOOL ENROLLMENT AND PERMANENT CAPACITY</b> |                              |                      |                                         |                        |
|----------------------------------------------------------|------------------------------|----------------------|-----------------------------------------|------------------------|
| <b>Type</b>                                              | <b>Facility Name</b>         | <b>FISH Capacity</b> | <b>Projected Enrollment (2020-2021)</b> | <b>Over/Under FISH</b> |
| Elem                                                     | Clifford O. Taylor/ Kirklane | 1,439                | 1,181                                   | 258                    |
| Middle                                                   | Palm Springs Community       | 1,704                | 1,593                                   | 111                    |
| High                                                     | John I. Leonard              | 3,132                | 3,396                                   | -264                   |
| Source: Palm Beach County School District                |                              |                      |                                         |                        |

- iii. **Identify the additional student demand resulting from this amendment –calculations should be based on generation rates provided by the School Board of Palm Beach County.**

Please see below for the anticipated student demand resulting from this amendment. It is important to note that the Project does not seek to utilize the maximum development allowed under the HDR future land use category and will therefore not realize the estimated demand below.

| <b>STUDENT GENERATION TABLE</b> |                     |                  |                         |                           |
|---------------------------------|---------------------|------------------|-------------------------|---------------------------|
| <b>Level of School</b>          | <b>No. of Units</b> | <b>Unit Type</b> | <b>Generation Rate*</b> | <b>Students Generated</b> |
| Elementary School               | 348                 | Apartments       | 0.083                   | 29                        |
| Middle School                   | 348                 | Apartments       | 0.034                   | 12                        |
| High School                     | 348                 | Apartments       | 0.041                   | 15                        |

\* Source: Palm Beach County School District

A School Capacity Availability Determination ("SCAD") is included with this application as Exhibit "G".

- iv. **Identify the planned and/or funded improvements to serve the area in which the amendment is located, as included within the School Board's five-year capital plan – provide student demand projections and information regarding planned permanent design capacities and other relevant information.**

No capital improvements were identified in the Palm Beach County School Board Five-Year Capital Improvements Plan for CO Taylor/Kirkland Elementary School, Palm Springs Middle School or John I. Leonard High School.

However, all of the public elementary and secondary education facilities serving the area have been modernized within the last fifteen years.

- v. **Identify other public elementary and secondary school sites or alternative (such as site improvements, nominal fee lease options, shared use of public space for school purposes, etc.) not identified in Item #4 above, to serve the area in which the amendment is located.**

The Five-Year Capital Improvements Plan has allocated significant resources to Portables and Relocatable (portable classrooms). As such, the provision of a number of such portable classrooms for the use of the public schools nearing and/or at capacity may be appropriate to support the area in which the amendment is located.

6. **ANALYSIS OF NATURAL AND HISTORIC RESOURCES:**

- A. **Historic sites or districts on the National Register of Historic Places or locally designated historic sites.**

The amendment area does not include any historic sites or districts on the National Register of Historic Places or locally designated historic sites.

- B. **Archaeological sites listed on the Florida Master Site File.**

The amendment area does not include archaeological sites listed on the Florida Master Site File.

- C. **Wetlands as determined by the SFWMD, Army Corps of Engineers and the Village of Palm Springs**

The Petitioner will coordinate the required agency review for the wetlands determination.

- D. **“Endangered” or “threatened species” or “species of special concern”. If yes, identify the species and show the habitat location on the map.**

The amendment area was previously developed. There are no known “endangered” or “threatened species” or “species of special concern”.

- E. **Plants listed in the Regulated Plants Index for protection by the Florida Department of Agriculture and Consumer Services and plants included in the Village of Palm Springs Listing of Species of Local Concern.**

No species listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services are known to exist on the amendment site.

- F. **Wellfields – indicate whether the amendment is located within a wellfield protection zone of influence. If so, specify the affected zone and any provisions that will be made to protect the wellfield.**

A small portion of the amendment area is located within Wellfield Protection Zone 4. Best management practices will be implemented as required within this zone.

- G. **Soils – describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area’s natural features.**

The soil topography will be altered within the site to construct the improvements of the amendment. Site grading will be required for development of the proposed use. Erosion and sediment control measure will be utilized to protect the adjacent natural features during



construction. All site alterations will be conducted in accordance with the Village of Palm Springs requirements.

## **7. LAND USE COMPATIBILITY**

The proposed amendment is consistent with existing and planned future land uses in the area. The existing and proposed uses surrounding the Property are described in greater detail in the table below.

| <b>Location</b> | <b>Current Land Use Designation</b>     | <b>Existing Use</b>                           |
|-----------------|-----------------------------------------|-----------------------------------------------|
| North           | Medium Density Residential   Commercial | LWDD Canal   Strip Retail   Residential       |
| South           | Low Density Residential   Commercial    | Single Family Residential   Office Commercial |
| East            | Commercial                              | Private School   Office Commercial            |
| West            | Medium Density Residential              | Lakeside Condominiums – 18.74 DU/Acre         |

The proposed amendment is compatible with the existing medium-density residential developments to the north and west, the single-family residential uses immediately to the south, and the commercial offices and institutional uses to the north and east. The property directly to the west is developed as a three (3) and four (4) story condominium community with an existing density of 18.74 dwelling units per acre, which is complimentary with the proposed density of fifteen (15) dwelling units per acre. In fact, the nearest buildings to the west are developed as a four (4) story building type. As such, the three (3) story Project will provide a logical transition to the single family uses to the north and south. Further, the site plan for the proposed development is designed to locate the residences interior to the site and along Congress Avenue such that there is significant barrier, including landscaping and buffering to the south and west. In addition, the proposed multifamily use and density is more compatible with the lower density residential neighborhood to the south than the current Other Public Facilities future land use designation. The Project provides a complimentary transition from the busy Congress Avenue thoroughfare on the east and four (4) story condominiums on the west to the single-family neighborhood located to the south. Considering the foregoing, the Project, which will provide additional housing opportunities for current and future residents of the Village and employees of the surrounding commercial developments, is compatible with surrounding uses.

## **8. HURRICANE EVALUATION ANALYSIS**

The amendment area is not located within a hurricane evacuation zone.

## **9. REDEVELOPMENT ANALYSIS**

The amendment area is located within the Village of Palm Springs Community Redevelopment Agency (“CRA”) area. The purpose of the Village’s CRA is to stimulate and encourage economic development, provide increased public amenities, improve pedestrian/bicycle safety, and effectively manage redevelopment within the CRA to realize the Village’s vision and long-term community goals. The Project furthers this intent by establishing new high-quality residential development, which will add new residents and increase the tax base within the Village. This additional density is necessary to stimulate the commercial and economic growth envisioned by the CRA. The Urban Land Institute’s

“Ten Principles for Rebuilding Neighborhood Retail” indicate that “Great streets are always surrounded by dense residential development. Where residential growth and revitalization is occurring, retail is primed to follow; it simply will not occur the other way around. Retailers will not be attracted to a neighborhood street, regardless of how much public money they get, unless they see the cash registers ringing, and this depends on the strength of the surrounding residential market.” As such, the addition of residential development will provide the necessary population to be a catalyst for commercial development along Congress Avenue and within the Village CRA. In addition, the Project provides amenities for its residents including a clubhouse with pool, large central park, tot lot, dog park, and lakeside walking path that will promote a high quality of life within the CRA area.

10. **INTERGOVERNMENTAL COORDINATION**

The amendment area is not adjacent to other local governments.

**11. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE VILLAGE OF PALM SPRINGS COMPREHENSIVE PLAN, AND THE TREASURE COAST REGIONAL PLANNING COUNCIL'S STRATEGIC REGIONAL POLICY PLAN (SRPP)**

The proposed Future Land Use Map Amendment is consistent with the Village Comprehensive Plan the intent, goals, objectives and policies of the Village's Future Land Use Element ("FLUE") as follows:

The FLUM Amendment is consistent with The Village's Future Land Use Element Goal, which states, "A residential oriented community with an appropriate mix of land uses compatible with living styles and conditions established within the village." The FLUM Amendment is consistent with this goal as the amendment and its respective proposed development seeks to further provide modern, high-quality and urban housing opportunities for current and future residents of the Village. As population growth remains steady, the provision of additional housing opportunities is important for the maintenance of appropriately mixed land uses that meet living styles and conditions established within the Village.

The FLUM Amendment is compatible with FLUE Objective A and related policies A.1 - A.9, which call for the preservation of the Village as a primarily residential area which offers a variety of housing types and utilizes high quality residential design construction and redevelopment activities. The proposed FLUM Amendment will help to meet future demand by actively redeveloping an under-utilized site for modern residential uses, while also applying high quality design standards as outlined by the Village in policy A.6. Further, the FLUM Amendment and proposed use aligns with the Village's Policy A.3, which mandates the promotion of locating multi-family residential development in areas with direct access to collector or arterial streets.

The FLUM Amendment is compliant with FLUE Objective E and the related policies E.1 – E.4 requiring that development and redevelopment activities shall be undertaken in a manner to ensure the protection of natural and historic resources as well as village character. Overall wildlife utilization on the site is classified as very poor, and as the site has been previously developed for recreational uses, the proposed amendment and intended use will support the area's natural resources or Village character. Finally, an approximately 2-acre lake is proposed onsite within the amendment site, which will maintain adequate stormwater runoff onto the onsite lake, in accordance with Policy E.1.

The FLUM Amendment is consistent with Objective F and the policies F.1 – F.6 therein, requiring that Level of Service Standards for all public facilities and services facilitated by proposed future land uses are met by any development and/or redevelopment of areas within the Village. The proposed use of the amendment site will satisfy all performance standards and requirements relating to the provision of public/community facilities and utility requirements.

The FLUM Amendment is consistent with Objective G and the related policies G.1 – G.4 therein, which require the management of future growth and development within the Village. The proposed use of the amendment site complies with the enforcement of the Village's land development regulations and the necessity of appropriate coordination of future land uses with the topography, soil conditions, and availability of facilities and services within the area. In addition to meeting the Village's

abovementioned criteria, the proposed amendment and use aligns with the development pattern and character of the Village while also being a practical and efficient approach to providing new housing stock and managing the area's growth and demand. Further, as mandated in Policy G.1, the proposal would effectively regulate the use, intensity, and location of land development in a manner that is compatible with adjacent land uses and provides for open spaces, as well as the protection of public safety and of natural resources as delineated in the Village's Conservation Element.

The Proposed FLUM Amendment is consistent with Objective I, which requires the coordination with appropriate governments and agencies at the time of site plan review to mitigate potential mutual adverse impacts of future development and redevelopment activities. As such, the Project will coordinate requests with the necessary agencies, organizations and municipalities, as appropriate, for any development orders, permits, and project proposals throughout the site plan review process.

The Proposed FLUM Amendment is consistent with objective K and the policies K.1 – K.4 therein, relating to the discouragement of urban sprawl in order to achieve a compact urban form. In addition to meeting the Level of Service Standards set out by the Village, the Project promotes the efficient use of land as well as public services and facilities through high-density, high-quality residential design. Further, as the Project is bounded to the west and north by Residential Medium Density land uses and to the east by an arterial roadway, the Project is complementary to the surrounding uses and development pattern of the Village while also being a sensible approach to providing new housing stock.

The Proposed FLUM Amendment is consistent with Objective L and the related policies L.1 – L.3 therein, concerning the need to ensure the availability of adequate facilities and services necessary to support development. The Project intends to meet the requirements relating to the issuance of permits conditional to the availability of facilities and services necessary to support the impact of said development.

The Proposed FLUM Amendment is consistent with Objective N and the related policies N.1 – N.3 therein, relating to encouraging the development of innovative mixed-use projects. The Project supports the creation of mixed-use corridors and urban form through the provision of complementary high-density residential uses, which in turn increases the demand for dense, walkable, and mixed-use communities nearby and increases the demand for commercial uses along the Congress Avenue corridor.

The Proposed FLUM Amendment is consistent with Objective Q and the related policies Q.1 – Q.8 therein, mandating for the encouragement of efficient land use patterns and sustainable design practices in development and redevelopment activities. As aforementioned, the Project promotes sustainable land uses and urban form through high quality, high-density design, in turn advancing the efficient use of land and of the [procurement of] infrastructure necessary to support the resident population generated, within the Village.

Considering the foregoing analysis, the requested FLUM Amendment is consistent and compatible with the City's Comprehensive Plan.

## 12. POPULATION PROJECTIONS

### A. **Population projections for the 20-year planning horizon (indicate year).**

*Village of Palm Springs' Populations projections by year:*

**2025:** 24,472

**2030:** 25,403

**2035:** 26,410

**2040:** 27,456

*Source: Palm Beach County*

### B. **Revised population projections resulting from the proposed land use (if applicable).**

The average household is comprised of 2.50 persons according to the 2013-2017 ACS Survey 5-Year Estimates Data for the census tract wherein the amendment site is located. As such, the proposed development is likely to provide housing for approximately 660 current or future Village residents.

*With the above forgoing, the revised population projections for Village of Palm Springs, resulting from proposed land use are as follows:*

**2025:** 25,132

**2030:** 26,063

**2035:** 27,070

**2040:** 28,116

### C. **Whether the proposed development (if it provides housing) is proposed to meet the housing needs of the projected population as identified within Village of Palm Springs Comprehensive Plan.**

The proposed development will provide new quality housing opportunities for existing and future residents of the Village. As such, by increasing the supply of housing in the form of efficient and dense multi-family housing units, the proposed development will help to further meet the housing needs of the projected population for the Village.

### D. **Using population projections for the 20-year planning horizon, demonstrate the effect of the proposed amendment on the land needed to accommodate the projected population.**

The proposed land use will have a positive impact on the Village's ability to meet the needs of the population over the 20-year period by providing additional quality housing opportunity within the village.

## 13. ADDITIONAL SUPPORT DOCUMENT

There are no additional support documents related to this application.



14. **PLAN ELEMENTS**

A. **The entire element being amended.**

There are no text changes proposed as a part of the requested amendment.

B. **Proposed text changes.**

No text changes are proposed to the Village's Comprehensive Plan.

C. **Future Land Use Map showing, at a minimum, the boundary of the subject property, surrounding street network, surrounding future land uses, and natural resources. Please refer to Section 163.3177(6), Florida Statutes, for all items that may be applicable and will need to be depicted.**

Please refer to Exhibit "C" included with this transmittal, which shows the Village's Future Land Use Map, the boundary of the amendment area, surrounding street network, surrounding future land uses and natural resources.

D. **Evaluation and Appraisal Report (if done in conjunction with the proposed amendment)**

No Evaluation and Appraisal Report is required in conjunction with the proposed amendment.

# **EXHIBIT A**

## **Letter from Village**



# Village of Palm Springs

"a great place to call home"

## Planning, Zoning & Building

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

November 19, 2018

Jeff Spear  
The Spear Group  
3921 SW 47<sup>th</sup> Avenue, Suite 1013  
Ft. Lauderdale, FL 33314

RE: Zoning Confirmation for: 2085 S. Congress Avenue and 3243 Lillian Road  
Parcels# 70-43-44-18-00-000-1040 / 70-43-44-18-05-010-0040

Dear Mr. Spear:

The purpose of this letter is to advise you that the subject property located at 2085 S. Congress Avenue ("the Property") has a Future Land Use designation of "Other Public Facilities", in recognition of the YMCA's outreach programs and recreational activities. The existing zoning classification is Residential Multiple-Family ("RM").

As we've discussed, Village staff believes that a request for land use amendment to a Residential or Mixed-Use (MU) category would be considered favorably. The Property is bounded by Commercial land use along the Congress Avenue corridor, Low Density Residential to the south, and Medium Density Residential to the west and north.

During deliberation of a land use amendment, compatibility with adjacent uses will be considered. One-story single-family houses are located along the Property's southern perimeter. Three-story condominiums (senior housing) are located along the Property's western perimeter. It is noted that while the Lakeside Village condominium is designated with the Village's Medium Density Residential land use category (10 dwelling units per acre), the actual density is 18.74 dwelling units per acre.

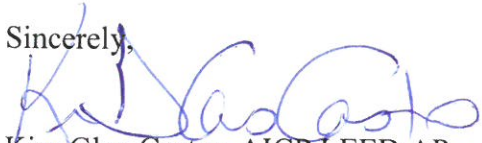
The Village encourages a mixed-use project in consideration of the neighborhood-serving commercial uses along Congress Avenue. Based on our records, the gross acreage of the Property is 18.387 acres in consideration of the Congress Avenue and Lillian Road frontages. An integrated mixed-use project comprised of Commercial and High Density Residential land use would yield up to 400,470 s.f. of commercial uses and 349 dwelling units, subject to compliance with applicable land development regulations such as landscape buffers, parking and open space area. Deviations from standards of the Village code may be granted as waivers in a planned development (rather than variances) to allow flexibility in site design and preservation of the Village's "small town feel".

Access onto Lillian Road will be restricted in any development proposal; although emergency vehicle access and pedestrian access will be permissible.

A full copy of the Village Land Development Regulations applicable within the MU and RM zoning districts are available online at: [www.villageofpalmsprings.org](http://www.villageofpalmsprings.org)

If you need further assistance, please do not hesitate to contact me.

Sincerely,



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

# **EXHIBIT B**

## **Survey**



LEGEND

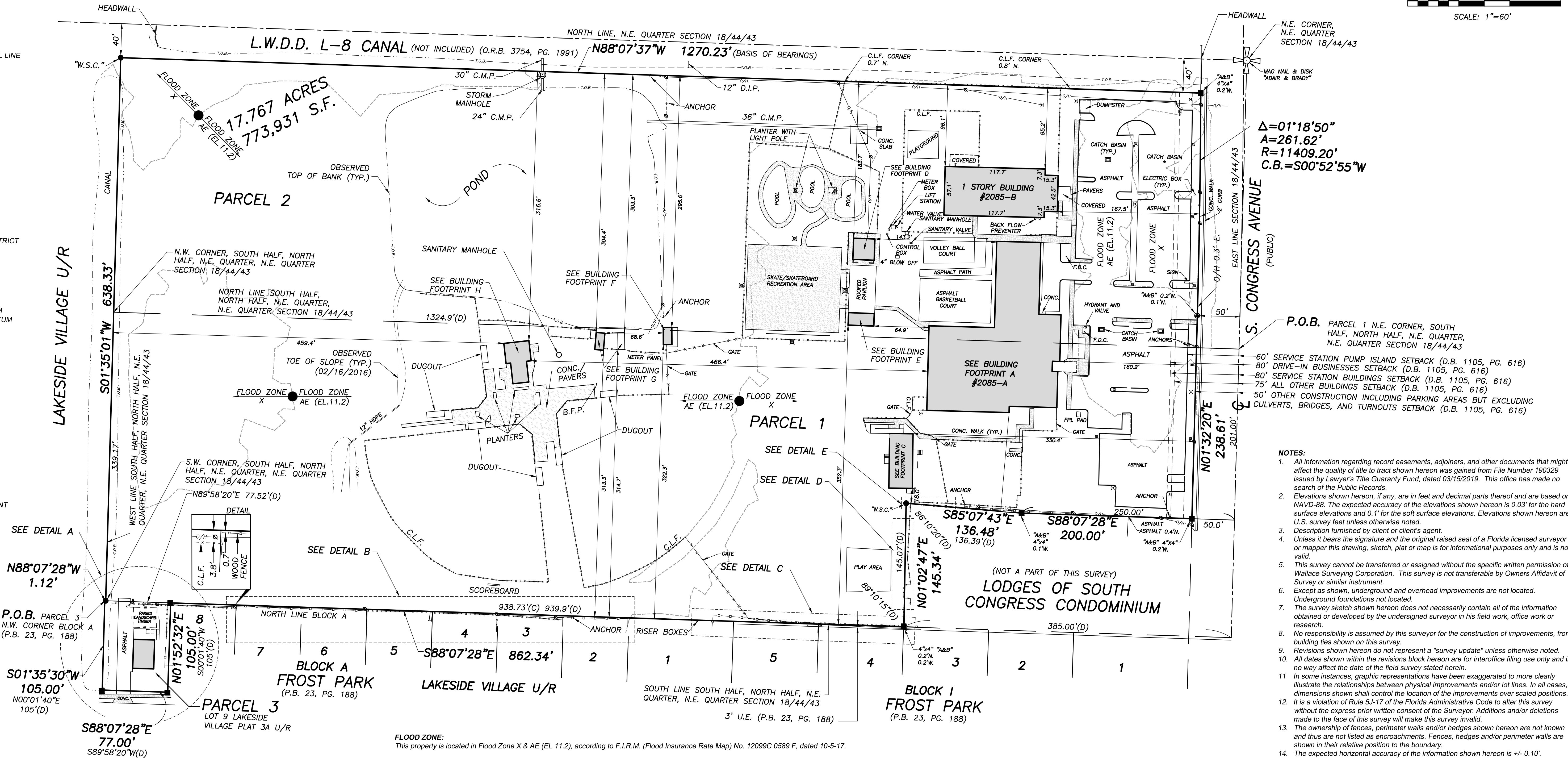
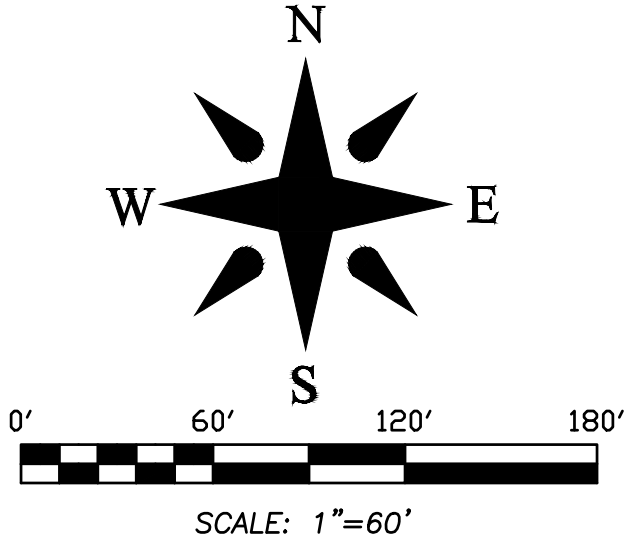
- A = ARC LENGTH  
A/C = AIR CONDITIONING  
A.E. = ACCESS EASEMENT  
A.K.A. = ALSO KNOWN AS  
B.F.P. = BACKFLOW PREVENTER  
BLDG. = BUILDING  
B.M. = BENCHMARK  
B.O.C. = BACK OF CURB  
B.O.W. = BACK OF WALK  
(C) = CALCULATED  
CATV = CABLE ANTENNA TELEVISION  
C.B. = CHORD BEARING  
C.B.S. = CONCRETE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

Boundary Survey For:  
WAVERLY SP2, LLC

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

Waverly SP2, LLC

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



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

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

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

LEGAL DESCRIPTION:

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

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

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

**Parcel 2**  
The North 1/4 of the NE 1/4 of the NE 1/4 of Section 18, Township 44 South, Range 43 East. **LESS AND EXCEPTING** thereof that portion of said Parcel which lies within the right-of-way of Congress Avenue and **LESS AND EXCEPTING** North forty feet (N. 40') as deeded to Lake Worth Drainage District in Quit Claim Deed recorded in Official Records Book 3754, Page 1991.

**PARCEL 3**  
A portion of Block A, **FROST PARK**, as recorded in Plat Book 23, Page 188, Public Records of Palm Beach County, Florida, and being more particularly described as follows:

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

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

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

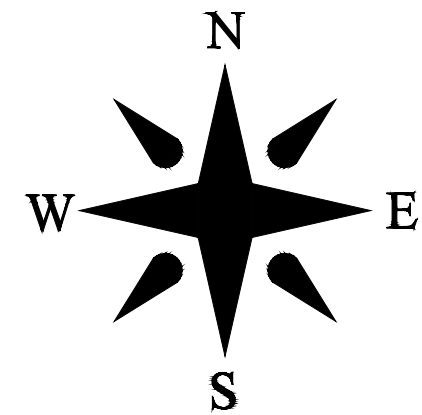
**DATE OF LAST FIELD SURVEY:** 04/22/2019

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

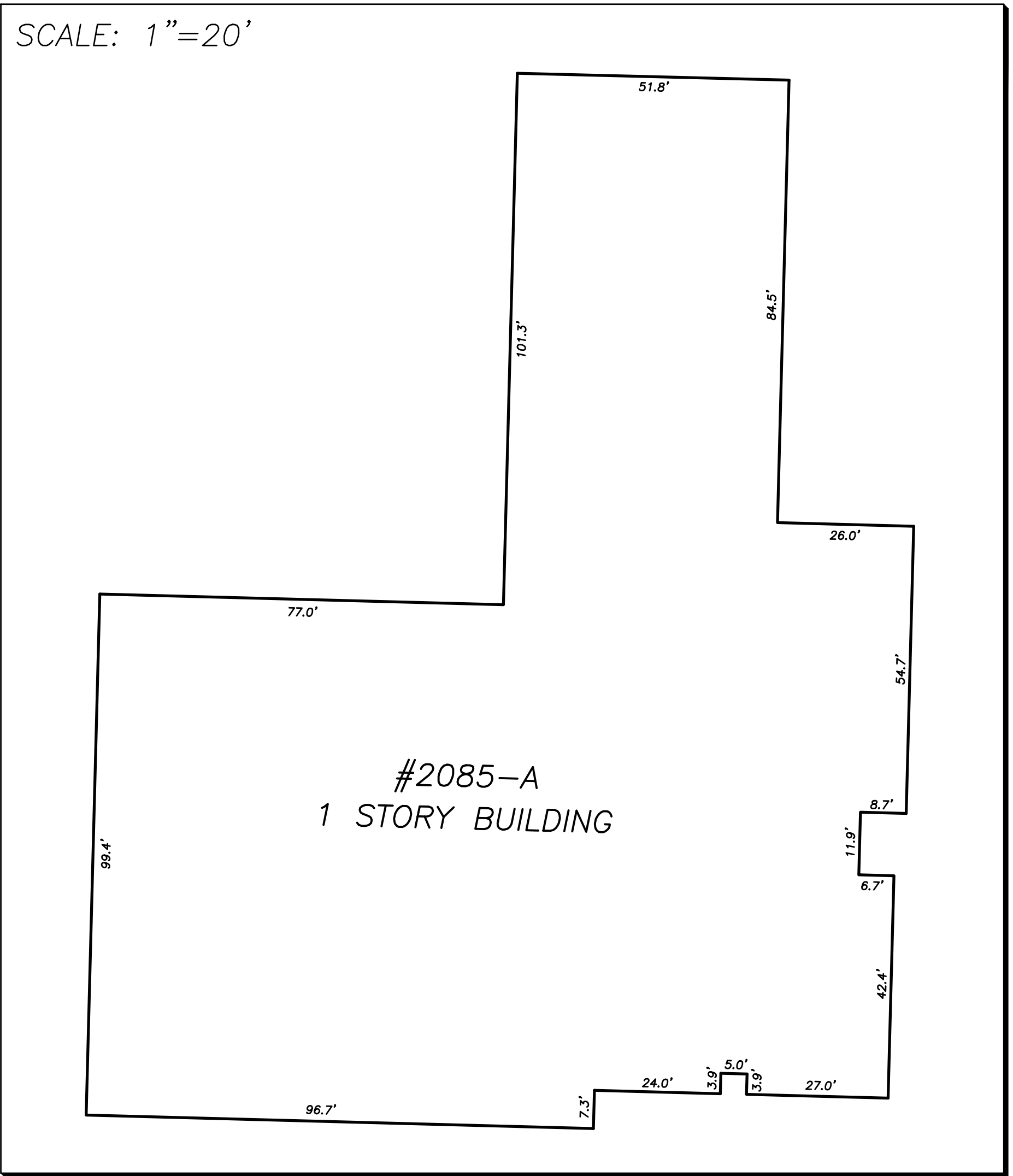
|                                                                                                    |      |         |               |
|----------------------------------------------------------------------------------------------------|------|---------|---------------|
| 04/22/19 SURVEY & TIE-IN UPDATE J.O./S.W. 09-1252.29 WP168/77                                      |      |         |               |
| 02/16/16 SUR. UPD SPOT ELEVATIONS E.G./N.L. 09-1252.27 LW114/20                                    |      |         |               |
| 07/25/14 SUR. UPD. 1/1 FINAL (OF NEWLY CONSTRUCTED IMPROVEMENTS ONLY) B.M./J.P. 09-1252.22 LW107/2 |      |         |               |
| RECD/ENTRY M.B. 09-1252.21                                                                         |      |         |               |
| 02/28/14 U/C 1/1 & EL. T.S./J.P. 09-1252.17 LW106/10                                               |      |         |               |
| 03/30/13 SURVEY AND TIE-IN UPDATE AND CANAL X-SECTIONS J.P./M.B. 09-1252.11 LW102/8                |      |         |               |
| 04/03/12 PLOT FLOOD ZONE LINE M.B. 09-1252.10                                                      |      |         |               |
| 02/28/12 LOCATE FIRE HYDRANT J.P./M.B. 09-1252.9 LW98/14                                           |      |         |               |
| 12/12/11 SURVEY AND TIE-IN UPDATE AND SPOT ELEVATIONS B.M./M.B. 09-1252.8 LW97/56                  |      |         |               |
| 09/15/10 SPOT ELEVATIONS R.C./M.B. 09-1252.6 WP115/70                                              |      |         |               |
| Boundary Survey For:                                                                               |      |         |               |
| WAVERLEY SP2, LLC                                                                                  |      |         |               |
| WALLACE SURVEYING                                                                                  |      |         |               |
| CORP. LICENSED BUSINESS # 4069                                                                     |      |         |               |
| 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (961) 640-4551                            |      |         |               |
| FIELD:                                                                                             | J.P. | JOB NO: | 09-1252.3     |
| OFFICE:                                                                                            | K.S. | DATE:   | 6/3/10        |
| C/K'D:                                                                                             | C.W. | REF:    | 09-1252-1.DWG |
|                                                                                                    |      | SHEET   | 1 OF 3        |



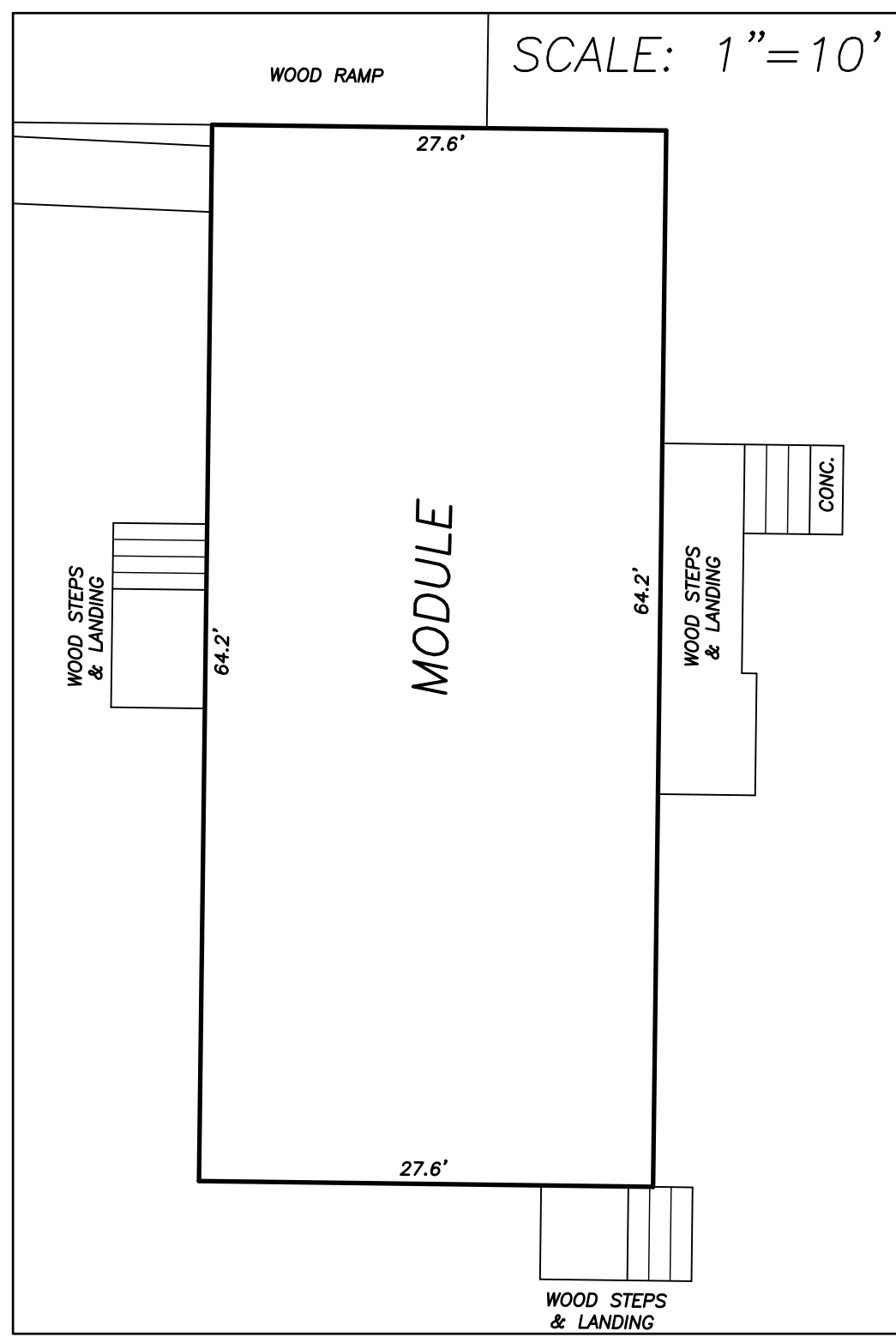
# BUILDING FOOTPRINTS



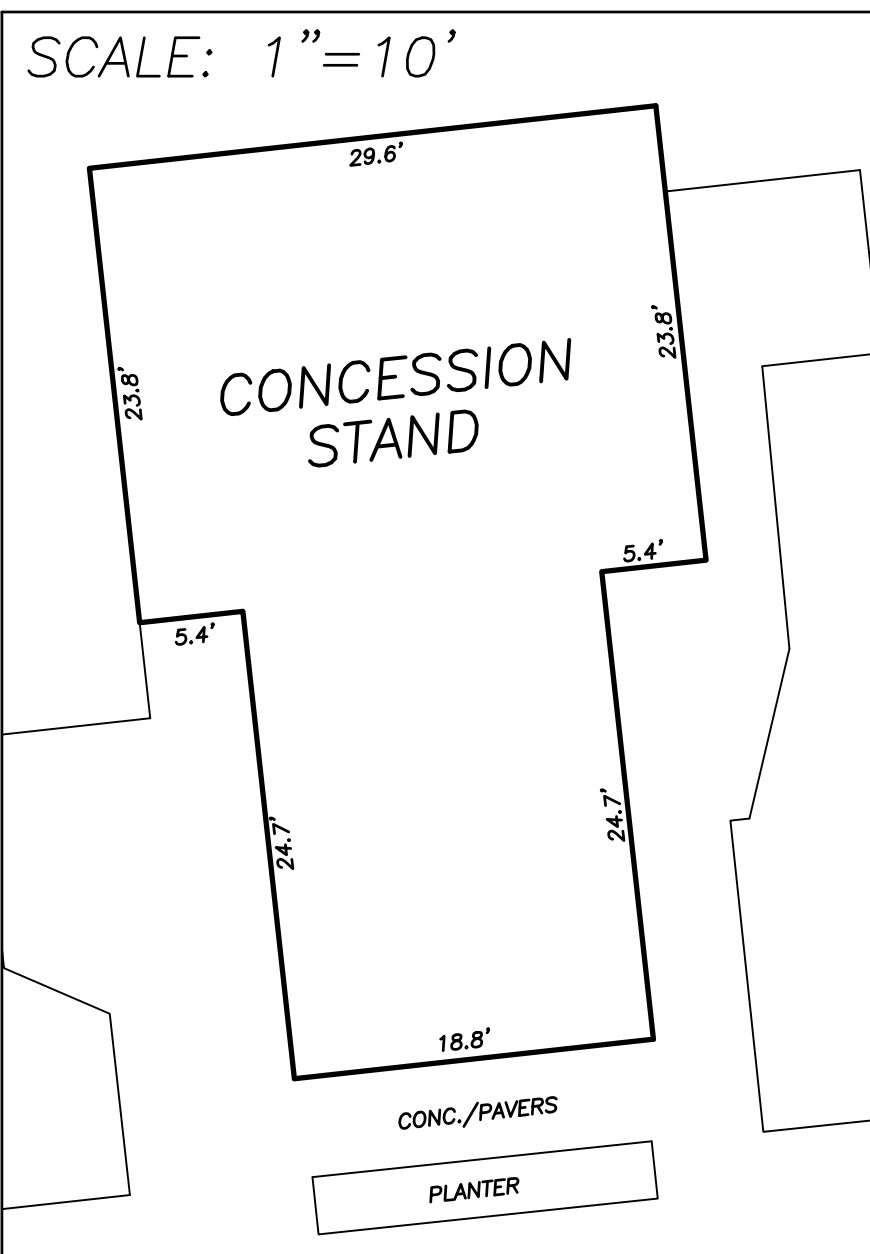
BUILDING FOOTPRINT A



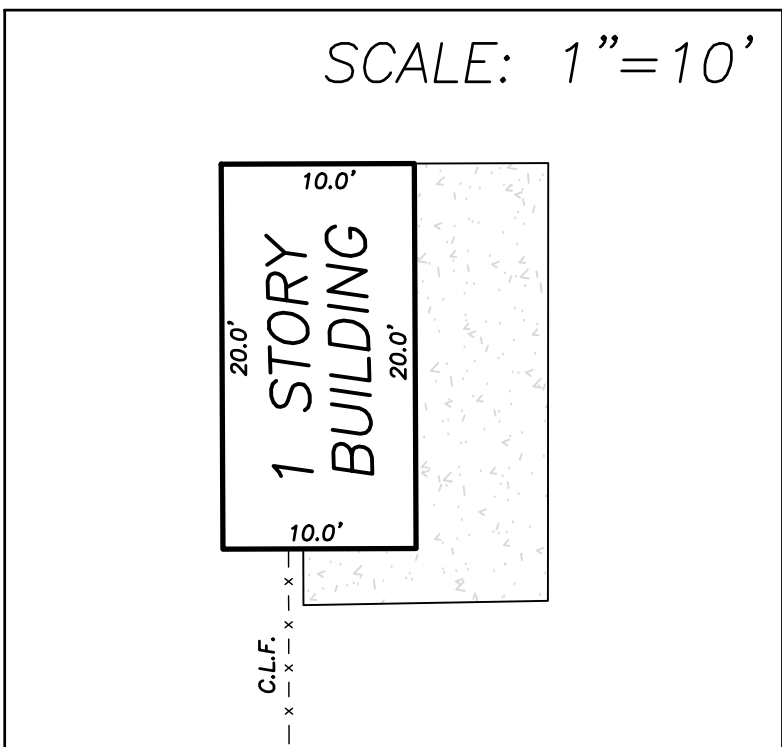
BUILDING FOOTPRINT C



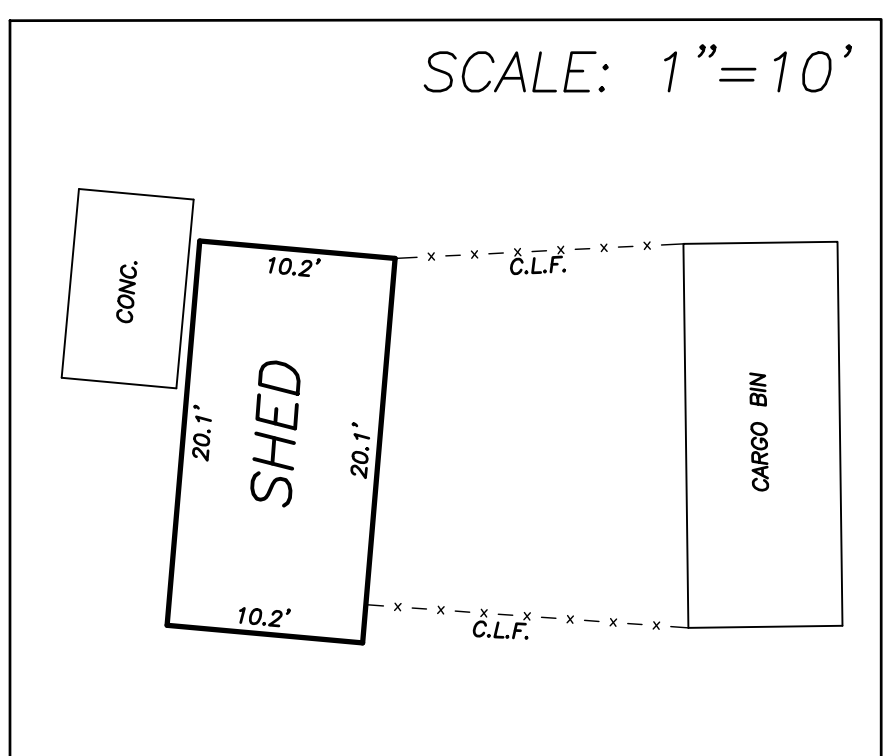
BUILDING FOOTPRINT H



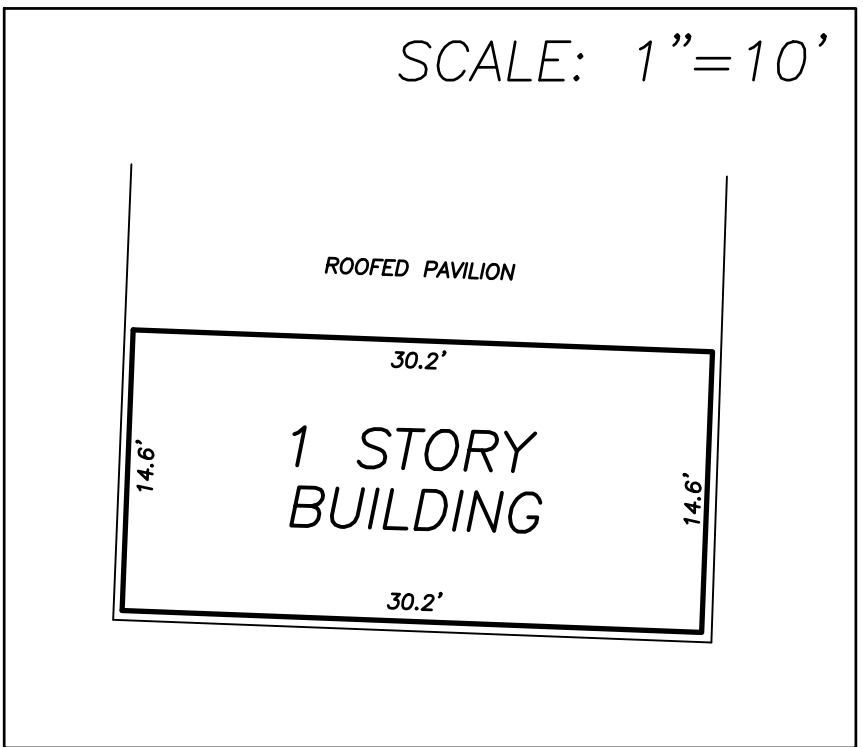
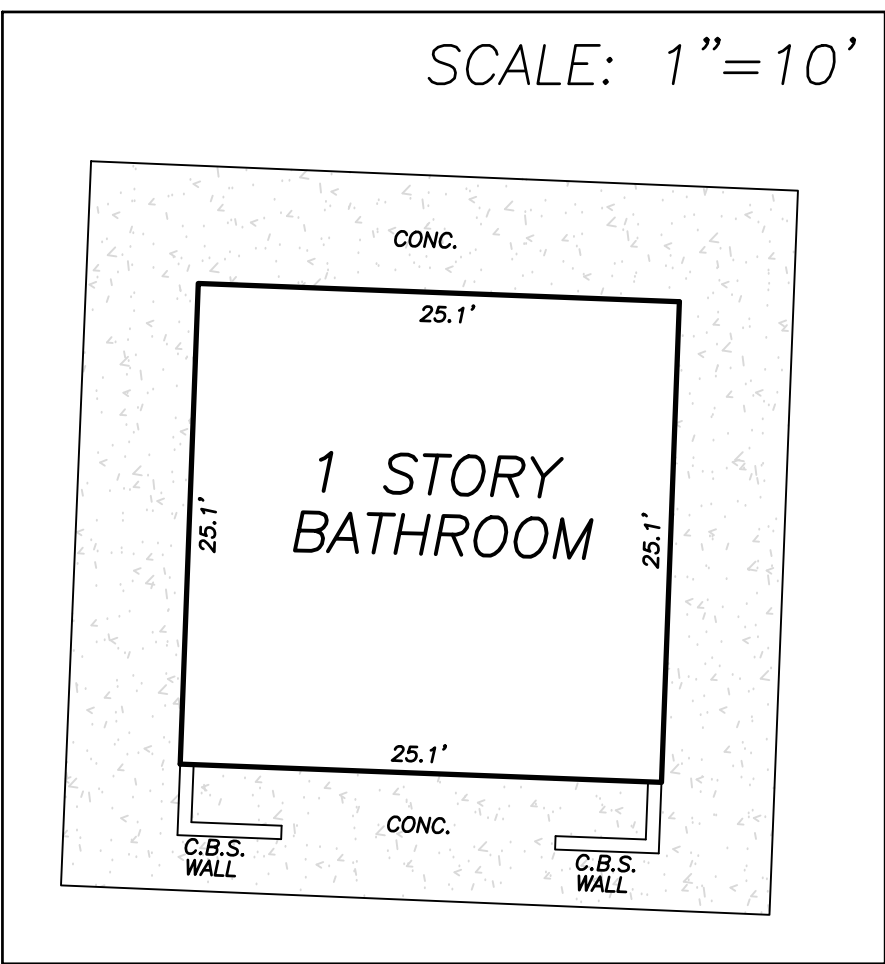
BUILDING FOOTPRINT F



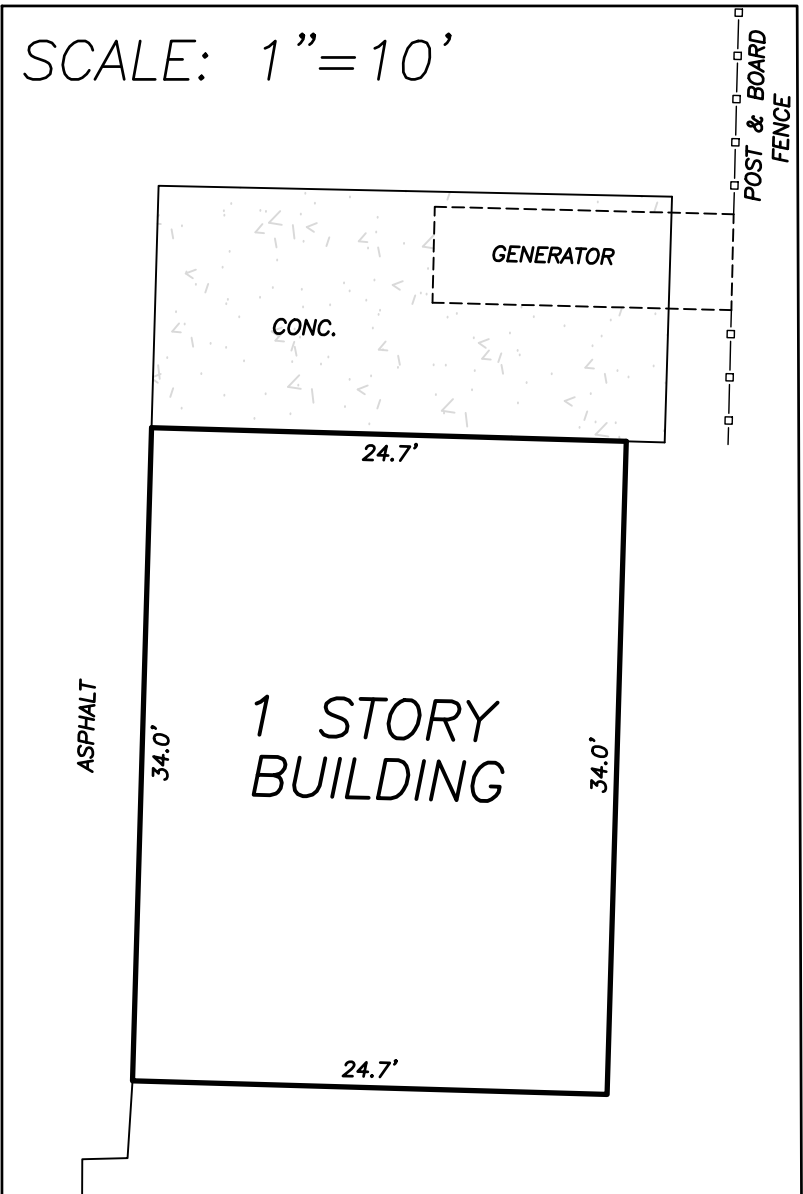
BUILDING FOOTPRINT G



BUILDING FOOTPRINT D BUILDING FOOTPRINT E

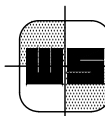


BUILDING FOOTPRINT I



Boundary Survey For:

WAVERLEY SP2, LLC

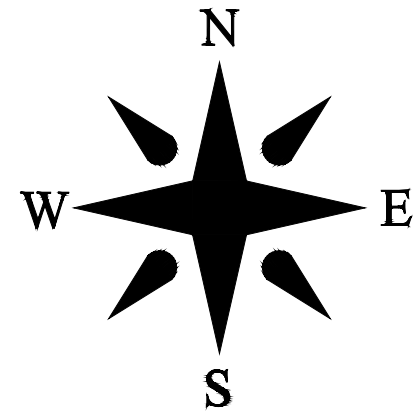


**WALLACE SURVEYING**  
CORP., LICENSED BUSINESS # 4598  
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 \* (561) 640-4551

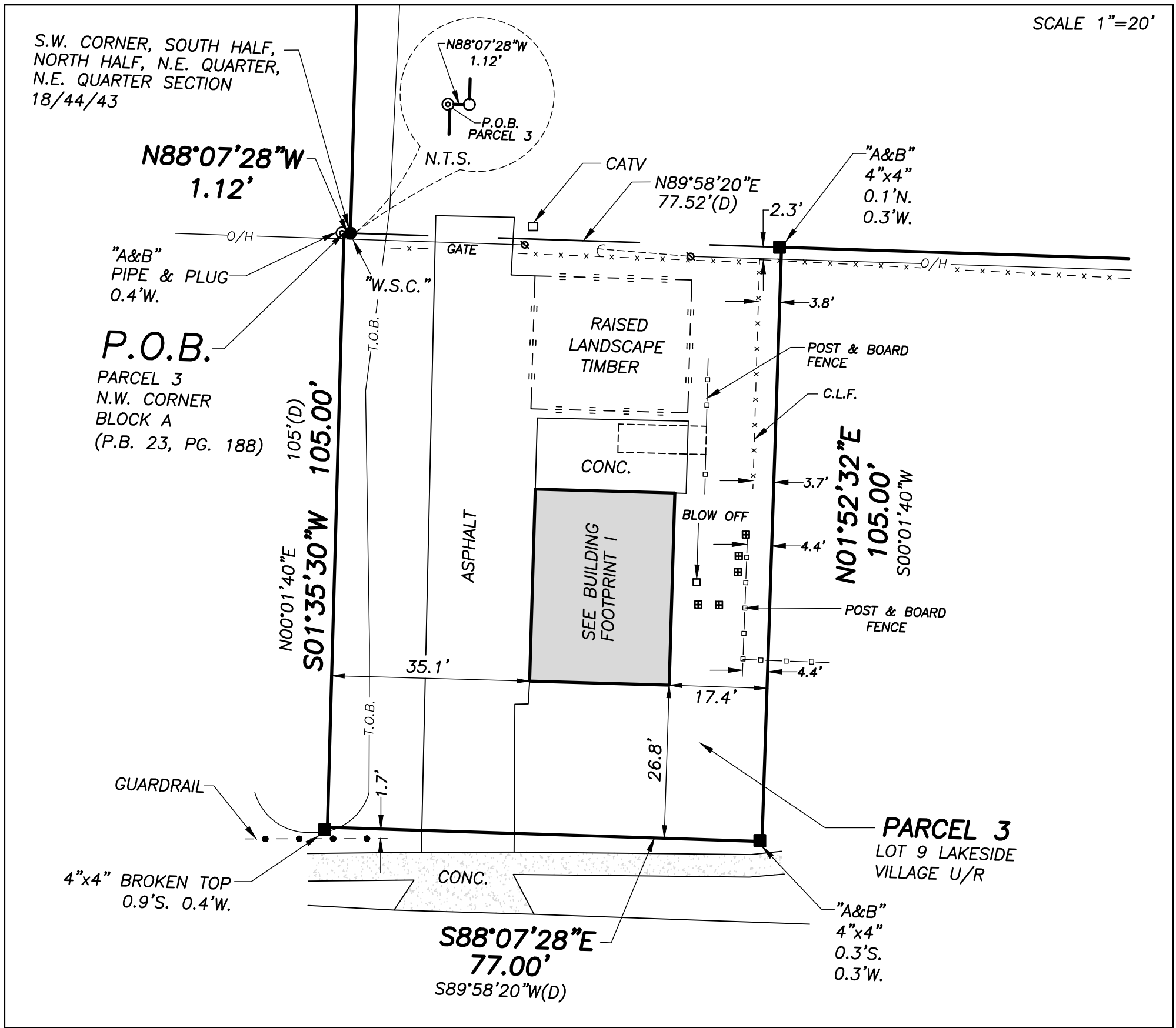
|         |      |         |               |            |           |
|---------|------|---------|---------------|------------|-----------|
| FIELD:  | J.P. | JOB NO: | 09-1252.3     | F.B. WP114 | PG. 17    |
| OFFICE: | K.S. | DATE:   | 6/3/10        | DWG. NO.   | 09-1252-1 |
| C/K'D:  | C.W. | REF:    | 09-1252-1.DWG | SHEET      | 2 OF 3    |



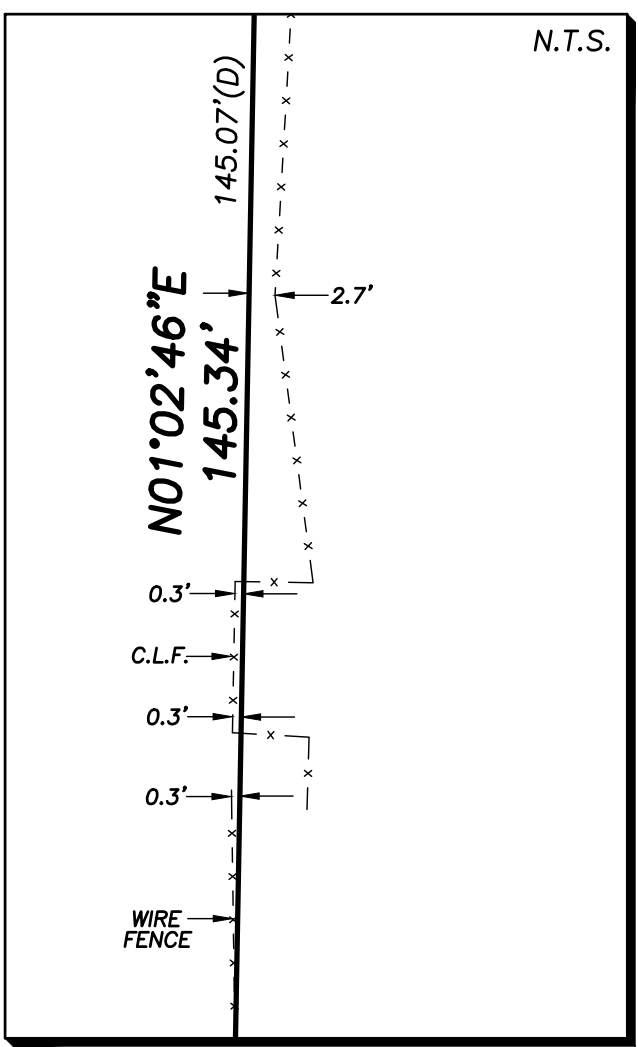
DETAIL SHEET



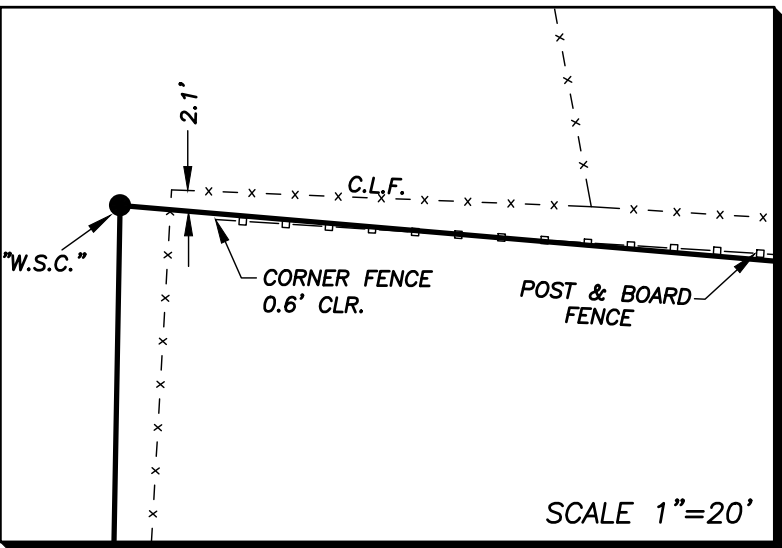
DETAIL A



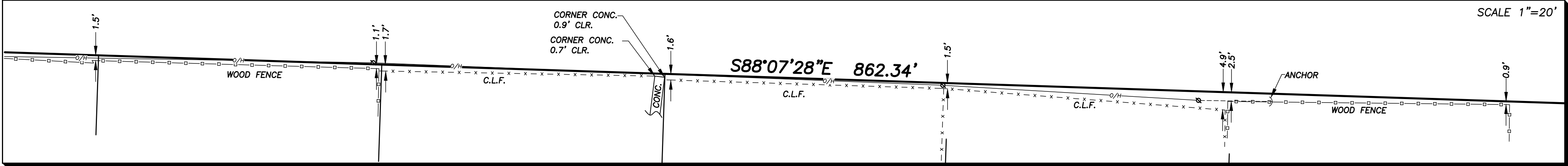
DETAIL D



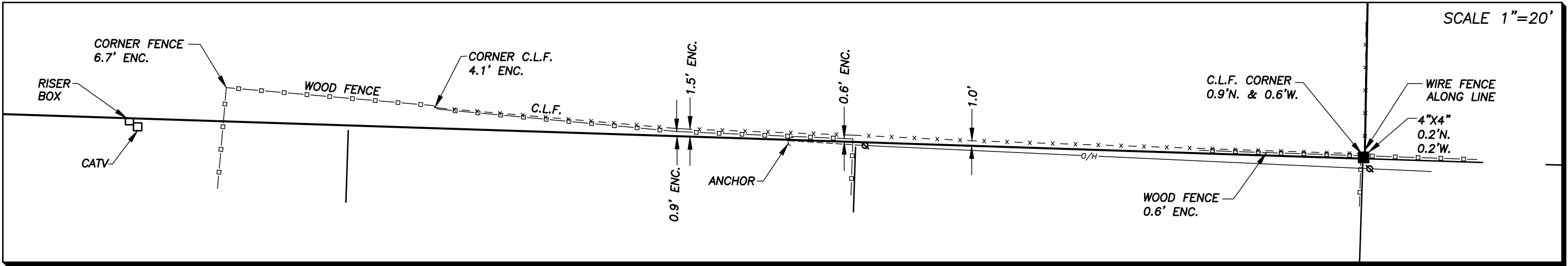
DETAIL E



DETAIL B

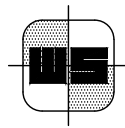


DETAIL C



Boundary Survey For:

WAVERLEY SP2, LLC



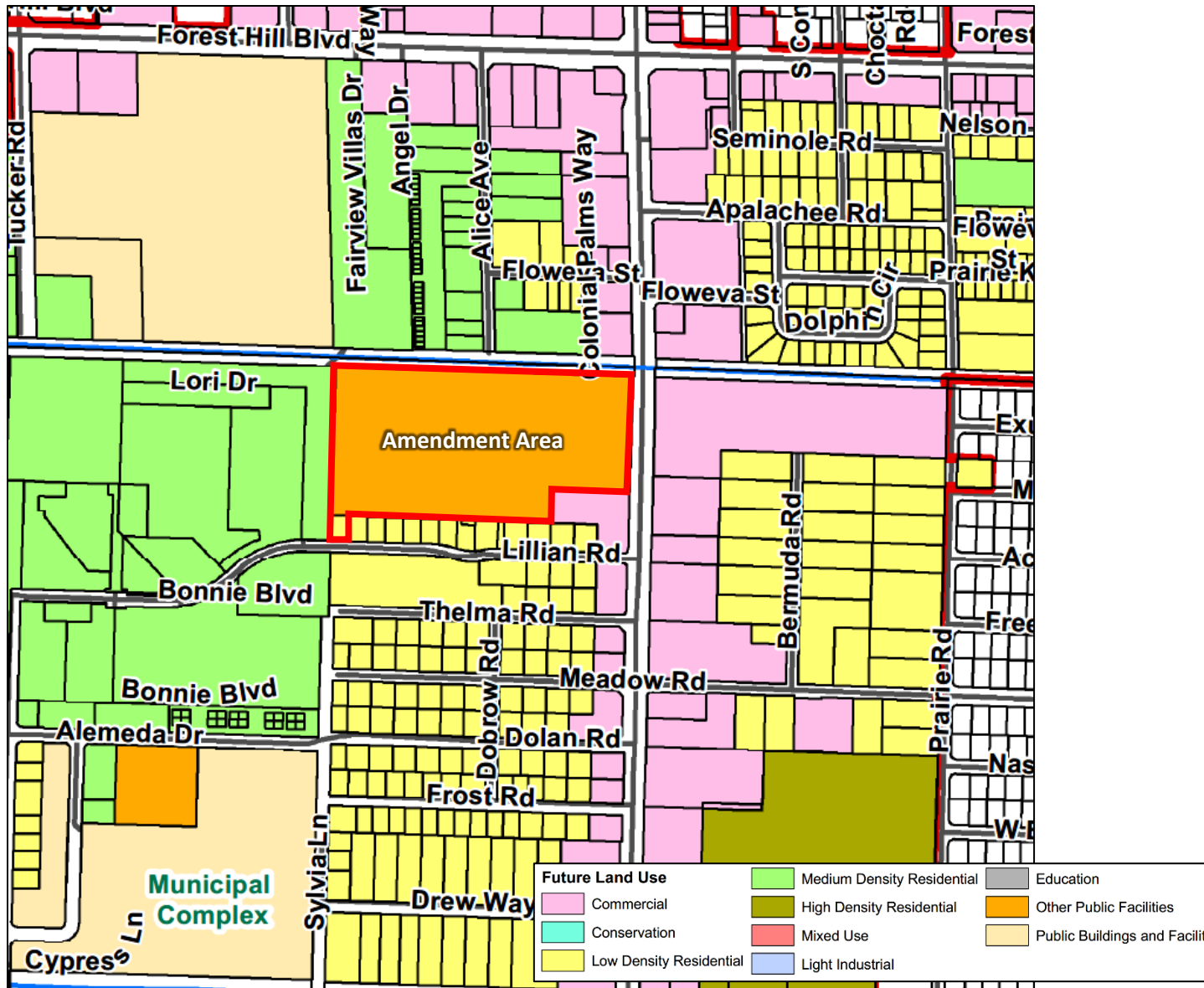
**WALLACE SURVEYING**  
CORP. LICENSED BUSINESS # 4069  
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 \* (561) 640-4551

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

**EXHIBIT C**

**FLUM**

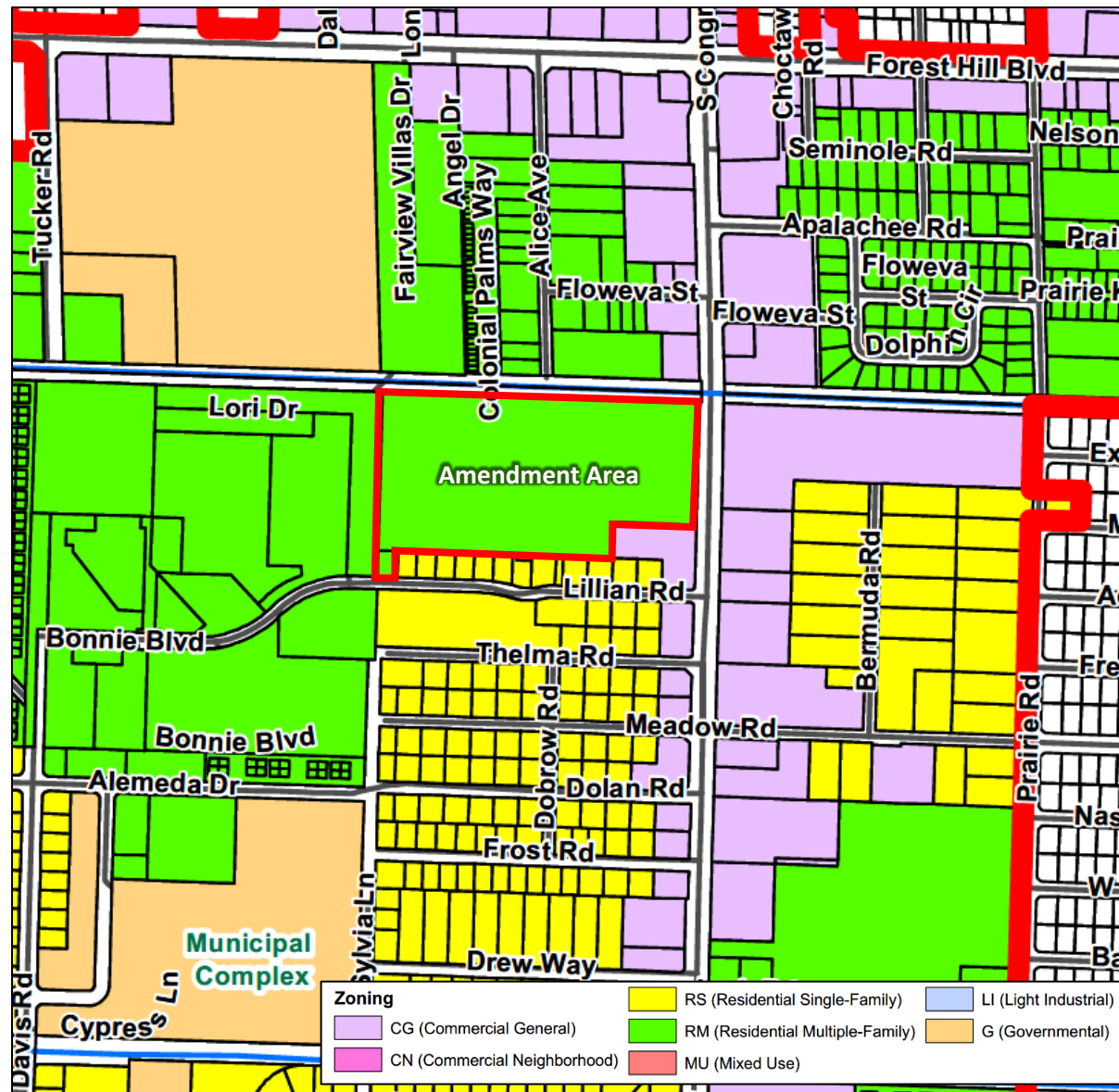
Exhibit "C" – Existing Village of Palm Springs Future Land Use Designation





**EXHIBIT D**  
**Zoning Map**

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



# **EXHIBIT E**

## **Drainage Report**

# **SURFACE WATER MANAGEMENT CALCULATIONS**

## **Palm Springs Residences**

**PALM SPRINGS, FLORIDA**

**HSQ PROJECT No.: 190321**

*Prepared For:*  
**The Spear Group**

*Prepared By:*



**HSQ GROUP, INC.**

**Engineers • Planners • Surveyors**  
1001 Yamato Road, Suite 105  
Boca Raton, Florida 33431  
(561) 392-0221 Phone

Zachary Todd, P.E.  
FI Reg # 84179

**DATE: February 24th, 2021 REV March 23rd, 2021**

**GIVEN:**

**Pre- Development**

**A. LAND USE SUMMARY:**

|    |                    |               |                       |
|----|--------------------|---------------|-----------------------|
| 1. | Lake Area =        | 1.760 ac.     |                       |
| 2. | Buildings =        | 0.770 ac.     |                       |
| 3. | Impervious Areas = | 2.600 ac.     |                       |
| 4. | Pervious Areas =   | 12.630 ac.    | PRE DEVELOPMENT CALCS |
| 5. | <b>Total =</b>     | <b>17.760</b> |                       |
|    |                    | <b>17.76</b>  |                       |

**B. PROPOSED improvements:**

Construction of a commercial self storage facility

**DESIGN CRITERIA:**

**A. WATER QUALITY CRITERIA:**

1. If a wet detention system, then whichever is the greater of the following:
  - a. The first inch of runoff from the entire project site.
  - b. The amount of 2.5 inches times the percent impervious for the project site.
2. If a dry detention system, then 75% of the volume required for the wet detention system.
3. If a retention system, then 50% of the volume required.
4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

**B. WATER QUANTITY CRITERIA:**

**1. DESIGN EVENTS AND RAINFALL AMOUNTS:**

- a. Design Event for Minimum Road Elevation:
 

|            |             |
|------------|-------------|
| Frequency: | 5 year      |
| Duration:  | 1 day       |
| Amount:    | 7.00 inches |
- b. Design Event for Minimum Discharge Elevation:
 

|            |              |
|------------|--------------|
| Frequency: | 10 year      |
| Duration:  | 3 day        |
| Amount:    | 11.00 inches |
- c. Design Event for Minimum Finish Floor Elevation:
 

|            |              |
|------------|--------------|
| Frequency: | 100 year     |
| Duration:  | 3 day        |
| Amount:    | 16.00 inches |

**2. ADDITIONAL DESIGN INFORMATION:**

- a. Design Water / Control Elevation: 8.50 NGVD.
- b. Drainage Basin / Canal Number: L-8 LWDD canal 35 CSM 10 year



## **COMPUTATIONS:**

### **A. WATER QUALITY COMPUTATIONS:**

1. Compute the first inch of runoff from the entire developed project site:
 
$$= 1.00 \text{ inch} \times 17.760 \text{ acres} \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{1.480 \text{ ac-ft for the first inch of runoff}}}$$
2. Compute 2.5 inches times the percent impervious for the developed project site:
  - a. Site area for water quality pervious / impervious calculations only:
 
$$= \text{Total Project} - (\text{Lake Area} + \text{Buildings})$$

$$= 17.760 \text{ acres} - (1.760 \text{ acres} + 0.770 \text{ acres})$$

$$= \underline{\underline{15.230 \text{ acres of site area for water quality calculations}}}$$
  - b. Impervious area for water quality pervious / impervious calculations only:
 
$$= \text{Site area for water quality} - \text{Pervious area}$$

$$= 15.230 \text{ acres} - 12.630 \text{ acres}$$

$$= \underline{\underline{2.600 \text{ acres of impervious area for water quality calculations}}}$$
  - c. Percentage of impervious area for water quality:
 
$$= \text{Impervious area for water quality} / \text{Site area for water quality} \times 100\%$$

$$= 2.600 \text{ acres} / 15.230 \text{ acres} \times 100\%$$

$$= \underline{\underline{17.07 \% \text{ Impervious}}}$$
  - d. For 2.5 inches times the percentage of impervious area:
 
$$= 2.5 \text{ inches} \times 17.07 \%$$

$$= \underline{\underline{0.427 \text{ inches to be treated}}}$$
  - e. Compute volume required for quality detention:
 
$$= \text{Inches to be treated} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 0.427 \text{ inches} \times (17.760 \text{ acres} - 1.760 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{0.569 \text{ ac-ft required for detention storage}}}$$
3. The first inch of runoff from the entire developed site = 1.480 ac-ft  
 2.5 inches times the percentage of impervious area = 0.569 ac-ft

**The volume of 1.480 ac-ft controls**

4. If the project is zoned "Commercial" or if the project were discharging directly to a sensitive receiving body and is more than 40% impervious, 0.5 inches of dry detention pre-treatment must be provided:
 
$$= 0.5 \text{ inches} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 0.5 \text{ inches} \times (17.760 \text{ acres} - 1.760 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{0.667 \text{ ac-ft required for pre-treatment}}}$$
5. Compute credit for using one of the following systems:
  - a. Wet detention volume to be provided:
 
$$= \text{Total required detention} - \text{Pre-treatment}$$

$$= 1.480 \text{ ac-ft} - 0.667 \text{ ac-ft}$$

$$= \underline{\underline{0.813 \text{ ac-ft of volume required for wet detention}}}$$
  - b. Dry detention volume to be provided ( 75% of the total required detention volume ):
 
$$= \text{Total required detention volume} \times 75\%$$

$$= 1.480 \text{ ac-ft} \times 75\%$$

$$= \underline{\underline{1.110 \text{ ac-ft of volume required for dry detention}}}$$
  - c. Dry retention volume to be provided ( 50% of the total required detention volume ):
 
$$= \text{Total required detention volume} \times 50\%$$

$$= 1.480 \text{ ac-ft} \times 50\%$$

$$= \underline{\underline{0.740 \text{ ac-ft of volume required for dry retention}}}$$

**B. SUMMARY OF WATER QUALITY COMPUTATIONS:**

| Item: | Description:                                    | Quantity:   |
|-------|-------------------------------------------------|-------------|
| A.1   | First inch of runoff from entire project site = | 1.480 ac-ft |
| A.2   | 2.5 inches times percent impervious =           | 0.569 ac-ft |
| A.3   | Volume to be treated =                          | 1.480 ac-ft |
| A.4   | Pre-treatment required for commercial site =    | 0.667 ac-ft |
| A.5.a | Wet detention volume required =                 | 0.813 ac-ft |
| A.5.b | Dry detention volume required =                 | 1.110 ac-ft |
| A.5.c | Dry retention volume required =                 | 0.740 ac-ft |
| A.5.d | Exfiltration trench volume required =           | 1.480 ac-ft |

**C. STAGE ELEVATION INFORMATION:**

| Item:         | Description:            | S type | Area ac.      | Low ft.     | High ft.     | I %          | C %           | Total Area % |
|---------------|-------------------------|--------|---------------|-------------|--------------|--------------|---------------|--------------|
| 1             | lake                    | V      | 1.760         | 8.50        | 8.50         | 100          | 100           | 9.96         |
| 2             | LAKE BANK               | L      | 0.260         | 8.50        | 11.50        | 0            | 100           | 1.47         |
| 3             | lake                    | V      |               |             |              | 100          |               | 0.00         |
| 4             | SWALE                   | L      | 0.000         | 15.00       | 17.00        | 0            | 100           | 0.00         |
| 5             | n / a                   | V      | 0.000         |             |              |              |               | 0.00         |
| 6             | Berm area               | L      | 0.000         | 18.00       | 19.00        | 0            | 100           | 0.00         |
| 7             | n / a                   | L      |               |             |              |              |               | 0.00         |
| 8             | upland green area       | L      | 12.280        | 11.50       | 13.50        | 0            | 100           | 69.50        |
| 9             | sidewalk                | L      | 0.000         | 13.00       | 13.50        | 100          | 100           | 0.00         |
| 10            | pavement area           | L      | 2.600         | 12.50       | 13.80        | 100          | 100           | 14.71        |
| 11            | Building Coverage Areas | V      | 0.770         | 14.00       | 14.00        | 100          | 100           | 4.36         |
| <b>Total:</b> |                         |        | <b>17.670</b> | <b>8.50</b> | <b>19.00</b> | <b>29.03</b> | <b>100.00</b> | <b>100.0</b> |

\* Abbreviations: S = Storage; ( V = Vertical Storage & L = Linear Storage )  
I = Impervious  
C = Compaction; ( Use the following compaction factors: 0%, 50%, 100% )

#### D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:

Existing Soil Type: **1 COASTAL**

| Depth to<br>Water Table<br>ft. | Cumulative<br>Water Storage<br>( Pre.-Dev. )<br>in. | Compacted<br>Water Storage<br>( Post 50% )<br>in. | Compacted<br>Water Storage<br>( Post 100% )<br>in. |
|--------------------------------|-----------------------------------------------------|---------------------------------------------------|----------------------------------------------------|
| 1                              | 0.60                                                | 0.53                                              | 0.45                                               |
| 2                              | 2.50                                                | 2.19                                              | 1.88                                               |
| 3                              | 6.60                                                | 5.78                                              | 4.95                                               |
| 4                              | 10.90                                               | 9.54                                              | 8.18                                               |

2. Available Soil Storage Calculation:

| Item:         | Description:            | Elev.<br>ft. | S<br>in.     | Area<br>acres | Stored<br>ac-in |
|---------------|-------------------------|--------------|--------------|---------------|-----------------|
| 1             | lake                    | 8.50         | 0.00         | 0.000         | 0.00            |
| 2             | LAKE BANK               | 10.00        | 1.16         | 0.260         | 0.30            |
| 3             | lake                    | 0.00         | 0.00         | 0.000         | 0.00            |
| 4             | SWALE                   | 16.00        | 8.18         | 0.000         | 0.00            |
| 5             | n / a                   | 0.00         | 0.00         | 0.000         | 0.00            |
| 6             | Berm area               | 18.50        | 8.18         | 0.000         | 0.00            |
| 7             | n / a                   | 0.00         | 0.00         | 0.000         | 0.00            |
| 8             | upland green area       | 12.50        | 8.18         | 12.280        | 100.39          |
| 9             | sidewalk                | 13.25        | 8.18         | 0.000         | 0.00            |
| 10            | pavement area           | 13.15        | 8.18         | 0.000         | 0.00            |
| 11            | Building Coverage Areas | 14.00        | 8.18         | 0.000         | 0.00            |
| <b>Total:</b> |                         | <b>12.45</b> | <b>50.21</b> | <b>12.540</b> | <b>100.69</b>   |

\* Abbreviations: S = Soil Storage  
P = Pervious

3. Moisture Storage Calculation ( S ):  
 = Available soil storage / Total Site Area  
 = 100.69 ac-in / 17.760 acres  
 = **5.67 inches**
4. SCS Curve Number Calculation ( CN ):  
 =  $1000 / ( S + 10 )$   
 =  $1000 / ( 5.670 + 10 )$   
 = **64**

# **E. SURFACE STORAGE CALCULATIONS:**

## 1. Stage vs. Storage Calculations:

| STORAGE<br>( ac-ft ) |       |            |            |            |            |            |            |            |            |            |             |            |                |
|----------------------|-------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|------------|----------------|
| Stage<br>ft.         | Item: | 1<br>ac-ft | 2<br>ac-ft | 3<br>ac-ft | 4<br>ac-ft | 5<br>ac-ft | 6<br>ac-ft | 7<br>ac-ft | 8<br>ac-ft | 9<br>ac-ft | 10<br>ac-ft | T<br>ac-ft | Total<br>ac-ft |
| 8.50                 |       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.00       | 0.00           |
| 9.00                 |       | 0.88       | 0.01       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.00       | 0.89           |
| 9.50                 |       | 1.76       | 0.04       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.00       | 1.80           |
| 10.00                |       | 2.64       | 0.10       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.00       | 2.74           |
| 10.50                |       | 3.52       | 0.17       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.00       | 3.69           |
| 11.00                |       | 4.40       | 0.27       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.00       | 4.67           |
| 11.50                |       | 5.28       | 0.39       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.00       | 5.67           |
| 12.00                |       | 6.16       | 0.52       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.77       | 0.00       | 0.00        | 0.00       | 7.45           |
| 12.50                |       | 7.04       | 0.65       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 3.07       | 0.00       | 0.00        | 0.00       | 10.76          |
| 12.90                |       | 7.74       | 0.75       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 6.02       | 0.00       | 0.16        | 0.00       | 14.68          |
| 13.40                |       | 8.62       | 0.88       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 11.08      | 0.00       | 0.81        | 0.00       | 21.40          |
| 13.90                |       | 9.50       | 1.01       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 17.19      | 0.00       | 1.95        | 0.00       | 29.66          |
| 14.40                |       | 10.38      | 1.14       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 23.33      | 0.00       | 3.25        | 0.00       | 38.11          |
| 14.90                |       | 11.26      | 1.27       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 29.47      | 0.00       | 4.55        | 0.00       | 46.56          |
| 15.40                |       | 12.14      | 1.40       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 35.61      | 0.00       | 5.85        | 0.00       | 55.01          |
| 15.90                |       | 13.02      | 1.53       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 41.75      | 0.00       | 7.15        | 0.00       | 63.46          |
| 16.40                |       | 13.90      | 1.66       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 47.89      | 0.00       | 8.45        | 0.00       | 71.91          |
| 16.90                |       | 14.78      | 1.79       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 54.03      | 0.00       | 9.75        | 0.00       | 80.36          |
| 17.40                |       | 15.66      | 1.92       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 60.17      | 0.00       | 11.05       | 0.00       | 88.81          |
| 17.90                |       | 16.54      | 2.05       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 66.31      | 0.00       | 12.35       | 0.00       | 97.26          |

\* Abbreviations: T = Exfiltration Trench

# **G. S.F.W.M.D. C-51 BASIN RULE (STORAGE - NEW CRITERIA):**

1. C-51 Basin Rule (Sub-Basin 32) Peak Flood Stage = **12.90 NGVD.**
2. Available On-Site Soil Storage = 8.39 ac-ft
3. Available On-Site Surface Storage @ Peak Flood Stage Elevation = 14.68 ac-ft
4. Total On-Site Storage Requirement per C-51 Basin Rules = **23.07** ac-ft PRE DEVELOPMENT VOLUME

#### H. MINIMUM BUILDING FINISH FLOOR ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 100-Year, 3-Day storm event:  
= **16.00 in.**
2. Compute inches of runoff, Q:  
=  $(P - (0.2 S))^2 / (P + (0.8 X S))$   
=  $(16.00 \text{ in.} - (0.2 \times 5.67 \text{ in.}))^2 / (16.00 \text{ in.} + (0.8 \times 5.67 \text{ in.}))$   
= **10.76 inches of runoff**
3. Compute volume of runoff:  
= (Inches of Runoff) X (Project Area)  
= 10.76 inches X 17.760 acres X (1 foot / 12 inches)  
= **15.93 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **15.93** ac-ft corresponds to elevation **12.99 NGVD.**

#### I. MINIMUM DISCHARGE ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 10-Year, 3-Day storm event:  
= **11.00 in.**
2. Compute inches of runoff, Q:  
=  $(P - (0.2 S))^2 / (P + (0.8 X S))$   
=  $(11.00 \text{ in.} - (0.2 \times 5.67 \text{ in.}))^2 / (11.00 \text{ in.} + (0.8 \times 5.67 \text{ in.}))$   
= **6.27 inches of runoff**
3. Compute volume of runoff:  
= (Inches of Runoff) X (Project Area)  
= 6.27 inches X 17.760 acres X (1 foot / 12 inches)  
= **9.27 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **9.27** ac-ft corresponds to elevation **12.28 NGVD.**

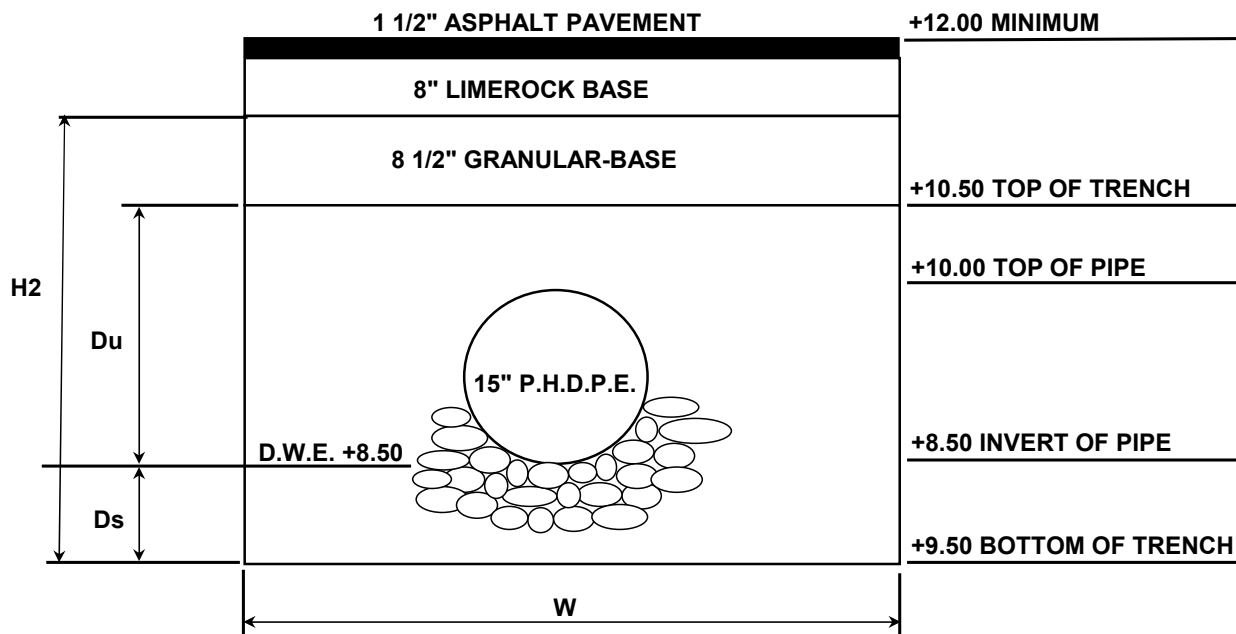
#### I. MINIMUM ROAD CROWN ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 5-Year, 1-Day storm event:  
= **7.00 in.**
2. Compute inches of runoff, Q:  
=  $(P - (0.2 S))^2 / (P + (0.8 X S))$   
=  $(7.00 \text{ in.} - (0.2 \times 5.67 \text{ in.}))^2 / (7.00 \text{ in.} + (0.8 \times 5.67 \text{ in.}))$   
= **2.98 inches of runoff**
3. Compute volume of runoff:  
= (Inches of Runoff) X (Project Area)  
= 2.98 inches X 17.760 acres X (1 foot / 12 inches)  
= **4.41 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **4.41** ac-ft corresponds to elevation **10.87 NGVD.**



# **I. EXFILTRATION TRENCH CALCULATIONS:**

1. Design Formula: 
$$L = ( FS ( (\%WQ \cdot V1) + V2 ) ) / ( K ( (H2 \cdot W) + (2 \cdot H2 \cdot Du) - (Du^2) + (2 \cdot H2 \cdot Ds) ) + (1.39 \times 10^{-4} \cdot W \cdot Du) )$$
2. Design Information:
  - V1 = Exfiltrated Volume (Pre-treatment): 8.88 ac-in
  - V2 = Exfiltrated Volume (Additional Storage): 1.10 ac-in
  - W = Trench Width: 8.00 ft.
  - K = Hydraulic Conductivity: 1.10E-04 cfs/sq-ft per ft head
  - H2 = Depth of Water Table: 4.00 ft.
  - Du = Non-Saturated Trench Depth: 2.00 ft.
  - Ds = Saturated Trench Depth: 2.00 ft.
3. Exfiltration Trench Required: **2,262 ft.**
4. Exfiltration Trench Provided: **0 ft.**
5. Exfiltration Trench Storage Provided: **0.00 ac-in** or **0.00 ac-ft**



**GIVEN:**

**Post Development**

**A. LAND USE SUMMARY:**

|    |                    |              |                        |
|----|--------------------|--------------|------------------------|
| 1. | Lake Area =        | 2.00 ac.     |                        |
| 2. | Buildings =        | 2.64 ac.     |                        |
| 3. | Impervious Areas = | 7.15 ac.     |                        |
| 4. | Pervious Areas =   | 5.98 ac.     | POST DEVELOPMENT CALCS |
| 5. | <b>Total =</b>     | <b>17.77</b> |                        |
|    |                    | <b>17.66</b> |                        |

Note: 17.77 ac - 0.11 ac = 17.66 ac will be consider for drainage calcs only.  
Where; 0.11 represents area to be dedicated

**B. PROPOSED improvements:**

Construction of a residential apartments

**DESIGN CRITERIA:**

**A. WATER QUALITY CRITERIA:**

1. If a wet detention system, then whichever is the greater of the following:
  - a. The first inch of runoff from the entire project site.
  - b. The amount of 2.5 inches times the percent impervious for the project site.
2. If a dry detention system, then 75% of the volume required for the wet detention system.
3. If a retention system, then 50% of the volume required.
4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

**B. WATER QUANTITY CRITERIA:**

**1. DESIGN EVENTS AND RAINFALL AMOUNTS:**

- a. Design Event for Minimum Road Elevation:
 

|            |             |
|------------|-------------|
| Frequency: | 3 year      |
| Duration:  | 1 day       |
| Amount:    | 5.50 inches |
- b. Design Event for Minimum Discharge Elevation:
 

|            |              |
|------------|--------------|
| Frequency: | 10 year      |
| Duration:  | 3 day        |
| Amount:    | 11.00 inches |
- c. Design Event for Minimum Finish Floor Elevation:
 

|            |              |
|------------|--------------|
| Frequency: | 100 year     |
| Duration:  | 3 day        |
| Amount:    | 16.00 inches |

**2. ADDITIONAL DESIGN INFORMATION:**

- a. Design Water / Control Elevation: 8.50 NGVD.
- b. Drainage Basin / Canal Number: L-8 LWDD canal 35 CSM 10 year

## **COMPUTATIONS:**

### **A. WATER QUALITY COMPUTATIONS:**

1. Compute the first inch of runoff from the entire developed project site:
 
$$= 1.00 \text{ inch} \times 17.770 \text{ acres} \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{1.481 \text{ ac-ft for the first inch of runoff}}}$$
2. Compute 2.5 inches times the percent impervious for the developed project site:
  - a. Site area for water quality pervious / impervious calculations only:
 
$$= \text{Total Project} - (\text{Lake Area} + \text{Buildings})$$

$$= 17.770 \text{ acres} - (2.000 \text{ acres} + 2.640 \text{ acres})$$

$$= \underline{\underline{13.130 \text{ acres of site area for water quality calculations}}}$$
  - b. Impervious area for water quality pervious / impervious calculations only:
 
$$= \text{Site area for water quality} - \text{Pervious area}$$

$$= 13.130 \text{ acres} - 5.980 \text{ acres}$$

$$= \underline{\underline{7.150 \text{ acres of impervious area for water quality calculations}}}$$
  - c. Percentage of impervious area for water quality:
 
$$= \text{Impervious area for water quality} / \text{Site area for water quality} \times 100\%$$

$$= 7.150 \text{ acres} / 13.130 \text{ acres} \times 100\%$$

$$= \underline{\underline{54.46 \% \text{ Impervious}}}$$
  - d. For 2.5 inches times the percentage of impervious area:
 
$$= 2.5 \text{ inches} \times 54.46 \%$$

$$= \underline{\underline{1.361 \text{ inches to be treated}}}$$
  - e. Compute volume required for quality detention:
 
$$= \text{Inches to be treated} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 1.361 \text{ inches} \times (17.770 \text{ acres} - 2.000 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{1.789 \text{ ac-ft required for detention storage}}}$$
3. The first inch of runoff from the entire developed site = 1.481 ac-ft  
 2.5 inches times the percentage of impervious area = 1.789 ac-ft

**The volume of 1.789 ac-ft controls**

4. If the project is zoned "Commercial" or if the project were discharging directly to a sensitive receiving body and is more than 40% impervious, 0.5 inches of dry detention pre-treatment must be provided:
 
$$= 0.5 \text{ inches} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 0.5 \text{ inches} \times (17.770 \text{ acres} - 2.000 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{0.657 \text{ ac-ft required for pre-treatment}}}$$
5. Compute credit for using one of the following systems:
  - a. Wet detention volume to be provided:
 
$$= \text{Total required detention} - \text{Pre-treatment}$$

$$= 1.789 \text{ ac-ft} - 0.657 \text{ ac-ft}$$

$$= \underline{\underline{1.132 \text{ ac-ft of volume required for wet detention}}}$$
  - b. Dry detention volume to be provided ( 75% of the total required detention volume ):
 
$$= \text{Total required detention volume} \times 75\%$$

$$= 1.789 \text{ ac-ft} \times 75\%$$

$$= \underline{\underline{1.342 \text{ ac-ft of volume required for dry detention}}}$$
  - c. Dry retention volume to be provided ( 50% of the total required detention volume ):
 
$$= \text{Total required detention volume} \times 50\%$$

$$= 1.789 \text{ ac-ft} \times 50\%$$

$$= \underline{\underline{0.895 \text{ ac-ft of volume required for dry retention}}}$$

## **B. SUMMARY OF WATER QUALITY COMPUTATIONS:**

| Item: | Description:                                    | Quantity:   |
|-------|-------------------------------------------------|-------------|
| A.1   | First inch of runoff from entire project site = | 1.481 ac-ft |
| A.2   | 2.5 inches times percent impervious =           | 1.789 ac-ft |
| A.3   | Volume to be treated =                          | 1.789 ac-ft |
| A.4   | Pre-treatment required for commercial site =    | 0.657 ac-ft |
| A.5.a | Wet detention volume required =                 | 1.132 ac-ft |
| A.5.b | Dry detention volume required =                 | 1.342 ac-ft |
| A.5.c | Dry retention volume required =                 | 0.895 ac-ft |
| A.5.d | Exfiltration trench volume required =           | 1.789 ac-ft |

## **C. STAGE ELEVATION INFORMATION:**

| Item:         | Description:            | S type | Area ac.      | Low ft.     | High ft.     | I %          | C %           | Total Area % |
|---------------|-------------------------|--------|---------------|-------------|--------------|--------------|---------------|--------------|
| 1             | lake                    | V      | 2.001         | 8.50        | 8.50         | 100          | 100           | 11.27        |
| 2             | LAKE BANK               | L      | 0.555         | 8.50        | 12.50        | 0            | 100           | 3.13         |
| 3             |                         |        |               |             |              |              |               |              |
| 4             |                         |        |               |             |              |              |               |              |
| 5             |                         |        |               |             |              |              |               |              |
| 6             |                         |        |               |             |              |              |               |              |
| 7             | Pool Deck               | L      | 0.070         | 13.00       | 13.20        | 100          | 100           | 0.39         |
| 8             | upland green area       | L      | 5.380         | 11.50       | 13.00        | 0            | 100           | 30.30        |
| 9             | sidewalk                | L      | 0.670         | 11.90       | 13.50        | 100          | 100           | 3.77         |
| 10            | pavement area           | L      | 6.440         | 11.20       | 13.20        | 100          | 100           | 36.27        |
| 11            | Building Coverage Areas | V      | 2.640         | 13.70       | 13.70        | 100          | 100           | 14.87        |
| <b>Total:</b> |                         |        | <b>17.756</b> | <b>8.50</b> | <b>13.70</b> | <b>66.57</b> | <b>100.00</b> | <b>100.0</b> |

\* Abbreviations: S = Storage; ( V = Vertical Storage & L = Linear Storage )  
I = Impervious  
C = Compaction; ( Use the following compaction factors: 0%, 50%, 100% )

#### D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:

Existing Soil Type: **1 COASTAL**

| Depth to<br>Water Table<br>ft. | Cumulative<br>Water Storage<br>( Pre.-Dev. )<br>in. | Compacted<br>Water Storage<br>( Post 50% )<br>in. | Compacted<br>Water Storage<br>( Post 100% )<br>in. |
|--------------------------------|-----------------------------------------------------|---------------------------------------------------|----------------------------------------------------|
| 1                              | 0.60                                                | 0.53                                              | 0.45                                               |
| 2                              | 2.50                                                | 2.19                                              | 1.88                                               |
| 3                              | 6.60                                                | 5.78                                              | 4.95                                               |
| 4                              | 10.90                                               | 9.54                                              | 8.18                                               |

2. Available Soil Storage Calculation:

| Item:         | Description:            | Elev.<br>ft. | S<br>in.     | Area<br>acres | Stored<br>ac-in |
|---------------|-------------------------|--------------|--------------|---------------|-----------------|
| 1             | lake                    | 8.50         | 0.00         | 0.000         | 0.00            |
| 2             | LAKE BANK               | 10.50        | 1.88         | 0.555         | 1.04            |
| 3             | 0                       | 0.00         | 0.00         | 0.000         | 0.00            |
| 4             | 0                       | 0.00         | 0.00         | 0.000         | 0.00            |
| 5             | 0                       | 0.00         | 0.00         | 0.000         | 0.00            |
| 6             | 0                       | 0.00         | 0.00         | 0.000         | 0.00            |
| 7             | Pool Deck               | 13.10        | 8.18         | 0.000         | 0.00            |
| 8             | upland green area       | 12.25        | 7.37         | 5.380         | 39.64           |
| 9             | sidewalk                | 12.70        | 8.18         | 0.000         | 0.00            |
| 10            | pavement area           | 12.20        | 7.21         | 0.000         | 0.00            |
| 11            | Building Coverage Areas | 13.70        | 8.18         | 0.000         | 0.00            |
| <b>Total:</b> |                         | <b>12.09</b> | <b>40.98</b> | <b>5.935</b>  | <b>40.68</b>    |

\* Abbreviations: S = Soil Storage  
P = Pervious

3. Moisture Storage Calculation ( S ):  
 = Available soil storage / Total Site Area  
 = 40.68 ac-in / 17.770 acres  
 = **2.29 inches**
4. SCS Curve Number Calculation ( CN ):  
 =  $1000 / ( S + 10 )$   
 =  $1000 / ( 2.290 + 10 )$   
 = **81**



# **E. SURFACE STORAGE CALCULATIONS:**

1. Stage vs. Storage Calculations:

| Stage<br>ft. | Item: | STORAGE<br>( ac-ft ) |            |            |            |            |            |            |            |            |             |            | Total<br>ac-ft |
|--------------|-------|----------------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|------------|----------------|
|              |       | 1<br>ac-ft           | 2<br>ac-ft | 3<br>ac-ft | 4<br>ac-ft | 5<br>ac-ft | 6<br>ac-ft | 7<br>ac-ft | 8<br>ac-ft | 9<br>ac-ft | 10<br>ac-ft | T<br>ac-ft |                |
| 8.50         |       | 0.00                 | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.00       | 0.00           |
| 9.00         |       | 1.00                 | 0.02       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.30       | 1.32           |
| 9.50         |       | 2.00                 | 0.07       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.60       | 2.67           |
| 10.00        |       | 3.00                 | 0.16       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.90       | 4.06           |
| 10.50        |       | 4.00                 | 0.28       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 1.20       | 5.48           |
| 11.00        |       | 5.00                 | 0.43       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 1.20       | 6.64           |
| 11.50        |       | 6.00                 | 0.62       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.14        | 1.20       | 7.97           |
| 12.00        |       | 7.00                 | 0.85       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.45       | 0.00       | 1.03        | 1.20       | 10.53          |
| 12.50        |       | 8.00                 | 1.11       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 1.79       | 0.08       | 2.72        | 1.20       | 14.90          |
| 12.90        |       | 8.80                 | 1.33       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 3.51       | 0.21       | 4.65        | 1.20       | <b>19.71</b>   |
| 13.00        |       | 9.00                 | 1.39       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 4.04       | 0.25       | 5.22        | 1.20       | 21.10          |
| 13.50        |       | 10.01                | 1.67       | 0.00       | 0.00       | 0.00       | 0.00       | 0.03       | 6.73       | 0.54       | 8.37        | 1.20       | 28.53          |
| 14.00        |       | 11.01                | 1.94       | 0.00       | 0.00       | 0.00       | 0.00       | 0.06       | 9.42       | 0.87       | 11.59       | 1.20       | 36.09          |

\* Abbreviations: T = Exfiltration Trench

# **G. S.F.W.M.D. C-51 BASIN RULE (STORAGE - NEW CRITERIA):**

1. C-51 Basin Rule (Sub-Basin 32) Peak Flood Stage = **12.90 NGVD.**
2. Available On-Site Soil Storage = 3.39 ac-ft
3. Available On-Site Surface Storage @ Peak Flood Stage Elevation = 19.71 ac-ft
4. Total On-Site Storage Requirement per C-51 Basin Rules = **23.10** ac-ft

PRE DEVELOPMENT VOLUME 23.07  
PLEASE SEE PRE DEVELOPMENT  
CALCULATIONS ABOVE

#### H. MINIMUM BUILDING FINISH FLOOR ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 100-Year, 3-Day storm event:  
= **16.00 in.**
2. Compute inches of runoff, Q:  
=  $(P - (0.2 S))^2 / (P + (0.8 X S))$   
=  $(16.00 \text{ in.} - (0.2 \times 2.29 \text{ in.}))^2 / (16.00 \text{ in.} + (0.8 \times 2.29 \text{ in.}))$   
= **13.55 inches of runoff**
3. Compute volume of runoff:  
= (Inches of Runoff) X (Project Area)  
= 13.55 inches X 17.770 acres X (1 foot / 12 inches)  
= **20.06 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **20.06** ac-ft corresponds to elevation **12.93 NGVD**

Finish floors are at 13.20 NGVD

#### I. MINIMUM DISCHARGE ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 10-Year, 3-Day storm event:  
= **11.00 in.**
2. Compute inches of runoff, Q:  
=  $(P - (0.2 S))^2 / (P + (0.8 X S))$   
=  $(11.00 \text{ in.} - (0.2 \times 2.29 \text{ in.}))^2 / (11.00 \text{ in.} + (0.8 \times 2.29 \text{ in.}))$   
= **8.66 inches of runoff**
3. Compute volume of runoff:  
= (Inches of Runoff) X (Project Area)  
= 8.66 inches X 17.770 acres X (1 foot / 12 inches)  
= **12.83 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **12.83** ac-ft corresponds to elevation **12.26 NGVD.**

Cascade Routing at 12.17 NGVD (min berm at 12.2 NGVD)

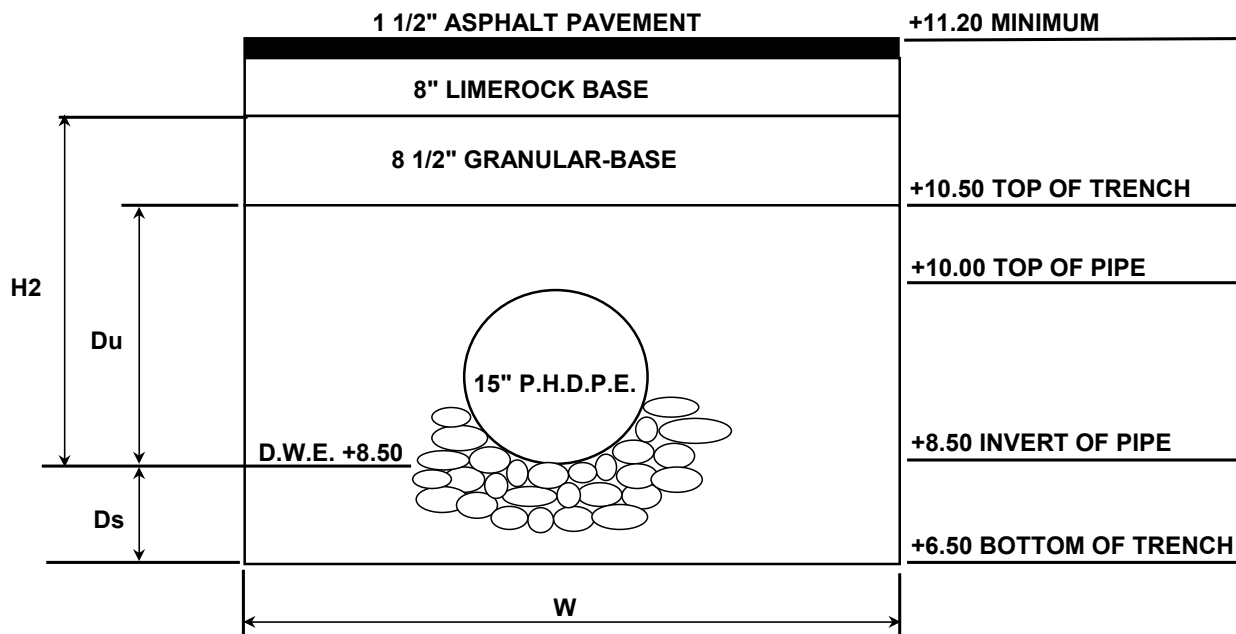
#### I. MINIMUM ROAD CROWN ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 5-Year, 1-Day storm event:  
= **5.50 in.**
2. Compute inches of runoff, Q:  
=  $(P - (0.2 S))^2 / (P + (0.8 X S))$   
=  $(5.50 \text{ in.} - (0.2 \times 2.29 \text{ in.}))^2 / (5.50 \text{ in.} + (0.8 \times 2.29 \text{ in.}))$   
= **3.47 inches of runoff**
3. Compute volume of runoff:  
= (Inches of Runoff) X (Project Area)  
= 3.47 inches X 17.770 acres X (1 foot / 12 inches)  
= **5.13 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **5.13** ac-ft corresponds to elevation **10.38 NGVD.**

Minimum road grade 10.4 NGVD

**I. EXFILTRATION TRENCH CALCULATIONS:** TRECH PROVIDES WATER QUALITY AND ADDITIONAL STORAGE FOR C-51

1. Design Formula: 
$$L = (FS ((\%WQ \cdot V1) + V2)) / (K((H2 \cdot W) + (2 \cdot H2 \cdot Du) - (Du^2) + (2 \cdot H2 \cdot Ds)) + (1.39 \times 10^{-4} \cdot W \cdot Du))$$
2. Design Information:
  - V1 = Exfiltrated Volume (Pre-treatment): 7.20 ac-in
  - V2 = Exfiltrated Volume (Additional Storage): ac-in
  - W = Trench Width: 8.00 ft.
  - K = Hydraulic Conductivity: 3.28E-03 cfs/sq-ft per ft head
  - H2 = Depth of Water Table: 2.70 ft.
  - Du = Non-Saturated Trench Depth: 2.00 ft.
  - Ds = Saturated Trench Depth: 2.00 ft.
3. Exfiltration Trench Required: 110 ft.
4. Exfiltration Trench Provided: 220 ft.
5. Exfiltration Trench Storage Provided: 14.39 ac-in or 1.20 ac-ft



Project Name: 2805SCongressAve

Reviewer: Jay Huebner

Project Number: 190321

Period Begin: Jul 23, 2019;0000 hr End: Jul 26, 2019;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

## Basin 1: On-site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 16.0001 inches

Area: 17.66 acres

Ground Storage: 2.29 inches

Time of Concentration: 0.25 hours

Initial Stage: 8.5 ft NGVD

| Stage<br>(ft NGVD) | Storage<br>(acre-ft) |
|--------------------|----------------------|
| 8.50               | 0.00                 |
| 9.00               | 1.02                 |
| 9.50               | 2.07                 |
| 10.00              | 3.15                 |
| 10.50              | 4.28                 |
| 11.00              | 5.43                 |
| 11.50              | 6.76                 |
| 12.00              | 9.32                 |
| 12.50              | 13.69                |
| 13.00              | 19.88                |
| 13.50              | 27.31                |

## Offsite Receiving Body: Offsite1

| Time<br>(hr) | Stage<br>(ft NGVD) |
|--------------|--------------------|
| 0.00         | 8.50               |
| 100.00       | 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) |
|---------|----------|-----------|----------|-----------|
| On-site | 13.00    | 72.00     | 8.50     | 0.00      |

## BASIN WATER BUDGETS (all units in acre-ft)

| Basin   | Total<br>Runoff | Structure<br>Inflow | Structure<br>Outflow | Initial<br>Storage | Final<br>Storage | Residual |
|---------|-----------------|---------------------|----------------------|--------------------|------------------|----------|
| On-site | 19.88           | 0.00                | 0.00                 | 0.00               | 19.88            | 0.00     |

Project Name: 2805SCongressAve

Reviewer: Jay Huebner

Project Number: 190321

Period Begin: Jul 23, 2019;0000 hr End: Jul 26, 2019;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

## Basin 1: On-site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 10 year

3 Day Rainfall: 11 inches

Area: 17.66 acres

Ground Storage: 2.29 inches

Time of Concentration: 0.25 hours

Initial Stage: 8.5 ft NGVD

| Stage<br>(ft NGVD) | Storage<br>(acre-ft) |
|--------------------|----------------------|
| 8.50               | 0.00                 |
| 9.00               | 1.02                 |
| 9.50               | 2.07                 |
| 10.00              | 3.15                 |
| 10.50              | 4.28                 |
| 11.00              | 5.43                 |
| 11.50              | 6.76                 |
| 12.00              | 9.32                 |
| 12.50              | 13.69                |
| 13.00              | 19.88                |
| 13.50              | 27.31                |

## Offsite Receiving Body: Offsite1

| Time<br>(hr) | Stage<br>(ft NGVD) |
|--------------|--------------------|
| 0.00         | 8.50               |
| 100.00       | 8.50               |

## Structure: 1

From Basin: On-site

To Basin: Offsite1

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 12.2 ft NGVD, Length = 2.5 ft

Bleeder: Inv-Tri, Invert Elev = 8.5 ft NGVD, Height = 0.5 ft

Width = 0.5 ft

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

Pipe: Diameter = 2.5 ft, Manning's n = 0.012, Length = 25 ft

US Invert Elev = 8.5 ft NGVD, DS Invert Elev = 8 ft NGVD, no flap gate

| Time<br>(hr) | Cumulative<br>Rainfall<br>(in) | Instant<br>Runoff<br>(cfs) | Current<br>Discharge<br>(cfs) | Cumulative<br>Discharge<br>(acre-ft) | Head Water<br>Stage<br>(ft NGVD) | Tail Water<br>Stage<br>(ft NGVD) |
|--------------|--------------------------------|----------------------------|-------------------------------|--------------------------------------|----------------------------------|----------------------------------|
| 0.00         | 0.00                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 1.00         | 0.05                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 2.00         | 0.10                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 3.00         | 0.15                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 4.00         | 0.20                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 5.00         | 0.25                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 6.00         | 0.30                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 7.00         | 0.34                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 8.00         | 0.39                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 9.00         | 0.44                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 10.00        | 0.49                           | 0.02                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 11.00        | 0.54                           | 0.05                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 12.00        | 0.59                           | 0.09                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 13.00        | 0.64                           | 0.12                       | 0.00                          | 0.00                                 | 8.51                             | 8.50                             |
| 14.00        | 0.69                           | 0.15                       | 0.00                          | 0.00                                 | 8.51                             | 8.50                             |



| Time<br>(hr) | Cumulative<br>Rainfall<br>(in) | Instant<br>Runoff<br>(cfs) | Current<br>Discharge<br>(cfs) | Cumulative<br>Discharge<br>(acre-ft) | Head Water<br>Stage<br>(ft NGVD) | Tail Water<br>Stage<br>(ft NGVD) |
|--------------|--------------------------------|----------------------------|-------------------------------|--------------------------------------|----------------------------------|----------------------------------|
| 15.00        | 0.74                           | 0.17                       | 0.00                          | 0.00                                 | 8.52                             | 8.50                             |
| 16.00        | 0.79                           | 0.20                       | 0.00                          | 0.00                                 | 8.53                             | 8.50                             |
| 17.00        | 0.84                           | 0.23                       | 0.00                          | 0.00                                 | 8.54                             | 8.50                             |
| 18.00        | 0.89                           | 0.25                       | 0.00                          | 0.00                                 | 8.55                             | 8.50                             |
| 19.00        | 0.94                           | 0.27                       | 0.00                          | 0.00                                 | 8.56                             | 8.50                             |
| 20.00        | 0.98                           | 0.29                       | 0.00                          | 0.00                                 | 8.57                             | 8.50                             |
| 21.00        | 1.03                           | 0.31                       | 0.00                          | 0.00                                 | 8.58                             | 8.50                             |
| 22.00        | 1.08                           | 0.33                       | 0.00                          | 0.00                                 | 8.59                             | 8.50                             |
| 23.00        | 1.13                           | 0.35                       | 0.00                          | 0.00                                 | 8.61                             | 8.50                             |
| 24.00        | 1.18                           | 0.37                       | 0.01                          | 0.00                                 | 8.62                             | 8.50                             |
| 25.00        | 1.25                           | 0.56                       | 0.01                          | 0.00                                 | 8.64                             | 8.50                             |
| 26.00        | 1.33                           | 0.60                       | 0.01                          | 0.00                                 | 8.66                             | 8.50                             |
| 27.00        | 1.40                           | 0.63                       | 0.02                          | 0.00                                 | 8.69                             | 8.50                             |
| 28.00        | 1.47                           | 0.66                       | 0.03                          | 0.01                                 | 8.71                             | 8.50                             |
| 29.00        | 1.54                           | 0.68                       | 0.04                          | 0.01                                 | 8.74                             | 8.50                             |
| 30.00        | 1.61                           | 0.71                       | 0.05                          | 0.01                                 | 8.77                             | 8.50                             |
| 31.00        | 1.68                           | 0.73                       | 0.06                          | 0.02                                 | 8.79                             | 8.50                             |
| 32.00        | 1.76                           | 0.75                       | 0.07                          | 0.02                                 | 8.82                             | 8.50                             |
| 33.00        | 1.83                           | 0.77                       | 0.09                          | 0.03                                 | 8.85                             | 8.50                             |
| 34.00        | 1.90                           | 0.79                       | 0.11                          | 0.04                                 | 8.88                             | 8.50                             |
| 35.00        | 1.97                           | 0.81                       | 0.13                          | 0.05                                 | 8.90                             | 8.50                             |
| 36.00        | 2.04                           | 0.83                       | 0.15                          | 0.06                                 | 8.93                             | 8.50                             |
| 37.00        | 2.12                           | 0.84                       | 0.18                          | 0.07                                 | 8.96                             | 8.50                             |
| 38.00        | 2.19                           | 0.86                       | 0.21                          | 0.09                                 | 8.99                             | 8.50                             |
| 39.00        | 2.26                           | 0.87                       | 0.25                          | 0.11                                 | 9.01                             | 8.50                             |
| 40.00        | 2.33                           | 0.89                       | 0.27                          | 0.13                                 | 9.04                             | 8.50                             |
| 41.00        | 2.40                           | 0.90                       | 0.29                          | 0.15                                 | 9.06                             | 8.50                             |
| 42.00        | 2.47                           | 0.91                       | 0.30                          | 0.18                                 | 9.08                             | 8.50                             |
| 43.00        | 2.55                           | 0.93                       | 0.31                          | 0.20                                 | 9.11                             | 8.50                             |
| 44.00        | 2.62                           | 0.94                       | 0.33                          | 0.23                                 | 9.13                             | 8.50                             |
| 45.00        | 2.69                           | 0.95                       | 0.34                          | 0.26                                 | 9.16                             | 8.50                             |
| 46.00        | 2.76                           | 0.96                       | 0.35                          | 0.28                                 | 9.18                             | 8.50                             |
| 47.00        | 2.83                           | 0.97                       | 0.37                          | 0.31                                 | 9.20                             | 8.50                             |
| 48.00        | 2.91                           | 0.98                       | 0.38                          | 0.34                                 | 9.23                             | 8.50                             |
| 49.00        | 2.99                           | 1.11                       | 0.39                          | 0.38                                 | 9.25                             | 8.50                             |
| 50.00        | 3.07                           | 1.12                       | 0.40                          | 0.41                                 | 9.28                             | 8.50                             |
| 51.00        | 3.16                           | 1.36                       | 0.42                          | 0.44                                 | 9.32                             | 8.50                             |
| 52.00        | 3.27                           | 1.58                       | 0.44                          | 0.48                                 | 9.36                             | 8.50                             |
| 53.00        | 3.41                           | 2.06                       | 0.46                          | 0.52                                 | 9.41                             | 8.50                             |
| 54.00        | 3.58                           | 2.56                       | 0.49                          | 0.55                                 | 9.49                             | 8.50                             |
| 55.00        | 3.78                           | 3.07                       | 0.52                          | 0.60                                 | 9.58                             | 8.50                             |
| 56.00        | 4.01                           | 3.61                       | 0.55                          | 0.64                                 | 9.68                             | 8.50                             |
| 57.00        | 4.29                           | 4.37                       | 0.60                          | 0.69                                 | 9.81                             | 8.50                             |
| 58.00        | 4.63                           | 5.44                       | 0.64                          | 0.74                                 | 9.98                             | 8.50                             |
| 59.00        | 5.08                           | 7.89                       | 0.70                          | 0.79                                 | 10.20                            | 8.50                             |
| 60.00        | 8.22                           | 80.22                      | 0.95                          | 0.86                                 | 11.32                            | 8.50                             |
| 61.00        | 9.11                           | 12.86                      | 1.06                          | 0.94                                 | 11.91                            | 8.50                             |
| 62.00        | 9.53                           | 6.63                       | 1.07                          | 1.03                                 | 12.02                            | 8.50                             |
| 63.00        | 9.79                           | 4.26                       | 1.08                          | 1.12                                 | 12.06                            | 8.50                             |
| 64.00        | 10.03                          | 4.16                       | 1.09                          | 1.21                                 | 12.09                            | 8.50                             |
| 65.00        | 10.17                          | 2.53                       | 1.09                          | 1.30                                 | 12.10                            | 8.50                             |
| 66.00        | 10.32                          | 2.50                       | 1.09                          | 1.39                                 | 12.12                            | 8.50                             |
| 67.00        | 10.47                          | 2.50                       | 1.09                          | 1.48                                 | 12.13                            | 8.50                             |
| 68.00        | 10.61                          | 2.51                       | 1.09                          | 1.57                                 | 12.14                            | 8.50                             |
| 69.00        | 10.71                          | 1.69                       | 1.10                          | 1.66                                 | 12.15                            | 8.50                             |
| 70.00        | 10.81                          | 1.67                       | 1.10                          | 1.75                                 | 12.16                            | 8.50                             |
| 71.00        | 10.90                          | 1.67                       | 1.10                          | 1.84                                 | 12.16                            | 8.50                             |
| 72.00        | 11.00                          | 1.67                       | 1.10                          | 1.93                                 | 12.17                            | 8.50                             |

## STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

| Struc | Max (cfs) | Time (hr) | Min (cfs) | Time (hr) |
|-------|-----------|-----------|-----------|-----------|
| 1     | 1.10      | 72.00     | 0.00      | 0.00      |

## BASIN MAXIMUM AND MINIMUM STAGES

| Basin | Max (ft) | Time (hr) | Min (ft) | Time (hr) |
|-------|----------|-----------|----------|-----------|
|-------|----------|-----------|----------|-----------|

```
=====
On-site      12.17      72.00      8.50      0.00
```

## BASIN WATER BUDGETS (all units in acre-ft)

```
=====
      Basin      Total  Structure  Structure  Initial  Final
      Runoff      Inflow  Outflow  Storage  Storage  Residual
=====
On-site      12.71      0.00      1.93      0.00      10.77      0.00
```

Project Name: 2805SCongressAve

Reviewer: Jay Huebner

Project Number: 190321

Period Begin: Jul 23, 2019;0000 hr End: Jul 24, 2019;0000 hr Duration: 24 hr

Time Step: 0.016 hr, Iterations: 10

## Basin 1: On-site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 3 year

1 Day Rainfall: 5.5 inches

Area: 17.66 acres

Ground Storage: 2.29 inches

Time of Concentration: 0.25 hours

Initial Stage: 8.5 ft NGVD

| Stage<br>(ft NGVD) | Storage<br>(acre-ft) |
|--------------------|----------------------|
| 8.50               | 0.00                 |
| 9.00               | 1.02                 |
| 9.50               | 2.07                 |
| 10.00              | 3.15                 |
| 10.50              | 4.28                 |
| 11.00              | 5.43                 |
| 11.50              | 6.76                 |
| 12.00              | 9.32                 |
| 12.50              | 13.69                |
| 13.00              | 19.88                |
| 13.50              | 27.31                |

## Offsite Receiving Body: Offsite1

| Time<br>(hr) | Stage<br>(ft NGVD) |
|--------------|--------------------|
| 0.00         | 8.50               |
| 24.00        | 8.50               |

## Structure: 1

From Basin: On-site

To Basin: Offsite1

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 12.5 ft NGVD, Length = 2.5 ft

Bleeder: Inv-Tri, Invert Elev = 8.5 ft NGVD, Height = 0.5 ft

Width = 0.5 ft

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

Pipe: Diameter = 2.5 ft, Manning's n = 0.012, Length = 25 ft

US Invert Elev = 8.5 ft NGVD, DS Invert Elev = 8 ft NGVD, no flap gate

| Time<br>(hr) | Cumulative<br>Rainfall<br>(in) | Instant<br>Runoff<br>(cfs) | Current<br>Discharge<br>(cfs) | Cumulative<br>Discharge<br>(acre-ft) | Head Water<br>Stage<br>(ft NGVD) | Tail Water<br>Stage<br>(ft NGVD) |
|--------------|--------------------------------|----------------------------|-------------------------------|--------------------------------------|----------------------------------|----------------------------------|
| 0.00         | 0.00                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 1.00         | 0.05                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 2.00         | 0.11                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 3.00         | 0.18                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 4.00         | 0.25                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 5.00         | 0.34                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 6.00         | 0.46                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 7.00         | 0.59                           | 0.21                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 8.00         | 0.75                           | 0.55                       | 0.00                          | 0.00                                 | 8.52                             | 8.50                             |
| 9.00         | 0.94                           | 1.02                       | 0.00                          | 0.00                                 | 8.55                             | 8.50                             |
| 10.00        | 1.17                           | 1.68                       | 0.00                          | 0.00                                 | 8.61                             | 8.50                             |
| 11.00        | 1.48                           | 3.01                       | 0.02                          | 0.00                                 | 8.70                             | 8.50                             |
| 12.00        | 3.61                           | 44.28                      | 0.43                          | 0.01                                 | 9.35                             | 8.50                             |
| 13.00        | 4.22                           | 7.70                       | 0.66                          | 0.06                                 | 10.03                            | 8.50                             |
| 14.00        | 4.50                           | 4.07                       | 0.70                          | 0.12                                 | 10.20                            | 8.50                             |

| Time<br>(hr) | Cumulative<br>Rainfall<br>(in) | Instant<br>Runoff<br>(cfs) | Current<br>Discharge<br>(cfs) | Cumulative<br>Discharge<br>(acre-ft) | Head Water<br>Stage<br>(ft NGVD) | Tail Water<br>Stage<br>(ft NGVD) |
|--------------|--------------------------------|----------------------------|-------------------------------|--------------------------------------|----------------------------------|----------------------------------|
| 15.00        | 4.68                           | 2.64                       | 0.72                          | 0.18                                 | 10.28                            | 8.50                             |
| 16.00        | 4.84                           | 2.59                       | 0.74                          | 0.24                                 | 10.35                            | 8.50                             |
| 17.00        | 4.94                           | 1.58                       | 0.75                          | 0.30                                 | 10.39                            | 8.50                             |
| 18.00        | 5.04                           | 1.57                       | 0.76                          | 0.36                                 | 10.42                            | 8.50                             |
| 19.00        | 5.14                           | 1.57                       | 0.77                          | 0.42                                 | 10.45                            | 8.50                             |
| 20.00        | 5.24                           | 1.58                       | 0.77                          | 0.49                                 | 10.48                            | 8.50                             |
| 21.00        | 5.30                           | 1.06                       | 0.78                          | 0.55                                 | 10.50                            | 8.50                             |
| 22.00        | 5.37                           | 1.06                       | 0.78                          | 0.62                                 | 10.51                            | 8.50                             |
| 23.00        | 5.43                           | 1.06                       | 0.78                          | 0.68                                 | 10.52                            | 8.50                             |
| 24.00        | 5.50                           | 1.06                       | 0.78                          | 0.74                                 | 10.53                            | 8.50                             |

## STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

| Struc | Max (cfs) | Time (hr) | Min (cfs) | Time (hr) |
|-------|-----------|-----------|-----------|-----------|
| 1     | 0.78      | 24.00     | 0.00      | 0.00      |

## BASIN MAXIMUM AND MINIMUM STAGES

| Basin   | Max (ft) | Time (hr) | Min (ft) | Time (hr) |
|---------|----------|-----------|----------|-----------|
| On-site | 10.53    | 24.00     | 8.50     | 0.00      |

## BASIN WATER BUDGETS (all units in acre-ft)

| Basin   | Total<br>Runoff | Structure<br>Inflow | Structure<br>Outflow | Initial<br>Storage | Final<br>Storage | Residual |
|---------|-----------------|---------------------|----------------------|--------------------|------------------|----------|
| On-site | 5.08            | 0.00                | 0.74                 | 0.00               | 4.34             | 0.00     |

# **EXHIBIT F**

## **LUPA Traffic Study**



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Certificate of Authorization Number 3452



# LAND USE PLAN AMENDMENT APPLICATION

## TRAFFIC STATEMENT

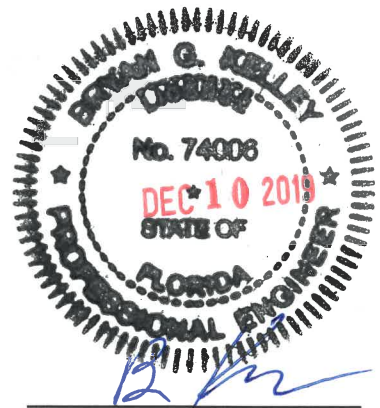
**PALM SPRINGS RESIDENCES**  
**18.387 ACRE LUPA**  
**PALM SPRINGS, FLORIDA**

**Prepared for:**

The Spear Group  
3921 S.W. 47<sup>th</sup> Avenue  
Suite 1013  
Fort Lauderdale, Florida 33314

Job No. 19-083

Date: July 26, 2019  
Revised: December 10, 2019



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

# TABLE OF CONTENTS

1.0 SITE DATA ..... 3

2.0 TRAFFIC GENERATION ..... 3

3.0 TRAFFIC ASSIGNMENT/DISTRIBUTION ..... 5

4.0 TRAFFIC ANALYSIS..... 5

5.0 TEST 2 ANALYSIS ..... 5

6.0 PEAK HOUR TURNING MOVEMENTS ..... 5

7.0 MASS TRANSIT ANALYSIS ..... 6

8.0 CONCLUSION ..... 6

## 1.0 SITE DATA

The subject parcel is located on the west side of Congress Avenue just north of Lillian Road in the Village of Palm Springs, Florida and contains approximately 18.387 acres. The Property Control Numbers (PCN) for the subject parcel are 70-43-44-18-05-010-0040 and 70-43-44-18-00-000-1040. The subject property is currently designated as Other Public Facilities (OPF) for 18.200 acres and Residential for 0.1862 acres on the Village of Palm Springs Comprehensive Plan. The property owner is requesting a change in the parcel's future land use designation to Residential High (RH). The purpose of this statement is to determine the total traffic volume which will be on each roadway link within the site radius of development influence for the Interim Transportation Plan. This statement will also identify which roadway links (if any) will exceed the adopted Level of Service volume for the subject links addressed within the project's radius of development influence.

## 2.0 TRAFFIC GENERATION

The change in daily traffic generation due to the requested change in the 18.387 acres parcels' land use designation may be determined by taking the difference between the total traffic generated for the most intensive land use under both the existing OPF and Residential future land use designation and the proposed RH future land use designation:

### **OPF (18.200 Acres)**

The most intensive land use under the existing Other Public Facilities land use designation is "Recreational Community Center". Based on a 40% floor area ratio (FAR) and the site area consisting of 18.200 acres, the maximum allowable intensity for the designated acreage under the existing PF land use designation is 317,117 S.F. calculated as follows:

$$18.200 \text{ Acres} \times \frac{43,560 \text{ S.F.}}{1 \text{ Acre}} \times 0.40 = 317,117 \text{ S.F.}$$

### **Residential (0.1862 Acres)**

The most intensive land use under the existing Residential land use designation is "Single Family Residential". Based on a maximum intensity of 5.8 dwelling units per acre and the site area consisting of 0.1862 acres, the maximum allowable intensity for the designated acreage under the existing Residential land use designation is one (1) single family dwelling unit.

## 2.0 TRAFFIC GENERATION (CONTINUED)

Recreational Community Center (317,117 S.F.) and Single Family (1 DU)  
Table 1 calculates the daily traffic generation, AM peak hour traffic generation, and PM peak hour traffic generation for the property under the existing OPF and Residential land use designation. The traffic generation has been calculated in accordance with the traffic generation rates listed in the ITE Trip Generation Manual, 10th Edition. Based on the maximum allowable square footage and the accepted traffic generation rates for Recreational Community Center and Single Family Residential, the maximum traffic generation for the property under the existing OPF and Residential land use designation may be summarized as follows:

Daily Traffic Generation = 9149 tpd  
AM Peak Hour Traffic Generation (In/Out) = 559 pht (368 In/191 Out)  
PM Peak Hour Traffic Generation (In/Out) = 734 pht (346 In/388 Out)

### RH

The most intensive land use for the proposed Residential High land use designation is "Multifamily Residential". Based on a maximum intensity of 19 dwelling units per acre and the site area consisting of 18.387 acres, the maximum allowable intensity for the designated acreage under the proposed RH land use designation is 349 dwelling units calculated as follows:

$$18.387 \text{ Acres} \times \frac{19 \text{ DU}}{\text{Acre}} = 349 \text{ DU}$$

### Multifamily Residential (349 DU)

Table 2 calculates the daily traffic generation, AM peak hour traffic generation, and PM peak hour traffic generation for the property under the proposed RH future land use designation. Based on the maximum allowable dwelling units and the accepted traffic generation rates for multifamily residential development, the maximum traffic generation for the property under the proposed RH land use designation may be summarized as follows:

Daily Traffic Generation = 1899 tpd  
AM Peak Hour Traffic Generation (In/Out) = 126 pht (33 In/93 Out)  
PM Peak Hour Traffic Generation (In/Out) = 154 pht (94 In/60 Out)

The change in daily traffic generation potential due to the requested change in the parcels' land use designations is shown in Table 3 and may be calculated as follows:

Daily Traffic Generation = 7250 tpd DECREASE  
AM Peak Hour Traffic Generation = 433 pht DECREASE  
PM Peak Hour Traffic Generation = 580 pht DECREASE

### 3.0 TRAFFIC ASSIGNMENT/DISTRIBUTION

The attached PROJECT DISTRIBUTION figure shows the trip distribution, which is based on the current and projected roadway geometry, a review of historical travel patterns for the area, and anticipated travel patterns associated with probable land uses under the proposed RH land use designation.

### 4.0 TRAFFIC ANALYSIS

Table 4 represents the Existing Conditions Analysis for the surrounding roadway network. As shown in Table 4, all roadway links are currently operating at Level of Service (LOS) C and meet the LOS D volume thresholds. Table 5 and Table 6 show the short term (2024) and long term (2040) analysis, respectively for the roadway links without the project impact. As shown in Tables 5 and 6, all roadway links will continue to operate at an acceptable LOS. Table 7 and Table 8 show the short term (2024) and long term (2040) analysis, respectively for the roadway links with the project impact. Since the proposed change in future land use results in fewer potential trips, no negative impacts are associated with the proposed project. Tables 4-8 are included in Appendix "A".

### 5.0 TEST 2 ANALYSIS

As required by the Palm Beach County Comprehensive Plan, a Test 2 analysis was prepared in accordance with the Palm Beach County Traffic Performance Standards. Tables 9 and 10 calculate which of the impacted links are significant for the Test 2 analysis. As shown in Tables 9 and 10, the project will have less than a 3% impact on all links and therefore the project meets the requirements of Test 2. Tables 9 and 10 are included in Appendix "B".

### 6.0 PEAK HOUR TURNING MOVEMENTS

The total AM and PM peak hour turning movements for the project under the proposed RH land use designation have been calculated in Table 2 in order to assess the improvements necessary to accommodate such traffic movements. The AM and PM peak hour turning movement volumes and directional distributions for the continued development under the RH land use designation may be summarized as follows:

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

AM Peak Hour = 33 / 93  
PM Peak Hour = 94 / 60



Based on the peak hour volumes shown above and the Palm Beach County Engineering Guideline used in determining the need for turn lanes of 75 right turns or 30 left turns in the peak hour, additional turn lanes may be warranted. The need for turn lanes or access modifications will be reevaluated following the submittal of a site specific development order and site plan.

## **7.0 MASS TRANSIT ANALYSIS**

Palm Tran currently provides bus service along Congress Avenue (Route 2). A bus stop is existing for southbound Congress Avenue just north of the site and a bus stop is existing for northbound Congress Avenue at Lillian Road. The headway for Route 2 during the weekday is approximately 30 minutes. This existing service is anticipated to be able to accommodate the proposed future land use. The Palm Tran data is provided in Appendix "C".

## **8.0 CONCLUSION**

As previously mentioned, this proposed future land use plan designation modification will not significantly impact any roadway segment that is projected to be operating above the adopted Level of Service on the Year 2040 Transportation System Plan. Therefore, this land use plan amendment is in accordance with the goals and objectives of the Village of Palm Springs Comprehensive Plan, Transportation Element.

# PALM SPRINGS RESIDENCES

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

**TABLE 1**  
**EXISTING OTHER PUBLIC FACILITIES & RESIDENTIAL FUTURE LAND USE DESIGNATION - 317,117 SF & 1 DU**

## Daily Traffic Generation

| Landuse                       | ITE Code | Intensity | Rate/Equation  | Dir Split<br>In | Out | Gross Trips  | Internalization<br>% | Total    | External Trips | Pass-by<br>% | Trips    | Net Trips    |
|-------------------------------|----------|-----------|----------------|-----------------|-----|--------------|----------------------|----------|----------------|--------------|----------|--------------|
| Single Family Detached        | 210      | 1         | Dwelling Units | 10              |     | 10           |                      | 0        | 10             | 0%           | 0        | 10           |
| Recreational Community Center | 495      | 317,117   | S.F.           | 28.82           |     | 9,139        |                      | 0        | 9,139          | 0%           | 0        | 9,139        |
| <b>Grand Totals:</b>          |          |           |                |                 |     | <b>9,149</b> | <b>0.0%</b>          | <b>0</b> | <b>9,149</b>   | <b>0%</b>    | <b>0</b> | <b>9,149</b> |

## AM Peak Hour Traffic Generation

| Landuse                       | ITE Code | Intensity | Rate/Equation  | Dir Split<br>In | Out  | Gross Trips<br>In | Out        | Total      | Internalization<br>% | In       | Out      | Total    | External Trips<br>In | Out        | Total      | Pass-by<br>% | Trips    | Net Trips<br>In | Out        | Total      |
|-------------------------------|----------|-----------|----------------|-----------------|------|-------------------|------------|------------|----------------------|----------|----------|----------|----------------------|------------|------------|--------------|----------|-----------------|------------|------------|
| Single Family Detached        | 210      | 1         | Dwelling Units | 0.74            | 0.25 | 0                 | 1          | 1          | 0.0%                 | 0        | 0        | 0        | 0                    | 1          | 1          | 0%           | 0        | 0               | 1          | 1          |
| Recreational Community Center | 495      | 317,117   | S.F.           | 1.76            | 0.66 | 368               | 190        | 558        | 0.0%                 | 0        | 0        | 0        | 368                  | 190        | 558        | 0%           | 0        | 368             | 190        | 558        |
| <b>Grand Totals:</b>          |          |           |                |                 |      | <b>368</b>        | <b>191</b> | <b>559</b> | <b>0.0%</b>          | <b>0</b> | <b>0</b> | <b>0</b> | <b>368</b>           | <b>191</b> | <b>559</b> | <b>0%</b>    | <b>0</b> | <b>368</b>      | <b>191</b> | <b>559</b> |

## PM Peak Hour Traffic Generation

| Landuse                       | ITE Code | Intensity |                | Rate/Equation                             | Dir Split |      | Gross Trips |     |       | Internalization |    |     |       | External Trips |     |       | Pass-by |       | Net Trips |     |       |
|-------------------------------|----------|-----------|----------------|-------------------------------------------|-----------|------|-------------|-----|-------|-----------------|----|-----|-------|----------------|-----|-------|---------|-------|-----------|-----|-------|
|                               |          |           |                |                                           | In        | Out  | In          | Out | Total | %               | In | Out | Total | In             | Out | Total | %       | Trips | In        | Out | Total |
| Single Family Detached        | 210      | 1         | Dwelling Units | $\text{Ln}(T) = 0.96 \text{Ln}(X) + 0.20$ | 0.63      | 0.37 | 1           | 0   | 1     | 0.0%            | 0  | 0   | 0     | 1              | 0   | 1     | 0%      | 0     | 1         | 0   | 1     |
| Recreational Community Center | 495      | 317,117   | S.F.           | 2.31                                      | 0.47      | 0.53 | 345         | 388 | 733   | 0.0%            | 0  | 0   | 0     | 345            | 388 | 733   | 0%      | 0     | 345       | 388 | 733   |
|                               |          |           | Grand Totals:  |                                           |           |      | 346         | 388 | 734   | 0.0%            | 0  | 0   | 0     | 346            | 388 | 734   | 0%      | 0     | 346       | 388 | 734   |

# PALM SPRINGS RESIDENCES

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

**TABLE 2**  
**PROPOSED RESIDENTIAL HIGH FUTURE LAND USE DESIGNATION - 349 DU**

## Daily Traffic Generation

| Landuse                                                      | ITE Code | Intensity | Rate/Equation  | Dir Split<br>In | Out | Gross Trips  | Internalization<br>% | Total    | External Trips | Pass-by<br>% | Trips    | Net Trips    |
|--------------------------------------------------------------|----------|-----------|----------------|-----------------|-----|--------------|----------------------|----------|----------------|--------------|----------|--------------|
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221      | 349       | Dwelling Units | 5.44            |     | 1,899        |                      | 0        | 1,899          | 0%           | 0        | 1,899        |
| <b>Grand Totals:</b>                                         |          |           |                |                 |     | <b>1,899</b> | <b>0.0%</b>          | <b>0</b> | <b>1,899</b>   | <b>0%</b>    | <b>0</b> | <b>1,899</b> |

## AM Peak Hour Traffic Generation

| Landuse                                                      | ITE Code | Intensity | Rate/Equation  | Dir Split<br>In | Out  | Gross Trips<br>In | Out       | Total      | Internalization<br>% | In       | Out      | Total    | External Trips<br>In | Out       | Total      | Pass-by<br>% | Trips    | Net Trips<br>In | Out       | Total      |
|--------------------------------------------------------------|----------|-----------|----------------|-----------------|------|-------------------|-----------|------------|----------------------|----------|----------|----------|----------------------|-----------|------------|--------------|----------|-----------------|-----------|------------|
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221      | 349       | Dwelling Units | 0.36            | 0.26 | 33                | 93        | 126        | 0.0%                 | 0        | 0        | 0        | 33                   | 93        | 126        | 0%           | 0        | 33              | 93        | 126        |
| <b>Grand Totals:</b>                                         |          |           |                |                 |      | <b>33</b>         | <b>93</b> | <b>126</b> | <b>0.0%</b>          | <b>0</b> | <b>0</b> | <b>0</b> | <b>33</b>            | <b>93</b> | <b>126</b> | <b>0%</b>    | <b>0</b> | <b>33</b>       | <b>93</b> | <b>126</b> |

## PM Peak Hour Traffic Generation

| Landuse                                                      | ITE Code | Intensity | Rate/Equation  | Dir Split<br>In | Out  | Gross Trips<br>In | Out       | Total      | Internalization<br>% | In       | Out      | Total    | External Trips<br>In | Out       | Total      | Pass-by<br>% | Trips    | Net Trips<br>In | Out       | Total      |
|--------------------------------------------------------------|----------|-----------|----------------|-----------------|------|-------------------|-----------|------------|----------------------|----------|----------|----------|----------------------|-----------|------------|--------------|----------|-----------------|-----------|------------|
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221      | 349       | Dwelling Units | 0.44            | 0.61 | 94                | 60        | 154        | 0.0%                 | 0        | 0        | 0        | 94                   | 60        | 154        | 0%           | 0        | 94              | 60        | 154        |
| <b>Grand Totals:</b>                                         |          |           |                |                 |      | <b>94</b>         | <b>60</b> | <b>154</b> | <b>0.0%</b>          | <b>0</b> | <b>0</b> | <b>0</b> | <b>94</b>            | <b>60</b> | <b>154</b> | <b>0%</b>    | <b>0</b> | <b>94</b>       | <b>60</b> | <b>154</b> |

## PALM SPRINGS RESIDENCES

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

**TABLE 3**  
**TRAFFIC GENERATION INCREASE**

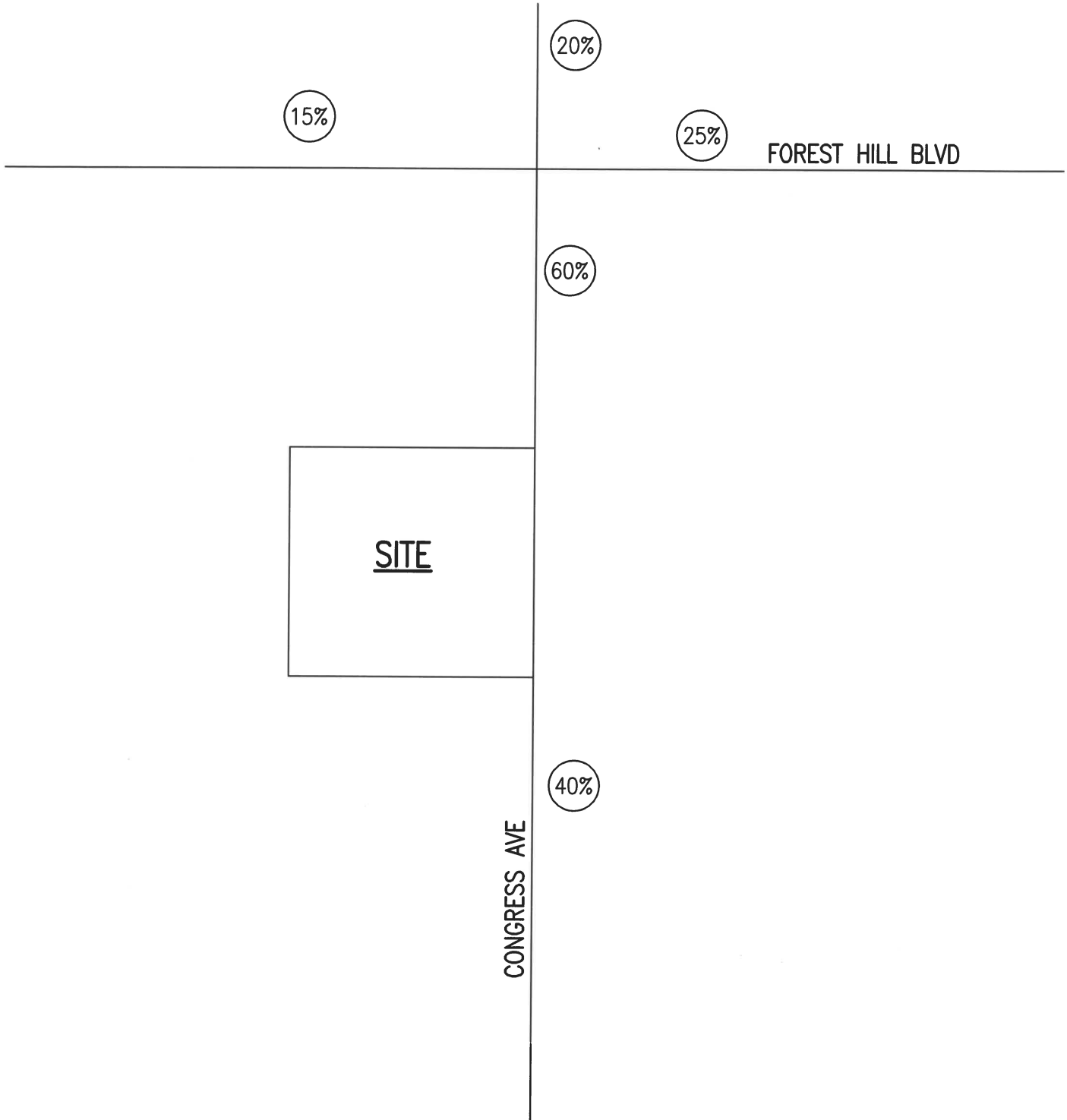
|                   | DAILY         | AM PEAK HOUR |             |            | PM PEAK HOUR |             |             |
|-------------------|---------------|--------------|-------------|------------|--------------|-------------|-------------|
|                   |               | TOTAL        | IN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



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LEGEND

(15%) PROJECT DISTRIBUTION

PROJECT DISTRIBUTION

PALM SPRINGS  
RESIDENCES

19-083 BK 7/17/19



# **APPENDIX A**

## **TRAFFIC ANALYSIS**

**PALM SPRINGS RESIDENCES**

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

**TABLE 4**  
**EXISTING CONDITIONS ANALYSIS**

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

Note:

(1) From PBC Counts

(2) From FDOT Counts

**PALM SPRINGS RESIDENCES**

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

**TABLE 5**  
**SHORT TERM CONDITIONS ANALYSIS (2024)**

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

Note:  
Volumes determined by interpolation between existing and 2040 volumes.

**PALM SPRINGS RESIDENCES**

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

**TABLE 6**  
**LONG RANGE CONDITIONS ANALYSIS (2040)**

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

Note:

Volumes from latest Palm Beach TPA data

**PALM SPRINGS RESIDENCES**

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

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

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

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

Note:

Volumes determined by interpolation between existing and 2040 volumes.



**PALM SPRINGS RESIDENCES**

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

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

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

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

Note:

Volumes from latest Palm Beach TPA data

| STN# | ROAD         | FROM                  | TO                  | LANES | PK HR<br>LOS | DAILY TRAFFIC VOLUMES |       |       |       |       | 2019 DAILY |           | 18-19<br>GR | 3YR<br>GR | 2019 AM PEAK HOUR<br>2-WAY NB/EB SBWB |      | 2019 PM PEAK HOUR<br>2-WAY NB/EB SBWB |      |
|------|--------------|-----------------------|---------------------|-------|--------------|-----------------------|-------|-------|-------|-------|------------|-----------|-------------|-----------|---------------------------------------|------|---------------------------------------|------|
|      |              |                       |                     |       |              | 2014                  | 2015  | 2016  | 2017  | 2018  | VOL        | DATE      |             |           | 2019                                  | 2019 | 2019                                  | 2019 |
| 3930 | CONGRESS AVE | Presidential Way      | Palm Beach Lakes Bl | 5     | 1960         | 17231                 | 17099 | 18813 | 17726 | 19066 | 20149      | 3/26/2019 | 5.68%       | 2.31%     | 1610                                  | 853  | 832                                   | 2045 |
| 3305 | CONGRESS AVE | Palm Beach Lakes Blvd | Okeechobee Blvd     | 4D    | 1770         | 17469                 | 17673 | 20168 | 19913 | 19422 | 19967      | 2/11/2019 | 2.81%       | -0.33%    | 1506                                  | 794  | 712                                   | 1891 |
| 3606 | CONGRESS AVE | Okeechobee Blvd       | Belvedere Rd        | 4D    | 1770         |                       | 15323 | 17802 | 17052 | 17541 | 18013      | 2/19/2019 | 2.69%       | 0.39%     | 1314                                  | 689  | 627                                   | 1680 |
| 3668 | CONGRESS AVE | Belvedere Rd          | Turnage Blvd (PBIA) | 2     | 1140         | 3943                  | 3374  | 4200  | 4763  | 6083  | 5722       | 2/19/2019 | -5.93%      | 10.86%    | 448                                   | 147  | 301                                   | 380  |
| 3618 | CONGRESS AVE | Southern Blvd         | Gun Club Rd         | 6D    | 2940         | 33265                 | 33642 | 34390 |       |       | 40630      | 2/19/2019 | 5.72%       |           | 3855                                  | 2238 | 1617                                  | 3767 |
| 3674 | CONGRESS AVE | Gun Club Rd           | Summit Blvd         | 6D    | 2680         | 34957                 | 33418 | 35665 | 37940 | 36802 | 39886      | 2/19/2019 | 8.38%       | 3.80%     | 3606                                  | 2168 | 1445                                  | 3594 |
| 3644 | CONGRESS AVE | Summit Blvd           | Forest Hill Blvd    | 6D    | 2680         | 29533                 | 26658 | 28609 | 31613 | 33222 | 34412      | 2/19/2019 | 3.58%       | 6.35%     | 2952                                  | 1678 | 1300                                  | 3060 |
| 4210 | CONGRESS AVE | Forest Hill Blvd      | 10th Ave N          | 6D    | 2680         | 35570                 | 34955 | 36796 |       | 40729 | 42189      | 3/11/2019 | 3.58%       | 4.66%     | 3423                                  | 1748 | 1679                                  | 3523 |
| 4604 | CONGRESS AVE | 10th Ave N            | French Ave          | 6D    | 2940         | 40836                 | 38733 | 39628 | 43828 | 43904 | 46689      | 2/4/2019  | 6.34%       | 5.62%     | 3315                                  | 1499 | 1829                                  | 3725 |
| 4620 | CONGRESS AVE | French Ave            | Lake Worth Rd       | 6D    | 2680         | 36085                 | 35400 |       |       | 37189 | 41140      | 1/16/2019 | 10.62%      |           | 2959                                  | 1349 | 1610                                  | 3203 |
| 4622 | CONGRESS AVE | Lake Worth Rd         | 6th Ave S           | 6D    | 2680         | 38653                 | 35712 |       |       | 39282 | 43373      | 1/16/2019 | 10.41%      |           | 3182                                  | 1319 | 1866                                  | 3555 |
| 4626 | CONGRESS AVE | 6th Ave S             | JFK Dr              | 6D    | 2940         | 34374                 | 35163 | 36054 | 38918 | 36766 | 39729      | 1/16/2019 | 8.06%       | 3.29%     | 3102                                  | 1400 | 1714                                  | 3185 |
| 4624 | CONGRESS AVE | JFK Dr                | Lantana Rd          | 6D    | 2940         | 33356                 | 35206 | 34360 |       | 37851 | 36141      | 1/16/2019 | -4.52%      | 1.70%     | 2820                                  | 1538 | 1350                                  | 2966 |
| 4600 | CONGRESS AVE | Lantana Rd            | Hypoluxo Rd         | 4D    | 1960         | 23327                 | 23246 | 25097 | 26324 | 28120 | 27513      | 1/16/2019 | -2.16%      | 3.11%     | 2070                                  | 1049 | 1021                                  | 2342 |
| 4610 | CONGRESS AVE | Hypoluxo Rd           | Gateway Blvd        | 6D    | 2940         | 27792                 | 28960 | 29413 | 31031 | 30883 | 30882      | 2/26/2019 | 0.00%       | 1.64%     | 2864                                  | 1332 | 1600                                  | 2237 |
| 5206 | CONGRESS AVE | Gateway Blvd          | Old Boynton Rd      | 6D    | 2680         | 36003                 | 36914 | 37826 | 38829 | 39958 | 41471      | 3/5/2019  | 3.79%       | 3.11%     | 2477                                  | 930  | 1626                                  | 3262 |
| 5658 | CONGRESS AVE | Old Boynton Rd        | Boynton Beach Blvd  | 6D    | 2680         | 39255                 | 38263 | 39443 | 39658 | 40960 | 42731      | 3/13/2019 | 4.32%       | 2.70%     | 2258                                  | 869  | 1459                                  | 3443 |
| 5610 | CONGRESS AVE | Boynton Beach Blvd    | Woolbright Rd       | 6D    | 2680         | 31395                 | 33549 | 32638 | 30501 | 33115 | 33157      | 3/4/2019  | 0.13%       | 0.53%     | 2050                                  | 768  | 1344                                  | 2705 |
| 5624 | CONGRESS AVE | Woolbright Rd         | Golf Rd             | 6D    | 2680         | 38169                 | 37827 | 37741 | 38438 | 40974 | 38226      | 1/30/2019 | -6.71%      | 0.43%     | 3027                                  | 1204 | 1981                                  | 3103 |

| STN# | ROAD               | FROM                 | TO                   | LANES | PK HR<br>LOS | DAILY TRAFFIC VOLUMES |       |       |       |       | 2019 DAILY<br>VOL DATE | 18-19<br>GR | 3YR<br>GR | 2019 AM PEAK HOUR |                   | 2019 PM PEAK HOUR |                   |
|------|--------------------|----------------------|----------------------|-------|--------------|-----------------------|-------|-------|-------|-------|------------------------|-------------|-----------|-------------------|-------------------|-------------------|-------------------|
|      |                    |                      |                      |       |              | 2014                  | 2015  | 2016  | 2017  | 2018  |                        |             |           | 2-WAY NB/EB SB/WB | 2-WAY NB/EB SB/WB | 2-WAY NB/EB SB/WB | 2-WAY NB/EB SB/WB |
| 3646 | FLORIDA MANGO RD   | Summit Blvd          | Forest Hill Blvd     | 2     | 880          | 6637                  | 6289  | 7015  | 7007  | 6876  | 6874 3/26/2019         | -0.03%      | -0.67%    | 874 490 384       | 616 283 334       |                   |                   |
| 4212 | FLORIDA MANGO RD   | Forest Hill Blvd     | 10th Ave N           | 2     | 880          | 10422                 | 10995 | 10853 | 11647 | 11389 | 11464 3/26/2019        | 0.66%       | 1.84%     | 1005 645 369      | 1020 434 595      |                   |                   |
| 3407 | FOREST HILL BLVD   | South Shore Blvd     | SR 7                 | 6D    | 3186         | 49976                 | 47835 | 49134 | 47637 | 50083 | 46754 2/4/2019         | -6.65%      | -1.64%    | 3532 2106 1480    | 4011 1844 2167    |                   |                   |
| 3423 | FOREST HILL BLVD   | SR-7                 | Lyons Rd             | 6D    | 2940         | 38802                 | 37209 | 38149 |       | 38991 | 38657 2/4/2019         | -0.86%      | 0.44%     | 2921 1398 1577    | 3458 1807 1651    |                   |                   |
| 3221 | FOREST HILL BLVD   | Lyons Rd             | Pinehurst Dr         | 6D    | 2940         | 36090                 | 36125 | 37452 |       | 39821 | 37987 2/4/2019         | -4.61%      | 0.47%     | 3114 1510 1664    | 3326 1759 1567    |                   |                   |
| 3666 | FOREST HILL BLVD   | Pinehurst Dr         | Jog Rd               | 6D    | 2680         | 39249                 | 42563 | 42712 |       | 42333 | 41394 1/16/2019        | -2.22%      | -1.04%    | 3351 1693 1682    | 3441 1784 1695    |                   |                   |
| 3636 | FOREST HILL BLVD   | Jog Rd               | Sherwood Forest Blvd | 6D    | 2940         | 42370                 | 37786 | 40086 |       | 39859 | 38810 1/16/2019        | -2.63%      | -1.07%    | 2975 1478 1520    | 3203 1701 1502    |                   |                   |
| 3667 | FOREST HILL BLVD   | Sherwood Forest Blvd | Haverhill Rd         | 6D    | 2680         | 40738                 | 41136 | 42331 | 40880 | 40627 | 41992 3/11/2019        | 3.36%       | -0.27%    | 3150 1905 1245    | 3259 1494 1784    |                   |                   |
| 3625 | FOREST HILL BLVD   | Haverhill Rd         | Military Tr          | 6D    | 2940         | 43356                 | 43254 | 44204 | 43503 | 43928 | 43592 3/11/2019        | -0.76%      | -0.46%    | 3096 1969 1183    | 3202 1446 1773    |                   |                   |
| 3627 | FOREST HILL BLVD   | Military Tr          | Kirk Rd              | 6D    | 2940         | 42653                 | 41933 | 44156 |       | 44021 | 43629 4/22/2019        | -0.89%      | -0.40%    | 3122 1792 1397    | 3020 1372 1670    |                   |                   |
| 3629 | FOREST HILL BLVD   | Kirk Rd              | Congress Ave         | 6D    | 2680         | 43744                 | 42266 | 44053 | 44262 | 45722 | 47705 3/11/2019        | 4.34%       | 2.69%     | 4076 2020 2077    | 3242 1640 1623    |                   |                   |
| 3317 | FOREST HILL BLVD   | I-95                 | Parker Ave           | 5     | 1770         | 27989                 | 27796 | 27984 |       | 28275 | 29919 3/26/2019        | 5.81%       | 2.25%     | 2599 1382 1249    | 2327 1232 1181    |                   |                   |
| 3831 | FOREST HILL BLVD   | Parker Ave           | Dixie Hwy            | 5     | 1770         | 19363                 | 19467 | 19313 | 19700 | 20262 | 20735 3/13/2019        | 2.33%       | 2.40%     | 1460 720 740      | 1681 864 819      |                   |                   |
| 3841 | FOREST HILL BLVD   | Dixie Hwy            | Olive Ave            | 2     | 810          | 5164                  | 5338  | 5185  |       | 5307  | 5396 3/26/2019         | 1.68%       | 1.34%     | 502 278 226       | 434 530 228       |                   |                   |
| 1217 | FREDERICK SMALL RD | Central Blvd         | Military Tr          | 4D    | 1960         | 8335                  | 8119  | 8869  | 8586  | 9646  | 8737 2/11/2019         | -9.42%      | -0.50%    | 961 588 373       | 803 372 476       |                   |                   |
| 1215 | FREDERICK SMALL RD | Military Tr          | Alt A1A              | 2     | 880          | 9745                  | 9724  | 10751 | 10726 | 11186 | 10233 2/11/2019        | -8.52%      | -1.63%    | 958 522 436       | 907 431 522       |                   |                   |
| 4663 | GATEWAY BLVD       | Hagen Ranch Rd       | Jog Rd               | 2     | 880          | 5853                  | 6372  | 6433  | 6662  | 6764  | 6864 2/27/2019         | 1.48%       | 2.19%     | 628 319 309       | 629 309 327       |                   |                   |
| 4659 | GATEWAY BLVD       | Jog Rd               | Military Tr          | 4D    | 1960         | 17097                 | 17274 | 17267 | 18406 | 18391 | 18506 2/26/2019        | 0.63%       | 2.34%     | 1758 1001 763     | 1642 759 894      |                   |                   |
| 4649 | GATEWAY BLVD       | Military Tr          | Lawrence Rd          | 6D    | 2940         | 23873                 | 23948 | 24965 | 26868 | 25941 | 27472 2/26/2019        | 5.90%       | 3.24%     | 2870 1257 1616    | 2166 1051 1153    |                   |                   |

Tuesday, June 11, 2019

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2018 HISTORICAL AADT REPORT

COUNTY: 93 - PALM BEACH

SITE: 0713 - SR 882/FOREST HILL BLVD - W OF I-95 (COUNTY LINK:3219)

| YEAR | AADT    |   | DIRECTION 1 | DIRECTION 2 | *K FACTOR | D FACTOR | T FACTOR |
|------|---------|---|-------------|-------------|-----------|----------|----------|
| ---- | -----   |   | -----       | -----       | -----     | -----    | -----    |
| 2018 | 47500 C | E | 23500       | W 24000     | 9.00      | 59.90    | 3.00     |
| 2017 | 47500 C | E | 23500       | W 24000     | 9.00      | 59.50    | 3.00     |
| 2016 | 47500 C | E | 23000       | W 24500     | 9.00      | 59.80    | 3.00     |
| 2015 | 49000 C | E | 23000       | W 26000     | 9.00      | 60.30    | 2.60     |
| 2014 | 41000 C | E | 22000       | W 19000     | 9.00      | 60.30    | 3.40     |
| 2013 | 42000 C | E | 19500       | W 22500     | 9.00      | 60.60    | 3.40     |
| 2012 | 42000 C | E | 21000       | W 21000     | 9.00      | 60.60    | 3.40     |
| 2011 | 37000 C | E | 18000       | W 19000     | 9.00      | 60.90    | 3.40     |
| 2010 | 40500 C | E | 20500       | W 20000     | 9.73      | 61.28    | 3.40     |
| 2009 | 38500 C | E | 19000       | W 19500     | 9.88      | 61.89    | 4.30     |
| 2008 | 40500 C | E | 19500       | W 21000     | 10.36     | 61.44    | 4.30     |
| 2007 | 29500 C | E | 15500       | W 14000     | 10.30     | 61.43    | 15.50    |
| 2006 | 42500 C | E | 20500       | W 22000     | 10.13     | 58.32    | 2.50     |
| 2005 | 42000 C | E | 21000       | W 21000     | 10.80     | 58.30    | 5.20     |
| 2004 | 45500 C | E | 22500       | W 23000     | 12.00     | 58.40    | 5.20     |
| 2003 | 46500 C | E | 23000       | W 23500     | 10.20     | 55.70    | 5.20     |

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

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

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



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

**TABLE 1**

12/18/12

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

# **APPENDIX B**

## **TEST 2 ANALYSIS**

**PALM SPRINGS RESIDENCES**

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

**TABLE 9**  
**TEST 2 - PROJECT SIGNIFICANCE CALCULATION**  
**AM PEAK HOUR**

**TEST 2 - FIVE YEAR ANALYSIS**

**2 MILE RADIUS**

**TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 33**

**TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 93**

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

**PALM SPRINGS RESIDENCES**

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

**TABLE 10**  
**TEST 2 - PROJECT SIGNIFICANCE CALCULATION**  
**PM PEAK HOUR**

**TEST 2 - FIVE YEAR ANALYSIS**

**2 MILE RADIUS**

**TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 94**

**TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 60**

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

# **APPENDIX C**

## **PALM TRAN DATA**



## TRANSFER LOCATIONS

Boynton Beach Mall

2 71 73

Camino Real

1 92 94 BCT 10

Downtown Lake Worth

1 61 62

Gardens Mall

1 3 10 20

21 33

Intermodal Transit Center

1 2 20 31 40

41 43 44 49 60

Mall at Wellington Green

40 43 46 52 62

Military Trail & Atlantic Ave.

2 80 81

Palm Beach Outlets

20 33 49

River Bridge Centre

46 60 61 63

Town Center Mall

2 3 91 92

VA Medical Center

3 4 30 31

West Tech Belle Glade

40 47

## COLLEGES & UNIVERSITIES

Florida Atlantic University

Boca Raton 91 94

Jupiter 10

Keiser University

3 43 44

Lynn University

2 3

Palm Beach Atlantic University

1 41

South University

43 52

Palm Beach State College

Belle Glade 47

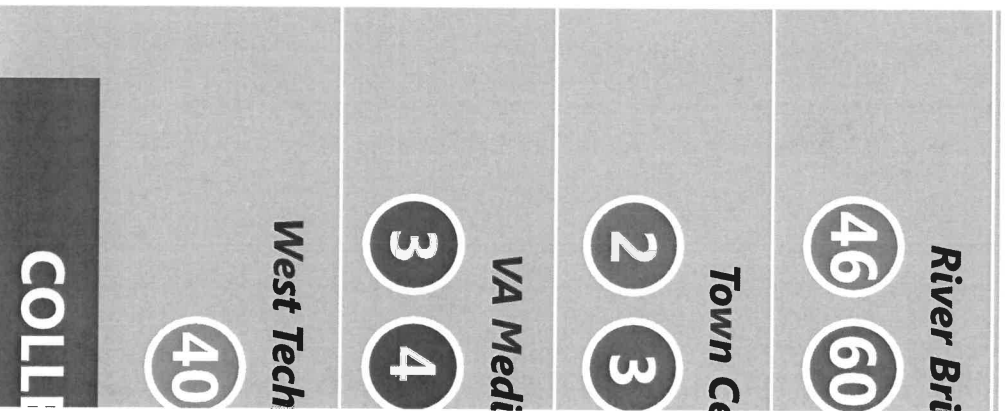
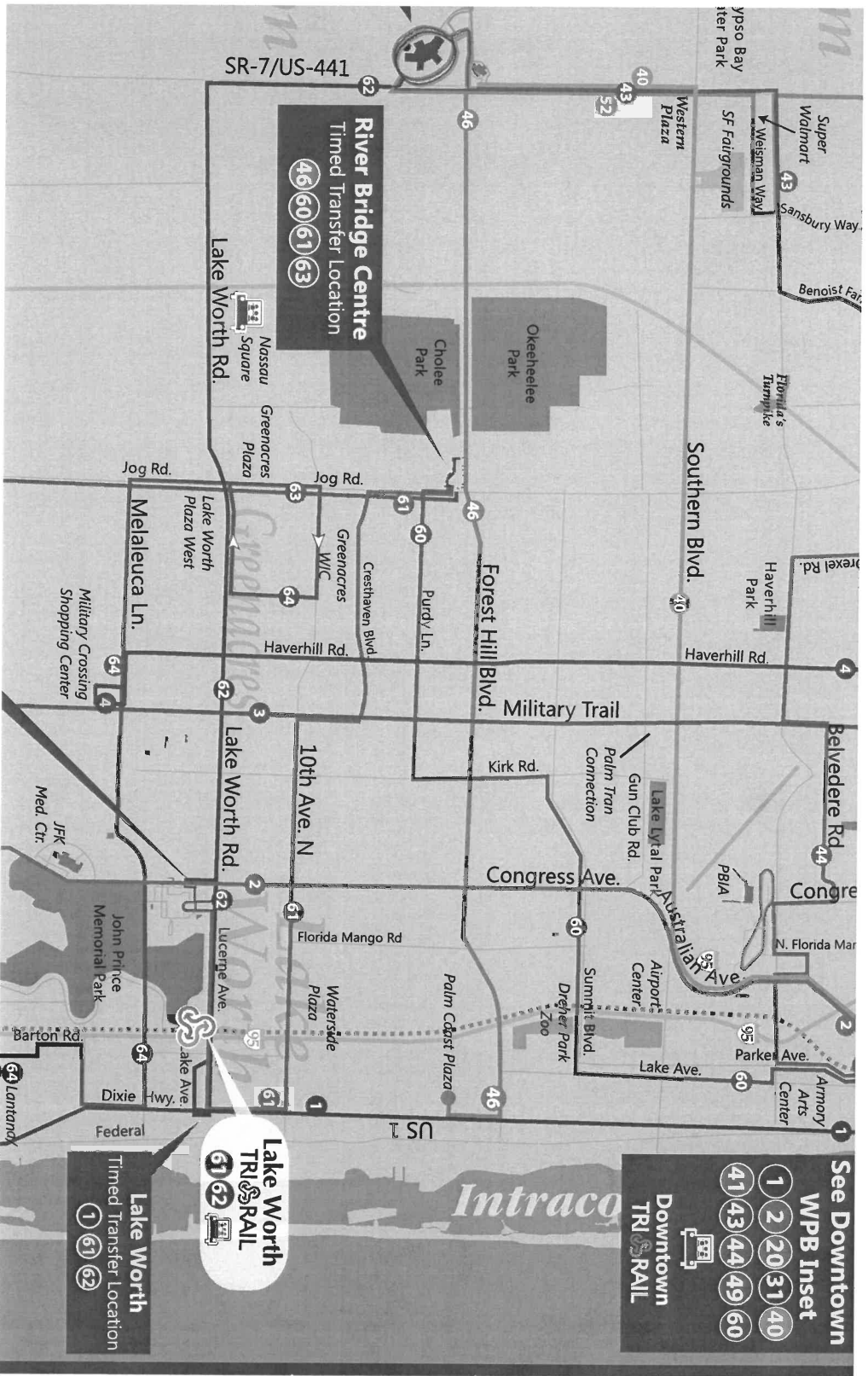
Boca Raton 94

Lake Worth 2 61 62 64

Loxahatchee Groves 40 52

Palm Beach Gardens 1 21 33





## Route 2 Southbound Sur/Sid

### Weekday / Semana / Lasémèn

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

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



## Mark your calendar!

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

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

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

## Route 2 Southbound Sur/Sid

### Saturday / Sábado / Samdi

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

### Sunday / Domingo / Dimanch

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

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



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offers  
**FREE WI-FI**  
on all buses!

Visit our social pages!



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Palm\_Tran

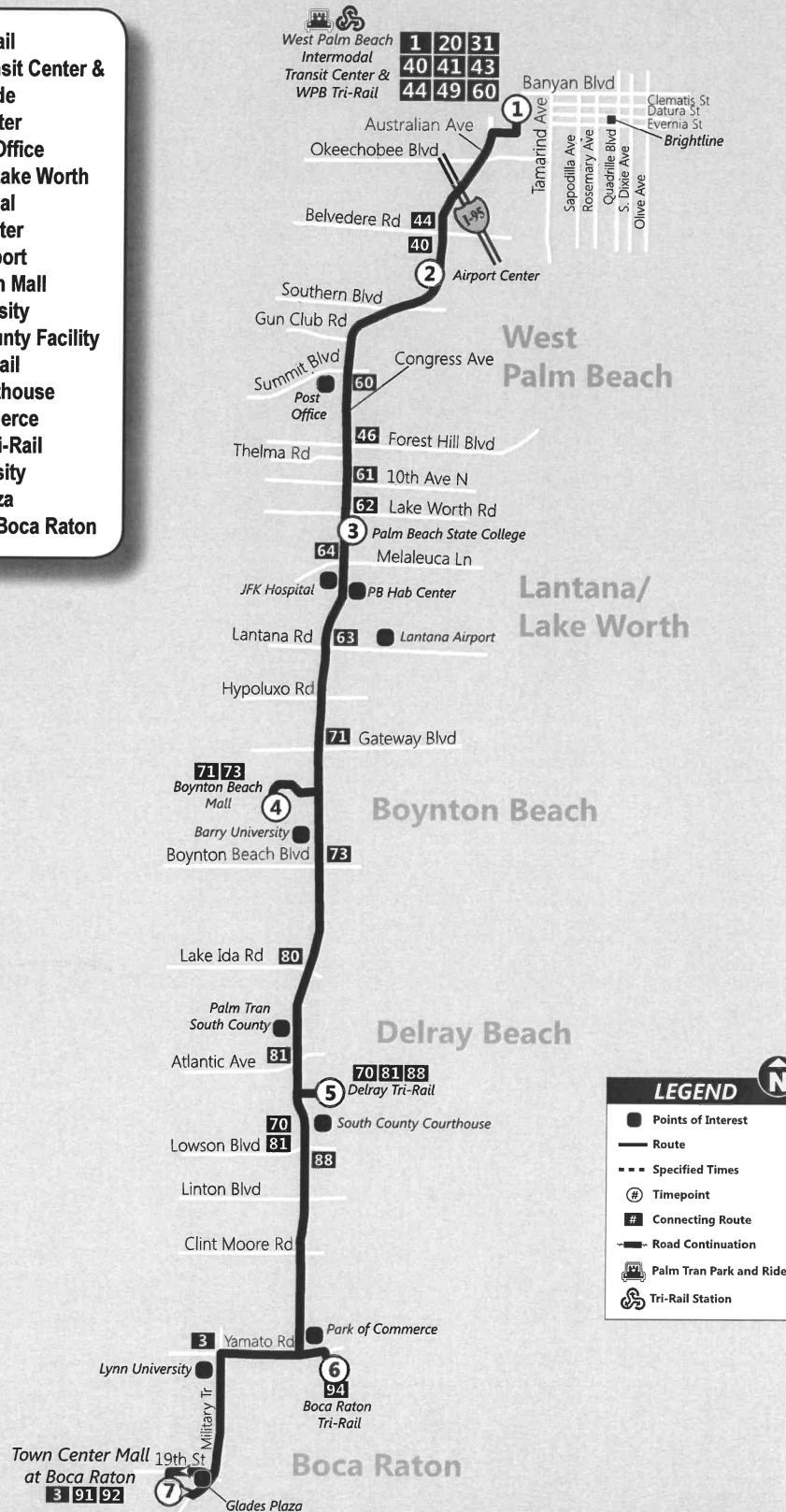
# MAIN CORRIDOR

# 2

## ROUTE 2 Ruta 2 / Rout 2

Via Congress Ave. — West Palm Beach To Boca Raton

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

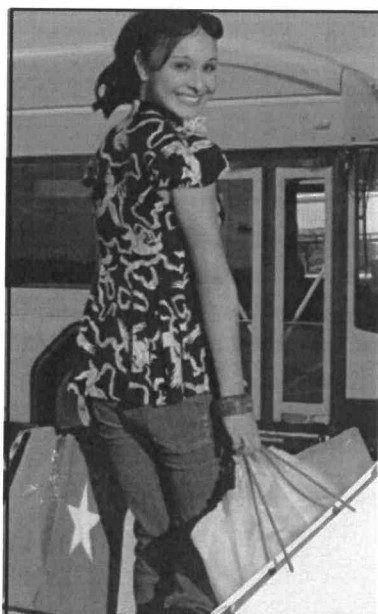


## Route 2 Northbound Norte / Nô

**Weekday / Semana / Lasémèn**

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

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



## Shopping Centers and Malls

**Palm Tran offers curbside service  
to major malls and shopping centers**

*Boca Town Center Mall*

**2 3 91 92**

*Boynton Beach Mall*

**2 71 73**

*Cross County Plaza*

**3 33 43**

*Delray Square*

**3 80 81**

*Downtown Lake Worth*

**1 61 62 64**

*Gardens Mall*

**1 3 10 20 21 33**

*The Mall at Wellington Green*

**40 43 46 52 62**

*Mizner Park*

**1 92 94**

*Palm Beach Outlets*

**20 33 49**

*River Bridge Centre*

**46 60 61 63**



# Route 2 Northbound Norte / Nô

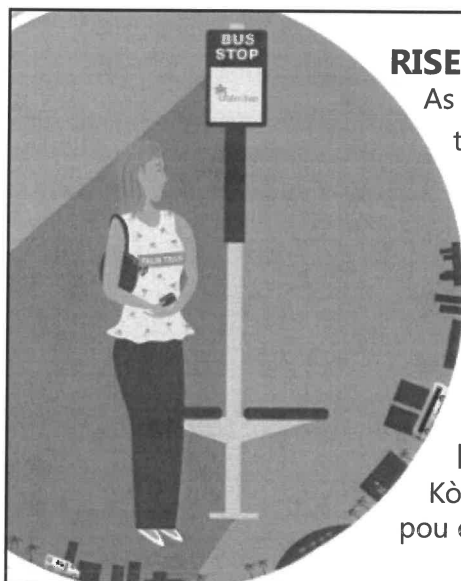
## Saturday / Sábado / Samdi

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

## Sunday / Domingo / Dimanch

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

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



### RISE TO RIDE

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

### PONTE DE PIE PARA ABORDAR EL BUS

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

### LEVEE KOMANSE POU WOU LIB

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



# **EXHIBIT G**

## **School Capacity Availability** **Determination**



THE SCHOOL DISTRICT OF  
PALM BEACH COUNTY, FL

PLANNING AND INTERGOVERNMENTAL RELATIONS  
3661 INTERSTATE PARK RD. N., STE 200  
RIVIERA BEACH, FL. 33404

PHONE: 561-434-8020 / FAX: 561-357-1193  
[WWW.PALMBEACHSCHOOLS.ORG/PLANNING](http://WWW.PALMBEACHSCHOOLS.ORG/PLANNING)

KRISTIN K. GARRISON  
DIRECTOR

WANDA F. PAUL, M.Ed., MBA  
CHIEF OPERATING OFFICER

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                        |                               |                                |
|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------------------|--------------------------------|
| Application                               | Submittal Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 03/24/2021                                                                                             |                               |                                |
|                                           | SCAD No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 21032401F - FLU and 21032401D - D. O.                                                                  |                               |                                |
|                                           | FLU /Rezoning/D.O. No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 202100211 - Village of Palm Springs                                                                    |                               |                                |
|                                           | PCN No. / Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 70-43-44-18-05-010-0040 and 70-43-44-18-00-000-1040 / 3243 Lillian Road and 2085 S. Congress Ave.      |                               |                                |
|                                           | Development Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Palm Springs Residences                                                                                |                               |                                |
|                                           | Owner / Agent Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | The Young Mens Christian Asso. of the Palm Beaches, Inc. / Beth Schrantz, Dunay, Miskel & Backman, LLP |                               |                                |
|                                           | SAC No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 183                                                                                                    |                               |                                |
|                                           | Proposed Amendment<br>Proposed Unit No. & Type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Max. 349 Residential Units - FLU<br>264 Apartment Units - D. O.                                        |                               |                                |
| Impact Review                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | CO Taylor-Kirklane<br>Elementary School                                                                | Palm Springs<br>Middle School | John I. Leonard<br>High School |
|                                           | New Students Generated                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 22                                                                                                     | 9                             | 11                             |
|                                           | Capacity Available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 119                                                                                                    | 81                            | -654                           |
|                                           | Utilization Percentage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 92%                                                                                                    | 95%                           | 121%                           |
| School District Staff's<br>Recommendation | <p>Based on the findings and evaluation of the proposed development, there will be negative impact on the public school system. Therefore, if the proposed development is approved by the Village Council, School District staff recommends the following condition to mitigate such impacts.</p> <p>In order to address the school capacity deficiency generated by this proposed development at the District <b>high school level</b>, the property owner shall contribute <b>\$151,910.00</b> to the School District of Palm Beach County prior to the issuance of first building permit.</p> <p>This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied).</p> <hr/> <p>Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.</p> |                                                                                                        |                               |                                |
| Validation Period                         | <p>1) This determination is valid from <b>03/25/2021</b> to <b>03/24/2022</b> or the expiration date of the site-specific development order approved during the validation period.</p> <p>2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to <b>03/24/2022</b> or this determination will expire automatically on <b>03/24/2022</b>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                        |                               |                                |
| Notice                                    | <p>1) The SCAD letter under case# 19080701F &amp; 19080701D expired on August 22, 2020.</p> <p>2) School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                        |                               |                                |

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

March 25, 2021

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Iramis Cabrera, PZ&B Interim Director, Village of Palm Springs  
Joyell Shaw, PIR Manager, School District of Palm Beach County

## **EXHIBIT H**

# **Village of Palm Springs Utility** **Confirmation Letter**

**TO BE PROVIDED  
UPON RECEIPT**

# **EXHIBIT I**

## **Solid Waste Authority** **Confirmation of Capacity**



January 6, 2021

Daniel Pellowitz  
Executive Director  
Solid Waste Authority  
7501 N. Jog Road  
West Palm Beach, FL 33412

Subject: Availability of Solid Waste Disposal Capacity

Mr. Pellowitz:

The Solid Waste Authority of Palm Beach County (Authority) hereby provides certification that the Authority has disposal capacity available to accommodate the solid waste generation for the municipalities and unincorporated county for the coming year of 2021. This letter also constitutes notification of sufficient capacity for concurrency management and comprehensive planning purposes. Capacity is available for both the coming year, the five year, and ten year planning periods that may be specified in local comprehensive plans.

As of September 30, 2020, the Authority's Landfill located at the Palm Beach Renewable Energy Park has an estimated 26,926,868 cubic yards of landfill capacity remaining. Based upon the existing Palm Beach County population, the most recently available population growth rates published by the University of Florida Bureau of Economic and Business and Research (BEBR), medium projection, projected rates of solid waste generation, waste reduction and recycling, the Authority forecasts that capacity will be available at the existing landfill through approximately the year 2054.

The Authority continues to pursue options to increase the life of its existing facilities and to provide for all of the County's current and future disposal and recycling needs. As part of its responsibility, the Authority is providing this annual statement of disposal capacity, using the most current BEBR projections available. Please provide copies of this letter to your plan review and concurrency management staff. If you have any questions or I can be of further assistance, please do not hesitate to contact me.

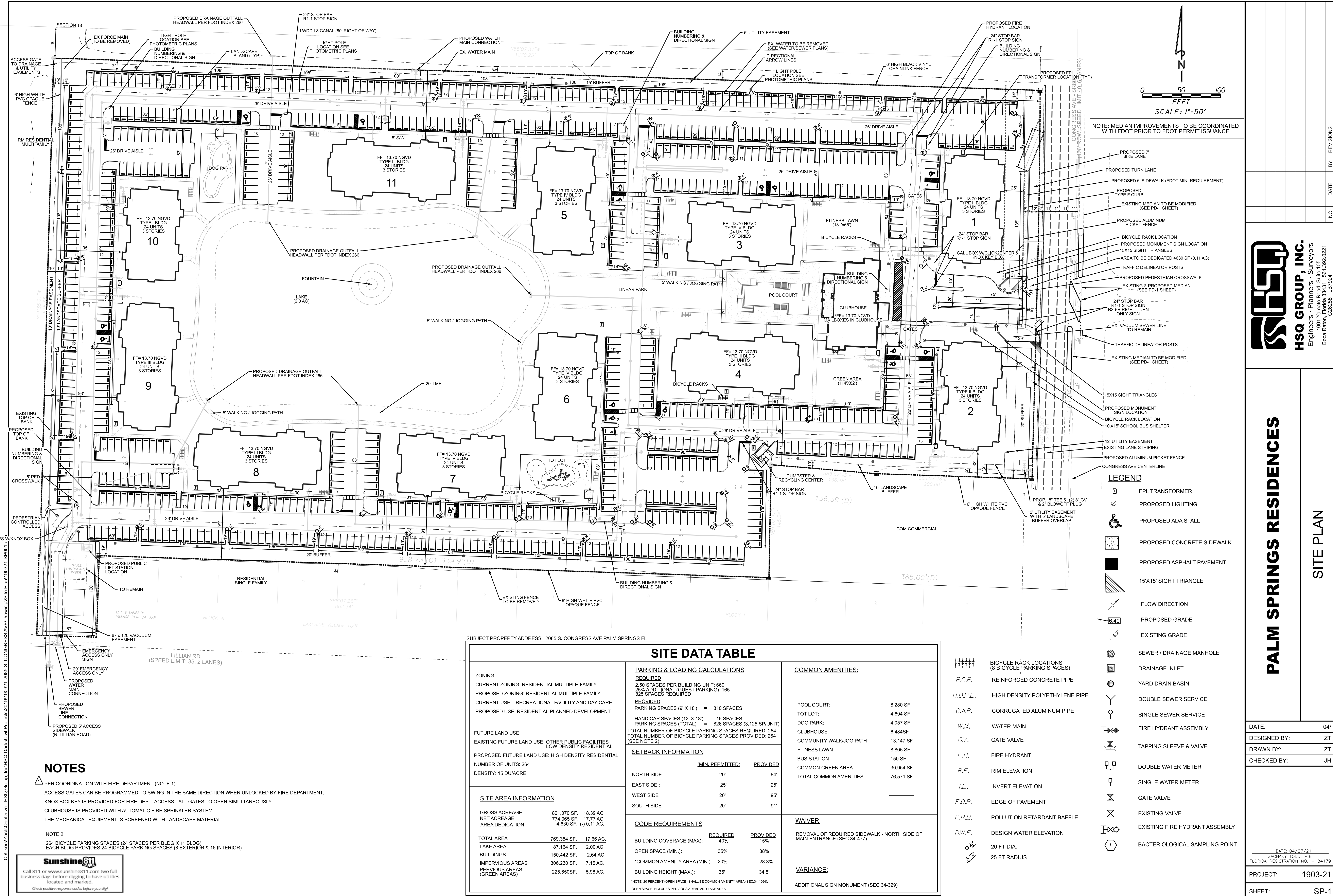
Sincerely,

Mary Beth Morrison  
Director of Environmental Programs

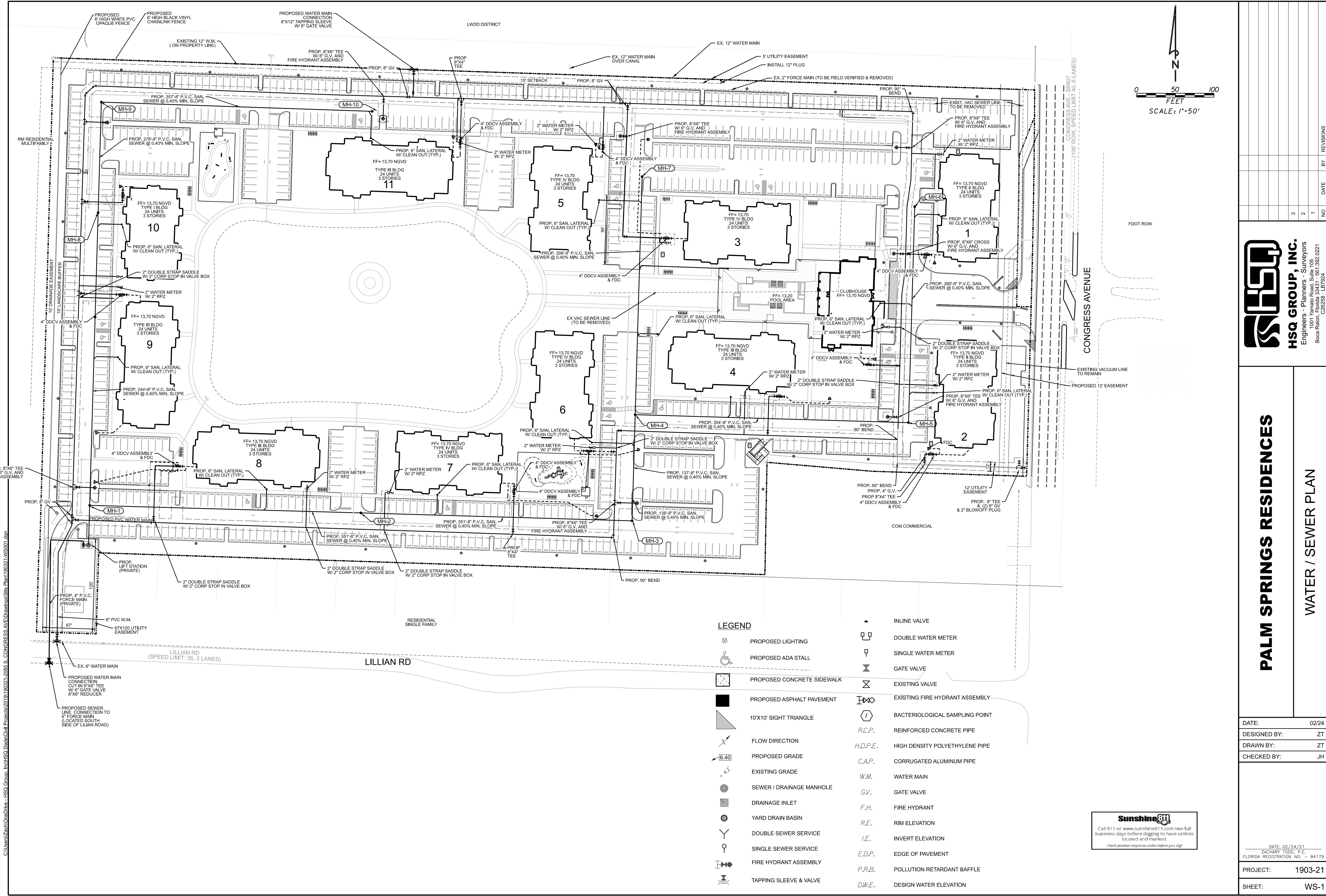












**HSQ GROUP, INC.**  
Engineers - Planners - Surveyors  
1001 Yamato Road, Suite 105  
Boca Raton, Florida 33431 • 561.392.0221  
C26256 - LB7924

**PALM SPRINGS RESIDENCES**

**WATER / SEWER PLAN**

|              |         |
|--------------|---------|
| DATE:        | 02/24   |
| DESIGNED BY: | ZT      |
| DRAWN BY:    | ZT      |
| CHECKED BY:  | JH      |
| PROJECT:     | 1903-21 |
| SHEET:       | WS-1    |

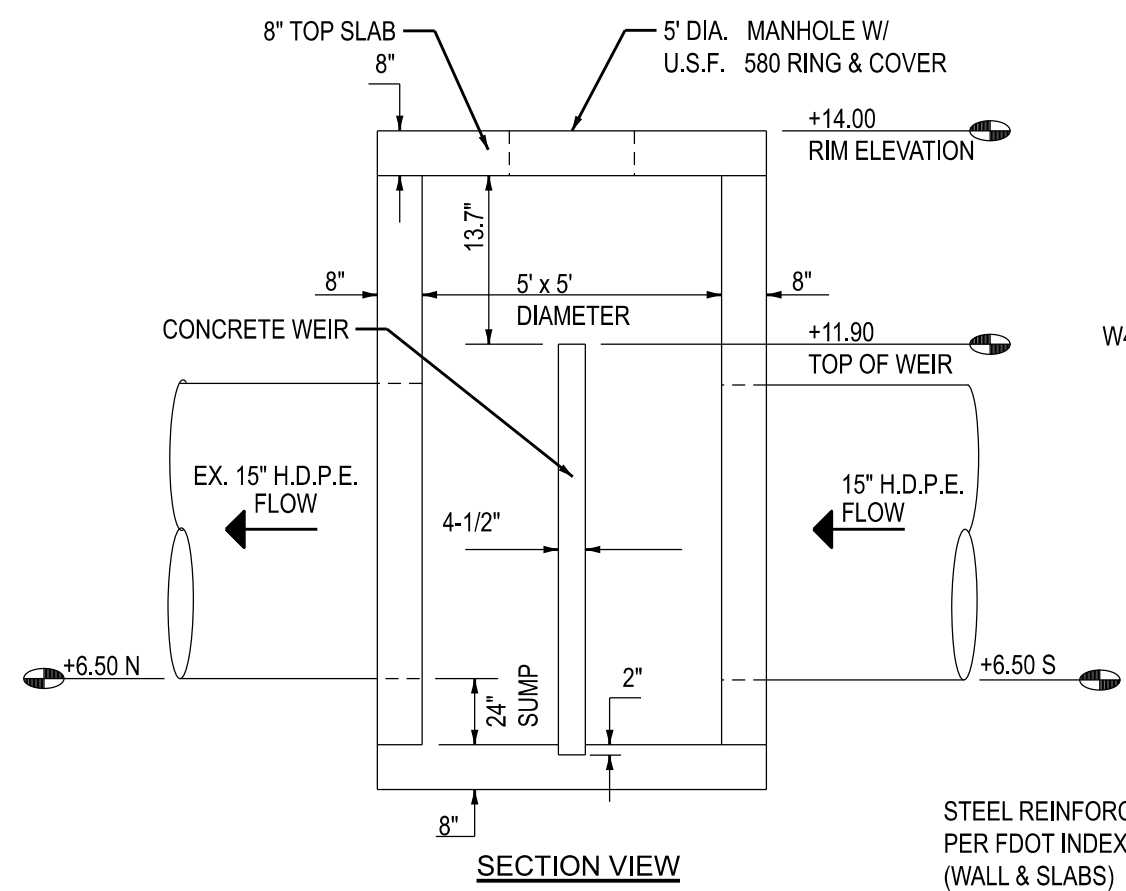
Call 811 or [www.sunshine811.com](http://www.sunshine811.com) two full business days before digging to have utilities located and marked.  
*Check positive response codes before you dig!*

DATE: 02/24/21  
ZACHARY TODD, P.E.  
FLORIDA REGISTRATION NO. - 84179



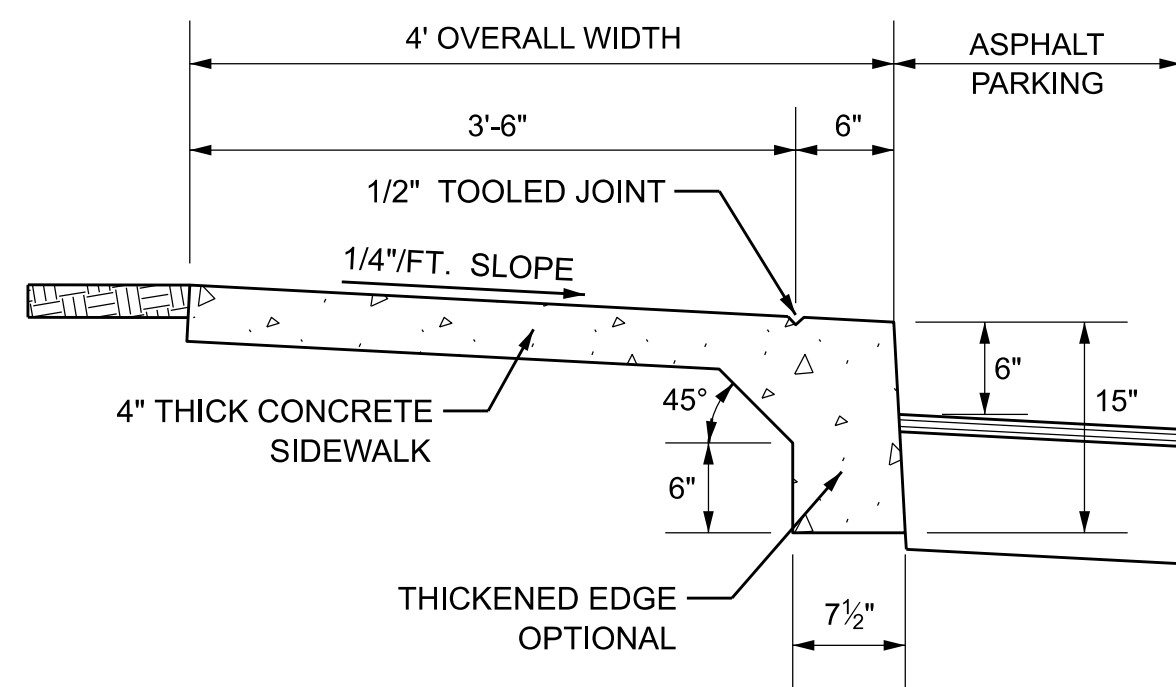






### CONTROL STRUCTURE DETAIL

N.T.S.

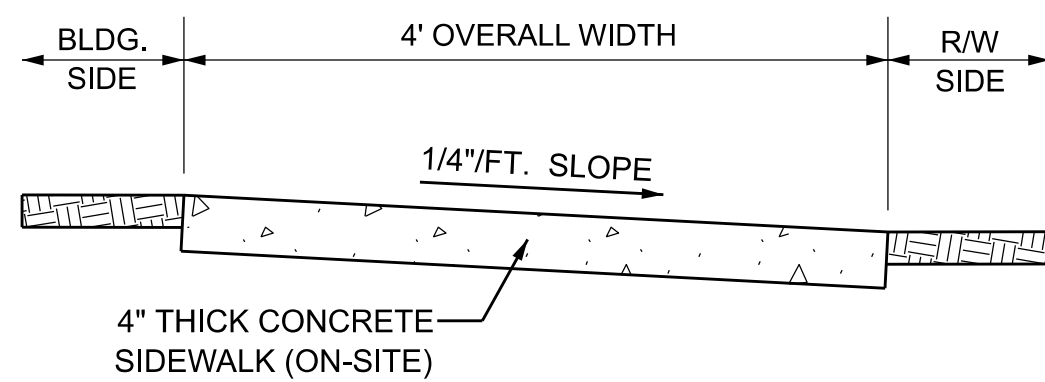


#### NOTES

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

### CONCRETE SIDEWALK DETAILS

N.T.S.

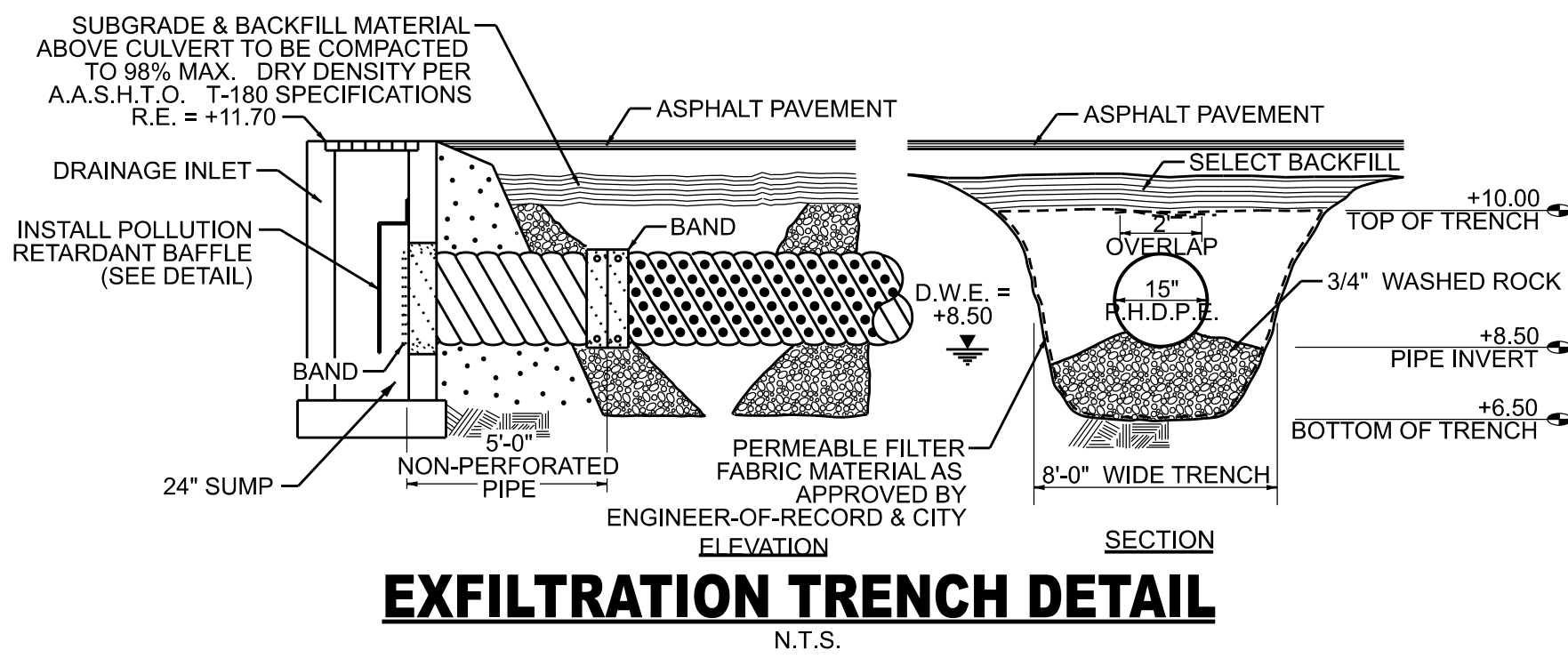
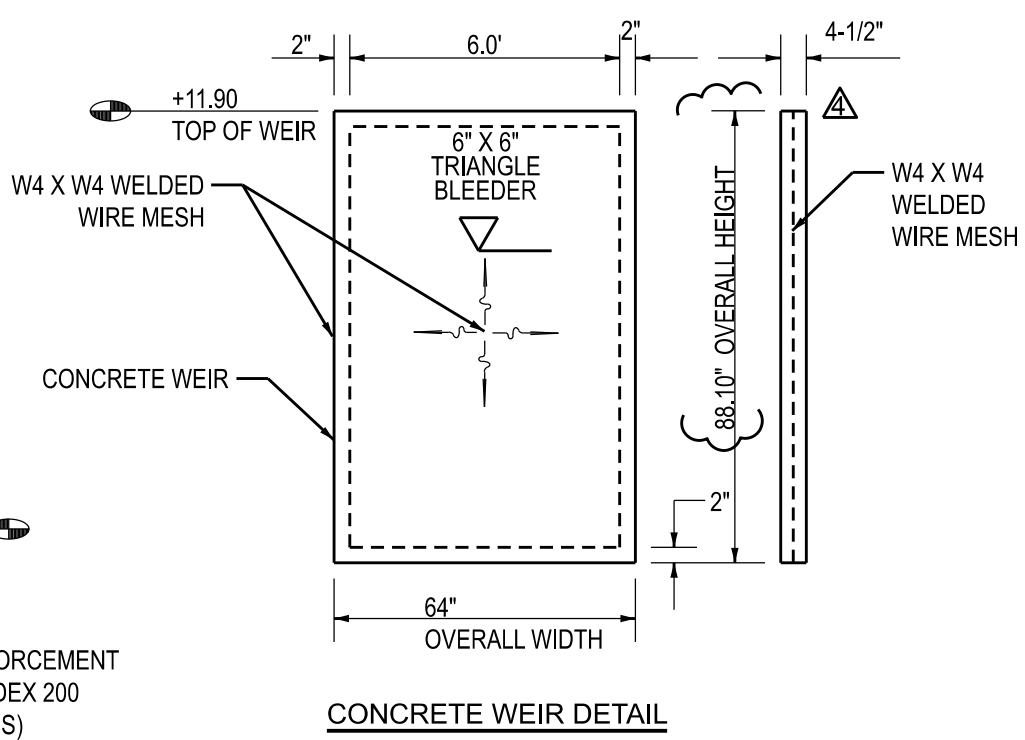


#### NOTES

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

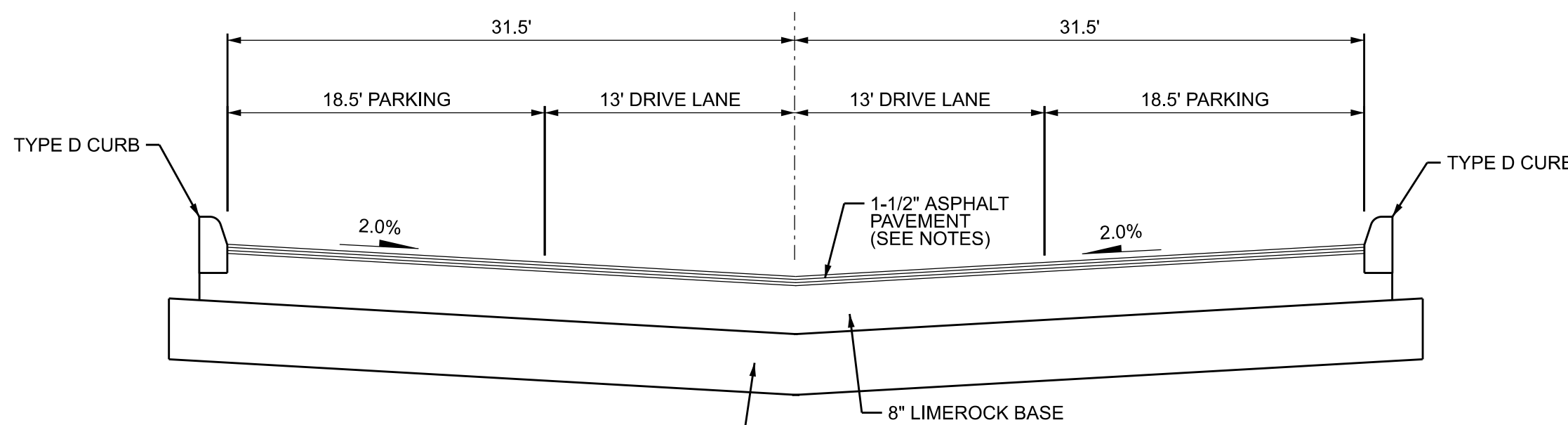
### CONCRETE SIDEWALK DETAILS

N.T.S.



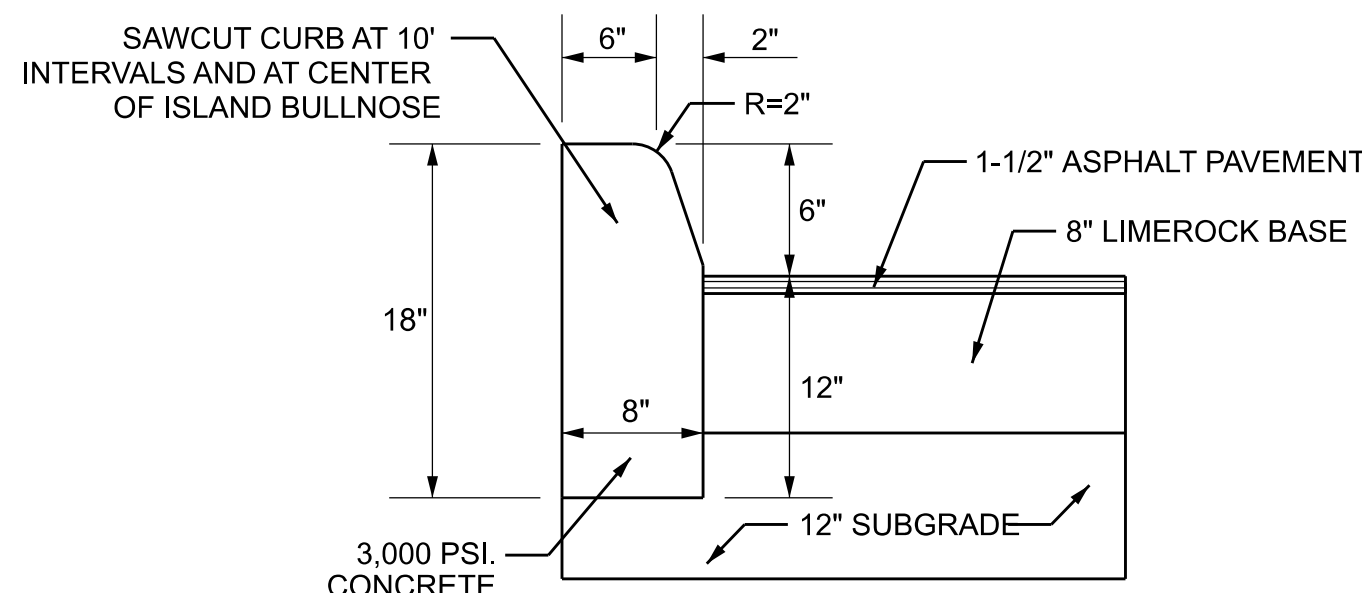
### EXFILTRATION TRENCH DETAIL

N.T.S.



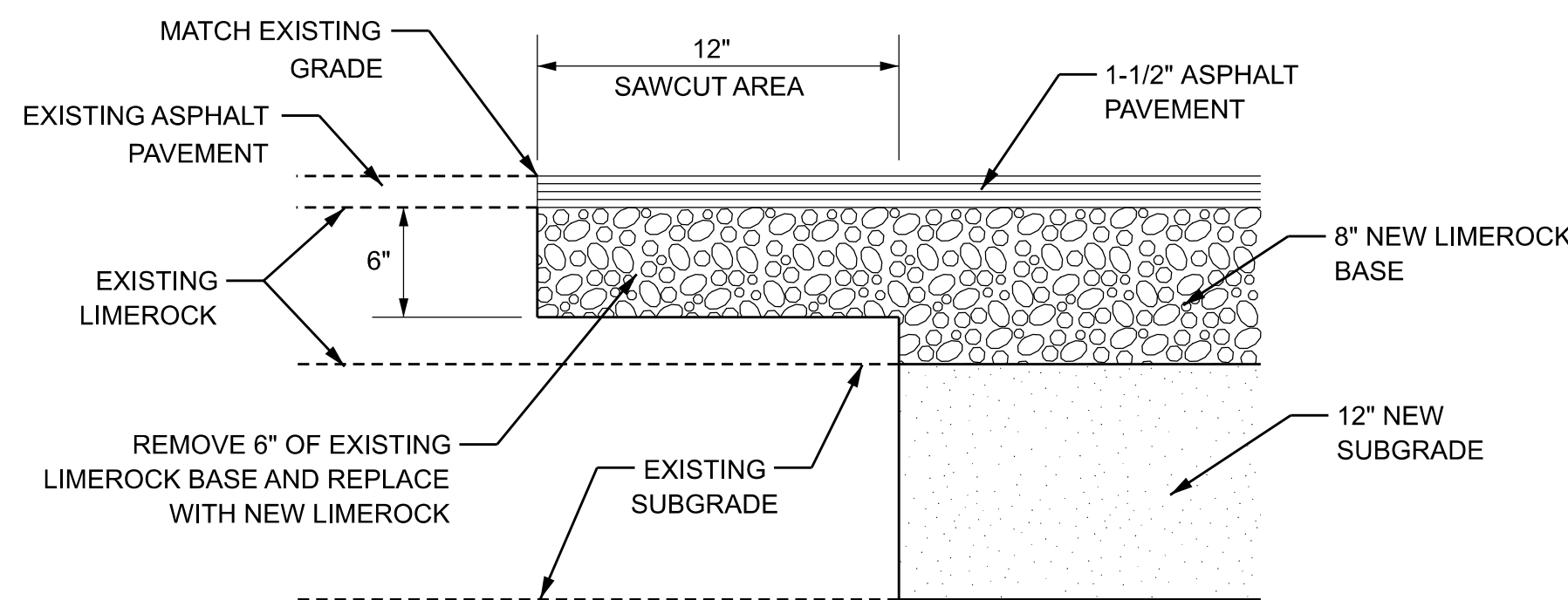
### TYPICAL PARKING LOT SECTION

N.T.S.



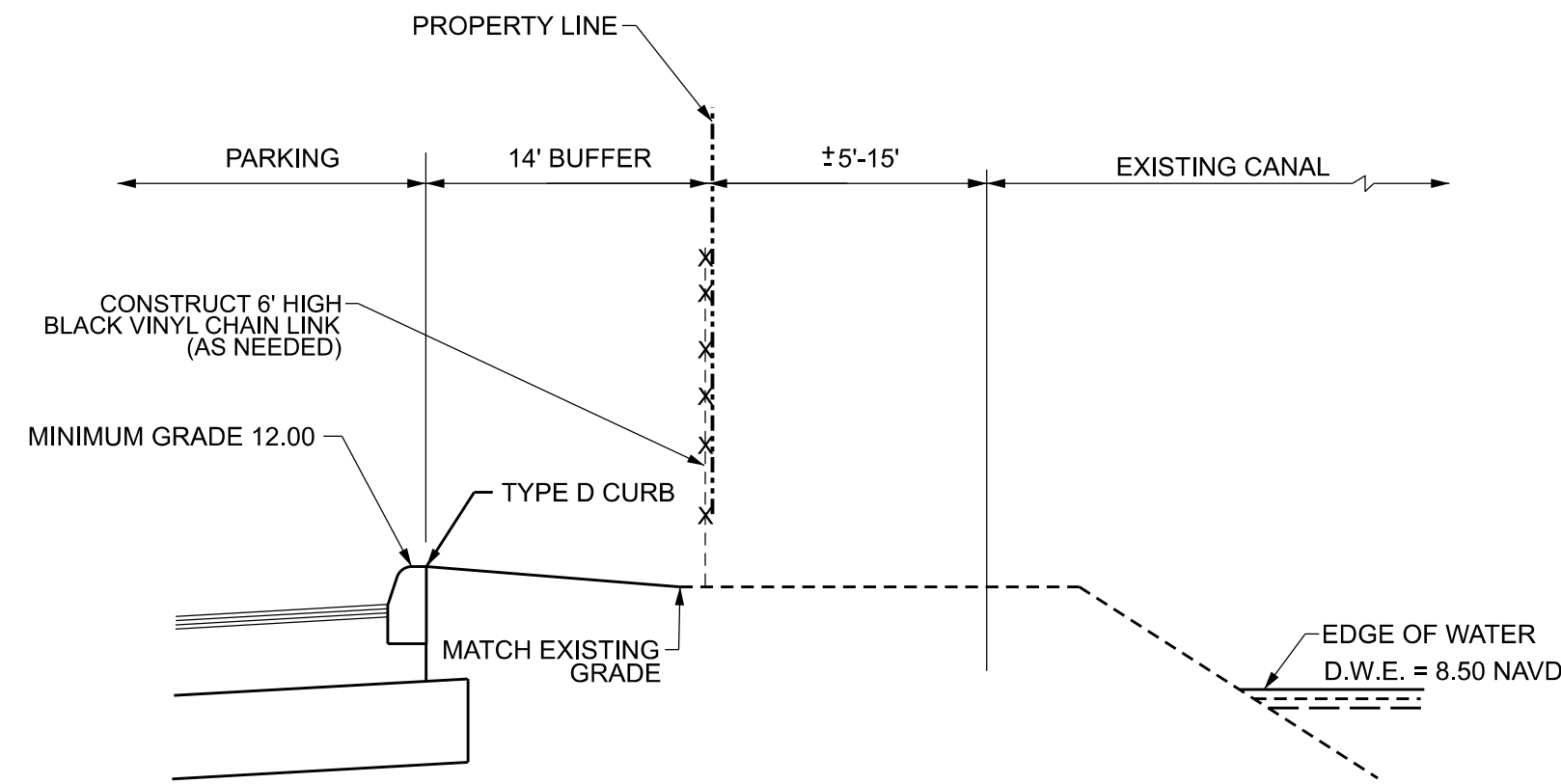
### TYPE "D" CONCRETE CURB DETAIL

N.T.S.



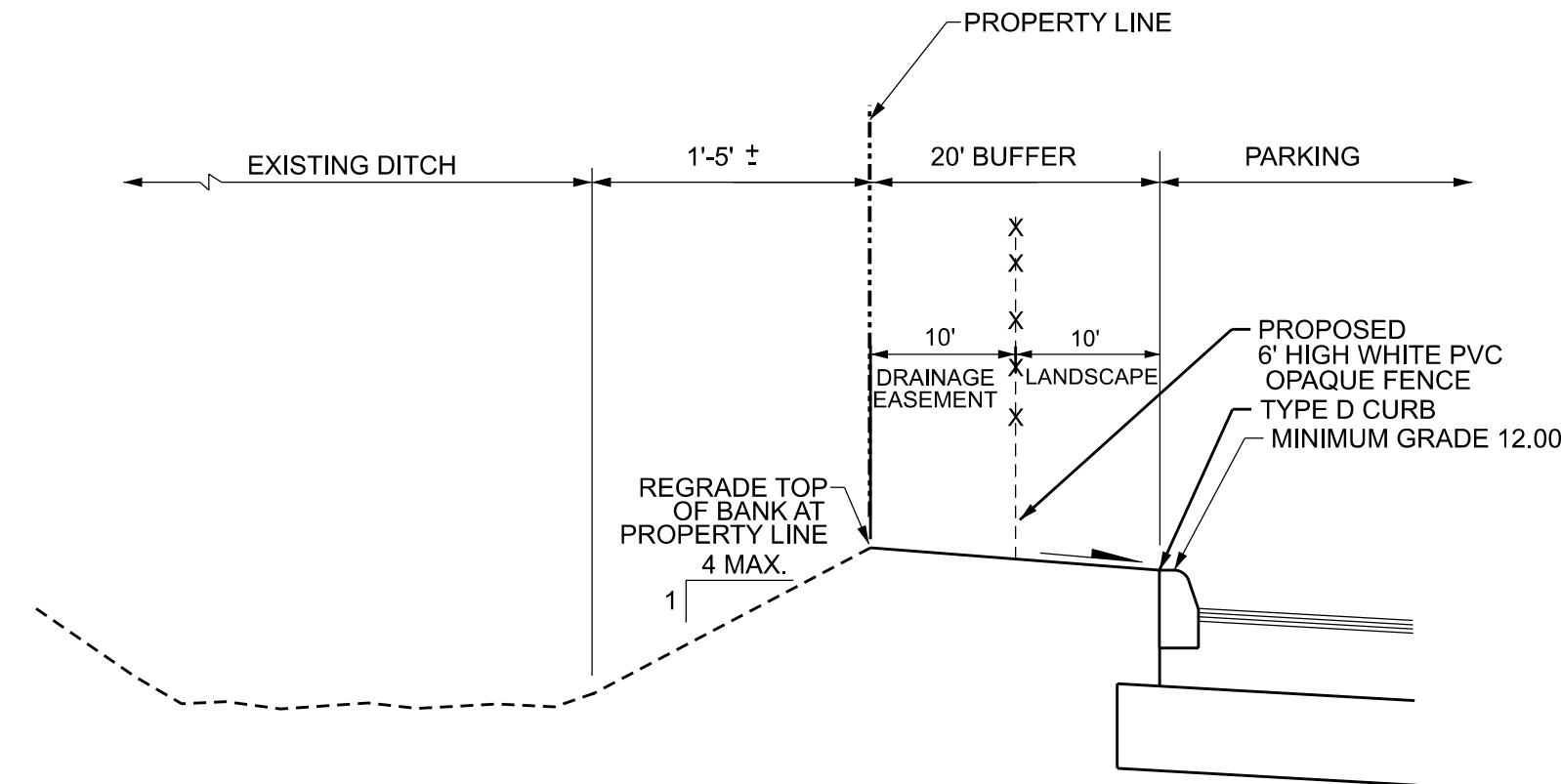
### ASPHALT CONNECTION DETAIL

N.T.S.



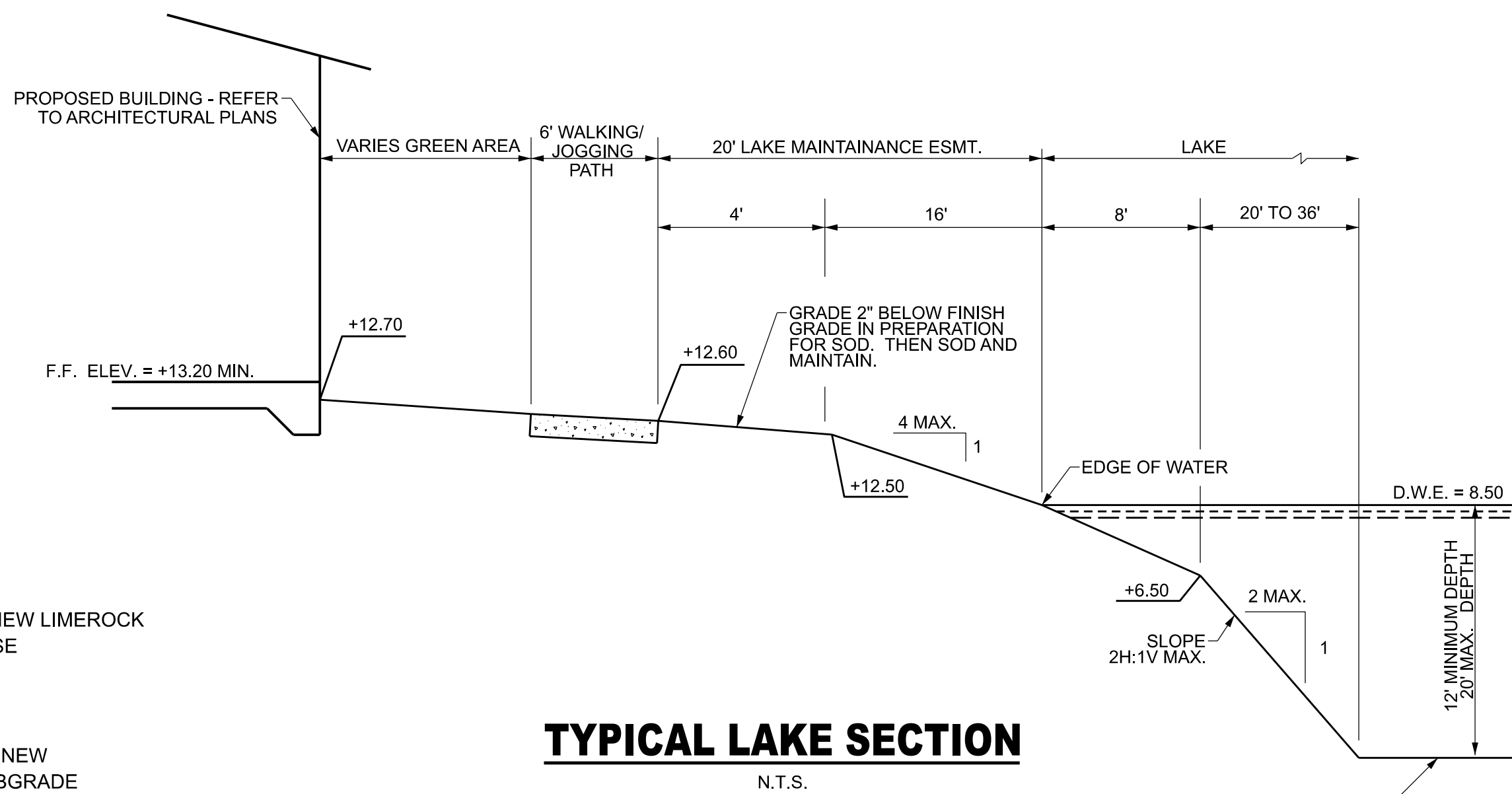
### NORTH PROPERTY LINE SECTION A-A

N.T.S.



### WEST PROPERTY LINE SECTION D-D

N.T.S.



### TYPICAL LAKE SECTION

N.T.S.



## PALM SPRINGS RESIDENCES

### PAVING & DRAINAGE DETAILS



|              |          |
|--------------|----------|
| DATE:        | 02/24/21 |
| DESIGNED BY: | ZT       |
| DRAWN BY:    | ZT       |
| CHECKED BY:  | JH       |

|          |         |
|----------|---------|
| PROJECT: | 1903-21 |
| SHEET:   | PD-2    |

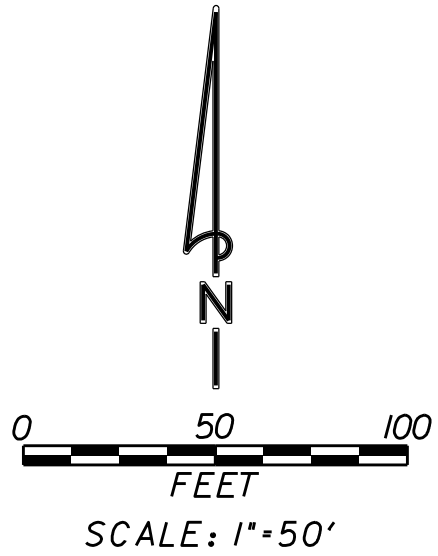




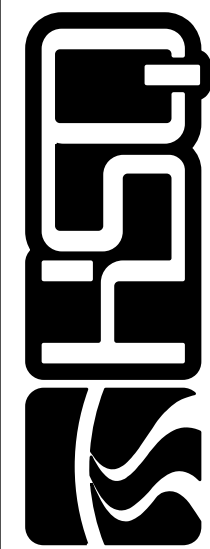








Width : 8.00  
Track : 8.00  
Lock to Lock Time : 6.0  
Steering Angle : 27.4

[illegible]

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1001 Yamato Road, Suite 105  
Boca Raton, Florida 33431 • 561.392.0221  
C26258 • LB7924

# PALM SPRINGS RESIDENCES

# GARBAGE TRUCK PATH PLAN

|              |       |
|--------------|-------|
| DATE:        | 01/20 |
| DESIGNED BY: | ZT    |
| DRAWN BY:    | ZT    |
| CHECKED BY:  | ZT    |

DATE: 02/24/21  
ZACHARY TODD, P.E.  
FLORIDA REGISTRATION NO. - 84179

PROJECT: 1903-21

SHEET: FT-2

C:\Users\Zach\OneDrive - HSQ Group, Inc\HSQ Dade\Civil Projects\2019\190321-2085 S. CONGRESS AVE\Drawings\Site Plan\190321-FT002.dgn













|         |            |
|---------|------------|
| RAWN    |            |
| DATE    | 01/22/2021 |
| SCALE   | AS SHOWN   |
| JOB NO. | 1857.PRJ   |

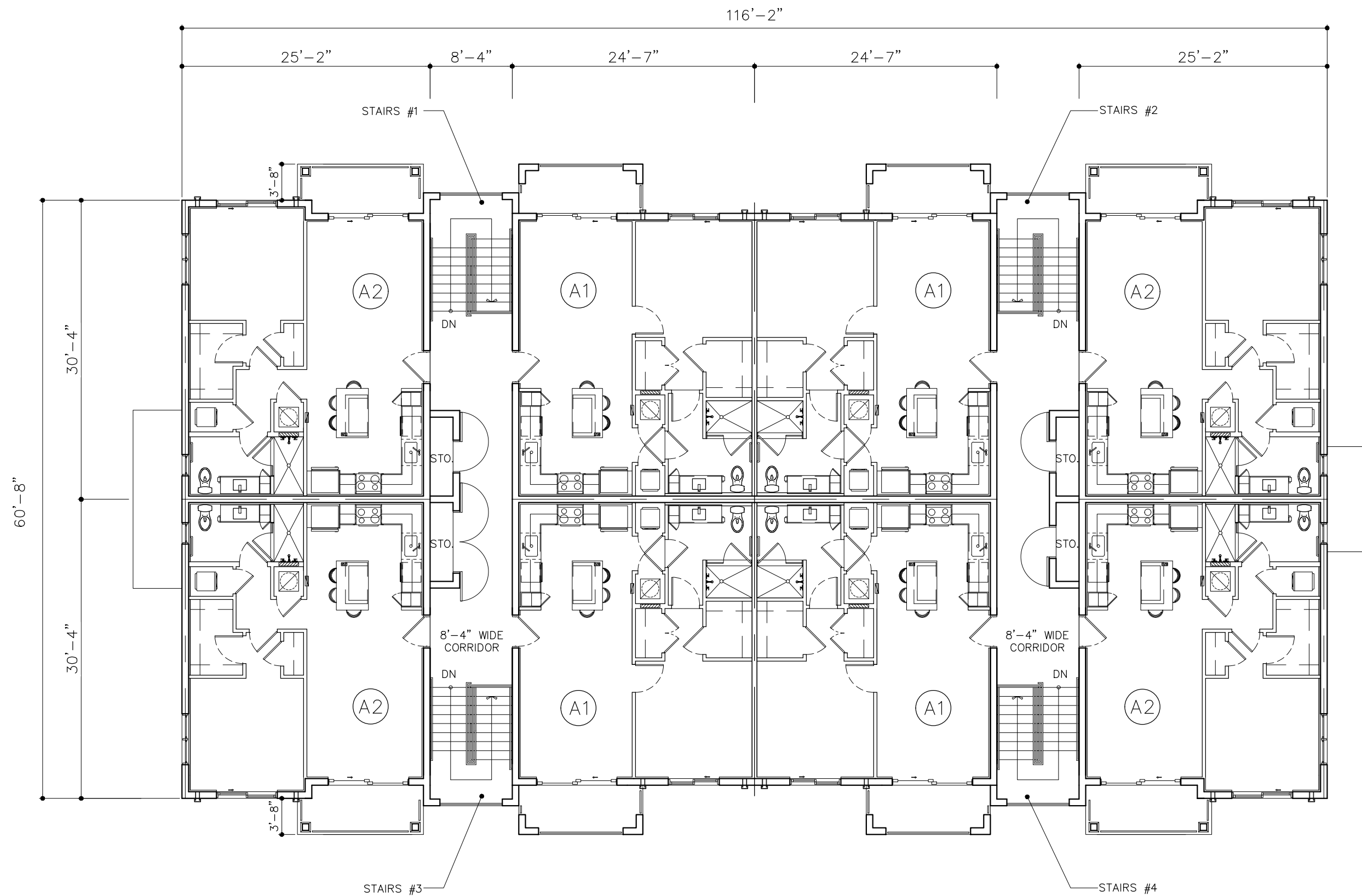
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BUILDING TYPE I

SHEET NUMBER:

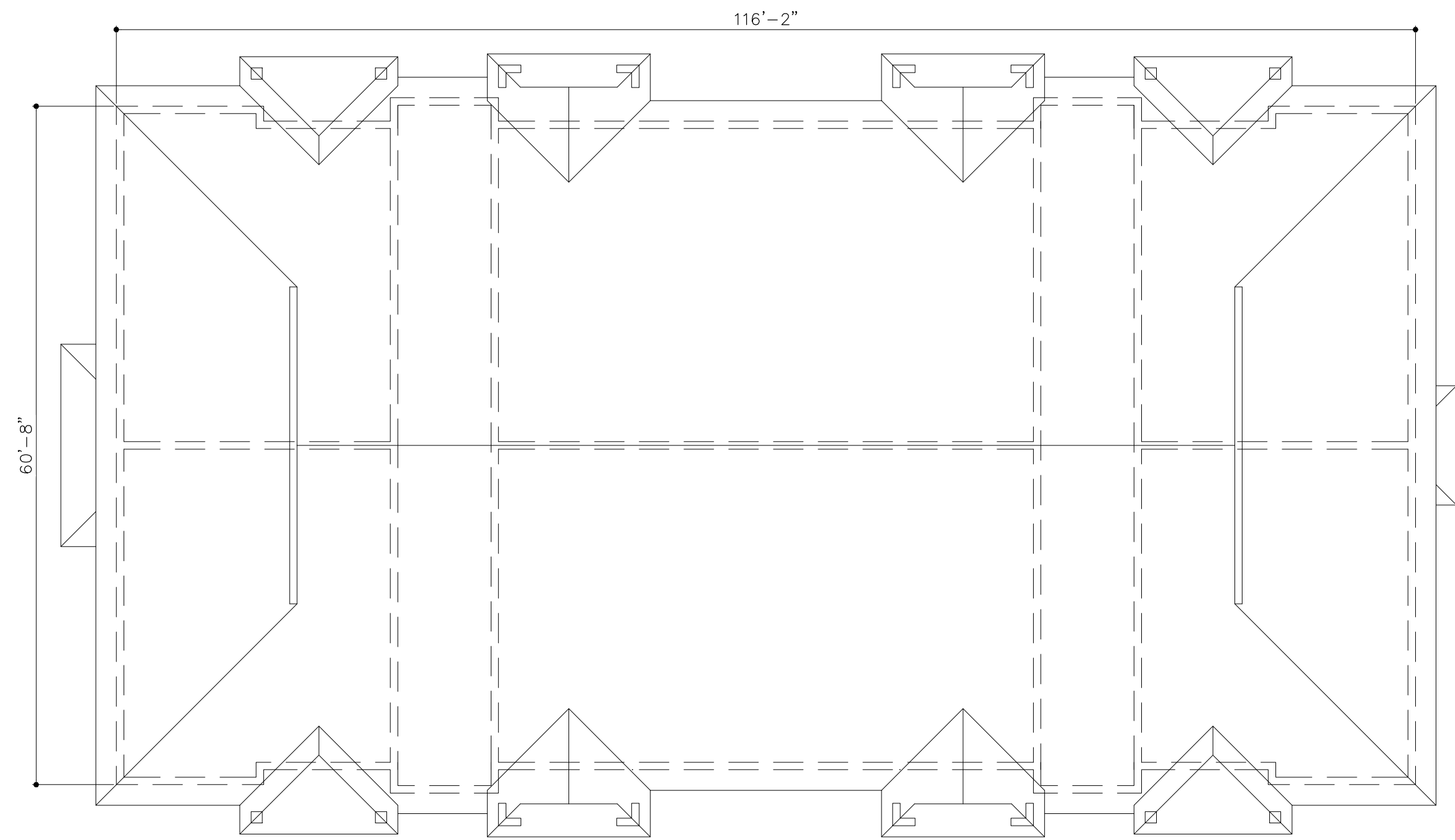
A-2.1.1





LEVEL 3

8 UNITS



ROOF

BUILDING TYPE I FLOOR PLANS

3 STORIES  
24 UNITS-PER BLDG

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

SITE PLAN RESUBMITTAL 03/29/2021

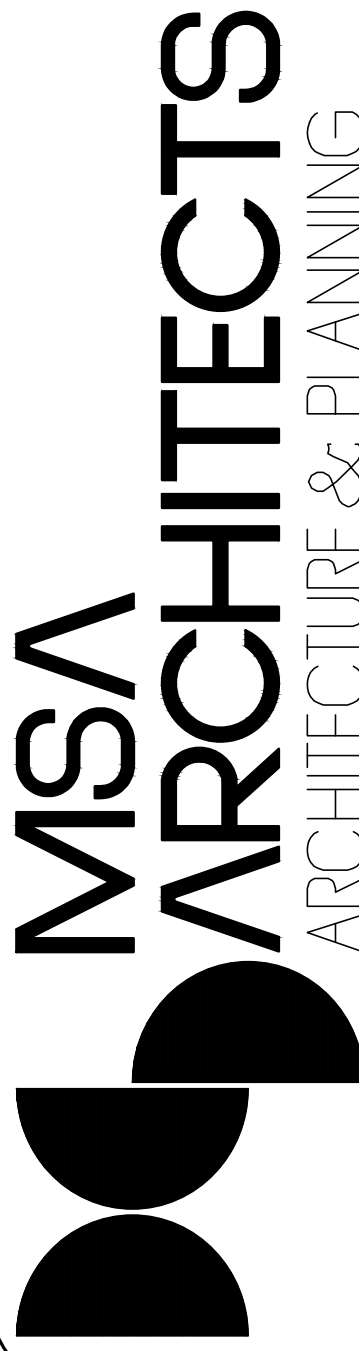
|              |            |
|--------------|------------|
| DRAWN        |            |
| DATE         | 01/22/2021 |
| SCALE        | AS SHOWN   |
| JOB NO.      | 1857.PRJ   |
| SHEET TITLE: |            |

BUILDING TYPE I

SHEET NUMBER:

A-2.1.2

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



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PALM SPRINGS RESIDENCES

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

BEATRIZ M. HERNANDEZ  
AR0094576

BY





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

### A-2.2.1

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

BEATRIZ M. HERNANDEZ  
AR0094576

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













3 STORIES  
24 UNITS-PER BLDG

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

SITE PLAN RESUBMITTAL 03/29/2021

|               |                   |
|---------------|-------------------|
| SHEET TITLE:  | BUILDING TYPE III |
| SHEET NUMBER: | A-2.3.2           |

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

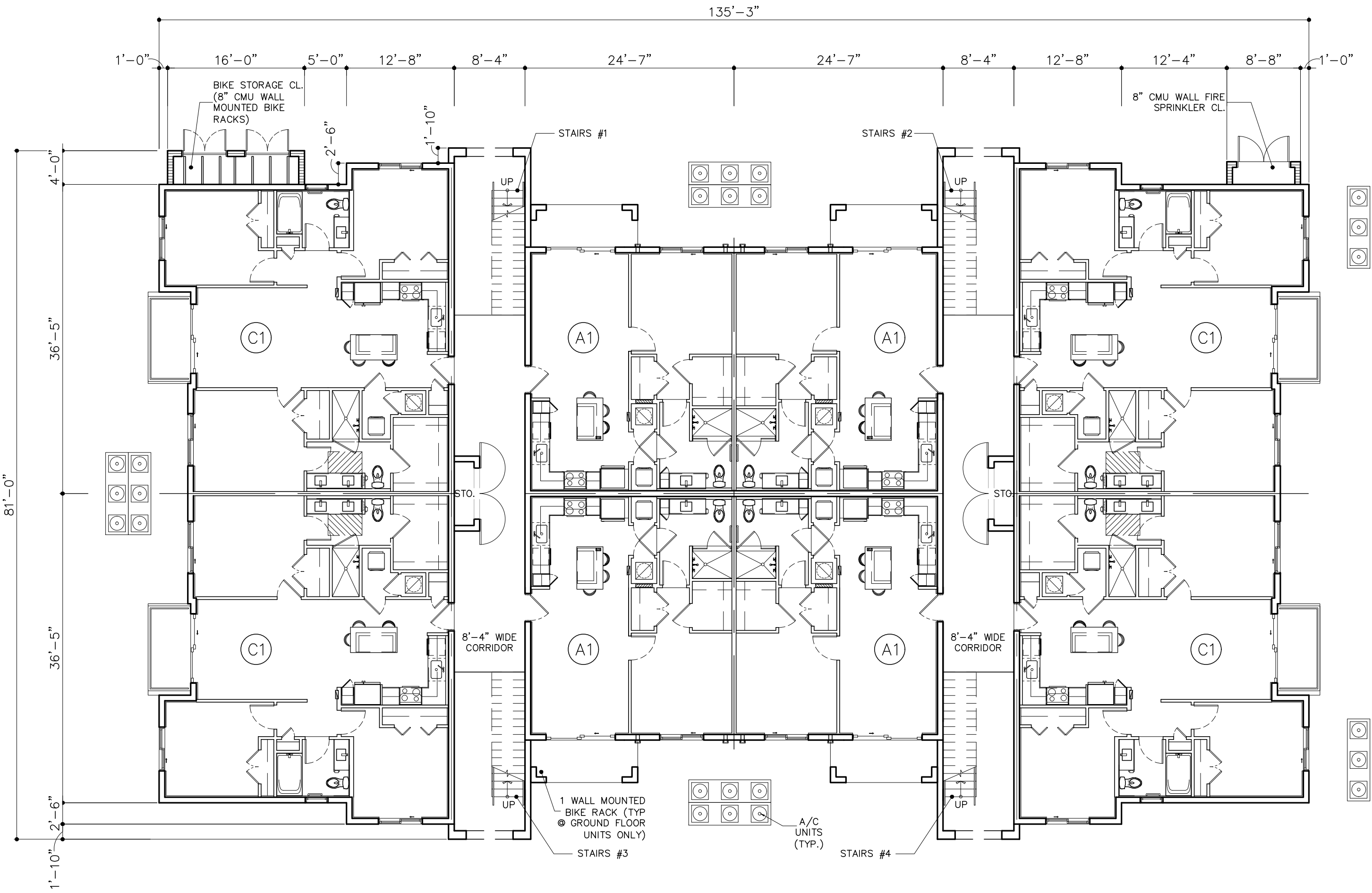
8950 SW 74th COURT  
SUITE 1513  
MIAMI, FLORIDA 33156  
(305) 273-9911



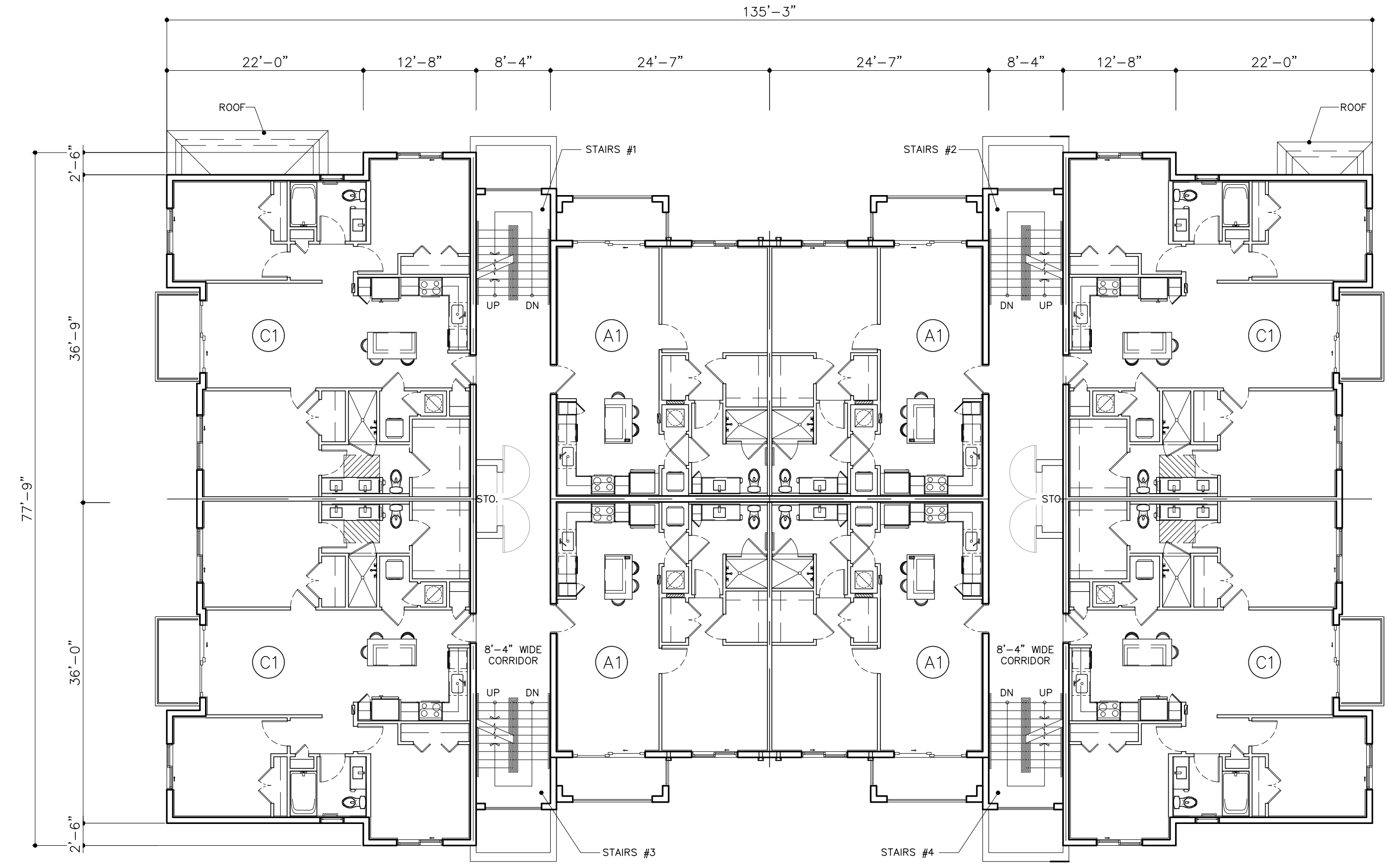
MSA  
ARCHITECTS  
ARCHITECTURE & PLANNING

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LEVEL 1  
8 UNITS



LEVEL 2  
8 UNITS

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

MSA ARCHITECTS, INC.  
AAC0000895  
8850 SW 74th COURT  
SUITE 1513  
MIAMI, FLORIDA 33156  
(305) 273-9911

**MSA ARCHITECTS**  
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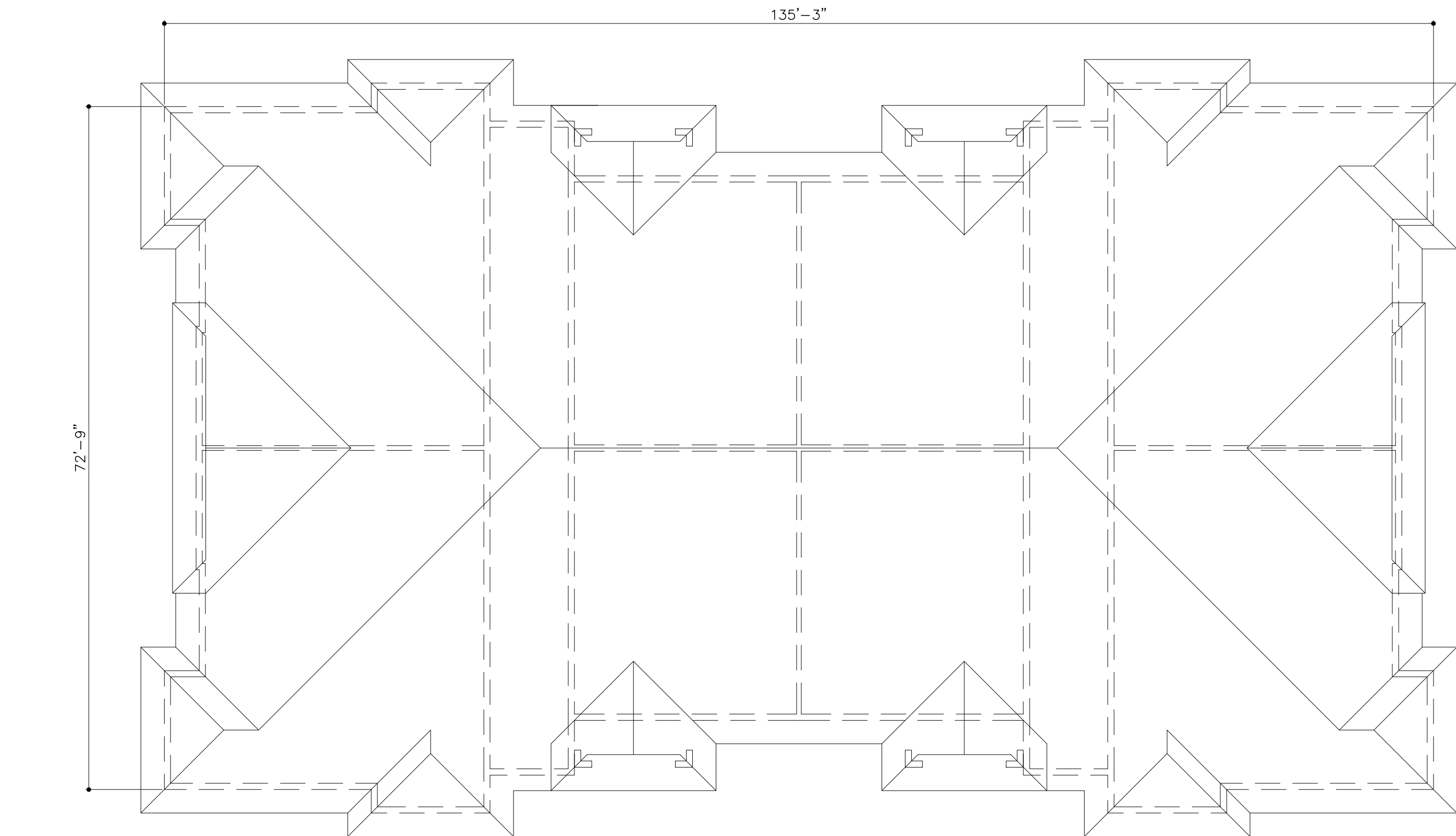
**PALM SPRINGS RESIDENCES**

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

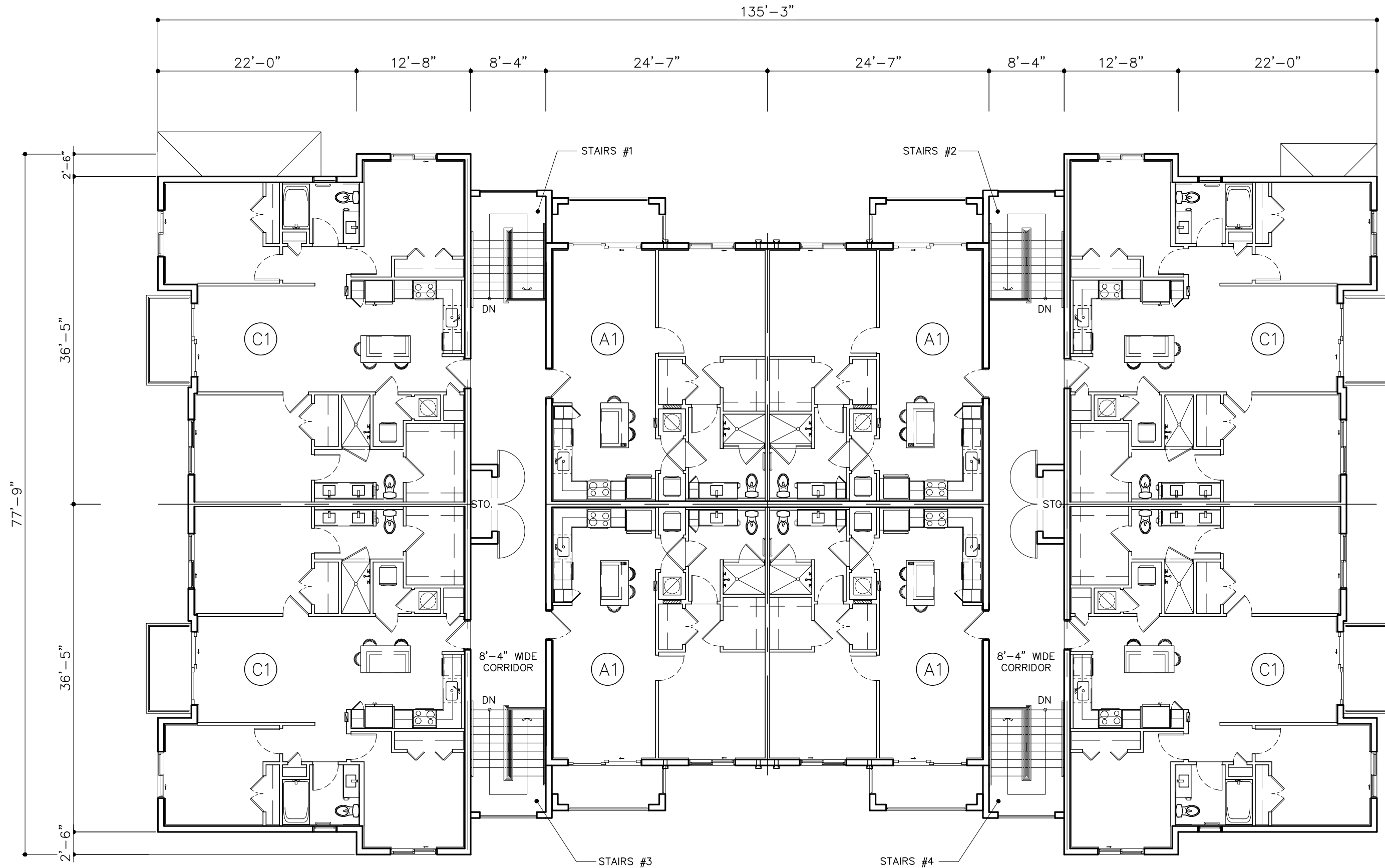
BEATRIZ M. HERNANDEZ  
AR0094576

|                  |            |
|------------------|------------|
| DRAWN            | 01/22/2021 |
| DATE             |            |
| SCALE            | AS SHOWN   |
| JOB NO.          | 1857.PRJ   |
| SHEET TITLE:     |            |
| BUILDING TYPE IV |            |
| SHEET NUMBER:    |            |
| A-2.4.1          |            |





ROOF



LEVEL 3  
8 UNITS

**BUILDING TYPE IV FLOOR PLANS**  
3 STORIES  
24 UNITS-PER BLDG

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

SITE PLAN RESUBMITTAL 03/29/2021

|              |            |
|--------------|------------|
| DRAWN        |            |
| DATE         | 01/22/2021 |
| SCALE        | AS SHOWN   |
| JOB NO.      | 1857.PRJ   |
| SHEET TITLE: |            |

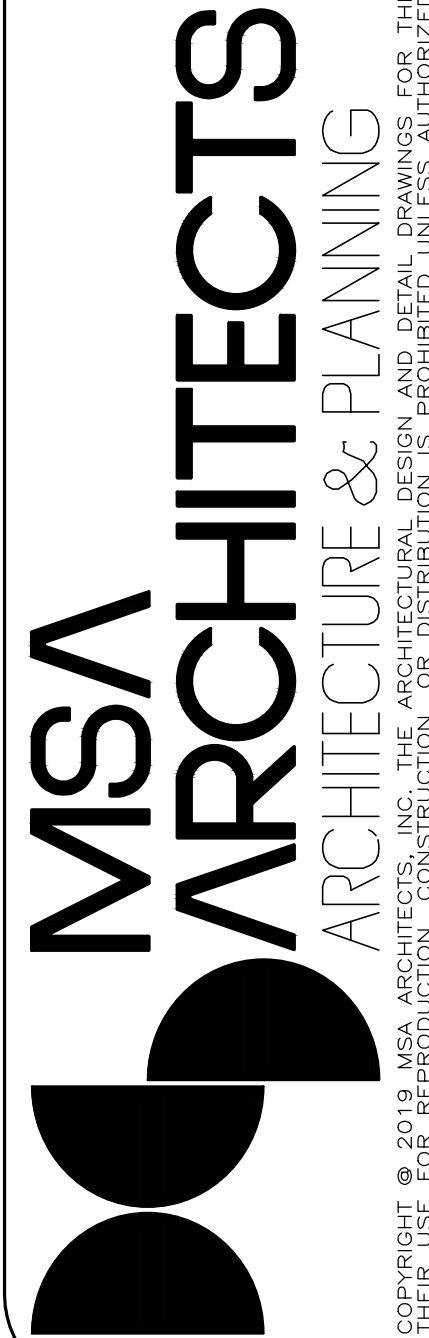
BUILDING TYPE IV

SHEET NUMBER:

A-2.4.2

MSA ARCHITECTS, INC.  
AAC000895

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SUITE 1513  
MIAMI, FLORIDA, 33156  
(305) 275-9911



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

PALM SPRINGS RESIDENCES

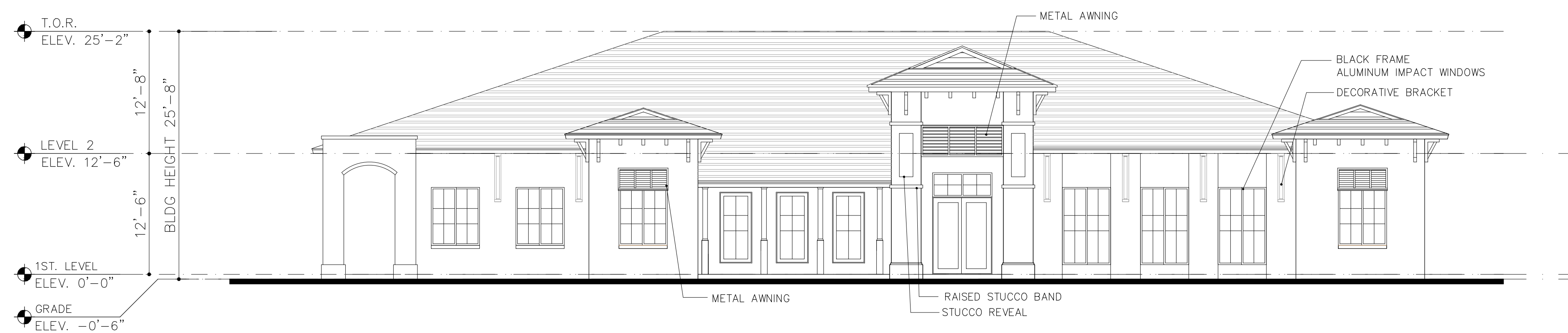
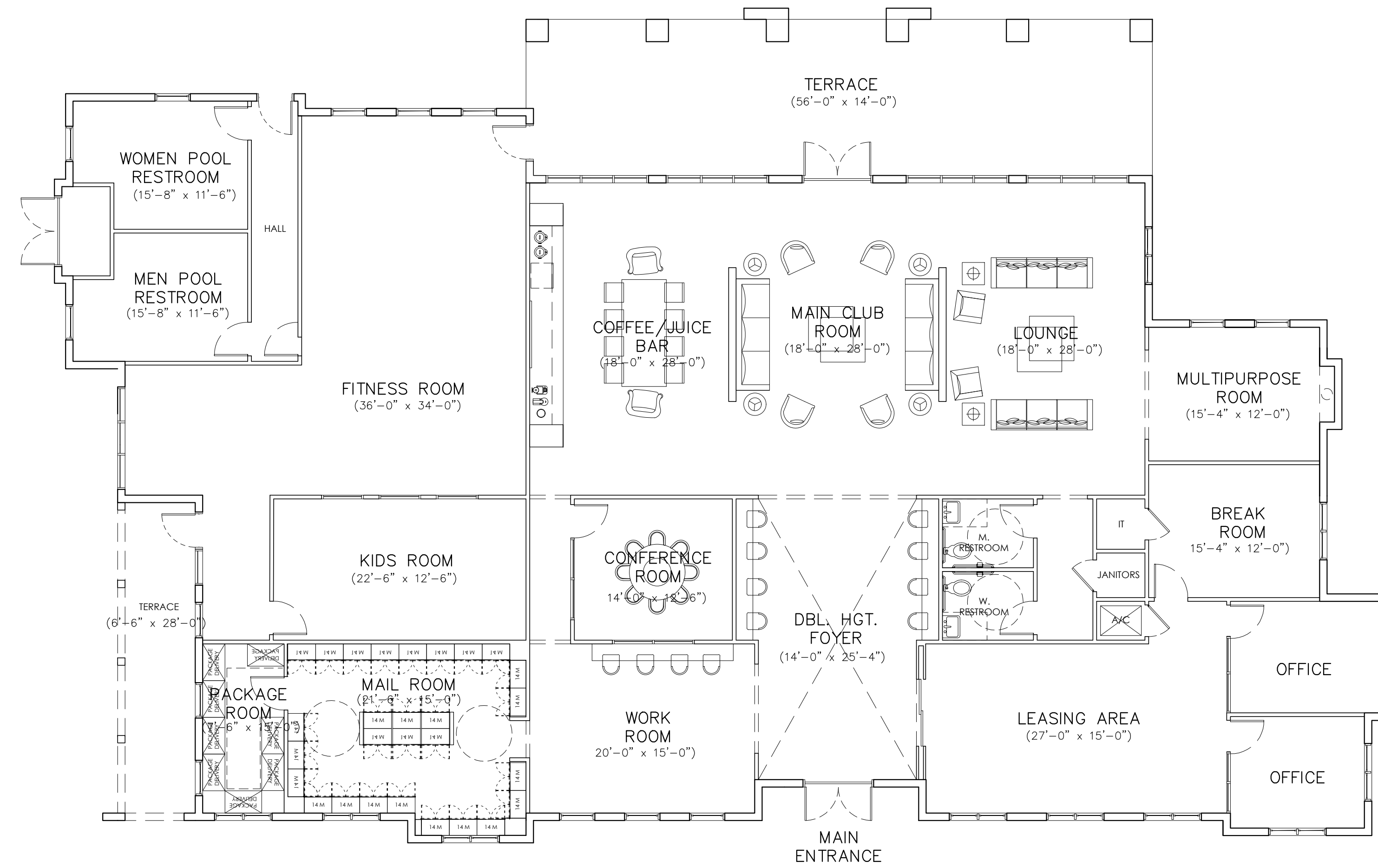
FOR:  
THE SPEAR GROUP  
LOCATED AT:  
PALM SPRINGS, FLORIDA

BEATRIZ M. HERNANDEZ  
AR0094576

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BY





## CLUB HOUSE

|  |    |
|--|----|
|  |    |
|  | BY |
|  |    |
|  |    |
|  |    |
|  |    |
|  |    |
|  |    |

## PALM SPRINGS RESIDENCES

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

BEATRIZ M. HERNANDEZ  
AR0094576

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

**MSA**  
**ARCHITECTS**  
ARCHITECTURE & PLANNING

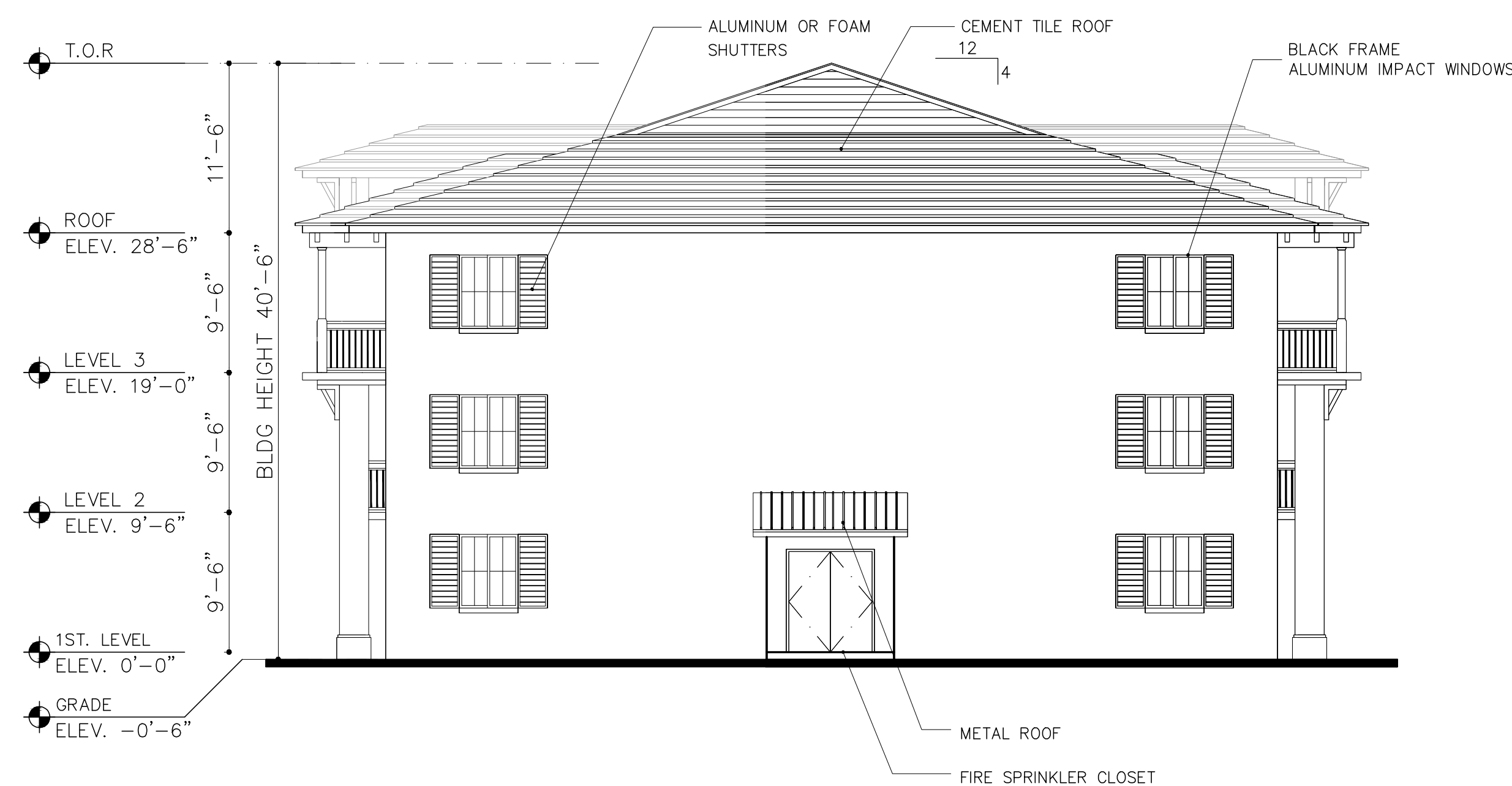
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|               |            |
|---------------|------------|
| DRAWN         |            |
| DATE          | 01/22/2021 |
| SCALE         | AS SHOWN   |
| JOB NO.       | 1857.PRJ   |
| SHEET TITLE:  |            |
| CLUB HOUSE    |            |
| SHEET NUMBER: |            |
| CH-2.1        |            |

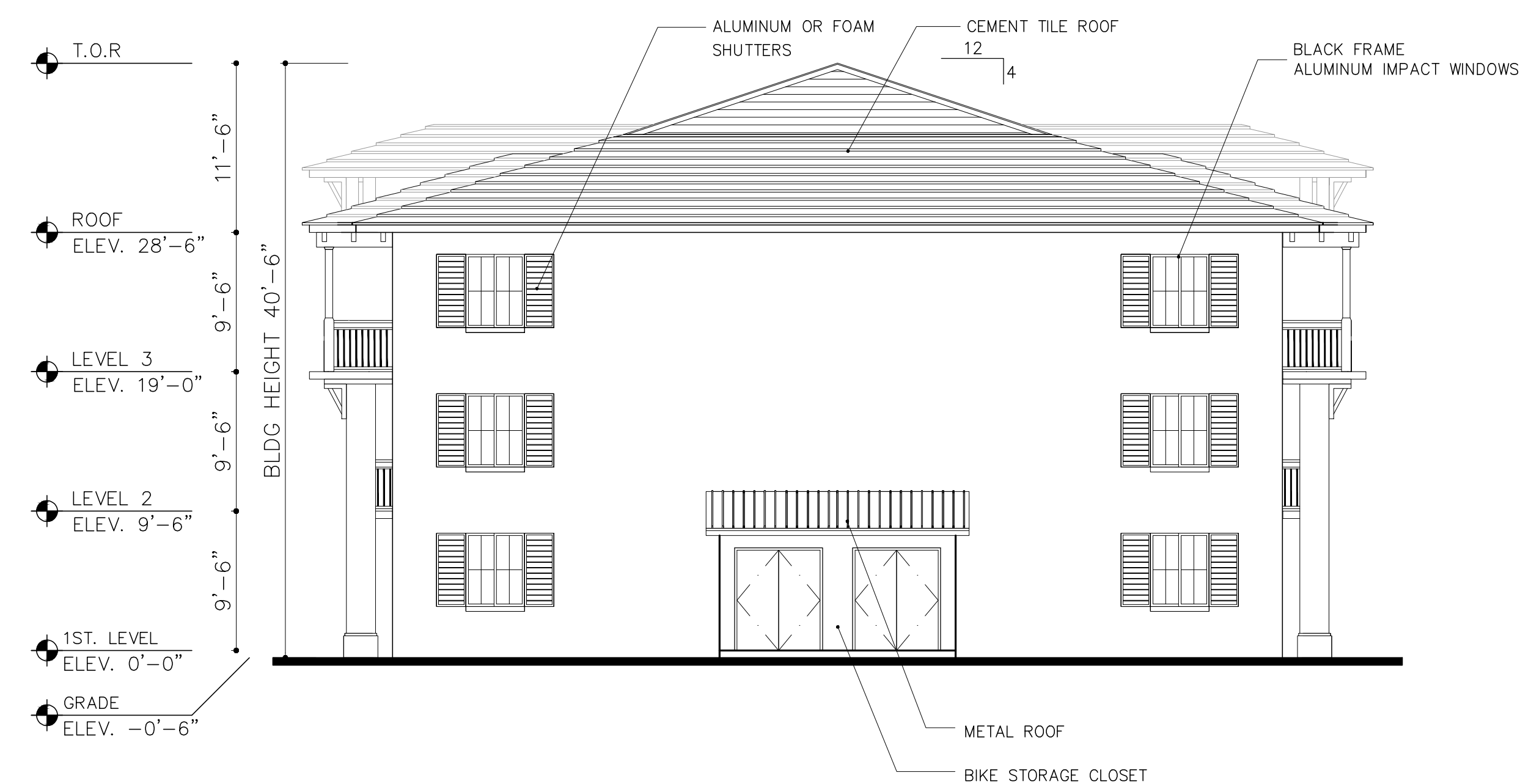




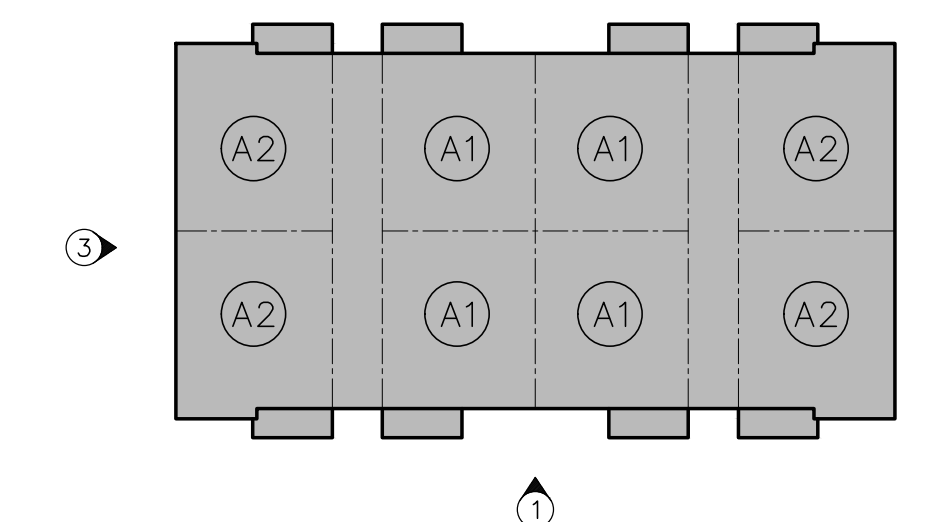
1 FRONT / REAR ELEVATION  
SCALE: 1/8"=1'-0"



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



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



NOTE:  
ELEV. 0'-0" = +13.7' NGVD  
+12.2' NAVD



SITE PLAN RESUBMITTAL 03/29/2021

PALM SPRINGS RESIDENCES

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

BEATRIZ M. HERNANDEZ  
AR0094576

MSA ARCHITECTS, INC.  
AAC0000895

**MSA ARCHITECTS**  
ARCHITECTURE & PLANNING

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

|               |                     |
|---------------|---------------------|
| DRAWN         | 01/22/2021          |
| DATE          | AS SHOWN            |
| SCALE         | 1857.PRJ            |
| JOB NO.       |                     |
| SHEET TITLE:  | BUILDING TYPE I     |
|               | BUILDING ELEVATIONS |
| SHEET NUMBER: | A-3.1.1             |

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

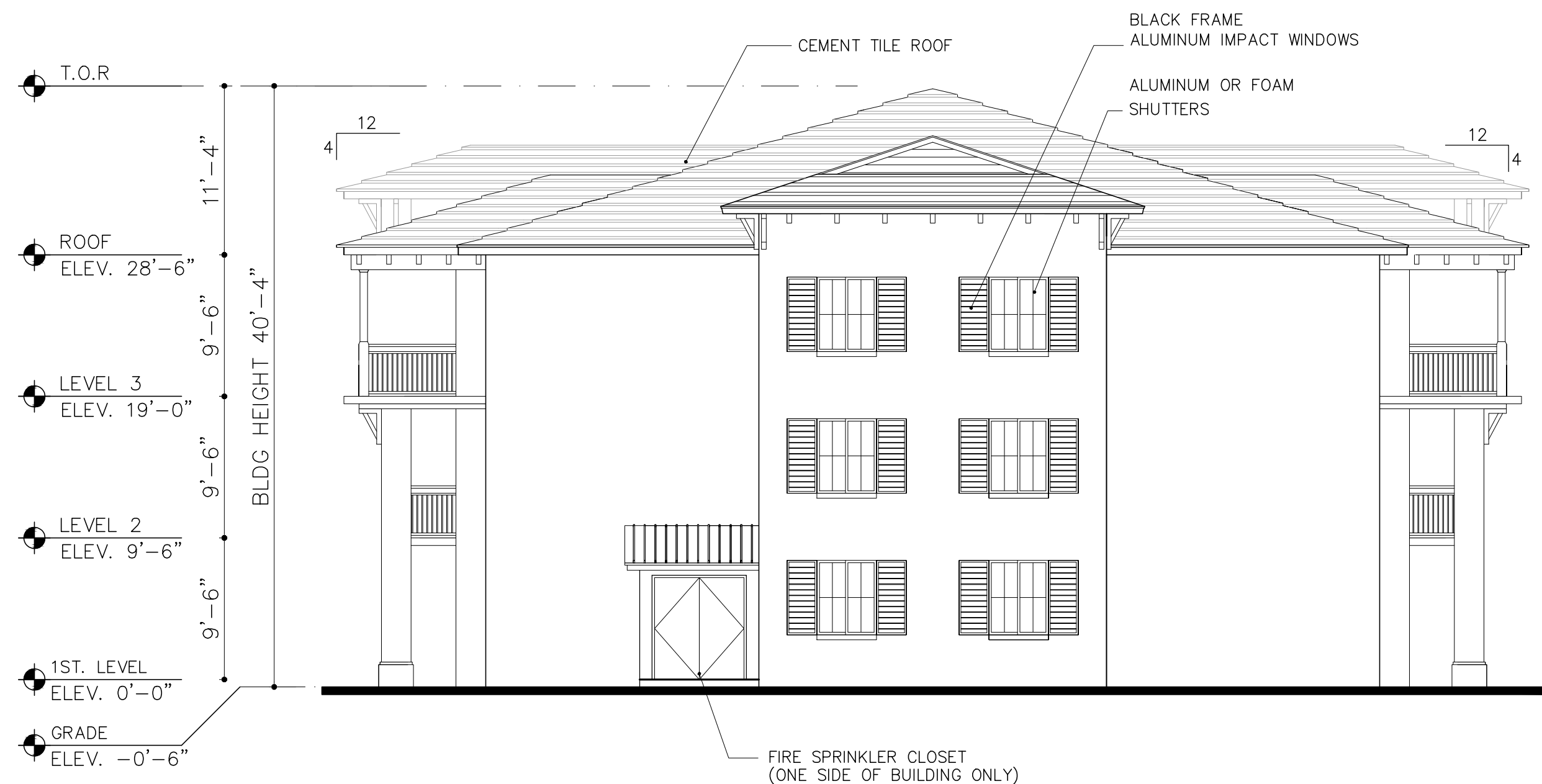
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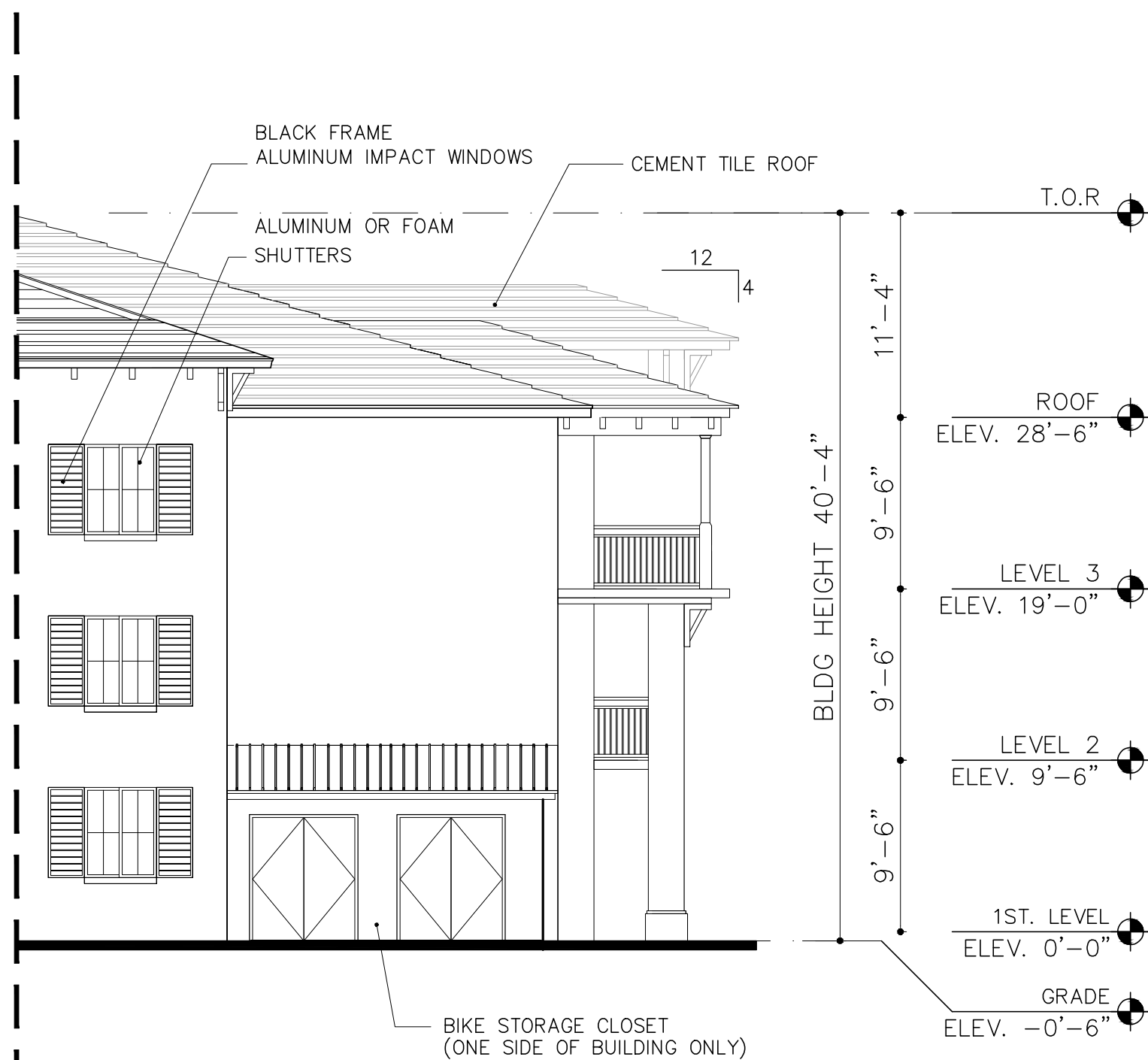
1 FRONT/REAR ELEVATION

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



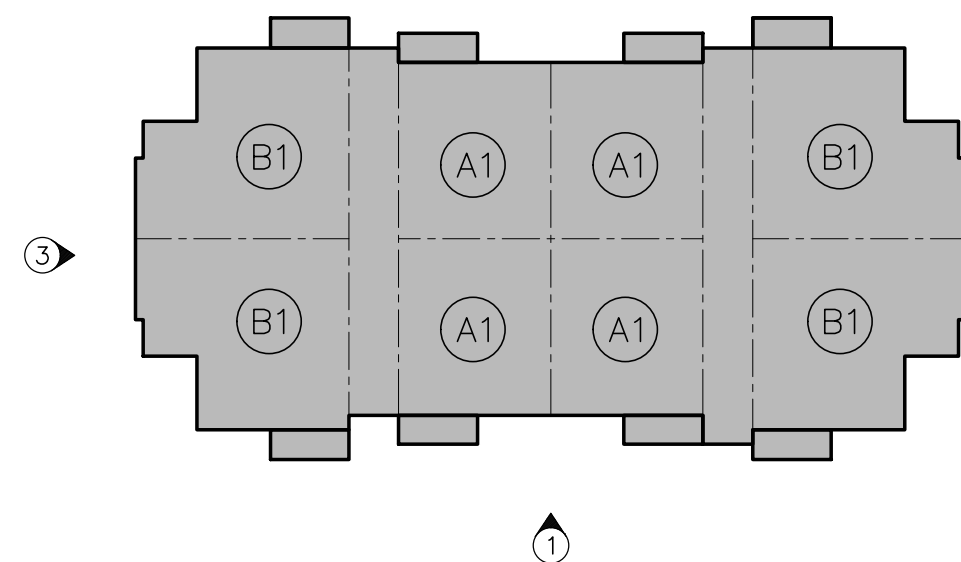
2 SIDE ELEVATION

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



3 PARTIAL SIDE ELEVATION

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



KEY PLAN

N.T.S.

NOTE:  
ELEV. 0'-0" = +13.7' NGVD  
+12.2' NAVD

SITE PLAN RESUBMITTAL 03/29/2021

|                                                                                                                                                                                                                                                                                                                            |            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.                                     |            |
| BY                                                                                                                                                                                                                                                                                                                         |            |
| Palm Springs Residences                                                                                                                                                                                                                                                                                                    |            |
| FOR:<br>THE SPEAR GROUP<br>LOCATED AT:<br>PALM SPRINGS, FLORIDA                                                                                                                                                                                                                                                            |            |
| BEATRIZ M. HERNANDEZ<br>AR0094576                                                                                                                                                                                                                                                                                          |            |
| MSA ARCHITECTS, INC.<br>AAC000895<br>8050 SW 74th COURT<br>SUITE 1513<br>MIAMI, FLORIDA 33156<br>(305) 273-9911                                                                                                                                                                                                            |            |
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| DRAWN                                                                                                                                                                                                                                                                                                                      | 01/22/2021 |
| DATE                                                                                                                                                                                                                                                                                                                       | AS SHOWN   |
| SCALE                                                                                                                                                                                                                                                                                                                      | 1857.PRJ   |
| JOB NO.                                                                                                                                                                                                                                                                                                                    |            |
| SHEET TITLE:<br>BUILDING TYPE II<br>BUILDING<br>ELEVATIONS                                                                                                                                                                                                                                                                 |            |
| SHEET NUMBER:<br>A-3.2.1                                                                                                                                                                                                                                                                                                   |            |





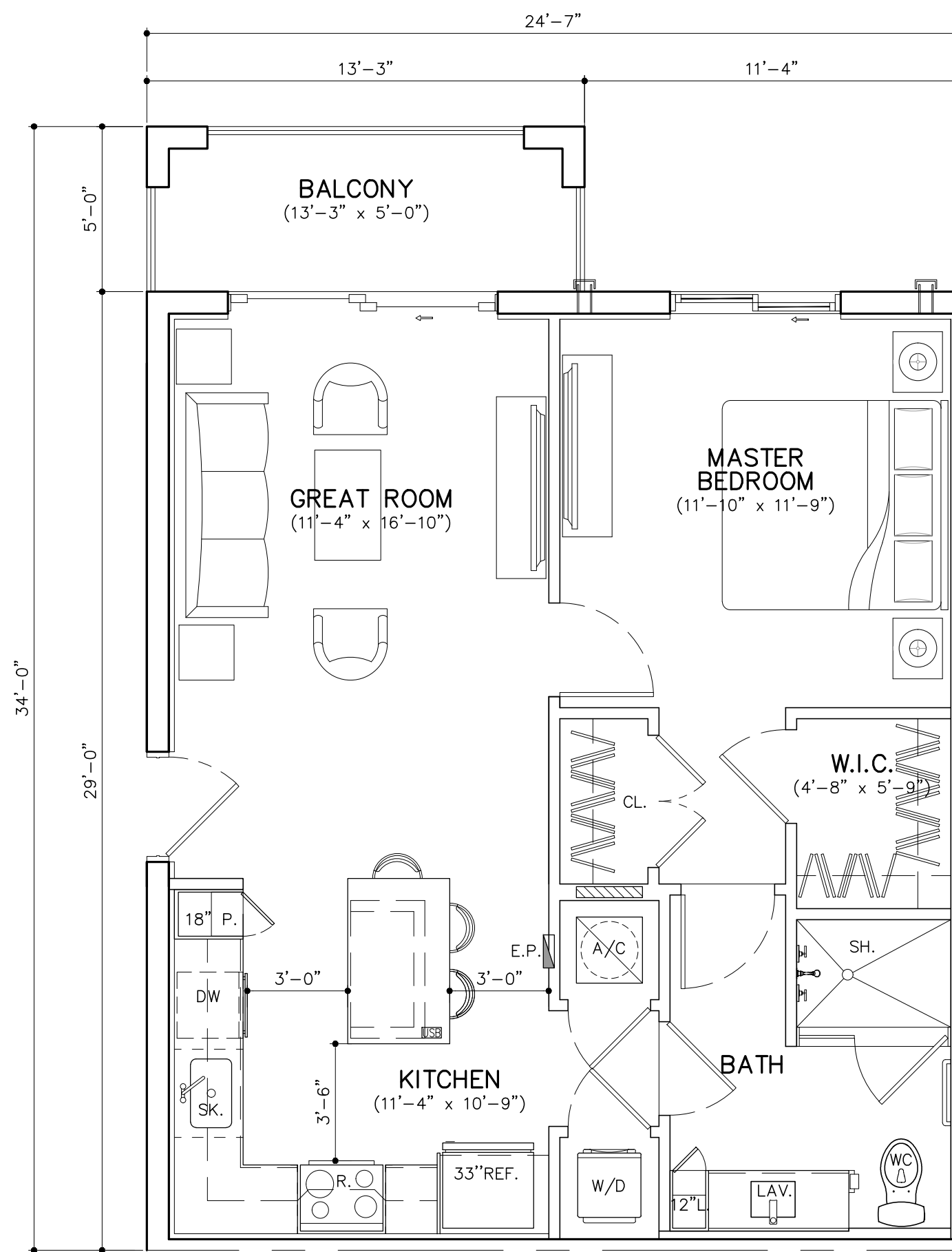




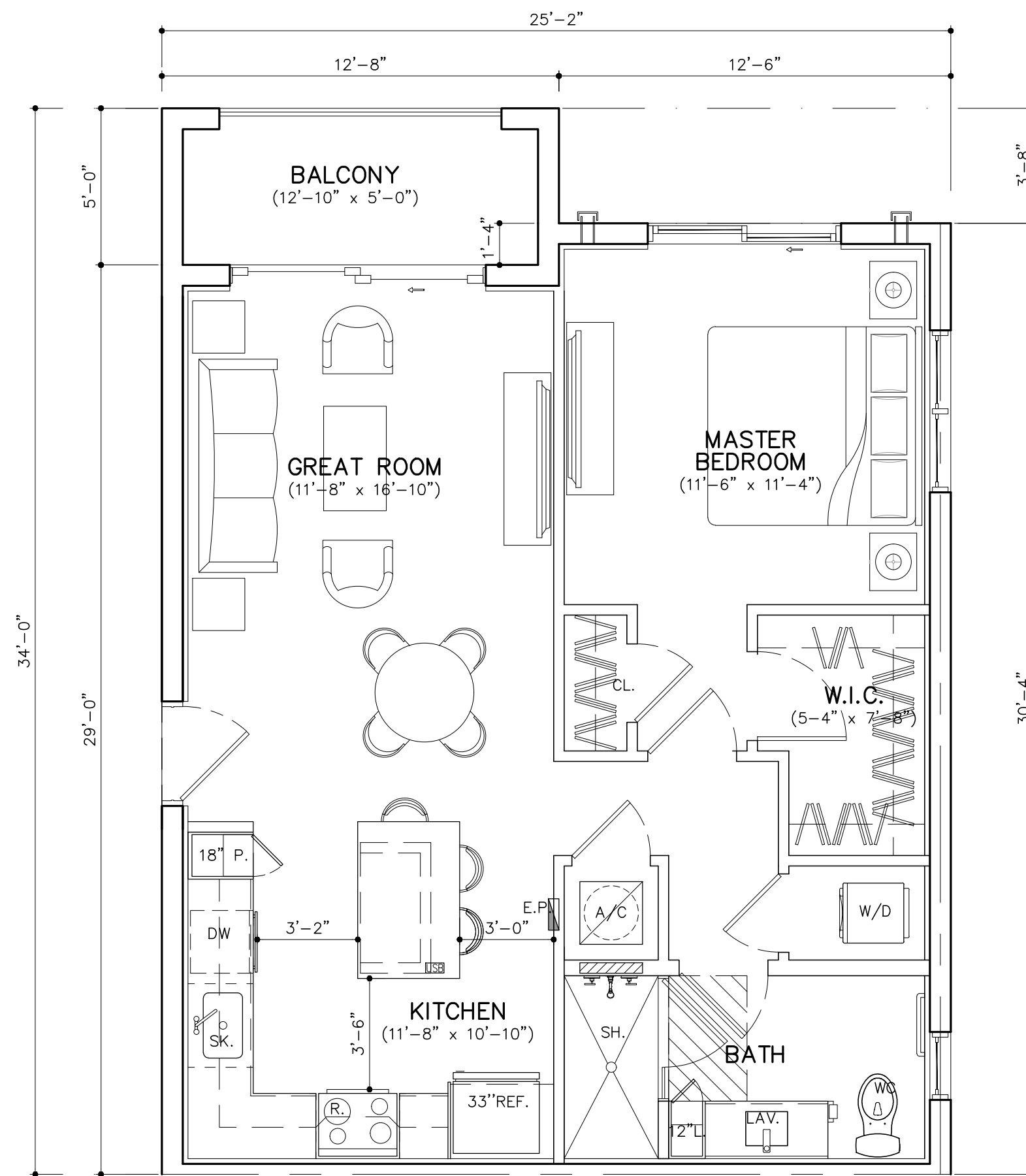
NOTE:  
ELEV. 0'-0" = +13.7' NGVD  
                              +12.2' NAVD



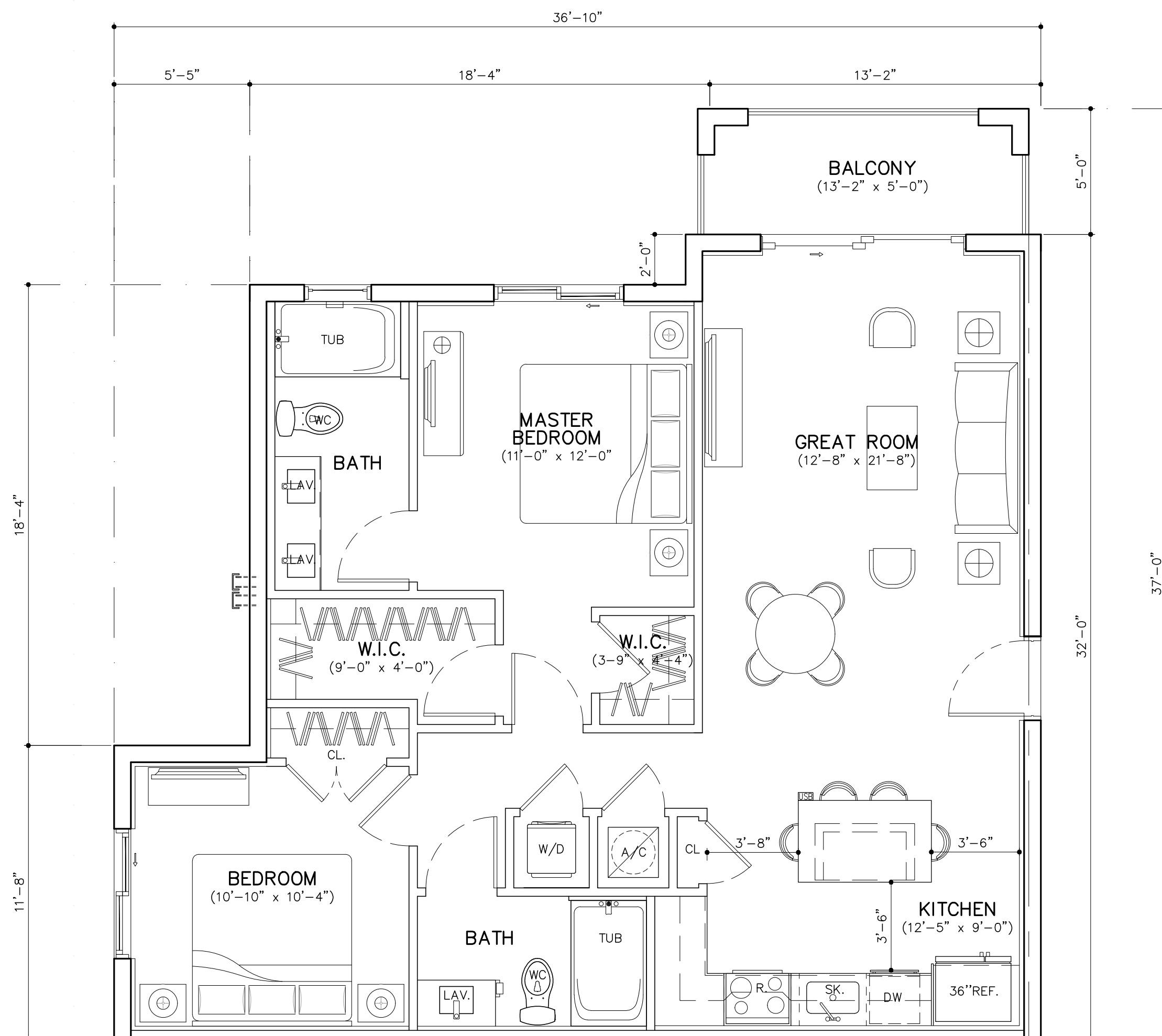




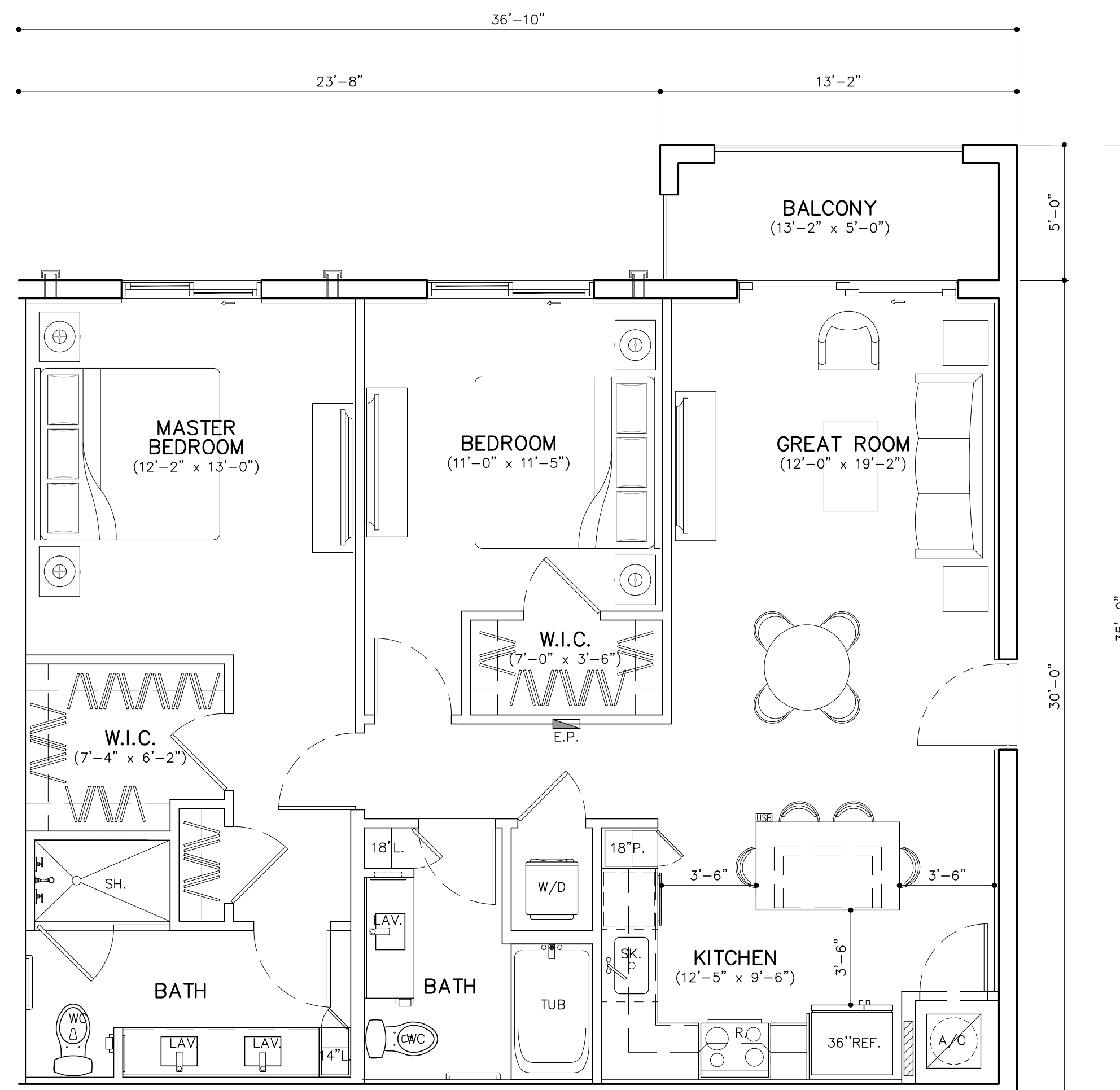
**UNIT A1** (1 BD/1 BTH)  
 GROSS A/C AREA = 710 SQ. FT. (36 DU'S)  
 BALCONY = 66 SQ. FT.



**UNIT A2** (1 BD/1 BTH)  
 GROSS A/C AREA = 750 SQ. FT. (48 DU'S)  
 BALCONY = 62 SQ. FT.



**UNIT B1** (2 BD/2 BTH)  
 GROSS A/C AREA = 1035 SQ. FT. (84 DU'S)  
 BALCONY = 66 SQ. FT.



**UNIT B2** (2 BD/2 BTH)  
 GROSS A/C AREA = 1110 SQ. FT. (48 DU'S)  
 BALCONY = 66 SQ. FT.

## UNIT PLANS

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

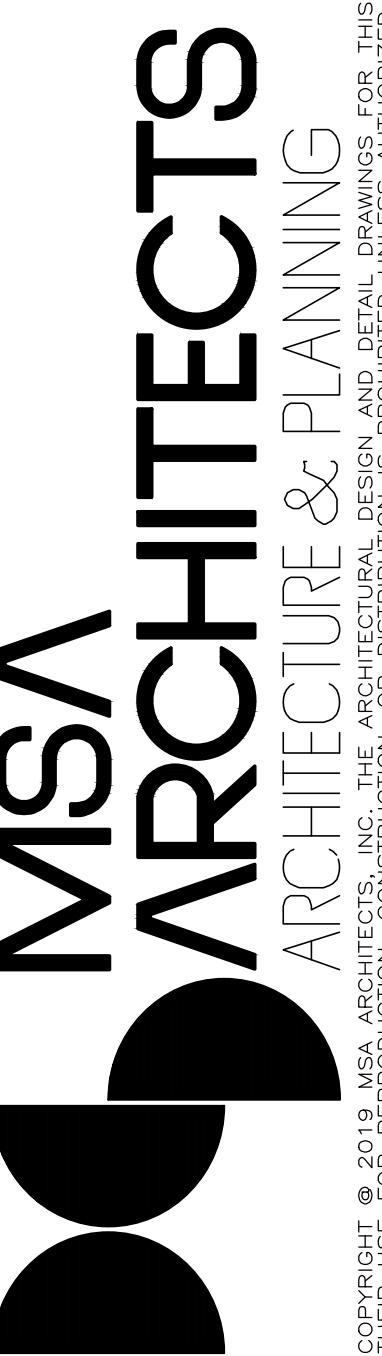
SITE PLAN RESUBMITTAL 03/29/2021

**PALM SPRINGS RESIDENCES**

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

MSA ARCHITECTS, INC.  
 AAC000695

8950 SW 74th COURT  
 SUITE 1513  
 MIAMI, FLORIDA 33156  
 (305) 273-9911



DRAWN  
 DATE 01/22/2021  
 SCALE AS SHOWN  
 JOB NO. 1857.PRJ  
 SHEET TITLE:

UNIT PLANS

SHEET NUMBER:

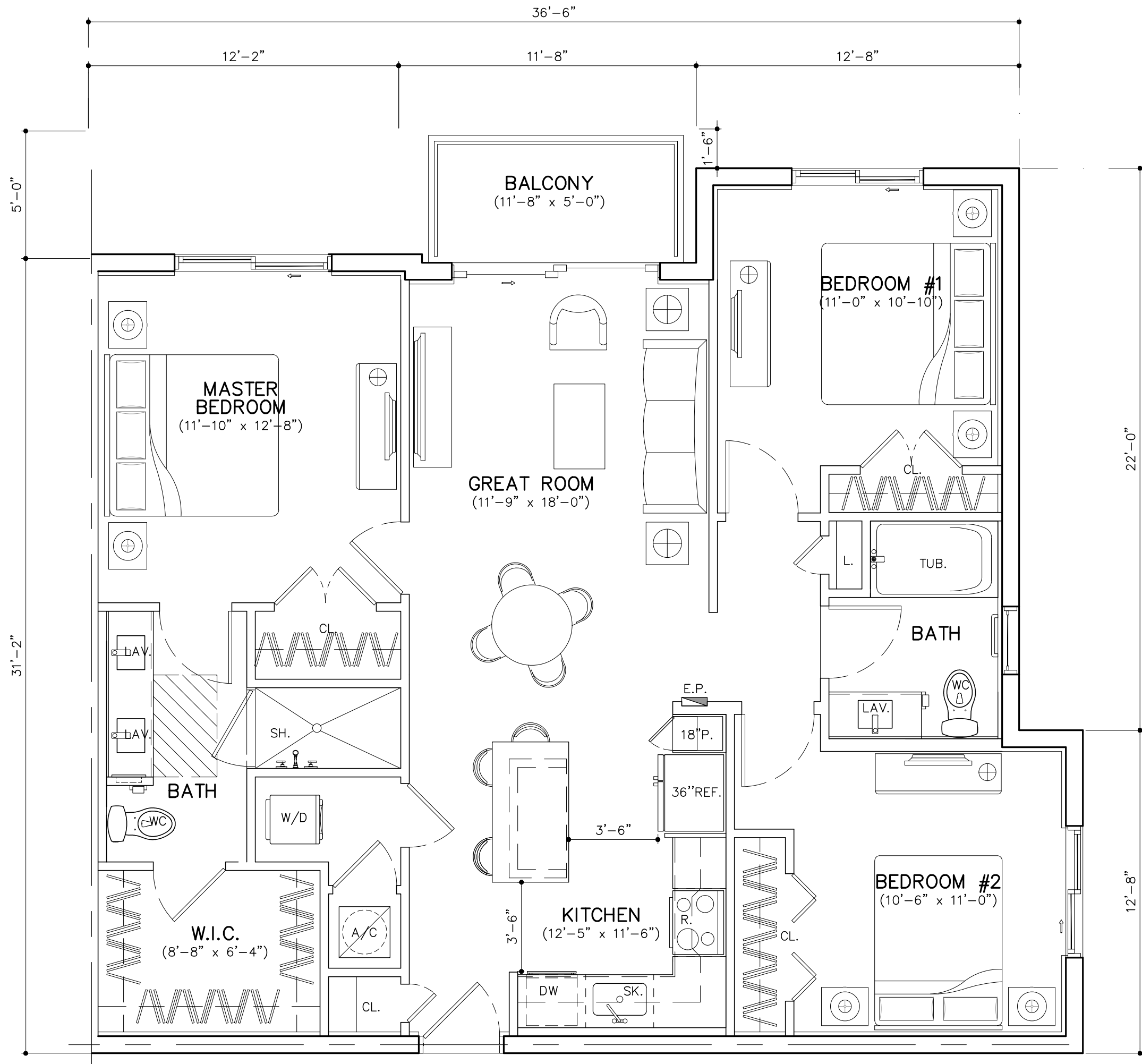
**A-4.1**

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

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BY





**UNIT C1** (3 BD/2 BTH)  
GROSS A/C AREA = 1210 SQ. FT. (48 DU'S)  
BALCONY = 59 SQ. FT.

| UNIT MIX PER BUILDING TYPE |          |             |              |                |              |           |            |                      |                 |
|----------------------------|----------|-------------|--------------|----------------|--------------|-----------|------------|----------------------|-----------------|
| Unit Designation           | Area     | Bldg Types  |              |                |              | # Units   | % of Total | Leasable Area (NRSF) | Client's target |
|                            |          | Type I(3st) | Type II(3st) | Type III (3st) | Type IV(3st) |           |            |                      |                 |
| 1BD                        |          |             |              |                |              |           |            |                      |                 |
| A1                         | 710 sf   | 12          | 12           | 0              | 12           | 84        | 32%        | 59,640 sf            |                 |
| A2                         | 750 sf   | 12          | 0            | 0              | 0            | 12        | 5%         | 9,000 sf             |                 |
| Sub-Total                  |          | 24 units    | 12 units     | units          | 12 units     | 96 units  | 36%        | 68,640 sf            | 715 avg sf/du   |
| 715 avg sf/du              |          |             |              |                |              |           |            |                      |                 |
| 2BD                        |          |             |              |                |              |           |            |                      |                 |
| B1                         | 1,035 sf | 0           | 12           | 12             | 0            | 72        | 27%        | 74,520 sf            |                 |
| B2                         | 1,110 sf | 0           | 0            | 12             | 0            | 48        | 18%        | 53,280 sf            |                 |
| Sub-Total                  |          | units       | 12 units     | 24 units       | units        | 120 units | 45%        | 127,800 sf           | 1,065 avg sf/du |
| 1,065 avg sf/du            |          |             |              |                |              |           |            |                      |                 |
| 3BD                        |          |             |              |                |              |           |            |                      |                 |
| C1                         | 1,210 sf | 0           | 0            | 0              | 12           | 48        | 18%        | 58,080 sf            |                 |
| Sub-Total                  |          | units       | units        | units          | 12 units     | 48 units  | 18%        | 58,080 sf            |                 |
| 1,210 avg sf/du            |          |             |              |                |              |           |            |                      |                 |
| # of Unit/Bldg             |          | 24 units    | 24 units     | 24 units       | 24 units     | 264 units |            |                      |                 |
| # of Bldgs                 |          | 1 bldgs     | 2 bldgs      | 4 bldgs        | 4 bldgs      | 11 bldgs  |            |                      |                 |
| # Units Total              |          | 24 units    | 48 units     | 96 units       | 96 units     | 264 units | 100%       | 254,520 sf           |                 |
| 964 avg sf/du              |          |             |              |                |              |           |            |                      |                 |

UNIT PLANS

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

SITE PLAN RESUBMITTAL 03/29/2021

|              |            |
|--------------|------------|
| DRAWN        |            |
| DATE         | 01/22/2021 |
| SCALE        | AS SHOWN   |
| JOB NO.      | 1857.PRJ   |
| SHEET TITLE: |            |

UNIT PLANS

SHEET NUMBER:

A-4.2

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

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8950 SW 74th COURT  
SUITE 1513  
MIAMI, FLORIDA 33156  
(305) 273-9911

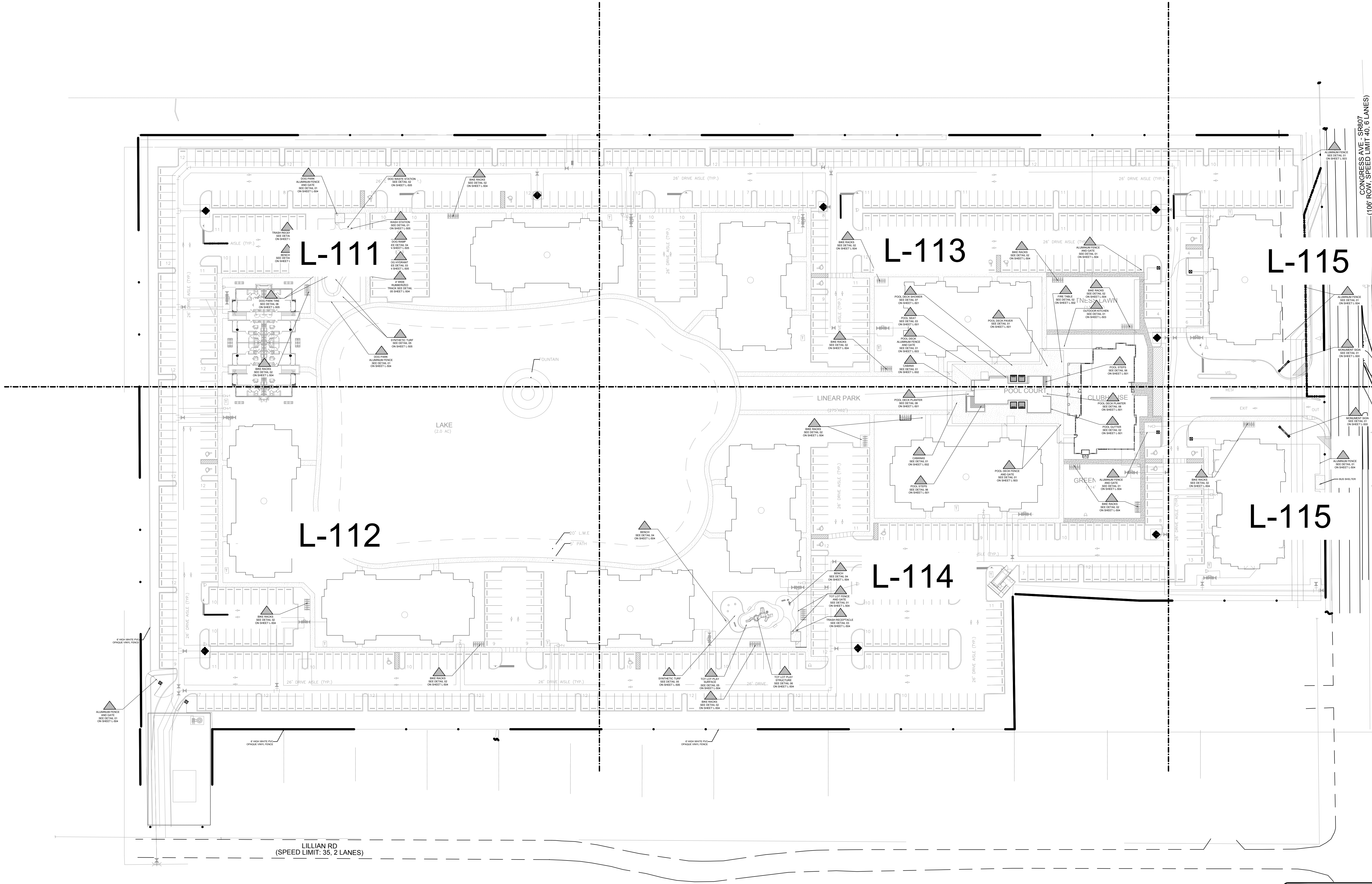
FOR:  
THE SPEAR GROUP  
LOCATED AT:  
PALM SPRINGS, FLORIDA

BEATRIZ M. HERNANDEZ  
AR00094576

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

BY





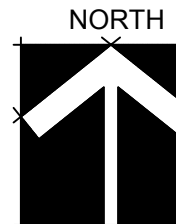
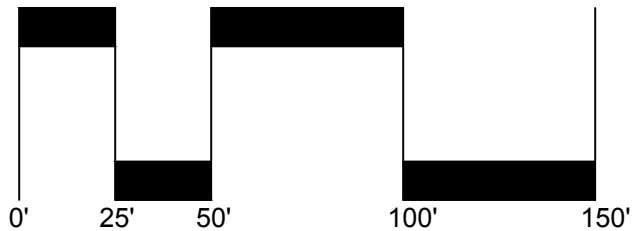
CONGRESS AVE - SR807  
(105' ROW, SPEED LIMIT 40, 6 LANES)

LILLIAN RD  
(SPEED LIMIT: 35, 2 LANES)



KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG  
It's fast, it's free, it's the law.  
Call 811 two business days  
before digging

SCALE: 1"=50'-00"



INITIAL SITE PLAN SUBMITTAL

LAYOUT PLANS  
**PALM SPRINGS RESIDENCES**

PALM SPRINGS, FLORIDA

Sheet Description  
LAYOUT  
KEY PLAN

Release Date  
01-22-21

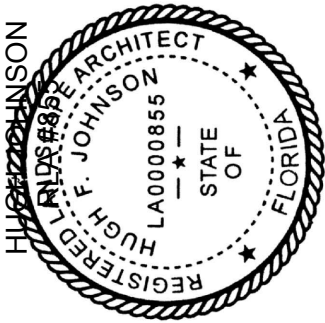
Project Number  
2105

Drawing Number

**L-110**  
LAYOUT PLANS

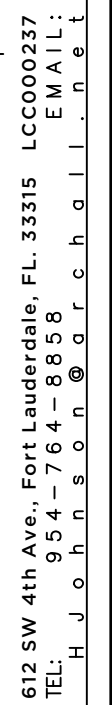
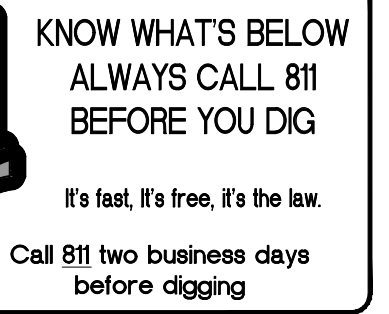
REV. 1 02-24-2021  
REV. 2 03-30-2021

Revision Dates



**AAL**  
Architectural Alliance Landscape  
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237  
TEL: 954.575.0000 or 954.575.0001





Revision Dates

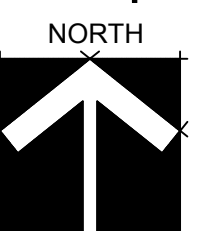
PALM SPRINGS, FLORIDA

## LAYOUT PLAN

Release Date  
11-22-21

Project Number  
2105

ving Number

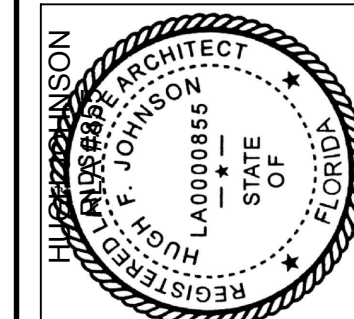
111  
OUT PLANS





LAKE  
(2.0 AC)

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



REV 3 03 30 2021

1000

MATCHLINE SEE SHEET L-114

## LAYOUT PLANS

# LAYOUT PLANS

PALM SPRINGS, FLORIDA

Sheet Description

## LAYOUT PLAN

|              |
|--------------|
| Release Date |
| 01-22-21     |

Project Number  
2105

Drawing Number

**L-112**  
LAYOUT PLANS

6' HIGH WHITE PVC-  
OPAQUE VINYL FENCE

ALUMINUM FENCE  
AND GATE  
SEE DETAIL 01  
ON SHEET 1-504

6' HIGH WHITE PVC-  
OPAQUE VINYL FENCE

BIKE RACKS  
SEE DETAIL 02  
ON SHEET L-504

BIKE RACKS  
SEE DETAIL 02  
ON SHEET I-504

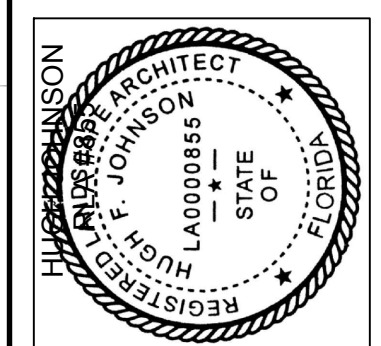
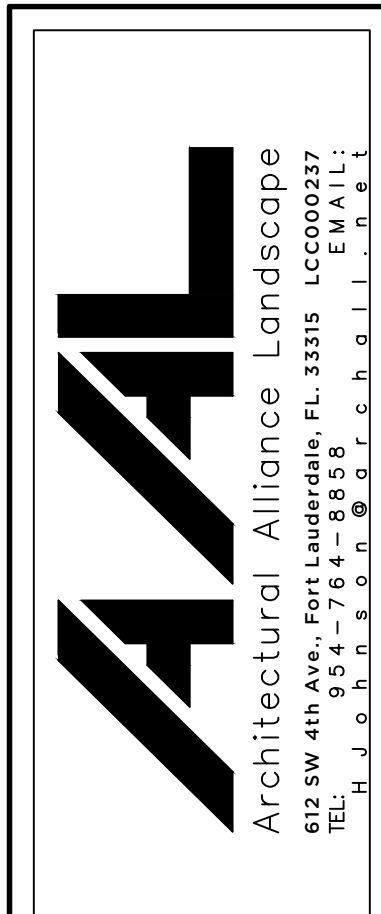
—20' L.M.E  
—5' PATH

SCALE: 1"=20'-00"

NORT

INITIAL SITE PLAN SUBMITTAL





REV. 2 03-30-2021

Revision Dates

# LAYOUT PLANS

## PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

LAYOUT  
PLAN

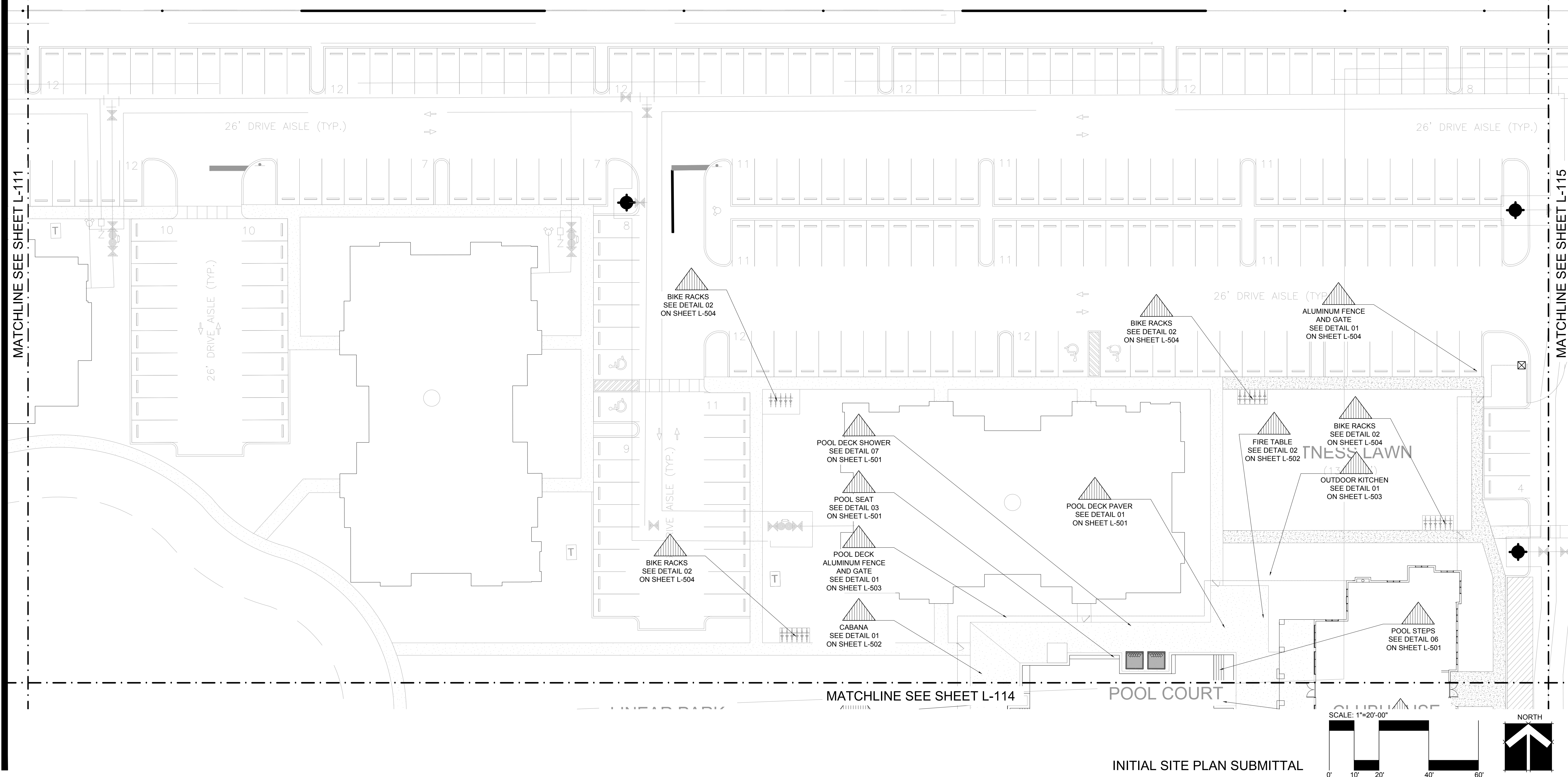
|              |
|--------------|
| Release Date |
| 01-22-21     |

|                |
|----------------|
| Project Number |
| 2105           |

Drawing Number

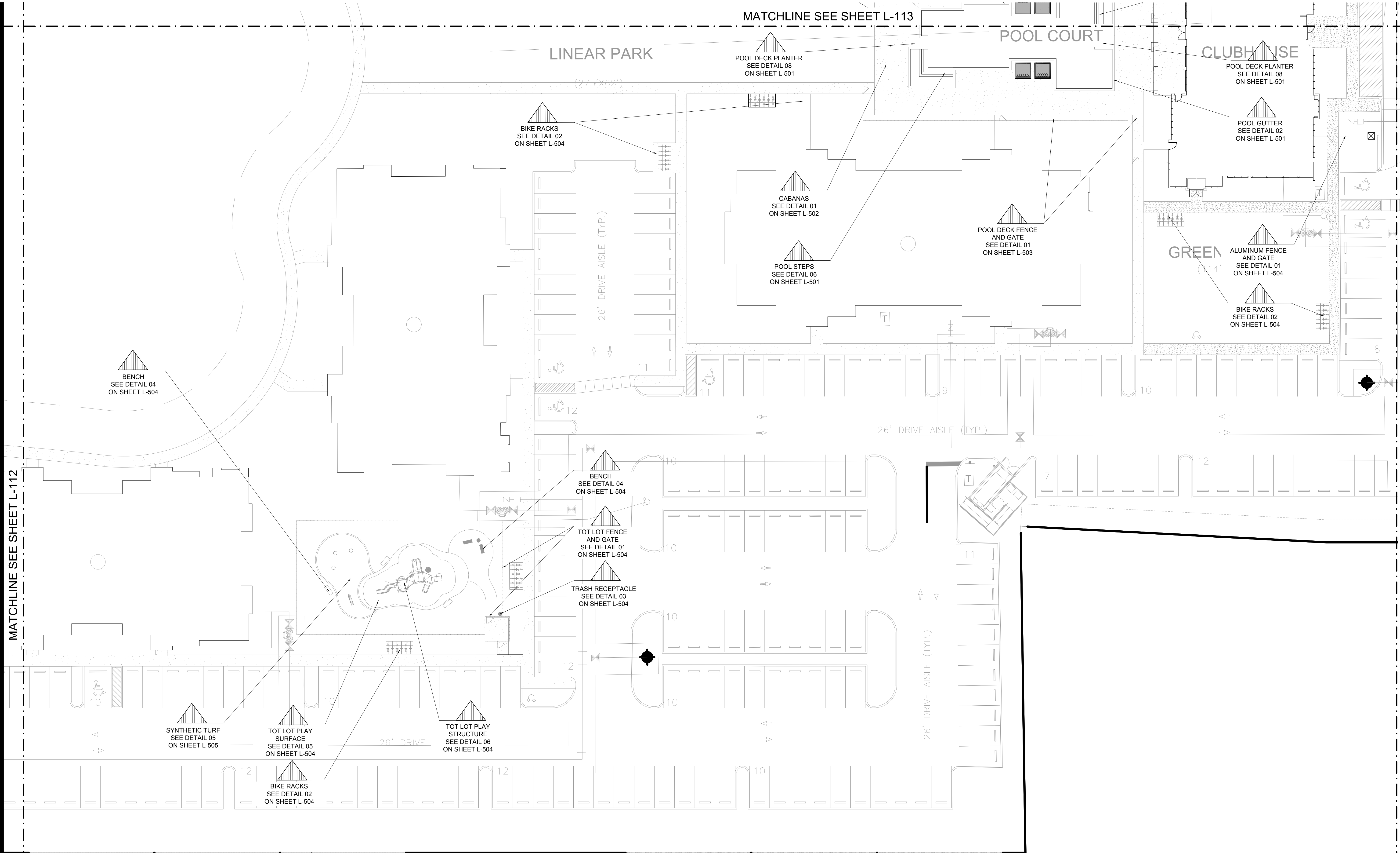
**L-113**

LAYOUT PLANS



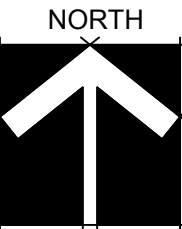
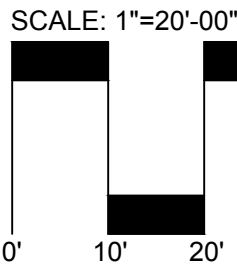


MATCHLINE SEE SHEET L-112



MATCHLINE SEE SHEET L-115

INITIAL SITE PLAN SUBMITTAL



**811** KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG

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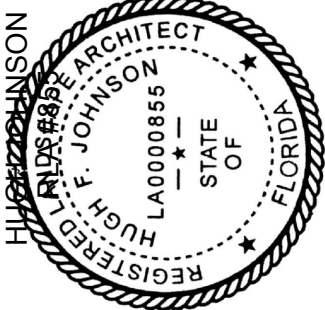
LAYOUT PLANS  
**PALM SPRINGS RESIDENCES**

PALM SPRINGS, FLORIDA

|                   |
|-------------------|
| Sheet Description |
| LAYOUT PLAN       |
| Release Date      |
| 01-22-21          |
| Project Number    |
| 2105              |
| Drawing Number    |
| <b>L-114</b>      |
| LAYOUT PLANS      |

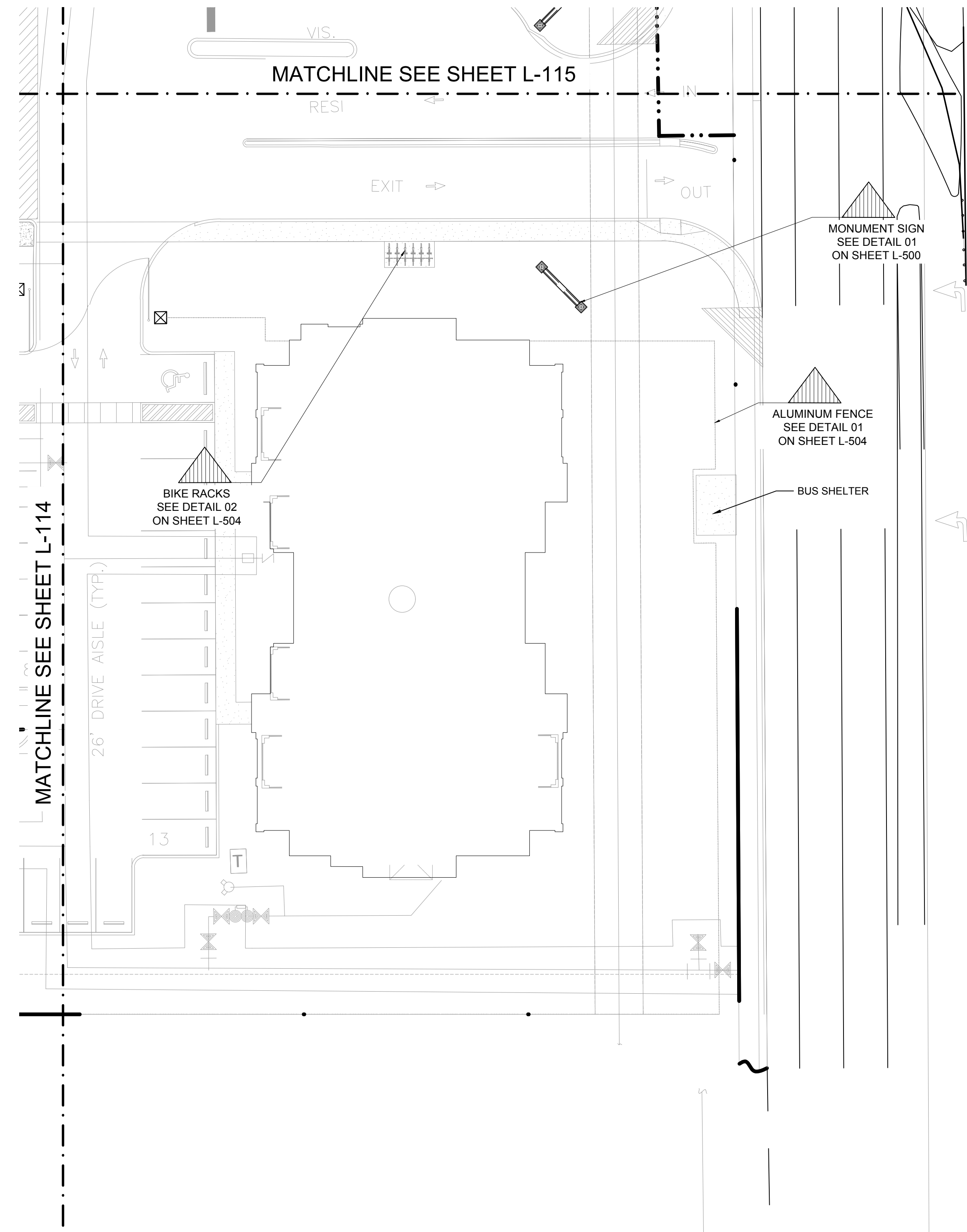
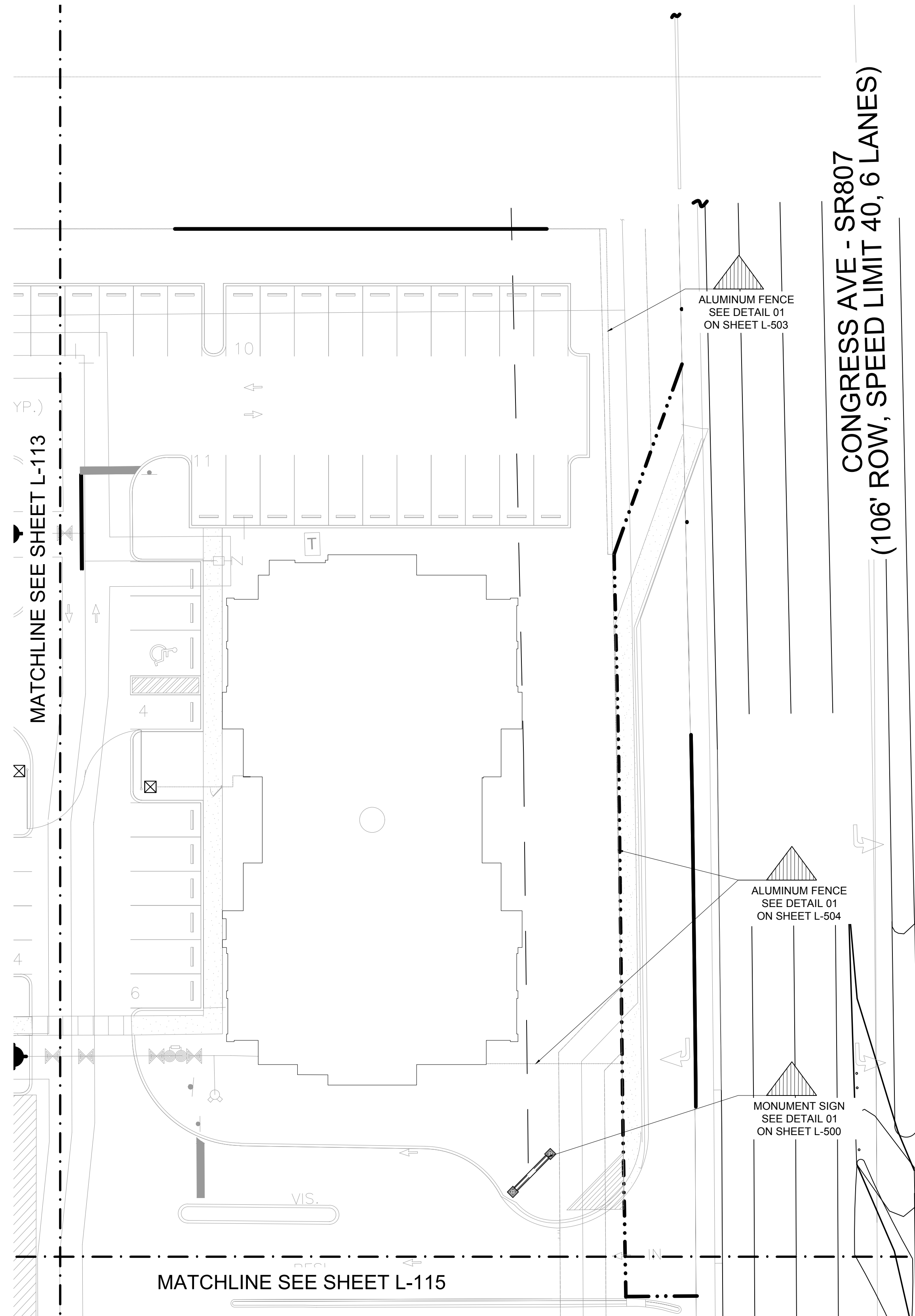
REV. 1 02-24-2021  
REV. 2 03-30-2021

Revision Dates

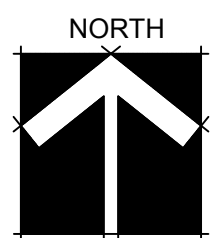
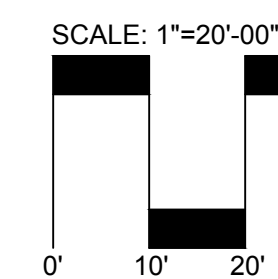


**AAL**  
Architectural Alliance Landscape  
632 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237  
TEL: 954.333.0000 FAX: 954.333.0001





INITIAL SITE PLAN SUBMITTAL



# LAYOUT PLANS

## PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description  
LAYOUT PLAN

Release Date  
01-22-21

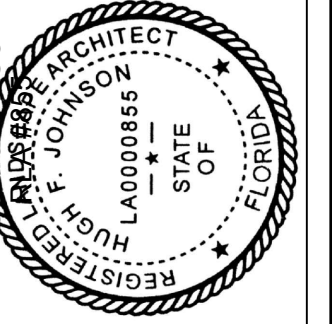
Project Number  
2105

Drawing Number

**L-115**  
LAYOUT PLANS

REV. 1 02-24-2021  
REV. 2 03-30-2021

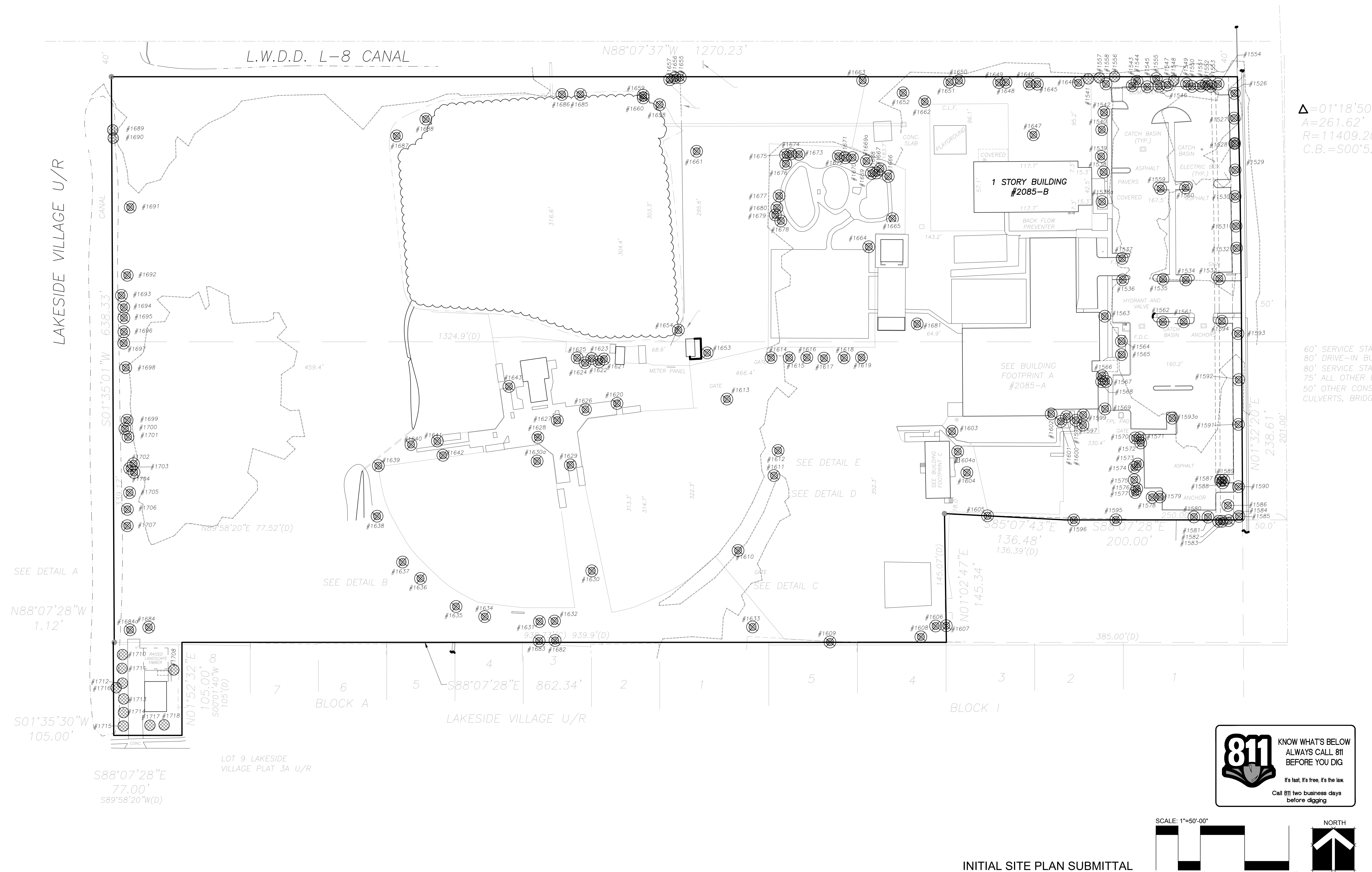
Revision Dates



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612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237  
TEL: 754.333.0000 FAX: 754.333.0001



| TREE DISPOSITION LEGEND |                             |
|-------------------------|-----------------------------|
|                         | TREES/PALMS TO REMAIN       |
|                         | TREES/PALMS TO BE RELOCATED |
|                         | TREES/PALMS TO BE REMOVED   |



$\Delta=01^{\circ}18'50''$   
 $A=261.62'$   
 $R=11409.20'$   
 $C.B.=S00^{\circ}53'00''$

60" SERVICE STA  
80" DRIVE-IN BU  
80" SERVICE STA  
75" ALL OTHER E  
50" OTHER CONS  
CULVERTS, BRID

**811** KNOW WHAT'S BELOW  
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SCALE: 1"=50'-00"  
NORTH  
0' 25' 50' 100' 150'

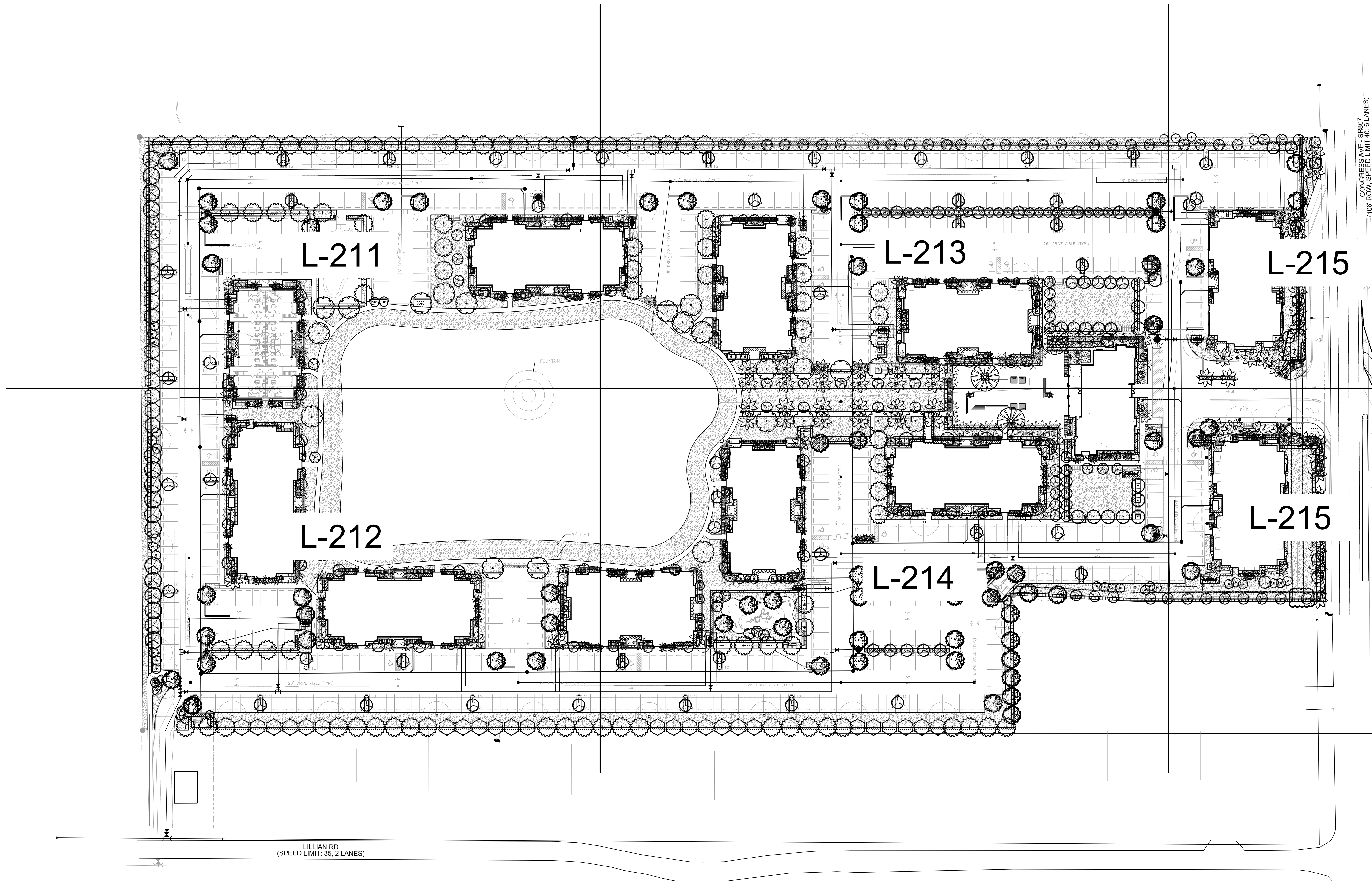
INITIAL SITE PLAN SUBMITTAL



| PALM SPRINGS RESIDENCES |                           |                   |           |              |              |               |           |             |        |         |
|-------------------------|---------------------------|-------------------|-----------|--------------|--------------|---------------|-----------|-------------|--------|---------|
| Tree Survey             |                           | 7/17/2019         |           |              |              |               |           |             |        |         |
| #                       | Scientific Name           | Common Name       | DBH (in.) | Height (ft.) | Spread (ft.) | Canopy (s.f.) | Condition | Disposition | Native | Remarks |
| 1526                    | <i>Wodyetia bifurcata</i> | Foxtail Palm      | 10        | 20           | 8            |               | 60%       | Remove      |        |         |
| 1527                    | <i>Wodyetia bifurcata</i> | Foxtail Palm      | 10        | 20           | 8            |               | 60%       | Remove      |        |         |
| 1528                    | <i>Wodyetia bifurcata</i> | Foxtail Palm      | 10        | 20           | 8            |               | 60%       | Remove      |        |         |
| 1529                    | <i>Wodyetia bifurcata</i> | Foxtail Palm      | 10        | 20           | 8            |               | 60%       | Remove      |        |         |
| 1530                    | <i>Wodyetia bifurcata</i> | Foxtail Palm      | 10        | 20           | 8            |               | 60%       | Remove      |        |         |
| 1531                    | <i>Wodyetia bifurcata</i> | Foxtail Palm      | 10        | 20           | 8            |               | 60%       | Remove      |        |         |
| 1532                    | <i>Wodyetia bifurcata</i> | Foxtail Palm      | 10        | 20           | 8            |               | 60%       | Remove      |        |         |
| 1533                    | <i>Roystonea regia</i>    | Royal Palm        | 16        | 25           | 12           |               | 80%       | Remove      | X      |         |
| 1534                    | <i>Roystonea regia</i>    | Royal Palm        | 16        | 25           | 12           |               | 80%       | Remove      | X      |         |
| 1535                    | <i>Roystonea regia</i>    | Royal Palm        | 16        | 25           | 12           |               | 80%       | Remove      | X      |         |
| 1536                    | <i>Roystonea regia</i>    | Royal Palm        | 16        | 25           | 12           |               | 80%       | Remove      | X      |         |
| 1537                    | <i>Roystonea regia</i>    | Royal Palm        | 16        | 25           | 12           |               | 80%       | Remove      | X      |         |
| 1538                    | <i>Wodyetia bifurcata</i> | Foxtail Palm      | 5         | 14           | 2            |               | 10%       | Remove      |        |         |
| 1538a                   | <i>Wodyetia bifurcata</i> | Foxtail Palm      | 6         | 15           | 4            |               | 40%       | Remove      |        |         |
| 1539                    | <i>Bismarckia nobilis</i> | Bismarck Palm     | 12        | 8            | 5            |               | 30%       | Remove      |        |         |
| 1540                    | <i>Bucida buseras</i>     | Black Olive       | 20        | 30           | 40           | 1256          | 60%       | Remove      |        |         |
| 1541                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 9         | 15           | 8            |               | 50%       | Remain      | X      |         |
| 1542                    | <i>Bucida buseras</i>     | Black Olive       | 24        | 40           | 40           | 1256          | 60%       | Remove      |        |         |
| 1543                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remove      | X      |         |
| 1544                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remove      | X      |         |
| 1545                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remove      | X      |         |
| 1546                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remove      | X      |         |
| 1547                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remove      | X      |         |
| 1548                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remain      | X      |         |
| 1549                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remove      | X      |         |
| 1550                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remove      | X      |         |
| 1551                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remove      | X      |         |
| 1552                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remove      | X      |         |
| 1553                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remove      | X      |         |
| 1554                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remove      | X      |         |
| 1555                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remove      | X      |         |
| 1556                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remain      | X      |         |
| 1557                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remain      | X      |         |
| 1558                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remove      | X      |         |
| 1559                    | <i>Quercus virginiana</i> | Southern Live Oak | 5         | 16           | 12           | 113           | 65%       | Remove      | X      |         |
| 1560                    | <i>Quercus virginiana</i> | Southern Live Oak | 5         | 16           | 12           | 113           | 65%       | Remove      | X      |         |
| 1561                    | <i>Roystonea regia</i>    | Royal Palm        | 16        | 25           | 12           |               | 80%       | Remove      | X      |         |
| 1562                    | <i>Roystonea regia</i>    | Royal Palm        | 16        | 25           | 12           |               | 80%       | Remove      | X      |         |
| 1563                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 9         | 12           | 9            |               | 50%       | Remove      | X      |         |
| 1564                    | <i>Adonidia merrilli</i>  | Christmas Palm    | 4         | 10           | 7            |               | 60%       | Remove      |        |         |
| 1565                    | <i>Adonidia merrilli</i>  | Christmas Palm    | 8         | 10           | 7            |               | 60%       | Remove      |        |         |
| 1566                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 11        | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1567                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 11        | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1568                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 11        | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1569                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 11        | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1570                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 9         | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1571                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 9         | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1572                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 9         | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1573                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 9         | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1574                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 9         | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1575                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 9         | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1576                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 9         | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1577                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 9         | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1578                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 9         | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1579                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 9         | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1580                    | <i>Bucida buseras</i>     | Black Olive       | 20        | 30           | 25           | 491           | 60%       | Remove      |        |         |
| 1581                    | <i>Bucida buseras</i>     | Black Olive       | 20        | 35           | 30           | 707           | 60%       | Remove      |        |         |
| 1582                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 11           | 9            |               | 60%       | Remove      | X      |         |
| 1583                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 11           | 9            |               | 60%       | Remove      | X      |         |
| 1584                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 11           | 9            |               | 60%       | Remove      | X      |         |
| 1585                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 11           | 9            |               | 60%       | Remove      | X      |         |
| 1586                    | <i>Ficus benjamina</i>    | Weeping Fig       | 18        | 20           | 12           | 113           | 35%       | Remove      |        |         |
| 1587                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 10        | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1588                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 10        | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1589                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 10        | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1590                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 10        | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1591                    | <i>Bucida buseras</i>     | Black Olive       | 16        | 25           | 22           | 380           | 50%       | Remove      |        |         |
| 1592                    | <i>Bucida buseras</i>     | Black Olive       | 16        | 25           | 22           | 380           | 50%       | Remove      |        |         |
| 1593                    | <i>Bucida buseras</i>     | Black Olive       | 16        | 25           | 22           | 380           | 50%       | Remove      |        |         |
| 1593a                   | <i>Bursera simaruba</i>   | Gumbo Limbo       | 5         | 9            | 12           | 113           | 40%       | Remove      |        |         |
| 1594                    | <i>Roystonea regia</i>    | Royal Palm        | 16        | 25           | 12           |               | 80%       | Remove      |        |         |
| 1595                    | <i>Adonidia merrilli</i>  | Christmas Palm    | 4         | 8            | 5            |               | 60%       | Remove      |        |         |
| 1596                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 14        | 20           | 8            |               | 60%       | Remove      | X      |         |
| 1597                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 11        | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1598                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 11        | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1599                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 11        | 25           | 8            |               | 60%       | Remove      | X      |         |

| Tree Survey |                                  | 7/17/2019         |           |              |              |      |           |             |        |          |
|-------------|----------------------------------|-------------------|-----------|--------------|--------------|------|-----------|-------------|--------|----------|
| #           | Scientific Name                  | Common Name       | DBH (in.) | Height (ft.) | Spread (ft.) |      | Condition | Disposition | Native | Remarks  |
| 1600        | <i>Sabal Palmetto</i>            | Sabal Palm        | 11        | 25           | 8            |      | 60%       | Remove      | X      |          |
| 1601        | <i>Sabal Palmetto</i>            | Sabal Palm        | 11        | 25           | 8            |      | 60%       | Remove      | X      |          |
| 1602        | <i>Ravenala madagascariensis</i> | Travelers-Tree    | 12        | 18           | 9            |      | 50%       | Remove      |        |          |
| 1603        | <i>Sabal Palmetto</i>            | Sabal Palm        | 9         | 22           | 9            |      | 50%       | Remove      | X      |          |
| 1604        | <i>Ficus aurea</i>               | Strangler Fig     | 80        | 50           | 50           | 1963 | 45%       | Remove      |        |          |
| 1604a       | <i>Syagrus romanzoffiana</i>     | Queen Palm        | 9         | 15           | 18           | 254  | 50%       | Remove      |        |          |
| 1605        | <i>Bischofia javanica</i>        | Bishopwood        | 48        | 40           | 40           | 1256 | 50%       | Remove      |        | Invasive |
| 1606        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 25           | 8            |      | 40%       | Remove      | X      |          |
| 1607        | <i>Ficus aurea</i>               | Strangler Fig     | 60        | 35           | 40           | 1256 | 60%       | Remove      |        |          |
| 1608        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 24           | 8            |      | 65%       | Remove      | X      |          |
| 1609        | <i>Cupaniopsis anacardiopsis</i> | Carrotwood        | 8         | 20           | 15           | 177  | 60%       | Remove      |        |          |
| 1610        | <i>Delonix regia</i>             | Royal Poinciana   | 12        | 25           | 50           | 1963 | 70%       | Remove      |        |          |
| 1611        | <i>Delonix regia</i>             | Royal Poinciana   | 6         | 12           | 18           | 254  | 60%       | Remove      |        |          |
| 1612        | <i>Quercus virginiana</i>        | Southern Live Oak | 10        | 18           | 20           | 314  | 60%       | Remove      | X      |          |
| 1613        | <i>Sabal Palmetto</i>            | Sabal Palm        | 11        | 20           | 9            |      | 65%       | Remove      | X      |          |
| 1614        | <i>Roystonea regia</i>           | Royal Palm        | 16        | 25           | 12           |      | 50%       | Remove      | X      |          |
| 1615        | <i>Roystonea regia</i>           | Royal Palm        | 16        | 25           | 12           |      | 50%       | Remove      | X      |          |
| 1616        | <i>Roystonea regia</i>           | Royal Palm        | 16        | 20           | 0            |      | 0%        | Remove      | X      | Dead     |
| 1617        | <i>Roystonea regia</i>           | Royal Palm        | 16        | 25           | 12           |      | 50%       | Remove      | X      |          |
| 1618        | <i>Roystonea regia</i>           | Royal Palm        | 16        | 25           | 12           |      | 50%       | Remove      | X      |          |
| 1619        | <i>Roystonea regia</i>           | Royal Palm        | 16        | 25           | 12           |      | 50%       | Remove      | X      |          |
| 1620        | <i>Quercus virginiana</i>        | Southern Live Oak | 7         | 14           | 12           | 113  | 70%       | Remove      | X      |          |
| 1621        | <i>Washingtonia robusta</i>      | Mexican Fan Palm  | 10        | 28           | 9            |      | 60%       | Remove      | X      |          |
| 1622        | <i>Washingtonia robusta</i>      | Mexican Fan Palm  | 10        | 28           | 9            |      | 60%       | Remove      |        |          |
| 1623        | <i>Washingtonia robusta</i>      | Mexican Fan Palm  | 10        | 28           | 9            |      | 60%       | Remove      |        |          |
| 1624        | <i>Washingtonia robusta</i>      | Mexican Fan Palm  | 10        | 28           | 9            |      | 60%       | Remove      |        |          |
| 1625        | <i>Washingtonia robusta</i>      | Mexican Fan Palm  | 10        | 28           | 9            |      | 60%       | Remove      |        |          |
| 1626        | <i>Quercus virginiana</i>        | Southern Live Oak | 7         | 14           | 12           | 113  | 70%       | Remove      | X      |          |
| 1627        | <i>Quercus virginiana</i>        | Southern Live Oak | 5         | 12           | 7            | 38   | 60%       | Remove      | X      |          |
| 1628        | <i>Quercus virginiana</i>        | Southern Live Oak | 7         | 12           | 12           | 113  | 60%       | Remove      | X      |          |
| 1629        | <i>Quercus virginiana</i>        | Southern Live Oak | 5         | 10           | 10           | 79   | 60%       | Remove      | X      |          |
| 1630        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 25           | 9            |      | 65%       | Remove      | X      |          |
| 1630a       | <i>Acacia auriculiformis</i>     | Earleaf Acacia    | 5         | 20           | 9            |      | 50%       | Remove      | X      | Invasive |
| 1631        | <i>Quercus virginiana</i>        | Southern Live Oak | 12        | 20           | 20           | 314  | 65%       | Remove      | X      |          |
| 1632        | <i>Quercus virginiana</i>        | Southern Live Oak | 12        | 20           | 20           | 314  | 65%       | Remove      | X      |          |
| 1633        | <i>Bucida buseras</i>            | Black Olive       | 16        | 25           | 22           | 380  | 50%       | Remove      | X      |          |
| 1634        | <i>Quercus virginiana</i>        | Southern Live Oak | 12        | 20           | 20           | 314  | 65%       | Remove      | X      |          |
| 1635        | <i>Quercus virginiana</i>        | Southern Live Oak | 12        | 20           | 20           | 314  | 65%       | Remove      | X      |          |
| 1636        | <i>Quercus virginiana</i>        | Southern Live Oak | 12        | 20           | 20           | 314  | 65%       | Remove      | X      |          |
| 1637        | <i>Quercus virginiana</i>        | Southern Live Oak | 12        | 20           | 20           | 314  | 65%       | Remove      | X      |          |
| 1638        | <i>Quercus virginiana</i>        | Southern Live Oak | 12        | 20           | 20           | 314  | 65%       | Remove      | X      |          |
| 1639        | <i>Sabal Palmetto</i>            | Sabal Palm        | 10        | 25           | 9            |      | 60%       | Remove      | X      |          |
| 1640        | <i>Sabal Palmetto</i>            | Sabal Palm        | 10        | 25           | 9            |      | 60%       | Remove      | X      |          |
| 1641        | <i>Sabal Palmetto</i>            | Sabal Palm        | 10        | 25           | 9            |      | 60%       | Remove      | X      |          |
| 1642        | <i>Sabal Palmetto</i>            | Sabal Palm        | 10        | 25           | 9            |      | 60%       | Remove      | X      |          |
| 1643        | <i>Quercus virginiana</i>        | Southern Live Oak | 10        | 14           | 18           | 254  | 65%       | Remove      | X      |          |
| 1644        | <i>Sabal Palmetto</i>            | Sabal Palm        | 9         | 15           | 8            |      | 50%       | Remove      | X      |          |
| 1645        | <i>Sabal Palmetto</i>            | Sabal Palm        | 9         | 15           | 8            |      | 50%       | Remove      | X      |          |
| 1646        | <i>Sabal Palmetto</i>            | Sabal Palm        | 9         | 15           | 8            |      | 50%       | Remove      | X      |          |
| 1647        | <i>Bursera simaruba</i>          | Gumbo Limbo       | 6         | 14           | 14           | 154  | 65%       | Remove      |        |          |
| 1648        | <i>Sabal Palmetto</i>            | Sabal Palm        | 9         | 15           | 8            |      | 50%       | Remove      | X      |          |
| 1649        | <i>Sabal Palmetto</i>            | Sabal Palm        | 9         | 15           | 8            |      | 50%       | Remove      | X      |          |
| 1650        | <i>Sabal Palmetto</i>            | Sabal Palm        | 9         | 15           | 8            |      | 50%       | Remove      | X      |          |
| 1651        | <i>Sabal Palmetto</i>            | Sabal Palm        | 9         | 15           | 8            |      | 50%       | Remove      | X      |          |
| 1652        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 10           | 9            |      | 65%       | Remove      | X      |          |
| 1653        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 12           | 10           |      | 55%       | Remove      | X      |          |
| 1654        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 25           | 10           |      | 40%       | Remove      | X      |          |
| 1655        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 24           | 10           |      | 45%       | Remove      | X      |          |
| 1656        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 24           | 10           |      | 45%       | Remove      | X      |          |
| 1657        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 24           | 10           |      | 45%       | Remove      | X      |          |
| 1658        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 10           | 9            |      | 60%       | Remove      | X      |          |
| 1659        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 24           | 10           |      | 45%       | Remove      | X      |          |
| 1660        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 24           | 10           |      | 45%       | Remove      | X      |          |
| 1661        | <i>Quercus virginiana</i>        | Southern Live Oak | 20        | 25           | 20           | 314  | 60%       | Remove      | X      |          |
| 1662        | <i>Quercus virginiana</i>        | Southern Live Oak | 4         | 10           | 8            | 50   | 60%       | Remove      | X      |          |
| 1663        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 24           | 10           |      | 45%       | Remove      | X      |          |
| 1664        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 20           | 9            |      | 60%       | Remove      | X      |          |
| 1665        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 15           | 9            |      | 60%       | Remove      | X      |          |
| 1666        | <i>Ligustrum japonicum</i>       | Japanese Privet   | 8         | 10           | 12           | 113  | 65%       | Remove      |        |          |
| 1667        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 16           | 9            |      | 60%       | Remove      | X      |          |
| 1668        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 16           | 9            |      | 60%       | Remove      | X      |          |
| 1669        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 16           | 9            |      | 60%       | Remove      | X      |          |
| 1669a       | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 16           | 9            |      | 60%       | Remove      | X      |          |
| 1669b       | <i>Ligustrum japonicum</i>       | Japanese Privet   | 8         | 10           | 12           | 113  | 65%       | Remove      |        |          |
| 1670        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 25           | 9            |      | 65%       | Remove      | X      |          |





CONGRESS AVE - SR807  
(106' ROW, SPEED LIMIT 40, 6 LANES)

LILLIAN RD  
(SPEED LIMIT: 35, 2 LANES)



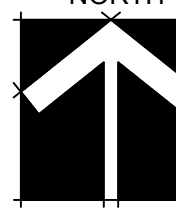
KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG

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

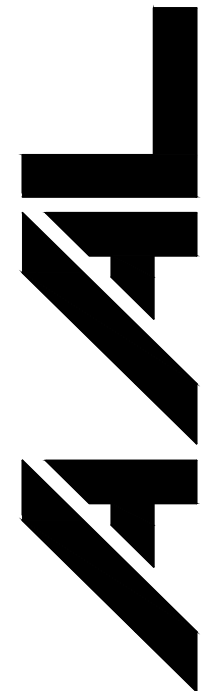
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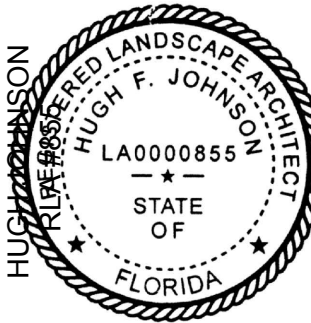
NORTH



INITIAL SITE PLAN SUBMITTAL



Architectural Alliance Landscape  
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237  
TEL: 954.575.0000 FAX: 954.575.0001



HUGH F. JOHNSON  
LANDSCAPE ARCHITECT  
LA00008562  
STATE OF FLORIDA

REV. 1 02-24-2021  
REV. 2 03-30-2021

Revision Dates

LANDSCAPE PLANS

# PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

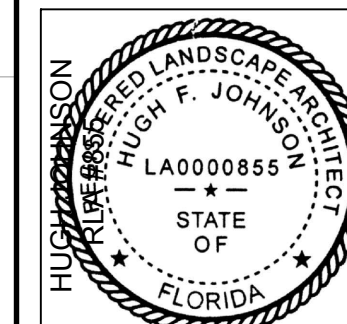
Sheet Description  
LANDSCAPE  
KEY PLAN

Release Date  
01-22-21

Project Number  
2105

Drawing Number  
**L-210**  
LANDSCAPE PLANS





REV. 1 02-24-2021

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# LANDSCAPE PLANS

## PALM SPRINGS RESIDENCES

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PALM SPRINGS, FLORIDA

Sheet Description

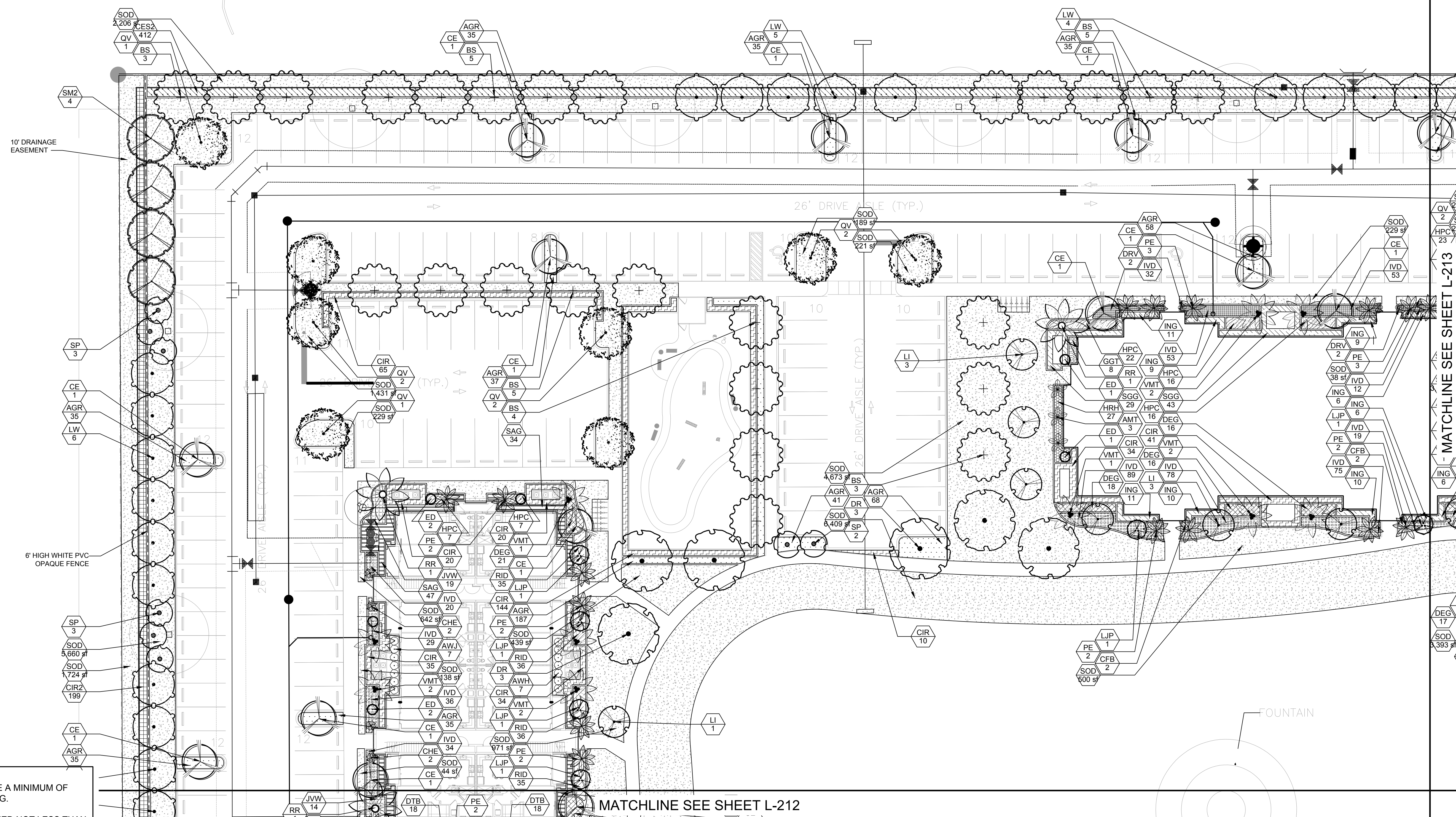
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PLAN

Release Date  
01-22-21

Project Number  
2105

Drawing Number

**L-211**  
LANDSCAPE PLANS

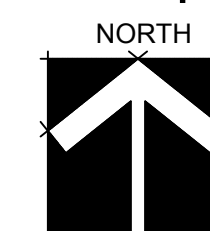
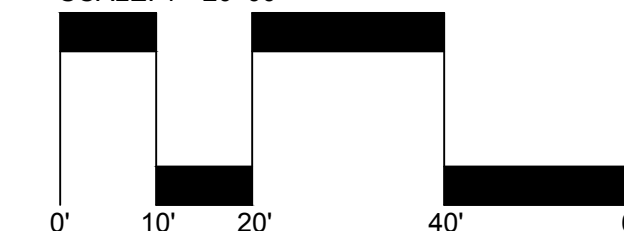


NOTE:

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

INITIAL SITE PLAN SUBMITTAL

SCALE: 1"=20'-00



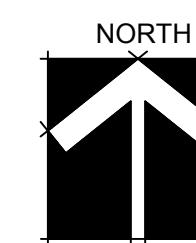
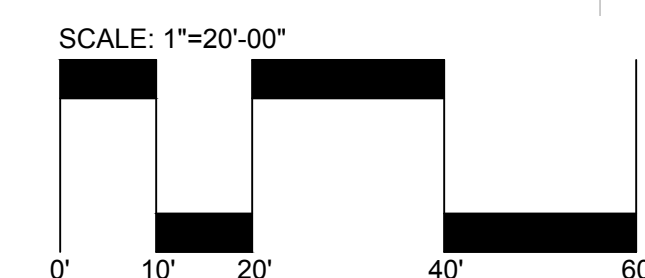


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INITIAL SITE PLAN SUBMITTAL


$$1. \mathcal{M} \models \varphi \iff \mathcal{M} \models \exists x (x \neq 0 \wedge \varphi(x))$$

LANDSCAPE PLANS

# LANDSCAPE PLANS PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

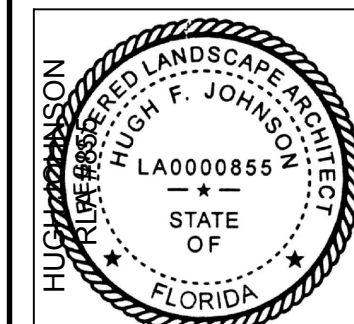
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| Release Date |
| 01-22-21     |

Project Number  
2105

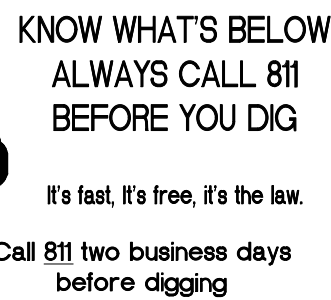
Drawing Number

**L-212**  
LANDSCAPE PLANS

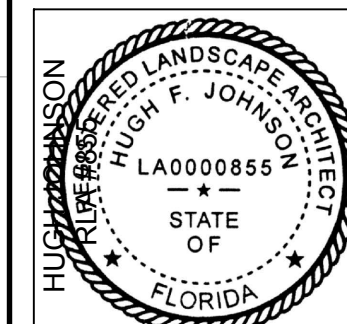
REV. 1 02-24-2021  
REV. 2 03 20 2021

### Revision Dates





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



REV. 1 02-24-2021

### Revision Dates

# LANDSCAPE PLANS

## PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

LANDSCAPE  
PLAN

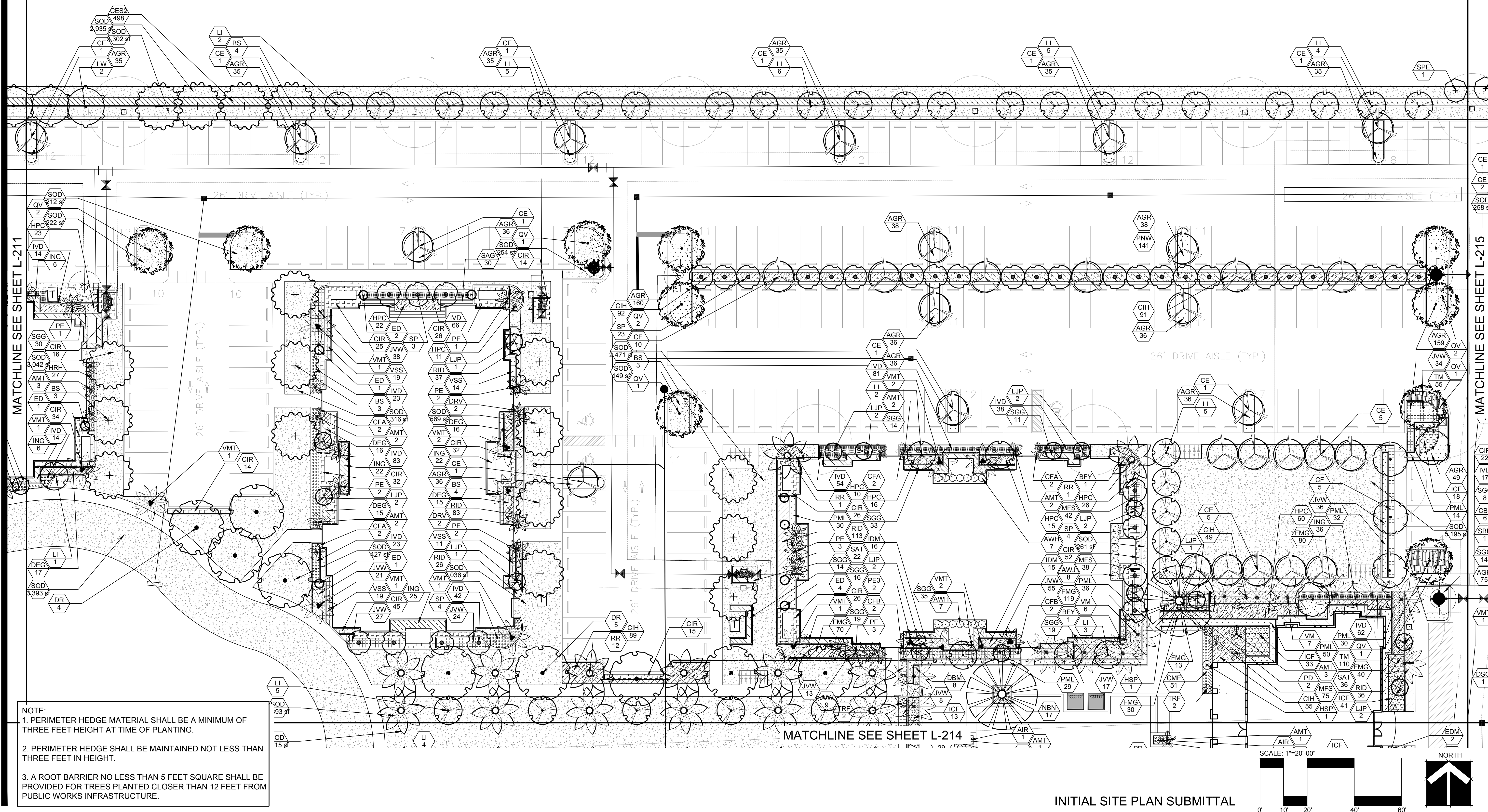
Release Date  
01-22-21

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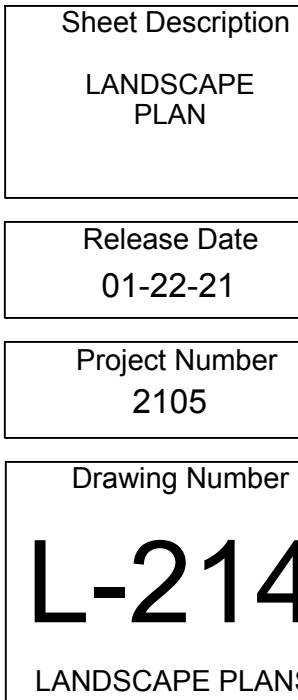
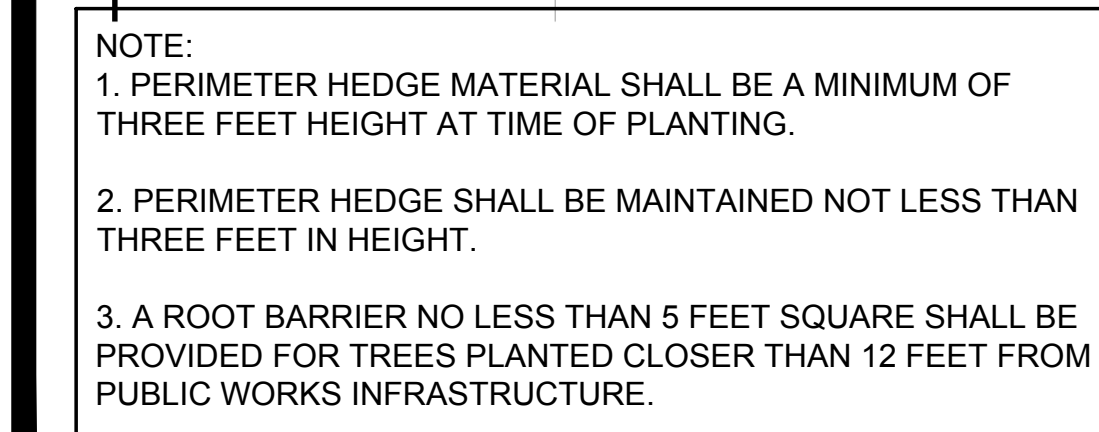
Project Number  
2105

Drawing Number

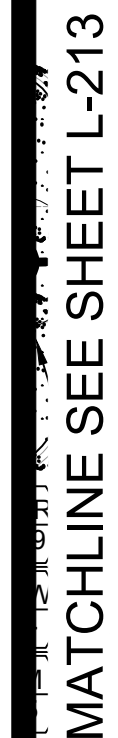
**L-213**  
LANDSCAPE PLANS











**NOTE:**

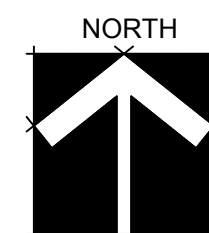
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ALWAYS CALL 811  
BEFORE YOU DIG**

*It's fast, it's free, it's the law.*

**Call 811 two business days  
before digging**





NOTES:

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

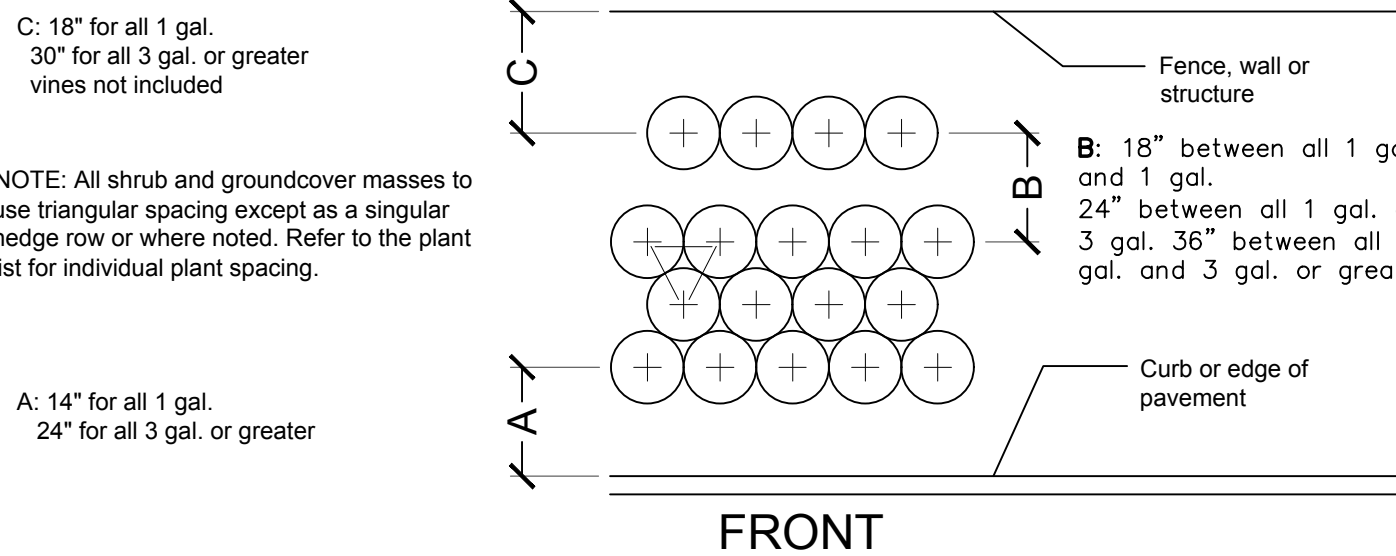
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.



Typical Plant Spacing

NOTES:

- FOR SPECIFICATIONS OF RELOCATED LEGACY TREES REFER TO UDKS LANDSCAPE PERMIT DRAWINGS ALREADY APPROVED.
- ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
- IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
- SEE SHEETS L-210 THROUGH L-217 FOR THE PLANTING PLANS
- ALL PLANTED MATERIAL ADJACENT TO CURBING SHALL BE PLANTED 3' BACK OF SAID CURB.
- A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.
- ALL SHADE AND MEDIUM TREES INSTALLED WITHIN CLOSE PROXIMITY OF A PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM PER CODE REQUIREMENTS OF THE CITY.
- TREE PROTECTION FENCE TO BE CONSTRUCTED TO PROTECT LEGACY TREES DURING CONSTRUCTION.

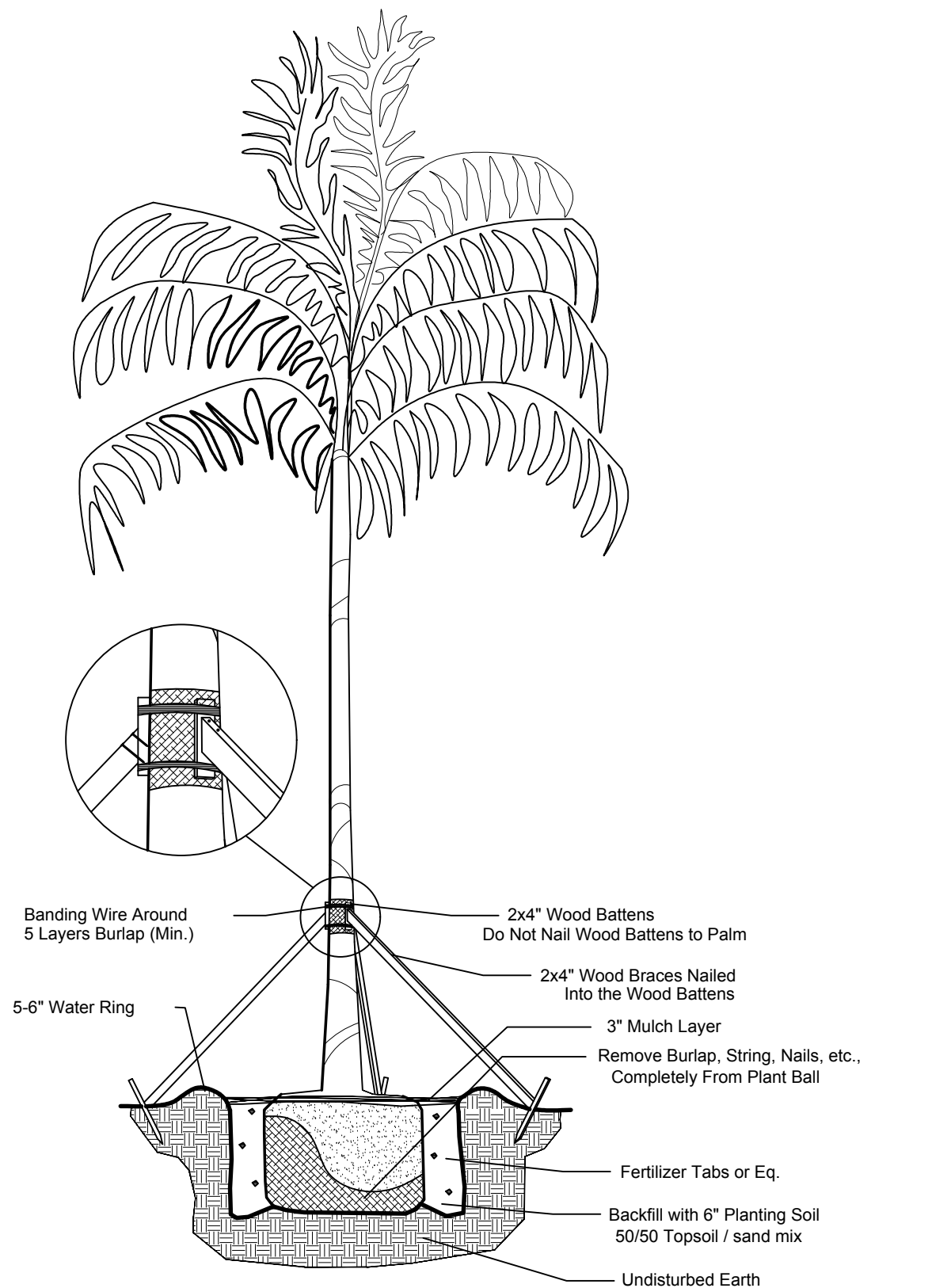
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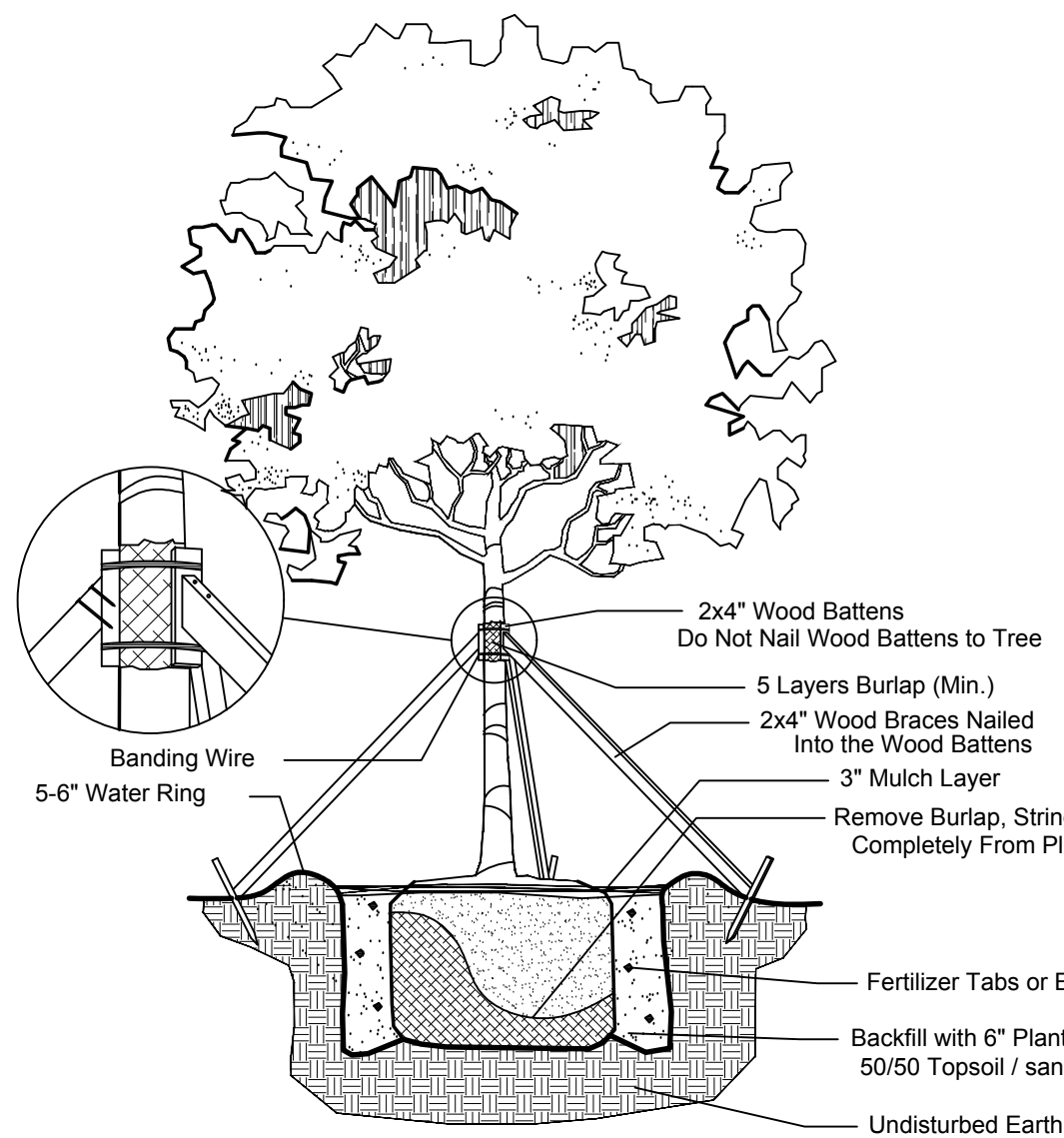
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4. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED BY LANDSCAPE MATERIAL IN COMPLIANCE WITH CODE.



Palm Planting Detail

NTS

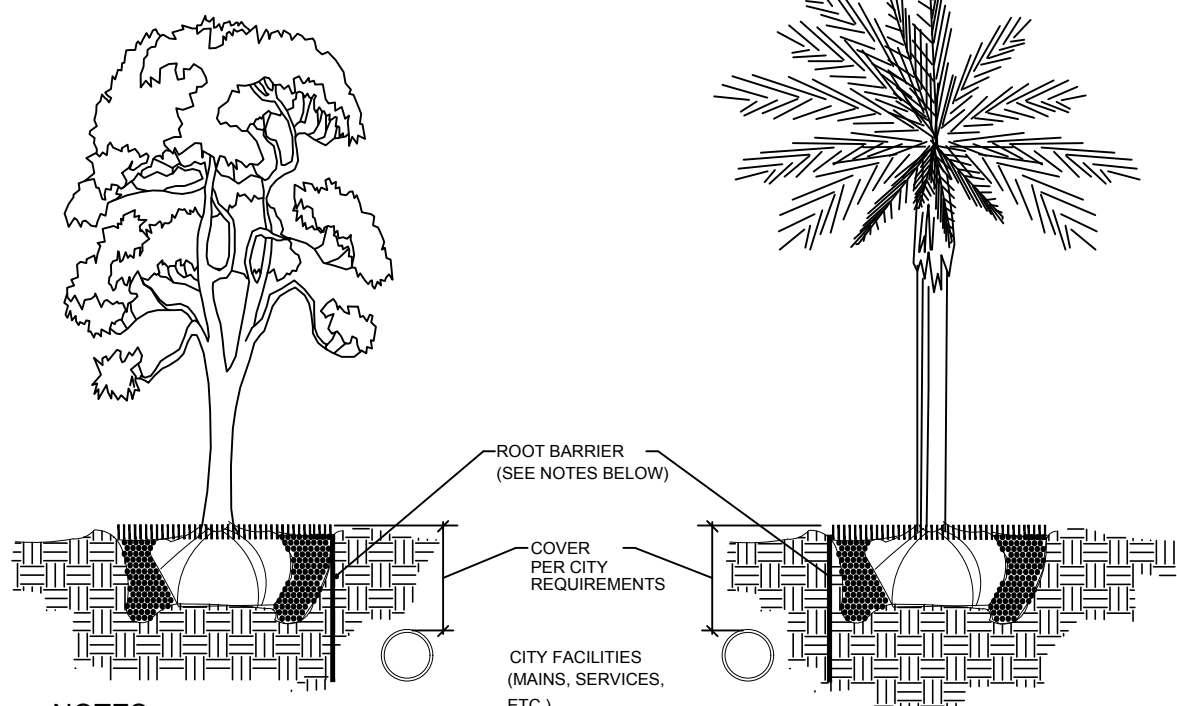


Large Tree Planting Detail

NTS

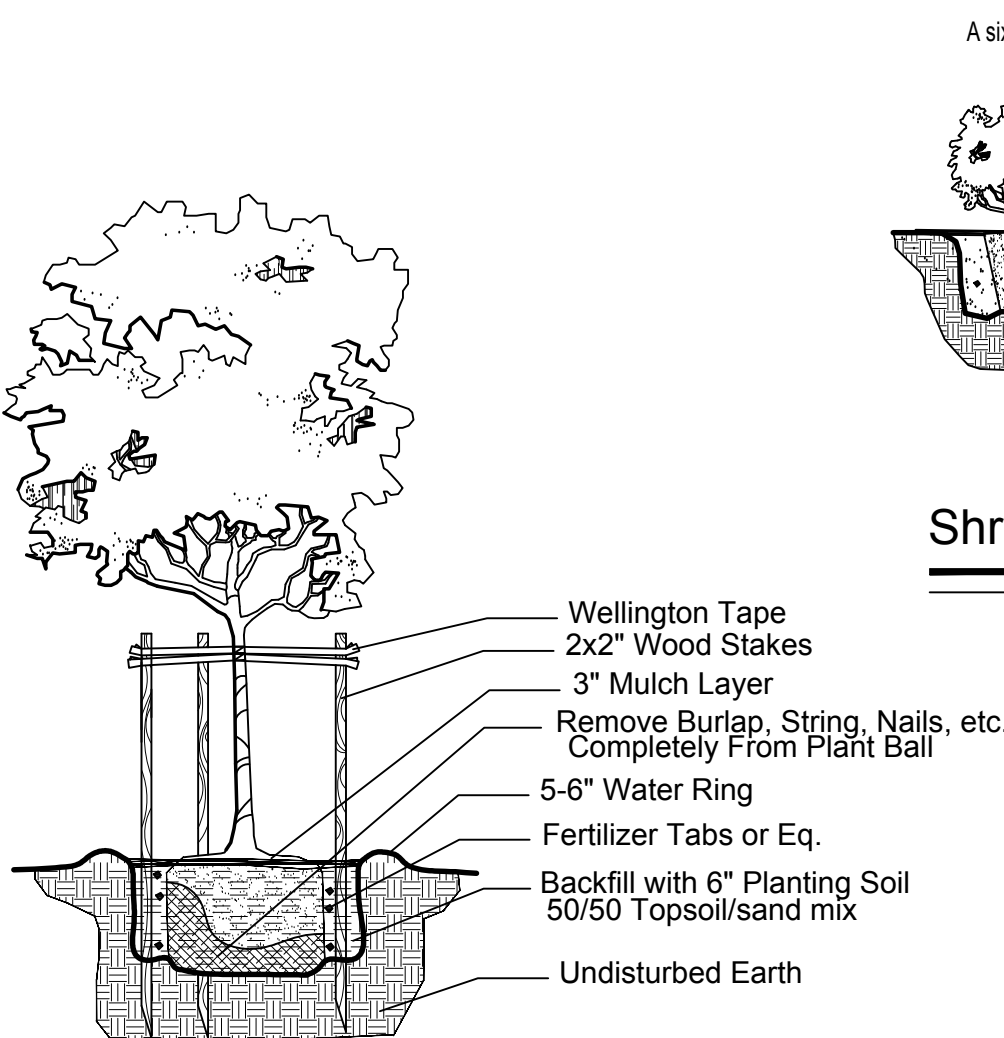
| PLANT SCHEDULE PALM SPRINGS |            |                                         |                                   |                 |            |                                      |        |         |          |                    |
|-----------------------------|------------|-----------------------------------------|-----------------------------------|-----------------|------------|--------------------------------------|--------|---------|----------|--------------------|
| TREES                       | QTY        | BOTANICAL NAME                          | COMMON NAME                       | CONT            | CAL.       | SIZE                                 | NATIVE | DROUGHT |          | REMARKS            |
| BS                          | 80         | BURSERIA SIMARUBA                       | GUMBO LIMBO                       | FG/8&B          | 2" CAL.    | 12' HT X 5' SPR, 5' CT               | YES    | HIGH    |          |                    |
| CE                          | 90         | CONOCARPUS ERECTUS                      | BUTTONWOOD                        | FG/8&B          | 2" CAL.    | 12' HT. X 5' SPR., 5' CT, STD.       | YES    | HIGH    |          |                    |
| CS3                         | 18         | CONOCARPUS ERECTUS SERICEUS             | SILVER BUTTON WOOD                | FG/8&B          | 2.5" CAL.  | 12' HT. X 5' SPR., STD.              | YES    | HIGH    |          |                    |
| LJP                         | 47         | LIGUSTRUM JAPONICUM                     | JAPANESE PRIVET                   | FG/8&B          | MULTI-STEM | 12' OA                               | NO     | HIGH    |          | TREE UP MULTI-STEM |
| LW                          | 48         | LYSILLOA LATISILIQUUM                   | WILD TAMARIND                     | FG/8&B          | 2" CAL.    | 12' HT X 5' SPR, 5' CT               | YES    | HIGH    |          |                    |
| QV                          | 65         | QUERCUS VIRGINIANA                      | LIVE OAK                          | FG/8&B          | 2" CAL.    | 12' HT X 5' SPR, 5' CT               | YES    | HIGH    |          |                    |
| SM2                         | 16         | SWIENTENIA MAHOGANY                     | MAHOGANY                          | FG/8&B          | 2" CAL.    | 12' HT X 5' SPR, 5' CT               | YES    | HIGH    |          |                    |
| ACCENT TREES                | QTY        | BOTANICAL NAME                          | COMMON NAME                       | CONT            | CAL.       | SIZE                                 | NATIVE | DROUGHT |          | REMARKS            |
| ED                          | 41         | ELAEOCARPUS DECIPENS                    | JAPANESE BLUEBERRY TREE           | 100 GAL         |            | 12' HT X 4' SPR, 5' CT., FULL CANOPY | NO     | HIGH    |          |                    |
| FLOWERING TREES             | QTY        | BOTANICAL NAME                          | COMMON NAME                       | CONT            | CAL.       | SIZE                                 | NATIVE | DROUGHT |          | REMARKS            |
| CF                          | 16         | CASSIA FISTULA                          | GOLDEN SHOWER                     | FG/8&B          | 2" CAL.    | 12' HT X 6' SPR                      | NO     | HIGH    |          |                    |
| DR                          | 24         | DELONIX REGIA                           | ROYAL POINCIANA                   | 8&B FIELD GROWN | 4" CAL.    | 14' HT X 6' SPR                      | NO     | MEDIUM  |          |                    |
| LI                          | 107        | LAGERSTROEMIA INDICA 'TUSCARORA'        | TUSCARORA CRAPE MYRTLE 'STANDARD' | FG/8&B          | 2" CAL.    | 12' HT X 5' SPR, STD                 | NO     | HIGH    |          |                    |
| PALM TREES                  | QTY        | BOTANICAL NAME                          | COMMON NAME                       | CONT            | CAL.       | SIZE                                 | NATIVE | DROUGHT |          | REMARKS            |
| PD                          | 4          | PHOENIX DACTYLIFERA 'MEDJOL'            | MEDJOL DATE PALM                  | FG/8&B          |            | 14' CT, NUT INCLUDED, MATCHED        | NO     | HIGH    |          |                    |
| PE3                         | 2          | PTYCHOSPHERMA ELEGANS                   | ALEXANDER PALM                    | 8&B FIELD GROWN |            | 25-30' OA, TRIPLE                    | NO     | MED.    |          |                    |
| PE                          | 89         | PTYCHOSPHERMA ELEGANS                   | SOLITAIRE PALM                    | FG/8&B          |            | 16'-20' OA, SINGLE TRUNK             | NO     | HIGH    |          |                    |
| RR                          | 71         | ROYSTONIA REGIA                         | ROYAL PALM                        | FG/8&B          |            | 6' GW, 20'-22' OA                    | YES    | MEDIUM  |          |                    |
| SPE                         | 4          | SABAL PALMETTO                          | CABBAGE PALMETTO                  |                 |            | EXISTING TO REMAIN                   | YES    | HIGH    |          |                    |
| SP                          | 83         | SABAL PALMETTO                          | CABBAGE PALMETTO                  | FG/8&B          |            | 14'-20' OA, VARY HEIGHTS             | YES    | HIGH    |          |                    |
| VM                          | 22         | VEITCHIA MONTGOMERYANA                  | MONTGOMERY PALM                   | 8&B FIELD GROWN |            | 6' GW, MATCHED                       | NO     | HIGH    |          |                    |
| VMT                         | 59         | VEITCHIA MONTGOMERYANA                  | MONTGOMERY PALM                   | FG/8&B          |            | 12-16' OA, TRIPLE TRUNK              | NO     | MEDIUM  |          |                    |
| SHRUBS                      | QTY        | BOTANICAL NAME                          | COMMON NAME                       | CONT            | DBH        | SIZE                                 | NATIVE | DROUGHT |          | REMARKS            |
| AWH                         | 43         | ACALYPHA WILKESIANA 'HOFFMANII'         | RED COPPERLEAF                    | 3 GAL.          |            | 20" HT X 20" SPR, FULL               | NO     | HIGH    |          |                    |
| AWJ                         | 43         | ACALYPHA WILKESIANA 'JAVA WHITE'        | JAVA WHITE WILKES' COPPERLEAF     | 3 GAL.          |            | 20" HT X 20" SPR, FULL               | NO     | HIGH    |          |                    |
| AZV                         | 31         | ALPINIA ZERUMBET 'VARIEGATA'            | VARIEGATED SHELL GINGER           | 7 GAL.          |            | 30" OA                               | NO     | HIGH    |          |                    |
| CHE                         | 8          | CHAMAEROPS HUMILIS CERIFERA             | MEDITERRANEAN FAN PALM            | FG/8&B          |            | MULTI-STEM 4-6' OA, SPECIMEN         | NO     | HIGH    |          |                    |
| EDM                         | 2          | ELAEOCARPUS DECIPENS 'MONPROUD'         | JAPANESE BLUEBERRY TREE DWARF     | 25 GAL          |            | 5-6' OA, FULL TO BASE                | NO     | HIGH    |          |                    |
| HSP                         | 4          | HIBISCUS ROSA-SINENSIS 'SEMINOLE'       | PINK HIBISCUS                     | 25 GAL          |            | 6' HT OA, STANDARD                   | NO     | MEDIUM  |          |                    |
| ACCENT PLANT                | QTY        | BOTANICAL NAME                          | COMMON NAME                       | CONT            | DBH        | SIZE                                 | NATIVE | DROUGHT |          | REMARKS            |
| AMT                         | 50         | ADONIDIA MERRILLII                      | ADONIDIA PALM                     | 25 GAL          |            | 6' OA, TRIPLE TRUNKS                 | NO     | HIGH    |          |                    |
| AIR                         | 2          | ALCANTAREA IMPERIALIS 'RUBRA'           | RUBRA IMPERIAL BROMELIAD          | 3 GAL           |            | 30-36" OA                            | NO     | HIGH    |          |                    |
| BFY                         | 9          | BRUNFELSIA PAUCIFLORA 'FLORIBUNDA'      | YESTERDAY, TODAY, AND TOMORROW    | 7 GAL           |            | 30-36" OA                            | NO     | MEDIUM  |          |                    |
| CFA                         | 38         | CORDYLINE FRUTICOSA 'AUNTIE LOU'        | PINK TI PLANT                     | 3 GAL           |            | 30" HT. X 24" SPR.                   | NO     | HIGH    |          |                    |
| CFB                         | 22         | CORDYLINE FRUTICOSA 'BLACK MAGIC'       | BLACK MAGIC TI                    | 3 GAL           |            | 30" HT. X 24" SPR.                   | NO     | HIGH    |          |                    |
| CBT                         | 24         | CORDYLINE FRUTICOSA 'BOLERO'            | BOLERO TI PLANT                   | 3 GAL           |            | 30" HT. X 24" SPR.                   | NO     | MEDIUM  |          |                    |
| CFR                         | 25         | CORDYLINE FRUTICOSA 'RED SISTER'        | RED SISTER TI                     | 3 GAL.          |            | 30" HT. X 24" SPR.                   | NO     | HIGH    |          |                    |
| CAP                         | 9          | CRINUM AUGUSTUM 'QUEEN EMMA'            | 'QUEEN EMMA' CRINUM               | 7 GAL.          |            | 36" HT. X 30" SPR.                   | NO     | HIGH    |          |                    |
| DSG                         | 12         | DIOON SPINULOSUM                        | CYCAD                             | 15 GAL          |            | 30-36" OA                            | NO     | HIGH    |          |                    |
| DRV                         | 8          | DRACAENA REFLEXA 'VARIEGATA'            | SONG OF INDIA                     | 3 GAL.          |            | 5' OA, 3'-4' SPR                     | NO     | MEDIUM  |          |                    |
| LCR                         | 4          | LEEA COCCINEA 'RUBRA'                   | RED LEEA                          | 7 GAL.          |            | 30-36" OA                            | NO     | MEDIUM  |          |                    |
| SBR                         | 17         | SANSEVIERIA TRIFASCIATA 'BLACK ROBUSTA' | BLACK ROBUSTA SANSEVIERIA         | 3 GAL           |            | 30" OA                               | NO     | HIGH    |          |                    |
| TRF                         | 6          | THRINAX RADIATA                         | FLORIDA THATCH PALM               | 25 GAL          |            | 5' OA                                | YES    | HIGH    |          |                    |
| SHRUB AREAS                 | QTY        | BOTANICAL NAME                          | COMMON NAME                       | CONT            | DBH        | SIZE                                 | NATIVE | DROUGHT | SPACING  | REMARKS            |
| CIR                         | 1,949      | CHRYSOBALANUS ICACO 'REDTIP'            | RED TIP COCOPLUM                  | 7 GAL.          |            | 30"HT X 24"SPR                       | YES    | MEDIUM  | 24" o.c. |                    |
| CGS2                        | 64         | CLUSIA GUTTIFERA                        | SMALL-LEAF CLUSIA                 | 7 GAL.          |            | 36" HT X 24" SPR                     | YES    | HIGH    | 24" o.c. |                    |
| CES                         | 46         | CONOCARPUS ERECTUS SERICEUS             | SILVER BUTTON WOOD                | 7 GAL.          |            | 30" HT. X 24" SPR.                   | YES    | HIGH    | 24" o.c. |                    |
| DEG                         | 360        | DURANTA ERECTA 'GOLD MOUND'             | GOLD MOUND DURANTA                | 3 GAL.          |            | 18" HT. X 16" SPD.                   | YES    | MEDIUM  | 24" o.c. |                    |
| GOT                         | 8          | GAULTHERIA GLAUCOA                      | THRIFALIS                         | 3 GAL.          |            | 16" HT X 16" SPR                     | NO     | MEDIUM  | 24" o.c. |                    |
| HPC                         | 482        | HAMELIA PATENS 'COMPACTA'               | DWARF SCARLET BUSH                | 3 GAL.          |            | 16" HT X 16" SPR                     | YES    | HIGH    | 24" o.c. |                    |
| HRH                         | 137        | HIBISCUS ROSA-SINENSIS 'RED HOT'        | RED HOT HIBISCUS                  | 3 GAL.          |            | 20" HT. X 20" SPR, FULL              | NO     | MEDIUM  | 24" o.c. |                    |
| ICF                         | 239        | IXORA COCCINEA 'FRANKIE HIPP' PP9200    | WHITE IXORA                       | 3 GAL.          |            | 18" HT. X 18" SPD.                   | NO     | HIGH    | 24" o.c. |                    |
| ING                         | 427        | IXORA COCCINEA 'NORA GRANT'             | RED IXORA                         | 3 GAL.          |            | 20" HT. X 20" SPR                    | NO     | HIGH    | 24" o.c. |                    |
| IDM                         | 100        | IXORA MAUI                              | DWARF MAUI IXORA                  | 3 GAL.          |            | 30" HT. X 24" SPR.                   | NO     | MEDIUM  | 24" o.c. |                    |
| PRC                         | 3          | PHILODENDRON X 'ROJO CONGO'             | ROJO CONGO PHILODENDRON           | 3 GAL.          |            | 30" HT. X 24" SPR.                   | NO     | MEDIUM  | 24" o.c. |                    |
| PTV                         | 96         | PITTIOSPORUM TOBIRA 'VARIEGATA'         | VARIEGATED PITTIOSPORUM           | 3 GAL.          |            | 24"HT X 24"SPR                       | NO     | MEDIUM  | 24" o.c. |                    |
| PML                         | 376        | PODOCARPUS MACROPHYLLUS MAKI            | SHRUBBY YEW                       | 7 GAL.          |            | 36" HT X 24" SPR                     | NO     | HIGH    | 24" o.c. |                    |
| PNW                         | 296        | PSYDOTRIA NERVOSEA                      | WILD COFFEE                       | 3 GAL.          |            | 20" HT. X 20" SPR.                   | YES    | HIGH    | 24" o.c. |                    |
| RIO                         | 829        | RAPHIDOLEPIS INDICA 'DWARF'             | DWARF INDIA HAWTHORN              | 3 GAL.          |            | 14" HT X 16" SPR                     | NO     | HIGH    | 18" o.c. |                    |
| SAG                         | 443        | SCHEFFLERA ARBORICOLA 'DWARF'           | DWARF SCHEFFLERA                  | 3 GAL.          |            | 30" HT. X 24" SPR.                   | NO     | HIGH    | 24" o.c. |                    |
| SGG                         | 433        | SCHEFFLERA ARBORICOLA 'GOLD CAPELLA'    | GOLD CAPELLA ARBORICOLA           | 3 GAL.          |            | 30" HT. X 24" SPR.                   | NO     | HIGH    | 24" o.c. |                    |
| SAT                         | 574        | SCHEFFLERA ARBORICOLA 'TRINETTE'        | SCHEFFLERA                        | 3 GAL.          |            | 30" HT. X 24" SPR.                   | NO     | HIGH    | 24" o.c. |                    |
| TEK                         | 8          | THUNBERGIA ERECTA                       | KING'S MANTLE                     | 3 GAL           |            | 16" HT X 16" SPR                     | NO     | MEDIUM  | 24" o.c. |                    |
| VSS                         | 389        | VIBURNUM SUSPENSUM                      | SANDANKWA VIBURNUM                | 7 GAL.          |            | 24" HT X 24" SPR                     | NO     | LOW     | 24" o.c. |                    |
| PERIMETER                   | QTY        | BOTANICAL NAME                          | COMMON NAME                       | CONT            | DBH        | SIZE                                 | NATIVE | DROUGHT | SPACING  | REMARKS            |
| CIR2                        | 1,215      | CHRYSOBALANUS ICACO 'REDTIP'            | RED TIP COCOPLUM                  | 7 GAL.          |            | 36" HT X 24" SPR                     | YES    | MEDIUM  | 24" o.c. |                    |
| CES2                        | 1,767      | CONOCARPUS ERECTUS SERICEUS             | SILVER BUTTON WOOD                | 7 GAL.          |            | 36" HT X 24" SPR                     | YES    | HIGH    | 24" o.c. |                    |
| GROUND COVERS               | QTY        | BOTANICAL NAME                          | COMMON NAME                       | CONT            | DBH        | SIZE                                 | NATIVE | DROUGHT | SPACING  | REMARKS            |
| AGR                         | 3,773      | ARACHIS GLABRATA                        | PERENNIAL PEANUT                  | 1 GAL           |            | 6" HT. X 12" SPR.                    | NO     | HIGH    | 18" o.c. |                    |
| ADM                         | 46         | ASPARAGUS DENSIFLORUS 'MYERS'           | MYERS ASPARAGUS                   | 3 GAL.          |            | 18" HT X 18" SPR                     | NO     | MEDIUM  | 24" o.c. |                    |
| CME                         | 115        | CARISSA MACROCARPA 'EMERALD BLANKET'    | EMERALD BLANKET CARISSA           | 3 GAL.          |            | 12" HT. X 12" SPR                    | NO     | HIGH    | 18" o.c. |                    |
| CHI                         | 833        | CHRYSOBALANUS ICACO 'HORIZONTALIS'      | HORIZONTAL COCOPLUM               | 3 GAL.          |            | 16" HT X 16" SPR                     | YES    | HIGH    | 24" o.c. |                    |
| DTB                         | 94         | DIANELLA TASMANICA                      | BLUEBERRY FLAX LILY               | 3 GAL.          |            | 16" HT. X 16" SPR.                   | NO     | MEDIUM  | 24" o.c. |                    |
| DBM                         | 49         | DIETES BICOLOR 'MORAEA'                 | FORTNIGHT LILY                    | 3 GAL           |            | 12"HT X 12"SPR @                     | NO     | HIGH    | 20" o.c. |                    |
| FMG                         | 2,058      | FIGUS MICROCARPA 'GREEN ISLAND'         | GREEN ISLAND FIGUS                | 3 GAL.          |            | 12" HT. X 12" SPD.                   | NO     | HIGH    | 18" o.c. |                    |
| IVD                         | 2,047      | ILEX VOMITORIA 'STOKES DWARF'           | DWARF VOMITORIA HOLLY             | 3 GAL.          |            | 14" HT X 16" SPR                     | YES    | HIGH    | 18" o.c. |                    |
| JWV                         | 889        | JASMIMUM VOLUBILE                       | WAX JASMINE                       | 3 GAL.          |            | 14" HT X 16" SPR                     | NO     | MEDIUM  | 24" o.c. |                    |
| MFS                         | 155        | MICROSORUM SCOLOPENDRUM                 | WART FERN                         | 1 GAL.          |            | 4" HT. X 12" SPR.                    | NO     | MEDIUM  | 18" o.c. |                    |
| NBN                         | 34         | NEOREGELIA X 'BOSSA NOVA'               | GREEN & WHITE BROMELIAD           | 1 GAL.          |            |                                      | NO     | HIGH    | 20" o.c. |                    |
| NES                         | 36         | NEPHROLEPIS EXALTATA                    | BOSTON FERN                       | 3 GAL.          |            | 12" HT. X 12" SPR                    | YES    | HIGH    | 18" o.c. |                    |
| TM                          | 475        | TRACHELOSPERMUM ASIATICUM 'MINIMA'      | MINIMA JASMINE                    | 1 GAL.          |            | 4" HT. X 12" SPD.                    | NO     | MEDIUM  | 15" o.c. |                    |
| SOD/SEED                    | QTY        | BOTANICAL NAME                          | COMMON NAME                       | CONT            | DBH        | SIZE                                 | NATIVE | DROUGHT | SPACING  | REMARKS            |
| SOD                         | 144,695 SF | STENOTAPHRUM SECUNDATUM 'FLORITAM'      | 'FLORITAM' ST. AUGUSTINE SOD      | SOD             |            |                                      |        |         |          |                    |

NOTE: PROVIDE ROOT BARRIERS AS REQUIRED ON ALL TREES IN CONFLICT WITH MINIMUM CLEARANCE WITH UTILITIES. MINIMUM CLEARANCE OF 5' FT FOR PALMS AND SMALL TREES AND 10' FT FOR LARGE TREES WITH INTRUSIVE ROOT SYSTEMS PER LANDAMA REQUIREMENTS SEE TYPICAL DETAIL BELOW.



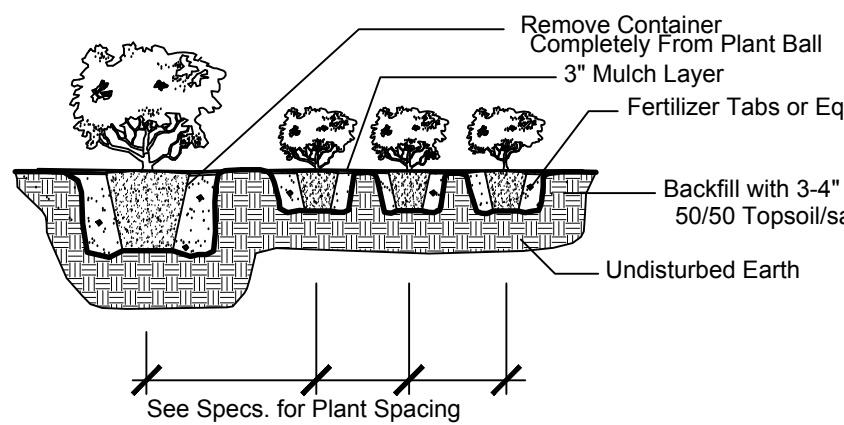
Root Barrier Detail

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Small Tree Planting Detail

A six-inch clear space must be left for air between plant bases and the mulch.



Shrub & Ground Cover Planting Detail

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INITIAL SITE PLAN SUBMITTAL

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LANDSCAPE PLANS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

PLANTING DETAILS AND NOTES

Release Date

01-22-21

Project Number

2105

Drawing Number

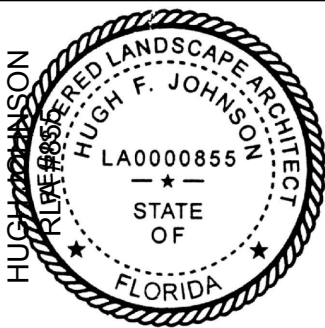
L-216

LANDSCAPE PLANS

REV. 1 02-24-2021

REV. 2 03-30-2021

Revision Dates





| LANDSCAPE CALCULATIONS                       |                                                                                                                                                                                                                                                 |                       |                |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------|
| ZONING: RESIDENTIAL - MULTIFAMILY APARTMENTS |                                                                                                                                                                                                                                                 |                       |                |
| TOTAL SITE AREA                              |                                                                                                                                                                                                                                                 | 774,065 S.F.          |                |
|                                              | Building Area                                                                                                                                                                                                                                   | 150,442 S.F.          |                |
|                                              | Impervious Areas                                                                                                                                                                                                                                | 306,230 S.F.          |                |
|                                              | Pervious Area / Landscape Area                                                                                                                                                                                                                  | 225,650 S.F.          |                |
|                                              | Lake Area                                                                                                                                                                                                                                       | 87,164 S.F.           |                |
| Sec. 34-161. - REQUIRED LANDSCAPING          |                                                                                                                                                                                                                                                 | REQUIRED              | PROVIDED       |
| MINIMUM LANDSCAPE REQUIREMENTS               |                                                                                                                                                                                                                                                 |                       |                |
|                                              | Existing mature native trees should be used wherever possible in lieu of planting new trees. It may be counted as two trees for the purpose of establishing the total tree requirement within the landscaped areas by not more than 20 percent. |                       |                |
| (a)(4)                                       | One tree shall be planted or preserved for every 1,500 square feet, or fraction thereof, of a parcel used for residential purposes, excluding only areas of vegetation required to be preserved by law and preservation areas.                  |                       |                |
| (b)(1)                                       | 686,901 S.F. / 1,500 = 455 (total site area minus Lake 87,082 S.F.)                                                                                                                                                                             | 458                   | 458            |
| VEHICULAR USE AREA                           |                                                                                                                                                                                                                                                 |                       |                |
| (C)(1)                                       | Off-street parking areas shall include 20 square feet of landscaping for                                                                                                                                                                        |                       |                |
| (a)                                          | 1 Tree per each terminal island                                                                                                                                                                                                                 |                       |                |
|                                              | 58 Termial islands provided                                                                                                                                                                                                                     | 58                    | 58             |
| (b)                                          | 1 Tree per interior island                                                                                                                                                                                                                      |                       |                |
|                                              | 42 Interior islands provided                                                                                                                                                                                                                    | 42                    | 42             |
| (c)                                          | 1 Tree every 40 L.F. on median islands                                                                                                                                                                                                          |                       |                |
|                                              | 680 L.F. / 40 = 23.5 = 17 TREES                                                                                                                                                                                                                 | 17                    | 17             |
| (2)(a)                                       | A hedge not less than four, nor more than 20 feet in height shall be provided along the perimeter.                                                                                                                                              | HEDGE ALONG PERIMETER | HEDGE PROVIDED |
| (b)                                          | 1 Tree shall be provided for each 200 square feet of landscaped area and/or for each 40 linear feet of landscaped area.                                                                                                                         |                       |                |
|                                              | 825 spaces x 20 S.F. = 16,500 S.F. /200 = 83 min.                                                                                                                                                                                               |                       |                |
|                                              | or 10% of VUA area min. 288,390 S.F. x 10% = 28,839 S.F. /200 = 144.2                                                                                                                                                                           | 145                   | 145            |
| (d)                                          | NONVEHICULAR USE AREAS                                                                                                                                                                                                                          |                       |                |
|                                              | Other areas adjacent to public streets or other properties shall be landscaped in addition to the specific requirements for vehicular use areas 25 feet wide - 1 Tree for each 25 L.F. of outside perimeter                                     |                       |                |
|                                              | North perimeter - 1,270 L.F. / 25 = 50.8 = 51                                                                                                                                                                                                   | 51                    | 51             |
|                                              | West perimeter - 638 L.F. / 25 = 25.5 = 26                                                                                                                                                                                                      | 26                    | 26             |
|                                              | South perimeter - 1,420 L.F. / 25 = 56.8 = 57                                                                                                                                                                                                   | 57                    | 57             |
| Sec. 34-162. - REQUIRED BUFFERS              |                                                                                                                                                                                                                                                 |                       |                |
| (b)                                          | Category 5 Buffer: 15 Foot wide buffer area with trees spaced not more than 20 feet apart                                                                                                                                                       |                       |                |
|                                              | Congress Avenue: 435 L.F. / 20 = 21.75 = 22                                                                                                                                                                                                     | 22                    | 22             |
| Sec. 34-164. - REQUIRED FOUNDATION PLANTING  |                                                                                                                                                                                                                                                 |                       |                |
| (a)                                          | At least 25 percent of the linear feet of building façade facing a street shall be planted with trees, shrubs or hedges                                                                                                                         |                       |                |
|                                              | Two building façades facing Congress Avenue: 280 L.F. x 25% = 70                                                                                                                                                                                | 70 L.F.               | 280 L.F.       |
| (b)                                          | 1 tree or cluster of three palms per 30 linear feet                                                                                                                                                                                             |                       |                |
|                                              | Two building façades facing Congress Avenue: 280 L.F. / 30 = 9.3 = 10                                                                                                                                                                           | 10                    | 10             |
|                                              | TOTAL TREES REQUIRED                                                                                                                                                                                                                            | 886                   | 886            |
| Sec. 34-183. - NATIVE PLANT MATERIALS        |                                                                                                                                                                                                                                                 |                       |                |
|                                              | 40% Of landscape material to be native                                                                                                                                                                                                          |                       |                |
|                                              | 21,304 Landscape material provided x 40% = 8,522                                                                                                                                                                                                | 8,522                 | 9,103          |
|                                              | 8,986 / 21,296 = 0.42 = 42%                                                                                                                                                                                                                     |                       |                |
| Sec. 34-186. - TREE SPECIES                  |                                                                                                                                                                                                                                                 |                       |                |
|                                              | Minimum of 50% of all trees shall be native or palm trees                                                                                                                                                                                       |                       |                |
|                                              | 886 Trees x 50% = 443                                                                                                                                                                                                                           | 443                   | 650            |

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REV. 1 02-24-2021

REV. 2 03-30-2021

Revision Dates

LANDSCAPE PLANS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

LANDSCAPE CALCULATIONS

Release Date

01-22-21

Project Number

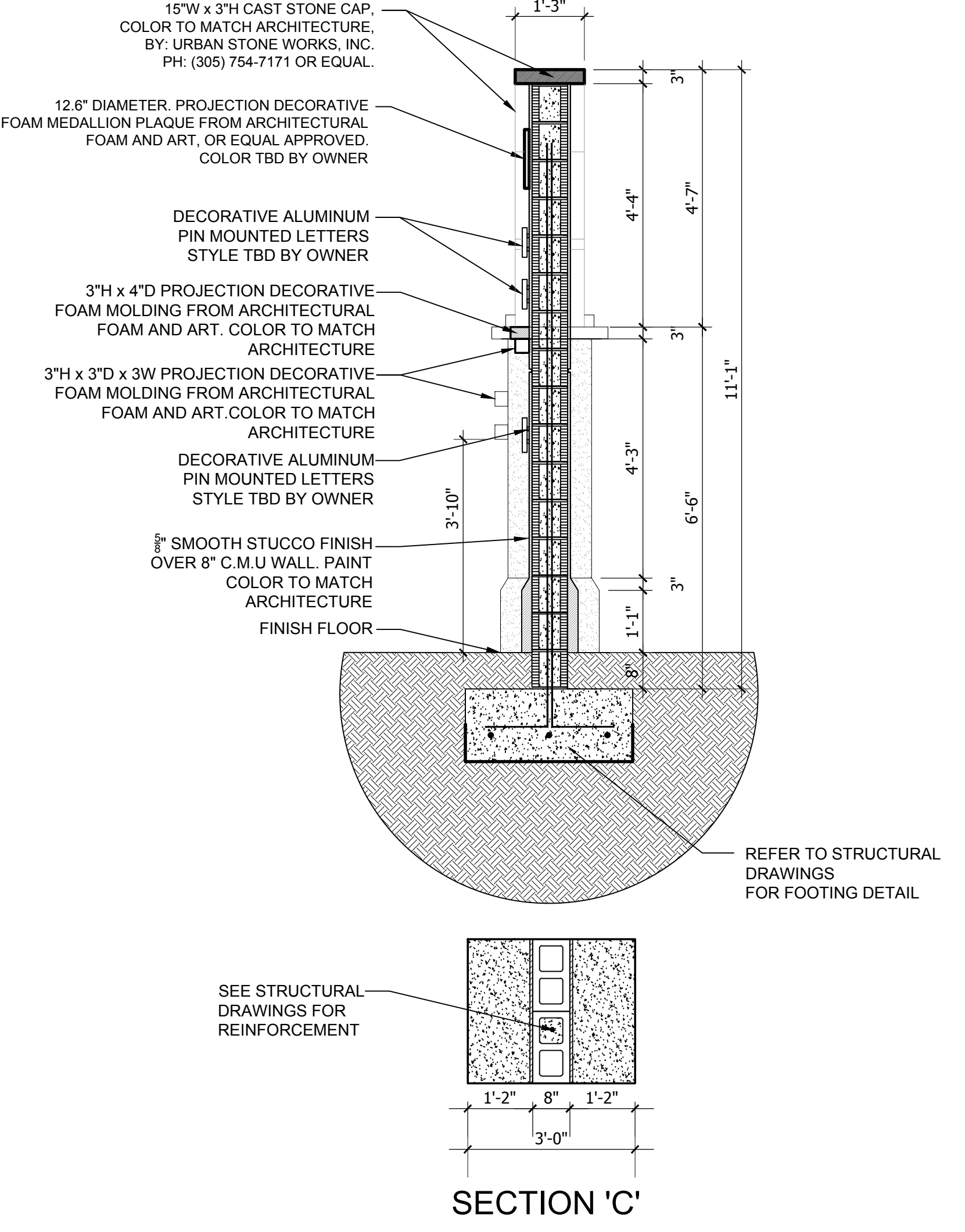
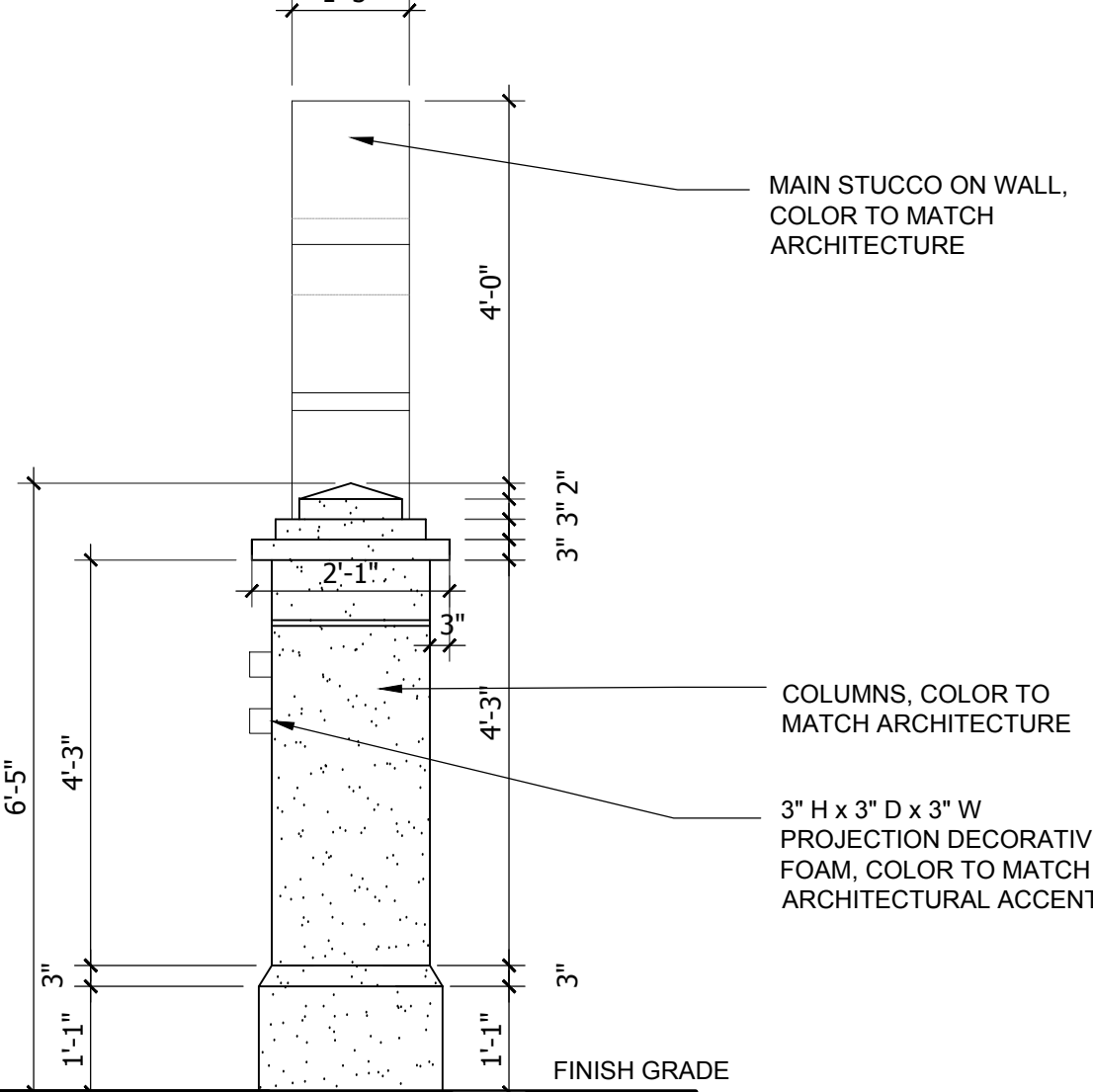
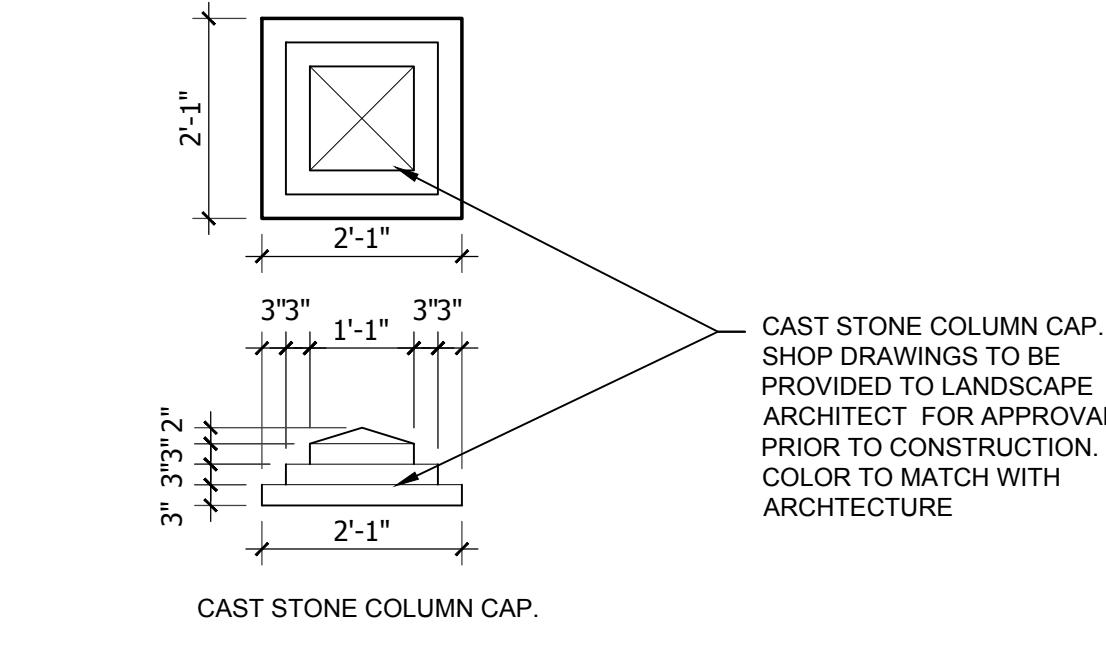
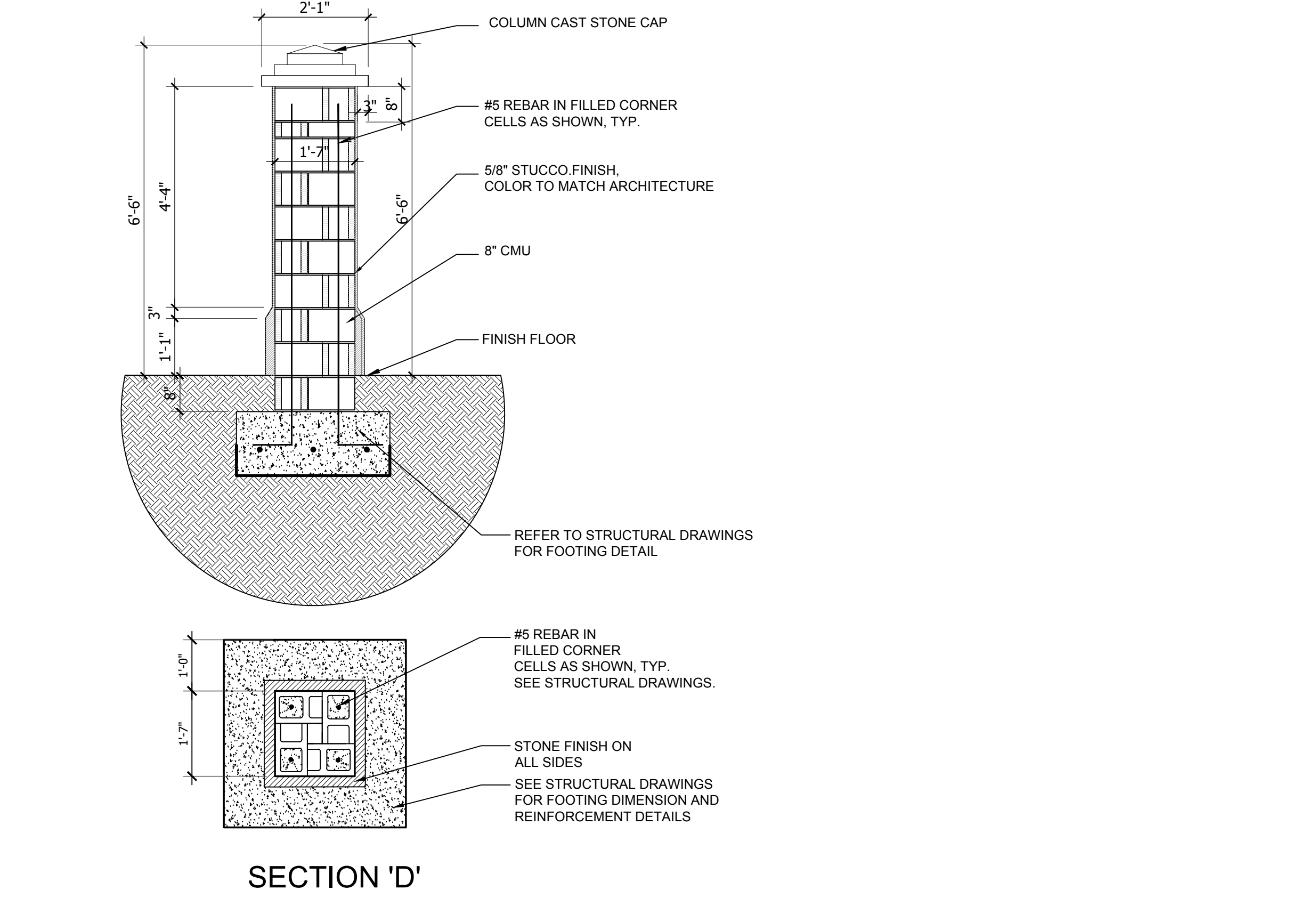
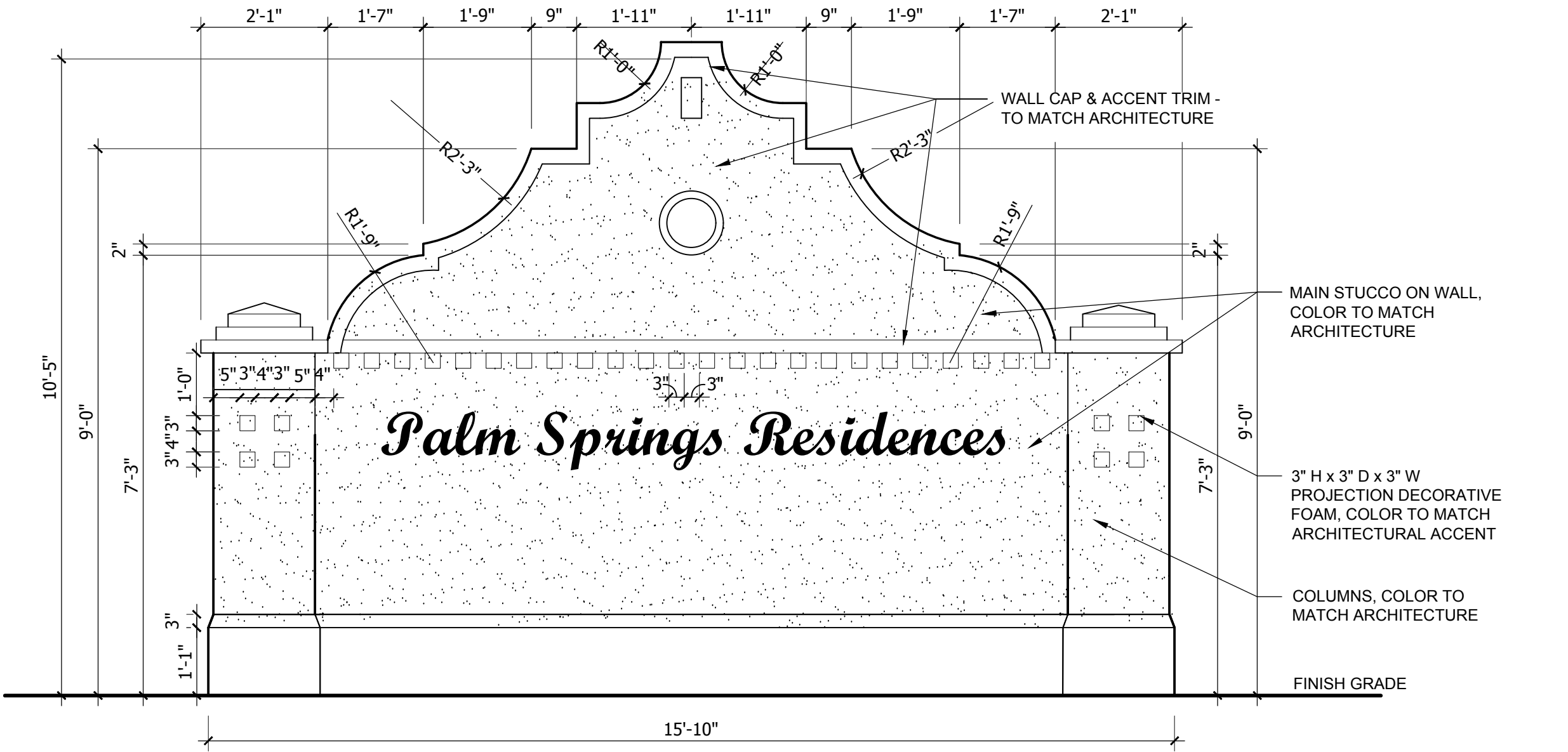
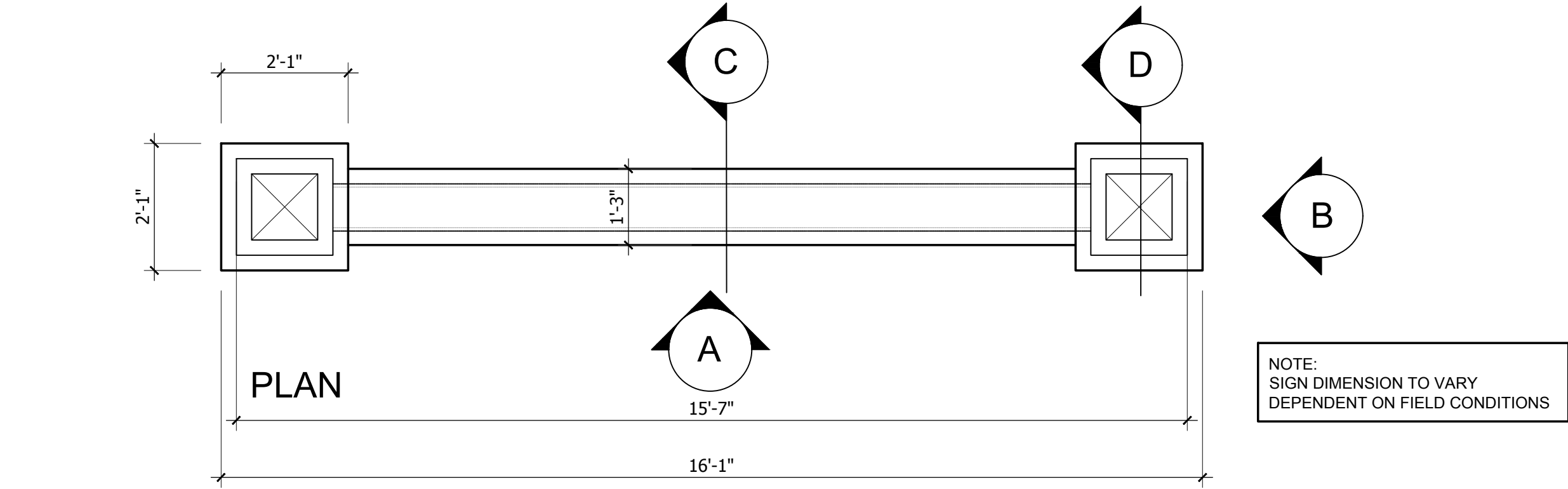
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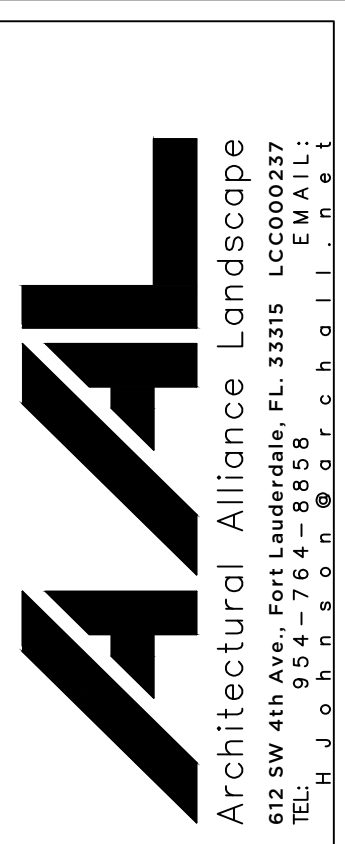
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L-217

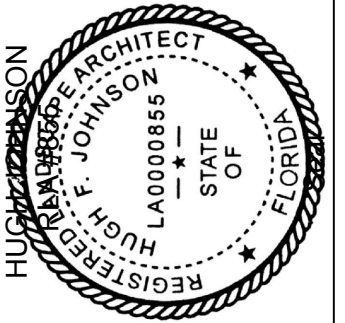
LANDSCAPE PLANS







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HUGH F. JOHNSON  
REGISTERED ARCHITECT  
STATE OF FLORIDA  
L 0000885

03-30-2021

Revision Dates

SITE DETAILS

# PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

SITE DETAILS

Release Date

01-22-21

Project Number

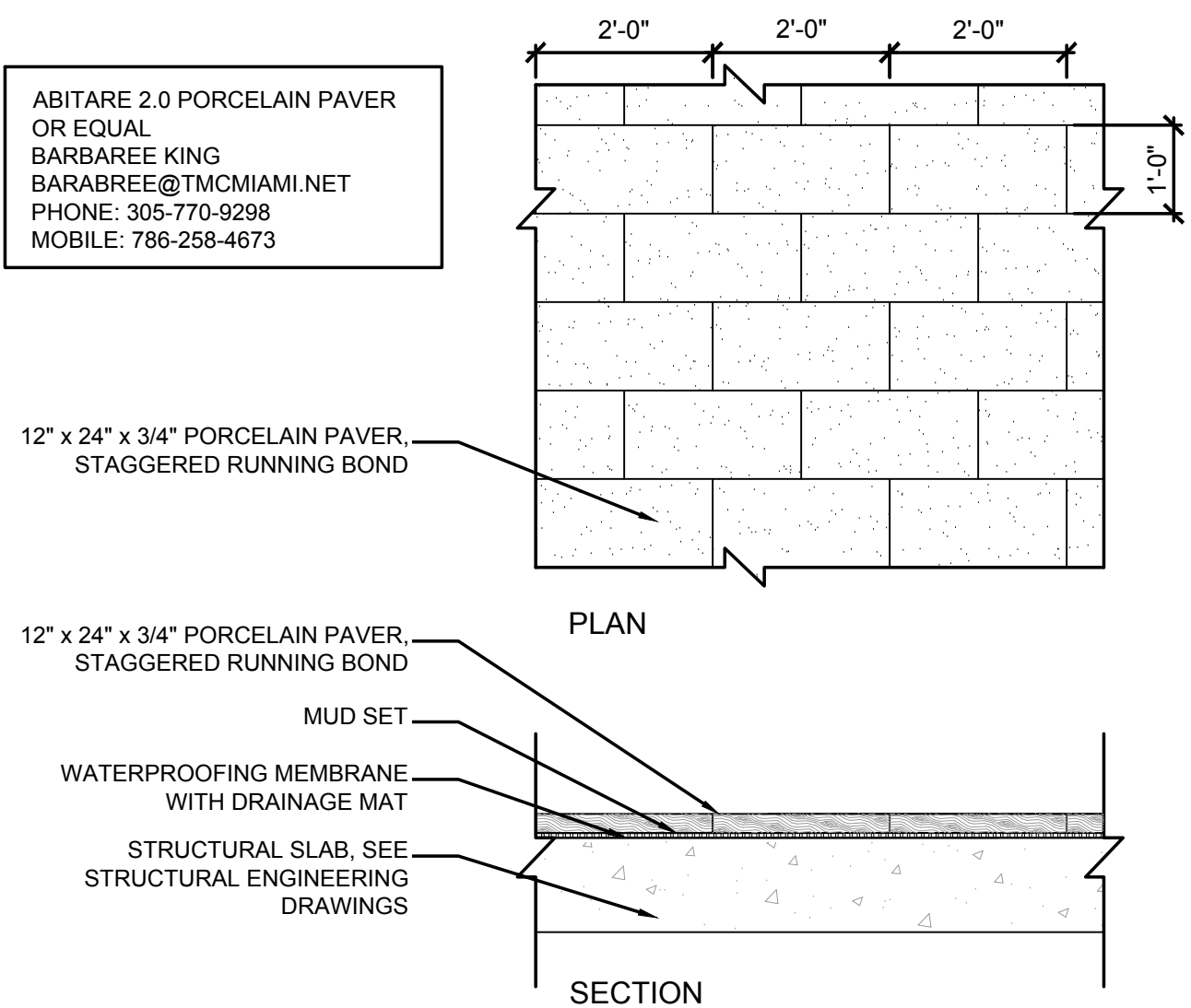
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Drawing Number

## L-500

SITE DETAILS

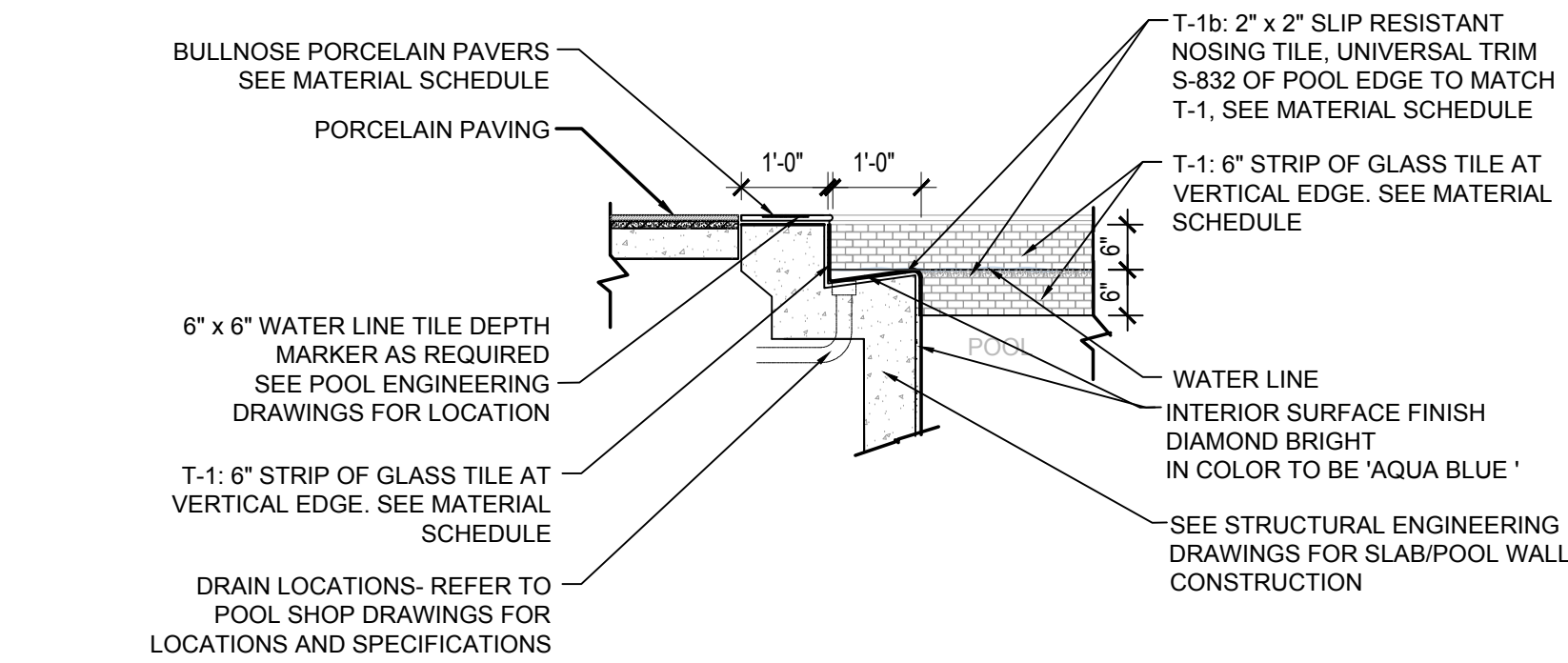




### 01 - POOL DECK PAVING

PLAN / SECTION

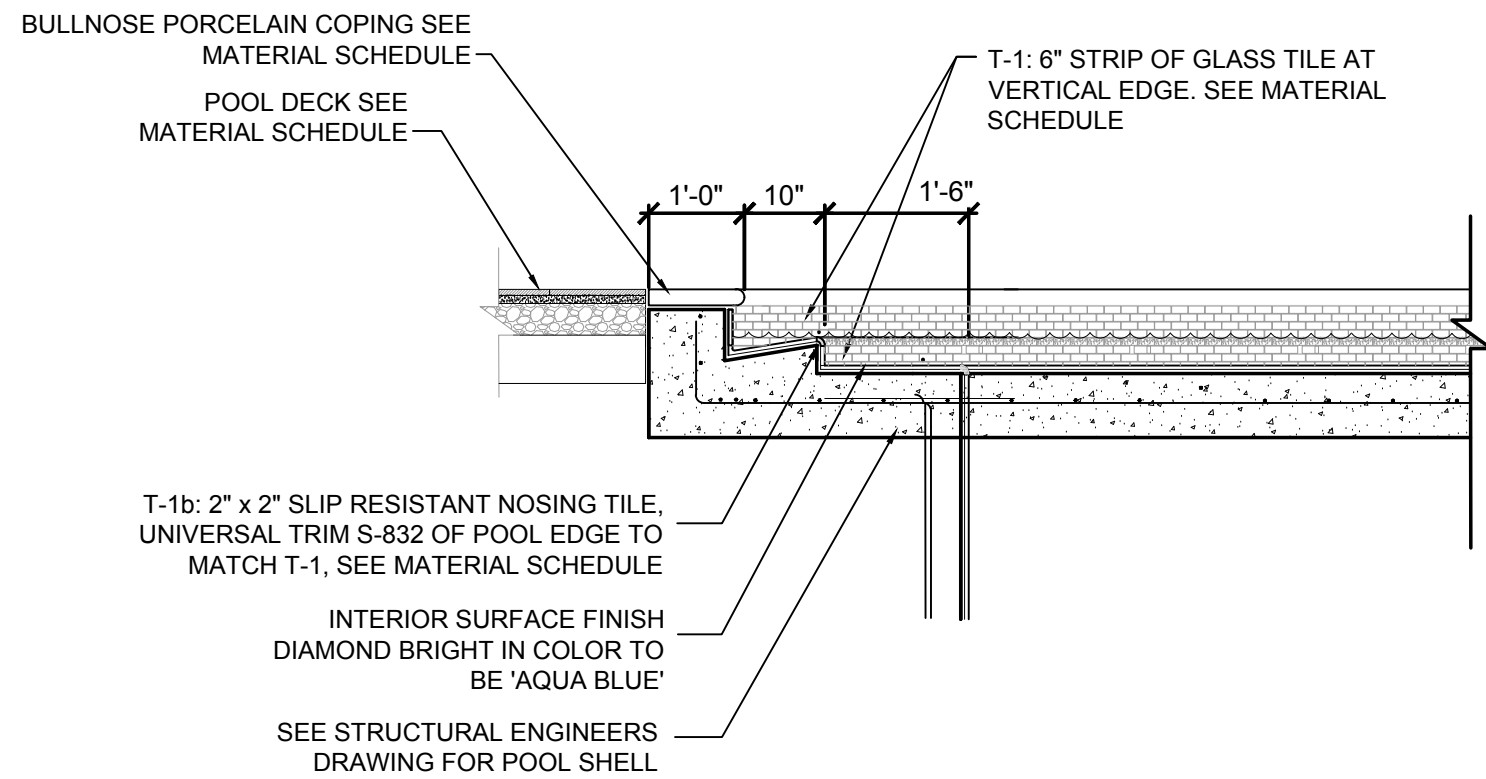
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### 02 - POOL GUTTER

SECTION

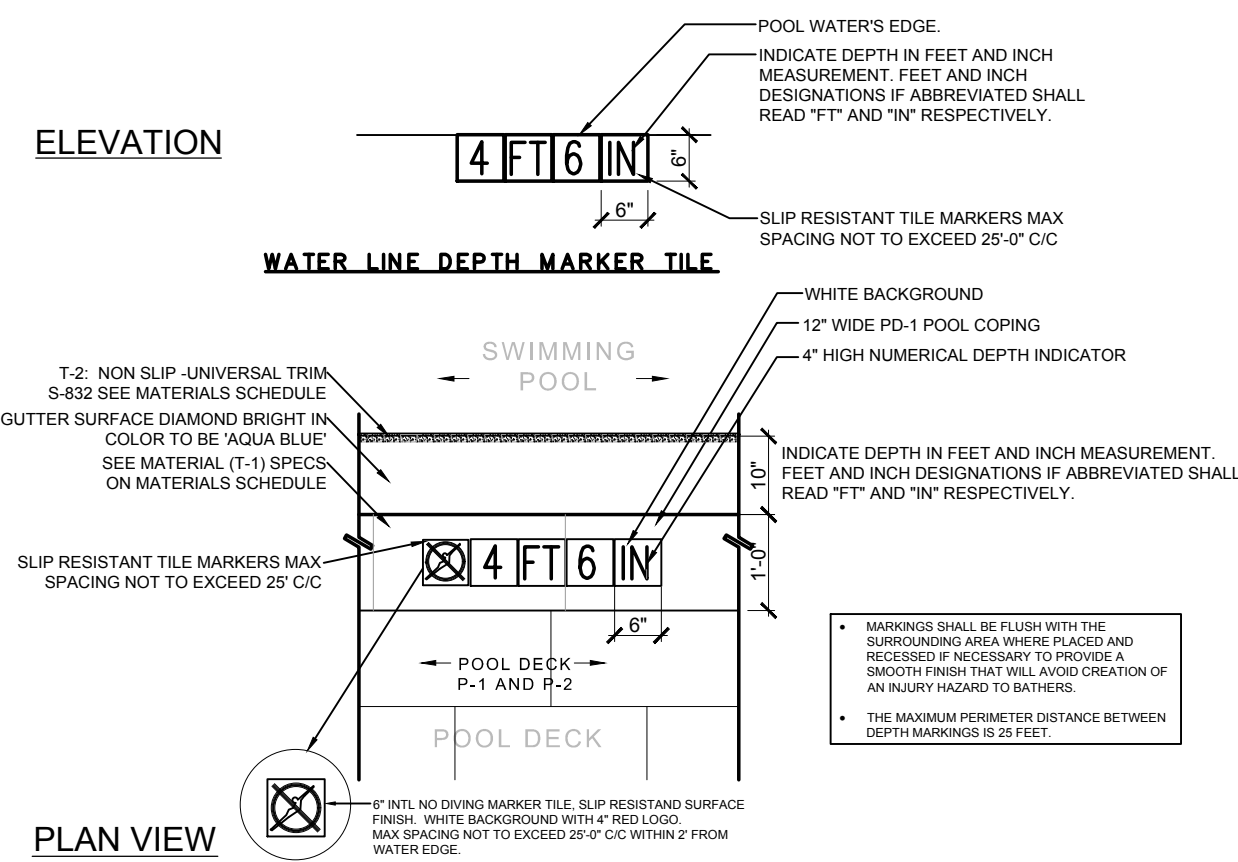
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### 03 - POOL SEAT

SECTION

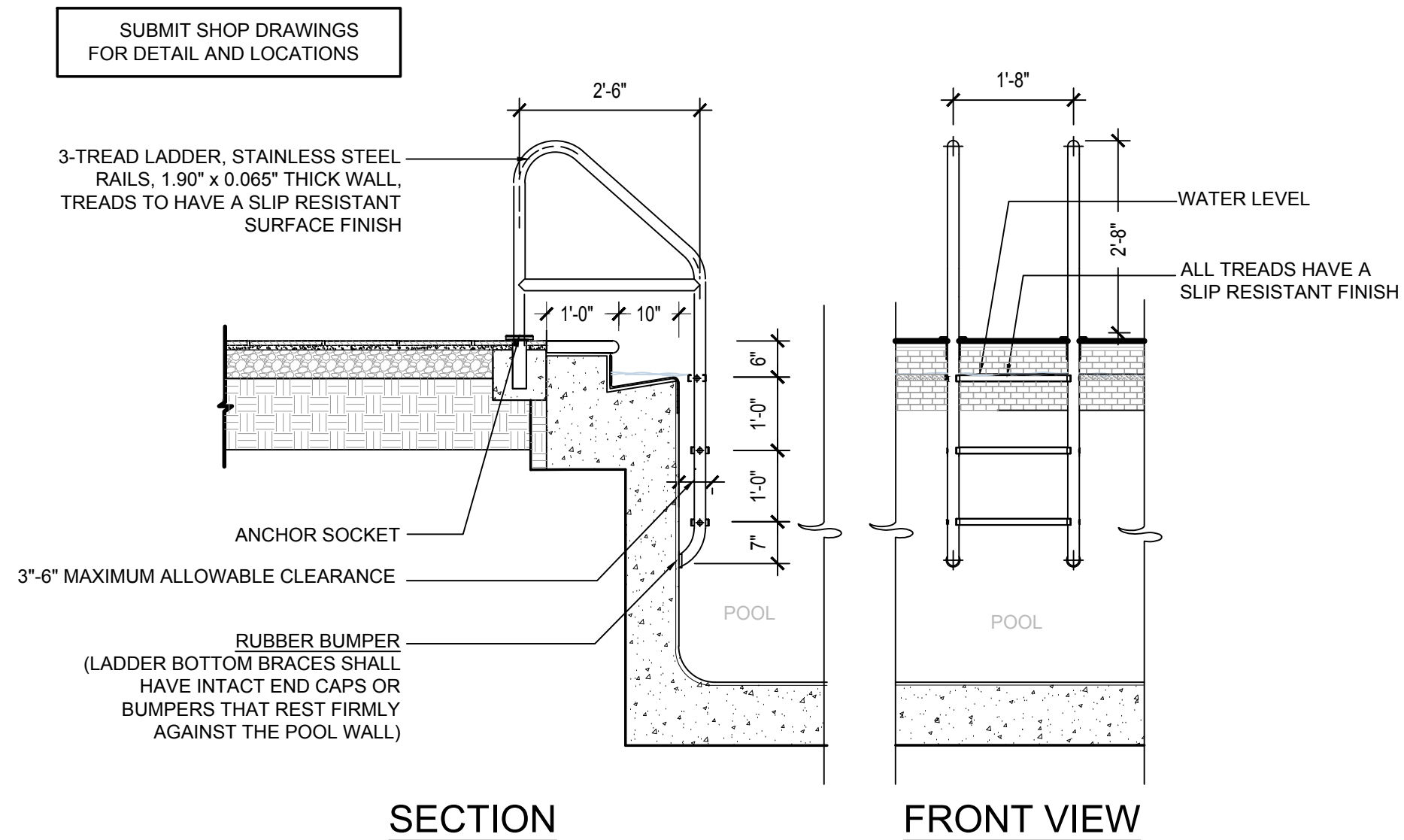
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### 04 - WATERLINE TILE

PLAN / ELEVATION

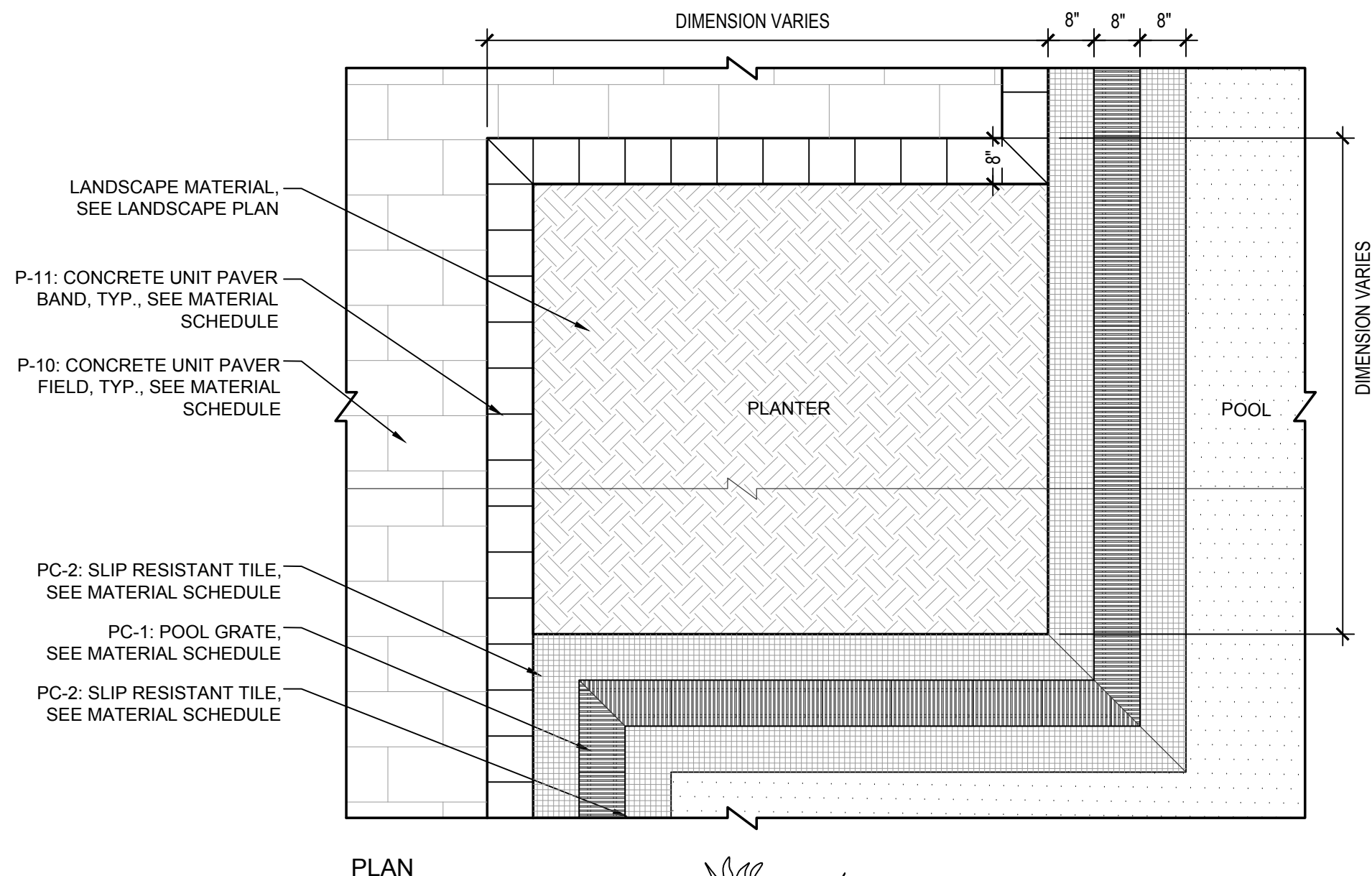
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### 05 - POOL LADDER

SECTION

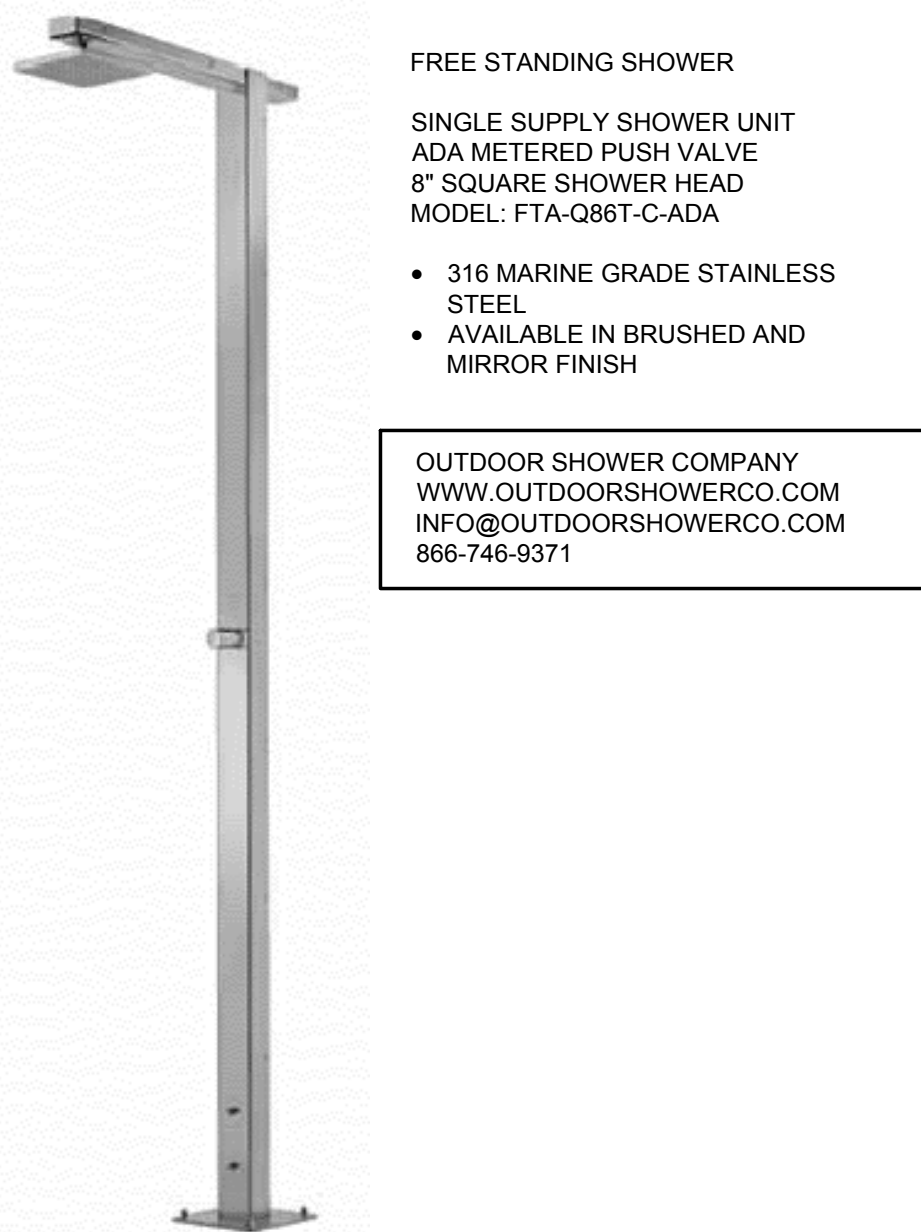
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### 06 - POOL STAIRS

IMAGE

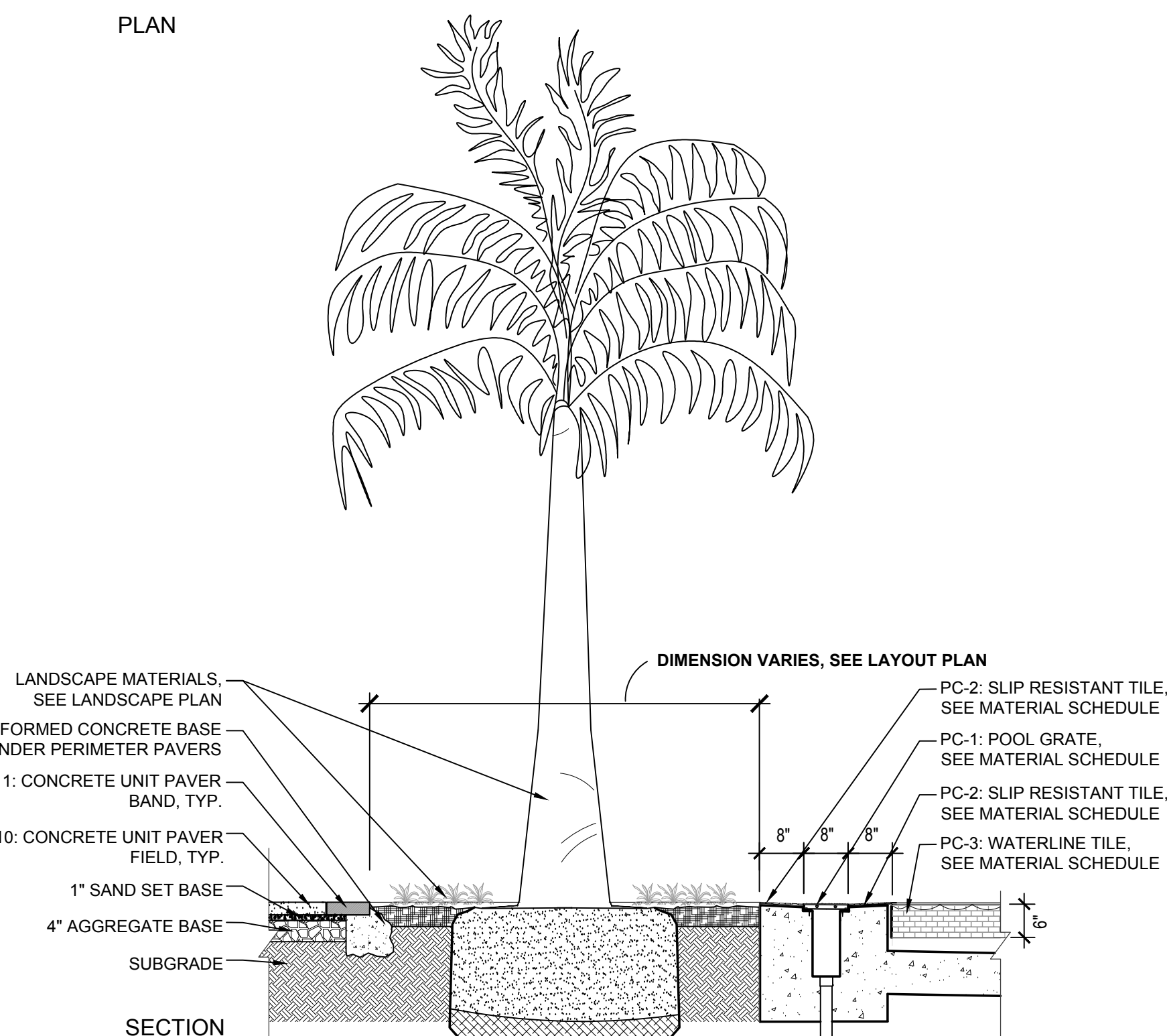
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### 07 - POOL SHOWER

IMAGE

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



### 08 - POOL DECK PLANTER

PLAN / SECTION

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

# PALM SPRINGS RESIDENCES

SITE DETAILS

PALM SPRINGS, FLORIDA

Sheet Description  
SITE  
DETAILS

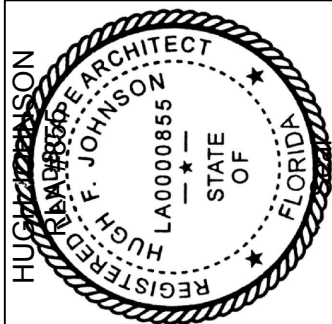
Release Date  
01-22-21

Project Number  
2105

Drawing Number

L-501

SITE DETAILS

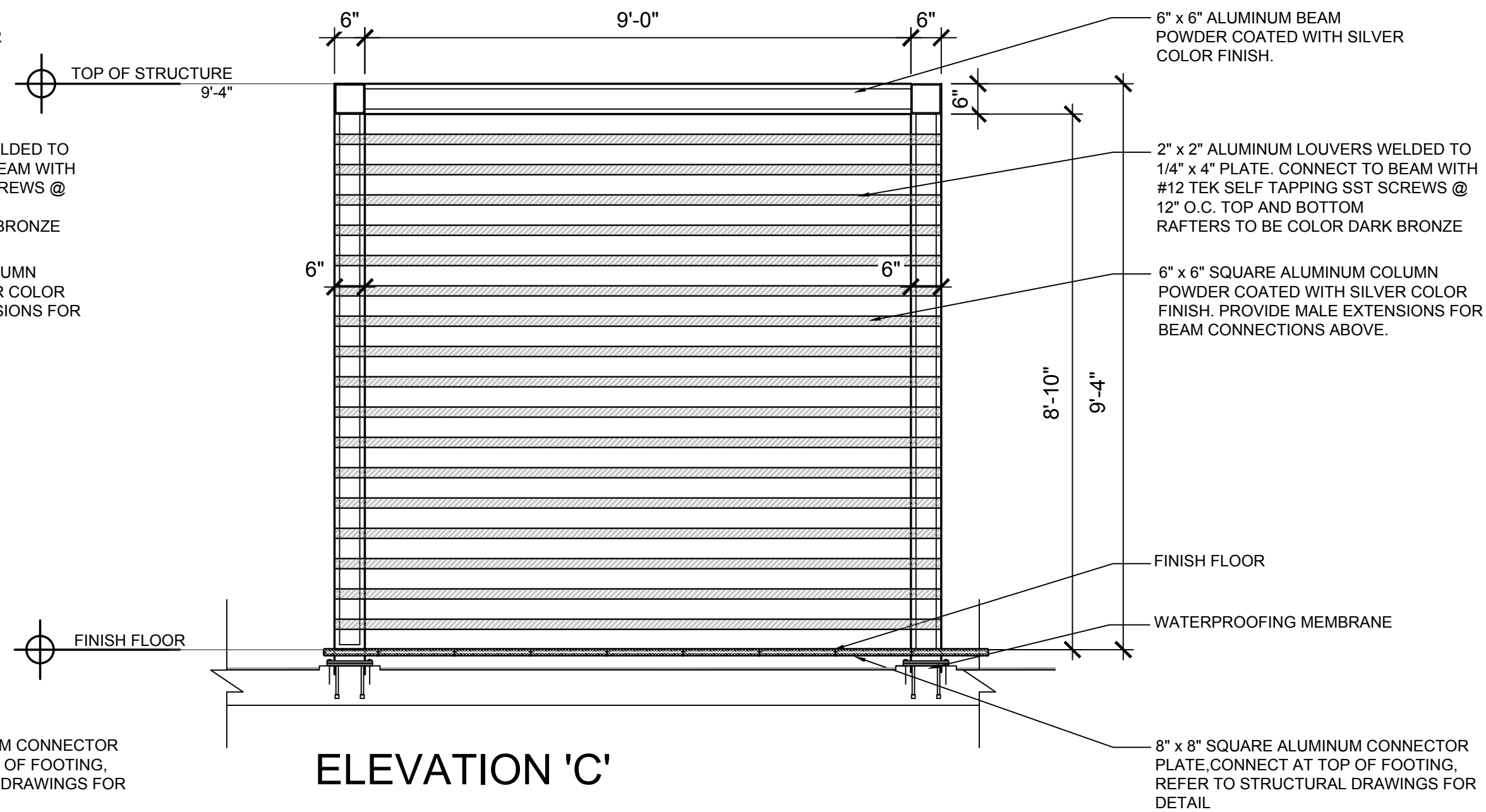
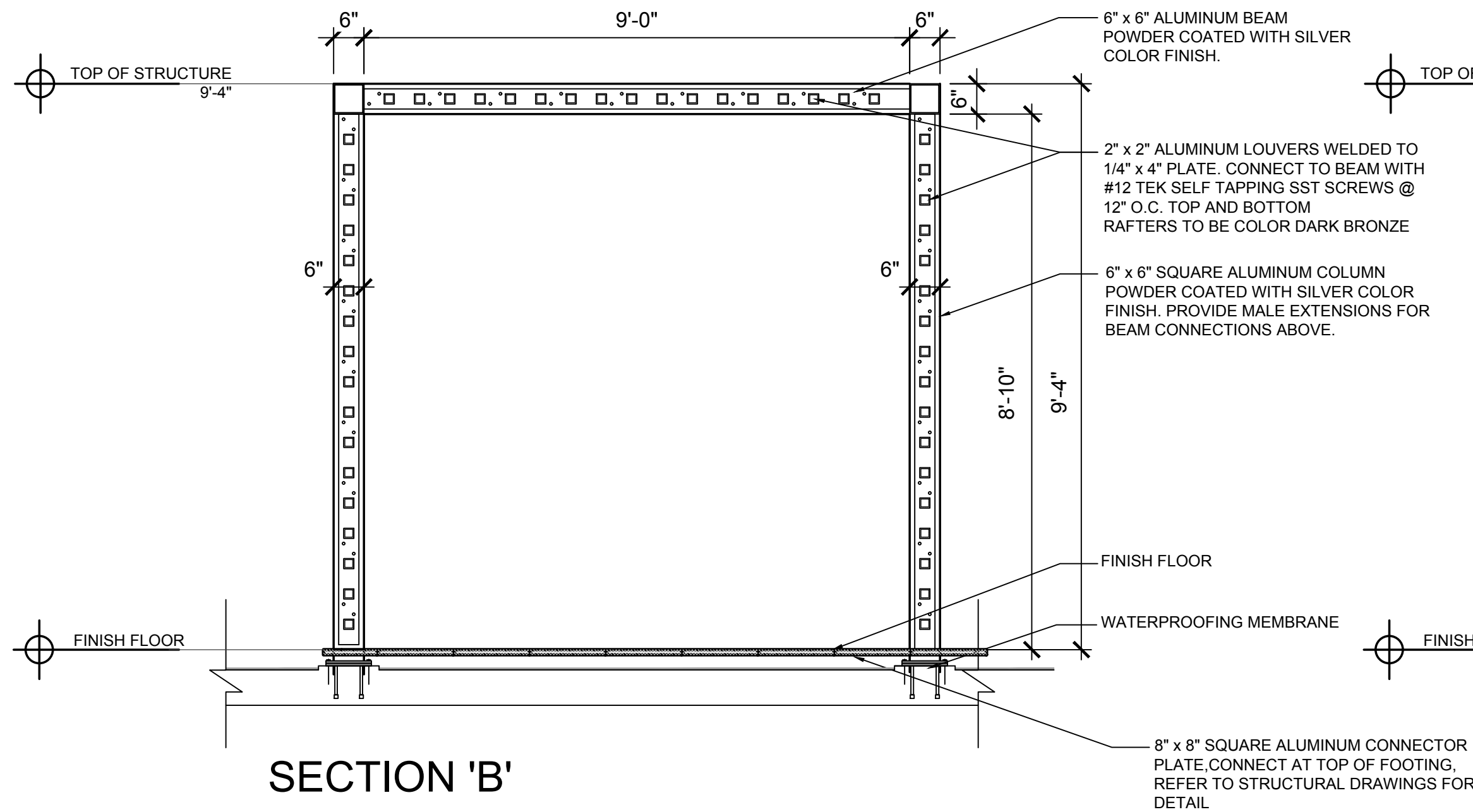
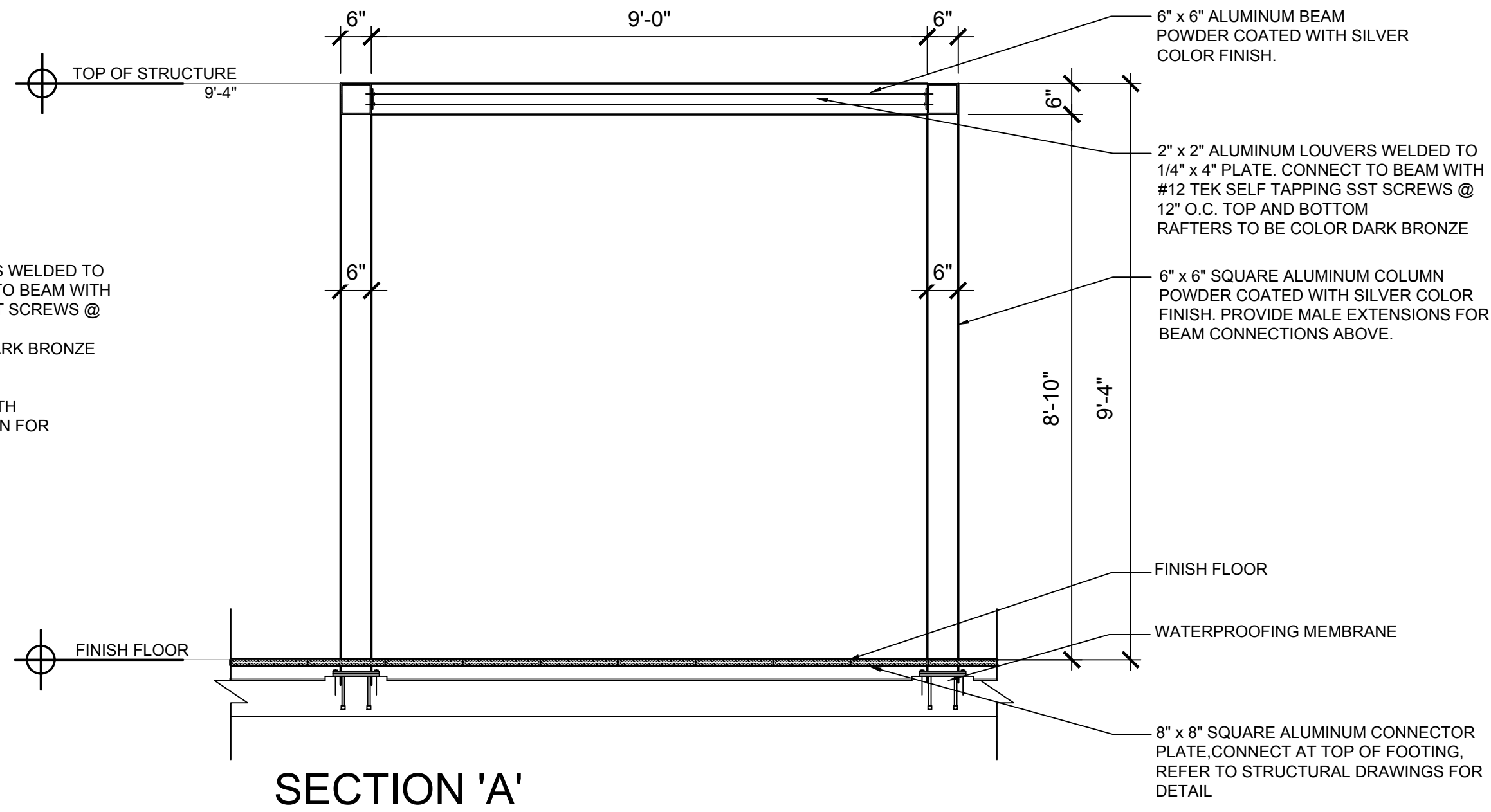
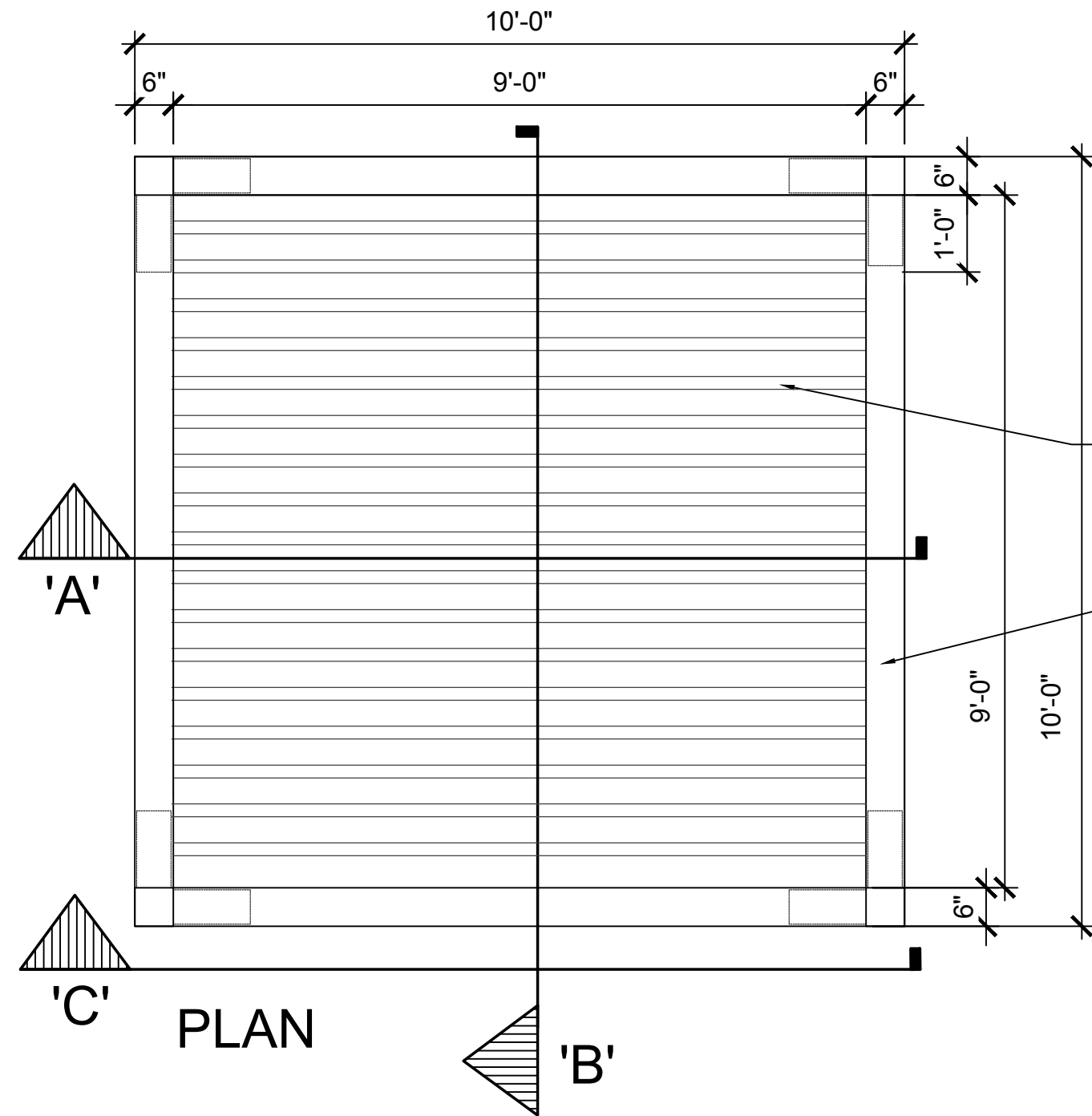


03-30-2021

Revision Dates

**AAL**  
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TEL: 754.575.0000 FAX: 754.575.0001

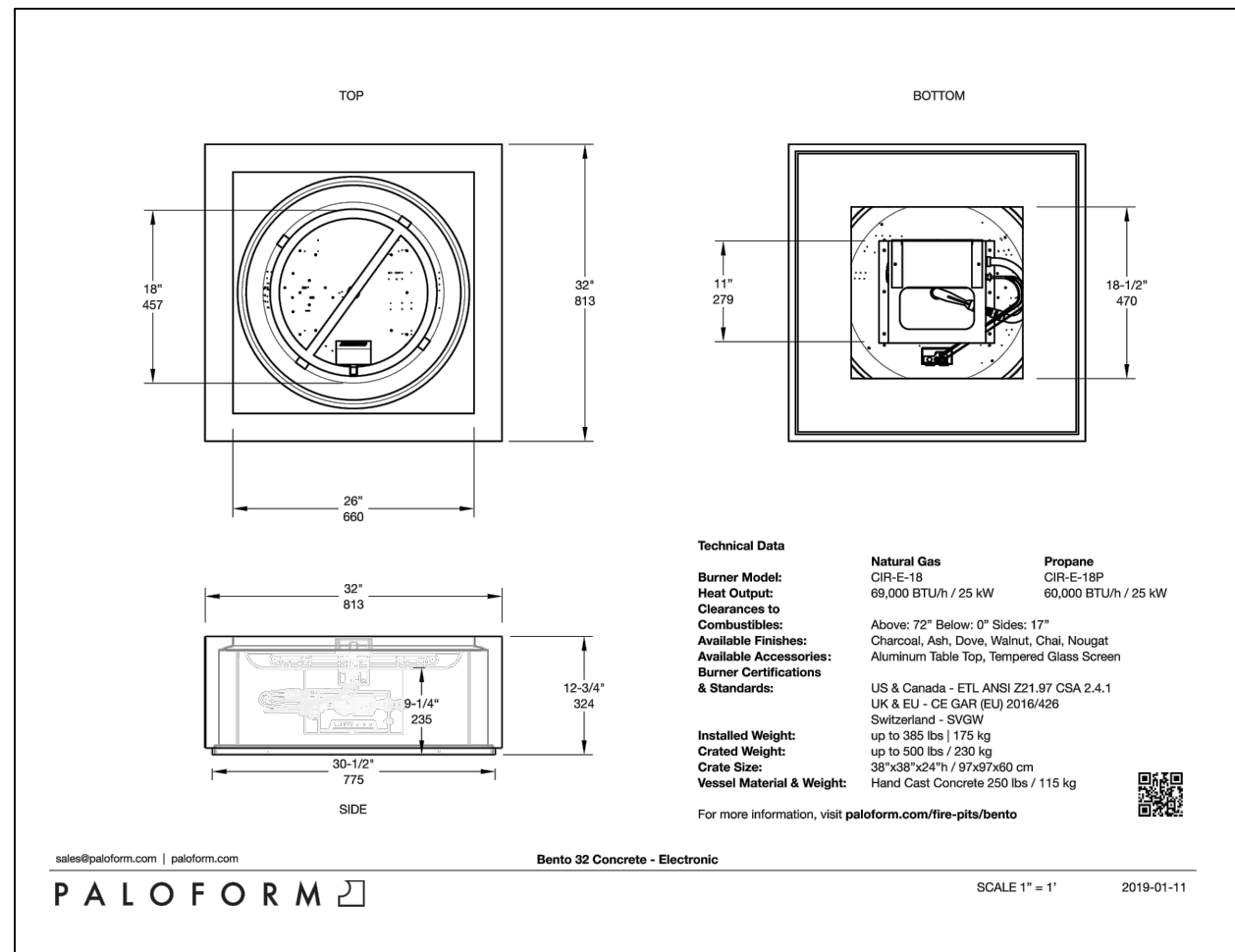




01 - CABANA

PLAN / SECTION / ELEVATION

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



BENTO SQUARE FIRE TABLE

DIMENSIONS: 32" x 32" x 12 3/4"

NATURAL GAS HOOK UP  
BURNER INCLUDED  
ELECTRONIC IGNITION

CONCRETE COLOR: ASH  
TOPPING: GREY RIVER ROCK

EMERGENCY SHUT OFF VALVE:  
TO BE LOCATED BY  
CONTRACTOR WITHIN PLANTING

PALOFORM  
LARA AYDEIN  
LARA@PALOFORM.COM  
WWW.PALOFORM.COM  
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1-888-823-8883

02 - FIRE TABLE

PLAN / SECTION

SCALE: NTS

SITE DETAILS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

SITE  
DETAILS

Release Date

01-22-21

Project Number

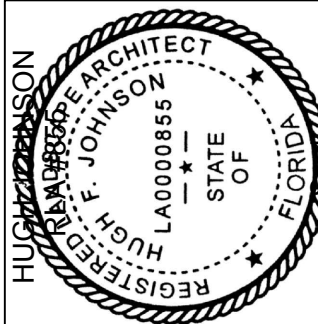
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Drawing Number

L-502

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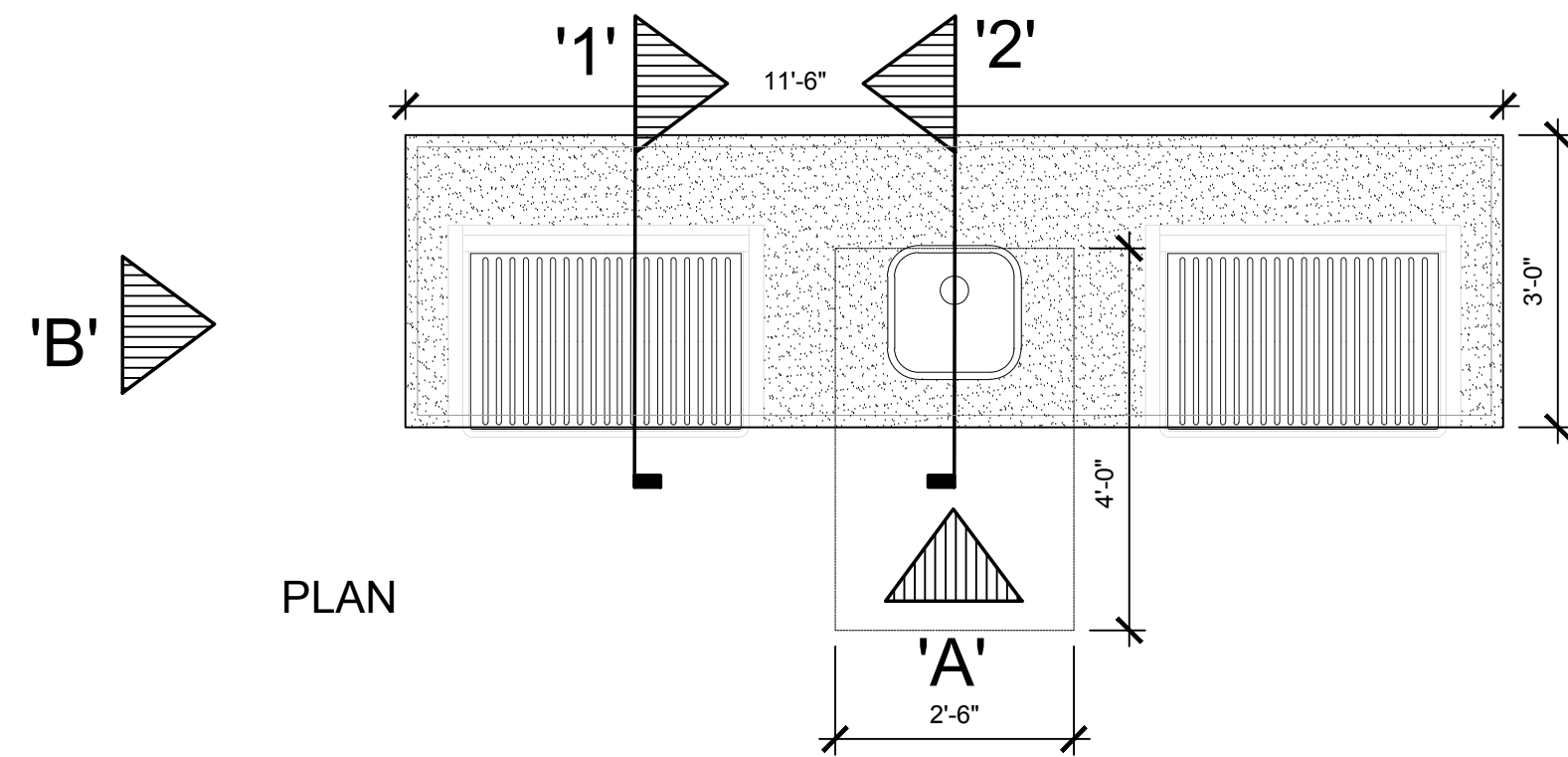
**AAL**  
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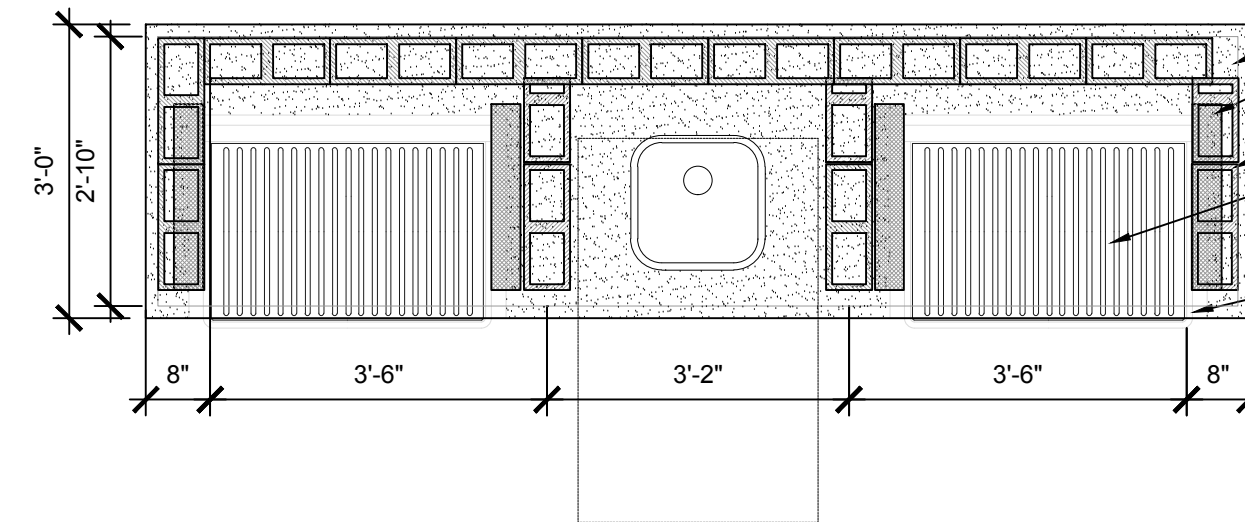
03-30-2021

Revision Dates

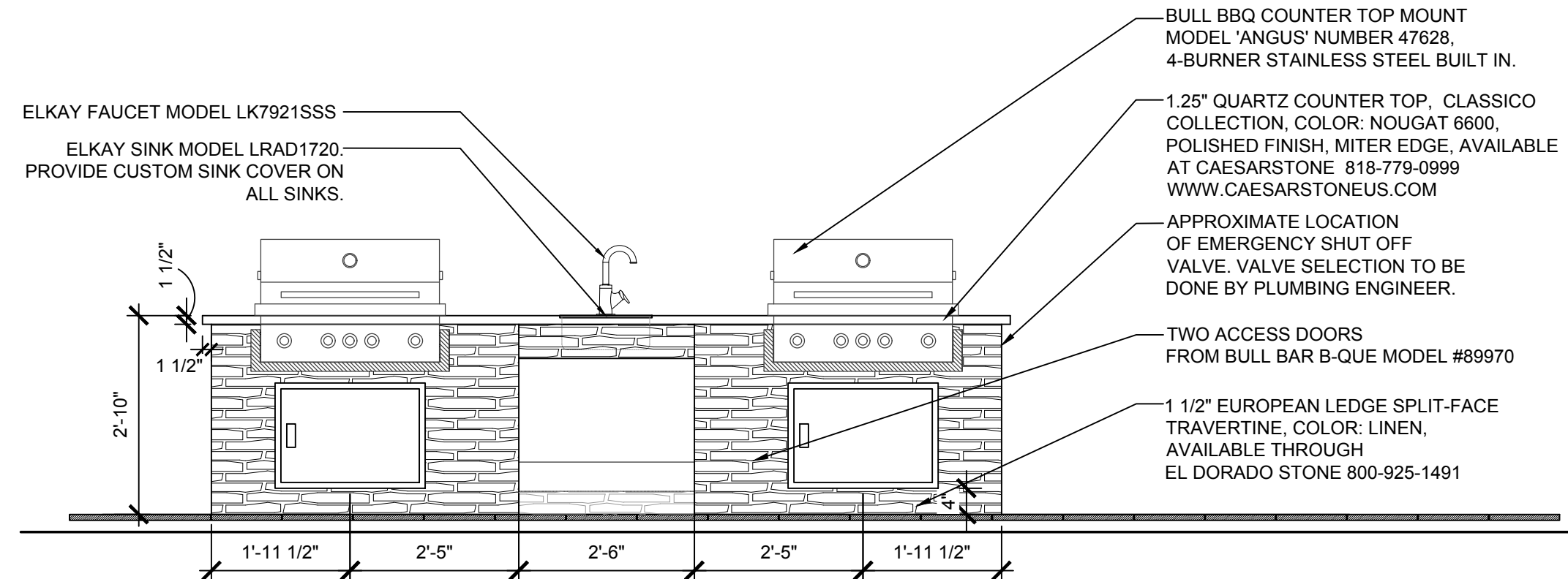




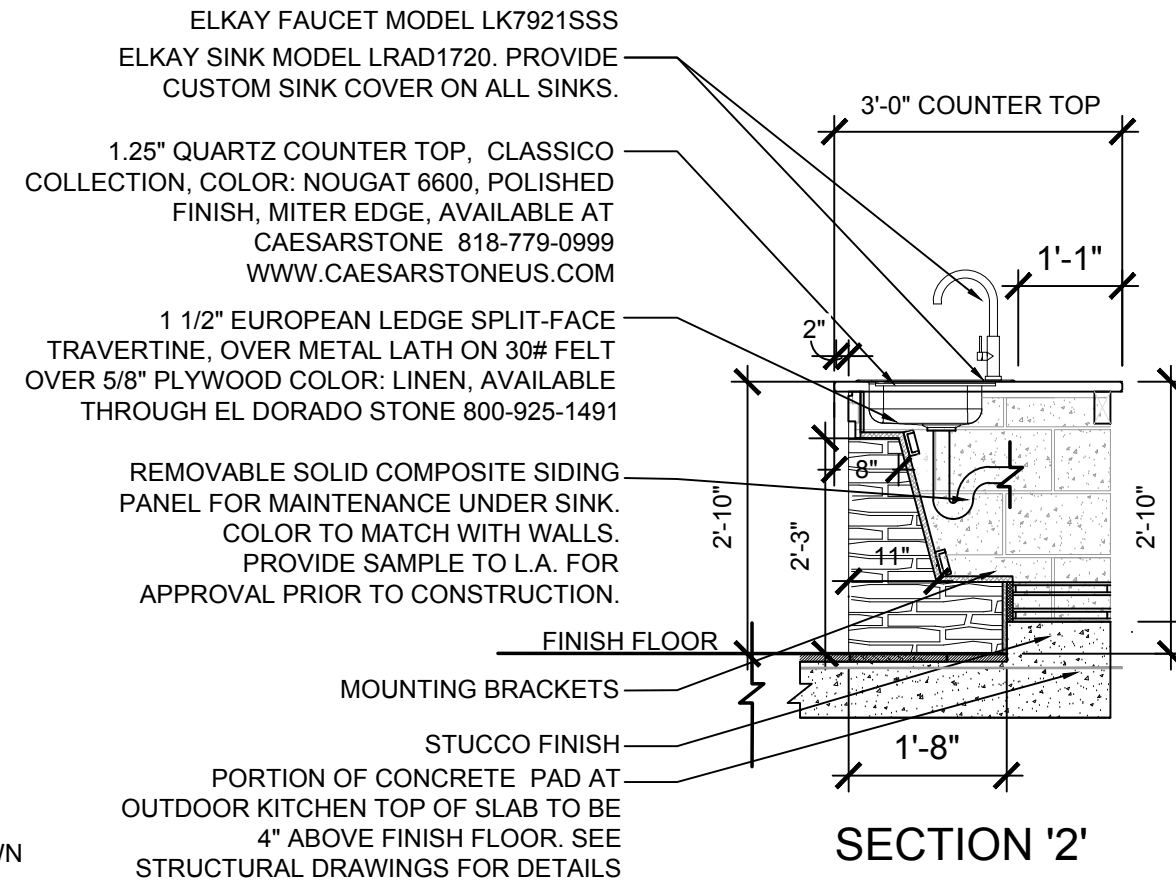
PLAN



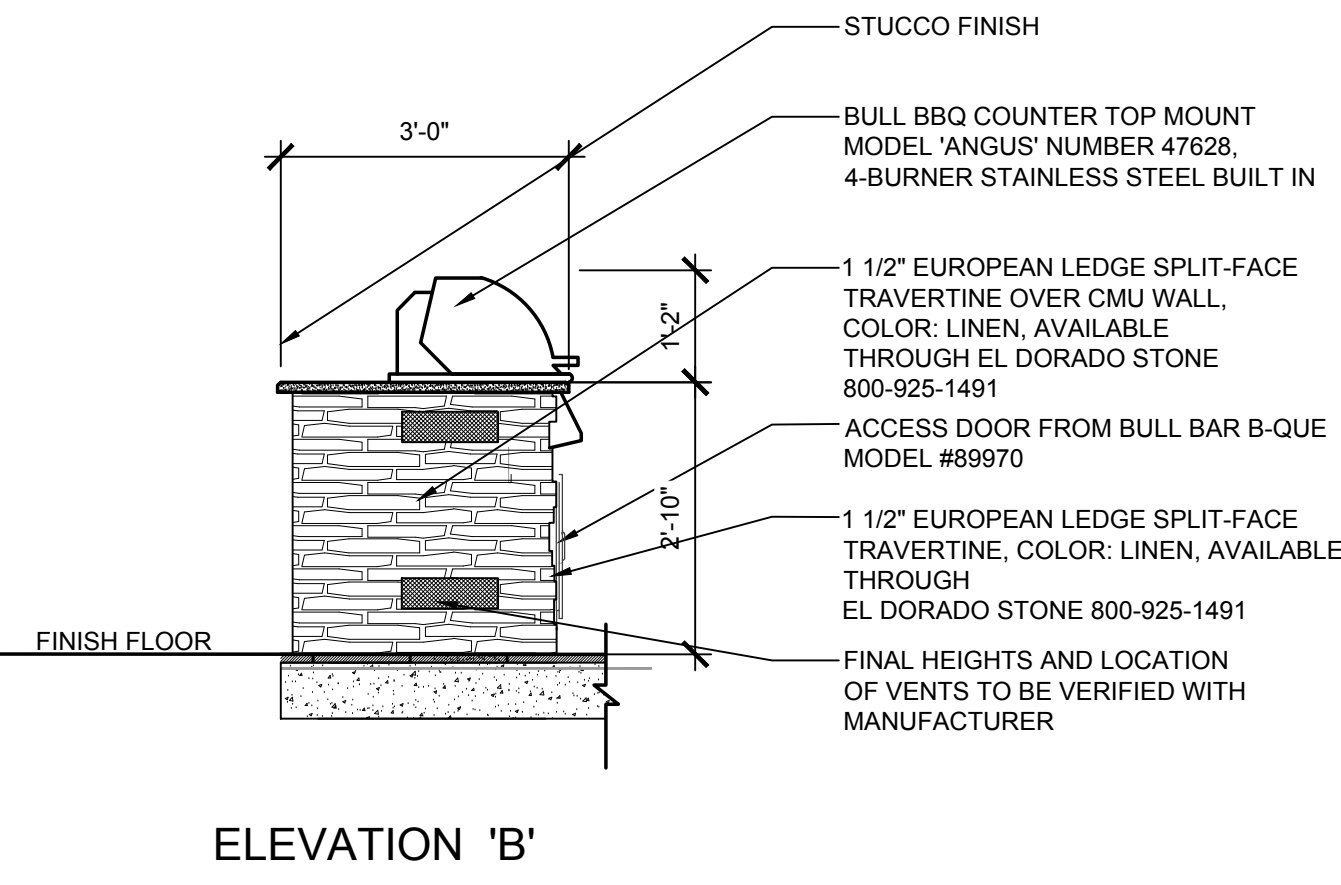
SLAB / WALL LAYOUT PLAN



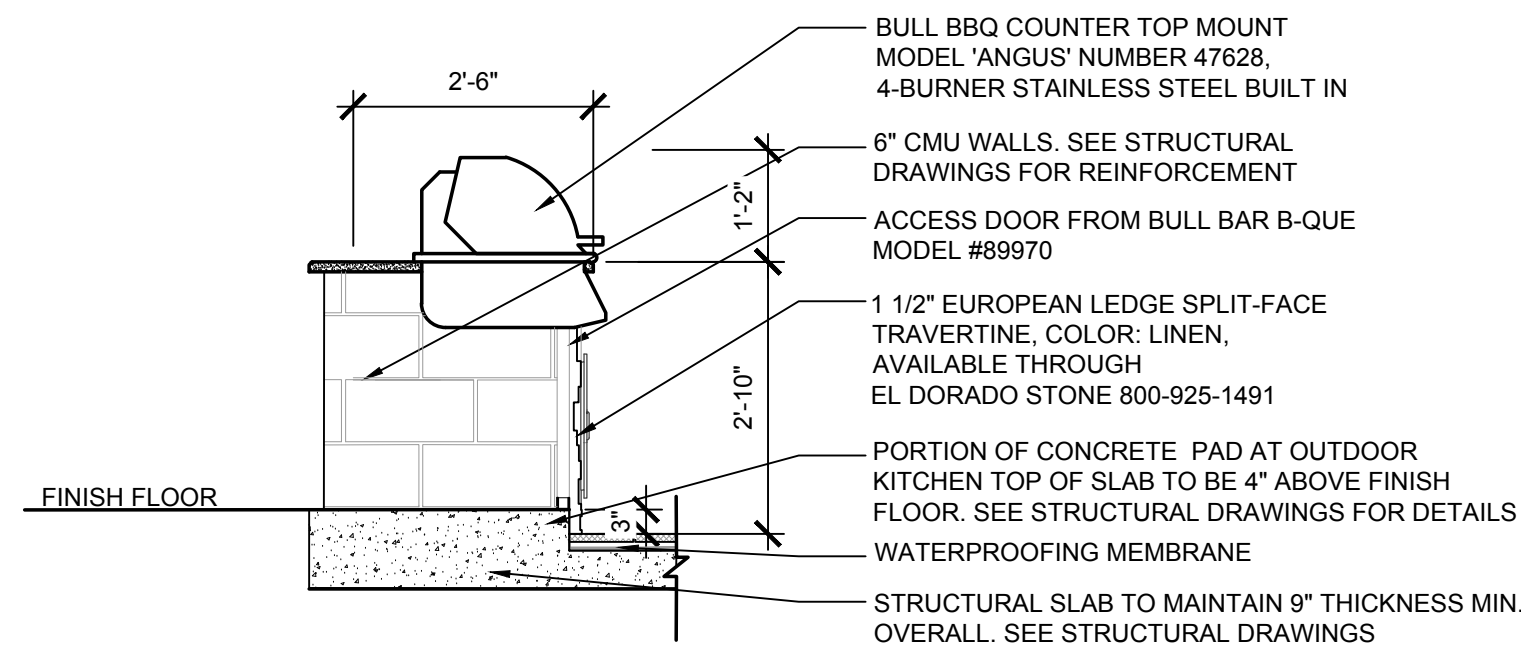
ELEVATION 'A'



SECTION '2'



ELEVATION 'B'



SECTION '1'

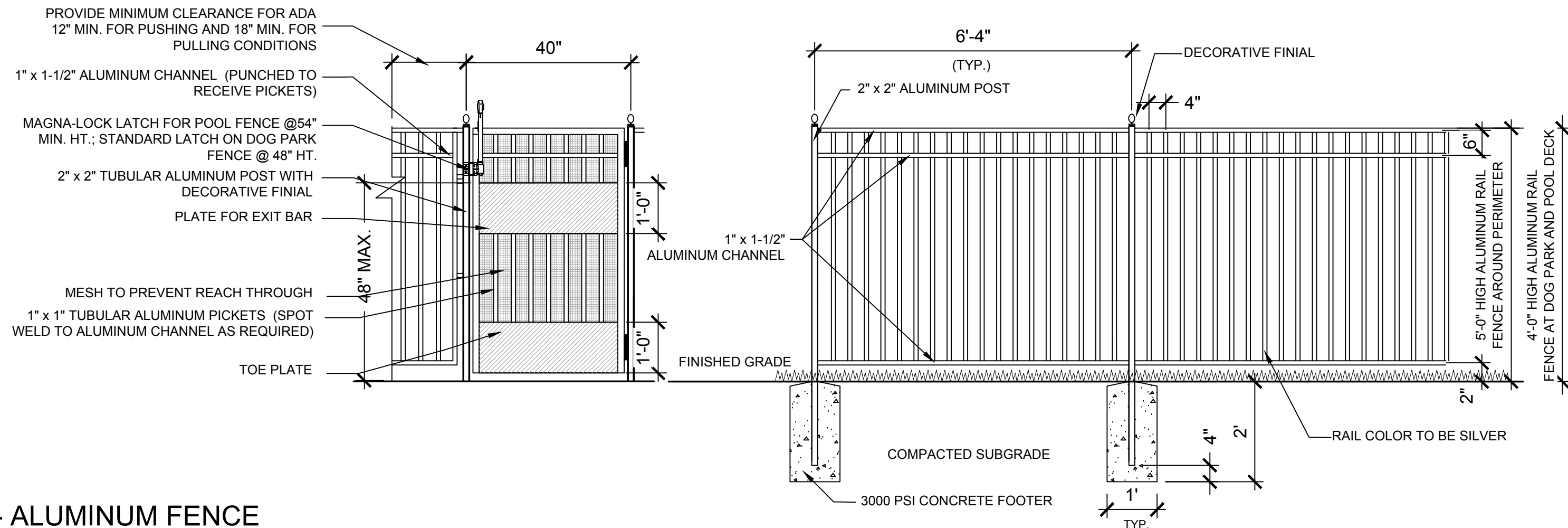
01 - OUTDOOR KITCHEN

PLAN / SECTION / ELEVATION

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

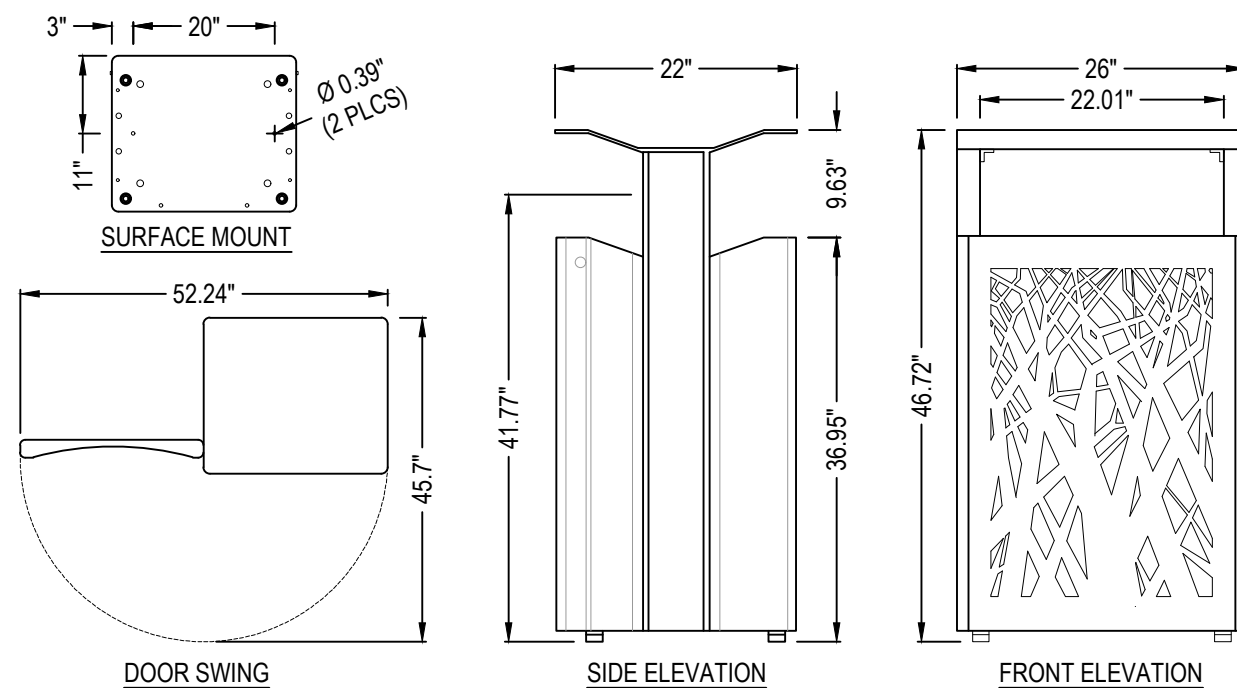


- \* ALL GATES SHALL BE SELF CLOSING WITH A SELF LATCHING MECHANISM.
- \* ALL GATES SHALL BE EQUIPPED WITH KEY FOB ENTRY ACCESS, PER ARCHITECT.
- \* ALL ALUMINUM RAIL FENCING SHALL BE COLOR SILVER.



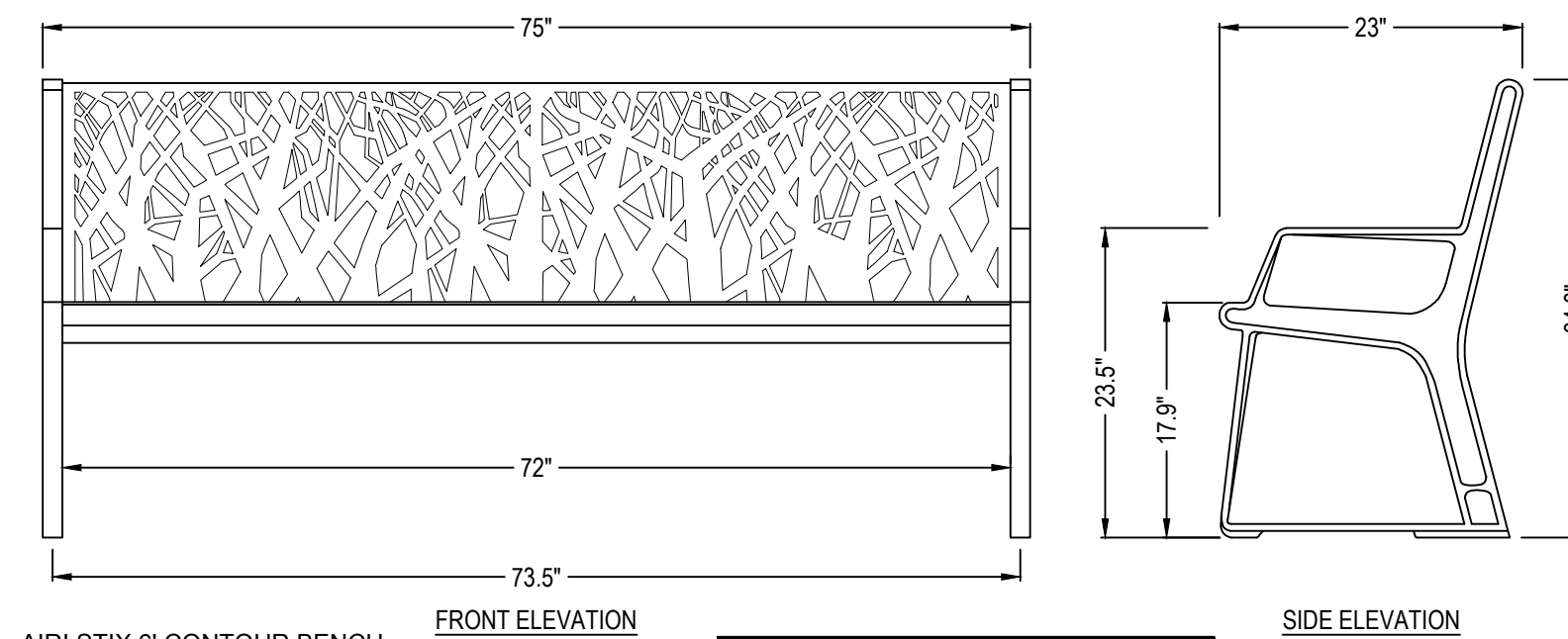
## SECTION

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



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

- MODEL: AE2645CT-STX
- DIMENSIONS: 47" H x 28" W x 22" D
- MATERIAL: HEAVY-GAUGE STEEL CONSTRUCTION WITH EXTRUDED ALUMINUM FRAME
- FINISH: RESISTANT, POWDER COATED STEEL AND ALUMINUM COMPONENTS
- FRAME COLOR: TEXTURED CHARCOAL
- PANEL / LID COLOR: TEXTURED SILVER
- MOUNTING: SURFACE MOUNT
- INCLUDES BUILT-IN TOP, REUSABLE PLASTIC LINER AND ADJUSTABLE RUBBER Gasket
- SIDE DOOR FEATURES MAGNETIC DOOR LATCH, CONTINUOUS GEARED HINGE AND CAM LOCK SYSTEM
- ADA COMPLIANT



- MODEL: AE2680STX
- DIMENSIONS: 35" H x 23" W x 75" L
- MATERIAL: HEAVY-GAUGE, PERFORATED STEEL SEAT CONSTRUCTION WITH CAST ALUMINUM ENDS
- FINISH: FADE RESISTANT, POWDER COATED STEEL AND ALUMINUM COMPONENTS
- FRAME COLOR: TEXTURED CHARCOAL
- SEAT COLOR: TEXTURED SILVER
- MOUNTING: SURFACE MOUNT

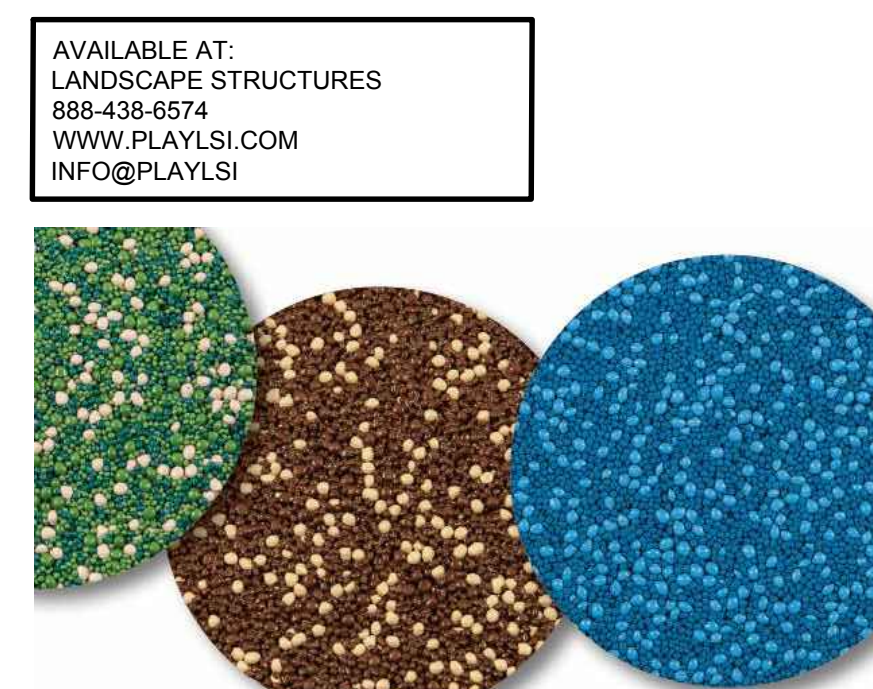
ANOVA  
MANUEL GIL-GOODMAN  
786-385-7101  
MANUEL.G@ANOVAFURNISINGS.COM  
WWW.ANOVAFURNISHINGS.COM

## PLAN / ELEVATION

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

## ELEVATION

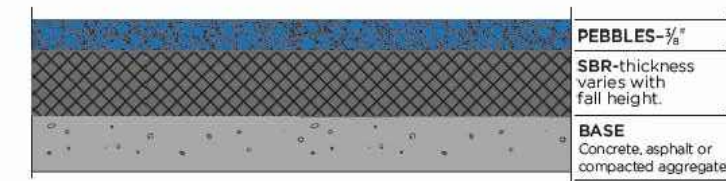
SCALE: 1/2" = 1'-0"



## Uncompromising Safety

Protection that measures up to industry requirements.

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

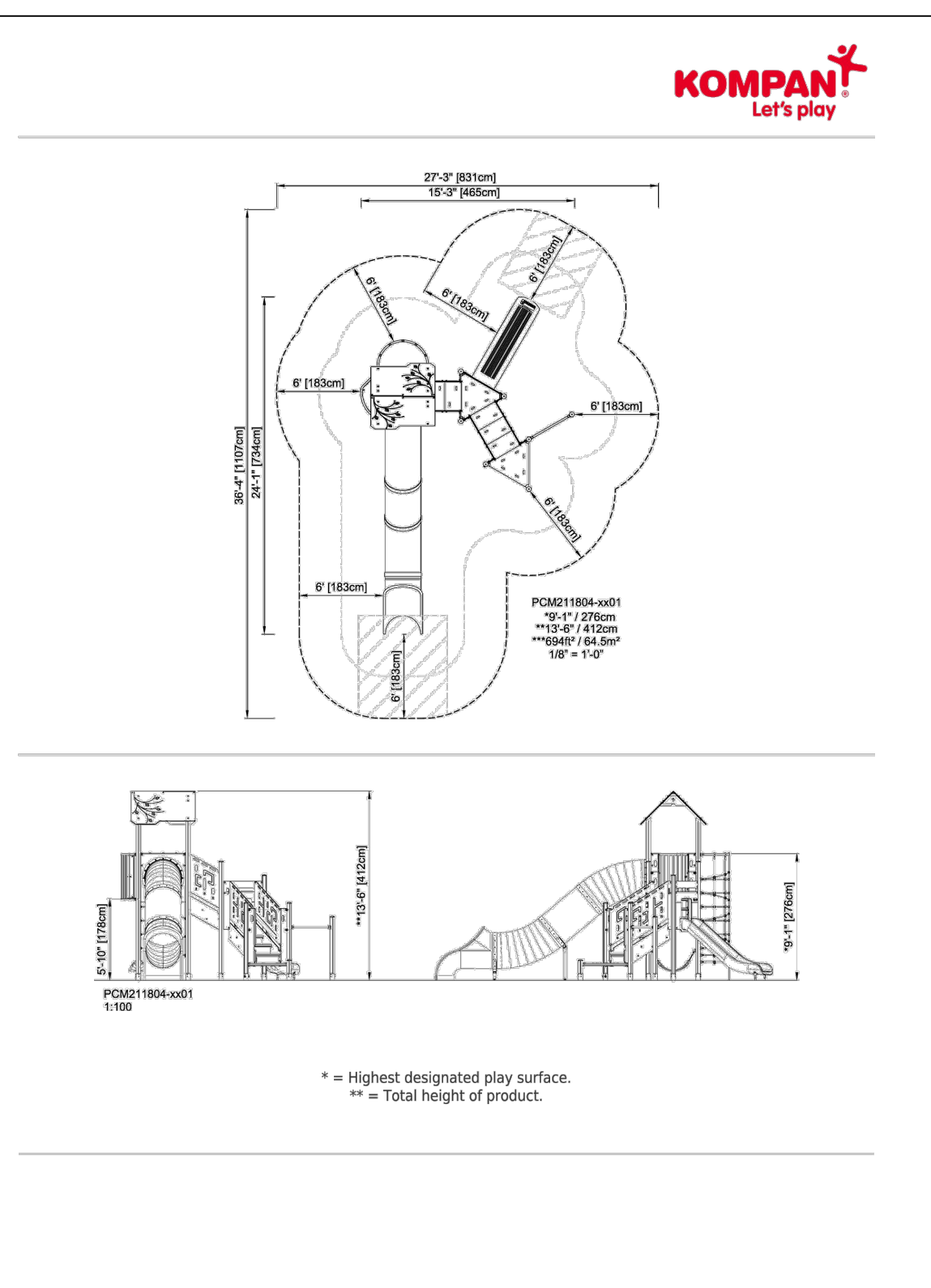
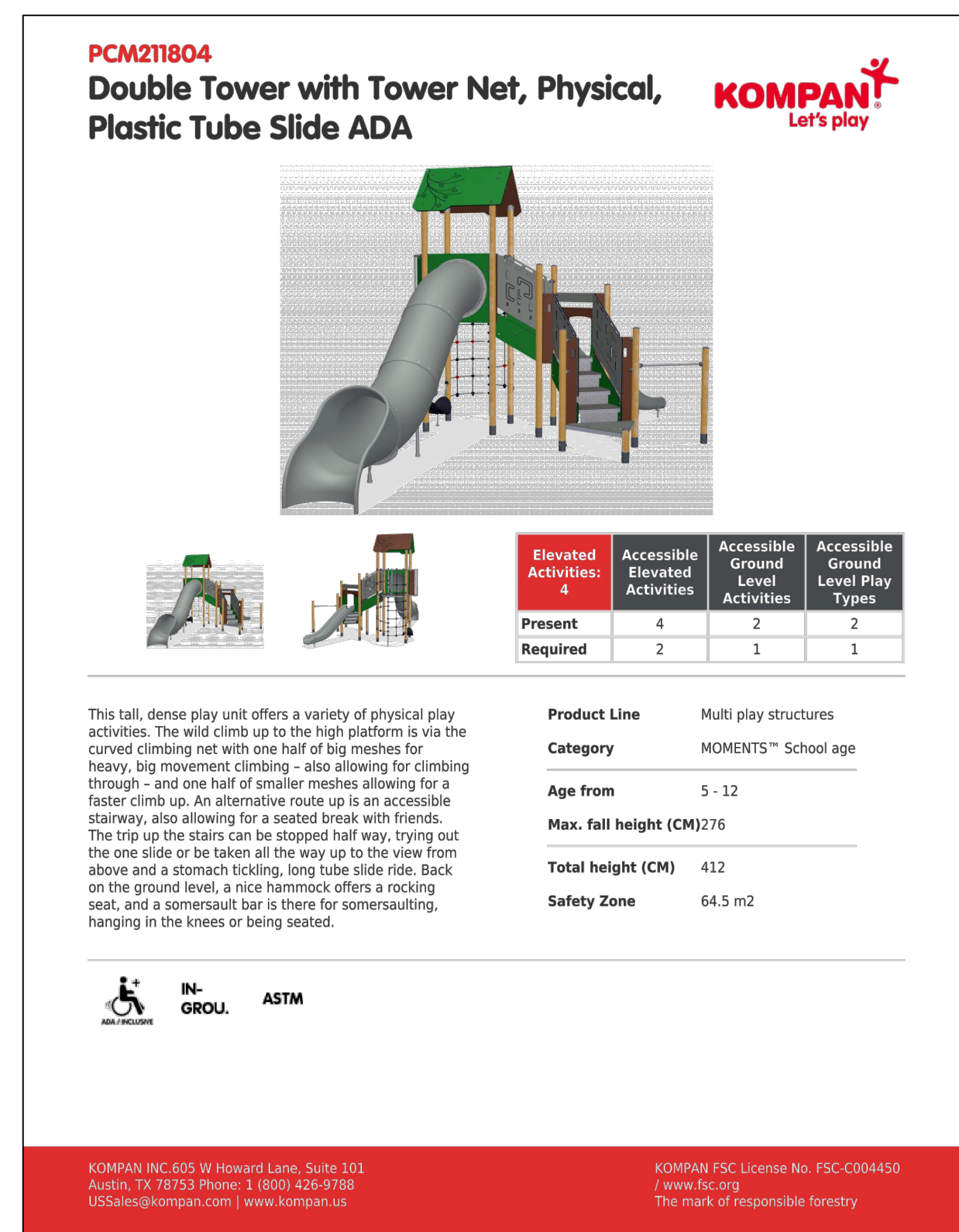


- POROUS THERMOPLASTIC ALIPHATIC POLYURETHANE DESIGNED TO BE USED AS THE IMPACT ATTENUATING SURFACE FOR PLAY AREAS OVER CONCRETE, ASPHALT, AND CRUSHED STONE SUBSTRATE BASE
- WILL BOND TO MOST SURFACES AND WILL RESIST SURFACE MOVEMENT
- LIGHT-STABLE
- ASTM 1028 SKID RESISTANCE TEST
- ASTM 1291 STANDARD SPECIFICATION FOR IMPACT ATTENUATION OF SURFACE SYSTEMS UNDER AND AROUND PLAYGROUND EQUIPMENT
- SURFACE THICKNESS WILL VARY IN THE IMPACT LAYER
- FINISH TEXTURE RESIST PEBBLE GRAIN
- COLOR TBD
- INSTALL PER MANUFACTURER'S SPECIFICATIONS



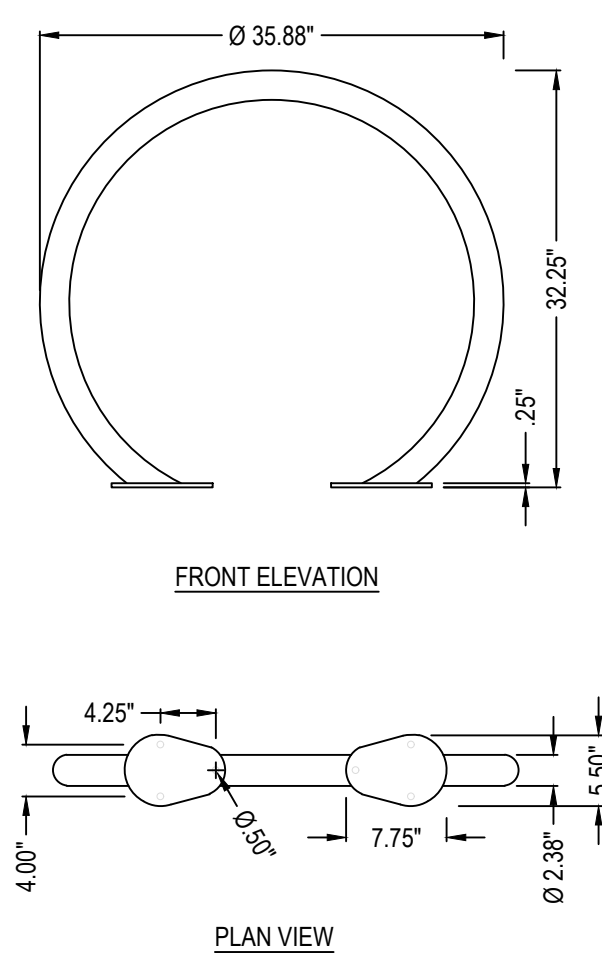
IMAGE

SCALE: NTS



IMAGE

COAL F. NITRO

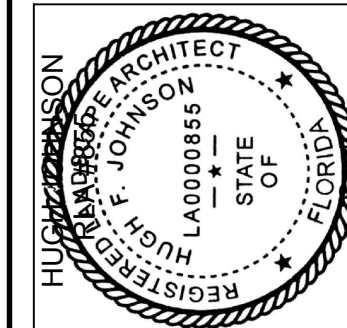
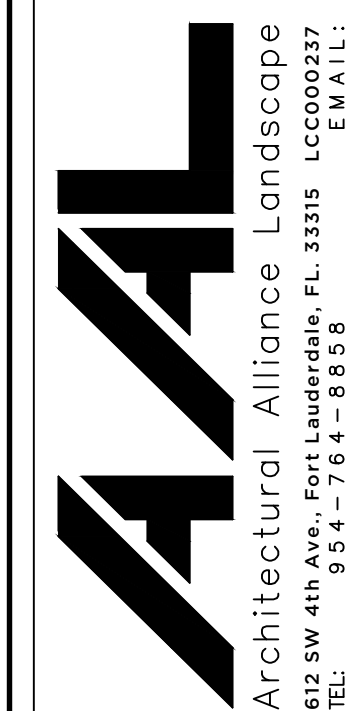


- MODEL: CIRCLEBR
- DIMENSIONS: 32" H x 6" W x 36" D
- MATERIAL: POWDER COATED STEEL
- FRAME COLOR: TEXTURED CHARCOAL
- MOUNTING: SURFACE MOUNT

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

## PLAN / ELEVATION

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



03-30-2021

### Revision Dates

# SITE DETAILS

## PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

SITE  
DETAILS

Release Date  
01-22-21

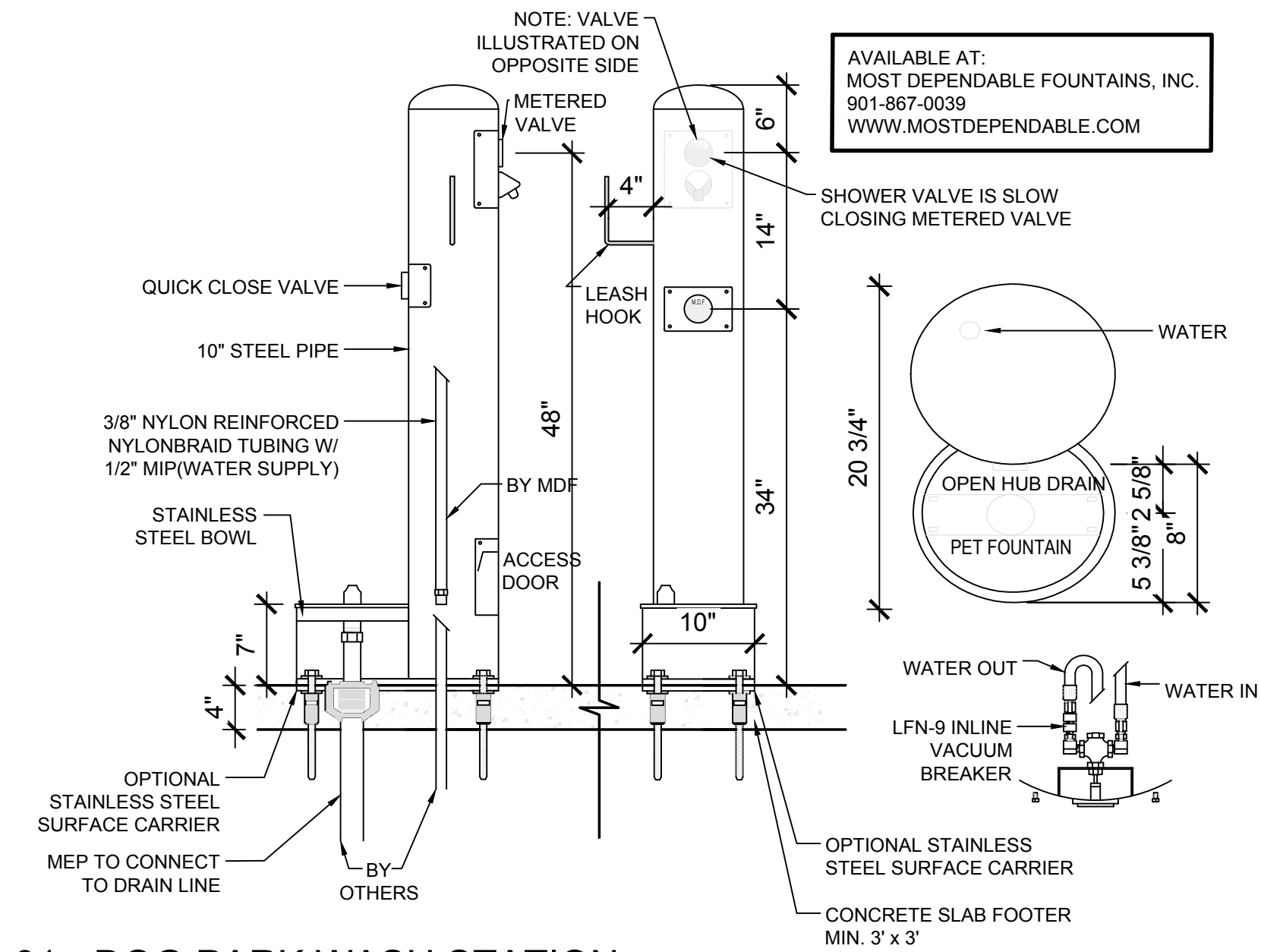
Project Number  
2105

Drawing Number

L-504

## SITE DETAILS



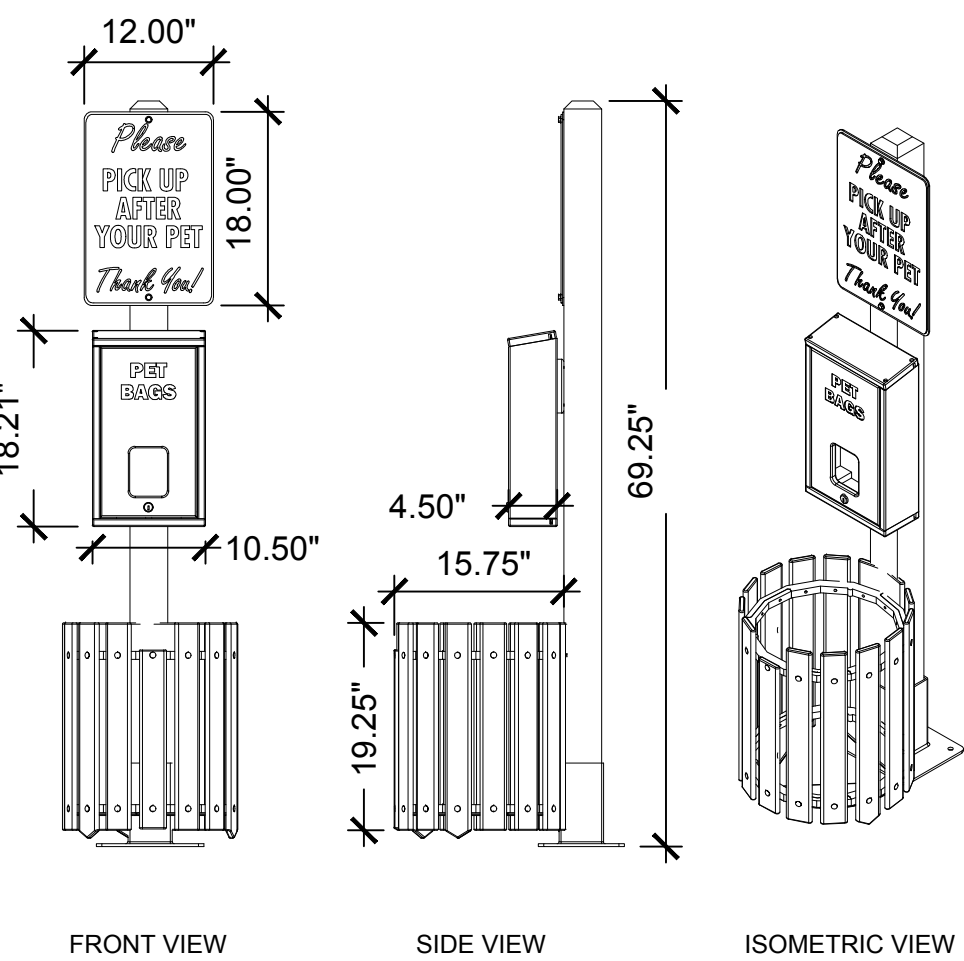


325 SM PEDESTAL SURFACE MOUNT PET COMFORT STATION WITH ONE BOWL ON BOTTOM OF THE COLUMN, METERED PET SHOWER AND LEASH HOOK SHOWN WITH OPTIONAL SS SURFACE CARRIER 10

DIMENSIONS:  
MATERIAL: POWDER-COATED STAINLESS STEEL  
OPTIONAL 8" STAINLESS STEEL SURFACE CARRIER  
COLOR: TBD

METERED VALVE WITH 45 SECOND RUNTIME VACUUM BREAKER INCLUDED FOR PET FOUNTAIN HOSE HOOK / LEASH HOOK INCLUDED SUPPLY CONNECTION STOPS ABOVE GRADE BEHIND THE ACCESS DOOR

- NOTES:
1. PET FOUNTAIN IS PROVIDED WITH AN INLINE VACUUM BREAKER PLUS A 1 GPM FLOW RESTRICTOR.
  2. SHOWN WITH STAINLESS STEEL SURFACE CARRIER TEMPLATE 10.
  3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  4. DO NOT SCALE DRAWING.
  5. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
  6. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
  7. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) AND ENTER REFERENCE NUMBER 3354-9.3.



HEADER BAG PET WASTE STATION AND SIGN  
5 GALLON RECEPTACLE, POST, SIGN  
ITEM NUMBER: APW1470 (SURFACE MOUNT)

DIMENSIONS: 17" (L) x 22" (W) x 69" (H)  
SIGN DIMENSIONS: 12" x 18"  
MATERIAL: 100% RECYCLED PLASTIC  
MOUNTING: SURFACE MOUNTED  
HARDWARE: STAINLESS STEEL  
COLOR: EVERGREEN  
DISPENSER: HOLDS UP TO 800 BAGS

INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

AVAILABLE AT:  
KIRBY BUILT  
1-866-526-0178  
INFO@KIRBYBUILT.COM  
WWW.KIRBYBUILT.COM

## 01 - DOG PARK WASH STATION

PLAN / SECTION

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

## 02 - DOG PARK WASTE STATION

ELEVATION

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

## 03 - DOG PARK FIRE HYDRANT

IMAGE

SCALE: NTS



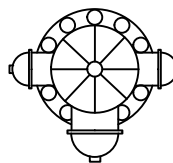
THE FIRE HYDRANT IS ROTATIONALLY CAST USING GLASS-FIBER-REINFORCED RESIN, WITH AN ACRYLIC COLOR COAT AND HAND-PAINTED ACCENTS.

APPROXIMATE DIMENSIONS ARE 32" HIGH X 19" WIDE, WITH A 12-INCH-DIAMETER CIRCULAR BASE.

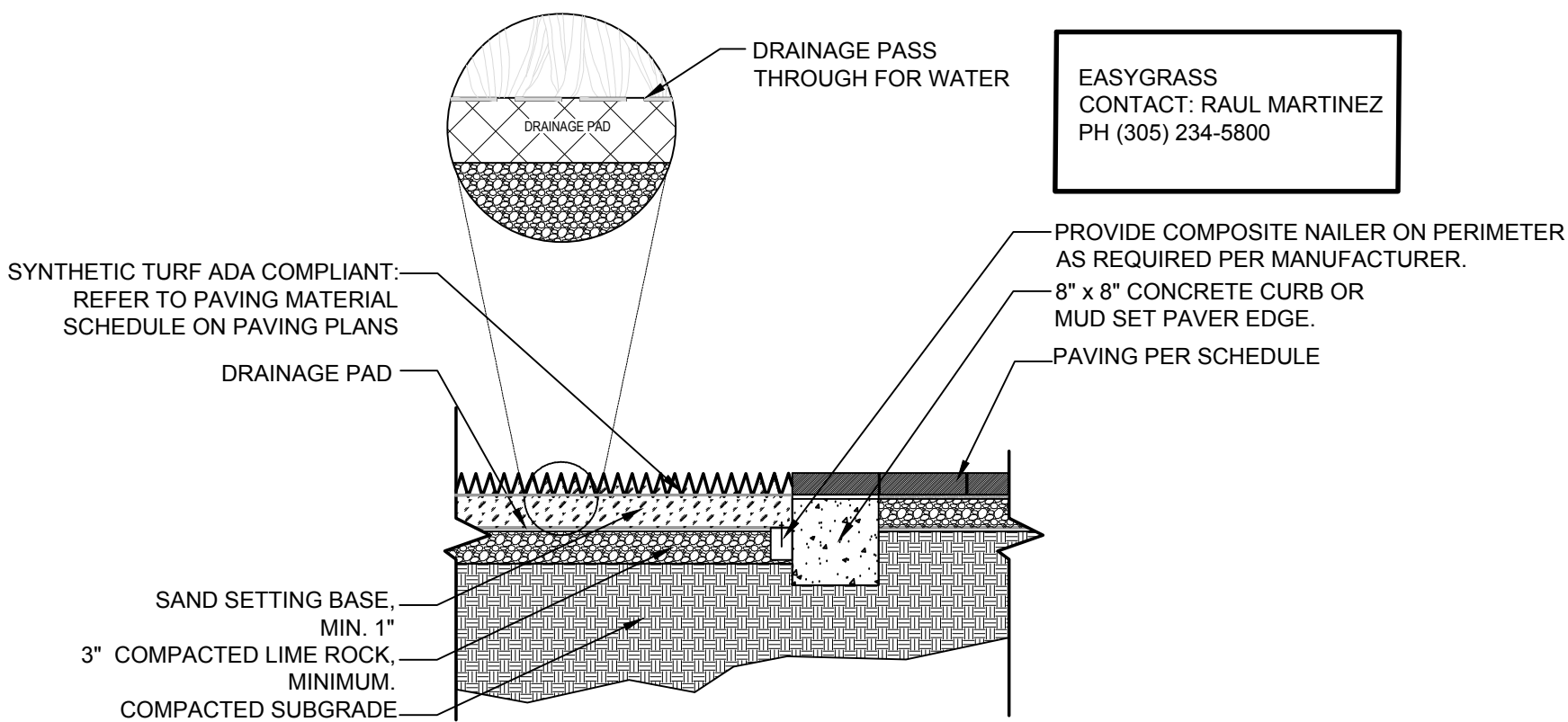
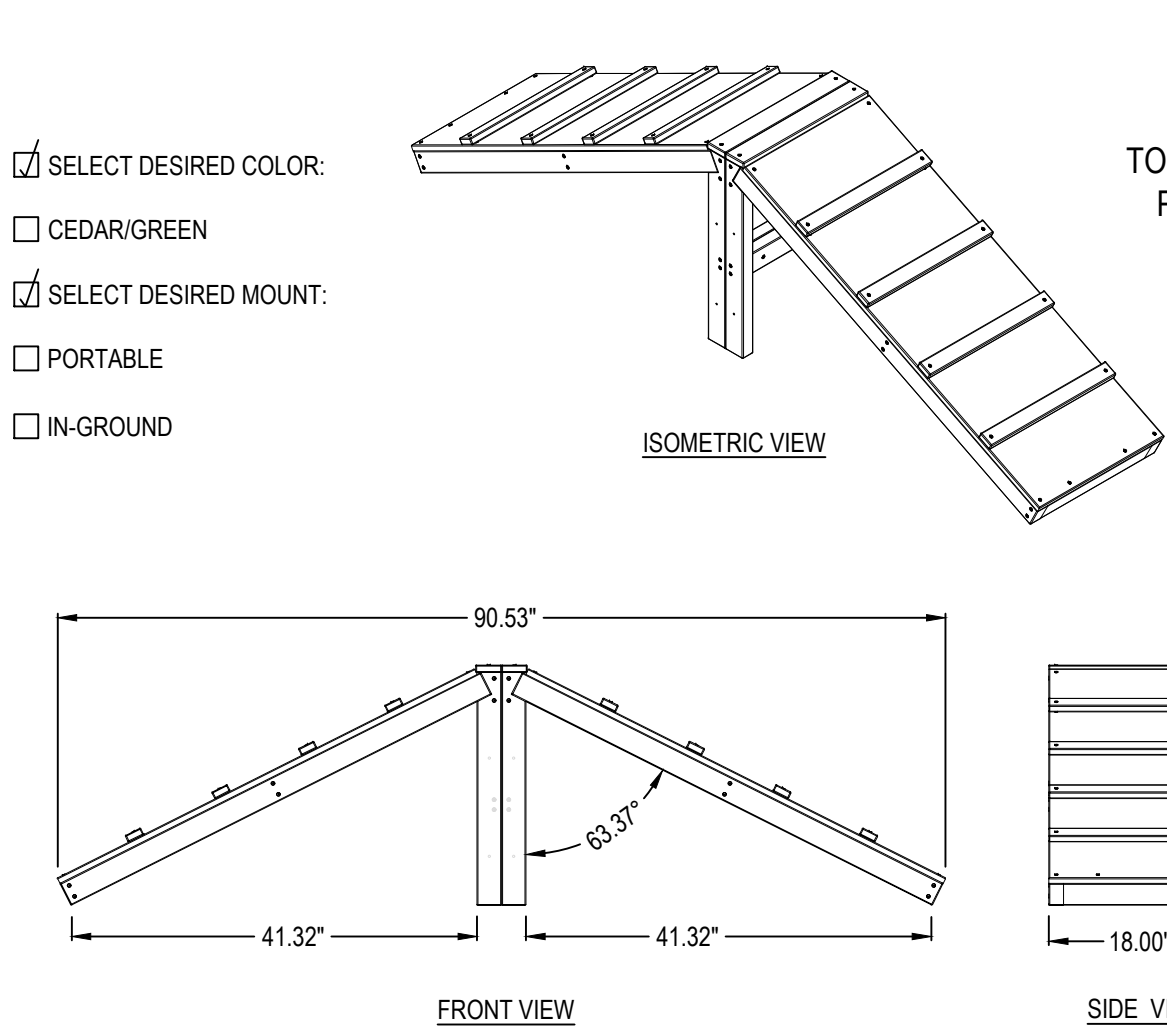
SHIPPING WEIGHT IS 64 POUNDS.

BASE IS FACTORY DRILLED TO ACCEPT (4) STAINLESS-STEEL ANCHOR BOLTS, UP TO 1/2-INCH DIAMETER.

FOR ORDERING INFORMATION, PLEASE CONTACT:  
DOG-ON-IT-PARKS  
TOLL-FREE: 877-FIT-DOGS (877-348-3647),  
TELL: 425-512-8489  
(OR EQUAL.)



PLAN SYMBOL



## 04 - DOG PARK RAMP

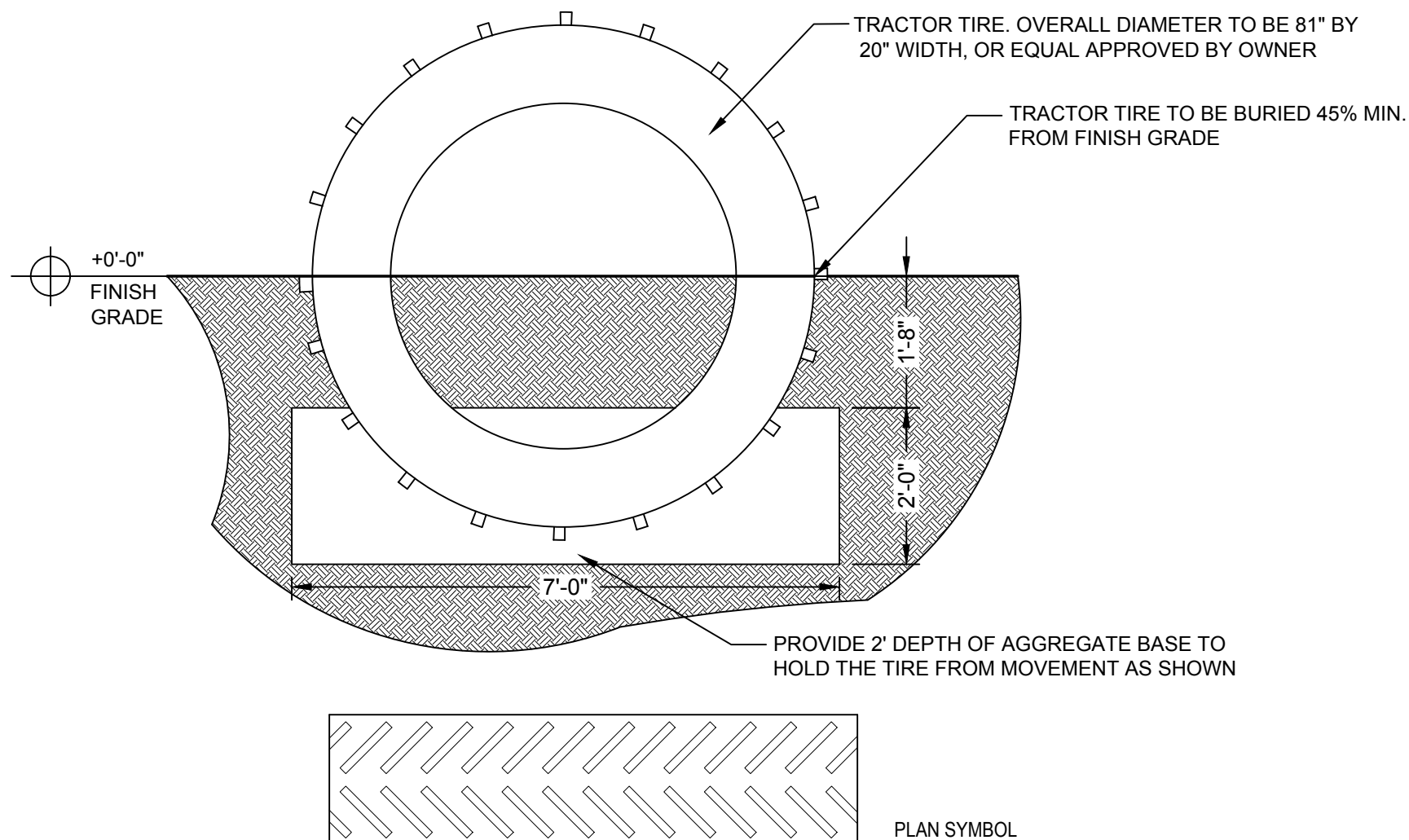
ELEVATION

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

## 05 - SYNTHETIC LAWN

SECTION

SCALE: NTS



## 06 - DOG PARK TIRE

PLAN / SECTION

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

SITE DETAILS

# PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description  
SITE DETAILS

Release Date  
01-22-21

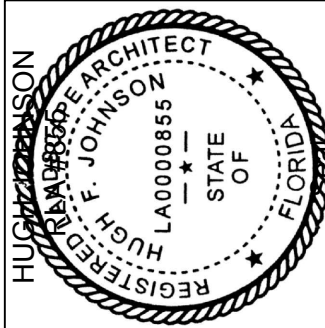
Project Number  
2105

Drawing Number

L-505  
SITE DETAILS

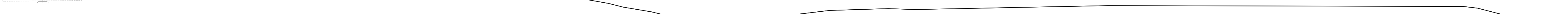
03-30-2021

Revision Dates



**AAL**  
Architectural Alliance Landscape  
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237  
TEL: 754.333.0000 FAX: 754.333.0001





| Calculation Summary                                               |      |      |      |         |         |
|-------------------------------------------------------------------|------|------|------|---------|---------|
| Project: PALM SPRINGS RESIDENCES PALM SPRINGS, FL REV D 1-22-2021 |      |      |      |         |         |
| Label                                                             | LA   | Max  | Min  | Avg/Min | Max/Min |
| BUILDING A PLATFORM                                               | 1.54 | 2.5  | 1.0  | 1.54    | 2.50    |
| FITNESS LOUNGE                                                    | 1.43 | 2.8  | 0.4  | 3.70    | 7.50    |
| LUNCHEON PARK                                                     | 0.82 | 1.8  | 0.4  | 2.05    | 4.00    |
| PARKING                                                           | 1.19 | 1.0  | 0.3  | 3.67    | 10.00   |
| SPILL CANTY @ JFG                                                 | 0.00 | 0.0  | 0.0  | N/A     | N/A     |
| SPILL NORTH @ JFG                                                 | 0.03 | 0.12 | 0.00 | N/A     | N/A     |
| SPILL SOUTH @ JFG                                                 | 0.61 | 0.20 | 0.00 | N/A     | N/A     |
| SPILL WEST @ JFG                                                  | 0.02 | 0.00 | 0.00 | N/A     | N/A     |





Gardco EcoForm Gr-2 combines economy with performance in a LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

|           |      |
|-----------|------|
| Project:  |      |
| Location: |      |
| Cat.No:   |      |
| Type:     |      |
| Lamps:    | Qty: |
| Notes:    |      |

|                                                                                     |                                                                                             |                                                                      |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| 1. BL-MH372 equipped with out-boarded sensor housing when voltage is 18V (347-480V) | 8. Not available in 347 or 480V                                                             | 14. HS not available with Type 6 and RW options                      |
| 2. Mounts to a 4" round pipe with adapter included for square poles.                | 9. Must specify input voltage                                                               | 15. Not available with DO, DCC, and FANS dimming control options     |
| 3. Mounts to a maximum of 4" square slimline hollow poles                           | 10. Dimming will not be connected to NEMA receptacle if ordering with other control options | 16. Not available with DO, DCC, FANS and LLC dimming control options |
| 4. Not available with other dimming control options                                 | 11. Not available in 480V. Order product separately with TLRDS or other control options     | 17. Must specify a motor sensor location                             |
| 5. Not available with motion sensor                                                 | 12. Not available with DCC                                                                  |                                                                      |
| 6. Not available with photocontrol                                                  | 13. Not available with 5W and WS RPAs provided with black finish standard                   |                                                                      |
| 7. Available only in 120V and 277V                                                  |                                                                                             |                                                                      |



Lumec **MetroScape LED** post top luminaire features flexible, robust energy-saving solutions for heritage-styled urban architectural lighting. Crowned with an ornamental hood, the post top model comes with a flat lens to highlight the thinness of the LEDs. The luminaire provides attractive lighting at night, adding appeal to the surroundings and promoting safe use of the environment. Includes Service Tag, innovative way to provide assistance throughout the life of the product

|           |      |
|-----------|------|
| Project:  |      |
| Location: |      |
| Est. No:  |      |
| Type:     |      |
| Lamps:    | Qty: |
| Notes:    |      |

1. DMG 0-10V driver come standard.
2. Not available with 347V and 480V.
3. Not available with HS option.
4. Use of photoelectric cell or shorting cap is required to ensure proper illumination.
5. Not available with Motion Response.



Gardco EcoForm G-2 combines economy with performance in a LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

|           |      |
|-----------|------|
| Project:  |      |
| Location: |      |
| Cat.No:   |      |
| Type:     |      |
| Lamps:    | Qty: |
| Notes:    |      |

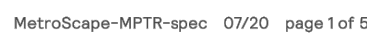
|                                                                                     |                                                                                            |                                                                      |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| 1. BL-MR3V2 equipped with out-boarded sensor housing when voltage is 14V (347-450V) | 8. Not available in 347 or 450V                                                            | 14. HS is not available with Type 5 and SW option                    |
| 2. Mounts to a 4" round pipe with adapter included for square pipes.                | 9. Must specify input voltage                                                              | 15. Not available with DD, DCC, and FANS dimming control options     |
| 3. Set to a maximum of 44 degrees aiming above horizontal.                          | 10. Drilling will not be connected to NEMA receptacle with ULDSF                           | 16. Not available with DD, DCC, FANS and LLC dimming control options |
| 4. Not available with other dimming control options                                 | 11. Not available in 480V. Order product separately if ordering with other control options | 17. Must specify a sensor sensorless options                         |
| 5. Not available with motion sensor                                                 | 12. Not available with DCC                                                                 |                                                                      |
| 6. Not available with photocontrol                                                  | 13. Not available with 5W and WS. RPAs provided with black finish standard                 |                                                                      |



Lumec **MetroScope LED** post top luminaire features flexible, robust energy-saving solutions for heritage-styled urban architectural lighting. Crowned with an ornamental hood, the post top model comes with a flat lens to highlight the thinness of the LEDs. The luminaire provides attractive lighting at night, adding appeal to the surroundings and promoting safe use of the environment. Includes Service Tag, innovative way to provide assistance throughout the life of the product

|           |      |
|-----------|------|
| Project:  |      |
| Location: |      |
| Cat.No:   |      |
| Type:     |      |
| Lamps:    | Qty: |
| Notes:    |      |

1. DMG 0-10V driver come standard.
2. Not available with 347V and 480V.
3. Not available with HS option.
4. Use of photoelectric cell or shorting cap is required to ensure proper illumination.
5. Not available with Motion Response.



Gardco EcoForm G-2 combines economy with performance in a LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

|           |      |
|-----------|------|
| Project:  |      |
| Location: |      |
| Cat.No:   |      |
| Type:     |      |
| Lamps:    | Qty: |
| Notes:    |      |

|                                                                                       |                                                                                              |                                                                       |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| 1. BL-IRMSD75 equipped with out-boarded sensor housing when voltage is 14V (347-480V) | 8. Not available in 347 or 480V                                                              | 14. HS is not available with Type 6 and 5W option.                    |
| 2. Mounts to a round pipe with adapter included for square pipes.                     | 9. Must specify input voltage.                                                               | 15. Not available with DD, DCC, and FAWS dimming control options      |
| 3. Rated for maximum 45 degrees aiming above horizontal.                              | 10. Dimming will not be connected to NEMA receptacle if ordering with other control options. | 16. Not available with DD, DCC, FAWS and LLC dimming control options. |
| 4. Not available with other dimming control options.                                  | 11. Not available in 480V. Order product separately with LRDS/5-T.                           | 17. Must specify a motion sensor lens.                                |
| 5. Not available with motion sensor.                                                  | 12. Not available with DCC.                                                                  |                                                                       |
| 6. Not available with photocontrol.                                                   | 13. Not available with 5W and WS. RPAs preloaded with black finish standard.                 |                                                                       |
| 7. Available only in 277V                                                             |                                                                                              |                                                                       |



luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

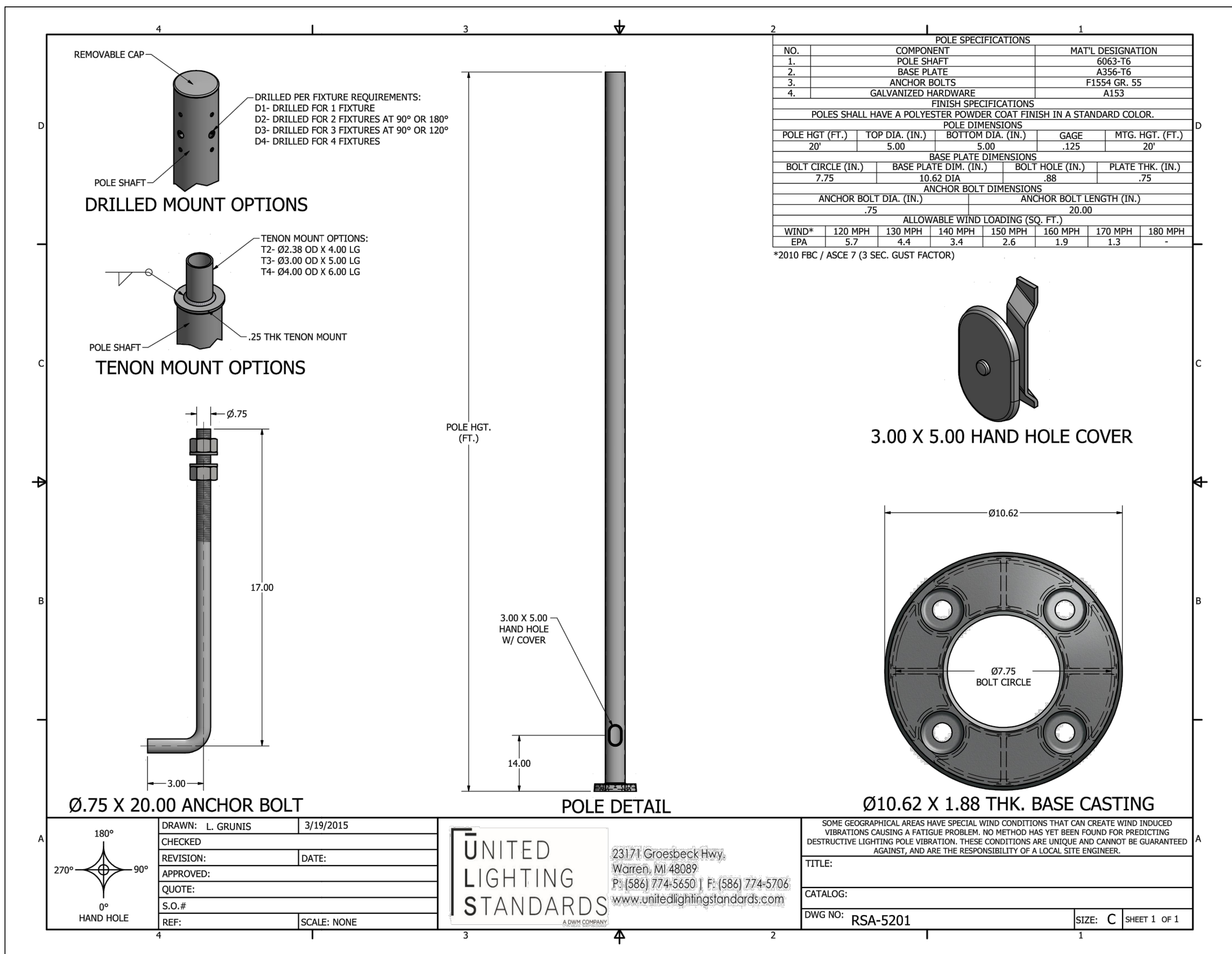
|           |      |
|-----------|------|
| Project:  |      |
| Location: |      |
| Cat.No:   |      |
| Type:     |      |
| Lamps:    | Qty: |
| Notes:    |      |

|                                                                                      |                                                                      |                                                                  |
|--------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------------------|
| 1. BL-INR3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V) | 8. Not available in 347 or 480V                                      | 14. HIS not available with Type 5 and 5W optics.                 |
| 2. Mouse to a 4' cord only, with adapter included for square poles                   | 9. Must specify input voltage.                                       | 15. Not available with DD, CC, and FAWIS dimming control options |
| 3. Mouse to a 4' cord only, with adapter included for square poles                   | 10. Displacement will not be connected to MEMA receptacle if ordered | 16. Not available with DD, CC, FAWIS and U.C. dimming control    |

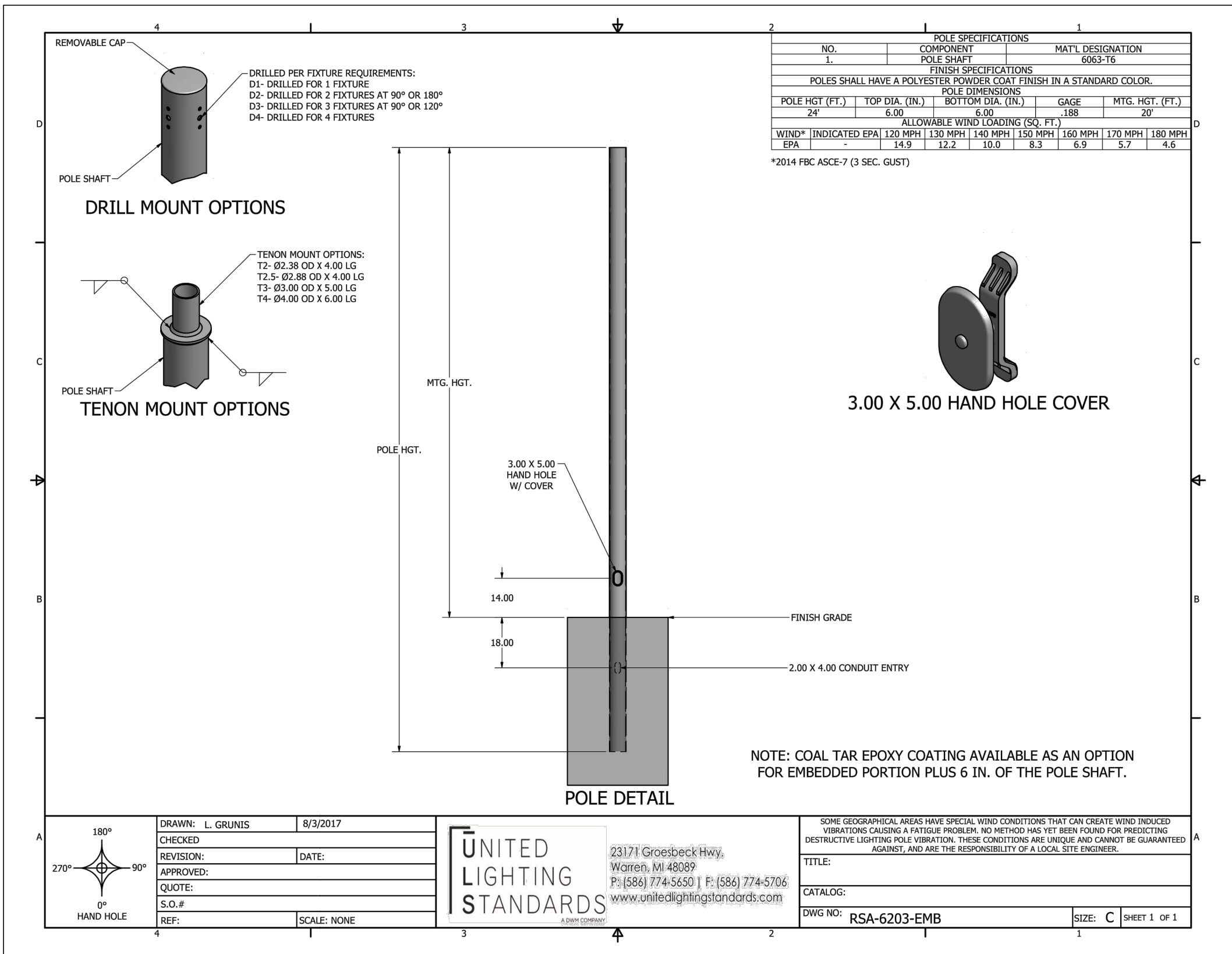


KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG

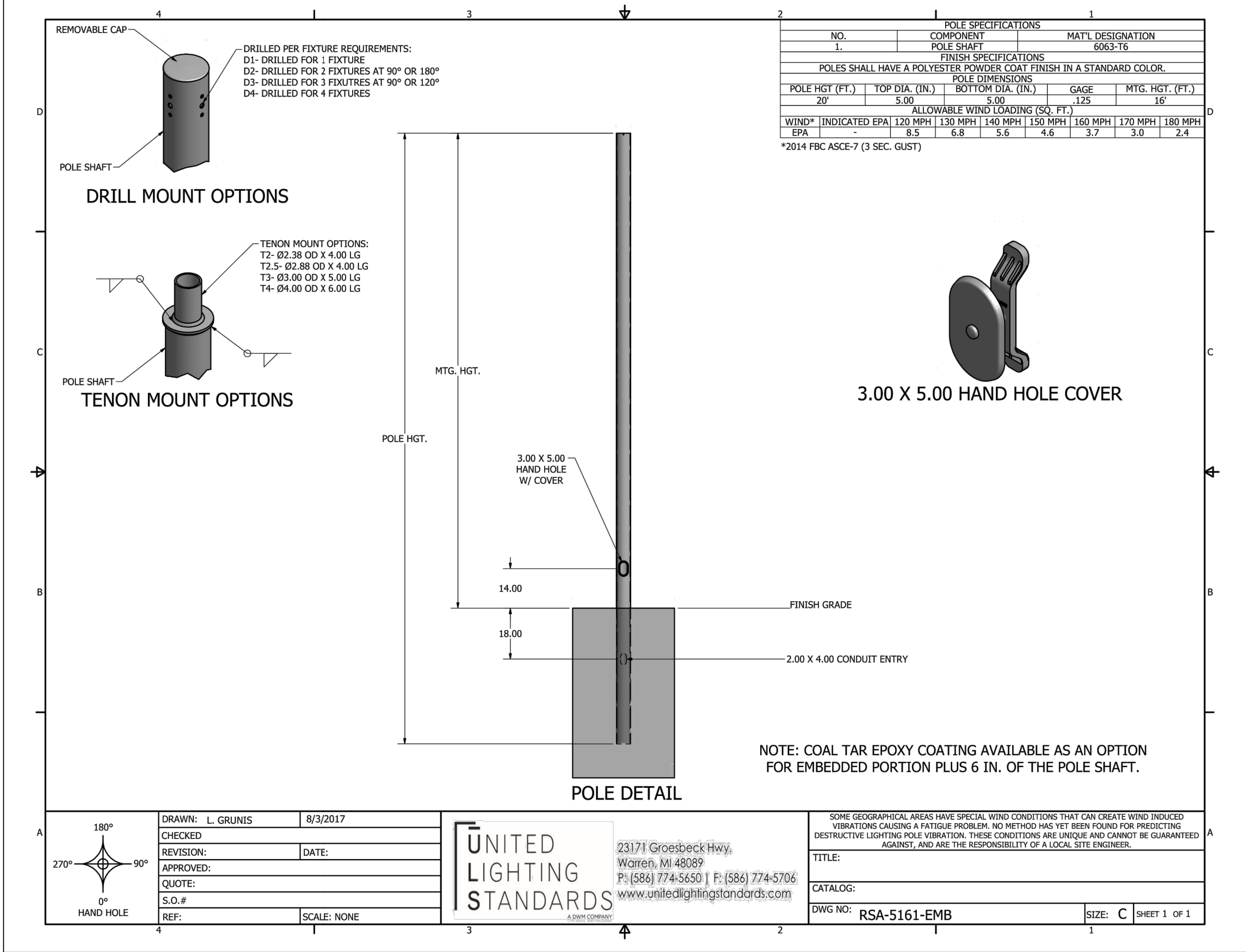
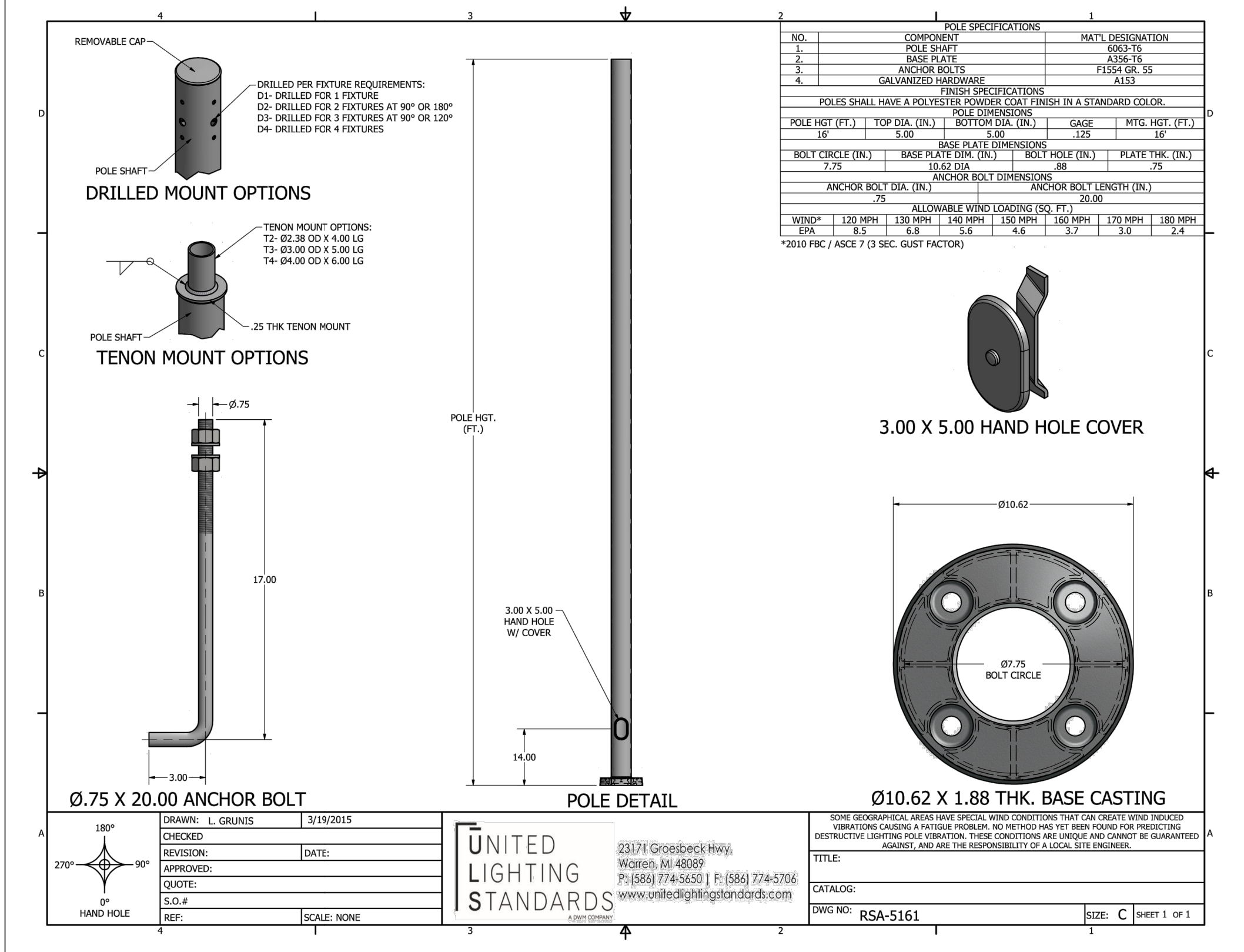




POLES WITH CONCRETE FOOTING OPTION



POLES WITH DIRECT BURY OPTION



**811** KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG

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

LANDSCAPE PLANS

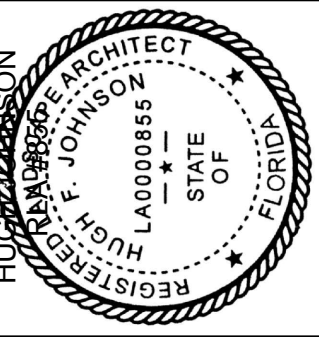
# PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

|                        |
|------------------------|
| Sheet Description      |
| LIGHTING<br>CUT-SHEETS |
| Release Date           |
| 03-30-21               |
| Project Number         |
| 2105                   |
| Drawing Number         |
| L-PH3                  |
| LANDSCAPE PLANS        |

03-30-2021

Revision Dates



**AAL**  
Architectural Alliance Landscape  
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237  
TEL: 754.363.0000 FAX: 754.363.0001

# **SURFACE WATER MANAGEMENT CALCULATIONS**

## **Palm Springs Residences**

**PALM SPRINGS, FLORIDA**

**HSQ PROJECT No.: 190321**

*Prepared For:*  
**The Spear Group**

*Prepared By:*



**HSQ GROUP, INC.**

Engineers • Planners • Surveyors  
1001 Yamato Road, Suite 105  
Boca Raton, Florida 33431  
(561) 392-0221 Phone

Zachary Todd, P.E.  
FI Reg # 84179

**DATE: February 24th, 2021 REV March 23rd, 2021**

**GIVEN:**

**Pre- Development**

**A. LAND USE SUMMARY:**

|    |                    |               |                       |
|----|--------------------|---------------|-----------------------|
| 1. | Lake Area =        | 1.760 ac.     |                       |
| 2. | Buildings =        | 0.770 ac.     |                       |
| 3. | Impervious Areas = | 2.600 ac.     |                       |
| 4. | Pervious Areas =   | 12.630 ac.    | PRE DEVELOPMENT CALCS |
| 5. | <b>Total =</b>     | <b>17.760</b> |                       |
|    |                    | <b>17.76</b>  |                       |

**B. PROPOSED improvements:**

Construction of a commercial self storage facility

**DESIGN CRITERIA:**

**A. WATER QUALITY CRITERIA:**

1. If a wet detention system, then whichever is the greater of the following:
  - a. The first inch of runoff from the entire project site.
  - b. The amount of 2.5 inches times the percent impervious for the project site.
2. If a dry detention system, then 75% of the volume required for the wet detention system.
3. If a retention system, then 50% of the volume required.
4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

**B. WATER QUANTITY CRITERIA:**

**1. DESIGN EVENTS AND RAINFALL AMOUNTS:**

- a. Design Event for Minimum Road Elevation:
 

|            |             |
|------------|-------------|
| Frequency: | 5 year      |
| Duration:  | 1 day       |
| Amount:    | 7.00 inches |
- b. Design Event for Minimum Discharge Elevation:
 

|            |              |
|------------|--------------|
| Frequency: | 10 year      |
| Duration:  | 3 day        |
| Amount:    | 11.00 inches |
- c. Design Event for Minimum Finish Floor Elevation:
 

|            |              |
|------------|--------------|
| Frequency: | 100 year     |
| Duration:  | 3 day        |
| Amount:    | 16.00 inches |

**2. ADDITIONAL DESIGN INFORMATION:**

- a. Design Water / Control Elevation: 8.50 NGVD.
- b. Drainage Basin / Canal Number: L-8 LWDD canal 35 CSM 10 year



## **COMPUTATIONS:**

### **A. WATER QUALITY COMPUTATIONS:**

1. Compute the first inch of runoff from the entire developed project site:
 
$$= 1.00 \text{ inch} \times 17.760 \text{ acres} \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{1.480 \text{ ac-ft for the first inch of runoff}}}$$
2. Compute 2.5 inches times the percent impervious for the developed project site:
  - a. Site area for water quality pervious / impervious calculations only:
 
$$= \text{Total Project} - (\text{Lake Area} + \text{Buildings})$$

$$= 17.760 \text{ acres} - (1.760 \text{ acres} + 0.770 \text{ acres})$$

$$= \underline{\underline{15.230 \text{ acres of site area for water quality calculations}}}$$
  - b. Impervious area for water quality pervious / impervious calculations only:
 
$$= \text{Site area for water quality} - \text{Pervious area}$$

$$= 15.230 \text{ acres} - 12.630 \text{ acres}$$

$$= \underline{\underline{2.600 \text{ acres of impervious area for water quality calculations}}}$$
  - c. Percentage of impervious area for water quality:
 
$$= \text{Impervious area for water quality} / \text{Site area for water quality} \times 100\%$$

$$= 2.600 \text{ acres} / 15.230 \text{ acres} \times 100\%$$

$$= \underline{\underline{17.07 \% \text{ Impervious}}}$$
  - d. For 2.5 inches times the percentage of impervious area:
 
$$= 2.5 \text{ inches} \times 17.07 \%$$

$$= \underline{\underline{0.427 \text{ inches to be treated}}}$$
  - e. Compute volume required for quality detention:
 
$$= \text{Inches to be treated} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 0.427 \text{ inches} \times (17.760 \text{ acres} - 1.760 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{0.569 \text{ ac-ft required for detention storage}}}$$
3. The first inch of runoff from the entire developed site = 1.480 ac-ft  
 2.5 inches times the percentage of impervious area = 0.569 ac-ft

**The volume of 1.480 ac-ft controls**

4. If the project is zoned "Commercial" or if the project were discharging directly to a sensitive receiving body and is more than 40% impervious, 0.5 inches of dry detention pre-treatment must be provided:
 
$$= 0.5 \text{ inches} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 0.5 \text{ inches} \times (17.760 \text{ acres} - 1.760 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{0.667 \text{ ac-ft required for pre-treatment}}}$$
5. Compute credit for using one of the following systems:
  - a. Wet detention volume to be provided:
 
$$= \text{Total required detention} - \text{Pre-treatment}$$

$$= 1.480 \text{ ac-ft} - 0.667 \text{ ac-ft}$$

$$= \underline{\underline{0.813 \text{ ac-ft of volume required for wet detention}}}$$
  - b. Dry detention volume to be provided ( 75% of the total required detention volume ):
 
$$= \text{Total required detention volume} \times 75\%$$

$$= 1.480 \text{ ac-ft} \times 75\%$$

$$= \underline{\underline{1.110 \text{ ac-ft of volume required for dry detention}}}$$
  - c. Dry retention volume to be provided ( 50% of the total required detention volume ):
 
$$= \text{Total required detention volume} \times 50\%$$

$$= 1.480 \text{ ac-ft} \times 50\%$$

$$= \underline{\underline{0.740 \text{ ac-ft of volume required for dry retention}}}$$

## **B. SUMMARY OF WATER QUALITY COMPUTATIONS:**

| Item: | Description:                                    | Quantity:   |
|-------|-------------------------------------------------|-------------|
| A.1   | First inch of runoff from entire project site = | 1.480 ac-ft |
| A.2   | 2.5 inches times percent impervious =           | 0.569 ac-ft |
| A.3   | Volume to be treated =                          | 1.480 ac-ft |
| A.4   | Pre-treatment required for commercial site =    | 0.667 ac-ft |
| A.5.a | Wet detention volume required =                 | 0.813 ac-ft |
| A.5.b | Dry detention volume required =                 | 1.110 ac-ft |
| A.5.c | Dry retention volume required =                 | 0.740 ac-ft |
| A.5.d | Exfiltration trench volume required =           | 1.480 ac-ft |

## **C. STAGE ELEVATION INFORMATION:**

| Item:         | Description:            | S type | Area ac.      | Low ft.     | High ft.     | I %          | C %           | Total Area % |
|---------------|-------------------------|--------|---------------|-------------|--------------|--------------|---------------|--------------|
| 1             | lake                    | V      | 1.760         | 8.50        | 8.50         | 100          | 100           | 9.96         |
| 2             | LAKE BANK               | L      | 0.260         | 8.50        | 11.50        | 0            | 100           | 1.47         |
| 3             | lake                    | V      |               |             |              | 100          |               | 0.00         |
| 4             | SWALE                   | L      | 0.000         | 15.00       | 17.00        | 0            | 100           | 0.00         |
| 5             | n / a                   | V      | 0.000         |             |              |              |               | 0.00         |
| 6             | Berm area               | L      | 0.000         | 18.00       | 19.00        | 0            | 100           | 0.00         |
| 7             | n / a                   | L      |               |             |              |              |               | 0.00         |
| 8             | upland green area       | L      | 12.280        | 11.50       | 13.50        | 0            | 100           | 69.50        |
| 9             | sidewalk                | L      | 0.000         | 13.00       | 13.50        | 100          | 100           | 0.00         |
| 10            | pavement area           | L      | 2.600         | 12.50       | 13.80        | 100          | 100           | 14.71        |
| 11            | Building Coverage Areas | V      | 0.770         | 14.00       | 14.00        | 100          | 100           | 4.36         |
| <b>Total:</b> |                         |        | <b>17.670</b> | <b>8.50</b> | <b>19.00</b> | <b>29.03</b> | <b>100.00</b> | <b>100.0</b> |

\* Abbreviations: S = Storage; ( V = Vertical Storage & L = Linear Storage )  
I = Impervious  
C = Compaction; ( Use the following compaction factors: 0%, 50%, 100% )

#### D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:

Existing Soil Type: **1 COASTAL**

| Depth to<br>Water Table<br>ft. | Cumulative<br>Water Storage<br>( Pre.-Dev. )<br>in. | Compacted<br>Water Storage<br>( Post 50% )<br>in. | Compacted<br>Water Storage<br>( Post 100% )<br>in. |
|--------------------------------|-----------------------------------------------------|---------------------------------------------------|----------------------------------------------------|
| 1                              | 0.60                                                | 0.53                                              | 0.45                                               |
| 2                              | 2.50                                                | 2.19                                              | 1.88                                               |
| 3                              | 6.60                                                | 5.78                                              | 4.95                                               |
| 4                              | 10.90                                               | 9.54                                              | 8.18                                               |

2. Available Soil Storage Calculation:

| Item:         | Description:            | Elev.<br>ft. | S<br>in.     | Area<br>acres | Stored<br>ac-in |
|---------------|-------------------------|--------------|--------------|---------------|-----------------|
| 1             | lake                    | 8.50         | 0.00         | 0.000         | 0.00            |
| 2             | LAKE BANK               | 10.00        | 1.16         | 0.260         | 0.30            |
| 3             | lake                    | 0.00         | 0.00         | 0.000         | 0.00            |
| 4             | SWALE                   | 16.00        | 8.18         | 0.000         | 0.00            |
| 5             | n / a                   | 0.00         | 0.00         | 0.000         | 0.00            |
| 6             | Berm area               | 18.50        | 8.18         | 0.000         | 0.00            |
| 7             | n / a                   | 0.00         | 0.00         | 0.000         | 0.00            |
| 8             | upland green area       | 12.50        | 8.18         | 12.280        | 100.39          |
| 9             | sidewalk                | 13.25        | 8.18         | 0.000         | 0.00            |
| 10            | pavement area           | 13.15        | 8.18         | 0.000         | 0.00            |
| 11            | Building Coverage Areas | 14.00        | 8.18         | 0.000         | 0.00            |
| <b>Total:</b> |                         | <b>12.45</b> | <b>50.21</b> | <b>12.540</b> | <b>100.69</b>   |

\* Abbreviations: S = Soil Storage  
P = Pervious

3. Moisture Storage Calculation ( S ):  
 = Available soil storage / Total Site Area  
 = 100.69 ac-in / 17.760 acres  
 = **5.67 inches**
4. SCS Curve Number Calculation ( CN ):  
 =  $1000 / ( S + 10 )$   
 =  $1000 / ( 5.670 + 10 )$   
 = **64**

# **E. SURFACE STORAGE CALCULATIONS:**

1. Stage vs. Storage Calculations:

| Stage<br>ft. | Item: | STORAGE<br>( ac-ft ) |            |            |            |            |            |            |            |            |             | T<br>ac-ft | Total<br>ac-ft |
|--------------|-------|----------------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|------------|----------------|
|              |       | 1<br>ac-ft           | 2<br>ac-ft | 3<br>ac-ft | 4<br>ac-ft | 5<br>ac-ft | 6<br>ac-ft | 7<br>ac-ft | 8<br>ac-ft | 9<br>ac-ft | 10<br>ac-ft |            |                |
| 8.50         |       | 0.00                 | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.00       | 0.00           |
| 9.00         |       | 0.88                 | 0.01       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.00       | 0.89           |
| 9.50         |       | 1.76                 | 0.04       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.00       | 1.80           |
| 10.00        |       | 2.64                 | 0.10       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.00       | 2.74           |
| 10.50        |       | 3.52                 | 0.17       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.00       | 3.69           |
| 11.00        |       | 4.40                 | 0.27       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.00       | 4.67           |
| 11.50        |       | 5.28                 | 0.39       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.00       | 5.67           |
| 12.00        |       | 6.16                 | 0.52       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.77       | 0.00       | 0.00        | 0.00       | 7.45           |
| 12.50        |       | 7.04                 | 0.65       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 3.07       | 0.00       | 0.00        | 0.00       | 10.76          |
| 12.90        |       | 7.74                 | 0.75       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 6.02       | 0.00       | 0.16        | 0.00       | <b>14.68</b>   |
| 13.40        |       | 8.62                 | 0.88       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 11.08      | 0.00       | 0.81        | 0.00       | 21.40          |
| 13.90        |       | 9.50                 | 1.01       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 17.19      | 0.00       | 1.95        | 0.00       | 29.66          |
| 14.40        |       | 10.38                | 1.14       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 23.33      | 0.00       | 3.25        | 0.00       | 38.11          |
| 14.90        |       | 11.26                | 1.27       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 29.47      | 0.00       | 4.55        | 0.00       | 46.56          |
| 15.40        |       | 12.14                | 1.40       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 35.61      | 0.00       | 5.85        | 0.00       | 55.01          |
| 15.90        |       | 13.02                | 1.53       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 41.75      | 0.00       | 7.15        | 0.00       | 63.46          |
| 16.40        |       | 13.90                | 1.66       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 47.89      | 0.00       | 8.45        | 0.00       | 71.91          |
| 16.90        |       | 14.78                | 1.79       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 54.03      | 0.00       | 9.75        | 0.00       | 80.36          |
| 17.40        |       | 15.66                | 1.92       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 60.17      | 0.00       | 11.05       | 0.00       | 88.81          |
| 17.90        |       | 16.54                | 2.05       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 66.31      | 0.00       | 12.35       | 0.00       | 97.26          |

\* Abbreviations: T = Exfiltration Trench

# **G. S.F.W.M.D. C-51 BASIN RULE (STORAGE - NEW CRITERIA):**

1. C-51 Basin Rule (Sub-Basin 32) Peak Flood Stage = **12.90 NGVD.**
2. Available On-Site Soil Storage = 8.39 ac-ft
3. Available On-Site Surface Storage @ Peak Flood Stage Elevation = 14.68 ac-ft
4. Total On-Site Storage Requirement per C-51 Basin Rules = **23.07** ac-ft PRE DEVELOPMENT VOLUME



#### H. MINIMUM BUILDING FINISH FLOOR ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 100-Year, 3-Day storm event:  
= **16.00 in.**
2. Compute inches of runoff, Q:  
=  $(P - (0.2 S))^2 / (P + (0.8 X S))$   
=  $(16.00 \text{ in.} - (0.2 \times 5.67 \text{ in.}))^2 / (16.00 \text{ in.} + (0.8 \times 5.67 \text{ in.}))$   
= **10.76 inches of runoff**
3. Compute volume of runoff:  
= (Inches of Runoff) X (Project Area)  
= 10.76 inches X 17.760 acres X (1 foot / 12 inches)  
= **15.93 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **15.93** ac-ft corresponds to elevation **12.99 NGVD.**

#### I. MINIMUM DISCHARGE ELEVATION CALCULATIONS (ZERO DISCHARGE):

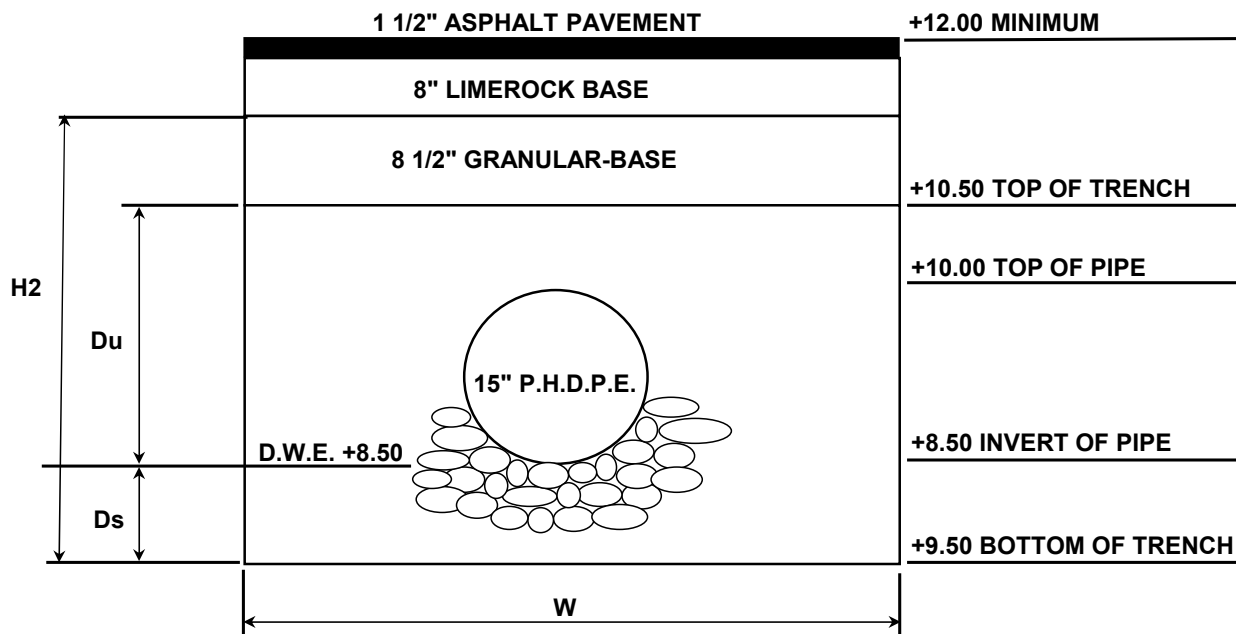
1. The rainfall amount for the 10-Year, 3-Day storm event:  
= **11.00 in.**
2. Compute inches of runoff, Q:  
=  $(P - (0.2 S))^2 / (P + (0.8 X S))$   
=  $(11.00 \text{ in.} - (0.2 \times 5.67 \text{ in.}))^2 / (11.00 \text{ in.} + (0.8 \times 5.67 \text{ in.}))$   
= **6.27 inches of runoff**
3. Compute volume of runoff:  
= (Inches of Runoff) X (Project Area)  
= 6.27 inches X 17.760 acres X (1 foot / 12 inches)  
= **9.27 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **9.27** ac-ft corresponds to elevation **12.28 NGVD.**

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

1. The rainfall amount for the 5-Year, 1-Day storm event:  
= **7.00 in.**
2. Compute inches of runoff, Q:  
=  $(P - (0.2 S))^2 / (P + (0.8 X S))$   
=  $(7.00 \text{ in.} - (0.2 \times 5.67 \text{ in.}))^2 / (7.00 \text{ in.} + (0.8 \times 5.67 \text{ in.}))$   
= **2.98 inches of runoff**
3. Compute volume of runoff:  
= (Inches of Runoff) X (Project Area)  
= 2.98 inches X 17.760 acres X (1 foot / 12 inches)  
= **4.41 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **4.41** ac-ft corresponds to elevation **10.87 NGVD.**

# **I. EXFILTRATION TRENCH CALCULATIONS:**

1. Design Formula: 
$$L = ( FS ( (\%WQ \cdot V1) + V2 ) ) / ( K ( (H2 \cdot W) + (2 \cdot H2 \cdot Du) - (Du^2) + (2 \cdot H2 \cdot Ds) ) + (1.39 \times 10^{-4} \cdot W \cdot Du) )$$
2. Design Information:
  - V1 = Exfiltrated Volume (Pre-treatment): 8.88 ac-in
  - V2 = Exfiltrated Volume (Additional Storage): 1.10 ac-in
  - W = Trench Width: 8.00 ft.
  - K = Hydraulic Conductivity: 1.10E-04 cfs/sq-ft per ft head
  - H2 = Depth of Water Table: 4.00 ft.
  - Du = Non-Saturated Trench Depth: 2.00 ft.
  - Ds = Saturated Trench Depth: 2.00 ft.
3. Exfiltration Trench Required: **2,262 ft.**
4. Exfiltration Trench Provided: **0 ft.**
5. Exfiltration Trench Storage Provided: **0.00 ac-in** or **0.00 ac-ft**



**GIVEN:**

**Post Development**

**A. LAND USE SUMMARY:**

|    |                    |              |                        |
|----|--------------------|--------------|------------------------|
| 1. | Lake Area =        | 2.00 ac.     |                        |
| 2. | Buildings =        | 2.64 ac.     |                        |
| 3. | Impervious Areas = | 7.15 ac.     |                        |
| 4. | Pervious Areas =   | 5.98 ac.     | POST DEVELOPMENT CALCS |
| 5. | <b>Total =</b>     | <b>17.77</b> |                        |
|    |                    | <b>17.66</b> |                        |

Note: 17.77 ac - 0.11 ac = 17.66 ac will be consider for drainage calcs only.  
Where; 0.11 represents area to be dedicated

**B. PROPOSED improvements:**

Construction of a residential apartments

**DESIGN CRITERIA:**

**A. WATER QUALITY CRITERIA:**

1. If a wet detention system, then whichever is the greater of the following:
  - a. The first inch of runoff from the entire project site.
  - b. The amount of 2.5 inches times the percent impervious for the project site.
2. If a dry detention system, then 75% of the volume required for the wet detention system.
3. If a retention system, then 50% of the volume required.
4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

**B. WATER QUANTITY CRITERIA:**

**1. DESIGN EVENTS AND RAINFALL AMOUNTS:**

- a. Design Event for Minimum Road Elevation:
 

|            |             |
|------------|-------------|
| Frequency: | 3 year      |
| Duration:  | 1 day       |
| Amount:    | 5.50 inches |
- b. Design Event for Minimum Discharge Elevation:
 

|            |              |
|------------|--------------|
| Frequency: | 10 year      |
| Duration:  | 3 day        |
| Amount:    | 11.00 inches |
- c. Design Event for Minimum Finish Floor Elevation:
 

|            |              |
|------------|--------------|
| Frequency: | 100 year     |
| Duration:  | 3 day        |
| Amount:    | 16.00 inches |

**2. ADDITIONAL DESIGN INFORMATION:**

- a. Design Water / Control Elevation: 8.50 NGVD.
- b. Drainage Basin / Canal Number: L-8 LWDD canal 35 CSM 10 year

## **COMPUTATIONS:**

### **A. WATER QUALITY COMPUTATIONS:**

1. Compute the first inch of runoff from the entire developed project site:
 
$$= 1.00 \text{ inch} \times 17.770 \text{ acres} \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{1.481 \text{ ac-ft for the first inch of runoff}}}$$
2. Compute 2.5 inches times the percent impervious for the developed project site:
  - a. Site area for water quality pervious / impervious calculations only:
 
$$= \text{Total Project} - (\text{Lake Area} + \text{Buildings})$$

$$= 17.770 \text{ acres} - (2.000 \text{ acres} + 2.640 \text{ acres})$$

$$= \underline{\underline{13.130 \text{ acres of site area for water quality calculations}}}$$
  - b. Impervious area for water quality pervious / impervious calculations only:
 
$$= \text{Site area for water quality} - \text{Pervious area}$$

$$= 13.130 \text{ acres} - 5.980 \text{ acres}$$

$$= \underline{\underline{7.150 \text{ acres of impervious area for water quality calculations}}}$$
  - c. Percentage of impervious area for water quality:
 
$$= \text{Impervious area for water quality} / \text{Site area for water quality} \times 100\%$$

$$= 7.150 \text{ acres} / 13.130 \text{ acres} \times 100\%$$

$$= \underline{\underline{54.46 \% \text{ Impervious}}}$$
  - d. For 2.5 inches times the percentage of impervious area:
 
$$= 2.5 \text{ inches} \times 54.46 \%$$

$$= \underline{\underline{1.361 \text{ inches to be treated}}}$$
  - e. Compute volume required for quality detention:
 
$$= \text{Inches to be treated} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 1.361 \text{ inches} \times (17.770 \text{ acres} - 2.000 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{1.789 \text{ ac-ft required for detention storage}}}$$
3. The first inch of runoff from the entire developed site = 1.481 ac-ft  
 2.5 inches times the percentage of impervious area = 1.789 ac-ft

**The volume of 1.789 ac-ft controls**

4. If the project is zoned "Commercial" or if the project were discharging directly to a sensitive receiving body and is more than 40% impervious, 0.5 inches of dry detention pre-treatment must be provided:
 
$$= 0.5 \text{ inches} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 0.5 \text{ inches} \times (17.770 \text{ acres} - 2.000 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{0.657 \text{ ac-ft required for pre-treatment}}}$$
5. Compute credit for using one of the following systems:
  - a. Wet detention volume to be provided:
 
$$= \text{Total required detention} - \text{Pre-treatment}$$

$$= 1.789 \text{ ac-ft} - 0.657 \text{ ac-ft}$$

$$= \underline{\underline{1.132 \text{ ac-ft of volume required for wet detention}}}$$
  - b. Dry detention volume to be provided ( 75% of the total required detention volume ):
 
$$= \text{Total required detention volume} \times 75\%$$

$$= 1.789 \text{ ac-ft} \times 75\%$$

$$= \underline{\underline{1.342 \text{ ac-ft of volume required for dry detention}}}$$
  - c. Dry retention volume to be provided ( 50% of the total required detention volume ):
 
$$= \text{Total required detention volume} \times 50\%$$

$$= 1.789 \text{ ac-ft} \times 50\%$$

$$= \underline{\underline{0.895 \text{ ac-ft of volume required for dry retention}}}$$



**B. SUMMARY OF WATER QUALITY COMPUTATIONS:**

| Item: | Description:                                    | Quantity:   |
|-------|-------------------------------------------------|-------------|
| A.1   | First inch of runoff from entire project site = | 1.481 ac-ft |
| A.2   | 2.5 inches times percent impervious =           | 1.789 ac-ft |
| A.3   | Volume to be treated =                          | 1.789 ac-ft |
| A.4   | Pre-treatment required for commercial site =    | 0.657 ac-ft |
| A.5.a | Wet detention volume required =                 | 1.132 ac-ft |
| A.5.b | Dry detention volume required =                 | 1.342 ac-ft |
| A.5.c | Dry retention volume required =                 | 0.895 ac-ft |
| A.5.d | Exfiltration trench volume required =           | 1.789 ac-ft |

**C. STAGE ELEVATION INFORMATION:**

| Item:         | Description:            | S type | Area ac.      | Low ft.     | High ft.     | I %          | C %           | Total Area % |
|---------------|-------------------------|--------|---------------|-------------|--------------|--------------|---------------|--------------|
| 1             | lake                    | V      | 2.001         | 8.50        | 8.50         | 100          | 100           | 11.27        |
| 2             | LAKE BANK               | L      | 0.555         | 8.50        | 12.50        | 0            | 100           | 3.13         |
| 3             |                         |        |               |             |              |              |               |              |
| 4             |                         |        |               |             |              |              |               |              |
| 5             |                         |        |               |             |              |              |               |              |
| 6             |                         |        |               |             |              |              |               |              |
| 7             | Pool Deck               | L      | 0.070         | 13.00       | 13.20        | 100          | 100           | 0.39         |
| 8             | upland green area       | L      | 5.380         | 11.50       | 13.00        | 0            | 100           | 30.30        |
| 9             | sidewalk                | L      | 0.670         | 11.90       | 13.50        | 100          | 100           | 3.77         |
| 10            | pavement area           | L      | 6.440         | 11.20       | 13.20        | 100          | 100           | 36.27        |
| 11            | Building Coverage Areas | V      | 2.640         | 13.70       | 13.70        | 100          | 100           | 14.87        |
| <b>Total:</b> |                         |        | <b>17.756</b> | <b>8.50</b> | <b>13.70</b> | <b>66.57</b> | <b>100.00</b> | <b>100.0</b> |

\* Abbreviations: S = Storage; ( V = Vertical Storage & L = Linear Storage )  
I = Impervious  
C = Compaction; ( Use the following compaction factors: 0%, 50%, 100% )

#### D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:

Existing Soil Type: **1 COASTAL**

| Depth to<br>Water Table<br>ft. | Cumulative<br>Water Storage<br>( Pre.-Dev. )<br>in. | Compacted<br>Water Storage<br>( Post 50% )<br>in. | Compacted<br>Water Storage<br>( Post 100% )<br>in. |
|--------------------------------|-----------------------------------------------------|---------------------------------------------------|----------------------------------------------------|
| 1                              | 0.60                                                | 0.53                                              | 0.45                                               |
| 2                              | 2.50                                                | 2.19                                              | 1.88                                               |
| 3                              | 6.60                                                | 5.78                                              | 4.95                                               |
| 4                              | 10.90                                               | 9.54                                              | 8.18                                               |

2. Available Soil Storage Calculation:

| Item:         | Description:            | Elev.<br>ft. | S<br>in.     | Area<br>acres | Stored<br>ac-in |
|---------------|-------------------------|--------------|--------------|---------------|-----------------|
| 1             | lake                    | 8.50         | 0.00         | 0.000         | 0.00            |
| 2             | LAKE BANK               | 10.50        | 1.88         | 0.555         | 1.04            |
| 3             | 0                       | 0.00         | 0.00         | 0.000         | 0.00            |
| 4             | 0                       | 0.00         | 0.00         | 0.000         | 0.00            |
| 5             | 0                       | 0.00         | 0.00         | 0.000         | 0.00            |
| 6             | 0                       | 0.00         | 0.00         | 0.000         | 0.00            |
| 7             | Pool Deck               | 13.10        | 8.18         | 0.000         | 0.00            |
| 8             | upland green area       | 12.25        | 7.37         | 5.380         | 39.64           |
| 9             | sidewalk                | 12.70        | 8.18         | 0.000         | 0.00            |
| 10            | pavement area           | 12.20        | 7.21         | 0.000         | 0.00            |
| 11            | Building Coverage Areas | 13.70        | 8.18         | 0.000         | 0.00            |
| <b>Total:</b> |                         | <b>12.09</b> | <b>40.98</b> | <b>5.935</b>  | <b>40.68</b>    |

\* Abbreviations: S = Soil Storage  
P = Pervious

3. Moisture Storage Calculation ( S ):  
 = Available soil storage / Total Site Area  
 = 40.68 ac-in / 17.770 acres  
 = **2.29 inches**
4. SCS Curve Number Calculation ( CN ):  
 =  $1000 / ( S + 10 )$   
 =  $1000 / ( 2.290 + 10 )$   
 = **81**

# **E. SURFACE STORAGE CALCULATIONS:**

1. Stage vs. Storage Calculations:

|              |       | STORAGE<br>( ac-ft ) |            |            |            |            |            |            |            |            |             |            |                |
|--------------|-------|----------------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|------------|----------------|
| Stage<br>ft. | Item: | 1<br>ac-ft           | 2<br>ac-ft | 3<br>ac-ft | 4<br>ac-ft | 5<br>ac-ft | 6<br>ac-ft | 7<br>ac-ft | 8<br>ac-ft | 9<br>ac-ft | 10<br>ac-ft | T<br>ac-ft | Total<br>ac-ft |
| 8.50         |       | 0.00                 | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.00       | 0.00           |
| 9.00         |       | 1.00                 | 0.02       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.30       | 1.32           |
| 9.50         |       | 2.00                 | 0.07       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.60       | 2.67           |
| 10.00        |       | 3.00                 | 0.16       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.90       | 4.06           |
| 10.50        |       | 4.00                 | 0.28       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 1.20       | 5.48           |
| 11.00        |       | 5.00                 | 0.43       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 1.20       | 6.64           |
| 11.50        |       | 6.00                 | 0.62       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.14        | 1.20       | 7.97           |
| 12.00        |       | 7.00                 | 0.85       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.45       | 0.00       | 1.03        | 1.20       | 10.53          |
| 12.50        |       | 8.00                 | 1.11       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 1.79       | 0.08       | 2.72        | 1.20       | 14.90          |
| 12.90        |       | 8.80                 | 1.33       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 3.51       | 0.21       | 4.65        | 1.20       | 19.71          |
| 13.00        |       | 9.00                 | 1.39       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 4.04       | 0.25       | 5.22        | 1.20       | 21.10          |
| 13.50        |       | 10.01                | 1.67       | 0.00       | 0.00       | 0.00       | 0.00       | 0.03       | 6.73       | 0.54       | 8.37        | 1.20       | 28.53          |
| 14.00        |       | 11.01                | 1.94       | 0.00       | 0.00       | 0.00       | 0.00       | 0.06       | 9.42       | 0.87       | 11.59       | 1.20       | 36.09          |
|              |       |                      |            |            |            |            |            |            |            |            |             |            |                |
|              |       |                      |            |            |            |            |            |            |            |            |             |            |                |

\* Abbreviations: T = Exfiltration Trench

# **G. S.F.W.M.D. C-51 BASIN RULE (STORAGE - NEW CRITERIA):**

1. C-51 Basin Rule (Sub-Basin 32) Peak Flood Stage = **12.90 NGVD.**
2. Available On-Site Soil Storage = 3.39 ac-ft
3. Available On-Site Surface Storage @ Peak Flood Stage Elevation = 19.71 ac-ft
4. Total On-Site Storage Requirement per C-51 Basin Rules = **23.10** ac-ft

PRE DEVELOPMENT VOLUME 23.07  
PLEASE SEE PRE DEVELOPMENT  
CALCULATIONS ABOVE

#### H. MINIMUM BUILDING FINISH FLOOR ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 100-Year, 3-Day storm event:  
= **16.00 in.**
2. Compute inches of runoff, Q:  
=  $(P - (0.2 S))^2 / (P + (0.8 X S))$   
=  $(16.00 \text{ in.} - (0.2 \times 2.29 \text{ in.}))^2 / (16.00 \text{ in.} + (0.8 \times 2.29 \text{ in.}))$   
= **13.55 inches of runoff**
3. Compute volume of runoff:  
= (Inches of Runoff) X (Project Area)  
= 13.55 inches X 17.770 acres X (1 foot / 12 inches)  
= **20.06 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **20.06** ac-ft corresponds to elevation **12.93 NGVD**

Finish floors are at 13.20 NGVD

#### I. MINIMUM DISCHARGE ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 10-Year, 3-Day storm event:  
= **11.00 in.**
2. Compute inches of runoff, Q:  
=  $(P - (0.2 S))^2 / (P + (0.8 X S))$   
=  $(11.00 \text{ in.} - (0.2 \times 2.29 \text{ in.}))^2 / (11.00 \text{ in.} + (0.8 \times 2.29 \text{ in.}))$   
= **8.66 inches of runoff**
3. Compute volume of runoff:  
= (Inches of Runoff) X (Project Area)  
= 8.66 inches X 17.770 acres X (1 foot / 12 inches)  
= **12.83 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **12.83** ac-ft corresponds to elevation **12.26 NGVD.**

Cascade Routing at 12.17 NGVD (min berm at 12.2 NGVD)

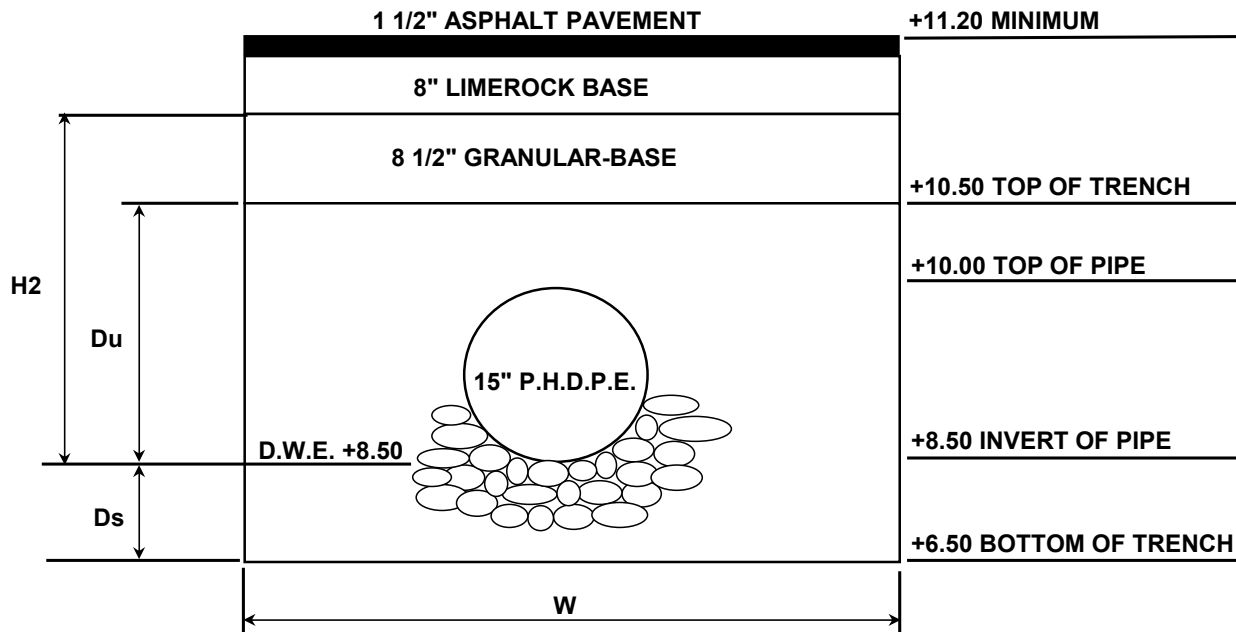
#### I. MINIMUM ROAD CROWN ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 5-Year, 1-Day storm event:  
= **5.50 in.**
2. Compute inches of runoff, Q:  
=  $(P - (0.2 S))^2 / (P + (0.8 X S))$   
=  $(5.50 \text{ in.} - (0.2 \times 2.29 \text{ in.}))^2 / (5.50 \text{ in.} + (0.8 \times 2.29 \text{ in.}))$   
= **3.47 inches of runoff**
3. Compute volume of runoff:  
= (Inches of Runoff) X (Project Area)  
= 3.47 inches X 17.770 acres X (1 foot / 12 inches)  
= **5.13 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **5.13** ac-ft corresponds to elevation **10.38 NGVD.**

Minimum road grade 10.4 NGVD

**I. EXFILTRATION TRENCH CALCULATIONS:** TRECH PROVIDES WATER QUALITY AND ADDITIONAL STORAGE FOR C-51

1. Design Formula: 
$$L = ( FS ((\%WQ \cdot V1) + V2) ) / ( K((H2 \cdot W) + (2 \cdot H2 \cdot Du) - (Du^2) + (2 \cdot H2 \cdot Ds)) + (1.39 \times 10^{-4} \cdot W \cdot Du) )$$
2. Design Information:
  - V1 = Exfiltrated Volume (Pre-treatment): 7.20 ac-in
  - V2 = Exfiltrated Volume (Additional Storage): ac-in
  - W = Trench Width: 8.00 ft.
  - K = Hydraulic Conductivity: 3.28E-03 cfs/sq-ft per ft head
  - H2 = Depth of Water Table: 2.70 ft.
  - Du = Non-Saturated Trench Depth: 2.00 ft.
  - Ds = Saturated Trench Depth: 2.00 ft.
3. Exfiltration Trench Required: 110 ft.
4. Exfiltration Trench Provided: 220 ft.
5. Exfiltration Trench Storage Provided: 14.39 ac-in or 1.20 ac-ft





Project Name: 2805SCongressAve

Reviewer: Jay Huebner

Project Number: 190321

Period Begin: Jul 23, 2019;0000 hr End: Jul 26, 2019;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

## Basin 1: On-site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 16.0001 inches

Area: 17.66 acres

Ground Storage: 2.29 inches

Time of Concentration: 0.25 hours

Initial Stage: 8.5 ft NGVD

| Stage<br>(ft NGVD) | Storage<br>(acre-ft) |
|--------------------|----------------------|
| 8.50               | 0.00                 |
| 9.00               | 1.02                 |
| 9.50               | 2.07                 |
| 10.00              | 3.15                 |
| 10.50              | 4.28                 |
| 11.00              | 5.43                 |
| 11.50              | 6.76                 |
| 12.00              | 9.32                 |
| 12.50              | 13.69                |
| 13.00              | 19.88                |
| 13.50              | 27.31                |

## Offsite Receiving Body: Offsite1

| Time<br>(hr) | Stage<br>(ft NGVD) |
|--------------|--------------------|
| 0.00         | 8.50               |
| 100.00       | 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) |
|---------|----------|-----------|----------|-----------|
| On-site | 13.00    | 72.00     | 8.50     | 0.00      |

## BASIN WATER BUDGETS (all units in acre-ft)

| Basin   | Total<br>Runoff | Structure<br>Inflow | Structure<br>Outflow | Initial<br>Storage | Final<br>Storage | Residual |
|---------|-----------------|---------------------|----------------------|--------------------|------------------|----------|
| On-site | 19.88           | 0.00                | 0.00                 | 0.00               | 19.88            | 0.00     |

Project Name: 2805SCongressAve

Reviewer: Jay Huebner

Project Number: 190321

Period Begin: Jul 23, 2019;0000 hr End: Jul 26, 2019;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

## Basin 1: On-site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 10 year

3 Day Rainfall: 11 inches

Area: 17.66 acres

Ground Storage: 2.29 inches

Time of Concentration: 0.25 hours

Initial Stage: 8.5 ft NGVD

| Stage<br>(ft NGVD) | Storage<br>(acre-ft) |
|--------------------|----------------------|
| 8.50               | 0.00                 |
| 9.00               | 1.02                 |
| 9.50               | 2.07                 |
| 10.00              | 3.15                 |
| 10.50              | 4.28                 |
| 11.00              | 5.43                 |
| 11.50              | 6.76                 |
| 12.00              | 9.32                 |
| 12.50              | 13.69                |
| 13.00              | 19.88                |
| 13.50              | 27.31                |

## Offsite Receiving Body: Offsite1

| Time<br>(hr) | Stage<br>(ft NGVD) |
|--------------|--------------------|
| 0.00         | 8.50               |
| 100.00       | 8.50               |

## Structure: 1

From Basin: On-site

To Basin: Offsite1

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 12.2 ft NGVD, Length = 2.5 ft

Bleeder: Inv-Tri, Invert Elev = 8.5 ft NGVD, Height = 0.5 ft

Width = 0.5 ft

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

Pipe: Diameter = 2.5 ft, Manning's n = 0.012, Length = 25 ft

US Invert Elev = 8.5 ft NGVD, DS Invert Elev = 8 ft NGVD, no flap gate

| Time<br>(hr) | Cumulative<br>Rainfall<br>(in) | Instant<br>Runoff<br>(cfs) | Current<br>Discharge<br>(cfs) | Cumulative<br>Discharge<br>(acre-ft) | Head Water<br>Stage<br>(ft NGVD) | Tail Water<br>Stage<br>(ft NGVD) |
|--------------|--------------------------------|----------------------------|-------------------------------|--------------------------------------|----------------------------------|----------------------------------|
| 0.00         | 0.00                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 1.00         | 0.05                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 2.00         | 0.10                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 3.00         | 0.15                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 4.00         | 0.20                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 5.00         | 0.25                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 6.00         | 0.30                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 7.00         | 0.34                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 8.00         | 0.39                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 9.00         | 0.44                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 10.00        | 0.49                           | 0.02                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 11.00        | 0.54                           | 0.05                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 12.00        | 0.59                           | 0.09                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 13.00        | 0.64                           | 0.12                       | 0.00                          | 0.00                                 | 8.51                             | 8.50                             |
| 14.00        | 0.69                           | 0.15                       | 0.00                          | 0.00                                 | 8.51                             | 8.50                             |

| Time<br>(hr) | Cumulative<br>Rainfall<br>(in) | Instant<br>Runoff<br>(cfs) | Current<br>Discharge<br>(cfs) | Cumulative<br>Discharge<br>(acre-ft) | Head Water<br>Stage<br>(ft NGVD) | Tail Water<br>Stage<br>(ft NGVD) |
|--------------|--------------------------------|----------------------------|-------------------------------|--------------------------------------|----------------------------------|----------------------------------|
| 15.00        | 0.74                           | 0.17                       | 0.00                          | 0.00                                 | 8.52                             | 8.50                             |
| 16.00        | 0.79                           | 0.20                       | 0.00                          | 0.00                                 | 8.53                             | 8.50                             |
| 17.00        | 0.84                           | 0.23                       | 0.00                          | 0.00                                 | 8.54                             | 8.50                             |
| 18.00        | 0.89                           | 0.25                       | 0.00                          | 0.00                                 | 8.55                             | 8.50                             |
| 19.00        | 0.94                           | 0.27                       | 0.00                          | 0.00                                 | 8.56                             | 8.50                             |
| 20.00        | 0.98                           | 0.29                       | 0.00                          | 0.00                                 | 8.57                             | 8.50                             |
| 21.00        | 1.03                           | 0.31                       | 0.00                          | 0.00                                 | 8.58                             | 8.50                             |
| 22.00        | 1.08                           | 0.33                       | 0.00                          | 0.00                                 | 8.59                             | 8.50                             |
| 23.00        | 1.13                           | 0.35                       | 0.00                          | 0.00                                 | 8.61                             | 8.50                             |
| 24.00        | 1.18                           | 0.37                       | 0.01                          | 0.00                                 | 8.62                             | 8.50                             |
| 25.00        | 1.25                           | 0.56                       | 0.01                          | 0.00                                 | 8.64                             | 8.50                             |
| 26.00        | 1.33                           | 0.60                       | 0.01                          | 0.00                                 | 8.66                             | 8.50                             |
| 27.00        | 1.40                           | 0.63                       | 0.02                          | 0.00                                 | 8.69                             | 8.50                             |
| 28.00        | 1.47                           | 0.66                       | 0.03                          | 0.01                                 | 8.71                             | 8.50                             |
| 29.00        | 1.54                           | 0.68                       | 0.04                          | 0.01                                 | 8.74                             | 8.50                             |
| 30.00        | 1.61                           | 0.71                       | 0.05                          | 0.01                                 | 8.77                             | 8.50                             |
| 31.00        | 1.68                           | 0.73                       | 0.06                          | 0.02                                 | 8.79                             | 8.50                             |
| 32.00        | 1.76                           | 0.75                       | 0.07                          | 0.02                                 | 8.82                             | 8.50                             |
| 33.00        | 1.83                           | 0.77                       | 0.09                          | 0.03                                 | 8.85                             | 8.50                             |
| 34.00        | 1.90                           | 0.79                       | 0.11                          | 0.04                                 | 8.88                             | 8.50                             |
| 35.00        | 1.97                           | 0.81                       | 0.13                          | 0.05                                 | 8.90                             | 8.50                             |
| 36.00        | 2.04                           | 0.83                       | 0.15                          | 0.06                                 | 8.93                             | 8.50                             |
| 37.00        | 2.12                           | 0.84                       | 0.18                          | 0.07                                 | 8.96                             | 8.50                             |
| 38.00        | 2.19                           | 0.86                       | 0.21                          | 0.09                                 | 8.99                             | 8.50                             |
| 39.00        | 2.26                           | 0.87                       | 0.25                          | 0.11                                 | 9.01                             | 8.50                             |
| 40.00        | 2.33                           | 0.89                       | 0.27                          | 0.13                                 | 9.04                             | 8.50                             |
| 41.00        | 2.40                           | 0.90                       | 0.29                          | 0.15                                 | 9.06                             | 8.50                             |
| 42.00        | 2.47                           | 0.91                       | 0.30                          | 0.18                                 | 9.08                             | 8.50                             |
| 43.00        | 2.55                           | 0.93                       | 0.31                          | 0.20                                 | 9.11                             | 8.50                             |
| 44.00        | 2.62                           | 0.94                       | 0.33                          | 0.23                                 | 9.13                             | 8.50                             |
| 45.00        | 2.69                           | 0.95                       | 0.34                          | 0.26                                 | 9.16                             | 8.50                             |
| 46.00        | 2.76                           | 0.96                       | 0.35                          | 0.28                                 | 9.18                             | 8.50                             |
| 47.00        | 2.83                           | 0.97                       | 0.37                          | 0.31                                 | 9.20                             | 8.50                             |
| 48.00        | 2.91                           | 0.98                       | 0.38                          | 0.34                                 | 9.23                             | 8.50                             |
| 49.00        | 2.99                           | 1.11                       | 0.39                          | 0.38                                 | 9.25                             | 8.50                             |
| 50.00        | 3.07                           | 1.12                       | 0.40                          | 0.41                                 | 9.28                             | 8.50                             |
| 51.00        | 3.16                           | 1.36                       | 0.42                          | 0.44                                 | 9.32                             | 8.50                             |
| 52.00        | 3.27                           | 1.58                       | 0.44                          | 0.48                                 | 9.36                             | 8.50                             |
| 53.00        | 3.41                           | 2.06                       | 0.46                          | 0.52                                 | 9.41                             | 8.50                             |
| 54.00        | 3.58                           | 2.56                       | 0.49                          | 0.55                                 | 9.49                             | 8.50                             |
| 55.00        | 3.78                           | 3.07                       | 0.52                          | 0.60                                 | 9.58                             | 8.50                             |
| 56.00        | 4.01                           | 3.61                       | 0.55                          | 0.64                                 | 9.68                             | 8.50                             |
| 57.00        | 4.29                           | 4.37                       | 0.60                          | 0.69                                 | 9.81                             | 8.50                             |
| 58.00        | 4.63                           | 5.44                       | 0.64                          | 0.74                                 | 9.98                             | 8.50                             |
| 59.00        | 5.08                           | 7.89                       | 0.70                          | 0.79                                 | 10.20                            | 8.50                             |
| 60.00        | 8.22                           | 80.22                      | 0.95                          | 0.86                                 | 11.32                            | 8.50                             |
| 61.00        | 9.11                           | 12.86                      | 1.06                          | 0.94                                 | 11.91                            | 8.50                             |
| 62.00        | 9.53                           | 6.63                       | 1.07                          | 1.03                                 | 12.02                            | 8.50                             |
| 63.00        | 9.79                           | 4.26                       | 1.08                          | 1.12                                 | 12.06                            | 8.50                             |
| 64.00        | 10.03                          | 4.16                       | 1.09                          | 1.21                                 | 12.09                            | 8.50                             |
| 65.00        | 10.17                          | 2.53                       | 1.09                          | 1.30                                 | 12.10                            | 8.50                             |
| 66.00        | 10.32                          | 2.50                       | 1.09                          | 1.39                                 | 12.12                            | 8.50                             |
| 67.00        | 10.47                          | 2.50                       | 1.09                          | 1.48                                 | 12.13                            | 8.50                             |
| 68.00        | 10.61                          | 2.51                       | 1.09                          | 1.57                                 | 12.14                            | 8.50                             |
| 69.00        | 10.71                          | 1.69                       | 1.10                          | 1.66                                 | 12.15                            | 8.50                             |
| 70.00        | 10.81                          | 1.67                       | 1.10                          | 1.75                                 | 12.16                            | 8.50                             |
| 71.00        | 10.90                          | 1.67                       | 1.10                          | 1.84                                 | 12.16                            | 8.50                             |
| 72.00        | 11.00                          | 1.67                       | 1.10                          | 1.93                                 | 12.17                            | 8.50                             |

## STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

| Struc | Max (cfs) | Time (hr) | Min (cfs) | Time (hr) |
|-------|-----------|-----------|-----------|-----------|
| 1     | 1.10      | 72.00     | 0.00      | 0.00      |

## BASIN MAXIMUM AND MINIMUM STAGES

| Basin | Max (ft) | Time (hr) | Min (ft) | Time (hr) |
|-------|----------|-----------|----------|-----------|
|-------|----------|-----------|----------|-----------|

```
=====
On-site      12.17      72.00      8.50      0.00
```

## BASIN WATER BUDGETS (all units in acre-ft)

```
=====
      Basin      Total  Structure  Structure  Initial  Final
      Runoff      Inflow  Outflow    Storage  Storage  Residual
=====
On-site      12.71      0.00      1.93      0.00     10.77      0.00
```

Project Name: 2805SCongressAve

Reviewer: Jay Huebner

Project Number: 190321

Period Begin: Jul 23, 2019;0000 hr End: Jul 24, 2019;0000 hr Duration: 24 hr

Time Step: 0.016 hr, Iterations: 10

## Basin 1: On-site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 3 year

1 Day Rainfall: 5.5 inches

Area: 17.66 acres

Ground Storage: 2.29 inches

Time of Concentration: 0.25 hours

Initial Stage: 8.5 ft NGVD

| Stage<br>(ft NGVD) | Storage<br>(acre-ft) |
|--------------------|----------------------|
| 8.50               | 0.00                 |
| 9.00               | 1.02                 |
| 9.50               | 2.07                 |
| 10.00              | 3.15                 |
| 10.50              | 4.28                 |
| 11.00              | 5.43                 |
| 11.50              | 6.76                 |
| 12.00              | 9.32                 |
| 12.50              | 13.69                |
| 13.00              | 19.88                |
| 13.50              | 27.31                |

## Offsite Receiving Body: Offsite1

| Time<br>(hr) | Stage<br>(ft NGVD) |
|--------------|--------------------|
| 0.00         | 8.50               |
| 24.00        | 8.50               |

## Structure: 1

From Basin: On-site

To Basin: Offsite1

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 12.5 ft NGVD, Length = 2.5 ft

Bleeder: Inv-Tri, Invert Elev = 8.5 ft NGVD, Height = 0.5 ft

Width = 0.5 ft

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

Pipe: Diameter = 2.5 ft, Manning's n = 0.012, Length = 25 ft

US Invert Elev = 8.5 ft NGVD, DS Invert Elev = 8 ft NGVD, no flap gate

| Time<br>(hr) | Cumulative<br>Rainfall<br>(in) | Instant<br>Runoff<br>(cfs) | Current<br>Discharge<br>(cfs) | Cumulative<br>Discharge<br>(acre-ft) | Head Water<br>Stage<br>(ft NGVD) | Tail Water<br>Stage<br>(ft NGVD) |
|--------------|--------------------------------|----------------------------|-------------------------------|--------------------------------------|----------------------------------|----------------------------------|
| 0.00         | 0.00                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 1.00         | 0.05                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 2.00         | 0.11                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 3.00         | 0.18                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 4.00         | 0.25                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 5.00         | 0.34                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 6.00         | 0.46                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 7.00         | 0.59                           | 0.21                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 8.00         | 0.75                           | 0.55                       | 0.00                          | 0.00                                 | 8.52                             | 8.50                             |
| 9.00         | 0.94                           | 1.02                       | 0.00                          | 0.00                                 | 8.55                             | 8.50                             |
| 10.00        | 1.17                           | 1.68                       | 0.00                          | 0.00                                 | 8.61                             | 8.50                             |
| 11.00        | 1.48                           | 3.01                       | 0.02                          | 0.00                                 | 8.70                             | 8.50                             |
| 12.00        | 3.61                           | 44.28                      | 0.43                          | 0.01                                 | 9.35                             | 8.50                             |
| 13.00        | 4.22                           | 7.70                       | 0.66                          | 0.06                                 | 10.03                            | 8.50                             |
| 14.00        | 4.50                           | 4.07                       | 0.70                          | 0.12                                 | 10.20                            | 8.50                             |



| Time<br>(hr) | Cumulative<br>Rainfall<br>(in) | Instant<br>Runoff<br>(cfs) | Current<br>Discharge<br>(cfs) | Cumulative<br>Discharge<br>(acre-ft) | Head Water<br>Stage<br>(ft NGVD) | Tail Water<br>Stage<br>(ft NGVD) |
|--------------|--------------------------------|----------------------------|-------------------------------|--------------------------------------|----------------------------------|----------------------------------|
| 15.00        | 4.68                           | 2.64                       | 0.72                          | 0.18                                 | 10.28                            | 8.50                             |
| 16.00        | 4.84                           | 2.59                       | 0.74                          | 0.24                                 | 10.35                            | 8.50                             |
| 17.00        | 4.94                           | 1.58                       | 0.75                          | 0.30                                 | 10.39                            | 8.50                             |
| 18.00        | 5.04                           | 1.57                       | 0.76                          | 0.36                                 | 10.42                            | 8.50                             |
| 19.00        | 5.14                           | 1.57                       | 0.77                          | 0.42                                 | 10.45                            | 8.50                             |
| 20.00        | 5.24                           | 1.58                       | 0.77                          | 0.49                                 | 10.48                            | 8.50                             |
| 21.00        | 5.30                           | 1.06                       | 0.78                          | 0.55                                 | 10.50                            | 8.50                             |
| 22.00        | 5.37                           | 1.06                       | 0.78                          | 0.62                                 | 10.51                            | 8.50                             |
| 23.00        | 5.43                           | 1.06                       | 0.78                          | 0.68                                 | 10.52                            | 8.50                             |
| 24.00        | 5.50                           | 1.06                       | 0.78                          | 0.74                                 | 10.53                            | 8.50                             |

## STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

| Struc | Max (cfs) | Time (hr) | Min (cfs) | Time (hr) |
|-------|-----------|-----------|-----------|-----------|
| 1     | 0.78      | 24.00     | 0.00      | 0.00      |

## BASIN MAXIMUM AND MINIMUM STAGES

| Basin   | Max (ft) | Time (hr) | Min (ft) | Time (hr) |
|---------|----------|-----------|----------|-----------|
| On-site | 10.53    | 24.00     | 8.50     | 0.00      |

## BASIN WATER BUDGETS (all units in acre-ft)

| Basin   | Total<br>Runoff | Structure<br>Inflow | Structure<br>Outflow | Initial<br>Storage | Final<br>Storage | Residual |
|---------|-----------------|---------------------|----------------------|--------------------|------------------|----------|
| On-site | 5.08            | 0.00                | 0.74                 | 0.00               | 4.34             | 0.00     |



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT  
SECRETARY

March 29, 2021

THIS PRE-APPLICATION LETTER IS VALID UNTIL – March 29, 2022  
THIS LETTER IS NOT A PERMIT APPROVAL

Bryan Kelley  
Simmons & White, Inc.  
2581 Metrocentre Blvd, Suite 3

Dear Bryan Kelley:

RE: Pre-application Review for **Category B Driveway**, Pre-application Meeting Date: **February 25, 2021**

Palm Beach County - Palm Springs; SR 807; Sec. # 93006000; MP: 4; Access Class - 5;

Posted Speed - 40; SIS - Influence Area; Ref. Project:

**Request: Right-in/right-out/left-in driveway on west side of SR 807/Congress Avenue, approximately 530 feet North of Lillian Rd.**

### SITE SPECIFIC INFORMATION

Project Name & Address: **Palm Springs Residences – 2085 S. Congress Avenue, Palm Springs**  
Applicant/Property Owner: Simmons and White on behalf of Developer; Parcel Size: **18.39 Acres**  
Development Size: **264 Multifamily Residential**

### WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

#### Conditions:

- A minimum driveway length of 100 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a gate is installed a minimum driveway length of 100 feet is required.
- The proposed driveway shall have a maximum of one inbound lane and one outbound lane. A turnaround area before the gate shall be provided.
- A right turn lane is required and shall meet the minimum requirements in the Florida Design Manual (FDM) and provide a buffered bicycle lane.
- Coordination with Roadway Design is required prior to Permit to redesign the exiting median opening at the proposed driveway. The redesigned median opening shall be properly aligned to the existing driveway on the east side of SR 807 and shall prohibit left turns out of the proposed and existing driveways on the west and east sides of SR 807, respectively.
- A traffic study shall be provided to the Department prior to the time of Permit.
  - o The study shall include operational analysis at the SR 807 at SR 882 intersection.
  - o The study shall document the benefit of modifying the signal phasing to flashing yellow arrow protected/permissive signal phasing on both the northbound and southbound approaches.
  - o Conduct a signal support structural analysis for Flashing Yellow Arrow conversion and confirm the existing signal support system can accommodate the added wind loading.
  - o The applicant will provide all the information required by FDOT AND Palm Beach County to facilitate the evaluation and approval of the proposed conversion.
  - o Upon FDOT's approval, Palm Beach County will perform the signal phasing conversion including the installation of the flashing yellow arrow utilizing funding provided by the developer. The developer will be required to make upfront payment to the County in the amount as determined by the Director of the Traffic Division.
  - o Queuing analysis at the NB turn lane into the site and the SB left turn lane at Lillian Road shall also be included in the study.

#### Comments:

- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications. Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: [D4AccessManagement@dot.state.fl.us](mailto:D4AccessManagement@dot.state.fl.us) with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Dalila Fernandez, P.E.  
District Access Management Manager

cc: Jonathan Overton, P.E., Jerry Dean

File: \\DOTSD4HQFS\Share\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2021-02-25\1. 93006000 MP 4 SR 807\_Palm Springs Residences\93006 MP 4 SR 807\_Palm Springs Residences.docx

[www.dot.state.fl.us](http://www.dot.state.fl.us)



THE SCHOOL DISTRICT OF  
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON  
DIRECTOR

WANDA F. PAUL, M.Ed., MBA  
CHIEF OPERATING OFFICER

PLANNING AND INTERGOVERNMENTAL RELATIONS  
3661 INTERSTATE PARK RD. N., STE 200  
RIVIERA BEACH, FL. 33404

PHONE: 561-434-8020 / FAX: 561-357-1193  
[WWW.PALMBEACHSCHOOLS.ORG/PLANNING](http://WWW.PALMBEACHSCHOOLS.ORG/PLANNING)

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                        |                               |                                |
|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------------------|--------------------------------|
| Application                               | Submittal Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 03/24/2021                                                                                             |                               |                                |
|                                           | SCAD No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 21032401F - FLU and 21032401D - D. O.                                                                  |                               |                                |
|                                           | FLU /Rezoning/D.O. No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 202100211 - Village of Palm Springs                                                                    |                               |                                |
|                                           | PCN No. / Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 70-43-44-18-05-010-0040 and 70-43-44-18-00-000-1040 / 3243 Lillian Road and 2085 S. Congress Ave.      |                               |                                |
|                                           | Development Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Palm Springs Residences                                                                                |                               |                                |
|                                           | Owner / Agent Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | The Young Mens Christian Asso. of the Palm Beaches, Inc. / Beth Schrantz, Dunay, Miskel & Backman, LLP |                               |                                |
|                                           | SAC No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 183                                                                                                    |                               |                                |
|                                           | Proposed Amendment<br>Proposed Unit No. & Type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Max. 349 Residential Units - FLU<br>264 Apartment Units - D. O.                                        |                               |                                |
| Impact Review                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | CO Taylor-Kirklane<br>Elementary School                                                                | Palm Springs<br>Middle School | John I. Leonard<br>High School |
|                                           | New Students Generated                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 22                                                                                                     | 9                             | 11                             |
|                                           | Capacity Available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 119                                                                                                    | 81                            | -654                           |
|                                           | Utilization Percentage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 92%                                                                                                    | 95%                           | 121%                           |
| School District Staff's<br>Recommendation | <p>Based on the findings and evaluation of the proposed development, there will be negative impact on the public school system. Therefore, if the proposed development is approved by the Village Council, School District staff recommends the following condition to mitigate such impacts.</p> <p>In order to address the school capacity deficiency generated by this proposed development at the District <b>high school level</b>, the property owner shall contribute <b>\$151,910.00</b> to the School District of Palm Beach County prior to the issuance of first building permit.</p> <p>This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied).</p> <hr/> <p>Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.</p> |                                                                                                        |                               |                                |
| Validation Period                         | <p>1) This determination is valid from <b>03/25/2021</b> to <b>03/24/2022</b> or the expiration date of the site-specific development order approved during the validation period.</p> <p>2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to <b>03/24/2022</b> or this determination will expire automatically on <b>03/24/2022</b>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                        |                               |                                |
| Notice                                    | <p>1) The SCAD letter under case# 19080701F &amp; 19080701D expired on August 22, 2020.</p> <p>2) School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                        |                               |                                |

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

March 25, 2021

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Iramis Cabrera, PZ&B Interim Director, Village of Palm Springs  
Joyell Shaw, PIR Manager, School District of Palm Beach County

**April 12, 2021**

**To: Iramis Cabrera, Village of Palm Springs Planner**

**From: Tara Bamber, PE** 

**Re: Palm Springs Residences  
Site Plan Approval Letter  
Engenuity Group Project No. 6001.116**

We have received the following through WeTransfer on 4-5-21:

1. Civil Plans, 9 sheets (CS-1, SP-1, WS-1, PD-1 to PD-3, FT-1, FT-2), signed & sealed 3-31-21, by HSQ Group, Inc.
2. Architectural Plans, 17 sheets, signed & sealed 3-25-21, by MSA Architects.
3. Landscape Plan, 25 sheets (L-110 to L-505, L-PH2, L-PH3, L-PH), revised 3-30-21, by Architectural Alliance Landscape (AAL)
4. Boundary Survey, 3 sheets, revised 1-20-21, by Wallace Surveying.
5. Surface Water Management Calculations, 21 sheets, revision 3-23-21, by HSQ Group, Inc.
6. Comment Response Memo, 8 sheets, dated 4-1-21, by Dunay Miskel Backman, LLP

We recommend Site Plan approval with the following conditions:

1. Provide Topographic Survey of property, LWDD canal and Congress Avenue.
2. Provide permits from applicable agencies including, but not limited to, SFWMD, LWDD, FDOT, etc.
3. Provide updated Village details and specifications (CAD files are available) for the water and sewer work.
4. Additional comments may be asked at time of Civil/Utility permit review.

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

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





# Memo

## **Village of Palm Springs – Planning, Zoning & Building**

To: Iramis Cabrera

From: David T. Harden

CC:

Date: April 7, 2021

Re: Palm Springs Residences Resubmission 4/5/2021

---

Comments: • All my previous concerns have been addressed and I have no further comments.

2/4/2021

Hi again Iramis,

After reviewing these documents and my previous comments letter, LWDD will not require any additional right-of-way along the L-8 Canal. A design section has been developed and submitted to HSQ a year ago.

I do not believe I will need to attend the meeting on Friday morning – what are your thoughts?

Thanks – let me know.

Best regards,

*Anne Perry Schreiner*

**Anne Perry Schreiner | 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**



***Please consider the environment before printing this email.***

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

4/5/2021

Iramis:

The public-school bus stop location and label look fine.

Thank you.

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

*"I'll chase him 'round the moons of Nibia and 'round the Antares Maelstrom*

*and 'round perdition's flames before I give him up!"*

**-Khan Noonien Singh**

School District of Palm Beach County - North County Support Center  
3661 Interstate Park Road North, Suite 200  
Riviera Beach, FL 33404  
Phone 561.882.1938 PX 21938 FAX 561.882.1942 CELLULAR 561.342.1608  
[Michael.Owens.1@palmbeachschools.org](mailto:Michael.Owens.1@palmbeachschools.org)  
[www.palmbeachschools.org/planning](http://www.palmbeachschools.org/planning)

4/8/2021

Previous comments have been corrected. No additional comments. Thank you.

Wesley Jolin, IAAI-CFI<sup>®</sup>  
Fire Safety Specialist  
Palm Beach County Fire Rescue  
[wjolin@pbcgov.org](mailto:wjolin@pbcgov.org)  
561.233.2695  
2300 North Jog Road: Suite 1E-40  
West Palm Beach FL 33411

**From:** Wesley Jolin R.  
**Sent:** Thursday, March 4, 2021 3:41 PM  
**To:** Iramis Cabrera ([icabrera@vpsfl.org](mailto:icabrera@vpsfl.org)) <[icabrera@vpsfl.org](mailto:icabrera@vpsfl.org)>  
**Subject:** Palm Springs Residences site plan (2085 S Congress Avenue)

Good afternoon Iramis,

Please share the following fire rescue comments with the design team:

- 1) Main entrance from Congress needs to be at least 20 feet in unobstructed width and indicated on the plans
- 2) Main exit onto Congress needs to be at least 18 feet in unobstructed width and indicated on the plans
- 3) Both sets of main entrance gates need to be equipped with a "Click2Enter" (primary) system and a Knox key switch (secondary) [not a Knox box] to allow fire department rapid entry into the complex
- 4) The southwest emergency entry needs to be equipped with a Knox box or a Knox padlock
- 5) Fire hydrants require a 5 foot clear radius. Several of the narrow landscape islands have hydrants located inside and do not provide the proper working clearances.
- 6) Fire hydrants are required to be located within 100 feet (hose lay) of building fire department connections

Wesley Jolin, IAAI-CFI<sup>®</sup>  
Fire Safety Specialist  
Palm Beach County Fire Rescue  
[wjolin@pbcgov.org](mailto:wjolin@pbcgov.org)  
561.233.2695  
2300 North Jog Road: Suite 1E-40  
West Palm Beach FL 33411

3/5/2021

Good evening Iramis,

At this point the USPS does not unit addresses are assigned and the mailbox submittals are received.  
Please advise if both Bonnie and Beth are still the point of contact for this project.

Thank you,

*Nikki Rudershausen*  
United States Postal Service  
South Florida District  
Delivery Programs  
Growth Management Coordinator  
2200 NW 72<sup>ND</sup> AVE STE 222  
Miami, FL 33152-9321

Direct Line 305-470-0553  
Fax Line 305-470-0554









THE SCHOOL DISTRICT OF  
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON  
DIRECTOR

WANDA F. PAUL, M.Ed., MBA  
CHIEF OPERATING OFFICER

PLANNING AND INTERGOVERNMENTAL RELATIONS  
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SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                        |                               |                                |
|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------------------|--------------------------------|
| Application                               | Submittal Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 03/24/2021                                                                                             |                               |                                |
|                                           | SCAD No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 21032401F - FLU and 21032401D - D. O.                                                                  |                               |                                |
|                                           | FLU /Rezoning/D.O. No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 202100211 - Village of Palm Springs                                                                    |                               |                                |
|                                           | PCN No. / Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 70-43-44-18-05-010-0040 and 70-43-44-18-00-000-1040 / 3243 Lillian Road and 2085 S. Congress Ave.      |                               |                                |
|                                           | Development Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Palm Springs Residences                                                                                |                               |                                |
|                                           | Owner / Agent Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | The Young Mens Christian Asso. of the Palm Beaches, Inc. / Beth Schrantz, Dunay, Miskel & Backman, LLP |                               |                                |
|                                           | SAC No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 183                                                                                                    |                               |                                |
|                                           | Proposed Amendment<br>Proposed Unit No. & Type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Max. 349 Residential Units - FLU<br>264 Apartment Units - D. O.                                        |                               |                                |
| Impact Review                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | CO Taylor-Kirklane<br>Elementary School                                                                | Palm Springs<br>Middle School | John I. Leonard<br>High School |
|                                           | New Students Generated                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 22                                                                                                     | 9                             | 11                             |
|                                           | Capacity Available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 119                                                                                                    | 81                            | -654                           |
|                                           | Utilization Percentage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 92%                                                                                                    | 95%                           | 121%                           |
| School District Staff's<br>Recommendation | <p>Based on the findings and evaluation of the proposed development, there will be negative impact on the public school system. Therefore, if the proposed development is approved by the Village Council, School District staff recommends the following condition to mitigate such impacts.</p> <p>In order to address the school capacity deficiency generated by this proposed development at the District <b>high school level</b>, the property owner shall contribute <b>\$151,910.00</b> to the School District of Palm Beach County prior to the issuance of first building permit.</p> <p>This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied).</p> <hr/> <p>Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.</p> |                                                                                                        |                               |                                |
| Validation Period                         | <p>1) This determination is valid from <b>03/25/2021</b> to <b>03/24/2022</b> or the expiration date of the site-specific development order approved during the validation period.</p> <p>2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to <b>03/24/2022</b> or this determination will expire automatically on <b>03/24/2022</b>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                        |                               |                                |
| Notice                                    | <p>1) The SCAD letter under case# 19080701F &amp; 19080701D expired on August 22, 2020.</p> <p>2) School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                        |                               |                                |

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

March 25, 2021

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Iramis Cabrera, PZ&B Interim Director, Village of Palm Springs  
Joyell Shaw, PIR Manager, School District of Palm Beach County



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT  
SECRETARY

March 29, 2021

THIS PRE-APPLICATION LETTER IS VALID UNTIL – March 29, 2022  
THIS LETTER IS NOT A PERMIT APPROVAL

Bryan Kelley  
Simmons & White, Inc.  
2581 Metrocentre Blvd, Suite 3

Dear Bryan Kelley:

RE: Pre-application Review for **Category B Driveway**, Pre-application Meeting Date: **February 25, 2021**

Palm Beach County - Palm Springs; SR 807; Sec. # 93006000; MP: 4; Access Class - 5;

Posted Speed - 40; SIS - Influence Area; Ref. Project:

**Request: Right-in/right-out/left-in driveway on west side of SR 807/Congress Avenue, approximately 530 feet North of Lillian Rd.**

### SITE SPECIFIC INFORMATION

Project Name & Address: **Palm Springs Residences – 2085 S. Congress Avenue, Palm Springs**  
Applicant/Property Owner: Simmons and White on behalf of Developer; Parcel Size: **18.39 Acres**  
Development Size: **264 Multifamily Residential**

### WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

#### Conditions:

- A minimum driveway length of 100 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a gate is installed a minimum driveway length of 100 feet is required.
- The proposed driveway shall have a maximum of one inbound lane and one outbound lane. A turnaround area before the gate shall be provided.
- A right turn lane is required and shall meet the minimum requirements in the Florida Design Manual (FDM) and provide a buffered bicycle lane.
- Coordination with Roadway Design is required prior to Permit to redesign the exiting median opening at the proposed driveway. The redesigned median opening shall be properly aligned to the existing driveway on the east side of SR 807 and shall prohibit left turns out of the proposed and existing driveways on the west and east sides of SR 807, respectively.
- A traffic study shall be provided to the Department prior to the time of Permit.
  - o The study shall include operational analysis at the SR 807 at SR 882 intersection.
  - o The study shall document the benefit of modifying the signal phasing to flashing yellow arrow protected/permissive signal phasing on both the northbound and southbound approaches.
  - o Conduct a signal support structural analysis for Flashing Yellow Arrow conversion and confirm the existing signal support system can accommodate the added wind loading.
  - o The applicant will provide all the information required by FDOT AND Palm Beach County to facilitate the evaluation and approval of the proposed conversion.
  - o Upon FDOT's approval, Palm Beach County will perform the signal phasing conversion including the installation of the flashing yellow arrow utilizing funding provided by the developer. The developer will be required to make upfront payment to the County in the amount as determined by the Director of the Traffic Division.
  - o Queuing analysis at the NB turn lane into the site and the SB left turn lane at Lillian Road shall also be included in the study.

#### Comments:

- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications. Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: [D4AccessManagement@dot.state.fl.us](mailto:D4AccessManagement@dot.state.fl.us) with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Date: 2021.03.  
29 11:31:14 -  
04'00'

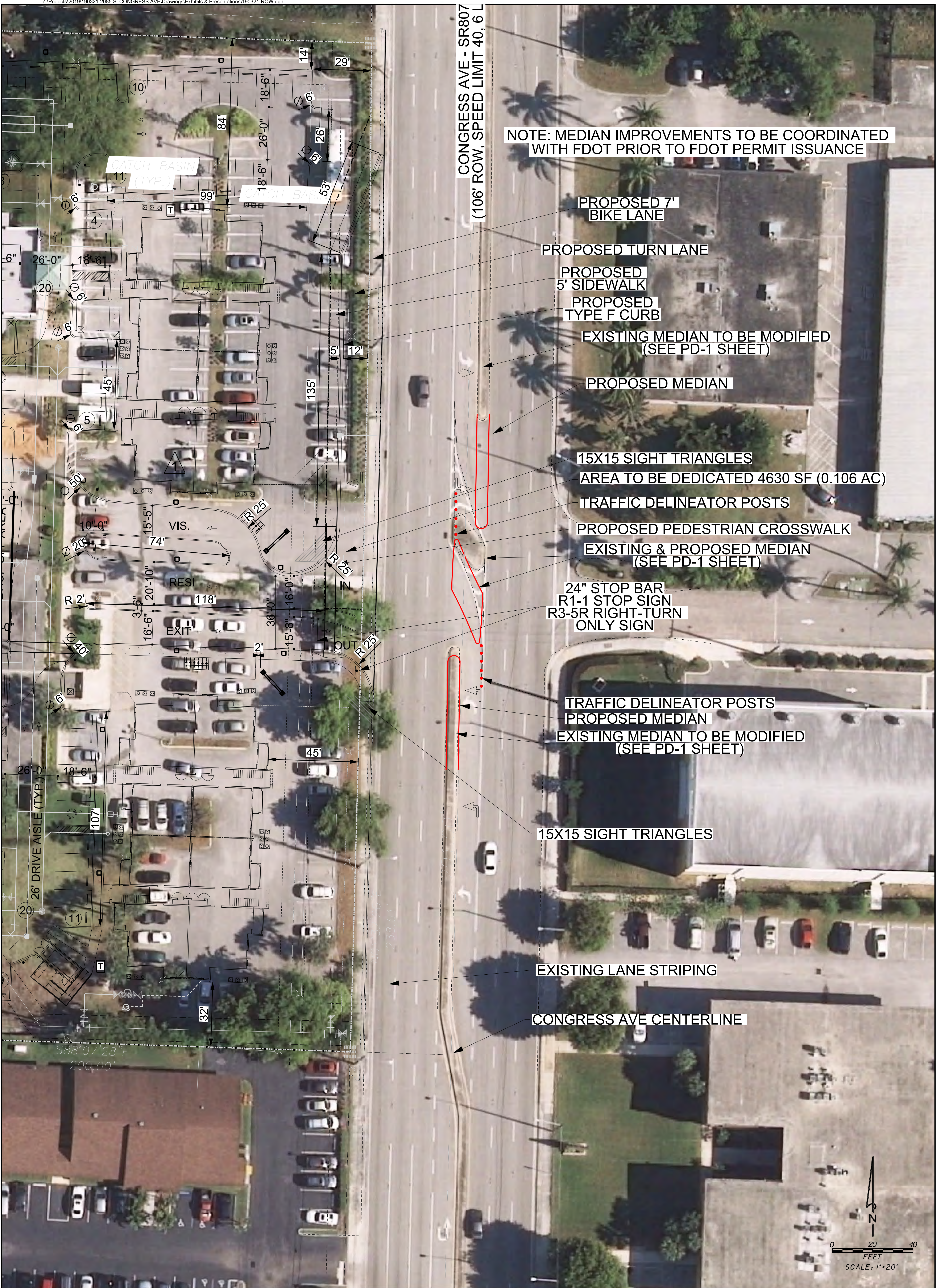
Dalila Fernandez, P.E.  
District Access Management Manager

cc: Jonathan Overton, P.E., Jerry Dean

File: \\DOTSD4HQFS\Share\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2021-02-25\1. 93006000 MP 4 SR 807\_Palm Springs Residences\93006 MP 4 SR 807\_Palm Springs Residences.docx

[www.dot.state.fl.us](http://www.dot.state.fl.us)





PROJECT: 1903-21

SHEET: EX-1

DATE: 07/19

DESIGNED BY: JH

DRAWN BY: RM

CHECKED BY: JH

DATE: 07/19

DESIGNED BY: JH

DRAWN BY: RM

CHECKED BY: JH

**PALM SPRINGS RESIDENCES**

ENTRY MEDIAN IMPROVEMENT - EXHIBIT

SUBJECT TO FDOT APPROVAL

**HSQ GROUP, INC.**

Engineers · Planners · Surveyors

1001 Yamato Road, Suite 105

Boca Raton, Florida 33431 · 561.392.0221

C26258 · LB7924

|    |          |    |                    |
|----|----------|----|--------------------|
| 3  |          |    |                    |
| 2  |          |    |                    |
| 1  | 11/15/19 | RM | FIRE DEPT COMMENTS |
| NO | DATE     | BY | REVISIONS          |



## Legal Description

### **LEGAL DESCRIPTION:**

#### **PARCEL 1**

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

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

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

#### **Parcel 2**

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

#### **PARCEL 3**

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

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

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

---



LEGEND

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

Boundary Survey For:  
YOUNG MENS CHRISTIAN ASSN OF THE PALM BEACHES INC

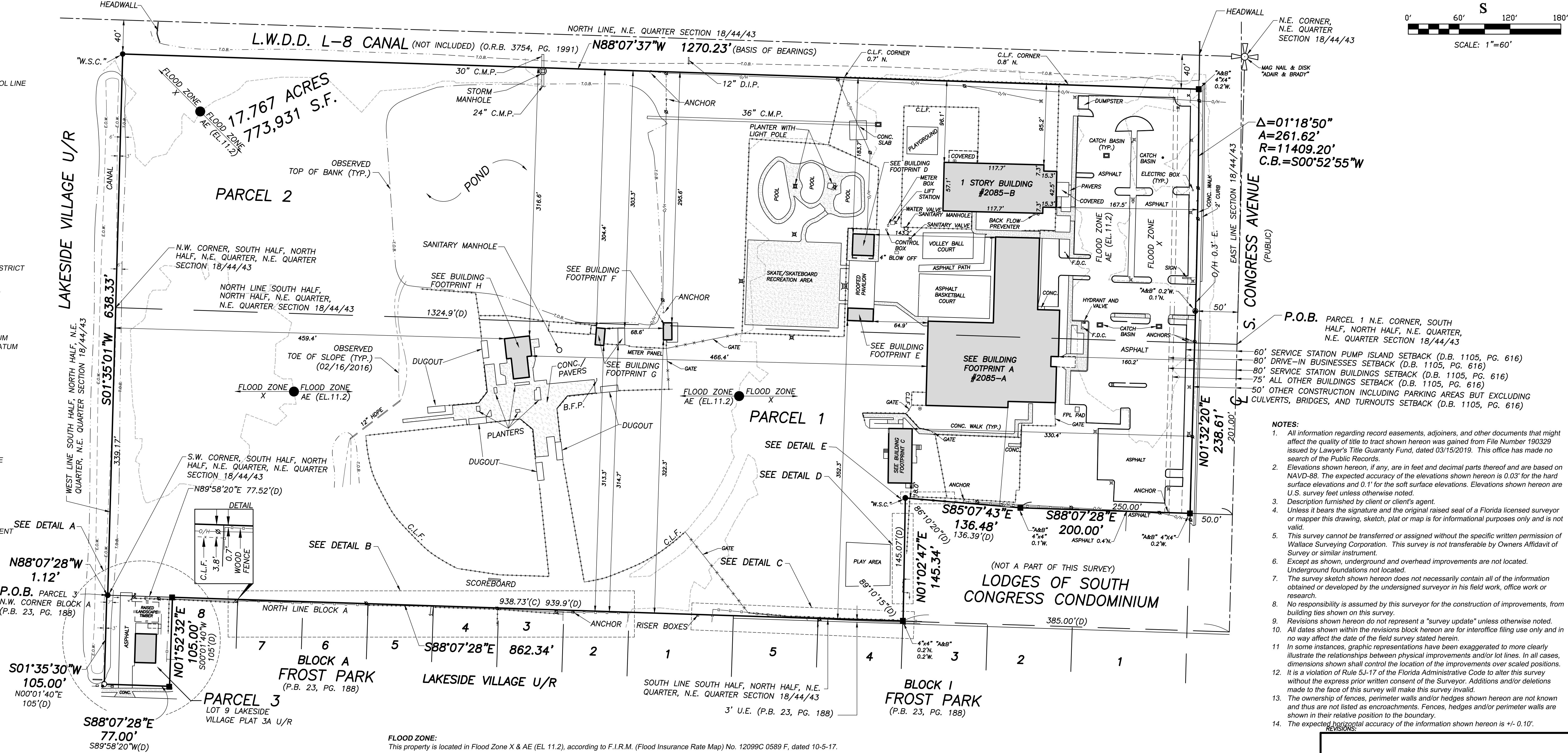
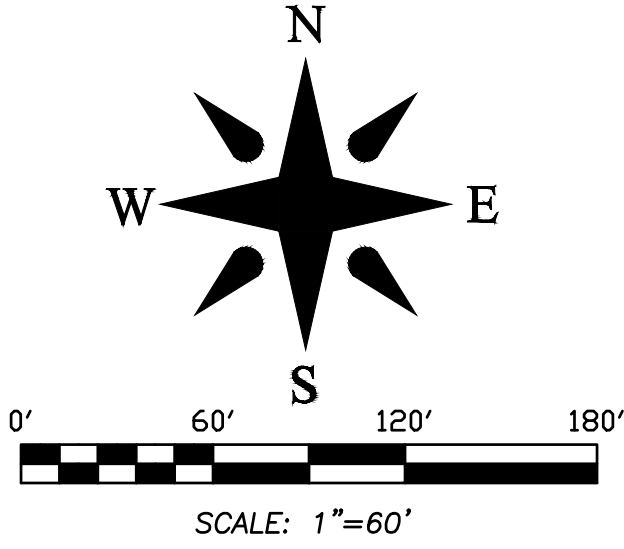
This survey is made specifically and only for the following party for the purpose of a design on the surveyed property.

YOUNG MENS CHRISTIAN ASSN OF THE PALM BEACHES INC

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

SHEET INDEX:

1. SURVEY
2. TREE TABLE & STRUCTURE DETAILS
3. PROPERTY LINE DETAILS



NOTES:

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

FLOOD ZONE:

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

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

LEGAL DESCRIPTION:

PARCEL 1

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

PARCEL 2

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

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

CERTIFICATION:

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

DATE OF LAST FIELD SURVEY: 01/20/2021

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

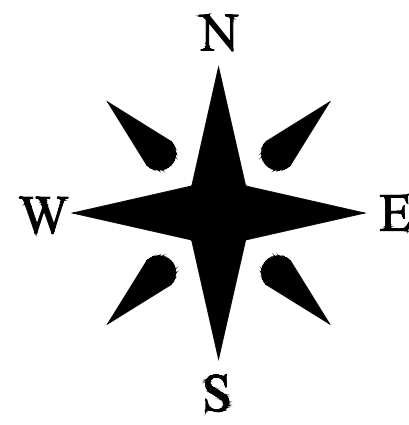
Boundary Survey For:

YOUNG MENS CHRISTIAN ASSN OF  
THE PALM BEACHES INC



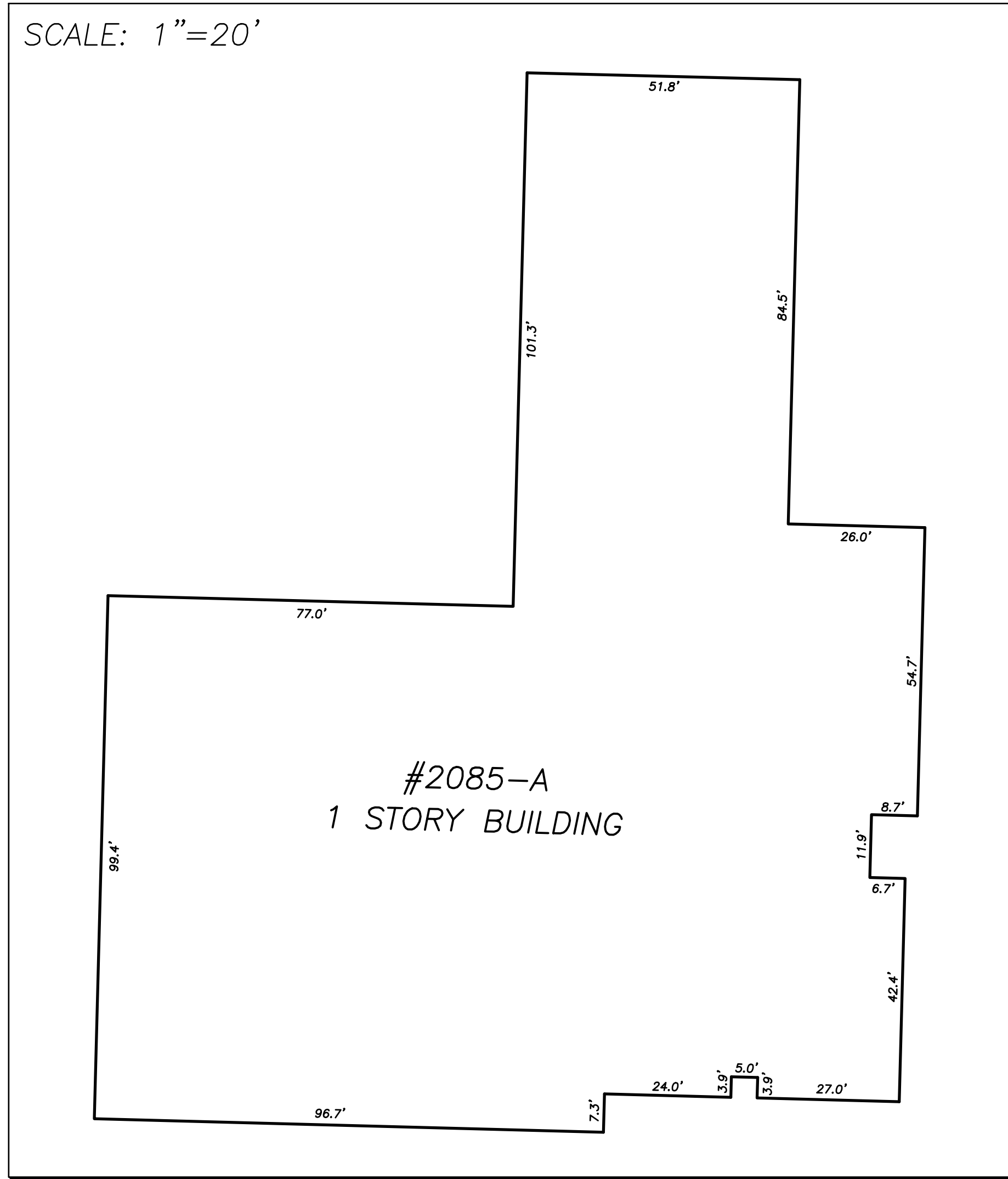
|         |      |         |               |            |           |
|---------|------|---------|---------------|------------|-----------|
| FIELD   | J.P. | JOB NO. | 09-1252.3     | F.B. WP114 | PG. 17    |
| OFFICE  | K.S. | DATE    | 6/3/10        | DWG. NO.   | 09-1252-1 |
| CHECKED | C.W. | REF.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



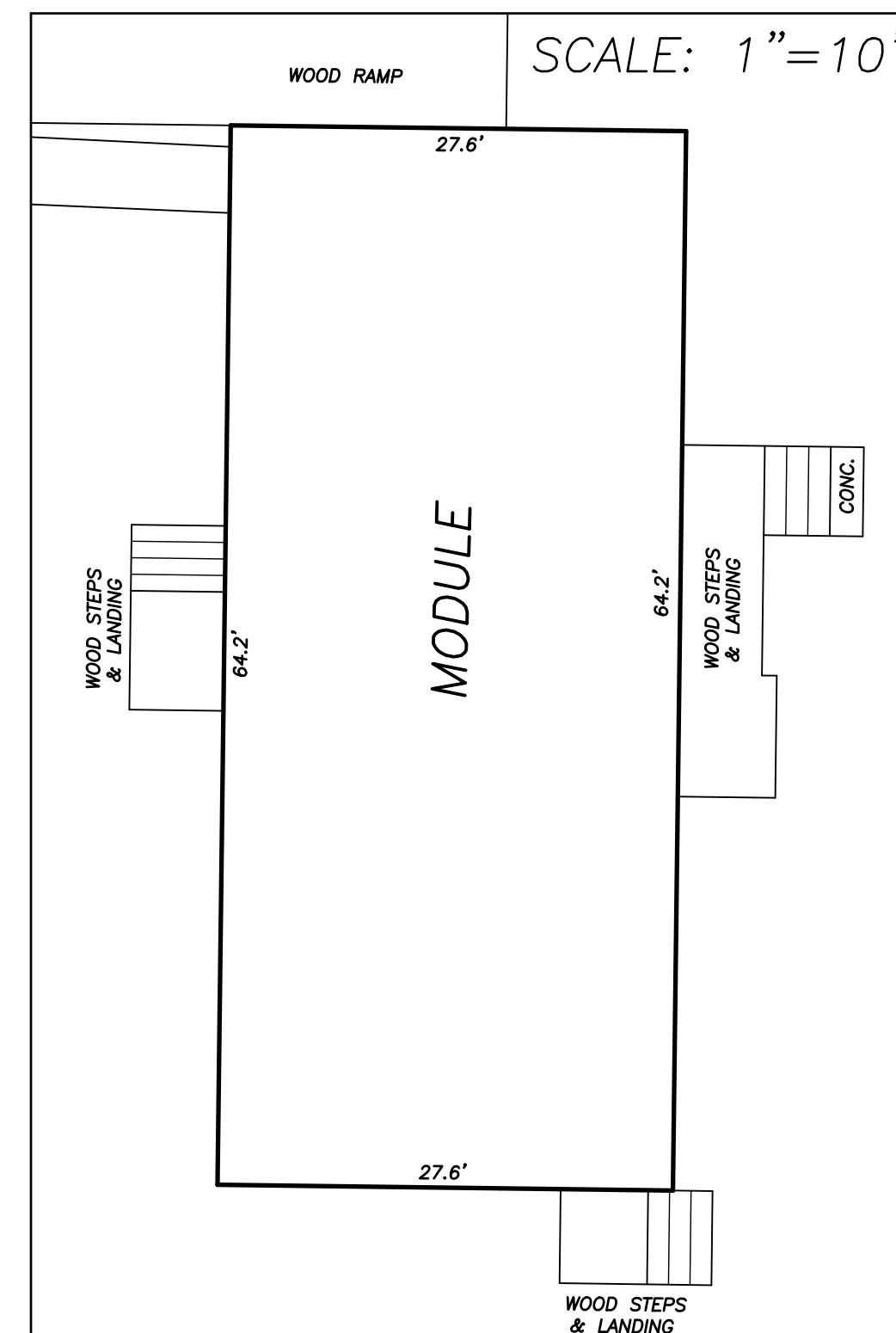


# BUILDING FOOTPRINTS

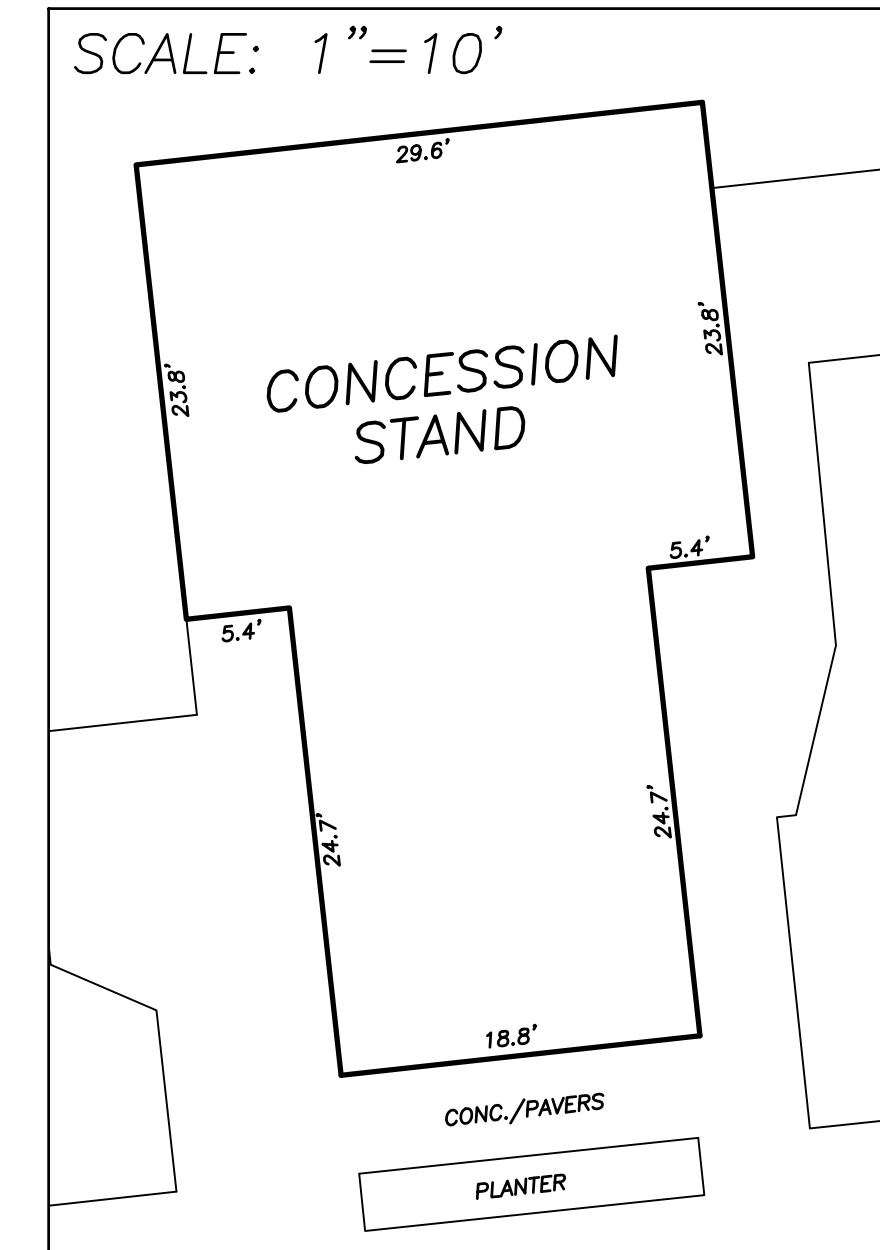
BUILDING FOOTPRINT A



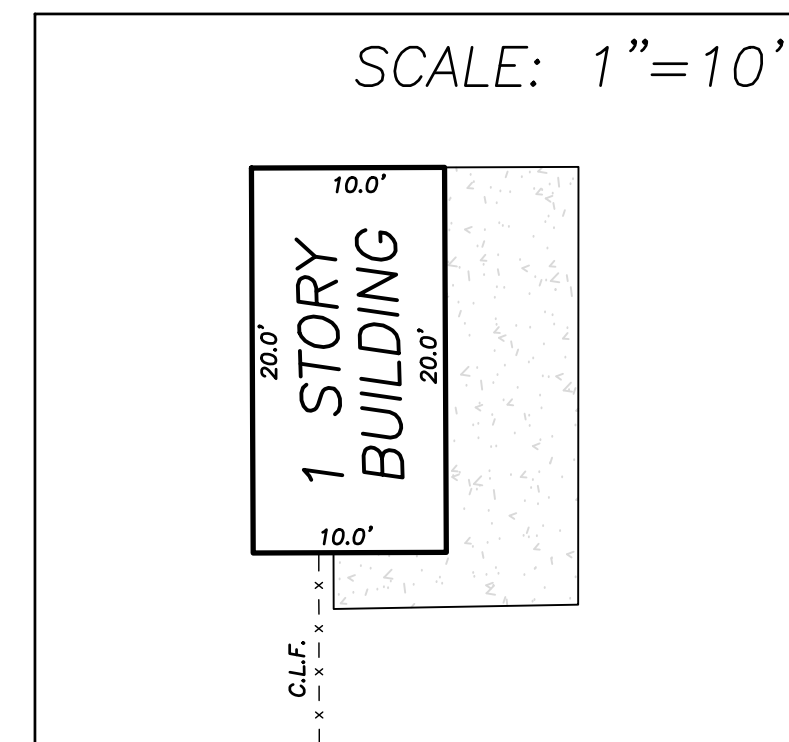
BUILDING FOOTPRINT C



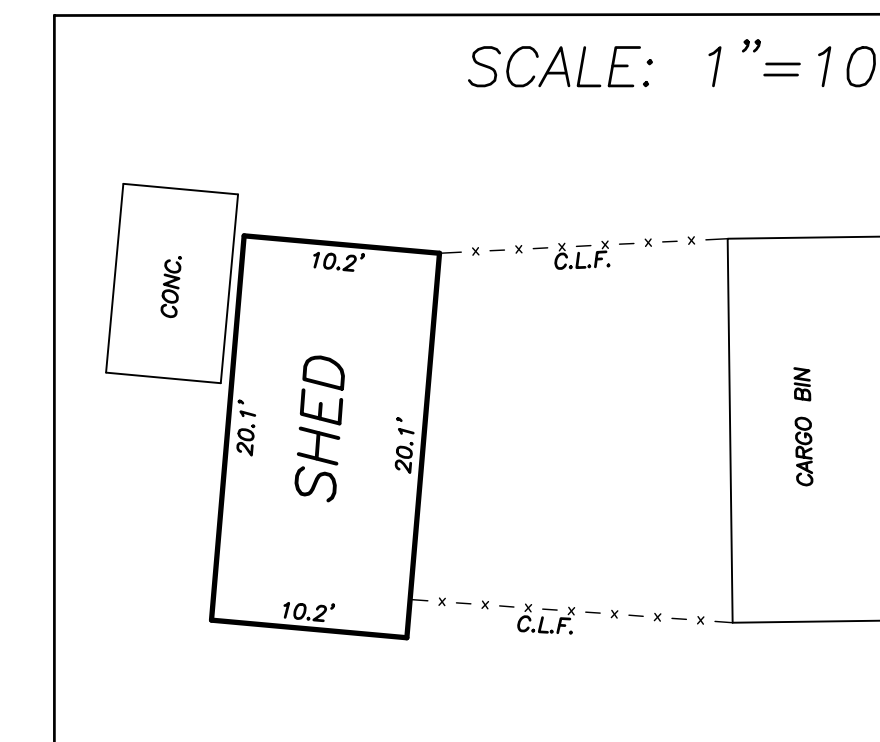
BUILDING FOOTPRINT H



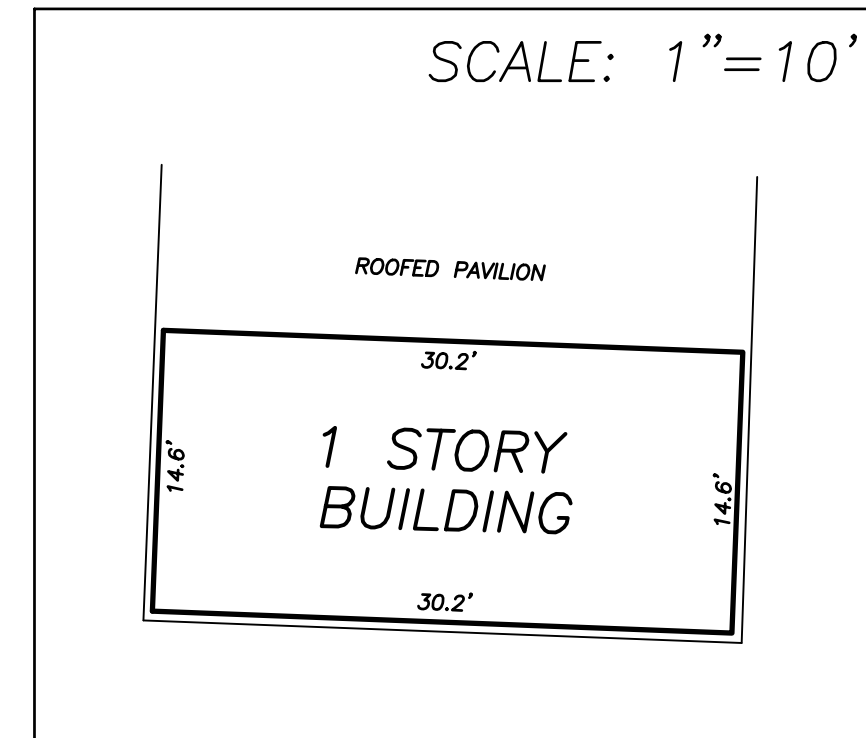
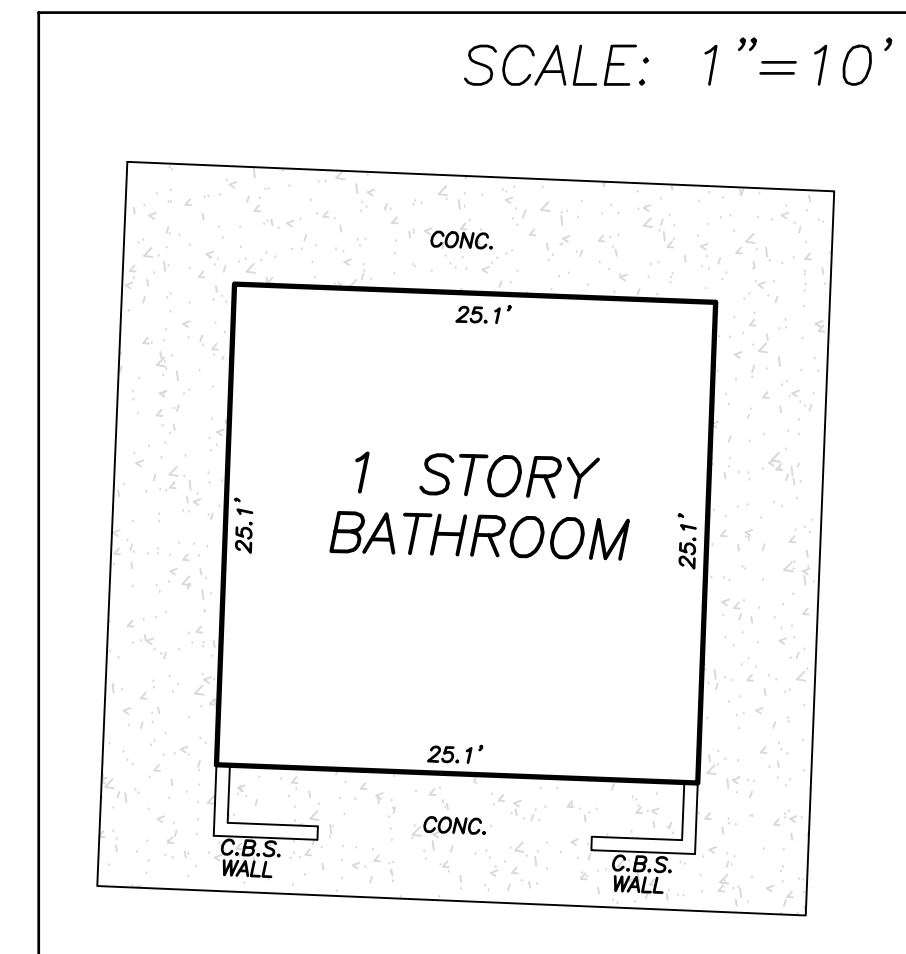
BUILDING FOOTPRINT F



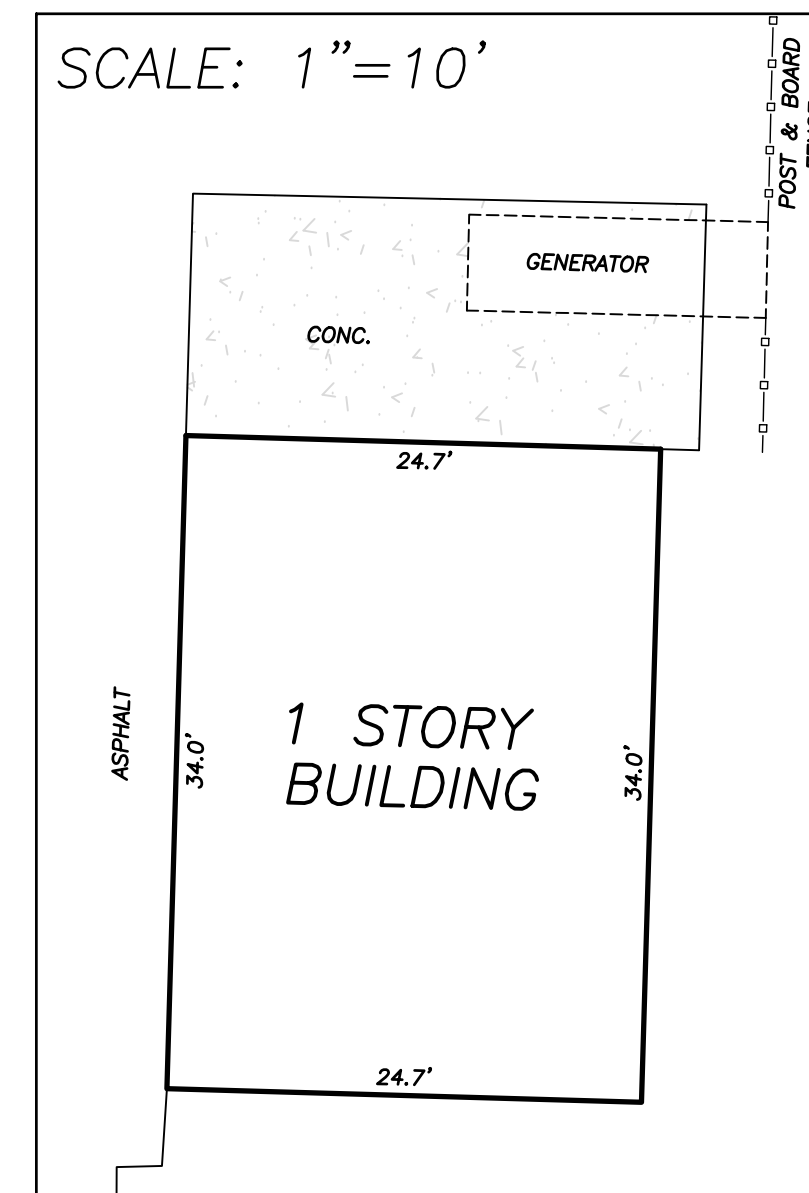
BUILDING FOOTPRINT G



BUILDING FOOTPRINT D BUILDING FOOTPRINT E

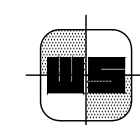


BUILDING FOOTPRINT I



Boundary Survey For:

YOUNG MENS CHRISTIAN ASSN OF  
THE PALM BEACHES INC

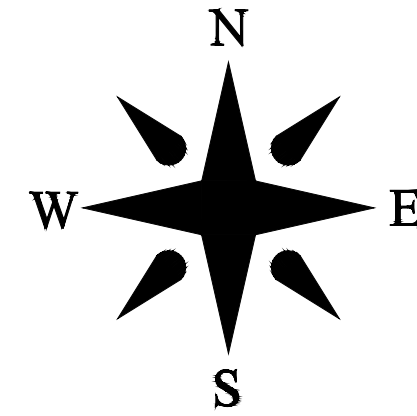


**WALLACE SURVEYING**  
CORP., LICENSED BUSINESS # 4598  
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 \* (561) 640-4551

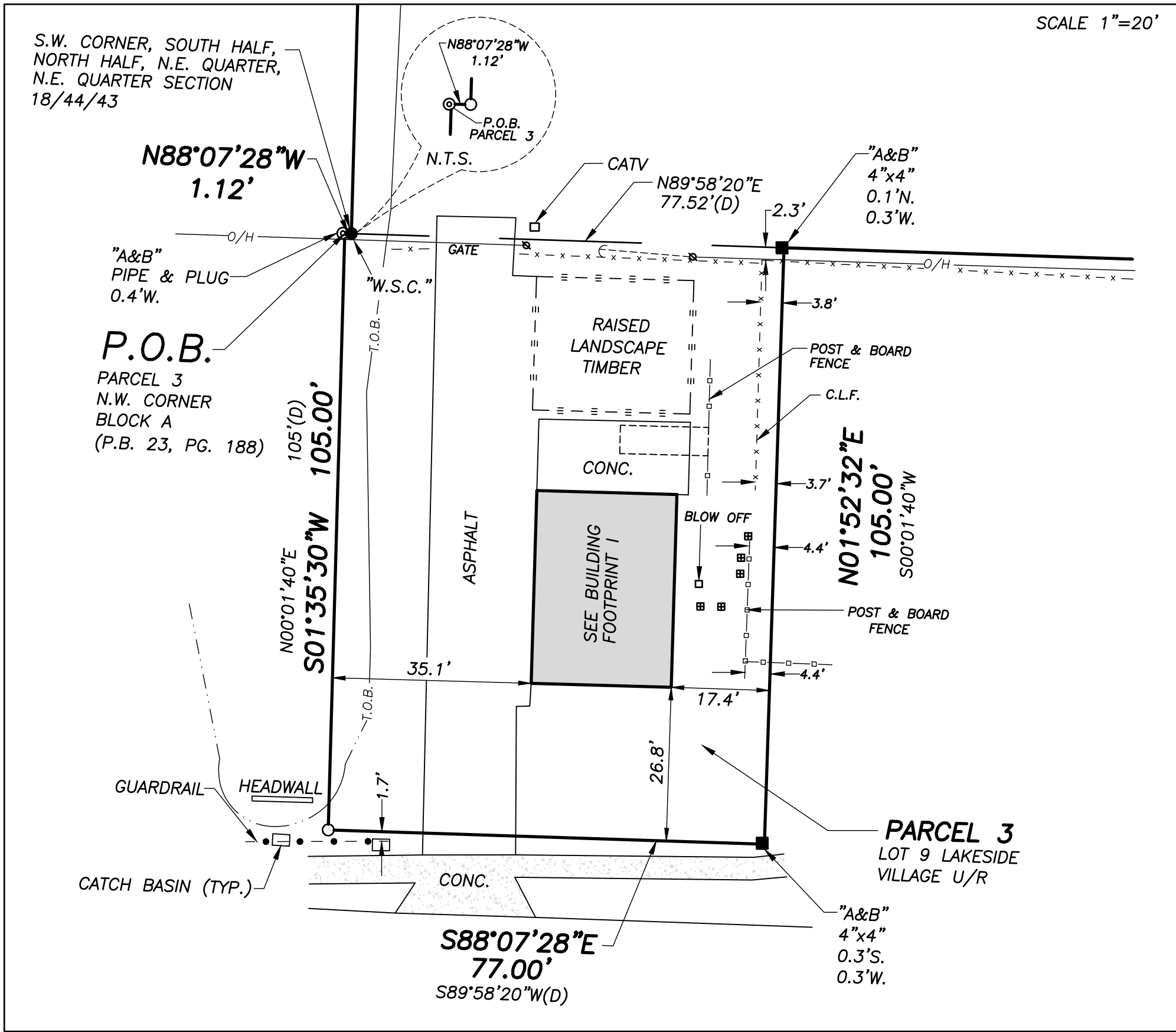
|              |                    |                    |
|--------------|--------------------|--------------------|
| FIELD: J.P.  | JOB NO: 09-1252.3  | F.B. WP114 PG. 17  |
| OFFICE: K.S. | DATE: 6/3/10       | DWG. NO. 09-1252-1 |
| C.K'D: C.W.  | REF: 09-1252-1.DWG | SHEET 2 OF 3       |



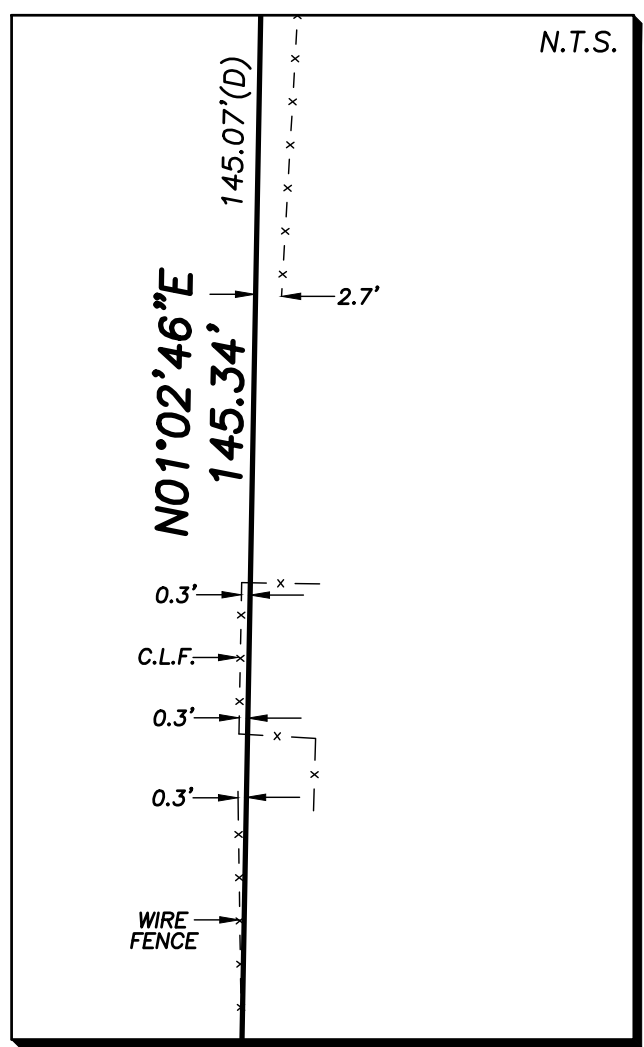
DETAIL SHEET



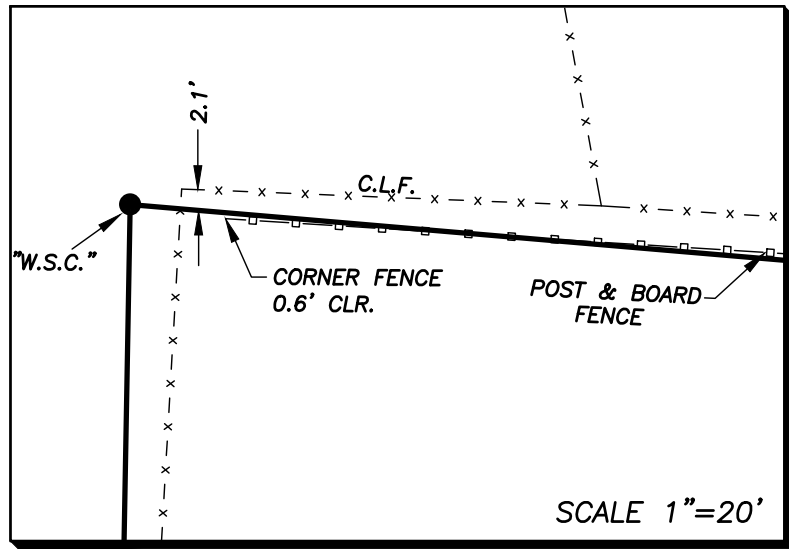
DETAIL A



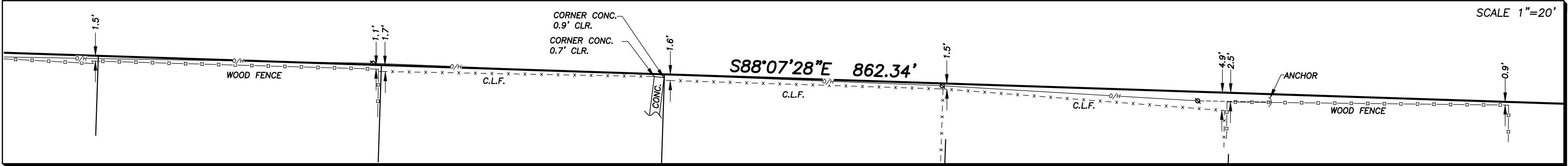
DETAIL D



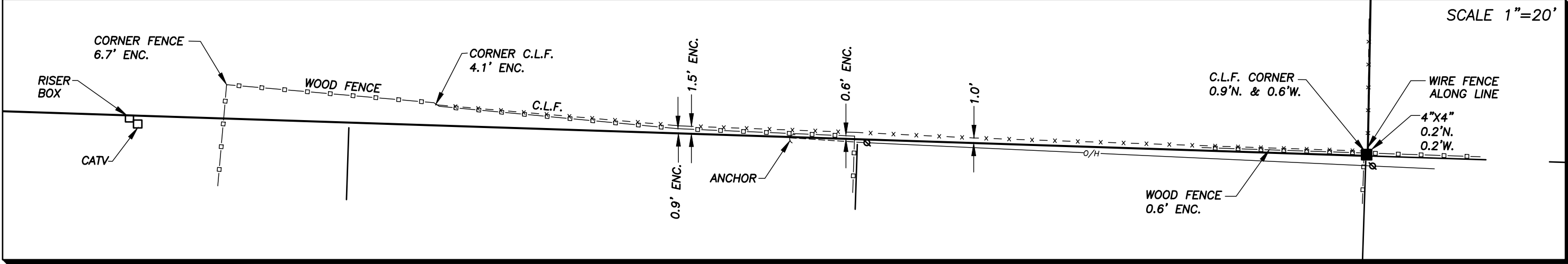
DETAIL E



DETAIL B

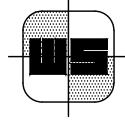


DETAIL C



Boundary Survey For:

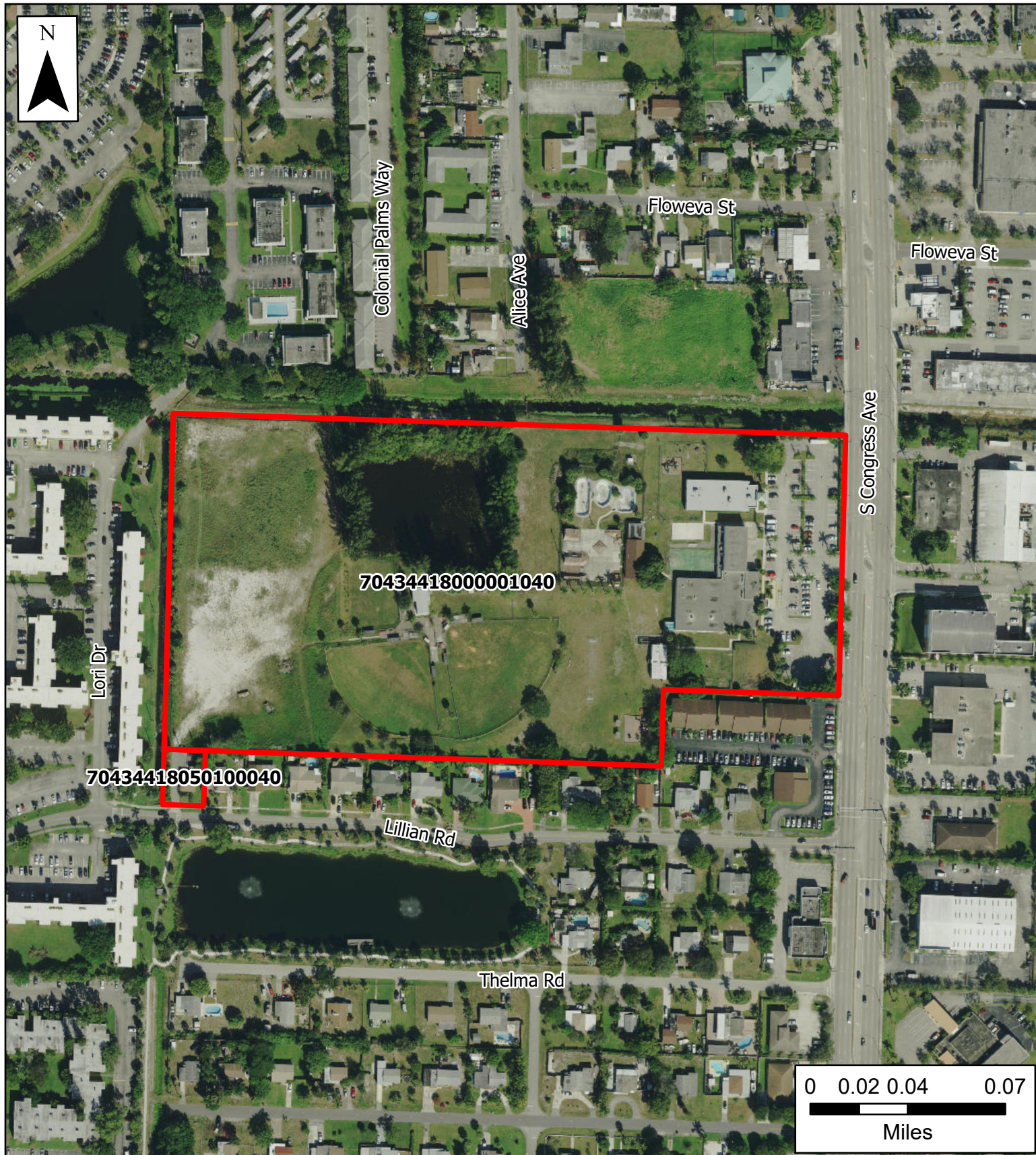
YOUNG MENS CHRISTIAN ASSN OF  
THE PALM BEACHES INC



**WALLACE SURVEYING**  
CORP. LICENSED BUSINESS # 4069  
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 \* (561) 640-4551

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





## Village of Palm Springs

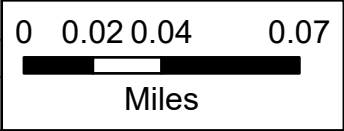
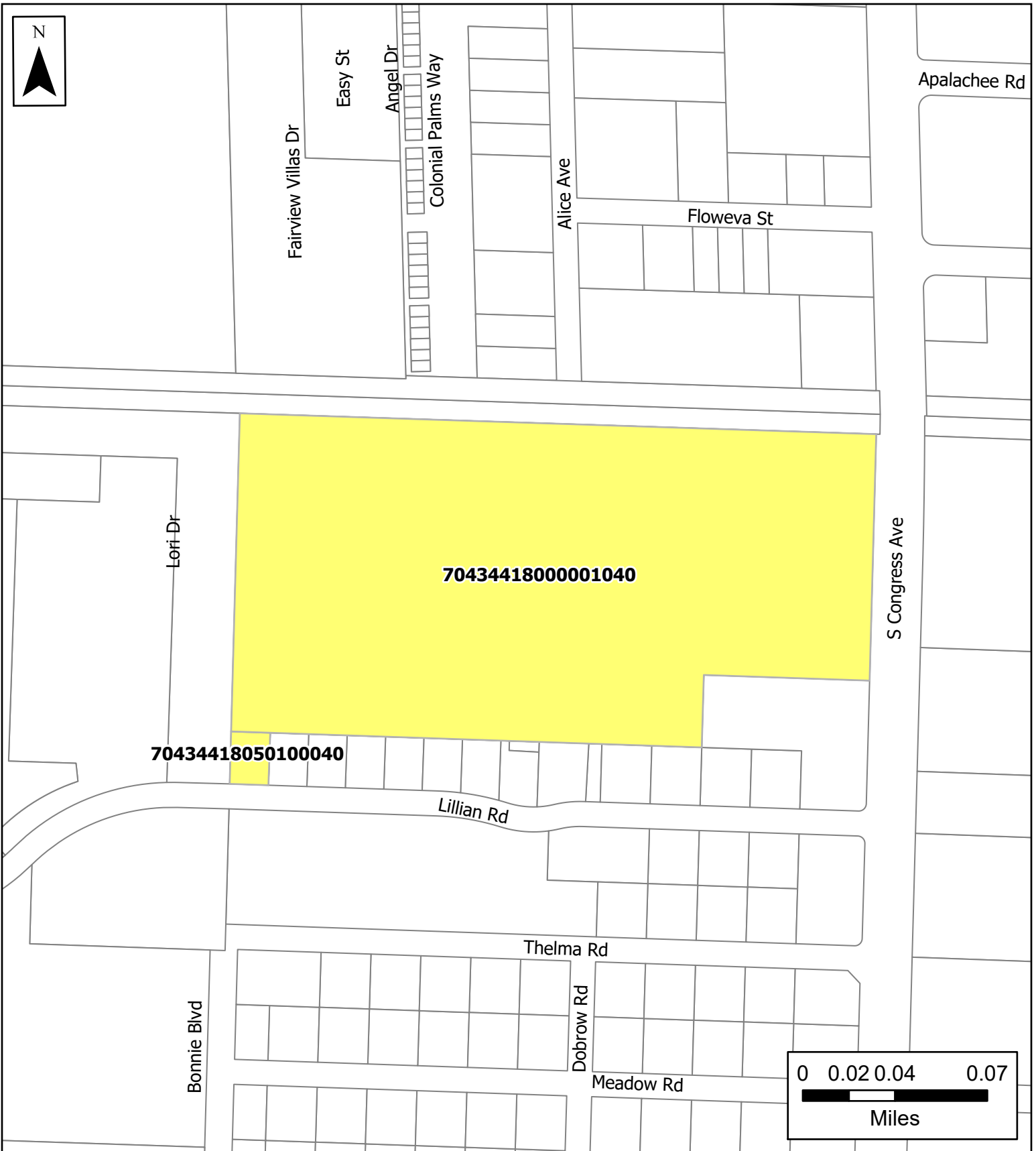
2085 S. Congress Ave  
3243 Lillian Rd  
Palm Springs Residences  
Location Map

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

 Property Boundary

Data Source: Property Boundary provided by Palm Beach County, Basemap imagery provided by ESRI Online Services.





## Village of Palm Springs

2085 S. Congress Ave

3243 Lillian Rd

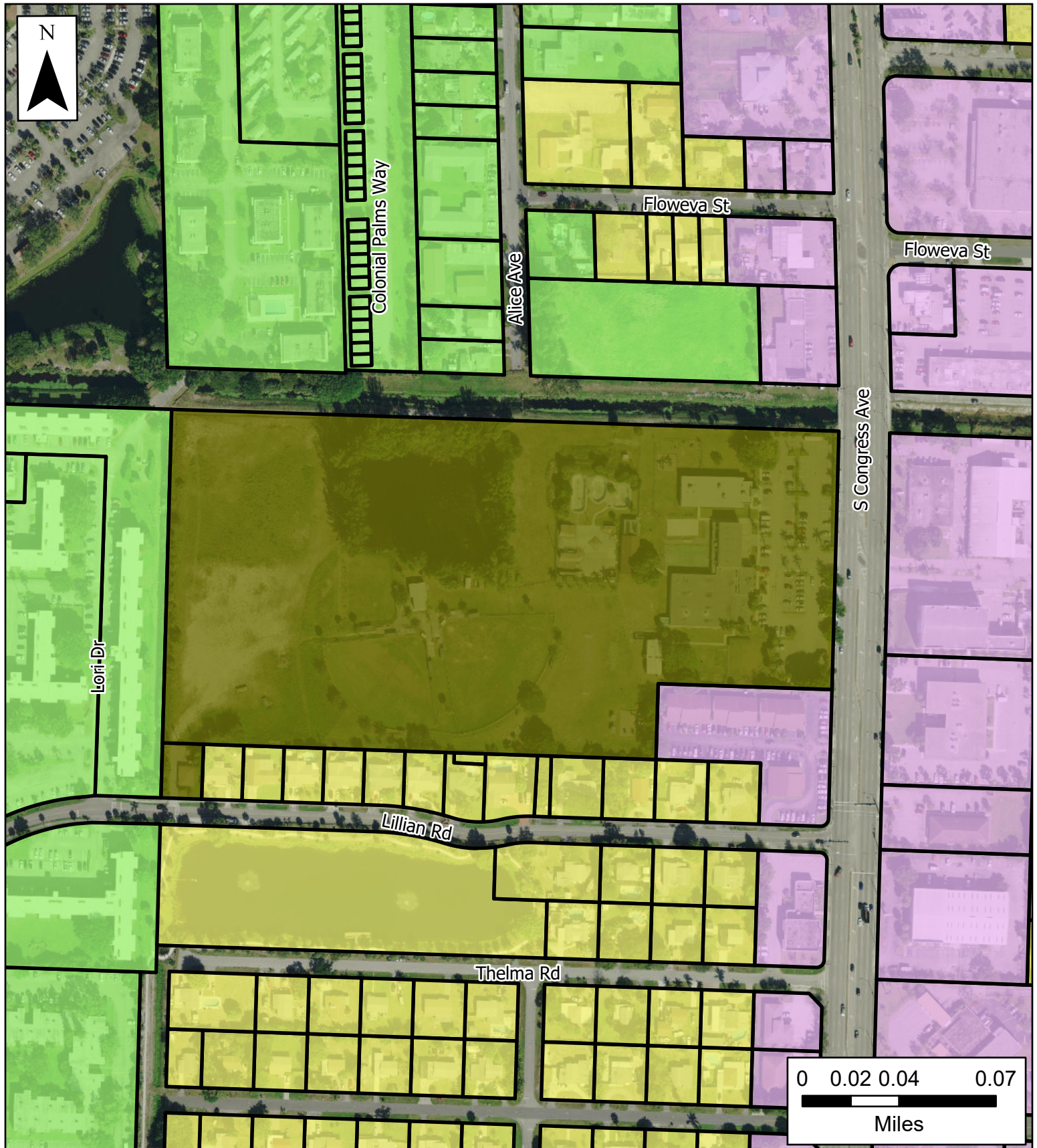
Palm Springs Residences

Location Map

 Palm Springs Residences

Data Source: Property Boundary provided by Palm Beach County, Basemap imagery provided by ESRI Online Services.

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## Village of Palm Springs

2085 S. Congress Ave

3243 Lillian Rd

Palm Springs Residences

Future Land Use Map

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- Commercial
- Low Density Residential
- Medium Density Residential
- High Density Residential

Data Source: FLU provided by Palm Beach County, Basemap imagery provided by ESRI Online Services.



# Village of Palm Springs

## Executive Brief

**AGENDA DATE:** May 11, 2021

**DEPARTMENT:** Planning, Zoning & Building

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**ITEM 7.3:**

Resolution No. 2021-15 - Residential Planned Development Site Plan (SPR21-08) with one (1) Waiver and a Sign Variance (PSV21-10) - Palm Springs Residences - 2085 South Congress Avenue and 3243 Lillian Road

**SUMMARY:**

Ms. Bonnie Miskel, Agent for M/S Congress Owner, LLC ("Applicant"), is requesting site plan approval (SPR21-08) for a residential planned development to construct 264 residential dwelling units within eleven (11) 3-story buildings located on two (2) parcels, totaling 18.387 gross acres, at 2085 south Congress Avenue and 3243 Lillian Road (former YMCA property). The community will have access via South Congress Avenue with an emergency vehicle access from Lillian Road. Amenities include a clubhouse, pool area, tot lot, dog park, fitness lawn and a lake with recreational walking path.

The rental apartments consist of 96 1-bedroom units, 120 2-bedroom units and 48 3-bedrooms units with 826 parking spaces.

The applicant is requesting one (1) waiver for the proposed site plan:

1. Relief from Sec.34-1063(a)(1) - Allow for one sidewalk on a street or primary driveway rather than the required sidewalks on both sides of the main street [providing a sidewalk on the south side of entry drive only]

Additionally, the applicant is requesting one (1) sign variance:

1. (PSV21-10) - Request to allow an additional monument sign (maximum 120 square foot sign face area, maximum 10' height) at the entry drive on Congress Avenue. [Provides relief



from Section 34-327(b)(1) which restricts the project to one monument sign.]

Note: The proposed Sign Variance will not be considered by Planning & Zoning Board as Village Code (Sec.34-329 - Variances) provides that sign variances are approved by the Village Council.

Village Staff have identified three (3) main areas of concern related to the proposed project:

- The Congress avenue/Forest Hill Boulevard intersection is currently operating at Level of Service F during both peak hours, and the northbound left (west) turn queue exceeds the length of the turn lane. While the maximum intensity of the land use category generates a reduction in traffic impacts, the proposed residential development generates an additional 445 daily trips over the existing YMCA. The Applicant is requested to mitigate these impacts by covering the cost of converting the existing protected only left turn signal phasing to flashing yellow protected/permissive signal phasing on both the north and southbound approaches.
- John I. Leonard High School is currently over capacity by 654 students and CO. The proposed project will generate an additional 11 high school students. The School District recommends a monetary contribution of \$151,910 to address the school capacity deficiency.
- Village police services will be significantly impacted by the rental community and addition of 400-900 residents, per the Police Chief, and necessitate the hiring of 1-2 additional officers. The estimated \$34,795.20 law enforcement impact fee contribution (a one-time payment for capital item based on current rate) (\$52,702.32 based on consultant's proposed rate) will not be sufficient to mitigate the demand on police services (a new officer and associated equipment costs about \$100,000 with recurring annual costs).

The Applicant is requesting a Future Land Use Amendment which is subject of a separate agenda item. Approval of the Residential Planned Development site plan is dependent of the approval of the Land Use Amendment.

Based on the surrounding characteristics and the proposed residential use, staff does not object to the applicant proposed and recommends conditional approval with the proposed conditions outlined within the staff report.

#### **FISCAL IMPACT:**

The proposed redevelopment of the former YMCA property will enhance the Village's assessed property valuation. However, the proposed apartments' residences are expected to generate impacts to Village services including Police, Parks and Recreation and Library Services, the ad valorem revenues received by the Village will not cover those impacts.



The subject property is located within the Congress Avenue District of the Palm Springs Community Redevelopment Agency (CRA). Thus, tax increment generated from this property would be directed to the CRA Trust Fund, which has been earmarked for capital projects within the Congress Avenue District.

**ATTACHMENTS:**

Proposed Res No. 2021-15 - Site Plan Development (SPR21-08) one (1) Waiver and Sign Variance (PSV21-10) - Palm Springs Residences - 2085 South Congress Avenue and 3243 Lillian Road  
Exhibit "A" Staff Report and Recommended Conditions of Approval  
Site Plan, Civil Plans, Landscape Plans, Architectural Plans & Letters  
Project Narrative and Justification Statement for Site Plan Approval  
Justification Statement for Sign Variance  
Rendering  
Legal Description and Survey  
Proposed Median Improvements  
Aerial Map, Location Map and Future Land Use Map

Resolution No. 2021-15 – Residential Planned Dev. Site Plan– (SPR21-08) and one (1) Waiver – relief from Sec. 34-1063(a)(1) and one (1) Variance (PSV21-10) – 2085 South Congress Avenue and 3243 Lillian Road

## **RESOLUTION NO. 2021-15**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, REQUESTING (APPROVING/DENYING), WITH CONDITIONS, A SITE PLAN, (SPR21-08) FOR THE CONSTRUCTION OF A RESIDENTIAL PLANNED DEVELOPMENT PROJECT CONSISTING OF ELEVEN (11) THREE-STORY BUILDINGS ON TWO (2) PARCELS (APPROXIMATELY 18.387 GROSS ACRES), LOCATED AT 2085 SOUTH CONGRESS AVENUE AND 3243 LILLIAN ROAD AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Mrs. Bonnie Miskel, Agent for M/S Congress Owner, LLC (“Applicant”) is requesting a Site Plan Approval (SPR21-08) for a Residential Planned Development Project with four (4) waivers. The proposed project is ±18.387 gross acres (gross area) acres, located at 2085 South Congress Avenue & 3243 Lillian Road; and

**WHEREAS**, Mrs. Bonnie Miskel, Agent for M/S Congress Owner, LLC, is requesting the following: one (1) variance (PSV21-10) and one (1) waiver:

- 1) (PSV21-10) Request to allow an additional monument sign (maximum 120 square foot sign face area, maximum 10’ height) at the entry drive on Congress Avenue. (Provides relief from Section 34-327(b)(1) which restricts the project to one monument sign.)
- 2) Waiver: Relief from Sec. 34-1063(a)(1) to allow for one sidewalk on a street or primary driveway instead of the required sidewalks on both sides of the main street (providing sidewalk on south side of entry drive only).

**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 has heard the request for variance and waiver 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; and

**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 Ms. Bonnie Miskel, agent for M/S Congress Owner, LLC (“Applicant”), for approval of Site Development Plan (SPR21-08), one (1) waiver and one (1) sign variance (PSV21-10) within the proposed Residential Planned Development.

Resolution No. 2021-15 – Residential Planned Dev. Site Plan– (SPR21-08) and one (1) Waiver – relief from Sec. 34-1063(a)(1) and one (1) Variance (PSV21-10) – 2085 South Congress Avenue and 3243 Lillian Road

Note: Within the proposed Site Development Plan Amendment, the Applicant is requesting one (1) waiver and one (1) sign variance (PSV21-10):

The Planning & Zoning Board (“Board”) considered these requests during their May 11, 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 waivers 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):

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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. 2021-15 – Residential Planned Dev. Site Plan– (SPR21-08) and one (1) Waiver – relief from Sec. 34-1063(a)(1) and one (1) Variance (PSV21-10) – 2085 South Congress Avenue and 3243 Lillian Road

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              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PATTI WALLER, VICE MAYOR      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| GARY M. READY, MAYOR PRO TEM  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| DOUG GUNTHER, COUNCIL MEMBER  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| JONI BRINKMAN, COUNCIL MEMBER | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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: Large-Scale Land Use Amendment and Site Development Plan (Residential Planned Development Site Plan with Waivers) and Sign Variance - Palm Springs Residences – 2085 S Congress Ave and 3243 Lillian Rd

| Application Summary                                        |                                                                                                                                                                                                                                                                                                      |                                           |                                                           |
|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-----------------------------------------------------------|
| Applicant / Petitioner                                     | M/S Congress Owner, LLC, a Delaware LLC                                                                                                                                                                                                                                                              | Submittal Date                            | 2/25/2021                                                 |
| Reference Name                                             | Palm Springs Residences                                                                                                                                                                                                                                                                              | Case Number                               | SPR21-08, PSV21-10                                        |
|                                                            |                                                                                                                                                                                                                                                                                                      | Parcel Control No                         | 70-43-44-18-00-000-1040 & 70-43-44-18-05-010-0040         |
| Location                                                   | 2085 South Congress Avenue & 3243 Lillian Road                                                                                                                                                                                                                                                       | Site Area                                 | ±18.387 acres                                             |
| P&Z Bd Meeting                                             | May 11, 2021                                                                                                                                                                                                                                                                                         | Local Planning Agency                     | June 10, 2021                                             |
| Council Meeting (1 <sup>st</sup> Reading)                  | June 10, 2021                                                                                                                                                                                                                                                                                        | Council Meeting (2 <sup>nd</sup> Reading) | July 8, 2021                                              |
| Requests                                                   |                                                                                                                                                                                                                                                                                                      |                                           |                                                           |
| Proposed Use(s)                                            | Large-Scale Land Use Amendment of the Future Land Use Map to change the land use from Other Public Facility and Low Density Residential to High Density Residential, and concurrent Residential Planned Development Site Plan for construction of 264 rental apartments within 11 3-story buildings. |                                           |                                                           |
| Number of Buildings                                        | 11 3-story buildings and a Clubhouse building (150,442 SF total)                                                                                                                                                                                                                                     |                                           |                                                           |
| Waivers                                                    | 1. Requesting a waiver from Sec.34-1063(a)(1) to allow for one sidewalk on a street or primary driveway instead of sidewalks on both sides of the main street.                                                                                                                                       |                                           |                                                           |
| Variances                                                  | PSV21-10 - Requesting a Variance relief from Section 34-327(b)(1) to allow two monument signs instead of only one permitted.                                                                                                                                                                         |                                           |                                                           |
| Parking                                                    |                                                                                                                                                                                                                                                                                                      |                                           |                                                           |
| Code                                                       | Required                                                                                                                                                                                                                                                                                             | Provided                                  | Meets Requirement                                         |
| Total Parking                                              | Total of 825 parking needed<br>2.5/ DU + 25% for guest                                                                                                                                                                                                                                               | 826                                       | Yes                                                       |
| Setbacks                                                   |                                                                                                                                                                                                                                                                                                      |                                           |                                                           |
| Code                                                       | Required Minimum                                                                                                                                                                                                                                                                                     | Proposed                                  | Meets Requirement                                         |
| Front yard (East)                                          | 25'                                                                                                                                                                                                                                                                                                  | 25'                                       | Yes                                                       |
| Rear yard (West)                                           | 20'                                                                                                                                                                                                                                                                                                  | 93'                                       | Yes                                                       |
| Side yard (North)                                          | 20'                                                                                                                                                                                                                                                                                                  | 86'                                       | Yes                                                       |
| Side yard (South)                                          | 20'                                                                                                                                                                                                                                                                                                  | 91'                                       | Yes                                                       |
| Site Characteristics                                       |                                                                                                                                                                                                                                                                                                      |                                           |                                                           |
| Existing Use                                               | Recreational facility with a day care and a vacuum station structure                                                                                                                                                                                                                                 | Proposed Use                              | Residential Multiple-family (and existing vacuum station) |
| Existing Zoning                                            | Residential Multiple-Family (RM)                                                                                                                                                                                                                                                                     | Proposed Zoning                           | Residential Multiple-Family (RM)                          |
| Existing Future Land Use                                   | Other Public Facilities and Low Density Residential                                                                                                                                                                                                                                                  | Proposed Future Land Use                  | High Density Residential                                  |
| Surrounding Existing Land Use, Future Land Use, and Zoning |                                                                                                                                                                                                                                                                                                      |                                           |                                                           |

| Direction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Existing Use                                                         | Future Land Use                         | Zoning District                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|-----------------------------------------|--------------------------------------------------------------|
| North                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | LWDD Canal 8 and a mix of residential uses and commercial properties | Medium Density Residential & Commercial | Residential Multiple-Family (RM) and Commercial General (CG) |
| South                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Residential single-family homes & Professional offices building      | Low Density Residential & Commercial    | Residential Single Family (RS) & Commercial General (CG)     |
| East                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | G-Star School of the Arts                                            | Commercial                              | Commercial General (CG)                                      |
| West                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Lakeside Village residential condominium                             | Medium Density Residential              | Residential Multiple-Family (RM)                             |
| <b>Recommendation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                      |                                         |                                                              |
| <p>Staff has concerns regarding congestion and traffic conflicts between the project traffic and G-Star School of the Arts/Keiser University traffic and queues at the Forest Hill Blvd/Congress Avenue intersection.</p> <p>Staff highly recommends right-of way improvements along Congress Avenue including the median located at the access point to the project and the conversion of the existing protected only left turn signal phasing to flashing yellow arrow protected/permissive signal phasing on both the north and southbound approaches if FDOT approves the conversion.</p> <p>Staff is also concerned that the proposed project's impact on Village Police Services will not be mitigated with the \$34,795.20 law enforcement impact fee contribution, based on current rate (\$52,702.32 based on consultant's proposed rate).</p> <p>Even with the concerns outlined in this staff report, Planning, Zoning &amp; Building Staff recommends conditional approval of the new residential high density planned development site plan, as depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan, compatibility with surrounding uses.</p> |                                                                      |                                         |                                                              |



## I. Site History

- Ordinance 1997-07: Annexation

The property was voluntarily annexed into the Village of Palm Springs on March 27, 1997. The land use designation was subsequently changed as part of a large-scale comprehensive plan amendment, Ordinance No. 97-09, on July 10, 1997. The land use was changed to Other Public Facilities. The zoning classification was changed from single family residential in Palm Beach County to Village of Palm Springs Multi-Family residential on July 10, 1997 by Ordinance No. 97-10.

- Resolution 2000-33: Site Plan

On April 27, 2000, the Village Council approved above resolution to allow an after-school day care program and three additional modular buildings on the property.

- Resolution 2001-36: Site Plan

On April 12, 2001, the Village Council approved a conceptual site plan for expanded gymnasium, day care, and playground facilities and new outdoor chapel, playing fields, outdoor pool and water park on the property.

- Resolution 2010-49: Site Plan Amendment

The Village Council approved on September 23, 2010 a site plan amendment with special exception to construct a 6,860 square foot daycare facility. This daycare facility was never constructed.

- Resolution 2012-09: Site Plan Amendment

On April 12, 2012 the Village Council approved a site plan amendment to construct 7,421 square foot daycare center to accommodate a maximum of 120 children, an expansion of the aquatics program with new outdoor pool, and a 2,425 square foot expansion to the existing fitness center. The new daycare building was completed in 2014, but the approved recreational expansions were never constructed.

## II. Comprehensive Plan Consistency

- The subject property's Future Land Use designations are Other Public Facilities and Low Density Residential with a Residential Multiple-Family (RM) zoning district, respectively. The proposed large-scale land use amendment is to change the Future Land Use designation to the High-Density Residential category, with a concurrent request for a Multi-Family residential planned development.
- The Applicant has provided an evaluation of the additional impacts on public services and facilities created by the requested land use category. *Staff would like to highlight three (3) areas of concern:*
  - *The Congress Avenue/Forest Hill Boulevard intersection is currently operating at Level of Service F during both peak hours, and the northbound left (west) turn queue exceeds the length of the turn lane. While the maximum intensity of the land use category generates a reduction in traffic impacts, the proposed residential development generates an additional 445 daily trips over the existing YMCA. The Applicant is requested to mitigate these impacts by covering the cost of converting the existing protected only left turn signal phasing to flashing yellow protected/permissive signal phasing on both the north and southbound approaches.*
  - *John I. Leonard High School is currently over capacity by 654 students and CO. The proposed project will generate an additional 11 high school students. The School District recommends a monetary contribution of \$151,910 to address the school capacity deficiency.*
  - *Village police services will be significantly impacted by the rental community and addition of 400-900 residents, per the Police Chief, and necessitate the hiring of 1-2 additional officers. The estimated \$34,795.20 law enforcement impact fee (current rate) contribution (a one-time payment for capital items) [\$52,702.32 based on consultant's proposed rate] will not be sufficient to mitigate the demand on police services. (A new officer and associated equipment costs about \$100,000, with recurring annual costs.)*

## III. Waivers Requested

The applicant is seeking the following waiver from Village Code requirements:

### Waiver #1:

The applicant is requesting a waiver from Sec. 34-1063(a)(1) to allow for one sidewalk on a street or primary driveway instead of sidewalks on both sides of the main entrance driveway.

The Applicant contends that the project provides a well-lit, five-foot sidewalk on the south side of the Project's main entrance. Unfortunately, due to property size constraints, there is not enough space to provide a sidewalk along the north side of the main entrance. Despite the sidewalk on the north side of the main entrance not being provided, there will be a pedestrian crosswalk at the main entrance connecting the north side of the Project to the sidewalk along the south side to encourage pedestrian mobility and ensure that pedestrian safety is not compromised. Further, by eliminating this sidewalk along the north side of the main entrance, the Project will be able to provide more green space for residents to enjoy. The Project is designed with a sidewalk system providing optimal connectivity throughout the Property. The sidewalk system is located directly adjacent to all buildings and provides connective paths between all units and the amenities that are strategically located throughout the Project. In order



to promote ingenuity in design as envisioned for an RPD use, the proposed layout of the sidewalk system is designed to serve the most functional use possible and provide direct pedestrian accessways to each building and all recreational amenity areas. The proposed sidewalk system is more convenient for pedestrians to use than the sidewalks required on both sides of the street, as the Project instead provides a system with pathways circulating around the proposed buildings, adjacent to both the parking areas and the internal recreational amenity areas.

The applicant's full justification is attached hereto.

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

The Sidewalk Waiver is in harmony with and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code and that such Sidewalk Waiver will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare. As stated above, there will be a pedestrian crosswalk at the main entrance connecting the north side of the Project to the sidewalk along the south of the main entrance to ensure pedestrian mobility is encouraged throughout the Project and pedestrian safety is not compromised. Accordingly, the Project complies with this standard.

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

The Sidewalk Waiver request results from innovative design in which other minimum standards are exceeded. The Project has exceeded the open space requirement by more than 14%, or +/- 1.14 acres. The Project's design reflects and encourages safe pedestrian mobility throughout and the elimination of the sidewalk along the north side of the Project's main entrance will not negatively impact this mobility due to the presence of strategically placed pedestrian crosswalks. Accordingly, the Project complies with this standard.

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

Granting of the Sidewalk Waiver request will result in preservation of valuable natural resources, including green space. As explained above, the Project complies with this standard.

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

Granting of the Sidewalk Waiver request demonstrates public benefits to be derived, including but not limited to the preservation of green open space areas and use of desirable architectural, building, and site design techniques. Further, despite the elimination of the sidewalk along the north side of the main entrance, there are still ample pedestrian linkages throughout the Project, including strategically placed cross walks. Accordingly, the Project complies with this standard.

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

Not applicable to this sidewalk waiver request.

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

There are no economic issues being used to justify the Sidewalk Waiver, and the Project complies with this standard.

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

Not applicable to this Sidewalk Waiver request.

*Staff does not object the applicant's request based on the intent of the applicant to maximize the utilization of the land reducing the amount of impervious surface and consistency with the Village Comprehensive Plan allowing for innovative designs.*

#### IV. Variances – Village Council Consideration

- PSV20-01 Requesting a Variance relief from Section 34-327(b)(1) to allow two monument signs instead of only one permitted.

The applicant's full justification is hereto:

- a. Special and unique conditions exist which are peculiar to the applicant's case and which are not generally applicable to the property located within the RM zoning district or surrounding neighborhood, such as natural or manmade sight limitations from the public rights-of-way.

Special conditions and unique circumstances exist which are peculiar to the property and which are not generally applicable to properties within the RM zoning district. As detailed above, the Project is permitted two (2) signs – one (1) on Congress Avenue and a second on Lillian Road. However, Petitioner is not proposing a monument sign on Lillian Road in deference to the existing single-family community and instead proposes to place both permitted signs on Congress Avenue in order to provide greater aesthetic appeal and increased visibility for those traveling along the busy Congress Avenue thoroughfare. It is important to note that the Project's sole public entrance is located on South Congress Avenue, which is a 7-lane arterial thoroughfare. A second sign on the Congress Avenue frontage is necessary to provide sufficient visibility to allow safe and efficient access to the Project for travelers approaching from both the northbound and southbound sides of Congress Avenue. This visibility is only achievable through the use of two entrance monument signs: one angled to face south-bound traffic, and the other angled to face north-bound traffic. As such, two Project entrance signs symmetrically placed on both sides of the Congress Avenue entry are essential to providing appropriate visibility for the Project. Considering that the Project is permitted two (2) monuments signs (one on each frontage) and the increased visibility necessary to ensure safe and efficient access from Congress Avenue, special circumstances exist which are peculiar to the Property and which are not generally applicable to properties located within the RM zoning district.

- b. The special and unique conditions are not directly attributable to the actions of the Petitioner.

The special and unique conditions are not directly attributable to the actions of the Petitioner. As detailed above, the Property has frontage on Congress Avenue and Lillian Road and access to the Project is provided from Congress Avenue. Given the single-family residential context of the community adjacent to the frontage on Lillian Road and to the significant width and traffic on Congress Avenue, Petitioner is focusing signage for the Project at the main access point on Congress Avenue. The existing single family residential context to the south of the Project and thoroughfare-nature of Congress Avenue is not attributable to the actions of Petitioner.

- c. The literal interpretation of the Code requirements, as applied to the applicant, would deprive the applicant of rights commonly enjoyed by persons who are similarly situated.

The literal interpretation of the Code requirements would deprive the Petitioner of rights commonly enjoyed by persons who are similarly situated. The Property has frontage on both South Congress Avenue and Lillian Road, thereby allowing for a total of two monument signs for the Project in accordance with the Village's Code Article IV. However, the placement of a second entrance sign along Lillian Road would not serve the single-family nature of the community along the Lillian Road frontage. Further, the Property's main frontage and access point on Congress Avenue, given the large-scale commercial and institutional context of the corridor, is well suited for two monument signs at each side of the Property's entrance. Considering that the Project is actually permitted two monument signs and Petitioner is simply seeking to relocate a permitted sign, the literal interpretation of the Code would deprive Petitioner of rights commonly enjoyed by persons who are similarly situated.

- d. The variance granted is the minimum variance necessary for the applicant to make reasonable use of the Property.

The Sign Variance requested is the minimum variance necessary for Petitioner to make use of the Property. As detailed above, Petitioner is simply seeking to relocate a permitted monument sign from the Lillian Road frontage to the Congress Avenue frontage and is not seeking to increase the amount of monument signage permitted for the Project. In addition, a second monument sign is necessary along Congress Avenue in order to ensure the visibility necessary to allow safe access to the Property for those travelling either direction on Congress Avenue. As such, the requested Sign Variance is the minimum variance necessary to make use of the Property.

- e. Granting the variance is not detrimental to the public welfare, or injurious to property or improvements in the zoning district or neighborhood involved.

Granting the Sign Variance will not be detrimental to the public welfare, or injurious to property or improvements in the RM zoning district or neighborhood involved. Petitioner seeks to utilize the superior design of having two signs that create a symmetrical entry feature and improved community aesthetics. The Project also has a second frontage that is permitted to have a sign per Village's Code (Article IV); however, in order to avoid confusion, Petitioner proposes to place the second entry sign along Congress to better fit the surrounding community and to maintain the single-family residential community feel to the south that is surrounding the Project's second frontage on Lillian Road. Please refer to Exhibit "A" for a rendering depicting the Project's proposed entrance monument signs. Considering the foregoing, approval of the Sign Variance is necessary to ensure the Project promotes the public welfare.

Staff does not object to the applicant's request.

## V. Neighborhood Compatibility

- 1) The proposed project is located on the west side of South Congress Avenue 1,300 feet south of Forest Hill Blvd.
- 2) Surrounding properties are generally residential uses.
- 3) G-Star School of Arts high school is located to the east of the property, immediately across South Congress Avenue, with similar alignment of driveways.
- 4) A mix of different uses like general retails, restaurants, grocery supermarket, gas stations and professional offices are located on the east side of the property along Congress Avenue.
- 5) Adjacent properties along the south side are generally residential single-family homes.
- 6) Lakeside Village residential condominium is located to the west of the property. While the Lakeside Village condominium, to the west, is designated with the Village's Medium Density Residential land use category (10 dwelling units per acre), the actual density is 18.74 dwelling units per acre.

## VI. Regulatory Issues

- The site plan generally conforms to the property development standards of the Residential Planned Development, with the exception of the waiver requests.
  - 1) The proposed project plan generally meets required site development regulations.
  - 2) A High-Density Residential Land Use designation shall be approved prior to consideration of the proposed Site Plan.
  - 3) The applicant is responsible to acquire all applicable permits from all regulatory agencies with jurisdiction over the project site, including but not limited to Palm Beach County, Florida Department of Transportation and the Village of Palm Springs.
  - 4) Civil/Utility plans shall be approved by the Village's Engineer.
  - 5) Proposed median improvements plans along South Congress Avenue shall be approved by FDOT prior to issuance of any construction or building permit.
  - 6) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.
  - 7) Properties shall be unified through Unity of Title.
  - 8) Property owner shall regrade the ditch at top of bank, just west of the property line, and provide a 10' easement to the Village for maintenance purposes.
  - 9) Proposed development will negatively impact the public school system, a \$151,910.00 contribution is requested by the School District of Palm Beach County.
  - 10) Proposed development will negatively impact Village police services, the estimated \$34,795.20 law enforcement impact fee contribution based on current rate (\$52,702.32 based on consultant's proposed rate) will not mitigate the demand on police services.

## VII. Environmental Issues:

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

## VIII. Community Outreach/ Notification

- The subject property was posted on April 30, 2021.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on April 21, 2021.
- Legal advertisement was published in the paper on April 29, 2021 and with readvertisement dates on May 27, 2021 and June 24, 2021.
- Staff has not received any inquiries or comments as a result of the notices.

## IX. Proposed Development Plan Details

The petitioner's development plans dated received on February 25, 2021 depicts the following:

- Application for Large-Scale Land Use Amendment and Residential Planned Development Site Plan approval with a waiver for the construction of 264 rental units within 11 3-story buildings.
  1. Site Plan dated received February 25, 2021 revised and resubmitted on April 28, 2021.
  2. Landscape plans dated received February 25, 2021 revised and resubmitted on April 5, 2021.
  3. Engineering plans dated received February 25, 2021 revised and resubmitted on April 5, 2021.
  4. Architectural plans dated received February 25, 2021 revised and resubmitted on April 5, 2021.
  5. Photometric plan dated received February 25, 2021 revised and resubmitted on April 5, 2021.
  6. Boundary survey and tree survey dated received February 25, 2021.
  7. Justification Statement and proposed use.
  8. Traffic Impact Statement dated received February 25, 2021.
  9. Land Use Plan Amendment Justification and Analysis.
  10. Drainage calculations dated received February 25, 2021 revised and resubmitted on April 5,



2021.

11. Turn lane and median improvements proposed plans.
12. Colored Site Plan.

#### X. Recommendation

The applicant is the contract purchaser of the +/- 17.77 net acre property located at 2085 South Congress Avenue and 3243 Lillian Road (collectively referred to herein as "Property"), which is generally located on the west side of South Congress Avenue between Lillian Road and the Lake Worth Drainage District L-8 Canal. The Property is currently designated "Other Public Facilities" and "Low Density Residential" on the Village's Future Land Use Map ("FLUM") and is located within the RM, Residential Multiple-Family, zoning district. The Property is developed as a Young Men's Christian Association of the Palm Beaches ("YMCA") facility including recreational and day care uses. The applicant is proposing to redevelop the Property with the construction of 264 residential rental dwelling unit within 11 3-story building and a clubhouse building. The community will have access via South Congress Avenue with an emergency vehicle access from Lillian Road. Amenities include a clubhouse, pool area, tot lot, fitness lawn, dog park, and lake with recreational walking path. The 264 multifamily dwelling units consists of 96 1-bedroom units, 120 2-bedroom units and 48 3-bedroom units with 826 parking spaces.

Planning, Zoning & Building Staff has conducted a review of the application and has concerns regarding congestion and traffic conflicts between the project traffic and G-Star School of the Arts/Keiser University traffic, and queues at the Forest Hill Blvd/Congress Ave intersection. Staff highly recommends right-of way improvements along Congress Avenue including the median located at the access point to the project and to the left turn signal phasing at Forest Hill Boulevard intersection, as outlined in the conditions of approval.

Outcoming traffic from the community needs to be prevented from illegally crossing Congress Avenue to head north bound and converting the existing protected only left turn signal phasing to flashing yellow arrow signal on both the north and southbound at the intersection of Forest Hill Blvd and S Congress Avenue, will alleviate general concerns with the traffic currently backing up outside of the turn lane (northbound to westbound maneuver).

The Police Chief has expressed concerns that Village police services will be significantly impacted by the rental community and addition of 400-900 residents, necessitating the hiring of 1-2 additional officers. The estimated \$34,795.20 law enforcement impact fee contribution (current rate) (\$52,702.32 based on consultant's proposed rate) (a one-time payment for capital costs) will not sufficiently mitigate the demand on police service.

In general, the proposed Residential Planned Development Site Plan provides internal sidewalk connections between the common amenities (tot lot, clubhouse, walking path around the lake, dogs park and fitness lawn) and the buildings, to facilitate pedestrian circulation and safety. The proposed project provides open spaces creating common areas for passive/leisure activities. The proposed use does not significantly reduce light and air on adjacent properties and would not be a deterrent to surrounding properties. The new project does not negatively impact natural systems.

In addition, the project exceeds some of the minimum requirement for a Planned Development as shown on the table below:

| Land Development Regulations                       | Required   | Proposed   |
|----------------------------------------------------|------------|------------|
| 35 percent of the gross land area for open space   | 270,922 sf | 291,450 sf |
| 20 percent of open space shall be common amenities | 54,184 sf  | 76,571 sf  |
| 40% maximum lot coverage                           | 309,626 sf | 306,230 sf |

Planning, Zoning & Building Staff recommends conditional approval of the Large-Scale Land Use Amendment and the Residential Planned Development Site Plan with a waiver, for the construction of 264 residential dwelling units subject to the following fifty-six (56) conditions below and a suggestion for a voluntary monetary contribution, requested by the School District to mitigate school impacts:

1. Build out date December 31, 2024.
2. The main entrance from Congress needs to be at least 20 feet in unobstructed width pursuant to PBC Fire Rescue requirements.
3. Main exit onto Congress needs to be at least 18 feet in unobstructed width pursuant to PBC Fire Rescue requirements.
4. Both sets of main entrance gates need to be equipped with a "Click2Enter" (primary) system and a Knox key switch (secondary) [not a Knox box] to allow fire department rapid entry into the complex.
5. The southwest emergency entry needs to be equipped with a Knox box or a Knox padlock.
6. Fire hydrants require a 5' clear radius.
7. Fire hydrants are required to be located within 100 feet (hose lay) of building fire department connections
8. No trees shall be planted within the 10-ft drainage easement along the west property line.
9. Proposed monument signs shall be a maximum height of 10', Sheet L-500 shall be revised at time of permitting.
10. Staff recommends providing a wall along the South and West sides of the property instead of the proposed PVC fence, plans shall be revised accordingly at time of permitting.
11. A Utility/Civil Plan shall be approved by the Village Engineer and the Village Public Service Director at time of permitting.
12. Photometric plans shall be approved by the Planning, Zoning and Building Department at time of permitting.
13. Irrigation plans shall be provided at the time of permitting. Non-potable water shall be used for the irrigation system per Village code.

#### Roadway / Traffic Signal Improvements

14. Proposed construction plans for the improvements at the Congress Avenue median, located at the access point to the project, shall be approved by the Village and FDOT prior to issuance of any construction or building permit. Construction of said median improvements shall be completed prior to prior to the issuance of the 106<sup>th</sup> Certificate of Occupancy (40% of the project).
15. The additional right-of-way dedication (plans depict 18' width) to FDOT along Congress Avenue for a southbound, right turn-lane into the project shall be executed and recorded prior to the issuance of the first certificate of Occupancy. Construction of said turn lane improvements shall be completed prior to the issuance of the 106<sup>th</sup> Certificate of Occupancy (40% of the project).
16. The applicant shall coordinate with FDOT and Palm Beach County, prior to issuance of any construction permit, on the evaluation of flashing yellow left-turn arrow (FYLTA) at Forest Hill Boulevard/Congress Avenue, and shall provide funding for the installation of FYLTA at this intersection if approved by FDOT and Palm Beach County.
17. The existing protected only left turn signal phasing shall be converted to flashing yellow arrow protected/permissive signal phasing on both the north and southbound approaches (with FDOT approval). The developer will also be required to provide all the information and perform any and all analysis required by FDOT to facilitate their evaluation and approval of the proposed conversion. Upon FDOT's approval, Palm Beach County will perform the signal phasing conversion including the installation of the flashing yellow arrow utilizing funding provided by the developer. The developer will be required to make upfront payment to the County in the amount as determined by the Director of the Traffic Division.
18. The turning light conversion shall be completed prior to the 264 Certificate of Occupancy for the project.

### Security

19. If any security cameras are going to be provided, a security plan shall be provided to the Village Public Safety Department at time of permitting.
20. No parking shall be allowed, under any circumstances, along the drive aisles. Residents and guest parking shall only occur within designated parking stalls.
21. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include increased on-site security at the operator's sole expense.

### Utilities

22. The 10' easement along the west side shall be recorded prior to issuance of the first Certificate of Occupancy.
23. The proposed 12' wide water and sewer easement on newly added water main at the southeast corner shall be recorded prior to issuance of the first Certificate of Occupancy.
24. A utility easement, at least 67' wide by 120' depth, shall be provided to the Village over the existing vacuum station and shall be recorded prior to issuance of the first Certificate of Occupancy.
25. Landscape buffers shall only encumbered/overlapped a minimum of 5' by any utility easements.
26. Improvements of the existing ditch shall be permitted by the Village and constructed by the Applicant at time of the site work permit.
27. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting as needed.
28. All electric utilities shall be underground.

### Completion of Improvements

29. Prior to the issuance of the first Certificate of Occupancy, the 10' by 15' school bus shelter shall be constructed by the Property Owner in a location and manner acceptable to the Palm Beach County School Board. Provisions for the bus shelter shall include, at a minimum, a covered area, continuous paved pedestrian and bicycle access from the subject property or use, to the shelter. Maintenance of the bus shelter shall be the responsibility of the residential Property Owner.
30. The common amenities (tot lot, club house, pool court, fitness lawn, dog park and jogging path) shall be completed in their entirety, open for use and accessible to the residents, prior to the issuance of the 106<sup>th</sup> Certificate of Occupancy (40% of the project)

### Legal Review

31. A Unity of Title shall be recorder prior to issuance of any building permit.
32. The lease restrictions shall prohibit the parking of boats, commercial vehicles, or recreational vehicles anywhere inside the property. Parking of oversized vehicles that do not fit within the typical parking stall (9'x18.5') shall also be prohibited.
33. The property owner shall post a notice of annual boundary school assignments for students from this development. The district will provide an 11' x 17' sign to be posted in a clear and visible location in all sales offices and models with the following:  
"NOTICE TO HOMEBUYERS/TENANTS"  
"school age children may not be assigned to the public school closest to their residences. School Board policies regarding overcrowding or other boundary policy decisions affect school boundaries. Please contact the Palm Beach School District Boundary Office at (561)434-8100 for the most current school assignment(s)".

### Landscaping

34. Any existing or proposed utility box/cabinet that is not screened from view, shall be wrapped with a match design accordingly with the existing/proposed location at time of landscaping inspections.
35. A root barrier shall be provided on trees that are within 12' of utility lines.
36. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
37. All mechanical equipment's and above-ground infrastructure shall be screened from view.

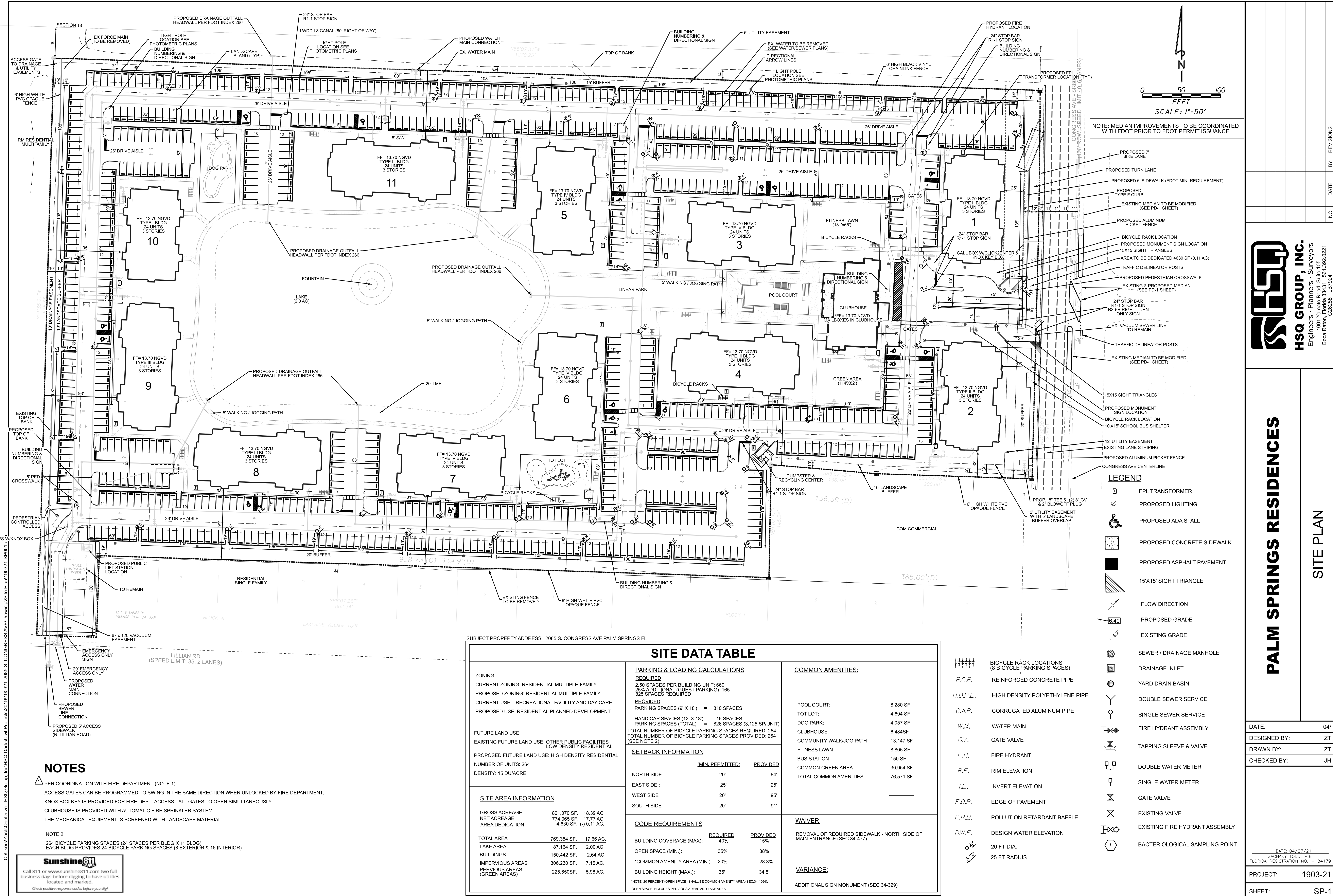
#### Miscellaneous

38. 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 Completion, and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program.
39. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
40. The mail pickup and delivery system shall be approved by the United States Postal Service.
41. Provide permits from all applicable permitting agencies, including but not limited to, Lake Worth Drainage District, PBC, FDOT and Village of Palm Springs at the time of permitting.
42. The property owner shall register an Agent of Record, prior to issuance of a permit, to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.
43. A copy of the NPDES Notice of Intent for Generic Permit shall be submitted to the PZB Department at time of permitting.
44. A stabilized surface shall be provided at all time during construction for access by emergency vehicles.
45. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Development Department prior to commencement of any construction activity. Permits are required from the Planning, Zoning & Building Department prior to commencing any construction or renovation. The project shall be constructed in accordance with the FBC edition in effect at the time of permitting.
46. A silt barrier shall be installed around the perimeter of the property (within the affected area for the site improvements and new building construction) prior to commencement of any site work or construction activity, and a track pad shall be installed at the construction entrance(s), both of which shall remain through substantial completion.
47. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
48. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy/Certificate of Completion of each improvement area.
49. Absolutely no occupancy, other than construction personnel, is permitted prior to TCO/CO.
50. Photometrics must be certified by an engineer prior to CO.
51. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
52. The applicant may be required to provide a resident inspector for structural elements such as concrete pours in accordance with Section 109.1.3 FBC 2010 and F.S. 553.791. Determination shall be made at time of pre-construction conference with Planning Zoning and Building Director.
53. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
54. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
55. At the time of CO, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.
56. The School District has requested the Applicant offer a voluntary commitment to make a contribution of \$151,910.00 to the School District of Palm Beach County prior to issuance of a building permit, based on School Capacity Availability Determination letter issued on March 25, 2021.

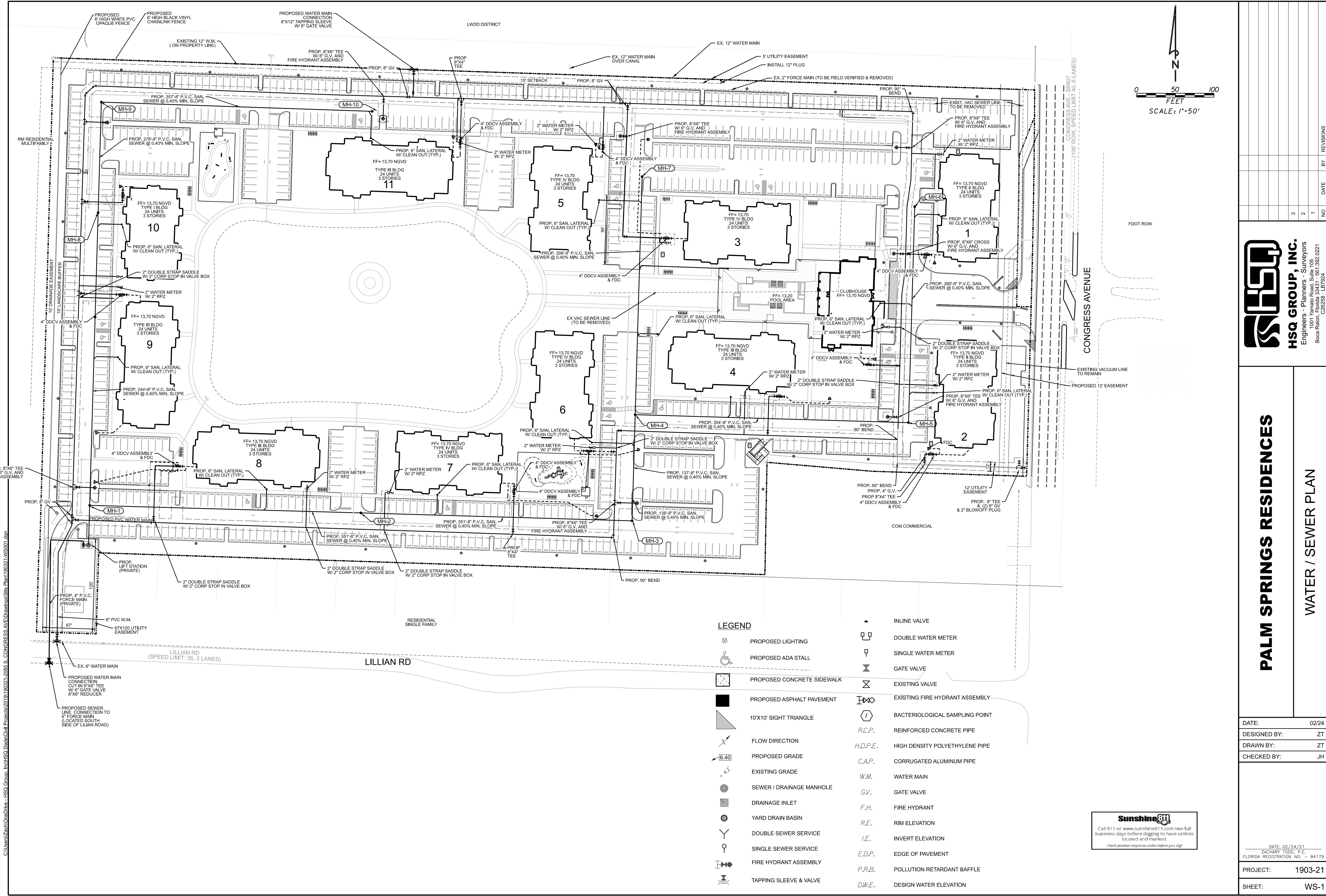












**HSQ GROUP, INC.**  
Engineers - Planners - Surveyors  
1001 Yamato Road, Suite 105  
Boca Raton, Florida 33431 - 561.392.0221  
C26256 - LB7924

**PALM SPRINGS RESIDENCES**

**WATER / SEWER PLAN**

|              |         |
|--------------|---------|
| DATE:        | 02/24   |
| DESIGNED BY: | ZT      |
| DRAWN BY:    | ZT      |
| CHECKED BY:  | JH      |
| PROJECT:     | 1903-21 |
| SHEET:       | WS-1    |

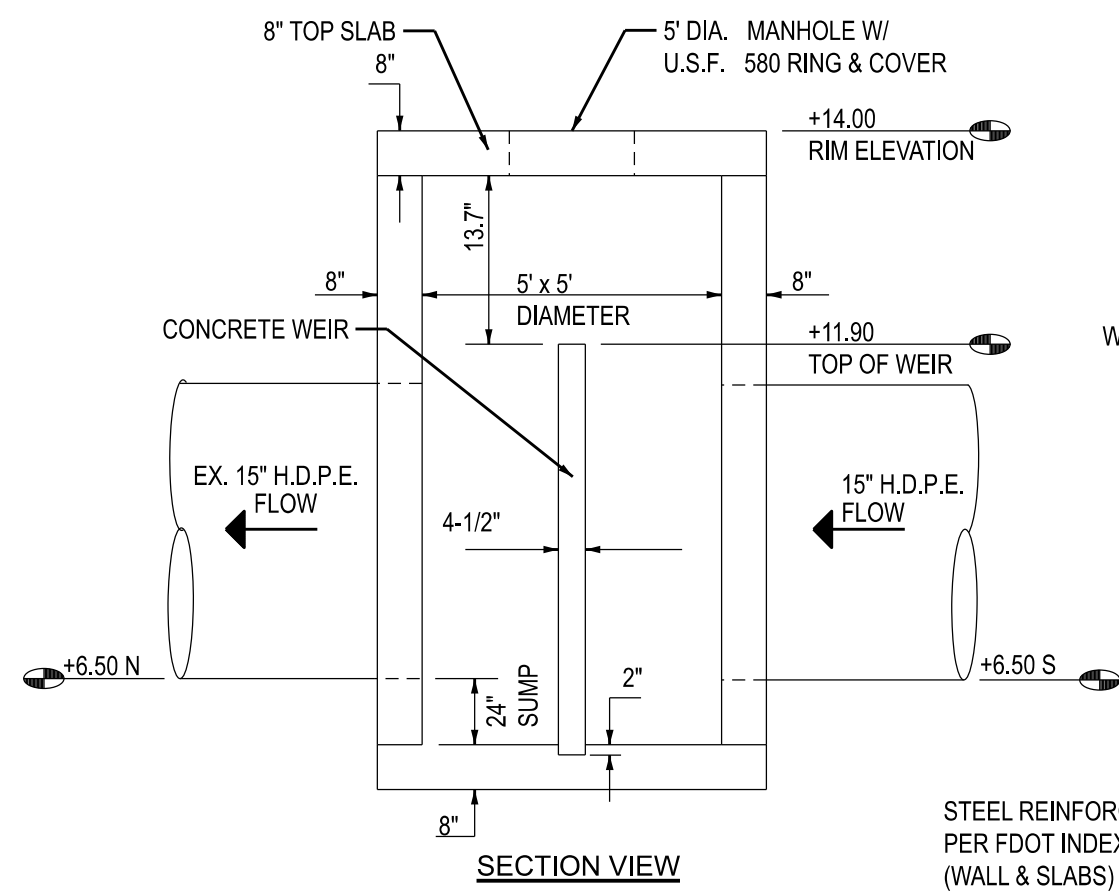
Call 811 or [www.sunshine811.com](http://www.sunshine811.com) two full business days before digging to have utilities located and marked.  
*Check positive response codes before you dig!*

DATE: 02/24/21  
ZACHARY TODD, P.E.  
FLORIDA REGISTRATION NO. - 84179



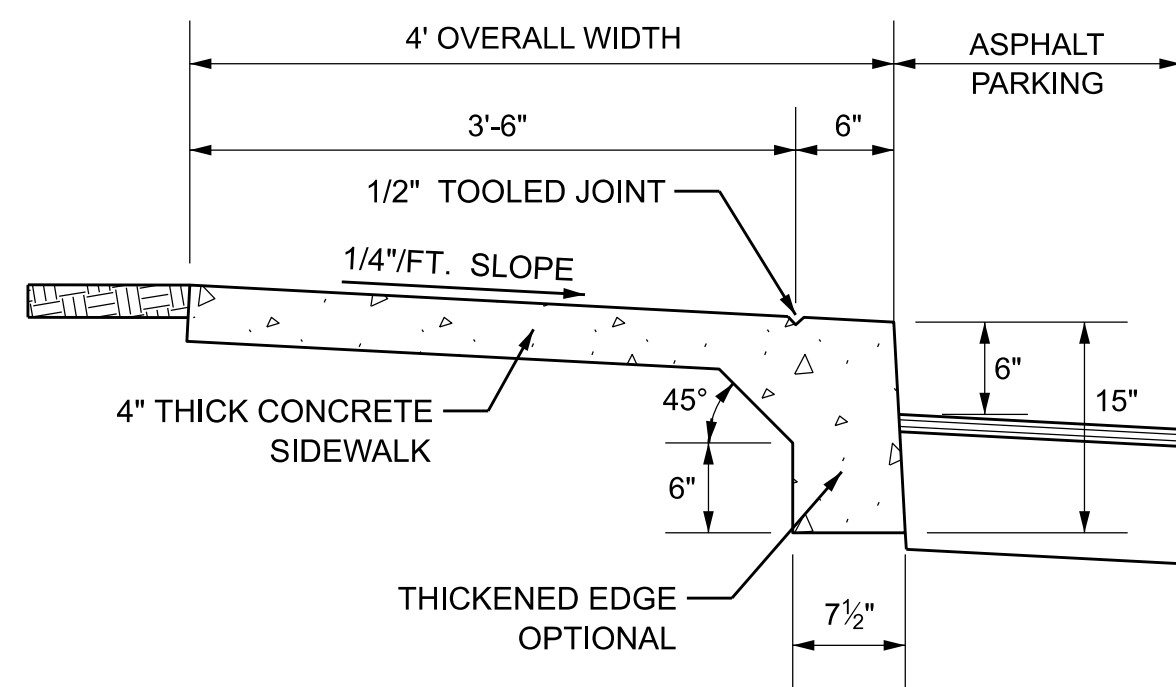






### CONTROL STRUCTURE DETAIL

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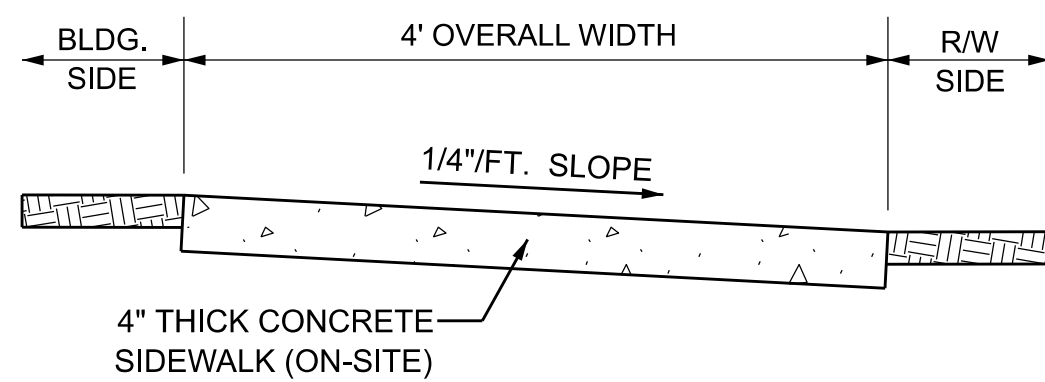


#### NOTES

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

### CONCRETE SIDEWALK DETAILS

N.T.S.

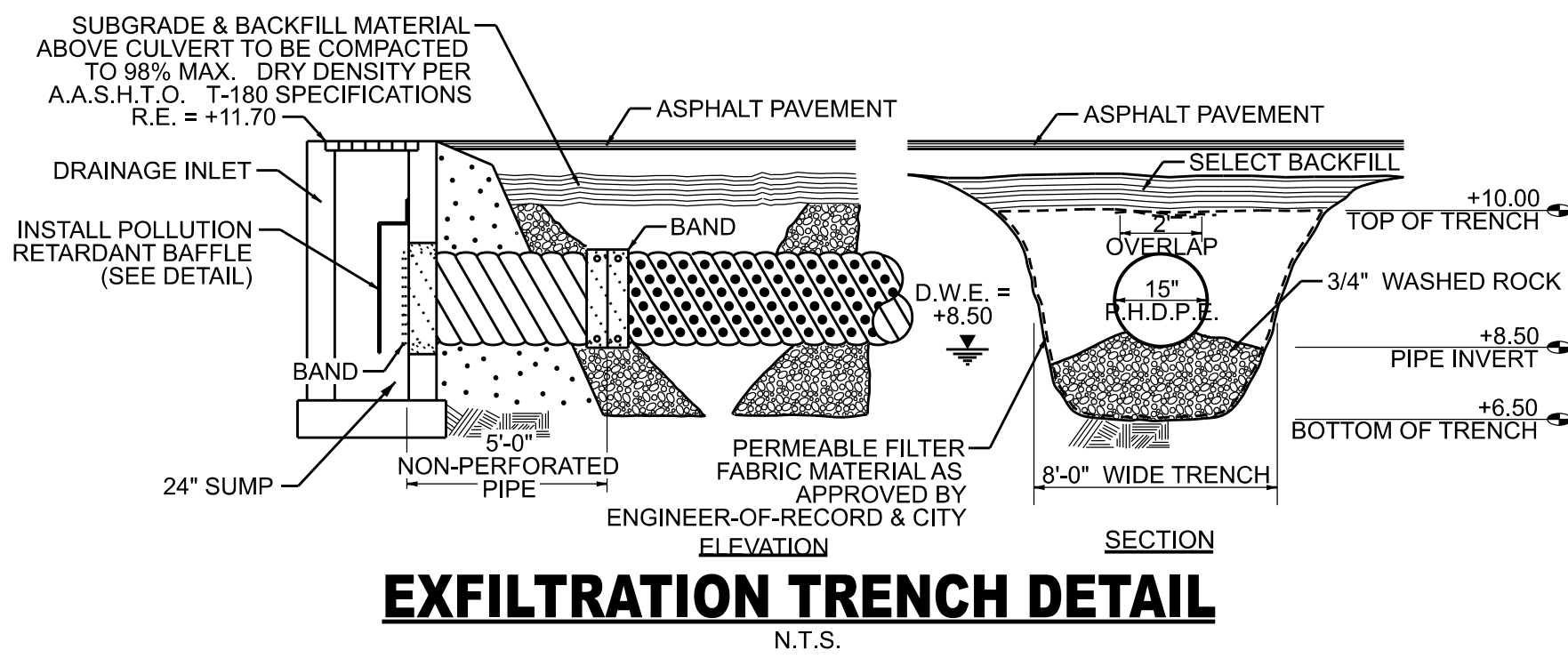
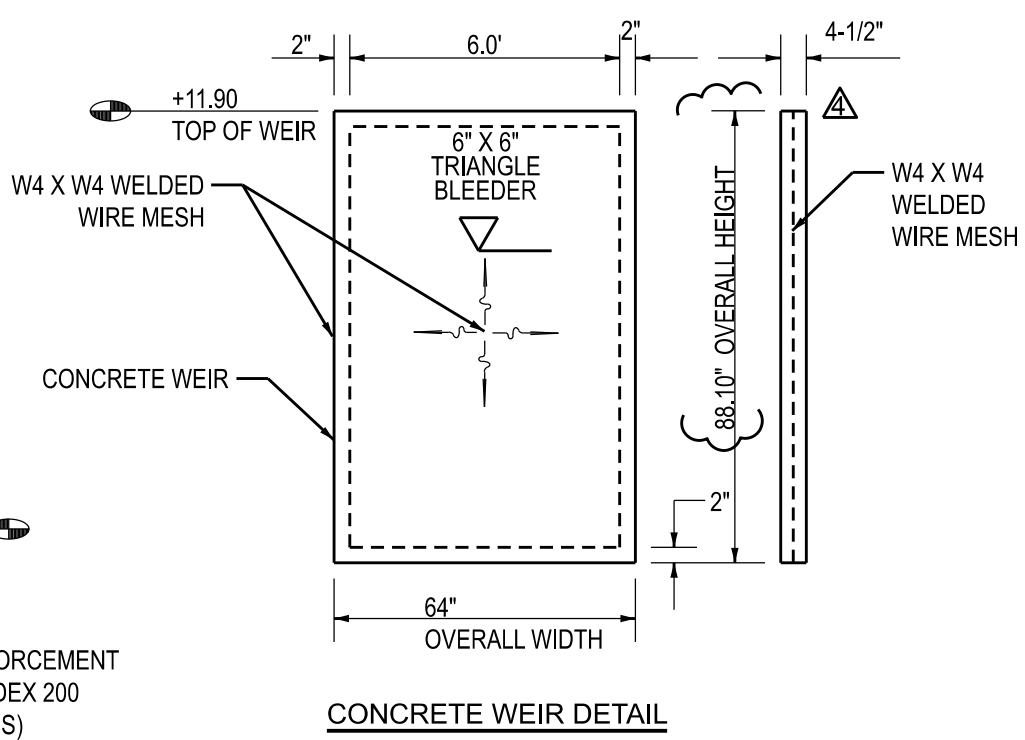


#### NOTES

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

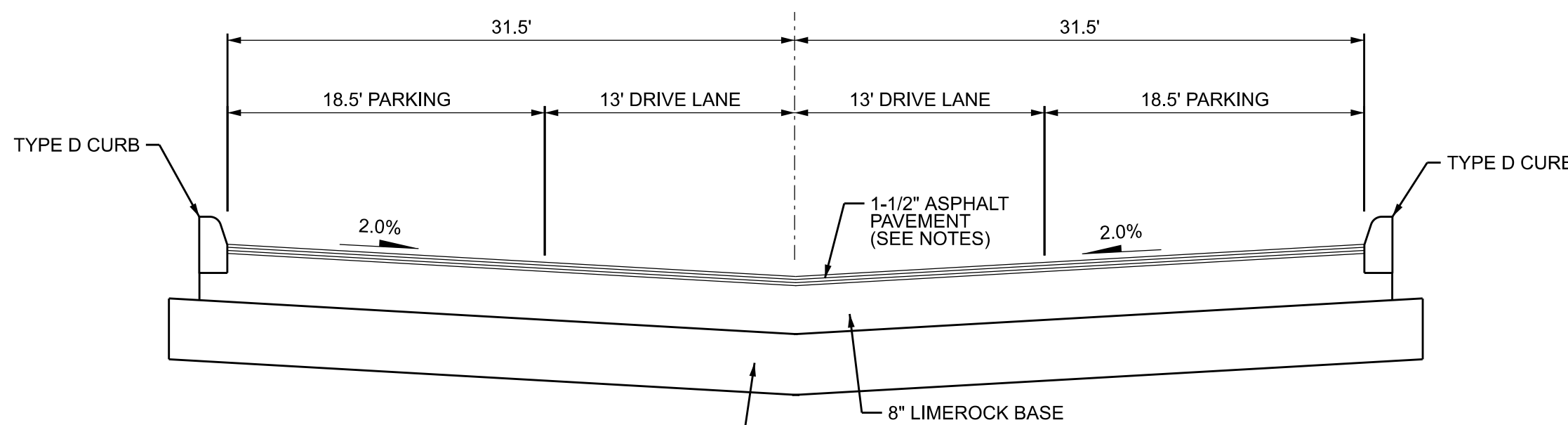
### CONCRETE SIDEWALK DETAILS

N.T.S.



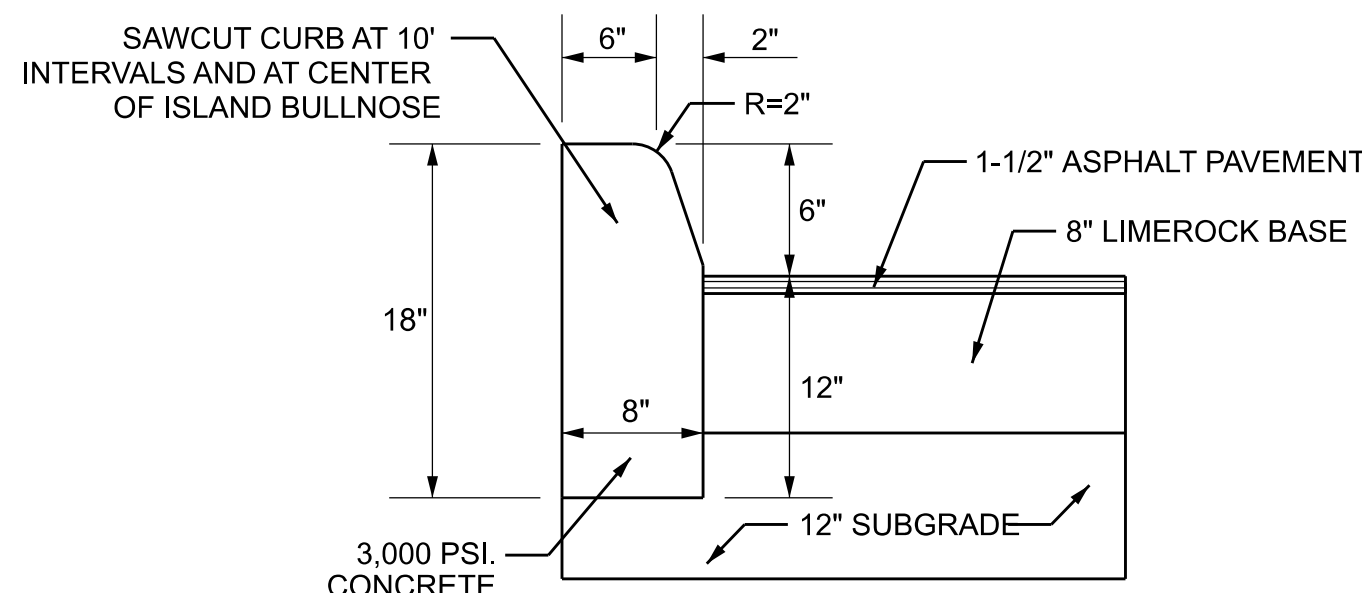
### EXFILTRATION TRENCH DETAIL

N.T.S.



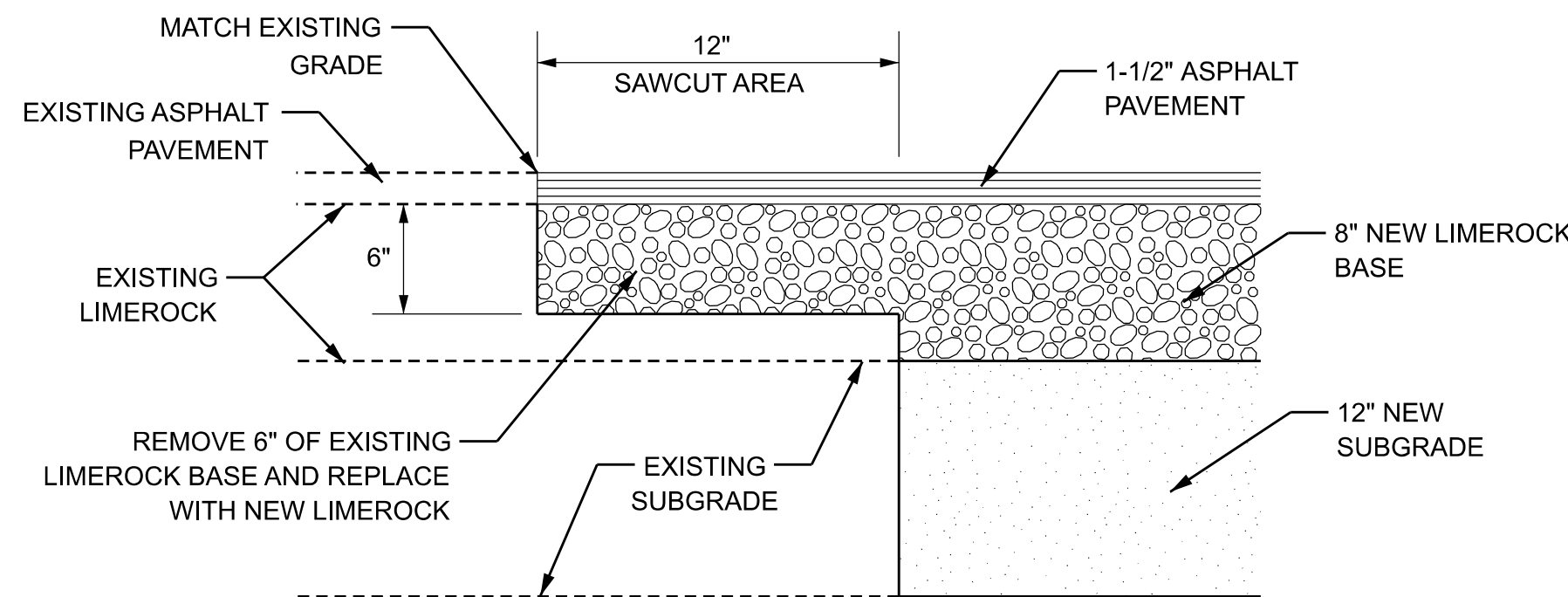
### TYPICAL PARKING LOT SECTION

N.T.S.



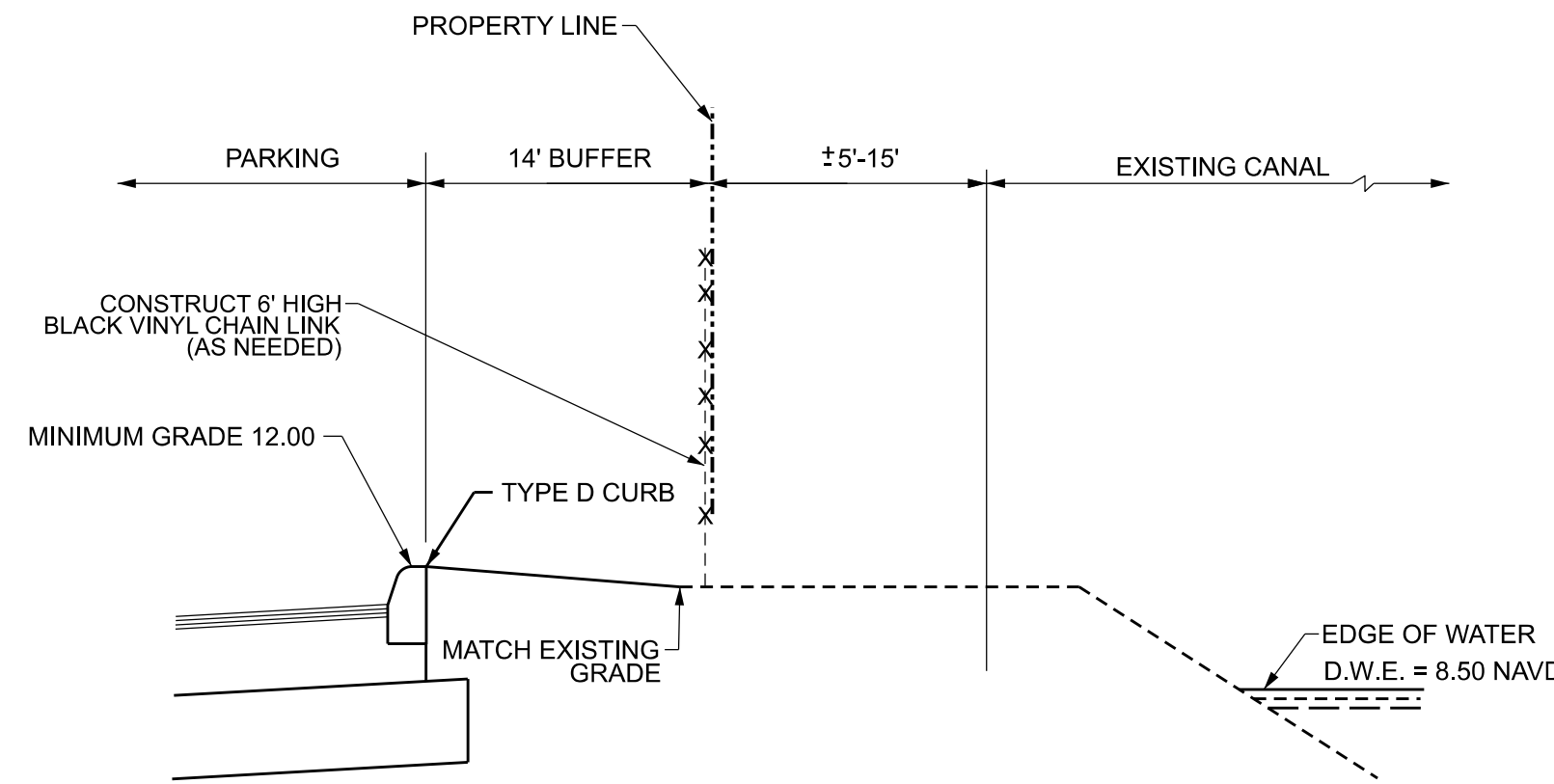
### TYPE "D" CONCRETE CURB DETAIL

N.T.S.



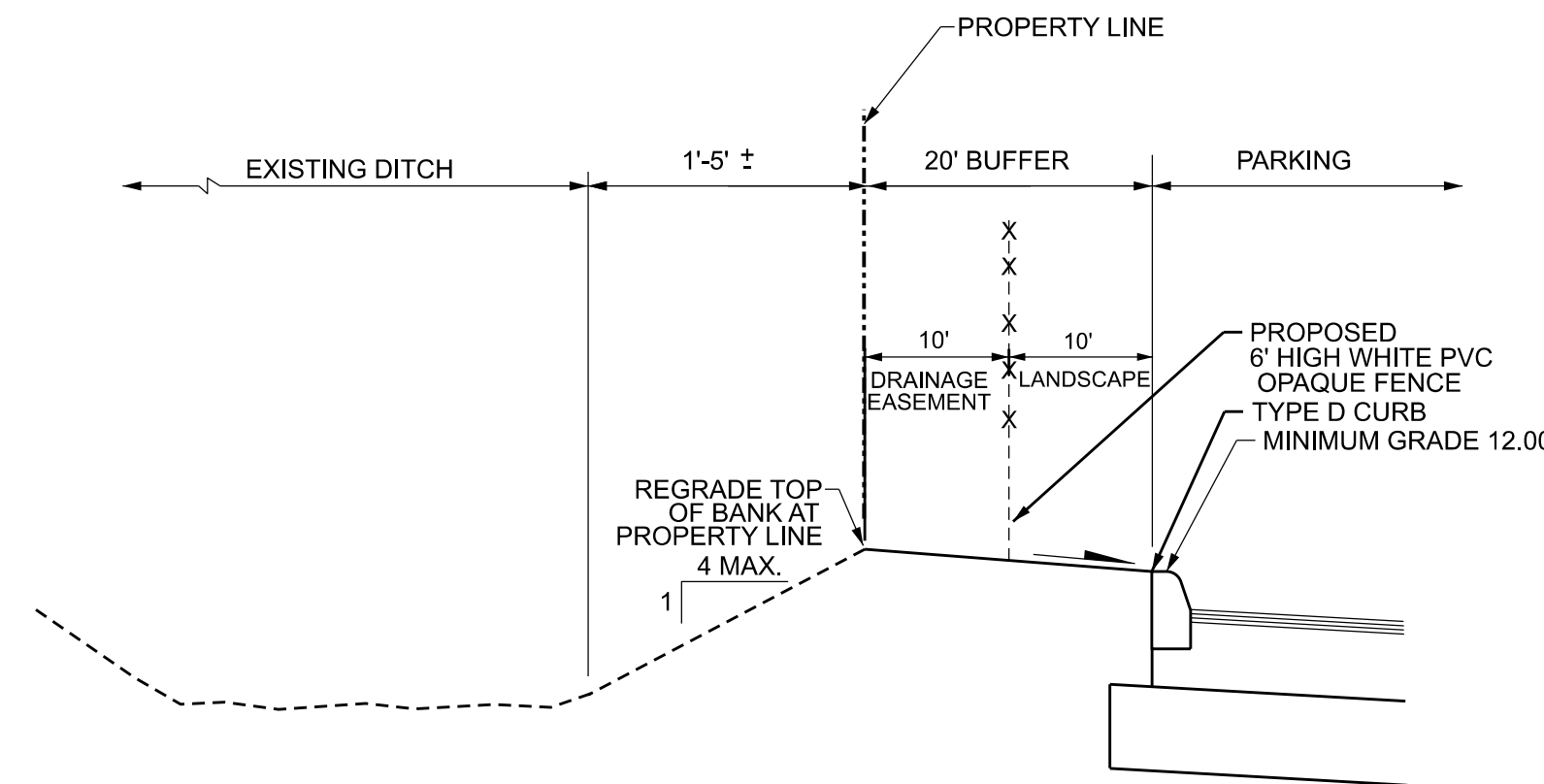
### ASPHALT CONNECTION DETAIL

N.T.S.



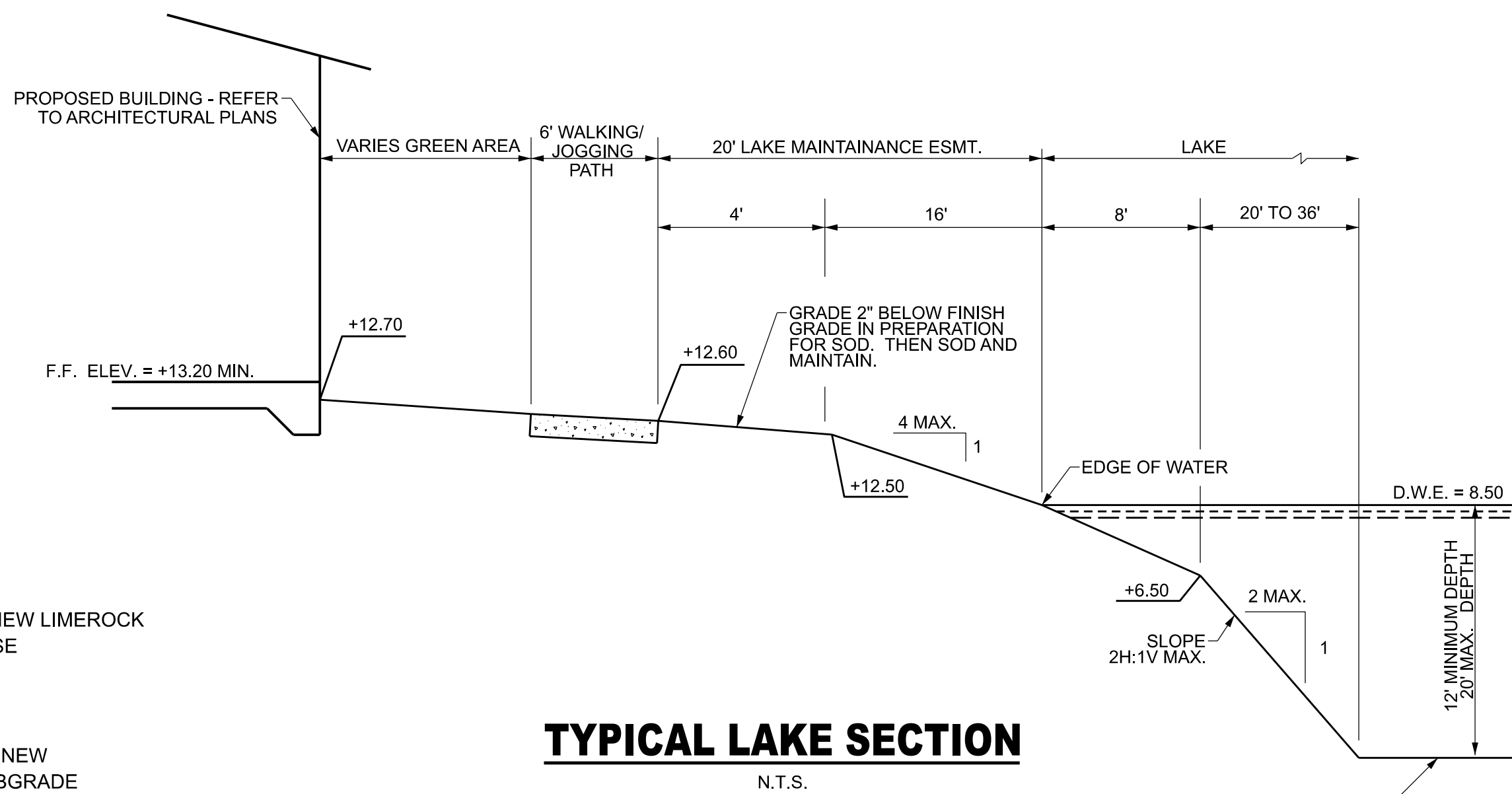
### NORTH PROPERTY LINE SECTION A-A

N.T.S.



### WEST PROPERTY LINE SECTION D-D

N.T.S.



### TYPICAL LAKE SECTION

N.T.S.



## PALM SPRINGS RESIDENCES

### PAVING & DRAINAGE DETAILS



| NO | DATE | BY | REVISIONS |
|----|------|----|-----------|
| 1  |      |    |           |
| 2  |      |    |           |
| 3  |      |    |           |

|              |          |
|--------------|----------|
| DATE:        | 02/24/21 |
| DESIGNED BY: | ZT       |
| DRAWN BY:    | ZT       |
| CHECKED BY:  | JH       |

DATE: 02/24/21  
ZACHARY TODD, P.E.  
FLORIDA REGISTRATION NO. - 84179

PROJECT: 1903-21

SHEET: PD-2



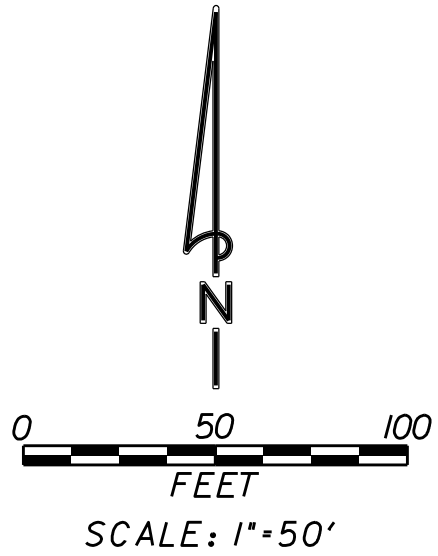


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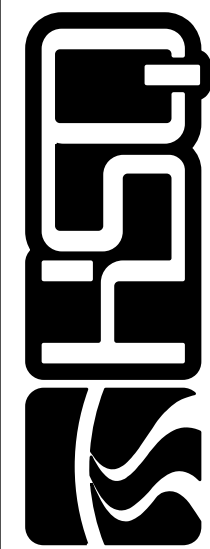








Width : 8.00  
Track : 8.00  
Lock to Lock Time : 6.0  
Steering Angle : 27.4

[illegible]

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

# PALM SPRINGS RESIDENCES

# GARBAGE TRUCK PATH PLAN

|              |       |
|--------------|-------|
| DATE:        | 01/20 |
| DESIGNED BY: | ZT    |
| DRAWN BY:    | ZT    |
| CHECKED BY:  | ZT    |

DATE: 02/24/21  
ZACHARY TODD, P.E.  
FLORIDA REGISTRATION NO. - 84179

PROJECT: 1903-21

SHEET: FT-2

C:\Users\Zach\OneDrive - HSQ Group, Inc\HSQ Dade\Civil Projects\2019\190321-2085 S. CONGRESS AVE\Drawings\Site Plan\190321-FT002.dgn













### A-2.1.1





## SITE PLAN RESUBMITTAL 03/29/2021

A-2.1.2

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

### A-2.2.1

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

BEATRIZ M. HERNANDEZ  
AR0094576

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

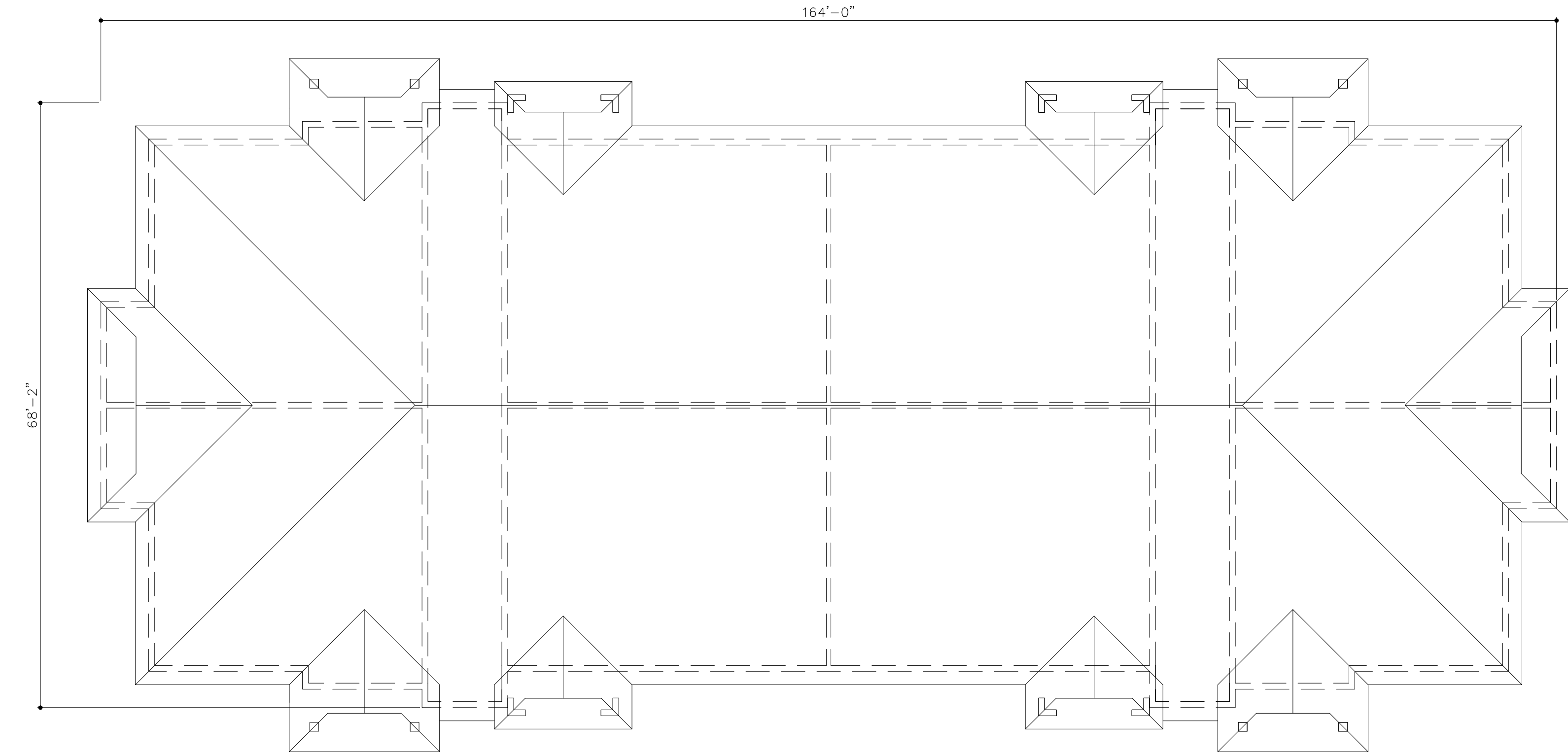




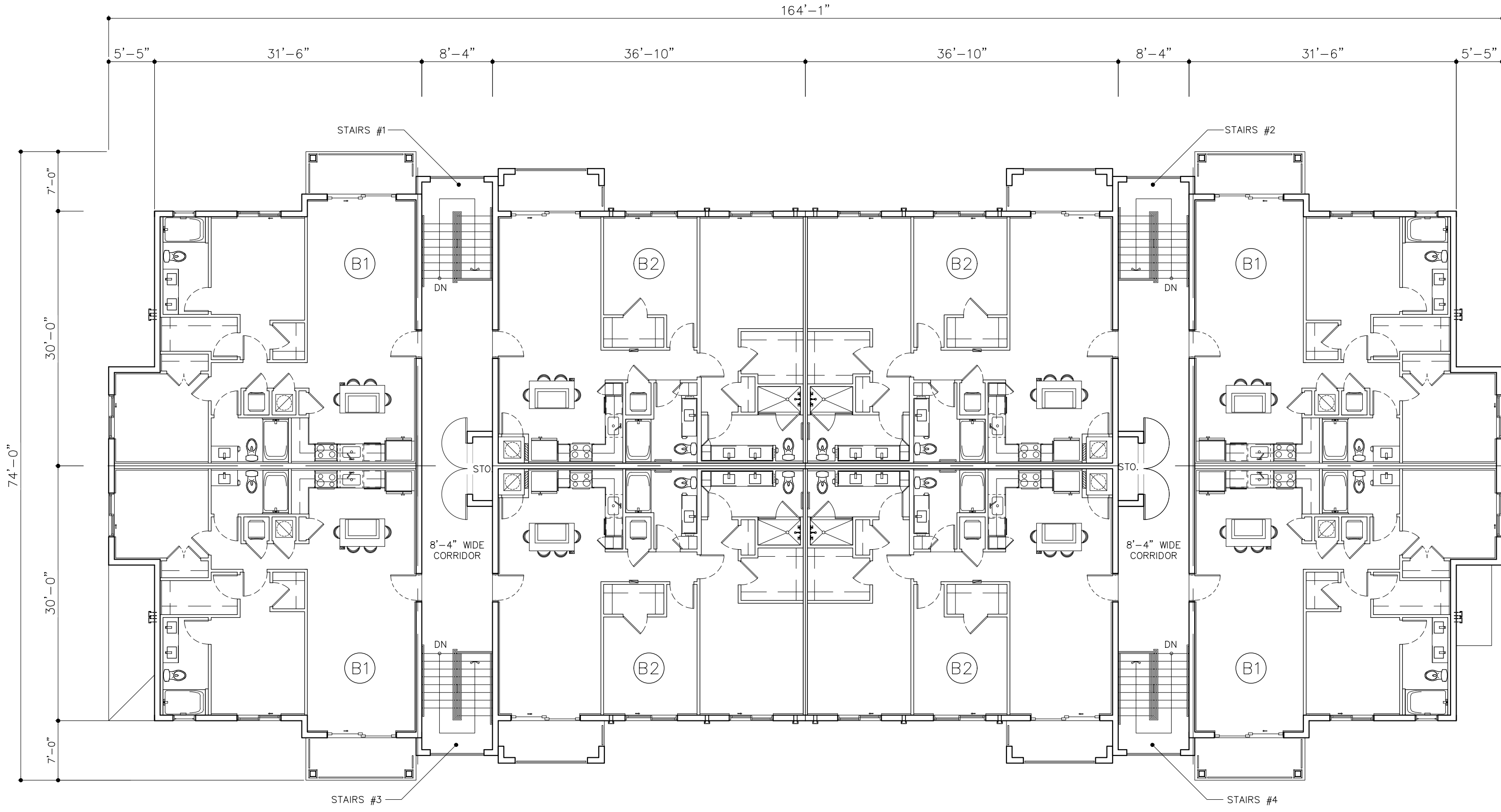








ROOF



LEVEL 3  
8 UNITS

**BUILDING TYPE III FLOOR PLANS**  
3 STORIES  
24 UNITS-PER BLDG  
SCALE: 3/32" = 1'-0"  
SITE PLAN RESUBMITTAL 03/29/2021

MSA

ARCHITECTS

ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.

AAC000895

8950 SW 74th COURT

SUITE 1513

MIAMI, FLORIDA 33156

(305) 273-9911

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

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BEATRIZ M. HERNANDEZ

AR0094576

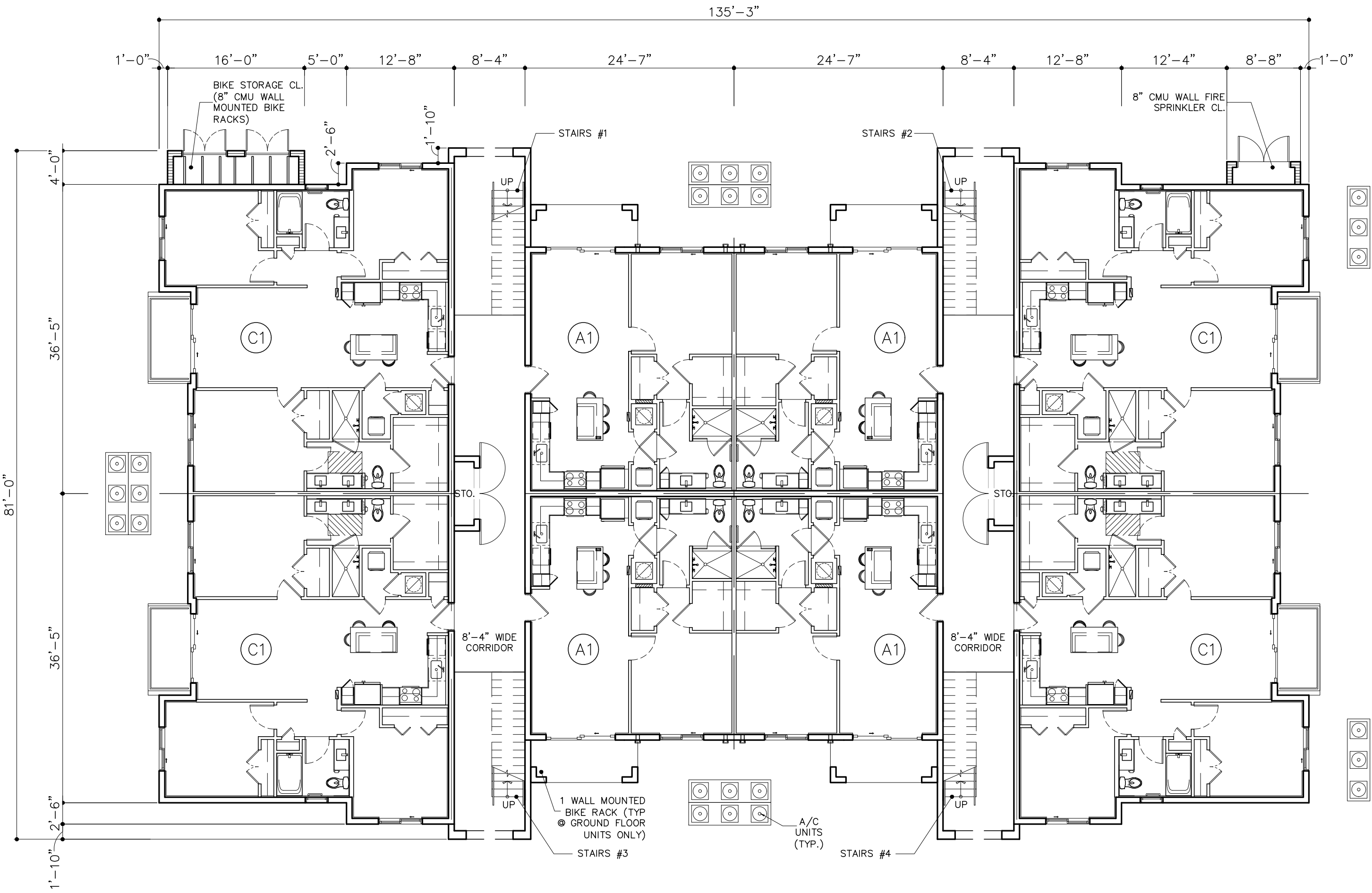
**PALM SPRINGS RESIDENCES**

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

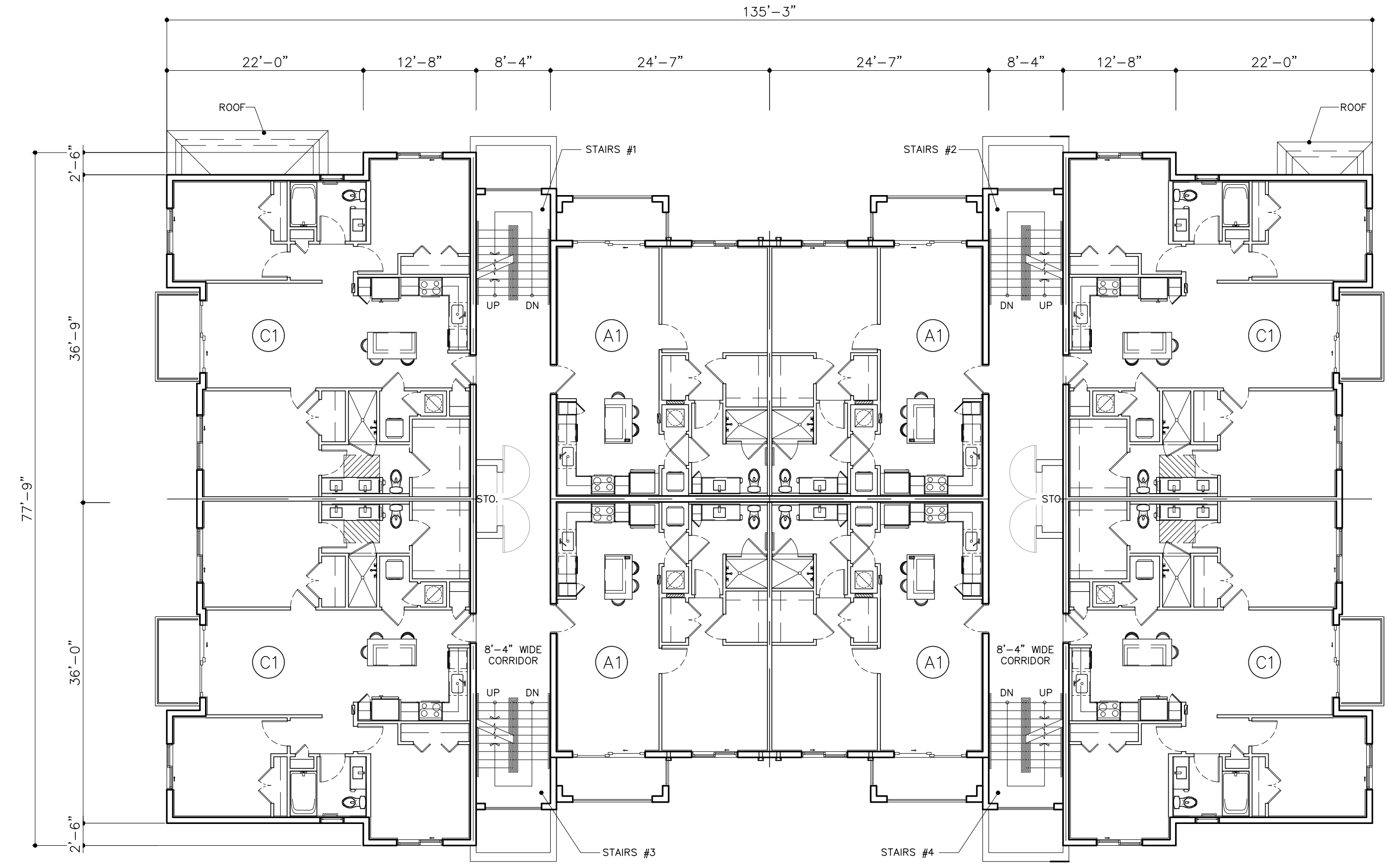
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|---------------|-------------------|
| DRAWN         |                   |
| DATE          | 01/22/2021        |
| SCALE         | AS SHOWN          |
| JOB NO.       | 1857.PRJ          |
| SHEET TITLE:  | BUILDING TYPE III |
| SHEET NUMBER: | A-2.3.2           |

BY





LEVEL 1  
8 UNITS



LEVEL 2  
8 UNITS

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

MSA ARCHITECTS, INC.  
AAC0000895  
8850 SW 74th COURT  
SUITE 1513  
MIAMI, FLORIDA 33156  
(305) 273-9911

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

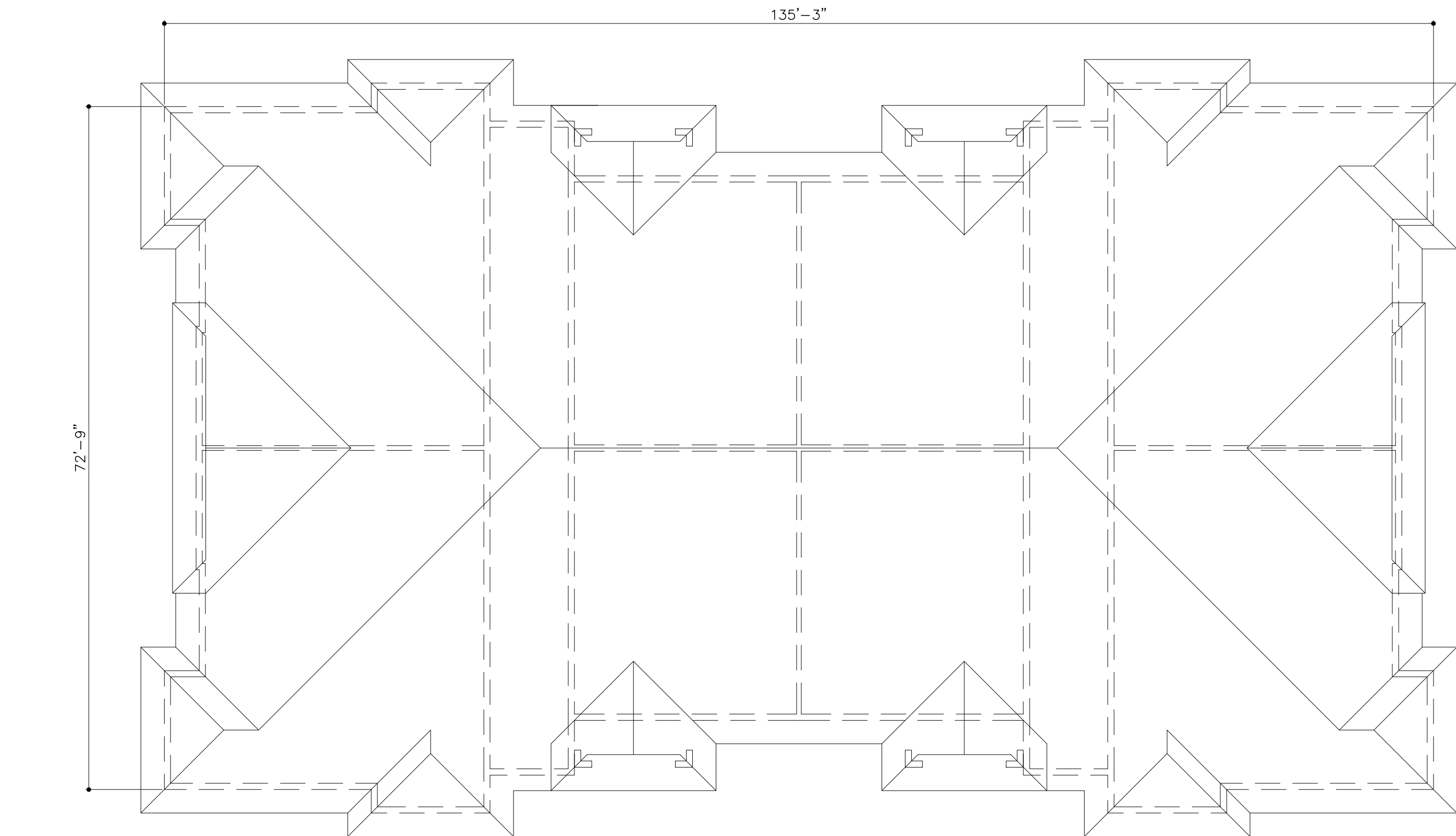
BEATRIZ M. HERNANDEZ  
AR0094576

DRAWN  
DATE  
SCALE  
JOB NO.  
SHEET TITLE:

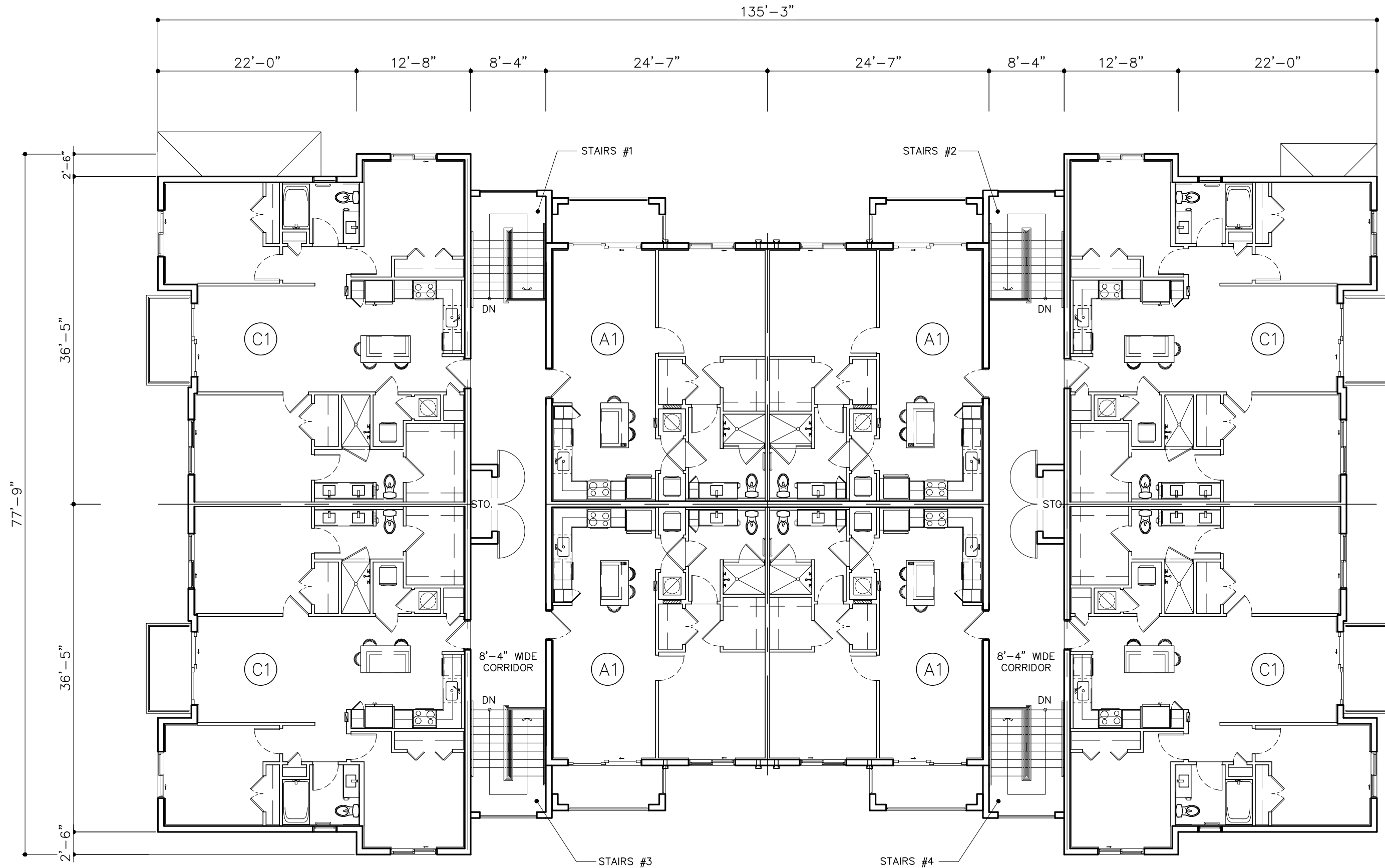
01/22/2021  
AS SHOWN  
1857.PRJ  
BUILDING TYPE IV

SHEET NUMBER:  
A-2.4.1





ROOF



LEVEL 3  
8 UNITS

**BUILDING TYPE IV FLOOR PLANS**  
3 STORIES  
24 UNITS-PER BLDG

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

SITE PLAN RESUBMITTAL 03/29/2021

DRAWN  
DATE 01/22/2021  
SCALE AS SHOWN  
JOB NO. 1857.PRJ  
SHEET TITLE:

BUILDING TYPE IV

SHEET NUMBER:

A-2.4.2

MSA ARCHITECTS, INC.  
AACC000895

8950 SW 74th COURT  
SUITE 1513  
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BEATRIZ M. HERNANDEZ  
AR0094576

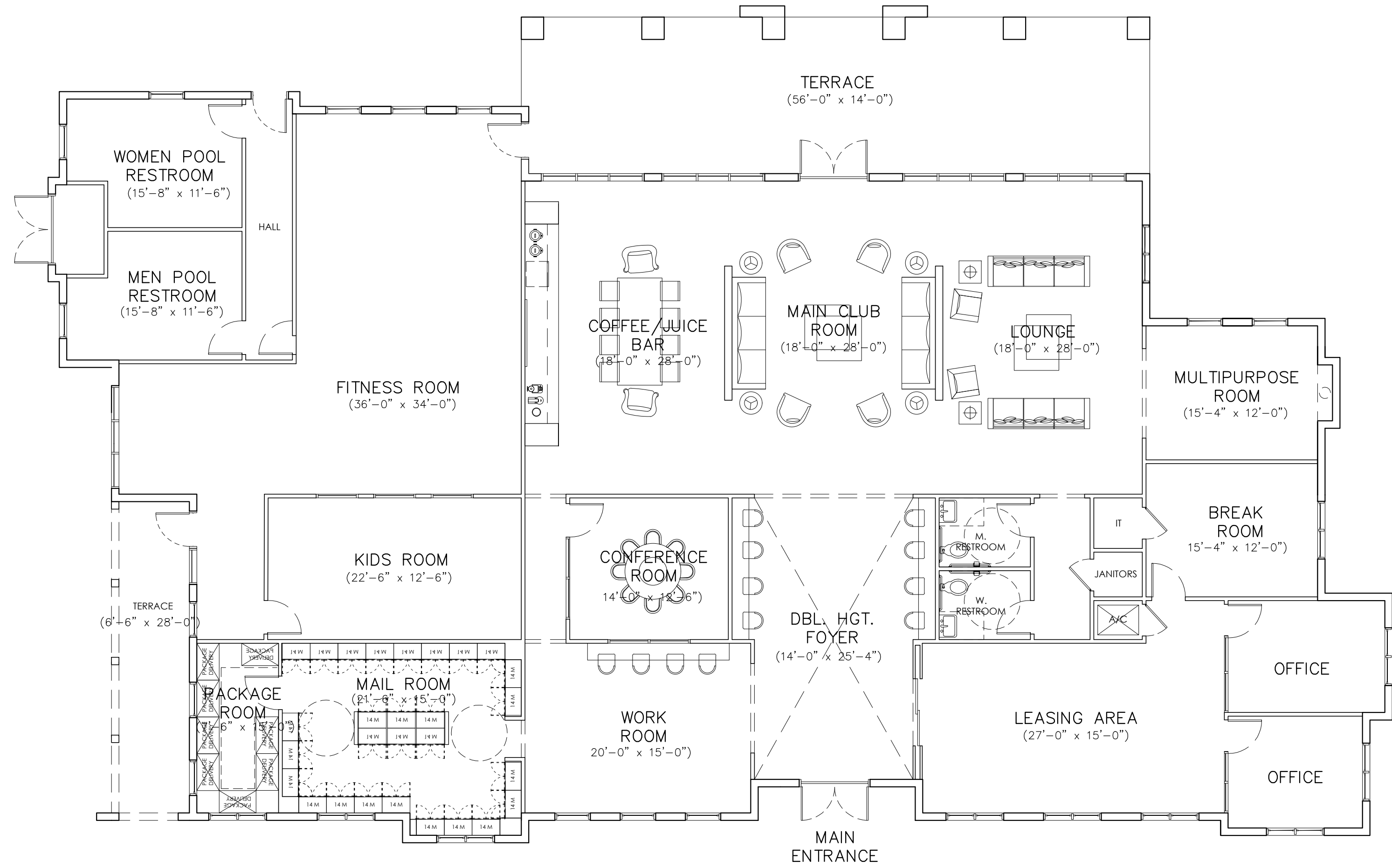
PALM SPRINGS RESIDENCES

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

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

BY

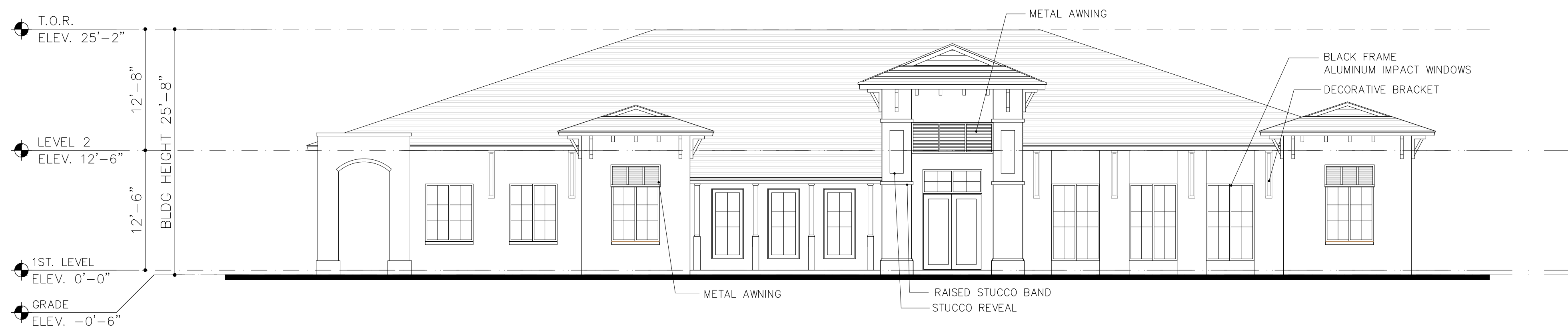




CLUB HOUSE FLOOR PLAN

A/C AREA= 6,056 SF  
PAVILLION/TERRACE= 952 SF  
TOTAL AREA = 7,008 SF

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



CLUB HOUSE ELEVATION

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

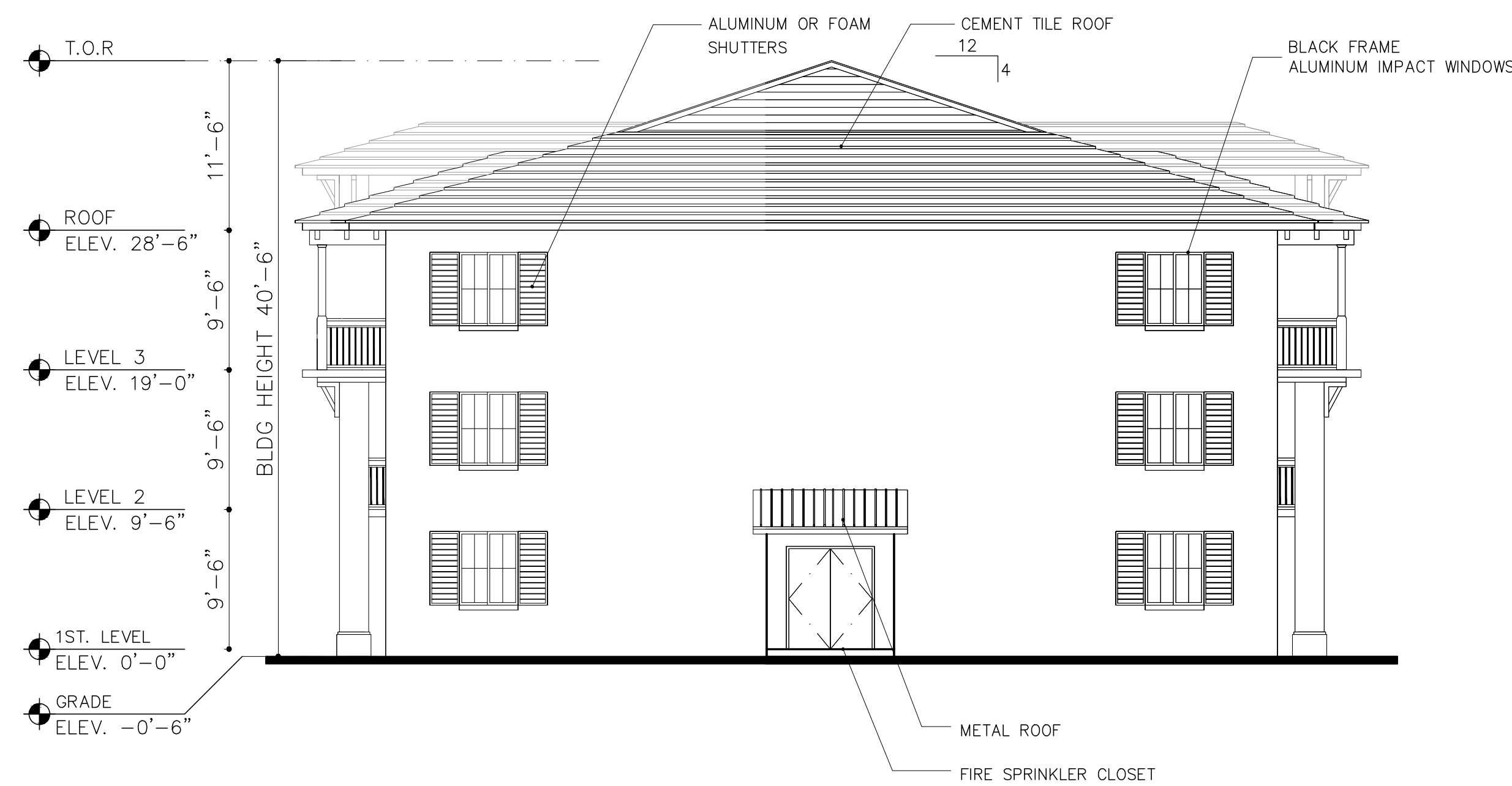
CLUB HOUSE

|                                                                                                                                                                                                                                                                                                                          |            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.                                  |            |
| BY                                                                                                                                                                                                                                                                                                                       |            |
| Palm Springs Residences                                                                                                                                                                                                                                                                                                  |            |
| FOR:<br>THE SPEAR GROUP<br>LOCATED AT:<br>PALM SPRINGS, FLORIDA                                                                                                                                                                                                                                                          |            |
| BEATRIZ M. HERNANDEZ<br>AR0094576                                                                                                                                                                                                                                                                                        |            |
| MSA ARCHITECTS, INC.<br>AAC000895<br>8950 SW 74th COURT<br>SUITE 1510<br>MIAMI, FL 33156<br>(305) 273-9911                                                                                                                                                                                                               |            |
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| DRAWN                                                                                                                                                                                                                                                                                                                    | 01/22/2021 |
| DATE                                                                                                                                                                                                                                                                                                                     | AS SHOWN   |
| SCALE                                                                                                                                                                                                                                                                                                                    | 1857.PRJ   |
| JOB NO.                                                                                                                                                                                                                                                                                                                  |            |
| SHEET TITLE:<br>CLUB HOUSE                                                                                                                                                                                                                                                                                               |            |
| SHEET NUMBER:<br>CH-2.1                                                                                                                                                                                                                                                                                                  |            |

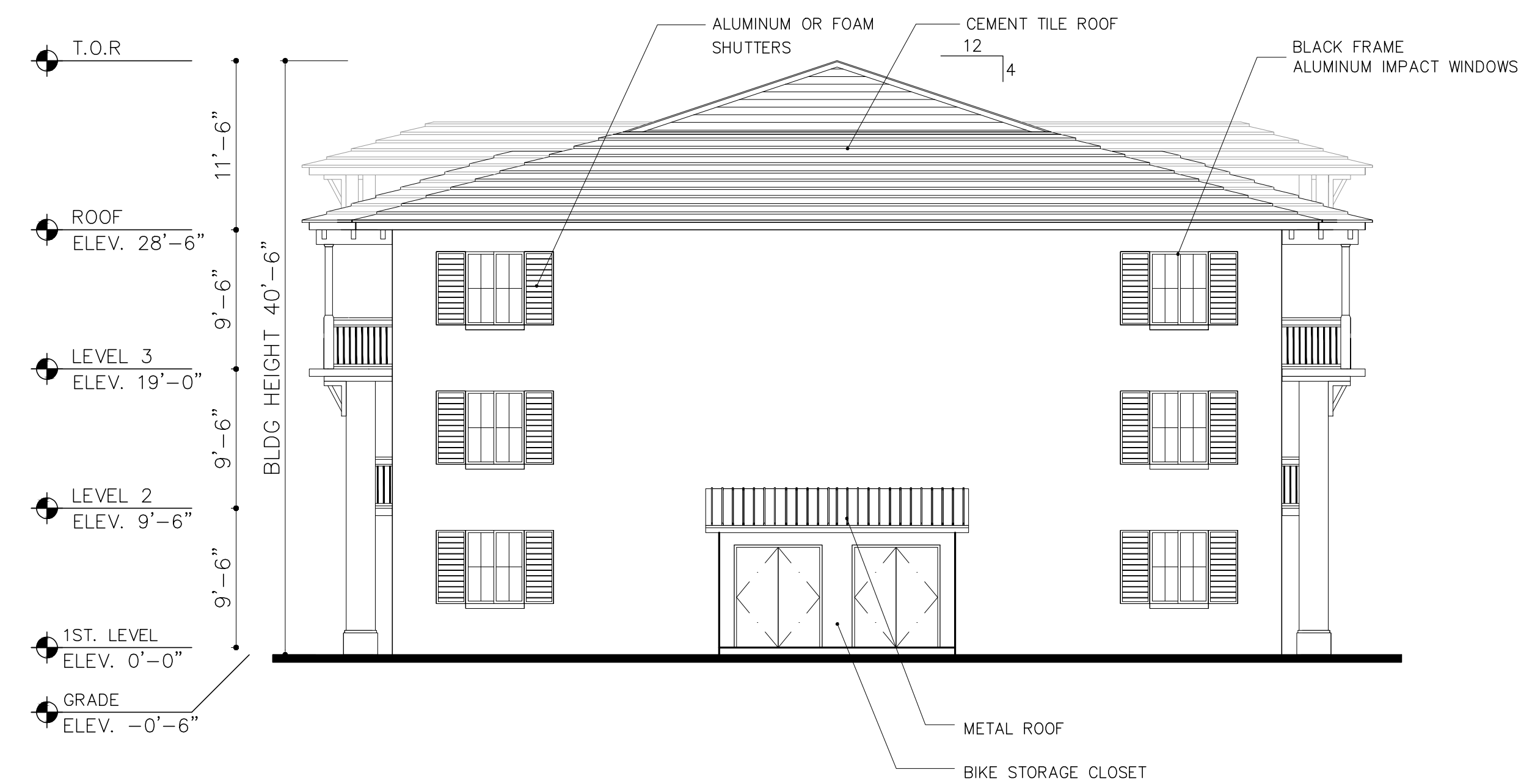




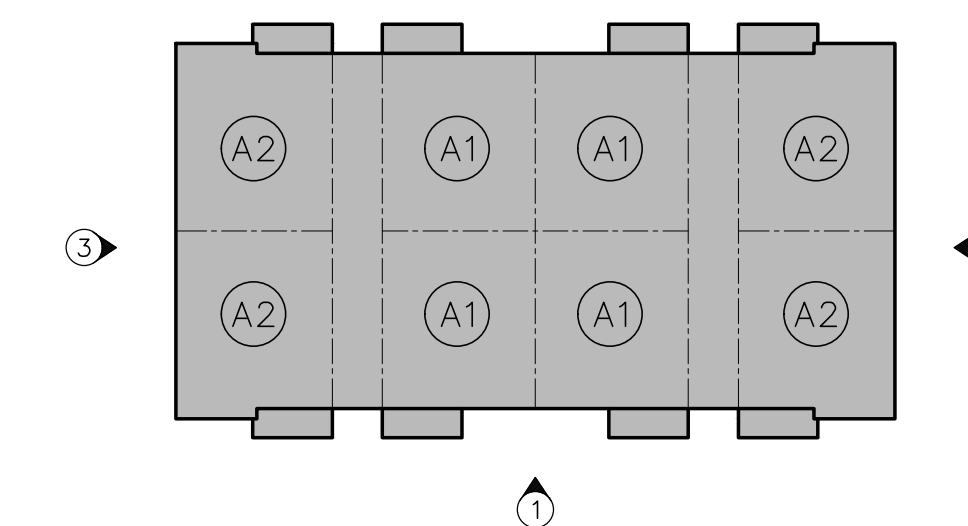
1 FRONT / REAR ELEVATION  
SCALE: 1/8"=1'-0"



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



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



NOTE:  
ELEV. 0'-0" = +13.7' NGVD  
+12.2' NAVD



SITE PLAN RESUBMITTAL 03/29/2021

PALM SPRINGS RESIDENCES

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

BEATRIZ M. HERNANDEZ  
AR0094576

MSA ARCHITECTS, INC.  
AAC0000895

**MSA ARCHITECTS**  
ARCHITECTURE & PLANNING

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

DRAWN  
DATE 01/22/2021  
SCALE AS SHOWN  
JOB NO. 1857.PRJ

SHEET TITLE:  
BUILDING TYPE I  
BUILDING ELEVATIONS

SHEET NUMBER:  
A-3.1.1

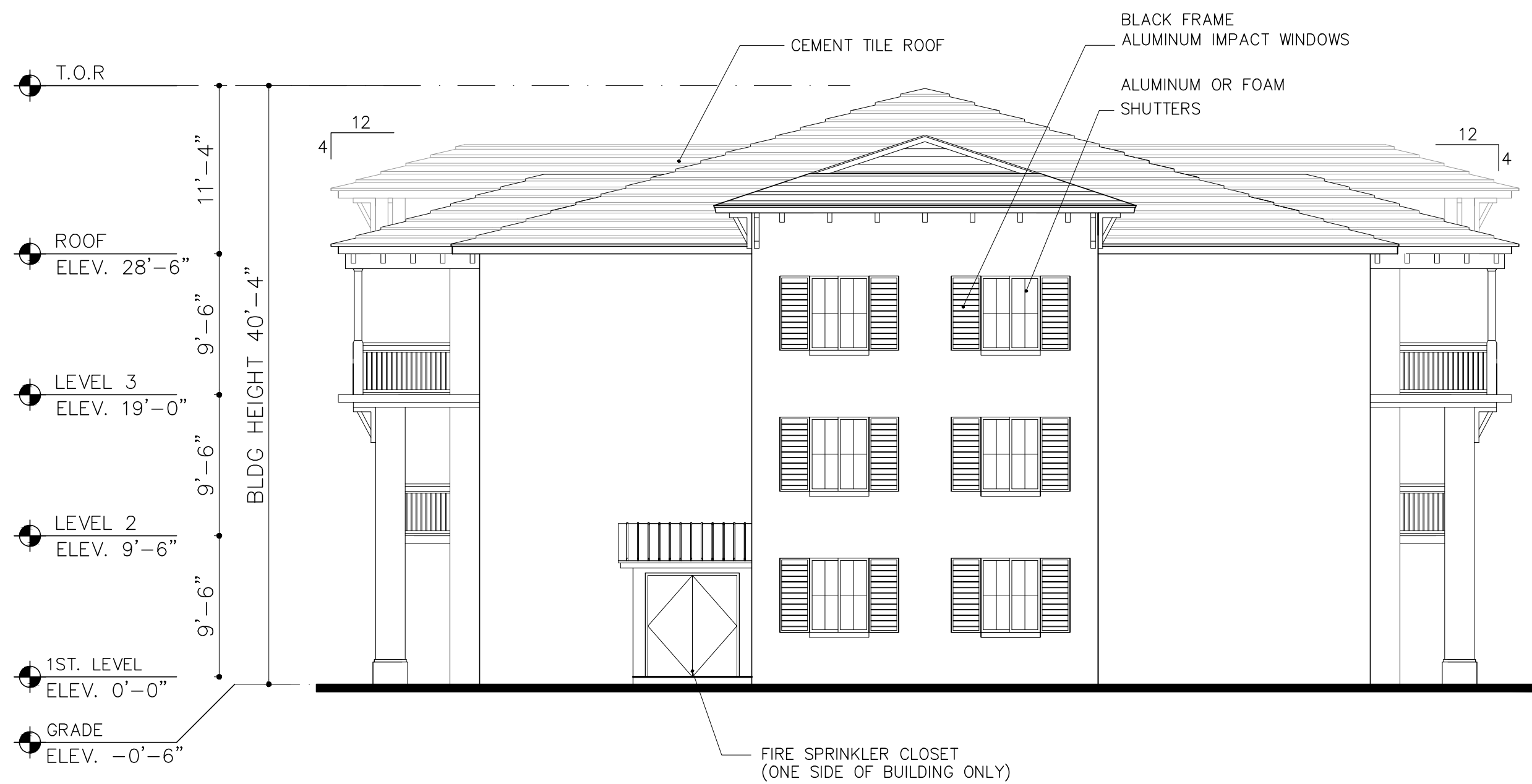
ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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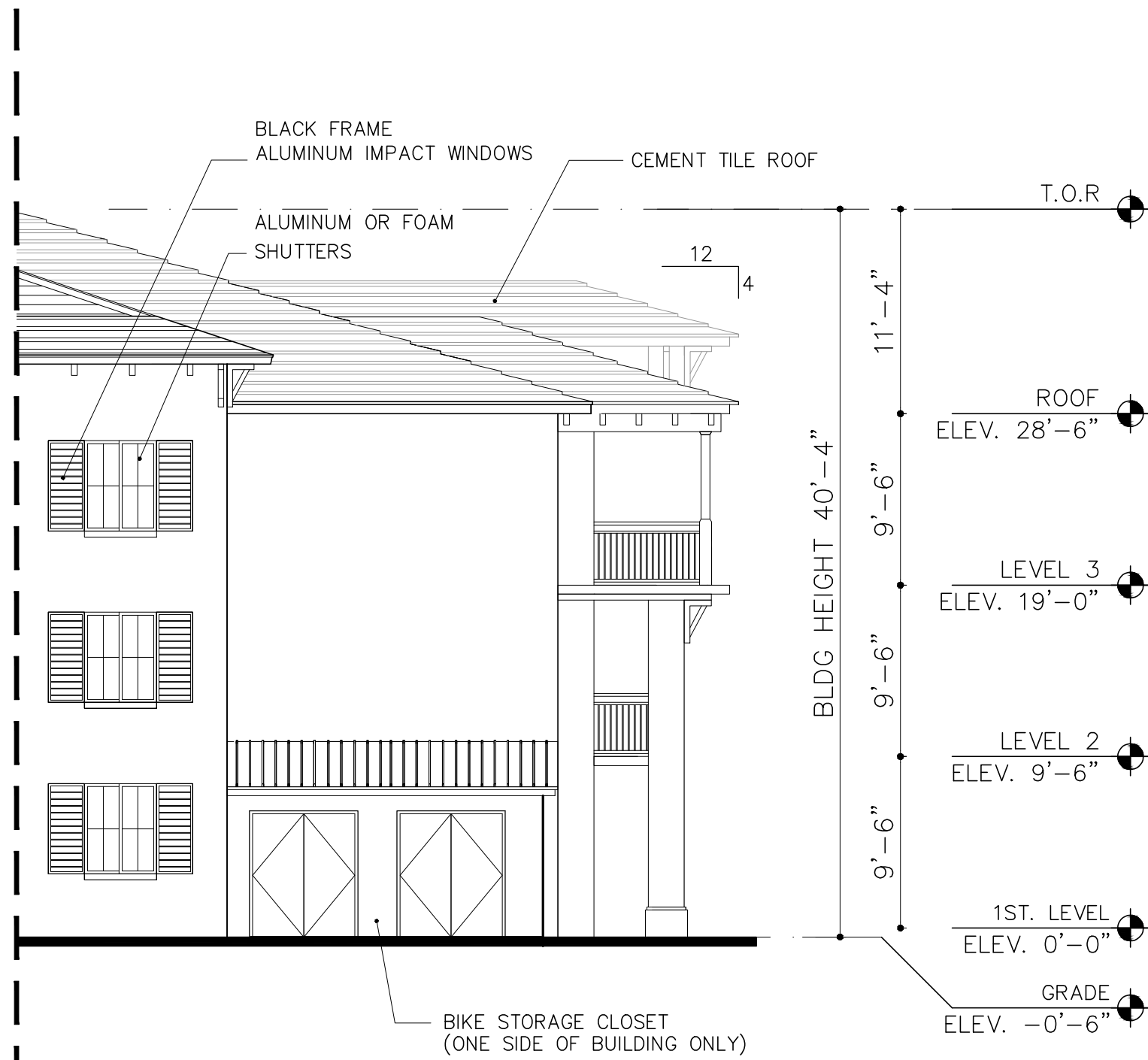




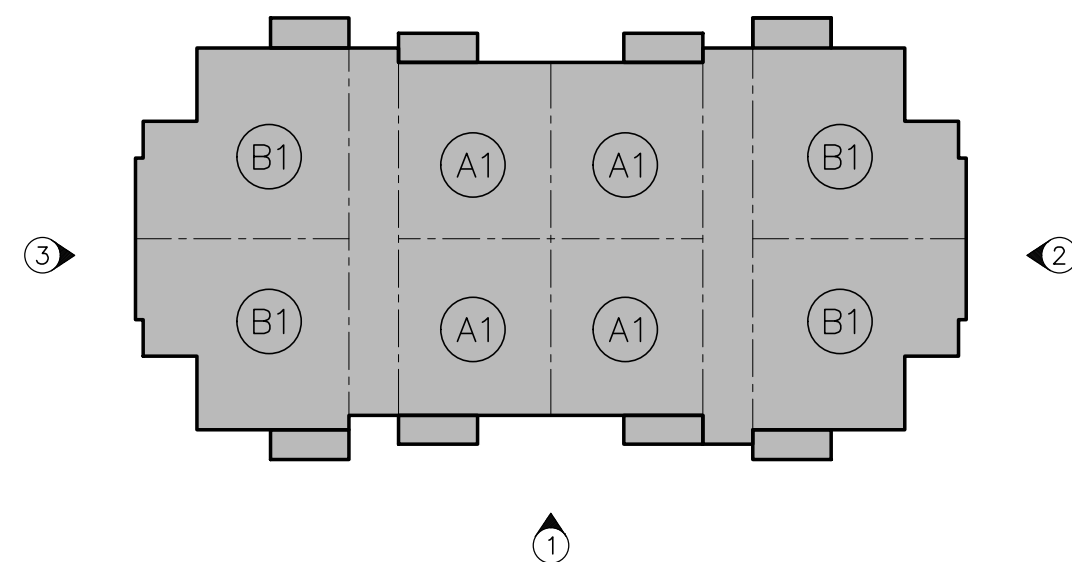
1 FRONT/REAR ELEVATION  
SCALE: 1/8"=1'-0"



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



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



NOTE:  
ELEV. 0'-0" = +13.7' NGVD  
+12.2' NAVD



KEY PLAN

N.T.S.

SITE PLAN RESUBMITTAL 03/29/2021

|                                                                                                                                                                                                                                                                                                                            |            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.                                     |            |
| BY                                                                                                                                                                                                                                                                                                                         |            |
| Palm Springs Residences                                                                                                                                                                                                                                                                                                    |            |
| FOR:<br>THE SPEAR GROUP<br>LOCATED AT:<br>PALM SPRINGS, FLORIDA                                                                                                                                                                                                                                                            |            |
| BEATRIZ M. HERNANDEZ<br>AR0094576                                                                                                                                                                                                                                                                                          |            |
| MSA ARCHITECTS, INC.<br>AAC000895<br>8050 SW 74th COURT<br>SUITE 1513<br>MIAMI, FLORIDA 33156<br>(305) 273-9911                                                                                                                                                                                                            |            |
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| DRAWN                                                                                                                                                                                                                                                                                                                      | 01/22/2021 |
| DATE                                                                                                                                                                                                                                                                                                                       | AS SHOWN   |
| SCALE                                                                                                                                                                                                                                                                                                                      | 1857.PRJ   |
| JOB NO.                                                                                                                                                                                                                                                                                                                    |            |
| SHEET TITLE:<br>BUILDING TYPE II<br>BUILDING ELEVATIONS                                                                                                                                                                                                                                                                    |            |
| SHEET NUMBER:<br>A-3.2.1                                                                                                                                                                                                                                                                                                   |            |





N.T.S.

|                   |            |
|-------------------|------------|
| DRAWN             |            |
| DATE              | 01/22/2021 |
| SCALE             | AS SHOWN   |
| JOB NO.           | 1857.PRJ   |
| SHEET TITLE:      |            |
| BUILDING TYPE III |            |
| BUILDING          |            |
| ELEVATIONS        |            |
| SHEET NUMBER:     |            |
| A-3.3.1           |            |



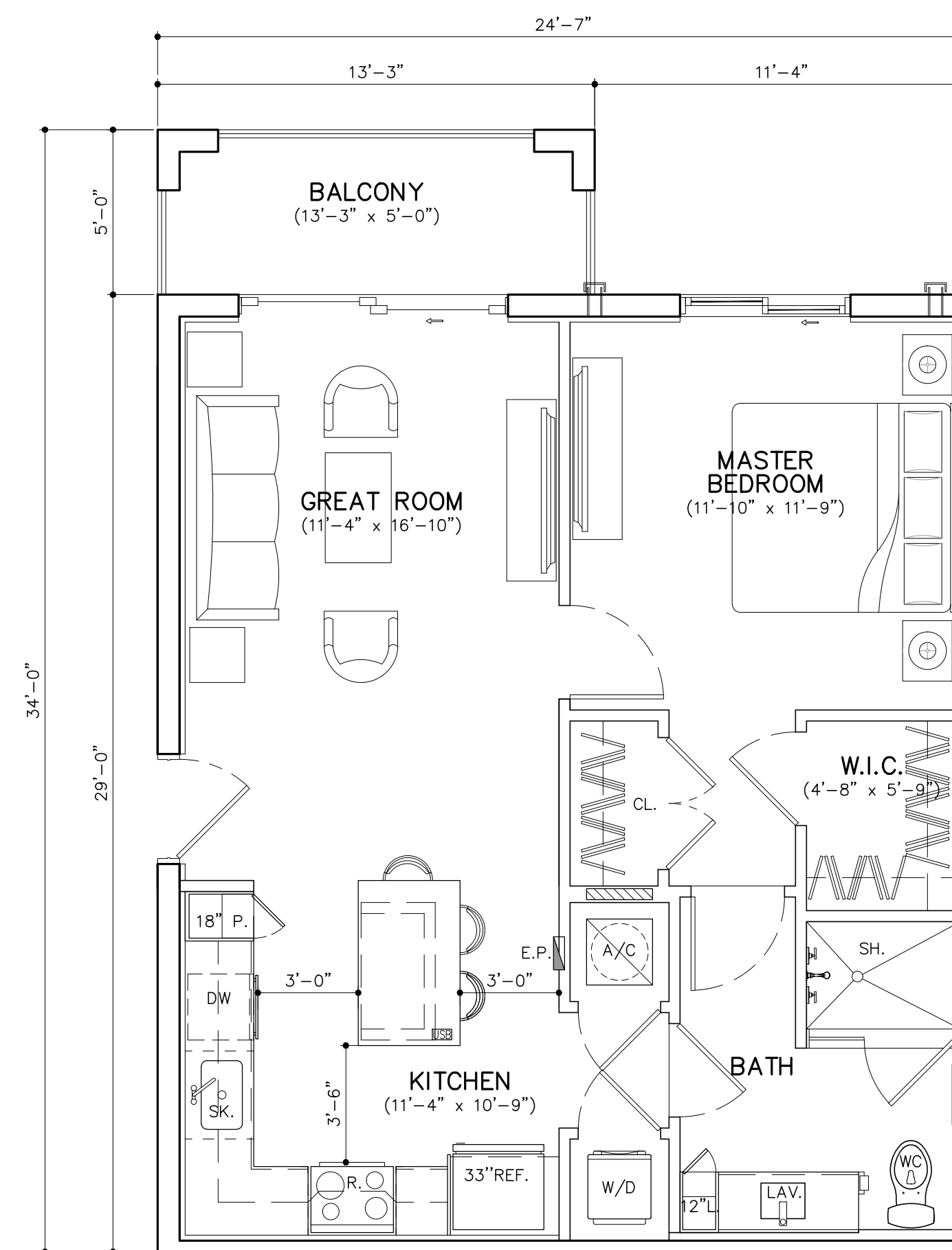


The diagram shows a 3D printed part with a 2x2 grid of internal cavities. The cavities are labeled C1 (corners) and A1 (center). The part has a central rectangular hole and four small rectangular protrusions on the top and bottom edges. Arrows 1 and 2 indicate the direction of the applied force.

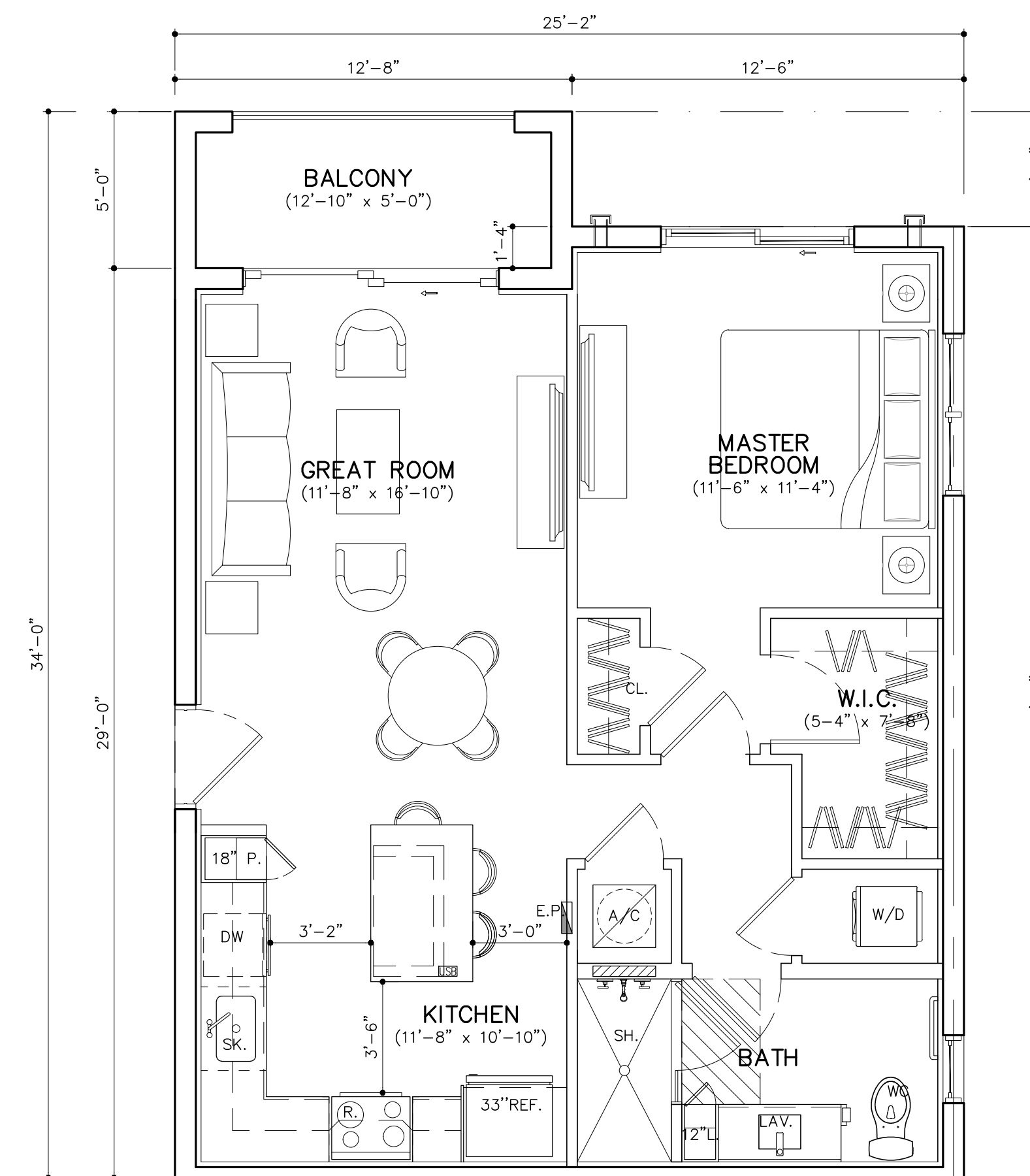


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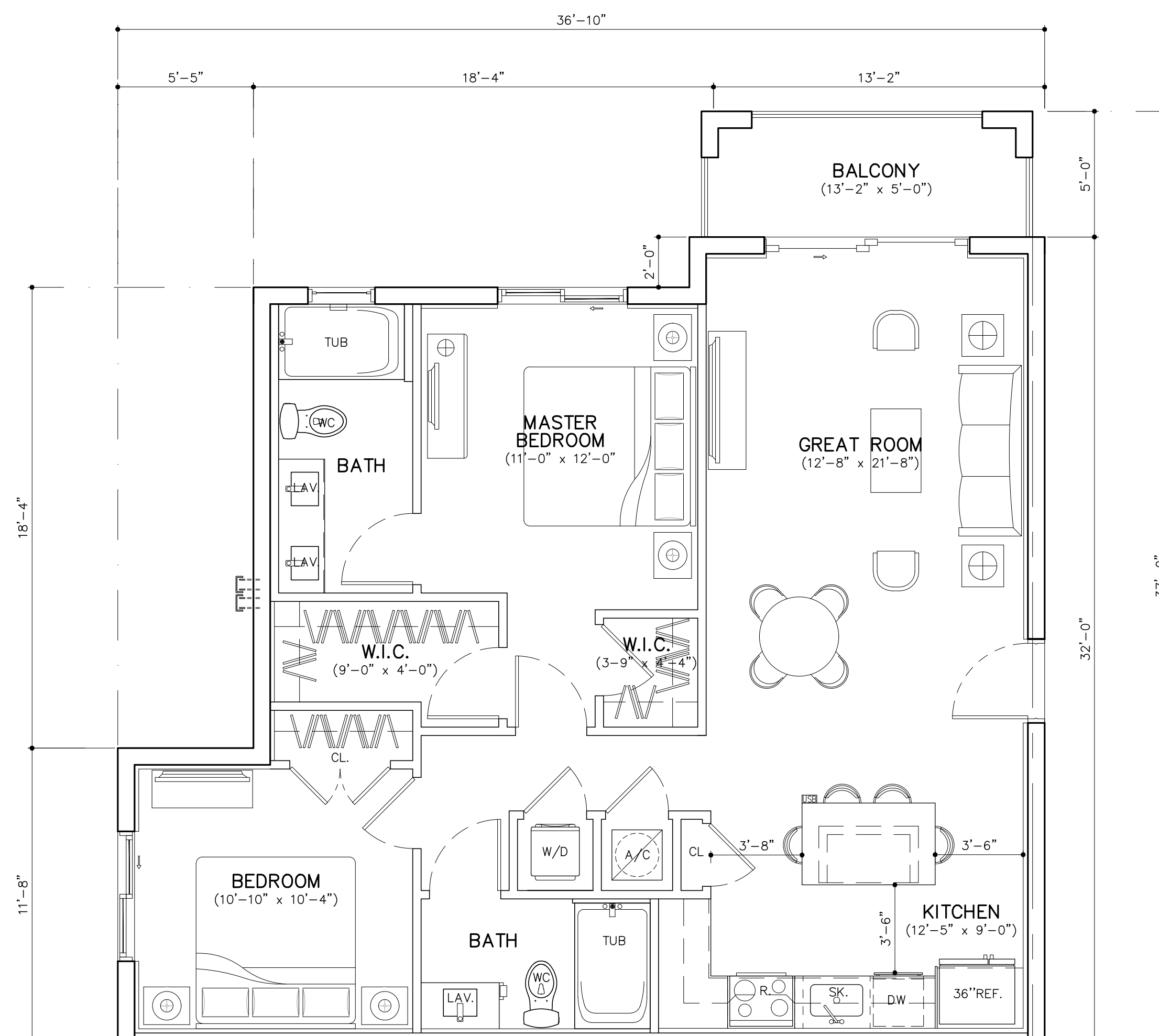




**UNIT A1** (1 BD/1 BTH)  
GROSS A/C AREA = 710 SQ. FT. (36 DU'S)  
BALCONY = 66 SQ. FT.



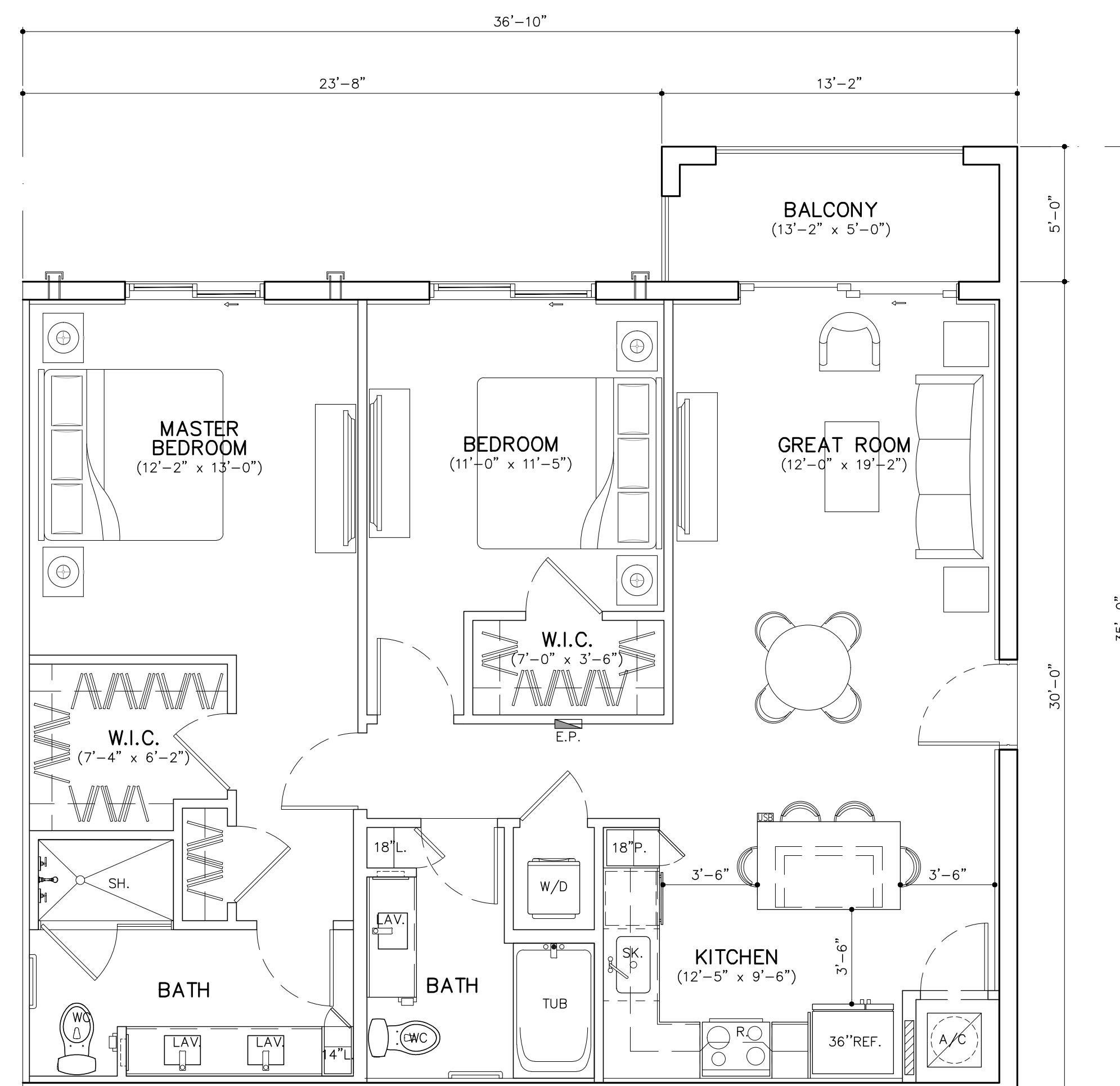
**UNIT A2** (1 BD/1 BTH)  
GROSS A/C AREA = 750 SQ. FT. (48 DU'S)  
BALCONY = 62 SQ. FT.



**UNIT B1** (2 BD/2 BTH)

---

GROSS A/C AREA = 1035 SQ. FT. (84 DU'S)  
BALCONY = 66 SQ. FT.



**UNIT B2** (2 BD/2 BTH)

---

GROSS A/C AREA = 1110 SQ. FT. (48 DU'S)  
BALCONY = 66 SQ. FT.

## UNIT PLANS

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

|   |    |
|---|----|
|   |    |
|   | BY |
| : |    |
|   |    |
|   |    |
|   |    |
|   |    |
|   |    |

**PALM SPRINGS RESIDENCES**

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

BEATRIZ M. HERNANDEZ  
AR0094576

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



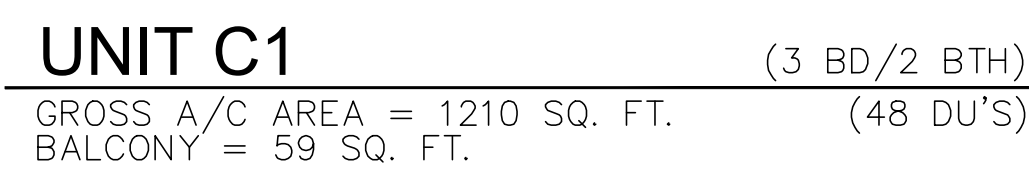
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|---------|------------|
| DRAWN   |            |
| DATE    | 01/22/2021 |
| SCALE   | AS SHOWN   |
| JOB NO. | 1857.PRJ   |

UNIT PLANS

SHEET NUMBER:

### A-4.1



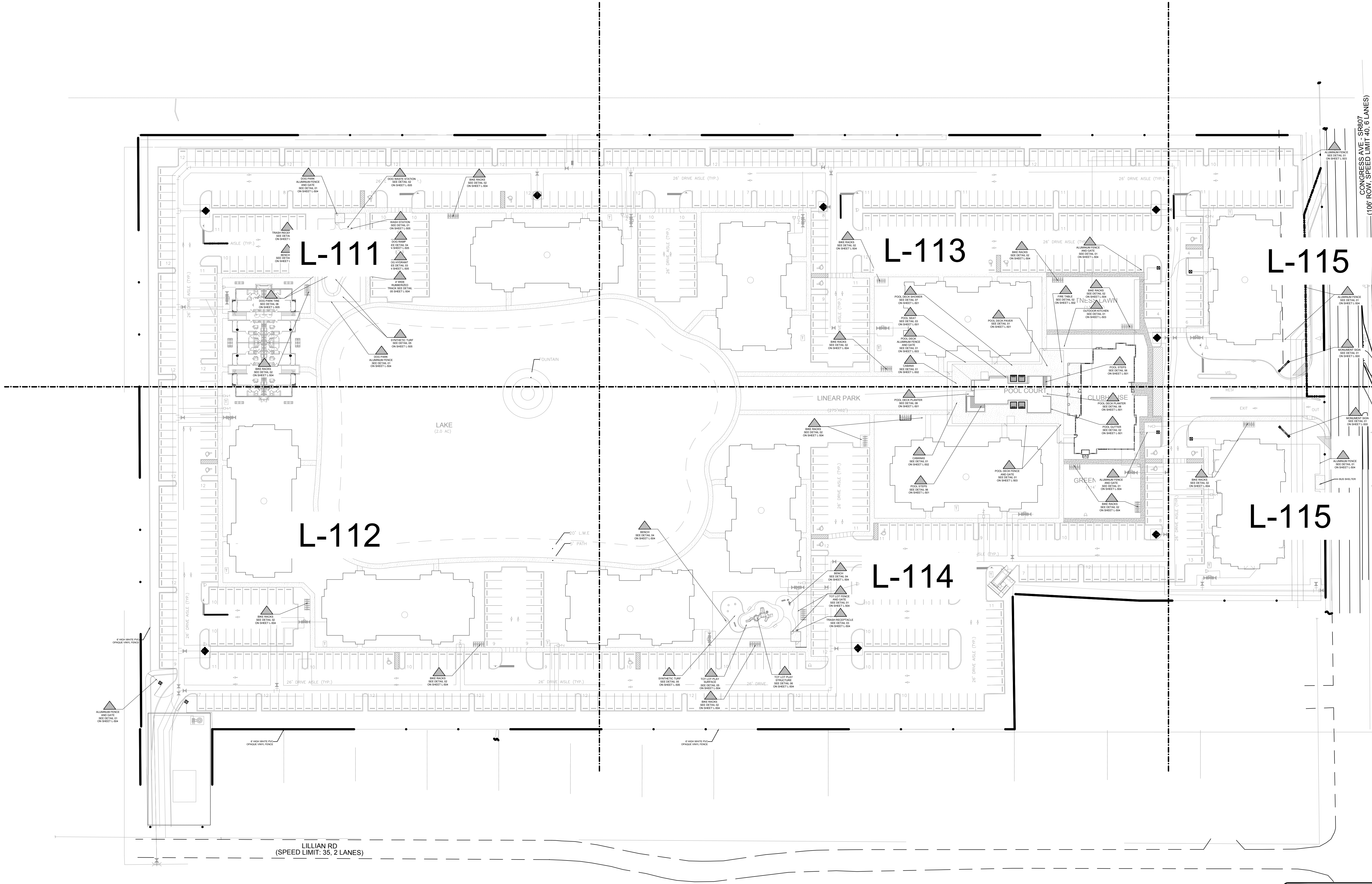


# UNIT PLANS

---

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





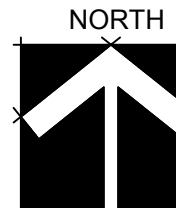
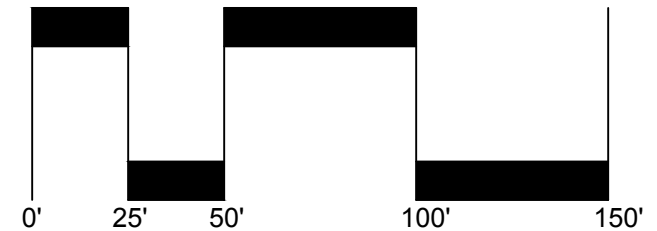
CONGRESS AVE - SR807  
(105' ROW, SPEED LIMIT 40, 6 LANES)

LILLIAN RD  
(SPEED LIMIT: 35, 2 LANES)



KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG  
It's fast, it's free, it's the law.  
Call 811 two business days  
before digging

SCALE: 1"=50'-00"



INITIAL SITE PLAN SUBMITTAL

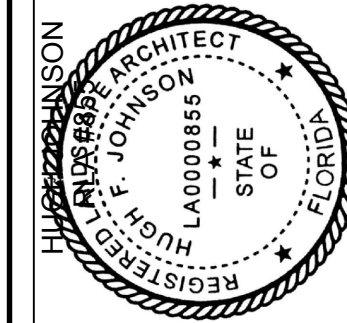
LAYOUT PLANS  
**PALM SPRINGS RESIDENCES**

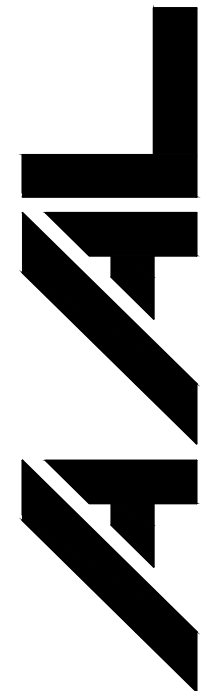
PALM SPRINGS, FLORIDA

|                    |
|--------------------|
| Sheet Description  |
| LAYOUT<br>KEY PLAN |
| Release Date       |
| 01-22-21           |
| Project Number     |
| 2105               |
| Drawing Number     |
| <b>L-110</b>       |
| LAYOUT PLANS       |

REV. 1 02-24-2021  
REV. 2 03-30-2021

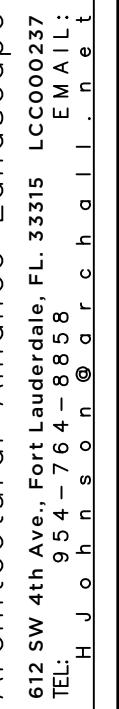
Revision Dates





Architectural Alliance Landscape  
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237  
TEL: 954.383.0000 FAX: 954.383.0001





Revision Dates

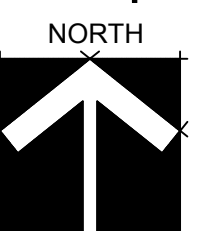
PALM SPRINGS, FLORIDA

## LAYOUT PLAN

Release Date  
11-22-21

Project Number  
2105

ving Number

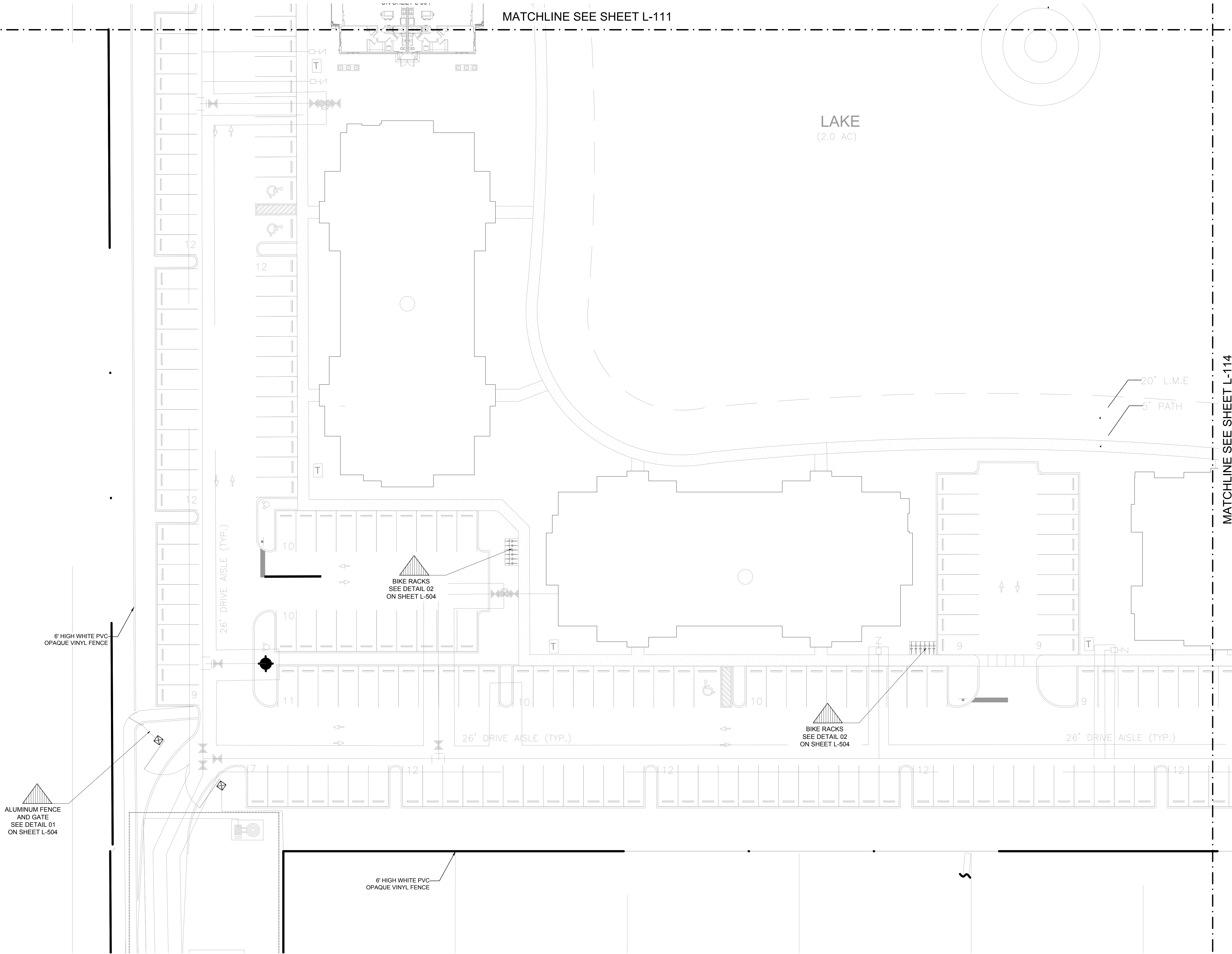
111  
OUT PLANS



811

KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG

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



INITIAL SITE PLAN SUBMITTAL

SCALE: 1"=20'-00"

0' 10' 20' 40' 60'

NORTH

AAAL

Architectural Alliance Landscape

612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237

TEL: 954.381.1111 FAX: 954.381.1112

HUGH F. JOHNSON ARCHITECT

REGISTERED ARCHITECT

L 00000865

STATE OF FLORIDA

REV. 2 03-30-2021

Revision Dates

LAYOUT PLANS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

LAYOUT PLAN

Release Date

01-22-21

Project Number

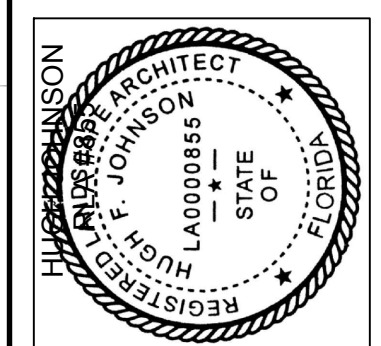
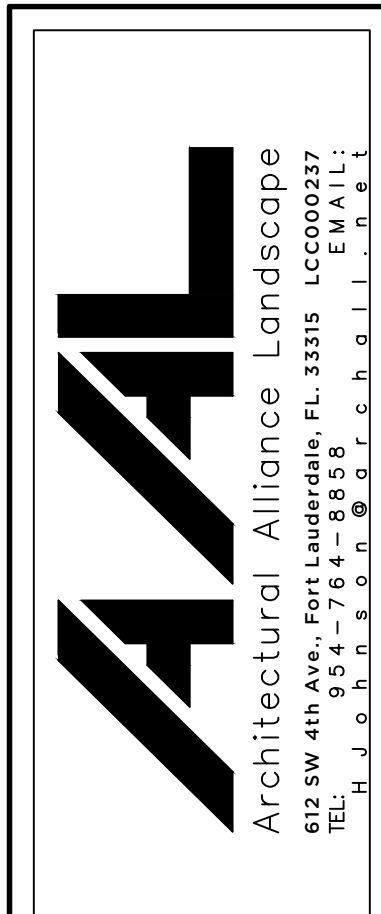
2105

Drawing Number

L-112

LAYOUT PLANS





REV. 2 03-30-2021

Revision Dates

# LAYOUT PLANS

## PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

LAYOUT  
PLAN

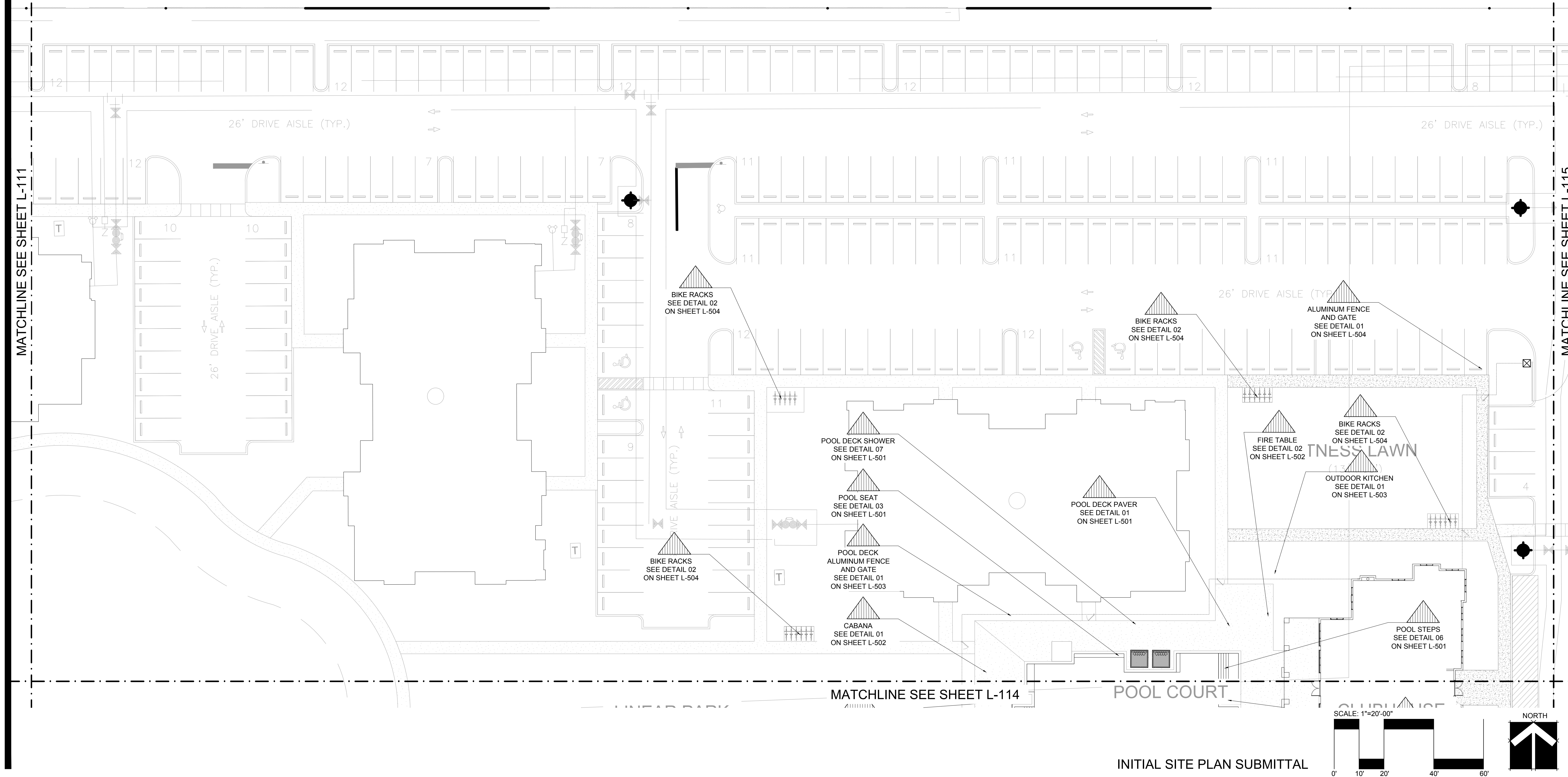
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01-22-21

Project Number  
2105

Drawing Number

**L-113**

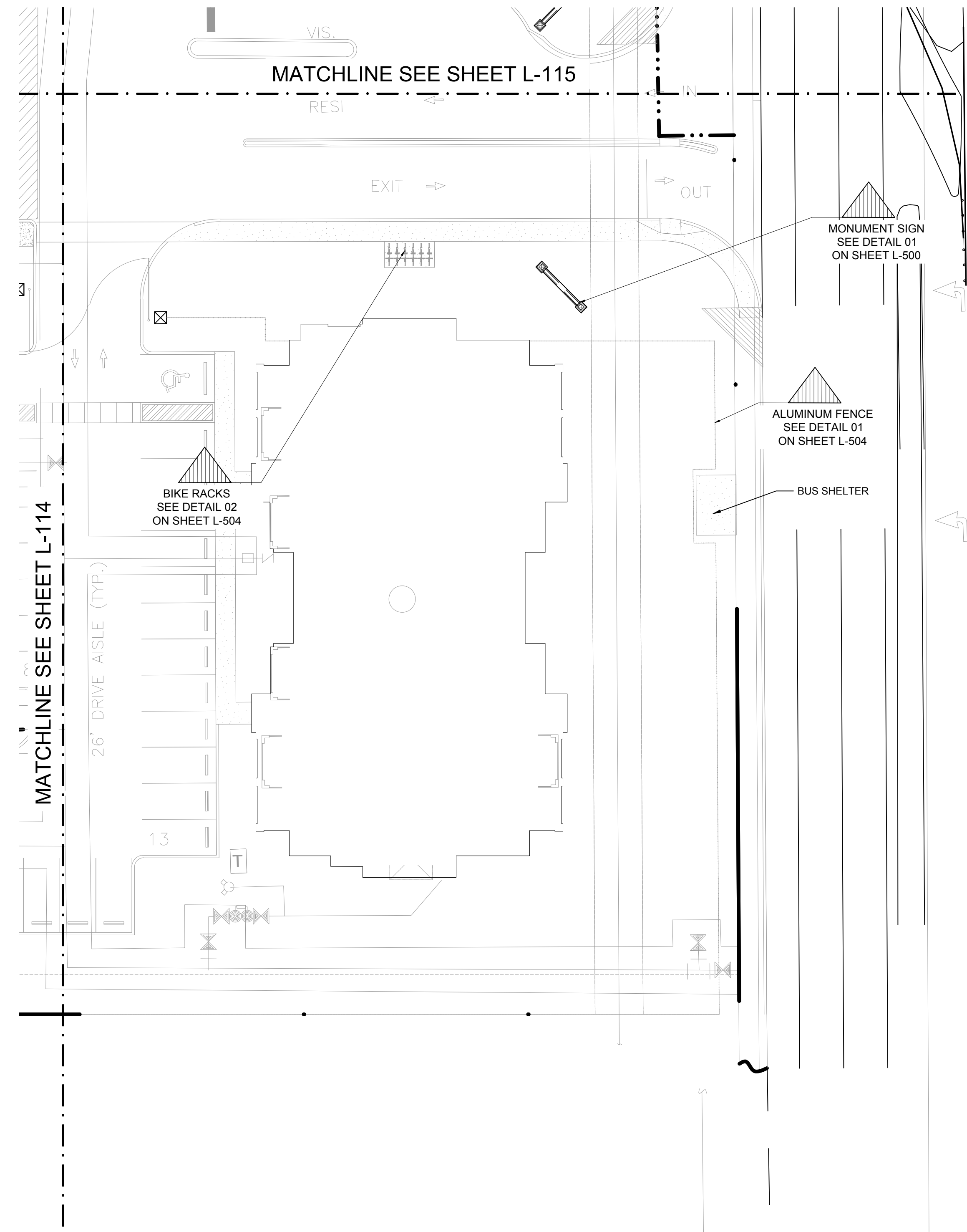
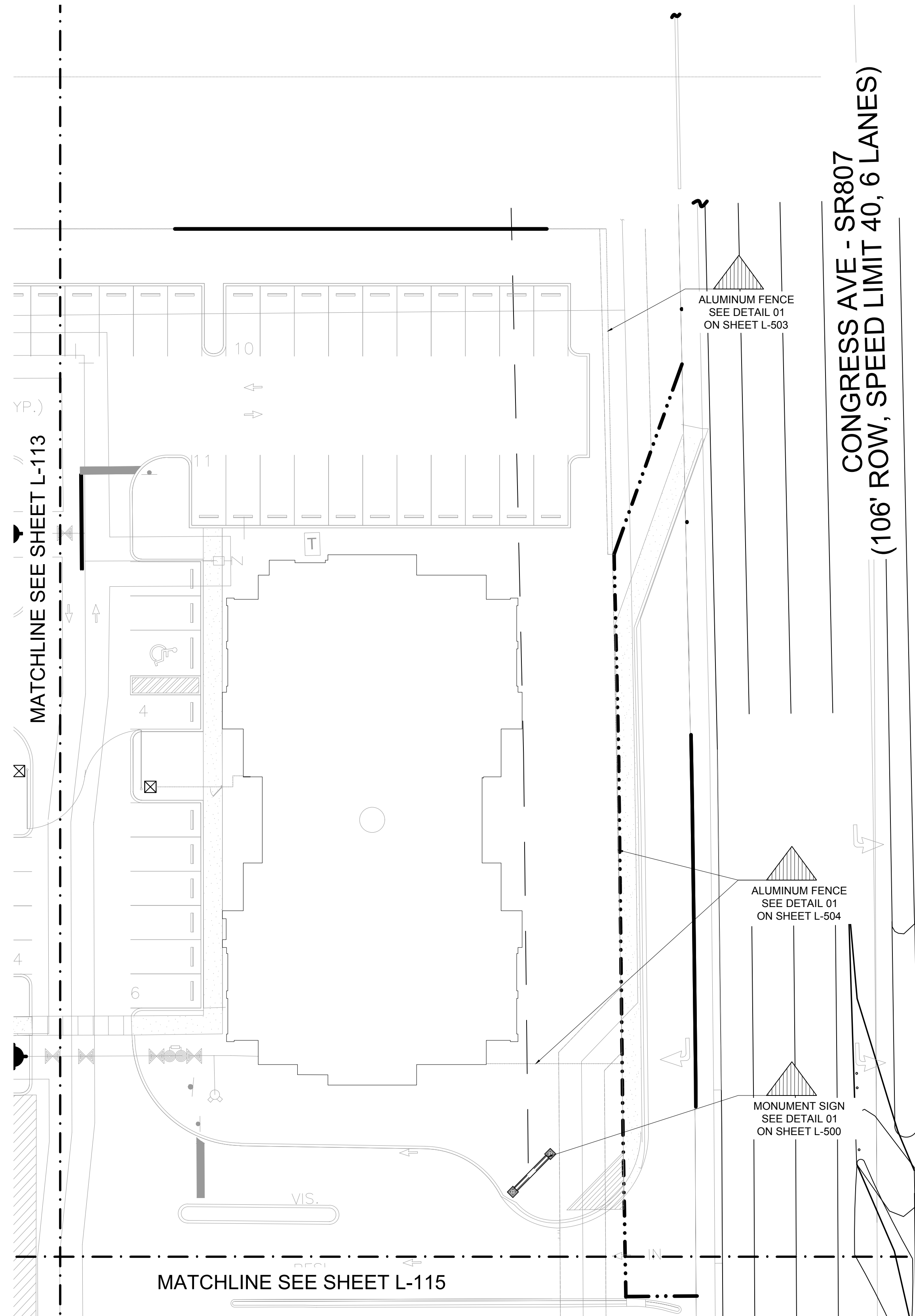
LAYOUT PLANS



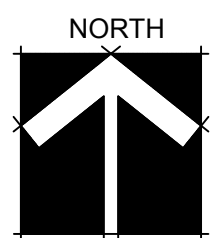
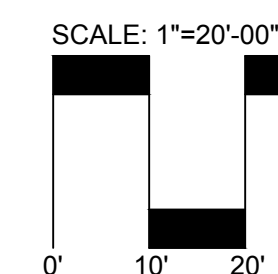








INITIAL SITE PLAN SUBMITTAL



# LAYOUT PLANS

## PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description  
LAYOUT  
PLAN

Release Date  
01-22-21

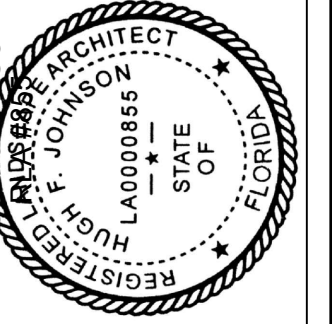
Project Number  
2105

Drawing Number

L-115  
LAYOUT PLANS

REV. 1 02-24-2021  
REV. 2 03-30-2021

Revision Dates



**AAL**  
Architectural Alliance Landscape  
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237  
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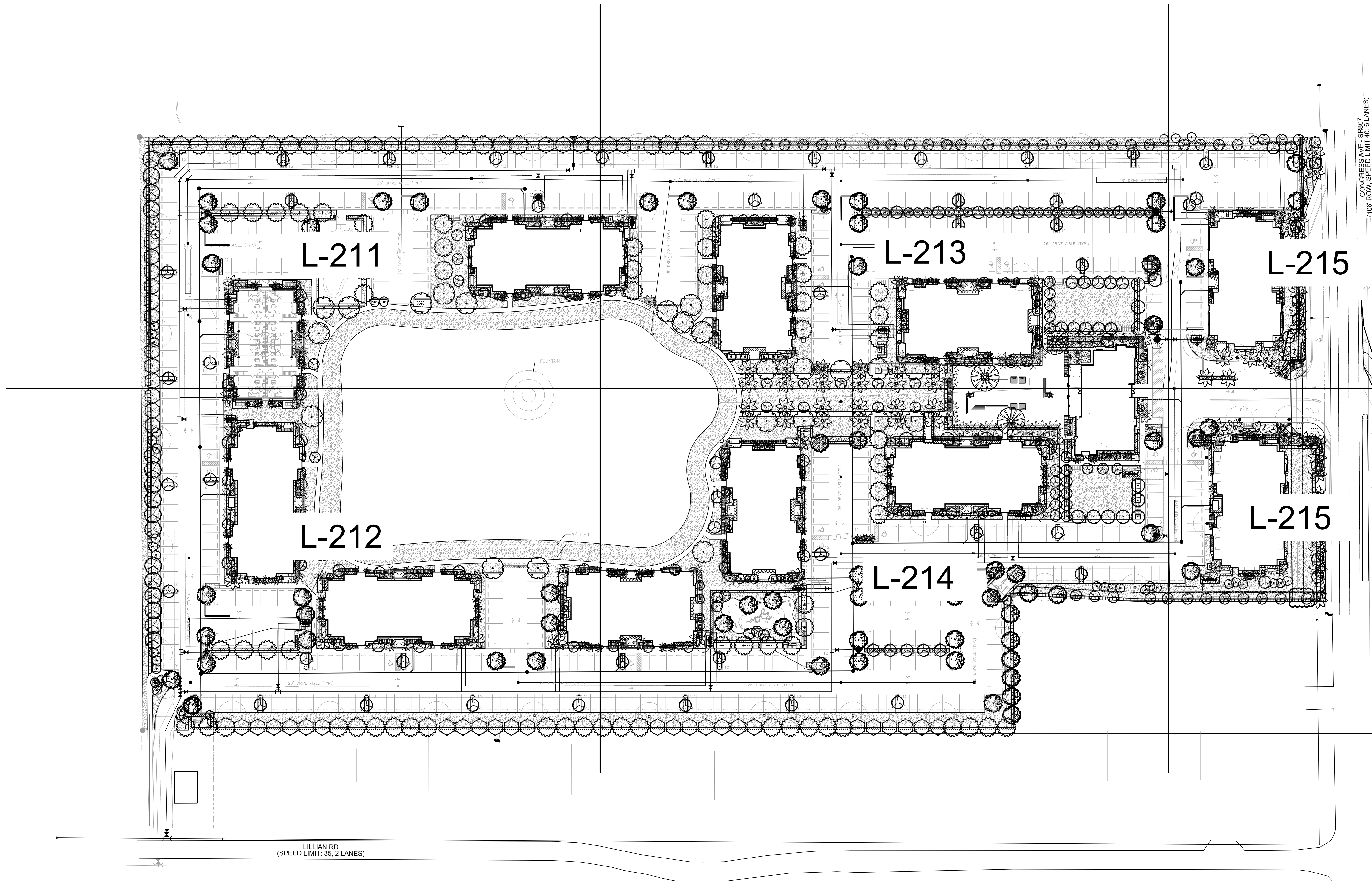




| PALM SPRINGS RESIDENCES |                           |                   |           |              |              |               |           |             |        |         |
|-------------------------|---------------------------|-------------------|-----------|--------------|--------------|---------------|-----------|-------------|--------|---------|
| Tree Survey             |                           | 7/17/2019         |           |              |              |               |           |             |        |         |
| #                       | Scientific Name           | Common Name       | DBH (in.) | Height (ft.) | Spread (ft.) | Canopy (s.f.) | Condition | Disposition | Native | Remarks |
| 1526                    | <i>Wodyetia bifurcata</i> | Foxtail Palm      | 10        | 20           | 8            |               | 60%       | Remove      |        |         |
| 1527                    | <i>Wodyetia bifurcata</i> | Foxtail Palm      | 10        | 20           | 8            |               | 60%       | Remove      |        |         |
| 1528                    | <i>Wodyetia bifurcata</i> | Foxtail Palm      | 10        | 20           | 8            |               | 60%       | Remove      |        |         |
| 1529                    | <i>Wodyetia bifurcata</i> | Foxtail Palm      | 10        | 20           | 8            |               | 60%       | Remove      |        |         |
| 1530                    | <i>Wodyetia bifurcata</i> | Foxtail Palm      | 10        | 20           | 8            |               | 60%       | Remove      |        |         |
| 1531                    | <i>Wodyetia bifurcata</i> | Foxtail Palm      | 10        | 20           | 8            |               | 60%       | Remove      |        |         |
| 1532                    | <i>Wodyetia bifurcata</i> | Foxtail Palm      | 10        | 20           | 8            |               | 60%       | Remove      |        |         |
| 1533                    | <i>Roystonea regia</i>    | Royal Palm        | 16        | 25           | 12           |               | 80%       | Remove      | X      |         |
| 1534                    | <i>Roystonea regia</i>    | Royal Palm        | 16        | 25           | 12           |               | 80%       | Remove      | X      |         |
| 1535                    | <i>Roystonea regia</i>    | Royal Palm        | 16        | 25           | 12           |               | 80%       | Remove      | X      |         |
| 1536                    | <i>Roystonea regia</i>    | Royal Palm        | 16        | 25           | 12           |               | 80%       | Remove      | X      |         |
| 1537                    | <i>Roystonea regia</i>    | Royal Palm        | 16        | 25           | 12           |               | 80%       | Remove      | X      |         |
| 1538                    | <i>Wodyetia bifurcata</i> | Foxtail Palm      | 5         | 14           | 2            |               | 10%       | Remove      |        |         |
| 1538a                   | <i>Wodyetia bifurcata</i> | Foxtail Palm      | 6         | 15           | 4            |               | 40%       | Remove      |        |         |
| 1539                    | <i>Bismarckia nobilis</i> | Bismarck Palm     | 12        | 8            | 5            |               | 30%       | Remove      |        |         |
| 1540                    | <i>Bucida buseras</i>     | Black Olive       | 20        | 30           | 40           | 1256          | 60%       | Remove      |        |         |
| 1541                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 9         | 15           | 8            |               | 50%       | Remain      | X      |         |
| 1542                    | <i>Bucida buseras</i>     | Black Olive       | 24        | 40           | 40           | 1256          | 50%       | Remove      |        |         |
| 1543                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remove      | X      |         |
| 1544                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remove      | X      |         |
| 1545                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remove      | X      |         |
| 1546                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remove      | X      |         |
| 1547                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remove      | X      |         |
| 1548                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remain      | X      |         |
| 1549                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remove      | X      |         |
| 1550                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remove      | X      |         |
| 1551                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remove      | X      |         |
| 1552                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remove      | X      |         |
| 1553                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remove      | X      |         |
| 1554                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remove      | X      |         |
| 1555                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remove      | X      |         |
| 1556                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remain      | X      |         |
| 1557                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remain      | X      |         |
| 1558                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 20           | 8            |               | 55%       | Remove      | X      |         |
| 1559                    | <i>Quercus virginiana</i> | Southern Live Oak | 5         | 16           | 12           | 113           | 65%       | Remove      | X      |         |
| 1560                    | <i>Quercus virginiana</i> | Southern Live Oak | 5         | 16           | 12           | 113           | 65%       | Remove      | X      |         |
| 1561                    | <i>Roystonea regia</i>    | Royal Palm        | 16        | 25           | 12           |               | 80%       | Remove      | X      |         |
| 1562                    | <i>Roystonea regia</i>    | Royal Palm        | 16        | 25           | 12           |               | 80%       | Remove      | X      |         |
| 1563                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 9         | 12           | 9            |               | 50%       | Remove      | X      |         |
| 1564                    | <i>Adonidia merrilli</i>  | Christmas Palm    | 4         | 10           | 7            |               | 60%       | Remove      |        |         |
| 1565                    | <i>Adonidia merrilli</i>  | Christmas Palm    | 8         | 10           | 7            |               | 60%       | Remove      |        |         |
| 1566                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 11        | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1567                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 11        | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1568                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 11        | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1569                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 11        | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1570                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 9         | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1571                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 9         | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1572                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 9         | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1573                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 9         | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1574                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 9         | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1575                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 9         | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1576                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 9         | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1577                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 9         | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1578                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 9         | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1579                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 9         | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1580                    | <i>Bucida buseras</i>     | Black Olive       | 20        | 30           | 25           | 491           | 60%       | Remove      |        |         |
| 1581                    | <i>Bucida buseras</i>     | Black Olive       | 20        | 35           | 30           | 707           | 60%       | Remove      |        |         |
| 1582                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 11           | 9            |               | 60%       | Remove      | X      |         |
| 1583                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 11           | 9            |               | 60%       | Remove      | X      |         |
| 1584                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 11           | 9            |               | 60%       | Remove      | X      |         |
| 1585                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 12        | 11           | 9            |               | 60%       | Remove      | X      |         |
| 1586                    | <i>Ficus benjamina</i>    | Weeping Fig       | 18        | 20           | 12           | 113           | 35%       | Remove      |        |         |
| 1587                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 10        | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1588                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 10        | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1589                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 10        | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1590                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 10        | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1591                    | <i>Bucida buseras</i>     | Black Olive       | 16        | 25           | 22           | 380           | 50%       | Remove      |        |         |
| 1592                    | <i>Bucida buseras</i>     | Black Olive       | 16        | 25           | 22           | 380           | 50%       | Remove      |        |         |
| 1593                    | <i>Bucida buseras</i>     | Black Olive       | 16        | 25           | 22           | 380           | 50%       | Remove      |        |         |
| 1593a                   | <i>Bursera simaruba</i>   | Gumbo Limbo       | 5         | 9            | 12           | 113           | 40%       | Remove      |        |         |
| 1594                    | <i>Roystonea regia</i>    | Royal Palm        | 16        | 25           | 12           |               | 80%       | Remove      |        |         |
| 1595                    | <i>Adonidia merrilli</i>  | Christmas Palm    | 4         | 8            | 5            |               | 60%       | Remove      |        |         |
| 1596                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 14        | 20           | 8            |               | 60%       | Remove      | X      |         |
| 1597                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 11        | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1598                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 11        | 25           | 8            |               | 60%       | Remove      | X      |         |
| 1599                    | <i>Sabal Palmetto</i>     | Sabal Palm        | 11        | 25           | 8            |               | 60%       | Remove      | X      |         |

| Tree Survey |                                  | 7/17/2019         |           |              |              |      |           |             |        |          |  |
|-------------|----------------------------------|-------------------|-----------|--------------|--------------|------|-----------|-------------|--------|----------|--|
| #           | Scientific Name                  | Common Name       | DBH (in.) | Height (ft.) | Spread (ft.) |      | Condition | Disposition | Native | Remarks  |  |
| 1600        | <i>Sabal Palmetto</i>            | Sabal Palm        | 11        | 25           | 8            |      | 60%       | Remove      | X      |          |  |
| 1601        | <i>Sabal Palmetto</i>            | Sabal Palm        | 11        | 25           | 8            |      | 60%       | Remove      | X      |          |  |
| 1602        | <i>Ravenala madagascariensis</i> | Travelers-Tree    | 12        | 18           | 9            |      | 50%       | Remove      |        |          |  |
| 1603        | <i>Sabal Palmetto</i>            | Sabal Palm        | 9         | 22           | 9            |      | 50%       | Remove      | X      |          |  |
| 1604        | <i>Ficus aurea</i>               | Strangler Fig     | 80        | 50           | 50           | 1963 | 45%       | Remove      |        |          |  |
| 1604a       | <i>Syagrus romanzoffiana</i>     | Queen Palm        | 9         | 15           | 18           | 254  | 50%       | Remove      |        |          |  |
| 1605        | <i>Bischofia javanica</i>        | Bishopwood        | 48        | 40           | 40           | 1256 | 50%       | Remove      |        | Invasive |  |
| 1606        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 25           | 8            |      | 40%       | Remove      | X      |          |  |
| 1607        | <i>Ficus aurea</i>               | Strangler Fig     | 60        | 35           | 40           | 1256 | 60%       | Remove      |        |          |  |
| 1608        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 24           | 8            |      | 65%       | Remove      | X      |          |  |
| 1609        | <i>Cupaniopsis anacardiopsis</i> | Carrotwood        | 8         | 20           | 15           | 177  | 60%       | Remove      |        |          |  |
| 1610        | <i>Delonix regia</i>             | Royal Poinciana   | 12        | 25           | 50           | 1963 | 70%       | Remove      |        |          |  |
| 1611        | <i>Delonix regia</i>             | Royal Poinciana   | 6         | 12           | 18           | 254  | 60%       | Remove      |        |          |  |
| 1612        | <i>Quercus virginiana</i>        | Southern Live Oak | 10        | 18           | 20           | 314  | 60%       | Remove      | X      |          |  |
| 1613        | <i>Sabal Palmetto</i>            | Sabal Palm        | 11        | 20           | 9            |      | 65%       | Remove      | X      |          |  |
| 1614        | <i>Roystonea regia</i>           | Royal Palm        | 16        | 25           | 12           |      | 50%       | Remove      | X      |          |  |
| 1615        | <i>Roystonea regia</i>           | Royal Palm        | 16        | 25           | 12           |      | 50%       | Remove      | X      |          |  |
| 1616        | <i>Roystonea regia</i>           | Royal Palm        | 16        | 20           | 0            |      | 0%        | Remove      | X      | Dead     |  |
| 1617        | <i>Roystonea regia</i>           | Royal Palm        | 16        | 25           | 12           |      | 50%       | Remove      | X      |          |  |
| 1618        | <i>Roystonea regia</i>           | Royal Palm        | 16        | 25           | 12           |      | 50%       | Remove      | X      |          |  |
| 1619        | <i>Roystonea regia</i>           | Royal Palm        | 16        | 25           | 12           |      | 50%       | Remove      | X      |          |  |
| 1620        | <i>Quercus virginiana</i>        | Southern Live Oak | 7         | 14           | 12           | 113  | 70%       | Remove      | X      |          |  |
| 1621        | <i>Washingtonia robusta</i>      | Mexican Fan Palm  | 10        | 28           | 9            |      | 60%       | Remove      | X      |          |  |
| 1622        | <i>Washingtonia robusta</i>      | Mexican Fan Palm  | 10        | 28           | 9            |      | 60%       | Remove      |        |          |  |
| 1623        | <i>Washingtonia robusta</i>      | Mexican Fan Palm  | 10        | 28           | 9            |      | 60%       | Remove      |        |          |  |
| 1624        | <i>Washingtonia robusta</i>      | Mexican Fan Palm  | 10        | 28           | 9            |      | 60%       | Remove      |        |          |  |
| 1625        | <i>Washingtonia robusta</i>      | Mexican Fan Palm  | 10        | 28           | 9            |      | 60%       | Remove      |        |          |  |
| 1626        | <i>Quercus virginiana</i>        | Southern Live Oak | 7         | 14           | 12           | 113  | 70%       | Remove      | X      |          |  |
| 1627        | <i>Quercus virginiana</i>        | Southern Live Oak | 5         | 12           | 7            | 38   | 60%       | Remove      | X      |          |  |
| 1628        | <i>Quercus virginiana</i>        | Southern Live Oak | 7         | 12           | 12           | 113  | 60%       | Remove      | X      |          |  |
| 1629        | <i>Quercus virginiana</i>        | Southern Live Oak | 5         | 10           | 10           | 79   | 60%       | Remove      | X      |          |  |
| 1630        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 25           | 9            |      | 65%       | Remove      | X      |          |  |
| 1630a       | <i>Acacia auriculiformis</i>     | Earleaf Acacia    | 5         | 20           | 9            |      | 50%       | Remove      | X      | Invasive |  |
| 1631        | <i>Quercus virginiana</i>        | Southern Live Oak | 12        | 20           | 20           | 314  | 65%       | Remove      | X      |          |  |
| 1632        | <i>Quercus virginiana</i>        | Southern Live Oak | 12        | 20           | 20           | 314  | 65%       | Remove      | X      |          |  |
| 1633        | <i>Bucida buseras</i>            | Black Olive       | 16        | 25           | 22           | 380  | 50%       | Remove      | X      |          |  |
| 1634        | <i>Quercus virginiana</i>        | Southern Live Oak | 12        | 20           | 20           | 314  | 65%       | Remove      | X      |          |  |
| 1635        | <i>Quercus virginiana</i>        | Southern Live Oak | 12        | 20           | 20           | 314  | 65%       | Remove      | X      |          |  |
| 1636        | <i>Quercus virginiana</i>        | Southern Live Oak | 12        | 20           | 20           | 314  | 65%       | Remove      | X      |          |  |
| 1637        | <i>Quercus virginiana</i>        | Southern Live Oak | 12        | 20           | 20           | 314  | 65%       | Remove      | X      |          |  |
| 1638        | <i>Quercus virginiana</i>        | Southern Live Oak | 12        | 20           | 20           | 314  | 65%       | Remove      | X      |          |  |
| 1639        | <i>Sabal Palmetto</i>            | Sabal Palm        | 10        | 25           | 9            |      | 60%       | Remove      | X      |          |  |
| 1640        | <i>Sabal Palmetto</i>            | Sabal Palm        | 10        | 25           | 9            |      | 60%       | Remove      | X      |          |  |
| 1641        | <i>Sabal Palmetto</i>            | Sabal Palm        | 10        | 25           | 9            |      | 60%       | Remove      | X      |          |  |
| 1642        | <i>Sabal Palmetto</i>            | Sabal Palm        | 10        | 25           | 9            |      | 60%       | Remove      | X      |          |  |
| 1643        | <i>Quercus virginiana</i>        | Southern Live Oak | 10        | 14           | 18           | 254  | 65%       | Remove      | X      |          |  |
| 1644        | <i>Sabal Palmetto</i>            | Sabal Palm        | 9         | 15           | 8            |      | 50%       | Remove      | X      |          |  |
| 1645        | <i>Sabal Palmetto</i>            | Sabal Palm        | 9         | 15           | 8            |      | 50%       | Remove      | X      |          |  |
| 1646        | <i>Sabal Palmetto</i>            | Sabal Palm        | 9         | 15           | 8            |      | 50%       | Remove      | X      |          |  |
| 1647        | <i>Bursera simaruba</i>          | Gumbo Limbo       | 6         | 14           | 14           | 154  | 65%       | Remove      |        |          |  |
| 1648        | <i>Sabal Palmetto</i>            | Sabal Palm        | 9         | 15           | 8            |      | 50%       | Remove      | X      |          |  |
| 1649        | <i>Sabal Palmetto</i>            | Sabal Palm        | 9         | 15           | 8            |      | 50%       | Remove      | X      |          |  |
| 1650        | <i>Sabal Palmetto</i>            | Sabal Palm        | 9         | 15           | 8            |      | 50%       | Remove      | X      |          |  |
| 1651        | <i>Sabal Palmetto</i>            | Sabal Palm        | 9         | 15           | 8            |      | 50%       | Remove      | X      |          |  |
| 1652        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 10           | 9            |      | 65%       | Remove      | X      |          |  |
| 1653        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 12           | 10           |      | 55%       | Remove      | X      |          |  |
| 1654        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 25           | 10           |      | 40%       | Remove      | X      |          |  |
| 1655        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 24           | 10           |      | 45%       | Remove      | X      |          |  |
| 1656        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 24           | 10           |      | 45%       | Remove      | X      |          |  |
| 1657        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 24           | 10           |      | 45%       | Remove      | X      |          |  |
| 1658        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 10           | 9            |      | 60%       | Remove      | X      |          |  |
| 1659        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 24           | 10           |      | 45%       | Remove      | X      |          |  |
| 1660        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 24           | 10           |      | 45%       | Remove      | X      |          |  |
| 1661        | <i>Quercus virginiana</i>        | Southern Live Oak | 20        | 25           | 20           | 314  | 60%       | Remove      | X      |          |  |
| 1662        | <i>Quercus virginiana</i>        | Southern Live Oak | 4         | 10           | 8            | 50   | 60%       | Remove      | X      |          |  |
| 1663        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 24           | 10           |      | 45%       | Remove      | X      |          |  |
| 1664        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 20           | 9            |      | 60%       | Remove      | X      |          |  |
| 1665        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 15           | 9            |      | 60%       | Remove      | X      |          |  |
| 1666        | <i>Ligustrum japonicum</i>       | Japanese Privet   | 8         | 10           | 12           | 113  | 65%       | Remove      |        |          |  |
| 1667        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 16           | 9            |      | 60%       | Remove      | X      |          |  |
| 1668        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 16           | 9            |      | 60%       | Remove      | X      |          |  |
| 1669        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 16           | 9            |      | 60%       | Remove      | X      |          |  |
| 1669a       | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 16           | 9            |      | 60%       | Remove      | X      |          |  |
| 1669b       | <i>Ligustrum japonicum</i>       | Japanese Privet   | 8         | 10           | 12           | 113  | 65%       | Remove      |        |          |  |
| 1670        | <i>Sabal Palmetto</i>            | Sabal Palm        | 12        | 25           | 9            |      | 65%       | Remove      | X      |          |  |





CONGRESS AVE - SR807  
(106' ROW, SPEED LIMIT 40, 6 LANES)

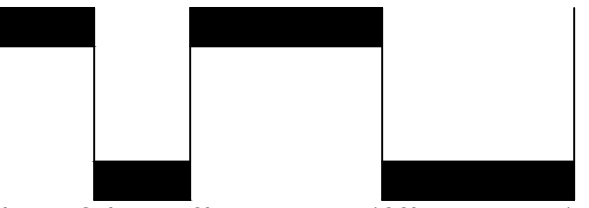
LILLIAN RD  
(SPEED LIMIT: 35, 2 LANES)



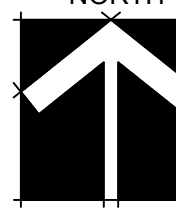
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Call 811 two business days  
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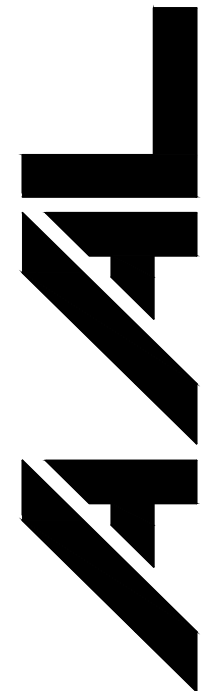
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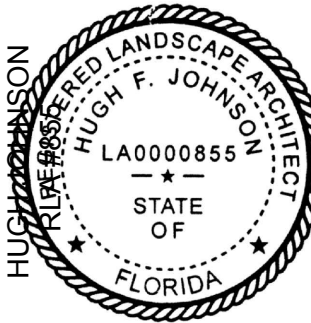
NORTH



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Architectural Alliance Landscape  
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237  
TEL: 954.575.0000 FAX: 954.575.0001



HUGH F. JOHNSON  
LANDSCAPE ARCHITECT  
LA00008562  
STATE OF FLORIDA

REV. 1 02-24-2021  
REV. 2 03-30-2021

Revision Dates

LANDSCAPE PLANS

# PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

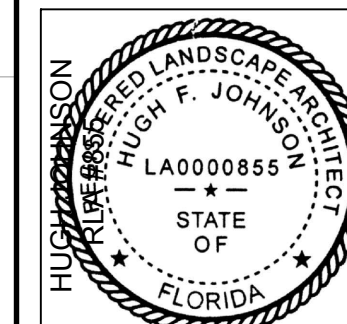
Sheet Description  
LANDSCAPE  
KEY PLAN

Release Date  
01-22-21

Project Number  
2105

Drawing Number  
**L-210**  
LANDSCAPE PLANS





REV. 1 02-24-2021

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# LANDSCAPE PLANS

## PALM SPRINGS RESIDENCES

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PALM SPRINGS, FLORIDA

Sheet Description

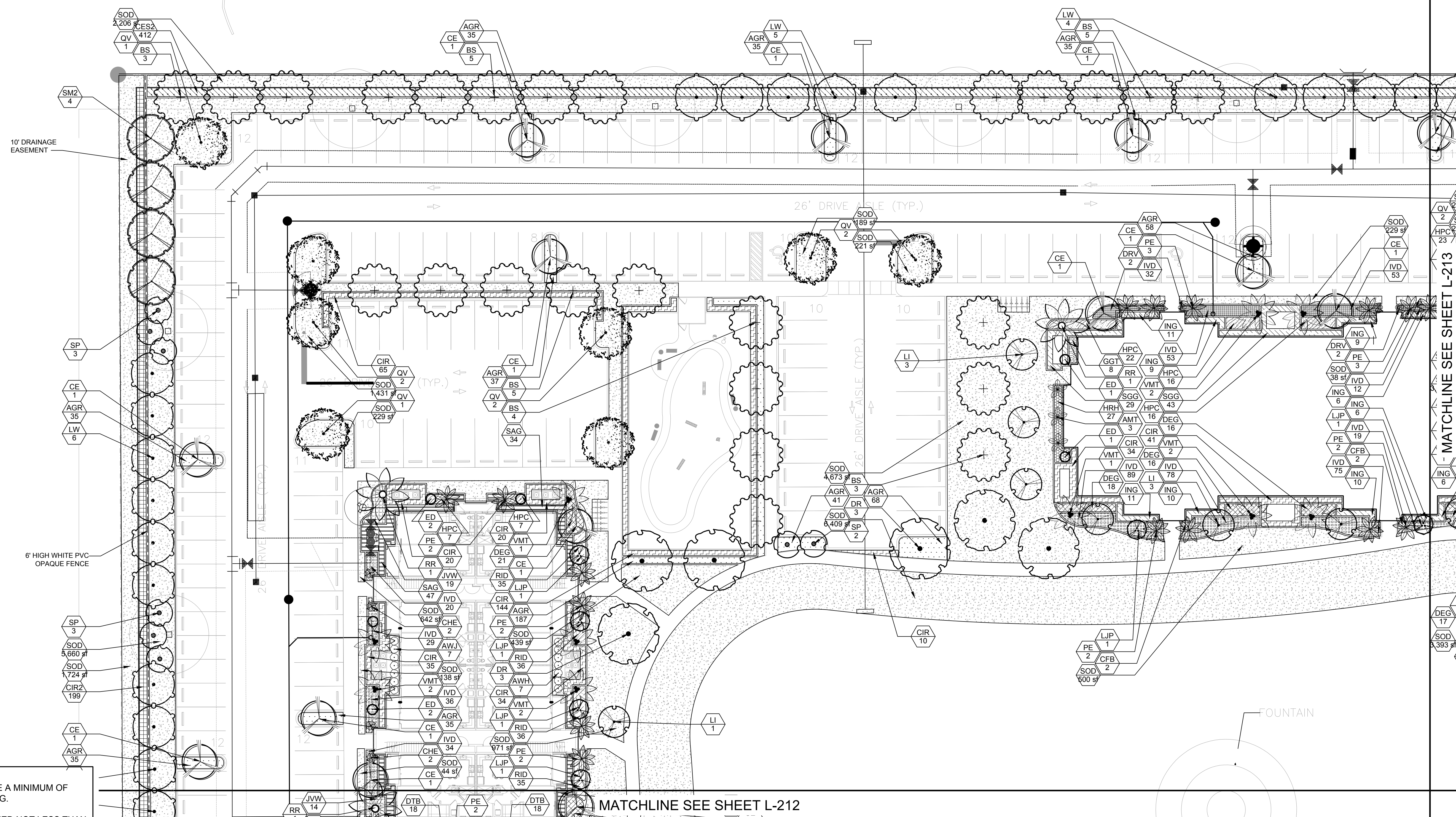
LANDSCAPE  
PLAN

Release Date  
01-22-21

Project Number  
2105

Drawing Number

**L-211**  
LANDSCAPE PLANS

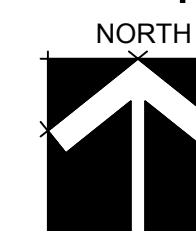
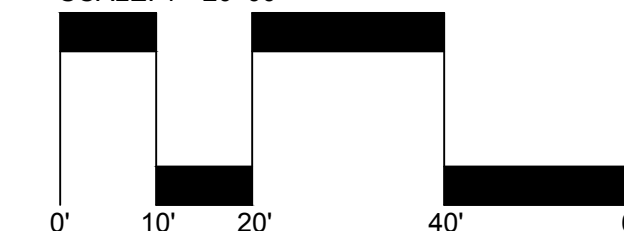


NOTE:

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

INITIAL SITE PLAN SUBMITTAL

SCALE: 1"=20'-00

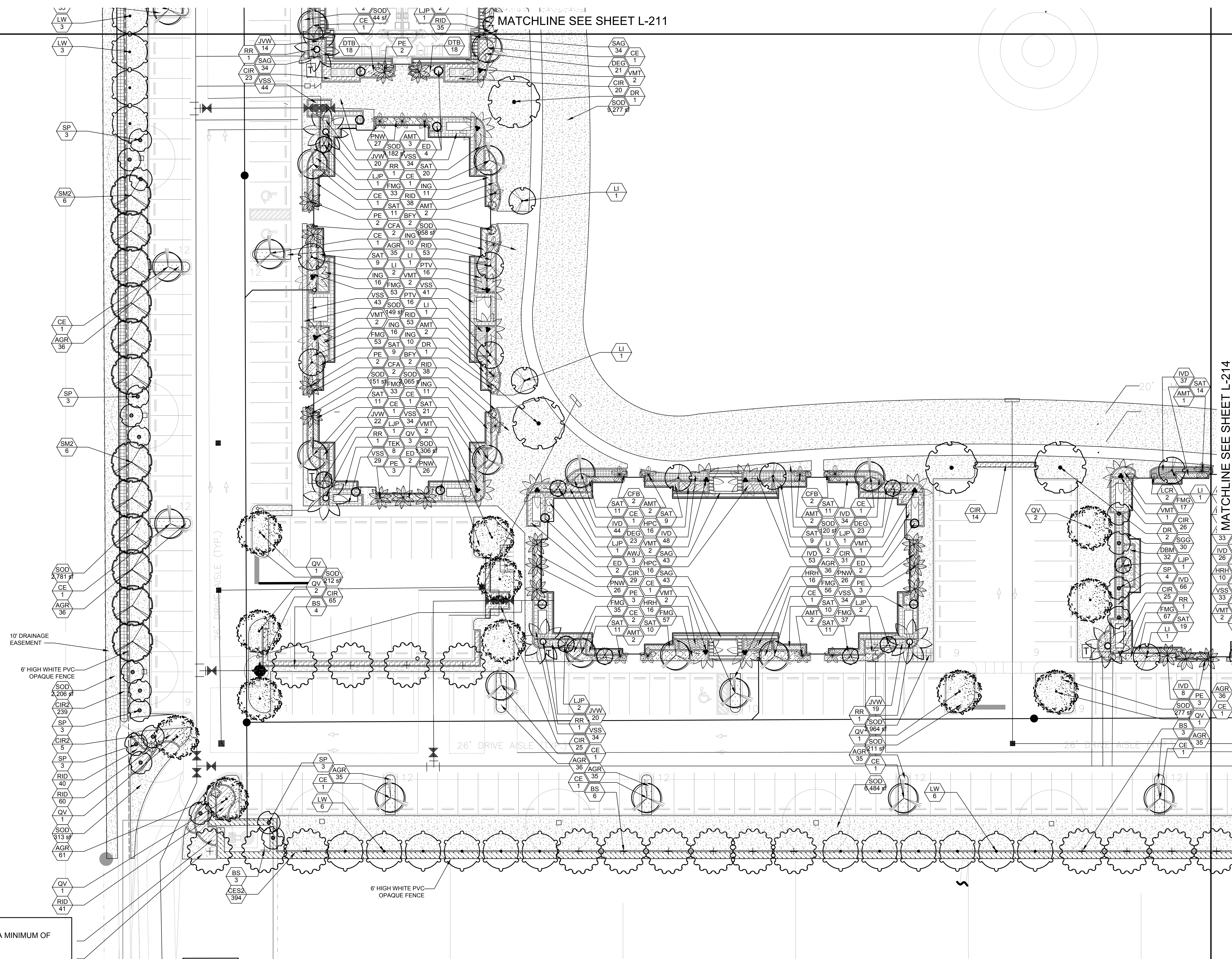






|           |          |
|-----------|----------|
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| DEG<br>21 | VMT<br>2 |
| CIR<br>20 | DR<br>1  |
| SOD       |          |

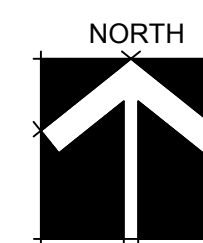
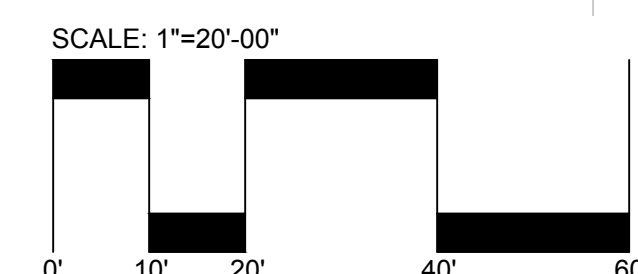
9,277 sf



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INITIAL SITE PLAN SUBMITTAL



REV 1 02

# LANDSCAPE PLANS

LANDSCAPE PLANS  
**SPRINGS RES**  
PALM SPRINGS, FLORIDA

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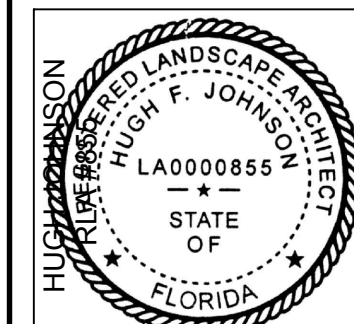
LANDSCAPE  
PLAN

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| Release Date |
| 01-22-21     |

Project Number  
2105

Drawing Number

**L-212**  
LANDSCAPE PLANS



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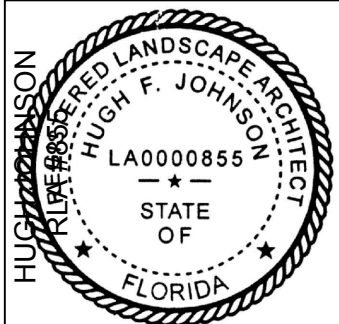
### Revision Dates







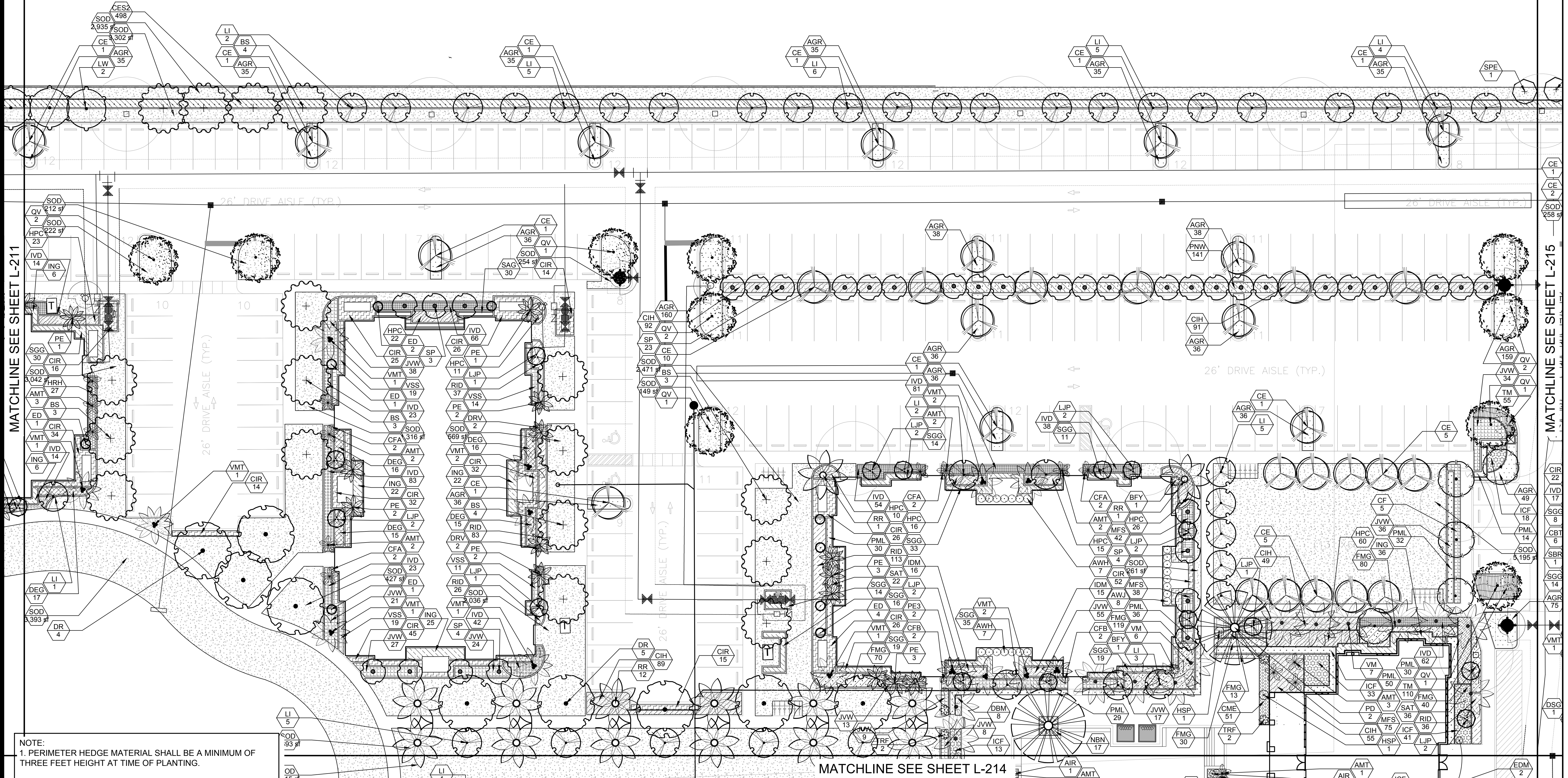
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REV. 2 03-30-2021  
Revision Dates

LANDSCAPE PLANS  
**PALM SPRINGS RESIDENCES**  
PALM SPRINGS, FLORIDA

|                   |
|-------------------|
| Sheet Description |
| LANDSCAPE PLAN    |
| Release Date      |
| 01-22-21          |
| Project Number    |
| 2105              |
| Drawing Number    |
| <b>L-213</b>      |
| LANDSCAPE PLANS   |

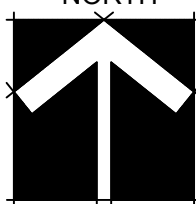
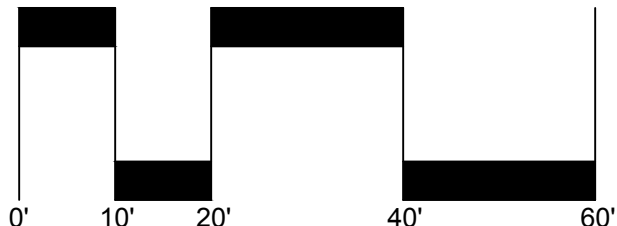


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INITIAL SITE PLAN SUBMITTAL

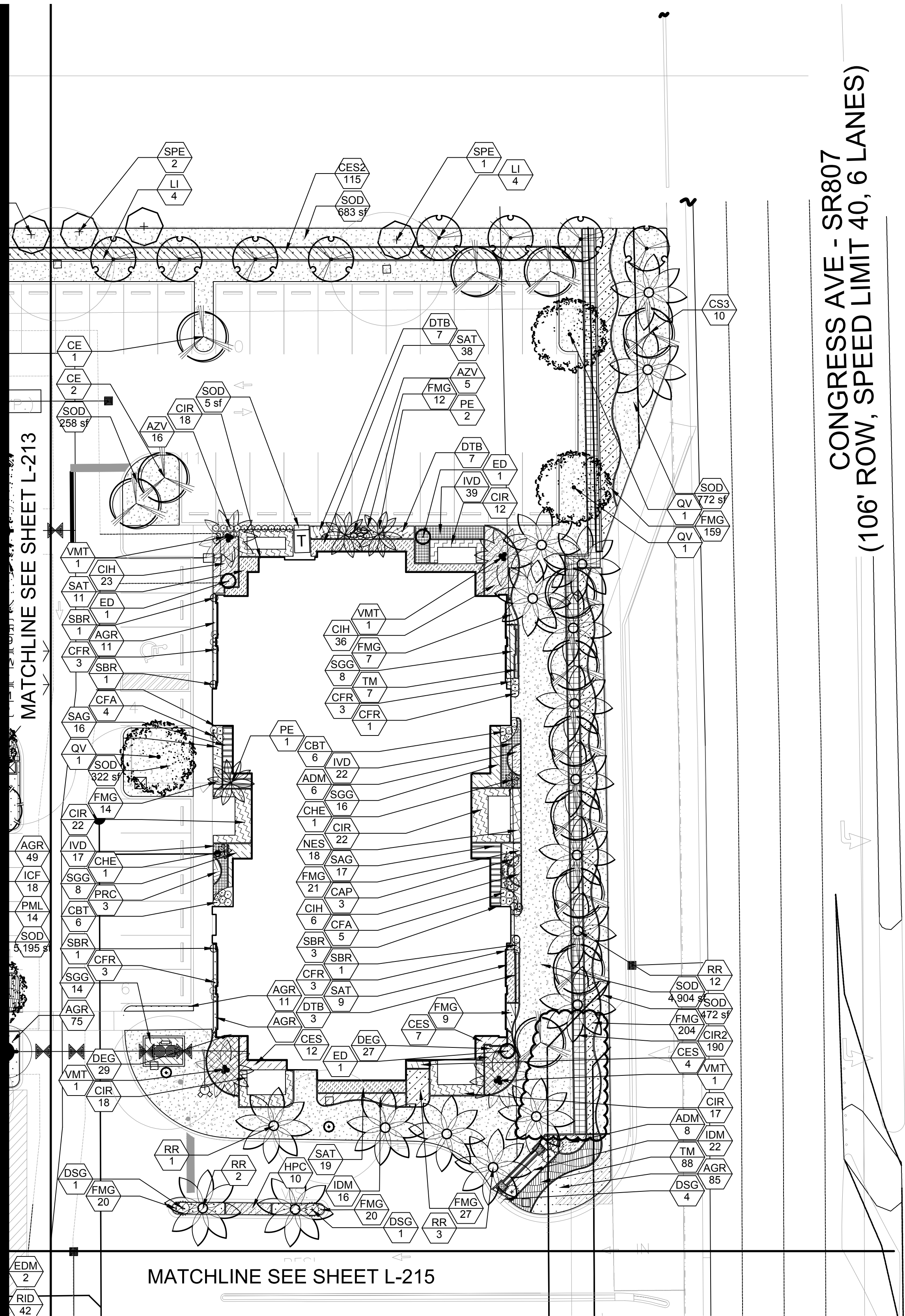
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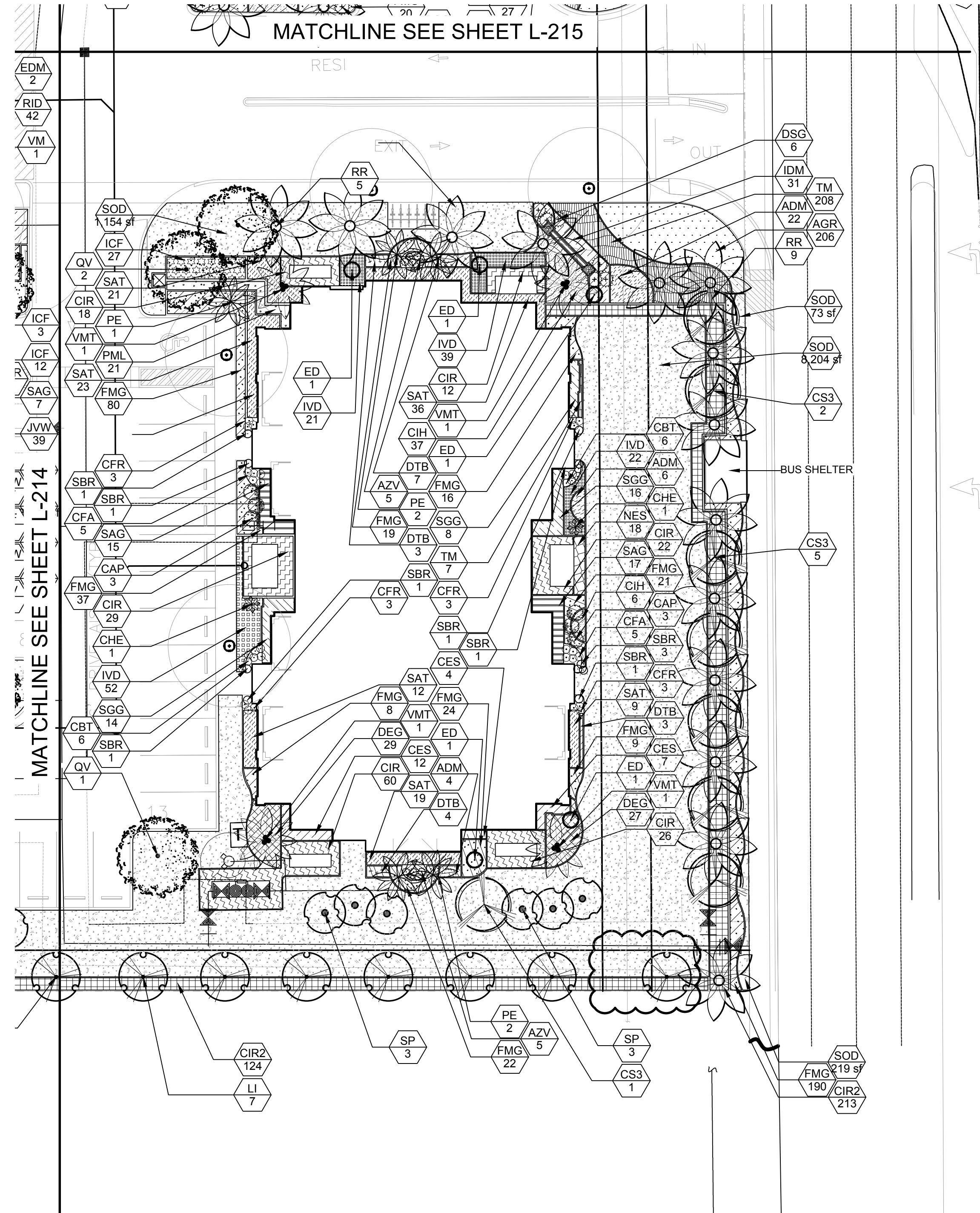








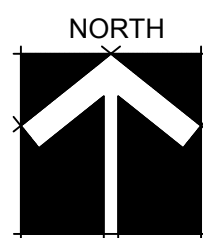
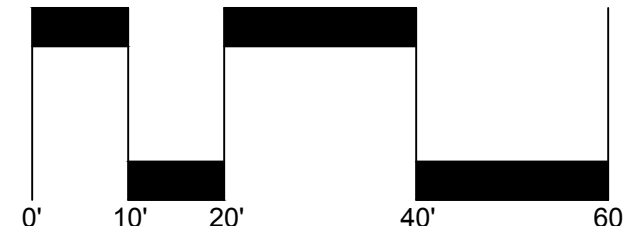
CONGRESS AVE - SR807  
(106' ROW, SPEED LIMIT 40, 6 LANES)



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SCALE: 1"=20'-00"



INITIAL SITE PLAN SUBMITTAL

# PALM SPRINGS RESIDENCES

LANDSCAPE PLANS

PALM SPRINGS, FLORIDA

Sheet Description  
LANDSCAPE PLAN

Release Date  
01-22-21

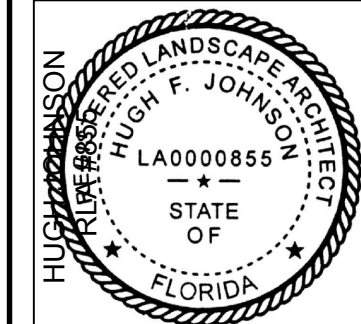
Project Number  
2105

Drawing Number

L-215  
LANDSCAPE PLANS

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REV. 2 03-30-2021

Revision Dates



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Architectural Alliance Landscape  
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237  
TEL: 954.575.1111 FAX: 954.575.1112



NOTES:

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

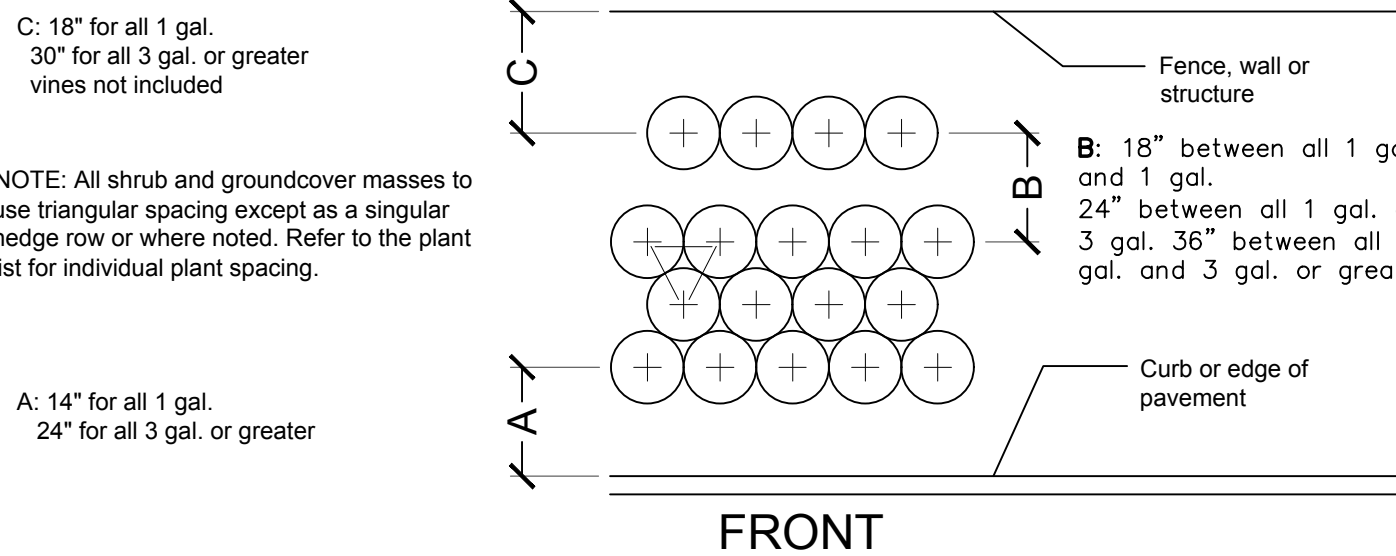
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.



Typical Plant Spacing

NOTES:

- FOR SPECIFICATIONS OF RELOCATED LEGACY TREES REFER TO UDKS LANDSCAPE PERMIT DRAWINGS ALREADY APPROVED.
- ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
- IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
- SEE SHEETS L-210 THROUGH L-217 FOR THE PLANTING PLANS
- ALL PLANTED MATERIAL ADJACENT TO CURBING SHALL BE PLANTED 3' BACK OF SAID CURB.
- A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.
- ALL SHADE AND MEDIUM TREES INSTALLED WITHIN CLOSE PROXIMITY OF A PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM PER CODE REQUIREMENTS OF THE CITY.
- TREE PROTECTION FENCE TO BE CONSTRUCTED TO PROTECT LEGACY TREES DURING CONSTRUCTION.

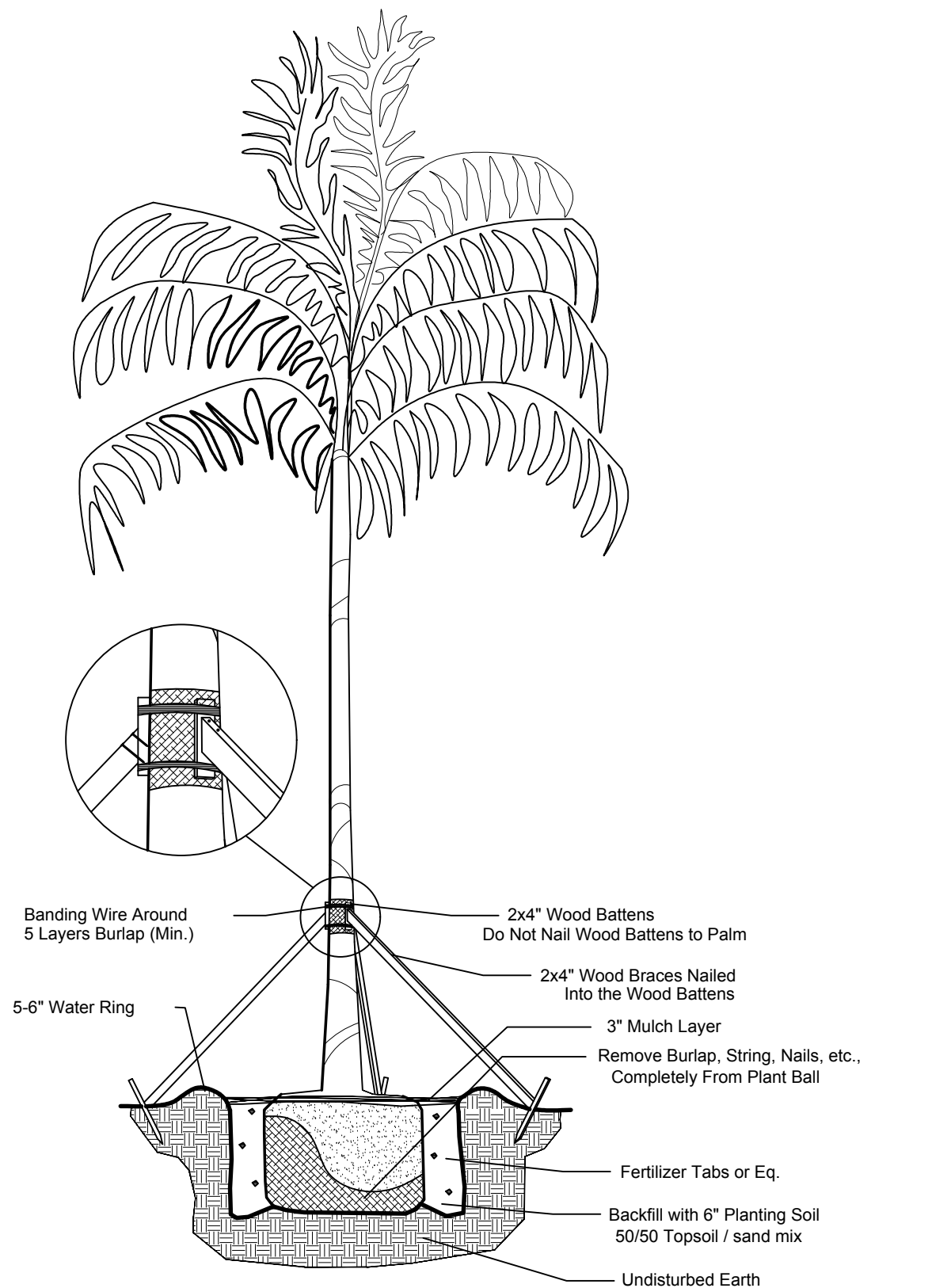
NOTE:

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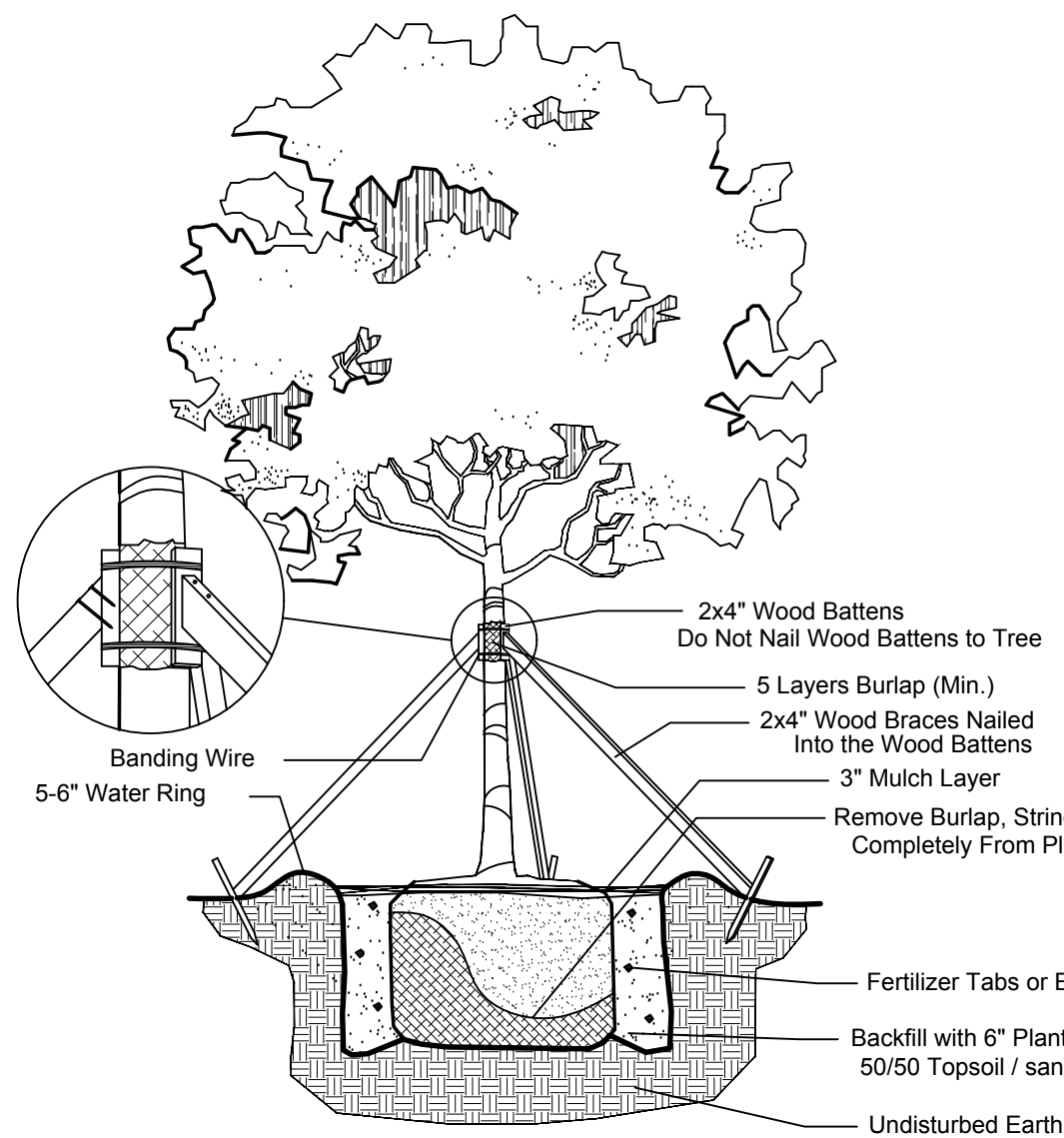
2. PERIMETER HEDGE SHALL BE MAINTAINED NOT LESS THAN THREE FEET IN HEIGHT.

3. A ROOT BARRIER NO LESS THAN 5 FEET SQUARE SHALL BE PROVIDED FOR TREES PLANTED CLOSER THAN 12 FEET FROM PUBLIC WORKS INFRASTRUCTURE.

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



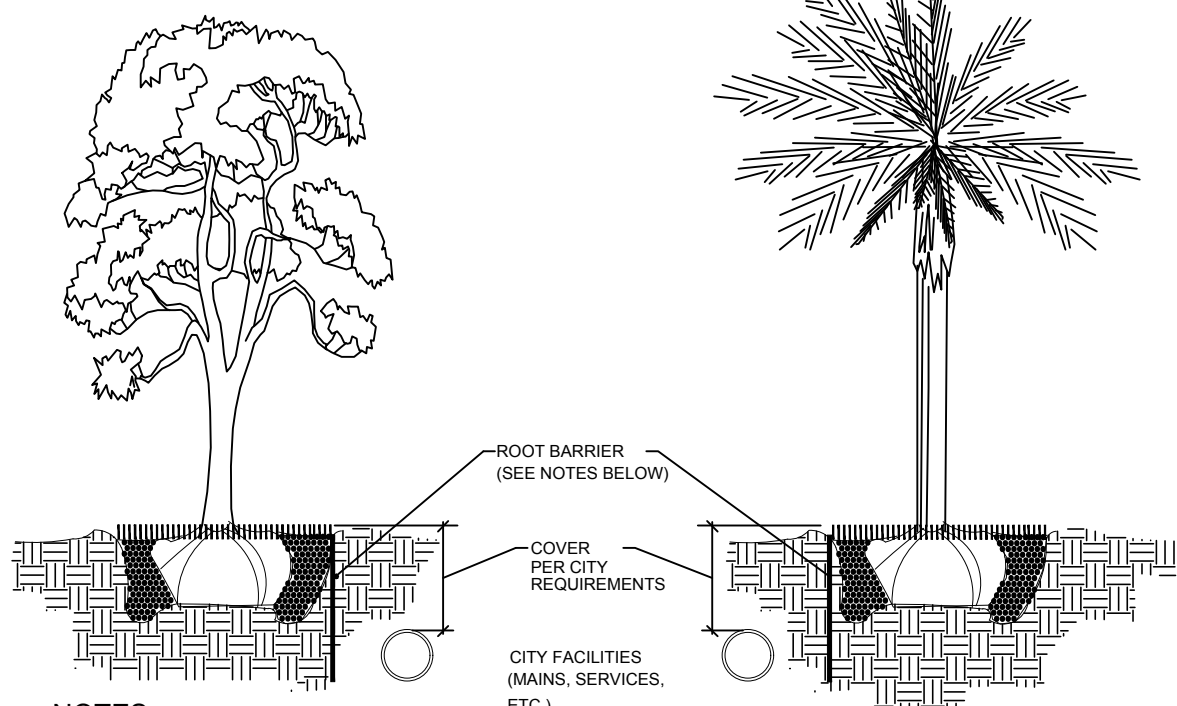
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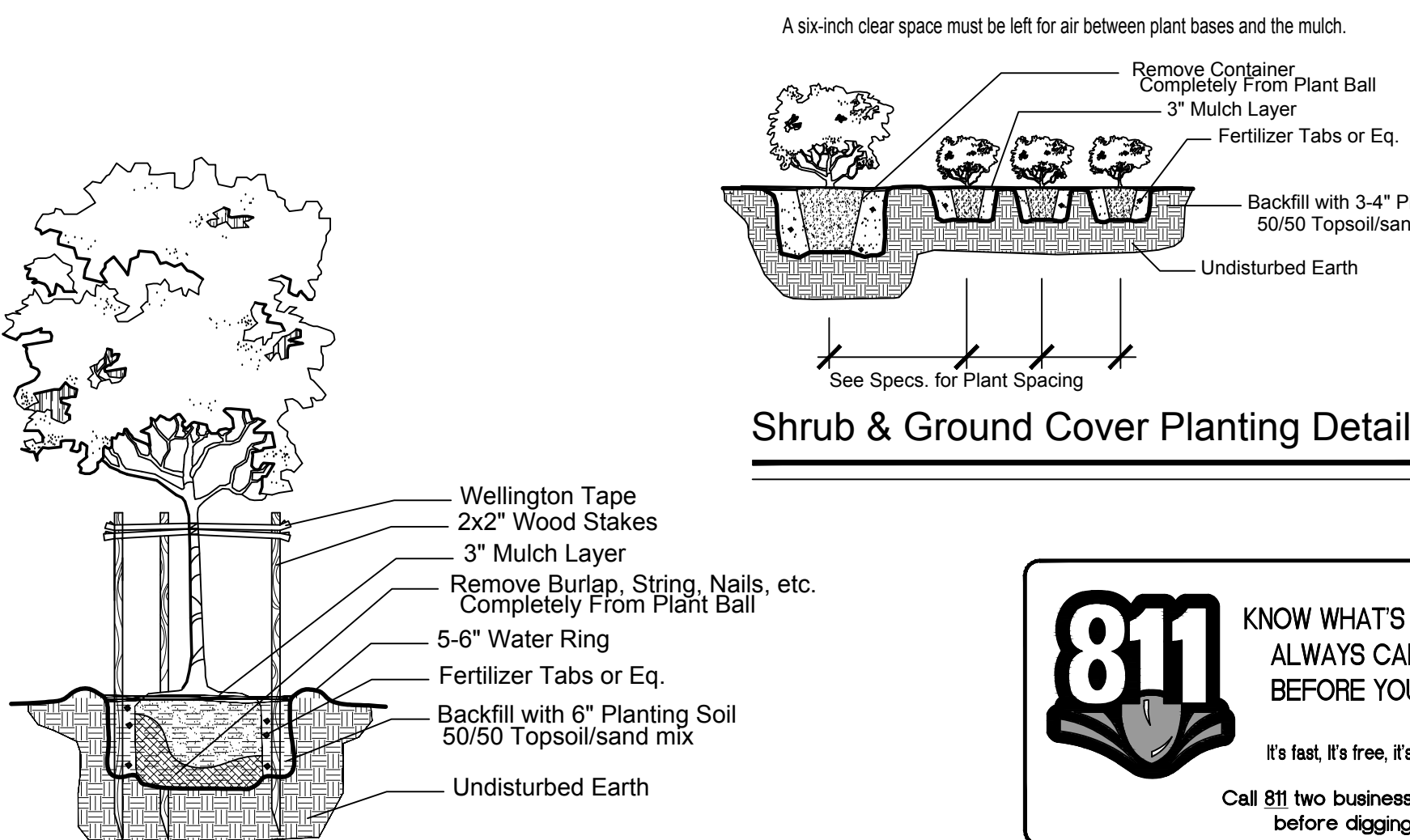
| PLANT SCHEDULE PALM SPRINGS |            |                                         |                                   |                 |            |                                      |        |         |          |                    |
|-----------------------------|------------|-----------------------------------------|-----------------------------------|-----------------|------------|--------------------------------------|--------|---------|----------|--------------------|
| TREES                       | QTY        | BOTANICAL NAME                          | COMMON NAME                       | CONT            | CAL.       | SIZE                                 | NATIVE | DROUGHT |          | REMARKS            |
| BS                          | 80         | BURSERA SIMARUBA                        | GUMBO LIMBO                       | FG/8&B          | 2" CAL.    | 12' HT X 5' SPR, 5' CT               | YES    | HIGH    |          |                    |
| CE                          | 90         | CONOCARPUS ERECTUS                      | BUTTONWOOD                        | FG/8&B          | 2" CAL.    | 12' HT. X 5' SPR., 5' CT, STD.       | YES    | HIGH    |          |                    |
| CS3                         | 18         | CONOCARPUS ERECTUS SERICEUS             | SILVER BUTTON WOOD                | FG/8&B          | 2.5" CAL.  | 12' HT. X 5' SPR., STD.              | YES    | HIGH    |          |                    |
| LJP                         | 47         | LIGUSTRUM JAPONICUM                     | JAPANESE PRIVET                   | FG/8&B          | MULTI-STEM | 12' OA                               | NO     | HIGH    |          | TREE UP MULTI-STEM |
| LW                          | 48         | LYSILOMA LATISILIQUUM                   | WILD TAMARIND                     | FG/8&B          | 2" CAL.    | 12' HT X 5' SPR, 5' CT               | YES    | HIGH    |          |                    |
| QV                          | 65         | QUERCUS VIRGINIANA                      | LIVE OAK                          | FG/8&B          | 2" CAL.    | 12' HT X 5' SPR, 5' CT               | YES    | HIGH    |          |                    |
| SM2                         | 16         | SWIENTENIA MAHOGANY                     | MAHOGANY                          | FG/8&B          | 2" CAL.    | 12' HT X 5' SPR, 5' CT               | YES    | HIGH    |          |                    |
| ACCENT TREES                | QTY        | BOTANICAL NAME                          | COMMON NAME                       | CONT            | CAL.       | SIZE                                 | NATIVE | DROUGHT |          | REMARKS            |
| ED                          | 41         | ELAEOCARPUS DECIPENS                    | JAPANESE BLUEBERRY TREE           | 100 GAL         |            | 12' HT X 4' SPR, 5' CT., FULL CANOPY | NO     | HIGH    |          |                    |
| FLOWERING TREES             | QTY        | BOTANICAL NAME                          | COMMON NAME                       | CONT            | CAL.       | SIZE                                 | NATIVE | DROUGHT |          | REMARKS            |
| CF                          | 16         | CASSIA FISTULA                          | GOLDEN SHOWER                     | FG/8&B          | 2" CAL.    | 12' HT X 6' SPR                      | NO     | HIGH    |          |                    |
| DR                          | 24         | DELONIX REGIA                           | ROYAL POINCIANA                   | 8&B FIELD GROWN | 4" CAL.    | 14' HT X 6' SPR                      | NO     | MEDIUM  |          |                    |
| LI                          | 107        | LAGERSTROEMIA INDICA 'TUSCARORA'        | TUSCARORA CRAPE MYRTLE 'STANDARD' | FG/8&B          | 2" CAL.    | 12' HT X 5' SPR, STD                 | NO     | HIGH    |          |                    |
| PALM TREES                  | QTY        | BOTANICAL NAME                          | COMMON NAME                       | CONT            | CAL.       | SIZE                                 | NATIVE | DROUGHT |          | REMARKS            |
| PD                          | 4          | PHOENIX DACTYLIFERA 'MEDJOL'            | MEDJOL DATE PALM                  | FG/8&B          |            | 14' CT, NUT INCLUDED, MATCHED        | NO     | HIGH    |          |                    |
| PE3                         | 2          | PTYCHOSPHERMA ELEGANS                   | ALEXANDER PALM                    | 8&B FIELD GROWN |            | 25-30' OA, TRIPLE                    | NO     | MED.    |          |                    |
| PE                          | 89         | PTYCHOSPHERMA ELEGANS                   | SOLITAIRE PALM                    | FG/8&B          |            | 16'-20' OA, SINGLE TRUNK             | NO     | HIGH    |          |                    |
| RR                          | 71         | ROYSTONIA REGIA                         | ROYAL PALM                        | FG/8&B          |            | 6' GW, 20'-22' OA                    | YES    | MEDIUM  |          |                    |
| SPE                         | 4          | SABAL PALMETTO                          | CABBAGE PALMETTO                  |                 |            | EXISTING TO REMAIN                   | YES    | HIGH    |          |                    |
| SP                          | 83         | SABAL PALMETTO                          | CABBAGE PALMETTO                  | FG/8&B          |            | 14'-20' OA, VARY HEIGHTS             | YES    | HIGH    |          |                    |
| VM                          | 22         | VEITCHIA MONTGOMERYANA                  | MONTGOMERY PALM                   | 8&B FIELD GROWN |            | 6' GW, MATCHED                       | NO     | HIGH    |          |                    |
| VMT                         | 59         | VEITCHIA MONTGOMERYANA                  | MONTGOMERY PALM                   | FG/8&B          |            | 12-16' OA, TRIPLE TRUNK              | NO     | MEDIUM  |          |                    |
| SHRUBS                      | QTY        | BOTANICAL NAME                          | COMMON NAME                       | CONT            | DBH        | SIZE                                 | NATIVE | DROUGHT |          | REMARKS            |
| AWH                         | 43         | ACALYPHA WILKESIANA 'HOFFMANII'         | RED COPPERLEAF                    | 3 GAL.          |            | 20" HT X 20" SPR, FULL               | NO     | HIGH    |          |                    |
| AWJ                         | 43         | ACALYPHA WILKESIANA 'JAVA WHITE'        | JAVA WHITE WILKES' COPPERLEAF     | 3 GAL.          |            | 20" HT X 20" SPR, FULL               | NO     | HIGH    |          |                    |
| AZV                         | 31         | ALPINIA ZERUMBET 'VARIEGATA'            | VARIEGATED SHELL GINGER           | 7 GAL.          |            | 30" OA                               | NO     | HIGH    |          |                    |
| CHE                         | 8          | CHAMAEROPS HUMILIS CERIFERA             | MEDITERRANEAN FAN PALM            | FG/8&B          |            | MULTI-STEM 4-6' OA, SPECIMEN         | NO     | HIGH    |          |                    |
| EDM                         | 2          | ELAEOCARPUS DECIPENS 'MONPROUD'         | JAPANESE BLUEBERRY TREE DWARF     | 25 GAL          |            | 5-6' OA, FULL TO BASE                | NO     | HIGH    |          |                    |
| HSP                         | 4          | HIBISCUS ROSA-SINENSIS 'SEMINOLE'       | PINK HIBISCUS                     | 25 GAL          |            | 6' HT OA, STANDARD                   | NO     | MEDIUM  |          |                    |
| ACCENT PLANT                | QTY        | BOTANICAL NAME                          | COMMON NAME                       | CONT            | DBH        | SIZE                                 | NATIVE | DROUGHT |          | REMARKS            |
| AMT                         | 50         | ADONIDIA MERRILLII                      | ADONIDIA PALM                     | 25 GAL          |            | 6' OA, TRIPLE TRUNKS                 | NO     | HIGH    |          |                    |
| AIR                         | 2          | ALCANTAREA IMPERIALIS 'RUBRA'           | RUBRA IMPERIAL BROMELIAD          | 3 GAL           |            | 30-36" OA                            | NO     | HIGH    |          |                    |
| BFY                         | 9          | BRUNFELSIA PAUCIFLORA 'FLORIBUNDA'      | YESTERDAY, TODAY, AND TOMORROW    | 7 GAL           |            | 30-36" OA                            | NO     | MEDIUM  |          |                    |
| CFA                         | 38         | CORDYLINE FRUTICOSA 'AUNTIE LOU'        | PINK TI PLANT                     | 3 GAL           |            | 30" HT. X 24" SPR.                   | NO     | HIGH    |          |                    |
| CFB                         | 22         | CORDYLINE FRUTICOSA 'BLACK MAGIC'       | BLACK MAGIC TI                    | 3 GAL           |            | 30" HT. X 24" SPR.                   | NO     | HIGH    |          |                    |
| CBT                         | 24         | CORDYLINE FRUTICOSA 'BOLERO'            | BOLERO TI PLANT                   | 3 GAL           |            | 30" HT. X 24" SPR.                   | NO     | MEDIUM  |          |                    |
| CFR                         | 25         | CORDYLINE FRUTICOSA 'RED SISTER'        | RED SISTER TI                     | 3 GAL.          |            | 30" HT. X 24" SPR.                   | NO     | HIGH    |          |                    |
| CAP                         | 9          | CRINUM AUGUSTUM 'QUEEN EMMA'            | 'QUEEN EMMA' CRINUM               | 7 GAL.          |            | 36" HT. X 30" SPR.                   | NO     | HIGH    |          |                    |
| DSG                         | 12         | DIOON SPINULOSUM                        | CYCAD                             | 15 GAL          |            | 30-36" OA                            | NO     | HIGH    |          |                    |
| DRV                         | 8          | DRACAENA REFLEXA 'VARIEGATA'            | SONG OF INDIA                     | 3 GAL.          |            | 5' OA, 3'-4' SPR                     | NO     | MEDIUM  |          |                    |
| LCR                         | 4          | LEEA COCCINEA 'RUBRA'                   | RED LEEA                          | 7 GAL.          |            | 30-36" OA                            | NO     | MEDIUM  |          |                    |
| SBR                         | 17         | SANSEVIERIA TRIFASCIATA 'BLACK ROBUSTA' | BLACK ROBUSTA SANSEVIERIA         | 3 GAL           |            | 30" OA                               | NO     | HIGH    |          |                    |
| TRF                         | 6          | THRINAX RADIATA                         | FLORIDA THATCH PALM               | 25 GAL          |            | 5' OA                                | YES    | HIGH    |          |                    |
| SHRUB AREAS                 | QTY        | BOTANICAL NAME                          | COMMON NAME                       | CONT            | DBH        | SIZE                                 | NATIVE | DROUGHT | SPACING  | REMARKS            |
| CIR                         | 1,949      | CHRYSOBALANUS ICACO 'REDTIP'            | RED TIP COCOPLUM                  | 7 GAL.          |            | 30"HT X 24"SPR                       | YES    | MEDIUM  | 24" o.c. |                    |
| CGS2                        | 64         | CLUSIA GUTTIFERA                        | SMALL-LEAF CLUSIA                 | 7 GAL.          |            | 36" HT X 24" SPR                     | YES    | HIGH    | 24" o.c. |                    |
| CES                         | 46         | CONOCARPUS ERECTUS SERICEUS             | SILVER BUTTON WOOD                | 7 GAL.          |            | 30" HT. X 24" SPR.                   | YES    | HIGH    | 24" o.c. |                    |
| DEG                         | 360        | DURANTA ERECTA 'GOLD MOUND'             | GOLD MOUND DURANTA                | 3 GAL.          |            | 18" HT. X 16" SPD.                   | YES    | MEDIUM  | 24" o.c. |                    |
| GOT                         | 8          | GALPHIMIA GLAUCA                        | THRYSALIS                         | 3 GAL.          |            | 16" HT X 16" SPR                     | NO     | MEDIUM  | 24" o.c. |                    |
| HPC                         | 482        | HAMELIA PATENS 'COMPACTA'               | DWARF SCARLET BUSH                | 3 GAL.          |            | 16" HT X 16" SPR                     | YES    | HIGH    | 24" o.c. |                    |
| HRH                         | 137        | HIBISCUS ROSA-SINENSIS 'RED HOT'        | RED HOT HIBISCUS                  | 3 GAL.          |            | 20" HT. X 20" SPR, FULL              | NO     | MEDIUM  | 24" o.c. |                    |
| ICF                         | 239        | IXORA COCCINEA 'FRANKIE HIPP' PP9200    | WHITE IXORA                       | 3 GAL.          |            | 18" HT. X 18" SPD.                   | NO     | HIGH    | 24" o.c. |                    |
| ING                         | 427        | IXORA COCCINEA 'NORA GRANT'             | RED IXORA                         | 3 GAL.          |            | 20" HT. X 20" SPR                    | NO     | HIGH    | 24" o.c. |                    |
| IDM                         | 100        | IXORA MAUI                              | DWARF MAUI IXORA                  | 3 GAL.          |            | 30" HT. X 24" SPR.                   | NO     | MEDIUM  | 24" o.c. |                    |
| PRC                         | 3          | PHILODENDRON X 'ROJO CONGO'             | ROJO CONGO PHILODENDRON           | 3 GAL.          |            | 30" HT. X 24" SPR.                   | NO     | MEDIUM  | 24" o.c. |                    |
| PTV                         | 96         | PITTIOSPORUM TOBIRA 'VARIEGATA'         | VARIEGATED PITTIOSPORUM           | 3 GAL.          |            | 24"HT X 24"SPR                       | NO     | MEDIUM  | 24" o.c. |                    |
| PML                         | 376        | PODOCARPUS MACROPHYLLUS MAKI            | SHRUBBY YEW                       | 7 GAL.          |            | 36" HT X 24" SPR                     | NO     | HIGH    | 24" o.c. |                    |
| PNW                         | 296        | PSYDOTRIA NERVOSA                       | WILD COFFEE                       | 3 GAL.          |            | 20" HT. X 20" SPR.                   | YES    | HIGH    | 24" o.c. |                    |
| RIO                         | 829        | RAPHIOLEPIS INDICA 'DWARF'              | DWARF INDIA HAWTHORN              | 3 GAL.          |            | 14" HT X 16" SPR                     | NO     | HIGH    | 18" o.c. |                    |
| SAG                         | 443        | SCHIEFFELERA ARBORICOLA 'DWARF'         | DWARF SCHIEFFELERA                | 3 GAL.          |            | 30" HT. X 24" SPR.                   | NO     | HIGH    | 24" o.c. |                    |
| SGG                         | 433        | SCHIEFFELERA ARBORICOLA 'GOLD CAPELLA'  | GOLD CAPELLA ARBORICOLA           | 3 GAL.          |            | 30" HT. X 24" SPR.                   | NO     | HIGH    | 24" o.c. |                    |
| SAT                         | 574        | SCHIEFFELERA ARBORICOLA 'TRINETTE'      | SCHIEFFELERA                      | 3 GAL.          |            | 30" HT. X 24" SPR.                   | NO     | HIGH    | 24" o.c. |                    |
| TEK                         | 8          | THUNBERGIA ERECTA                       | KING'S MANTLE                     | 3 GAL           |            | 16" HT X 16" SPR                     | NO     | MEDIUM  | 24" o.c. |                    |
| VSS                         | 389        | VIBURNUM SUSPENSUM                      | SANDANKWA VIBURNUM                | 7 GAL.          |            | 24" HT X 24" SPR                     | NO     | LOW     | 24" o.c. |                    |
| PERIMETER                   | QTY        | BOTANICAL NAME                          | COMMON NAME                       | CONT            | DBH        | SIZE                                 | NATIVE | DROUGHT | SPACING  | REMARKS            |
| CIR2                        | 1,215      | CHRYSOBALANUS ICACO 'REDTIP'            | RED TIP COCOPLUM                  | 7 GAL.          |            | 36" HT X 24" SPR                     | YES    | MEDIUM  | 24" o.c. |                    |
| CES2                        | 1,767      | CONOCARPUS ERECTUS SERICEUS             | SILVER BUTTON WOOD                | 7 GAL.          |            | 36" HT X 24" SPR                     | YES    | HIGH    | 24" o.c. |                    |
| GROUND COVERS               | QTY        | BOTANICAL NAME                          | COMMON NAME                       | CONT            | DBH        | SIZE                                 | NATIVE | DROUGHT | SPACING  | REMARKS            |
| AGR                         | 3,773      | ARACHIS GLABRATA                        | PERENNIAL PEANUT                  | 1 GAL           |            | 6" HT. X 12" SPR.                    | NO     | HIGH    | 18" o.c. |                    |
| ADM                         | 46         | ASPARAGUS DENSIFLORUS 'MYERS'           | MYERS ASPARAGUS                   | 3 GAL.          |            | 18" HT X 18" SPR                     | NO     | MEDIUM  | 24" o.c. |                    |
| CME                         | 115        | CARISSA MACROCARPA 'EMERALD BLANKET'    | EMERALD BLANKET CARISSA           | 3 GAL.          |            | 12" HT. X 12" SPR                    | NO     | HIGH    | 18" o.c. |                    |
| CHI                         | 833        | CHRYSOBALANUS ICACO 'HORIZONTALIS'      | HORIZONTAL COCOPLUM               | 3 GAL.          |            | 16" HT X 16" SPR                     | YES    | HIGH    | 24" o.c. |                    |
| DTB                         | 94         | DIANELLA TASMANICA                      | BLUEBERRY FLAX LILY               | 3 GAL.          |            | 16" HT. X 16" SPR.                   | NO     | MEDIUM  | 24" o.c. |                    |
| DBM                         | 49         | DIETES BICOLOR 'MORAEA'                 | FORTNIGHT LILY                    | 3 GAL           |            | 12"HT X 12"SPR @                     | NO     | HIGH    | 20" o.c. |                    |
| FMG                         | 2,058      | FIGUS MICROCARPA 'GREEN ISLAND'         | GREEN ISLAND FIGUS                | 3 GAL.          |            | 12" HT. X 12" SPD.                   | NO     | HIGH    | 18" o.c. |                    |
| IVD                         | 2,047      | ILEX VOMITORIA 'STOKES DWARF'           | DWARF VOMITORIA HOLLY             | 3 GAL.          |            | 14" HT X 16" SPR                     | YES    | HIGH    | 18" o.c. |                    |
| JWV                         | 889        | JASMINUM VOLUBILE                       | WAX JASMINE                       | 3 GAL.          |            | 14" HT X 16" SPR                     | NO     | MEDIUM  | 24" o.c. |                    |
| MFS                         | 155        | MICROSORUM SCOLOPENDRUM                 | WART FERN                         | 1 GAL.          |            | 4" HT. X 12" SPR.                    | NO     | MEDIUM  | 18" o.c. |                    |
| NBN                         | 34         | NEOREGELIA X 'BOSSA NOVA'               | GREEN & WHITE BROMELIAD           | 1 GAL.          |            |                                      | NO     | HIGH    | 20" o.c. |                    |
| NES                         | 36         | NEPHROLEPIS EXALTATA                    | BOSTON FERN                       | 3 GAL.          |            | 12" HT. X 12" SPR                    | YES    | HIGH    | 18" o.c. |                    |
| TM                          | 475        | TRACHELOSPERMUM ASIATICUM 'MINIMA'      | MINIMA JASMINE                    | 1 GAL.          |            | 4" HT. X 12" SPD.                    | NO     | MEDIUM  | 15" o.c. |                    |
| SOD/SEED                    | QTY        | BOTANICAL NAME                          | COMMON NAME                       | CONT            | DBH        | SIZE                                 | NATIVE | DROUGHT | SPACING  | REMARKS            |
| SOD                         | 144,695 SF | STENOTAPHRUM SECUNDATUM 'FLORITAM'      | 'FLORITAM' ST. AUGUSTINE SOD      | SOD             |            |                                      |        |         |          |                    |

NOTE: PROVIDE ROOT BARRIERS AS REQUIRED ON ALL TREES IN CONFLICT WITH MINIMUM CLEARANCE WITH UTILITIES. MINIMUM CLEARANCE OF 5' FT FOR PALMS AND SMALL TREES AND 10' FT FOR LARGE TREES WITH INTRUSIVE ROOT SYSTEMS PER LANDAMA REQUIREMENTS SEE TYPICAL DETAIL BELOW.



Root Barrier Detail

NTS



Small Tree Planting Detail

NTS

INITIAL SITE PLAN SUBMITTAL

PALM SPRINGS RESIDENCES

LANDSCAPE PLANS

PALM SPRINGS, FLORIDA

Sheet Description

PLANTING DETAILS AND NOTES

Release Date

01-22-21

Project Number

2105

Drawing Number

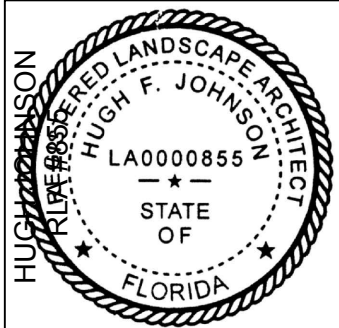
L-216

LANDSCAPE PLANS

Architectural Alliance Landscape

632 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237

TEL: 754.766.0000 FAX: 754.766.0001



REV. 1 02-24-2021

REV. 2 03-30-2021

Revision Dates



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| LANDSCAPE CALCULATIONS                       |                                                                                                                                                                                                                                                 |                       |                |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------|
| ZONING: RESIDENTIAL - MULTIFAMILY APARTMENTS |                                                                                                                                                                                                                                                 |                       |                |
| TOTAL SITE AREA                              |                                                                                                                                                                                                                                                 | 774,065 S.F.          |                |
|                                              | Building Area                                                                                                                                                                                                                                   | 150,442 S.F.          |                |
|                                              | Impervious Areas                                                                                                                                                                                                                                | 306,230 S.F.          |                |
|                                              | Pervious Area / Landscape Area                                                                                                                                                                                                                  | 225,650 S.F.          |                |
|                                              | Lake Area                                                                                                                                                                                                                                       | 87,164 S.F.           |                |
| Sec. 34-161. - REQUIRED LANDSCAPING          |                                                                                                                                                                                                                                                 | REQUIRED              | PROVIDED       |
| MINIMUM LANDSCAPE REQUIREMENTS               |                                                                                                                                                                                                                                                 |                       |                |
|                                              | Existing mature native trees should be used wherever possible in lieu of planting new trees. It may be counted as two trees for the purpose of establishing the total tree requirement within the landscaped areas by not more than 20 percent. |                       |                |
| (a)(4)                                       | One tree shall be planted or preserved for every 1,500 square feet, or fraction thereof, of a parcel used for residential purposes, excluding only areas of vegetation required to be preserved by law and preservation areas.                  |                       |                |
| (b)(1)                                       | 686,901 S.F. / 1,500 = 455 (total site area minus Lake 87,082 S.F.)                                                                                                                                                                             | 458                   | 458            |
| VEHICULAR USE AREA                           |                                                                                                                                                                                                                                                 |                       |                |
| (C)(1)                                       | Off-street parking areas shall include 20 square feet of landscaping for                                                                                                                                                                        |                       |                |
| (a)                                          | 1 Tree per each terminal island                                                                                                                                                                                                                 |                       |                |
|                                              | 58 Termial islands provided                                                                                                                                                                                                                     | 58                    | 58             |
| (b)                                          | 1 Tree per interior island                                                                                                                                                                                                                      |                       |                |
|                                              | 42 Interior islands provided                                                                                                                                                                                                                    | 42                    | 42             |
| (c)                                          | 1 Tree every 40 L.F. on median islands                                                                                                                                                                                                          |                       |                |
|                                              | 680 L.F. / 40 = 23.5 = 17 TREES                                                                                                                                                                                                                 | 17                    | 17             |
| (2)(a)                                       | A hedge not less than four, nor more than 20 feet in height shall be provided along the perimeter.                                                                                                                                              | HEDGE ALONG PERIMETER | HEDGE PROVIDED |
| (b)                                          | 1 Tree shall be provided for each 200 square feet of landscaped area and/or for each 40 linear feet of landscaped area.                                                                                                                         |                       |                |
|                                              | 825 spaces x 20 S.F. = 16,500 S.F. /200 = 83 min.                                                                                                                                                                                               |                       |                |
|                                              | or 10% of VUA area min. 288,390 S.F. x 10% = 28,839 S.F. /200 = 144.2                                                                                                                                                                           | 145                   | 145            |
| (d)                                          | NONVEHICULAR USE AREAS                                                                                                                                                                                                                          |                       |                |
|                                              | Other areas adjacent to public streets or other properties shall be landscaped in addition to the specific requirements for vehicular use areas 25 feet wide - 1 Tree for each 25 L.F. of outside perimeter                                     |                       |                |
|                                              | North perimeter - 1,270 L.F. / 25 = 50.8 = 51                                                                                                                                                                                                   | 51                    | 51             |
|                                              | West perimeter - 638 L.F. / 25 = 25.5 = 26                                                                                                                                                                                                      | 26                    | 26             |
|                                              | South perimeter - 1,420 L.F. / 25 = 56.8 = 57                                                                                                                                                                                                   | 57                    | 57             |
| Sec. 34-162. - REQUIRED BUFFERS              |                                                                                                                                                                                                                                                 |                       |                |
| (b)                                          | Category 5 Buffer: 15 Foot wide buffer area with trees spaced not more than 20 feet apart                                                                                                                                                       |                       |                |
|                                              | Congress Avenue: 435 L.F. / 20 = 21.75 = 22                                                                                                                                                                                                     | 22                    | 22             |
| Sec. 34-164. - REQUIRED FOUNDATION PLANTING  |                                                                                                                                                                                                                                                 |                       |                |
| (a)                                          | At least 25 percent of the linear feet of building façade facing a street shall be planted with trees, shrubs or hedges                                                                                                                         |                       |                |
|                                              | Two building façades facing Congress Avenue: 280 L.F. x 25% = 70                                                                                                                                                                                | 70 L.F.               | 280 L.F.       |
| (b)                                          | 1 tree or cluster of three palms per 30 linear feet                                                                                                                                                                                             |                       |                |
|                                              | Two building façades facing Congress Avenue: 280 L.F. / 30 = 9.3 = 10                                                                                                                                                                           | 10                    | 10             |
|                                              | TOTAL TREES REQUIRED                                                                                                                                                                                                                            |                       |                |
|                                              |                                                                                                                                                                                                                                                 | 886                   | 886            |
| Sec. 34-183. - NATIVE PLANT MATERIALS        |                                                                                                                                                                                                                                                 |                       |                |
|                                              | 40% Of landscape material to be native                                                                                                                                                                                                          |                       |                |
|                                              | 21,304 Landscape material provided x 40% = 8,522                                                                                                                                                                                                | 8,522                 | 9,103          |
|                                              | 8,986 / 21,296 = 0.42 = 42%                                                                                                                                                                                                                     |                       |                |
| Sec. 34-186. - TREE SPECIES                  |                                                                                                                                                                                                                                                 |                       |                |
|                                              | Minimum of 50% of all trees shall be native or palm trees                                                                                                                                                                                       |                       |                |
|                                              | 886 Trees x 50% = 443                                                                                                                                                                                                                           | 443                   | 650            |

811

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Professional Seal

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REV. 1 02-24-2021

REV. 2 03-30-2021

Revision Dates

LANDSCAPE PLANS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

LANDSCAPE CALCULATIONS

Release Date

01-22-21

Project Number

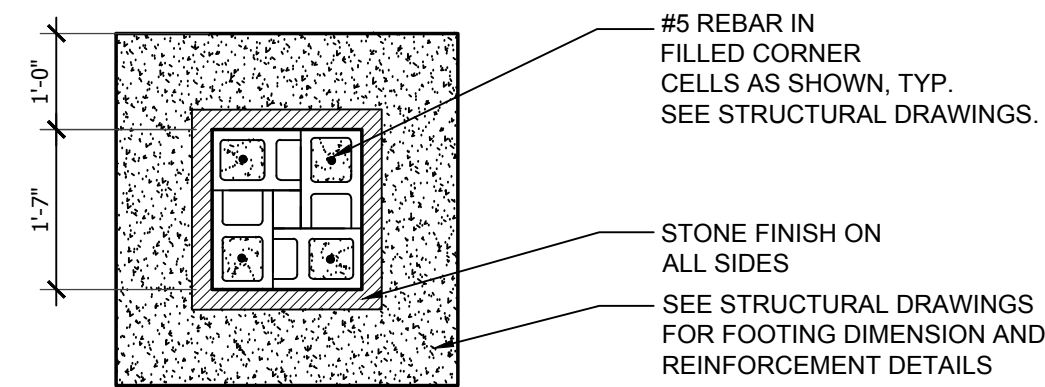
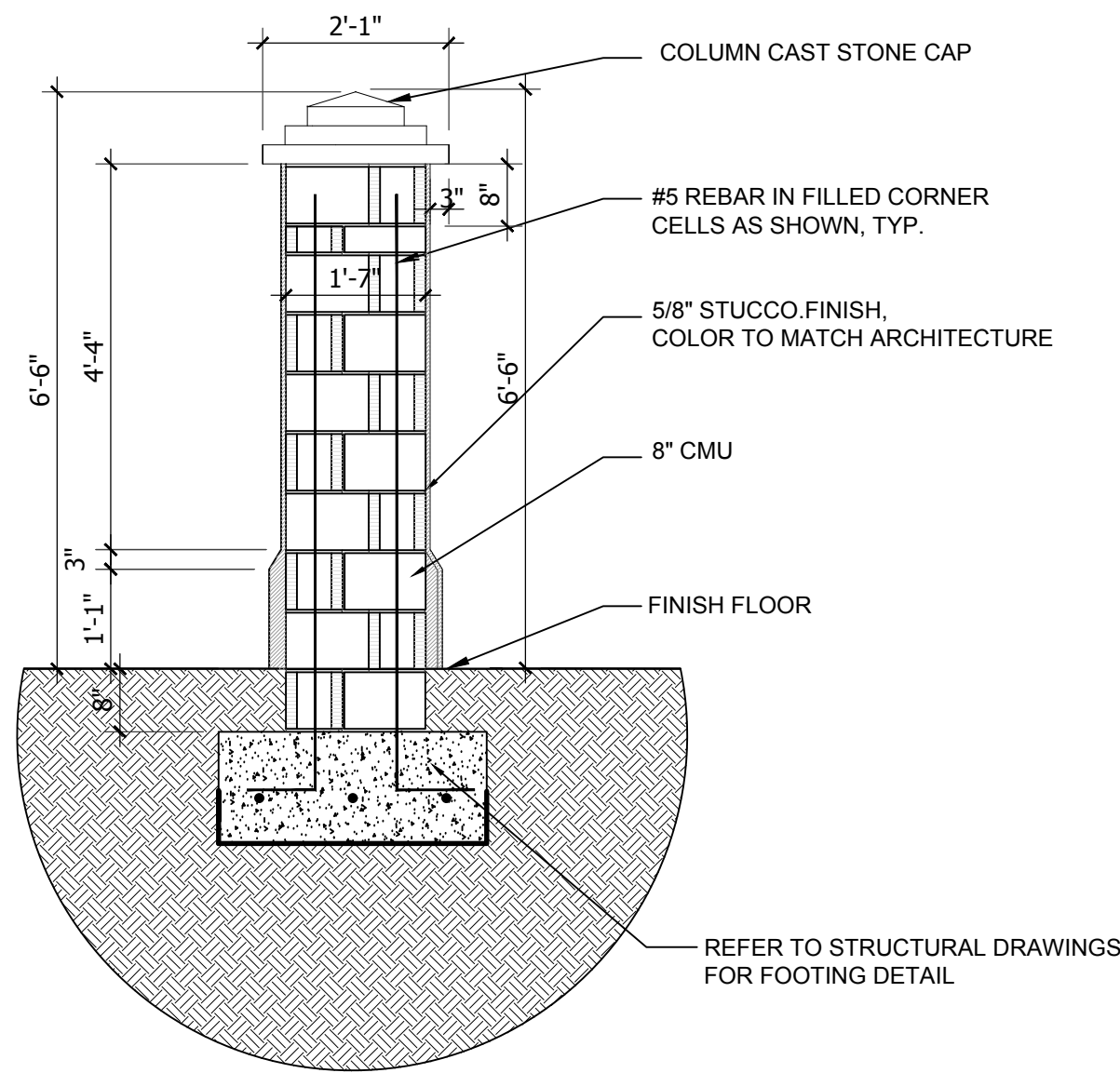
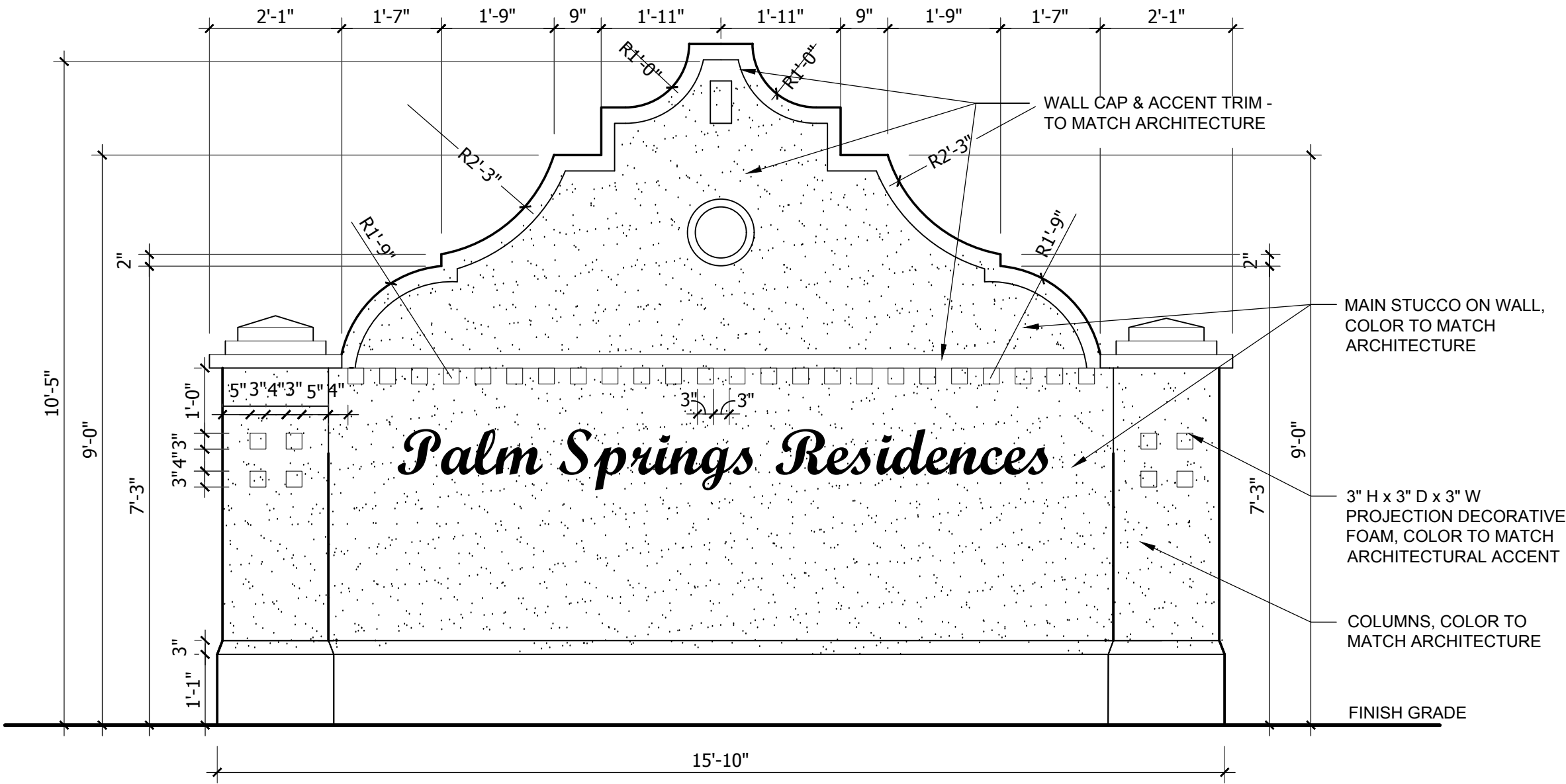
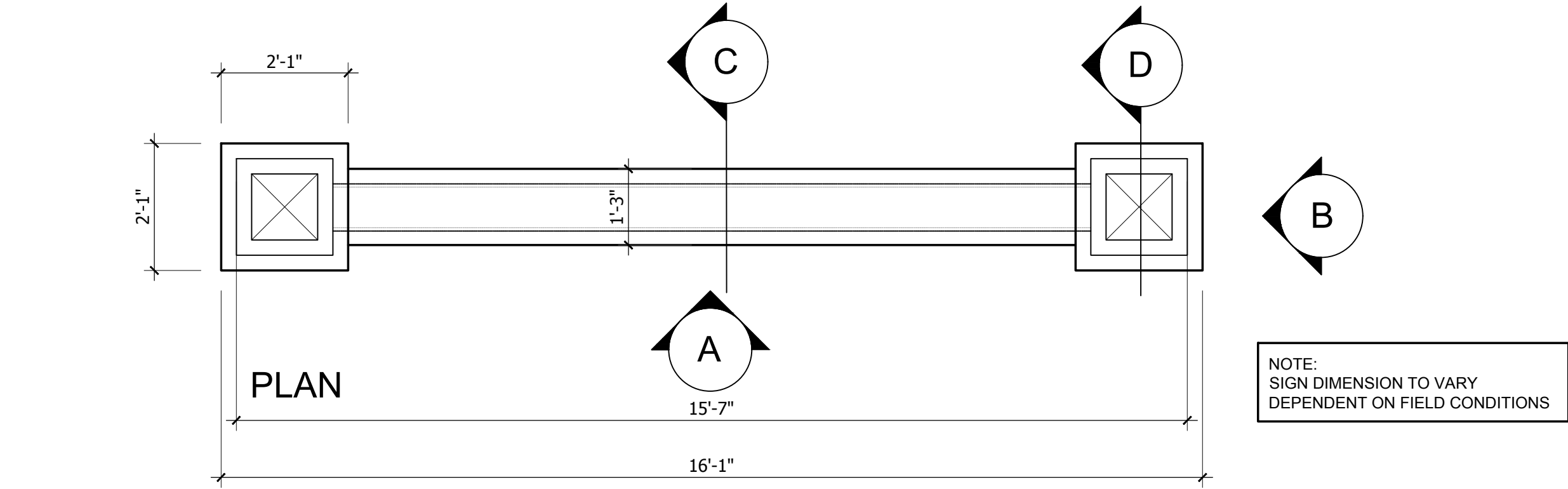
2105

Drawing Number

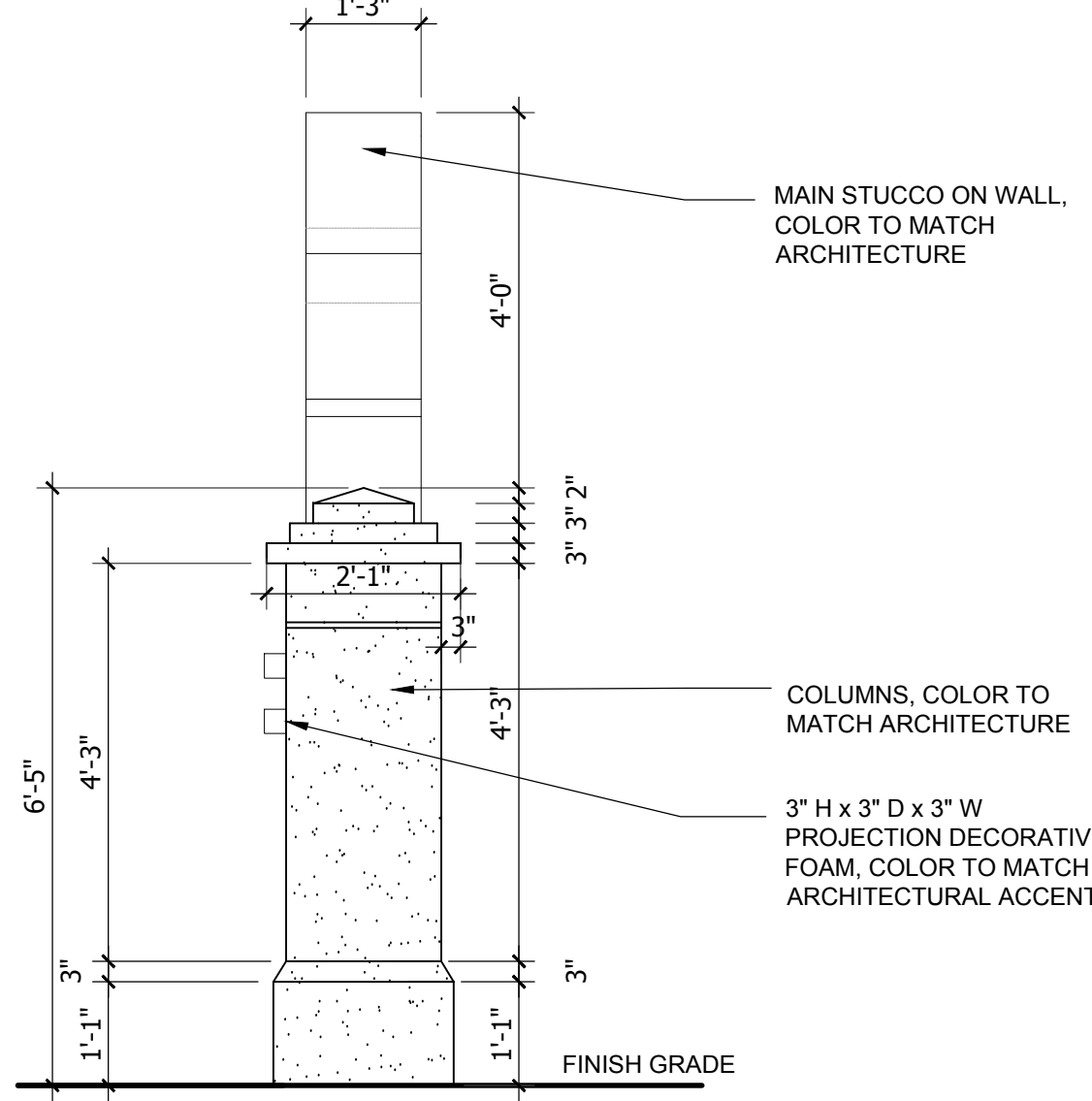
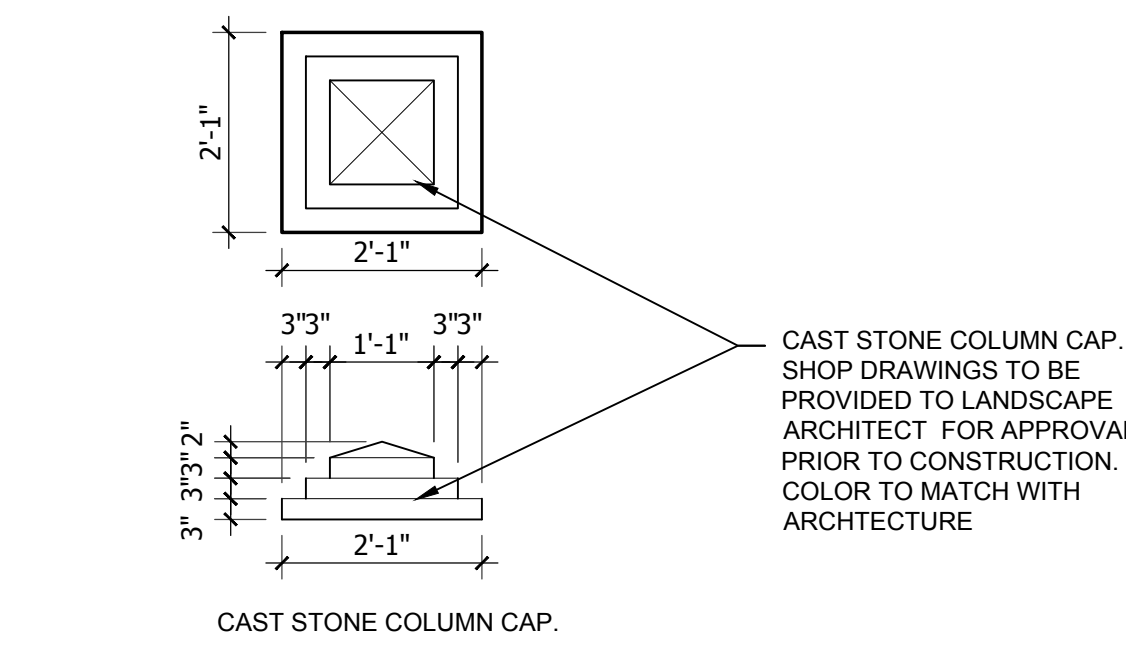
L-217

LANDSCAPE PLANS

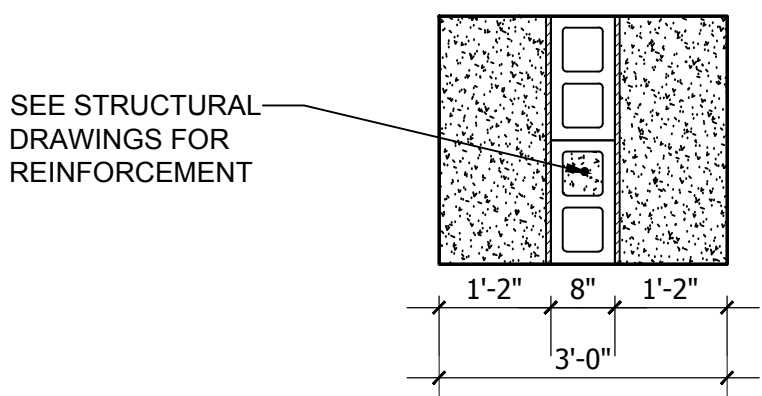
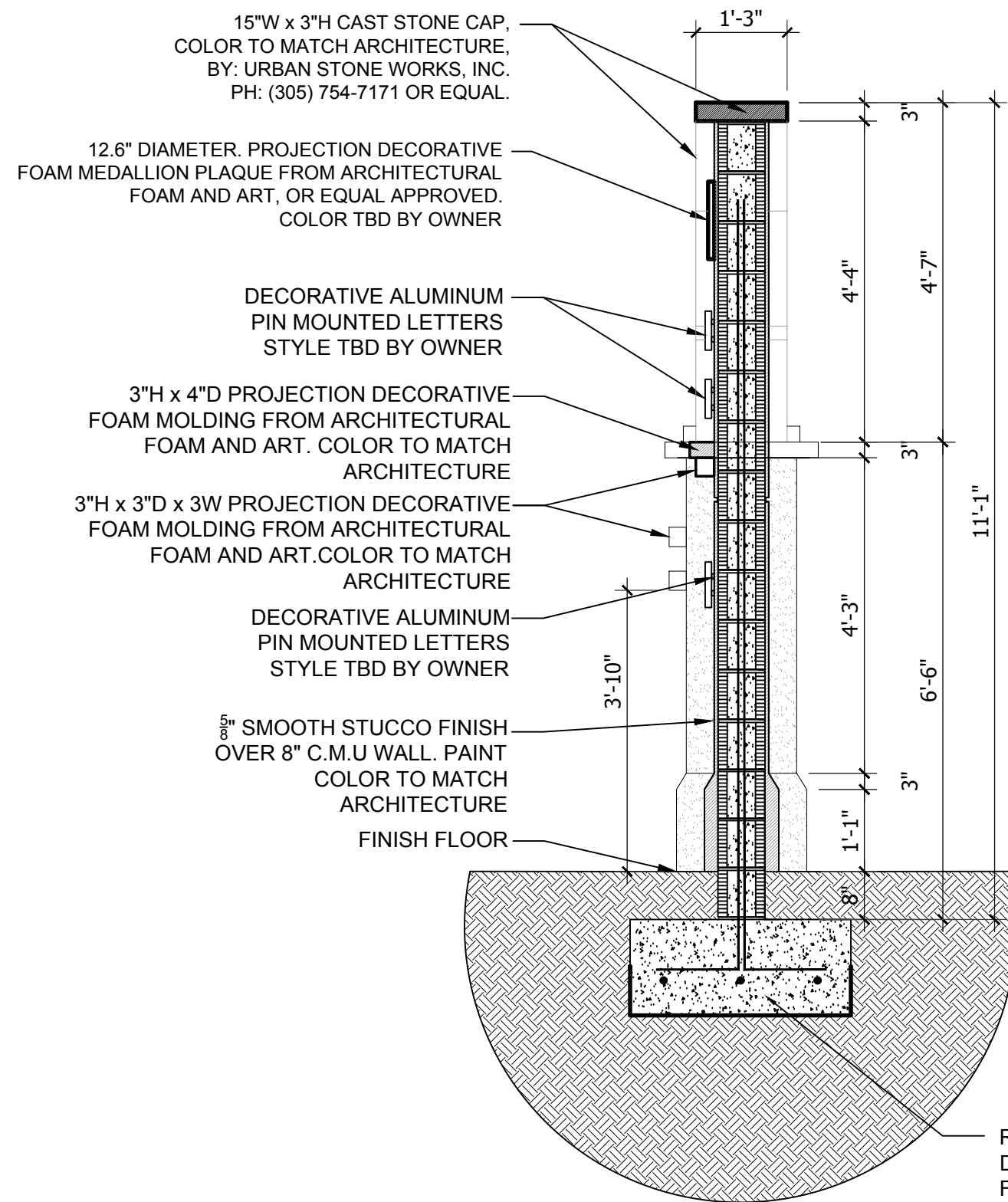




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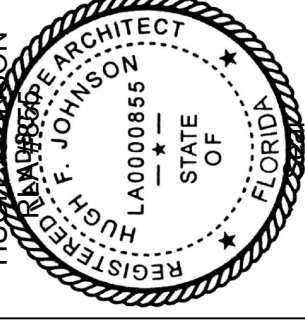
ELEVATION 'B'



SECTION 'C'



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HUGH F. JOHNSON  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. LA0000865

03-30-2021

Revision Dates

SITE DETAILS

# PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

SITE DETAILS

Release Date

01-22-21

Project Number

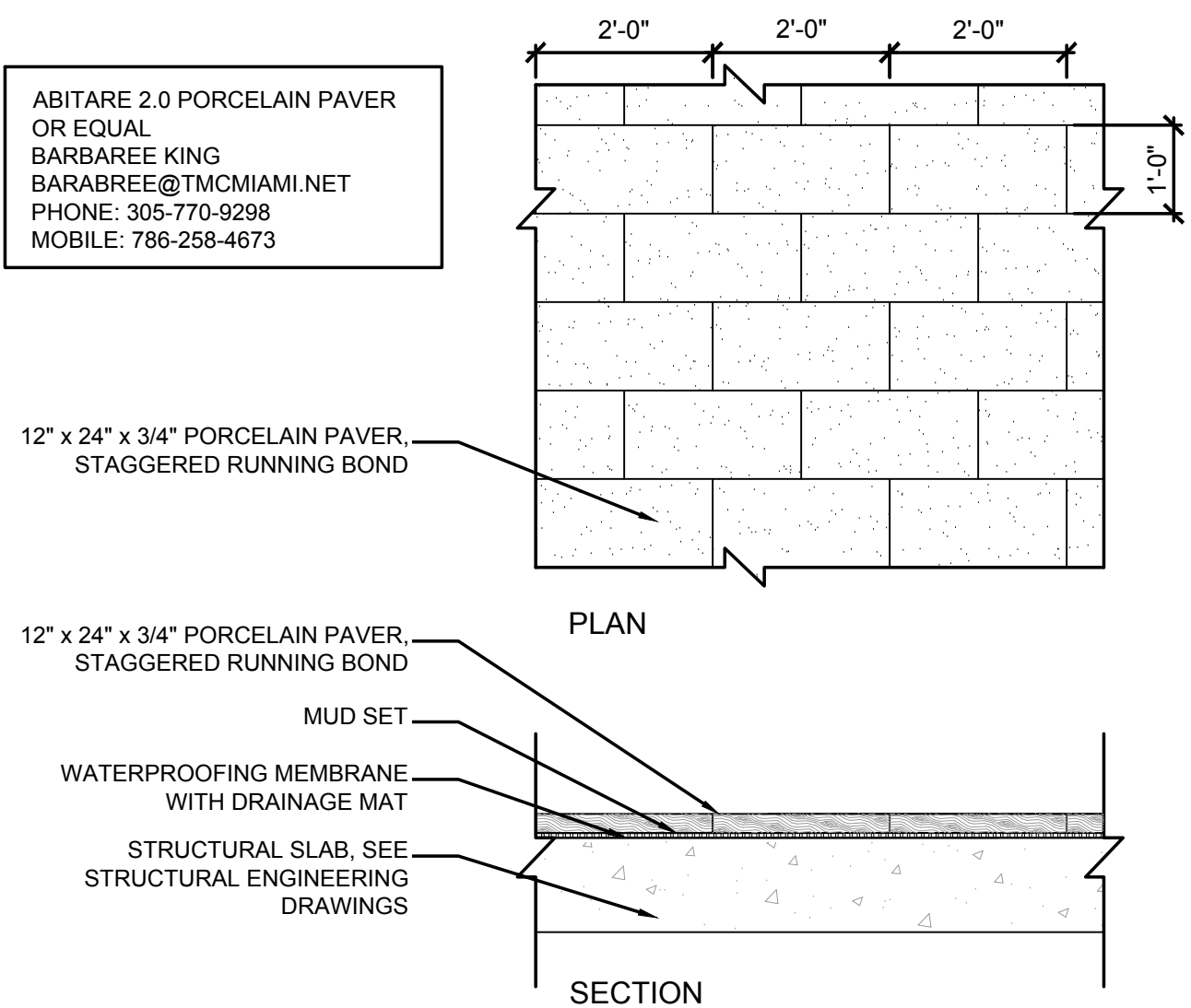
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Drawing Number

L-500

SITE DETAILS

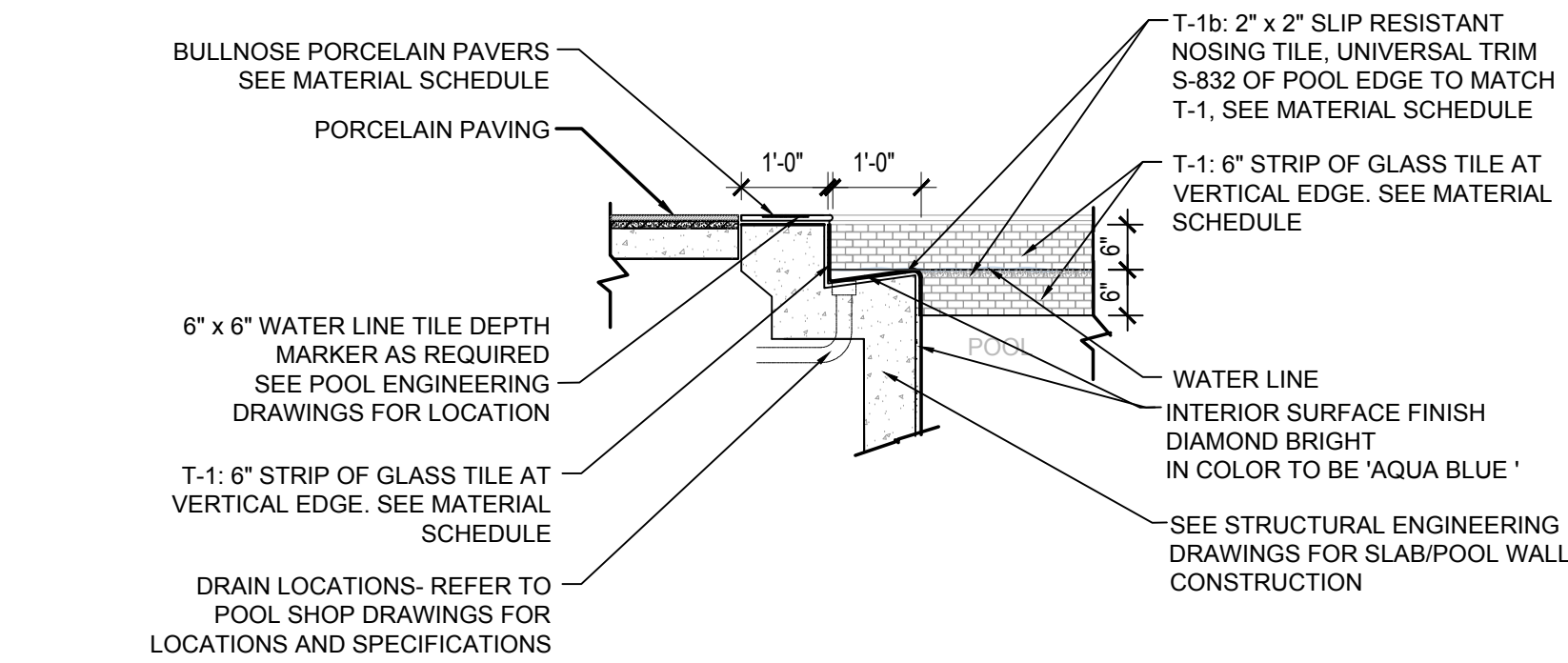




### 01 - POOL DECK PAVING

PLAN / SECTION

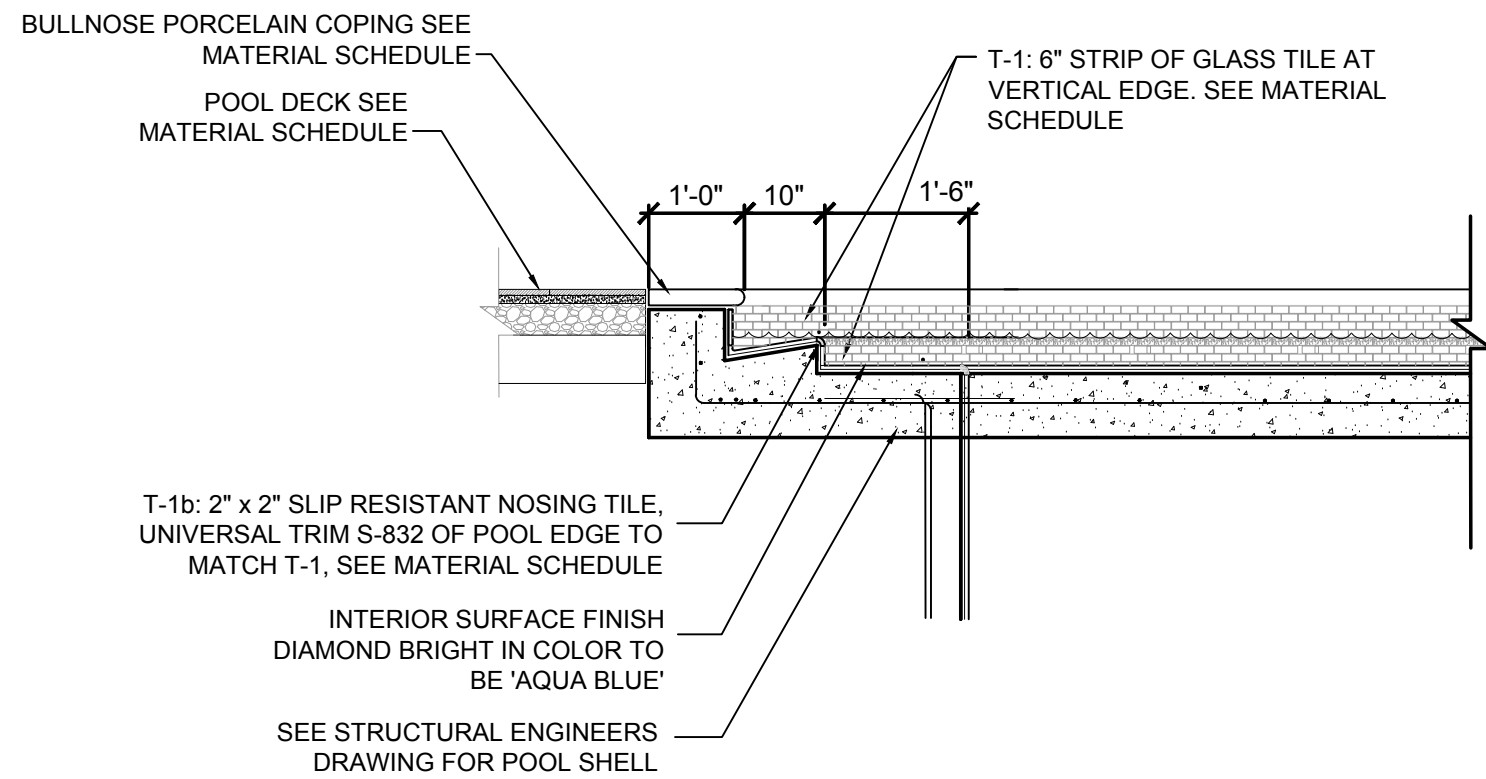
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### 02 - POOL GUTTER

SECTION

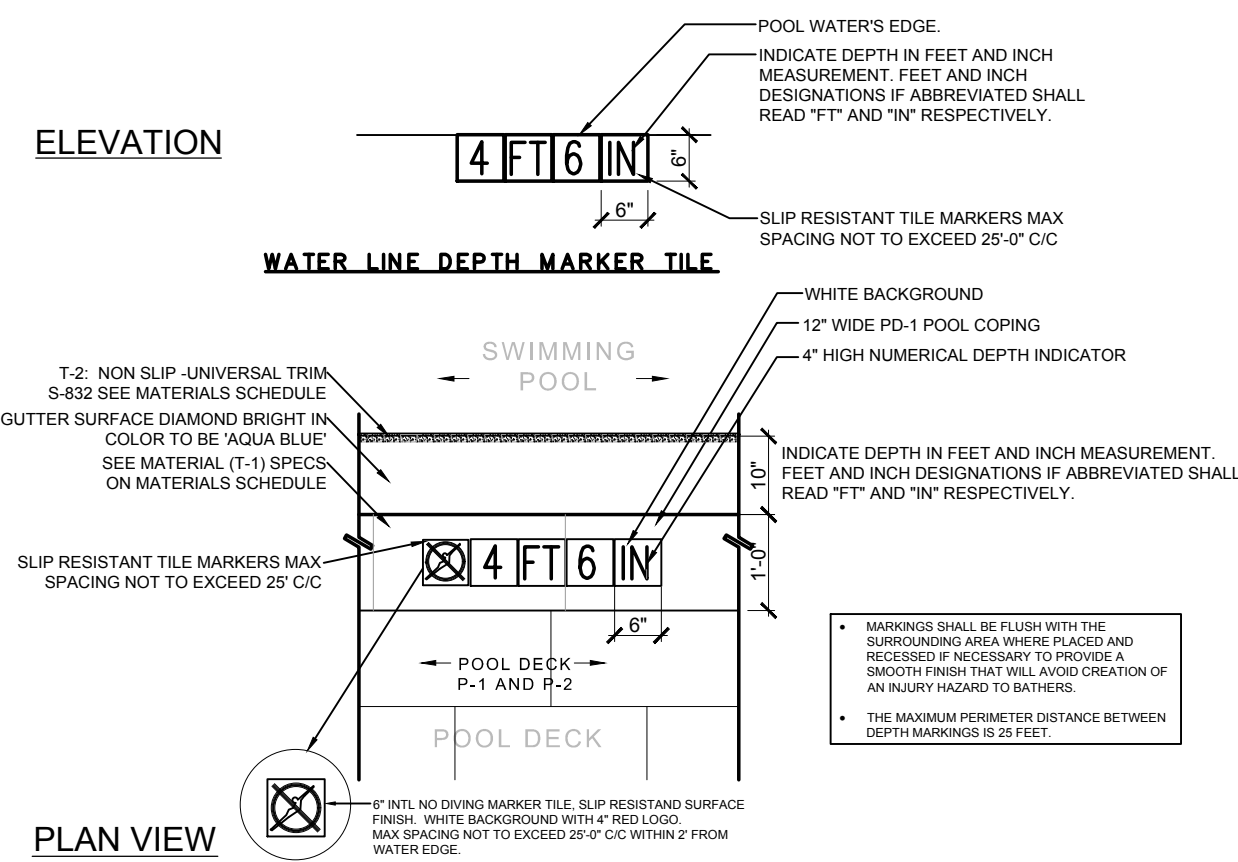
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### 03 - POOL SEAT

SECTION

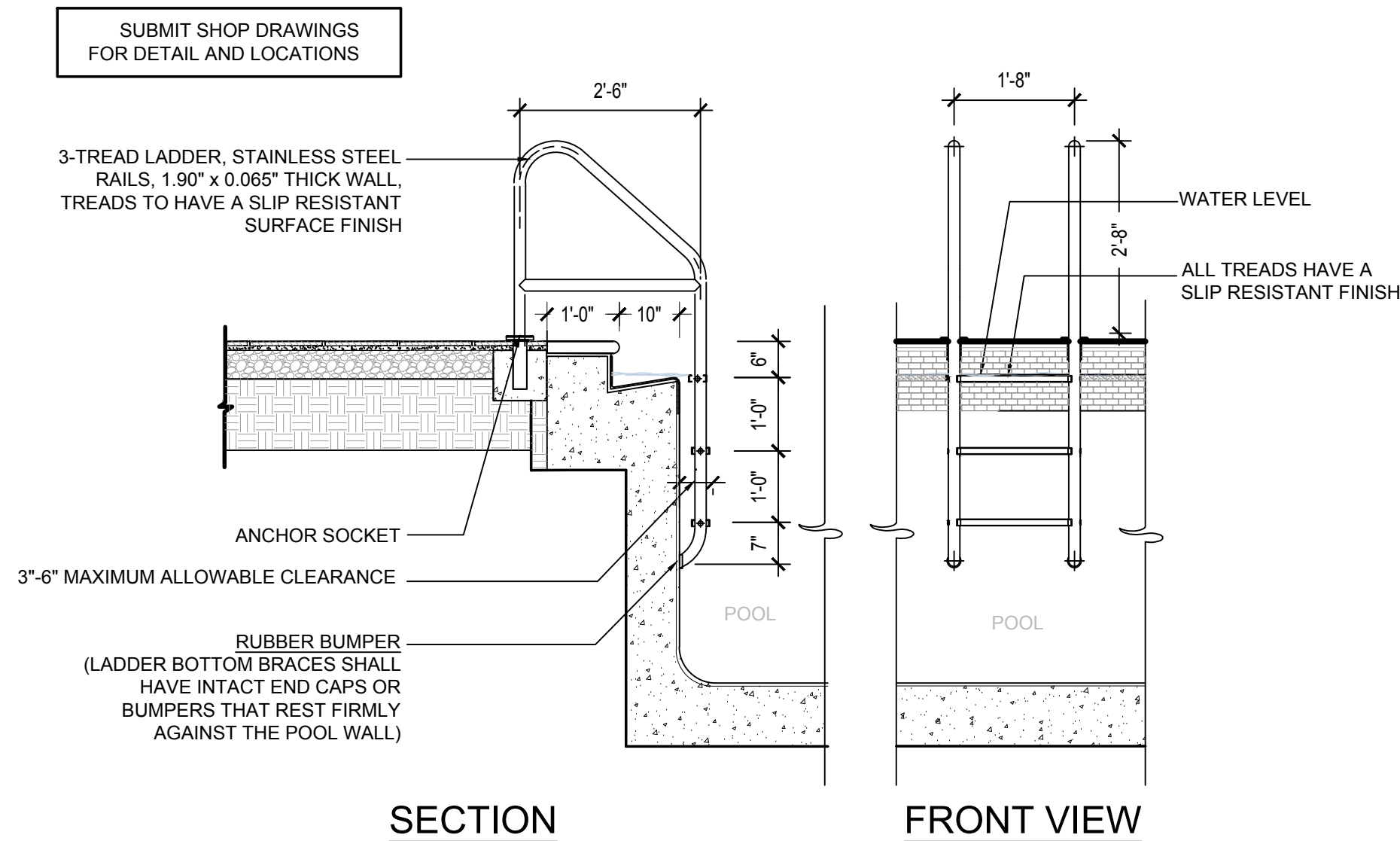
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### 04 - WATERLINE TILE

PLAN / ELEVATION

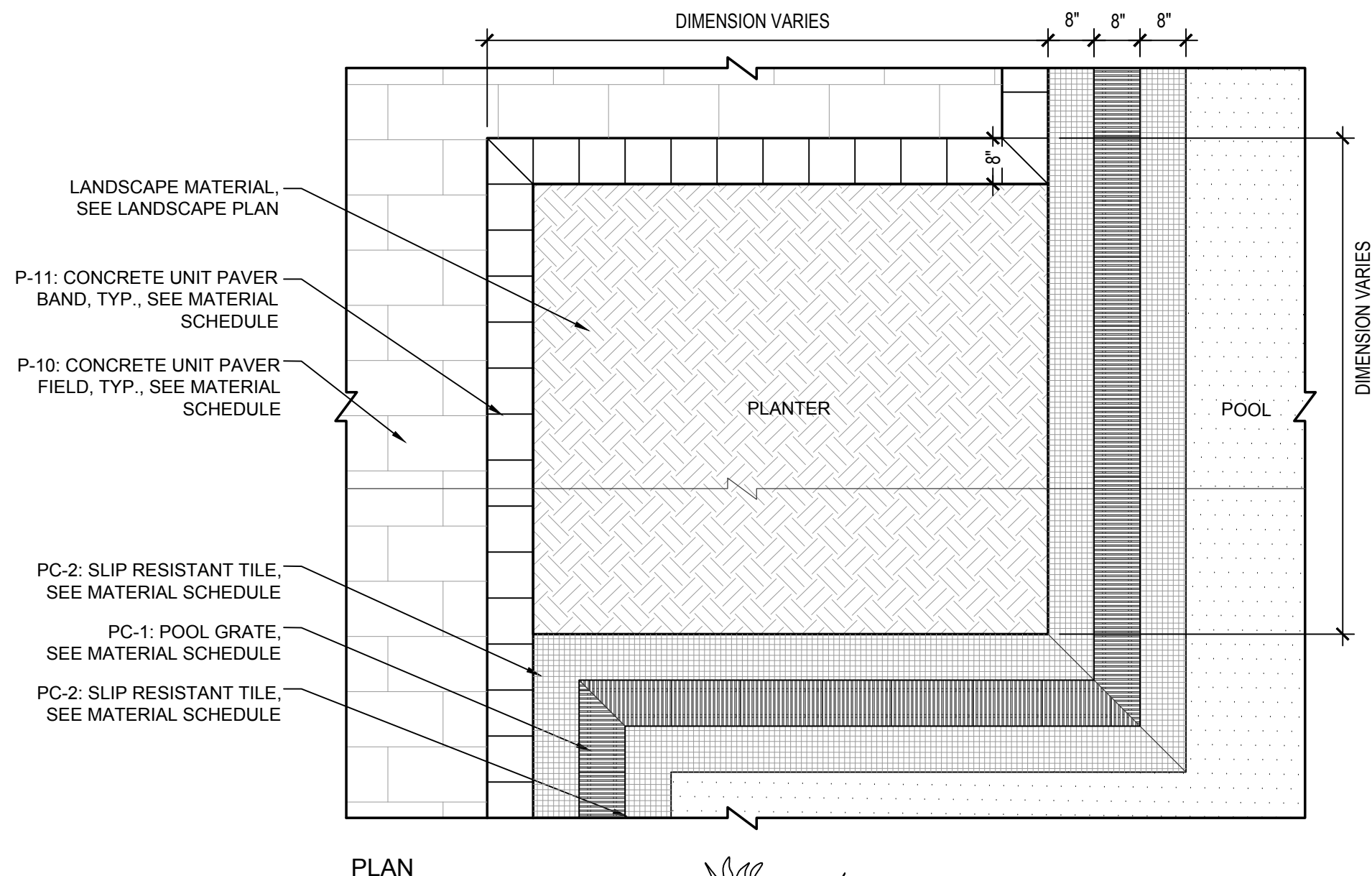
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### 05 - POOL LADDER

SECTION

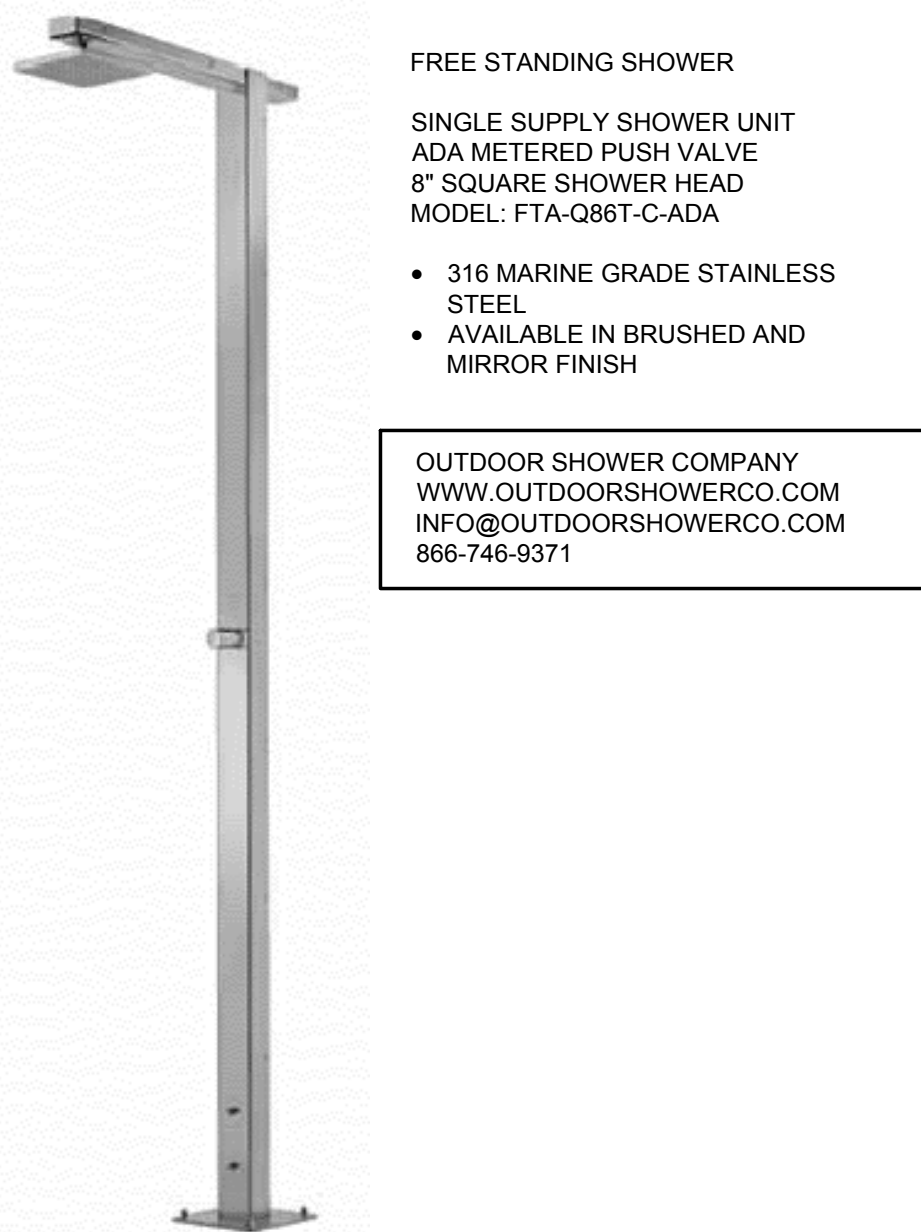
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### 06 - POOL STAIRS

IMAGE

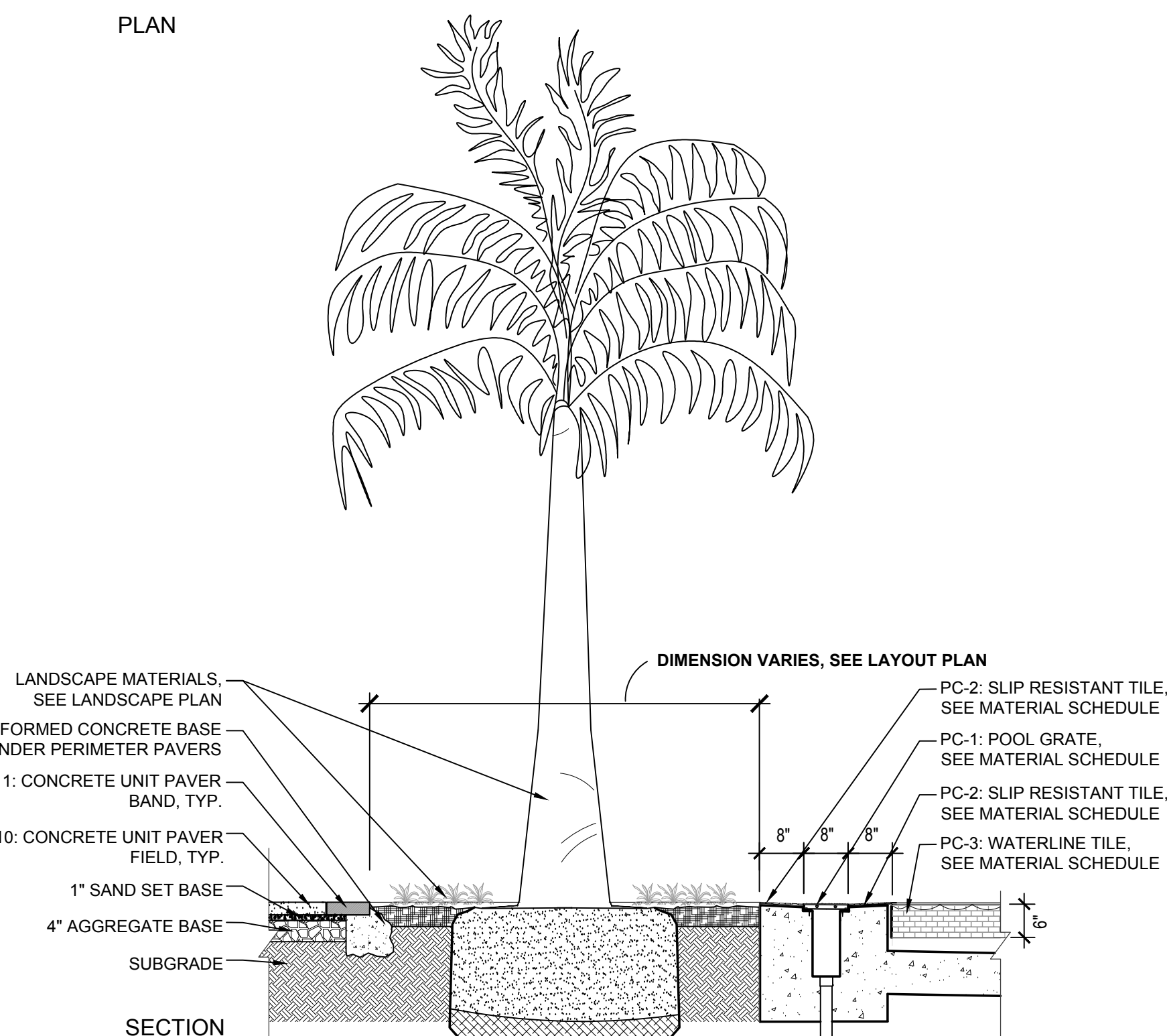
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### 07 - POOL SHOWER

IMAGE

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

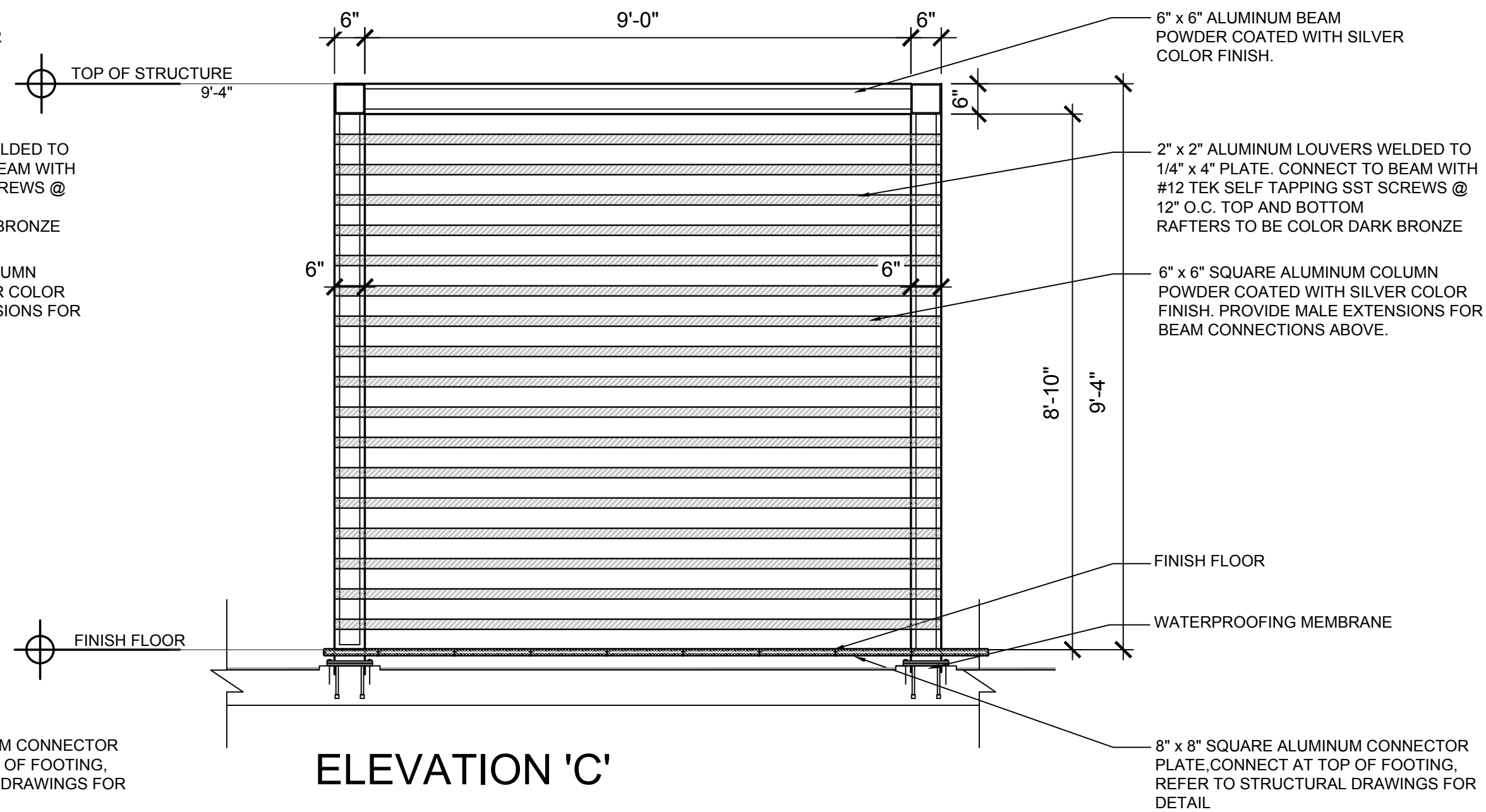
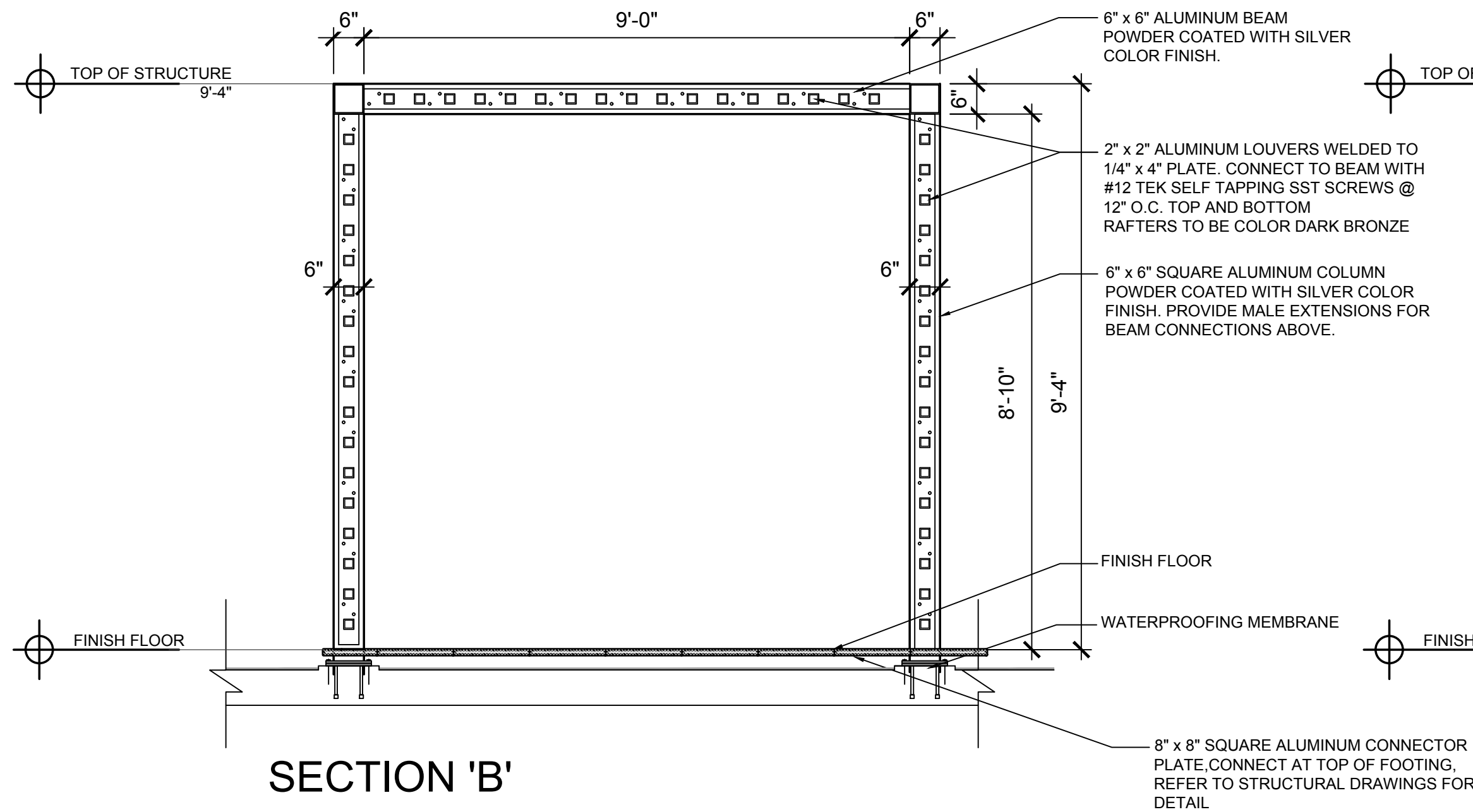
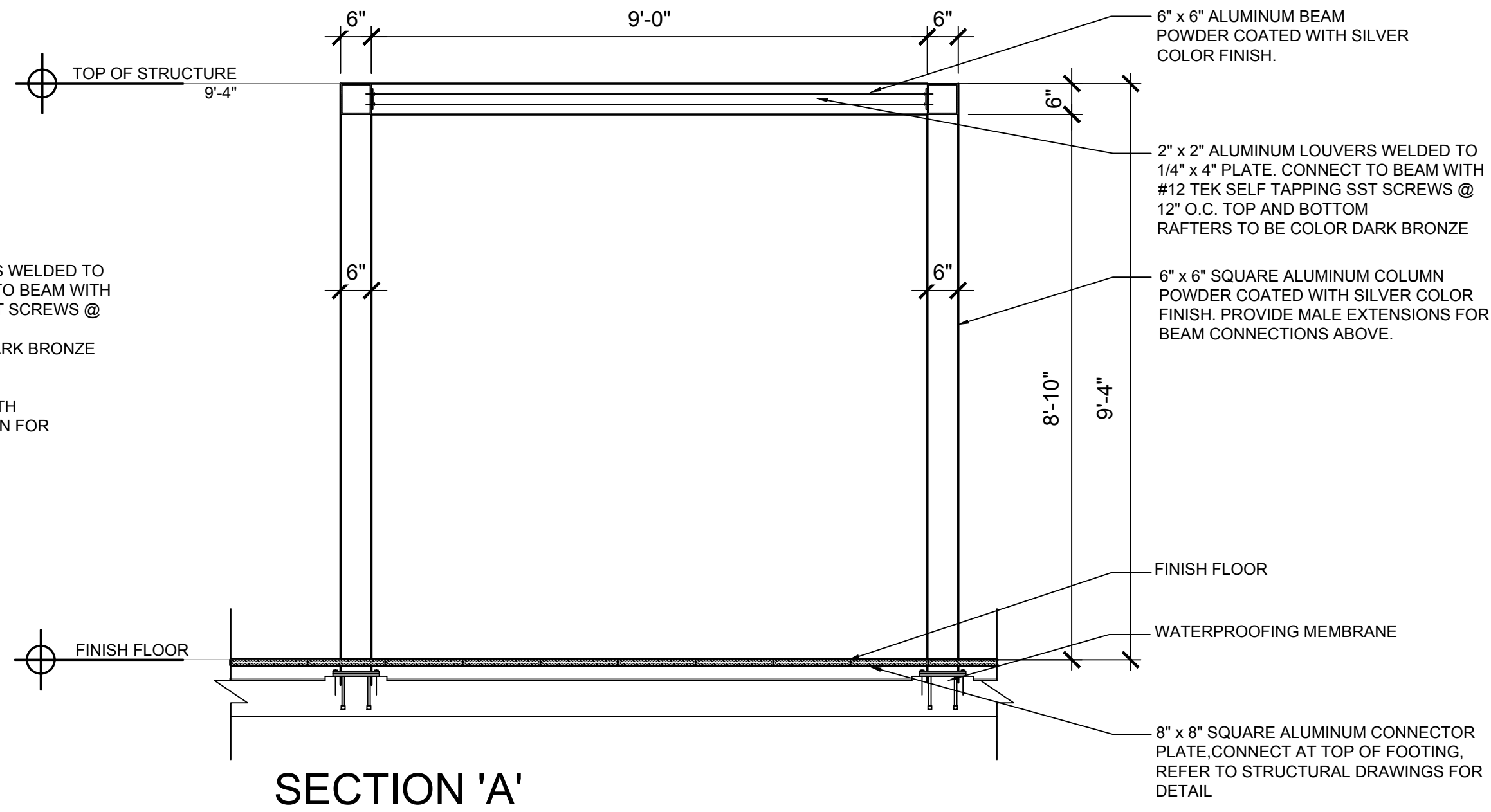
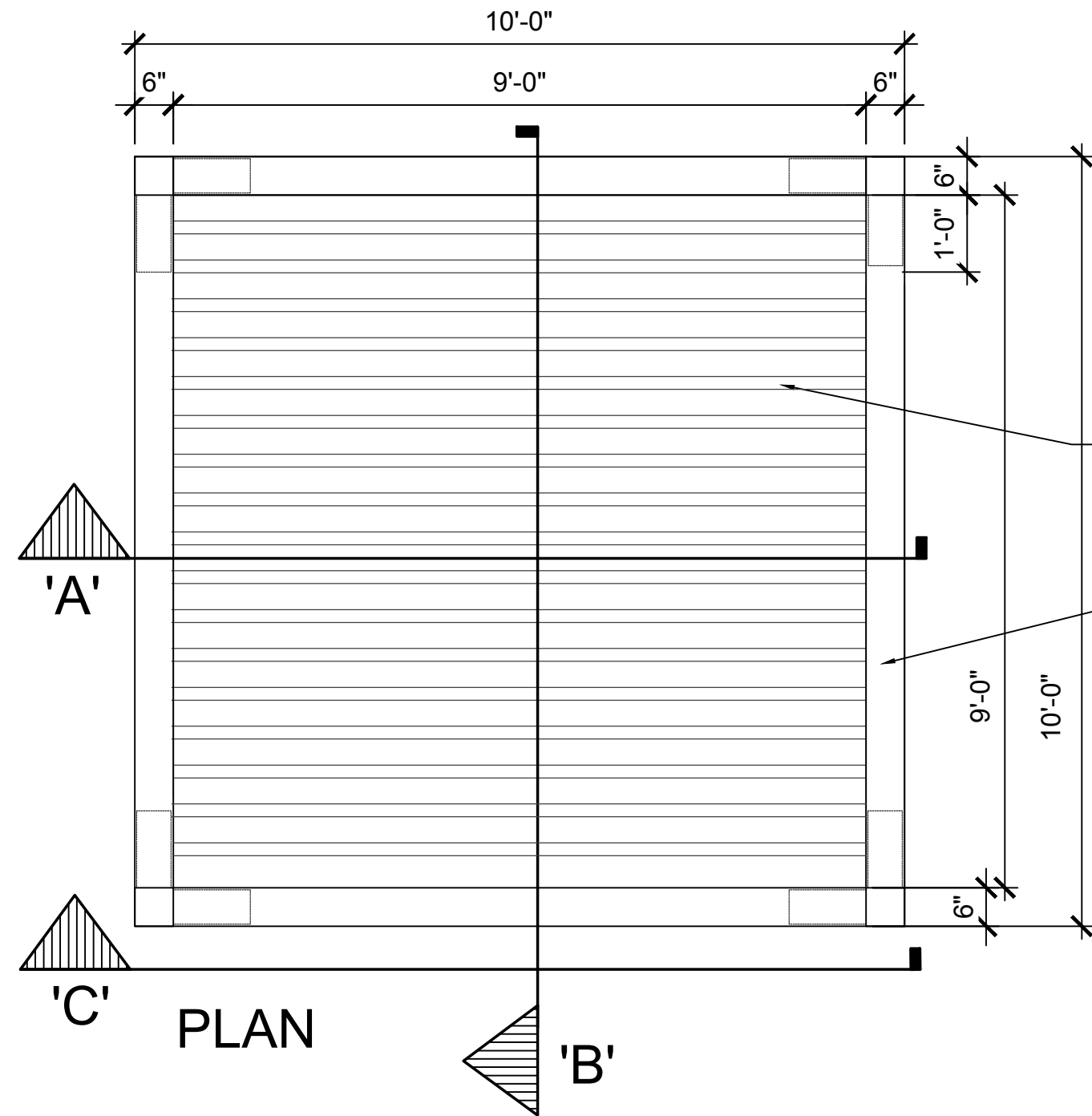


### 08 - POOL DECK PLANTER

PLAN / SECTION

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

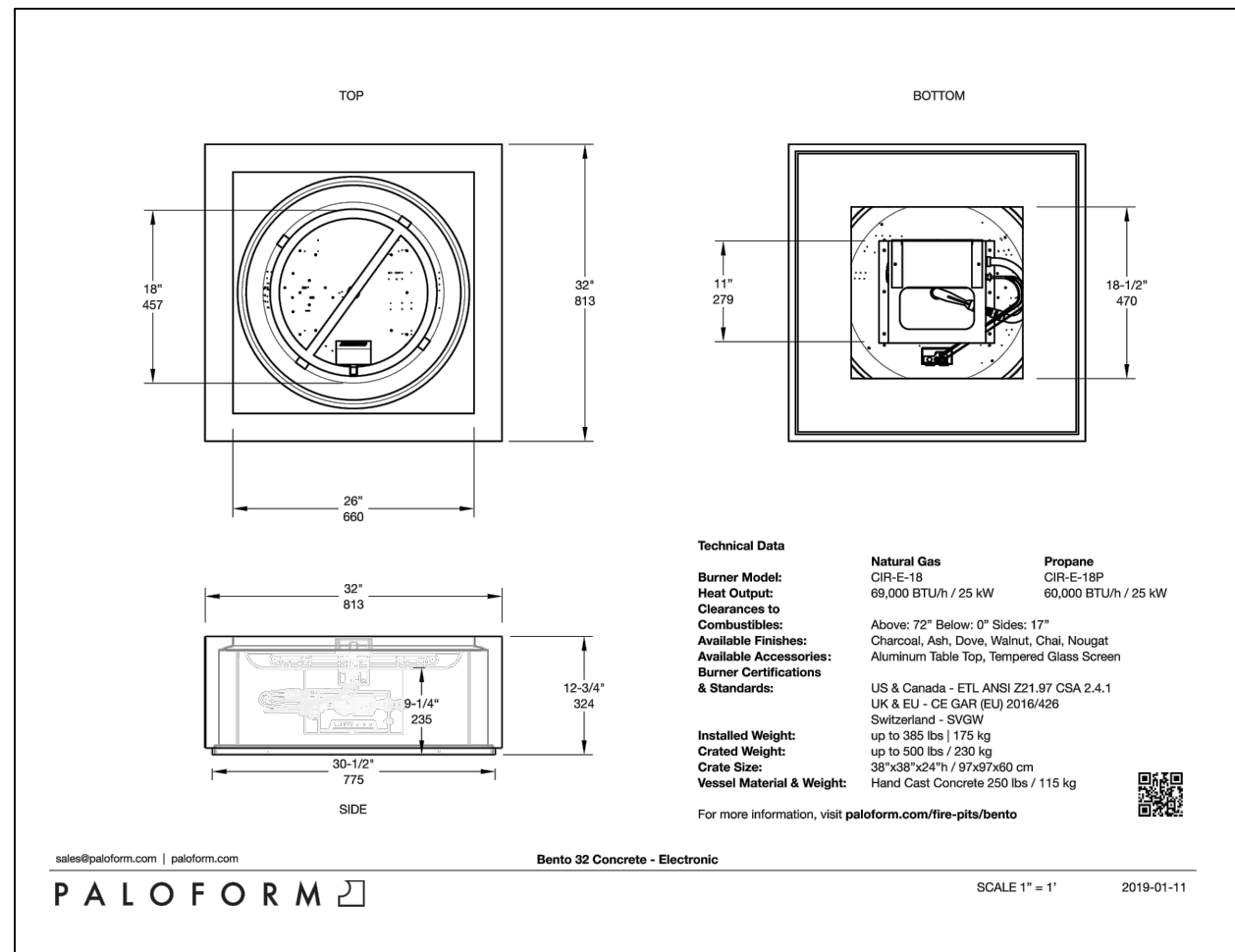




01 - CABANA

PLAN / SECTION / ELEVATION

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



BENTO SQUARE FIRE TABLE

DIMENSIONS: 32" x 32" x 12 3/4"

NATURAL GAS HOOK UP  
BURNER INCLUDED  
ELECTRONIC IGNITION

CONCRETE COLOR: ASH  
TOPPING: GREY RIVER ROCK

EMERGENCY SHUT OFF VALVE:  
TO BE LOCATED BY  
CONTRACTOR WITHIN PLANTING

PALOFORM  
LARA AYDEIN  
LARA@PALOFORM.COM  
WWW.PALOFORM.COM  
800-732-9765  
1-888-823-8883

02 - FIRE TABLE

PLAN / SECTION

SCALE: NTS

SITE DETAILS

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

SITE  
DETAILS

Release Date

01-22-21

Project Number

2105

Drawing Number

L-502

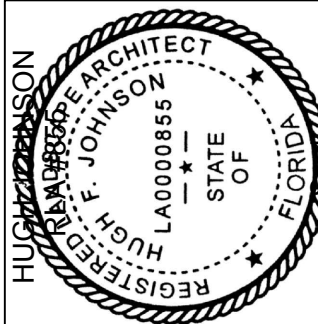
SITE DETAILS

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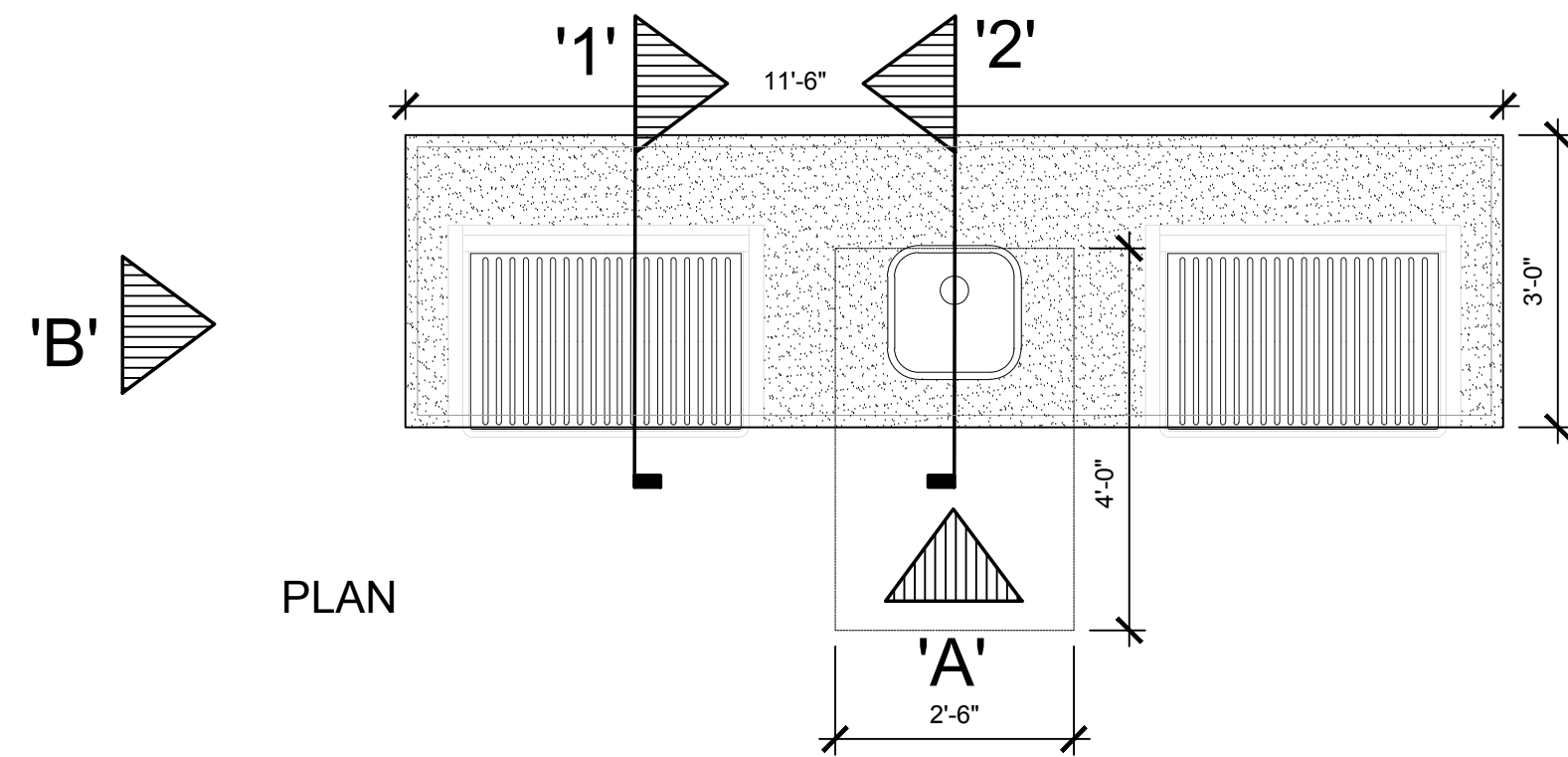
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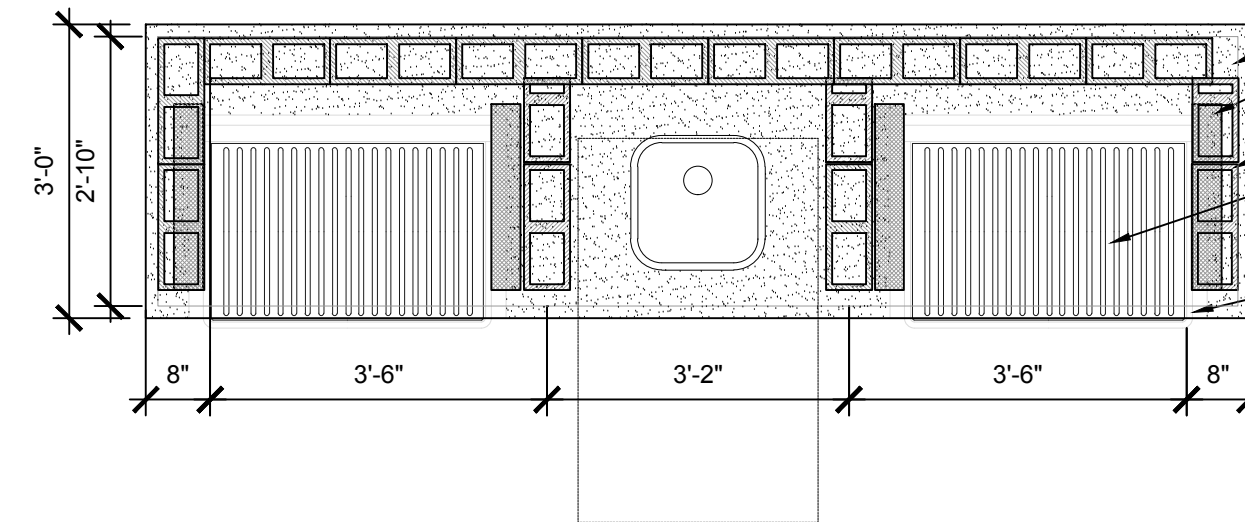
03-30-2021

Revision Dates

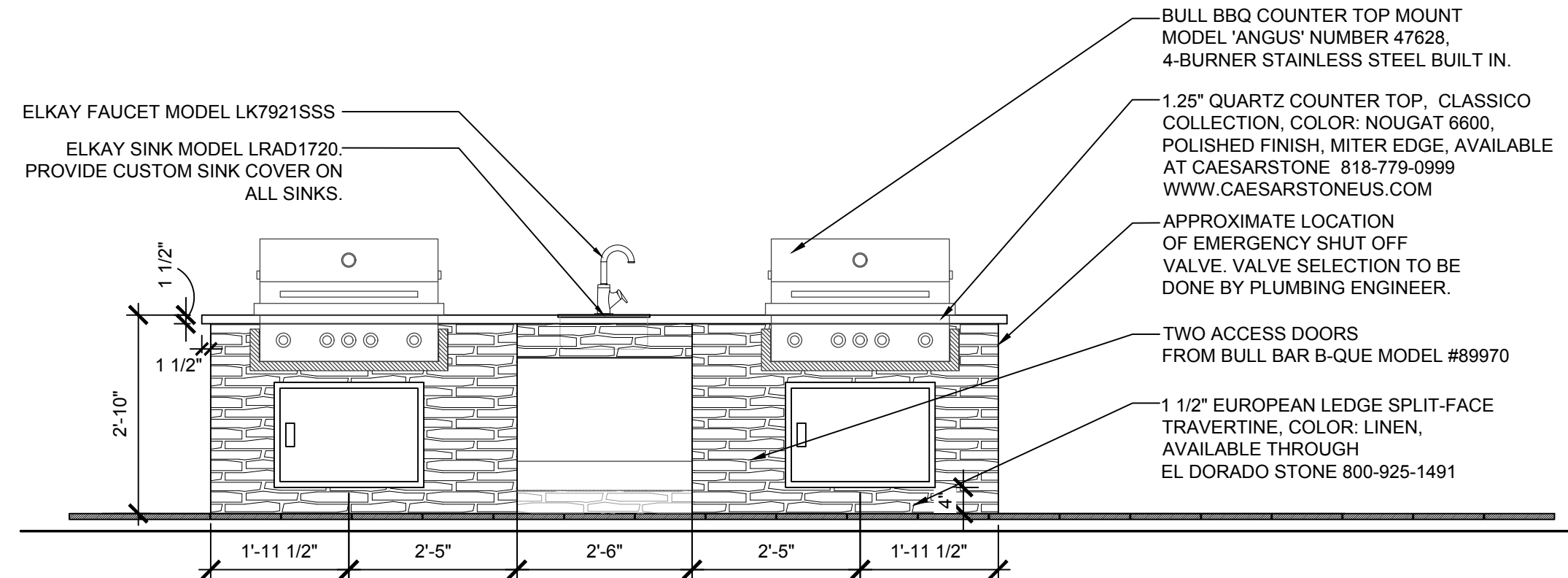




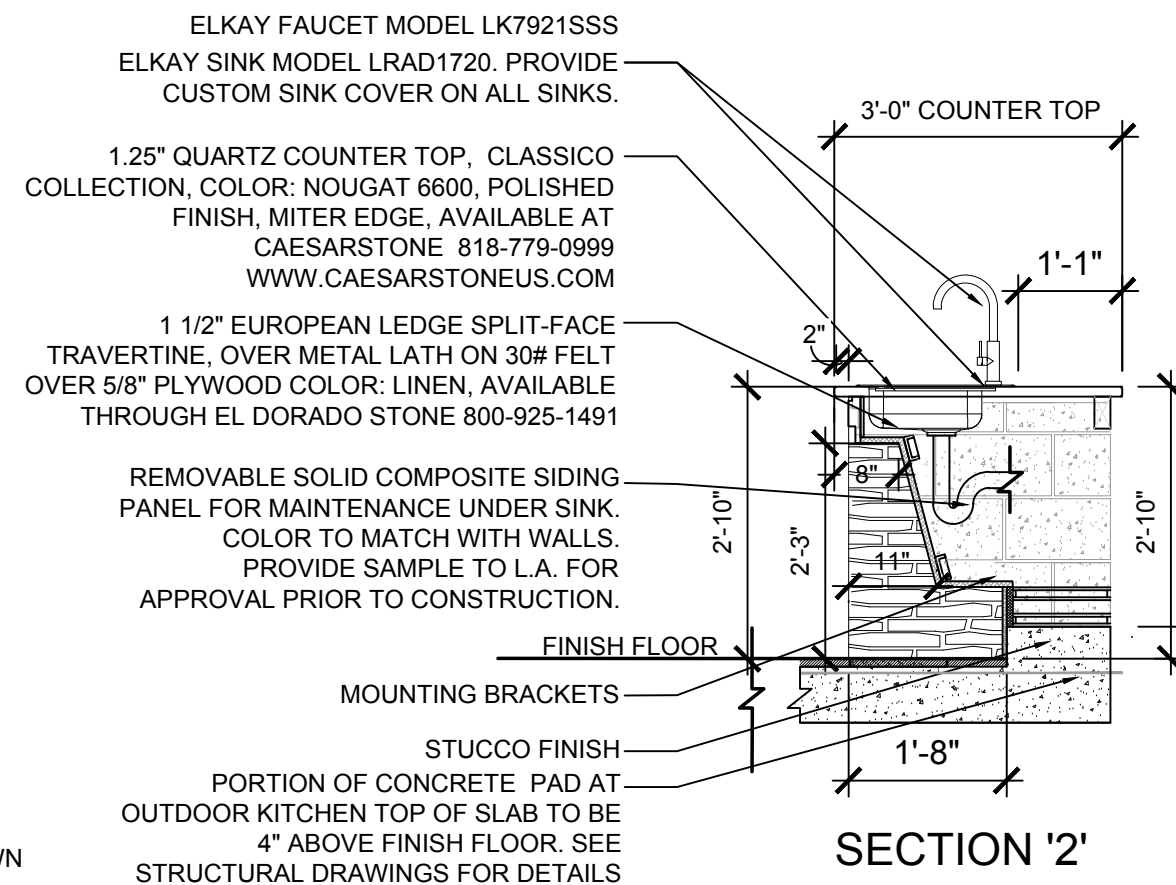
PLAN



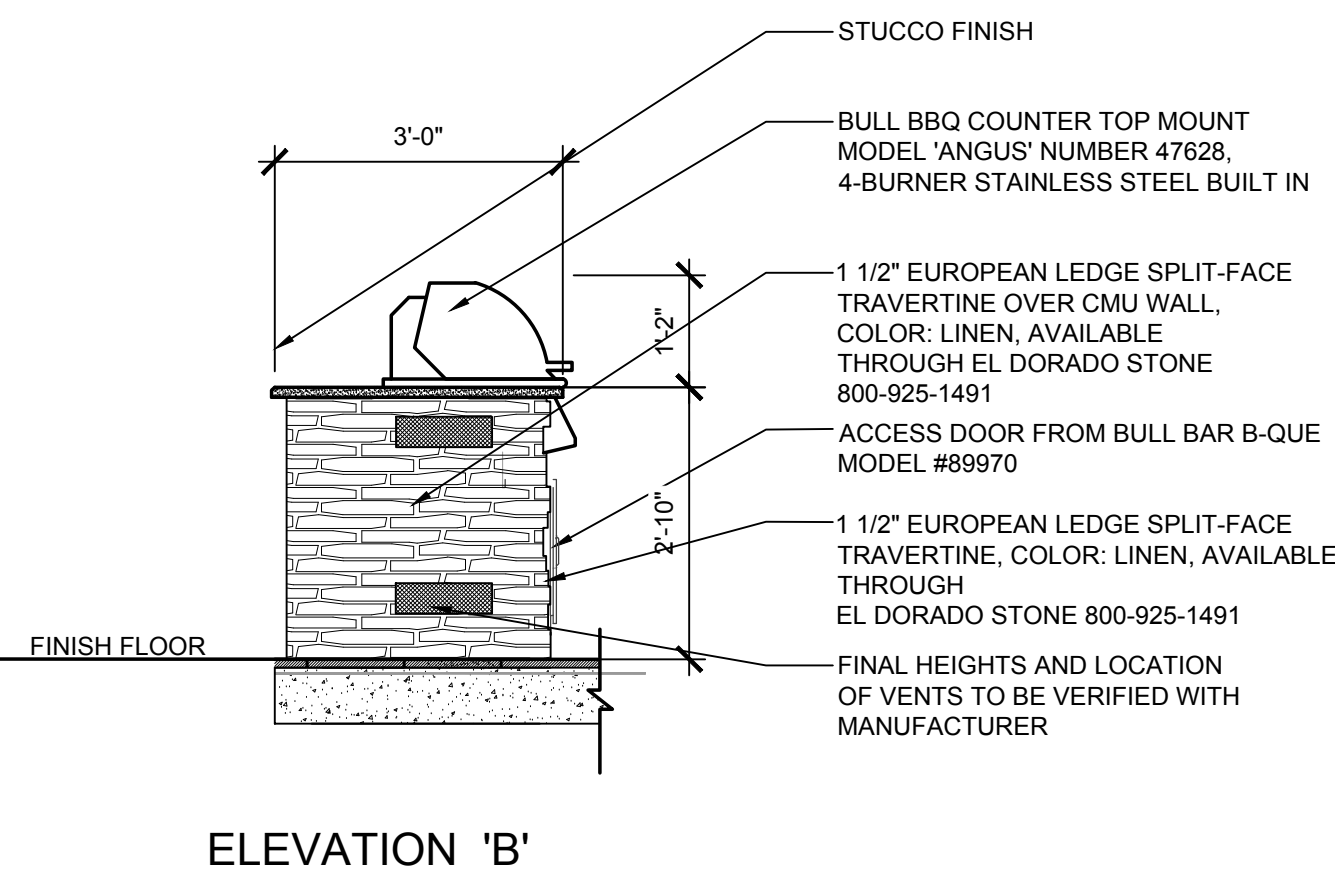
SLAB / WALL LAYOUT PLAN



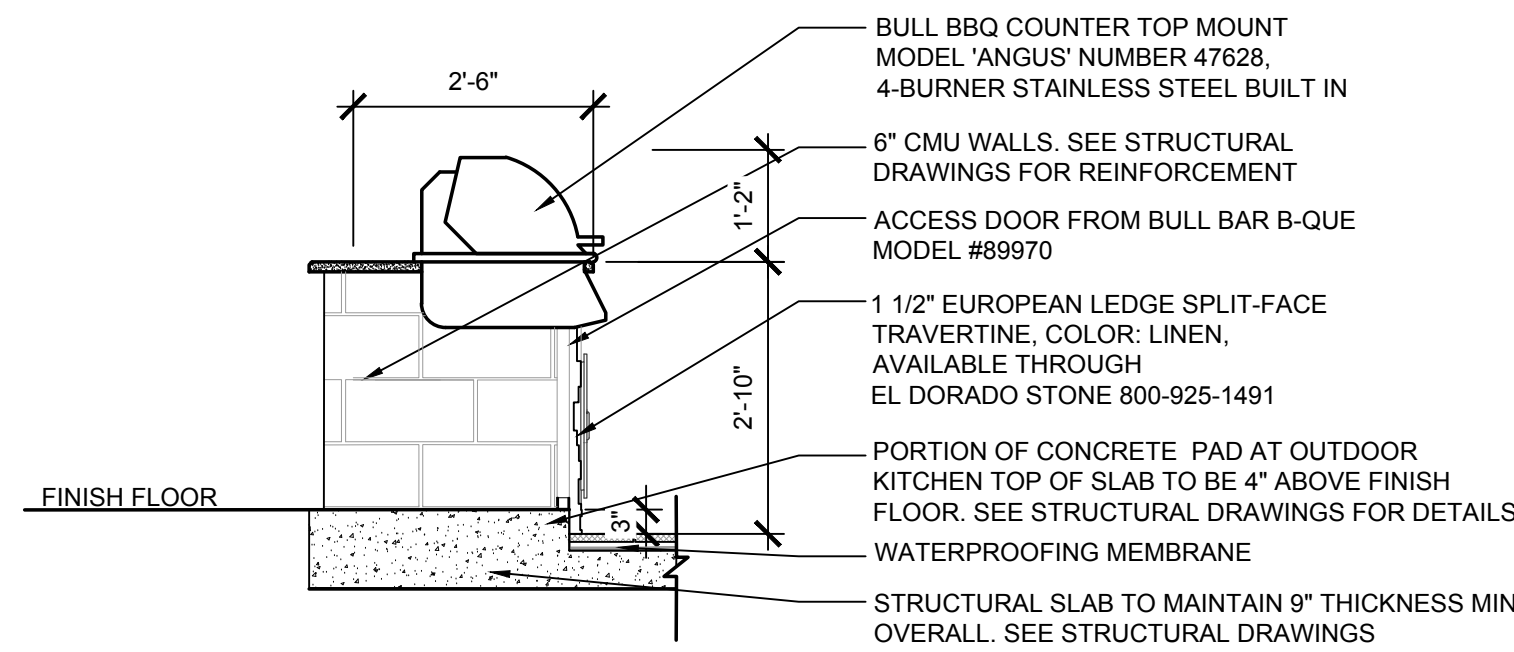
ELEVATION 'A'



SECTION '2'



ELEVATION 'B'



SECTION '1'

01 - OUTDOOR KITCHEN

PLAN / SECTION / ELEVATION

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

PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description  
SITE DETAILS

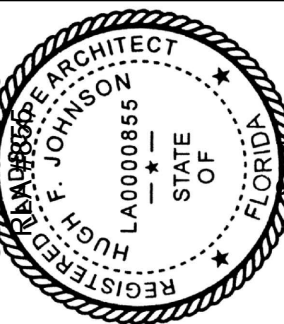
Release Date  
01-22-21

Project Number  
2105

Drawing Number

L-503

SITE DETAILS



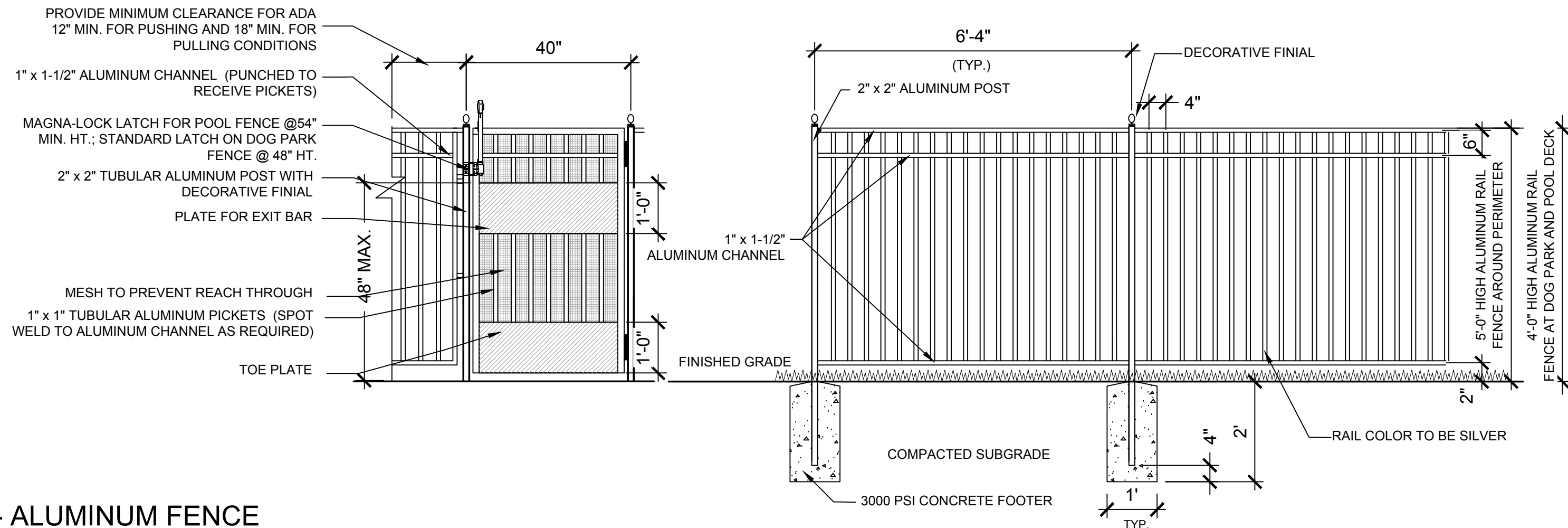
03-30-2021

Revision Dates

Architectural Alliance Landscape  
632 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237  
TEL: 754.333.0000 FAX: 754.333.0001  
www.aalandscape.com

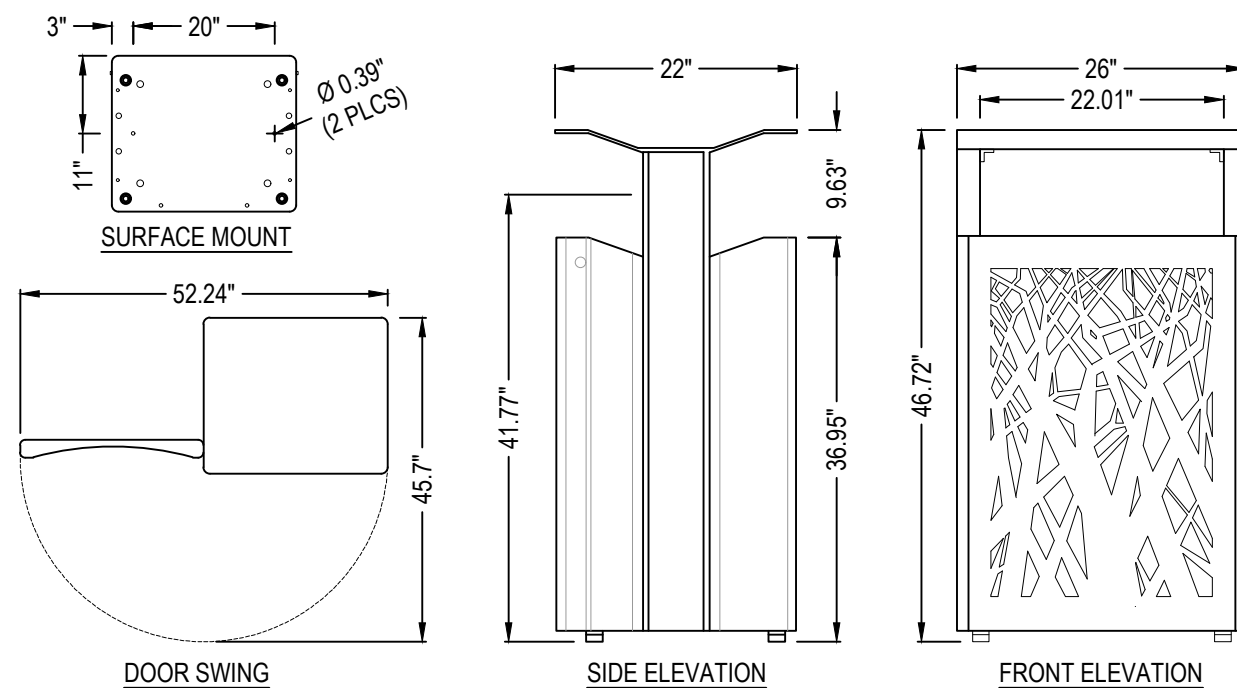


- \* ALL GATES SHALL BE SELF CLOSING WITH A SELF LATCHING MECHANISM.
- \* ALL GATES SHALL BE EQUIPPED WITH KEY FOB ENTRY ACCESS, PER ARCHITECT.
- \* ALL ALUMINUM RAIL FENCING SHALL BE COLOR SILVER.



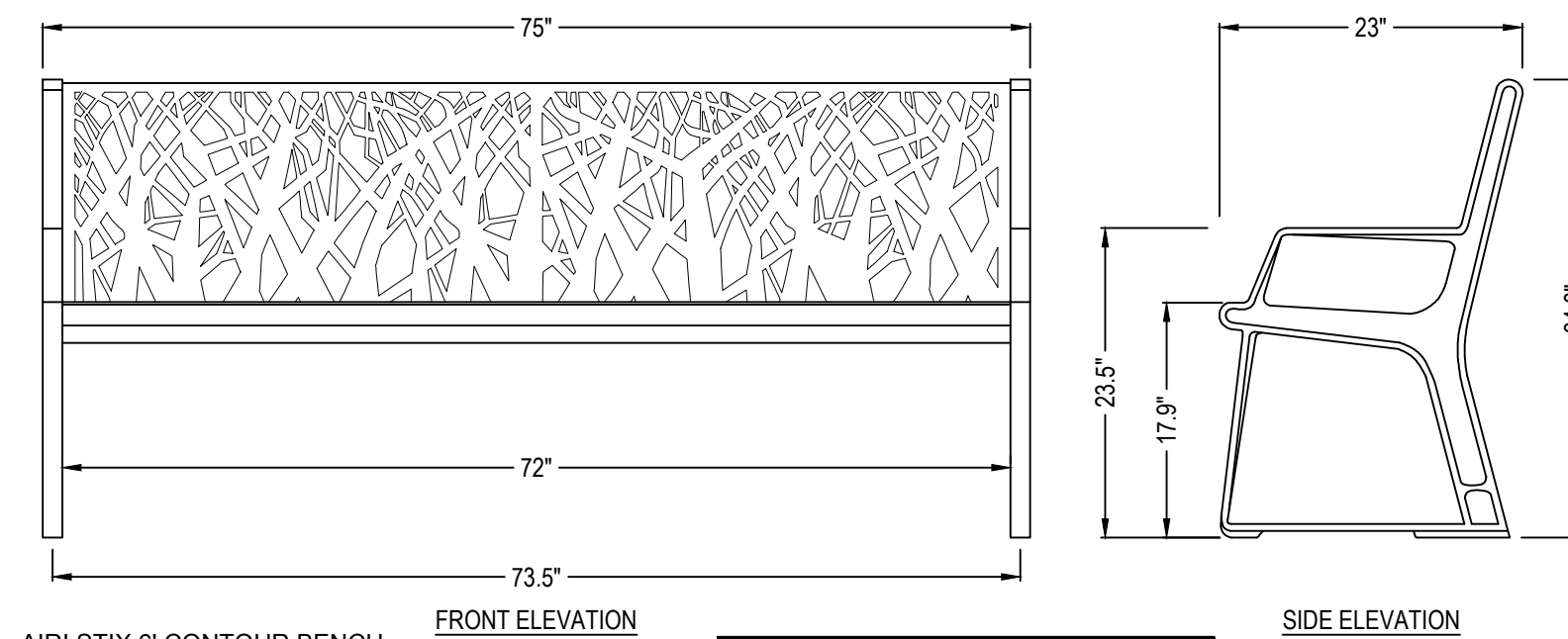
## SECTION

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



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

- MODEL: AE2645CT-STX
- DIMENSIONS: 47" H x 28" W x 22" D
- MATERIAL: HEAVY-GAUGE STEEL CONSTRUCTION WITH EXTRUDED ALUMINUM FRAME
- FINISH: RESISTANT, POWDER COATED STEEL AND ALUMINUM COMPONENTS
- FRAME COLOR: TEXTURED CHARCOAL
- PANEL / LID COLOR: TEXTURED SILVER
- MOUNTING: SURFACE MOUNT
- INCLUDES BUILT-IN TOP, REUSABLE PLASTIC LINER AND ADJUSTABLE RUBBER Gasket
- SIDE DOOR FEATURES MAGNETIC DOOR LATCH, CONTINUOUS GEARED HINGE AND CAM LOCK SYSTEM
- ADA COMPLIANT



- MODEL: AE2680STX
- DIMENSIONS: 35" H x 23" W x 75" L
- MATERIAL: HEAVY-GAUGE, PERFORATED STEEL SEAT CONSTRUCTION WITH CAST ALUMINUM ENDS
- FINISH: FADE RESISTANT, POWDER COATED STEEL AND ALUMINUM COMPONENTS
- FRAME COLOR: TEXTURED CHARCOAL
- SEAT COLOR: TEXTURED SILVER
- MOUNTING: SURFACE MOUNT

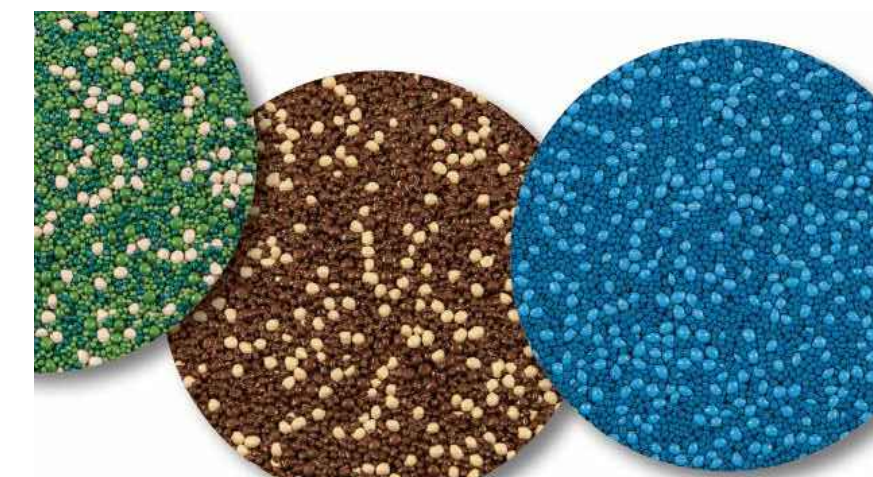
ANOVA  
MANUEL GIL-GOODMAN  
786-385-7101  
MANUEL.G@ANOVAFURNISINGS.COM  
WWW.ANOVAFURNISHINGS.COM

## PLAN / ELEVATION

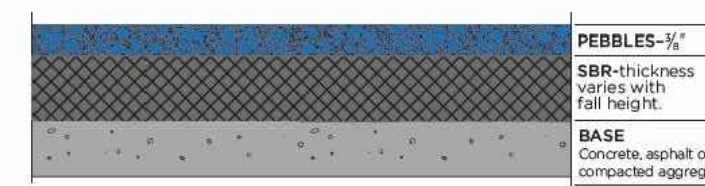
SCALE: 1/2" = 1'-0"

## ELEVATION

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



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

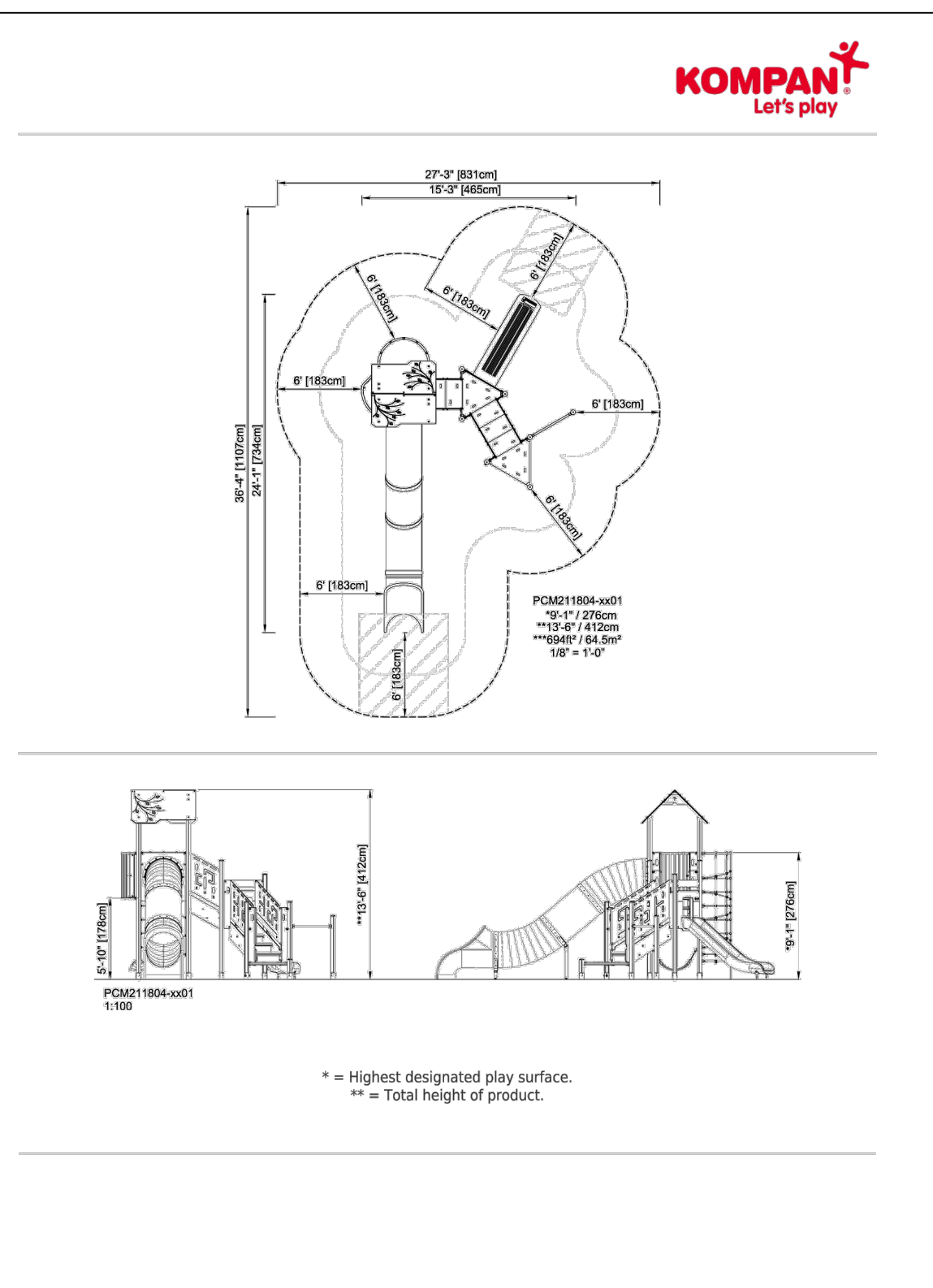
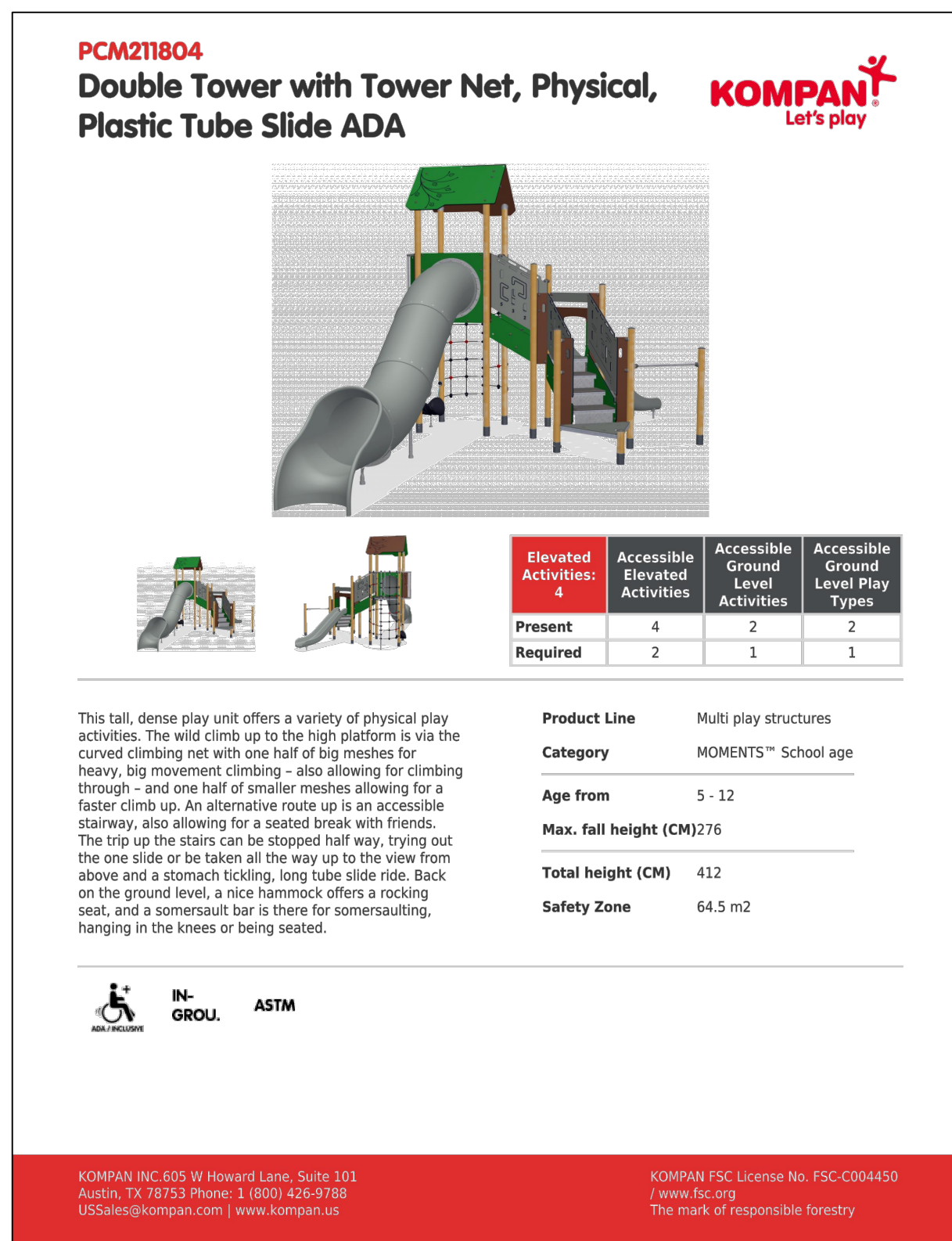


- POROUS THERMOPLASTIC ALIPHATIC POLYURETHANE DESIGNED TO BE USED AS THE IMPACT ATTENUATING SURFACE FOR PLAY AREAS OVER CONCRETE, ASPHALT, AND CRUSHED STONE AGGREGATE BASE
- WILL BOND TO MOST SURFACES AND WILL RESIST SURFACE MOVEMENT
- LIGHT-STABLE
- ASTM 1028 SKID RESISTANCE TEST
- ASTM 1291 STANDARD SPECIFICATION FOR IMPACT ATTENUATION OF SURFACE SYSTEMS UNDER AND AROUND PLAYGROUND EQUIPMENT
- SURFACE THICKNESS WILL VARY IN THE IMPACT LAYER
- FINISH TEXTURE PEBBLE GRAIN
- COLOR TBD
- INSTALL PER MANUFACTURER'S SPECIFICATIONS



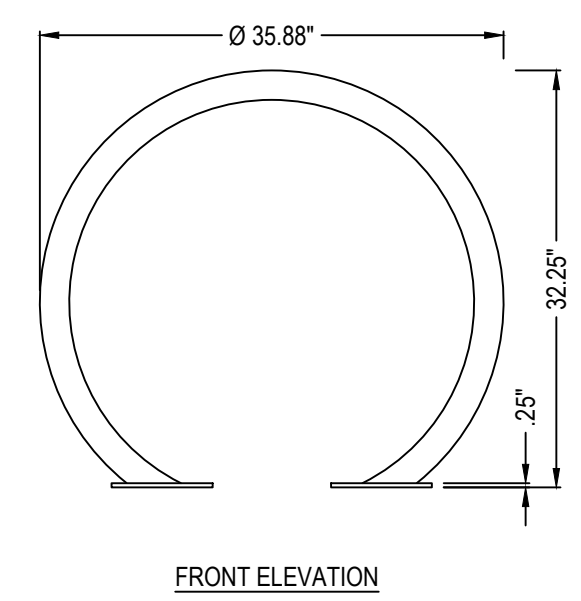
IMAGE

SCALE: NTS



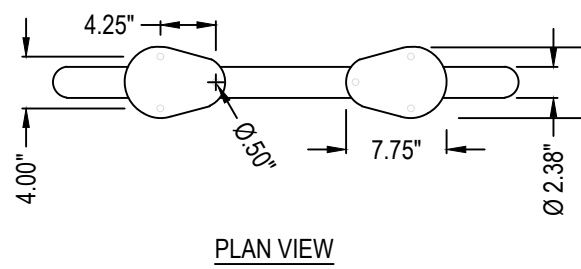
IMAGE

COAL F. NITRO



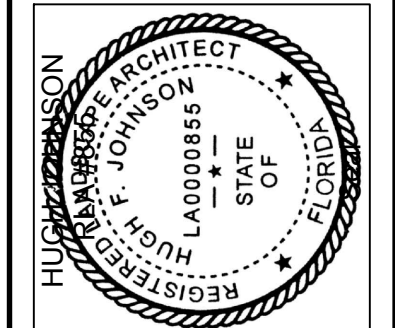
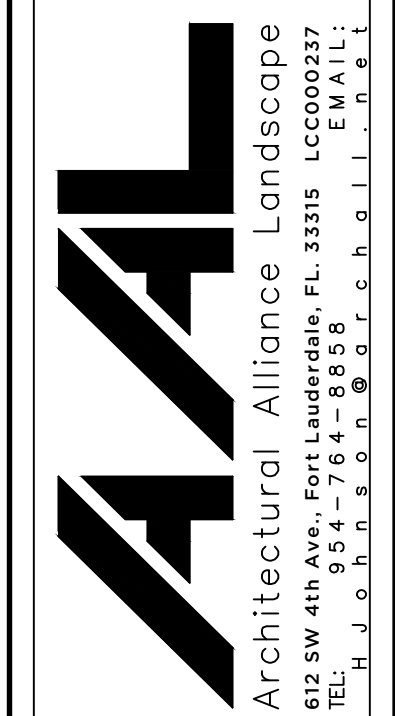
- MODEL: CIRCLEBR
- DIMENSIONS: 32" H x 6" W x 36" D
- MATERIAL: POWDER COATED STEEL
- FRAME COLOR: TEXTURED CHARCOAL
- MOUNTING: SURFACE MOUNT

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



## PLAN / ELEVATION

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



03-30-2021

Revision Dates

# SITE DETAILS

## PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description

SITE  
DETAILS

|              |
|--------------|
| Release Date |
| 01-22-21     |

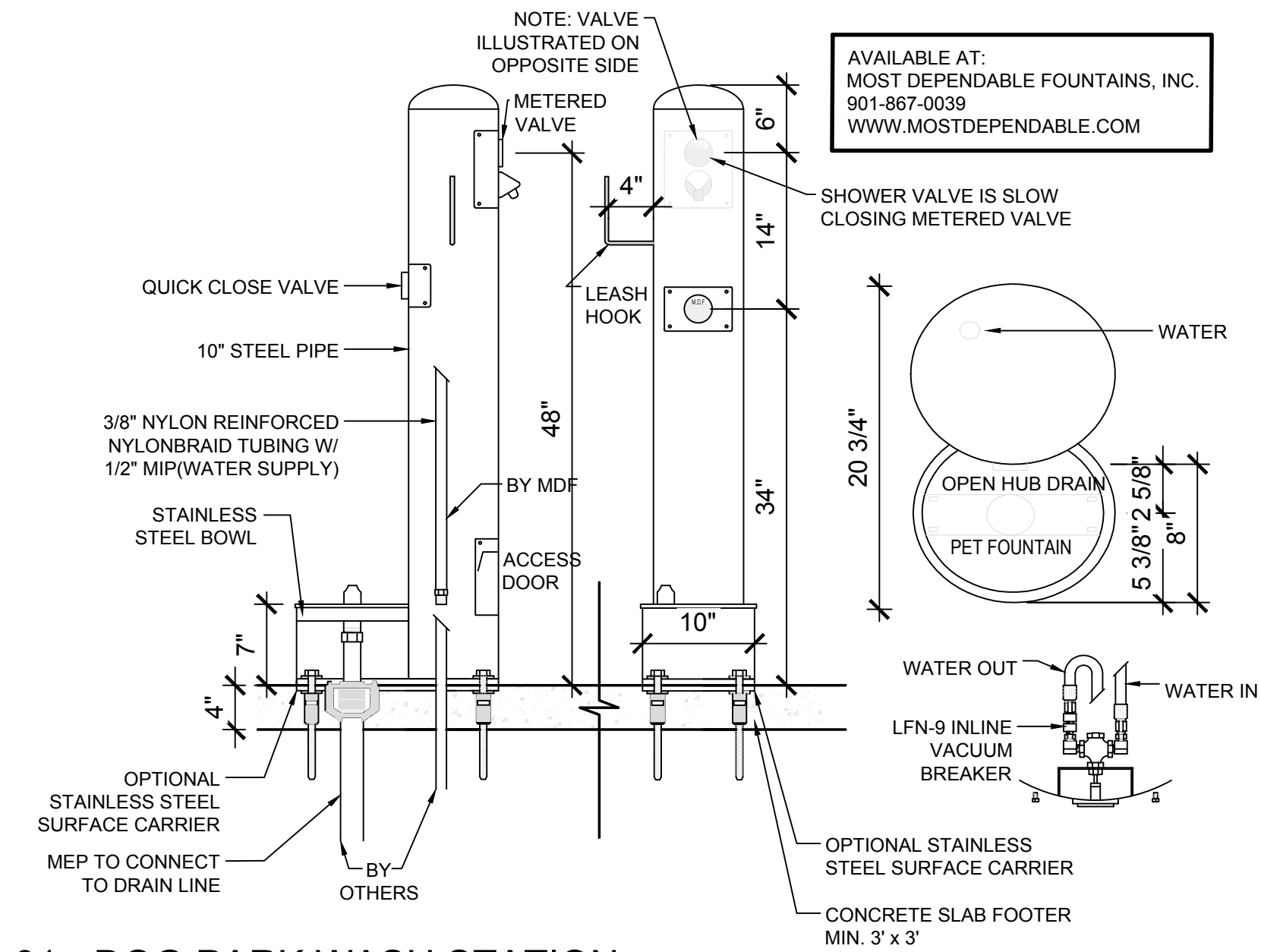
|                        |
|------------------------|
| Project Number<br>2105 |
|------------------------|

Drawing Number

# L-504

## SITE DETAILS





### 01 - DOG PARK WASH STATION

PLAN / SECTION

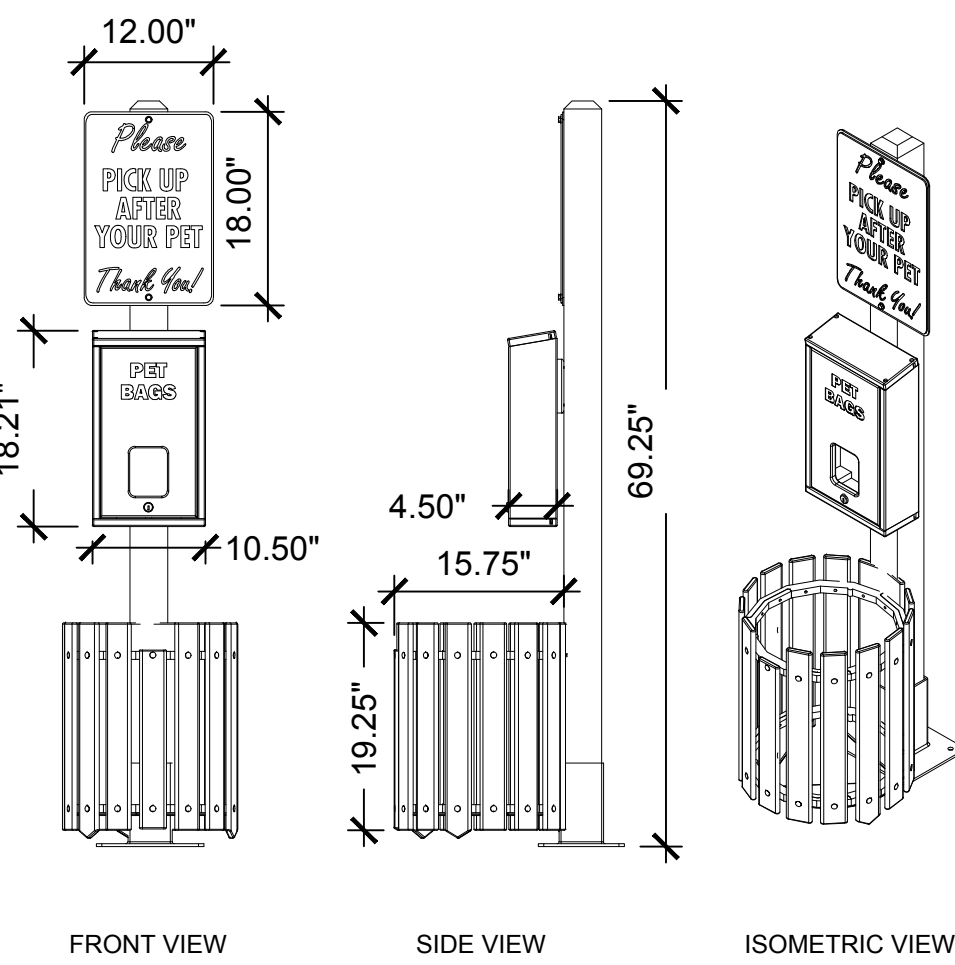
SCALE: 1/2" =1'-0"

325 SM PEDESTAL SURFACE MOUNT PET COMFORT STATION WITH ONE BOWL ON BOTTOM OF THE COLUMN, METERED PET SHOWER AND LEASH HOOK SHOWN WITH OPTIONAL SS SURFACE CARRIER 10

DIMENSIONS:  
MATERIAL: POWDER-COATED STAINLESS STEEL  
OPTIONAL 8" STAINLESS STEEL SURFACE CARRIER  
COLOR: TBD

METERED VALVE WITH 45 SECOND RUNTIME VACUUM BREAKER INCLUDED FOR PET FOUNTAIN HOSE HOOK / LEASH HOOK INCLUDED SUPPLY CONNECTION STOPS ABOVE GRADE BEHIND THE ACCESS DOOR

- NOTES:
1. PET FOUNTAIN IS PROVIDED WITH AN INLINE VACUUM BREAKER PLUS A 1 GPM FLOW RESTRICTOR.
  2. SHOWN WITH STAINLESS STEEL SURFACE CARRIER TEMPLATE 10.
  3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  4. DO NOT SCALE DRAWING.
  5. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
  6. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
  7. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) AND ENTER REFERENCE NUMBER 3354-9.3.



HEADER BAG PET WASTE STATION AND SIGN  
5 GALLON RECEPTACLE, POST, SIGN  
ITEM NUMBER: APW1470 (SURFACE MOUNT)

DIMENSIONS: 17" (L) x 22" (W) x 69" (H)  
SIGN DIMENSIONS: 12" x 18"  
MATERIAL: 100% RECYCLED PLASTIC  
MOUNTING: SURFACE MOUNTED  
HARDWARE: STAINLESS STEEL  
COLOR: EVERGREEN  
DISPENSER: HOLDS UP TO 800 BAGS

INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

AVAILABLE AT:  
KIRBY BUILT  
1-866-526-0178  
INFO@KIRBYBUILT.COM  
WWW.KIRBYBUILT.COM

### 02 - DOG PARK WASTE STATION

ELEVATION

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



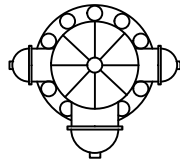
THE FIRE HYDRANT IS ROTATIONALLY CAST USING GLASS-FIBER-REINFORCED RESIN, WITH AN ACRYLIC COLOR COAT AND HAND-PAINTED ACCENTS.

APPROXIMATE DIMENSIONS ARE 32" HIGH X 19" WIDE, WITH A 12-INCH-DIAMETER CIRCULAR BASE.

SHIPPING WEIGHT IS 64 POUNDS.

BASE IS FACTORY DRILLED TO ACCEPT (4) STAINLESS-STEEL ANCHOR BOLTS, UP TO 1/2-INCH DIAMETER.

FOR ORDERING INFORMATION, PLEASE CONTACT:  
DOG-ON-IT-PARKS  
TOLL-FREE: 877-FIT-DOGS (877-348-3647),  
TELL: 425-512-8489  
(OR EQUAL.)

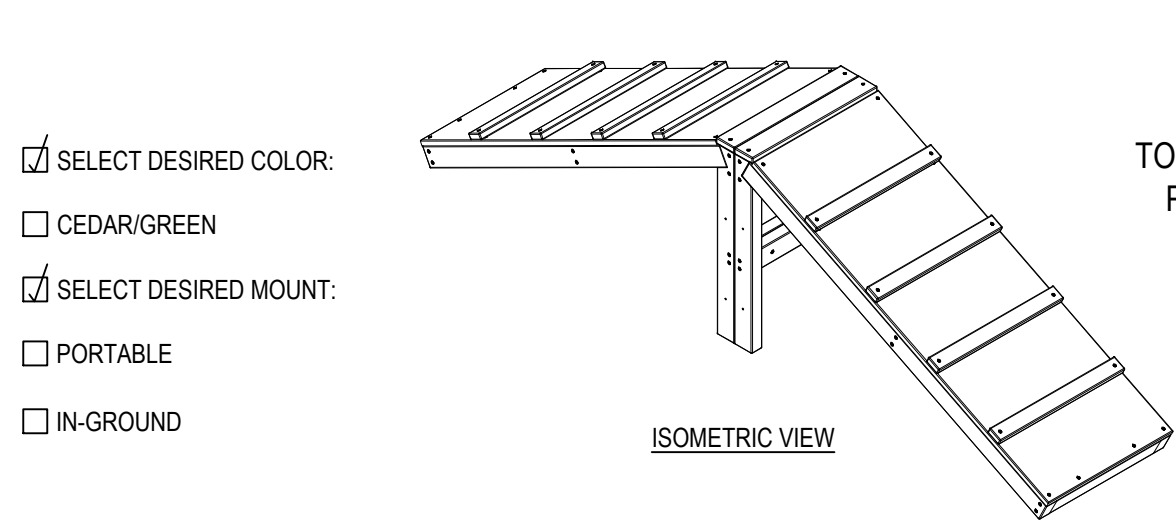


PLAN SYMBOL

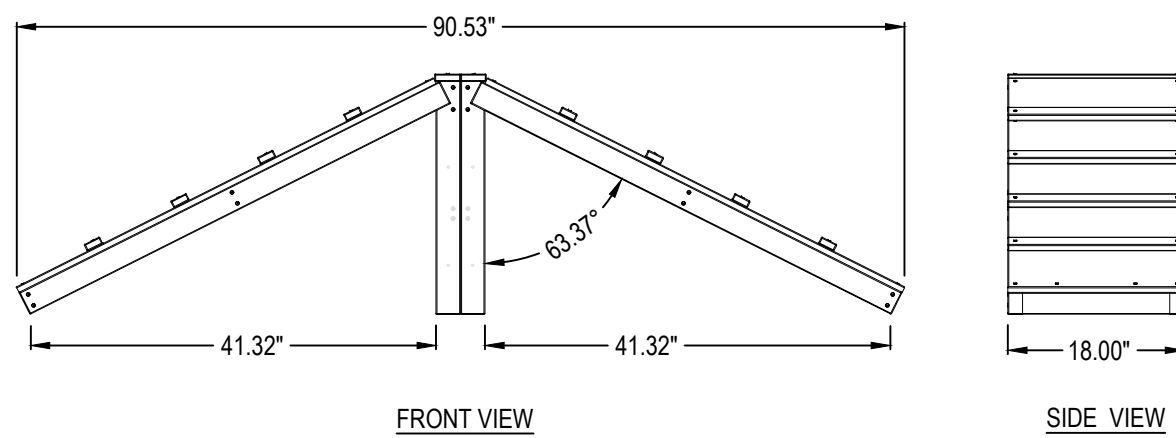
### 03 - DOG PARK FIRE HYDRANT

IMAGE

SCALE: NTS



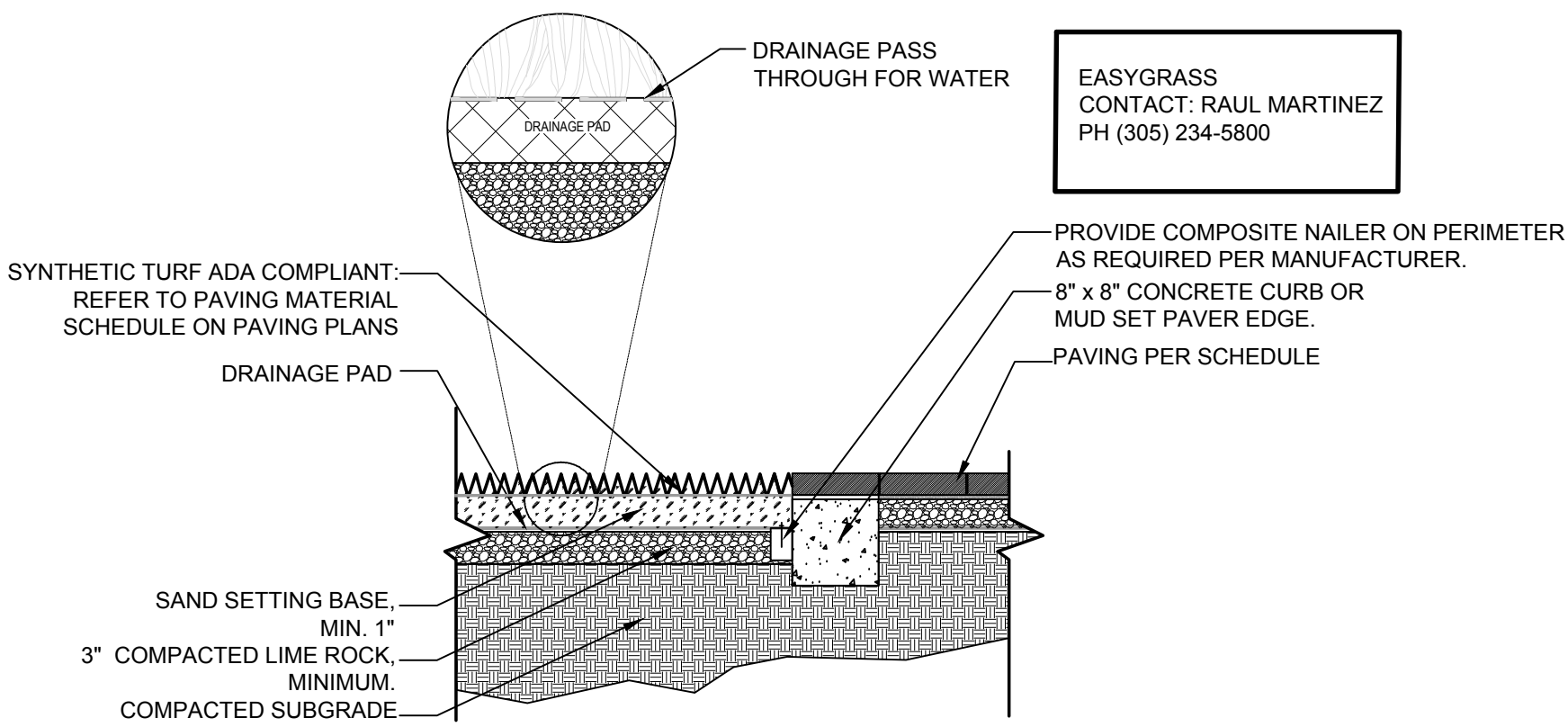
KIRBYBUILT  
222 STATE ST.  
BATAVIA, IL 60510  
TOLL FREE: 1-855-888-7461  
PHONE: (855) 888-7461  
FAX: (630) 879-8687  
[www.kirbybuilt.com](http://www.kirbybuilt.com)



### 04 - DOG PARK RAMP

ELEVATION

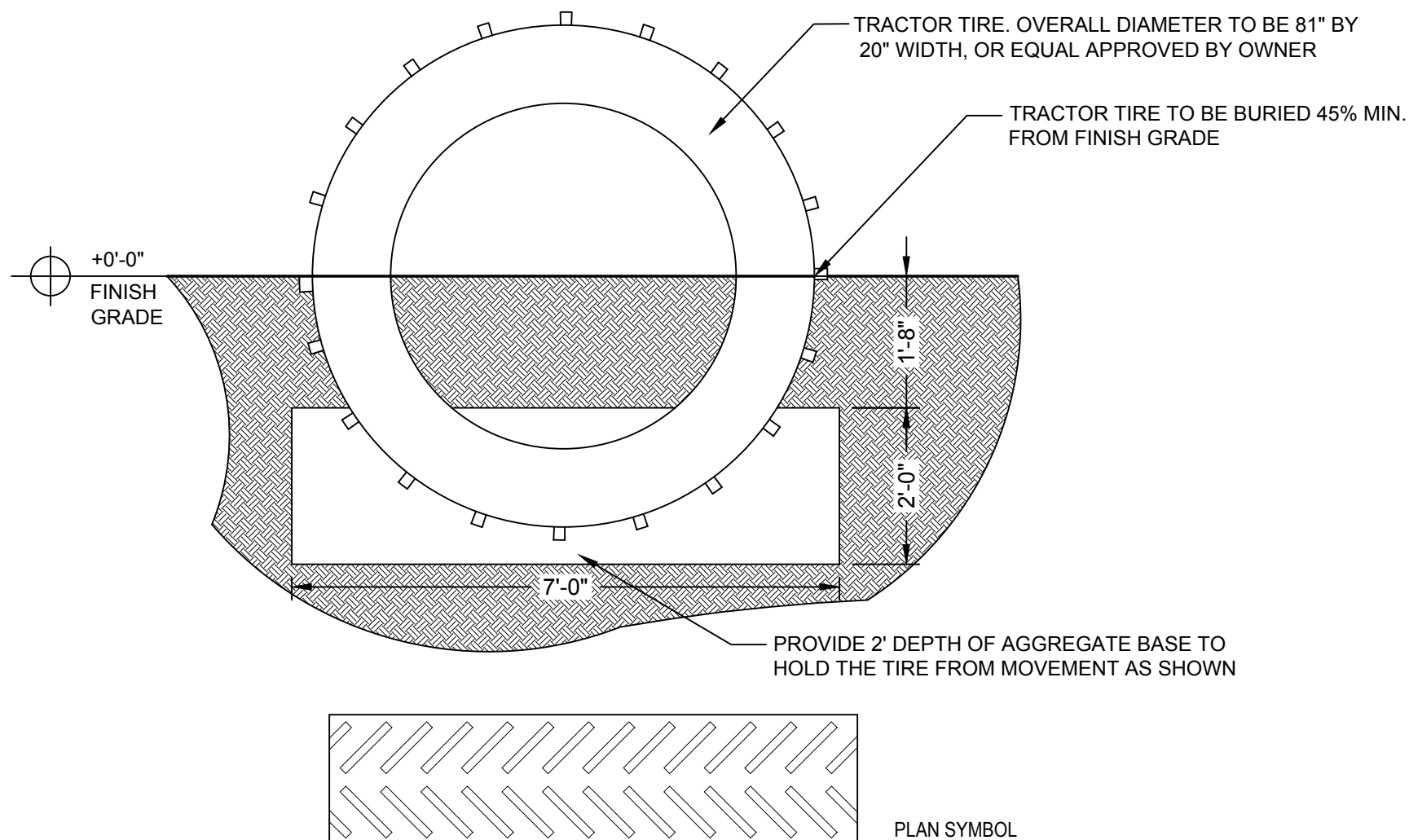
SCALE: 1/2" =1'-0"



### 05 - SYNTHETIC LAWN

SECTION

SCALE: NTS



### 06 - DOG PARK TIRE

PLAN / SECTION

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

SITE DETAILS

# PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

Sheet Description  
SITE DETAILS

Release Date  
01-22-21

Project Number  
2105

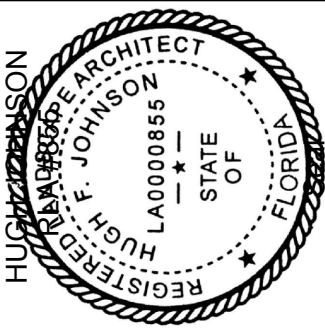
Drawing Number

## L-505

SITE DETAILS

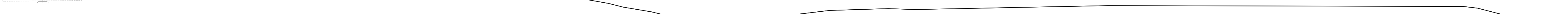
03-30-2021

Revision Dates



**AAL**  
Architectural Alliance Landscape  
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237  
TEL: 754.333.0000 FAX: 754.333.0001





| Calculation Summary                                                |      |      |      |         |         |
|--------------------------------------------------------------------|------|------|------|---------|---------|
| Project: PALM SPRINGS RESIDENCES PALM SPRINGS, FL REV D: 1-22-2021 |      |      |      |         |         |
| Label                                                              | LA   | Max  | Min  | Avg/Min | Max/Min |
| BUILDING A PLATFORM                                                | 1.54 | 2.5  | 1.6  | 1.54    | 2.50    |
| FITNESS LOUNGE                                                     | 1.43 | 2.8  | 0.4  | 3.70    | 7.50    |
| LUNCHEON PARK                                                      | 0.82 | 1.8  | 0.4  | 2.05    | 4.00    |
| PARKING                                                            | 1.19 | 1.0  | 0.3  | 3.67    | 10.00   |
| SPILL CANTY #1 APU                                                 | 0.00 | 0.0  | 0.0  | N/A     | N/A     |
| SPILL NORTH #1 APU                                                 | 0.03 | 0.12 | 0.00 | N/A     | N/A     |
| SPILL SOUTH #1 APU                                                 | 0.61 | 0.20 | 0.00 | N/A     | N/A     |
| SPILL WEST #1 APU                                                  | 0.02 | 0.00 | 0.00 | N/A     | N/A     |





Gardco EcoForm Gr-2 combines economy with performance in a LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

|           |      |
|-----------|------|
| Project:  |      |
| Location: |      |
| Cat.No:   |      |
| Type:     |      |
| Lamps:    | Qty: |
| Notes:    |      |

|                                                                                     |                                                                                             |                                                                      |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| 1. BL-MH372 equipped with out-boarded sensor housing when voltage is 10V (347-480V) | 8. Not available in 347 or 480V                                                             | 14. HS not available with Type 6 and RW options                      |
| 2. Mounts to a 4" round pipe with adapter included for square poles.                | 9. Must specify input voltage                                                               | 15. Not available with DO, DCC, and FANS dimming control options     |
| 3. Mounts to a maximum of 4" diameter sliming above horizontal                      | 10. Dimming will not be connected to NEMA receptacle if ordering with other control options | 16. Not available with DO, DCC, FANS and LLC dimming control options |
| 4. Not available with other dimming control options                                 | 11. Not available in 480V. Order separately with TLRDS or TLRDS-T                           | 17. Must specify a motor sensor location                             |
| 5. Not available with motion sensor                                                 | 12. Not available with DCC                                                                  |                                                                      |
| 6. Not available with photocontrol                                                  | 13. Not available with 5W and WS RPAs provided with black finish standard                   |                                                                      |
| 7. Available only in 120V and 277V                                                  |                                                                                             |                                                                      |



Lumec **MetroScape LED** post top luminaire features flexible, robust energy-saving solutions for heritage-styled urban architectural lighting. Crowned with an ornamental hood, the post top model comes with a flat lens to highlight the thinness of the LEDs. The luminaire provides attractive lighting at night, adding appeal to the surroundings and promoting safe use of the environment. Includes Service Tag, innovative way to provide assistance throughout the life of the product

|           |      |
|-----------|------|
| Project:  |      |
| Location: |      |
| Cart No:  |      |
| Type:     |      |
| Lamps:    | Qty. |
| Notes:    |      |

1. DMG 0-10V driver come standard.
2. Not available with 347V and 480V.
3. Not available with HS option.
4. Use of photoelectric cell or shorting cap is required to ensure proper illumination.
5. Not available with Motion Response.



Gardco EcoForm G-2 combines economy with performance in a LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

|           |      |
|-----------|------|
| Project:  |      |
| Location: |      |
| Cat.No:   |      |
| Type:     |      |
| Lamps:    | Qty: |
| Notes:    |      |

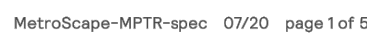
|                                                                                     |                                                                                            |                                                                      |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| 1. BL-MR3V2 equipped with out-boarded sensor housing when voltage is 14V (347-450V) | 8. Not available in 347 or 450V                                                            | 14. HS is not available with Type 5 and SW option                    |
| 2. Mounts to a 4" round pipe with adapter included for square pipes.                | 9. Must specify input voltage                                                              | 15. Not available with DD, DCC, and FANS dimming control options     |
| 3. Set to a maximum of 44 degrees aiming above horizontal.                          | 10. Drilling will not be connected to NEMA receptacle with ULDSF                           | 16. Not available with DD, DCC, FANS and LLC dimming control options |
| 4. Not available with other dimming control options                                 | 11. Not available in 480V. Order product separately if ordering with other control options | 17. Must specify a sensor sensorless options                         |
| 5. Not available with motion sensor                                                 | 12. Not available with DCC                                                                 |                                                                      |
| 6. Not available with photocontrol                                                  | 13. Not available with 5W and WS. RPAs provided with black finish standard                 |                                                                      |



Lumec **MetroScope LED** post top luminaire features flexible, robust energy-saving solutions for heritage-styled urban architectural lighting. Crowned with an ornamental hood, the post top model comes with a flat lens to highlight the thinness of the LEDs. The luminaire provides attractive lighting at night, adding appeal to the surroundings and promoting safe use of the environment. Includes Service Tag, innovative way to provide assistance throughout the life of the product

|           |      |
|-----------|------|
| Project:  |      |
| Location: |      |
| Cct.No:   |      |
| Type:     |      |
| Lamps:    | Qty. |
| Notes:    |      |

1. DMG 0-10V driver come standard.
2. Not available with 347V and 480V.
3. Not available with HS option.
4. Use of photoelectric cell or shorting cap is required to ensure proper illumination.
5. Not available with Motion Response.



Gardco EcoForm G-2 combines economy with performance in a LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

|           |      |
|-----------|------|
| Project:  |      |
| Location: |      |
| Cat.No:   |      |
| Type:     |      |
| Lamps:    | Qty: |
| Notes:    |      |

|                                                                                       |                                                                                             |                                                                      |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| 1. BL-IRMSD75 equipped with out-boarded sensor housing when voltage is 14V (347-480V) | 8. Not available in 347 or 480V                                                             | 14. HS not available with Type 6 and 5W option                       |
| 2. Mounts to a round pipe with adapter included for square pipes.                     | 9. Must specify input voltage                                                               | 15. Not available with DD, DCC, and FAWS dimming control options     |
| 3. Rated for maximum 45 degrees aiming above horizontal                               | 10. Dimming will not be connected to NEMA receptacle if ordering with other control options | 16. Not available with DD, DCC, FAWS and LLC dimming control options |
| 4. Not available with other dimming control options                                   | 11. Not available in 480V. Order separately with LRDS/5-T                                   | 17. Must specify a motion sensor lens                                |
| 5. Not available with motion sensor                                                   | 12. Not available with DCC                                                                  |                                                                      |
| 6. Not available with photocontrol                                                    | 13. Not available with 5W and WS. RPAs preloaded with black finish standard                 |                                                                      |
| 7. Available only in 277V                                                             |                                                                                             |                                                                      |



luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

|           |      |
|-----------|------|
| Project:  |      |
| Location: |      |
| Cat.No:   |      |
| Type:     |      |
| Lamps:    | Qty: |
| Notes:    |      |

|                                                                                       |                                                                    |                                                                    |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------------------------------------|
| 1. BL-IMR13/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V) | 8. Not available in 347 or 480V                                    | 14. HIS not available with Type 5 and SW optics.                   |
| 2. Mouse to 4 count/sec with encoder included for square codes                        | 9. Must specify input voltage.                                     | 15. Not available with DD, DCC, and FAWIS dimming control options  |
| 3. Mouse to 4 count/sec with encoder included for square codes                        | 10. Displacement will be requested to NEMA receptacle for ordering | 16. Not available with DD, DCC, SAWIS and U/I in direction control |

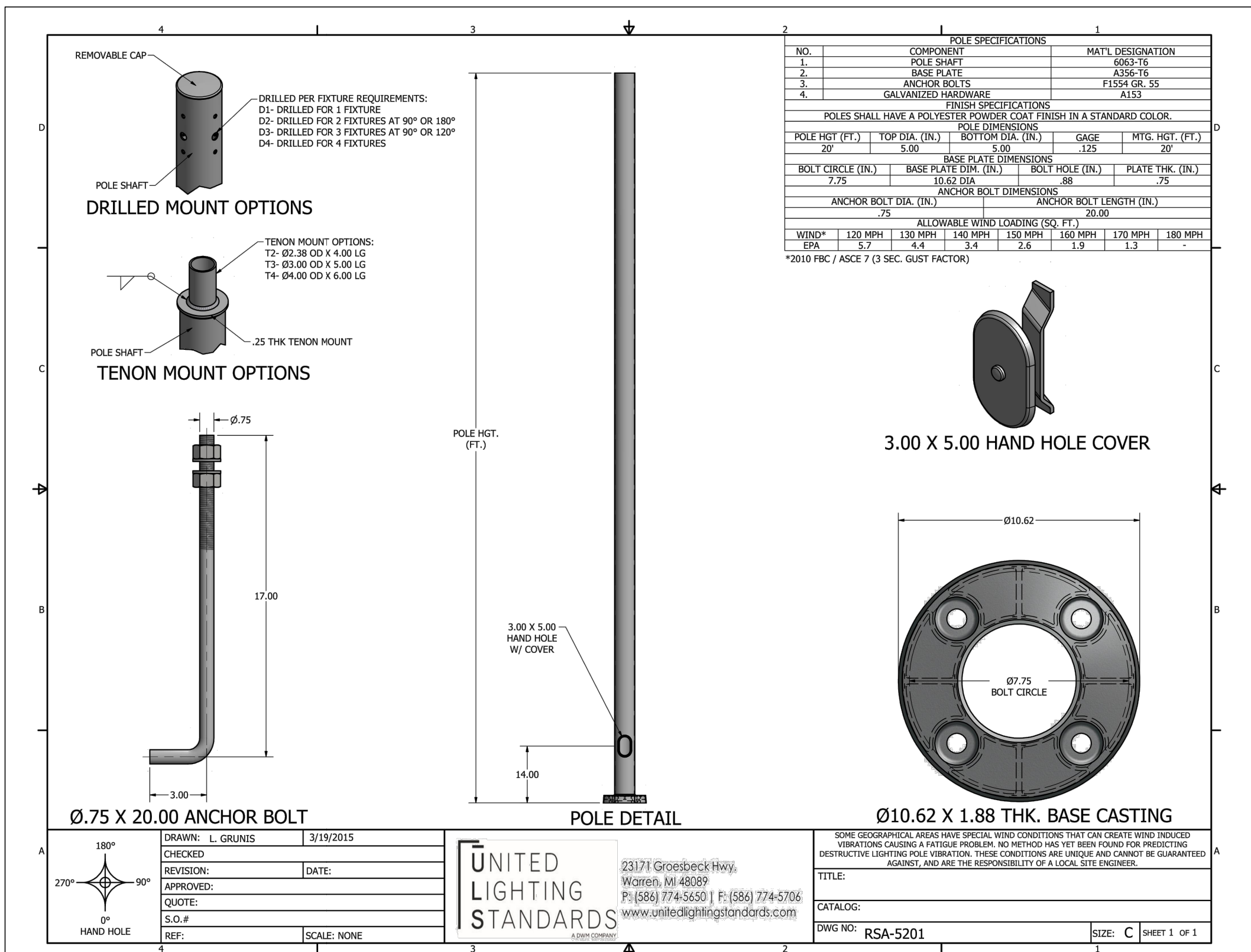


**KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG**

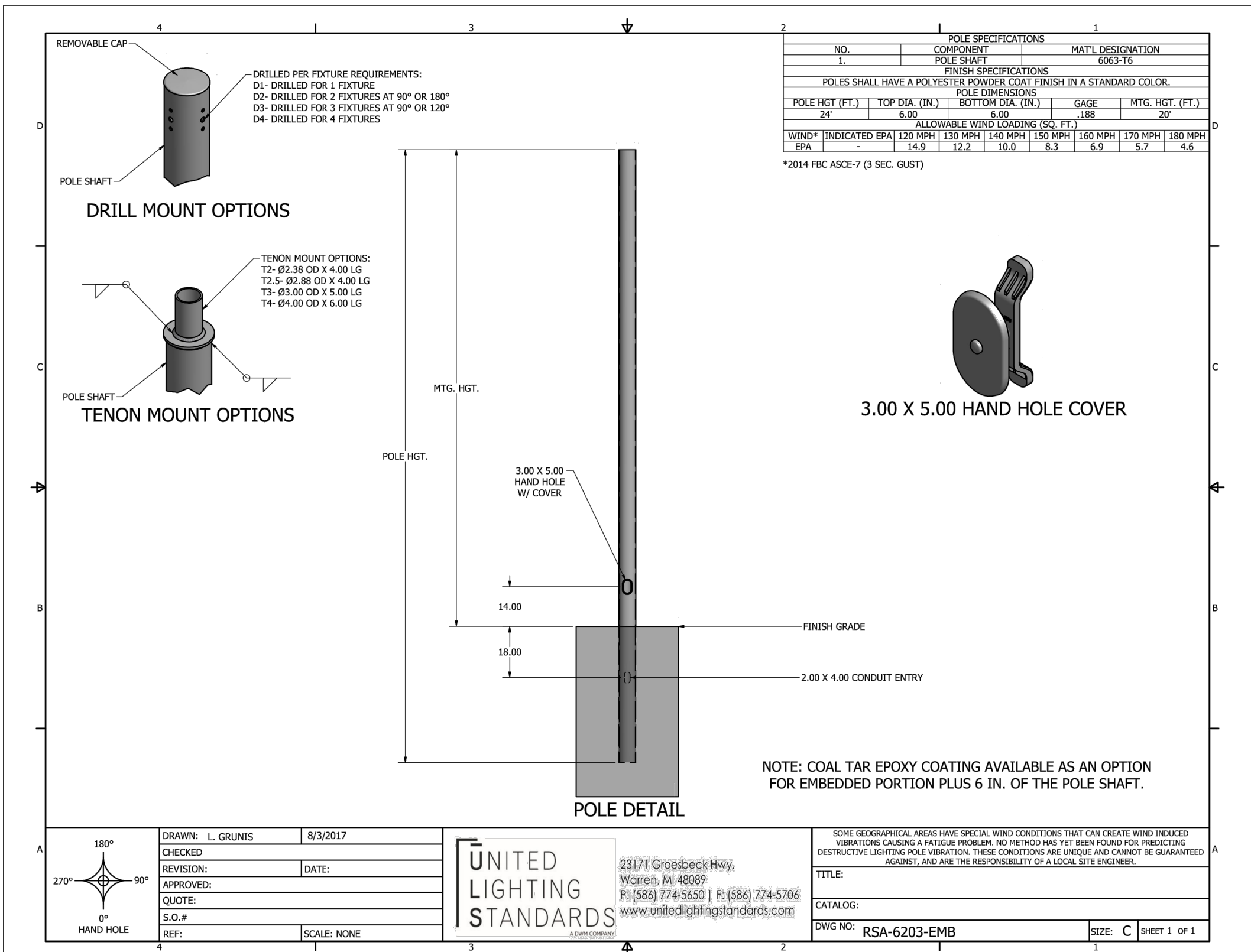
*It's fast, it's free, it's the law.*

**Call 811 two business days  
before digging**

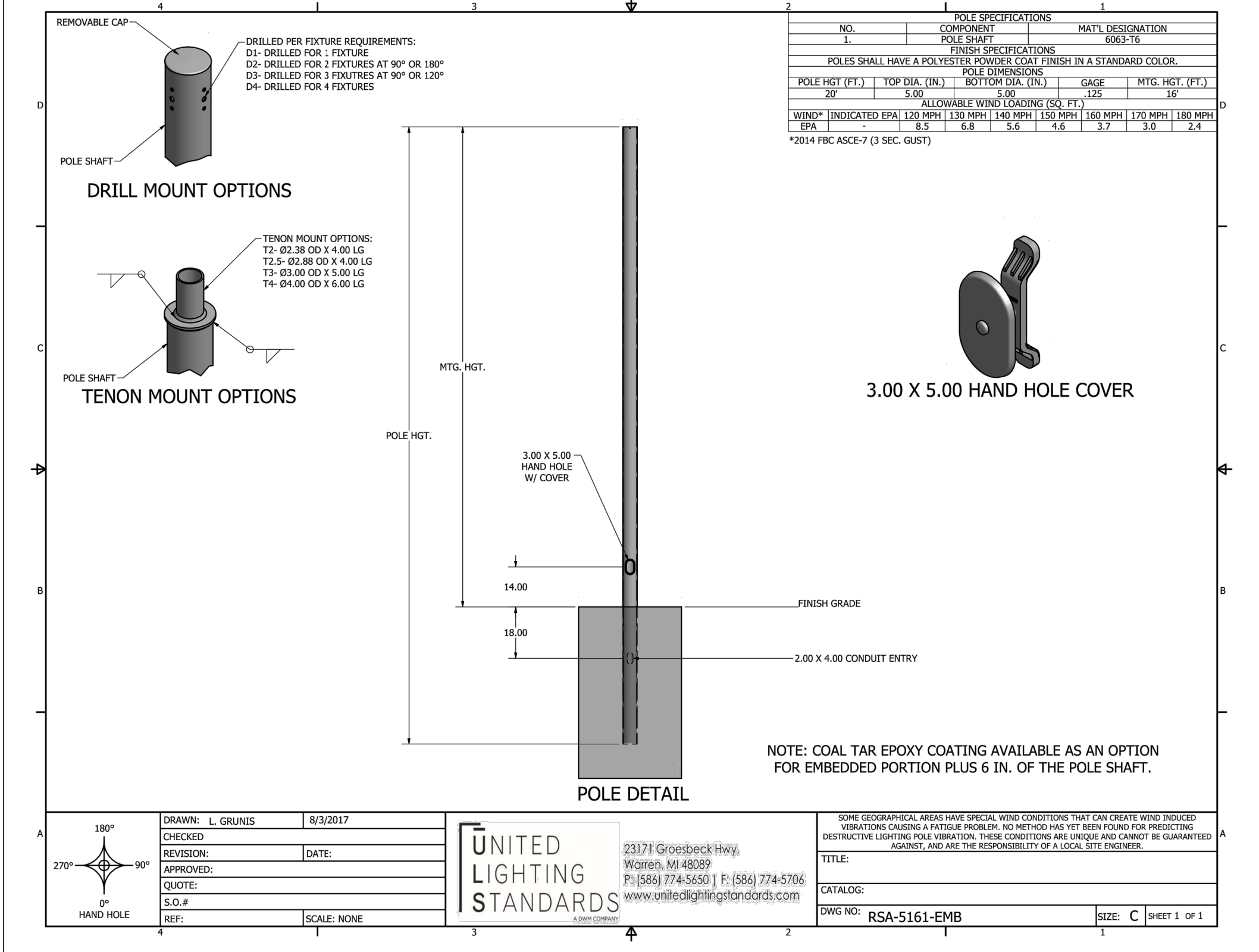
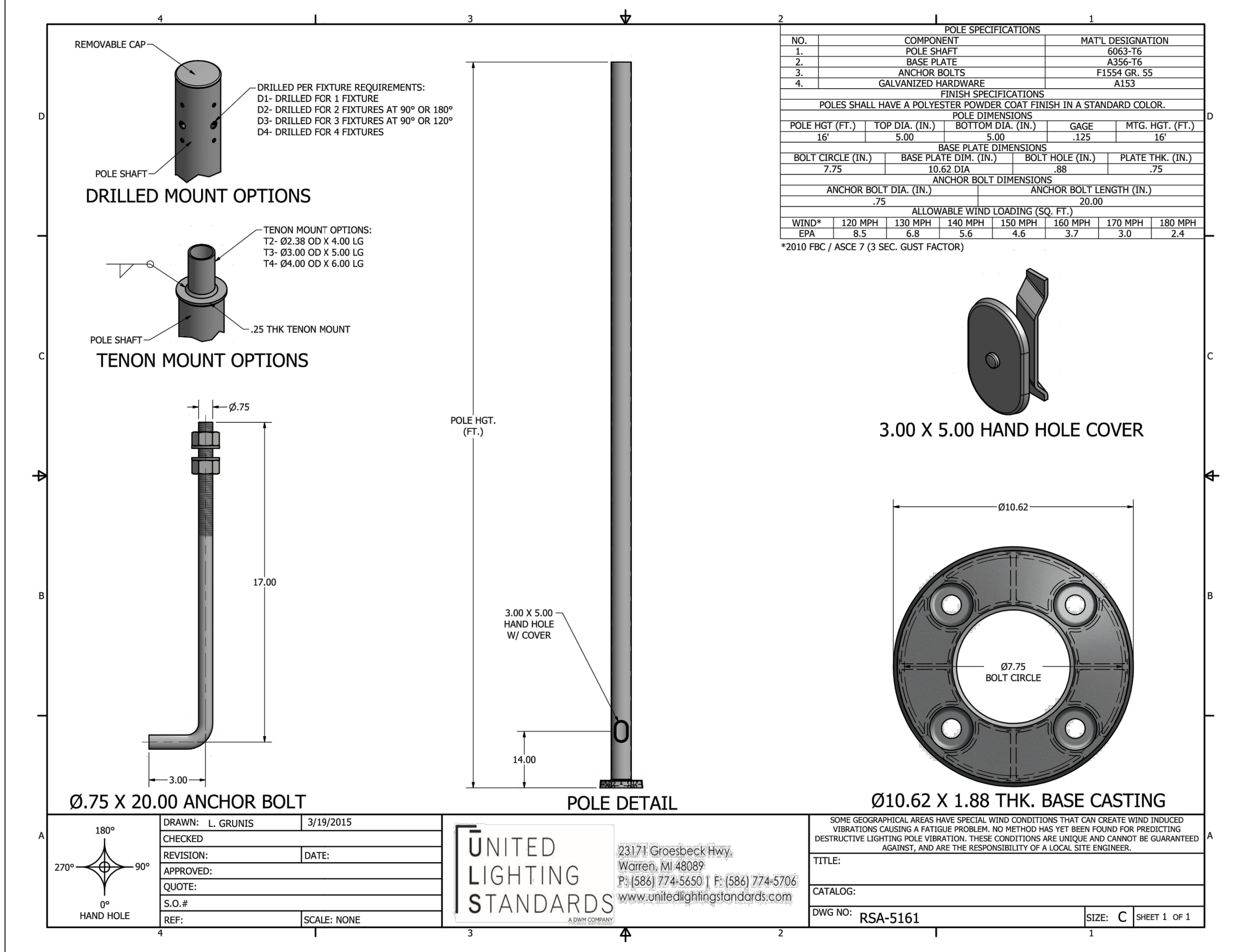




POLES WITH CONCRETE FOOTING OPTION



POLES WITH DIRECT BURY OPTION



**811** KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG

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

LANDSCAPE PLANS

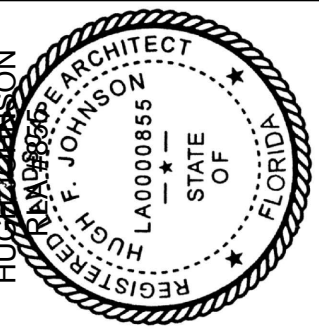
# PALM SPRINGS RESIDENCES

PALM SPRINGS, FLORIDA

|                        |
|------------------------|
| Sheet Description      |
| LIGHTING<br>CUT-SHEETS |
| Release Date           |
| 03-30-21               |
| Project Number         |
| 2105                   |
| Drawing Number         |
| L-PH3                  |
| LANDSCAPE PLANS        |

03-30-2021

Revision Dates



**AAL**  
Architectural Alliance Landscape  
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# **SURFACE WATER MANAGEMENT CALCULATIONS**

## **Palm Springs Residences**

**PALM SPRINGS, FLORIDA**

**HSQ PROJECT No.: 190321**

*Prepared For:*  
**The Spear Group**

*Prepared By:*



**HSQ GROUP, INC.**

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FI Reg # 84179

**DATE: February 24th, 2021 REV March 23rd, 2021**

**GIVEN:**

**Pre- Development**

**A. LAND USE SUMMARY:**

|    |                    |               |                       |
|----|--------------------|---------------|-----------------------|
| 1. | Lake Area =        | 1.760 ac.     |                       |
| 2. | Buildings =        | 0.770 ac.     |                       |
| 3. | Impervious Areas = | 2.600 ac.     |                       |
| 4. | Pervious Areas =   | 12.630 ac.    | PRE DEVELOPMENT CALCS |
| 5. | <b>Total =</b>     | <b>17.760</b> |                       |
|    |                    | <b>17.76</b>  |                       |

**B. PROPOSED improvements:**

Construction of a commercial self storage facility

**DESIGN CRITERIA:**

**A. WATER QUALITY CRITERIA:**

1. If a wet detention system, then whichever is the greater of the following:
  - a. The first inch of runoff from the entire project site.
  - b. The amount of 2.5 inches times the percent impervious for the project site.
2. If a dry detention system, then 75% of the volume required for the wet detention system.
3. If a retention system, then 50% of the volume required.
4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

**B. WATER QUANTITY CRITERIA:**

**1. DESIGN EVENTS AND RAINFALL AMOUNTS:**

- a. Design Event for Minimum Road Elevation:
 

|            |             |
|------------|-------------|
| Frequency: | 5 year      |
| Duration:  | 1 day       |
| Amount:    | 7.00 inches |
- b. Design Event for Minimum Discharge Elevation:
 

|            |              |
|------------|--------------|
| Frequency: | 10 year      |
| Duration:  | 3 day        |
| Amount:    | 11.00 inches |
- c. Design Event for Minimum Finish Floor Elevation:
 

|            |              |
|------------|--------------|
| Frequency: | 100 year     |
| Duration:  | 3 day        |
| Amount:    | 16.00 inches |

**2. ADDITIONAL DESIGN INFORMATION:**

- a. Design Water / Control Elevation: 8.50 NGVD.
- b. Drainage Basin / Canal Number: L-8 LWDD canal 35 CSM 10 year



## **COMPUTATIONS:**

### **A. WATER QUALITY COMPUTATIONS:**

1. Compute the first inch of runoff from the entire developed project site:
 
$$= 1.00 \text{ inch} \times 17.760 \text{ acres} \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{1.480 \text{ ac-ft for the first inch of runoff}}}$$
2. Compute 2.5 inches times the percent impervious for the developed project site:
  - a. Site area for water quality pervious / impervious calculations only:
 
$$= \text{Total Project} - (\text{Lake Area} + \text{Buildings})$$

$$= 17.760 \text{ acres} - (1.760 \text{ acres} + 0.770 \text{ acres})$$

$$= \underline{\underline{15.230 \text{ acres of site area for water quality calculations}}}$$
  - b. Impervious area for water quality pervious / impervious calculations only:
 
$$= \text{Site area for water quality} - \text{Pervious area}$$

$$= 15.230 \text{ acres} - 12.630 \text{ acres}$$

$$= \underline{\underline{2.600 \text{ acres of impervious area for water quality calculations}}}$$
  - c. Percentage of impervious area for water quality:
 
$$= \text{Impervious area for water quality} / \text{Site area for water quality} \times 100\%$$

$$= 2.600 \text{ acres} / 15.230 \text{ acres} \times 100\%$$

$$= \underline{\underline{17.07 \% \text{ Impervious}}}$$
  - d. For 2.5 inches times the percentage of impervious area:
 
$$= 2.5 \text{ inches} \times 17.07 \%$$

$$= \underline{\underline{0.427 \text{ inches to be treated}}}$$
  - e. Compute volume required for quality detention:
 
$$= \text{Inches to be treated} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 0.427 \text{ inches} \times (17.760 \text{ acres} - 1.760 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{0.569 \text{ ac-ft required for detention storage}}}$$
3. The first inch of runoff from the entire developed site = 1.480 ac-ft  
 2.5 inches times the percentage of impervious area = 0.569 ac-ft

**The volume of 1.480 ac-ft controls**

4. If the project is zoned "Commercial" or if the project were discharging directly to a sensitive receiving body and is more than 40% impervious, 0.5 inches of dry detention pre-treatment must be provided:
 
$$= 0.5 \text{ inches} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 0.5 \text{ inches} \times (17.760 \text{ acres} - 1.760 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{0.667 \text{ ac-ft required for pre-treatment}}}$$
5. Compute credit for using one of the following systems:
  - a. Wet detention volume to be provided:
 
$$= \text{Total required detention} - \text{Pre-treatment}$$

$$= 1.480 \text{ ac-ft} - 0.667 \text{ ac-ft}$$

$$= \underline{\underline{0.813 \text{ ac-ft of volume required for wet detention}}}$$
  - b. Dry detention volume to be provided ( 75% of the total required detention volume ):
 
$$= \text{Total required detention volume} \times 75\%$$

$$= 1.480 \text{ ac-ft} \times 75\%$$

$$= \underline{\underline{1.110 \text{ ac-ft of volume required for dry detention}}}$$
  - c. Dry retention volume to be provided ( 50% of the total required detention volume ):
 
$$= \text{Total required detention volume} \times 50\%$$

$$= 1.480 \text{ ac-ft} \times 50\%$$

$$= \underline{\underline{0.740 \text{ ac-ft of volume required for dry retention}}}$$

## **B. SUMMARY OF WATER QUALITY COMPUTATIONS:**

| Item: | Description:                                    | Quantity:   |
|-------|-------------------------------------------------|-------------|
| A.1   | First inch of runoff from entire project site = | 1.480 ac-ft |
| A.2   | 2.5 inches times percent impervious =           | 0.569 ac-ft |
| A.3   | Volume to be treated =                          | 1.480 ac-ft |
| A.4   | Pre-treatment required for commercial site =    | 0.667 ac-ft |
| A.5.a | Wet detention volume required =                 | 0.813 ac-ft |
| A.5.b | Dry detention volume required =                 | 1.110 ac-ft |
| A.5.c | Dry retention volume required =                 | 0.740 ac-ft |
| A.5.d | Exfiltration trench volume required =           | 1.480 ac-ft |

## **C. STAGE ELEVATION INFORMATION:**

| Item:         | Description:            | S type | Area ac.      | Low ft.     | High ft.     | I %          | C %           | Total Area % |
|---------------|-------------------------|--------|---------------|-------------|--------------|--------------|---------------|--------------|
| 1             | lake                    | V      | 1.760         | 8.50        | 8.50         | 100          | 100           | 9.96         |
| 2             | LAKE BANK               | L      | 0.260         | 8.50        | 11.50        | 0            | 100           | 1.47         |
| 3             | lake                    | V      |               |             |              | 100          |               | 0.00         |
| 4             | SWALE                   | L      | 0.000         | 15.00       | 17.00        | 0            | 100           | 0.00         |
| 5             | n / a                   | V      | 0.000         |             |              |              |               | 0.00         |
| 6             | Berm area               | L      | 0.000         | 18.00       | 19.00        | 0            | 100           | 0.00         |
| 7             | n / a                   | L      |               |             |              |              |               | 0.00         |
| 8             | upland green area       | L      | 12.280        | 11.50       | 13.50        | 0            | 100           | 69.50        |
| 9             | sidewalk                | L      | 0.000         | 13.00       | 13.50        | 100          | 100           | 0.00         |
| 10            | pavement area           | L      | 2.600         | 12.50       | 13.80        | 100          | 100           | 14.71        |
| 11            | Building Coverage Areas | V      | 0.770         | 14.00       | 14.00        | 100          | 100           | 4.36         |
| <b>Total:</b> |                         |        | <b>17.670</b> | <b>8.50</b> | <b>19.00</b> | <b>29.03</b> | <b>100.00</b> | <b>100.0</b> |

\* Abbreviations: S = Storage; ( V = Vertical Storage & L = Linear Storage )  
I = Impervious  
C = Compaction; ( Use the following compaction factors: 0%, 50%, 100% )

#### D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:

Existing Soil Type: **1 COASTAL**

| Depth to<br>Water Table<br>ft. | Cumulative<br>Water Storage<br>( Pre.-Dev. )<br>in. | Compacted<br>Water Storage<br>( Post 50% )<br>in. | Compacted<br>Water Storage<br>( Post 100% )<br>in. |
|--------------------------------|-----------------------------------------------------|---------------------------------------------------|----------------------------------------------------|
| 1                              | 0.60                                                | 0.53                                              | 0.45                                               |
| 2                              | 2.50                                                | 2.19                                              | 1.88                                               |
| 3                              | 6.60                                                | 5.78                                              | 4.95                                               |
| 4                              | 10.90                                               | 9.54                                              | 8.18                                               |

2. Available Soil Storage Calculation:

| Item:         | Description:            | Elev.<br>ft. | S<br>in.     | Area<br>acres | Stored<br>ac-in |
|---------------|-------------------------|--------------|--------------|---------------|-----------------|
| 1             | lake                    | 8.50         | 0.00         | 0.000         | 0.00            |
| 2             | LAKE BANK               | 10.00        | 1.16         | 0.260         | 0.30            |
| 3             | lake                    | 0.00         | 0.00         | 0.000         | 0.00            |
| 4             | SWALE                   | 16.00        | 8.18         | 0.000         | 0.00            |
| 5             | n / a                   | 0.00         | 0.00         | 0.000         | 0.00            |
| 6             | Berm area               | 18.50        | 8.18         | 0.000         | 0.00            |
| 7             | n / a                   | 0.00         | 0.00         | 0.000         | 0.00            |
| 8             | upland green area       | 12.50        | 8.18         | 12.280        | 100.39          |
| 9             | sidewalk                | 13.25        | 8.18         | 0.000         | 0.00            |
| 10            | pavement area           | 13.15        | 8.18         | 0.000         | 0.00            |
| 11            | Building Coverage Areas | 14.00        | 8.18         | 0.000         | 0.00            |
| <b>Total:</b> |                         | <b>12.45</b> | <b>50.21</b> | <b>12.540</b> | <b>100.69</b>   |

\* Abbreviations: S = Soil Storage  
P = Pervious

3. Moisture Storage Calculation ( S ):  
 = Available soil storage / Total Site Area  
 = 100.69 ac-in / 17.760 acres  
 = **5.67 inches**
4. SCS Curve Number Calculation ( CN ):  
 =  $1000 / ( S + 10 )$   
 =  $1000 / ( 5.670 + 10 )$   
 = **64**

# **E. SURFACE STORAGE CALCULATIONS:**

1. Stage vs. Storage Calculations:

| Stage<br>ft. | Item: | STORAGE<br>( ac-ft ) |            |            |            |            |            |            |            |            |             | T<br>ac-ft | Total<br>ac-ft |
|--------------|-------|----------------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|------------|----------------|
|              |       | 1<br>ac-ft           | 2<br>ac-ft | 3<br>ac-ft | 4<br>ac-ft | 5<br>ac-ft | 6<br>ac-ft | 7<br>ac-ft | 8<br>ac-ft | 9<br>ac-ft | 10<br>ac-ft |            |                |
| 8.50         |       | 0.00                 | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.00       | 0.00           |
| 9.00         |       | 0.88                 | 0.01       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.00       | 0.89           |
| 9.50         |       | 1.76                 | 0.04       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.00       | 1.80           |
| 10.00        |       | 2.64                 | 0.10       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.00       | 2.74           |
| 10.50        |       | 3.52                 | 0.17       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.00       | 3.69           |
| 11.00        |       | 4.40                 | 0.27       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.00       | 4.67           |
| 11.50        |       | 5.28                 | 0.39       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.00       | 5.67           |
| 12.00        |       | 6.16                 | 0.52       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.77       | 0.00       | 0.00        | 0.00       | 7.45           |
| 12.50        |       | 7.04                 | 0.65       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 3.07       | 0.00       | 0.00        | 0.00       | 10.76          |
| 12.90        |       | 7.74                 | 0.75       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 6.02       | 0.00       | 0.16        | 0.00       | <b>14.68</b>   |
| 13.40        |       | 8.62                 | 0.88       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 11.08      | 0.00       | 0.81        | 0.00       | 21.40          |
| 13.90        |       | 9.50                 | 1.01       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 17.19      | 0.00       | 1.95        | 0.00       | 29.66          |
| 14.40        |       | 10.38                | 1.14       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 23.33      | 0.00       | 3.25        | 0.00       | 38.11          |
| 14.90        |       | 11.26                | 1.27       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 29.47      | 0.00       | 4.55        | 0.00       | 46.56          |
| 15.40        |       | 12.14                | 1.40       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 35.61      | 0.00       | 5.85        | 0.00       | 55.01          |
| 15.90        |       | 13.02                | 1.53       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 41.75      | 0.00       | 7.15        | 0.00       | 63.46          |
| 16.40        |       | 13.90                | 1.66       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 47.89      | 0.00       | 8.45        | 0.00       | 71.91          |
| 16.90        |       | 14.78                | 1.79       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 54.03      | 0.00       | 9.75        | 0.00       | 80.36          |
| 17.40        |       | 15.66                | 1.92       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 60.17      | 0.00       | 11.05       | 0.00       | 88.81          |
| 17.90        |       | 16.54                | 2.05       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 66.31      | 0.00       | 12.35       | 0.00       | 97.26          |

\* Abbreviations: T = Exfiltration Trench

# **G. S.F.W.M.D. C-51 BASIN RULE (STORAGE - NEW CRITERIA):**

1. C-51 Basin Rule (Sub-Basin 32) Peak Flood Stage = **12.90 NGVD.**
2. Available On-Site Soil Storage = 8.39 ac-ft
3. Available On-Site Surface Storage @ Peak Flood Stage Elevation = 14.68 ac-ft
4. Total On-Site Storage Requirement per C-51 Basin Rules = **23.07** ac-ft PRE DEVELOPMENT VOLUME



#### H. MINIMUM BUILDING FINISH FLOOR ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 100-Year, 3-Day storm event:  
= **16.00 in.**
2. Compute inches of runoff, Q:  
=  $(P - (0.2 S))^2 / (P + (0.8 X S))$   
=  $(16.00 \text{ in.} - (0.2 \times 5.67 \text{ in.}))^2 / (16.00 \text{ in.} + (0.8 \times 5.67 \text{ in.}))$   
= **10.76 inches of runoff**
3. Compute volume of runoff:  
= (Inches of Runoff) X (Project Area)  
= 10.76 inches X 17.760 acres X (1 foot / 12 inches)  
= **15.93 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **15.93** ac-ft corresponds to elevation **12.99 NGVD.**

#### I. MINIMUM DISCHARGE ELEVATION CALCULATIONS (ZERO DISCHARGE):

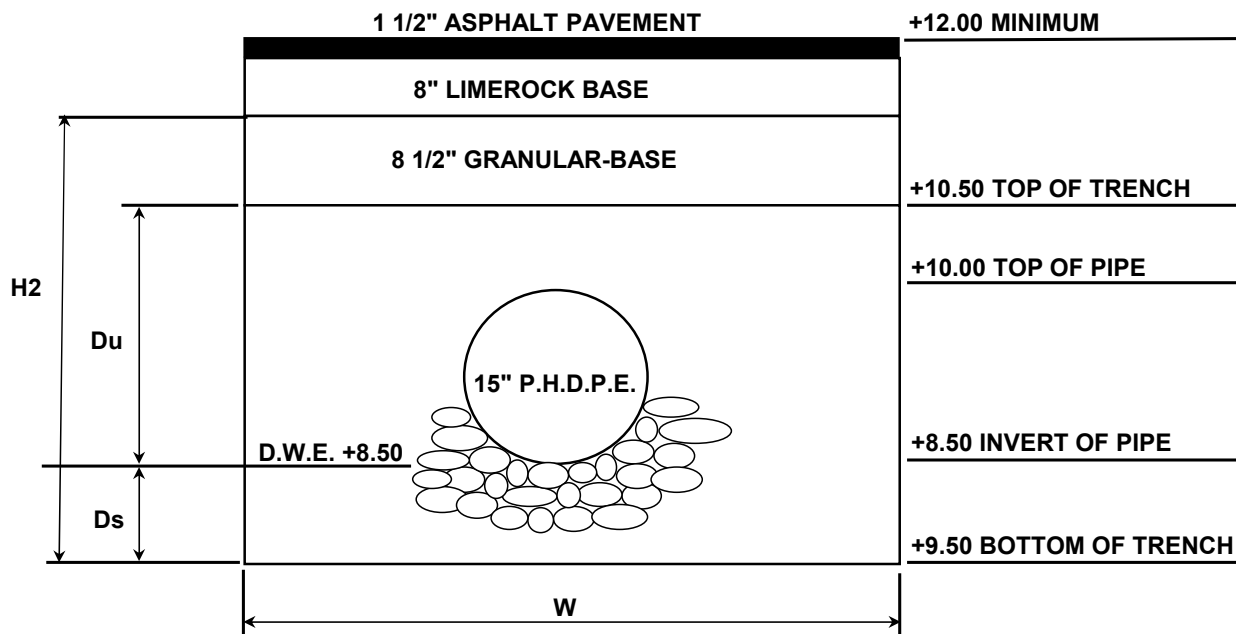
1. The rainfall amount for the 10-Year, 3-Day storm event:  
= **11.00 in.**
2. Compute inches of runoff, Q:  
=  $(P - (0.2 S))^2 / (P + (0.8 X S))$   
=  $(11.00 \text{ in.} - (0.2 \times 5.67 \text{ in.}))^2 / (11.00 \text{ in.} + (0.8 \times 5.67 \text{ in.}))$   
= **6.27 inches of runoff**
3. Compute volume of runoff:  
= (Inches of Runoff) X (Project Area)  
= 6.27 inches X 17.760 acres X (1 foot / 12 inches)  
= **9.27 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **9.27** ac-ft corresponds to elevation **12.28 NGVD.**

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

1. The rainfall amount for the 5-Year, 1-Day storm event:  
= **7.00 in.**
2. Compute inches of runoff, Q:  
=  $(P - (0.2 S))^2 / (P + (0.8 X S))$   
=  $(7.00 \text{ in.} - (0.2 \times 5.67 \text{ in.}))^2 / (7.00 \text{ in.} + (0.8 \times 5.67 \text{ in.}))$   
= **2.98 inches of runoff**
3. Compute volume of runoff:  
= (Inches of Runoff) X (Project Area)  
= 2.98 inches X 17.760 acres X (1 foot / 12 inches)  
= **4.41 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **4.41** ac-ft corresponds to elevation **10.87 NGVD.**

# I. EXFILTRATION TRENCH CALCULATIONS:

1. Design Formula:  $L = (FS ((\%WQ \cdot V1) + V2)) / (K((H2 \cdot W) + (2 \cdot H2 \cdot Du) - (Du^2) + (2 \cdot H2 \cdot Ds)) + (1.39 \times 10^{-4} \cdot W \cdot Du))$
2. Design Information:
  - V1 = Exfiltrated Volume (Pre-treatment): 8.88 ac-in
  - V2 = Exfiltrated Volume (Additional Storage): 1.10 ac-in
  - W = Trench Width: 8.00 ft.
  - K = Hydraulic Conductivity: 1.10E-04 cfs/sq-ft per ft head
  - H2 = Depth of Water Table: 4.00 ft.
  - Du = Non-Saturated Trench Depth: 2.00 ft.
  - Ds = Saturated Trench Depth: 2.00 ft.
3. Exfiltration Trench Required: 2,262 ft.
4. Exfiltration Trench Provided: 0 ft.
5. Exfiltration Trench Storage Provided: 0.00 ac-in or 0.00 ac-ft



**GIVEN:**

**Post Development**

**A. LAND USE SUMMARY:**

|    |                    |              |                        |
|----|--------------------|--------------|------------------------|
| 1. | Lake Area =        | 2.00 ac.     |                        |
| 2. | Buildings =        | 2.64 ac.     |                        |
| 3. | Impervious Areas = | 7.15 ac.     |                        |
| 4. | Pervious Areas =   | 5.98 ac.     | POST DEVELOPMENT CALCS |
| 5. | <b>Total =</b>     | <b>17.77</b> |                        |
|    |                    | <b>17.66</b> |                        |

Note: 17.77 ac - 0.11 ac = 17.66 ac will be consider for drainage calcs only.  
Where; 0.11 represents area to be dedicated

**B. PROPOSED improvements:**

Construction of a residential apartments

**DESIGN CRITERIA:**

**A. WATER QUALITY CRITERIA:**

1. If a wet detention system, then whichever is the greater of the following:
  - a. The first inch of runoff from the entire project site.
  - b. The amount of 2.5 inches times the percent impervious for the project site.
2. If a dry detention system, then 75% of the volume required for the wet detention system.
3. If a retention system, then 50% of the volume required.
4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

**B. WATER QUANTITY CRITERIA:**

**1. DESIGN EVENTS AND RAINFALL AMOUNTS:**

- a. Design Event for Minimum Road Elevation:
 

|            |             |
|------------|-------------|
| Frequency: | 3 year      |
| Duration:  | 1 day       |
| Amount:    | 5.50 inches |
- b. Design Event for Minimum Discharge Elevation:
 

|            |              |
|------------|--------------|
| Frequency: | 10 year      |
| Duration:  | 3 day        |
| Amount:    | 11.00 inches |
- c. Design Event for Minimum Finish Floor Elevation:
 

|            |              |
|------------|--------------|
| Frequency: | 100 year     |
| Duration:  | 3 day        |
| Amount:    | 16.00 inches |

**2. ADDITIONAL DESIGN INFORMATION:**

- a. Design Water / Control Elevation: 8.50 NGVD.
- b. Drainage Basin / Canal Number: L-8 LWDD canal 35 CSM 10 year

## **COMPUTATIONS:**

### **A. WATER QUALITY COMPUTATIONS:**

1. Compute the first inch of runoff from the entire developed project site:
 
$$= 1.00 \text{ inch} \times 17.770 \text{ acres} \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{1.481 \text{ ac-ft for the first inch of runoff}}}$$
2. Compute 2.5 inches times the percent impervious for the developed project site:
  - a. Site area for water quality pervious / impervious calculations only:
 
$$= \text{Total Project} - (\text{Lake Area} + \text{Buildings})$$

$$= 17.770 \text{ acres} - (2.000 \text{ acres} + 2.640 \text{ acres})$$

$$= \underline{\underline{13.130 \text{ acres of site area for water quality calculations}}}$$
  - b. Impervious area for water quality pervious / impervious calculations only:
 
$$= \text{Site area for water quality} - \text{Pervious area}$$

$$= 13.130 \text{ acres} - 5.980 \text{ acres}$$

$$= \underline{\underline{7.150 \text{ acres of impervious area for water quality calculations}}}$$
  - c. Percentage of impervious area for water quality:
 
$$= \text{Impervious area for water quality} / \text{Site area for water quality} \times 100\%$$

$$= 7.150 \text{ acres} / 13.130 \text{ acres} \times 100\%$$

$$= \underline{\underline{54.46 \% \text{ Impervious}}}$$
  - d. For 2.5 inches times the percentage of impervious area:
 
$$= 2.5 \text{ inches} \times 54.46 \%$$

$$= \underline{\underline{1.361 \text{ inches to be treated}}}$$
  - e. Compute volume required for quality detention:
 
$$= \text{Inches to be treated} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 1.361 \text{ inches} \times (17.770 \text{ acres} - 2.000 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{1.789 \text{ ac-ft required for detention storage}}}$$
3. The first inch of runoff from the entire developed site = 1.481 ac-ft  
 2.5 inches times the percentage of impervious area = 1.789 ac-ft

**The volume of 1.789 ac-ft controls**

4. If the project is zoned "Commercial" or if the project were discharging directly to a sensitive receiving body and is more than 40% impervious, 0.5 inches of dry detention pre-treatment must be provided:
 
$$= 0.5 \text{ inches} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 0.5 \text{ inches} \times (17.770 \text{ acres} - 2.000 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{\underline{0.657 \text{ ac-ft required for pre-treatment}}}$$
5. Compute credit for using one of the following systems:
  - a. Wet detention volume to be provided:
 
$$= \text{Total required detention} - \text{Pre-treatment}$$

$$= 1.789 \text{ ac-ft} - 0.657 \text{ ac-ft}$$

$$= \underline{\underline{1.132 \text{ ac-ft of volume required for wet detention}}}$$
  - b. Dry detention volume to be provided ( 75% of the total required detention volume ):
 
$$= \text{Total required detention volume} \times 75\%$$

$$= 1.789 \text{ ac-ft} \times 75\%$$

$$= \underline{\underline{1.342 \text{ ac-ft of volume required for dry detention}}}$$
  - c. Dry retention volume to be provided ( 50% of the total required detention volume ):
 
$$= \text{Total required detention volume} \times 50\%$$

$$= 1.789 \text{ ac-ft} \times 50\%$$

$$= \underline{\underline{0.895 \text{ ac-ft of volume required for dry retention}}}$$



**B. SUMMARY OF WATER QUALITY COMPUTATIONS:**

| Item: | Description:                                    | Quantity:   |
|-------|-------------------------------------------------|-------------|
| A.1   | First inch of runoff from entire project site = | 1.481 ac-ft |
| A.2   | 2.5 inches times percent impervious =           | 1.789 ac-ft |
| A.3   | Volume to be treated =                          | 1.789 ac-ft |
| A.4   | Pre-treatment required for commercial site =    | 0.657 ac-ft |
| A.5.a | Wet detention volume required =                 | 1.132 ac-ft |
| A.5.b | Dry detention volume required =                 | 1.342 ac-ft |
| A.5.c | Dry retention volume required =                 | 0.895 ac-ft |
| A.5.d | Exfiltration trench volume required =           | 1.789 ac-ft |

**C. STAGE ELEVATION INFORMATION:**

| Item:         | Description:            | S type | Area ac.      | Low ft.     | High ft.     | I %          | C %           | Total Area % |
|---------------|-------------------------|--------|---------------|-------------|--------------|--------------|---------------|--------------|
| 1             | lake                    | V      | 2.001         | 8.50        | 8.50         | 100          | 100           | 11.27        |
| 2             | LAKE BANK               | L      | 0.555         | 8.50        | 12.50        | 0            | 100           | 3.13         |
| 3             |                         |        |               |             |              |              |               |              |
| 4             |                         |        |               |             |              |              |               |              |
| 5             |                         |        |               |             |              |              |               |              |
| 6             |                         |        |               |             |              |              |               |              |
| 7             | Pool Deck               | L      | 0.070         | 13.00       | 13.20        | 100          | 100           | 0.39         |
| 8             | upland green area       | L      | 5.380         | 11.50       | 13.00        | 0            | 100           | 30.30        |
| 9             | sidewalk                | L      | 0.670         | 11.90       | 13.50        | 100          | 100           | 3.77         |
| 10            | pavement area           | L      | 6.440         | 11.20       | 13.20        | 100          | 100           | 36.27        |
| 11            | Building Coverage Areas | V      | 2.640         | 13.70       | 13.70        | 100          | 100           | 14.87        |
| <b>Total:</b> |                         |        | <b>17.756</b> | <b>8.50</b> | <b>13.70</b> | <b>66.57</b> | <b>100.00</b> | <b>100.0</b> |

\* Abbreviations: S = Storage; ( V = Vertical Storage & L = Linear Storage )  
I = Impervious  
C = Compaction; ( Use the following compaction factors: 0%, 50%, 100% )

#### D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:

Existing Soil Type: **1 COASTAL**

| Depth to<br>Water Table<br>ft. | Cumulative<br>Water Storage<br>( Pre.-Dev. )<br>in. | Compacted<br>Water Storage<br>( Post 50% )<br>in. | Compacted<br>Water Storage<br>( Post 100% )<br>in. |
|--------------------------------|-----------------------------------------------------|---------------------------------------------------|----------------------------------------------------|
| 1                              | 0.60                                                | 0.53                                              | 0.45                                               |
| 2                              | 2.50                                                | 2.19                                              | 1.88                                               |
| 3                              | 6.60                                                | 5.78                                              | 4.95                                               |
| 4                              | 10.90                                               | 9.54                                              | 8.18                                               |

2. Available Soil Storage Calculation:

| Item:         | Description:            | Elev.<br>ft. | S<br>in.     | Area<br>acres | Stored<br>ac-in |
|---------------|-------------------------|--------------|--------------|---------------|-----------------|
| 1             | lake                    | 8.50         | 0.00         | 0.000         | 0.00            |
| 2             | LAKE BANK               | 10.50        | 1.88         | 0.555         | 1.04            |
| 3             | 0                       | 0.00         | 0.00         | 0.000         | 0.00            |
| 4             | 0                       | 0.00         | 0.00         | 0.000         | 0.00            |
| 5             | 0                       | 0.00         | 0.00         | 0.000         | 0.00            |
| 6             | 0                       | 0.00         | 0.00         | 0.000         | 0.00            |
| 7             | Pool Deck               | 13.10        | 8.18         | 0.000         | 0.00            |
| 8             | upland green area       | 12.25        | 7.37         | 5.380         | 39.64           |
| 9             | sidewalk                | 12.70        | 8.18         | 0.000         | 0.00            |
| 10            | pavement area           | 12.20        | 7.21         | 0.000         | 0.00            |
| 11            | Building Coverage Areas | 13.70        | 8.18         | 0.000         | 0.00            |
| <b>Total:</b> |                         | <b>12.09</b> | <b>40.98</b> | <b>5.935</b>  | <b>40.68</b>    |

\* Abbreviations: S = Soil Storage  
P = Pervious

3. Moisture Storage Calculation ( S ):  
 = Available soil storage / Total Site Area  
 = 40.68 ac-in / 17.770 acres  
 = **2.29 inches**
4. SCS Curve Number Calculation ( CN ):  
 =  $1000 / ( S + 10 )$   
 =  $1000 / ( 2.290 + 10 )$   
 = **81**

# **E. SURFACE STORAGE CALCULATIONS:**

1. Stage vs. Storage Calculations:

|              |       | STORAGE<br>( ac-ft ) |            |            |            |            |            |            |            |            |             |            |                |
|--------------|-------|----------------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|------------|----------------|
| Stage<br>ft. | Item: | 1<br>ac-ft           | 2<br>ac-ft | 3<br>ac-ft | 4<br>ac-ft | 5<br>ac-ft | 6<br>ac-ft | 7<br>ac-ft | 8<br>ac-ft | 9<br>ac-ft | 10<br>ac-ft | T<br>ac-ft | Total<br>ac-ft |
| 8.50         |       | 0.00                 | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.00       | 0.00           |
| 9.00         |       | 1.00                 | 0.02       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.30       | 1.32           |
| 9.50         |       | 2.00                 | 0.07       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.60       | 2.67           |
| 10.00        |       | 3.00                 | 0.16       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.90       | 4.06           |
| 10.50        |       | 4.00                 | 0.28       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 1.20       | 5.48           |
| 11.00        |       | 5.00                 | 0.43       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 1.20       | 6.64           |
| 11.50        |       | 6.00                 | 0.62       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.14        | 1.20       | 7.97           |
| 12.00        |       | 7.00                 | 0.85       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.45       | 0.00       | 1.03        | 1.20       | 10.53          |
| 12.50        |       | 8.00                 | 1.11       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 1.79       | 0.08       | 2.72        | 1.20       | 14.90          |
| 12.90        |       | 8.80                 | 1.33       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 3.51       | 0.21       | 4.65        | 1.20       | 19.71          |
| 13.00        |       | 9.00                 | 1.39       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 4.04       | 0.25       | 5.22        | 1.20       | 21.10          |
| 13.50        |       | 10.01                | 1.67       | 0.00       | 0.00       | 0.00       | 0.00       | 0.03       | 6.73       | 0.54       | 8.37        | 1.20       | 28.53          |
| 14.00        |       | 11.01                | 1.94       | 0.00       | 0.00       | 0.00       | 0.00       | 0.06       | 9.42       | 0.87       | 11.59       | 1.20       | 36.09          |
|              |       |                      |            |            |            |            |            |            |            |            |             |            |                |
|              |       |                      |            |            |            |            |            |            |            |            |             |            |                |

\* Abbreviations: T = Exfiltration Trench

# **G. S.F.W.M.D. C-51 BASIN RULE (STORAGE - NEW CRITERIA):**

1. C-51 Basin Rule (Sub-Basin 32) Peak Flood Stage = **12.90 NGVD.**
2. Available On-Site Soil Storage = 3.39 ac-ft
3. Available On-Site Surface Storage @ Peak Flood Stage Elevation = 19.71 ac-ft
4. Total On-Site Storage Requirement per C-51 Basin Rules = **23.10** ac-ft

PRE DEVELOPMENT VOLUME 23.07  
PLEASE SEE PRE DEVELOPMENT  
CALCULATIONS ABOVE

#### H. MINIMUM BUILDING FINISH FLOOR ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 100-Year, 3-Day storm event:  
= **16.00 in.**
2. Compute inches of runoff, Q:  
=  $(P - (0.2 S))^2 / (P + (0.8 X S))$   
=  $(16.00 \text{ in.} - (0.2 \times 2.29 \text{ in.}))^2 / (16.00 \text{ in.} + (0.8 \times 2.29 \text{ in.}))$   
= **13.55 inches of runoff**
3. Compute volume of runoff:  
= (Inches of Runoff) X (Project Area)  
= 13.55 inches X 17.770 acres X (1 foot / 12 inches)  
= **20.06 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **20.06** ac-ft corresponds to elevation **12.93 NGVD**

Finish floors are at 13.20 NGVD

#### I. MINIMUM DISCHARGE ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 10-Year, 3-Day storm event:  
= **11.00 in.**
2. Compute inches of runoff, Q:  
=  $(P - (0.2 S))^2 / (P + (0.8 X S))$   
=  $(11.00 \text{ in.} - (0.2 \times 2.29 \text{ in.}))^2 / (11.00 \text{ in.} + (0.8 \times 2.29 \text{ in.}))$   
= **8.66 inches of runoff**
3. Compute volume of runoff:  
= (Inches of Runoff) X (Project Area)  
= 8.66 inches X 17.770 acres X (1 foot / 12 inches)  
= **12.83 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **12.83** ac-ft corresponds to elevation **12.26 NGVD.**

Cascade Routing at 12.17 NGVD (min berm at 12.2 NGVD)

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

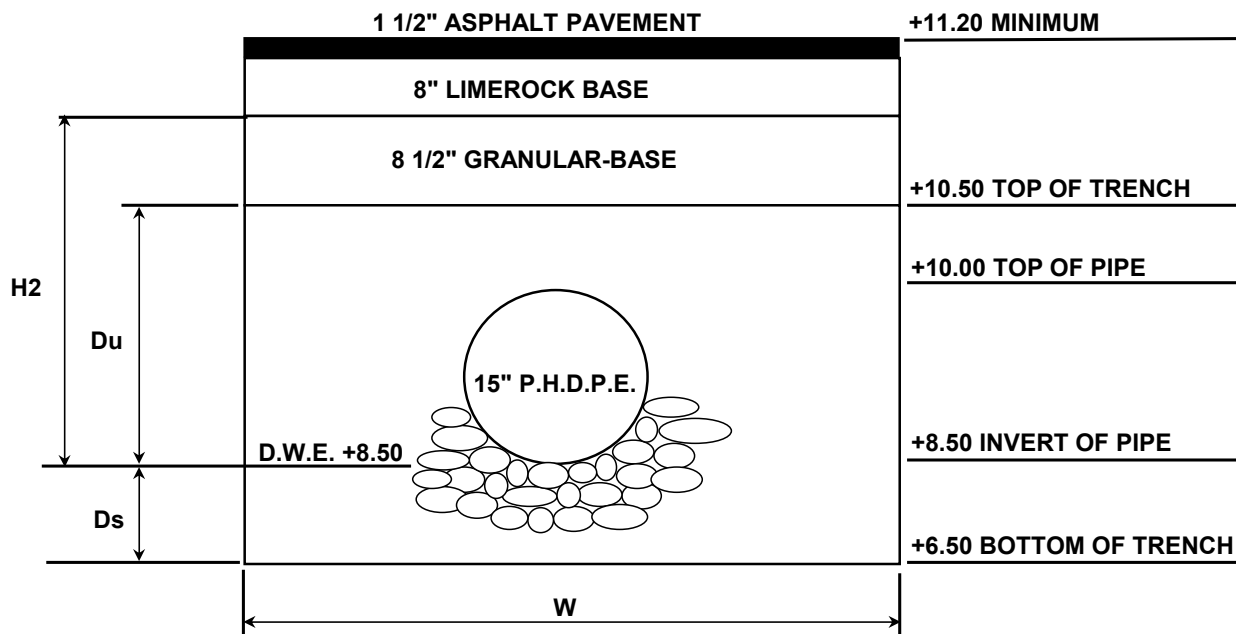
1. The rainfall amount for the 5-Year, 1-Day storm event:  
= **5.50 in.**
2. Compute inches of runoff, Q:  
=  $(P - (0.2 S))^2 / (P + (0.8 X S))$   
=  $(5.50 \text{ in.} - (0.2 \times 2.29 \text{ in.}))^2 / (5.50 \text{ in.} + (0.8 \times 2.29 \text{ in.}))$   
= **3.47 inches of runoff**
3. Compute volume of runoff:  
= (Inches of Runoff) X (Project Area)  
= 3.47 inches X 17.770 acres X (1 foot / 12 inches)  
= **5.13 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **5.13** ac-ft corresponds to elevation **10.38 NGVD.**

Minimum road grade 10.4 NGVD



**I. EXFILTRATION TRENCH CALCULATIONS:** TRECH PROVIDES WATER QUALITY AND ADDITIONAL STORAGE FOR C-51

1. Design Formula:  $L = (FS ((\%WQ \cdot V1) + V2)) / (K((H2 \cdot W) + (2 \cdot H2 \cdot Du) - (Du^2) + (2 \cdot H2 \cdot Ds)) + (1.39 \times 10^{-4} \cdot W \cdot Du))$
2. Design Information:
  - V1 = Exfiltrated Volume (Pre-treatment): 7.20 ac-in
  - V2 = Exfiltrated Volume (Additional Storage): ac-in
  - W = Trench Width: 8.00 ft.
  - K = Hydraulic Conductivity: 3.28E-03 cfs/sq-ft per ft head
  - H2 = Depth of Water Table: 2.70 ft.
  - Du = Non-Saturated Trench Depth: 2.00 ft.
  - Ds = Saturated Trench Depth: 2.00 ft.
3. Exfiltration Trench Required: 110 ft.
4. Exfiltration Trench Provided: 220 ft.
5. Exfiltration Trench Storage Provided: 14.39 ac-in or 1.20 ac-ft



Project Name: 2805SCongressAve

Reviewer: Jay Huebner

Project Number: 190321

Period Begin: Jul 23, 2019;0000 hr End: Jul 26, 2019;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

## Basin 1: On-site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 16.0001 inches

Area: 17.66 acres

Ground Storage: 2.29 inches

Time of Concentration: 0.25 hours

Initial Stage: 8.5 ft NGVD

| Stage<br>(ft NGVD) | Storage<br>(acre-ft) |
|--------------------|----------------------|
| 8.50               | 0.00                 |
| 9.00               | 1.02                 |
| 9.50               | 2.07                 |
| 10.00              | 3.15                 |
| 10.50              | 4.28                 |
| 11.00              | 5.43                 |
| 11.50              | 6.76                 |
| 12.00              | 9.32                 |
| 12.50              | 13.69                |
| 13.00              | 19.88                |
| 13.50              | 27.31                |

## Offsite Receiving Body: Offsite1

| Time<br>(hr) | Stage<br>(ft NGVD) |
|--------------|--------------------|
| 0.00         | 8.50               |
| 100.00       | 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) |
|---------|----------|-----------|----------|-----------|
| On-site | 13.00    | 72.00     | 8.50     | 0.00      |

## BASIN WATER BUDGETS (all units in acre-ft)

| Basin   | Total<br>Runoff | Structure<br>Inflow | Structure<br>Outflow | Initial<br>Storage | Final<br>Storage | Residual |
|---------|-----------------|---------------------|----------------------|--------------------|------------------|----------|
| On-site | 19.88           | 0.00                | 0.00                 | 0.00               | 19.88            | 0.00     |

Project Name: 2805SCongressAve

Reviewer: Jay Huebner

Project Number: 190321

Period Begin: Jul 23, 2019;0000 hr End: Jul 26, 2019;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

## Basin 1: On-site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 10 year

3 Day Rainfall: 11 inches

Area: 17.66 acres

Ground Storage: 2.29 inches

Time of Concentration: 0.25 hours

Initial Stage: 8.5 ft NGVD

| Stage<br>(ft NGVD) | Storage<br>(acre-ft) |
|--------------------|----------------------|
| 8.50               | 0.00                 |
| 9.00               | 1.02                 |
| 9.50               | 2.07                 |
| 10.00              | 3.15                 |
| 10.50              | 4.28                 |
| 11.00              | 5.43                 |
| 11.50              | 6.76                 |
| 12.00              | 9.32                 |
| 12.50              | 13.69                |
| 13.00              | 19.88                |
| 13.50              | 27.31                |

## Offsite Receiving Body: Offsite1

| Time<br>(hr) | Stage<br>(ft NGVD) |
|--------------|--------------------|
| 0.00         | 8.50               |
| 100.00       | 8.50               |

## Structure: 1

From Basin: On-site

To Basin: Offsite1

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 12.2 ft NGVD, Length = 2.5 ft

Bleeder: Inv-Tri, Invert Elev = 8.5 ft NGVD, Height = 0.5 ft

Width = 0.5 ft

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

Pipe: Diameter = 2.5 ft, Manning's n = 0.012, Length = 25 ft

US Invert Elev = 8.5 ft NGVD, DS Invert Elev = 8 ft NGVD, no flap gate

| Time<br>(hr) | Cumulative<br>Rainfall<br>(in) | Instant<br>Runoff<br>(cfs) | Current<br>Discharge<br>(cfs) | Cumulative<br>Discharge<br>(acre-ft) | Head Water<br>Stage<br>(ft NGVD) | Tail Water<br>Stage<br>(ft NGVD) |
|--------------|--------------------------------|----------------------------|-------------------------------|--------------------------------------|----------------------------------|----------------------------------|
| 0.00         | 0.00                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 1.00         | 0.05                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 2.00         | 0.10                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 3.00         | 0.15                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 4.00         | 0.20                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 5.00         | 0.25                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 6.00         | 0.30                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 7.00         | 0.34                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 8.00         | 0.39                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 9.00         | 0.44                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 10.00        | 0.49                           | 0.02                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 11.00        | 0.54                           | 0.05                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 12.00        | 0.59                           | 0.09                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 13.00        | 0.64                           | 0.12                       | 0.00                          | 0.00                                 | 8.51                             | 8.50                             |
| 14.00        | 0.69                           | 0.15                       | 0.00                          | 0.00                                 | 8.51                             | 8.50                             |

| Time<br>(hr) | Cumulative<br>Rainfall<br>(in) | Instant<br>Runoff<br>(cfs) | Current<br>Discharge<br>(cfs) | Cumulative<br>Discharge<br>(acre-ft) | Head Water<br>Stage<br>(ft NGVD) | Tail Water<br>Stage<br>(ft NGVD) |
|--------------|--------------------------------|----------------------------|-------------------------------|--------------------------------------|----------------------------------|----------------------------------|
| 15.00        | 0.74                           | 0.17                       | 0.00                          | 0.00                                 | 8.52                             | 8.50                             |
| 16.00        | 0.79                           | 0.20                       | 0.00                          | 0.00                                 | 8.53                             | 8.50                             |
| 17.00        | 0.84                           | 0.23                       | 0.00                          | 0.00                                 | 8.54                             | 8.50                             |
| 18.00        | 0.89                           | 0.25                       | 0.00                          | 0.00                                 | 8.55                             | 8.50                             |
| 19.00        | 0.94                           | 0.27                       | 0.00                          | 0.00                                 | 8.56                             | 8.50                             |
| 20.00        | 0.98                           | 0.29                       | 0.00                          | 0.00                                 | 8.57                             | 8.50                             |
| 21.00        | 1.03                           | 0.31                       | 0.00                          | 0.00                                 | 8.58                             | 8.50                             |
| 22.00        | 1.08                           | 0.33                       | 0.00                          | 0.00                                 | 8.59                             | 8.50                             |
| 23.00        | 1.13                           | 0.35                       | 0.00                          | 0.00                                 | 8.61                             | 8.50                             |
| 24.00        | 1.18                           | 0.37                       | 0.01                          | 0.00                                 | 8.62                             | 8.50                             |
| 25.00        | 1.25                           | 0.56                       | 0.01                          | 0.00                                 | 8.64                             | 8.50                             |
| 26.00        | 1.33                           | 0.60                       | 0.01                          | 0.00                                 | 8.66                             | 8.50                             |
| 27.00        | 1.40                           | 0.63                       | 0.02                          | 0.00                                 | 8.69                             | 8.50                             |
| 28.00        | 1.47                           | 0.66                       | 0.03                          | 0.01                                 | 8.71                             | 8.50                             |
| 29.00        | 1.54                           | 0.68                       | 0.04                          | 0.01                                 | 8.74                             | 8.50                             |
| 30.00        | 1.61                           | 0.71                       | 0.05                          | 0.01                                 | 8.77                             | 8.50                             |
| 31.00        | 1.68                           | 0.73                       | 0.06                          | 0.02                                 | 8.79                             | 8.50                             |
| 32.00        | 1.76                           | 0.75                       | 0.07                          | 0.02                                 | 8.82                             | 8.50                             |
| 33.00        | 1.83                           | 0.77                       | 0.09                          | 0.03                                 | 8.85                             | 8.50                             |
| 34.00        | 1.90                           | 0.79                       | 0.11                          | 0.04                                 | 8.88                             | 8.50                             |
| 35.00        | 1.97                           | 0.81                       | 0.13                          | 0.05                                 | 8.90                             | 8.50                             |
| 36.00        | 2.04                           | 0.83                       | 0.15                          | 0.06                                 | 8.93                             | 8.50                             |
| 37.00        | 2.12                           | 0.84                       | 0.18                          | 0.07                                 | 8.96                             | 8.50                             |
| 38.00        | 2.19                           | 0.86                       | 0.21                          | 0.09                                 | 8.99                             | 8.50                             |
| 39.00        | 2.26                           | 0.87                       | 0.25                          | 0.11                                 | 9.01                             | 8.50                             |
| 40.00        | 2.33                           | 0.89                       | 0.27                          | 0.13                                 | 9.04                             | 8.50                             |
| 41.00        | 2.40                           | 0.90                       | 0.29                          | 0.15                                 | 9.06                             | 8.50                             |
| 42.00        | 2.47                           | 0.91                       | 0.30                          | 0.18                                 | 9.08                             | 8.50                             |
| 43.00        | 2.55                           | 0.93                       | 0.31                          | 0.20                                 | 9.11                             | 8.50                             |
| 44.00        | 2.62                           | 0.94                       | 0.33                          | 0.23                                 | 9.13                             | 8.50                             |
| 45.00        | 2.69                           | 0.95                       | 0.34                          | 0.26                                 | 9.16                             | 8.50                             |
| 46.00        | 2.76                           | 0.96                       | 0.35                          | 0.28                                 | 9.18                             | 8.50                             |
| 47.00        | 2.83                           | 0.97                       | 0.37                          | 0.31                                 | 9.20                             | 8.50                             |
| 48.00        | 2.91                           | 0.98                       | 0.38                          | 0.34                                 | 9.23                             | 8.50                             |
| 49.00        | 2.99                           | 1.11                       | 0.39                          | 0.38                                 | 9.25                             | 8.50                             |
| 50.00        | 3.07                           | 1.12                       | 0.40                          | 0.41                                 | 9.28                             | 8.50                             |
| 51.00        | 3.16                           | 1.36                       | 0.42                          | 0.44                                 | 9.32                             | 8.50                             |
| 52.00        | 3.27                           | 1.58                       | 0.44                          | 0.48                                 | 9.36                             | 8.50                             |
| 53.00        | 3.41                           | 2.06                       | 0.46                          | 0.52                                 | 9.41                             | 8.50                             |
| 54.00        | 3.58                           | 2.56                       | 0.49                          | 0.55                                 | 9.49                             | 8.50                             |
| 55.00        | 3.78                           | 3.07                       | 0.52                          | 0.60                                 | 9.58                             | 8.50                             |
| 56.00        | 4.01                           | 3.61                       | 0.55                          | 0.64                                 | 9.68                             | 8.50                             |
| 57.00        | 4.29                           | 4.37                       | 0.60                          | 0.69                                 | 9.81                             | 8.50                             |
| 58.00        | 4.63                           | 5.44                       | 0.64                          | 0.74                                 | 9.98                             | 8.50                             |
| 59.00        | 5.08                           | 7.89                       | 0.70                          | 0.79                                 | 10.20                            | 8.50                             |
| 60.00        | 8.22                           | 80.22                      | 0.95                          | 0.86                                 | 11.32                            | 8.50                             |
| 61.00        | 9.11                           | 12.86                      | 1.06                          | 0.94                                 | 11.91                            | 8.50                             |
| 62.00        | 9.53                           | 6.63                       | 1.07                          | 1.03                                 | 12.02                            | 8.50                             |
| 63.00        | 9.79                           | 4.26                       | 1.08                          | 1.12                                 | 12.06                            | 8.50                             |
| 64.00        | 10.03                          | 4.16                       | 1.09                          | 1.21                                 | 12.09                            | 8.50                             |
| 65.00        | 10.17                          | 2.53                       | 1.09                          | 1.30                                 | 12.10                            | 8.50                             |
| 66.00        | 10.32                          | 2.50                       | 1.09                          | 1.39                                 | 12.12                            | 8.50                             |
| 67.00        | 10.47                          | 2.50                       | 1.09                          | 1.48                                 | 12.13                            | 8.50                             |
| 68.00        | 10.61                          | 2.51                       | 1.09                          | 1.57                                 | 12.14                            | 8.50                             |
| 69.00        | 10.71                          | 1.69                       | 1.10                          | 1.66                                 | 12.15                            | 8.50                             |
| 70.00        | 10.81                          | 1.67                       | 1.10                          | 1.75                                 | 12.16                            | 8.50                             |
| 71.00        | 10.90                          | 1.67                       | 1.10                          | 1.84                                 | 12.16                            | 8.50                             |
| 72.00        | 11.00                          | 1.67                       | 1.10                          | 1.93                                 | 12.17                            | 8.50                             |

## STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

| Struc | Max (cfs) | Time (hr) | Min (cfs) | Time (hr) |
|-------|-----------|-----------|-----------|-----------|
| 1     | 1.10      | 72.00     | 0.00      | 0.00      |

## BASIN MAXIMUM AND MINIMUM STAGES

| Basin | Max (ft) | Time (hr) | Min (ft) | Time (hr) |
|-------|----------|-----------|----------|-----------|
|-------|----------|-----------|----------|-----------|



```
=====
On-site      12.17      72.00      8.50      0.00
```

## BASIN WATER BUDGETS (all units in acre-ft)

```
=====
      Basin      Total  Structure  Structure  Initial  Final
      Runoff      Inflow  Outflow    Storage  Storage  Residual
=====
On-site      12.71      0.00      1.93      0.00     10.77      0.00
```

Project Name: 2805SCongressAve

Reviewer: Jay Huebner

Project Number: 190321

Period Begin: Jul 23, 2019;0000 hr End: Jul 24, 2019;0000 hr Duration: 24 hr

Time Step: 0.016 hr, Iterations: 10

## Basin 1: On-site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 3 year

1 Day Rainfall: 5.5 inches

Area: 17.66 acres

Ground Storage: 2.29 inches

Time of Concentration: 0.25 hours

Initial Stage: 8.5 ft NGVD

| Stage<br>(ft NGVD) | Storage<br>(acre-ft) |
|--------------------|----------------------|
| 8.50               | 0.00                 |
| 9.00               | 1.02                 |
| 9.50               | 2.07                 |
| 10.00              | 3.15                 |
| 10.50              | 4.28                 |
| 11.00              | 5.43                 |
| 11.50              | 6.76                 |
| 12.00              | 9.32                 |
| 12.50              | 13.69                |
| 13.00              | 19.88                |
| 13.50              | 27.31                |

## Offsite Receiving Body: Offsite1

| Time<br>(hr) | Stage<br>(ft NGVD) |
|--------------|--------------------|
| 0.00         | 8.50               |
| 24.00        | 8.50               |

## Structure: 1

From Basin: On-site

To Basin: Offsite1

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 12.5 ft NGVD, Length = 2.5 ft

Bleeder: Inv-Tri, Invert Elev = 8.5 ft NGVD, Height = 0.5 ft

Width = 0.5 ft

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

Pipe: Diameter = 2.5 ft, Manning's n = 0.012, Length = 25 ft

US Invert Elev = 8.5 ft NGVD, DS Invert Elev = 8 ft NGVD, no flap gate

| Time<br>(hr) | Cumulative<br>Rainfall<br>(in) | Instant<br>Runoff<br>(cfs) | Current<br>Discharge<br>(cfs) | Cumulative<br>Discharge<br>(acre-ft) | Head Water<br>Stage<br>(ft NGVD) | Tail Water<br>Stage<br>(ft NGVD) |
|--------------|--------------------------------|----------------------------|-------------------------------|--------------------------------------|----------------------------------|----------------------------------|
| 0.00         | 0.00                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 1.00         | 0.05                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 2.00         | 0.11                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 3.00         | 0.18                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 4.00         | 0.25                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 5.00         | 0.34                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 6.00         | 0.46                           | 0.00                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 7.00         | 0.59                           | 0.21                       | 0.00                          | 0.00                                 | 8.50                             | 8.50                             |
| 8.00         | 0.75                           | 0.55                       | 0.00                          | 0.00                                 | 8.52                             | 8.50                             |
| 9.00         | 0.94                           | 1.02                       | 0.00                          | 0.00                                 | 8.55                             | 8.50                             |
| 10.00        | 1.17                           | 1.68                       | 0.00                          | 0.00                                 | 8.61                             | 8.50                             |
| 11.00        | 1.48                           | 3.01                       | 0.02                          | 0.00                                 | 8.70                             | 8.50                             |
| 12.00        | 3.61                           | 44.28                      | 0.43                          | 0.01                                 | 9.35                             | 8.50                             |
| 13.00        | 4.22                           | 7.70                       | 0.66                          | 0.06                                 | 10.03                            | 8.50                             |
| 14.00        | 4.50                           | 4.07                       | 0.70                          | 0.12                                 | 10.20                            | 8.50                             |

| Time<br>(hr) | Cumulative<br>Rainfall<br>(in) | Instant<br>Runoff<br>(cfs) | Current<br>Discharge<br>(cfs) | Cumulative<br>Discharge<br>(acre-ft) | Head Water<br>Stage<br>(ft NGVD) | Tail Water<br>Stage<br>(ft NGVD) |
|--------------|--------------------------------|----------------------------|-------------------------------|--------------------------------------|----------------------------------|----------------------------------|
| 15.00        | 4.68                           | 2.64                       | 0.72                          | 0.18                                 | 10.28                            | 8.50                             |
| 16.00        | 4.84                           | 2.59                       | 0.74                          | 0.24                                 | 10.35                            | 8.50                             |
| 17.00        | 4.94                           | 1.58                       | 0.75                          | 0.30                                 | 10.39                            | 8.50                             |
| 18.00        | 5.04                           | 1.57                       | 0.76                          | 0.36                                 | 10.42                            | 8.50                             |
| 19.00        | 5.14                           | 1.57                       | 0.77                          | 0.42                                 | 10.45                            | 8.50                             |
| 20.00        | 5.24                           | 1.58                       | 0.77                          | 0.49                                 | 10.48                            | 8.50                             |
| 21.00        | 5.30                           | 1.06                       | 0.78                          | 0.55                                 | 10.50                            | 8.50                             |
| 22.00        | 5.37                           | 1.06                       | 0.78                          | 0.62                                 | 10.51                            | 8.50                             |
| 23.00        | 5.43                           | 1.06                       | 0.78                          | 0.68                                 | 10.52                            | 8.50                             |
| 24.00        | 5.50                           | 1.06                       | 0.78                          | 0.74                                 | 10.53                            | 8.50                             |

## STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

| Struc | Max (cfs) | Time (hr) | Min (cfs) | Time (hr) |
|-------|-----------|-----------|-----------|-----------|
| 1     | 0.78      | 24.00     | 0.00      | 0.00      |

## BASIN MAXIMUM AND MINIMUM STAGES

| Basin   | Max (ft) | Time (hr) | Min (ft) | Time (hr) |
|---------|----------|-----------|----------|-----------|
| On-site | 10.53    | 24.00     | 8.50     | 0.00      |

## BASIN WATER BUDGETS (all units in acre-ft)

| Basin   | Total<br>Runoff | Structure<br>Inflow | Structure<br>Outflow | Initial<br>Storage | Final<br>Storage | Residual |
|---------|-----------------|---------------------|----------------------|--------------------|------------------|----------|
| On-site | 5.08            | 0.00                | 0.74                 | 0.00               | 4.34             | 0.00     |



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT  
SECRETARY

March 29, 2021

THIS PRE-APPLICATION LETTER IS VALID UNTIL – March 29, 2022  
THIS LETTER IS NOT A PERMIT APPROVAL

Bryan Kelley  
Simmons & White, Inc.  
2581 Metrocentre Blvd, Suite 3

Dear Bryan Kelley:

RE: Pre-application Review for **Category B Driveway**, Pre-application Meeting Date: **February 25, 2021**

Palm Beach County - Palm Springs; SR 807; Sec. # 93006000; MP: 4; Access Class - 5;

Posted Speed - 40; SIS - Influence Area; Ref. Project:

**Request: Right-in/right-out/left-in driveway on west side of SR 807/Congress Avenue, approximately 530 feet North of Lillian Rd.**

### SITE SPECIFIC INFORMATION

Project Name & Address: **Palm Springs Residences – 2085 S. Congress Avenue, Palm Springs**  
Applicant/Property Owner: Simmons and White on behalf of Developer; Parcel Size: **18.39 Acres**  
Development Size: **264 Multifamily Residential**

### WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

#### Conditions:

- A minimum driveway length of 100 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a gate is installed a minimum driveway length of 100 feet is required.
- The proposed driveway shall have a maximum of one inbound lane and one outbound lane. A turnaround area before the gate shall be provided.
- A right turn lane is required and shall meet the minimum requirements in the Florida Design Manual (FDM) and provide a buffered bicycle lane.
- Coordination with Roadway Design is required prior to Permit to redesign the exiting median opening at the proposed driveway. The redesigned median opening shall be properly aligned to the existing driveway on the east side of SR 807 and shall prohibit left turns out of the proposed and existing driveways on the west and east sides of SR 807, respectively.
- A traffic study shall be provided to the Department prior to the time of Permit.
  - o The study shall include operational analysis at the SR 807 at SR 882 intersection.
  - o The study shall document the benefit of modifying the signal phasing to flashing yellow arrow protected/permissive signal phasing on both the northbound and southbound approaches.
  - o Conduct a signal support structural analysis for Flashing Yellow Arrow conversion and confirm the existing signal support system can accommodate the added wind loading.
  - o The applicant will provide all the information required by FDOT AND Palm Beach County to facilitate the evaluation and approval of the proposed conversion.
  - o Upon FDOT's approval, Palm Beach County will perform the signal phasing conversion including the installation of the flashing yellow arrow utilizing funding provided by the developer. The developer will be required to make upfront payment to the County in the amount as determined by the Director of the Traffic Division.
  - o Queuing analysis at the NB turn lane into the site and the SB left turn lane at Lillian Road shall also be included in the study.

#### Comments:

- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications. Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: [D4AccessManagement@dot.state.fl.us](mailto:D4AccessManagement@dot.state.fl.us) with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Dalila Fernandez, P.E.  
District Access Management Manager

cc: Jonathan Overton, P.E., Jerry Dean

File: \\DOTSD4HQFS\Share\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2021-02-25\1. 93006000 MP 4 SR 807\_Palm Springs Residences\93006 MP 4 SR 807\_Palm Springs Residences.docx

[www.dot.state.fl.us](http://www.dot.state.fl.us)





THE SCHOOL DISTRICT OF  
PALM BEACH COUNTY, FL

PLANNING AND INTERGOVERNMENTAL RELATIONS  
3661 INTERSTATE PARK RD. N., STE 200  
RIVIERA BEACH, FL. 33404

PHONE: 561-434-8020 / FAX: 561-357-1193  
[WWW.PALMBEACHSCHOOLS.ORG/PLANNING](http://WWW.PALMBEACHSCHOOLS.ORG/PLANNING)

KRISTIN K. GARRISON  
DIRECTOR

WANDA F. PAUL, M.Ed., MBA  
CHIEF OPERATING OFFICER

## SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                        |                               |                                |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------------------|--------------------------------|
| Application                               | Submittal Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 03/24/2021                                                                                             |                               |                                |
|                                           | SCAD No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 21032401F - FLU and 21032401D - D. O.                                                                  |                               |                                |
|                                           | FLU /Rezoning/D.O. No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 202100211 - Village of Palm Springs                                                                    |                               |                                |
|                                           | PCN No. / Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 70-43-44-18-05-010-0040 and 70-43-44-18-00-000-1040 / 3243 Lillian Road and 2085 S. Congress Ave.      |                               |                                |
|                                           | Development Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Palm Springs Residences                                                                                |                               |                                |
|                                           | Owner / Agent Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | The Young Mens Christian Asso. of the Palm Beaches, Inc. / Beth Schrantz, Dunay, Miskel & Backman, LLP |                               |                                |
|                                           | SAC No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 183                                                                                                    |                               |                                |
|                                           | Proposed Amendment<br>Proposed Unit No. & Type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Max. 349 Residential Units - FLU<br>264 Apartment Units - D. O.                                        |                               |                                |
| Impact Review                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | CO Taylor-Kirklane<br>Elementary School                                                                | Palm Springs<br>Middle School | John I. Leonard<br>High School |
|                                           | New Students Generated                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 22                                                                                                     | 9                             | 11                             |
|                                           | Capacity Available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 119                                                                                                    | 81                            | -654                           |
|                                           | Utilization Percentage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 92%                                                                                                    | 95%                           | 121%                           |
| School District Staff's<br>Recommendation | <p><b>Based on the findings and evaluation of the proposed development, there will be negative impact on the public school system. Therefore, if the proposed development is approved by the Village Council, School District staff recommends the following condition to mitigate such impacts.</b></p> <p>In order to address the school capacity deficiency generated by this proposed development at the District <b>high school level</b>, the property owner shall contribute <b>\$151,910.00</b> to the School District of Palm Beach County prior to the issuance of first building permit.</p> <p>This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied).</p> <hr/> <p>Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.</p> |                                                                                                        |                               |                                |
| Validation Period                         | <p>1) This determination is valid from <b>03/25/2021 to 03/24/2022</b> or the expiration date of the site-specific development order approved during the validation period.</p> <p>2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to <b>03/24/2022</b> or this determination will expire automatically on <b>03/24/2022</b>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                        |                               |                                |
| Notice                                    | <p>1) The SCAD letter under case# 19080701F &amp; 19080701D expired on August 22, 2020.</p> <p>2) School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                        |                               |                                |

*Joyce Cai*

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

March 25, 2021

Date

[joyce.cai@palmbeachschools.org](mailto:joyce.cai@palmbeachschools.org)

Email Address

CC: Iramis Cabrera, PZ&B Interim Director, Village of Palm Springs  
Joyell Shaw, PIR Manager, School District of Palm Beach County

**April 12, 2021**

**To: Iramis Cabrera, Village of Palm Springs Planner**

**From: Tara Bamber, PE** 

**Re: Palm Springs Residences  
Site Plan Approval Letter  
Engenuity Group Project No. 6001.116**

We have received the following through WeTransfer on 4-5-21:

1. Civil Plans, 9 sheets (CS-1, SP-1, WS-1, PD-1 to PD-3, FT-1, FT-2), signed & sealed 3-31-21, by HSQ Group, Inc.
2. Architectural Plans, 17 sheets, signed & sealed 3-25-21, by MSA Architects.
3. Landscape Plan, 25 sheets (L-110 to L-505, L-PH2, L-PH3, L-PH), revised 3-30-21, by Architectural Alliance Landscape (AAL)
4. Boundary Survey, 3 sheets, revised 1-20-21, by Wallace Surveying.
5. Surface Water Management Calculations, 21 sheets, revision 3-23-21, by HSQ Group, Inc.
6. Comment Response Memo, 8 sheets, dated 4-1-21, by Dunay Miskel Backman, LLP

We recommend Site Plan approval with the following conditions:

1. Provide Topographic Survey of property, LWDD canal and Congress Avenue.
2. Provide permits from applicable agencies including, but not limited to, SFWMD, LWDD, FDOT, etc.
3. Provide updated Village details and specifications (CAD files are available) for the water and sewer work.
4. Additional comments may be asked at time of Civil/Utility permit review.

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

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



# Memo

## **Village of Palm Springs – Planning, Zoning & Building**

To: Iramis Cabrera

From: David T. Harden

CC:

Date: April 7, 2021

Re: Palm Springs Residences Resubmission 4/5/2021

---

Comments: • All my previous concerns have been addressed and I have no further comments.



2/4/2021

Hi again Iramis,

After reviewing these documents and my previous comments letter, LWDD will not require any additional right-of-way along the L-8 Canal. A design section has been developed and submitted to HSQ a year ago.

I do not believe I will need to attend the meeting on Friday morning – what are your thoughts?

Thanks – let me know.

Best regards,

*Anne Perry Schreiner*

**Anne Perry Schreiner | 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**



***Please consider the environment before printing this email.***

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

4/5/2021

Iramis:

The public-school bus stop location and label look fine.

Thank you.

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

*"I'll chase him 'round the moons of Nibia and 'round the Antares Maelstrom*

*and 'round perdition's flames before I give him up!"*

**-Khan Noonien Singh**

School District of Palm Beach County - North County Support Center  
3661 Interstate Park Road North, Suite 200  
Riviera Beach, FL 33404  
Phone 561.882.1938 PX 21938 FAX 561.882.1942 CELLULAR 561.342.1608  
[Michael.Owens.1@palmbeachschools.org](mailto:Michael.Owens.1@palmbeachschools.org)  
[www.palmbeachschools.org/planning](http://www.palmbeachschools.org/planning)

4/8/2021

Previous comments have been corrected. No additional comments. Thank you.

Wesley Jolin, IAAI-CFI<sup>®</sup>  
Fire Safety Specialist  
Palm Beach County Fire Rescue  
[wjolin@pbcgov.org](mailto:wjolin@pbcgov.org)  
561.233.2695  
2300 North Jog Road: Suite 1E-40  
West Palm Beach FL 33411

**From:** Wesley Jolin R.  
**Sent:** Thursday, March 4, 2021 3:41 PM  
**To:** Iramis Cabrera ([icabrera@vpsfl.org](mailto:icabrera@vpsfl.org)) <[icabrera@vpsfl.org](mailto:icabrera@vpsfl.org)>  
**Subject:** Palm Springs Residences site plan (2085 S Congress Avenue)

Good afternoon Iramis,

Please share the following fire rescue comments with the design team:

- 1) Main entrance from Congress needs to be at least 20 feet in unobstructed width and indicated on the plans
- 2) Main exit onto Congress needs to be at least 18 feet in unobstructed width and indicated on the plans
- 3) Both sets of main entrance gates need to be equipped with a "Click2Enter" (primary) system and a Knox key switch (secondary) [not a Knox box] to allow fire department rapid entry into the complex
- 4) The southwest emergency entry needs to be equipped with a Knox box or a Knox padlock
- 5) Fire hydrants require a 5 foot clear radius. Several of the narrow landscape islands have hydrants located inside and do not provide the proper working clearances.
- 6) Fire hydrants are required to be located within 100 feet (hose lay) of building fire department connections

Wesley Jolin, IAAI-CFI<sup>®</sup>  
Fire Safety Specialist  
Palm Beach County Fire Rescue  
[wjolin@pbcgov.org](mailto:wjolin@pbcgov.org)  
561.233.2695  
2300 North Jog Road: Suite 1E-40  
West Palm Beach FL 33411

3/5/2021

Good evening Iramis,

At this point the USPS does not unit addresses are assigned and the mailbox submittals are received.  
Please advise if both Bonnie and Beth are still the point of contact for this project.

Thank you,

*Nikki Rudershausen*  
United States Postal Service  
South Florida District  
Delivery Programs  
Growth Management Coordinator  
2200 NW 72<sup>ND</sup> AVE STE 222  
Miami, FL 33152-9321

Direct Line 305-470-0553  
Fax Line 305-470-0554





**DUNAY  
MISKEL  
BACKMAN** LLP

Gary Dunay  
Bonnie Miskel  
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**Justification Statement  
Palm Springs Residences  
Village of Palm Springs, Florida  
Site Plan Application  
Submittal: January 22, 2021**

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**INTRODUCTION**

M/S Congress Owner, LLC ("Petitioner") is the contract purchaser of the +/- 18.387 gross acre (+/- 17.767 net acre) property located at 2085 South Congress Avenue and 3243 Lillian Road (collectively referred to herein as "Property"), which is generally located on the west side of South Congress Avenue between Lillian Road and the Lake Worth Drainage District L-8 Canal in the Village of Palm Springs ("Village"). The Property is comprised of two (2) parcels referenced by the following parcel control numbers: 70-43-44-18-00-000-1040 and 70-43-44-18-05-010-0040. The Property is designated Other Public Facilities and Low Density Residential on the Village's Future Land Use Map ("FLUM") and is located within the RM, Residential Multiple-Family, zoning district. The Property is approved for and developed as a Young Men's Christian Association of the Palm Beaches ("YMCA") facility including recreational and day care uses. Petitioner is seeking to redevelop the Property for use as a two hundred sixty-four (264) dwelling unit multi-family residential development with the parking and amenities necessary to provide a high quality living experience for residents including a clubhouse, pool area, tot lot, dog park, and lake with recreational walking path ("Project"). At this time, Petitioner respectfully requests approval for a site plan application ("SPA") to allow development of the Property with a Residential Planned Development ("RPD"). Please note that Petitioner is also concurrently processing an application to amend the Property's FLUM designation from Other Public Facilities (+/- 17.6 net acres) and Low Density Residential (+/- 0.2 net acres) to High Density Residential ("FLUM Amendment") in order to develop the Project. A complete analysis and support for the FLUM Amendment is in a separate justification statement.

The Property is located along the Congress Avenue Corridor, an area of the Village that is prime for high density redevelopment. Based on the acreage and the permissible density, the Property can support up to 349 units based on the maximum allowable units per gross acre ( $19 \times 18.387 = 349.353$ ) once the Property's future land use designation is amended from Other Public Facilities to High Density Residential.

The Project provides 100% market rate dwelling units and includes the necessary recreational opportunities within the development to provide resort style living with opportunities to swim, exercise, walk a family pet, host a picnic, and/or play at the playground. The Project's residential units will be spread throughout eleven, three-story apartment buildings, and designed to enhance the small town feel of the Village. The Project provides significant buffering between the neighboring residential uses to the west and south by providing a barrier along the exterior of the Property including lush landscaping in an area twice the minimum width required by the Village Code. Further, the Project was intentionally designed in a manner that provides the parking on the exterior of the Property, pushing the buildings as far away from the existing neighboring residential uses as possible. The Project is also designed as a gated

community, providing access control and a security camera system to enhance safety for residents and act as a deterrent for crime.

Pursuant to Sec. 34-1061, the purpose of an RPD is to permit development of a residential use within a single development under a unified development plan. As a permitted use in any zoning district, the intent of providing for planned development is to allow greater flexibility in design and development standards relative to specific dimensional regulations, encourage ingenuity and originality in subdivision and site design while preserving open space to serve recreational, scenic and other public service purposes, ensure compatibility of new development with the surrounding area. The proposed design is sensitive to the single-family homes to the south with buildings oriented internal to the Property and landscape buffers that are two times the required width, and also provides significant setbacks to the multiple family use to the west and north. In addition to providing much needed residential rental housing options to the community, the Project's luxury amenities will attract tenants with disposable income. This positive demographic change in the Village will be a catalyst for redevelopment of the Congress Avenue Corridor and increase the likelihood that the Village will draw nationally recognized commercial tenants to the area, thus providing greater opportunity for Village residents at large, both from an employment and consumer standpoint.

#### **PROPERTY HISTORY**

The Property was annexed into the Village's jurisdiction via Ordinance 97-07 and Ordinance 97-09; at the time of annexation the YMCA Facility already existed on-site. The YMCA facility was subsequently expanded on the Property via Resolutions 97-18, 98-14, 98-28, 99-027, 2000-33, 2001-036, 2010-49, and 2012-09 ("YMCA Approvals"). The existing YMCA recreational use is an aging facility that is no longer suitable in this location considering the primarily multi-family and commercial context within the surrounding area and demand for growth in the South Florida region. As such, the YMCA has determined that a new modern facility would best serve its constituency. Accordingly, the YMCA is relocating its community center to Lake Lytal Park, approximately two miles away from the Property, in partnership with Palm Beach County's newly planned aquatics center. Planning for this public private partnership between the YMCA and Palm Beach County has been ongoing for over two years; the construction manager process for the new facility has been completed and the Board of County Commissioners recently unanimously approved the YMCA Lake Lytal lease. The YMCA is excited to move and improve the services offered to Village and County residents. Approval of the Project and sale of the existing YMCA site to Petitioner is necessary to facilitate the YMCA's relocation to the Lake Lytal location. It is important to note that the YMCA is fully supportive of Petitioner's applications for the Project. The CEO and YMCA board president specifically have expressed support to the Village.

#### **SITE PLAN AND RPD STANDARDS**

As detailed above, approval of the Project will allow development of a 264 dwelling unit RPD. Petitioner will demonstrate below that the Project is consistent and compliant with the RPD standards detailed in Chapter 34, Article VI, Division 7, Subdivision IX of the Village Code including the RPD objectives detailed in Section 34-1062, performance standards detailed in Section 34-2063, and development standards detailed in Section 34-1064.

#### **Compliance with Section 34-1062 – RPD Objectives**

- a) To permit the creation of functional and unique residential, commercial and mixed-use developments that do not adversely impact the village's character and "small town feel".  
**The Project is designed to provide 264 dwelling units with a 34.5' maximum building height, significant setbacks, wide buffers, lush landscaping, and abundance of recreational open space and amenities. These components will create a functional and unique residential development and maintain the Village character and "small town feel". Considering the foregoing, approval of the Project complies with this objective.**
- b) To promote building siting that takes into consideration the context of the development, the location of nearby uses, and the new development's compatibility with existing neighborhoods.  
**The Project is proposed to have a High Density Residential future land use, which is compatible with the context of the surrounding area. The Project will fit well within the area as the surrounding properties to the north and east have a Medium Density Residential FLU Designation that is consistent with the proposed High Density Residential FLU designation. The Project promotes sustainable land uses and urban form through high quality, high-density design, in turn advancing the efficient use of land. Further, the Project was strategically designed with a wide and lushly landscaped buffer and barrier that will protect the properties to the west and south from any potential incompatibility with the high-density Project. It is also important to note that the Project was intentionally designed in a manner that provides the parking on the exterior and buildings in the interior of the Property as far away from the existing residential uses as possible. The Project complies with this objective.**
- c) To enhance landscaped open space and streetscapes.  
**The Project provides a sufficient amount of upgraded landscape area along the exterior of the Project and throughout the Subject Property. Please see Sheets L-210 through L-215 for the landscape plans for the Project. The Project complies with this standard.**
- d) To bring unique and creative solutions to new development, the following elements should be considered in the context of the specific site, project and/or use:
  - a. Arrangement and spacing of buildings and open spaces.  
**The Project is designed with the buildings arranged interior to the Property and open spaces dispersed throughout to provide 38% open space (where only 35% is required) as shown on Sheet A-0.1. In addition, 28% of the required open space provided is designated as common amenity areas (where only 15% is required) that are creatively designed to promote a high-quality lifestyle for residents of the Project. The Project complies with this objective.**
  - b. Ability to aggregate adjacent lots or parcels, and/or eliminate nonconformities.  
**All adjacent properties are developed and/or under separate ownership and are not able to be assembled with the Property. It is important to note that the Project is consistent with the surrounding uses. The multiple family residential use bordering the Property to the west stands at 4 stories tall. The Project's proposed 3-story buildings are very compatible with the buildings to the west and is a more compatible neighbor to the single-family homes to the south than what is currently existing now. The Project complies with this objective.**
  - c. Location of access drive and sidewalks to promote circulation and access.

Access to the Property is provided from Congress Avenue. The Project has also strategically positioned two vehicular access gates to be interior to the Property, adjacent to the club house, to provide for adequate stacking of vehicles accessing the Project. There are 26' drive aisles throughout the Project to ensure adequate room for circulation and provides a turning radius of 20' on all corners. The Project is designed with a sidewalk system providing optimal connectivity throughout the Property. The sidewalk system is located directly adjacent to all buildings and provides connective paths between all units and the amenities that are strategically located throughout the Project. In order to promote ingenuity in design as envisioned for an RPD use, the proposed layout of the sidewalk system is designed to serve the most functional use possible and provide direct pedestrian accessways to each building. The proposed sidewalk system is more convenient for pedestrians to use than the sidewalks required on both sides of the street, as the Project instead provides a system with pathways circulating around the proposed buildings, adjacent to both the parking areas and the internal recreational amenity areas. The Project complies with this objective.

d. Building coverage:

The Village Code allows up to 40 percent building coverage. The Project complies with this requirement with only 15% building coverage proposed, allowing for more substantial open space than is required.

e. Sufficient and convenient parking for uses and activities.

Pursuant to Sec. 34-1329, the parking requirement for multiple-family dwellings is two and one-half parking spaces per dwelling unit and an additional 25 percent of the total required parking shall be dedicated as guest parking spaces. Under this formula, 825 parking spaces are required for 264 units. Accordingly, the Project proposes 825 parking spaces and meets the parking code. The Project complies with this objective.

f. Landscape buffers and screening mechanisms to enhance aesthetics and promote compatibility.

The Project is designed to provide 20 foot wide buffers adjacent to the existing residential developments along the south and west property lines where a 10 foot wide buffer is required. The landscaping proposed in all buffers will be lush and create a resort-like environment to enhance aesthetics and promote compatibility. It is important to note that the Property is within an area that has experienced minimal redevelopment in recent years. As such, landscaping in the vicinity surrounding the Property is minimal. The Project will raise the standard for landscaping in the surrounding area, encouraging others to re-landscape their neighboring properties. Considering the foregoing, the Project complies with this objective.

g. Adequate lighting for security and pedestrian/vehicular safety.

The Project is designed to provide pedestrian-scale street lighting along the proposed sidewalks and pedestrian ways and along the exterior of the Project. Please refer to Sheet L-400 for the Lighting Plan demonstrating that there will be adequate lighting for security and pedestrian/vehicular safety. The Project complies with this objective.

h. Development of large employment centers predominately of light industrial or high technology uses in underutilized corridors. The flexibility of design should promote



revitalization of the primary commercial areas and an economic stimulus through job creation to the local economy as well.

**Not applicable to this request.**

Compliance with Section 34-1063 – RPD Performance Standards

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

**The Project is designed with a sidewalk system providing optimal connectivity throughout the Property. The sidewalk system is located directly adjacent to all buildings and provides connective paths between all units and the amenities that are strategically located throughout the Project. In order to promote ingenuity in design as envisioned for an RPD use, the proposed layout of the sidewalk system is designed to serve the most functional use possible and provide direct pedestrian accessways to each building and all recreational amenity areas. The proposed sidewalk system is more convenient for pedestrians to use than the sidewalks required on both sides of the street, as the Project instead provides a system with pathways circulating around the proposed buildings, adjacent to both the parking areas and the internal recreational amenity areas. Please refer to the RPD Sidewalk Waiver discussed in greater detail below for additional details regarding the proposed pedestrian circulation system. The Project complies with this standard.**

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

**The Project is designed to consolidate two parcels into one, large unified development project. As such, the Project complies with this standard.**

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

**The Project is designed to provide a point of egress and ingress from Congress Avenue, which consolidates driveways with only one curb cut. This driveway is sufficient for adequate access and circulation for the Project. The Project complies with this standard.**

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

**The parking for the Project is designed to provide parking that complies with the Village Code and is efficiently situated such that usable open space and pervious areas are maximized to the greatest extent possible. As such, the Project complies with this standard.**

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

**As described above, the Project is designed to provide sufficient parking to meet the Village Code requirements, which will ensure that no on-street parking occurs as a result of the Project. The proposed parking is sufficient to meet the needs of the residents and their visitors.**

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

**The Project is designed to provide pedestrian-scale street lighting along the proposed sidewalks and pedestrian ways and along the exterior of the Project. Please refer to Sheet L-400 for the Lighting Plan. The Project complies with this standard.**

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

**The Project is designed to aggregate open space by creating a proposed focal point of a clubhouse/pool area and central lake, which are connected by a linear central park. In addition, the Project provides a dog park, tot lot and green area for passive/leisure activities strategically dispersed throughout the proposed development. Considering the substantial open space and the Project complies with this standard.**

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

**The Project is designed to provide continuity of sidewalks and pathways throughout the project such that all units have direct access to the recreational areas and to connect to the public sidewalks. Specifically, there are pedestrian pathways from the clubhouse and pool area, through the central linear park, around the lake, to all common amenities and usable open spaces for the Project. A pedestrian-only connection is also proposed to connect to the sidewalk on Lilian Road allow residents access to the lake park located on Lilian Road. In addition, there is a pedestrian connection proposed to the existing sidewalk along Congress Avenue. The Project complies with this standard.**

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

**The Project is designed to provide a sufficient amount of upgraded landscape area between each of the building's drive aisles as well as along the building foundations. Please refer to Sheets L-210 through L-215 for the landscape plans for the Project. The Project complies with this standard.**

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

**The Project is designed to provide a sufficient amount of upgraded landscape area along the exterior of the Project and throughout the Property. Please refer to Sheets L-210 through L-215 for the landscape plans for the Project. The Project will be subject to establishment of an HOA to provide for community-wide maintenance. The Project complies with this standard.**

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

**The Project is designed to provide a drop-off area adjacent to the clubhouse, which will establish a safe waiting area for those using alternative modes of transportation.**

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

**The Project is designed to comply with all building setbacks and is compatible with the residential single family uses to the south and residential multiple family uses to the north and west of the Property. The Project complies with this standard.**

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

**The Project is designed to provide an original, self-confident building design, with no metal buildings. The Project complies with this standard.**

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

The Project is designed to provide a barrier and lush landscaping as a buffer between the Project and the surrounding residential uses. The proposed High Density Residential future land use fits well within the area as the surrounding properties to the north and east have a Medium Density Residential FLU Designation, and the Property is located on the Congress Avenue Corridor, where high density redevelopment is encouraged. The Project promotes sustainable land uses and urban form through high quality, high-density design, in turn advancing the efficient use of land. Further, the residential multiple family use bordering the Subject Property to the west stands at 4 stories tall. The Project's proposed 3-story buildings are very compatible with the buildings to the west and is a more compatible neighbor to the single-family homes to the south than what is currently existing now. It is important to note that the Project was intentionally designed in a manner that provides the parking on the exterior of the site, pushing the buildings as far away from the existing residential uses as possible. The Project complies with this standard.

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

**The Project is designed to provide 26' drive aisles pursuant to Sec. 34-1328. The design of the internal drive aisles will ensure that the proposed development has adequate vehicular circulation and does not negatively impact existing roadway conditions. The Project complies with this standard.**

#### Compliance with Section 34-1064 – RPD Development Standards

- a. Density. Density requirements for residential planned developments, or 'RPD', shall be the same as provided for in the applicable future land use designation and cannot be waived.  
**The proposed HDR future land use designation for the Property accommodates up to 19 development units per acre, and the proposed density for the Project is approximately 14 development units/acre. Accordingly, the proposed RPD density and future land use designation are consistent and complies with this standard.**
- b. Building Height. Maximum building height for RPDs shall be the same as allowed in the applicable land development district, or 35 feet, whichever is higher.  
**The Building Height is 34.5 feet. Per the definition of Building Height in the Village's Code, the Building Height is measured from the vertical distance from the existing average elevation of the highest adjacent grade at the base of the building to the highest point of the building or roof. The Village definition of Building Height further states that height shall be measured to the highest point of the average height level between the eaves and roof ridge or peak with gable, hip, or gambrel roofs. Per Sheet A-3.1.1, Building Type II has the tallest Building Height. Based on the above definition, the Building Height is 34.5 feet. As such, the Project complies with this standard.**
- c. Minimum Acreage Requirement. RPDs shall be no less than three acres.  
**The Project is +/- 18.387 gross acres, (+/- 17.767 net acres), and thus, complies with this standard.**

- d. Required Open Space and Common Amenity Area. The minimum total open space requirement for RPDs shall be 35 percent of the gross land area of which 20 percent shall be common amenity area.

**As shown on Sheet A-0.1, the Project is designed to provide 38% open space where 35% open space is required (+/- 14%, or +/- 1.14 acres, more open space than is required). Further, 28% of the required open space is provided as common amenity area where 20% is required. These areas are used for high quality lifestyle amenities including a clubhouse, central park, lake path, tot lot, and dog park. The Project complies with this standard.**

- e. Other RPD specific standards:

1. Setbacks. Setbacks shall be measured from the property lines of the entire RPD:

- a. Front (Street/East): 25 feet **(25 feet provided)**
- b. Side (Interior/North): 20 feet **(84 feet provided)**
- c. Side (Interior/South): 25 feet **(89 feet provided)**
- d. Rear (West): 20 feet **(93 feet provided)**

2. Lot Coverage. All structures and their accessory buildings within the planned development shall have a maximum lot coverage of 40 percent, based on net area of individual lots.

**Only 15 percent building lot coverage is proposed. As such, the Project more than complies with this standard.**

3. Access to off-street parking spaces. Off-street parking spaces that serve each group of townhouses or each condominium/apartment building shall be located as close as possible to such group or building in an effort to provide direct access to the residential units.

**All parking is strategically designed to be as close as possible to each apartment building it is intended to serve. Additionally, each building is located directly adjacent to a sidewalk/private walking trail interior to the Project. The sidewalks/walking trail provides connective paths between all units and the amenities strategically located throughout the Project. Accordingly, the Project complies with this standard.**

## **RPD Waivers**

### **Sidewalk Waiver from Section 34-477 of the Code**

Section 34-477 of the Village's Code requires sidewalks "to be installed in conjunction with the development of adjoining lots on both sides of all local and collector streets, and on one side of marginal access streets in all areas." As discussed above, Section 34-1063(c)(1) of the Village's Code provides that innovative and creative design is encouraged with RPDs, and to accomplish this innovative and creative design "waivers from the strict interpretation of the Village and Development Code and applicable code provisions related to lot size, frontages, setbacks, lot coverage, parking, design standards, and other requirements, may be granted for good cause shown and shall be demonstrated to be in harmony with the purpose, objectives, and performance standards of this subdivision." In addition to the RPD regulations providing for waivers, Section 34-477 of the Code also specifically states the following: "a required sidewalk may be recommended for waiver upon the concurrence of the village council, when



adequate pedestrian circulation throughout the subdivision is provided by means of access paths and adequate lighting, where required.”

The Project provides a well-lit, five-foot sidewalk on the south side of the Project’s main entrance. Unfortunately, due to property size constraints, there is not enough space to provide a sidewalk along the north side of the main entrance. Despite the sidewalk on the north side of the main entrance not being provided, there will be a pedestrian crosswalk at the main entrance connecting the north side of the Project to the sidewalk along the south side to encourage pedestrian mobility and ensure that pedestrian safety is not compromised. Further, by eliminating this sidewalk along the north side of the main entrance, the Project will be able to provide more green space for residents to enjoy. The Project is designed with a sidewalk system providing optimal connectivity throughout the Property. The sidewalk system is located directly adjacent to all buildings and provides connective paths between all units and the amenities that are strategically located throughout the Project. In order to promote ingenuity in design as envisioned for an RPD use, the proposed layout of the sidewalk system is designed to serve the most functional use possible and provide direct pedestrian accessways to each building and all recreational amenity areas. The proposed sidewalk system is more convenient for pedestrians to use than the sidewalks required on both sides of the street, as the Project instead provides a system with pathways circulating around the proposed buildings, adjacent to both the parking areas and the internal recreational amenity areas.

Accordingly, for the reasons stated above, the Project instead proposes elimination of the sidewalk required by Section 34-477 of the Code along the north side of the main entrance (“Sidewalk Waiver”). On behalf of the Petitioner, Agent respectfully requests your approval of the Sidewalk Waiver for the reasons stated below:

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

**The Sidewalk Waiver is in harmony with and is consistent with the purpose and intent of the Village’s Comprehensive Plan and Land Development Code and that such Sidewalk Waiver will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare. As stated above, there will be a pedestrian crosswalk at the main entrance connecting the north side of the Project to the sidewalk along the south of the main entrance to ensure pedestrian mobility is encouraged throughout the Project and pedestrian safety is not compromised. Accordingly, the Project complies with this standard.**

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

**The Sidewalk Waiver request results from innovative design in which other minimum standards are exceeded. The Project has exceeded the open space requirement by more than 14%, or +/- 1.14 acres. The Project’s design reflects and encourages safe pedestrian mobility throughout and the elimination of the sidewalk along the north side of the Project’s main entrance will not negatively impact this mobility due to the presence of strategically placed pedestrian crosswalks. Accordingly, the Project complies with this standard.**

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

**Granting of the Sidewalk Waiver request will result in preservation of valuable natural resources, including green space. As explained above, the Project complies with this standard.**

- d. *The request demonstrates public benefits to be derived, including but not limited to such benefits as dedication of rights-of-way, extensions of pedestrian linkages outside of the project boundaries, preservation of open areas and use of desirable architectural, building, and site design techniques.*  
**Granting of the Sidewalk Waiver request demonstrates public benefits to be derived, including but not limited to the preservation of green open space areas and use of desirable architectural, building, and site design techniques. Further, despite the elimination of the sidewalk along the north side of the main entrance, there are still ample pedestrian linkages throughout the Project, including strategically placed cross walks. Accordingly, the Project complies with this standard.**
- e. *The request provides sufficient screening and buffering to screen adjacent uses from adverse impacts caused by the granting of a waiver.*  
**Not applicable to this Sidewalk Waiver request.**
- f. *Economic issues may not be used to justify waivers.*  
**There are no economic issues being used to justify the Sidewalk Waiver, and the Project complies with this standard.**
- g. *The request is compatible with existing and potential land uses adjacent to the development site.*  
**Not applicable to this Sidewalk Waiver request.**
- h. *Waiver requests from minimum common amenity area requirements shall further demonstrate that adequate recreation area is available in the immediate vicinity of the proposed development.*  
**Not applicable to this Sidewalk Waiver request.**
- i. *Waiver requests from maximum height limitations shall further demonstrate that the additional height will not adversely impact adjacent properties and appropriate setbacks are provided as building height increases.*  
**Not applicable to this Sidewalk Waiver request.**



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Palm Springs Residences  
Village of Palm Springs, Florida  
Sign Variance Application  
Submitted: January 22, 2021**

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Petitioner has submitted applications requesting approval to amend the Property's FLUM designation from Other Public Facilities (+/- 17.6 net acres) and Low Density Residential (+/- 0.2 net acres) to High Density Residential ("FLUM Amendment"), and for a Site Plan Application ("SPA") to allow development of the Property with a Residential Planned Development ("RPD") to allow the Project. The Project is permitted two (2) monument signs – one (1) along Congress Avenue and a second along Lillian Road. However, Petitioner proposes to provide both signs along Congress Avenue in deference to the existing single-family community and in order to provide symmetry, greater aesthetic appeal, and improved visibility for the main entrance from Congress. As such, concurrent with the pending FLUM Amendment and SPA for an RPD Petitioner respectfully requests approval for a Sign Variance ("Sign Variance") to allow for two monument signs at the entrance of the Project along South Congress Avenue where only one (1) is allowed.

Pursuant to Section 34-329(b) of the Village's Code of Ordinances, Petitioner will demonstrate that: (a) special and unique conditions exist which are peculiar to the applicant's case and which are not generally applicable to the property located within the zoning district or neighborhood involved; (b) the special and unique conditions are not directly attributable to the actions of the Petitioner; (c) the literal interpretation of the Code requirements, as applied to the applicant, would deprive the applicant of rights commonly enjoyed by persons who are similarly situated; (d) the variance is the minimum variance that would make reasonable use of the Property; and (e) granting the variance is not detrimental to the public welfare, or injurious to property or improvements in the RM zoning district or surrounding neighborhood.

- a) *Special and unique conditions exist which are peculiar to the applicant's case and which are not generally applicable to the property located within the RM zoning district or surrounding neighborhood, such as natural or manmade sight limitations from the public rights-of-way.*

Special conditions and unique circumstances exist which are peculiar to the Property and which are not generally applicable to properties within the RM zoning district. As detailed above, the Project is permitted two (2) signs – one (1) on Congress Avenue and a second on Lillian Road. However, Petitioner is not proposing a monument sign on Lillian Road in deference to the existing single family community and instead proposes to place both permitted signs on Congress Avenue in order to provide greater aesthetic appeal and increased visibility for those traveling along the busy Congress Avenue thoroughfare. It is important to note that the Project's sole public entrance is located on South Congress Avenue, which is a 7-lane arterial thoroughfare. A second sign on the Congress Avenue frontage is necessary to provide sufficient visibility to allow safe and efficient access to the Project for travelers approaching from both the northbound and southbound sides of Congress Avenue. This visibility is only achievable through the use of two entrance monument signs: one angled to face south-bound traffic, and the other angled to face north-bound traffic. As such, two Project entrance signs symmetrically placed on both sides of the Congress Avenue entry are essential to providing appropriate visibility for the Project. Considering that the Project is permitted two (2) monuments signs (one on each frontage) and the increased visibility necessary to ensure safe and efficient access from Congress Avenue, special circumstances exist which are peculiar to the Property and which are not generally applicable to properties located within the RM zoning district.

- b) *The special and unique conditions are not directly attributable to the actions of the Petitioner.*

The special and unique conditions are not directly attributable to the actions of the Petitioner. As detailed above, the Property has frontage on Congress Avenue and Lillian Road and access to the Project is provided from Congress Avenue. Given the single-family residential context of the community adjacent to the frontage on Lillian Road and to the significant width and traffic on Congress Avenue, Petitioner is focusing signage for the Project at the main access point on Congress Avenue. The existing single family residential context to the south of the Project and thoroughfare-nature of Congress Avenue is not attributable to the actions of Petitioner.

- c) *The literal interpretation of the Code requirements, as applied to the applicant, would deprive the applicant of rights commonly enjoyed by persons who are similarly situated.*

The literal interpretation of the Code requirements would deprive the Petitioner of rights commonly enjoyed by persons who are similarly situated. The Property has frontage on both South Congress Avenue and Lillian Road, thereby allowing for a total of two monument signs for the Project in accordance with the Village's Code Article IV. However, the placement of a second entrance sign along Lillian Road would not serve the single-family nature of the community along the Lillian Road frontage. Further, the Property's main frontage and access point on Congress Avenue, given the large-scale commercial and institutional context of the corridor, is well suited for two monument signs at each side of the Property's entrance.



Considering that the Project is actually permitted two monument signs and Petitioner is simply seeking to relocate a permitted sign, the literal interpretation of the Code would deprive Petitioner of rights commonly enjoyed by persons who are similarly situated.

- d) *The variance granted is the minimum variance necessary for the applicant to make reasonable use of the Property.*

The Sign Variance requested is the minimum variance necessary for Petitioner to make use of the Property. As detailed above, Petitioner is simply seeking to relocate a permitted monument sign from the Lillian Road frontage to the Congress Avenue frontage and is not seeking to increase the amount of monument signage permitted for the Project. In addition, a second monument sign is necessary along Congress Avenue in order to ensure the visibility necessary to allow safe access to the Property for those travelling either direction on Congress Avenue. As such, the requested Sign Variance is the minimum variance necessary to make use of the Property.

- e) *Granting the variance is not detrimental to the public welfare, or injurious to property or improvements in the zoning district or neighborhood involved.*

Granting the Sign Variance will not be detrimental to the public welfare, or injurious to property or improvements in the RM zoning district or neighborhood involved. Petitioner seeks to utilize the superior design of having two signs that create a symmetrical entry feature and improved community aesthetics. The Project also has a second frontage that is permitted to have a sign per Village's Code (Article IV); however in order to avoid confusion, Petitioner proposes to place the second entry sign along Congress to better fit the surrounding community and to maintain the single-family residential community feel to the south that is surrounding the Project's second frontage on Lillian Road. Please refer to Exhibit "A" for a rendering depicting the Project's proposed entrance monument signs. Considering the foregoing, approval of the Sign Variance is necessary to ensure the Project promotes the public welfare.





|               |            |
|---------------|------------|
| DRAWN         |            |
| DATE          | 01/22/2021 |
| SCALE         | AS SHOWN   |
| JOB NO.       | 1857.PRJ   |
| SHEET TITLE:  |            |
| RENDERING     |            |
| SHEET NUMBER: |            |
| EX - 1        |            |

MSA

ARCHITECTS

ARCHITECTURE & PLANNING

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

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

BEATRIZ M. HERNANDEZ  
PROFESSIONAL ARCHITECT  
STATE OF FLORIDA  
ARCHITECTS  
00094576

PALM SPRINGS RESIDENCES

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

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

THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT.



## Legal Description

### **LEGAL DESCRIPTION:**

#### **PARCEL 1**

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

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

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

#### **Parcel 2**

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

#### **PARCEL 3**

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

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

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

---



LEGEND

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

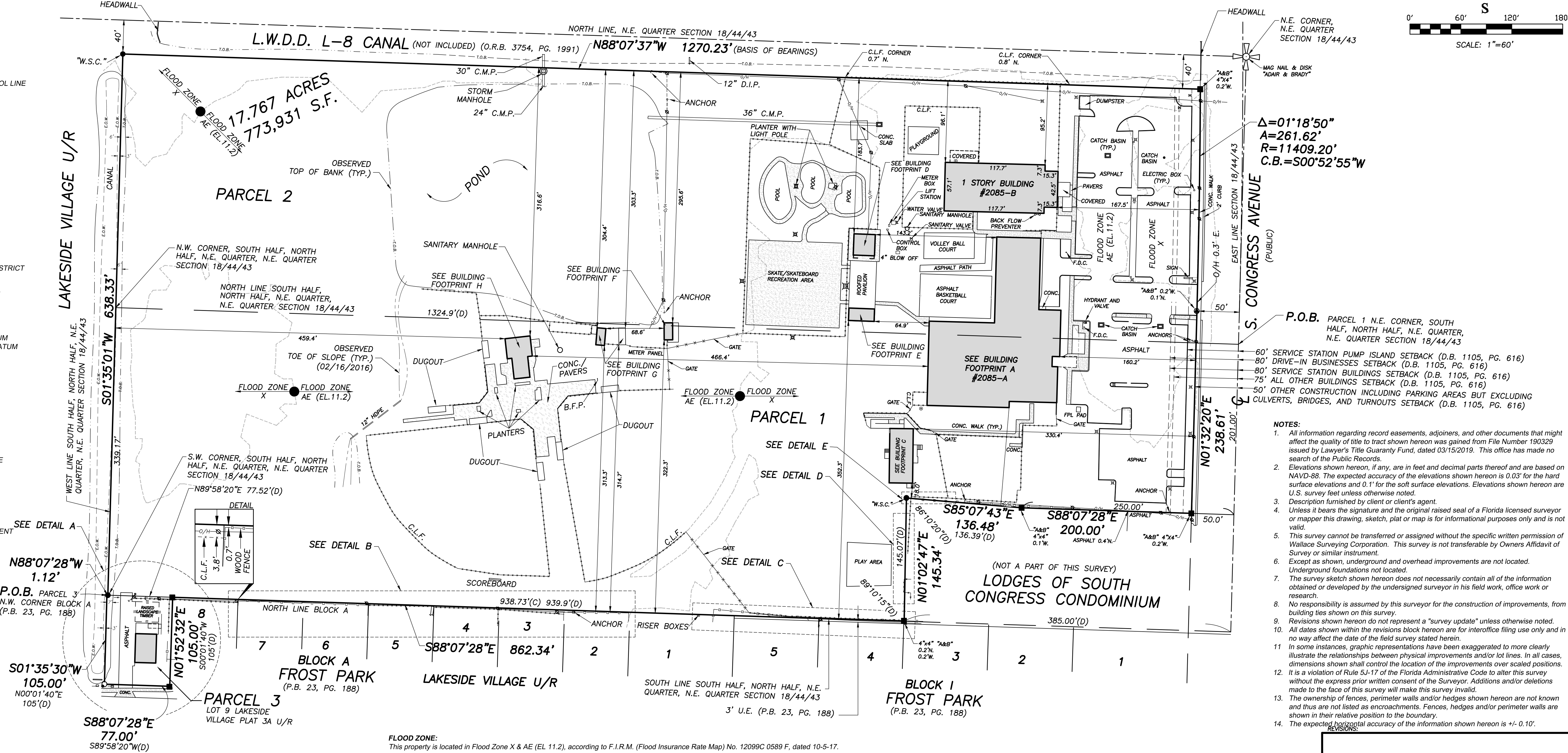
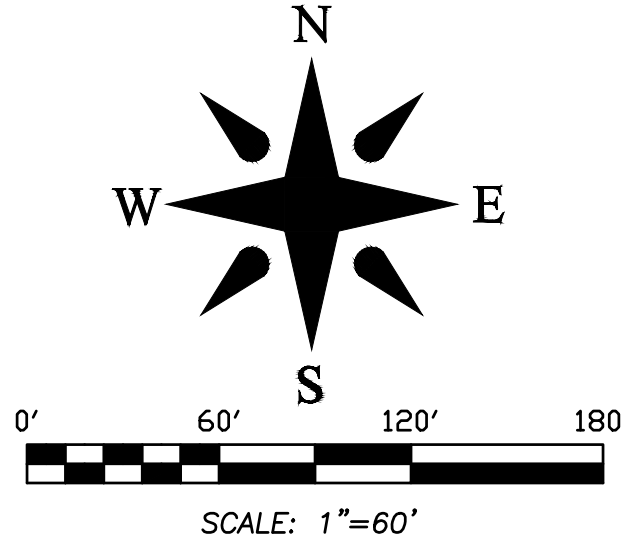
Boundary Survey For:  
YOUNG MENS CHRISTIAN ASSN OF THE PALM BEACHES INC

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

YOUNG MENS CHRISTIAN ASSN OF THE PALM BEACHES INC

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

**SHEET INDEX:**  
1. SURVEY  
2. TREE TABLE & STRUCTURE DETAILS  
3. PROPERTY LINE DETAILS



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

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

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

**LEGAL DESCRIPTION:**

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

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

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**Parcel 2**  
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**BEGINNING** at the Northwest corner of said Block A; thence North 89°58'20" East (an assumed bearing and all other bearings are relative thereto), along the North line of said Block A, a distance of 77.52 feet; thence South 00°01'40" West, a distance of 105.00 feet; thence South 89°58'20" West, a distance of 77.0 feet; thence North 00°01'40" East, a distance of 105.00 feet to the **POINT OF BEGINNING**.

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

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

**DATE OF LAST FIELD SURVEY:** 01/20/2021

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

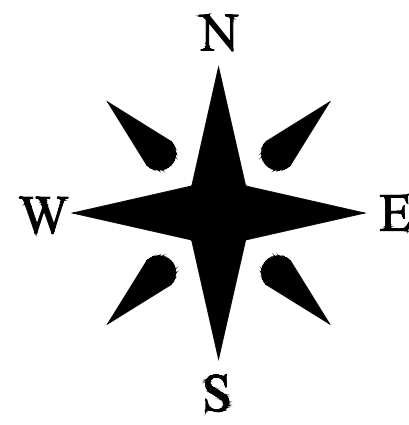
Boundary Survey For:

YOUNG MENS CHRISTIAN ASSN OF  
THE PALM BEACHES INC



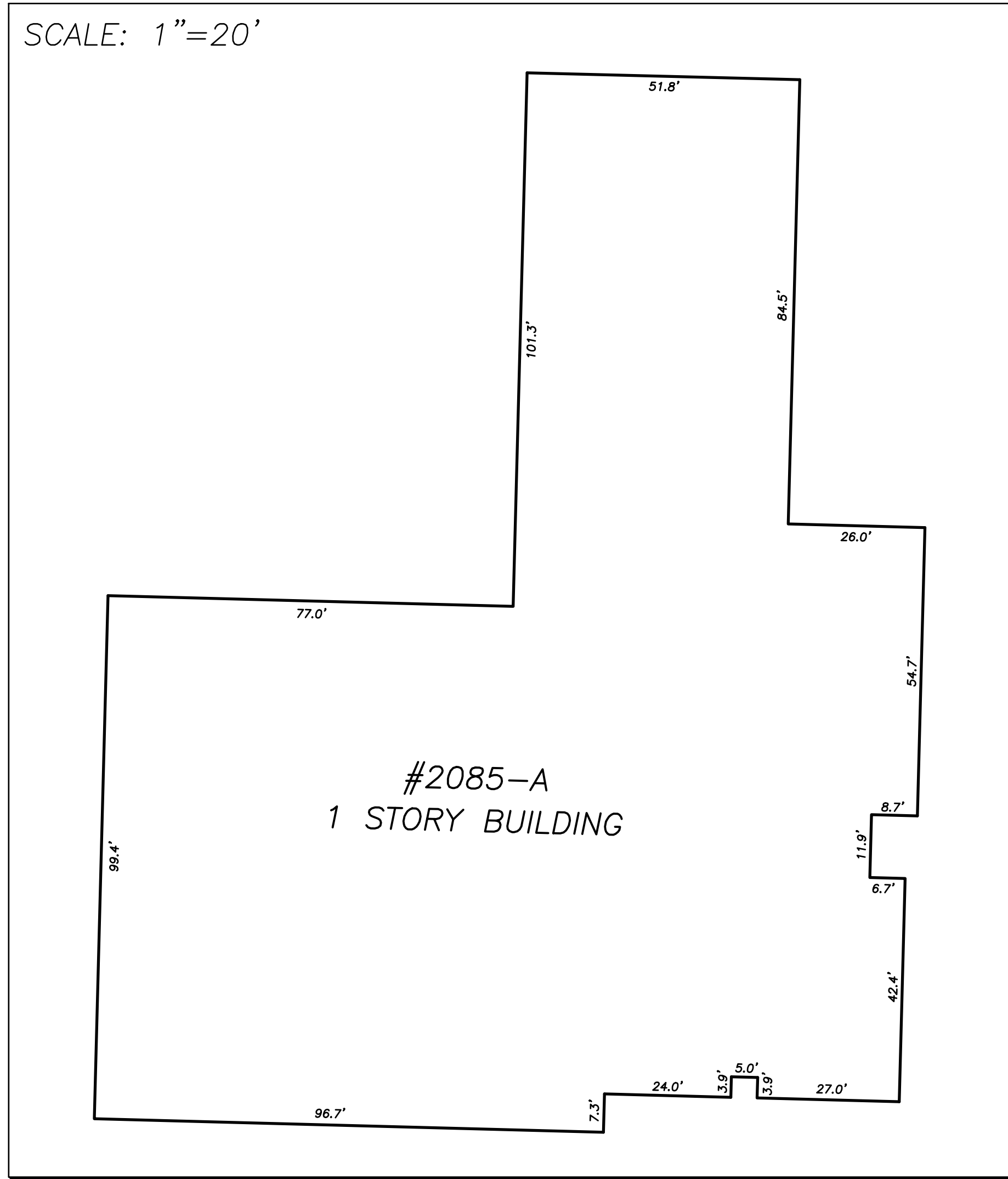
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| CHECKED | C.W. | REF.    | 09-1252-1.DWG | SHEET      | 1 OF 3    |



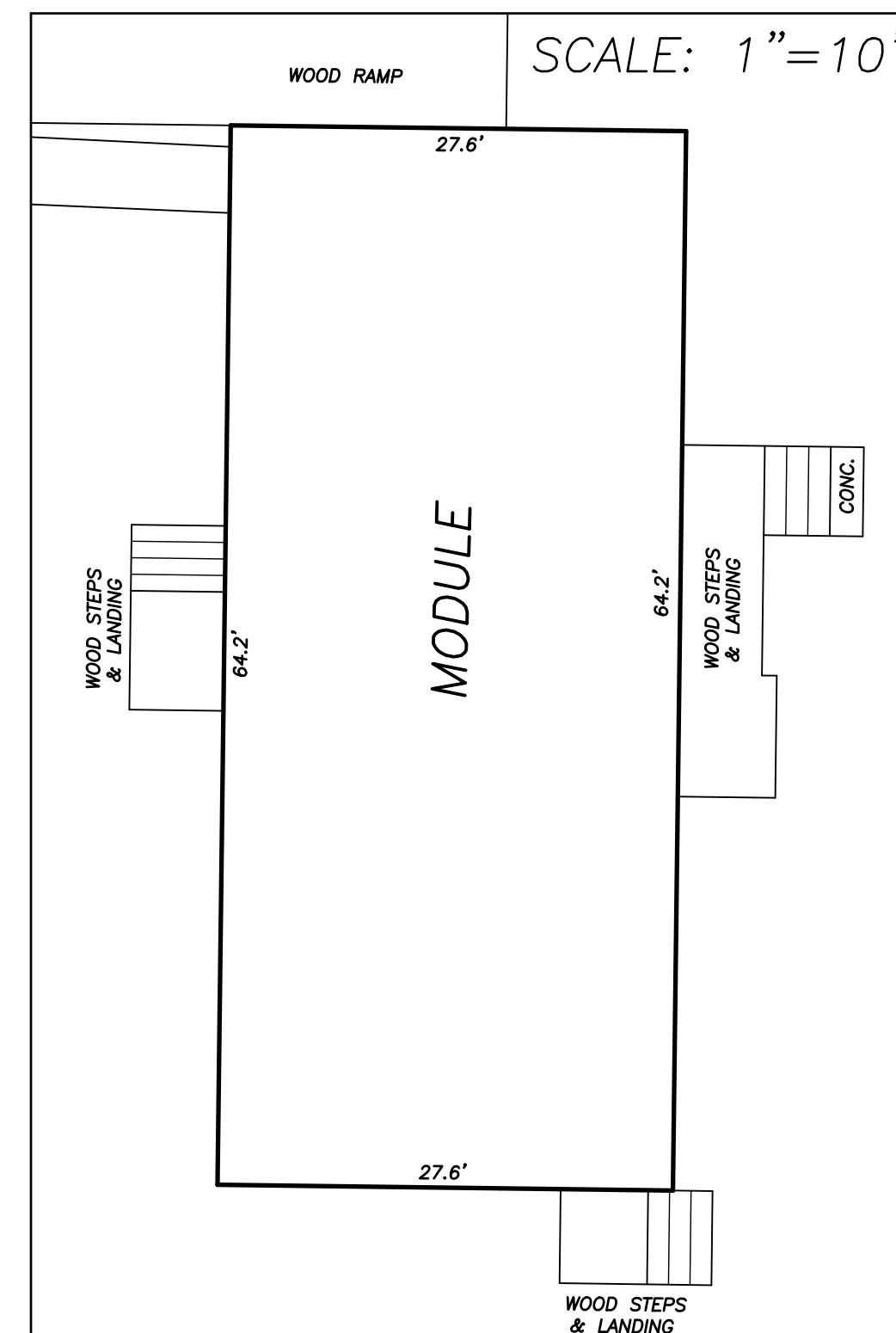


# BUILDING FOOTPRINTS

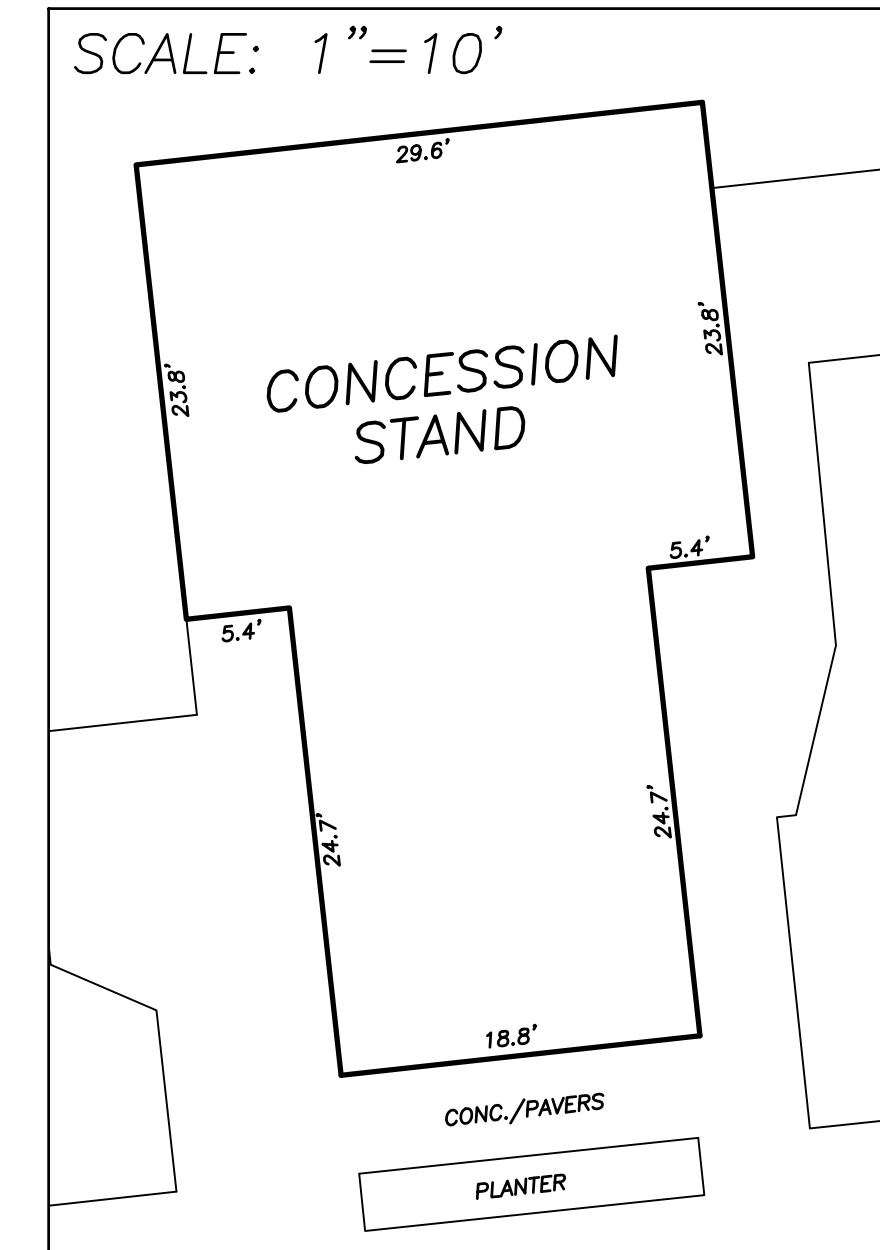
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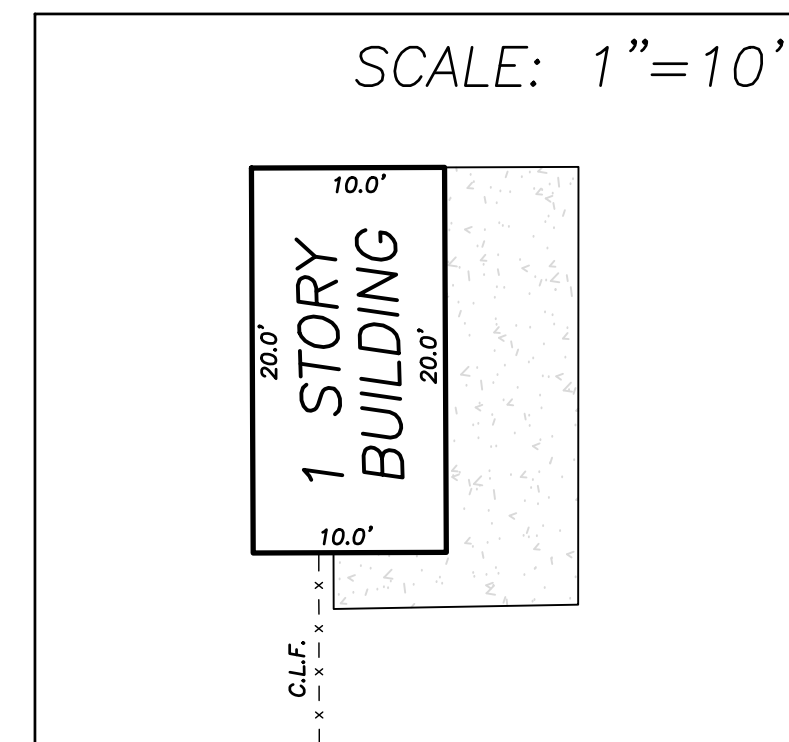
BUILDING FOOTPRINT C



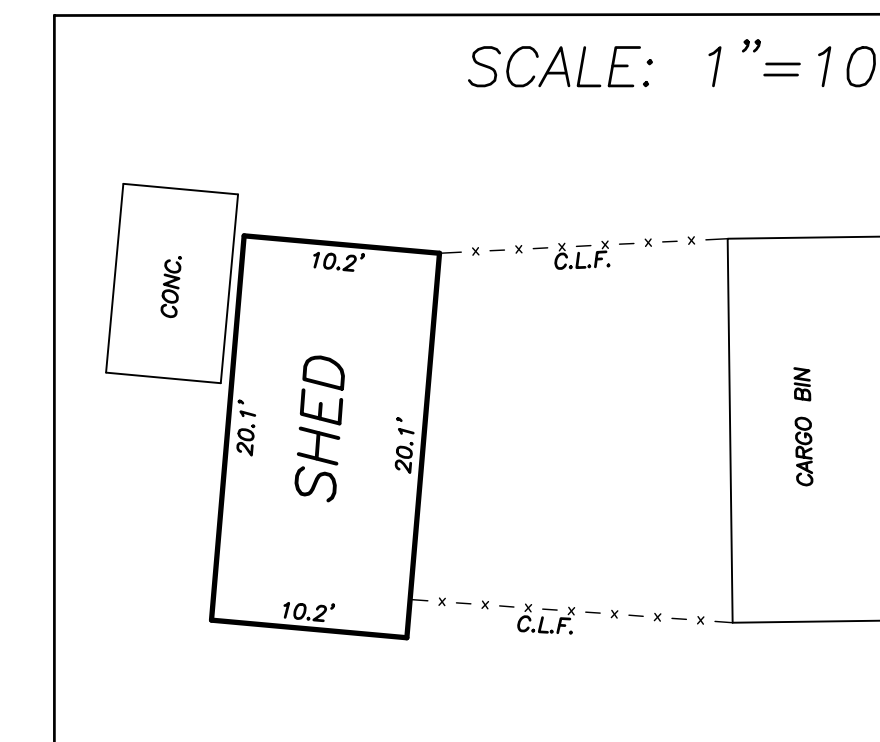
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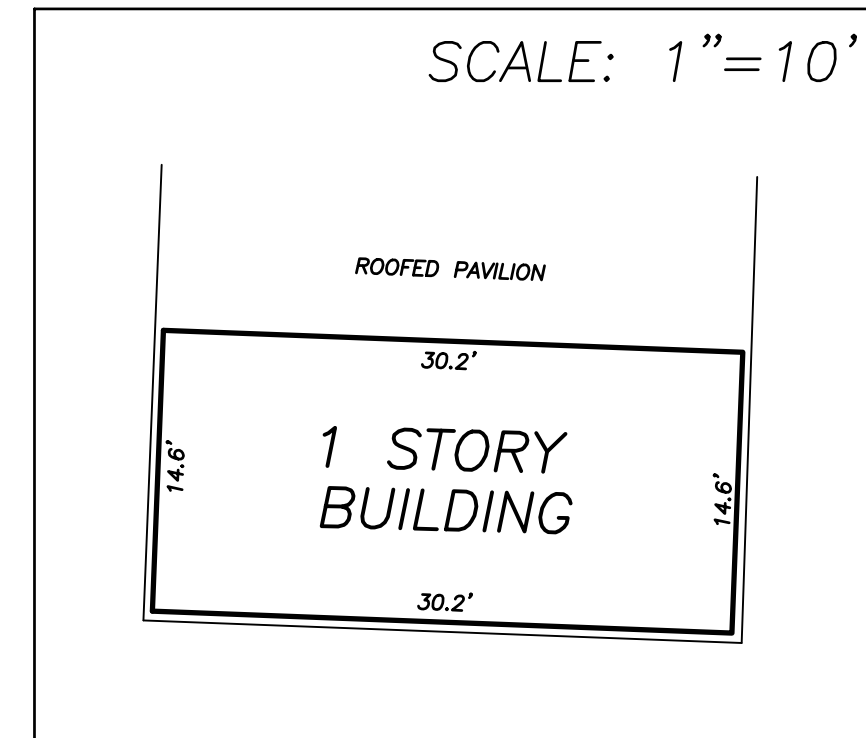
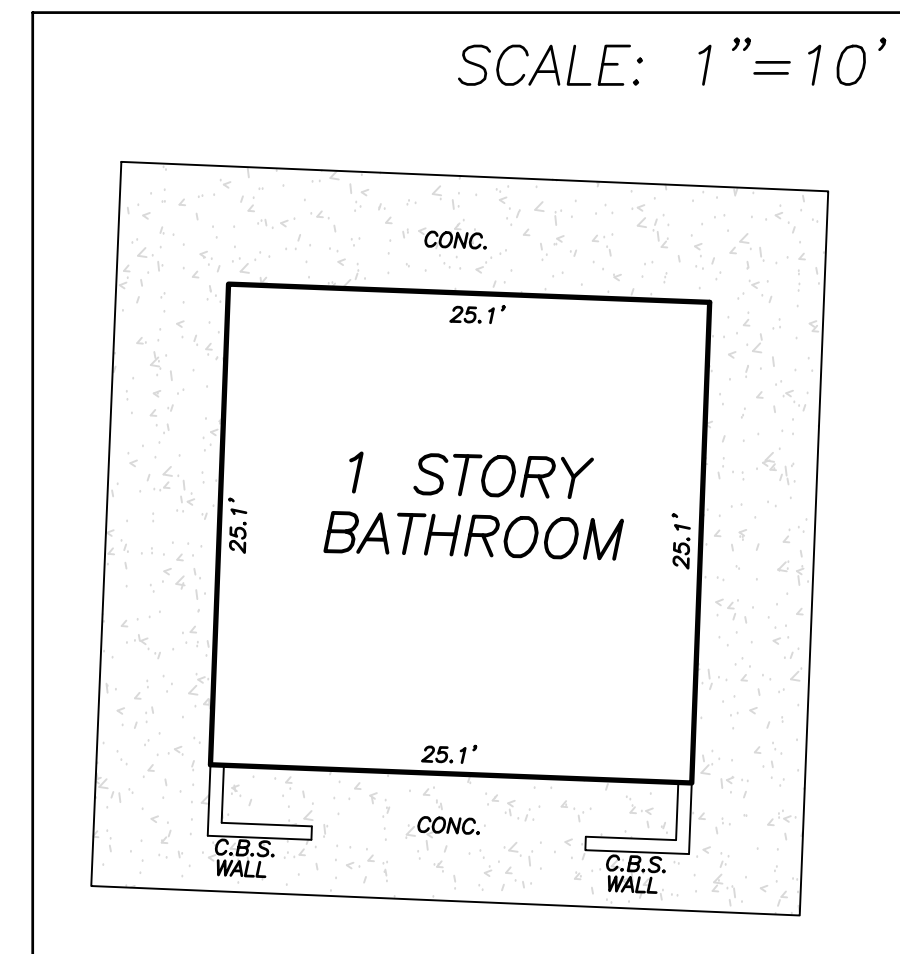
BUILDING FOOTPRINT F



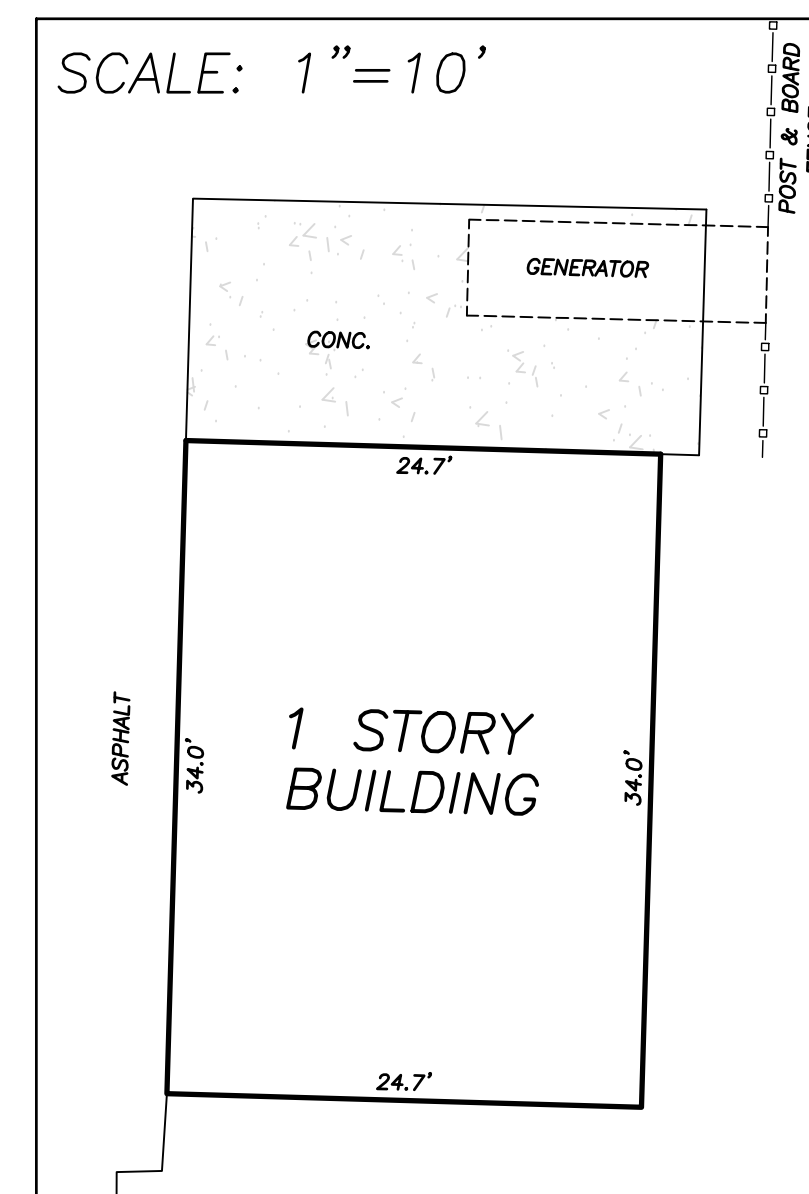
BUILDING FOOTPRINT G



BUILDING FOOTPRINT D BUILDING FOOTPRINT E

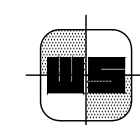


BUILDING FOOTPRINT I



Boundary Survey For:

YOUNG MENS CHRISTIAN ASSN OF  
THE PALM BEACHES INC

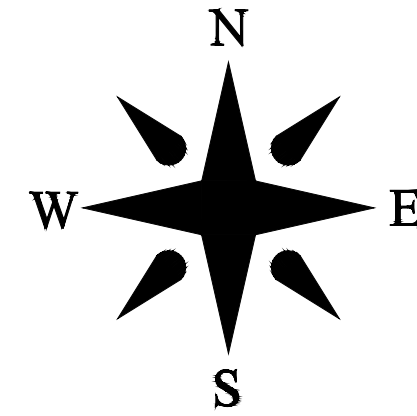


**WALLACE SURVEYING**  
CORP., LICENSED BUSINESS # 4598  
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 \* (561) 640-4551

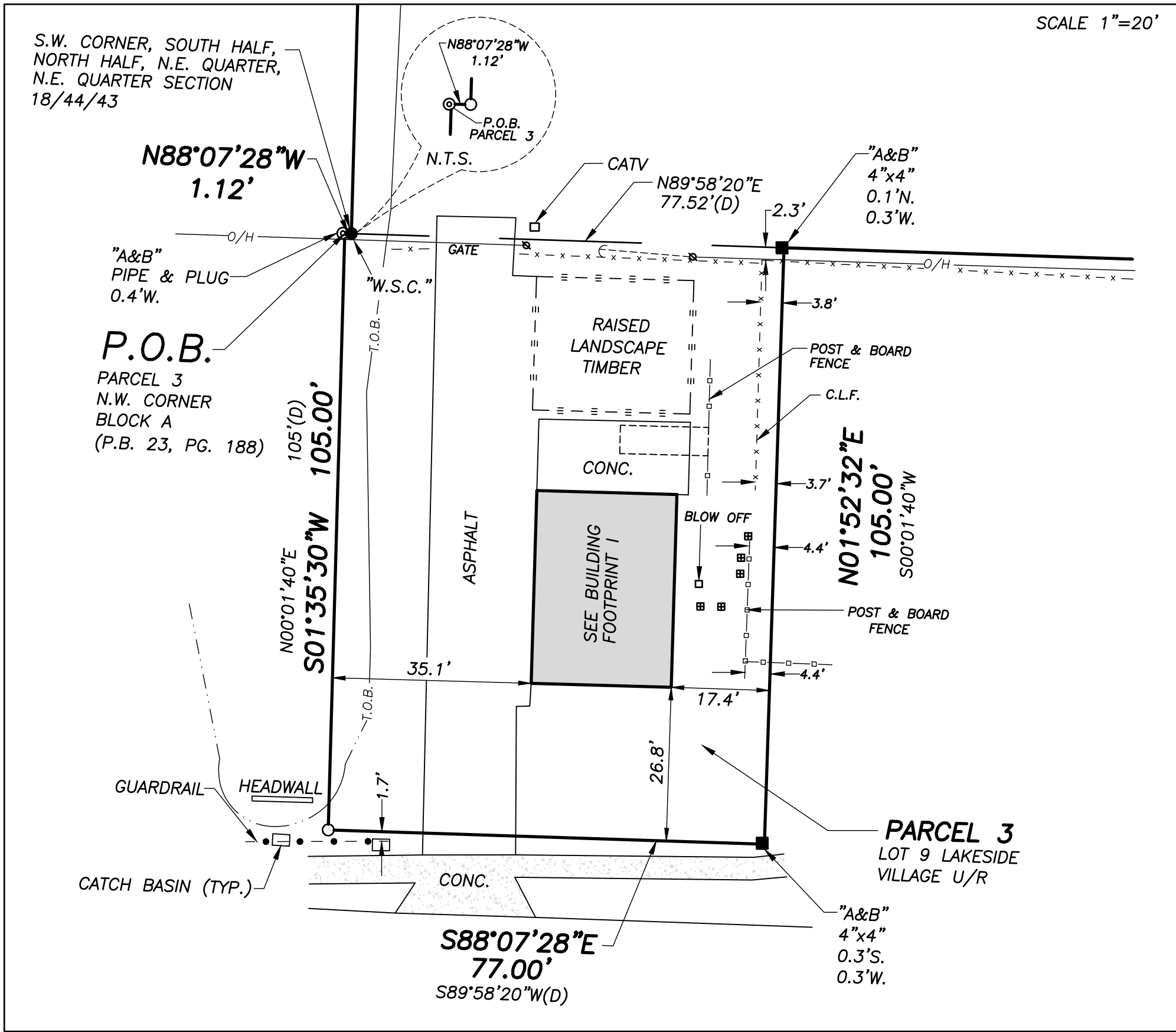
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| FIELD:  | J.P. | JOB NO: | 09-1252.3     | F.B. WP114 | PG. 17    |
| OFFICE: | K.S. | DATE:   | 6/3/10        | DWG. NO.   | 09-1252-1 |
| C.K'D:  | C.W. | REF:    | 09-1252-1.DWG | SHEET      | 2 OF 3    |



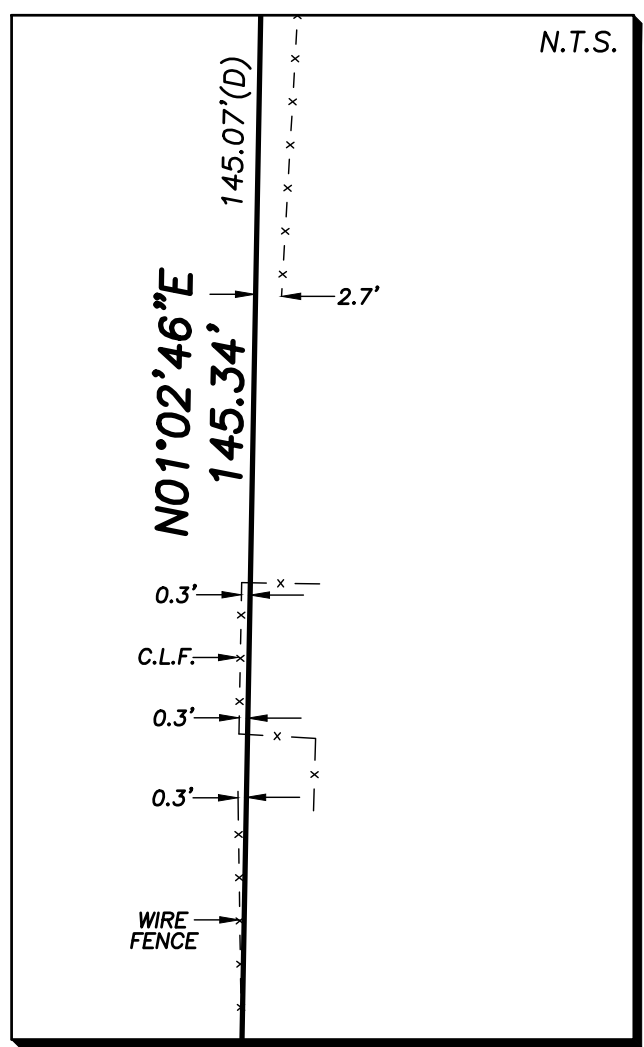
DETAIL SHEET



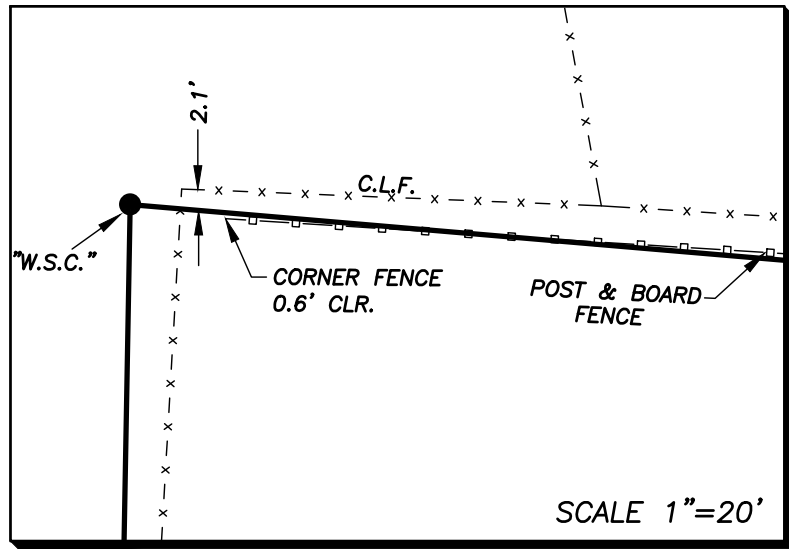
DETAIL A



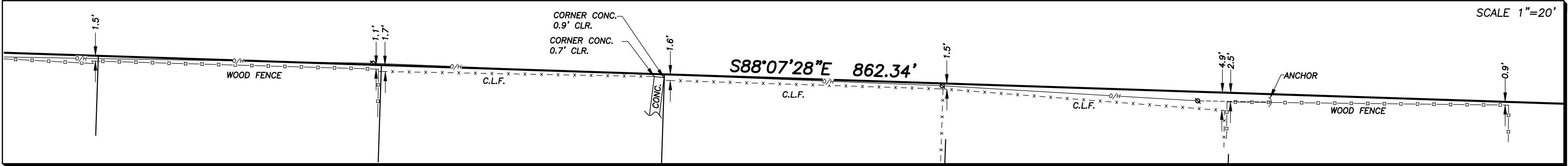
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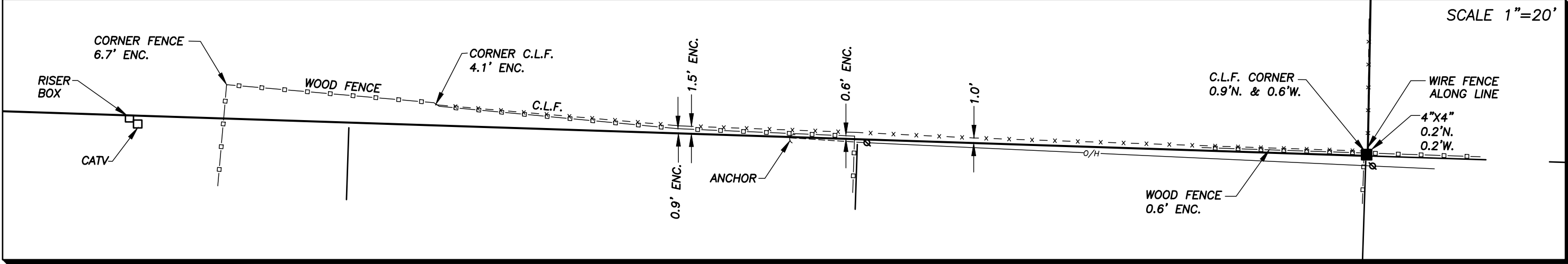
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DETAIL B

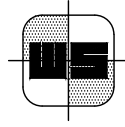


DETAIL C



Boundary Survey For:

YOUNG MENS CHRISTIAN ASSN OF  
THE PALM BEACHES INC

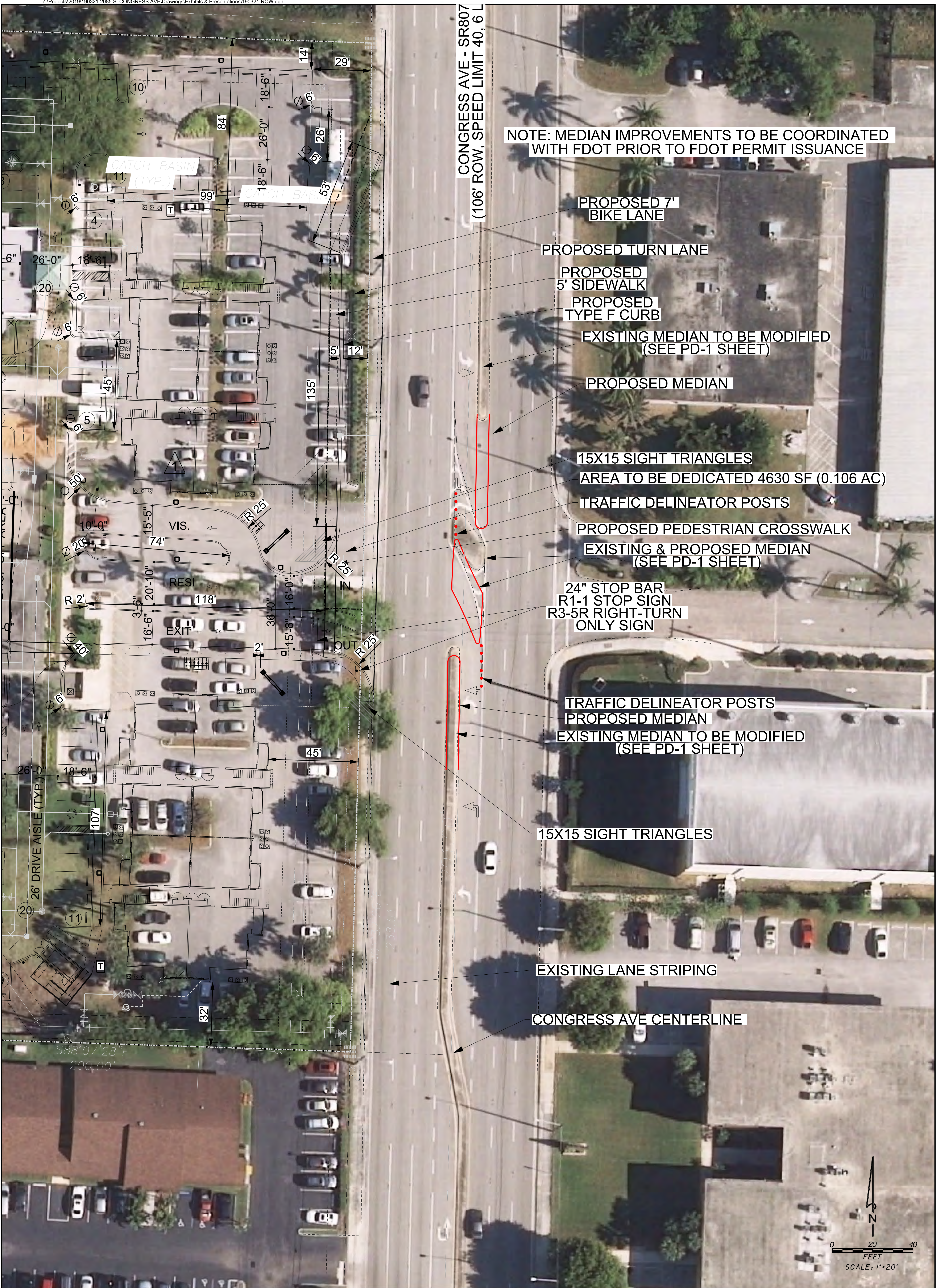


**WALLACE SURVEYING**

CORP. LICENSED BUSINESS # 4089  
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 \* (561) 640-4551

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





PROJECT: 1903-21

SHEET: EX-1

DATE: 07/19

DESIGNED BY: JH

DRAWN BY: RM

CHECKED BY: JH

DATE: 07/19

DESIGNED BY: JH

DRAWN BY: RM

CHECKED BY: JH

**PALM SPRINGS RESIDENCES**

ENTRY MEDIAN IMPROVEMENT - EXHIBIT

SUBJECT TO FDOT APPROVAL



**HSQ GROUP, INC.**

Engineers · Planners · Surveyors

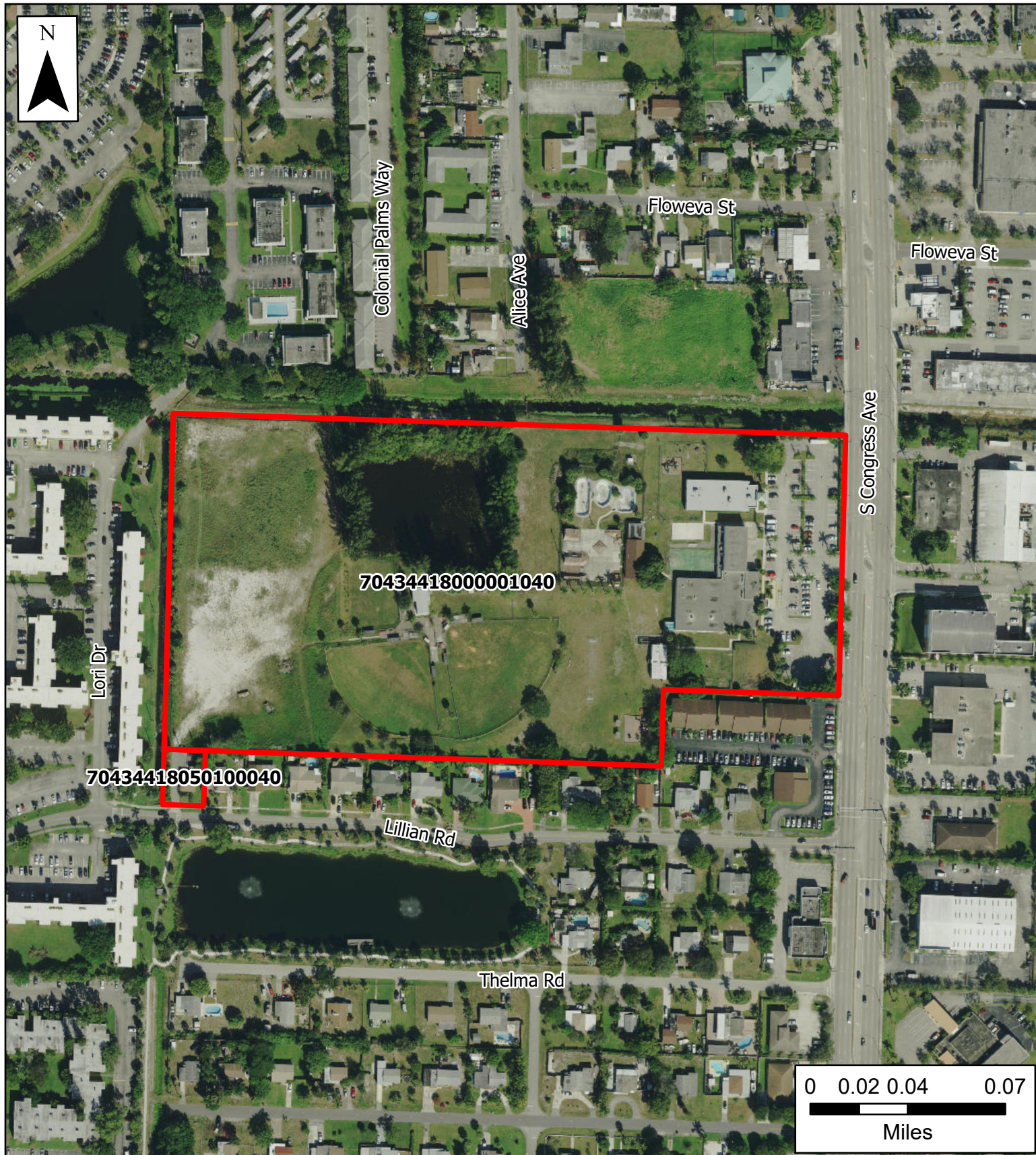
1001 Yamato Road, Suite 105

Boca Raton, Florida 33431 · 561.392.0221

C26258 · LB7924

|    |          |    |                    |
|----|----------|----|--------------------|
| 3  |          |    |                    |
| 2  |          |    |                    |
| 1  | 11/15/19 | RM | FIRE DEPT COMMENTS |
| NO | DATE     | BY | REVISIONS          |





## Village of Palm Springs

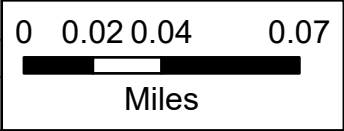
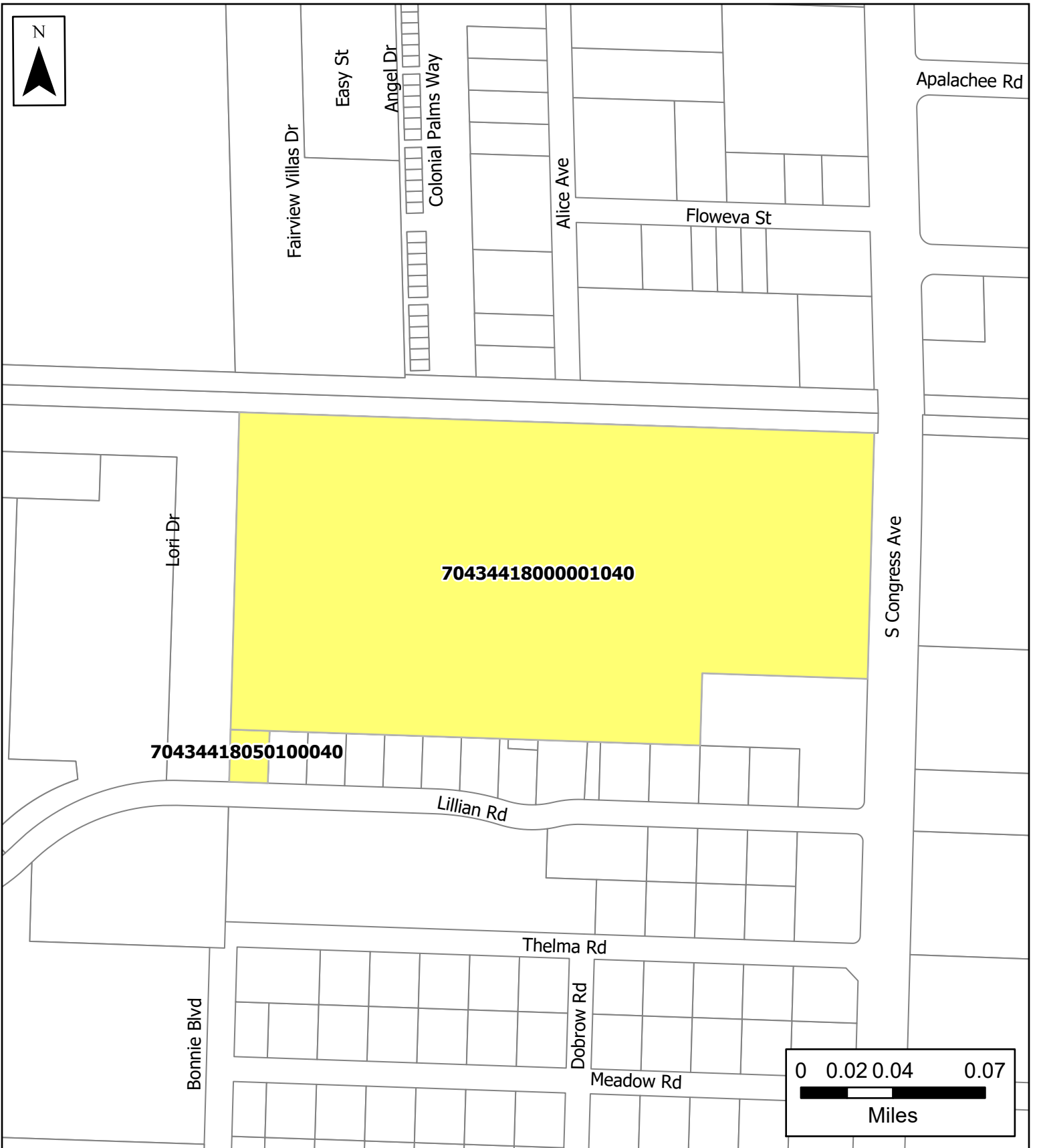
2085 S. Congress Ave  
3243 Lillian Rd  
Palm Springs Residences  
Location Map

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

 Property Boundary

Data Source: Property Boundary provided by Palm Beach County, Basemap imagery provided by ESRI Online Services.





## Village of Palm Springs

2085 S. Congress Ave

3243 Lillian Rd

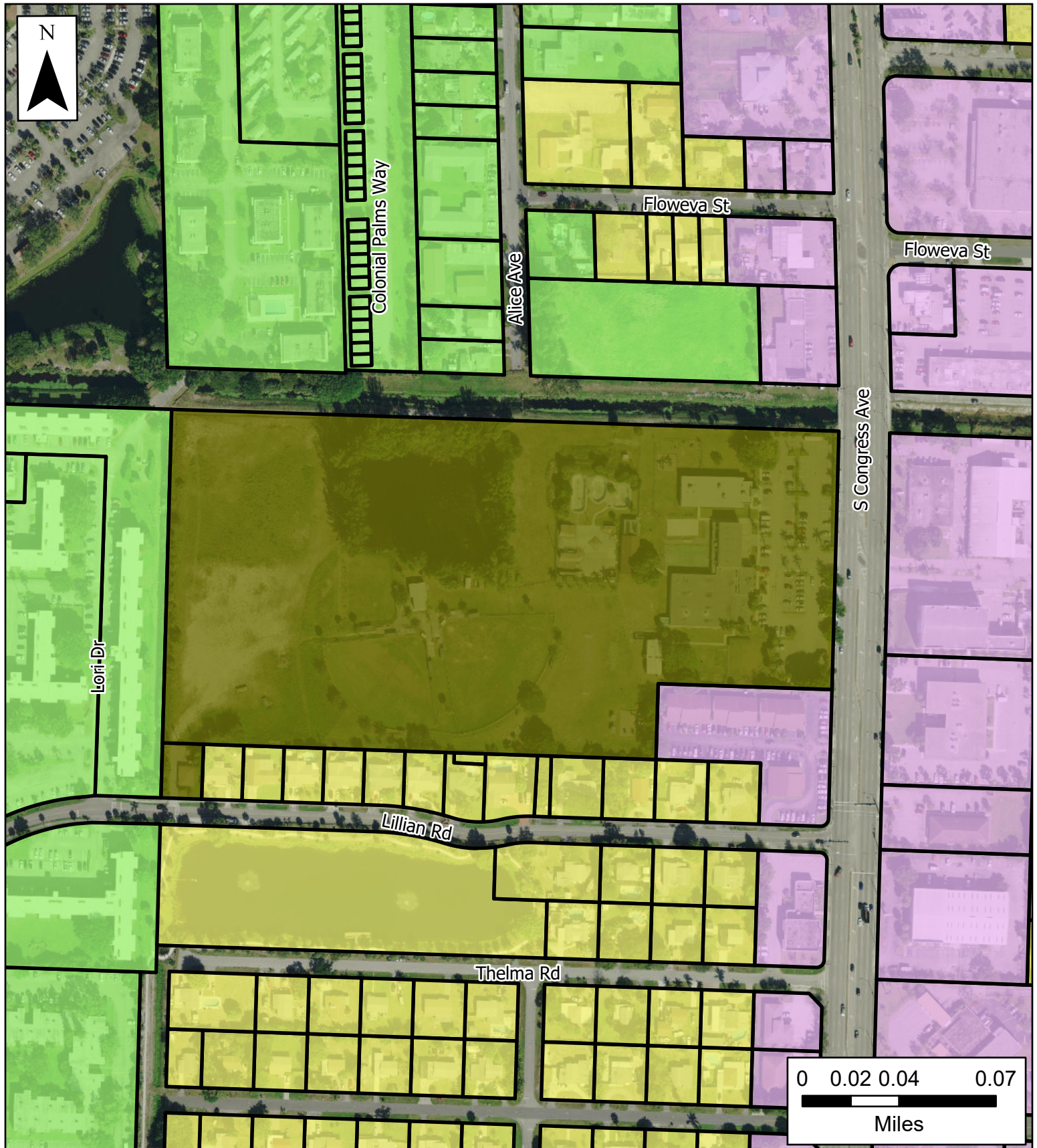
Palm Springs Residences

Location Map

 Palm Springs Residences

Data Source: Property Boundary provided by Palm Beach County, Basemap imagery provided by ESRI Online Services.

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## Village of Palm Springs

2085 S. Congress Ave

3243 Lillian Rd

Palm Springs Residences

Future Land Use Map

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- Commercial
- Low Density Residential
- Medium Density Residential
- High Density Residential

Data Source: FLU provided by Palm Beach County, Basemap imagery provided by ESRI Online Services.



# Village of Palm Springs

## Executive Brief

**AGENDA DATE:** May 11, 2021

**DEPARTMENT:** Planning, Zoning & Building

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### **ITEM 7.4:**

PZ&B Order 2021-04 - Side Setback Variance (PSV21-08) - Brave Little Stars Academy - 3108 South Congress Avenue

### **SUMMARY:**

Mr. Schmidt Nichols, ("Agent"), on behalf of the property owner, Southeast Corporation Services, LLC ("Applicant"), is requesting a Site Development Plan (SPR21-07) and Special Exception Use (PSSE21-03) approval to allow the use of the property as a child day care facility for the Commercial General property located at 3108 South Congress Avenue.

Note: Currently, the 0.71 acres property is developed with a 2,199 square feet commercial restaurant structure. The property was annexed into the Village in 1999 as a developed parcel and was used as a sit-down restaurant until approximately five years ago than was vacated and has been unoccupied as of today.

The proposed re-development project consists on developing a 4,728 square feet child day care facility with a maximum of 85 children. The existing one-story commercial building is proposed to be demolished and the existing 1,498 square feet, open pavilion is proposed to be remodeled.

A site plan amendment is being requested to enable the applicant to bring the property up to code, to the extent possible, and to be consistent with the Village's Commercial General (CG) zoning district regulations. The proposed site plan provided enhancements to the landscaped buffers, dumpster enclosure, building renovations, redoing parking lot and improvement to the drainage system.

As part of the Site Plan Amendment requested, the applicant is requesting a variance which is subject to the Planning and Zoning Board consideration:

1. (PSV21-08) - Request to allow a 10' side setback (5' less) (Provides relief from Section 34-826(7) that restricts the minimum side setback to 15')

Planning, Zoning & Building Staff does not object to the variance requested and recommends conditional approval to facilitate the redevelopment project proposed for the property, which is subject to a separate agenda item.

**FISCAL IMPACT:**

The proposed request is not expected to provide a direct fiscal impact to the Village; however, if approved, would facilitate the redevelopment project proposed for the property, requiring then, various Village services that will result in increased expenditures to the Village.

**ATTACHMENTS:**

PZ&B Order 2021-04 - Brave Little Stars - 3108 South Congress Avenue - Variance

Exhibit "A" Staff Report

Project Narrative and Justification Statement

Site Plan, Landscape Plan, Architectural Plans and Letters

Warranty Deed

Color Rendering

Aerial Map and Location Map



VILLAGE OF PALM SPRINGS, FLORIDA  
PLANNING AND ZONING BOARD

PZ&B Order 2021-04  
(PSV21-08)

Southeast Corporations Services LLC  
3108 S. Congress Avenue  
Palm Springs, FL 33461

Applicant(s)

PCN: 70-43-44-20-01-015-0010

**FINAL ORDER**

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Board ("The Board") on **May 11, 2021**. The Board, having considered the evidence presented by the parties; and having been fully apprised of the circumstances, makes the following finding of fact and conclusions of law.

**FINDINGS OF FACT**

1. The Board has jurisdiction over the following variance application PSV21-08.
2. The above Applicant(s) is the owner of the property legally described as: **MODEL LAND CO N 105 FT OF S 270 FT OF TR 15 (LESS W 35 FT CONGRESS AVE R/W)**
3. The Applicant has submitted an application for one (1) variance from the Village of Palm Springs, Florida as set forth below:
  - 1) **PSV21-08** - Variance relief from Section 34-826(7) to allow a 10" side setback (5" less) than the minimum side setback of 15".
4. The Village's Land Development Code Section 34-746 (10) requires the Board to determine that the variance meets the following requirements:
  1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.
  2. The special conditions and circumstances do not result from the actions of the applicant.
  3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.
  4. Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
  5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
  6. The grant of the variance will be in harmony with the general intent and purpose of this chapter.

PZ&B Order 2021-04 – (PSV21-08)

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

5. \_\_\_\_\_ The Board having determined that variance PSV21-08, meets the requirements of Section 34-746(10) of the Land Development Code, the Variance is hereby **GRANTED**.

**OR**

\_\_\_\_\_ The Variance is hereby **DENIED** because the Board finds that the following requirements of Section 34-746(10) of the Land Development Code are not met:

\_\_\_\_\_

\_\_\_\_\_

**DONE AND ORDERED** in Palm Springs, Florida this 11th day of May, 2021.

ATTEST:

\_\_\_\_\_  
Jane Worth, Deputy Village Clerk

\_\_\_\_\_  
Johnnie Tieche, Chairman  
Planning and Zoning Board

Copies furnished to:

Southeast Corporations Services LLC, 3108 S. Congress Avenue, Palm Springs, FL 33461

Schmidt Nichols, 1551 N. Flagler Drive, Suite 102, West Palm Beach, FL 33401

Kim Glas-Castro, Planning, Zoning and Building Director, 226 Cypress Lane, Palm Springs, FL 33461

Glen J. Torcivia, Village Attorney, Northpoint Corporate Center, 701 Northpoint Parkway, Suite 209,  
West Palm Beach, FL 33407



## PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Special Exception Use and Site Development Plan with Two (2) Variances - Brave Little Stars Academy  
– 3108 South Congress Avenue.

| Application Summary                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                |                          |                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------|
| Applicant / Petitioner                                                                                                                                                                                                                                                                        | Southeast Corporations Services LLC                                                                                                                                                                                                                                                                                                                                                            | Submittal Date           | 12/08/2020                              |
| Reference Name                                                                                                                                                                                                                                                                                | Brave Little Stars Academy                                                                                                                                                                                                                                                                                                                                                                     | Case Number              | SPR21-07, PSSE21-03, PSV21-08, PSV21-09 |
|                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                | Parcel Control No        | 70-43-44-20-01-015-0010                 |
| Location                                                                                                                                                                                                                                                                                      | 3108 South Congress Avenue                                                                                                                                                                                                                                                                                                                                                                     | Site Area                | ± 0.71 acres                            |
| P&Z B Meeting                                                                                                                                                                                                                                                                                 | May 11, 2021                                                                                                                                                                                                                                                                                                                                                                                   | Council Meeting          | June 10, 2021                           |
| Requests                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                |                          |                                         |
| Proposed Use(s)                                                                                                                                                                                                                                                                               | Site Development Plan Amendment and concurrent request for a Special Exception Use to allow the use of the property as a child day care facility within a 4,728 square feet commercial structure with a maximum of 85 children.                                                                                                                                                                |                          |                                         |
| Number of Buildings                                                                                                                                                                                                                                                                           | 1 child day care facility (4,728 sf)                                                                                                                                                                                                                                                                                                                                                           |                          |                                         |
| Variances                                                                                                                                                                                                                                                                                     | <p><u>PLANNING &amp; ZONING BOARD CONSIDERATION:</u><br/>PSV21-08 Requesting a Variance relief from Section 34-826(7) to allow a 10' side setback instead of 15' minimum required on the south side.</p> <p><u>COUNCIL CONSIDERATION:</u><br/>PSV21-09 Requesting a Variance relief from Section 34-891(1) to allow business operation to commence at 6:30 am instead of 7:00 am required.</p> |                          |                                         |
| Parking                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                |                          |                                         |
| Code                                                                                                                                                                                                                                                                                          | Required                                                                                                                                                                                                                                                                                                                                                                                       | Provided                 | Meets Requirement                       |
| Total Overall Parking                                                                                                                                                                                                                                                                         | 1/ employee @ 8 employee = 8 spaces<br>1/8 pupils @ 85 pupils = 11 spaces<br>Total 19 spaces                                                                                                                                                                                                                                                                                                   | 19                       | Yes                                     |
| Site Characteristics                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                |                          |                                         |
| Existing Use                                                                                                                                                                                                                                                                                  | Vacant                                                                                                                                                                                                                                                                                                                                                                                         | Proposed Use             | Child day care facility                 |
| Existing Zoning                                                                                                                                                                                                                                                                               | Commercial General (CG)                                                                                                                                                                                                                                                                                                                                                                        | Existing Future Land Use | Commercial                              |
| Surrounding Existing Land Use, Future Land Use, and Zoning                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                |                          |                                         |
| Direction                                                                                                                                                                                                                                                                                     | Existing Use                                                                                                                                                                                                                                                                                                                                                                                   | Future Land Use          | Zoning District                         |
| North                                                                                                                                                                                                                                                                                         | Dunkin Donuts Restaurant                                                                                                                                                                                                                                                                                                                                                                       | Commercial               | Commercial General (CG)                 |
| South                                                                                                                                                                                                                                                                                         | Commercial businesses                                                                                                                                                                                                                                                                                                                                                                          | Commercial               | Commercial General (CG)                 |
| East                                                                                                                                                                                                                                                                                          | Village's Park                                                                                                                                                                                                                                                                                                                                                                                 | High Density Residential | Residential Multiple-Family (RM)        |
| West                                                                                                                                                                                                                                                                                          | Commercial office building                                                                                                                                                                                                                                                                                                                                                                     | Commercial               | Commercial General (CG)                 |
| Recommendation                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                |                          |                                         |
| Planning, Zoning & Building Staff recommends conditional approval for the proposed child day care facility use as depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan and compatibility with surrounding uses, and supports the requested variances. |                                                                                                                                                                                                                                                                                                                                                                                                |                          |                                         |



#### I. Site History

- Ordinance 1999-64: Annexation

On December 2, 1999, the property was voluntarily annexed into the Village of Palm Springs as a developed parcel and designated with the Land Development as Commercial General zoning district and Commercial Future Land Use designation. Since the Property was annexed, the only approved use has been a sit-down restaurant. In 2013 the property was vacated by the former Congress Oar House restaurant and since then it has been unoccupied.

#### II. Comprehensive Plan Consistency

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

#### III. Variances Requested

The applicant is seeking the following variances:

1. PSV21-08 Requesting a Variance relief from Section 34-826(7) to allow a 10' side setback instead of 15' minimum required on the south side.
2. PSV21-09 Requesting a Variance relief from Section 34-891(1) to allow business operation to commence at 6:30 am instead of 7:00 am required.

The applicant's full justification is hereto:

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



1. The special conditions and circumstances are due to the fact that the proposed daycare building is unable to meet the required 15' side interior setback along the south property line as the site is constrained north to south from the existing required parking spaces, existing 23' two-way drive aisle, and required sidewalk as a safety measure for pedestrians to the north of the building. Furthermore, the proposed daycare building requires a double-loaded corridor for emergency access and the applicant is required to be in compliance with the required classroom sizes per Florida's Licensing Standards for Day Care Centers, which make it unfeasible for the applicant to reconfigure the proposed daycare building or reduce the building s.f. This is the minimum needed to make reasonable use of the property.
2. The special conditions and circumstances are due to the fact that working parents would like flexibility to drop off their kids earlier in the morning. Furthermore, due to the COVID-19 pandemic, some parents would like to pick up extra shifts and need this additional time to drop off their kids in the morning.

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

1. The Applicant has presented the special circumstances and conditions that justify the variance. The special conditions and circumstances are due to the fact that the proposed daycare building is unable to meet the required 15' side interior setback along the south property line as the site is constrained north to south from the existing required parking spaces, existing 23' two-way drive aisle, and required sidewalk as a safety measure for pedestrians to the north of the building. Furthermore, the proposed daycare building requires a double-loaded corridor for emergency access and the applicant is required to be in compliance with the required classroom sizes per Florida's Licensing Standards for Day Care Centers, which make it unfeasible for the applicant to reconfigure the proposed daycare building or reduce the building s.f. This is the minimum needed to make reasonable use of the property.
2. The Applicant has presented the special circumstances and conditions that justify the variance. The special conditions and circumstances are due to the fact that working parents would like flexibility to drop off their kids earlier in the morning. Furthermore, due to the COVID-19 pandemic, some parents would like to pick up extra shifts and need this additional time to drop off their kids in the morning.

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

1. The granting of the variance would not confer any special privilege to the Applicant. The applicant is required to be in compliance with the required classroom sizes per Florida's Licensing Standards for Day Care Centers. The proposed daycare building is unable to meet the required 15' side interior setback along the south property line as the site is constrained north to south from the existing required parking spaces, existing 23' two-way drive aisle, and required sidewalk as a safety measure for pedestrians to the north of the building.
2. The granting of the variance would not confer any special privilege to the Applicant. Working parents would like flexibility to drop off their kids earlier in the morning. Furthermore, due to the COVID-19 pandemic, some parents would like to pick up extra shifts and need this additional time to drop off their kids in the morning.

*d. That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.*

1. The literal interpretation of the code requires the applicant to reconfigure the proposed daycare building or reduce the s.f. of the building to be in compliance with the required 15' site interior setback along the south

property line. This would cause the applicant to be unable to meet the required classroom sizes per Florida's Licensing Standards for Day Care Centers and would significantly limit the applicant's daycare operations.

2. The literal interpretation of the code requires the applicant to open the daycare facility at 7:00 AM. Working parents would like flexibility to drop off their kids earlier in the morning and feel a 30-minute addition of the opening hours of operation from 7:00 AM to 6:30 AM would be sufficient. Furthermore, due to the COVID-19 pandemic, some parents would like to pick up extra shifts and need this additional time to drop off their kids in the morning
- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
  1. The granting of a 5' reduction of the required 15' side interior setback along the south property line is the minimum needed to make reasonable use of the property.
  2. The granting of a 30-minute addition of the opening hours of operation from 7:00 AM to 6:30 AM is the minimum needed to make reasonable use of the property.
- f. That the granting of the variance will be in harmony with the general intent and purpose of this chapter.
  1. The proposed side interior setback variance request will provide safe, efficient circulation and traffic flow throughout the site. Granting the applicant the ability for a 5' reduction of the required 15' side interior setback along the south property line will be in harmony with the general intent and purpose of this chapter.
  2. The proposed hours of operation variance request will provide safe, efficient circulation and traffic flow throughout the site. Granting the applicant the ability for a 30-minute addition of the opening hours of operation from 7:00 AM to 6:30 AM will be in harmony with the general intent and purpose of this chapter.
- g. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
  1. The proposed side interior setback variance request will not be injurious to the area involved or detrimental to the public welfare as the applicant is requesting to allow for a 5' reduction of the required 15' side interior setback along the south property line.
  2. The proposed hours of operation variance will not be injurious to the area involved or detrimental to the public welfare as the applicant is requesting to allow for a 30-minute addition of the opening hours of operation from 7:00 AM to 6:30 AM.

Staff does not object to the applicant's request, based on the applicant intent to provide more alternatives to parents/guardians to drop off their child and report to work/school on time. Staff found the variance to be in harmony with the general intent of the Village Code and will not create conflicts from the use or granting of the variance to commence business operation half hour (0.5 hr.) ahead of what is permitted. Additionally, with the setback variance will give the applicant more flexibility to provide sufficient parking spaces, adequate traffic circulation and pedestrian connectivity with the north parking area.

#### IV. Neighborhood Compatibility

- 1) The proposed project is located on the east side of South Congress Avenue, 88' north of 10<sup>th</sup> Avenue North.
- 2) The proposed project is on one of the most important corridors within the Village limits, South Congress Avenue, that connects North and South portions of the County and surrounding cities.
- 3) A mix of different commercial uses are existing along Congress Avenue.
- 4) Enhancement to the landscaping will be beneficial to the neighborhood.

- 5) The proposed facility is located within 1 mile of the Villages of Palm Springs complex building.
- 6) Properties located in proximity to the property are predominantly residential uses.

#### V. Regulatory Issues

- The site plan generally conforms to the property development standards of the CG district.
  - 1) Proposed project plan generally meets required site development regulations.
  - 2) Variance for the hours of operations requested shall be approved by the Village Council.
  - 3) Minimum side setback variance requested shall be approved by the Planning & Zoning Board.
  - 4) A recorded cross access easement with the adjacent property to the north is required.
  - 5) Permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue and Village of Palm Springs are required prior to any construction.
  - 6) A 10' wide by 30' long bus shelter easement shall be dedicated to Palm Tran
  - 7) Proposed project meets the Traffic Performance Standards of Palm Beach County.

#### VI. Environmental Issues:

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

#### VII. Community Outreach/ Notification

- The subject property was posted on April 30, 2021.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on April 20, 2021.
- Legal advertisement was published in the paper on April 29, 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 December 8, 2020 depicts the following:

- An application submitted for a Site Development Plan Approval and concurrently Special Exception Use with two (2) variances to allow the use of the property for a child daycare facility with a maximum of 85 children.
  1. Site Plan dated received December 8, 2020 revised and resubmitted on March 26, 2021.
  2. Landscape Plans dated received December 8, 2020 revised and resubmitted on March 26, 2021.
  3. Architectural plans dated received December 8, 2020 revised and resubmitted on February 1, 2021.
  4. Preliminary engineering plans dated received December 8, 2020 revised and resubmitted on March 26, 2021.
  5. Photometric plans dated received December 8, 2020 revised and resubmitted on February 1, 2021.
  6. Color Rendering.
  7. Justification Statement and proposed use.
  8. Traffic Statement.
  9. Stormwater Calculations.
  10. Survey.

#### IX Recommendation

The 0.71 acres property is located on the east side of South Congress Avenue approximately 800 feet north of 10<sup>th</sup> Avenue, within a mix of commercial and residential uses. The site is currently developed with 2,199 square feet commercial restaurant structure. The property was annexed into the Village in 1999 as a developed parcel and was used as a sit-down restaurant until approximately five years ago than was vacated and has been unoccupied as of today.

The proposed development consists of developing a 4,728 square feet child daycare facility with a maximum of 85 children. The existing one-story building is proposed to be demolished and the existing (1,498 s.f.) pavilion is proposed to

be remodeled. Children are going to be distributed within 6 rooms and one of the rooms is designated for infants with a maximum capacity for 12 infants. Access to the site is proposed via a one (1) driveway on Congress Avenue and a future cross access easement with the adjacent property to the north is proposed to be dedicated.

The proposed site plan includes enhancement to the landscape buffers, dumpster enclosure, building renovations, redoing parking lot and improvement to the drainage system.

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

Planning, Zoning and Building Staff recommends conditional approval of the Special Exception Use, Site Development Plan and Variances subject to the following thirty (30) conditions below:

1. Build out date is December 31, 2022.
2. The special exception approval shall be implemented within 18 months of Council approval.
3. The site plan approval is valid within 24 months of Council approval.
4. Proposed bus shelter easement (10' wide x 30' long) to Palm Tran shall be recorded prior to Certificate of Occupancy.
5. The Village agrees that only the concrete slab, the bench and a trash can shall be provided within the bus shelter easement. The property owner or tenant shall be responsible for the maintenance (including trash pick-up) of the area. Palm Tran might install a shelter in the future, should ridership warrant one.
6. Based on the play area provided, no more than 81 non-infant children shall be attending at any time (assuming 0 infants attending).
7. The maximum number of children attending the daycare shall not exceed 85 at any time.
8. Existing monument sign is non-conforming, only a face change is permitted.
9. Proposed landscape upgrading shall be concluded prior to any operations commencement.
10. The dumpster enclosure shall be completed prior to the issuance of the business license.
11. A 6' height precast wall along the north side adjacent to the play area shall be installed.
12. A (unilateral) access easement instrument, approved by the Village, shall be recorded in the public record to protect the future cross access with the property to the north, at time of permitting.
13. A building permit must be obtained with the Village's Planning, Zoning & Building department prior to any remodeling/construction work on the property.
14. No drop-off/pick-up shall be permitted from the southern drive aisle.
15. Staff shall direct customers to utilize the designated drop-off/pick-up parking spaces on the north side of the property.
16. 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 Completion, and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program.
17. Permits must be obtained from the Village and Palm Beach County Fire Department at time of permitting.
18. Provide permits from all applicable permitting agencies at the time of permitting.
19. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
20. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc. Non-potable water shall be used for the irrigation system per Village code.
21. The property owner shall register an Agent of Record, prior to issuance of a permit, to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.
22. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security



- measures, as approved by the Police Chief, may include increased on-site security at the operator's sole expense.
23. All new electric utilities shall be underground.
  24. A silt barrier shall be installed around the perimeter of the property (within the affected area for the site improvements and new building construction) prior to commencement of any site work or construction activity, and a track pad shall be installed at the construction entrance(s), both of which shall remain through substantial completion.
  25. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CC.
  26. The Landscaping shall be certified by the Landscape Architect upon completion and prior to CC or CO .
  27. Absolutely no occupancy, other than construction personnel, is permitted prior to TCC/CC.
  28. The applicant may be required to provide a resident inspector for structural elements such as concrete pours in accordance with Section 109.1.3 FBC 2010 and F.S. 553.791. Determination shall be made at time of pre-construction conference with Planning Zoning and Building Director.
  29. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
  30. At the time of CC, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.

**Justification Statement  
Brave Little Stars Academy  
Village of Palm Springs, Florida  
Special Exception Application  
Hours of Operation Variance Application  
Original Submittal: December 8, 2020  
Resubmittal: January 29, 2021  
Resubmittal: March 3, 2021**

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**Introduction**

Schmidt Nichols (“Agent”), on behalf of the property owner, Southeast Corporation Services, LLC (“Owner”), respectfully requests your approval of these Special Exception and Zoning Variance applications for the project located at 3108 S Congress Avenue known as Brave Little Stars Academy. The 0.71-acre subject site (PCN 70-43-44-20-01-015-0010) is located on the north side of 10<sup>th</sup> Avenue N, east side of S Congress Avenue in the Village of Palm Springs, Florida (“subject property”). The existing building on-site has been unoccupied for more than 5 years. The proposed development consists of developing an 85-student 4,728 sf. daycare. Site access is proposed via a one (1) driveway on Congress Avenue. The proposed buildout year is 2022. The property is bounded by S Congress Avenue to the west with office uses beyond that to the west, a fast-food restaurant to the north, community park to the east, and professional office uses to the south. Currently, the subject property supports a Future Land Use Atlas designation of Commercial and is within the Commercial General (CG) zoning district.

Below is a summary of surrounding properties:

| <b>Adjacent Lands</b>              | <b>Uses</b>                                   | <b>FLU</b>               | <b>Zoning</b> |
|------------------------------------|-----------------------------------------------|--------------------------|---------------|
| <b>Subject Property (Proposed)</b> | <b>Child Care Facility</b>                    | <b>Commercial</b>        | <b>CG</b>     |
| <b>North</b>                       | Restaurant (Dunkin Donuts)                    | Commercial               | CG            |
| <b>South</b>                       | Professional Office                           | Commercial               | CG            |
| <b>East</b>                        | Community Park                                | High Density Residential | RM            |
| <b>West</b>                        | S Congress Ave R.O.W.,<br>Professional Office | Commercial               | CG            |

The following is a summary of all the proposed applications:

- **Request 1: Special Exception Use Approval** to allow for a proposed 4,728 s.f. child care facility
- **Request 2: Hours of Operation Variance Approval** to allow for a 30-minute addition of the opening hours of operation from 7:00 AM to 6:30 AM
- **Request 3: Zoning Variance Approval** to allow for a 5' reduction of the required 15' side interior setback along the south property line.

**Request 1: Special Exception Request Standards:**

As required by Section 34-606 (b) please find responses to the applicable criteria and standards below for an application requesting Special Exception approval. The following responses apply:

- (1) The proposed special exception use is consistent with goals, objectives, and policies of the Village's comprehensive plan.

**Response: The proposed Brave Little Stars Daycare Facility is consistent with the comprehensive plan as it will provide a new, clean and safe alternative for working parents who are contributing to the overall vitality of the Town. Quality child care is in high demand by parents and employers because it provides a safe environment for the care and development of young children while parent's work. Child care is recognized by policy makers throughout the United States as a community priority because it contributes significantly to job creation and economic development, which furthers the goals and objectives of the comp plan.**

- (2) The proposed special exception is consistent with the land development and zoning regulations and all other portions of this Code.

**Response: The proposed Brave Little Stars Daycare Facility complies with all applicable standards and provisions of the Code. The project has been designed to fulfill and exceed code standards.**

- (3) The proposed special exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation, type and amount of traffic to be generated; building location, mass, height and setback; and other relevant factors peculiar to the proposed special exception use and the surrounding property.

**Response: The proposed Brave Little Stars Daycare Facility is compatible with the surrounding area and in its function, including but not limited to**

**hours of operation between 6:30 AM and 6:00 PM. Moreover, parents who enroll more than one child normally are bringing or picking up those children at the same time and generally trips are shared with a primary trip to work, school or some other activity, making such a trip "a pass-by trip". Additionally, the aesthetics and elevations of the building have been designed to be a benefit to the area. Careful consideration has been made in the design of the site. Parking and design provide for the safe, effective and efficient circulation of vehicles. The proposed project in its entirety complements the surrounding businesses within the vicinity of the site.**

- (4) The establishment of the proposed special exception use in the identified location does not create a concentration or proliferation of the same or similar type of special exception use, which may be deemed detrimental to the development or redevelopment of the area in which the special exception use is proposed to be developed.

**Response: Quality child care is in high demand by parents and employers because it provides a safe environment for the care and development of young children while parent's work. Furthermore, with the steady rise in the number of women in the work force, there has been a corresponding increase in the need for childcare services. The proposed Brave Little Stars childcare is located within a radius of many residences that require and demand such a use. The establishment of a new clean and safe childcare will spur development or redevelopment and will make the area more desirable to those with young children.**

- (5) The proposed special exception use does not have a detrimental impact on surrounding properties based on:
- a) The number of persons anticipated to be using, residing, or working on the property as a result of the special exception use
  - b) The degree of noise, odor, visual, or other potential nuisance factors generated by the special exception use; and
  - c) The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.

**Response: The proposed Brave Little Stars Daycare Facility complements the surrounding businesses within the vicinity of the site. There will be minimal impact to the surrounding land uses. There will be a limited number of persons using the property and there will be limited nuisances created by the use. The flow of traffic is minimal and will be concentrated during drop off and pick up of the children. As previously indicated, parents who enroll more than one child normally are bringing or picking up those children at the same time and generally trips are shared with a primary trip to work, school or some other activity, often making such a trip "a pass-by trip". Moreover, one of the criteria parents use when selecting care is how close the child care facility is**



**to their family's home. Family child care conveniently located near a family's home can result in reduced vehicle trips.**

- (6) That the proposed special exception use:
- a) Does not significantly reduce light and air to adjacent properties.
  - b) Does not adversely affect property values in adjacent areas.
  - c) Would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations
  - d) Does not negatively impact adjacent natural systems or public facilities, including parks and open spaces.
  - e) Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

**Response: The proposed Brave Little Stars Daycare Facility will not reduce light or air, negatively impact natural systems or public facilities or deter development or redevelopment. In fact, it may be a catalyst for revitalization in the area as the establishment of a new clean and safe childcare will increase property values and make the area more desirable to those with young children.**

- (7) The proposed use would enhance and/or promote redevelopment of the Village, fulfill redevelopment objectives, and/or have a positive economic impact on the Village, including creating new jobs, economic growth and provide needed community-serving (neighborhood retail and commercial) uses and businesses.

**Response: Child care is an important quality-of-life issue for families. For many families, access to reliable, safe and quality child care is a vital educational service that supports child development. Additionally, the availability of quality, affordable child care may be the determining factor in a parents' ability to be gainfully employed. The proposed Brave Little Stars Daycare Facility will have a positive economic impact on the Village, including creating new jobs, promoting economic growth and providing a needed community-serving child care.**

**Brave Little Stars is a desired preschool facility with an existing location in Delray Beach, Florida since December 2015. Brave Little Stars offers a healthy, nurturing, educational, and stimulating environment to encourage the development of many new skills of the children enrolled in the program. Their mission is to provide the highest quality, safe and affordable program for preschool age children in the community. As they understand that each child is unique, Brave Little Stars works with each child's individual needs. As their belief is that success and growth come from encouragement and praise, the teachers focus on building every child's self-esteem and confidence through positive feedback and rewards, within a home like**

**environment, stimulating social, emotional, physical, and cognitive development.**

**Brave Little Stars is Apple, Strong Mind and Gold Seal accredited, a provider of School Readiness, and works closely with The Early Learning Coalition of Palm Beach County. Please see Exhibit A to this Justification Statement for information on these accreditations. The one location has been serving Delray Beach, Boynton Beach, and bordering communities for five (5) years, without one violation, complaint or accident reported from families enrolled in our program, the Health Department, or the Early Learning Coalition of Palm Beach.**

**Their vision is to be the recognized leader in providing the best care for infants, preschool, and school age children. Known for our exceptional educational programs, talented teams and community relations/tips, Brave Little Stars is exciting about the opportunity to become part of the Palm Springs Community. Letters from the families of the children currently enrolled at Brave Little Stars in Delray Beach are attached as Exhibit B to this Justification Statement.**

Additionally, the proposal meets and exceeds each all seven (7) of the development standards of Section 34-1022, the Supplemental Regulations applicable to Child Care Facilities. This includes the requirement for outdoor play areas which requires 75 square feet per non-infant child and 45 square feet per infant child. The outdoor play area consists of 6,107 square feet. With an occupancy of 85 students of which at minimum, twelve (12) will be infants at most, this would require a total of 6,015 square feet ( $75 \times 73 = 5,475$ ) + ( $12 \times 45 = 540$ ). The proposed outdoor plan area consists of 6,107 s.f.

**Request 2: Variance Request Standards:**

| ZONING VARIANCE                                                                     |                                     |                                               |                                               |                                                                                                     |
|-------------------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------------------------|
|                                                                                     | CODE SECTION                        | REQUIRED                                      | PROPOSED                                      | VARIANCE                                                                                            |
|  | Sec. 34-891                         | 7:00 AM - 11:00 PM                            | 6:30 AM - 6:00 PM                             | To allow for a 30-minute addition of the opening hours of operation from 7:00 AM to 6:30 AM         |
|                                                                                     | Hours of Operation                  |                                               |                                               |                                                                                                     |
|  | Sec. 34-826(7)                      | 15' Side Interior Setback (South of Building) | 10' Side Interior Setback (South of Building) | To allow for a 5' reduction of the required 15' side interior setback along the south property line |
|                                                                                     | CG Property Development Regulations |                                               |                                               |                                                                                                     |

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

- a) That special condition and circumstances exist which are peculiar to the land,

structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.

**Response:**

**V1: The special conditions and circumstances are due to the fact that working parents would like flexibility to drop off their kids earlier in the morning. Furthermore, due to the COVID-19 pandemic, some parents would like to pick up extra shifts and need this additional time to drop off their kids in the morning.**

**V2: The special conditions and circumstances are due to the fact that the proposed daycare building is unable to meet the required 15' side interior setback along the south property line as the site is constrained north to south from the existing required parking spaces, existing 23' two-way drive aisle, and required sidewalk as a safety measure for pedestrians to the north of the building. Furthermore, the proposed daycare building requires a double-loaded corridor for emergency access and the applicant is required to be in compliance with the required classroom sizes per Florida's Licensing Standards for Day Care Centers, which make it unfeasible for the applicant to reconfigure the proposed daycare building or reduce the building s.f. This is the minimum needed to make reasonable use of the property.**

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

**Response:**

**V1: The Applicant has presented the special circumstances and conditions that justify the variance. The special conditions and circumstances are due to the fact that working parents would like flexibility to drop off their kids earlier in the morning. Furthermore, due to the COVID-19 pandemic, some parents would like to pick up extra shifts and need this additional time to drop off their kids in the morning.**

**V2: The Applicant has presented the special circumstances and conditions that justify the variance. The special conditions and circumstances are due to the fact that the proposed daycare building is unable to meet the required 15' side interior setback along the south property line as the site is constrained north to south from the existing required parking spaces, existing 23' two-way drive aisle, and required sidewalk as a safety measure for pedestrians to the north of the building. Furthermore, the proposed daycare building requires a double-loaded corridor for emergency access and the applicant is required to be in compliance with the required classroom sizes per Florida's Licensing Standards for Day Care Centers,**

**which make it unfeasible for the applicant to reconfigure the proposed daycare building or reduce the building s.f. This is the minimum needed to make reasonable use of the property.**

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

**Response:**

**V1: The granting of the variance would not confer any special privilege to the Applicant. Working parents would like flexibility to drop off their kids earlier in the morning. Furthermore, due to the COVID-19 pandemic, some parents would like to pick up extra shifts and need this additional time to drop off their kids in the morning.**

**V2: The granting of the variance would not confer any special privilege to the Applicant. The applicant is required to be in compliance with the required classroom sizes per Florida's Licensing Standards for Day Care Centers. The proposed daycare building is unable to meet the required 15' side interior setback along the south property line as the site is constrained north to south from the existing required parking spaces, existing 23' two-way drive aisle, and required sidewalk as a safety measure for pedestrians to the north of the building.**

- d) That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

**Response:**

**V1: The literal interpretation of the code requires the applicant to open the daycare facility at 7:00 AM. Working parents would like flexibility to drop off their kids earlier in the morning and feel a 30-minute addition of the opening hours of operation from 7:00 AM to 6:30 AM would be sufficient. Furthermore, due to the COVID-19 pandemic, some parents would like to pick up extra shifts and need this additional time to drop off their kids in the morning**

**V2: The literal interpretation of the code requires the applicant to reconfigure the proposed daycare building or reduce the s.f. of the building to be in compliance with the required 15' site interior setback along the south property line. This would cause the applicant to be unable to meet the required classroom sizes per Florida's Licensing Standards for Day Care Centers and would significantly limit the applicant's daycare operations.**



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

**Response:**

**V1: The granting of a 30-minute addition of the opening hours of operation from 7:00 AM to 6:30 AM is the minimum needed to make reasonable use of the property.**

**V2: The granting of a 5' reduction of the required 15' side interior setback along the south property line is the minimum needed to make reasonable use of the property.**

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

**Response:**

**V1: The proposed hours of operation variance request will provide safe, efficient circulation and traffic flow throughout the site. Granting the applicant the ability for a 30-minute addition of the opening hours of operation from 7:00 AM to 6:30 AM will be in harmony with the general intent and purpose of this chapter.**

**V2: The proposed side interior setback variance request will provide safe, efficient circulation and traffic flow throughout the site. Granting the applicant the ability for a 5' reduction of the required 15' side interior setback along the south property line will be in harmony with the general intent and purpose of this chapter.**

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

**Response:**

**V1: The proposed hours of operation variance will not be injurious to the area involved or detrimental to the public welfare as the applicant is requesting to allow for a 30-minute addition of the opening hours of operation from 7:00 AM to 6:30 AM.**

**V2: The proposed side interior setback variance request will not be injurious to the area involved or detrimental to the public welfare as the applicant is requesting to allow for a 5' reduction of the required 15' side interior setback along the south property line.**

On behalf of the Property Owner, Southeast Corporation Services, LLC ("Owner"), Schmidt Nichols Inc. respectfully requests your approval of this Special Exception and Zoning Variance applications for Brave Little Stars Academy.

## **EXHIBIT LIST**

**Exhibit A: Brave Little Stars Academy Accreditations**

**Exhibit B: Letters from Children's Families Enrolled in Brave Little Stars Academy**



1551 N. Flagler Dr, Ste 102  
West Palm Beach, FL 33401  
Phone: 561.684.6141  
Email: [info@snlandplan.com](mailto:info@snlandplan.com)  
Website: [www.snlandplan.com](http://www.snlandplan.com)  
License No: LC26000232

# Brave Little Stars Academy

Palm Springs, Florida

|             |             |
|-------------|-------------|
| Date:       | 12/08/20    |
| Scale:      | 1" = 20'-0" |
| Design By:  | JS          |
| Drawn By:   | AH          |
| Checked By: | JS          |
| File No.    | 995.01      |
| Job No.     | 20-87       |

REVISIONS / SUBMISSIONS

01/29/21 - Resubmittal

03/02/21 - Resubmittal

03/25/21 - Resubmittal

09/29/21 Resubmitted

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**101**

## Site

## Site

## Plan

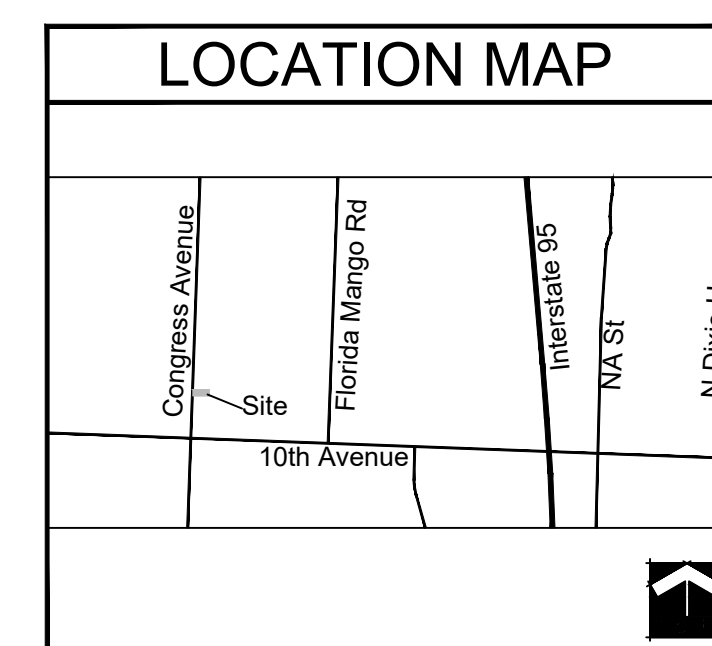
## Plan

## Plan

**POD 1**

PSP-101

## Introduction



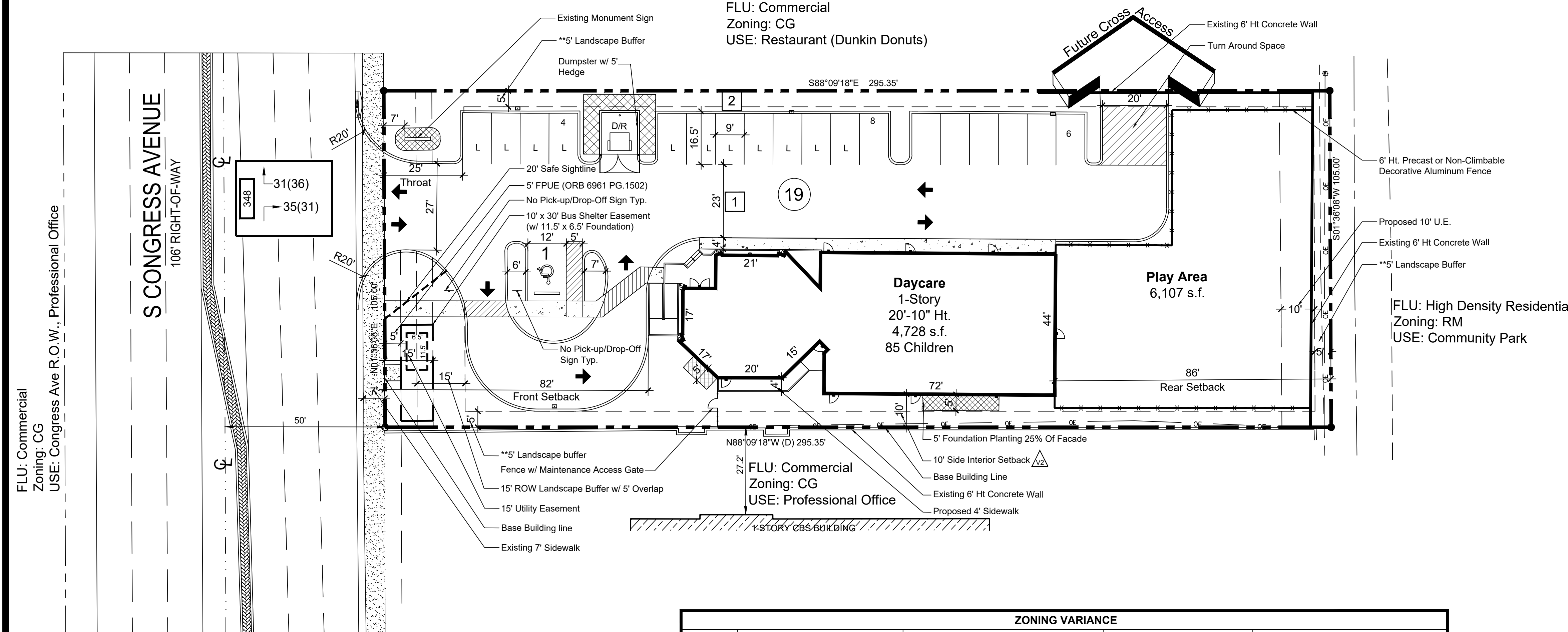
| SITE TABULAR DATA                                                                                                         |                            |
|---------------------------------------------------------------------------------------------------------------------------|----------------------------|
| Application Name                                                                                                          | Brave Little Stars Academy |
| Application Number                                                                                                        | 2020-013                   |
| Future Land Use Designation                                                                                               | Commercial                 |
| Zoning District                                                                                                           | General Commercial (C)     |
| Section, Township, Range                                                                                                  | 20/44                      |
| Property Control Numbers                                                                                                  | 70-43-44-20-01-015-000     |
| Existing Use                                                                                                              | Restaurant                 |
| Proposed Use                                                                                                              | Childcare Facility         |
| Total Gross Site Area                                                                                                     | 0.71 AC. (31,011 s.f.)     |
| Total Gross Floor Area                                                                                                    | 3,075 s.f.                 |
| Child Care Facility                                                                                                       | 3,075 s.f.                 |
| Required Child Care Floor Area                                                                                            | 3,075 s.f.                 |
| 1,500 s.f./1st 40 Children + 35 s.f./Each Add'l Child                                                                     |                            |
| Proposed Child Care Floor Area                                                                                            | 4,728 s.f.                 |
| Total Floor Area Ratio                                                                                                    | 0.0                        |
| Total Building Coverage                                                                                                   | 10.0%                      |
| Impervious Area                                                                                                           | 53.0%                      |
| Buildings (4,728 s.f.)                                                                                                    |                            |
| Pavements/Walks (11,422 s.f.)                                                                                             |                            |
| Pervious Area                                                                                                             | 41.0%                      |
| Open Space (14,861 s.f.)                                                                                                  |                            |
| Number of Children                                                                                                        |                            |
| Required Outdoor Play Area                                                                                                | 6,015 s.f.                 |
| (12 infants x 45 s.f.) + (73 non-infants x 75 s.f.)                                                                       |                            |
| Proposed Outdoor Play Area                                                                                                | 6,107 s.f.                 |
| Max. Building Height                                                                                                      | max.                       |
| Proposed Building Height                                                                                                  | 20'-0"                     |
| Number of Stories                                                                                                         |                            |
| Parking Required                                                                                                          | 19 SPAC                    |
| Child Care Facility - 1 Space per employee/teacher @ 8 = 8                                                                |                            |
| Loading - 1 Space/8 Pupils @ 85 Pupils = 11                                                                               |                            |
| (Loading included in the 11 Required Spaces)                                                                              |                            |
| Proposed Parking                                                                                                          | 19 SPAC                    |
| Handicap Spaces Required                                                                                                  |                            |
| Handicap Spaces Proposed                                                                                                  |                            |
| Traffic Analysis Zone                                                                                                     | 13                         |
| <p style="text-align: center;">Concurrency Approval*</p> <p style="text-align: center;">Childcare Facility 4,728 s.f.</p> |                            |
| <p>*Concurrency is approved for the above uses and amounts shown on this plan.</p>                                        |                            |

\*\* Required Landscape Buffer On The Subject Site Can Be Reduced By 50% if A 5' Landscape Buffer Is Provided On Adjacent Parcels

| PROPERTY DEVELOPMENT REQUIREMENTS |                 |                        |       |          |       |         |                |                      |               |             |     |                   |
|-----------------------------------|-----------------|------------------------|-------|----------|-------|---------|----------------|----------------------|---------------|-------------|-----|-------------------|
|                                   | ZONING DISTRICT | MINIMUM LOT DIMENSIONS |       |          |       | MAX FAR | MAX BLDG COVER | SETBACKS/SEPARATIONS |               |             |     | REAR YARD SETBACK |
|                                   |                 | SIZE                   | WIDTH | FRONTAGE | DEPTH |         |                | FRONT                | SIDE INTERIOR | SIDE STREET |     |                   |
| CODE                              | CG              | --                     | 100'  | 100'     | 200'  | 0.50    | N/A            | 50'                  | 15'           | 25'         | 20' |                   |
| RROR                              | CG              | 0.74 AC                | 105'  | 105'     | 285'  | 0.15    | 15%            | 32'                  | 10'           | N/A         | 85' |                   |

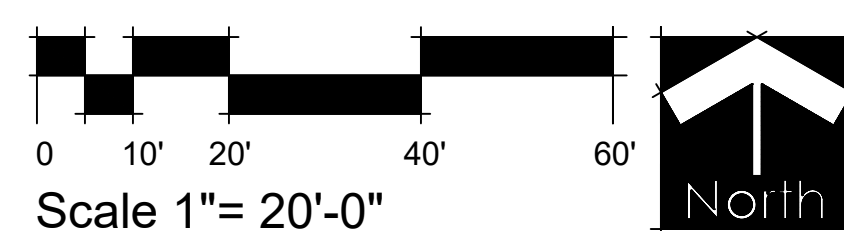
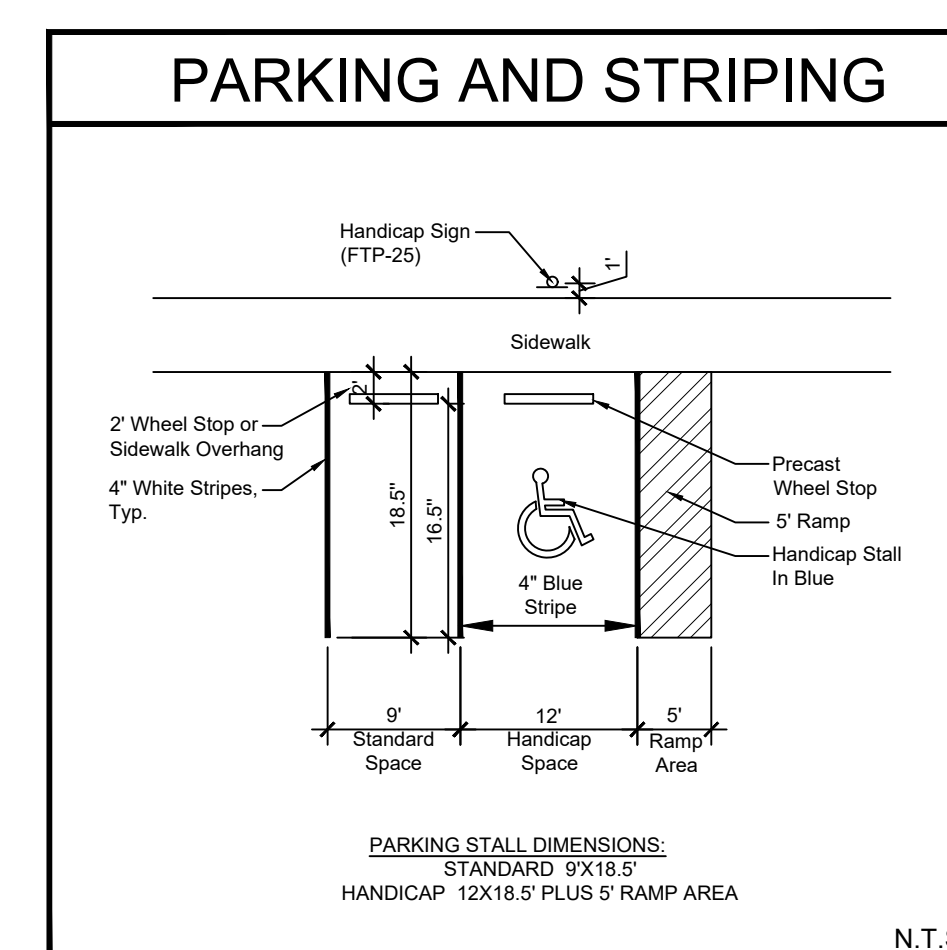
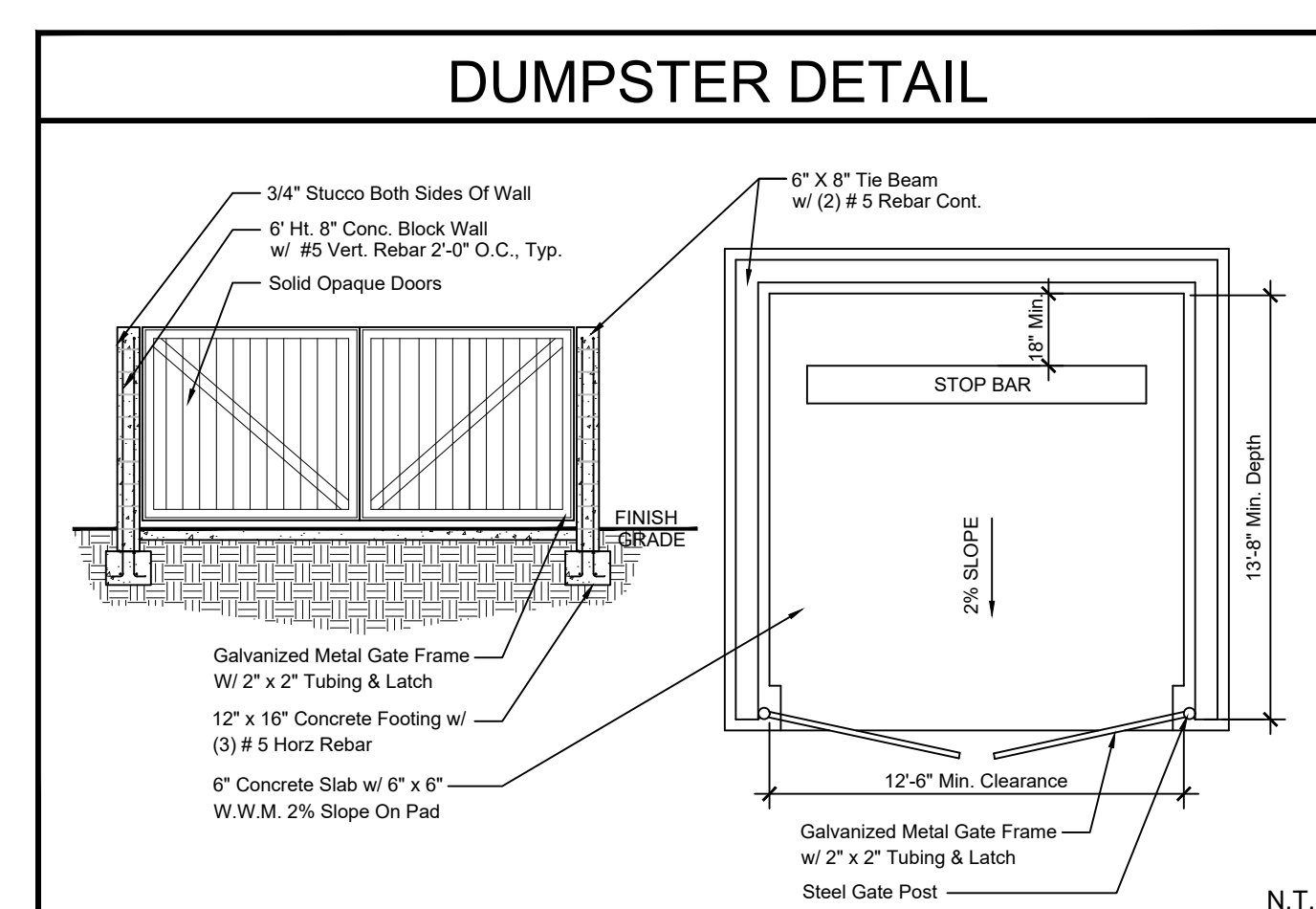
| DEVELOPMENT TEAM  |                                     |
|-------------------|-------------------------------------|
| DEVELOPER:        | SOUTHEAST CORPORATIONS SERVICES LLC |
|                   | 3108 S CONGRESS AVENUE              |
|                   | LAKE WORTH, FL 33461                |
|                   | (561) 450-6695                      |
|                   |                                     |
| TRAFFIC ENGINEER: | PINDER TROUTMAN CONSULTING, INC     |
|                   | 2005 VISTA PARKWAY, SUITE 111       |
|                   | WEST PALM BEACH, FL 33411           |
|                   | (561) 296-9698                      |
|                   |                                     |
| PLANNER:          | SCHMIDT NICHOLS                     |
|                   | 1551 N FLAGLER DRIVE, SUITE 102     |
|                   | WEST PALM BEACH, FL 33401           |
|                   | (561) 684-6141                      |
|                   |                                     |
| ARCHITECT:        | J.N. SHEINGOLD, P.E.                |
|                   | 12420 SW 75TH AVENUE                |
|                   | MIAMI, FL 33156                     |
|                   | (305) 378-1244                      |
|                   |                                     |
| SURVEYOR:         | BROWN & PHILLIPS, INC.              |
|                   | 1860 OLD OKEECHOBEE ROAD, SUITE 509 |
|                   | WEST PALM BEACH, FL 33409           |
|                   | (561) 615-3988                      |

|                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------|
|                                                                                                                  |
| <b>NOTES</b>                                                                                                     |
| BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY BROWN & PHILLIPS, INC. DATED 05/12/2020 |
|                                                                                                                  |
| "L" LOADING SPACES                                                                                               |
|                                                                                                                  |
| D/R DUMPSTER WITH ENCLOSURES                                                                                     |

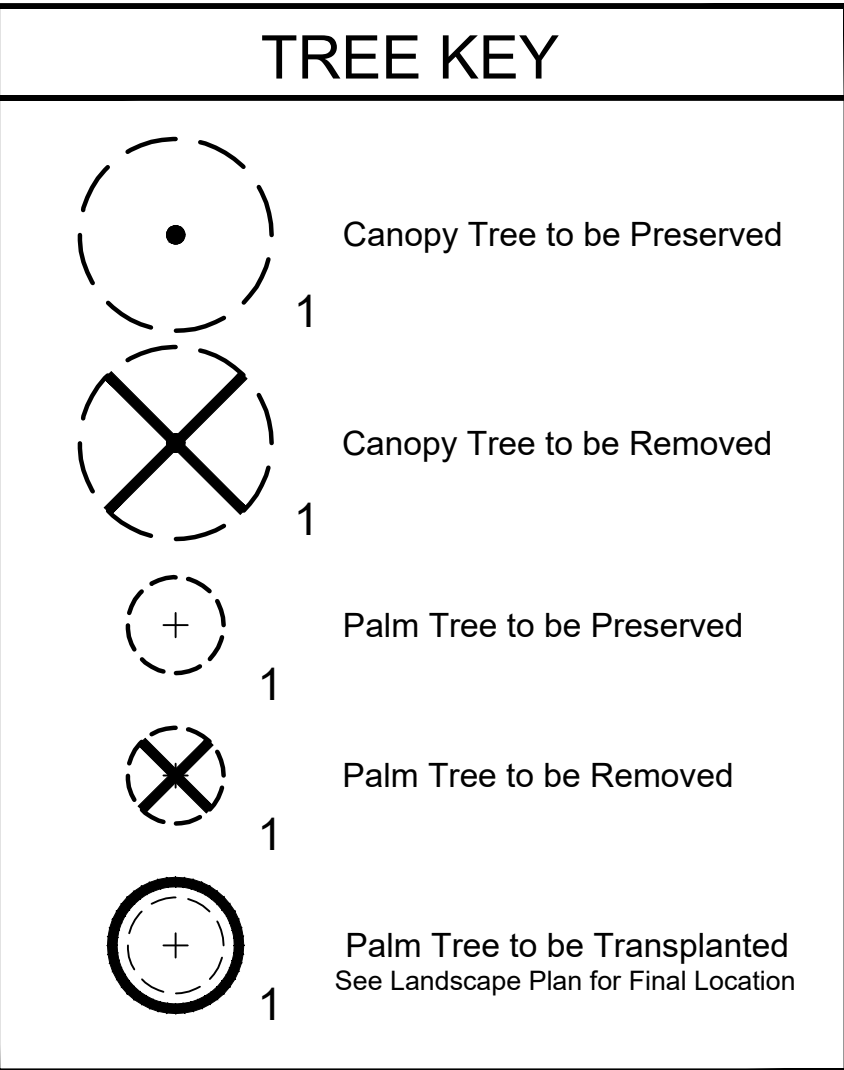
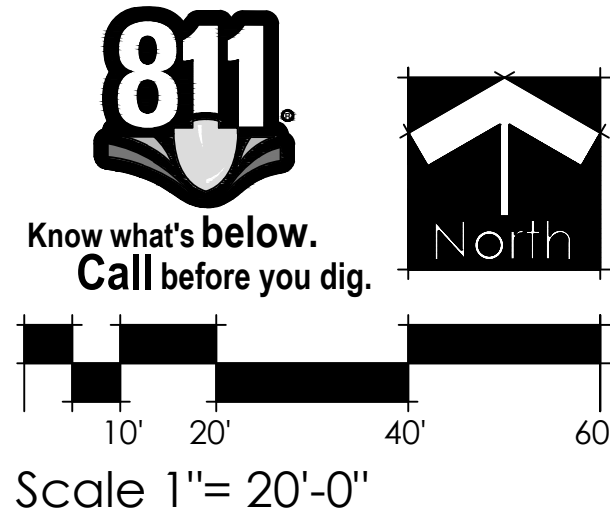
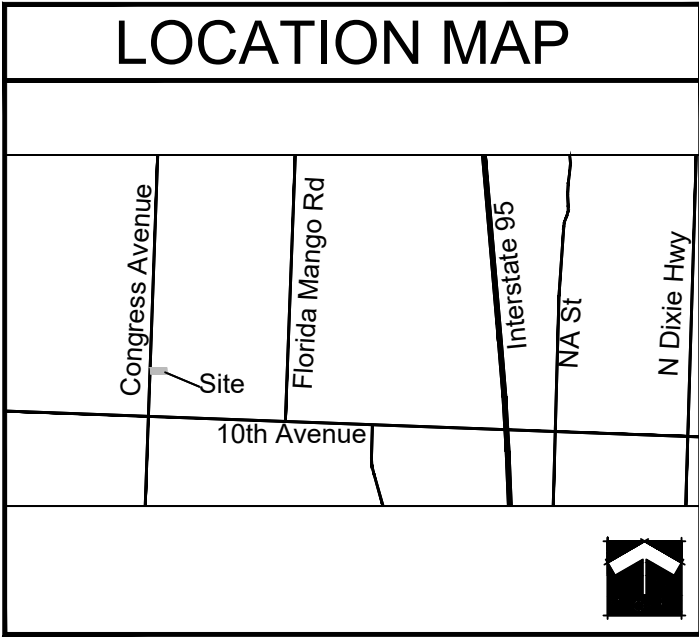


| ZONING VARIANCE                                                                       |                                                       |                                               |                                               |                                                                                             |
|---------------------------------------------------------------------------------------|-------------------------------------------------------|-----------------------------------------------|-----------------------------------------------|---------------------------------------------------------------------------------------------|
|                                                                                       | CODE SECTION                                          | REQUIRED                                      | PROPOSED                                      | VARIANCE                                                                                    |
|  | Sec. 34-891                                           | 7:00 AM - 11:00 PM                            | 6:30 AM - 6:00 PM                             | To allow for a 30-minute addition of the opening hours of operation from 7:00 AM to 6:30 AM |
|                                                                                       | Hours of Operation                                    |                                               |                                               |                                                                                             |
|  | Sec. 34-826(7)<br>CG Property Development Regulations | 15' Side Interior Setback (South of Building) | 10' Side Interior Setback (South of Building) | To allow for a 5' reduction of the required 15' side interior setback                       |

| EXISTING NONCONFORMITY CHART |                                           |                                       |                                        |                                              |
|------------------------------|-------------------------------------------|---------------------------------------|----------------------------------------|----------------------------------------------|
|                              | VILLAGE CODE                              | REQUIRED                              | PROVIDED                               | NONCONFORMITY                                |
| 1                            | Sec. 34-1328                              | 26' for double vehicular drive aisles | 23' for a double vehicular drive aisle | Allow for a 23' double vehicular drive aisle |
|                              | Minimum Off-Street Parking Bay Dimensions |                                       |                                        |                                              |
| 2                            | Sec. 34-1328                              | 9' x 18.5' parking stall              | 9' x 16.5' parking stall               | Allow for a 9' x 16.5' parking stall         |
|                              | Minimum Off-Street Parking Bay Dimensions |                                       |                                        |                                              |

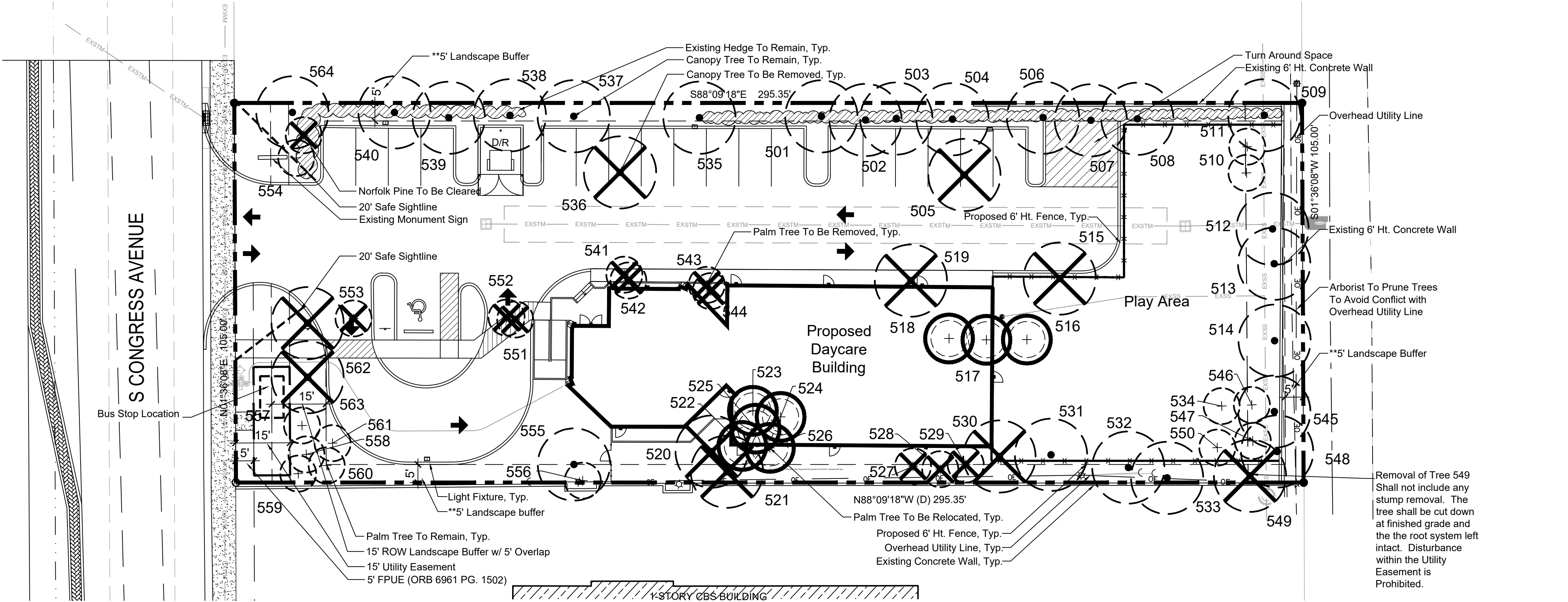






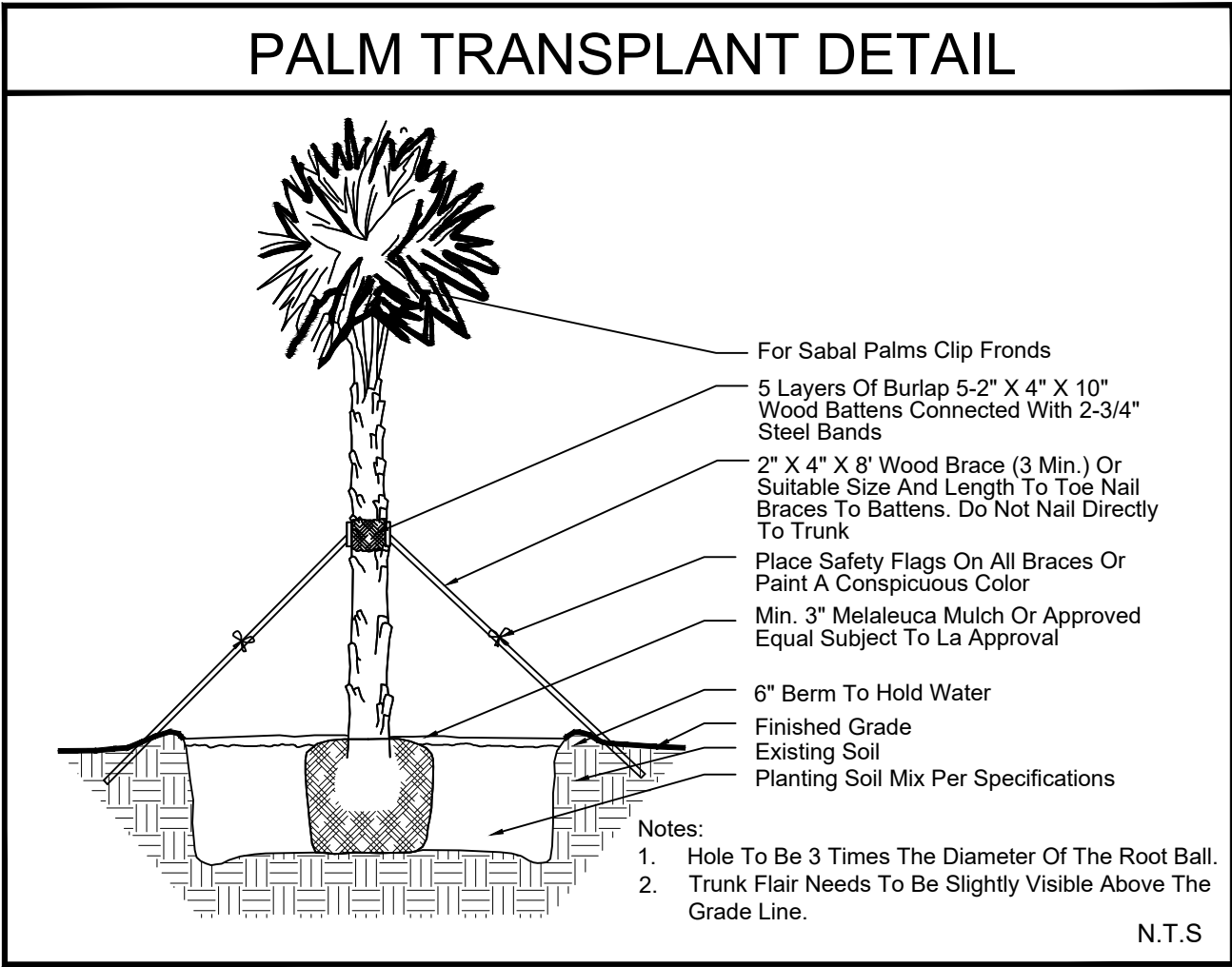
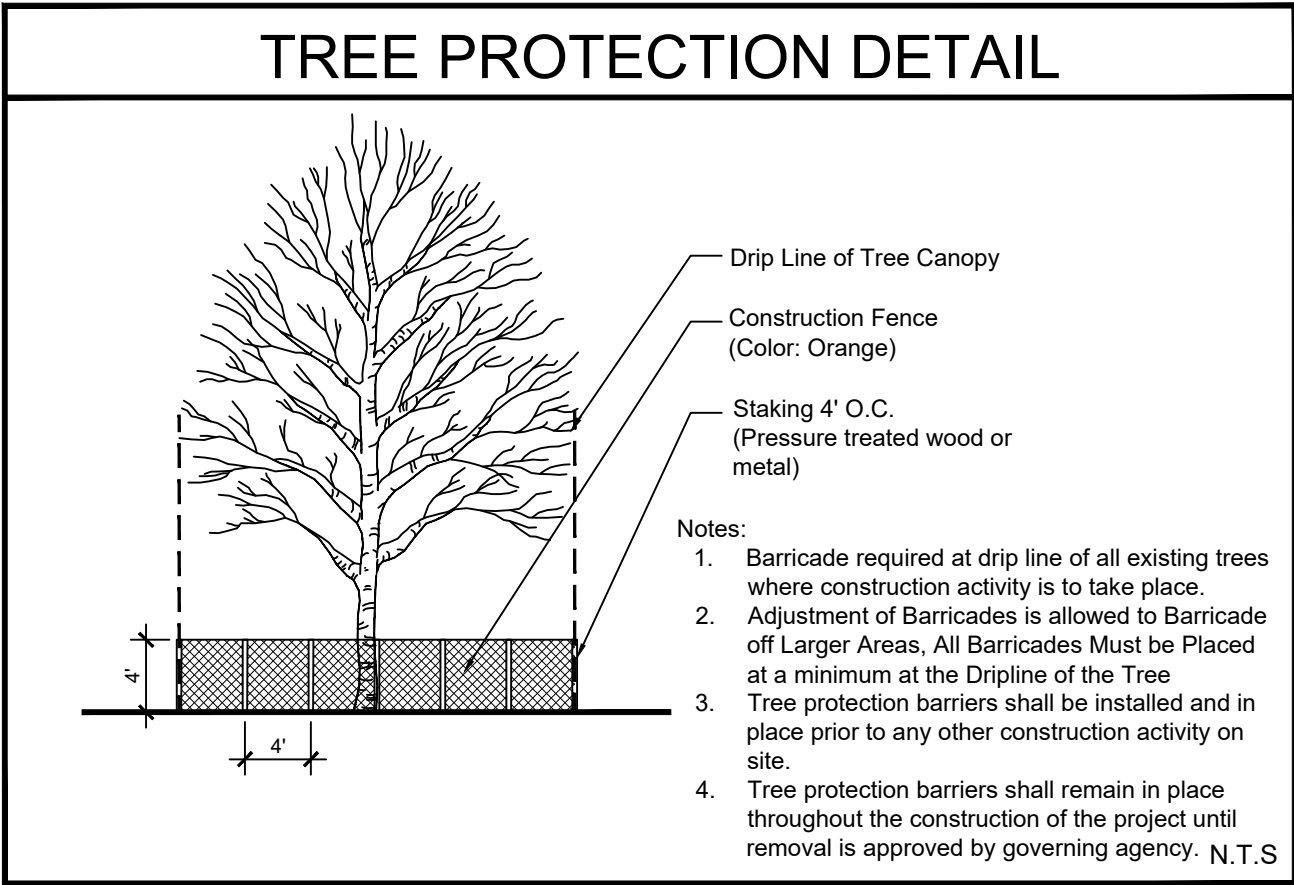
| TREE SUMMARY       |             |
|--------------------|-------------|
| Category           | Total Trees |
| Preserved Trees    | 36          |
| Removed Trees      | 20          |
| Transplanted Trees | 8           |

| VEGETATION NOTES                                                                                                                                                                                                                                                                                   |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1. Tree protection barriers shall be installed and in place prior to any other construction activity on site. Tree protection barriers shall remain in place throughout the construction of the project until removal is approved by governing agency.                                             |  |
| 2. During land altering and construction, protective barriers shall be maintained around all trees / palms or groups of trees / palms to be protected. The movement of equipment or the storage of equipment, materials, and placement of debris or fill within protective barriers is prohibited. |  |
| 3. A permit to remove trees / palms must be applied for with the governing agency prior to and tree removal.                                                                                                                                                                                       |  |
| 4. All relocated trees and palms shall be staked and guyed as indicated in the details.                                                                                                                                                                                                            |  |
| 5. Hurricane cut all Sabals prior to transplant.                                                                                                                                                                                                                                                   |  |
| 6. All transplanted trees must be transplanted using best industry standards.                                                                                                                                                                                                                      |  |
| 7. Provide irrigation to transplanted trees or trees within holding areas to ensure survivorship.                                                                                                                                                                                                  |  |



| TREE TABULAR |                   |     |             |
|--------------|-------------------|-----|-------------|
| TREE ID      | SPECIES           | DBH | DISPOSITION |
| 501          | Green Buttonwood  | 14" | Preserve    |
| 502          | Green Buttonwood  | 14" | Preserve    |
| 503          | Live Oak          | 16" | Preserve    |
| 504          | Live Oak          | 12" | Preserve    |
| 505          | Live Oak          | 6"  | Remove      |
| 506          | Green Buttonwood  | 18" | Preserve    |
| 507          | Green Buttonwood  | 16" | Preserve    |
| 508          | Green Buttonwood  | 18" | Preserve    |
| 509          | Sabal Palm        | 16" | Preserve    |
| 510          | Sabal Palm        | 14" | Preserve    |
| 511          | Live Oak          | 10" | Preserve    |
| 512          | Silver Buttonwood | 10" | Preserve    |
| 513          | Silver Buttonwood | 10" | Preserve    |
| 514          | Silver Buttonwood | 8"  | Preserve    |
| 515          | Live Oak          | 8"  | Remove      |
| 516          | Sabal Palm        | 10" | Transplant  |
| 517          | Sabal Palm        | 10" | Transplant  |
| 518          | Sabal Palm        | 8"  | Transplant  |
| 519          | Live Oak          | 8"  | Remove      |
| 520          | Gumbo Limbo       | 12" | Remove      |
| 521          | Tabebuia          | 12" | Remove      |
| 522          | Sabal Palm        | 12" | Transplant  |
| 523          | Sabal Palm        | 10" | Transplant  |
| 524          | Sabal Palm        | 12" | Transplant  |
| 525          | Sabal Palm        | 14" | Transplant  |
| 526          | Sabal Palm        | 16" | Transplant  |
| 527          | Queen Palm        | 8"  | Remove      |
| 528          | Queen Palm        | 6"  | Remove      |
| 529          | Queen Palm        | 12" | Remove      |
| 530          | Green Buttonwood  | 12" | Remove      |
| 531          | Green Buttonwood  | 14" | Preserve    |
| 532          | Silver Buttonwood | 8"  | Preserve    |

| TREE ID | SPECIES           | DBH | DISPOSITION |
|---------|-------------------|-----|-------------|
| 533     | Silver Buttonwood | 10" | Preserve    |
| 534     | Sabal Palm        | 12" | Preserve    |
| 535     | Live Oak          | 14" | Preserve    |
| 536     | Live Oak          | 14" | Remove      |
| 537     | Live Oak          | 10" | Preserve    |
| 538     | Live Oak          | 16" | Preserve    |
| 539     | Green Buttonwood  | 14" | Preserve    |
| 540     | Green Buttonwood  | 18" | Preserve    |
| 541     | Montgomery Palm   | 6"  | Remove      |
| 542     | Montgomery Palm   | 6"  | Remove      |
| 543     | Montgomery Palm   | 4"  | Remove      |
| 544     | Montgomery Palm   | 4"  | Remove      |
| 545     | Green Buttonwood  | 8"  | Preserve    |
| 546     | Sabal Palm        | 16" | Preserve    |
| 547     | Sabal Palm        | 16" | Preserve    |
| 548     | Green Buttonwood  | 6"  | Preserve    |
| 549     | Silver Buttonwood | 6"  | Remove      |
| 550     | Sabal Palm        | 18" | Preserve    |
| 551     | Montgomery Palm   | 4"  | Remove      |
| 552     | Montgomery Palm   | 4"  | Remove      |
| 553     | Montgomery Palm   | 4"  | Remove      |
| 554     | Montgomery Palm   | 4"  | Preserve    |
| 555     | Gumbo Limbo       | 10" | Preserve    |
| 556     | Sabal Palm        | 24" | Preserve    |
| 557     | Sabal Palm        | 16" | Preserve    |
| 558     | Sabal Palm        | 14" | Preserve    |
| 559     | Sabal Palm        | 16" | Preserve    |
| 560     | Sabal Palm        | 8"  | Preserve    |
| 561     | Sabal Palm        | 18" | Preserve    |
| 562     | Crape Myrtle      | 2"  | Remove      |
| 563     | Crape Myrtle      | 2"  | Remove      |
| 564     | Live Oak          | 4"  | Preserve    |



# Brave Little Stars Academy

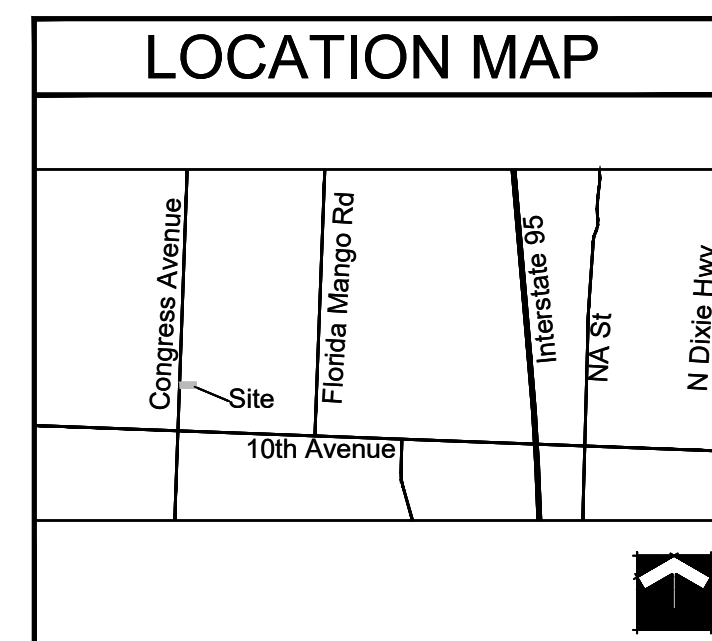
Palm Springs, Florida

|             |             |
|-------------|-------------|
| Date:       | 12/08/20    |
| Scale:      | 1" = 20'-0" |
| Design By:  | AM          |
| Drawn By:   | AM          |
| Checked By: | JN          |
| File No.    | 995.01      |
| Job No.     | 20-67       |

| REVISIONS / SUBMISSIONS |  |
|-------------------------|--|
| 01/29/21 - Resubmittal  |  |
| 03/02/21 - Resubmittal  |  |
| 03/25/21 - Resubmittal  |  |
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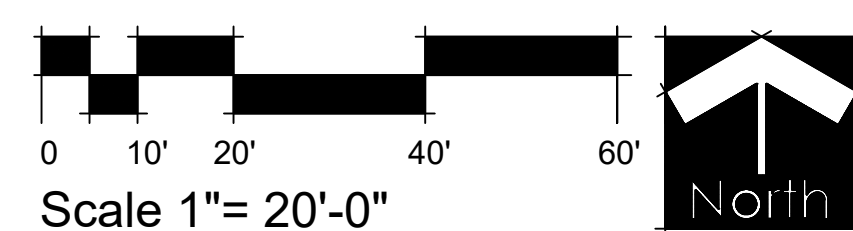
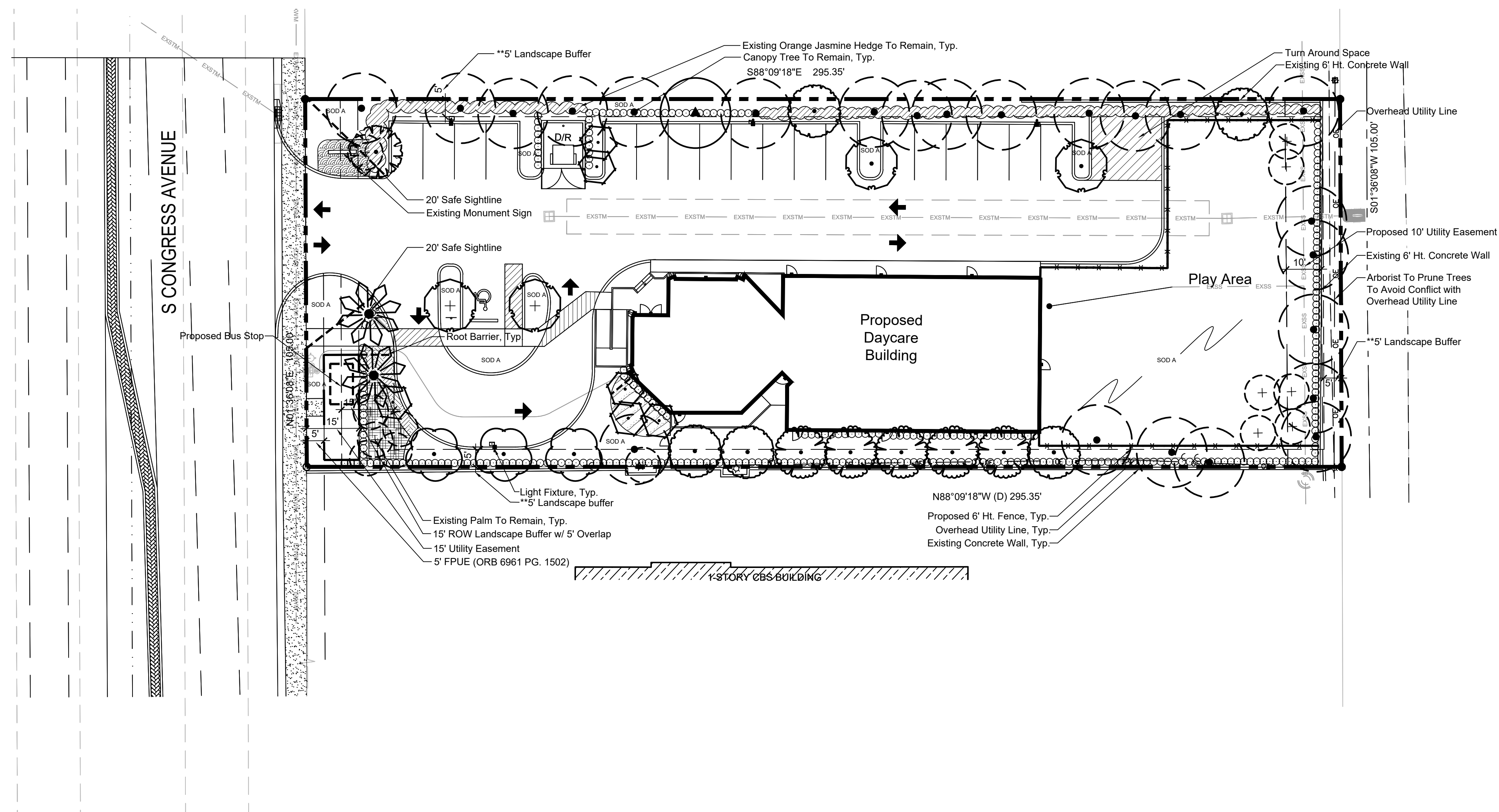
## Tree Disposition





# BRAVE LITTLE STARS ACADEMY

- LI-1 Landscape Index Sheet  
LP-1 Landscape Plan  
LP-2 Landscape Specifications  
TD-1 Tree Disposition Plan



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LANDSCAPE ARCHITECTURE  
AND URBAN PLANNING

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# Brave Little Stars Academy

|             |             |
|-------------|-------------|
| Date:       | 12/08/20    |
| Scale:      | 1" = 20'-0" |
| Design By:  | MD          |
| Drawn By:   | MD          |
| Checked By: | JS          |
| File No.    | 995.01      |
| Job No.     | 20-87       |

## REVISIONS / SUBMISSIONS

01/29/21 - Resubmittal

03/1/21 - Resubmittal

03/25/21 - Resubmittal

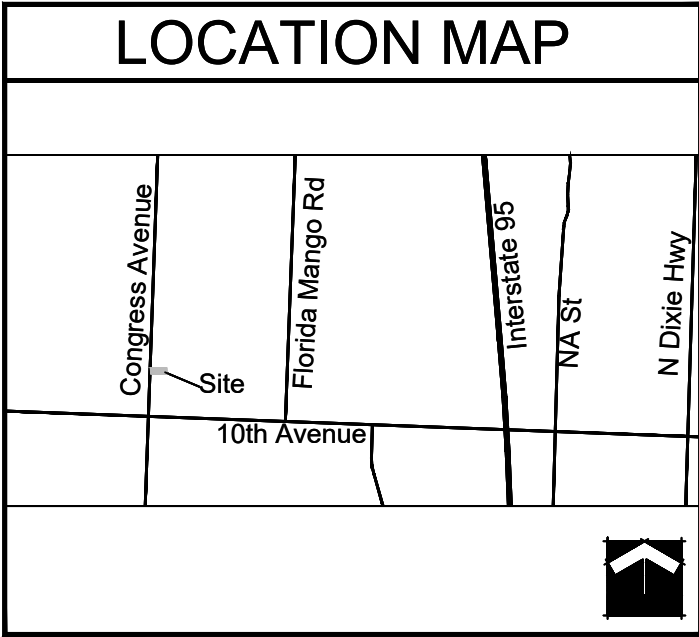
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SEAL OF A FLORIDA LICENSED LANDSCAPE ARCHIT

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FLORIDA REGISTRATION NO. LA 0001638

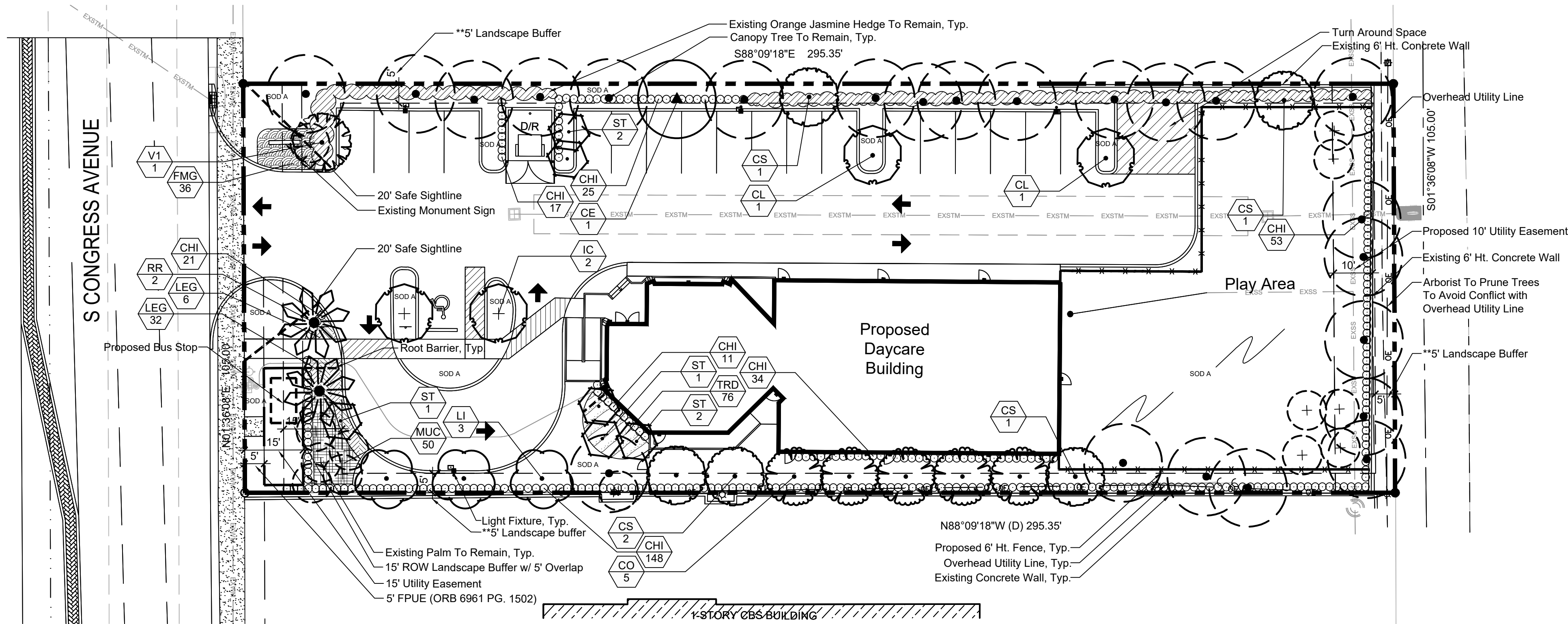
## Landscape Index

LI-1 of 1



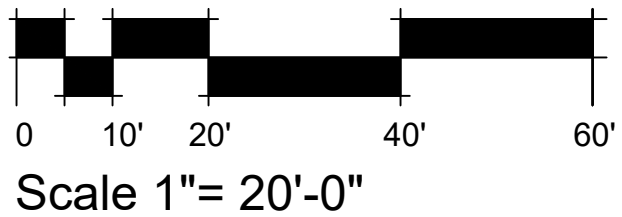
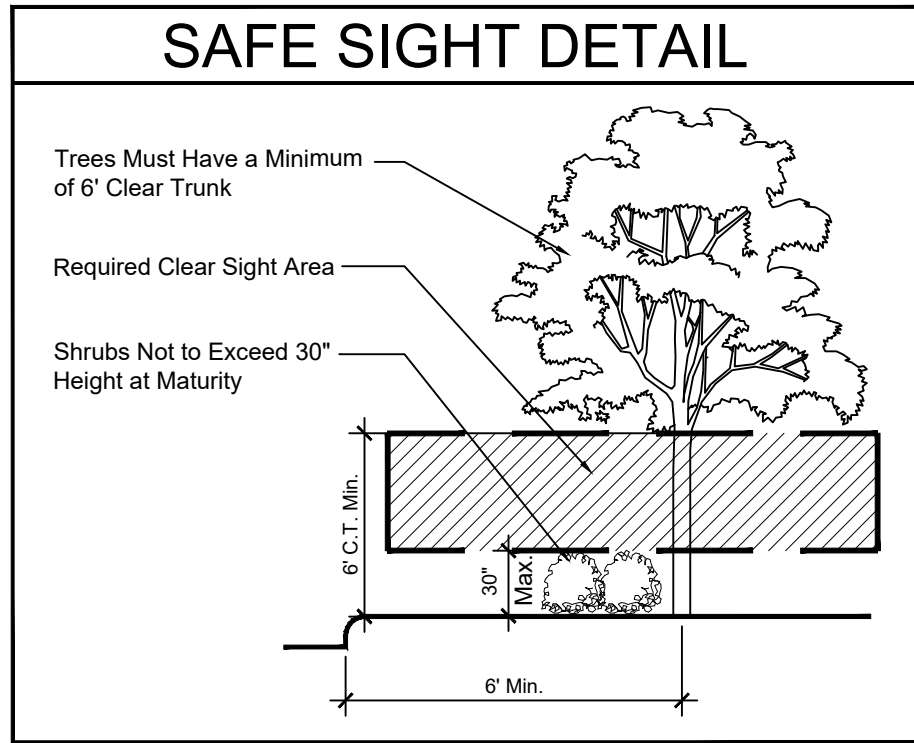


- ### LANDSCAPE NOTES
- Easements shall not encroach landscape buffers more than 5 feet.
  - Landscaping in right-of-way buffers shall be installed on the exterior side of walls or fences.
  - FOOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and grassed 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 a 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. 150% 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. However, in no case shall a tree encroach into a PBCUE without prior PBCWUD approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
  - All planters shall be excavated to a minimum depth of the native soil on site 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.
  - All substitutions or modifications from the approved Landscape Plan must be submitted and approved by the Landscape Architect in writing.
  - All ground-mounted equipment shall be screened from view.
  - Prior to C.O., the site must have 100% sod coverage, including greenspace in the directly adjacent ROW. All disturbed areas must be sodded including all areas used for staging and maneuvering that may not be indicated on the Landscape Plan.
  - Potable Water Is Not Allowed For Use For Irrigation



| PLANT LIST    |       |           |                                                                                                                                             |           |        |          |             |             |            |
|---------------|-------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------|----------|-------------|-------------|------------|
| TREES         | CODE  | QTY       | BOTANICAL / COMMON NAME                                                                                                                     | CALIPER   | HEIGHT | SPREAD   | CLEAR TRUNK | WATER USAGE | STATUS     |
|               | CL    | 2         | Clusia rosea / Autograph Tree<br>Standard Form, Matched                                                                                     | 2" Cal.   | 12'    | 5'       | 5' Min.     | Low         | Native     |
|               | CE    | 1         | Conocarpus erectus / Green Button Wood<br>Single Straight Trunk, No Low Crotch                                                              | 2" Cal.   | 12'    | 5'       | 5' Min.     | Low         | Native     |
|               | CS    | 5         | Conocarpus erectus sericeus / Silver Button Wood<br>Single Straight Trunk                                                                   | 2" Cal.   | 12'    | 5'       | 5' Min.     | Low         | Native     |
|               | CO    | 5         | Cordia sebestena / Orange Geiger Tree<br>Single Straight Trunk, Min 4" CT                                                                   | 2.5" Cal. | 12'    | 5'       | 5' Min.     | Medium      | Native     |
|               | IC    | 2         | Ilex cassine / Dahoon Holly<br>Single Straight Trunk, Full to Base is Not Acceptable                                                        | 2" Cal.   | 12'    | 5'       | 5' Min.     | Low         | Native     |
|               | LI    | 3         | Lagerstroemia indica 'Tuscarora' / Tuscarora Crape Myrtle<br>Single Straight Trunk, Matched                                                 | 2" Cal.   | 12'    | 5'       | 5' Min.     | Low         | Non-Native |
|               | RR    | 2         | Roystonea regia / Royal Palm<br>Matched, No Scarred Trunks, Full Heads                                                                      | N/A       | 6' GW  | N/A      | 6' GW       | Medium      | Native     |
|               | ST    | 6         | Sabal palmetto / Transplanted Cabbage Palm **<br>Transplanted From On Site, Stagger Heights in Groups,<br>Avg. 12' OA Min. Ht. in Groupings | EX.       | EX.    | EX.      | EX.         | Low         | Native     |
|               | V1    | 1         | Vecthia montgomeryana / Montgomery Palm<br>Single Trunk, No Scarred Trunks, Matched                                                         | N/A       | 12' OA | N/A      | 12' OA      | Low         | Non-Native |
| SHRUBS        | CODE  | QTY       | BOTANICAL / COMMON NAME                                                                                                                     | HEIGHT    | SPREAD | SPACING  | WATER USAGE | STATUS      |            |
|               | CHI   | 311       | Chrysobalanus icaco / Coco Plum<br>Full To Base                                                                                             | 36"       | 24"    | 24" O.C. | Low         | Native      |            |
| SHRUB AREAS   | CODE  | QTY       | BOTANICAL / COMMON NAME                                                                                                                     | HEIGHT    | SPREAD | SPACING  | WATER USAGE | STATUS      |            |
|               | MUC   | 29        | Muhlenbergia capillaris / Pink Muhly<br>Full                                                                                                | 18"       | 18"    | 24" O.C. | Low         | Native      |            |
|               | TRD   | 76        | Tripsacum dactyloides / Fakahatchee Grass<br>Full                                                                                           | 18"       | 18"    | 18" O.C. | Low         | Native      |            |
| GROUND COVERS | CODE  | QTY       | BOTANICAL / COMMON NAME                                                                                                                     | HEIGHT    | SPREAD | SPACING  | WATER USAGE | STATUS      |            |
|               | FMG   | 36        | Ficus microcarpa 'Green Island' / Green Island Ficus<br>Full to Base                                                                        | 12"       | 12"    | 24" O.C. | Medium      | Non-Native  |            |
|               | LEG   | 24        | Liriope muscari 'Evergreen Giant' / Evergreen Giant Liriope<br>Full                                                                         | 12"       | 12"    | 24" O.C. | Low         | Non-Native  |            |
|               | SOD A | 10,021 sf | Stenotaphrum secundatum / St. Augustine Grass<br>Solid Sod, Slagger Seams, Field Verify Sod Areas Prior To<br>Bid, Sod All Disturbed Areas  | N/A       | N/A    | N/A      | High        | Non-Native  |            |

| LANDSCAPE REQUIREMENTS CHART          |                                 |                 |              |                       |
|---------------------------------------|---------------------------------|-----------------|--------------|-----------------------|
| BUFFERS                               |                                 |                 |              |                       |
| TREES:                                | REQUIREMENT                     | NO. REQUIRED    | NO. PROVIDED |                       |
| North Property Line                   | 295 L.F.                        | 20' O.C.        | 15           | 15 (12 Ex.)           |
| South Property Line                   | 295 L.F.                        | 20' O.C.        | 15           | 15 (4 Ex.)            |
| East Property Line                    | 105 L.F.                        | 20' O.C.        | 6            | 6 (6 Ex.)             |
| West Property Line                    | 105 L.F. - 30' Access = 75 L.F. | 20' O.C.        | 4            | 4 (1 Ex.)             |
| <b>TOTAL TREES:</b>                   |                                 |                 | <b>39</b>    | <b>39</b>             |
| 3' HT. SHRUBS:                        | REQUIREMENT                     | NO. REQUIRED    | NO. PROVIDED |                       |
| North Property Line                   | 295 L.F.                        | 2' O.C.         | 148          | 25 (Ex.)              |
| South Property Line                   | 295 L.F.                        | 2' O.C.         | 148          | 148                   |
| East Property Line                    | 105 L.F.                        | 2' O.C.         | 53           | 53                    |
| West Property Line                    | 105 L.F.                        | 2' O.C.         | 53           | 23 (Ex.)              |
| <b>TOTAL 3' HT SHRUBS:</b>            |                                 |                 | <b>402</b>   | <b>249 (Ex.)</b>      |
| 2ND TIER SHRUBS                       | REQUIREMENT                     | NO. REQUIRED    | NO. PROVIDED |                       |
| West Property Line                    | 105 L.F.                        | 2' O.C.         | 53           | 53                    |
| <b>TOTAL 2ND TIER SHRUBS:</b>         |                                 |                 | <b>53</b>    | <b>53</b>             |
| INTERIOR                              |                                 |                 |              |                       |
| FOUNDATION PLANTING (348' FAÇADE)     | REQUIREMENT                     | NO. REQUIRED    | NO. PROVIDED |                       |
| Trees                                 | 33 L.F.                         | 1 / 30 L.F.     | 2            | 2                     |
| PARKING ISLANDS                       | REQUIREMENT                     | NO. REQUIRED    | NO. PROVIDED |                       |
| Islands                               | 6                               | 1 / Island      | 6            | 6                     |
| LOT AREA (INCLUDES BUFFER/FOUNDATION) | REQUIREMENT                     | NO. REQUIRED    | NO. PROVIDED |                       |
| Interior Trees                        | 31,011 S.F.                     | 1 / 2,500 S.F.  | 12           | 49                    |
| OVERALL                               | REQUIREMENT                     | NO. REQUIRED    | NO. PROVIDED |                       |
| Native Trees                          | 47                              | 50% of Required | 24           | 45 (26 Ex.)           |
| VUA Shade Trees                       | 6                               | 75% of Required | 5            | 5                     |
| <b>TOTAL TREES</b>                    |                                 |                 | <b>47</b>    |                       |
| <b>TOTAL SHRUBS</b>                   |                                 |                 | <b>455</b>   | <b>302 + Existing</b> |



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LANDSCAPE ARCHITECTURE  
AND URBAN PLANNING

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License No: LC26000232

**Brave Little Stars  
Academy**  
Palm Springs, Florida

Date: 12/08/20  
Scale: 1" = 20'-0"  
Design By: MD  
Drawn By: AM  
Checked By: JS  
File No. 995.01  
Job No. 20-87

#### REVISIONS / SUBMISSIONS

01/29/21 - Resubmittal  
03/02/21 - Resubmittal  
03/25/21 - Resubmittal

**Landscape  
Plan**

**LP-1** of 2



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.
- 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 sod 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 stage of work.
- G. Owner/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-scan, 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.
- 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 sizes of smaller trees or shrubs are increased proportionately.
- B. 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 mixture.
- 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-tie trees 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 lawns 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 dead 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, 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 area soils. 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 6.0 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%         |                    |
| Silt           | 10 - 30%       | 0.05 to 0.002 MM   |
| Sand           | 25 - 75%       | 0.2 to 0.05 MM     |
| Clay           | 5 - 25%        | 0.002 MM and below |

2.02 SOIL AMENDMENTS

- A. If 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 biosolids co-compost.
- 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 list/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. Deciduous 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 other 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 4(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 depth of 12" and root system well developed.
- B. Anti-Erosion Mulch: Provide clean, dry, mulching hay or straw of coastal bermuda, pangola or bahia grass. Only undeteriorated mulch which can be readily cut into the soil shall be used.
- C. Mulch: Melaleuca or equal. The use of cypress mulch is prohibited.
- D. Stakes and Guys: When required provide stakes and deadened of sound new hardwood or treated softwood free of knot 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 1/2" 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. Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow planting throughout planting operations.
- D. For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
1. Mix mix with dry soil prior to mixing of fertilizer.
2. Prevent time 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, torpedograss, Bermuda grass, Bahia grass, kikuyu grass, crab grass, carpet grass, sedge and other noxious and/or invasive weeds. The site 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 scarify soils in all planting areas to a minimum depth of 4". Densely compacted areas between 85% and 90% are to be cross ripped to a minimum of 8" depth. In the process of tilling 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 till 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 topsoil. Backfill material shall be free from rock, construction debris, or other extraneous material.
- E. All road, rock, concrete, asphalt and other non-plant 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 sods, shrubs, lawns 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 not 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 drip line 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 lawns, 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 plantings 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 into 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 take 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. Moist 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 bed 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 shrubs, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
- C. 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 out 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 backfill 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 18" 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 cans on 2 sides with an approved cut 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 not 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 maneuver.
- I. Face of trees and palms to be located a minimum of 2'-0" off all sidewalk/skate 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 mulch.
- 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 site conditions will impede the ability of plant material to thrive without notifying the Landscape Architect of concern 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 of trees 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 18".
  11. Plant material must be installed at correct elevation in relation to finish grade as indicated on the planting details after settling. 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 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 takes place 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 two times the diameter of the root ball.
- E. Trees shall be planted at the same depth as 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 trees 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, scarred, frayed, split, or skinned branches, limbs or roots shall be pruned back to line 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 striping.
- 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 silted soil into minor cracks between pieces to joint; 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 rest 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 in 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 weed bare spots and surface irregularities (85% 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, reject 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.

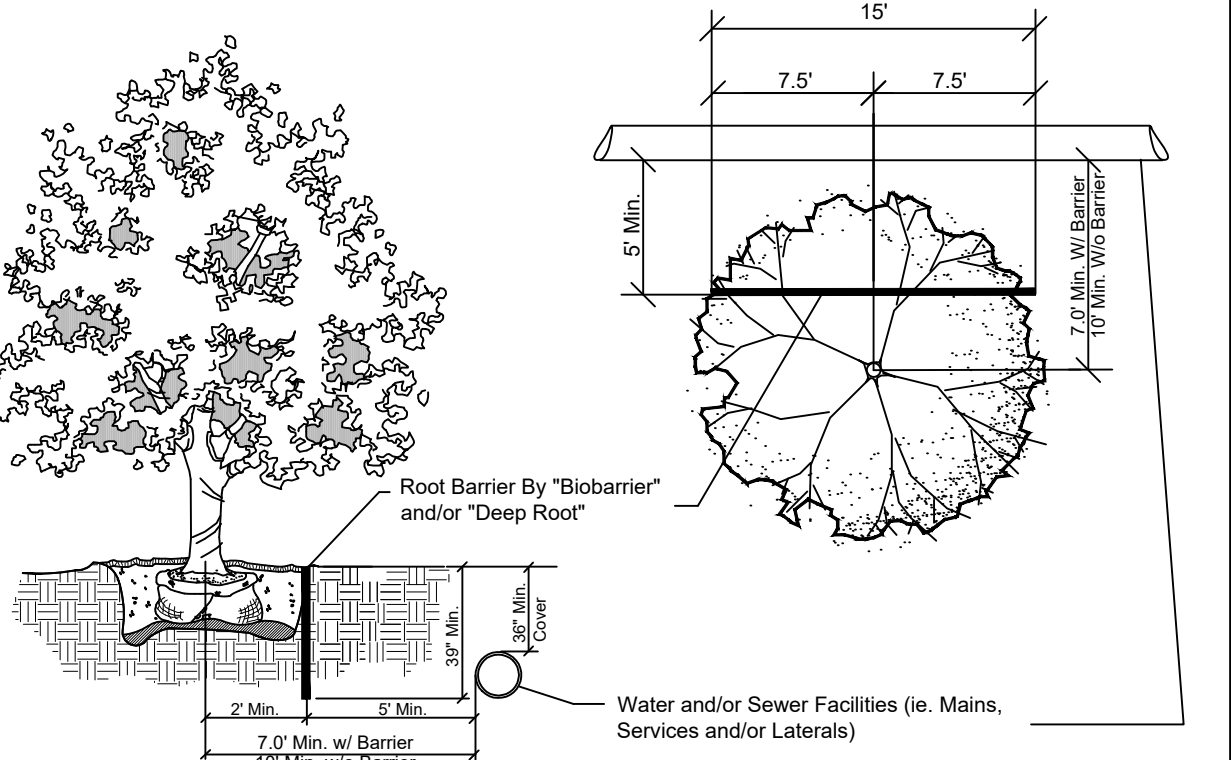
3.14 IRRIGATION

- 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 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:

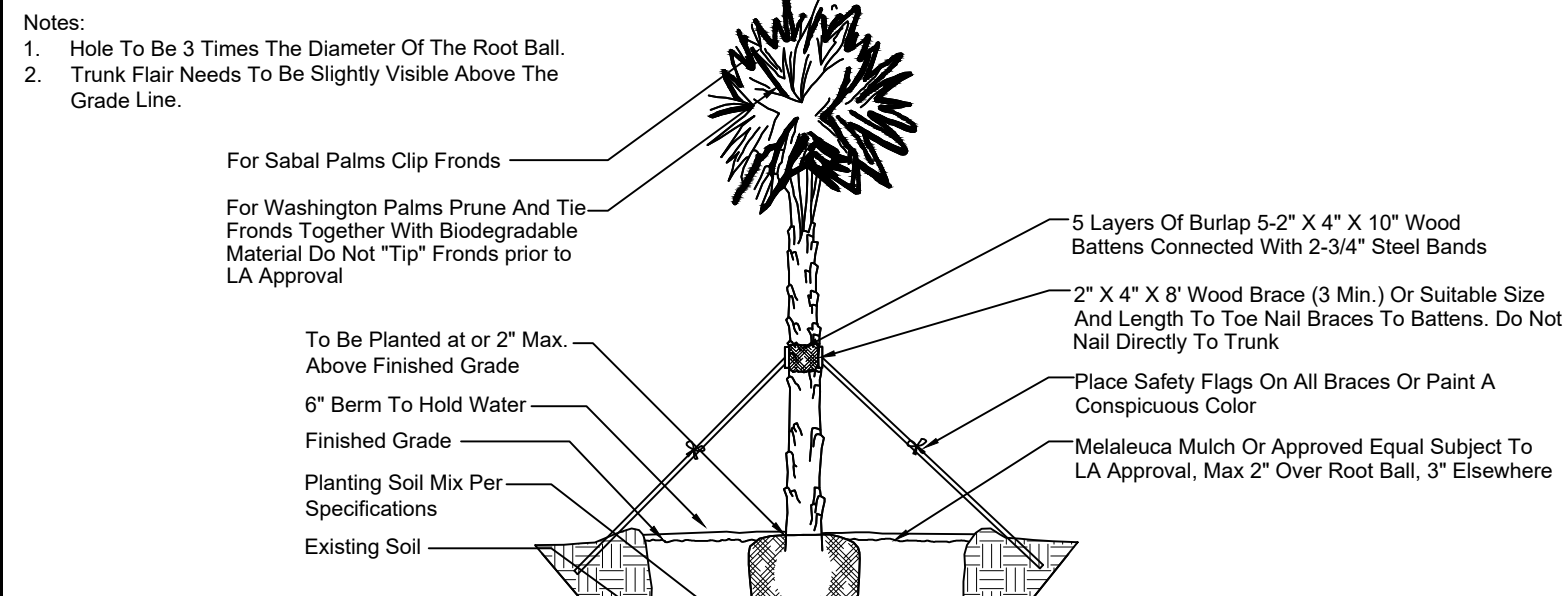
Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on this plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground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

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.

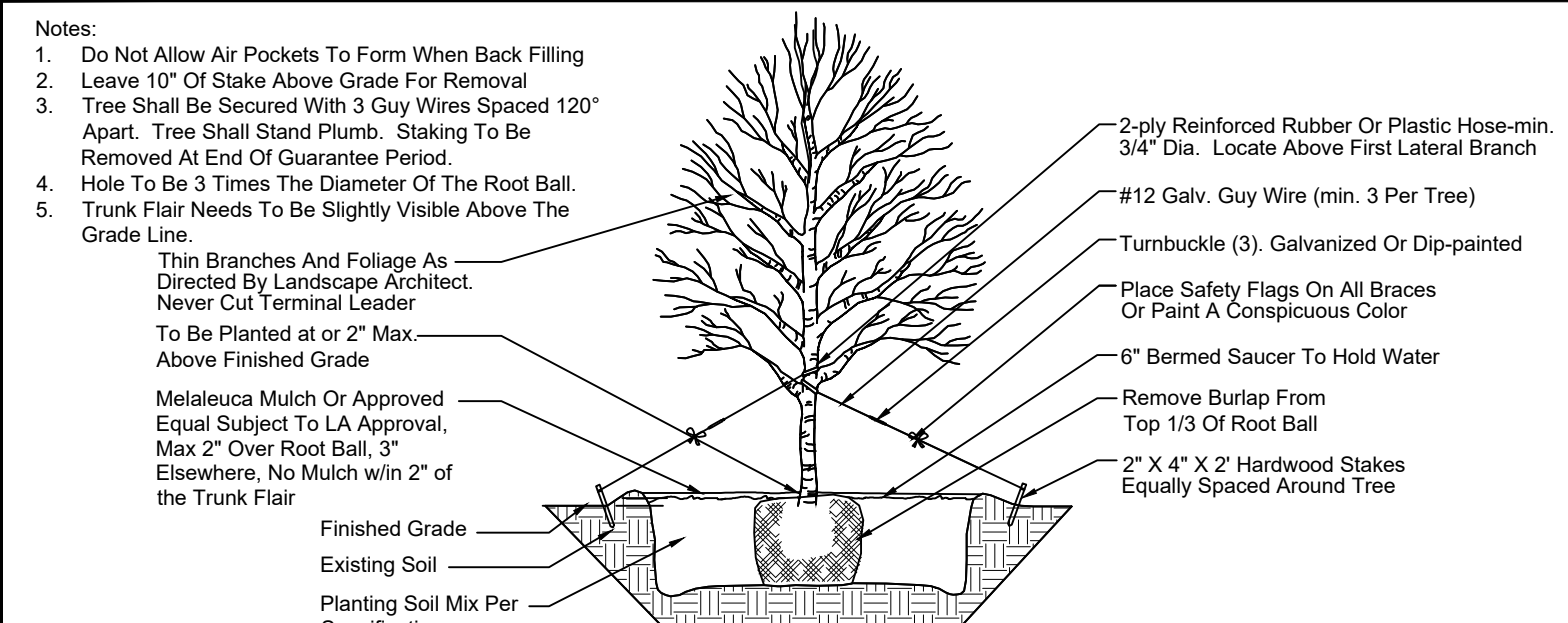


ROOT BARRIER DETAIL

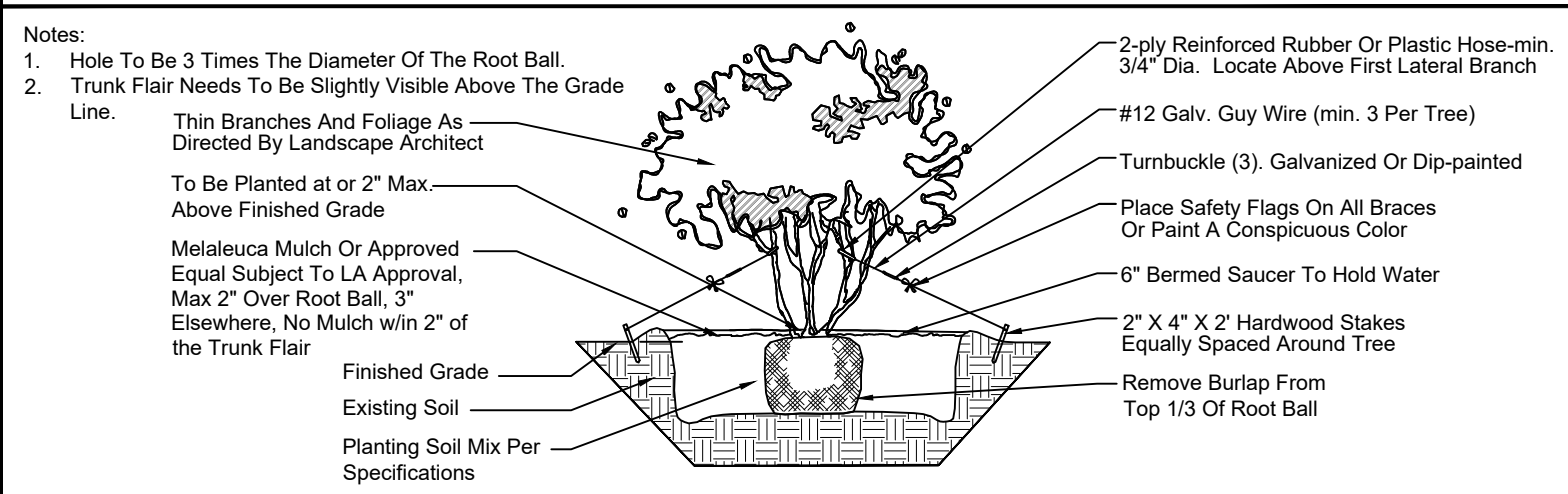
Planting Details



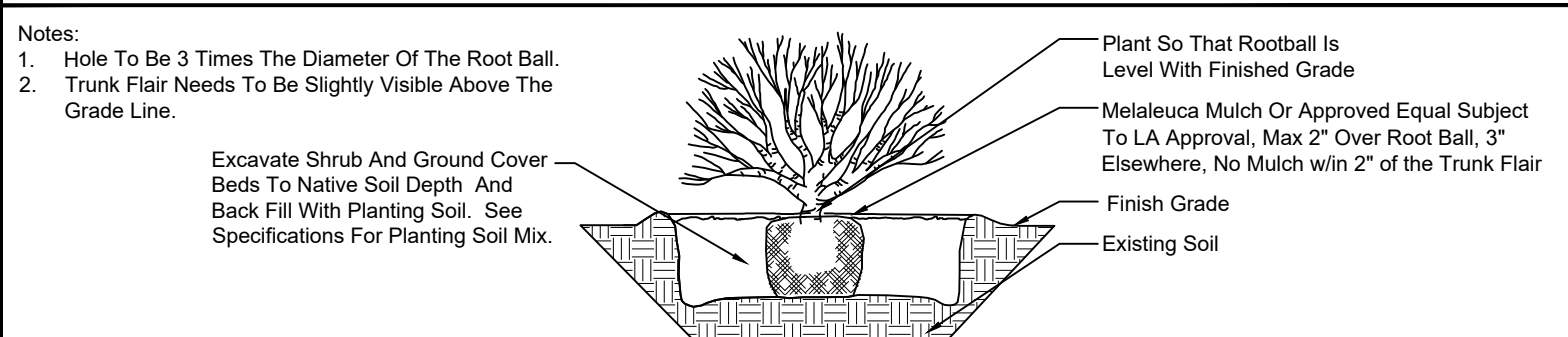
PALM PLANTING DETAIL



LARGE TREE (OVER 8' HEIGHT) PLANTING DETAIL

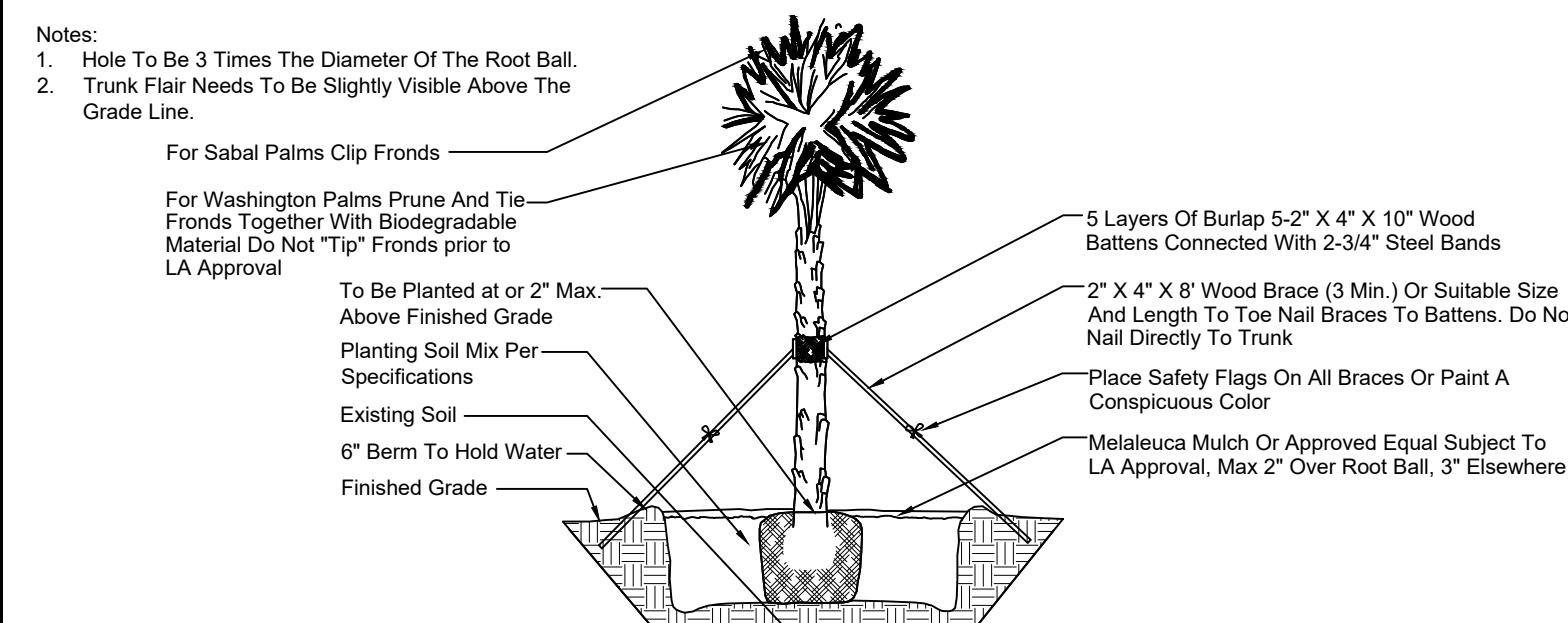


MULTI-TRUNK TREE PLANTING DETAIL

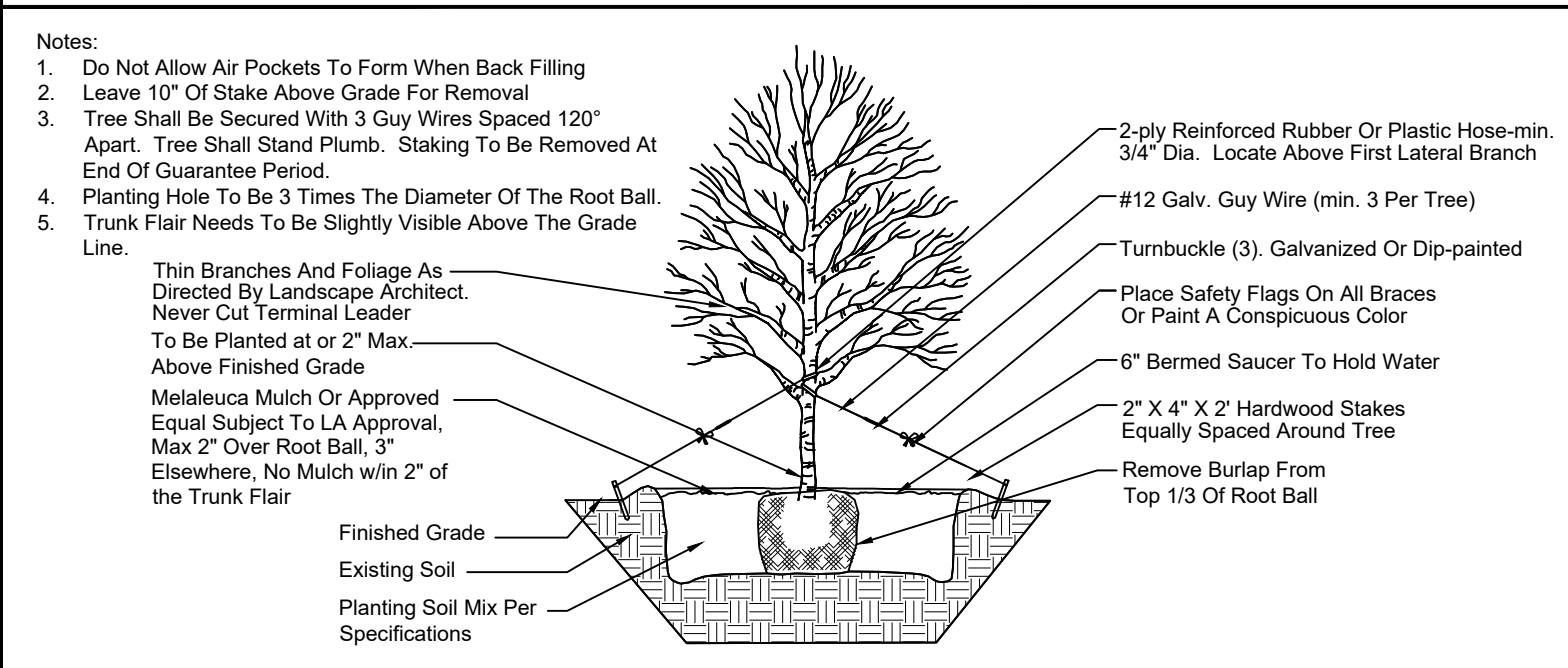


SHRUB AND GROUNDCOVER PLANTING DETAIL

Transplant Details



PALM PLANTING DETAIL



PALM PLANTING DETAIL



**SCHMIDT  
NICHOLS**  
LANDSCAPE ARCHITECTURE  
AND URBAN PLANNING

1551 N. Flagler Dr, Ste 102  
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Phone: 561.684.6141  
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License No: LC26000232

**Brave Little Stars  
Academy**

Palm Springs, Florida

Date: 12/08/20  
Scale: NTS  
Design By: MD  
Drawn By: AM  
Checked By: JS  
File No. 995.01  
Job No. 20-87

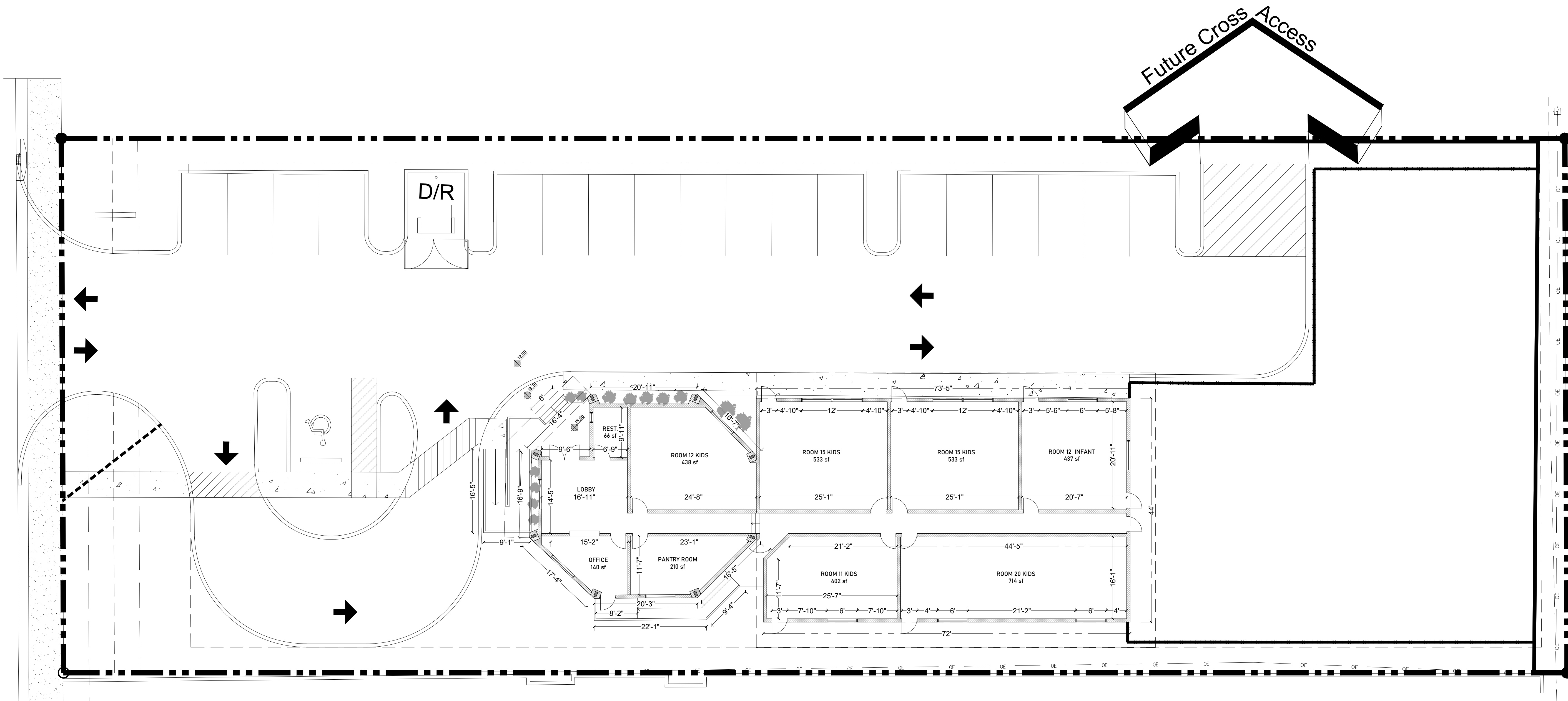
REVISIONS / SUBMISSIONS

01/29/21 - Resubmittal  
03/02/21 - Resubmittal  
03/25/21 - Resubmittal

**Landscape  
Specs**

**LP-2** of 2





FLOOR PLAN  
1"=10'



PROYECT INFORMATION

|                                         |         |
|-----------------------------------------|---------|
| EXISTING ONE STORY BUILDING TO DEMOLISH | 2145 sf |
| EXISTING PAVILION TO RESTORE            | 1498 sf |
| PROPOSED ONE STORY BUILDING             | 3230 sf |

|                       |         |
|-----------------------|---------|
| TOTAL BUILDING AREA   | 4728 sf |
| TOTAL PLAYGROUND AREA | 6107 sf |

|                    |                       |        |
|--------------------|-----------------------|--------|
| PROPOSED OCCUPANCY | STUDENTS              | 85     |
|                    | STAFF                 | 8      |
| ROOMS INFORMATION  | ROOM #1 (12 CHILDREN) | 438 sf |
|                    | ROOM #2 (15 CHILDREN) | 533 sf |
|                    | ROOM #3 (15 CHILDREN) | 533 sf |
|                    | ROOM #4 (12 INFANTS)  | 437 sf |
|                    | ROOM #5 (11 CHILDREN) | 402 sf |
|                    | ROOM #6 (20 CHILDREN) | 714 sf |

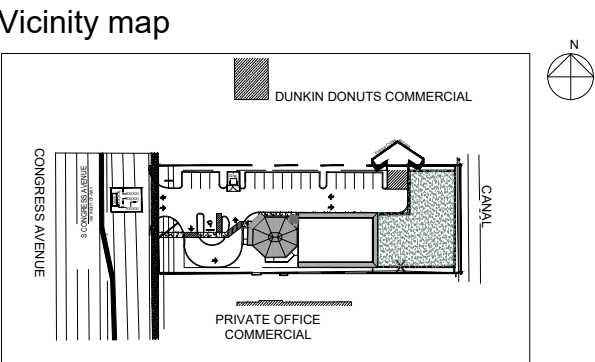
PAGE LIST

|      |            |
|------|------------|
| A001 | ROOF PLAN  |
| A002 | FLOOR PLAN |
| A003 | ELEVATIONS |

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Project  
3108 S CONGRESS AVENUE  
PALM SPRINGS, FL 33461



J.N. SHEINGOLD P.E.

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REVISIONS

| NO. | DESCRIPTION                                      | DATE       |
|-----|--------------------------------------------------|------------|
| 01  | INCLUDED TOTAL INFANTS<br>OCCUPANCY (12 INFANTS) | 01/08/2021 |
| 02  | UPDATED SITE PLAN                                | 01/08/2021 |
| 03  | MODIFIED GENERAL NOTES                           | 01/08/2021 |

DRAWING TITLE

GENERAL  
REQUIREMENTS  
AND DETAILS

Date 07.10.20  
PROJ.# 2020-04  
Drawn by A S  
Chk by J.N.S.

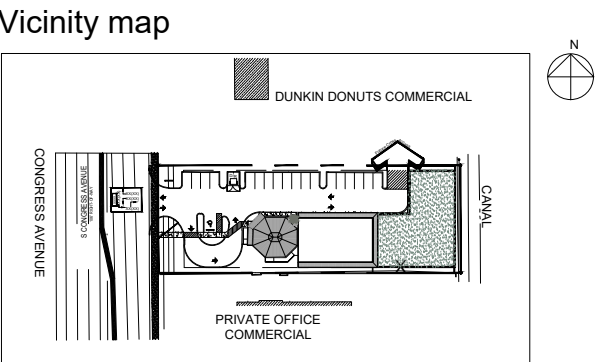
SEAL & SIGNATURE:

Sheet no:

A-002.00



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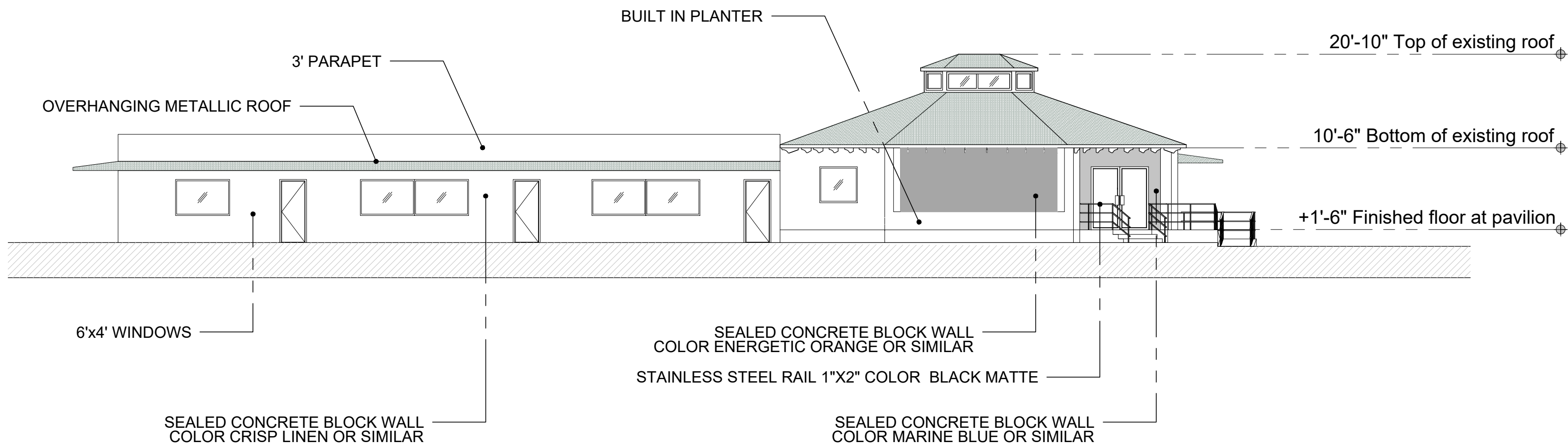
## GENERAL REQUIREMENTS AND DETAILS

Date 07.10.20  
PROJ.# 2020-04  
Drawn by A S  
Chk by J.N.S.

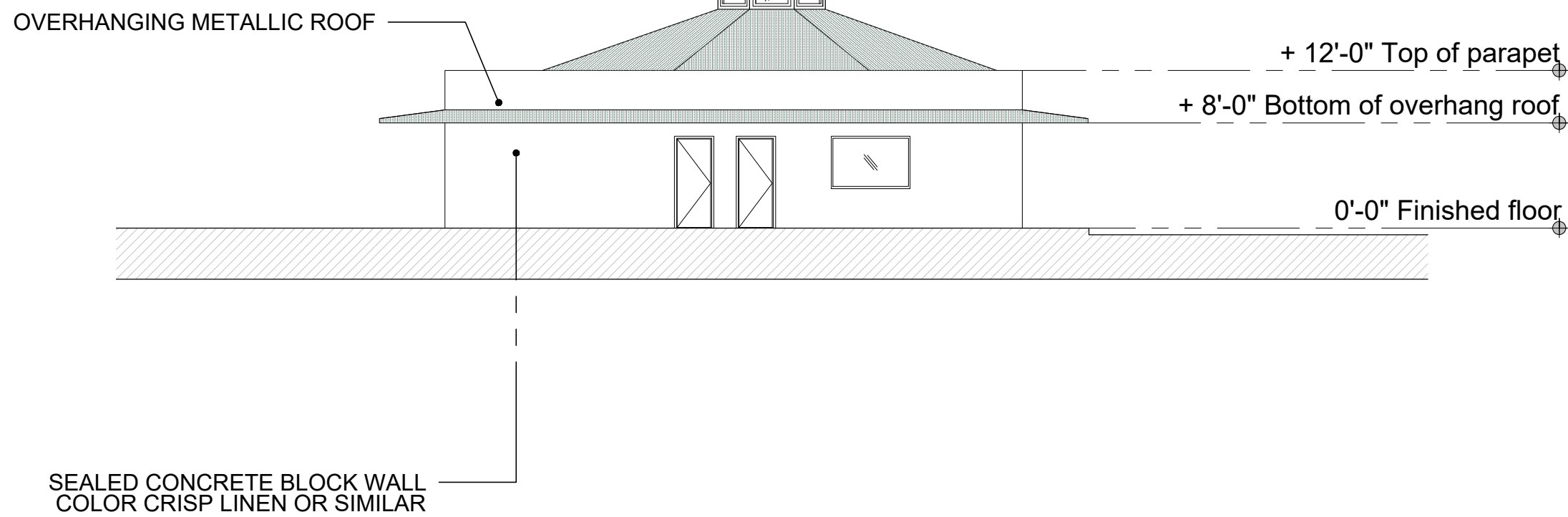
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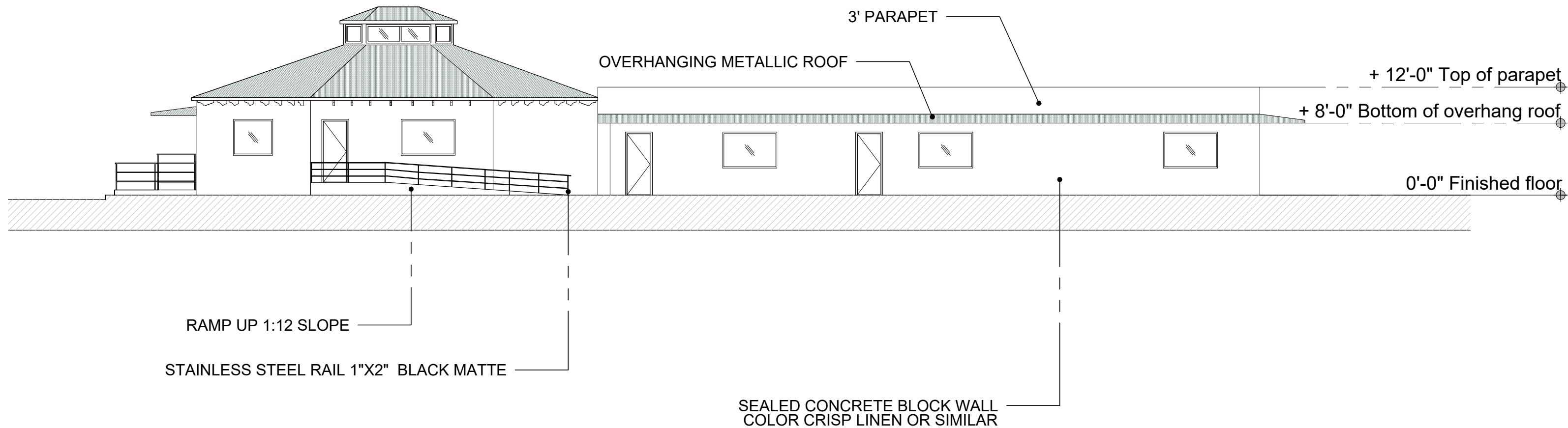
3 of 3



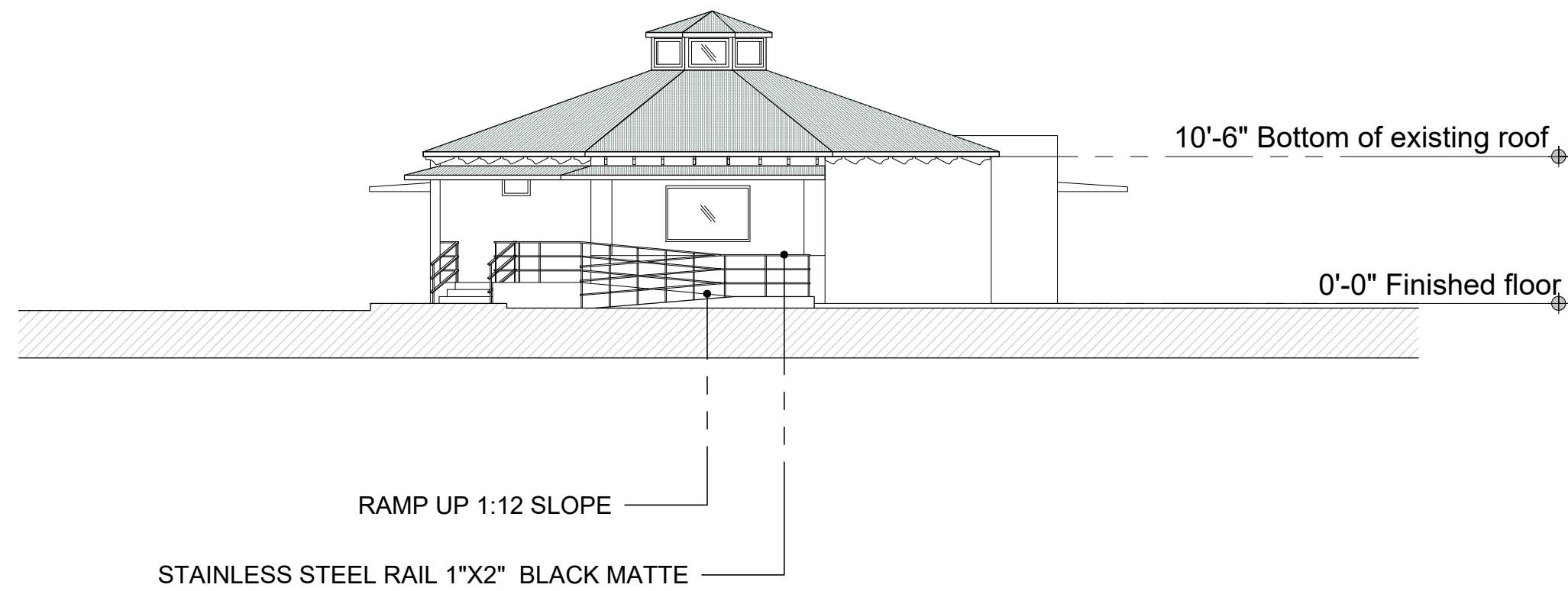
**NORTH ELEVATION**  
1"=10'



**EAST ELEVATION**  
1"=10'



**SOUTH ELEVATION**  
1"=10'



**WEST ELEVATION**  
1"=10'



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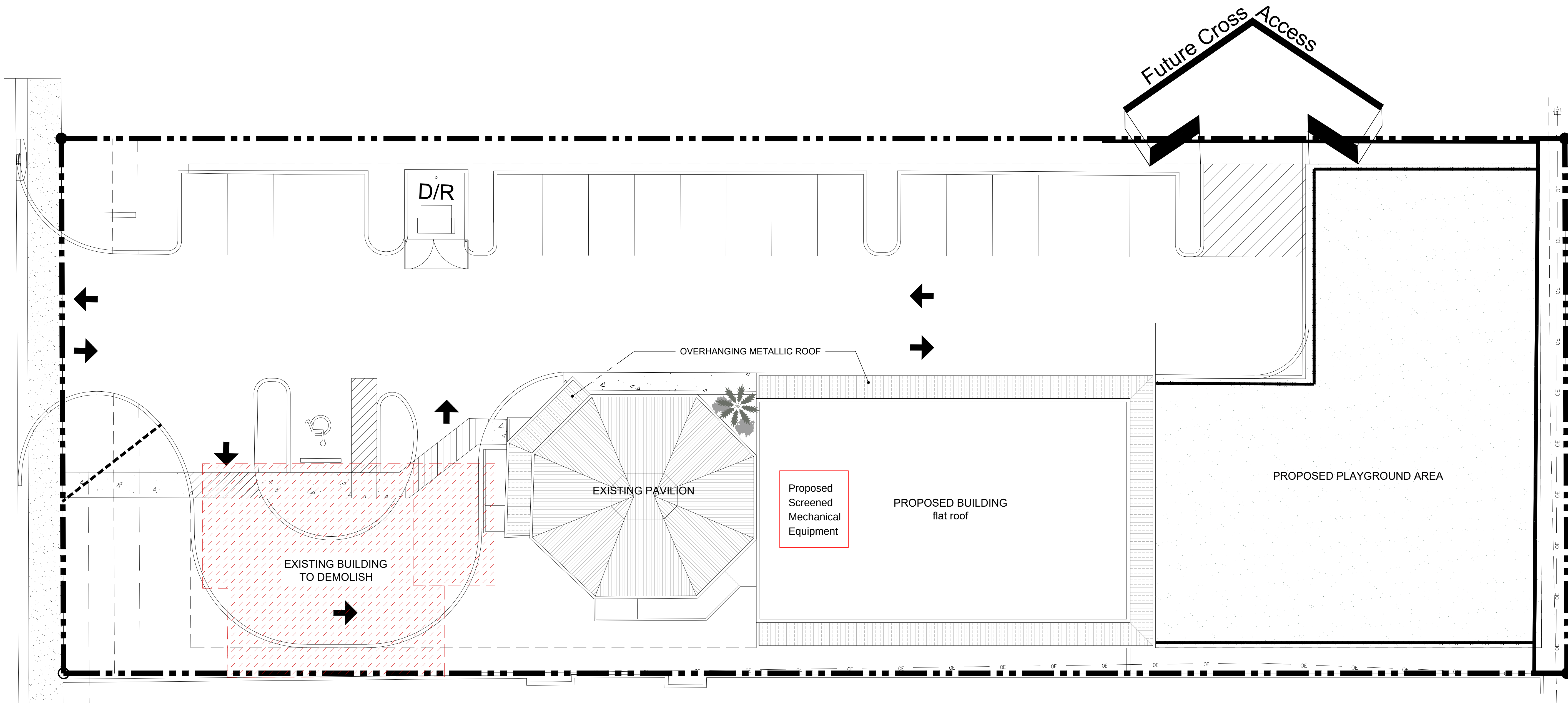
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| A001 | ROOF PLAN  |
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ROOF PLAN  
1"=10'



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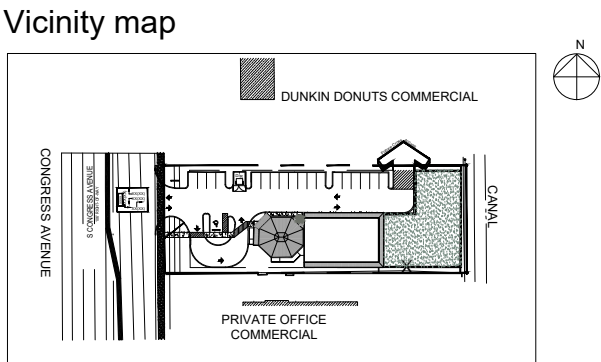
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DRAWINGS ARE NOT TO BE USED AS CONSTRUCTION PLANS.  
DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION.  
PROPER TOPOGRAPHICAL AND STRUCTURAL SURVEY MUST BE GIVEN BEFORE FINAL ARCHITECTURE.  
GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE SPACES.  
ALL FINISHES, PARTITIONS, DOORS, WINDOWS, FURNITURE AND LANDSCAPING DESIGN ARE NOT DEFINITIVE AND CAN CHANGE IN FURTHER DRAWINGS.  
DEVELOPER IS RESPONSIBLE FOR ALL FEES ASSOCIATED TO THE COMPLETION OF THE PROJECT INCLUDING BUT NOT LIMITED TO ALL REQUIRED PERMITS, LABOR, MATERIALS AND EQUIPMENT.  
ALL NEW AND EXISTING UTILITIES RELOCATIONS SHALL BE LOCATED UNDERGROUND.

Project  
3108 S CONGRESS AVENUE  
PALM SPRINGS, FL 33461



J.N. SHEINGOLD P.E.

12420 SW 75 AVENUE,  
MIAMI, FLORIDA 33156

PE#21181  
PHONE: 305-378-1244  
OFFICE: 305-253-4455  
email: jsheing@gmail.com

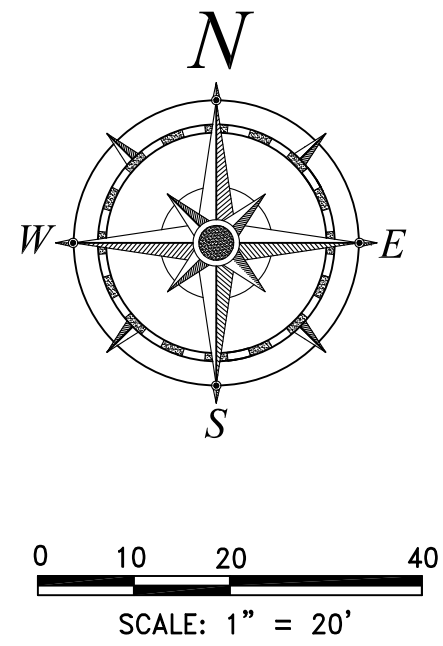
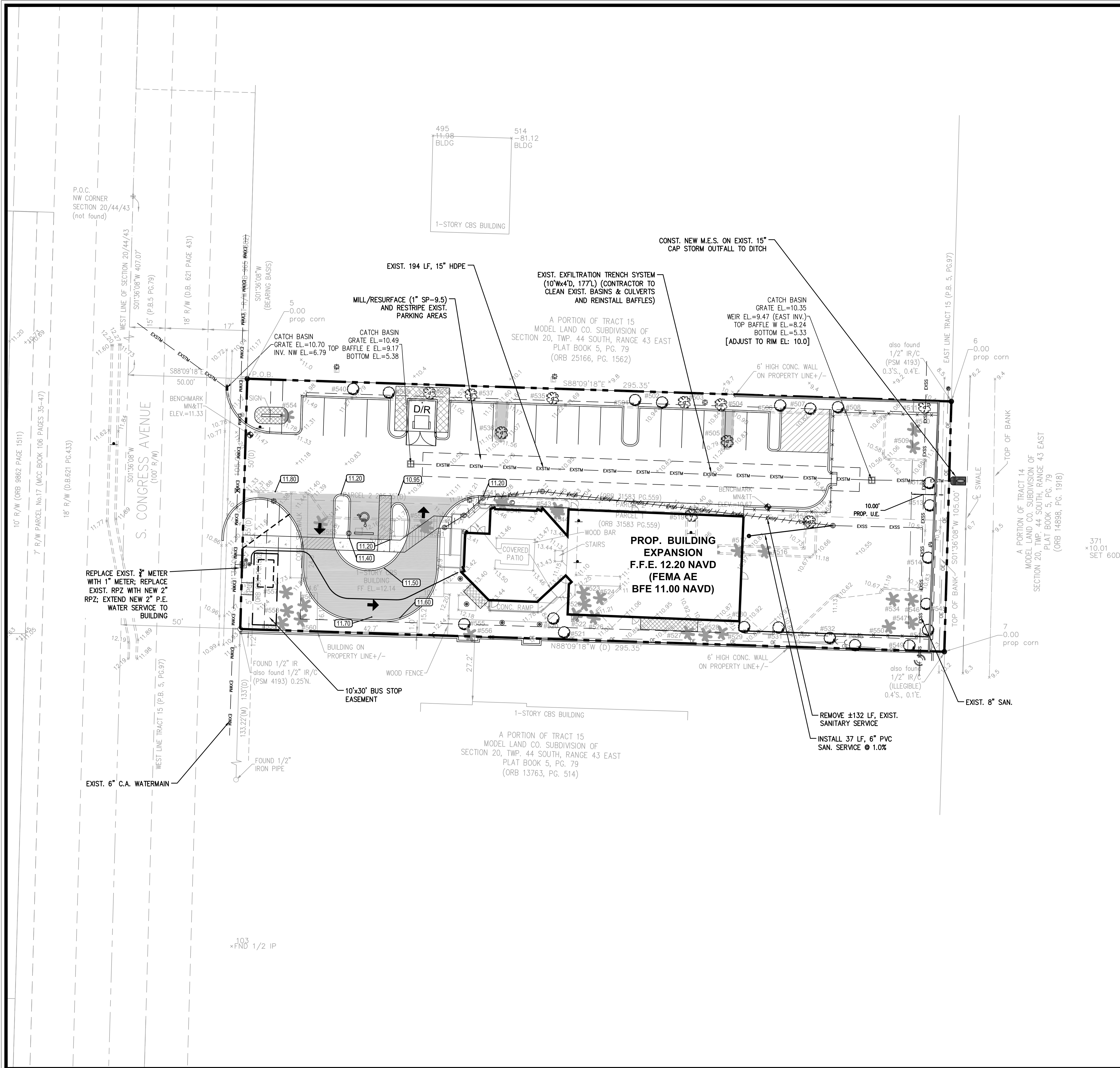
| REVISIONS |                                               |            |
|-----------|-----------------------------------------------|------------|
| NO.       | DESCRIPTION                                   | DATE       |
| 01        | INCLUDED TOTAL INFANTS OCCUPANCY (12 INFANTS) | 01/08/2021 |
| 02        | UPDATED SITE PLAN                             | 01/08/2021 |
| 03        | MODIFIED GENERAL NOTES                        | 01/08/2021 |

DRAWING TITLE  
**GENERAL REQUIREMENTS AND DETAILS**

Date 07.10.20  
PROJ.# 2020-04  
Drawn by A S  
Chk by J.N.S.

SEAL & SIGNATURE:





| LEGEND                  |  |
|-------------------------|--|
| PROP. SIGN              |  |
| SURFACE FLOW ARROW      |  |
| PROP. ASPHALT PAVEMENT  |  |
| PROP. CONCRETE PAVEMENT |  |
| PAVEMENT RESTORATION    |  |
| PROPOSED ELEVATION      |  |
| EXIST. ELEVATION        |  |
| RWL                     |  |
|                         |  |

- NOTES:
- EXIST. UTILITIES, DRAINAGE, & ELEVATIONS BASED ON SURVEY PREPARED BY BROWN & PHILLIPS SURVEYING. CONTRACTOR SHALL VERIFY INVERTS, PIPE SIZES, AND STRUCTURE LOCATIONS PRIOR TO SUBMITTING SHOP DRAWINGS.
  - ALL LANDSCAPE AREAS ADJACENT TO BUILDING SHALL BE GRADED TO DRAIN AWAY FROM BUILDING.
  - CONTRACTOR SHALL CONFIRM DETECTABLE WARNING REQUIREMENTS WITH BUILDING OFFICIAL PRIOR TO INSTALLATION.
  - WHERE LANDSCAPE/SOD ABUTS BUILDING SLAB, A MINIMUM 3" SLAB REVEAL SHALL BE PROVIDED.
  - MAXIMUM SLOPE FROM TOP OF CURB AND BACK OF WALK TO FINISHED GRADE SHALL BE 4(H):1(V), UNLESS OTHERWISE NOTED.
  - ALL BUFFER, DETENTION, SWALE, AND UN-LANDSCAPED/UNPAVED AREAS SHALL BE SODDED UNLESS OTHERWISE NOTED.
  - REFER TO SITE PLAN PREPARED BY SCHMIDT-NICHOLS FOR ADDITIONAL SITE REQUIREMENTS.
  - ALL CULVERTS LEADING TO EXFILTRATION TRENCH SHALL BE FITTED WITH A POLLUTION RETARDANT BAFFLE (PRB) PER THE ENCLOSED DETAIL.
  - ALL OFFSITE DISTURBED AREAS SHALL BE SODDED BY CONTRACTOR. ALL DAMAGED CURBING, PAVEMENT, STRIPING, SIGNAGE, LANDSCAPING, ETC. SHALL BE RESTORED BY CONTRACTOR.
  - CONTRACTOR IS SOLELY RESPONSIBLE FOR PREPARING MAINTENANCE OF TRAFFIC (MOT) PLANS AND OBTAINING ALL REGULATORY APPROVALS FOR MOT PLANS. COPIES OF APPROVED MOT PLANS SHALL BE PROVIDED TO ENGINEER PRIOR TO COMMENCING WORK.
  - EXIST. PAVEMENT AREAS WILL BE OVERLAD/OVERBUILT TO ACHIEVE SHEET FLOW PATTERNS SHOWN IN ADJACENT PLAN.
  - ALL ELEVATIONS REFER TO NAVD 1988 SURVEY DATUM.

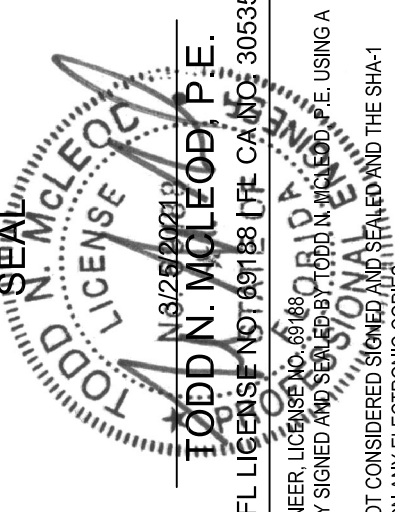
- DRY UTILITY NOTES:
- ALL EXISTING AND PROPOSED UTILITY BOXES AND/OR CABINETS SHALL BE SCREENED FROM VIEW. BOXES SHALL BE WRAPPED WITH A PATTERN MATCHING THE EXISTING SURROUNDING LOCATION.
  - ALL NEW OR RELOCATED ELECTRIC UTILITIES SHALL BE PLACED UNDERGROUND.

- ACCESSIBILITY NOTES:
- ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE - ACCESSIBILITY.
  - ALL WALKS CROSSING A VEHICULAR AREA SHALL HAVE DETECTABLE WARNING SURFACE (TRUNCATED DOME) IN ACCORDANCE WITH THE FLORIDA BUILDING CODE - ACCESSIBILITY.
  - CURB RAMP SLOPES AND DIMENSIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX NO. 304. CURB RAMP DETECTABLE WARNING SURFACES SHALL BE TRUNCATED DOME AND SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
  - DETECTABLE WARNING SHALL BE THE WIDTH OF THE WALKING SURFACE AND 3' IN LONGITUDINAL LENGTH (DIRECTION OF TRAVEL). DETECTABLE WARNING MATS SHALL PER THE FDOT APPROVED PRODUCTS LIST (APL), LATEST EDITION.



**McLeod • McCarthy  
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Civil Engineers

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West Palm Beach, FL 33401  
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F: 561.689.8080  
www.mcleodmccarthy.com



FIELD:  
DRAWN: P. Saffold  
DESIGNED: TMM  
APPROVED: TMM  
PROJECT #20-050

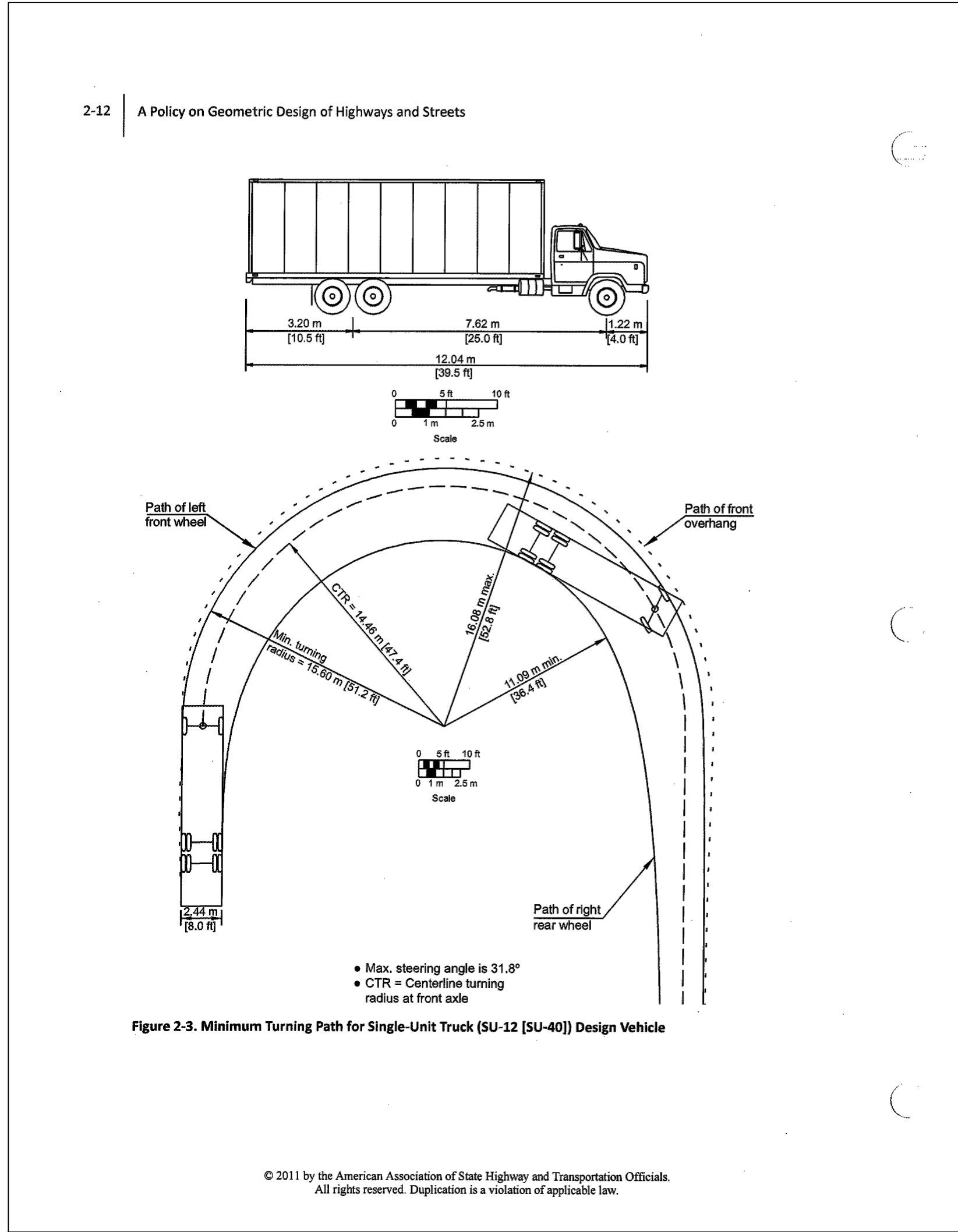
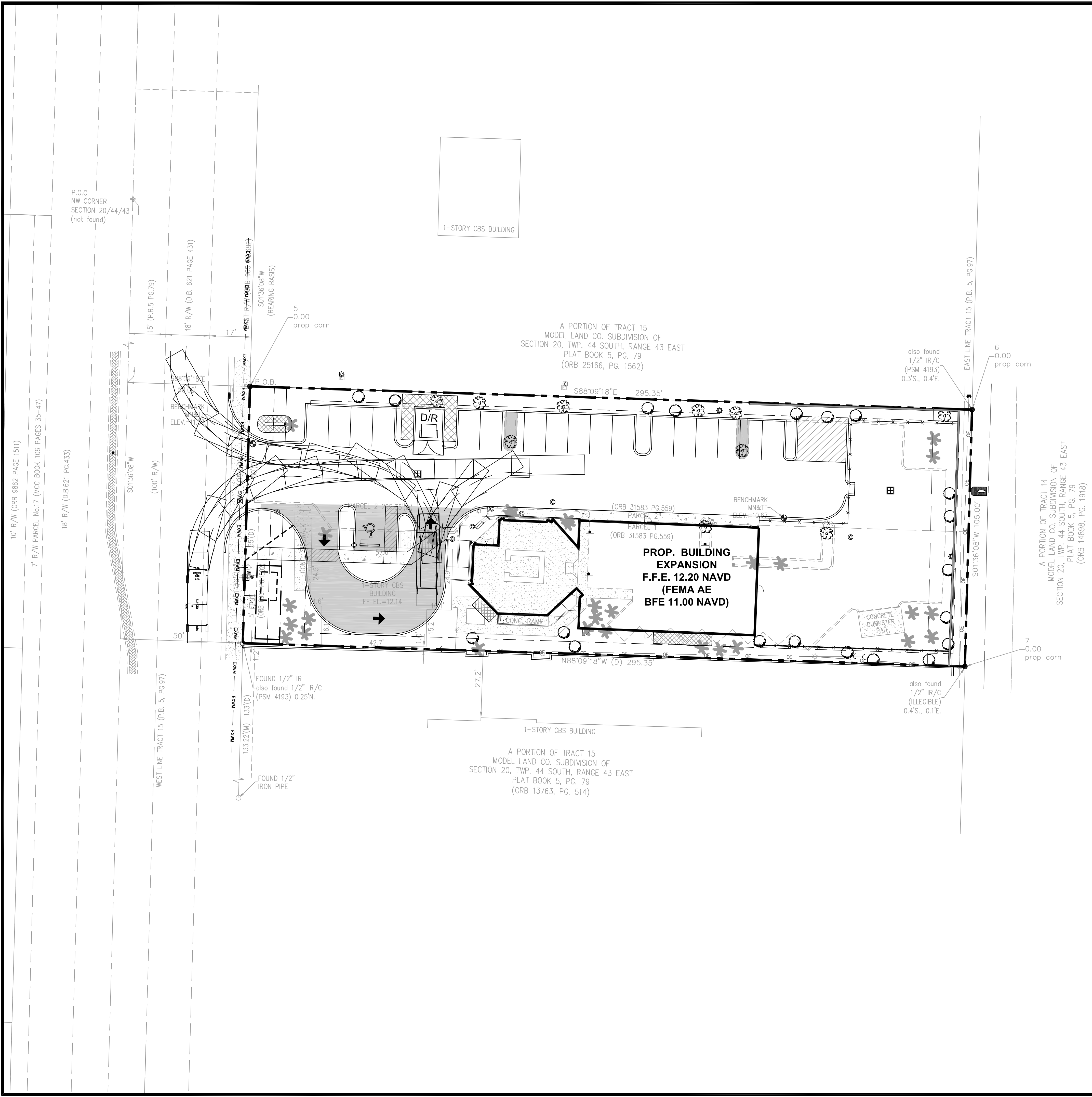
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|-----|---------|----------------------|
| 4   | 3/29/21 | REV PER VPS COMMENTS |
| 3   | 3/19/21 | REV PER VPS COMMENTS |
| 2   | 3/2/21  | REV PER VPS COMMENTS |
| 1   | 1/28/21 | REV PER VPS COMMENTS |

**PRELIMINARY ENGINEERING PLAN**  
**BRAVE LITTLE STARS ACADEMY**  
3108 S. CONGRESS AVENUE  
PALM SPRINGS, FLORIDA

SCALE: AS SHOWN  
DATE: 12/4/2020

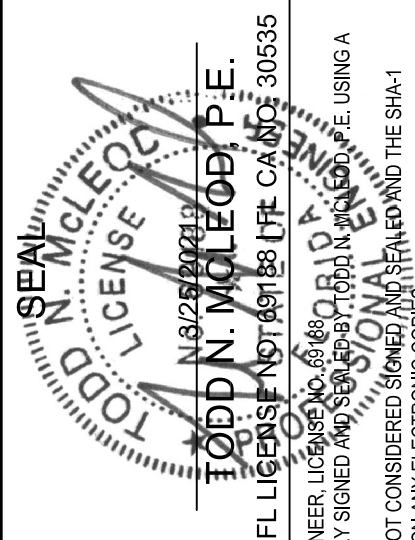
SHEET  
**C1.1**  
OF 3





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FIELD: DRAWN: P. Saffold  
DESIGNED: TNM  
APPROVED: TNM  
PROJECT #20-050

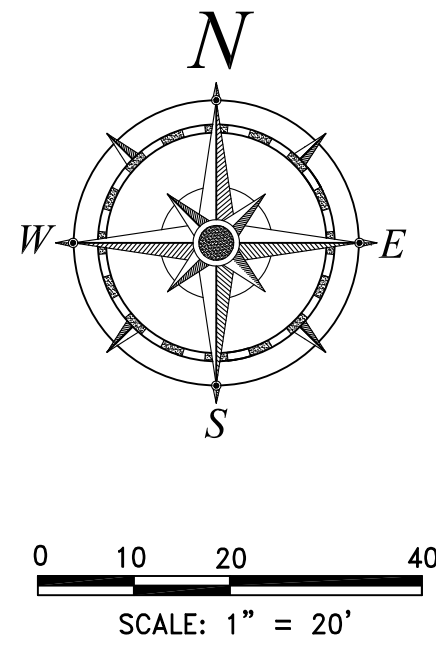
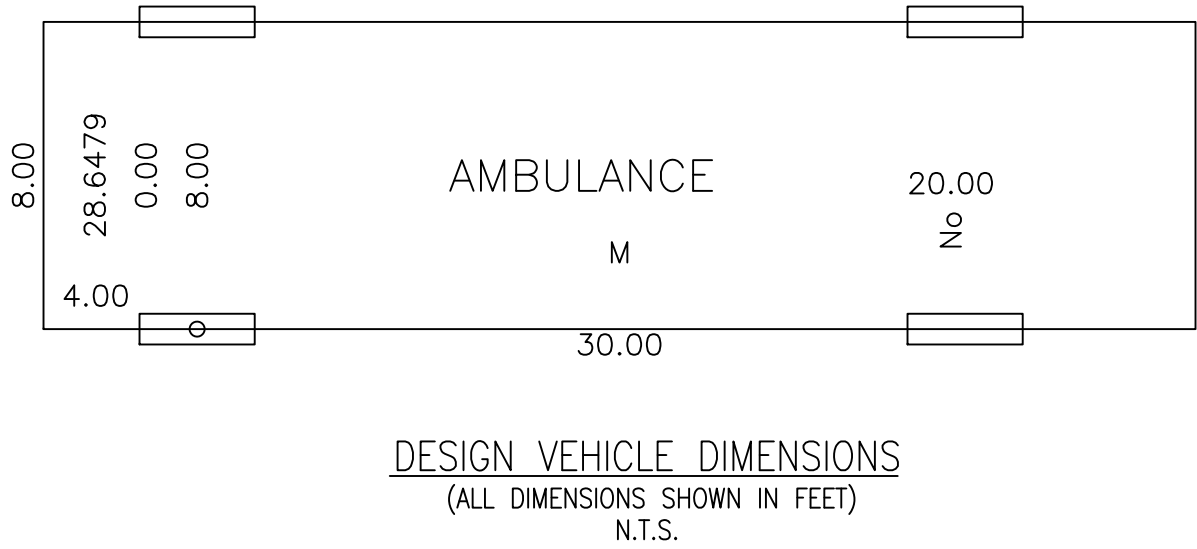
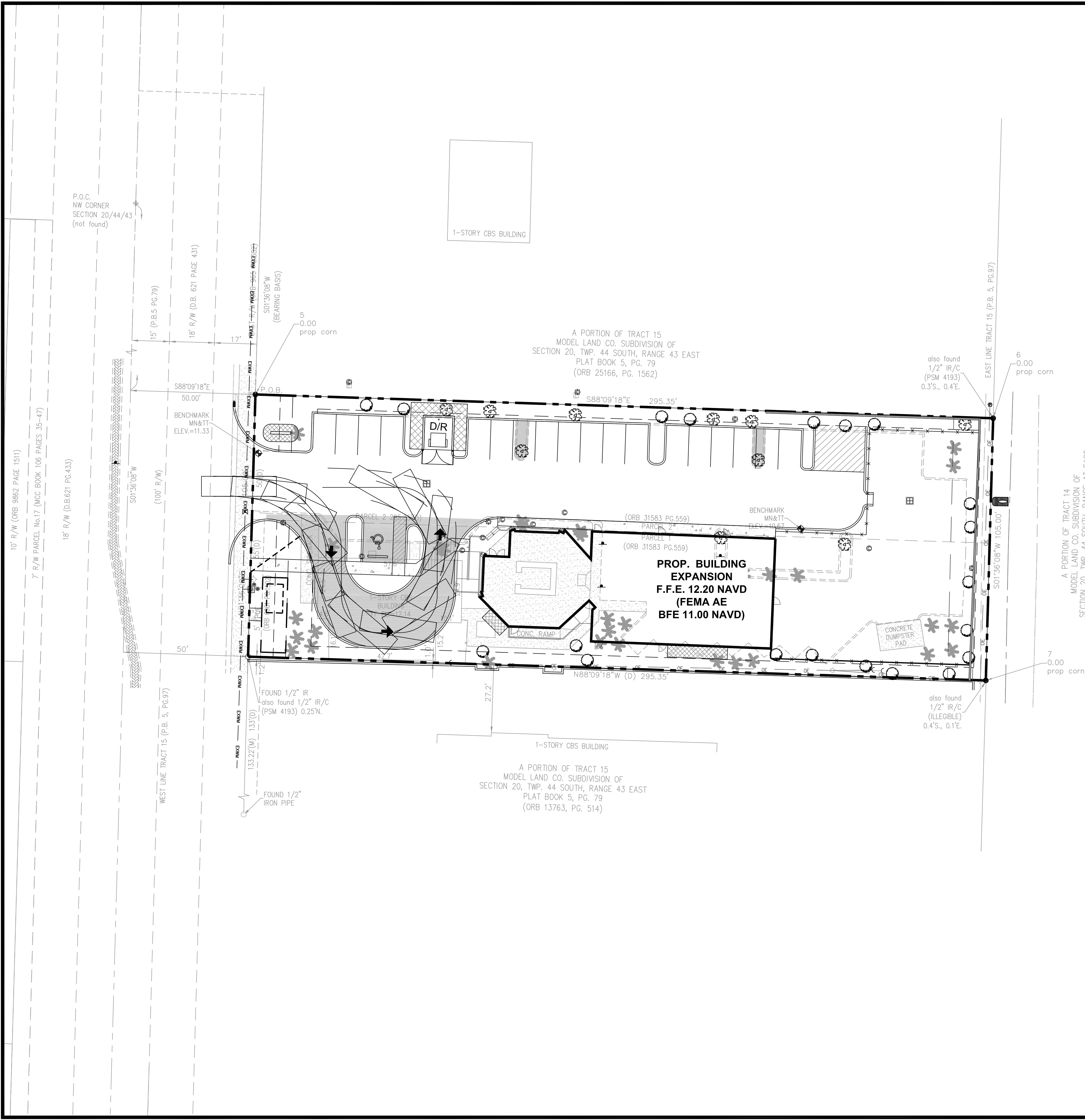
| NO. | DATE | REVISIONS |
|-----|------|-----------|
|     |      |           |

**AUTOTURN EXHIBIT: SOLID WASTE  
BRAVE LITTLE STARS ACADEMY  
3108 S. CONGRESS AVENUE  
PALM SPRINGS, FLORIDA**

SCALE: AS SHOWN  
DATE: 12/4/2020

SHEET  
**EX1**  
OF 3





**McLeod • McCarthy  
& Associates, P.A.**  
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FIELD:  
DRAWN: P. Saffold  
DESIGNED: TNM  
APPROVED: TNM  
PROJECT #20-050

NO. DATE REVISIONS

**AUTOTURN EXHIBIT: AMBULANCE**  
**BRAVE LITTLE STARS ACADEMY**  
3108 S. CONGRESS AVENUE  
PALM SPRINGS, FLORIDA

SCALE: AS SHOWN  
DATE: 12/4/2020

SHEET  
**EX2**  
OF 3



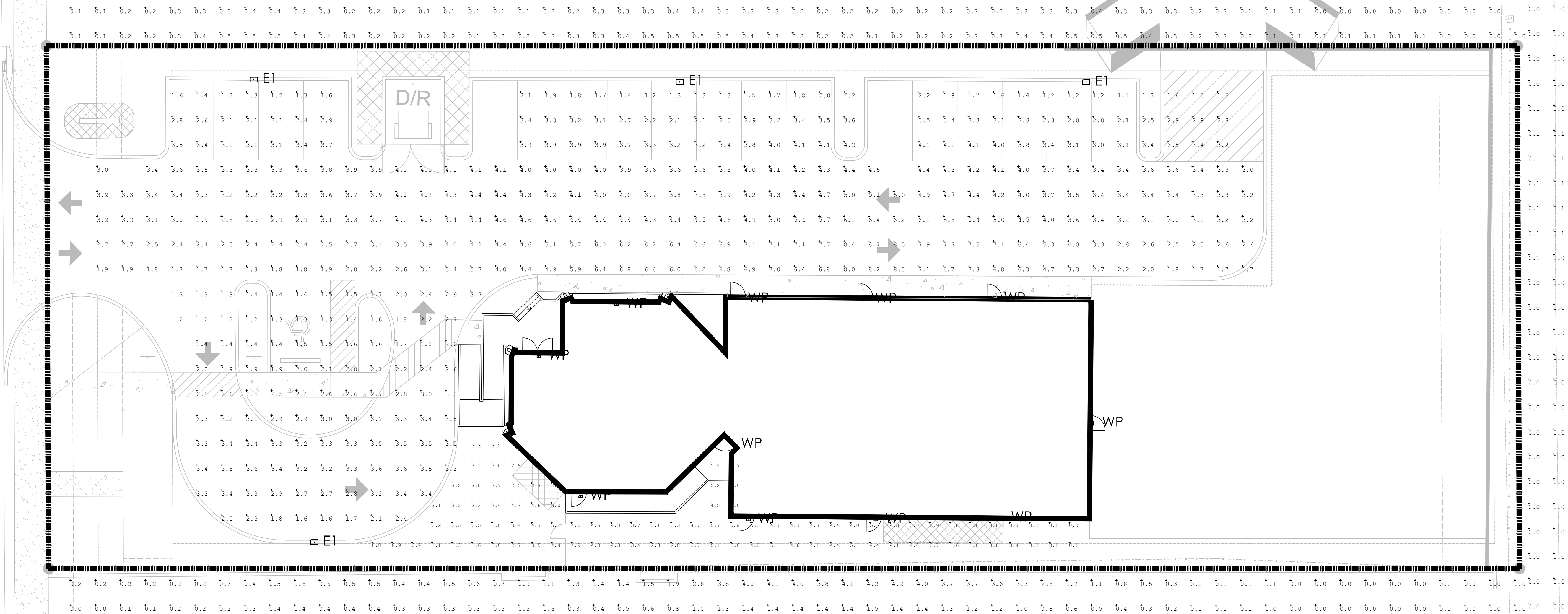
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PALM SPRINGS, FL

XTERIOR LIGHTING  
HOTOMETRIC

Sheet No.  
DE-1

| Luminaire Schedule (Issue: January 15th, 2021)                                                                        |                             |                   |                                                                                                                                                           | Brave Little Stars Academy - Palm Springs, FL     |               |                 |                                                                            |
|-----------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------|-----------------|----------------------------------------------------------------------------|
| Contact Farren Halcovich with Commercial Lighting Industries, 760-381-9815, Farren@CommercialLighting.net for pricing |                             |                   |                                                                                                                                                           |                                                   |               |                 |                                                                            |
| Fixture Type                                                                                                          | Description                 | Dimming Interface | Product Registration ID                                                                                                                                   | Lamps, CCT, Lumens, Optics, CRI                   | Input Voltage | Fixture Wattage | Mounting, Finishes, Remarks & Other Notes                                  |
| ARCHITECTURAL FIXTURE TYPES                                                                                           |                             |                   |                                                                                                                                                           |                                                   |               |                 |                                                                            |
| E1                                                                                                                    | LED AREA LIGHT TYPE IV DIST | NON DIM           | CLI-OOBLSAE1                                                                                                                                              | LED MODULE, 4000K, 24000LM, TYPE 4 OPTICS, 70 CRI | 120-277       | 185W            | POLE MOUNTED AT 25'0" WITH BACKLIGHT CONTROL. BLACK MATTE TEXTURED FINISH. |
| WP                                                                                                                    | LED WALL PACK TYPE III DIST | NON DIM           | CLI-OOBLSAWP                                                                                                                                              | LED MODULE, 4000K, 2662LM, TYPE 3 OPTICS, 70 CRI  | 120-277       | 29W             | MOUNTED AT 9'-0" ABOVE FINISH GRADE AT EXTERIOR EXITS                      |
|                                                                                                                       |                             |                   | SUBSTITUTIONS ARE NOT ALLOWED AND VALUE ENGINEERING WILL NOT BE CONSIDERED WITHOUT EXPRESSED WRITTEN APPROVAL FROM THE ARCHITECT OR OWNER. NO EXCEPTIONS. |                                                   |               |                 |                                                                            |



BRAVE LITTEL STARS ACADEMY - PALM BEACH , FL  
MAINTAINED ILLUMINANCE CALCULATIONS AT FINISH GRADE  
REVISED 2-15-21

| Luminaire Schedule                                                                  |     |       |             |                   |       |                             |
|-------------------------------------------------------------------------------------|-----|-------|-------------|-------------------|-------|-----------------------------|
| Symbol                                                                              | Qty | Label | Arrangement | Total Lamp Lumens | LLF   | Description                 |
|  | 4   | E1    | SINGLE      | N.A.              | 0.900 | LED AREA LIGHT TYPE IV DIST |
|  | 11  | WP    | SINGLE      | N.A.              | 0.900 | LED WALL PACK TYPE III DIST |

| Calculation Summary      |             |       |     |     |     |         |         |
|--------------------------|-------------|-------|-----|-----|-----|---------|---------|
| Label                    | CalcType    | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Grass Area               | Illuminance | Fc    | 3.3 | 6.8 | 0.0 | N.A.    | N.A.    |
| Parking                  | Illuminance | Fc    | 3.4 | 8.7 | 1.1 | 3.1     | 7.9     |
| Trespass Non Residential | Illuminance | Fc    | 0.6 | 4.2 | 0.0 | N.A.    | N.A.    |
| Trespass Residential     | Illuminance | Fc    | 0.0 | 0.1 | 0.0 | N.A.    | N.A.    |

1 EXTERIOR LIGHTING PHOTOMETRIC  
3/32" = 1'-0"

|           |            |
|-----------|------------|
| Scale     | Date       |
| AS SHOWN  | 02.15.2011 |
| Drawn By  | Checked By |
| J.V.      | I.D.       |
| Job No.   |            |
| Sheet No. |            |
| DE-1      |            |



LEGAL DESCRIPTION

(ORB 31583 page 559)

PARCEL 1 THE NORTH 1/2 OF ALL THAT PART OF TRACT 15 OF MODEL LAND CO. SUBDIVISION OF SECTION 20, T. 44 S, R. 43 E, AS PER PLAT RECORDED IN PLAT BOOK 5, PAGE 79, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF CONGRESS AVENUE (WHICH SAID EAST LINE OF CONGRESS AVENUE IS PARALLEL TO AND 18 FEET EAST OF THE WEST LINE OF SAID TRACT 15), 756.9 FEET NORTH OF THE POINT WHERE THE EAST LINE OF CONGRESS AVENUE INTERSECTS THE NORTH LINE OF TENTH AVENUE (WHICH SAID NORTH LINE OF TENTH AVENUE IS PARALLEL TO AND 10 FEET NORTH OF THE SOUTH LINE OF TRACT 16 OF SAID MODEL LAND CO. SUBDIVISION OF SECTION 20, T. 44 S, R. 43 E), AND RUNNING THENCE NORTH ALONG THE EAST LINE OF CONGRESS AVENUE, A DISTANCE OF 110 FEET; THENCE RUNNING PARALLEL TO THE SAID NORTH LINE OF TENTH AVENUE, A DISTANCE OF 312 FEET; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT 15, A DISTANCE OF 110 FEET; THENCE WEST A DISTANCE OF 312 FEET TO A POINT OF BEGINNING, LESS SO MUCH THEREOF AS LIES WITHIN 50 FEET OF, MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, LESS THE RIGHT OF WAY OF CONGRESS AVENUE.

AND PARCEL 2 BEING A PARCEL LYING WITHIN THE NORTH 170 FEET OF THE SOUTH 390 FEET OF TRACT 15, OF MODEL LAND CO. SUBDIVISION OF SECTION 20, T. 44 S, R. 43 E, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS AS RECORDED IN PLAT BOOK 5, PAGE 79, PALM BEACH COUNTY PUBLIC RECORDS, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 20, THENCE S 01°36'11" W (BEARING ASSUMED AND ALL OTHER BEARINGS ARE RELATIVE THERETO) ALONG THE WEST LINE OF SAID SECTION 20 A DISTANCE OF 287.07 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF THE NORTH 170 FEET OF THE SOUTH 390 FEET OF SAID TRACT 15; THENCE S 88°09'15" E ALONG THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF THE NORTH 170 FEET OF THE SOUTH 390 FEET OF SAID TRACT 15 A DISTANCE OF 50.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF CONGRESS AVENUE, AS NOW LAID OUT AND IN USE, THENCE S 01°36'11" W ALONG SAID EASTERLY RIGHT OF WAY LINE OF CONGRESS AVENUE, A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING;

THENCE S 88°09'15" E PARALLEL WITH THE NORTH LINE OF THE SOUTH 390 FEET OF TRACT 15, A DISTANCE OF 295.35 FEET; THENCE S 01°36'11" W PARALLEL WITH AND 295.35 FEET EAST OF THE EAST RIGHT OF WAY LINE OF CONGRESS AVENUE, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 170' OF THE SOUTH 390 FEET OF TRACT 15; THENCE N 88°09'15" W, ALONG THE SAID SOUTH LINE OF THE NORTH 170 FEET OF THE SOUTH 390 FEET OF TRACT 15 A DISTANCE OF 295.35 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF CONGRESS AVENUE, THENCE N 01°36'11" E, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION: 70-43-44-20-01-015-0010

ALSO DESCRIBED BY METES AND BOUNDS FOR THIS SURVEY AS FOLLOWS:

A PARCEL OF LAND LYING IN TRACT 15 OF "MODEL LAND CO. SUBDIVISION OF SECTION 20, T. 44 S, R. 43 E", RECORDED IN PLAT BOOK 5, PAGE 79, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 20;

THENCE ALONG THE WEST LINE OF SAID SECTION 20, S01°36'08"W FOR 407.07 FEET;

THENCE S88°09'18"E FOR 50.00 FEET TO THE EAST RIGHT-OF-WAY OF CONGRESS AVENUE RECORDED IN OFFICIAL RECORDS BOOK 965, PAGE 382 OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING;

THENCE CONTINUE S88°09'18"E FOR 295.35 FEET TO THE EAST LINE OF SAID TRACT 15;

THENCE ALONG THE SAID EAST LINE OF TRACT 15, S01°36'08"W FOR 105.00 FEET;

THENCE N88°09'18"W FOR 295.35 FEET TO THE SAID EAST RIGHT-OF-WAY OF CONGRESS AVENUE;

THENCE ALONG SAID EAST RIGHT-OF-WAY, N01°36'08"E FOR 105.00 FEET TO THE POINT OF BEGINNING.

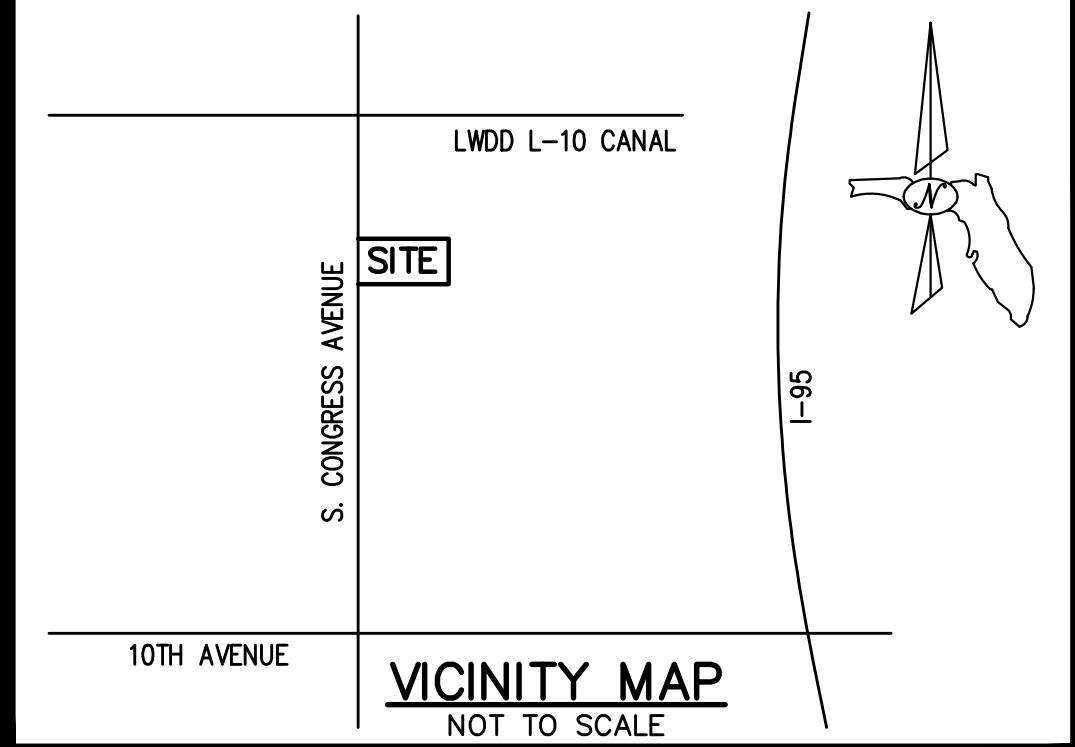
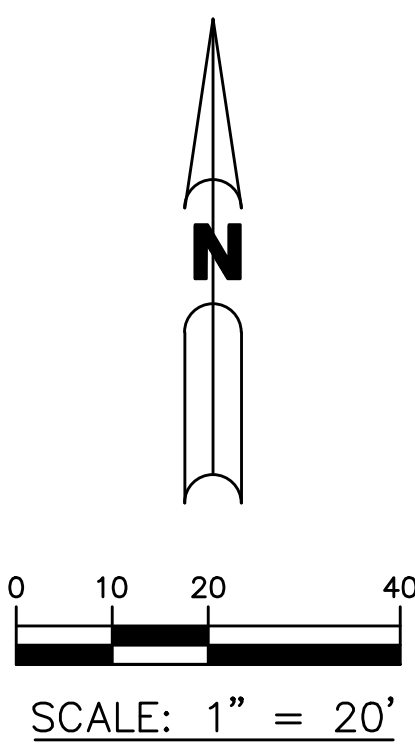
CONTAINING 31,011 SQUARE FEET (0.712 ACRES), MORE OR LESS.

ABBREVIATIONS:

P.O.C. - POINT OF COMMENCEMENT  
P.O.B. - POINT OF BEGINNING  
P.B. - PLAT BOOK  
ORB - OFFICIAL RECORD BOOK  
D.B. - DEED BOOK  
PG. - PAGE  
R/W - RIGHT-OF-WAY  
U.E. - UTILITY EASEMENT  
D.E. - DRAINAGE EASEMENT  
FPUE - FLORIDA PUBLIC UTILITIES EASEMENT  
INV. - INVERT  
CONC. - CONCRETE

(D) - DEED DIMENSION  
(M) - MEASURED DIMENSION  
CL - CENTERLINE  
IR - IRON ROD  
IR/C - IRON ROD WITH CAP AS NOTED  
MN&TT - MAG NAIL & TIN TAB  
N/D - NAIL & DISK  
PK - PARKER KALON  
NAD - NORTH AMERICAN DATUM  
LB - LICENSED BUSINESS EL. or ELEV. - ELEVATION  
PSM - PROFESSIONAL SURVEYOR & MAPPER  
MCC - PALM BEACH COUNTY COMMISSION MINUTES BOOK  
LWDD - LAKE WORTH DRAINAGE DISTRICT

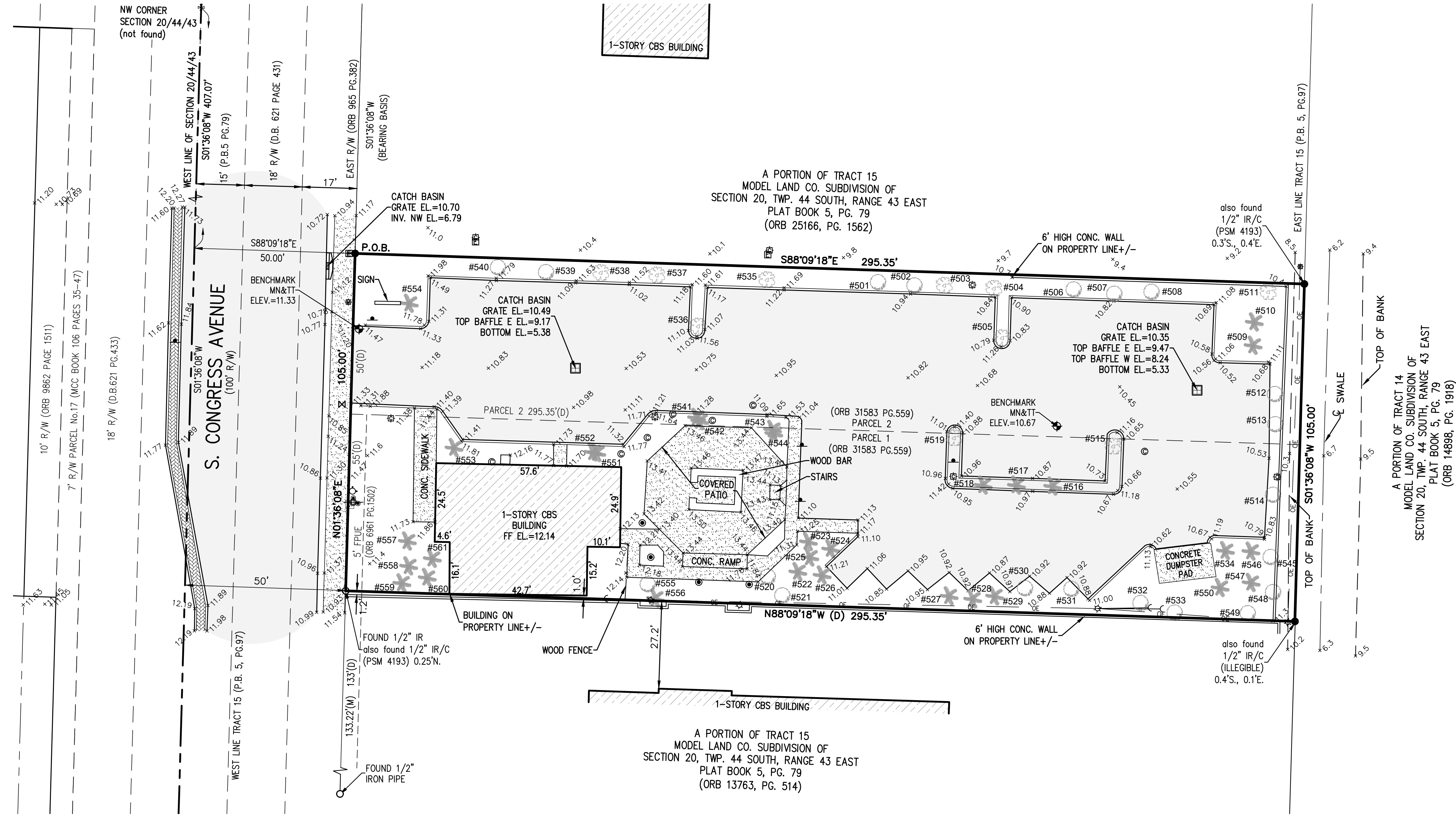
| LEGEND                      |  |
|-----------------------------|--|
| BACKFLOW PREVENTER          |  |
| BENCHMARK                   |  |
| BOLLARD                     |  |
| CATCH BASIN                 |  |
| CURB INLET @ LOW POINT      |  |
| CLEANOUT                    |  |
| CONCRETE LIGHT POLE         |  |
| ELECTRIC BOX                |  |
| FIRE HYDRANT                |  |
| GUY ANCHOR                  |  |
| METAL LIGHT POLE            |  |
| SIGN                        |  |
| WATER METER                 |  |
| WATER VALVE                 |  |
| WOOD POWER POLE             |  |
| OAK TREE                    |  |
| PALM TREE                   |  |
| UNKNOWN TREE                |  |
| ASPHALT                     |  |
| BRICK                       |  |
| BUILDING                    |  |
| CONCRETE                    |  |
| SET IR/C "BROWN & PHILLIPS" |  |

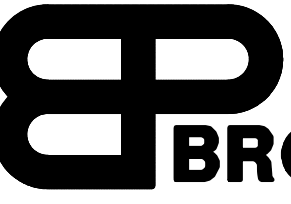


| TAG # | TREE TYPE | DBH | TAG # | TREE TYPE | DBH | TAG # | TREE TYPE | DBH |
|-------|-----------|-----|-------|-----------|-----|-------|-----------|-----|
| 501   | UNKNOWN   | 14" | 522   | PALM      | 12" | 543   | PALM      | 4"  |
| 502   | UNKNOWN   | 14" | 523   | PALM      | 10" | 544   | PALM      | 4"  |
| 503   | OAK       | 16" | 524   | PALM      | 12" | 545   | UNKNOWN   | 8"  |
| 504   | OAK       | 12" | 525   | PALM      | 14" | 546   | PALM      | 16" |
| 505   | OAK       | 6"  | 526   | PALM      | 16" | 547   | PALM      | 16" |
| 506   | UNKNOWN   | 18" | 527   | PALM      | 8"  | 548   | UNKNOWN   | 6"  |
| 507   | UNKNOWN   | 16" | 528   | PALM      | 6"  | 549   | UNKNOWN   | 6"  |
| 508   | UNKNOWN   | 18" | 529   | PALM      | 12" | 550   | PALM      | 18" |
| 509   | PALM      | 16" | 530   | UNKNOWN   | 12" | 551   | PALM      | 4"  |
| 510   | PALM      | 14" | 531   | UNKNOWN   | 14" | 552   | PALM      | 4"  |
| 511   | OAK       | 10" | 532   | UNKNOWN   | 8"  | 553   | PALM      | 4"  |
| 512   | UNKNOWN   | 10" | 533   | UNKNOWN   | 10" | 554   | PALM      | 4"  |
| 513   | UNKNOWN   | 10" | 534   | PALM      | 12" | 555   | UNKNOWN   | 10" |
| 514   | UNKNOWN   | 8"  | 535   | OAK       | 14" | 556   | PALM      | 24" |
| 515   | OAK       | 8"  | 536   | OAK       | 14" | 557   | PALM      | 16" |
| 516   | PALM      | 10" | 537   | OAK       | 10" | 558   | PALM      | 14" |
| 517   | PALM      | 10" | 538   | OAK       | 16" | 559   | PALM      | 16" |
| 518   | PALM      | 8"  | 539   | UNKNOWN   | 14" | 560   | PALM      | 8"  |
| 519   | OAK       | 8"  | 540   | UNKNOWN   | 18" | 561   | PALM      | 18" |
| 520   | UNKNOWN   | 12" | 541   | PALM      | 6"  |       |           |     |
| 521   | UNKNOWN   | 12" | 542   | PALM      | 6"  |       |           |     |

SURVEY REPORT:

- THIS IS A BOUNDARY SURVEY, PREPARED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.051 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE.
  - THE FIELD WORK WAS COMPLETED ON SEPTEMBER 18, 2020.
  - BEARINGS ARE BASED ON S01°36'08"W (GRID, NAD83/1990 ADJUSTMENT, PER PALM BEACH COUNTY SURVEY DEPARTMENT SECTION DATA) ALONG THE EAST RIGHT-OF-WAY OF S. CONGRESS AVENUE.
  - THE LEGAL DESCRIPTION IS RECORDED IN OFFICIAL RECORD BOOK 31583 PAGE 559.
  - AREA = 31,011 SQUARE FEET (0.712 ACRES), MORE OR LESS.
  - EASEMENTS, RESTRICTIONS AND OTHER ITEMS OF RECORD SHOWN ARE PER SCHEDULE B-II OF AN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AMERICAN LAND TITLE ASSOCIATION COMMITMENT. COMMITMENT NUMBER: 885496; PROPOSED INSURED: SOUTHEAST CORPORATION SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; COMMITMENT DATE: MAY 12, 2020.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY BROWN & PHILLIPS, INC. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.
  - ALL FIELD-MEASURED DIMENSIONS ALONG THE BOUNDARY WERE IN SIGNIFICANT AGREEMENT WITH THE PLAT, DEED, AND/OR CALCULATED VALUES.
  - ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1:7,500.
  - THE EXPECTED HORIZONTAL AND VERTICAL PRECISION OF ITEMS SHOWN ON THIS SURVEY ARE AS FOLLOWS:
    - BOUNDARY LINES - 0.10'
    - TOPOGRAPHIC FEATURES - 0.20'
    - ELEVATIONS ON CONSTRUCTED HARD SURFACES (PAVEMENT, CONCRETE, ETC.) - 0.05'
    - ELEVATIONS ON NATURAL SURFACES (GROUND, DIRT, ETC.) - 0.10'
  - THE PROPOSED USE OF THE SUBJECT PROPERTY IS A DAYCARE FACILITY.
  - THE CONTRACTED PURPOSE OF THIS SURVEY IS FOR ZONING APPROVAL. THIS SURVEY IS NOT VALID FOR ANY OTHER USE.
  - ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE: -SCHMIDT NICHOLS LANDSCAPE ARCHITECTURE AND URBAN PLANNING.
  - THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20', ON A 24"x 36" SHEET.
  - SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
  - NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY.
  - ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988, AND ARE REFERENCED TO PALM BEACH COUNTY BENCHMARK "CON 29", ELEVATION=12.15.
  - SPOT DENOTES SPOT ELEVATION, REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.
  - FLOOD ZONE INFORMATION OBTAINED FROM PALM BEACH COUNTY WEBSITE: <http://maps.co.palm-beach.fl.us/cwgis/?app=floodzones>; EFFECTIVE FLOOD ZONE (OCTOBER 2017): AE, BASE FLOOD ELEVATION=11.0 FT NAVD.
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PROFESSIONAL SURVEYING SERVICES  
CERTIFICATE OF AUTHORIZATION # LB 6473  
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

| DATE | REVISIONS | # |
|------|-----------|---|
|      |           |   |
|      |           |   |
|      |           |   |
|      |           |   |

SKETCH OF  
BOUNDARY  
SURVEY

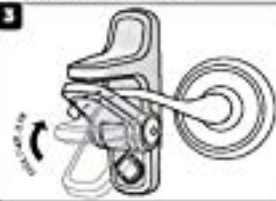
LITTLE BRAVE STARS  
DAYCARE  
3108 S. CONGRESS AVE.

DRAWN: DKN  
CHECKED: JEP  
F.B. PALM SPRINGS  
PAGES: 31-33

PROJ. No. 20-079  
SCALE: 1"=20'  
DATE: OCT. 2020  
SHEET 1 OF 1

JOHN E. PHILLIPS III  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA No. 4826  
DATE: \_\_\_\_\_

# CHILD PROOF LOCK DOOR DETAILS

| Installation Preparation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Preparación de la instalación                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>BEFORE YOU BEGIN:</b><br/>Clean and dry the contact surface.<br/>To ensure the lock works with your door handle:</p> <p><b>1</b> Rotate the lock arm down by pinching both side buttons and pushing down on the arm (Figure 1).</p> <p><b>2</b> With paper still on adhesive, hold lock in position (using rough dimensions) behind door lever and push door handle down to make sure there is clearance for door handle to operate (Figure 2). If lock works with your handle, proceed to "To Install" step 1.</p>                    | <p><b>ANTES DE COMENZAR:</b><br/>Limpie y seque la superficie de contacto.<br/>Para asegurarse de que la traba funcione correctamente con la manija de su puerta:</p> <p><b>1</b> Rote el brazo de bloqueo, presionando ambos botones laterales y empuje el brazo hacia abajo (Figura 1).</p> <p><b>2</b> Aún con el papel adhesivo, mantenga la traba en su posición (utilizando dimensiones aproximadas) detrás de la manija de la puerta y lleve la manija de la puerta hacia abajo para asegurarse de que haya espacio para que la manija funcione (Figura 2). Si la traba funciona con su manija, proceda con el paso 1 "Para instalar".</p> |
| <p><b>To Install</b></p> <p><b>1</b> Mark location of lock with pencil: With paper still on adhesive, position lock roughly 1/2" (1.27 cm) from the base of the door lever and 1/4" (0.63 cm) from the top of the handle (Figure 3) and lightly mark the location (top, bottom, left, and right).</p> <p><b>2</b> Remove from adhesive backing film from adhesive (Figure 2).</p> <p><b>3</b> Align lock with pencil marks and press firmly onto door (Figure 3). <b>IMPORTANT: Wait 24 hours for adhesive to set before using lock.</b></p> | <p><b>Para instalar</b></p> <p><b>1</b> Marque la ubicación de la traba con lápiz: Aún con el papel adhesivo, coloque la traba aproximadamente a 1/2" (1.27 cm) de la base de la manija de la puerta y a 1/4" (0.63 cm) de la parte superior de la manija (Figura 3) y marque la ubicación (arriba, abajo, izquierda y derecha).</p> <p><b>2</b> Quite la película plástica del adhesivo de la parte posterior (Figura 2).</p> <p><b>3</b> Alinee la traba con las marcas en lápiz y presione firmemente sobre la puerta (Figura 3). <b>¡IMPORTANTE: Espere 24 horas para que el adhesivo quede bien fijado antes de utilizar la traba.</b></p>   |
| <p><b>1</b> </p> <p><b>2</b> </p> <p><b>3</b>  Wait 24 hours<br/>Espere 24 horas</p>                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>To Use</b></p> <p><b>1</b> To unlock: While pinching the side buttons in, push the pivoting lock arm down to unlock (Figure 1).</p> <p><b>2</b> Deactivation Feature: Push all the way down until you hear a click (Figure 2). Ensure the yellow "deactivated" indicators appear.</p> <p><b>3</b> To lock: Press the side buttons and raise the lock arm until it is snug around your door handle (Figure 3). Test handle to be sure lock functions properly.</p>                                                                      | <p><b>Para Usar</b></p> <p><b>1</b> Para desbloquear: Mientras presiona los botones laterales, empuje el brazo de bloqueo pivotante hacia abajo para desbloquear (Figura 1).</p> <p><b>2</b> Características para desactivar: Presione hacia abajo hasta escuchar un clic (Figura 2). Asegúrese de que aparezcan los indicadores amarillos de "desactivador".</p> <p><b>3</b> Para bloquear: Presione los botones laterales y levante el brazo de bloqueo hasta que quede firme a la manija de su puerta (Figura 3). Pruebe la manija para asegurarse de que la traba funcione correctamente.</p>                                                 |
| <p><b>1</b> </p> <p><b>2</b>  Yellow = Deactivated<br/>Amarillo = Desactivado</p> <p><b>3</b> </p>                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>To Remove</b></p> <p>Carefully use fishing line or dental floss in a sawing motion to cut adhesive away from lock. Remaining adhesive residue can be rolled off the door. Note: addition of heat from a hair dryer can help soften the adhesive and aid in removal.</p>                                                                                                                                                                                                                                                                | <p><b>Para quitar</b></p> <p>Use a floss or dental floss with caution, imitating the movement of a saw, to cut the adhesive from the lock. The adhesive residue can be rolled off the door. Note: application of heat from a hair dryer can help soften the adhesive and aid in removal.</p>                                                                                                                                                                                                                                                                                                                                                      |



# Decoy button vs Operational button



When not in use, push the lock arm down until you see the yellow deactivated indicator.



# CONCRETE FENCING

- ▶ **ATTRACTIVE** - Multiple patterns and colors
- ▶ **DURABLE** - Withstands wind gusts up to 175 M.P.H.
- ▶ **GREAT VALUE** - Cost effective – low maintenance



**ENGINEERED TO  
withstand wind gusts  
up to 175 M.P.H.**

**Precast concrete fence** products are produced to meet the masonry fence requirements for most South Florida cities. This cost-effective and quick installation option for a masonry fence provides maintenance-free, durable choices for **Housing Development, security fencing, privacy/security enclosures for swimming pools or entertainment areas and HOA's** that are looking for an attractive and durable option.

## NEED MORE INFORMATION OR A QUOTE?

Call us at **954-564-6245** or email us at [sales@acprecastfl.com](mailto:sales@acprecastfl.com) and let us introduce you to one of the better investments you'll ever make!

## PRECAST CONCRETE FENCES

### Why they are better!

Precast concrete fences have several advantages over other types of fences. Here's why you should choose our product when considering a new, durable fence.

- ▶ **Attractive** - textured designs on both sides of wall as well as posts and caps
- ▶ **Cost-effective** - cheaper than other masonry walls
- ▶ **Low maintenance** - Does not rot like wood and it has its own integral color, so no painting required
- ▶ **Speedy installation** - a minimum disruption for homeowner
- ▶ **No continuous foundation required** - so less invasive for established landscapes
- ▶ **Good sound barrier for roadsides** - also blocks car lights
- ▶ **Durable** - withstands higher wind speed than wood, plastic or pvc fencing
- ▶ **Easily repaired** - each section is self-contained
- ▶ **Color options available**
- ▶ **5 year warranty against product defects**



## ATLANTIC COAST PRECAST

520 N.E. 34th Street, Oakland Park, FL 33334  
Phone: 954-564-6245 | Email: [Sales@ACPrecastFL.com](mailto:Sales@ACPrecastFL.com)  
[atlanticcoastprecast.com](http://atlanticcoastprecast.com)



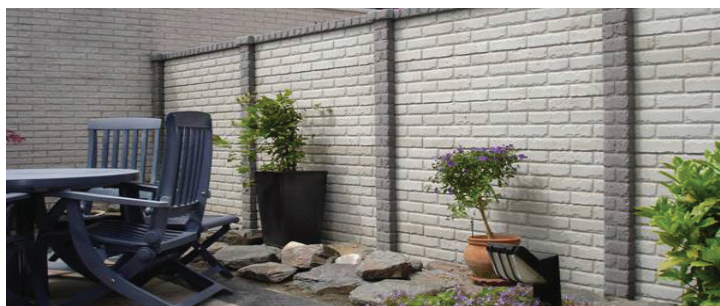
# AVAILABLE PATTERNS FOR DOUBLE-SIDED CONCRETE FENCING

## "Old Style Chicago" Brick Design

This attractive design is available in a number of colors. The colors reflect the color and characteristics of real brick, while incorporating the durability of concrete.

- Engineered to withstand wind gusts up to 175 M.P.H.

**Other Color  
Options Available!**



## Vertical Wood Grain Design

The woodgrain design reflects the warm appearance and natural feel of a crafted wooden fence with the permanence, durability and strength of concrete.

- Engineered to withstand wind gusts up to 175 M.P.H.

**Other Color  
Options Available!**



## Stone Design

Our stone concrete fence has the appearance of a wall built using flat stones. This quality product is produced in a sandstone color, has deep texturing on both sides and combines the splendor of stone with the durability and affordability of concrete.

- Engineered to withstand wind gusts up to 175 M.P.H.

**Other Color  
Options Available!**



## Horizontal Wood Grain Fence

The horizontal wood grain design appears like a classic wood fence. It encompasses the welcoming look and feel of wood, with the durability and strength of concrete.

- Engineered to withstand wind gusts up to 175 M.P.H.

**Other Color  
Options Available!**



| PRODUCT SPECIFICATIONS - HORIZONTAL DESIGNS<br>5 ft span from post to post |                    |                                                |                    | PRODUCT SPECIFICATIONS - VERTICAL DESIGNS<br>6 ft span from post to post |              |                                                 |                    |
|----------------------------------------------------------------------------|--------------------|------------------------------------------------|--------------------|--------------------------------------------------------------------------|--------------|-------------------------------------------------|--------------------|
| PANELS                                                                     |                    | POSTS                                          |                    | PANELS                                                                   |              | POSTS                                           |                    |
| Length                                                                     | 4' 8 1/2"          | Height                                         | 9' 10"             | Height                                                                   | 5' 6"        | Height                                          | 9' 10"             |
| Width                                                                      | 12"                | Width                                          | 6" x 5 1/2"        | Width                                                                    | 11 1/2"      | Width                                           | 6" x 6"            |
| Thickness                                                                  | 1 3/4"             | Reinforcing                                    | (2) #5 REBAR       | Thickness                                                                | 2 1/4"       | Reinforcing                                     | (2) #4 REBAR       |
| Strength                                                                   | 4000 PSI @ 28 days | Strength                                       | 4000 PSI @ 28 days | Reinforcing                                                              | (2) #3 REBAR | Strength                                        | 4000 PSI @ 28 Days |
| TOP RAIL                                                                   |                    | 2 3/4"H x 4"H x 4' 8 1/2" LONG<br>(1) #3 REBAR |                    | TOP RAIL                                                                 |              | 3 1/2"H x 5 3/4"W x 6' 8" LONG<br>(1) #4 REBAR  |                    |
|                                                                            |                    |                                                |                    | BOTTOM RAIL                                                              |              | 5 3/4"H x 5 3/4" W x 6' 8" LONG<br>(2) #4 REBAR |                    |



## EXISTING MONUMENT SIGN REFACE



PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS  
FOR  
**BRAVE LITTLE STARS ACADEMY**

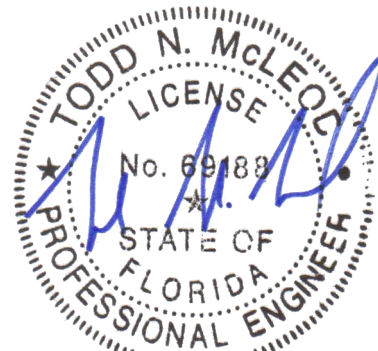
PALM SPRINGS, FL  
MMA #20-050

December 4, 2020  
Revised:  
January 25, 2021

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CIVIL ENGINEERS



TODD N. McLEOD, P.E.

Florida License No. 69188

1/25/2021

Date

# PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS

Project Name: BRAVE LITTLE STARS ACADEMY  
Project #: MMA #20-050

Engineer: TNM  
Date: 12/04/20  
Revised: 01/25/21

## LAND USE BREAKDOWN

### EXISTING

Site Area = 0.71 ac  
Basin Area = 0.71 ac

|                           | Acres   | %     | Grading |       |
|---------------------------|---------|-------|---------|-------|
|                           |         |       | From    | To    |
| Impervious Area           |         |       |         |       |
| Building                  | 0.10 ac | (14%) | 12.14   |       |
| Pavement                  | 0.40 ac | (56%) | 10.35   | 12.00 |
| Pervious Area             |         |       |         |       |
| Green Space               | 0.21 ac | (30%) | 11.00   | 12.00 |
| Subtotal Impervious Areas | 0.50 ac | (70%) |         |       |
| Subtotal Pervious Areas   | 0.21 ac | (30%) |         |       |

### Find Curve Number:

Avg. Pervious Ground El. = 11.50  
Control Elevation = 7.00 (NAVD; Permit File)  
Depth to Water Table = 4.50  
Soil Type = Flatwoods

### Soil Storage Table

(SFWMD's Vol. IV, Basis of Review, page E-2)

| Depth to W.T. (ft) | Coastal Storage (in) | Flatwoods Storage (in) | Depression Storage (in) |
|--------------------|----------------------|------------------------|-------------------------|
| 1.0                | 0.6                  | 0.6                    | 0.6                     |
| 2.0                | 2.5                  | 2.5                    | 2.1                     |
| 3.0                | 6.6                  | 5.4                    | 4.4                     |
| 4.0                | 10.9                 | 9.0                    | 6.8                     |

Pervious Area = 0.21 ac  
Storage from Table = 6.75 in (w/ 25% compaction)  
Available Soil Storage = 0.12 af  
Soil Moisture Storage (S) = 2.00 in  
Curve Number = 83

# PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS

Project Name: BRAVE LITTLE STARS ACADEMY  
 Project #: MMA #20-050

Engineer: TNM  
 Date: 12/04/20  
 Revised: 01/25/21

## LAND USE BREAKDOWN

### PROPOSED

Site Area = 0.71 ac  
 Basin Area = 0.71 ac

|                           | Acres          | %     | Grading      |              |
|---------------------------|----------------|-------|--------------|--------------|
|                           |                |       | From         | To           |
| Impervious Area           |                |       |              |              |
| Building                  | <u>0.10 ac</u> | (14%) | <u>12.00</u> |              |
| Pavement                  | <u>0.28 ac</u> | (39%) | <u>10.40</u> | <u>12.00</u> |
| Pervious Area             |                |       |              |              |
| Green Space               | <u>0.19 ac</u> | (27%) | <u>10.40</u> | <u>12.00</u> |
| Play Area                 | <u>0.14 ac</u> | (20%) | <u>10.00</u> | <u>11.00</u> |
| Subtotal Impervious Areas | <u>0.38 ac</u> | (54%) |              |              |
| Subtotal Pervious Areas   | <u>0.33 ac</u> | (46%) |              |              |

### Find Curve Number:

Avg. Pervious Ground El. = 10.90  
 Control EL. = 7.00 (NAVD; Permit File)  
 Depth to Water Table = 3.90  
 Soil Type = Flatwoods

### Soil Storage Table

(SFWMD's Vol. IV, Basis of Review, page E-2)

| Depth to W.T. (ft) | Coastal Storage (in) | Flatwoods Storage (in) | Depression Storage (in) |
|--------------------|----------------------|------------------------|-------------------------|
| 1.0                | 0.6                  | 0.6                    | 0.6                     |
| 2.0                | 2.5                  | 2.5                    | 2.1                     |
| 3.0                | 6.6                  | 5.4                    | 4.4                     |
| 4.0                | 10.9                 | 9.0                    | 6.8                     |

Pervious Area = 0.33 ac  
 Storage from Table = 6.49 in (w/ 25% compaction)  
 Avail Soil Storage = 0.18 af  
 Soil Moisture Storage (S) = 3.02 in  
 Curve Number = 77



## STORM WATER MANAGEMENT CALCULATIONS

Project Name: BRAVE LITTLE STARS ACAD  
 Project #: MMA #20-050

Engineer: TNM

Date: 12/04/20

Revised: 01/25/21

### STAGE -STORAGE CALCULATIONS

#### EXISTING

|                 |       |
|-----------------|-------|
| Starting Stage  | 7.00  |
| Ending Stage    | 13.00 |
| Stage Increment | 1.00  |

| Name       | Pavement | Green<br>Space | Exfil Trench |         |
|------------|----------|----------------|--------------|---------|
| Area       | 0.40     | 0.21           | 0.12 (AF)    |         |
| Start Elev | 10.35    | 11.00          | 7.00         |         |
| End Elev   | 12.00    | 12.00          | 8.50         |         |
| Stage      | Linear   | Linear         | Linear       | Total   |
| Feet       | Storage  | Storage        | Storage      | Storage |
| NAVD       | Ac-ft    | Ac-ft          | Ac-ft        | Ac-ft   |
| 7.00       | 0.00     | 0.00           | 0.00         | 0.00    |
| 8.00       | 0.00     | 0.00           | 0.08         | 0.08    |
| 9.00       | 0.00     | 0.00           | 0.12         | 0.12    |
| 10.00      | 0.00     | 0.00           | 0.12         | 0.12    |
| 11.00      | 0.05     | 0.00           | 0.12         | 0.17    |
| 12.00      | 0.33     | 0.11           | 0.12         | 0.56    |
| 13.00      | 0.73     | 0.32           | 0.24         | 1.29    |

## PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS

Project Name: BRAVE LITTLE STARS ACADEMY

Project #: MMA #20-050

Engineer: TNM

Date: 12/04/20

Revised: 01/25/21

### STAGE -STORAGE CALCULATIONS

#### PROPOSED

|                 |       |
|-----------------|-------|
| Starting Stage  | 7.00  |
| Ending Stage    | 13.00 |
| Stage Increment | 1.00  |

| Name       | Pavement | Green<br>Space | Play Area | Trench    |         |
|------------|----------|----------------|-----------|-----------|---------|
| Area       | 0.28     | 0.19           | 0.14      | 0.12 (AF) |         |
| Start Elev | 10.40    | 10.40          | 10.00     | 7.00      |         |
| End Elev   | 12.00    | 12.00          | 11.00     | 8.50      |         |
| Stage      | Linear   | Linear         | Linear    | Linear    | Total   |
| Feet       | Storage  | Storage        | Storage   | Storage   | Storage |
| NAVD       | Ac-ft    | Ac-ft          | Ac-ft     | Ac-ft     | Ac-ft   |
| 7.00       | 0.00     | 0.00           | 0.00      | 0.00      | 0.00    |
| 8.00       | 0.00     | 0.00           | 0.00      | 0.08      | 0.08    |
| 9.00       | 0.00     | 0.00           | 0.00      | 0.12      | 0.12    |
| 10.00      | 0.00     | 0.00           | 0.00      | 0.12      | 0.12    |
| 11.00      | 0.03     | 0.02           | 0.07      | 0.12      | 0.24    |
| 12.00      | 0.22     | 0.15           | 0.21      | 0.12      | 0.71    |
| 13.00      | 0.50     | 0.34           | 0.35      | 0.12      | 1.32    |

## PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS

Project Name: BRAVE LITTLE STARS ACADEMY

Project #: MMA #20-050

Engineer: TNM

Date: 12/04/20

Revised: 01/25/21

### POST-DEVELOPMENT RUNOFF (ZERO DISCHARGE CALCULATIONS)

|                                       |         |
|---------------------------------------|---------|
| Soil Moisture Storage ( $S_{exist}$ ) | 2.00 in |
| Soil Moisture Storage ( $S_{prop}$ )  | 3.02 in |

|                                      |         |            |
|--------------------------------------|---------|------------|
| 25 Year, 3 Day Rainfall Amount (P):  | 13.0 in | Figure C-8 |
| 100 Year, 3 Day Rainfall Amount (P): | 16.0 in | Figure C-9 |

### PRE/POST RUNOFF: 25-YEAR, 3-DAY RUNOFF CALCULATIONS:

#### Existing:

$$Q = (P - (0.2XS))^2 / (P + (0.8*S))$$
$$= 10.9 \text{ in}$$

$$\text{Volume} = Q \times \text{Site Area} \times 1' / 12''$$
$$= 10.9 \text{ in} \times 0.71 \times 1' / 12'' = 0.64 \text{ AF}$$

$$Q = (P - (0.2XS))^2 / (P + (0.8*S))$$
$$= 10.0 \text{ in}$$

$$\text{Volume} = Q \times \text{Site Area} \times 1' / 12''$$
$$= 10.0 \text{ in} \times 0.71 \times 1' / 12'' = 0.59 \text{ AF}$$

### FINISHED FLOORS: 100-YEAR, 3-DAY RUNOFF CALCULATIONS:

#### Existing:

$$Q = (P - (0.2XS))^2 / (P + (0.8*S))$$
$$= 13.8 \text{ in}$$

$$\text{Volume} = Q \times \text{Site Area} \times 1' / 12''$$
$$= 13.8 \text{ in} \times 0.71 \times 1' / 12'' = 0.82 \text{ AF}$$

#### Proposed:

$$Q = (P - (0.2XS))^2 / (P + (0.8*S))$$
$$= 12.9 \text{ in}$$

$$\text{Volume} = Q \times \text{Site Area} \times 1' / 12''$$
$$= 12.9 \text{ in} \times 0.71 \times 1' / 12'' = 0.76 \text{ AF}$$

**ALLOWABLE DISCHARGE:**

SFWMD Drainage Basin: **C-51** (East of FL Turnpike - Sub-basin 33)  
 Allowable Runoff (CSM): **35.0** Figure 41-8 (40E-41)

| Storm Event     | Rainfall (in) | Peak Stage (ft-NAVD) | Peak Discharge (cfs) | Design Criteria                  | Prop Stage (ft-NAVD) |
|-----------------|---------------|----------------------|----------------------|----------------------------------|----------------------|
| 25-yr, 3-day =  | 13.0          | 11.80                | n/a                  | Pre/Post Runoff                  | n/a                  |
| 100-yr, 3-day = | 16.0          | 12.15                | 0.00                 | Finished Floors - Zero Discharge | 12.20                |

**COMPENSATING STORAGE (C-51 Basin)**

C-51 Peak Flood Stage: **11.2** Ft. NAVD (Sub Basin 33; 12.7 NGVD)

Existing Basin Runoff Calculations

|                      |                 |                                              |
|----------------------|-----------------|----------------------------------------------|
| Available Storage    | <b>0.17 AF</b>  | (@ C-51 Peak Flood Stage)                    |
| 100-yr, 3-day Runoff | <b>0.82 AF</b>  | (From Zero Discharge Calcs Above)            |
|                      | <b>-0.65 AF</b> | Net Runoff Volume (EXPORTER OF BASIN RUNOFF) |

Proposed Basin Runoff Calculations

|                      |                 |                                              |
|----------------------|-----------------|----------------------------------------------|
| Available Storage    | <b>0.31 AF</b>  | (@ C-51 Peak Flood Stage)                    |
| 100-yr, 3-day Runoff | <b>0.76 AF</b>  | (From Zero Discharge Calcs Above)            |
|                      | <b>-0.45 AF</b> | Net Runoff Volume (EXPORTER OF BASIN RUNOFF) |

**Floodplain requirements have been met.**



## PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS

Project Name: BRAVE LITTLE STARS ACADEMY

Project #: MMA #20-050

Engineer: TNM

Date: 12/04/20

Revised: 01/25/21

### WATER QUALITY CALCULATIONS

#### 1-inch Over the Project Area

$$\begin{array}{ccccccc} \text{(Treated Volume)} & 1\text{-inch} & * & 1\text{-ft}/12\text{-in} & * & \frac{0.71}{\text{PROJECT AREA (AC)}} & = \frac{0.06}{\text{TREATED VOLUME}} \text{ ac-ft} \end{array}$$

#### 2.5-inches Times the Percent Impervious

$$\begin{array}{l} \text{(Site Area)} \quad \frac{0.71}{\text{PROJECT AREA (AC)}} - \left( \frac{0.00}{\text{LAKES (AC)}} + \frac{0.10}{\text{ROOFS (AC)}} \right) = \frac{0.61}{\text{SITE AREA}} \text{ ac} \\ \\ \text{(Impervious Area)} \quad \frac{0.61}{\text{SITE AREA (AC)}} - \frac{0.33}{\text{PERVIOUS AREA (AC)}} = \frac{0.28}{\text{IMPERVIOUS AREA}} \\ \\ \text{(\% Impervious)} \quad \frac{\text{IMPERVIOUS AREA} * 100\%}{\text{SITE AREA (AC)}} = 45.90\% \\ \\ \text{(2.5-in * \% Imp.)} \quad 2.5\text{-inches} * \frac{45.90\%}{\text{PERCENT IMPERVIOUS}} = \frac{1.15}{\text{INCHES TO BE TREATED}} \text{ in} \\ \\ \text{(Treated Volume)} \quad \frac{1.15}{\text{TREATED (IN)}} * 1\text{-ft}/12\text{-in} * \frac{0.71}{\text{PROJECT AREA - LAKES (AC)}} = \frac{0.07}{\text{TREATED VOLUME}} \text{ ac-ft} \end{array}$$

#### THEREFORE 2.5-INCHES X %IMP GOVERNS

$$\text{Required WQ Treatment} = \frac{0.07}{\text{ac-ft}}$$

$$\text{Provided WQ Treatment (Via Exfil @ EL. 8.5)} = \frac{0.12}{\text{ac-ft}}$$

# PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS

Project Name: BRAVE LITTLE STARS ACADEMY

Project #: MMA #20-050

Engineer: TNM

Date: 12/04/20

Revised: 01/25/21

## EXFILTRATION TRENCH DESIGN (EXISTING) (Based on Doug Winter Co. Trench Design/Calcs from Village Permit Files)

Minimum Ground Elevation = 10.50

Weir Elevation = 10.50

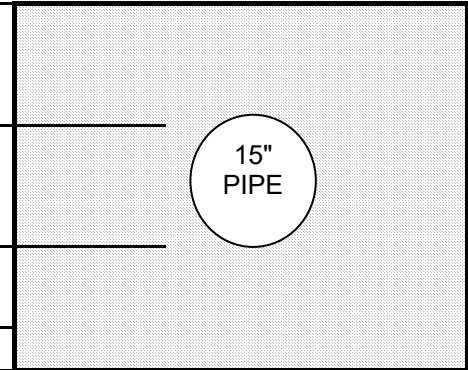
Trench Top Elevation = 8.50

Pipe Overt Elevation = 8.25

Pipe Invert Elevation = 7.00

CWE (Per SFWMD File) = 7.00

Trench Bottom Elevation = 4.50



### Standard Formula



$$V = L \cdot (K(H_2 \cdot W + 2 \cdot H_2 \cdot D_u - D_u^2 + 2 \cdot H_2 \cdot D_s) + (1.39 \cdot 10^{-4}) \cdot W \cdot D_u)$$

◀ <=== INPUT ONLY IN GRAY CELLS

|                |                                                       |         |
|----------------|-------------------------------------------------------|---------|
| L              | Length of Trench Provided                             | 177     |
| W              | Trench Width (feet)                                   | 10      |
| K              | Hydraulic Conductivity (cfs/ft <sup>2</sup> -ft.head) | 1.0E-04 |
| H <sub>2</sub> | Depth to Water Table (feet)                           | 3.5     |
| D <sub>u</sub> | Non Saturated Trench Depth (feet)                     | 1.5     |
| D <sub>s</sub> | Saturated Trench Depth (feet)                         | 2.5     |

|   |                          |      |
|---|--------------------------|------|
| V | Volume Treated (acre-in) | 1.44 |
|   | Volume Treated (acre-ft) | 0.12 |

## FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



## CONTROL TECHNOLOGY



## SPECIFICATIONS

### CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

### OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

### INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

### ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz

### ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

### CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V dimming leads available for use with control devices (provided by others, must specify lead length)
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: [www.hubbelllighting.com/sitesync](http://www.hubbelllighting.com/sitesync)
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin



### RELATED PRODUCTS

- [Airo](#)
[Cimarron LED](#)
[Ratio Family](#)

### CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at [www.designlights.org](http://www.designlights.org)
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See [Buy American Solutions](http://Buy American Solutions)

### WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

| KEY DATA                       |                    |
|--------------------------------|--------------------|
| Lumen Range                    | 3,000–48,000       |
| Wattage Range                  | 25–340             |
| Efficacy Range (LPW)           | 118–155            |
| Fixture Projected Life (Hours) | L70>60K            |
| Weights lbs. (kg)              | 13.5–24 (6.1–10.9) |

Example: RAR1-80L-25-3K7-2-UNV-ASQ-BL-NXWE-BC

CATALOG #

## ORDERING INFORMATION

| Series                 | # LEDs - Wattage              | CCT/CRI           | Distribution   | Optics Rotation        | Voltage                |
|------------------------|-------------------------------|-------------------|----------------|------------------------|------------------------|
| RAR1 Ratio Area Size 1 | 80L-25 25W - 3,000 Lumens     | 3K7 3000K, 70 CRI | 2 IES TYPE II  | Blank for no rotation  | UNV Universal 120-277V |
|                        | 80L-39 39W - 5,200 Lumens     | 4K7 4000K, 70 CRI | 3 IES TYPE III | L Optic rotation left  | 120 120V               |
|                        | 80L-50 50W - 6,000 Lumens     | 5K7 5000K, 70 CRI | 4W IES TYPE IV | R Optic rotation right | 208 208V               |
|                        | 160L-70 70W - 9,000 Lumens    |                   | 5QW IES TYPE V |                        | 240 240V               |
|                        | 160L-100 100W - 12,000 Lumens |                   |                |                        | 277 277V               |
|                        | 160L-115 115W - 15,000 Lumens |                   |                |                        | 347 347V               |
|                        | 160L-135 135W - 18,000 Lumens |                   |                |                        | 480 480V               |
| RAR2 Ratio Area Size 2 | 320L-110 110W - 15,000 Lumens |                   |                |                        |                        |
|                        | 320L-140 140W - 18,000 Lumens |                   |                |                        |                        |
|                        | 320L-165 165W - 21,000 Lumens |                   |                |                        |                        |
|                        | 480L-185 185W - 24,000 Lumens |                   |                |                        |                        |
|                        | 480L-210 210W - 27,000 Lumens |                   |                |                        |                        |
|                        | 480L-240 240W - 30,000 Lumens |                   |                |                        |                        |
|                        | 480L-255 255W - 36,000 Lumens |                   |                |                        |                        |
|                        | 480L-295 295W - 42,000 Lumens |                   |                |                        |                        |
|                        | 480L-340 340W - 48,000 Lumens |                   |                |                        |                        |

| Mounting                                              | Color                          | Control Options Network                                                | Options                                      |
|-------------------------------------------------------|--------------------------------|------------------------------------------------------------------------|----------------------------------------------|
| ASQ Arm mount for square pole/flat surface            | BLT Black Matte Textured       | NXWE NX Wireless Enabled (module + radio)                              | BC Backlight control                         |
| ASQU Universal arm mount for square pole/flat surface | BLS Black Gloss Smooth         | NXSPW_F NX Wireless, PIR Occ. Sensor, Daylight Harvesting <sup>2</sup> | CD Continuous dimming                        |
| Mounting Round Poles                                  |                                | NXSP_F NX, PIR Occ. Sensor, Daylight Harvesting <sup>2</sup>           | F Fusing (must specify voltage)              |
| A_ Arm mount for round pole <sup>1</sup>              | DBT Dark Bronze Matte Textured | Control Options Other                                                  | TB Terminal block                            |
| A_U Universal arm mount for round pole <sup>1</sup>   | DBS Dark Brone Gloss Smooth    |                                                                        | 2PF 2 power feed with 2 drivers <sup>3</sup> |
| Mounting Other                                        |                                | SCP-40F Programmable occupancy sensor <sup>4</sup>                     |                                              |
| WB Wall bracket                                       | GTT Graphite Matte Textured    | 7PR 7-Pin twist lock receptacle                                        |                                              |
| MAF Mast arm fitter for 2-3/8" OD horizontal arm      | LGS Light Grey Gloss Smooth    | 7PR-SC 7-Pin receptacle with shorting cap                              |                                              |
| K Knuckle                                             | PSS Platinum Silver Smooth     | 7PR-MD40F Low voltage sensor for 7PR                                   |                                              |
|                                                       | WHT White Matte Textured       | 7PR-TL 7-Pin PCR with photocontrol                                     |                                              |
|                                                       | WHS White Gloss Smooth         |                                                                        |                                              |
|                                                       | VGT Verde Green Textured       |                                                                        |                                              |
|                                                       | Color Option                   |                                                                        |                                              |
|                                                       | CC Custom Color                |                                                                        |                                              |

Notes:

- 1 Replace "\_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
- 2 Replace "\_" with "14" for up to 14' mounting height, "30F" for 15-30' mounting height
- 3 Not available with 25, 50, 255, 295 & 340W configurations
- 4 At least one SCPREMOTE required to program SCP motion sensor

## STOCK ORDERING INFORMATION

| Catalog Number | Lumens | Wattage | LED Count | CCT/CRI     | Voltage  | Distribution | Mounting   | Finish |
|----------------|--------|---------|-----------|-------------|----------|--------------|------------|--------|
| RAR1-100-4K-3  | 12,000 | 100W    | 160L      | 4000K/70CRI | 120-277V | Type 3       | Square Arm | Bronze |
| RAR1-100-4K-4W | 12,000 | 100W    | 160L      | 4000K/70CRI | 120-277V | Type 4W      | Square Arm | Bronze |
| RAR1-135-4K-3  | 18,000 | 135W    | 160L      | 4000K/70CRI | 120-277V | Type 3       | Square Arm | Bronze |
| RAR1-135-4K-4W | 18,000 | 135W    | 160L      | 4000K/70CRI | 120-277V | Type 4W      | Square Arm | Bronze |
| RAR2-165-4K-3  | 21,000 | 165W    | 320L      | 4000K/70CRI | 120-277V | Type 3       | Square Arm | Bronze |
| RAR2-165-4K-4W | 21,000 | 165W    | 320L      | 4000K/70CRI | 120-277V | Type 4W      | Square Arm | Bronze |



OPTIONS AND ACCESSORIES - STOCK (ORDERED SEPARATELY)

| Catalog Number                     | Description                                                                             |
|------------------------------------|-----------------------------------------------------------------------------------------|
| <input type="checkbox"/> RARRPA3DB | Round pole adapter 3.5" to 4.13" for ASQ arm, 3.5" to 4.13" OD pole, dark bronze finish |
| <input type="checkbox"/> RARA3UDB  | Universal mount for square pole or round pole 3.5" to 4.13", dark bronze finish         |
| <input type="checkbox"/> RARBC80L  | Ratio blacklight control 80L                                                            |
| <input type="checkbox"/> RARBC160L | Ratio blacklight control 160L                                                           |
| <input type="checkbox"/> RARBC320L | Ratio blacklight control 320L                                                           |
| <input type="checkbox"/> RARBC480L | Ratio blacklight control 480L                                                           |

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

| Catalog Number                        | Description                                                                                                                              |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> RAR-ASQU-XX  | Universal arm mount for square pole/flat surface <sup>2</sup>                                                                            |
| <input type="checkbox"/> RAR-A_U-XX   | Universal arm mount for round poles <sup>1,2</sup>                                                                                       |
| <input type="checkbox"/> RAR-RPA_-XX  | Round pole adapter <sup>1,2</sup>                                                                                                        |
| <input type="checkbox"/> SETAVP-XX    | 4" square pole top tenon adapter, 2 3/8" OD slipfitter <sup>2</sup>                                                                      |
| <input type="checkbox"/> RETAVP-XX    | 4" round pole top tenon adapter; 2 3/8" OD slipfitter for max. Four fixtures (90o); order 4" round pole adapters separately <sup>2</sup> |
| <input type="checkbox"/> BIRD-SPIKE-3 | Ratio size 1 bird deterrent/spikes                                                                                                       |
| <input type="checkbox"/> BIRD-SPIKE-4 | Ratio size 2 bird deterrent/spikes                                                                                                       |
| <input type="checkbox"/> RARWB-XX     | Wall bracket - use with Mast Arm Fitter or Knuckle <sup>2</sup>                                                                          |

- 1 Replace "\_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
- 2 Replace "XX" with desired color/paint finish

CONTROLS

| Control Options                |                                                                |
|--------------------------------|----------------------------------------------------------------|
| <b>Standalone</b>              |                                                                |
| SW7PR                          | SiteSync™ on fixture module via 7PR                            |
| SWUSB                          | SiteSync™ Software on USB                                      |
| SWTAB                          | SiteSync™ Windows Tablet                                       |
| SWBRG                          | SiteSync™ Wireless Bridge Node                                 |
| SWFC                           | SiteSync™ Field Commission Serve                               |
| SCPREMOTE                      | Order at least one per project location to program and control |
| <b>Networked – Wireless</b>    |                                                                |
| WIR-RME-L                      | wiSCAPE External Fixture Module <sup>1,2</sup>                 |
| <b>NX Networked – Wireless</b> |                                                                |
| NXOFM-1R1D-UNV                 | NX Wireless, Daylight Harvesting, BLE, 7 pin twisted lock      |

- Notes:
- 1 Works with external networked photosensor
- 2 wiSCAPE Gateway required for system programming

PERFORMANCE DATA

| Description                        | Nominal Wattage | System Watts | Dist. Type | 5K (5000K NOMINAL 70 CRI) |     |   |   |   | 4K (4000K NOMINAL 70 CRI) |     |   |   |   | 3K (3000K NOMINAL 80 CRI) |     |   |   |   |
|------------------------------------|-----------------|--------------|------------|---------------------------|-----|---|---|---|---------------------------|-----|---|---|---|---------------------------|-----|---|---|---|
|                                    |                 |              |            | Lumens                    | LPW | B | U | G | Lumens                    | LPW | B | U | G | Lumens                    | LPW | B | U | G |
| RAR1                               | 25              | 25.4         | 2          | 3438                      | 135 | 1 | 0 | 1 | 3445                      | 136 | 1 | 0 | 1 | 3240                      | 128 | 1 | 0 | 1 |
|                                    |                 |              | 3          | 3460                      | 136 | 1 | 0 | 1 | 3467                      | 136 | 1 | 0 | 1 | 3260                      | 128 | 1 | 0 | 1 |
|                                    |                 |              | 4W         | 3406                      | 134 | 1 | 0 | 1 | 3412                      | 134 | 1 | 0 | 1 | 3209                      | 126 | 1 | 0 | 1 |
|                                    |                 |              | 5QW        | 3483                      | 137 | 2 | 0 | 1 | 3490                      | 137 | 2 | 0 | 1 | 3282                      | 129 | 2 | 0 | 1 |
|                                    | 39              | 39           | 2          | 5263                      | 139 | 1 | 0 | 2 | 5273                      | 139 | 1 | 0 | 2 | 4960                      | 131 | 1 | 0 | 2 |
|                                    |                 |              | 3          | 5297                      | 139 | 1 | 0 | 2 | 5308                      | 140 | 1 | 0 | 2 | 4991                      | 131 | 1 | 0 | 2 |
|                                    |                 |              | 4W         | 5200                      | 137 | 1 | 0 | 2 | 5210                      | 137 | 1 | 0 | 2 | 4900                      | 129 | 1 | 0 | 2 |
|                                    |                 |              | 5QW        | 5333                      | 140 | 3 | 0 | 1 | 5344                      | 141 | 3 | 0 | 1 | 5025                      | 132 | 3 | 0 | 1 |
|                                    | 50              | 49.8         | 2          | 6310                      | 127 | 1 | 0 | 2 | 6323                      | 127 | 1 | 0 | 2 | 5946                      | 120 | 1 | 0 | 2 |
|                                    |                 |              | 3          | 6349                      | 128 | 1 | 0 | 2 | 6362                      | 128 | 1 | 0 | 2 | 5983                      | 120 | 1 | 0 | 2 |
|                                    |                 |              | 4W         | 6233                      | 125 | 1 | 0 | 2 | 6245                      | 126 | 1 | 0 | 2 | 5873                      | 118 | 1 | 0 | 2 |
|                                    |                 |              | 5QW        | 6392                      | 129 | 3 | 0 | 1 | 6405                      | 129 | 3 | 0 | 1 | 6023                      | 121 | 3 | 0 | 1 |
|                                    | 70              | 68.4         | 2          | 9486                      | 139 | 1 | 0 | 2 | 9505                      | 139 | 1 | 0 | 2 | 8938                      | 131 | 1 | 0 | 2 |
|                                    |                 |              | 3          | 9544                      | 140 | 1 | 0 | 2 | 9563                      | 140 | 1 | 0 | 2 | 8993                      | 131 | 1 | 0 | 2 |
|                                    |                 |              | 4W         | 9395                      | 137 | 1 | 0 | 2 | 9414                      | 138 | 1 | 0 | 2 | 8853                      | 129 | 1 | 0 | 2 |
|                                    |                 |              | 5QW        | 9608                      | 140 | 4 | 0 | 2 | 9628                      | 141 | 4 | 0 | 2 | 9054                      | 132 | 4 | 0 | 2 |
|                                    | 100             | 90.0         | 2          | 11976                     | 133 | 2 | 0 | 2 | 12000                     | 133 | 2 | 0 | 2 | 11285                     | 125 | 2 | 0 | 2 |
|                                    |                 |              | 3          | 12050                     | 134 | 2 | 0 | 2 | 12074                     | 134 | 2 | 0 | 2 | 11354                     | 126 | 2 | 0 | 2 |
|                                    |                 |              | 4W         | 11861                     | 132 | 2 | 0 | 2 | 11885                     | 132 | 2 | 0 | 2 | 11177                     | 124 | 2 | 0 | 2 |
|                                    |                 |              | 5QW        | 12131                     | 135 | 4 | 0 | 2 | 12155                     | 135 | 4 | 0 | 2 | 11431                     | 127 | 4 | 0 | 2 |
|                                    | 115             | 109.7        | 2          | 15572                     | 142 | 2 | 0 | 2 | 15494                     | 141 | 2 | 0 | 2 | 14871                     | 136 | 2 | 0 | 2 |
|                                    |                 |              | 3          | 15833                     | 144 | 2 | 0 | 2 | 15754                     | 144 | 2 | 0 | 2 | 15121                     | 138 | 2 | 0 | 2 |
|                                    |                 |              | 4W         | 15281                     | 139 | 2 | 0 | 3 | 15205                     | 139 | 2 | 0 | 3 | 14623                     | 133 | 2 | 0 | 3 |
|                                    |                 |              | 5QW        | 15732                     | 143 | 4 | 0 | 2 | 15653                     | 143 | 4 | 0 | 2 | 15024                     | 137 | 4 | 0 | 2 |
|                                    | 135             | 133.3        | 2          | 17971                     | 135 | 3 | 0 | 3 | 17881                     | 134 | 3 | 0 | 3 | 17163                     | 129 | 3 | 0 | 3 |
|                                    |                 |              | 3          | 18272                     | 137 | 2 | 0 | 2 | 18181                     | 136 | 2 | 0 | 2 | 17450                     | 131 | 2 | 0 | 2 |
|                                    |                 |              | 4W         | 17635                     | 132 | 2 | 0 | 3 | 17547                     | 132 | 2 | 0 | 3 | 16876                     | 127 | 2 | 0 | 3 |
|                                    |                 |              | 5QW        | 18156                     | 136 | 4 | 0 | 2 | 18065                     | 136 | 4 | 0 | 2 | 17339                     | 130 | 4 | 0 | 2 |
| RAR2 Performance Data on next page |                 |              |            |                           |     |   |   |   |                           |     |   |   |   |                           |     |   |   |   |

\* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

PERFORMANCE DATA

| Description | Nominal Wattage | System Watts | Dist. Type | 5K (5000K NOMINAL 70 CRI) |     |   |   |   | 4K (4000K NOMINAL 70 CRI) |     |   |   |   | 3K (3000K NOMINAL 80 CRI) |     |   |   |   |
|-------------|-----------------|--------------|------------|---------------------------|-----|---|---|---|---------------------------|-----|---|---|---|---------------------------|-----|---|---|---|
|             |                 |              |            | Lumens                    | LPW | B | U | G | Lumens                    | LPW | B | U | G | Lumens                    | LPW | B | U | G |
| RAR2        | 110             | 100.3        | 2          | 15326                     | 153 | 2 | 0 | 3 | 15357                     | 153 | 2 | 0 | 3 | 14442                     | 144 | 2 | 0 | 3 |
|             |                 |              | 3          | 15421                     | 154 | 2 | 0 | 3 | 15452                     | 154 | 2 | 0 | 3 | 14531                     | 145 | 2 | 0 | 3 |
|             |                 |              | 4W         | 15180                     | 151 | 2 | 0 | 2 | 15210                     | 152 | 2 | 0 | 2 | 14304                     | 143 | 2 | 0 | 2 |
|             |                 |              | 5QW        | 15525                     | 155 | 4 | 0 | 2 | 15556                     | 155 | 4 | 0 | 2 | 14629                     | 146 | 4 | 0 | 2 |
|             | 140             | 133.2        | 2          | 19395                     | 146 | 2 | 0 | 3 | 19434                     | 146 | 2 | 0 | 3 | 18276                     | 137 | 2 | 0 | 3 |
|             |                 |              | 3          | 19515                     | 147 | 2 | 0 | 3 | 19554                     | 147 | 2 | 0 | 3 | 18389                     | 138 | 2 | 0 | 3 |
|             |                 |              | 4W         | 19210                     | 144 | 2 | 0 | 3 | 19248                     | 145 | 2 | 0 | 3 | 18101                     | 136 | 2 | 0 | 3 |
|             |                 |              | 5QW        | 19647                     | 148 | 5 | 0 | 3 | 19686                     | 148 | 5 | 0 | 3 | 18513                     | 139 | 5 | 0 | 3 |
|             | 165             | 153.6        | 2          | 21651                     | 141 | 3 | 0 | 3 | 21695                     | 141 | 3 | 0 | 3 | 20402                     | 133 | 3 | 0 | 3 |
|             |                 |              | 3          | 21785                     | 142 | 3 | 0 | 3 | 21828                     | 142 | 3 | 0 | 3 | 20527                     | 134 | 3 | 0 | 3 |
|             |                 |              | 4W         | 21444                     | 140 | 3 | 0 | 3 | 21487                     | 140 | 3 | 0 | 3 | 20206                     | 132 | 3 | 0 | 3 |
|             |                 |              | 5QW        | 21932                     | 143 | 5 | 0 | 3 | 21976                     | 143 | 5 | 0 | 3 | 20666                     | 135 | 5 | 0 | 3 |
|             | 185             | 174.5        | 2          | 26046                     | 149 | 3 | 0 | 3 | 26098                     | 150 | 3 | 0 | 3 | 24543                     | 141 | 3 | 0 | 3 |
|             |                 |              | 3          | 26207                     | 150 | 3 | 0 | 3 | 26259                     | 150 | 3 | 0 | 3 | 24694                     | 142 | 3 | 0 | 3 |
|             |                 |              | 4W         | 25797                     | 148 | 3 | 0 | 4 | 25849                     | 148 | 3 | 0 | 4 | 24308                     | 139 | 3 | 0 | 4 |
|             |                 |              | 5QW        | 26384                     | 151 | 5 | 0 | 3 | 26437                     | 152 | 5 | 0 | 3 | 24861                     | 143 | 5 | 0 | 3 |
|             | 210             | 198.2        | 2          | 28848                     | 145 | 3 | 0 | 4 | 28906                     | 146 | 3 | 0 | 4 | 27184                     | 137 | 3 | 0 | 4 |
|             |                 |              | 3          | 29027                     | 146 | 3 | 0 | 4 | 29085                     | 147 | 3 | 0 | 4 | 27351                     | 138 | 3 | 0 | 4 |
|             |                 |              | 4W         | 28572                     | 144 | 3 | 0 | 4 | 28630                     | 144 | 3 | 0 | 4 | 26924                     | 136 | 3 | 0 | 4 |
|             |                 |              | 5QW        | 29222                     | 147 | 5 | 0 | 4 | 29281                     | 148 | 5 | 0 | 4 | 27536                     | 139 | 5 | 0 | 4 |
|             | 240             | 226.9        | 2          | 32087                     | 141 | 3 | 0 | 4 | 32151                     | 142 | 3 | 0 | 4 | 30235                     | 133 | 3 | 0 | 4 |
|             |                 |              | 3          | 32285                     | 142 | 3 | 0 | 4 | 32350                     | 143 | 3 | 0 | 4 | 30422                     | 134 | 3 | 0 | 4 |
|             |                 |              | 4W         | 31780                     | 140 | 3 | 0 | 4 | 31844                     | 140 | 3 | 0 | 4 | 29946                     | 132 | 3 | 0 | 4 |
|             |                 |              | 5QW        | 32503                     | 143 | 5 | 0 | 4 | 32568                     | 144 | 5 | 0 | 4 | 30627                     | 135 | 5 | 0 | 4 |
|             | 255             | 257.0        | 2          | 37040                     | 144 | 3 | 0 | 4 | 36854                     | 143 | 3 | 0 | 4 | 35373                     | 138 | 3 | 0 | 4 |
|             |                 |              | 3          | 37660                     | 147 | 3 | 0 | 4 | 37472                     | 146 | 3 | 0 | 4 | 35966                     | 140 | 3 | 0 | 4 |
|             |                 |              | 4W         | 36347                     | 141 | 3 | 0 | 5 | 36166                     | 140 | 3 | 0 | 5 | 34782                     | 135 | 3 | 0 | 5 |
|             |                 |              | 5QW        | 37420                     | 146 | 5 | 0 | 4 | 37233                     | 145 | 5 | 0 | 4 | 35736                     | 139 | 5 | 0 | 4 |
|             | 295             | 294.0        | 2          | 41733                     | 142 | 3 | 0 | 4 | 41524                     | 141 | 3 | 0 | 4 | 39855                     | 136 | 3 | 0 | 4 |
|             |                 |              | 3          | 42432                     | 144 | 3 | 0 | 4 | 42220                     | 144 | 3 | 0 | 4 | 40523                     | 138 | 3 | 0 | 4 |
|             |                 |              | 4W         | 40953                     | 139 | 3 | 0 | 5 | 40748                     | 139 | 3 | 0 | 5 | 39190                     | 133 | 3 | 0 | 5 |
|             |                 |              | 5QW        | 42162                     | 143 | 5 | 0 | 4 | 41951                     | 143 | 5 | 0 | 4 | 40264                     | 137 | 5 | 0 | 4 |
|             | 340             | 347.1        | 2          | 48392                     | 139 | 4 | 0 | 5 | 48150                     | 139 | 4 | 0 | 5 | 46215                     | 133 | 4 | 0 | 5 |
|             |                 |              | 3          | 49203                     | 142 | 3 | 0 | 4 | 48957                     | 141 | 3 | 0 | 4 | 46989                     | 135 | 3 | 0 | 4 |
|             |                 |              | 4W         | 47488                     | 137 | 4 | 0 | 5 | 47261                     | 136 | 4 | 0 | 5 | 45443                     | 131 | 4 | 0 | 5 |
|             |                 |              | 5QW        | 48889                     | 141 | 5 | 0 | 5 | 48645                     | 140 | 5 | 0 | 5 | 46689                     | 135 | 5 | 0 | 5 |

\* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

ELECTRICAL DATA

| # OF LEDS | Nominal Wattage | Input Voltage | Oper. Current (Amps) | System Power (Watts) |
|-----------|-----------------|---------------|----------------------|----------------------|
| RAR1      | 25              | 120           | 0.21                 | 25.4                 |
|           |                 | 208           | 0.12                 |                      |
|           |                 | 240           | 0.11                 |                      |
|           |                 | 277           | 0.09                 |                      |
|           | 39              | 120           | 0.32                 | 38.0                 |
|           |                 | 208           | 0.18                 |                      |
|           |                 | 240           | 0.16                 |                      |
|           |                 | 277           | 0.14                 |                      |
|           |                 | 347           | 0.11                 |                      |
|           |                 | 480           | 0.08                 |                      |
|           | 50              | 120           | 0.42                 | 49.8                 |
|           |                 | 208           | 0.24                 |                      |
|           |                 | 240           | 0.21                 |                      |
|           |                 | 277           | 0.18                 |                      |
|           | 70              | 120           | 0.57                 | 68.4                 |
|           |                 | 208           | 0.33                 |                      |
|           |                 | 240           | 0.29                 |                      |
|           |                 | 277           | 0.25                 |                      |
|           | 100             | 120           | 0.75                 | 90.0                 |
|           |                 | 208           | 0.43                 |                      |
|           |                 | 240           | 0.38                 |                      |
|           |                 | 277           | 0.32                 |                      |
|           | 115             | 120           | 0.91                 | 109.7                |
|           |                 | 208           | 0.53                 |                      |
|           |                 | 240           | 0.46                 |                      |
|           |                 | 277           | 0.40                 |                      |
|           |                 | 347           | 0.32                 |                      |
|           |                 | 480           | 0.23                 |                      |
|           | 135             | 120           | 1.11                 | 133.3                |
|           |                 | 208           | 0.64                 |                      |
|           |                 | 240           | 0.56                 |                      |
|           |                 | 277           | 0.48                 |                      |
|           |                 | 347           | 0.38                 |                      |
|           |                 | 480           | 0.28                 |                      |

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

| Ambient Temperature |        | Lumen Multiplier |
|---------------------|--------|------------------|
| 0° C                | 32° F  | 1.03             |
| 10° C               | 50° F  | 1.01             |
| 20° C               | 68° F  | 1.00             |
| 25° C               | 77° F  | 1.00             |
| 30° C               | 86° F  | 0.99             |
| 40° C               | 104° F | 0.98             |
| 50° C               | 122° F | 0.97             |

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

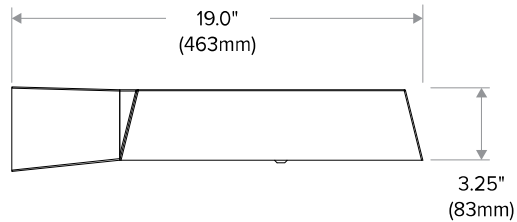
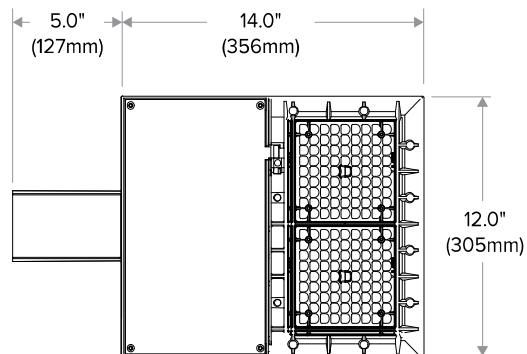
| Ambient Temperature | OPERATING HOURS |        |                     |        |         |             |
|---------------------|-----------------|--------|---------------------|--------|---------|-------------|
|                     | 0               | 25,000 | TM-21-11 L90 36,000 | 50,000 | 100,000 | L70 (Hours) |
| 25°C / 77°F         | 1.00            | 0.97   | 0.95                | 0.93   | 0.86    | 238,000     |
| 40°C / 104°F        | 0.99            | 0.96   | 0.95                | 0.93   | 0.85    | 225,000     |

| # OF LEDS | Nominal Wattage | Input Voltage | Oper. Current (Amps) | System Power (Watts) |
|-----------|-----------------|---------------|----------------------|----------------------|
| RAR2      | 110             | 120           | 0.84                 | 100.3                |
|           |                 | 208           | 0.48                 |                      |
|           |                 | 240           | 0.42                 |                      |
|           |                 | 277           | 0.36                 |                      |
|           |                 | 120           | 1.11                 |                      |
|           | 140             | 208           | 0.64                 | 133.2                |
|           |                 | 240           | 0.56                 |                      |
|           |                 | 277           | 0.48                 |                      |
|           |                 | 120           | 1.28                 |                      |
|           | 165             | 208           | 0.74                 | 153.6                |
|           |                 | 240           | 0.64                 |                      |
|           |                 | 277           | 0.55                 |                      |
|           |                 | 120           | 1.45                 |                      |
|           | 185             | 208           | 0.84                 | 174.5                |
|           |                 | 240           | 0.73                 |                      |
|           |                 | 277           | 0.63                 |                      |
|           |                 | 120           | 1.65                 |                      |
|           | 210             | 208           | 0.95                 | 198.3                |
|           |                 | 240           | 0.83                 |                      |
|           |                 | 277           | 0.72                 |                      |
|           |                 | 120           | 1.89                 |                      |
|           | 240             | 208           | 1.09                 | 226.9                |
|           |                 | 240           | 0.95                 |                      |
|           |                 | 277           | 0.82                 |                      |
|           |                 | 120           | 2.14                 |                      |
|           | 255             | 208           | 1.24                 | 257.0                |
|           |                 | 240           | 1.07                 |                      |
|           |                 | 277           | 0.93                 |                      |
|           |                 | 347           | 0.74                 |                      |
|           |                 | 480           | 0.54                 |                      |
|           |                 | 120           | 2.45                 |                      |
|           | 295             | 208           | 1.41                 | 294.0                |
|           |                 | 240           | 1.23                 |                      |
|           |                 | 277           | 1.06                 |                      |
|           |                 | 347           | 0.85                 |                      |
|           |                 | 480           | 0.61                 |                      |
|           |                 | 120           | 2.89                 |                      |
|           | 340             | 208           | 1.67                 | 347.1                |
|           |                 | 240           | 1.45                 |                      |
|           |                 | 277           | 1.25                 |                      |
|           |                 | 347           | 1.00                 |                      |
|           |                 | 480           | 0.72                 |                      |
|           |                 | 120           | 3.47                 |                      |

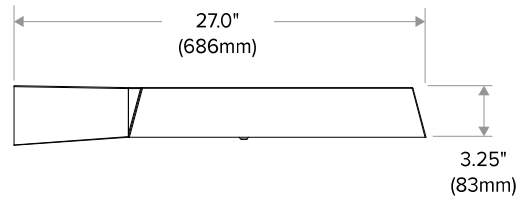
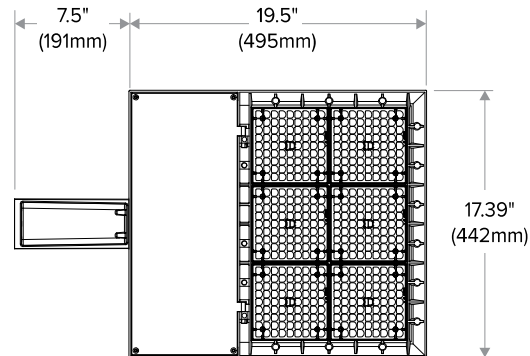


## DIMENSIONS

RAR1

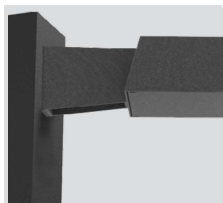


RAR2



## ADDITIONAL INFORMATION

### MOUNTING



**Arm Mount** – Fixture ships with integral arm for ease of installation. Compatible with Hubbell Outdoor B3 drill pattern.



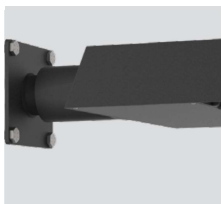
**Knuckle** – Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes.



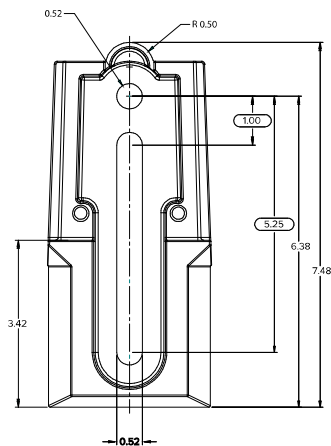
**Universal Mounting** – Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5"



**MAF** – Fits 2-3/8" OD arms Roadway applications.



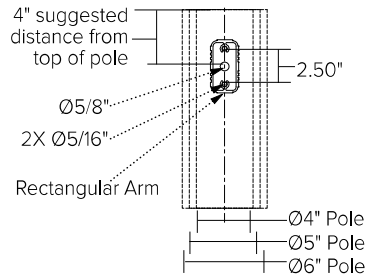
**Wall Mount** – Wall mount bracket designed for building mount applications.



## ADDITIONAL INFORMATION (CONT'D)

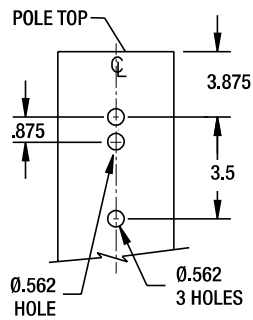
### ARM MOUNT (ASQ)

Compatible with Pole drill pattern B3



### UNIVERSAL MOUNTING (ASQU)

Compatible with pole drill pattern S2



## SITESYNC 7-PIN MODULE



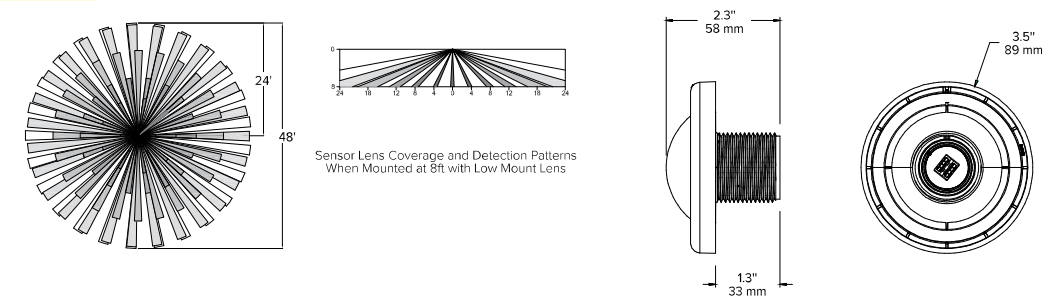
SW7PR



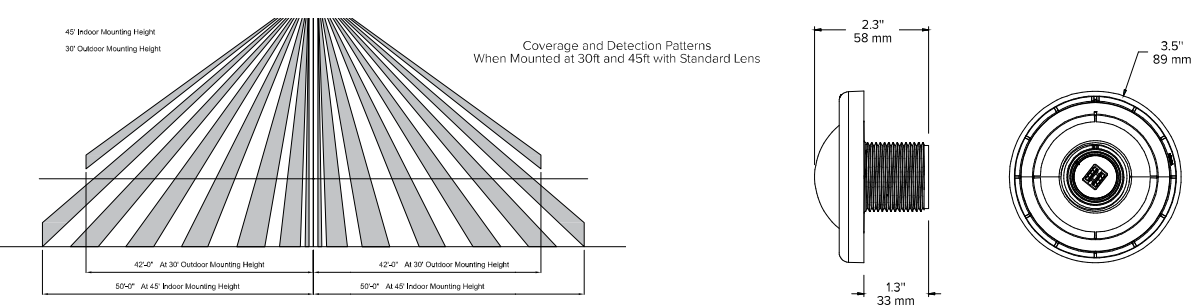
- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)

ADDITIONAL INFORMATION (CONT'D)

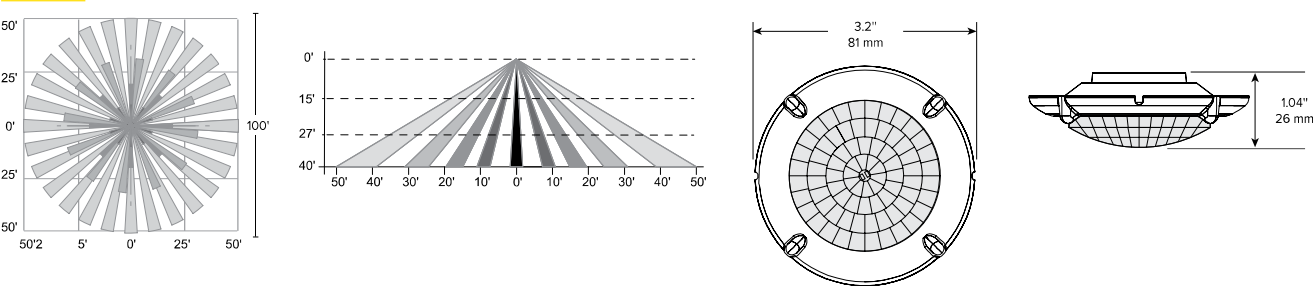
NXSP-14F



NXSP-30F



SCP-40F



RAR1 EPA

| RAR-1                                    |                                          |
|------------------------------------------|------------------------------------------|
| EPA at 0°                                | EPA at 30°                               |
| .45ft. <sup>2</sup><br>.13m <sup>2</sup> | .56ft. <sup>2</sup><br>.17m <sup>2</sup> |

RAR2 EPA

| RAR-2                                    |                                           |
|------------------------------------------|-------------------------------------------|
| EPA at 0°                                | EPA at 30°                                |
| .55ft. <sup>2</sup><br>.17m <sup>2</sup> | 1.48ft. <sup>2</sup><br>.45m <sup>2</sup> |

SHIPPING

| Catalog Number | G.W(kg)/CTN | Carton Dimensions |                 |                  |
|----------------|-------------|-------------------|-----------------|------------------|
|                |             | Length Inch (cm)  | Width Inch (cm) | Height Inch (cm) |
| RAR1           | 15 (6.8)    | 20.75 (52.7)      | 15.125 (38.4)   | 6.9375 (17.6)    |
| RAR2           | 19 (8.6)    | 25 (63.5)         | 15.125 (38.4)   | 6.9375 (17.6)    |

USE OF TRADEMARKS AND TRADE NAMES

All product and company names, logos and product identifies are trademarks <sup>™</sup> or registered trademarks <sup>®</sup> of Hubbell Lighting, Inc. or their respective owners. Use of them does not necessarily imply any affiliation with or endorsement by such respective owners.

### SPECIFICATIONS

#### Intended Use:

The compact LED LNC2 is designed for perimeter illumination for safety, security and identity. This compact fixture has no uplight and is neighbor friendly with typical mounting heights up to 15ft. Units are supplied with an acrylic diffuser accessory that can be used for lower LED brightness near building entrances or other pedestrian areas. Units have protective polyester finish for long lasting appearance.

#### Construction:

Decorative die-cast aluminum housing protects components and provides an architectural appearance. Casting thermally conducts LED heat to optimize performance and long life. Powder paint finish provides durability in outdoor environments.

#### Electrical:

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- Minimum operating temperature is -40°C/-40°F
- Driver RoHS and IP66
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion

#### LED(s) CCT:

- 4000K CCT nominal – 70 CRI, 5000K CCT nominal – 67 CRI
- 12 LEDs, 29 input watts, deliver 2868 lumens with 99 LPW efficiency at 5000K CCT
- 18 LEDs, 42 input watts, deliver 4106 lumens at 98 LPW efficiency at 5000K CCT

#### Optical:

Type III distribution with zero uplight; Individual PMMA acrylic lenses for wide lateral throw, maximum control and efficiency; Acrylic diffuser included where reduced LED brightness is desired

#### Lumen Maintenance:

L96 at 60,000hrs (Projected per IESNA TM-21-11), see table on page 2 for all values

#### Installation:

Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box). Gasket seal and secured by two Allen-head hidden fasteners for tamper resistance. Designed for direct j-box mount or conduit feed in single SKU. Conduit feed not available with BBU.

#### Listings:

- DLC Qualified (Consult DLC website for more details: <http://www.designlights.org/QPL>)
- Listed to UL 1598 for use in wet locations, 40° C ambient environments

#### Warranty:

Five year limited warranty

### PRODUCT IMAGE(S)



LNC2-12LU

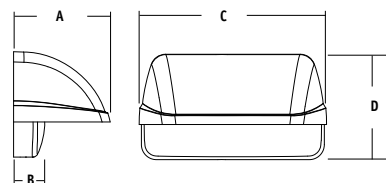


LNC2-18LU



With diffuser

### DIMENSIONS



| A        | B       | C        | D        | Weight   |
|----------|---------|----------|----------|----------|
| 6.25"    | 1.6"    | 10.25"   | 5.6"     | 7.0 lbs. |
| 158.7 mm | 40.2 mm | 260.4 mm | 142.2 mm | 3.2 kg   |

### SHIPPING INFORMATION

| Catalog Number | G.W(kg)/CTN | Carton Dimensions |                 |                  | Carton Qty. per Master Pack |
|----------------|-------------|-------------------|-----------------|------------------|-----------------------------|
|                |             | Length Inch (cm)  | Width Inch (cm) | Height Inch (cm) |                             |
| LNC2-12LU      | 14.3 (6.5)  | 14.5 (37)         | 11.4 (29)       | 8.4 (21.5)       | 2                           |
| LNC2-18LU      | 14.8 (6.7)  | 14.9 (38)         | 11.4 (29)       | 8.4 (21.5)       | 2                           |

### CERTIFICATIONS/LISTINGS



### ORDERING INFORMATION – STOCK

| Catalog Number        | System Watts | Delivered Lumens | Distribution | Voltage  | CCT   | Current | Weight lbs. (kg) | Finish      | Options   |
|-----------------------|--------------|------------------|--------------|----------|-------|---------|------------------|-------------|-----------|
| LNC2-12LU-4K-3-1      | 29w          | 2,662            | 3            | 120-277V | 4000K | 700mA   | 7.0 (13.3)       | Dark Bronze | *         |
| LNC2-12LU-5K-3-1      | 29w          | 2,868            | 3            | 120-277V | 5000K | 700mA   | 7.0 (13.3)       | Dark Bronze | *         |
| LNC2-12LU-5K-3-1-PC-U | 29w          | 2,868            | 3            | 120-277V | 5000K | 700mA   | 7.0 (13.3)       | Dark Bronze | Photocell |
| LNC2-18LU-4K-3-1      | 42w          | 3,806            | 3            | 120-277V | 4000K | 700mA   | 7.0 (13.3)       | Dark Bronze | *         |
| LNC2-18LU-5K-3-1      | 42w          | 4,106            | 3            | 120-277V | 5000K | 700mA   | 7.0 (13.3)       | Dark Bronze | *         |
| LNC2-18LU-5K-3-1-PC-U | 42w          | 4,106            | 3            | 120-277V | 5000K | 700mA   | 7.0 (13.3)       | Dark Bronze | Photocell |

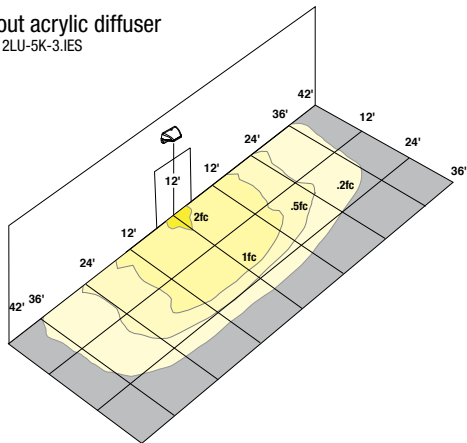
### REPLACEMENT PART/ACCESSORIES

| CATALOG NUMBER | DESCRIPTION                                                                                         |
|----------------|-----------------------------------------------------------------------------------------------------|
| 93044013       | Frosted comfort shield, improves uniformity with only 5% lumen reduction (see page 2)               |
| 93055143XX     | LNC2 back plate and gasket with 0.875" opening for 1/2" conduit, XX = Specify finish (see page 2)   |
| LNC2-SCBB-XX   | LNC2 back plate with gasket and fittings to accommodate BB-GEO-XX, XX = Specify finish (see page 2) |
| BB-GEO-XX      | LNC2 back box, XX = Specify finish (see page 2)                                                     |

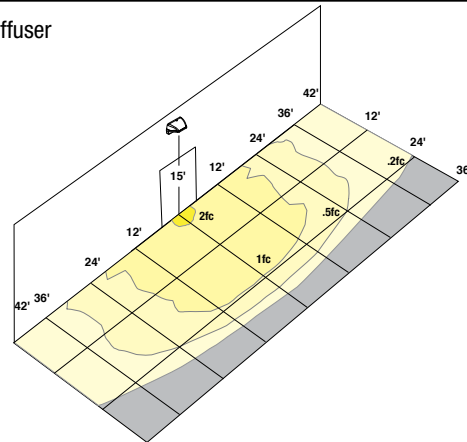


## PHOTOMETRICS

Without acrylic diffuser  
LNC2-12LU-5K-3.IES



Without acrylic diffuser  
LNC2-18LU-5K-3.IES



## LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

| AMBIENT TEMPERATURE | LUMEN MULTIPLIER |
|---------------------|------------------|
| 0° C / 32° F        | 1.02             |
| 10° C / 50° F       | 1.01             |
| 20° C / 68° F       | 1.00             |
| 25° C / 77° F       | 1.00             |
| 30° C / 86° F       | 1.00             |
| 40° C / 104° F      | 0.99             |

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

## PROJECTED LUMEN MAINTENANCE

| Ambient Temp. | OPERATING HOURS |        |        |                      |               |
|---------------|-----------------|--------|--------|----------------------|---------------|
|               | 0               | 25,000 | 50,000 | TM-21-11' L96 60,000 | L70 (hours)   |
| 25°C / 77°F   | 1.00            | 0.98   | 0.97   | 0.96                 | 0.95 >791,000 |
| 40°C / 104°F  | 0.99            | 0.98   | 0.96   | 0.96                 | 0.94 >635,000 |

1. Projected per IESNA TM-21-11 \* (Nichia 219B, 700mA, 85°C Ts, 10,000hrs)

Data references the extrapolated performance projections for the LNC-12LU-5K base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

## ELECTRICAL DATA

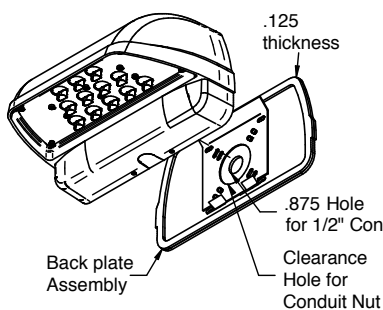
| # OF LEDS | DRIVE CURRENT (mA) | INPUT VOLTAGE (V) | CURRENT (Amps) | SYSTEM POWER (w) |
|-----------|--------------------|-------------------|----------------|------------------|
| 12        | STD. (700mA)       | 120               | 0.24           | 28.9             |
|           |                    | 277               | 0.10           | 27.7             |
| 18        | STD. (700mA)       | 120               | 0.35           | 41.0             |
|           |                    | 277               | 0.15           | 41.5             |

## BACK PLATE - 93055143XX

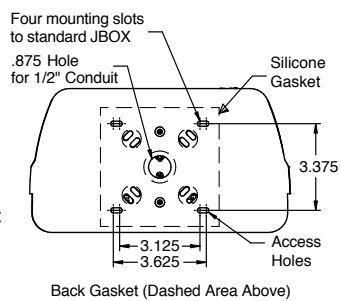


Mounting Plate interior

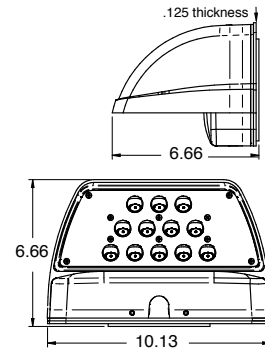
Mounting Plate Exterior



## MOUNTING PLATE DETAILS



## DIMENSIONS - With Plate Installed



## LNC2-SCBB-XX SURFACE CONDUIT BACK PLATE



LNC2 FIXTURE



LNC2-SCBB-XX



BB-GEO-XX



LNC2-SCBB-XX and BB-GEO-XX SHOWN ATTACHED TO FIXTURE

To Wall



**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  
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Maria G. Marino  
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Maria Sachs  
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Mack Bernard

**County Administrator**

Verdenia C. Baker

"An Equal Opportunity  
Affirmative Action Employer"

January 27, 2021

Andrea M. Troutman, P.E.  
Pinder Troutman Consulting, Inc.  
2005 Vista Parkway, Suite 111  
West Palm Beach, FL 33411-6700

**RE: Brave Little Stars Academy  
Project #: 200705  
Traffic Performance Standards Review**

Dear Ms. Troutman:

The Palm Beach County Traffic Division has reviewed the **Brave Little Stars Academy** Traffic Study, revised November 23, 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:

|                             |                                                                                                                                                                          |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Municipality:</b>        | Palm Springs                                                                                                                                                             |
| <b>Location:</b>            | North of 10 <sup>th</sup> Avenue N, east of S Congress Avenue                                                                                                            |
| <b>PCN:</b>                 | 70-43-44-20-01-015-0010                                                                                                                                                  |
| <b>Access:</b>              | Right-in/right-out only driveway connection onto S Congress Avenue <i>(as existing and/or proposed in the study, but not approved by the County through this letter)</i> |
| <b>Existing Uses:</b>       | Vacant Building                                                                                                                                                          |
| <b>Proposed Uses:</b>       | Daycare = 85 Students                                                                                                                                                    |
| <b>New Daily Trips:</b>     | 174                                                                                                                                                                      |
| <b>New Peak Hour Trips:</b> | 33 (18/15) AM; 33 (16/17) PM                                                                                                                                             |
| <b>Build-out:</b>           | December 31, 2022                                                                                                                                                        |

Based on the review, the Traffic Division has determined the proposed development to demolish and replace the existing building with Daycare use, being insignificant on the roadway network, meets the Traffic Performance Standards (TPS) of Palm Beach County.

Please note the receipt of a 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. A discussion with Palm Beach County, involving at a minimum Traffic Division, Land Development Division, and Roadway Production Division, is advisable for access related issues of the site plan on County maintained roadways before a site plan is submitted to the municipality for consideration.

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.



Andrea M. Troutman, P.E.  
January 27, 2021  
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 [DSimeus@pbcgov.org](mailto:DSimeus@pbcgov.org).

Sincerely,

A handwritten signature in blue ink, appearing to be "DS", is written over the signature line.

Dominique Simeus, P.E.  
Professional Engineer  
Traffic Division

DS/rb

cc: Addressee  
Iramis Cabrera, Planner, Village of Palm Springs  
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division  
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review  
N:\TRAFFIC\DS\MUNICIPALITIES\APPROVALS\2021\200705 - BRAVE LITTLE STARS DAYCARE.DOC

**March 31, 2021**

**To: Iramis Cabrera, Village of Palm Springs Planner**

**From: Tara Bamber, PE** 

**Re: Brave Little Stars Academy at 3108 S Congress Ave.  
Site Plan Approval Letter  
Engenuity Group Project No. 6001.104**

We have received the following through email on 03-30-21:

1. Civil Plan, 1 sheets (C1.1), revised 3-25-21, by Mcleod, McCarthy & Associates, P.A.
2. Landscape Plans, 3 sheets (LI-1, LP-1, LP-2), revised 03-25-21, by Schmidt Nichols
3. Site Plan, 1 sheet (PSP-1), revised 03-25-21, by Schmidt Nichols
4. Tree Disposition Plan, 1 sheet (TD-1), revised 03-25-21, by Schmidt Nichols
5. Re-Submittal Response to Comments, 3 sheets, dated 03-25-21, by Schmidt Nichols

We recommend Site Plan approval with the following conditions:

1. Provide permits from applicable agencies including, but not limited to, FDOT, etc.
2. Additional comments may be asked at time of Civil/Utility permit review.

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

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





Village of Palm Springs  
Land Development Department  
226 Cypress Lane, Palm Springs, FL 33461  
(561) 965-4016 Fax (561) 439-4132

LETTER OF TRANSMITTAL

To: Chad Girard/Ed Horton  
Tom Ceccarelli/Frank Castro  
Pedro Segovia

Date: March 5/2021

RE: Brave Little Stars - Child day care - Site Plan & Special Exception use - 3108 S Congress Ave

**3<sup>rd</sup> submittal 3-3-2021**

Attached are:

☒ Prints  
☐ Report  
☐ Other \_\_\_\_\_

☐ Reproducibles  
☐ Specifications

☐ Correspondence  
☐ Applications

| COPIES | DATE     | DESCRIPTION       |
|--------|----------|-------------------|
| 1      | 2/1/2021 | Site Plan Package |

Transmitted:

☐ For Approval  
☐ For Revisions  
☐ Other \_\_\_\_\_

☐ As Requested  
☐ For Your Use

xxxx For Review and Comment

REMARKS:

Upon review, please forward any comments regarding the attached materials to me. Should you have any questions regarding the attached materials, do not hesitate to contact me at (561) 434-5090 or icabrera@vpsfl.org. Thank you for your assistance.

Signed: Iramis Cabrera

B-8-2021 - NO comments  
Everything for Utilities looks good!



## *Florida Department of Transportation*

**RON DESANTIS**  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

**KEVIN J. THIBAUT**  
SECRETARY

January 7, 2021

Josh Nichols  
Schmidt Nichols  
1551 N Flagler Drive, Suite 102  
West Palm Beach, FL 33401

Dear Josh Nichols,

RE: **January 7, 2020** Variance Committee Review to allow for **Category B Driveway**

**Applicant/Property Owner:** Southeast Corporation Services, LLC

**Palm Beach, City of Palm Springs State Road: 807 Section: 93006 MP: 3.0**

**Access Class: 5 Posted Speed: 40 mph SIS: Influence Area**

**Site Acreage: 0.71 Acres Development Size: 4,728 SF Daycare Center with 6,107 SF Play Area**

**Project Name & Address: Brave Little Stars Academy - 3108 S Congress Avenue**

**Date of Pre-application Review: December 18, 2020**

**Request: Right-in/right-out driveway on the east side of SR 807, adjacent to the northern property line.**

This request is: **Approved with Conditions**

### **Conditions / Comments:**

- ☐ **A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line of the State Road to the first conflict point, is required.**
- ☐ **A recorded cross access easement with the adjacent property to the north is required. The cross access easement shall be labeled and detailed on the site plan, as a hatch or shaded area and include the Official Record Book (ORB) and page number or instrument number on the plan sheet.**
- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- A Storm Water Pollution Prevention Plan must be submitted with the application if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP))
- If additional right-of-way is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.
- All existing driveways not approved in this letter must be fully removed and the area restored.

### **Comments:**

Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between median openings are measured from centerline to centerline unless otherwise indicated.

**Josh Nichols – Brave Little Stars Academy Access Management Review Committee Letter**

January 7, 2021

The purpose of this letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. Earlier Department decisions on this request shall be voided unless expressly approved herein. If the above concept is approved, the applicant may submit engineering plans to the Department for permitting. The Department's personnel shall review these plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Please note that this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department.

Committee approvals and conditions which are at variance with Department rules or standards are not binding in the permitting process for more than **12 months**.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: [D4AccessManagement@dot.state.fl.us](mailto:D4AccessManagement@dot.state.fl.us) with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

For right-of-way dedication requirements go to: <https://osp.fdot.gov>: Click on Statewide Permit News. Scroll down to District 4. Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

**THE DISTRICT ACCESS MANAGEMENT REVIEW COMMITTEE**

With the above ruling I

Agree    Disagree

DocuSigned by:

John Olson, P.E.  
District Design Engineer

D328BA4C842F840E...

☒ X☐

January 7, 2021

DocuSigned by:

Mark Plass, P.E.  
District Traffic Operations Engineer

259731461C16779D...

☒ X☐

January 7, 2021

DocuSigned by:

Antonio Castro, P.E.  
District Maintenance Engineer

E4026E24FD0D4BD...

☒ X☐

January 7, 2021

cc: Jerry Dean

File \\DOTSD4HQFS\Share\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2021-01-07 & AMRC Meeting\AMRC Meeting\1. 93006 MP 3.0 SR 807\_Brave Little Stars Academy\93006 MP 3.0 SR 807\_Brave Little Stars Academy.docx

12-11-2020

Good morning Iramis,

I would like the developer to provide the following:

1. Load calculations and voltage requirements
2. Meter location on the site plan
3. Developer will pay all materials and installation fees

Thanks,

Jean St Simon

Transmission & Distribution Engineer | Utility Electric Department



City of Lake Worth Beach  
1900 2nd Avenue North  
Lake Worth Beach, FL 33461  
561-586-1699  
[jssimon@lakeworthbeachfl.gov](mailto:jssimon@lakeworthbeachfl.gov)  
[www.lakeworthbeachfl.gov](http://www.lakeworthbeachfl.gov)



2-2/2021

Good afternoon Iramis,

LWDD has no objection to the certification of this petition. It is located south of the LWDD L-10 Canal and is not adjacent.

Thank you.

*Anne Perry Schreiner*

Anne Perry Schreiner | 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



*Please consider the environment before printing this email.*

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

2/3/2021

Yes, we do have a bus stop at this location served by Route 2. As route 2 is one of our top five routes, the location is great for a bus shelter. Thank you!

**Yash Nagal**

Senior Planner

Tel: 561 841-4238

[ynagal@pbcgov.org](mailto:ynagal@pbcgov.org)

<http://www.palmtran.org>

**From:** Iramis Cabrera <[icabrera@vpsfl.org](mailto:icabrera@vpsfl.org)>

**Sent:** Wednesday, February 3, 2021 10:39 AM

**To:** Yash Nagal <[YNagal@pbcgov.org](mailto:YNagal@pbcgov.org)>

**Cc:** Levi McCollum L. <[Lmccollum@pbcgov.org](mailto:Lmccollum@pbcgov.org)>

**Subject:** RE: Brave Little Stars

12-8-2020

No comment

To: Pedro Segovia <[PSEGOVIA@pbcgov.org](mailto:PSEGOVIA@pbcgov.org)>;

***Good afternoon,***

***Attached are the plans for the proposed conversion of the old restaurant building into a child day care on the property located at 3108 S Congress Avenue. Please review attached plans and let me know if you have any comments. If you have any questions or need additional information do not hesitate to contact me.***

***Thanks.***

*Iramis Cabrera*

*Planner*

*Village of palm springs*

*Planning, Zoning & Building Department*

*561-965-4016*

*[icabrera@vpsfl.org](mailto:icabrera@vpsfl.org)*

12-10-2020

Hello,

DOA received your request to review the subject development. Below are DOA comments.

The proposed commercial development Brave Little Stars Daycare located at 3108 S. Congress Ave. is seeking to construct approximately a one story building in Palm Springs. From the description provided to the Department, the property is located off of Congress Ave., north of 10<sup>th</sup> Ave. N., and west of Florida Mango Rd. within the Zone 1 for Palm Beach County Park Airport.

Residential occupants on occasion will observe aircraft arriving at and departing from Palm Beach County Park Airport (Lantana).

Also, it appears the proposed development is located in the Airport Regulated Area Zone 1 for PBIA and Lantana Airport.

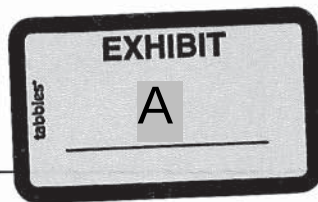
Based on the location of this development and the proposed height, along with a review of other existing development around the site, impacts to operations at any of our County airports are not anticipated.

Please contact me with any concerns.

Thank you,

Wil Hicks  
Technical Services Coordinator  
561-471-7491





Donate Here

(<https://floridaassociationforchildcaremanagementfaccm.growthzoneapp.com/ap/donate/>)

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Member Login (<https://business.faccm.org/MIC/Login>)

Contact Us (<https://business.faccm.org/contactus>)

 (<http://www.facebook.com/FACCM1>)

 (<https://twitter.com/faccm1>)

 (<https://www.pinterest.com/faccm1/>)

 (<https://www.linkedin.com/company/florida-association-for-childcare-management>)



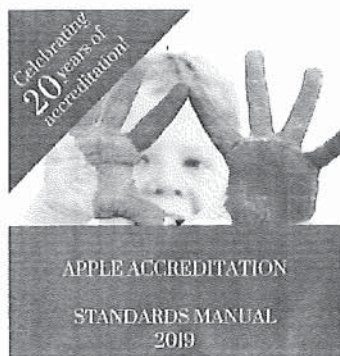
 Menu

APPLE (Accredited Professional Preschool Learning Environment) Accreditation is a national early learning program accreditation that recognizes early learning centers for operating high quality programs. Research shows a direct link between a high quality early learning experience and a child's future success. APPLE sets the standards that accelerate an early learning center's drive to achieve that level of care and education outcomes.

In 2019, APPLE Accreditation celebrates its 20<sup>th</sup> year of excellence. APPLE was developed by owners and operators of early learning centers and is grounded in the unique perspective of the business of child care. The owner/management team has the greatest impact on the quality of any early learning center, and the developers of the APPLE program recognized the important balance between meeting the quality standards of accreditation and the financial impact it may have on the children and families served.

Today, APPLE is the largest accrediting agency in Florida and growing nationwide. In Florida, APPLE is accepted as one of Florida's Gold Seal Quality programs. The Gold Seal program provides additional benefits including: ad valorem tax relief, a sales tax exemption on supplies and materials, and an increase in reimbursement for subsidized care.

*The best benefit is giving your parents the confidence that the care of their children is at an APPLE Accredited center.*



## THE APPLE Advantage

- Confident Parents and Increased Referrals to New Families
- Increased Credibility and Marketing Ability
- Up to 20% Increase in School Readiness Funding
- Property Tax (Ad Valorem) Exemption
- Consistent Policies and Practices
- Greater Staff Retention & Increased Morale
- Dedicated Professionals to Assist in Accreditation
- Achieving APPLE Accreditation is a Proud Accomplishment

## STRONG MINDS/GOLD (CSC)

The Children's Services Council of Palm Beach County (CSC) has recognized the need for assessment data in early childhood education to be used in ways that benefit the children and families. As a result, CSC has provided the vision and support necessary to launch the Teaching Strategies GOLD (GOLD) project which is now in its third year with early care and education centers and family child care homes. GOLD is an authentic and formative early childhood assessment tool. It is delivered as a web-based application that supports early education practitioners to observe and document demonstrated abilities of children from birth to Kindergarten. GOLD is strongly aligned with state and national learning standards (birth-3, Pre-K, Head Start and Common Core). It is designed to support a cycle of ongoing observations, documentation, planning, portfolio-building, and reporting. The GOLD online system can be used to generate reports for use at the provider level and can provide neighborhood/zip code/county-wide information for planning purposes. The ongoing collaboration between CSC and the Coalition is to support the implementation of GOLD has increased the chances of success for this assessment tool to provide accurate child level data which can reveal strengths and challenges faced by individual students, as well as groups of children in 0-5 classroom settings.

*For more information about Teaching Strategies GOLD,  
check out the main GOLD website here.*

For more information on the locally funded GOLD program,  
Please contact the **ELCPBC GOLD Team** at **561-600-9427**.

### Denver Public Schools on Teaching Strategies GOLD



### Teaching Strategies GOLD Impacts

For us at Opportunity Early Learning Center in West Palm Beach, we're always looking for ways to improve learning for our children.

Our participation in the Early Learning Coalition of Palm Beach County's Teaching Strategies GOLD pilot program has made a tremendous difference. It's really helped us design and implement a stronger curriculum.

GOLD has allowed our teachers to quickly and easily create a permanent record of meaningful events happening throughout each day and, as a result, that's expanded and created more meaningful child portfolios.

In assessing the portfolio content through GOLD, we've received critical developmental data, and our teachers have used it as the basis for targeted and individualized lesson plans. Also, the lessons and activities based on current child strength and growth areas have allowed us to meet the current needs of all children





## Child Care

### [For Families](#)

### [For Child Care](#)

### [Providers And Staff](#)

- [Opening a Family Child Care Home](#)
- [About Child Care Licensure](#)
- [About Family Child Care Home Registration](#)
- [Summer Camp Requirements](#)
- [Religious Exempt Provider Requirements](#)
- [About the Gold Seal Quality Care Program](#)
- [Brochures, Fact Sheets, Publications, & Reports](#)
- [Forms & Applications](#)
- [Child Care Contacts](#)
- [Emergency Preparedness](#)
- [Add A Summer Camp Listing](#)

### [Training & Credentialing](#)

### [Training and Registry Login](#)

### [Background Screening](#)

# Child Care

## About the Gold Seal Quality Care Program

In 1996, the Florida Legislature established the Gold Seal Quality Care program to acknowledge child care facilities and family day care homes that have gone above the required minimum licensing standards to become accredited by recognized agencies whose standard reflect quality in the level of care and supervision provided to children.



The Gold Seal Quality Care Program is not an accreditation, but a designation which is voluntary with potential benefits to those that participate including, but not limited to:

- A positive marketing tool for prospective parents
- Tax exemptions on certain educational materials, and property taxes
- Higher reimbursement for School Readiness providers
- Accepted to be eligible to participate in Voluntary Prekindergarten (VPK) please click [here](#) for information on the Voluntary Prekindergarten Program

Participation in this program is voluntary and is available to all provider types that meet the definition of child care with the exception of certain license-exempt school-age programs identified in Chapter 65C-22.008(3), F.A.C. A link to the application process for providers is listed below.

An accrediting association wishing to be approved as a Gold Seal Association must apply and substantially meet or exceed the Department's Gold Seal Quality Care standards adopted by the Department of Children and Families Office of Child Care Regulation.

- [Find a Gold Seal Quality Care Provider – Provider Map](#)
- [Find an approved Gold Seal Accrediting Association – Association List](#)
- [Frequently asked questions regarding Gold Seal](#)
- [Gold Seal Designation Process for Child Care Providers](#)
- [Gold Seal Approval Process for Accrediting Associations](#)
- [Gold Seal Quality Care Summary and Detail Data](#)
- [Tax Exemptions](#)
- [Statutory References](#)
- [Side-by-Side Comparison of Approved Gold Seal Accreditation Associations](#)

For additional information about the Gold Seal Quality Care Program:

Telephone: 1-888-352-4463

Email: [goldsealproviderapps@thechildrensforum.com](mailto:goldsealproviderapps@thechildrensforum.com)

## CORONAVIRUS INFO & RESOURCES FOR PARENTS/FAMILIES & CHILD CARE PROVIDERS

**OUR MISSION: BUILDING COMMUNITY-WIDE COMMITMENT FOR  
COMPREHENSIVE, HIGH-QUALITY EARLY LEARNING ENVIRONMENTS  
THAT BENEFIT THE CHILDREN AND FAMILIES OF PALM BEACH COUNTY.**

**OUR VISION: EVERY CHILD IN PALM BEACH COUNTY IS READY TO SUCCEED IN SCHOOL AND LIFE.**

### FAMILY SERVICES:

Our Family Services team assists parents/families through the eligibility & enrollment process for our programs & services.

Did you know the Early Learning Coalition can help with:

- Customized Provider Listings
- Quality Indicators and Types of Care
- Licensing Information
- Abuse Hotline Information
- Early Care and Education Resources
- FREE Voluntary Prekindergarten (VPK)
- School Readiness Financial Assistance
- Emergency Child Care
- Care under Relative Caregiver Program
- Community Resources
- Special Needs Assistance/Support Groups
- Cash Assistance Information

561-514-3300  
Monday-Thursday 8:00 am - 5:30 pm  
Friday 8:00 am - 12:00 pm

[LEARN MORE](#)

### WHO WE ARE & WHAT WE DO:

Our vision is that every child in Palm Beach County is ready to succeed in school and life.

We work to build a community-wide commitment to ensure every child is ready to succeed in school and life through comprehensive, high-quality early learning environments.

Our collaborative local partnerships allow for continuity of care and funding for families, resulting in more than 30,000 children served annually. ELCPBC maintains an outward vision focusing on the future needs of all children and families and is proactive in our efforts to better serve the community through collective and informed decisions.

[LEARN MORE](#)

### PROVIDER SERVICES:

Our Provider Services team supports potential (new) and current early learning providers. We are able to offer information about starting a new childcare business and enhancing your program.

We are also eager to assist providers with questions about the VPK and School Readiness programs.

Did you know the Early Learning Coalition can help:

- Providers with contracting and reimbursements
- Compliance with contracts
- Offer technical assistance
- Developmental Screenings
- Provide regular training opportunities
- Offer meetings, updates, and support

561-214-8000  
Monday-Friday 8:30 am - 5:00 pm

[LEARN MORE](#)

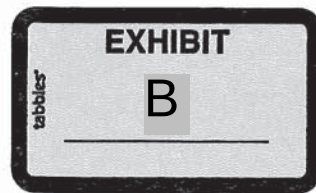
## LATEST EARLY LEARNING NEWS --- LOCAL, STATE, AND FEDERAL

POSTPONEMENT NOTICE | ELCPBC's 2020 ANNUAL EARLY CHILDHOOD EDUCATORS CONFERENCE: #ReadySetLearn!

EARLY LEARNING COALITION OF PALM BEACH COUNTY OFFERS CHILD CARE SCHOLARSHIPS FOR FIRST RESPONDERS AND EMERGENCY PERSONNEL FAMILIES



July 17th 2020



Brave Little Stars

7 NE 2nd Ave

Day Beach, FL 33444

The Staff,

could not have asked for a better place to send my girl. Elizabeth started at Brave Little Stars at the age of 3 months. As parents we all know how difficult it can be leaving your child all day long, 5 days a week, someplace other than home.

I can genuinely say that Brave Little Stars have been an amazing environment for my daughter. It has become a second home for her. I love the teachers, they are very caring and amazing with the kids. Everything is always clean and very organized. Elizabeth adores her teachers Miss Maria, Miss Leinys and the entire staff. The teachers genuinely care about the kids and my daughter is so happy there. It is her happy place.

I would absolutely recommend Brave Little Stars to all parents looking for a daycare that gives them a peace of mind, knowing their child will be safe and taken excellent care of.

Sincerely

Singh

(561-843-1936)

Dear Brave Little Stars

I appreciate all of you and

all that you have done. Me and my  
laughter loves this school. We highly  
recommend it to all families.  
~~2 children recommend~~

Stay safe through everything.

 always  
Daenah and  
Geraldine

Hi, absolutely awesome!! My  
daughter loves coming to daycare  
daily. She loves her teachers  
and is learning her letters and  
numbers. I appreciate your guys  
continue the great work!!

Ku Kule

You guys are amazing!

All the teachers are super warm and friendly. My son loves coming to school, you ladies have become like family. Could not think of a better place to watch my son while I'm at work. I know he is well taken care of and loved!

Thank you  
LORNA



good values & great education  
- McQuike

Great Value and my child loves  
going to Brava with Glau  
Her favorite - Great Education!  
~~~~~

We Love you Guys. you take
care of my Son so well.
it touches my heart.
I really appreciate you
Guys.

♡ V. cadet.

July 16, 2020

To whom it may concern

My child attend Brave Little Stars, since she was 2 year old, and now graduated for Pre-K. I can not ask for better than the care and instructions that she's been receiving from this center.

Amazing staff, very professional, the administration is none like other.

I highly recommend Brave Little Stars to any one in need of good quality care for children

Thank you.

I currently have my son in Brave
little stars which is a child care center
that in my opinion is the best thing th
I have found. I feel very confident to leave
my son there because I see that the child
feels happy every day, the cleanliness and
sanitary security measures are impressive
I strongly recommend Brave little stars
for anyone who's looking for preschool

A handwritten signature in black ink, appearing to be 'Laf' or similar, written in a cursive style.

~ Thank you ~

2-19-2019

For giving our kids much needed
advice.

For educating the youth today.

For shaping the future generation.

For showing our lost kids
the way.

For making sacrifices a plenty.

For taking up a profession so
selfless.

For letting us parents breathe
easy.

For being teachers so flawless.

~ Thank you ~

Dear Leahy & Brave Little Stars,

Thank You for accepting our children
Jordan and Skyline into your preschool.

Thank you for helping us parents up
to date with whatever is going on in the
school. Thank you for your genuine care
and compassion for all of the children.

Thank you for helping us make the transition
from home care to preschool less stressful.

We greatly appreciate all of the obvious
staff and gal! hardwork! ~ The Phelmachers

Liddy &
Brave LITTLE Stars



2-19-2019





Get reviews, hours, directions, coupons and more for Brave Little Stars Childcare/Preschool.
Search for Brave Little Stars Day Care Centers & Nurseries on The Real Yellow ...



Searches related to brave little stars

- Q daycare open near me
- Q daycare prices near me
- Q preschools near me

1 2 3 4 5 6 7 8 9 10 Next

33401, West Palm Beach, FL - From your Internet address - Use precise location - Learn more

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Brave Little Stars Childcare

1717 NE 2nd Ave, Delray Beach, FL

[Write a review](#)

4.7

12 reviews

Sort by: Most relevant



Elsa Puentes

2 reviews · 3 photos

11 months ago

As a mother, I know I can trust my child's development to the staff of Brave Little Stars.



Regine Decolline

1 review

a year ago

Brave little stars is the best child care in Delray beach. How do I know? Because my kids goes there, the teachers are amazing the learning style are. I like to say thanks to all the teachers there 😊😊



THIS INSTRUMENT PREPARED BY:

12905 South West 42nd St.
Suite 216
Miami, FL 33175
Consideration \$600,000.00
Rec.: \$19,111
Tax ID No: 18-43-44-20-01-015-0010
Our File: 2020-211

[Space Above This Line For Recording Data]

Special Warranty Deed

State of Florida)
County of Palm Beach)
)

SPECIAL WARRANTY DEED
(Corporate Seller)

This Indenture made this **12th** day of **June**, 2020 between **Victoria Congress Realty LLC, a Florida Limited Liability Company**, whose post office address is **PO BOX 5720, Lake Worth, FL 33467**, party of the first part, and **Southeast Corporations Services LLC, a Florida Limited Liability Company**, of , party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to-wit:

PARCEL 1

PARCEL 1 The North 1/2 of all that part of Tract 15 of MODEL LAND CO. SUBDIVISION of Section 20, T. 44 S, R. 43 E, as per plat recorded in Plat Book 5, Page 79, in the Office of the Clerk of the Circuit Court of Palm Beach County, Florida, described as follows: Beginning at a point in the East line of Congress Avenue (which said East line of Congress Avenue is parallel to and 18 feet East of the West line of said Tract 15), 756.9 feet North of the Point where the East line of Congress Avenue intersects the North line of Tenth Avenue (which said North line of Tenth Avenue is parallel to and 10 feet North of the South line of Tract 16 of said MODEL LAND CO. SUBDIVISION of Section 20, T. 44 S, R. 43 E), and running thence North along the East line of Congress Avenue, a distance of 110 feet; thence running parallel to the said North line of Tenth Avenue, a distance of 312 feet; thence South along the East line of said Tract 15, a distance of 110 feet; thence West a distance of 312 feet to a Point of Beginning, less so much thereof as lies within 50 feet of, measured at right angles to, the West line of said Section 20, Township 44 South, Range 43 East, less the right of way of Congress Avenue.

AND PARCEL 2 Being a parcel lying within the North 170 feet of the South 390 feet of Tract 15, of MODEL LAND CO. SUBDIVISION of Section 20, T. 44 S, R. 43 E,



Palm Beach County, Florida, Public Records as recorded in Plat Book 5, Page 79, Palm Beach County Public Records, said parcel being more particularly described as follows: Commence at the Northwest corner of said Section 20, thence S 01°36'11" W (bearing assumed and all other bearings are relative thereto) along the West line of said Section 20 a distance of 287.07 feet to the intersection with the westerly extension of the Northerly line of the North 170 feet of the South 390 feet of said Tract 15; thence S 88°09'15" E along the westerly extension of the Northerly line of the North 170 feet of the South 390 feet of said Tract 15 a distance of 50.00 feet to the Easterly right-of-way of Congress Avenue, as now laid out and in use, thence S 01°36'11" W along said Easterly right of way line of Congress Avenue, a distance of 120 feet to the point of beginning; thence S 88°09'15" E parallel with the North line of the South 390 feet of Tract 15, a distance of 295.35 feet; thence S 01°36'11" W parallel with and 295.35 feet East of the East right of way line of Congress Avenue, a distance of 50.00 feet to a point on the South line of the North 170' of the South 390 feet of Tract 15; thence N 88°09'15" W, along the said South line of the North 170 feet of the South 390 feet of Tract 15 a distance of 295.35 feet to a point on the Easterly right of way of Congress Avenue, thence N 01°36'11" E, a distance of 50 feet to the point of beginning.

Parcel Identification: 70-43-44-20-01-015-0010

Subject, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

In Witness Whereof, first party has signed and sealed these present the date set forth on June 12, 2020.

[Signatures on Separate Page]



Signed, sealed and delivered in our presence:

Victoria Congress Realty LLC

By:

Patricia Nardone, Managing Member

(Corporate Seal)

Witness signature

Print witness name

Witness signature

Print witness name

State of Florida
County of Palm Beach

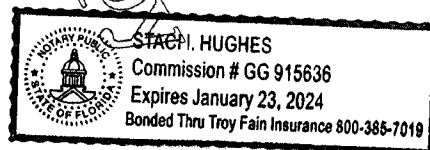
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of June, 2020 by Patricia Nardone, as Managing Member of Victoria Congress Realty LLC, a Florida Limited Liability Company who ☒ is personally known or ☐ has produced a driver's license as identification.

[Seal]

Notary Public

Print Name:

My Commission Expires:





S CONGRESS AVENUE
106' RIGHT-OF-WAY

Future Cross Access

Existing Monument Sign

**5' Landscape Buffer
Dumpster w/ 5'
Hedge

Existing 6' Ht Concrete Wall

Turn Around Space

6' Ht Precast or Non-Climbable
Decorative Aluminum Fence

Proposed 10' U.E.

Existing 6' Ht Concrete Wall

**5' Landscape Buffer

Daycare
1-Story
20'-10" Ht.
4,728 s.f.
85 Children

Play Area
6,107 s.f.

20' Safe Sightline

5' FPUE (ORB 6961 PG.1502)

No Pick-up/Drop-Off Sign Typ.

10' x 30' Bus Shelter Easement
(w/ 11.5' x 6.5' Foundation)

No Pick-up/Drop-Off
Sign Typ.

**5' Landscape Buffer

Fence w/ Maintenance Access Gate

15' ROW Landscape Buffer w/ 5' Overlap

15' Utility Easement

Existing 7' Sidewalk

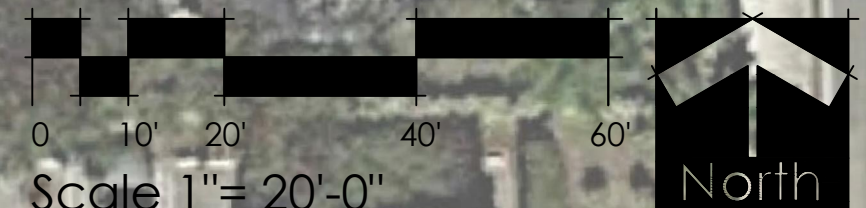
5' Foundation Planting 25% Of Facade

10' Side Interior Setback

Base Building Line

Existing 6' Ht Concrete Wall

Proposed 4' Sidewalk





SW 7066
Gray Matters
Doors and Exterior Floor

SW 7063
Nebulous White
Building Walls

SW 6608
Rave Red
Accent Wall

SW 9047
After the Rain
Front Wall

SW 6729
Lacewing
Roof



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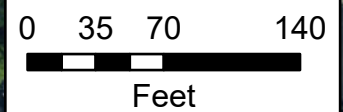


Cayman Dr

S Congress Ave

Summer St

70434420010150010



Village of Palm Springs

Brave Little Star - 3108 S. Congress Ave

 Property Boundary

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

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

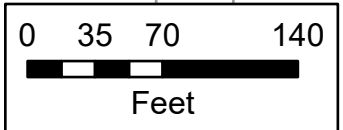


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