



**PLANNING AND ZONING ADVISORY BOARD AGENDA
ADVISORY/ COMMITTEE BOARD MEETING
Village Hall Council Chambers
226 Cypress Lane
Palm Springs, FL 33461
Tuesday, June 8, 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 Director, Kimberly Glas-Castro, Planning , Zoning and Building Planner, Iramis Cabrera, Village Attorney Brian Shutt and Deputy Village Clerk Jane R. Worth

3. PLEDGE OF ALLEGIANCE

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

5. MINUTES *Planning and Zoning Board Meeting Minutes - May 11, 2021*

5.1 *May 11, 2021 Planning and Zoning Board Minutes*

[1. May 11, 2021 Planning and Zoning Board Meeting Minutes.docx](#)

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 Resolution No. 2021-16 - Abandonment of a Parcel of Land Located on Elizabeth Street.

1. Proposed Resolution No. 2021-16 - Abandonment of Platted Alley - Elizabeth Street
2. Recorded County Deed to Village of Palm Springs
3. Abandonment Request Letter
4. Requested Signed Application
5. Utility Letters - No Objection
6. Plat Book 21, Page 41
7. Iglesia de Dios Ebenezer International - Survey
8. Aerial Map and Location Map

6.2 Ordinance No. 2021-06 - Land Use and Rezoning (Small-Scale) Amendments - Boatman's Hammock - 4445 Boatman Street and Vacant Lot on Boatman Street (*Quasi-Judicial Hearing*)

1. Proposed Ord No. 2021-06 Small Scale Land Use Amendment and Rezoning
2. Exhibit "A" Staff Report & Conditions of Approval (Both Applications Combined)
3. Colored Site Plan and Renderings (For Informational Purposes Only)
4. Aerial, Location, FLU and Zoning Map
5. Applicant's Justification Statements
6. Proposed Site Plan, Landscape Plans, Building Elevations (For Informational Purposes Only)

6.3 Resolution 2021-18 - Site Development Plan - Boatman's Hammock Residential Planned Development Site Plan with Waivers (SPR21-09) - (*Quasi-Judicial Hearing*)

1. Proposed Res. No. 2021-18 - Site Development Plan Amendment - Boatman Hammock - 4445 Boatman Street & Vacant lot on Todd Street.docx
2. Exhibit "A" Staff Recommendation and Conditions of Approval
3. Site Plan, Landscape Plans, Architectural Plans, Civil Plans and Letters
4. Project Narrative and Justification Statements
5. Colored Site Plans
6. Colored Elevations with Finish Schedule
7. Colored Open Space Exhibit
8. Aerial, Location, FLU and Zoning Maps
9. Legal Description
10. Notice of Public Hearing - 4445 Boatman Street - Boatman Townhomes

7. ACTIONS AND REPORTS

7.1 Annual Discussion: Sunshine Law, Quasi-Judicial Proceedings and Ex Parte Communications

8. ADJOURNMENT

9. NEXT MEETING

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: June 8, 2021

DEPARTMENT: Planning, Zoning & Building

ITEM 5.1: May 11, 2021 Planning and Zoning Board Minutes

SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

May 11, 2021 Planning and Zoning Board Meeting Minutes.docx



AGENDA
PLANNING AND ZONING ADVISORY BOARD MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
PALM SPRINGS, FL 33461
MAY 11, 2021
6:30 PM

1. CALL TO ORDER

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

2. ROLL CALL

BOARD MEMBERS

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

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

The Pledge of Allegiance was led by Chairman Johnnie Tieche.

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

[*April 13, 2021 Planning and Zoning Board Meeting Minutes*](#)

Chairman Tieche stated the attendance did not address the absentees from the meeting. That would need to be revised. Hearing no further comments Mr. Mandigo made a motion to approve the minutes from April 13, 2021 with the revisions and Mr. Hughes seconded it.

Motion: James Mandigo	Second: Richard Hughes	Vote: Motion Approve: 3 - 0
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6. PUBLIC HEARING

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

6.1

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)

[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 Colored Site Plan and 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 Letters to Support or Oppose](#)

Interim Director Cabrera stated that Items 6.1 and 7.1 would be present together. She informed the Board the applicant is requesting site plan approval and future land use amendment for a residential planned development project, to construct 264 residential dwelling units within 11 3-story buildings located on 2 parcels, totaling 18.38 gross acres, at 2085 South Congress Avenue and 3243 Lillian Road. 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 waiver for the proposed site plan:

1. To allow for one sidewalk on a street or main driveway rather than the required sidewalks on both sides of the main

Village Staff have identified three (3) main areas of concern related to the proposed project:

- The Congress Avenue/Forest Hill Boulevard intersection is operating at Level of Service F during both peak hours, and the northbound left (west) turn stacking exceeds the length of the turn lane. 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 signal on both the north and southbound approaches.
 - John I. Leonard High School is currently over capacity by 654 students. The proposed project will generate an additional 11 high school students.
- Village police services will be impacted by the rental community and addition of 400 to 900 residents, per the Police Chief, and necessitate the hiring of 1-2 additional officers. The estimated law enforcement impact fee contribution (which is a one-time payment) will not be sufficient to mitigate the demand on police services.

Approval of the Residential Planned Development site plan is dependent of the approval of the Land Use Amendment.

Staff does not object to the applicant proposed and recommends conditional approval subject to the conditions listed on the staff report.

Board Members Ralph Lashells and Larry Saingilus gave their objections to the size and hazards of traffic this project will bring. They also stated this was not the type of development the Village of Palm Springs needed.

Mr. Scott Backman on behalf of the applicant presented a power point to the Board. He stated that the development behind this proposal was on the same density with 5 units additional compared to the proposed project. The plan is also more open compared to the previous one the Board had seen. The parking also conforms to the requirements. Mr. Backman continued to discuss the project in length presenting the amenities, such as pedestrian walkability, dog park, meeting building, upscale fitness room, tot lot, and swimming pool area.

Mr. Backman stated they have reached out to some residents on Lillian Drive, and the residents in the surrounding communities and they have received 6 letters of support and there were some that did not support. But we are concerned with the residents and want to accommodate them as much as possible.

Traffic Engineer Mr. Brian Kelly from Simmons and White, addressed the concerns of the possible increase in traffic flow on Forest Hill Boulevard and Congress Avenue. Mr. Kelly explained they traffic want to get a flashing yellow light, it allows you to actually reduce the stopping. The County and the DOT would have to approve this as well.

There continued to be a discussion regarding the layout, the increased traffic flow, dumpsters, fencing, parking spaces for the development, the entrance to the development, and the location of the bus stop and the danger of that placement and with school children being picked up on Congress Avenue.

Mr. Tim Coffield, CEO of the YMCA, stated there were many offers from different companies to build on the property. They felt that the Palm Springs Residences would be the be project for this area and the Spear Group had worked well with the Village to come up with a project that the Village would also be proud of. They looked at all developers, and they were all offering multi-family residential homes.

Sean Sanders - property owner in the Village - they were having problems with sewer and water and back-ups, and they own property close to this development. He was curious if that had been looked at at all. Assistant Manager Glas-Castro informed him to call the Utilities Department with any questions that he had; however Utilities is also part of the review process of Site Plans.

Paul Pavone - 701 Lori Drive - has lived in the Village for many years. Mr. Pavone gave praise for the upcoming development of the new project. He commented the development will bring residents, customers and clients to the area which will enhance existing business activity, spur interest from new businesses and be a catalyst for economic growth of our community.

Village Attorney Garrett informed the Board that there are two separate agenda items, there needs to be a motion on 6.1 and the second part is 7.1.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend denial of Ordinance 2021-03, was made by Mr. Lashells and seconded for discussion by Mr. Braun.

Mr. Lashells said it was a gorgeous project but just not there and money alone did not seal the deal. Mr. Hughes agreed it was a good-looking project.

Mr. Braun commented if the land use is not changed will this property just sit there for another fifty years? Mr. Saingilus stated he was for growth and change in the community and having a mixed use would be a start to have brand new businesses and changing it to mixed use, would be more beneficial to the Village. Mrs. Gehrman commented that on all three (3) there are low density, and she felt the mixed use

would be better also.

Mr. Braun withdrew his second motion for denial.

Mr. Braun made a motion for approval of the land use and a second to approve was made by Mr. Lashells

Roll Call Vote passed 3 - 2. Mr. Hughes and Mr. Lashells voted against.

Motion: Peter Braun	Second: Ralph Lashells	Vote: Motion Passed: 3 - 2
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7. QUASI JUDICIAL PUBLIC HEARINGS

- 7.1 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
[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](#)
[Colored Site plan and Rendering](#)
[Legal Description and Survey](#)
[Proposed Median Improvements](#)
[Aerial Map, Location Map and Future Land Use Map](#)
[Letters to Support or Oppose](#)

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of Resolution No. 2021-15, including the 55 conditions, was made by Mr. Braun and seconded by Mr. Mandigo.

Roll Call Vote passed 3 - 2. Mr. Hughes and Mr. Lashells voted against.

Motion: Peter Braun	Second: James Mandigo	Vote: Motion Passed: 3 - 2
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- 7.2 PZ&B Order 2021-04 - Side Setback Variance (PSV21-08) - Brave Little Stars Academy - 3108 South Congress Avenue
[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](#)

Interim Director Cabrera informed the Board that Items 7.2 and 7.3 would be heard together. Interim Director Cabrera stated the applicant is requesting a Site Development Plan and Special Exception 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.

The property was annexed into the Village in 1999 as a developed parcel and was used as a sit-down restaurant until 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.

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 2 variances:

1. to allow a 10' side setback rather than 15' minimum required.
2. to allow business operations to commence at 6:30 in the morning rather than 7 am required. The proposed hours of operation variance it will be considered by the Village Council on June 10.

Staff does not object to the proposed project and recommends conditional approval subject to the thirty (30) conditions listed on the staff report.

Mr. Josh Nichols, representative for the Applicant gave a power point presentation showing the daycare layout, the parking facilities and explained how they needed the 5 foot buffer to keep compliant with what is required for the daycare.

The Board asked about security, access to the office, age of children, if there would be live feed for the parents to be able to see their children. Ms. Elsa Fuentes stated the only live feed would be for them as of right now.

A discussion continued with the Board, Mr. Nichols and Ms. Fuentes discussed the area around the daycare facility also.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of PZ&B Order 2021-04, was made by Mr. Hughes and seconded by Mr. Lashells. Motion carried 5-0

Motion: Richard Hughes	Second: Ralph Lashells	Vote: Motion Passed: 5 - 0
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- 7.3 Resolution 2021-14 - Site Development Plan Amendment (SPR21 -07) and Special Exception Use (PSSE21-03) - Brave Little Stars Academy - 3108 South Congress Avenue
[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](#)

Approve Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of Resolution No. 2021-14, with the 30 Conditions, was made by Mr. Mandigo and seconded by Mr. Braun. Motion carried 5-0

Please refer to the presentation of Item #7.2.

Motion: James Mandigo	Second: Peter Braun	Vote: Motion Passed: 5 - 0
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8. ACTIONS AND REPORTS

Assistant Manager Glas-Castro stated last week they appeared before the County Commissioners to asking for an amendment to the County's thoroughfare pertaining to Kirk Road. Policy language has been worked out prior to last week. It will go before the County Commission in June, so there is progression.

The public hearing for the impact fees has been moved as there will be an impact fees workshop.

9. ADJOURNMENT

Hearing no further business, Chairman Tieche adjourned the meeting at 8:22 PM

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



Village of Palm Springs

Executive Brief

AGENDA DATE: June 8, 2021

DEPARTMENT: Planning, Zoning & Building

ITEM 6.1: Resolution No. 2021-16 - Abandonment of a Parcel of Land Located on Elizabeth Street.

SUMMARY:

Iglesia de Dios Ebenezer International, Inc. has requested the Village to abandon public interest in a parcel of land located on Elizabeth Street. The parcel of land is an unimproved platted alley acquired by the Village from Palm Beach County on August 25, 2020 via a County Deed. This 0.0282 acre tract is not dedicated to the public via the Lake Echo Plat (Plat Book 21, Page 41), rather it is identified as a "Private" strip of land 12' in width located between Lots 51 and 52 .

Upon abandonment of the public interest, the entire interest or title will be transferred to Iglesia de Dios Ebenezer International, Inc. which is the adjacent property owner (on both sides). The Church intends to utilize the land area in redevelopment plans.

The abandonment area is approximately 1,230 square feet (0.0282 acres) in size and is located approximately 570' north of 2nd Avenue North on the East side of Elizabeth Street.

There are no known utilities within the alley. Village staff has obtained written confirmation from utility companies that there are no facilities within the abandonment area, and they do not object to the abandonment.

The Planning & Zoning Board will consider the proposed abandonment at their June 8, 2021 meeting, and their recommendation will be shared prior to Village Council consideration. Staff recommends that the Village Council make a finding that the alley does not contribute to the roadway system and does not benefit the community as a whole. Rather, it serves only the adjacent property owner similar to a driveway.

FISCAL IMPACT:

The proposed abandonment does not have a direct fiscal impact to the Village; however, it may assist in facilitating the redevelopment of the two adjacent properties which are owned by Iglesia de Dios Ebenezer International, Inc. The property is tax exempt and will keep the exemption status when owned by the Church.

ATTACHMENTS:

Proposed Resolution No. 2021-16 - Abandonment of Platted Alley - Elizabeth Street

Recorded County Deed to Village of Palm Springs

Abandonment Request Letter

Requested Signed Application

Utility Letters - No Objection

Plat Book 21, Page 41

Iglesia de Dios Ebenezer International - Survey

Aerial Map and Location Map

RESOLUTION NO. 2021-16

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, ABANDONING ALL RIGHT, TITLE, AND INTEREST IN AND TO A PORTION OF AN UNIMPROVED P A R C E L O F L A N D LOCATED ON THE EAST SIDE OF ELIZABETH STREET AND NORTH OF 2ND AVENUE NORTH IN THE VILLAGE OF PALM SPRINGS, FLORIDA, AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS, PROVIDING FOR RECORDATION OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a parcel of Land is an unimproved alley, described herein, is not utilized by the Village for easement purposes or right-of-way. Iglesia de Dios Ebenezer International, Inc. has submitted an application for the abandonment of a parcel of land, approximately 0.0282 acres in size; located within the Village of Palm Springs, Florida ("Village"); and

WHEREAS, the subject alley is located east of Elizabeth Street, north of 2nd Avenue North and is legally described on the County Deed attached hereto and incorporated herein as **Exhibit "A"**; and

WHEREAS, the subject private alley is within the corporate limits of the Village, and is under the control and jurisdiction of the Village; and

WHEREAS, the Planning and Zoning Board of the Village of Palm Springs, Florida has heard the request for abandonment of the road right-of-way; and

WHEREAS, the Planning and Zoning Board has made a recommendation to the Village Council that the Application be approved, as set forth in their recommendation and minutes; and

WHEREAS, the Village Council has held a public hearing on June 10, 2021, and has determined the abandonment described herein shall not materially interfere with the roadway system of the Village or the Village utility network, and shall not materially deprive any person of a reasonable means of access or otherwise adversely affect other property owners within the Village; and

WHEREAS, the Village Council has considered whether the application meets the Village's regulations for the abandonment of public rights-of-way; and

WHEREAS, the Village Council has determined that the subject right-of-way is no longer necessary or needed by the public; and

WHEREAS, the Village Council deems it in the best interest of the public to abandon the subject right-of-way, as herein described upon the conditions herein provided.

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

Section 1. The Whereas clauses are hereby incorporated as true and correct as the findings of fact and conclusions of law of the Village Council.

Section 2. The Village Council hereby approves the abandonment of the Subject Right-Of-Way as legally described on Exhibit "A" which is attached hereto and incorporated herein.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Upon its complete execution by the parties, the Village Clerk shall record a certified copy of this Resolution with the Clerk of the Circuit Court.

Section 5. This Resolution shall take effect immediately upon adoption.

Council Member _____ offered the foregoing Motion to approve the 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	☐	☐	☐
GARY M. READY, VICE MAYOR	☐	☐	☐
DOUG GUNTHER, MAYOR PRO TEM	☐	☐	☐
PATTI WALLER, COUNCIL MEMBER	☐	☐	☐
JONI BRINKMAN, COUNCIL MEMBER	☐	☐	☐

The Mayor thereupon declared this Resolution duly passed and adopted this 10th day of June, 2021.

VILLAGE OF PALM SPRINGS

BY: _____

BEV SMITH, MAYOR

Resolution No. 2021-16 – Abandonment of a parcel of land - north of 2nd Avenue North on the East side of Elizabeth Street.

ATTEST:

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: _____
GLEN J. TORCIVIA, VILLAGE ATTORNEY

PREPARED BY AND RETURN TO:
RICHARD C. BOGATIN, Manager, Property Management
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: 70-43-44-19-08-000-0150
Closing Date: 8-25-2020
Purchase Price: "0"

2020 1190

COUNTY DEED

This COUNTY DEED, made **AUG 2 5 2020**, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, "County", and the **VILLAGE OF PALM SPRINGS**, a Florida Municipal Corporation, whose legal mailing address is 226 Cypress Lane, Palm Springs, FL 33461 "Village".

WITNESSETH:

That County, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars to it in hand paid by "Village", the receipt whereof is hereby acknowledged, has granted, bargained and sold to "Village", its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida:

Lake Echo Plat Private Alley N of & Adj to Lt 51

THE ABOVE BEING THE REAL PROPERTY DESCRIBED
UNDER TAX CERTIFICATE NUMBER 111937 IN THE TAX
DEED RECORDED IN OFFICIAL RECORD BOOK 13452, PAGE
432, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Reserving, however, unto County, its successors and assigns, an undivided three-fourths ($\frac{3}{4}$) interest in, and title in and to an undivided three-fourths ($\frac{3}{4}$) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half ($\frac{1}{2}$) interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not include and County hereby expressly releases any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER



By: [Signature]
Deputy Clerk

**PALM BEACH COUNTY, a political
subdivision of the State of Florida**

By: [Signature]
Dave Kerner, Mayor

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

By: [Signature]
Assistant County Attorney

(OFFICIAL SEAL)

ARTRECHE LAW

Sandra K. Artreche
335 Goosecreek Drive
Winter Springs, FL 32708
(407) 461-3268
artrechelaw@gmail.com

April 6, 2021

Ms. Kimberly Glas-Castro
Planning, Zoning and Building Director
Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461

Re: Lake Echo Plat Private Alley North of and Adjacent to Lot 51 (The "Alley")

Dear Ms. Castro:

Let me introduce myself again. My name is Sandra K. Artreche. I am the legal counsel for the Southeastern Hispanic Region of the Church of God with headquarters in Cleveland, TN. Iglesia de Dios Ebenezer Internacional, Inc. (the "Church") is part of the Church of God. As you may recall from previous conversations, the Church has owned the property adjacent to the Alley since 1990. The Church has been taking care and using the Alley since it purchased the surrounding property in 1990. The Church is requesting that the Village of Palm Springs abandon the Alley in favor of the Church.

Attached to this letter for your review are the following documents:

1. Draft Application for Abandonment;
2. Current Property Survey;
3. Deeds of Surrounding Property;
4. Copies of photos from the County of Palm Beach public records.

Upon your approval; the Church will sign all documents and file them with the Village of Palm Springs along with the \$1,500 fee.

We appreciate your assistance to get this case in front of the Village Council.

I look forward to speaking to you at 3:00 PM today. Please let me know if you need additional information or have any questions. I can be reached at (407) 461-3268.

Sincerely,



Sandra K. Artreche
Enclosures
SKA/s



Village of Palm Springs Land Development Department Unified Development Application

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

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

Pre Application Meeting Date: _____

Indicate the type of application you are applying for:

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

INSTRUCTIONS:

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

Staff Use Only

Application Numbers: _____

Date Submitted: _____

Posted Signs Required: _____

SECTION 1-PROJECT INFORMATION:Project Name: Abandonment of Lake Echo Plat Private Alley N of & Adj. to Lot 51Project Address: Adjacent to 3724 Elizabeth Street, Palm Springs FL 33461

Location of Property: The subject property is located approximately 1
mile(s) N, S, E, W (circle one) from the intersection of 2nd Street
& Elizabeth, on the N, S, E, W (circle one) side of _____
(street).

Shopping Center / Office Building: N/AAcreage of Property: N/A Building Square Feet: N/ADensity or FAR: N/A Plat Name: Lake EchoPCN Number(s): 70-43-44-19-08-000-1050Dimensions of Property: 0.0282Palm Springs CRA District, if applicable: N/A

See Section 14 also.

Legal Description: (or attach separate sheet)

**That portion of a private alley shown on the plat of Lake Echo, According to the Plat Thereof,
Recorded in Plat Book 21, Page 41, Public Records of Palm Beach County, Florida,
Lying North of and Adjacent to Lot 51 and south of and adjacent to Lot 52 of said Plat.**

Property History, if applicable: Describe previous applications on property

Application #	Request	Action	Resolution / Ordinance #	Approval Date
N/A				

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

SECTION 2 - **APPLICANT** / OWNER / AGENT INFORMATION

Owner's Name: Village of Palm Springs

Owner's Address: 226 Cypress Lane, Palm Springs, FL 33461

Owner's Email Address: _____

Owner's Phone: _____ Owner's Fax: _____

Applicant, if different than Owner: Iglesia de Dios Ebenezer Internacional, Inc.

Agent: _____

Contact Person: Sandra K. Artreche

Applicant's Address: 3724 Elizabeth Street, Palm Springs, FL 33461

Applicant's Email Address: artrechelaw@gmail.com

Applicant's Phone: (407) 461-3268 Applicant's Fax: N/A

All correspondence will be sent directly to agent unless otherwise instructed.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: RM

Land Use: _____

Use: _____

Plat: _____

PROPOSED

Zoning: RM (Religious)

Land Use: _____

Use: _____

Plat: _____

ADJACENT LAND USE / ZONING / USE(S)

North: RM (Religious)

South: RM (Religious)

East: RM

West: RM

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

Iglesia de Dios Ebenezer Internacional (the "Church") is hereby requesting that the Village of Palm Springs (the "Village") abandon the Lake Echo Private Alley North of and Adjacent to Lot 51 that the Village acquired from Palm Beach County on August 25, 2020 via a county deed (the "Alley"). The Church has owned lots 50, 51, 52, 53, 54, 55, 56, 57 and 58 (see attached deeds) since 1990 (the "Church Property"). When Church acquired the Church Property in 1990, it assumed that the Alley was part of the Church property. The Church has cared for the Alley since it purchased the Church Property. The Church now has a new pastor. The new pastor has been placing all legal paper work in order. The first thing that the Church had to do was to ensure that the deeds of the Church Property had the correct Church name. The Church had to file Quit Claim Deeds to ensure that everything was in the proper name. These transactions were finished in October 2020. The Church also reached out to the Village requesting that the Village abandon the Alley in its favor as it understood that the Alley was not part of the Church Property. The Church had been caring for the Alley by mowing it and using the Alley for parking during Church services since 1990. The Alley is between the lots owned by the Church. Please see the survey and information attached.

The Church request that the City abandon the Alley in favor of the Church.

SECTION 5- PROJECT AUTHORIZATION

APPLICANT CERTIFICATION

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

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

Samuel Beltre

May 11, 2021

Signature of Applicant, Samuel Beltre President
Iglesia de Dios Ebenezer Internacional, Inc.

Date

STATE OF Florida, COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of May, 2021 by Samuel Beltre, who is personally known to me or who has produced FLDC (type of identification) as identification and who did (did not) take an oath.

Signature of person taking acknowledgement Jimmy Clavijo

Name of officer taking acknowledgement--typed, printed or stamped JIMMY CLAVIJO

Title or rank NOTARY PUBLIC Serial number GG229578



Jimmy F. Clavijo
Notary Public
State of Florida
My Commission Expires 06/18/2022
Commission No. GG 229578



GENERAL SUBMITTAL REQUIREMENTS FOR ALL APPLICATIONS:

- Completed Application, with original signatures, and applicable filing fees
- Evidence of Ownership (recorded warranty deed, title policy, or attorney's opinion)
- Owner's Authorization for Agent or Applicant to file application
- Current Survey (dated not more than 12 months prior to date of submittal)
- Color Photographs of entire property
- Traffic Study or Statement (2 copies)*, as applicable
- One (1) electronic version of complete application, narratives, plans, reports and supplemental documents in .pdf format

ADDITIONAL REQUIREMENTS FOR PUBLIC HEARING APPLICATIONS:

- Radius Map and Listing of all property owners within 300 feet of the property, from the Palm Beach County Property Appraiser's Office - contact their Mapping Department at 355-2881.
- One (1) Set of Mailing Labels and Pre-Stamped Envelopes for all property owners within said 300 feet radius
- Public Notice Sign: One sign for each street frontage shall be posted no less than 10 calendar days prior to the hearing. The sign shall be legible from a distance of 100 feet and shall contain a description of the approval being sought, the date, time and location of hearing, and a statement that the application is available for inspection in the Village Land Development Department (**see attached**).
- Affidavit (**see attached**) certifying to listing and sign posting

**Transmit traffic study directly to Palm Beach County Traffic Engineering with applicable review, and copies to the Village – TPS letter is required prior to public hearings*

Not Applicable

SECTION 6 - LAND USE PLAN AMENDMENT APPLICATION ONLY

Existing Village Land Use/Rezoning: _____

Requested Village Land Use/Rezoning _____

Reason or basis the land use change/rezoning is required and the intended use or uses this request will accommodate.

ATTACH: LAND USE CHANGE: Analysis of Existing and Proposed Use(s), including analysis of infrastructure/public services, natural resources, open space, affordable housing, land use compatibility, intergovernmental coordination, and consistency with adopted goals, objectives and policies.

REZONING: Confirmation of the provisions of all necessary facilities and systems, including storm drainage, water supply, sewage treatment, solid waste disposal, public safety protection, recreational and park areas, school sites and any other services, where applicable.

SECTION 7 - APPEAL ONLY

- ☐ Appeal of LDB Action
- ☐ Appeal of Decision / Interpretation of Land Development Director
- ☐ Appeal of Interpretation / Requirement of Building Official

Requirement or Code Section Being Appealed or That Is At Issue:

Summary of Decision or Condition being Appealed:

Summary of the Relief being Requested:

SECTION 8 – VARIANCE ONLY

(Administrative / Standard / Hours of Operation / Sign)

Related Applications _____

Code Section: _____

Required: _____

Request: _____

Details of Variance Request or Appeal:

ATTACH NARRATIVE AS ADDITIONAL PAGE(s)

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

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

SECTION 9 – SPECIAL EXCEPTION ONLY (Site Plan Required Also)

Requested Use: _____

Supplemental Regulations Applicable? ☐ Yes ☐ No

ATTACH NARRATIVE AS ADDITIONAL PAGE(s)

Chapter 34, Section 34-608 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the special exception request. This statement should be predicated on the seven (7) criteria and factors as set forth in Section 34-608(b) of the Code. The statement must include comments on each of the following individually:

- (1) The proposed special exception use is consistent with goals, objectives, and policies of the village's comprehensive plan.
- (2) The proposed special exception is consistent with the land development and zoning regulations and all other portions of this Code.
- (3) The proposed special exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation, type and amount of traffic to be generated; building location, mass, height and setback; and other relevant factors peculiar to the proposed special exception use and the surrounding property.
- (4) The establishment of the proposed special exception use in the identified location does not create a concentration or proliferation of the same or similar type of special exception use, which may be deemed detrimental to the development or redevelopment of the area in which the special exception use is proposed to be developed.
- (5) The proposed special exception use does not have a detrimental impact on surrounding properties based on:
 - a. The number of persons anticipated to be using, residing, or working on the property as a result of the special exception use;
 - b. The degree of noise, odor, visual, or other potential nuisance factors generated by the special exception use; and
 - c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.
- (6) That the proposed special exception use:
 - a. Does not significantly reduce light and air to adjacent properties.
 - b. Does not adversely affect property values in adjacent areas.
 - c. Would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations.
 - d. Does not negatively impact adjacent natural systems or public facilities, including parks and open spaces.
 - e. Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

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

SECTION 10 – SITE PLAN SUBMITTAL REQUIREMENTS

- In original submittal, provide five (5) copies (24"x36") of the following plans listed as they pertain to the project in full sets. Including three (3) sets of all plans shall be signed and sealed original.
- Provide a Thumb Drive with all submittal materials in pdf format.
- Site plan packages must include but are not limited to :
 1. Site Plan (see Technical Specifications in Sec. 34-685 of the Code)
 2. Landscape Plan
 - a. Must show all species and sizes (Florida Grade No.1 only)
 - b. Tree survey of existing site
 - c. Irrigation plans desired, but not required until permitting
 3. Building Architectural Plans
 - a. Elevations (label each side according to compass direction)
 - b. Roof plan for screening of mechanical equipment
 - c. Color, Material and Texture Specifications/Schedule
 - d. Building colors shall include paint company name, number, and paint color name (color chips preferred)
 - d. Color Rendering
 - e. Details of site amenities (bike racks, benches, trash receptacles, etc.)
 4. Photometric plan
 - a. Must show spillover at property line
 5. Boundary Survey
 - a. Needs to be within the last calendar year
 - b. Needs to show Acreage
 - c. Needs to show proper Parcel ID number
 - d. Needs to have Title Commitment Policy and number referenced,

OR

 - e. Abstract Survey can be used
 6. Tabular data
 7. Dumpster locations (include recycling)
 8. Accessible pedestrian routes from street to building
 9. Truck (garbage, delivery, etc.) turning radii (AutoTurn Analysis)
 10. Fire Hydrant locations

11. Utility Tie-Ins
 12. Adjacent Zoning
 13. Ultimate right-of-ways widths and elevation of adjacent road(s)
 14. Dimensions on buffers, drive isles and driveways and any other pertinent site
 15. Floor Plan
 16. Life Safety Plan, if applicable
 17. Finished Floor Elevation
 18. Sign Plans
 - a. general location plan
 - b. details for each sign, including dimensions and summary of sign face area, all coloring (letter, logo, backing, cabinet, etc)
 - c. master sign plan specifications, if applicable
 19. Paving, Grading and Drainage Plans and Drainage Calculations.
- Copy of FDOT Pre-Approval Letter, as applicable
 - If proposing new residential units, School Capacity Availability Determination

RESUBMITTALS for Technical Review: **Submit a letter identifying each review comment and the revision or response provided**, together with five (5) copies of each revised plan sheet, and thumb drive with .pdf files of revised sheets, reports, narratives, and supporting documents;

LAND DEVELOPMENT BOARD DISTRIBUTION: At least 20 days prior to LDB hearing, submit ten (10) full sets (24"x36") (3 signed/sealed) and thumb drive with .pdf files, revised per and approved by the technical review agencies.

VILLAGE COUNCIL DISTRIBUTION: At least 20 days prior to the VC hearing, submit five (5) sets (24"x36") (3 signed/sealed) and thumb drive with .pdf files, revised to address LDB recommendations, if required.

NOTE: Copies of any graphics or handouts used at a public hearing must be provided to the recording clerk and made part of the formal record.

NOTE: Representations made at the hearing, verbally or graphically, become part of the record, and are enforceable as part of the development order.

AGENT CERTIFICATION**Not Applicable**

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

Signature of Agent

Date

STATE OF Florida, COUNTY OF Palm Springs

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20_____ by _____, who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Signature of person taking acknowledgement _____

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

Title or rank _____ Serial number _____



AFFIDAVIT CERTIFYING TO PUBLIC HEARING NOTICE REQUIREMENTS

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared who after being sworn, stated the following:

1. That I Samuel Beltre have obtained a complete list (and the required mailing labels) of the owners of real property from the Palm Beach County Property Appraiser's Office, together with their mailing addresses, that are within three hundred (300') feet of the subject property, as set forth in the current Official Tax Roll of Palm Beach County.
2. That to the best of my knowledge, said list is complete and accurate as it was provided by the the Property Appraiser's office of Palm Beach County.
3. Notice signs will be posted on the premises a minimum of 10 days in advance of the public hearing.

Samuel Beltre

Signature of Affiant/Applicant

STATE OF FLORIDA COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 17TH day of May, 2021 by SAMUEL BELTRE, who is personally known to me or who has produced FLDL (type of identification) as identification and who (did) (did not) take an oath.

Signature of person taking acknowledgement

Jimmy F. Clavijo

Name of officer taking acknowledgement--typed, printed or stamped JIMMY CLAVIJO

Title or rank NOTARY PUBLIC Serial number GG229578



Jimmy F. Clavijo
Notary Public
State of Florida

My Commission Expires 06/18/2022
Commission No. GG 229578

PUBLIC NOTICE

VILLAGE OF PALM SPRINGS

LAND DEVELOPMENT

This property is the subject of the following request(s):

- | | |
|--|--|
| ☐ Site Plan | ☐ Planned Development |
| ☐ Special Exception | ☐ Land Use Amendment |
| ☐ Development Order Amendment | ☐ Rezoning |
| ☐ Variance | ☐ Other _____ |

Petition Number: _____

Request: For the Village of Palm Springs to abandon that lot recorded in Plat Book 21, Page 41 of the Public Records of Palm Beach County, Florida, lying north of and adjacent to Lot 51 and south of and Adjacent to Lot 52 of said plat known as "Lake Echo Private Alley" that the Village of Palm Springs acquired from Palm Beach County on August 25, 2020 via a county deed.

Public hearing date(s) are as follows:

Land Development Board:

Village Council:

The public hearings indicated above are to be held in:

The Village of Palm Springs Council Chambers, 226 Cypress Lane, Palm Springs.

For Additional Information contact the Palm Springs Land Development Department: (561) 965-4016. Interested parties may appear at the public hearing(s) and be heard with respect to the advertised request. Hearing may be postponed without further notice.

In accordance with ADA, documents may be requested in an alternate format. Auxiliary aids or other services will be provided upon request with at least three days notice prior to hearing. For ADA assistance, please contact the Village Clerk's Office at (561) 965-4010.

Visit our website at: **WWW.VILLAGEOFPALMSPRINGS.ORG**

SECTION 11 – PLANNED DEVELOPMENT (SITE PLAN)

Narrative: See objectives and performance standards in Article IX, and provide a narrative that outlines the proposed project's conformance with these provisions.

Waivers: Requests for waivers shall be submitted in writing and shall address the following criteria:

- 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.
- b. The request results from innovative design in which other minimum standards are exceeded.
- 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.
- 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.
- e. The request provides sufficient screening and buffering to screen adjacent uses from adverse impacts caused by the granting of a waiver.
- f. Economic issues may not be used to justify waivers.
- g. The request is compatible with existing and potential land uses adjacent to the development site.
- 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.
- 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.

SECTION 12 – PLAT ONLY (Site Plan or Subdivision Plan required also)

Plat packages must include but are not limited to:

1. Plat
2. Boundary Survey
 - a. Needs to be within the last calendar year
 - b. Needs to show Acreage
 - c. Needs to show property Parcel ID number
 - d. Needs to have Title Commitment Policy and number reference, OR
 - e. Abstract Survey can be used
3. Title Policy

SECTION 13 – ABANDONMENT ONLY

General Description of Area Requested for Abandonment: _____
Lake Echo Plat Private Alley North and Adjacent to Lot 51

Recording Information of Area: _____
(attach a copy of instrument)

- ☒ Indemnification and Hold Harmless Agreement executed by the Owner indemnifying the Village and holding the Village harmless from any and all losses, claims, damages and other liabilities resulting from, or arising out of the abandonment of the property. **See attached form of agreement.**
- ☐ Letters of any objection to the abandonment request from all utilities and drainage districts providing service to the property, including but not limited to, Lake Worth Utilities, FP&L, Cable distributor, water and sewer service provider, public gas (if applicable).
- ☐ Evidence of payment of all current taxes on the subject property.



INDEMNIFICATION AND HOLD HARMLESS AGREEMENT

This Indemnification Agreement ("Agreement") is made this 11 day of May, 2021, by and between the Village of Palm Springs, a municipal corporation organized and existing under the laws of the State of Florida ("Village"), with its principal offices located at 226 Cypress Lane, Palm Springs, FL 33461, and Iglesia de Dios Ebenezer Internacional, Inc., whose address is 3724 Elizabeth Street Palm Springs, FL 33461 ("Indemnifying Party")

WITNESSETH

In consideration of the sum of One Thousand Five Hundred Dollars (\$1500.00) and other good and valuable consideration, the receipt of which is hereby acknowledged by the parties, and to the fullest extent permitted by laws and regulations, the Indemnifying Party shall indemnify, defend, save and hold harmless, the Village, its officers, elected officials, agents and employees from any and all claims, damages, losses, liabilities and expenses, (direct, indirect and consequential) pertaining to or arising out of the abandonment of the real property which is the subject of this Application for Abandonment.

The Indemnifying Party shall pay all losses, claims, liens, settlements, or judgments of any nature whatsoever in connection with the foregoing indemnification, including but not limited to, reasonable attorney's fees (including appellate attorneys' fees and costs). The Village reserves the right to reasonably approve of the legal counsel selected by the Indemnifying Party to conduct any defense in any such proceedings, and all reasonable costs and fees associated therewith shall be the responsibility of Indemnifying Party.

The indemnification obligation hereunder shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the Indemnifying Party under any policy or policies of insurance of the Indemnifying Party or a third party.

This Agreement shall not in any way be construed to create a partnership, association, or any kind of joint venture or undertaking between the parties hereto. The Village specifically reserves all statutory and common law rights and immunities, and nothing herein is intended to limit or waive the same, including but not limited to, the procedural and substantive provisions of Section 768.28, Fla. Stat., and Section 95.11, Fla. Stat., as amended from time to time.

The Indemnifying Party's obligation to indemnify, defend, and pay for the defense, or at the Village's option, to participate and associate with the Village in

the defense and trial of any claim and related settlement negotiations, shall be triggered by the Village's notice of claim for indemnification to the Indemnifying Party. The Indemnifying Party's inability to evaluate liability or its evaluation of liability, shall not excuse the Indemnifying Party's duty to defend and indemnify within 7 days after such notice is given by the Village by registered mail. Only an adjudication or judgment after the highest appeal is exhausted, specifically finding the Village solely negligent, shall excuse performance of this provision by the Indemnifying Party. The Indemnifying Party shall pay all costs and fees related to this obligation and its enforcement by the Village. The Village's failure to notify the Indemnifying Party of a claim shall not release the Indemnifying Party of the above duty to defend and indemnify.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

INDEMNIFYING PARTY

By: _____
Indemnifying Party
Iglesia de Dios Ebenezer Internacional, Inc.
by its president, Samuel Beltre
Printed Name of Indemnifying Party

VILLAGE OF PALM SPRINGS

By: _____

ATTEST

KIMBERLY M. WYNN, VILLAGE CLERK

**SECTION 14 – CONSISTENCY WITH PALM SPRINGS CRA
COMMUNITY REDEVELOPMENT PLAN**

CRA District: _____

ATTACH NARRATIVE AS ADDITIONAL PAGE(s) to address the following:

- 1) Detailed Description of Proposal's Consistency with Five (5) Key Goals of CRA
- 2) Proposal's effect on existing conditions (identified in CRA Community Redevelopment Plan) in the CRA District
- 3) Proposal's ability to assist in achieving strategies and objectives of the Palm Springs CRA

CFN 20200303919
OR BK 31671 PG 745
RECORDED 08/21/2020 14:24:26
Palm Beach County, Florida
AMT 10.00
DEED DOC 0.70
Sharon R. Bock
CLERK & COMPTROLLER
Pgs 0745-0747; (3Pgs)

Prepared by:

Name: Sandra K. Artreche, Esq.
Address: 335 Goosecreek Drive
Winter Springs, FL 32708

After Recording Return to:

Name: Sandra K. Artreche, Esq.
Address: 335 Goosecreek Drive
Winter Springs, FL 32708

Space above this line for Recorder's Use

CHURCH OF GOD FLORIDA QUIT CLAIM DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS QUITCLAIM DEED, made this 7th day of August, 2020, by and between **SPANISH CHURCH OF GOD AT LAKE WORTH f/k/a IGLESIA DE DIOS EL FARO** of Palm Beach County, State of Florida (hereinafter known as the "Grantor") and **IGLESIA DE DIOS EBENEZER INTERNACIONAL, INC.** of Palm Beach County, State of Florida whose mailing address is 3724 Elizabeth Street, Palm Beach, Florida 33461-3658 (hereinafter known as "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby releases, remises, and quitclaims unto the Grantee, and Grantee's successors, heirs, and assigns forever, all the right, title, and interest of the Grantor, if any, to the following described land, situated, lying and being in Palm Beach County, Florida with a Parcel Control Number of **70-43-44-19-08-000-0522** and located at **3724 Elizabeth Street, Palm Springs, FL 33461**, to wit:

THE SOUTH ½ OF LOT 52, LAKE ECHO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 41, PUBLIC RECORDS OF PALM BEACH COUTY, FLORIDA AND THE NORTH ½ OF LOT 52 AND ALL OF LOTS 53, 54, 55, 56, 57, AND 58, LAKE ECHO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 41, PUBLIC RECORDS OF PALM BEACH COUTY, FLORIDA. LOTS 50 and 51, LAKE ECHO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.

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

TO HAVE AND TO HOLD, unto the Local Board of Trustees of the **IGLESIA DE DIOS EBENEZER INTERNACIONAL, INC.** located at 3724 Elizabeth Street, Palm Springs, FL 33461 in Palm Beach County (the "Local Board of Trustees"), as trustees and to their successors in trust and to the Church of God Southeastern Hispanic Region, Inc. with an address at 7712 Chelsea Street East, Tampa, Florida 33610, for the exclusive use and benefit of the Church of God, Cleveland, Tennessee.

The Local Board of Trustees and the Church of God Southeastern Hispanic Region, Inc. shall hold title to, manage and control the said real estate for general use and benefit of the Church of God, having its general headquarters in Cleveland, Tennessee and for the particular use and benefit of the local congregation of the said the **IGLESIA DE DIOS EBENEZER INTERNACIONAL, INC.** located at 3724 Elizabeth Street, Palm Springs, FL 33461.

The said Local Board of Trustees and the Church of God Southeastern Hispanic Region, Inc. shall have full right, power and authority to sell, exchange, transfer and convey said property or to borrow money and pledge the said real estate for the repayment of the same and execute all necessary deeds, conveyances and so forth, provided the proposition shall first be presented to a regular or called conference, of the said local church, preside over and approved by the regional administrative bishop of the **Church of God Southeastern Hispanic Region, Inc.**, a subsidiary of the Church of God having their headquarters in Cleveland, Tennessee, or one whom he may appoint, and the project approved by two-thirds of all members of the said local congregation present and voting certification is to be given in writing by the administrative bishop of the Church of God Southeastern Hispanic Region, Inc. that this transaction is in the best interest of the Church of God (Cleveland, Tennessee) provided that he approves such transaction.

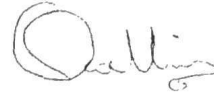
If the **IGLESIA DE DIOS EBENEZER INTERNACIONAL, INC.** located at 3724 Elizabeth Street, Palm Springs, FL 33461 shall at any time cease to function, or exist, or act contrary to Church of God polity, or separate from the Church of God (Cleveland, Tennessee), then said trustees shall hold title to said real estate including personal property for the Church of God (Cleveland, Tennessee) generally in the state of Florida; said trustees shall convey the said real estate upon demand to the Church of God Southeastern Hispanic Region, Inc. which said regional board shall be authorized to either use said real estate and personal property, or the proceeds derived from the sale of same (said regional board being authorized to sell and convey the said real estate and personal property at any time after title is vested in it), for the use and benefit of the Church of God Southeastern Hispanic Region, Inc., or for the promotion of one already existing.

If at any time the Local Board of Trustees shall cease to exist or to perform its duties for any reason, then the administrative bishop of the Church of God Southeastern Hispanic Region, Inc. in Florida shall have the right to declare all offices on the said board vacant, and the Regional board of Trustees of the **Church of God Southeastern Hispanic Region, Inc.** shall automatically hold title to said property as evidenced by an appropriate instrument filed in Palm Beach County, Florida.

The limitations set forth herein are those appearing in the Minutes of The General Assembly of the Church of God more currently in effect and said Minutes are expressly incorporated herein by reference. The express trust interest created herein in behalf of Church of God, regarding both real and personal property is irrevocable, unless agreed to in writing by Church of God.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

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



Dr. Otoniel Collins, Administrative Bishop
SPANISH CHURCH OF GOD AT LAKE
WORTH, AS GRANTOR

Signed, sealed and delivered in the presence of:



Rev. Tomas Acevedo, Witness



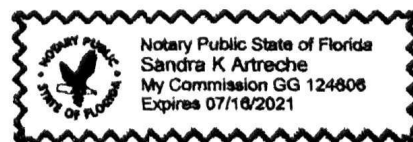
Rev. Carlos Betancourt, Witness

STATE OF FLORIDA
COUNTY OF PALM BEACH

On the 7th day of August, 2020 the foregoing instrument was acknowledged before me by Dr. Otoniel Collins, as Administrative Bishop for the Spanish Church of God at Lake Worth, grantor by means of ☐ physical presence or [XX] online notarization and witnessed said signature by Rev. Carlos Betancourt, and Rev. Tomas Acevedo, by means of ☐ physical presence or [XX] online notarization who are personally known to me who, having been duly sworn, acknowledged the execution of the foregoing document.



SANDRA K. ARTRECHE, ESQ.
NOTARY PUBLIC
Commission No.: GG 124606
Expiration July 16, 2021



CFN 20200321237
OR BK 31704 PG 1339
RECORDED 09/01/2020 13:32:27
Palm Beach County, Florida
AMT 10.00
DEED DOC 0.70
Sharon R. Bock
CLERK & COMPTROLLER
Pgs 1339-1341; (3Pgs)

Prepared by:

Name: Sandra K. Artreche, Esq.
Address: 335 Goosecreek Drive
Winter Springs, FL 32708

After Recording Return to:

Name: Sandra K. Artreche, Esq.
Address: 335 Goosecreek Drive
Winter Springs, FL 32708

Space above this line for Recorder's Use

CHURCH OF GOD FLORIDA QUIT CLAIM DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS QUITCLAIM DEED, made this 7th day of August, 2020, by and between **SPANISH CHURCH OF GOD AT LAKE WORTH f/k/a IGLESIA DE DIOS EL FARO** of Palm Beach County, State of Florida (hereinafter known as the "Grantor") and **IGLESIA DE DIOS EBENEZER INTERNACIONAL, INC.** of Palm Beach County, State of Florida whose mailing address is 3724 Elizabeth Street, Palm Beach, Florida 33461-3658 (hereinafter known as "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby releases, remises, and quitclaims unto the Grantee, and Grantee's successors, heirs, and assigns forever, all the right, title, and interest of the Grantor, if any, to the following described land, situated, lying and being in Palm Beach County, Florida with a Parcel Control Number of **70-43-44-19-08-000-0521** to wit:

THE SOUTH ½ OF LOT 52, LAKE ECHO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 41, PUBLIC RECORDS OF PALM BEACH COUTY, FLORIDA TOGETHER WITH THE PRIVATE ALLEY NORTH AND ADJACENT TO LOT 52, LAKE ECHO, RECORDED IN PLAT BOOK 21, PAGE 41, PUBIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

TO HAVE AND TO HOLD, unto the Local Board of Trustees of the **IGLESIA DE DIOS EBENEZER INTERNACIONAL, INC.** located at 3724 Elizabeth Street, Palm Springs, FL 33461 in Palm Beach County (the "Local Board of Trustees"), as trustees and to their successors in trust and to the Church of God Southeastern Hispanic Region, Inc. with an address at 7712 Chelsea Street East, Tampa, Florida 33610, for the exclusive use and benefit of the Church of God, Cleveland, Tennessee.

The Local Board of Trustees and the Church of God Southeastern Hispanic Region, Inc. shall hold title to, manage and control the said real estate for general use and benefit of the Church of God, having its general headquarters in Cleveland, Tennessee and for the particular use and benefit of the local congregation of the said the **IGLESIA DE DIOS EBENEZER INTERNACIONAL, INC.** located at 3724 Elizabeth Street, Palm Springs, FL 33461.

The said Local Board of Trustees and the Church of God Southeastern Hispanic Region, Inc. shall have full right, power and authority to sell, exchange, transfer and convey said property or to borrow money and pledge the said real estate for the repayment of the same and execute all necessary deeds, conveyances and so forth, provided the proposition shall first be presented to a regular or called conference, of the said local church, preside over and approved by the regional administrative bishop of the **Church of God Southeastern Hispanic Region, Inc.**, a subsidiary of the Church of God having their headquarters in Cleveland, Tennessee, or one whom he may appoint, and the project approved by two-thirds of all members of the said local congregation present and voting certification is to be given in writing by the administrative bishop of the Church of God Southeastern Hispanic Region, Inc. that this transaction is in the best interest of the Church of God (Cleveland, Tennessee) provided that he approves such transaction.

If the **IGLESIA DE DIOS EBENEZER INTERNACIONAL, INC.** located at 3724 Elizabeth Street, Palm Springs, FL 33461 shall at any time cease to function, or exist, or act contrary to Church of God polity, or separate from the Church of God (Cleveland, Tennessee), then said trustees shall hold title to said real estate including personal property for the Church of God (Cleveland, Tennessee) generally in the state of Florida; said trustees shall convey the said real estate upon demand to the Church of God Southeastern Hispanic Region, Inc. which said regional board shall be authorized to either use said real estate and personal property, or the proceeds derived from the sale of same (said regional board being authorized to sell and convey the said real estate and personal property at any time after title is vested in it), for the use and benefit of the Church of God Southeastern Hispanic Region, Inc., or for the promotion of one already existing.

If at any time the Local Board of Trustees shall cease to exist or to perform its duties for any reason, then the administrative bishop of the Church of God Southeastern Hispanic Region, Inc. in Florida shall have the right to declare all offices on the said board vacant, and the Regional board of Trustees of the **Church of God Southeastern Hispanic Region, Inc.** shall automatically hold title to said property as evidenced by an appropriate instrument filed in Palm Beach County, Florida.

The limitations set forth herein are those appearing in the Minutes of The General Assembly of the Church of God more currently in effect and said Minutes are expressly incorporated herein by reference. The express trust interest created herein in behalf of Church of God, regarding both real and personal property is irrevocable, unless agreed to in writing by Church of God.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

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



Dr. Otoniel Collins, Administrative Bishop
SPANISH CHURCH OF GOD AT LAKE
WORTH, AS GRANTOR

Signed, sealed and delivered in the presence of:



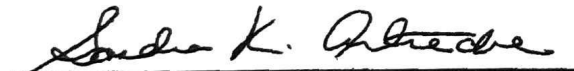
Rev. Tomas Acevedo, Witness



Rev. Carlos Betancourt, Witness

STATE OF FLORIDA
COUNTY OF PALM BEACH

On the 7th day of August, 2020 the foregoing instrument was acknowledged before me by Dr. Otoniel Collins, as Administrative Bishop for the Spanish Church of God at Lake Worth, grantor by means of ☐ physical presence or [XX] online notarization and witnessed said signature by Rev. Carlos Betancourt, and Rev. Tomas Acevedo, by means of ☐ physical presence or [XX] online notarization who are personally known to me who, having been duly sworn, acknowledged the execution of the foregoing document.



SANDRA K. ARTRECHE, ESQ.
NOTARY PUBLIC
Commission No.: GG 124606
Expiration July 16, 2021



CFN 20200303923
OR BK 31671 PG 756
RECORDED 08/21/2020 14:27:03
Palm Beach County, Florida
AMT 10.00
DEED DOC 0.70
Sharon R. Bock
CLERK & COMPTROLLER
Pgs 0756-0758; (3Pgs)

Prepared by:

Name: Sandra K. Artreche, Esq.
Address: 335 Goosecreek Drive
Winter Springs, FL 32708

After Recording Return to:

Name: Sandra K. Artreche, Esq.
Address: 335 Goosecreek Drive
Winter Springs, FL 32708

Space above this line for Recorder's Use

CHURCH OF GOD FLORIDA QUIT CLAIM DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS QUITCLAIM DEED, made this 7th day of August, 2020, by and between **SPANISH CHURCH OF GOD AT LAKE WORTH f/k/a IGLESIA DE DIOS EL FARO** of Palm Beach County, State of Florida (hereinafter known as the "Grantor") and **IGLESIA DE DIOS EBENEZER INTERNACIONAL, INC.** of Palm Beach County, State of Florida whose mailing address is 3724 Elizabeth Street, Palm Beach, Florida 33461-3658 (hereinafter known as "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby releases, remises, and quitclaims unto the Grantee, and Grantee's successors, heirs, and assigns forever, all the right, title, and interest of the Grantor, if any, to the following described land, situated, lying and being in Palm Beach County, Florida with a Parcel Control Number of **70-43-44-19-08-000-0522** and located at **3724 Elizabeth Street, Palm Springs, FL 33461**, to wit:

THE SOUTH ½ OF LOT 52, LAKE ECHO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 41, PUBLIC RECORDS OF PALM BEACH COUTY, FLORIDA AND THE NORTH ½ OF LOT 52 AND ALL OF LOTS 53, 54, 55, 56, 57, AND 58, LAKE ECHO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 41, PUBLIC RECORDS OF PALM BEACH COUTY, FLORIDA. LOTS 50 and 51, LAKE ECHO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.

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

TO HAVE AND TO HOLD, unto the Local Board of Trustees of the **IGLESIA DE DIOS EBENEZER INTERNACIONAL, INC.** located at 3724 Elizabeth Street, Palm Springs, FL 33461 in Palm Beach County (the "Local Board of Trustees"), as trustees and to their successors in trust and to the Church of God Southeastern Hispanic Region, Inc. with an address at 7712 Chelsea Street East, Tampa, Florida 33610, for the exclusive use and benefit of the Church of God, Cleveland, Tennessee.

The Local Board of Trustees and the Church of God Southeastern Hispanic Region, Inc. shall hold title to, manage and control the said real estate for general use and benefit of the Church of God, having its general headquarters in Cleveland, Tennessee and for the particular use and benefit of the local congregation of the said the **IGLESIA DE DIOS EBENEZER INTERNACIONAL, INC.** located at 3724 Elizabeth Street, Palm Springs, FL 33461.

The said Local Board of Trustees and the Church of God Southeastern Hispanic Region, Inc. shall have full right, power and authority to sell, exchange, transfer and convey said property or to borrow money and pledge the said real estate for the repayment of the same and execute all necessary deeds, conveyances and so forth, provided the proposition shall first be presented to a regular or called conference, of the said local church, preside over and approved by the regional administrative bishop of the **Church of God Southeastern Hispanic Region, Inc.**, a subsidiary of the Church of God having their headquarters in Cleveland, Tennessee, or one whom he may appoint, and the project approved by two-thirds of all members of the said local congregation present and voting certification is to be given in writing by the administrative bishop of the Church of God Southeastern Hispanic Region, Inc. that this transaction is in the best interest of the Church of God (Cleveland, Tennessee) provided that he approves such transaction.

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The limitations set forth herein are those appearing in the Minutes of The General Assembly of the Church of God more currently in effect and said Minutes are expressly incorporated herein by reference. The express trust interest created herein in behalf of Church of God, regarding both real and personal property is irrevocable, unless agreed to in writing by Church of God.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

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



Dr. Otoniel Collins, Administrative Bishop
SPANISH CHURCH OF GOD AT LAKE
WORTH, AS GRANTOR

Signed, sealed and delivered in the presence of:



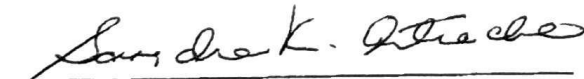
Rev. Tomas Acevedo, Witness



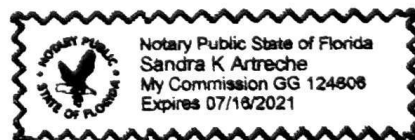
Rev. Carlos Betancourt, Witness

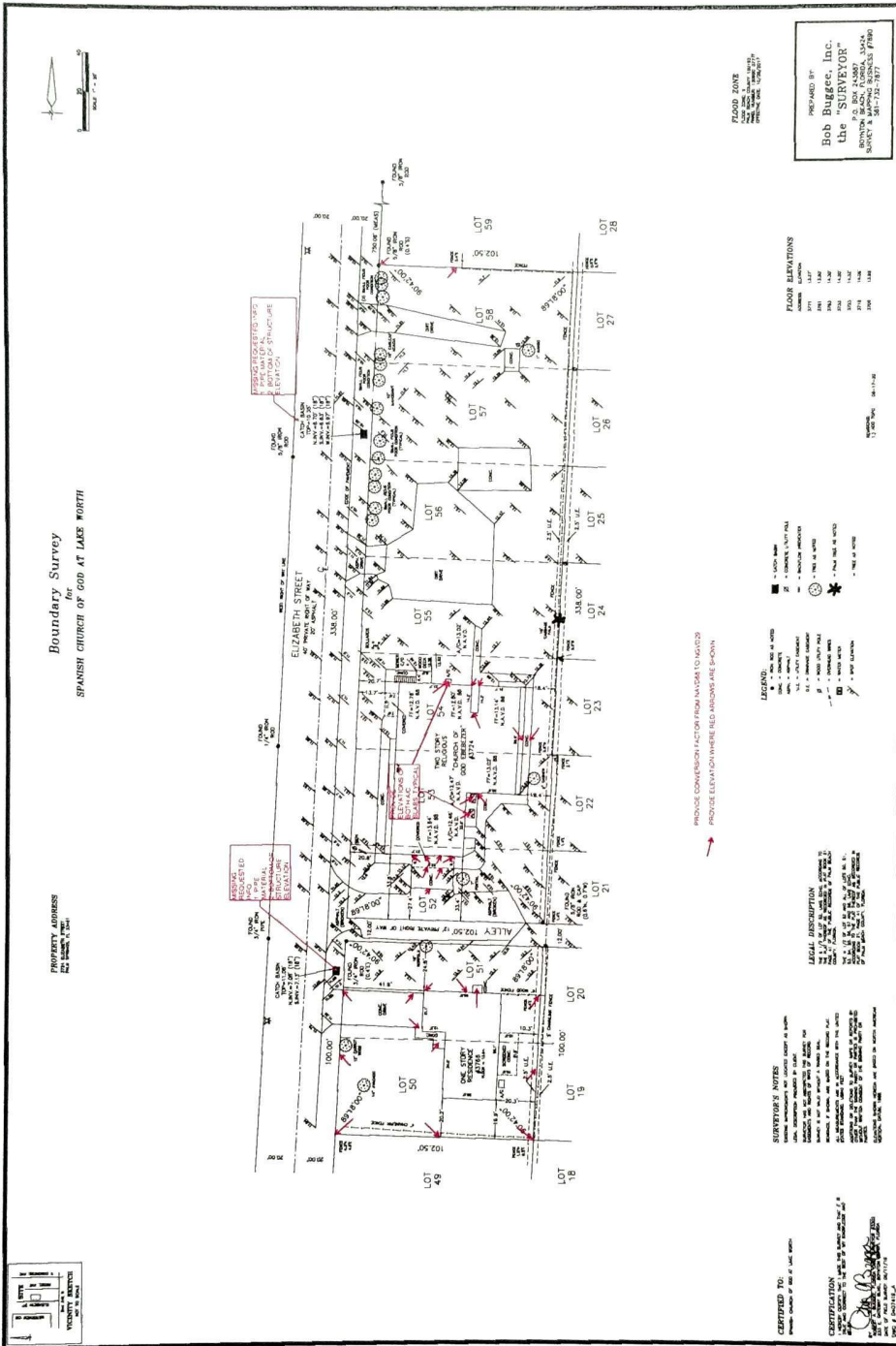
STATE OF FLORIDA
COUNTY OF PALM BEACH

On the 7th day of August, 2020 the foregoing instrument was acknowledged before me by Dr. Otoniel Collins, as Administrative Bishop for the Spanish Church of God at Lake Worth, grantor by means of ☐ physical presence or [XX] online notarization and witnessed said signature by Rev. Carlos Betancourt, and Rev. Tomas Acevedo, by means of ☐ physical presence or [XX] online notarization who are personally known to me who, having been duly sworn, acknowledged the execution of the foregoing document.



SANDRA K. ARTRECHE, ESQ.
NOTARY PUBLIC
Commission No.: GG 124606
Expiration July 16, 2021







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

May 11, 2021

TO: Utility Companies

Re: Abandonment of Elizabeth Street, north of 2nd Avenue North
PCN: 70-43-44-19-08-000-1050

The Iglesia de Dios Ebenezer International, Inc. is initiating abandonment of a parcel of land located on Elizabeth Street, north of 2nd Avenue North (see attached location map). It has been found that the property does not contribute to the roadway system and does not benefit the community as a whole. Rather, it serves only adjacent property owner.

This serves as formal notice of the abandonment for your review. Upon Village Council action, the subject area will revert to the adjacent property owner, Iglesia De Dios Ebenezer International Inc, abutting on both sides.

There are no known utilities within the property; however, if your records indicate that facilities are within this area, please indicate whether you will require Iglesia De Dios Ebenezer International to dedicate an easement or relocate the utilities.

Please indicate that you have no concern/objection to the abandonment.

If you have any questions, please contact me at 561-434-5090 or icabrera@vpsfl.org

Sincerely,

James Cabrera

Iramis Cabrera
Planning, Zoning and Building Interim Director

UTILITY ACKNOWLEDGEMENT:

We do not object to the abandonment.

Name: James Woolley

Title: Field Planning Engineer

Utility Company: Lake Worth Beach Utilities

Date: 5/17/2021



Village of Palm Springs

"a great place to call home"

Planning, Zoning & Building

226 Cypress Lane • Palm Springs, Florida 33461-1699
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Please indicate that you have no concern/objection to the abandonment.

If you have any questions, please contact me at 561-434-5090 or icabrera@vpsfl.org

Sincerely,

Iramis Cabrera

Iramis Cabrera
Planning, Zoning and Building Interim Director

UTILITY ACKNOWLEDGEMENT:

We do not object to the abandonment.

Name: *[Signature]*

Title: *Utility Inspector*

Utility Company: *Village of Palm Springs*

Date: *5-17-21*



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

May 11, 2021

TO: Utility Companies

Re: Abandonment of Elizabeth Street, north of 2nd Avenue North
PCN: 70-43-44-19-08-000-1050

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Please indicate that you have no concern/objection to the abandonment.

If you have any questions, please contact me at 561-434-5090 or icabrera@vpsfl.org

Sincerely,

Iramis Cabrera

Iramis Cabrera
Planning, Zoning and Building Interim Director

UTILITY ACKNOWLEDGEMENT:

We do not object to the abandonment.

Name: Anthony Springsteel

Title: Construction Supervisor

Utility Company: Comcast

Date: 5/21/21

www.vpsfl.org

5/24/2021

To Sandra Artreche,

Let this email serve to inform you that Florida Public Utilities Company has no concern/objection to the abandonment of the attached referenced property.

Thank you for the consideration.

If you have any questions or concerns, please feel free to contact me any time at brodriguez@chpk.com.

Billy Rodriguez
Florida Public Utilities Comp.
Engineering
brodriguez@chpk.com



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

May 11, 2021

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Please indicate that you have no concern/objection to the abandonment.

If you have any questions, please contact me at 561-434-5090 or icabrera@vpsfl.org

Sincerely,

Iramis Cabrera
Planning, Zoning and Building Interim Director

UTILITY ACKNOWLEDGEMENT:

We do not object to the abandonment.

Name:

Title: Engineer

Utility Company: At&t

Date: 5/21/2021

PL194600073

[illegible]

A RESUBDIVISION
OF
PARTS OF TRACTS 52 & 53 OF THE
SUBDIVISION OF SEC. 19, TWR 44S. - RGE. 43E.
PALM BEACH COUNTY, FLORIDA
AS RECORDED IN PLAT BOOK 6 PAGE 66.

SE 445: 1" = 100' OCT. 1946

DEDICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } ss.

KNOW ALL MEN BY THESE PRESENTS, that WM. F. Rindell and Elizabeth Rindell, the two owners of the tract of land shown hereon as "Lake ECHO" and more particularly described as a subdivision of parts of Tracts 32, 33 of the subdivision of Sec. 10, Twp. 4N., Rm. 33E., Palm Beach County, Florida, and more particularly described as shown hereon, do hereby designate and plat the same as shown hereon and do by these presents dedicate the same to the public use and enjoyment of the people of the State of Florida, except those marked "PRIVATE", reserving unto themselves, their heirs, successors, assigns or legal representatives, the reversion or reversions of the same when-
ever the same shall be withdrawn from the public use and enjoyment.

IN WITNESS WHEREOF the said owners, Wm F Riedel and Elizabeth Riedel, his wife, have hereunto set their hands and seals this 11th day of October, A.D. 1946.

Signed, Sealed and Delivered,
in the presence of: J.P. ...

IN THE PRESENCE OF:

<u>Robert [Signature]</u>	<u>William F. Kiedel</u> (SEAL)
<u>John [Signature]</u>	<u>Elizabeth Kiedel</u> (SEAL)

STATE OF FLORIDA)³³
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day personally appeared before me WILLIAM F. ANDERSON and ELIZABETH RIEDER, his wife, to me well known and known by me to be well known, and acknowledged before me that they executed the foregoing document and the same was acknowledged before me and they executed the same for the purposes therein expressed from their free will, full power, and without any private agreement, understanding, fraud, duress, or coercion, and that ELIZABETH RIEDER is and was to be the wife of the said WILLIAM F. RIEDER, acknowledged before me that she executed the foregoing instrument voluntarily and without any compulsion, constraint, oppression or fear of or from her said husband.

WITNESS my hand and official seal of said County and State
this 31st day of October A.D. 1946.

My commission expires:
May 29, 1948.

APPROVED by the BOARD of COUNTY COMMISSIONERS
Nov. 8 1946 BY J. M. Boyd
 County Engineer

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF PALM BEACH, SS.
I, HERBIE CERTIFY that the tract of land shown on the attached
plot as "Lake Echo" was surveyed and platted under my direction and
that the same is correct and true representation thereof to the best
of my knowledge and belief and that permanent Reference Monuments
have been set as required by law.

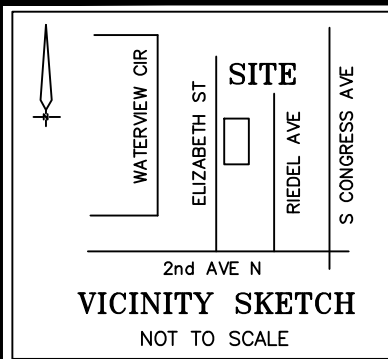
an act as required by law.

Subscribed and Sworn to before me this 17th day of NOVEMBER A.D. 1946.

My commission expires:
Nov. 28, 1948.

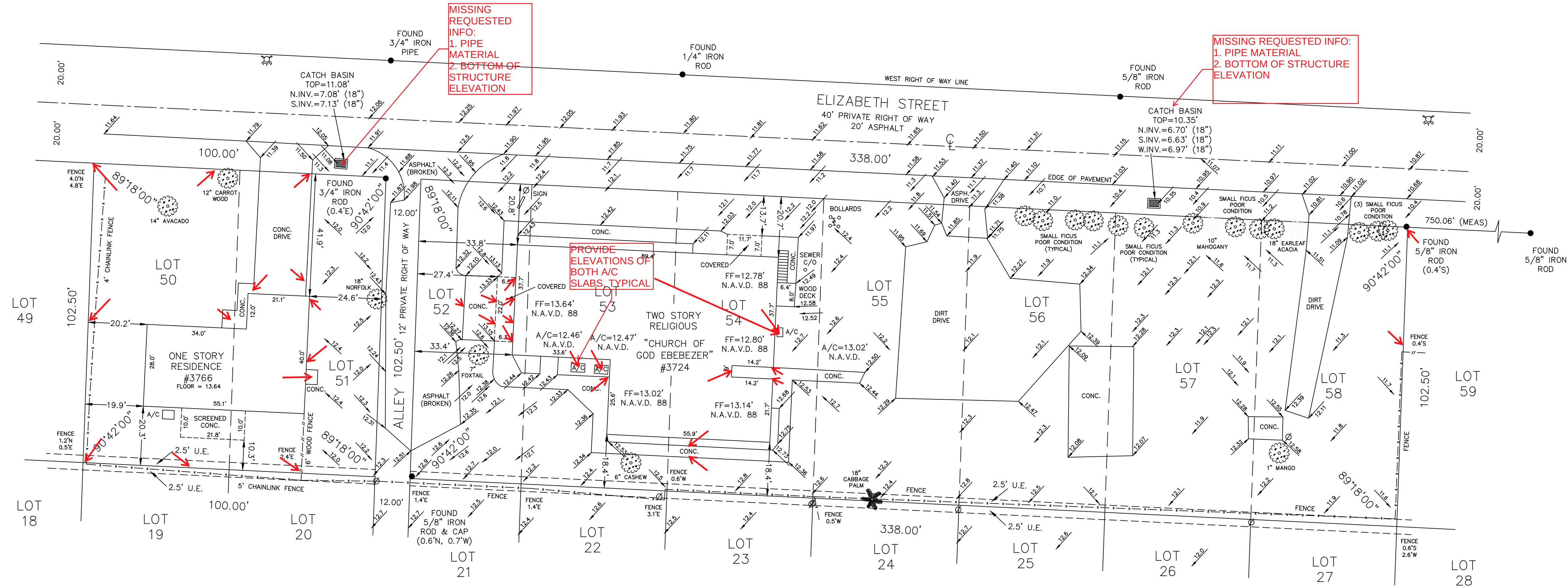
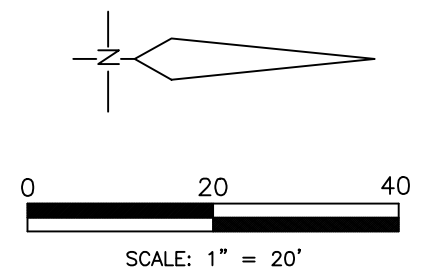
August A. Wimbacht
Registered Surveyor No. 181

William F. Davis
Notary Public



PROPERTY ADDRESS
3724 ELIZABETH STREET
PALM SPRINGS, FL 33461

Boundary Survey for SPANISH CHURCH OF GOD AT LAKE WORTH



MISSING REQUESTED INFO:
1. PIPE MATERIAL
2. BOTTOM OF STRUCTURE ELEVATION

MISSING REQUESTED INFO:
1. PIPE MATERIAL
2. BOTTOM OF STRUCTURE ELEVATION

PROVIDE ELEVATIONS OF BOTH A/C SLABS, TYPICAL

PROVIDE CONVERSION FACTOR FROM NAVD88 TO NGVD29
PROVIDE ELEVATION WHERE RED ARROWS ARE SHOWN

CERTIFIED TO:
SPANISH CHURCH OF GOD AT LAKE WORTH

CERTIFICATION
I HEREBY CERTIFY THAT I MADE THIS SURVEY AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
BY: *Robert A. Buggee*
ROBERT A. BUGGEE, FLORIDA LAND SURVEYOR #3302
233 E. GATEWAY BLVD., BOYNTON BEACH, FLORIDA
DATE OF FIELD SURVEY: 06/17/19
DWG # 0407419_A

SURVEYOR'S NOTES
EXISTING IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.
LEGAL DESCRIPTION PROVIDED BY CLIENT.
SURVEYOR HAS NOT ABSTRACTED THIS SURVEY FOR EASEMENTS AND RIGHTS OF WAYS OF RECORD.
SURVEY IS NOT VALID WITHOUT A RAISED SEAL.
BEARINGS, IF SHOWN, ARE BASED ON THE RECORD PLAT.
ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, USING FEET.
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.
ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM, 1988.

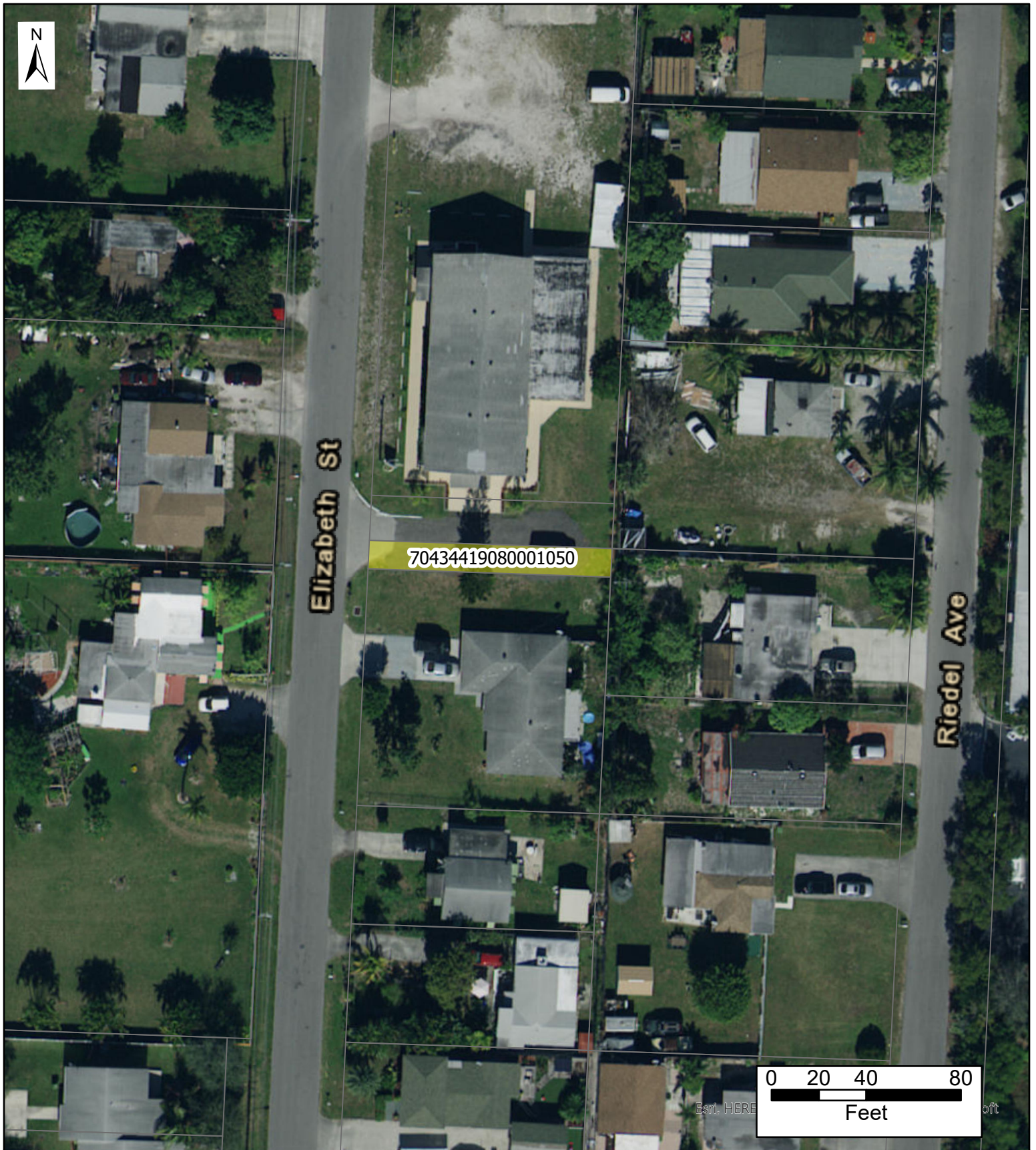
LEGAL DESCRIPTION
THE S. 1/2 OF LOT 52, LAKE ECHO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 41 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
THE N. 1/2 OF LOT 52 AND ALL OF LOTS 50, 51, 53, 54, 55, 56, 57 AND 58, LAKE ECHO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 41 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LEGEND:
● = IRON ROD AS NOTED
CONC. = CONCRETE
ASPH. = ASPHALT
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
○ = WOOD UTILITY POLE
— OH — = OVERHEAD WIRES
[] = WATER METER
[] = SPOT ELEVATION
[] = CATCH BASIN
[] = CONCRETE UTILITY POLE
[] = BACKFLOW PREVENTER
[] = TREE AS NOTED
[] = PALM TREE AS NOTED
[] = TREE AS NOTED

FLOOR ELEVATIONS	
ADDRESS	ELEVATION
3771	13.27'
3761	13.60'
3763	14.30'
3733	14.20'
3723	14.32'
3715	14.05'
3705	13.95'

FLOOD ZONE
FLOOD ZONE: X
PALM BEACH COUNTY 120192
PANEL NUMBER: 12099C 0777F
EFFECTIVE DATE: 10/05/2017

PREPARED BY:
Bob Buggee, Inc.
the "SURVEYOR"
P.O. BOX 243887
BOYNTON BEACH, FLORIDA, 33424
SURVEY & MAPPING BUSINESS #7890
561-732-7877



Village of Palm Springs

Elizabeth Street

 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.

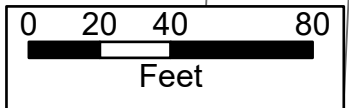
Data Source: Tax Deed Parcels and Village Limits data provided by the Village of Palm Springs, Parcels provided by Palm Beach County, Basemap provided by ESRI World Imagery.



Elizabeth St

Riedel Ave

70434419080001050



Village of Palm Springs

Elizabeth Street

 Property Boundary

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Data Source: Tax Deed Parcels and Village Limits data provided by the Village of Palm Springs, Parcels provided by Palm Beach County, Basemap provided by ESRI World Imagery.



Village of Palm Springs

Executive Brief

AGENDA DATE: June 8, 2021

DEPARTMENT: Planning, Zoning & Building

ITEM 6.2: Ordinance No. 2021-06 - Land Use and Rezoning (Small-Scale) Amendments - Boatman's Hammock - 4445 Boatman Street and Vacant Lot on Boatman Street (*Quasi-Judicial Hearing*)

SUMMARY:

Mr. William Sargent, agent for K. Hovnanian SE Florida Division, LLC (Applicant) is requesting a small-scale land use plan amendment and rezoning on 5.44 acres (comprised of two unified parcels) located at 4445 Boatman Street and a Vacant Lot on Boatman Street to facilitate a multi-family (townhome) development project.

The combined properties are less than 10 acres in size (5.44 acres total) and are planned for urban (residential) use:

Village of Palm Springs Existing Future Land Use	Village of Palm Springs Proposed Future Land Use	Village of Palm Springs Existing Zoning	Village of Palm Springs Proposed Zoning
Commercial	Medium Density Residential (up to 10 du/ac)	Commercial General (CG)	Residential Multiple- Family (RM)

The Applicant is requesting that the property be designated with the Village's Medium-Density Residential future land use category (10 du/ac), which would allow up to a maximum intensity of 54 residential dwelling units. The property was annexed into the Village of Palm Springs in 2016 and assigned the Village Commercial and Commercial General future land use and zoning designations, respectively.

Note: The subject property is bound to the west by Commercial land use, and to the north, south, and east by Residential land uses (Palm Beach County Medium Density Residential 5

(MR5) and Village Medium Density Residential land use).

The Applicant is concurrently requesting site plan approval (SPR21-09) and three (3) waivers for residential planned development (RPD) to construct 54 two-story fee simple townhomes within 9 buildings. The proposed community would have access via Boatman Street. Amenities are expected to include a swimming pool, tot lot, play knoll with fitness equipment, and an open field for lawn games.

The Applicant is requesting three (3) waivers for the proposed RPD site plan:

1. Relief from Sec. 34-164 - Allow 10% of the building facades to receive foundation planting areas rather than the minimum required 25% of the building facades facing a street
2. Relief from Sec. 34-1063(a)(1) - Allow one sidewalk along the street rather than the required sidewalks on both sides of the street
3. Relief from Sec. 34-766(1) - Allow 54 townhomes to be constructed on a 5.44-acre property rather than 11.47 acres minimum parcel size required in the RM district.

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 on compatibility, impact on services and need for the land use to fulfill Village redevelopment and growth objectives.

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

Note: IPARC is designated to provide coordination of proposed plan amendments, cooperation between affected local government and service providers and provides opportunities to resolve potential disputes only within the plan amendment process.

FISCAL IMPACT:

The proposed land use and rezoning amendments are not expected to provide a direct fiscal impact to the Village; however, it would facilitate development that will increase the Village's property valuation.

This property is located within the Palm Springs CRA - Lake Worth District and redevelopment would result in increased TIF revenue.

ATTACHMENTS:

Proposed Ord No. 2021-06 Small Scale Land Use Amendment and Rezoning
Exhibit "A" Staff Report & Conditions of Approval (Both Applications Combined)
Colored Site Plan and Renderings (For Informational Purposes Only)
Aerial, Location, FLU and Zoning Map
Applicant's Justification Statements
Proposed Site Plan, Landscape Plans, Building Elevations (For Informational Purposes Only)

ORDINANCE NO. 2021-06

(SMALL SCALE LAND USE AMENDMENT & REZONING)

AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING THE COMPREHENSIVE LAND USE PLAN OF THE VILLAGE, PURSUANT TO THE "SMALL SCALE" COMPREHENSIVE LAND USE AMENDMENT LAWS OF THE STATE OF FLORIDA, FOR A 5.44-ACRE PARCEL OF TWO LOTS UNIFIED THAT IS CURRENTLY VACANT AND PLANNED FOR "MEDIUM DENSITY RESIDENTIAL" LOCATED ON TWO (2) UNIFIED PARCELS AT 4445 BOATMAN STREET AND A VACANT LOT ON BOATMAN STREET, AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, FROM A FUTURE LAND USE DESIGNATION OF "COMMERCIAL" TO A FUTURE LAND USE DESIGNATION OF "MEDIUM DENSITY RESIDENTIAL"; FURTHER CHANGING THE ZONING DESIGNATION FROM "COMMERCIAL GENERAL (CG)" DISTRICT TO PROVIDE FOR A ZONING DESIGNATION OF "RESIDENTIAL MULTIPLE-FAMILY (RM)" DISTRICT ON THE VILLAGE OF PALM SPRINGS OFFICIAL ZONING MAP; 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 and zoning designations for a parcel less than 10 acres in size (5.44 acres) that is currently vacant, and is currently proposed for "medium density residential" use located at the southern terminus of Patio Court (unassigned address); and

WHEREAS, the Village will initiate the small-scale land use and zoning changes from the existing Village of Palm Springs designations. The subject property is less than 10 acres in size; and

WHEREAS, there is a limitation of ten (10) dwelling units maximum on the property; 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 July 8, 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 small-scale land use amendments and re-zoning designation; and

WHEREAS, the Village Council has determined that granting the request for land use amendment and rezoning 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 "Medium Density Residential" land uses. 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 small-scale land use amendment, the Land Development (Zoning) District designation 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 designation of the zoning of the property 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>
BEV SMITH, MAYOR	☐	☐	☐
GARY READY, VICE MAYOR	☐	☐	☐
DOUG GUNTHER, MAYOR PRO TEM	☐	☐	☐
PATTI WALLER, COUNCIL MEMBER	☐	☐	☐
JONI BRINKMAN, COUNCIL MEMBER	☐	☐	☐

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

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
BEV 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: Small-Scale Land Use Amendment, Rezoning and Site Development Plan (Residential Planned Development Site Plan with Waivers) - Boatman Hammock – 4445 Boatman St & Vacant lot on Todd St.

Application Summary			
Applicant / Petitioner	K. Hovnanian SE Florida Division, LLC.	Submittal Date	3/1/2021
Reference Name	Boatman's Hammock	Case Number	SPR21-09
		Parcel Control No	70-42-44-24-00-000-5670 & 70-42-44-24-32-010-0160
Location	Assembly of the properties 4445 Boatman St & vacant lot on Todd St	Site Area	±5.44 acres
P&Z Bd Meeting	June 8, 2021	Local Planning Agency	July 8, 2021
Council Meeting (1 st Reading)	July 8, 2021	Council Meeting (2 nd Reading)	August 26, 2021
Requests			
Proposed Use(s)	Small-Scale Land Use Amendment of the Future Land Use Map to change the land use from Commercial to Medium Density Residential, concurrent with Rezoning from Commercial General (CG) to Residential Multiple-Family and a Planned Development Site Plan for construction of 54 two-story townhomes within nine buildings.		
Number of Buildings	9 Buildings (approximately 56,061 SF total)		
Waivers	1. Requesting a waiver from Sec.34-164 to allow 10% foundation planting instead of 25% minimum required of the linear feet of building façade facing a street. 2. Requesting a waiver from Sec.34-1063(a)(1) to allow for one sidewalk on a street or primary driveway interconnected with other pedestrian ways instead of sidewalks on both sides of the main street. 3. Requesting a waiver from Sec.34-766(1) to allow the construction of 54 residential dwelling units within 5.44 acres instead of 11.47 acres minimum required within the RM district.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	Total of 169 parking needed 2.5/ DU + 25% for guest	189 spaces total 54 garages spaces 108 driveway spaces (2 per unit) 27 guest spaces	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard (South)	25'	31'	Yes
Rear yard (North)	20'	61'	Yes
Side yard (East & West)	20'	Residence 29' (Pool cabana building will be relocated to meet code)	Yes
Site Characteristics			
Existing Use	Vacant lot & Multi-Family Homes	Proposed Use	Residential Multiple Family
Existing Zoning	Commercial General (CG)	Proposed Zoning	Residential Multiple-Family (RM)
Existing Future Land Use	Commercial	Proposed Future Land Use	Medium Density Residential

Proposed Density		10 du/acres	
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Multi-Family Residences	Medium Density Residential (MR5) - unincorporated	Multi-Family Residential (RM) - unincorporated
South	Nursing Home	Medium Density Residential	Residential Multi-Family (RM)
East	Single-Family Residences	Medium Density Residential	Residential Multi-Family (RM)
West	Commercial (auto repair and general businesses)	Commercial	Commercial General (CG)
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of the new residential Medium density planned development site plan, as depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan, compatibility with surrounding uses and generally consistent with the CRA Lake Worth Road District objectives.			



I. Site History

- Ordinance 2014-31: Annexation

The property located at Todd Street, was voluntarily annexed into the Village of Palm Springs on December 11, 2014 and concurrently designated with the Village's Future Land Use and Land Development District of Commercial and Commercial General, respectively.

- Resolution 2014-54: Annexation

The property located at 4445 Boatman Street, was annexed into the Village of Palm Springs via interlocal agreement with Palm Beach County, the agreement was executed by Palm Beach County on January 13, 2015, and the Village Council approved the annexation on December 11, 2014.

II. Comprehensive Plan Consistency

- The subject property's Future Land Use designation and Zoning are Commercial and Commercial General (CG), respectively. The proposed small-scale land use amendment is to assign the Village's Future Land Use of Medium Density Residential. Concurrently, rezoning from the CG district to Residential Multiple-Family is requested, and is supported with a planned development site plan. All requests are consistent with goals, objectives and policies of the Village's Comprehensive Plan.

III. Waivers Requested

The applicant is seeking the following waivers:

Waiver #1: The applicant is requesting a waiver relief from Sec.34-164 to allow 10% foundation planting instead of 25% minimum required of the linear feet of building façade facing a street.

Waiver #2: The applicant is requesting a waiver relief from Sec.34-1063(a)(1) to allow for one sidewalk on a street or primary driveway interconnected with other pedestrian ways instead of sidewalks on both sides of the main street.

Waiver #3: The applicant is requesting a waiver relief from Sec.34-766(1) to allow the construction of 54 residential dwelling units within 5.44 acres instead of 11.47 acres minimum required within the RM district.

The applicant's full justification to the waivers 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.

Waiver 1: The request in-line with the Village's Comprehensive Plan and Land Development Code. The waiver request is not detrimental to the public health, safety, and welfare of the area. Increased plantings in the rear of the building increase the residential security and provides for the natural landscaping typical of a foundation planting.

Waiver 2: The waiver request is in harmony and consistent with the intent and purpose of the Village's

Comprehensive Plan and Land Development Code. The waiver will not be injurious to the area involved as marked crosswalks are provided to facilitate interconnectivity as well as traffic calming measures to ensure safe movement across the streets. This includes pedestrian crossing signage, stop bars, and stop signs.

Waiver 3: The request is in harmony with the intent of the Village's Comprehensive Plan and Land Development Code. The reduction of lot area size will not impact the public health and safety, and it does not serve to hurt the area. Increased density and smaller lot areas increase the residential economy and provide more of a boost to the surrounding local development.

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

Waiver 1: Steps were taken in the design process to provide for excess open space and common amenities because of the requested decrease in foundation plantings. Additionally, the increase rear plantings provide an increase in screening for the rear of the property and is visually incorporated into the landscape of the townhomes that have a rear boundary line abutting a common amenity.

Waiver 2: With the reduction of sidewalk to one side of the road, the site can provide open space and amenity space in excess of the minimum standard. This includes backyards as well as the open space play areas and grassy knoll. The addition of a second sidewalk would reduce the existing plantings and reduce the total open space square footage on site. Inline with the Village's Land Development Code, the proposed sidewalk has been incorporated into the surrounding amenities.

Waiver 3: The waiver is a result of a design that increases density efficiency while maintaining an exceeding amount of open and amenity space. The design allows the site to maintain an extremely large amount of space while maintaining the efficiency of the townhome sites.

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.

Waiver 1: The waiver request provides for an increase in open space, drainage, and community amenities. Increased foundation planting requirements would severely impact the parking availability at each town home and require excess parking to provide onsite in areas that are currently open space.

Waiver 2: The requested waiver will result in the preservation of natural areas and drainage areas by not increasing the impervious surface area required in providing sidewalks on both sides of the road. If provided, the additional sidewalk would move the buildings into the existing amenity and open space which in turn would decrease the space for activities provided for the residents.

Waiver 3: The granting of this waiver request allows the proposed natural areas and drainage areas to remain at the current size, which is more than the require code. Increased lot area would result in an over reduction of community amenities.

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.

Waiver 1: The public benefits from the request of the waiver through the visual benefit of increased rear townhome plantings as well as through the preservation of open space through reduced onsite parking

Waiver 2: The request provides a similar public benefit to the code required two sidewalks minimum, while also preserving green space on site and reducing impervious surface area. The site design specifically provides walkability and ease of access by connecting all the proposed buildings and amenities. The sidewalk connects to the existing

sidewalk along Boatman Street and extends the pedestrian linkages of the site beyond the project boundaries.

Waiver 3: There is ample public benefit to be derived from the granting of the waiver. The reduced lot area means that the homes are more accessible in price range. The open space on site is also preserved as previously mentioned. The design of the site is functionally the same as single large family detached homes but instead places the open and amenity space in community areas for public benefit rather than in private backyards.

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

Waiver 1: Not applicable to this waiver. However, it is important to note that the increased backyard plantings do provide an increase in screening to the rear of each townhome.

Waiver 2: This request does not impact screening and buffering.

Waiver 3: The potential adverse impacts of smaller lot areas on adjacent properties have been addressed in the opaque landscape buffer that provides little to no visibility.

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

Waiver 1, 2, 3 & 4: Economic issues are not used as a justification for these requests. The reduced price of unit based on the lot size is a byproduct of a design that had an original intent to create large open and amenity space on site.

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

Waiver 1: The waiver does not affect the already compatible existing and potential land uses adjacent to the development site. The request for a reduction in foundation waiver plantings only impacts the interior of the site.

Waiver 2: The waiver is primarily regarding the interior of the site and does not have a significant impact on the adjacent land uses. The only aspect of the sidewalk that might affect adjacent land uses is the extension and connection to the existing sidewalk along Boatman. However, this connection only serves to increase the potential development and connectivity and does not negatively impact the parcels it is adjacent to.

Waiver 3: The increased density that would result from the requested waiver is compatible with the surrounding land uses. With primarily commercial on the western boundary and residential on the east, a Multi-Family lot development provides a transition zone between the two incompatible land uses.

Staff supports 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. Although the acreage is below the minimum required for 54 residential dwelling units, the property can still be developed in the proposed manner without any adverse impact to the surrounding properties.

IV. Neighborhood Compatibility

- 1) The proposed project is located east of Military Trail, at the terminus of Boatman Drive, Todd Street and Clemens Street.
- 2) Surrounding properties are a mix of residential and commercial uses.
- 3) The property is located within the Lake Worth Road District CRA.
- 4) The Village Center is located within 1.5 miles.

- 5) A mix of different uses like general retails, restaurants, grocery supermarket and professional offices are located on the proximities along Military Trail.
- 6) Available public transportation on Military Trail is existing within less than $\frac{1}{4}$ mile from the property.

V. Consistency with Palm Springs Lake Worth Road District CRA

1. Detailed Description of the Proposal's Consistency with Five (5) Key Goals of CRA

I. Improving Utilities and Infrastructure

The development will utilize the existing utilities such as stormwater and wastewater. Additional infrastructure provided on site will enhance the infrastructure facilities and services of the area.

II. Expanding Job Development and Economic Growth

The development proposal does not directly fulfill the CRA's key goal to expand job development and economic growth, but it will provide additional residents to supply the workforce and economy of the Village.

III. Enhancing Public Safety

The development proposal will enhance public safety, as the subject site is currently vacant and an ideal area for vagrancy, illegal dumping and other criminal activities to occur due to its location at the terminus of three streets. The development of buffers, fencing, and additional landscape screening around the perimeter of the subject site will significantly decrease the chance of any crime occurring on this property in the future.

IV. Increasing and Maintaining Workforce Housing

The proposed plan provides a multi-family townhomes housing option to an area that is predominantly a single family detached housing area. Single family residences are typically Boatman Hammock more expensive than multifamily units. This will provide an alternative option the existing housing conditions of the surrounding area.

V. Advancing the Partnership with Palm Beach County

The development proposal will advance the partnership with Palm Beach County due to its location within the Kenwood Estates Countywide Community Revitalization Area (CCRT) neighborhood core area. The Countywide Community Revitalization Area's within Palm Beach County are overseen by the County's Office of Community Revitalization (OCR). This request will require the continued coordination with the County and surrounding residents to ensure the communities needs are met.

2. Proposal's effect on existing conditions (identified in CRA Community Redevelopment Plan) in the CRA District.

- The plan provides an extension of what is currently an ineffective roadway in Boatman Street. Rather than a short off shoot of Military Trail, it now extends into a residential development.
- The plan encourages good planning policy in site layout by combining two parcels and providing accessibility through an underutilized road. The lot, as it sits, is somewhat trapped between an inaccessible residential area, a canal, and a commercial boundary. The development creates an adequate and accessible site.
- The proposed plan invites modern planning strategies to the surrounding area by establishing transition zoning from commercial to residential. This is beneficial to the outdated building density patterns as it provides an example of a increased density Multi-Family residential development that functionally blends in and does not increase the inadequate existing patterns.

3. Proposal's ability to assist in achieving strategies and objectives of the Palm Springs CRA.

The proposed site stands to improve the Palm Springs area and assist the CRA in their objects and strategies. This will be done through good planning techniques, adequate zoning and improvement upon vacant or blighted properties. As discussed, the plan meets the goals and directives of the CRA. The applicant is excited to bring this development to the Palm Springs and revitalize the area through a residential boost in economy.

VI. Regulatory Issues

- The site plan generally conforms to the property development standards of the Residential Planned Development.
 - 1) Proposed project plan generally meets required site development regulations.
 - 2) A Medium-Density Residential Land Use designation and rezoning to RM, 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, LWDD and the Village of Palm Springs.
 - 4) Civil/Utility plans shall be approved by the Village's Engineer.
 - 5) A 32' wide exclusive easement shall be dedicated to LWDD.
 - 6) The project is located within the Airport Land Use Noise Zone (ALUNZ) for Palm Beach County Park Airport.
 - 7) The proposed development is located within the Airport Regulated area Zone 1 for PBIA and Lantana Airport.
 - 8) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.
 - 9) Property shall be platted.

VII. Environmental Issues:

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

VIII. Community Outreach/ Notification

- The subject property was posted on May 28, 2021.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on May 21, 2021.
- Legal advertisement was published in the paper on May 27, 2021 and will be re-advertise on June 3, 2021 and July 1, 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 March 1, 2021 depicts the following:

- Application for Small-Scale Land Use Amendment, Rezoning and Residential Planned Development Site Plan approval with 3 waivers for the construction of 54 two-story fee-simply townhomes within 9 buildings.
 1. Site Plan dated received March 1, 2021 revised and resubmitted on May 25, 2021.
 2. Landscape plans dated received March 1, 2021 revised and resubmitted on April 16, 2021.
 3. Engineering plans dated received March 1, 2021 revised and resubmitted on April 16, 2021.
 4. Architectural plans dated received March 1, 2021 revised and resubmitted on April 16, 2021.
 5. Photometric plan dated received March 1, 2021.
 6. Boundary survey.
 7. Traffic study.
 8. Project narrative and Justification Statement of proposed use.
 9. Drainage calculations.
 10. Common amenities detail plan.
 11. Rendering.
 12. Colored site plan.

X Recommendation

The property is located on 2 parcels that make up the site currently within the Commercial General zoning district and have a Commercial Future Land Use designation. The applicant is proposing to rezone to Residential Multiple-Family concurrently amending the Future Land Use to Medium Density Residential and proposing the development

of the 5.44 acres parcel with the construction of 54 two-story fee-simple townhomes. The site is primarily accessed from S Military Trail the major arterial and three separate minor arterials: Clemens Street, Todd Street and Boatman Street, being Boatman Street, the main access point to the site. The townhomes will be three-bedroom homes with a one car garage and a driveway with space for two cars. The buildings will be configured with nine (9) two-story townhome structures and each building with 6 attached units. The community will have one access driveways via the existing Boatman Street right-of-way. Amenities include a tot lot with playground equipment, a swimming pool, walking trail, a playground knoll, and an open grass play area for lawn games.

Planning, Zoning & Building Staff has conducted a review of the application and found the proposed Residential Planned Development Site Plan to be consistent with goal, objectives and policies of the Village's Comprehensive Plan. The proposed project is generally consistent with the Land Development and zoning regulations and all other portions of the code. The proposed residential Multi-Family project provides internal sidewalk connections between the common amenities (tot lot with playground equipment, the swimming pool, the walking trail and grass area for lawn games) 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	82,938 sf (1.90 acres)	120,586 sf (2.76 acres) (50%)
40% maximum lot coverage	94,786 sf	56,061 sf (23%)
Parking spaces (2.5 / unit + 25% for guest)	169 spaces	189 spaces

Planning, Zoning & Building Staff recommends approval of the Small-Scale Land Use Amendment and Rezoning. PZ&B Staff recommends conditional approval of the Residential Planned Development Site Plan with 3 waivers, for the construction of 54 two-story fee simple townhomes subject to the following forty-four (44) 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, 2023.
2. Notice of Actual Construction or Alteration form shall be filled out (form 7460) to determine if the project will be a hazard to air navigation, according to PBIA, and a final determination letter shall be provided to the Village at time of permitting.
3. Per Palm Beach Department of Airports request, each perspective tenant and/or purchaser within the ALUNZ must be informed that occasionally will observe aircraft arriving at and departing from Palm Beach County Park Airport, and shall be disclosed prior to a real estate contract. The condition will become inclusive in the contract's conditions and shall be noted in subsequent contracts. Condition shall be added into the HOA covenants/ deed restrictions document and provided to the Village at time of Platting.
4. The final plat shall be approved by the Village Council prior to issuance of a building permit.
5. Site plan shall be revised prior to Village Council consideration to relocate the cabana pool building to be setback at least 20' from west property line.
6. The Final Plat shall be approved and recorded prior to any sales.
7. The common amenities (tot lot with playground equipment, the swimming pool, walking trail, open grass area for lawn games and the playground knoll area) shall be completed in their entirety, open for use and accessible to the residents, prior to the issuance of the 21st Certificate of Occupancy (40% of the project)
8. The dedication of the 32-foot exclusive easement to LWDD shall be executed at time of platting.
9. A Utility/Civil Plan shall be approved by the Village Engineer at time of permitting.
10. No parking shall be allowed within the driveway extensions along buildings 5, 6 and 7 at any time.

11. Garages shall be used for parking only. The HOA covenants/ deed restrictions shall include prohibit the conversion of garages into habitable spaces or used as storage.
12. The HOA shall be responsible for all landscape maintenance, including mowing of private yards (this shall be included in the HOA documents).
13. The HOA covenants/deed restrictions shall prohibit the installation of sheds, 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.
14. Any/all legal instrument recorded shall include deed restrictions on the lots as follows:
 - a. Garages shall remain as garages and shall not be converted to habitable space.
 - b. Only two vehicles shall be parked in the driveways overnight and shall not be permitted to park on or block any sidewalk or drive isles.
 - c. There shall be no screen enclosures or additions permitted including screening the rear patios.
 - d. There shall be no pools permitted.
 - e. No additional impervious or semi-impervious surface.
15. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
16. Conditions of approval stated in Village Engineer's letter (Engenuity Group, Inc.) issued on March 29, 2021 shall be satisfied at time of Civil/Utility application review.
17. No parking shall be allowed, under any circumstances, along the drive isle. Residents and guest parking shall only occur within designated parking stalls, private driveways and private garages.
18. At time of permitting, provide value of construction and number of construction jobs created to be included in CRA annual report.
19. Any existing or proposed utility box/cabinet shall be screened from view, Staff recommends wrapping the cabinets/box with a match design accordingly with the existing/proposed location.
20. Any existing or proposed utility easement shall not overlap more than 5' the landscape buffer.
21. 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)".
22. Photometric plans shall be approved by the Planning, Zoning and Building Department at time of permitting.
 23. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
 24. The mail pickup and delivery system shall be approved by the United States Postal Service.
 25. Irrigation plans shall be provided at the time of permitting. Non-potable water shall be used for the irrigation system per Village code.
 26. Provide permits from all applicable permitting agencies, including but not limited to, Lake Worth Drainage District, PBC Fire Department and Village of Palm Springs at the time of permitting.
 27. 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.
 28. A copy of the NPDES Notice of Intent for Generic Permit shall be submitted to the PZB Department at time of permitting.
 29. A stabilized surface shall be provided at all time during construction for access by emergency vehicles.
 30. All mechanical equipment's and above-ground infrastructure shall be screened from view.
 31. 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.
 32. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting as needed.
 33. All electric utilities shall be underground.

34. 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.
35. 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.
36. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
37. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy/Certificate of Completion of each improvement area.
38. Absolutely no occupancy, other than construction personnel, is permitted prior to TCO/CO.
39. Photometrics must be certified by an engineer prior to CO.
40. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
41. 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.
42. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
43. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
44. At the time of CO, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.

45. The School District has requested the Applicant offer a voluntary commitment to make a contribution of \$72,082.00 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 11, 2021.



SITE PLAN





S. MILITARY TRAIL

BOATMAN ST.

TODD ST.

CAMBRIDGE ST.

FAIRWAY AVE.

PATIO CT.

SITE PLAN



Arabella III
1680 SQFT :: 20' x 50'-8"



FRONT ELEVATION

B1

D2

R1

D3

B2

B3

B4

B5

SEE EXTERIOR FINISH SCHEDULE FOR ALPHANUMERIC DESIGNATIONS



REAR ELEVATION

FLORIDA :: SOUTHEAST FLORIDA
Boatman's Hammock

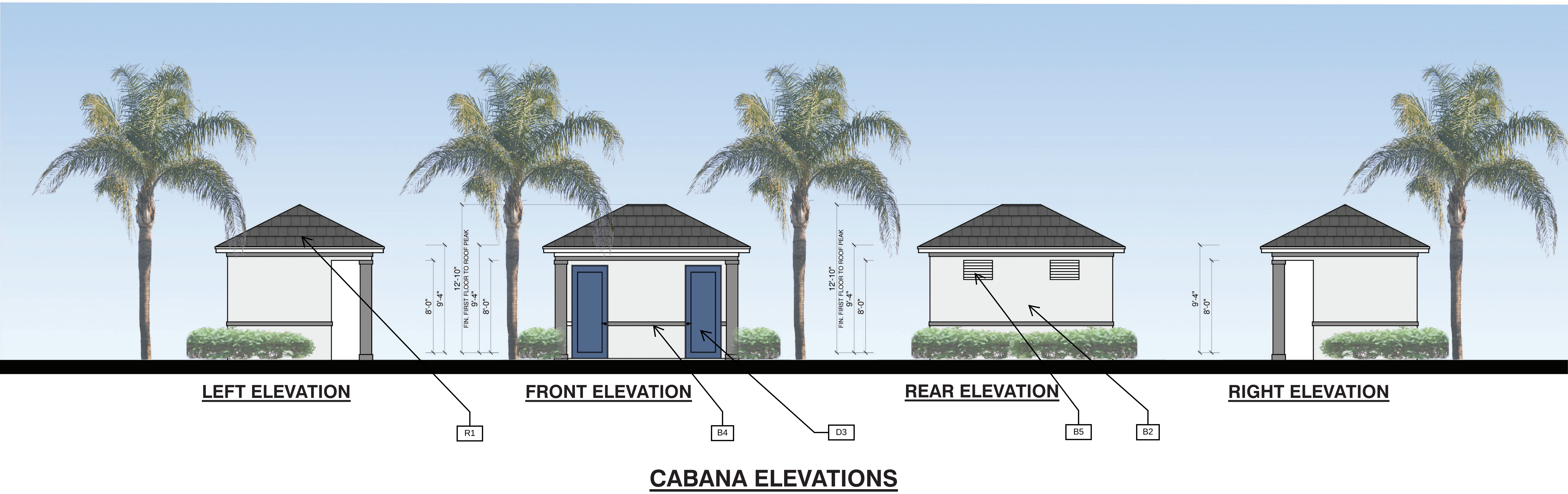
KHovnanian[®]
Companies

Arabella III
1680 SQFT :: 20' x 50'-8"



LEFT ELEVATION

RIGHT ELEVATION



SEE EXTERIOR FINISH SCHEDULE FOR ALPHANUMERIC DESIGNATIONS

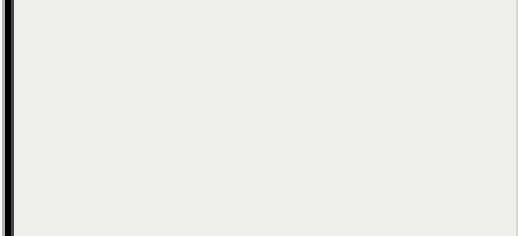
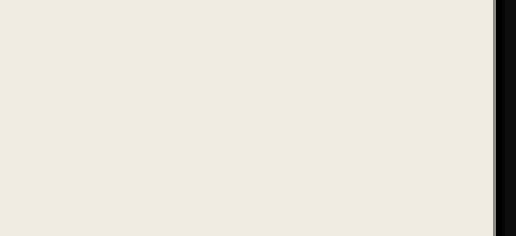
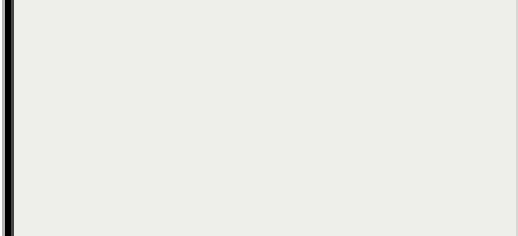
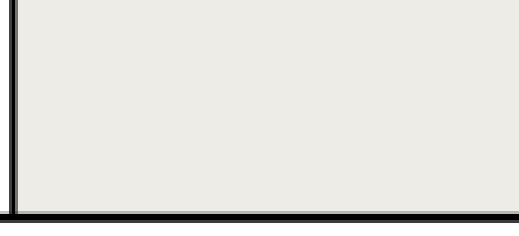
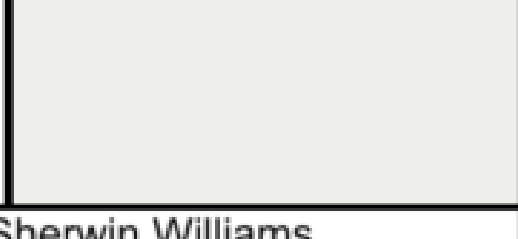
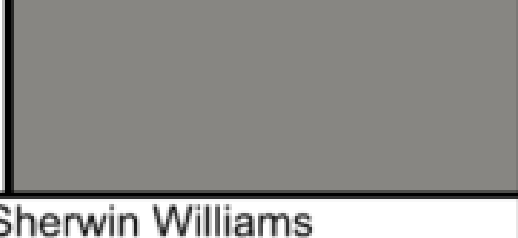
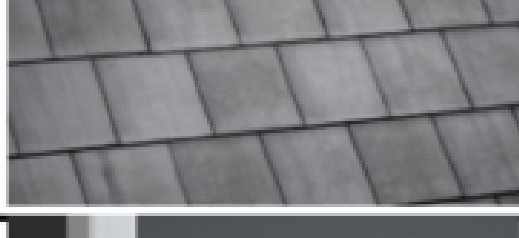
Boatman Hammock Exterior Finish Schedule

Item	Material	Finish	Manufacturer	Color	Key Note
Driveway	Concrete Pavers	Herringbone 90	Tremron	See Exterior Color Schemes	D1
Garage Door	Steel Panel	Painted	TBD	See Exterior Color Schemes	D2
Entrance Door	Fiberglass	Painted	TBD	See Exterior Color Schemes	D3
Windows	Aluminum	Powder Coat	N/A	White	B1
Body	Stucco	Textured Finish	N/A	See Exterior Color Schemes	B2
Board & Batten	Stucco	Sand Finish	N/A	See Exterior Color Schemes	B3
Trim	Stucco	Sand Finish	TBD	See Exterior Color Schemes	B4
Shutters	Decorative Foam	N/A	TBD	See Exterior Color Schemes	B5
Roofing	Flat Concrete Tile	Belair	Eagle Roofing Products	Sierra Madre	R1

Boatman Hammock Exterior Color Schemes



v1.0 210118

		COLOR SCHEME #1	COLOR SCHEME #2	COLOR SCHEME #3
		Manufacturer: TREMRON	Manufacturer: TREMRON	Manufacturer: TREMRON
	PAVERS Lead walk, driveway, entry, patio	Size: 4x8 Color: Natural Grey Pattern: Herringbone 90 	Size: 4x8 Color: Natural Grey Pattern: Herringbone 90 	Size: 4x8 Color: Natural Grey Pattern: Herringbone 90 
	PAINT	Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams
P1	BODY Stucco, First Floor	SW 7006 EXTRA WHITE 	SW 6232 MISTY 	SW 7551 GREEK VILLA 
		Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams
P3	BOARD & BAT SIDINGS Second Floor Body & Gables	SW 7006 EXTRA WHITE 	SW 6232 MISTY 	SW 6233 SAMOVAR SILVER 
A4	FASCIA, SOFFIT & Drip Edge: Aluminum	WHITE 	WHITE 	WHITE 
		Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams
P5	TRIMS/BANDS: WINDOW, DOOR, CORNER, SOFFIT (Stucco and Wood)	SW 7006 EXTRA WHITE 	SW 7005 PURE WHITE 	SW 0077 CLASSIC FRENCH GRAY 
		Manufacturer: Sherwin Williams		Manufacturer: Sherwin Williams
P6	FRONT DOOR & DECORATIVE SHUTTERS	SW 7006 EXTRA WHITE 	SW 9145 SLEEPY HALLOW 	SW 6530 REVEL BLUE 
		Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams
P7	BRACKETS	SW 0077 CLASSIC FRENCH GRAY 	SW 7005 PURE WHITE 	SW 0077 CLASSIC FRENCH GRAY 
		Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams
P8	GARAGE DOORS	SW 6232 MISTY 	SW 9145 SLEEPY HALLOW 	SW 7042 SHOJII WHITE 
	ROOF	Manufacturer: EAGLE ROOFING PRODUCTS	Manufacturer: EAGLE ROOFING PRODUCTS	Manufacturer: EAGLE ROOFING PRODUCTS
R9	ROOF TILE	STYLE: BELAIR COLOR: SIERRA MADRE 	STYLE: BELAIR COLOR: SIERRA MADRE 	STYLE: BELAIR COLOR: SIERRA MADRE 
	WINDOWS & SLIDING GLASS DOORS	Color: White 	Color: White 	Color: White 

MAIL KIOSK

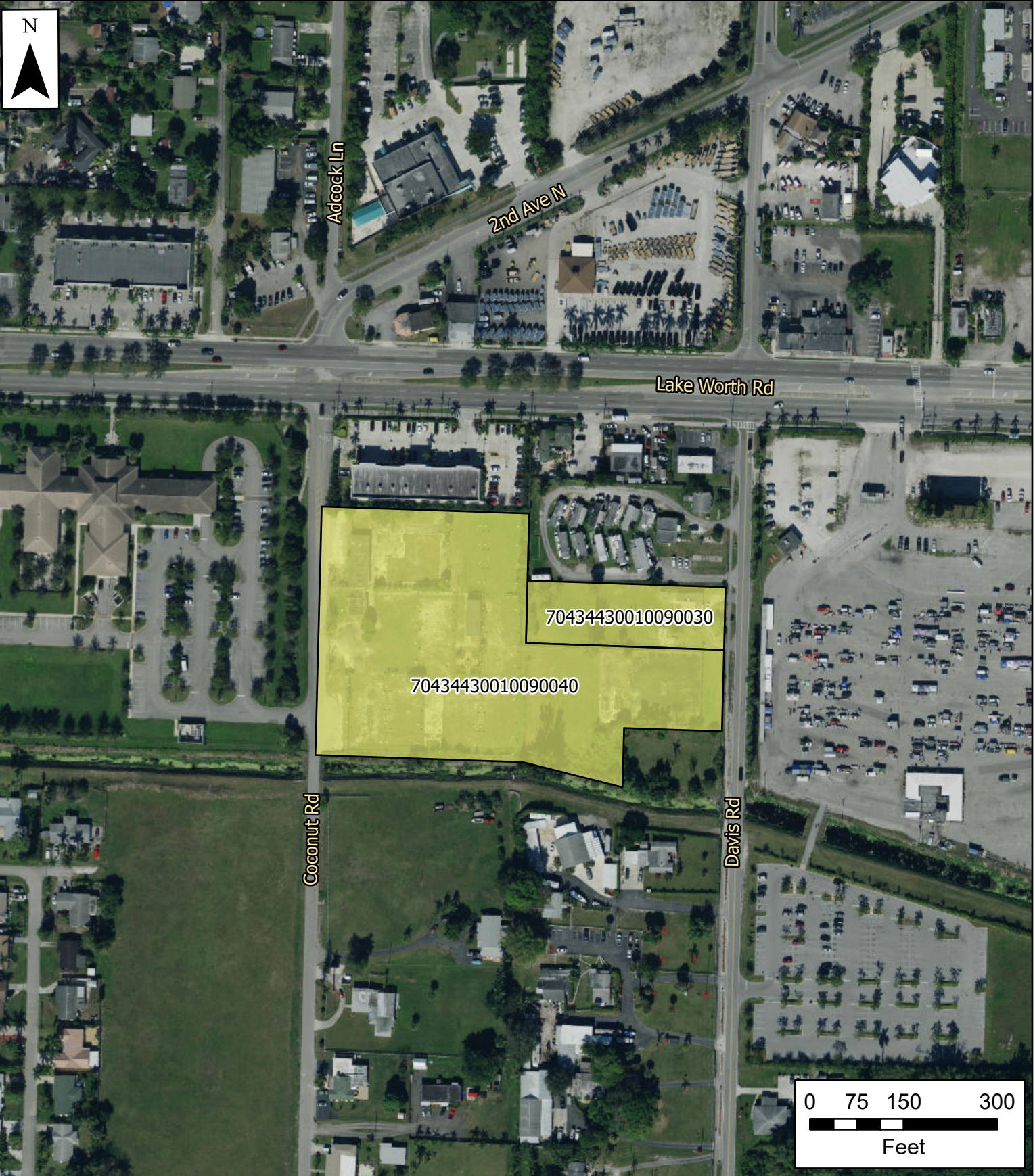


PLAY KNOLL EQUIPMENT



Tot Lot





Village of Palm Springs

Fontana Townhomes

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

 Property Boundary

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



Adcock Ln

2nd Ave N

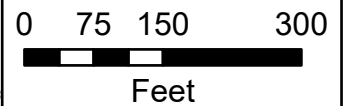
Lake Worth Rd

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70434430010090040

Coconut Rd

Davis Rd



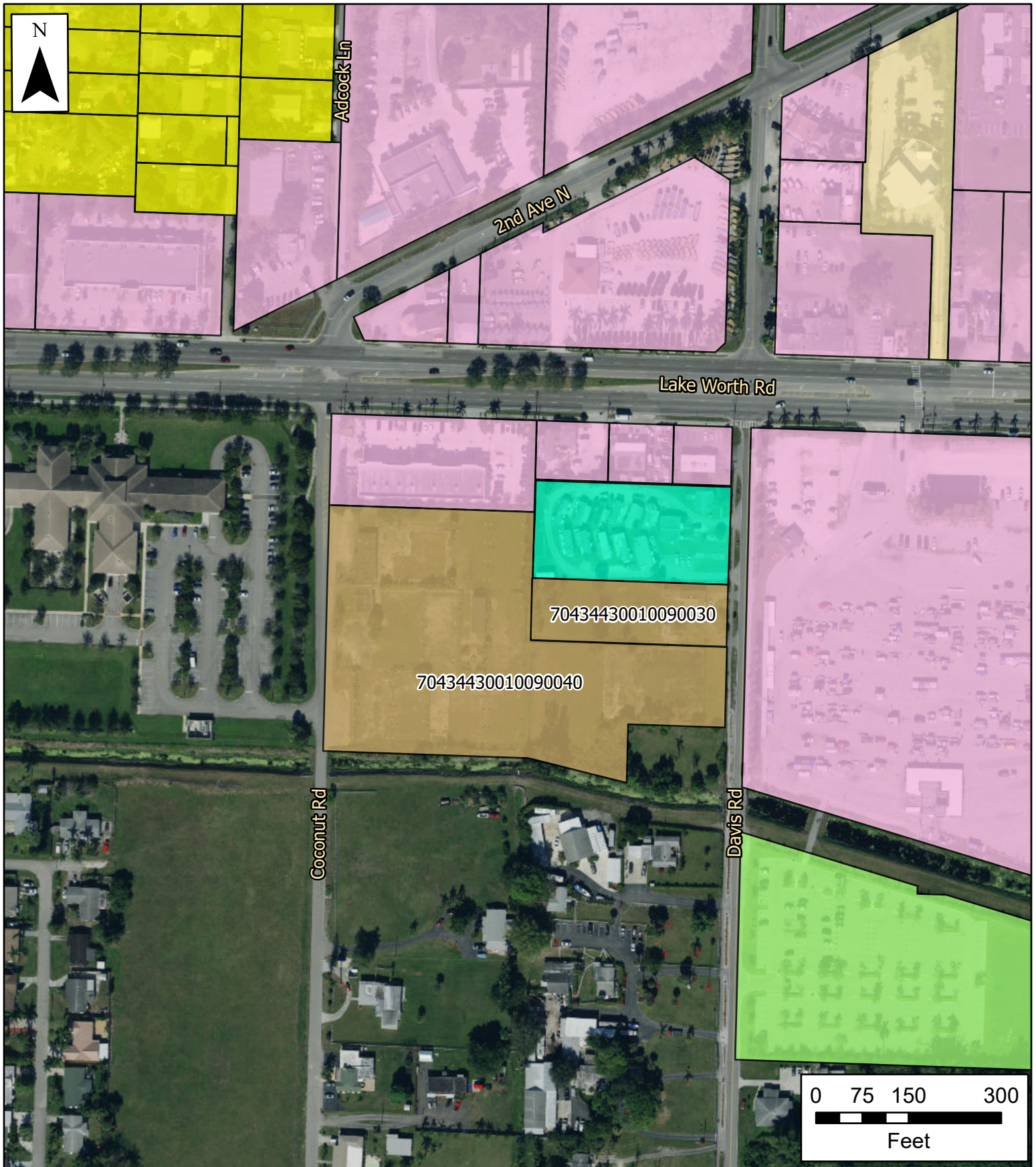
Village of Palm Springs

Fontana Townhomes

-  Parcels
-  Property Boundary

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Data Source: Parcels provided by Palm Beach County



Village of Palm Springs

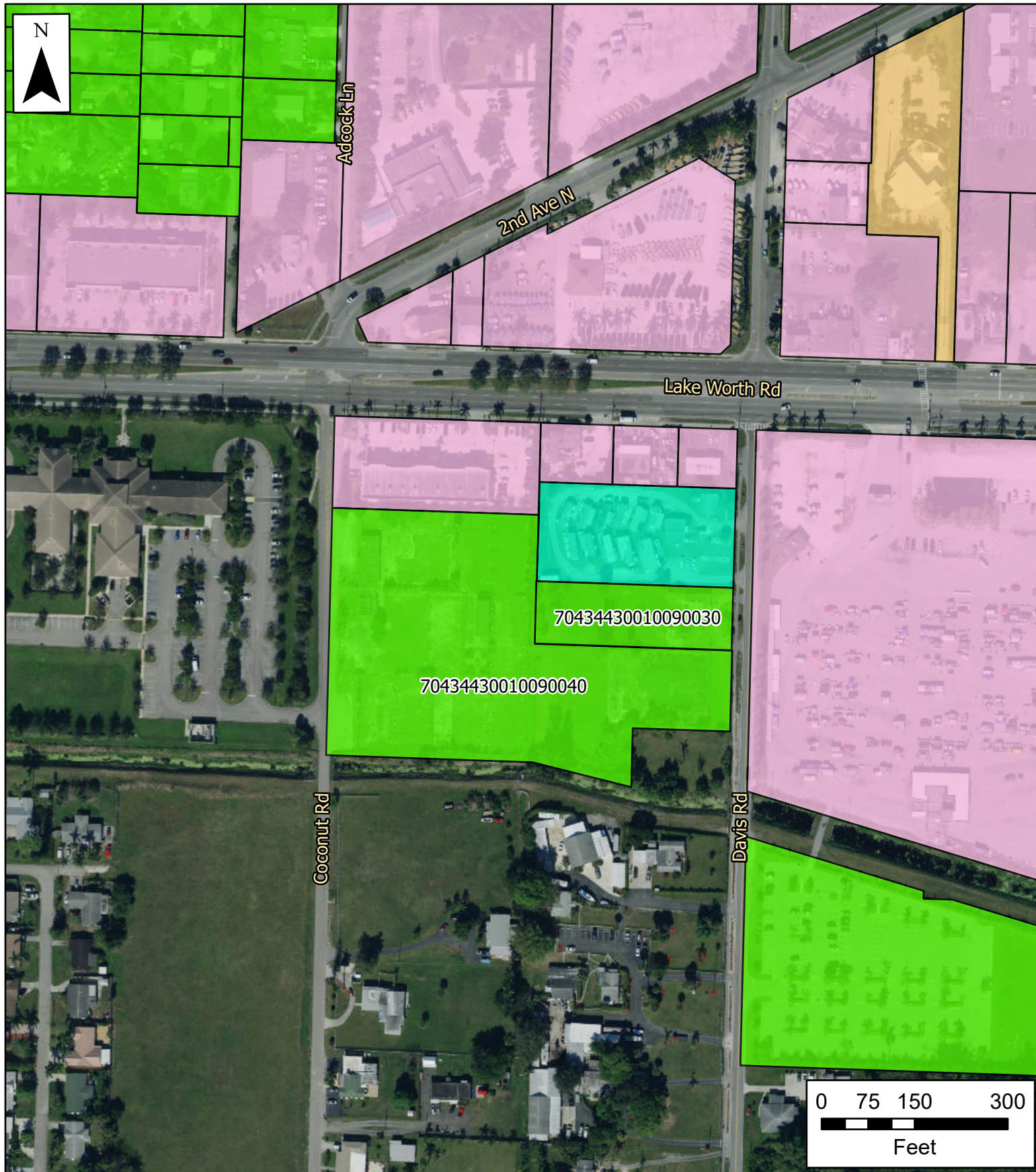
Fontana Townhomes

Future Land Use Map

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- Commercial
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Public Buildings and Facilities
- County FLU

Data Source: Parcels provided by Palm Beach County, FLU provided by the Village of Palm Springs



Village of Palm Springs

Fontana Townhomes

Zoning Map

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- County Zoning
- CG (Commercial General)
- G (Governmental)
- RM (Residential Multi-Family)

Data Source: Parcels provided by Palm Beach County, Zoning provided by the Village of Palm Springs

Boatman's Hammock Townhomes

Land Use Plan Amendment

Land Use Analysis

March 19, 2021

Introduction

On behalf of John Marshall and WPB Partners, LLC, the applicant is requesting to modify the future land use designation of the Boatman Hammock property located in the municipality of the Village of Palm Springs. Approval of this request would change the future land use designation from Commercial (COM) to Medium Density Residential (MD).

The applicant is proposing 54 fee-simple townhomes and companion waiver requests, rezoning to RM and a future land use amendment to Medium Density Residential. The parcel numbers are 70-42-44-24-00-000-5670, 70-42-44-24-32-010-0160.

Existing Uses

The proposed change in Future Land Use designation from COM to MD is suitable and appropriate for the subject site. The site is appropriately sized for a small planned residential development. It has no primary frontage on any major arterial road and provides for adequate setbacks and parking.

The site will provide residential townhome housing for the surrounding community and promote good planning concepts by buffering the highest and most intense commercial uses along the Military Trail corridor for the single-family residential areas to the east.

In addition, the proposed future land use amendment is partial infill and vacant development and shall not exceed the natural or manmade constraints of the area. The subject site has the available facilities and services for the proposed development.

The adjacent development is described in the chart below:

BOUNDARY	EXISTING USE	LAND USE	ZONING
NORTH	Single Family Res.	MR-5	RM
SOUTH	Nursing Home	MD	RM

WEST	Auto Sales /Department Store	COM	CG
EAST	Multi Family Res	MD	RM

Note the nursing home to the south of the proposed site as another form of a less intense Medium Density Residential use which is buffering the Single Family Residential to the east from the commercial corridor on South Military Trail.

LAKE WORTH ROAD SUB-COMMUNITY REDEVELOPMENT

The subject site is located in the Lake Worth Road District of the approved 2019 Community Redevelopment Plan. The proposed project is consistent with the following goals of the Community Redevelopment Agency:

Provide and enhance viable redevelopment opportunities to discourage further westward expansion.

The plan is proposing to develop a vacant parcel and redevelop an isolated Single-Family Residence on the east side of Military Trail. It does not promote any growth westward and is instead adding to the residential value of the local area within the village.

Provide a variety of housing options for persons and families of all income ranges.

The proposed plan provides a multi-family townhomes housing option to an area that is predominantly a single family detached housing area. Single family residences are typically more expensive than multifamily units. This will provide an alternative option the existing housing conditions of the surrounding area.

Support existing Comprehensive Plan and Managed Growth Tier System provisions for sustainable urban development.

The proposed plan is consistent and supports the Comprehensive Plan, as described in this analysis, and Managed Growth Tier System Provisions for sustainable urban development.

Fully utilize and enhance existing infrastructure facilities and services.

The development will utilize the existing utilities such as stormwater and wastewater. Additional infrastructure provided on site will enhance the infrastructure facilities and services of the area.

Attract new residents, businesses, and services to improve the quality of life for the current population in the URA.

The construction of 54 brand new multifamily townhomes will bring new residents and stimulate the local economy, especially for the current population of the URA. Providing an alternative, lower cost, housing option allows potential residents, who may not have been able to move previously, to become a part of the local community.

INFRASTRUCTURE/PUBLIC SERVICES

The proposed site will propose new wastewater and stormwater connections to existing Village of Palm Springs infrastructure for management on site. This will add additional infrastructure to an area that previously did not have any. The site does not offer any public services as it is a private residential development however its new infrastructure will be incorporated into the existing village services.

Potable water is provided off site by Village of Palm Springs. A letter of service confirmation has been provided within the resubmittal package.

NATURAL RESOURCES

Existing Vegetation

Most of the pervious area is covered with dense trees and vegetation. The existing vegetation onsite is a variety of planted trees, including native and non-native species alike. The parcel with the single-family home does not have any significant existing landscape, with only a singular palm tree located on the main front and several smaller and/or invasive trees and shrubs dotted around the site.

The soils on the parcel are a mixture of Myakka Fine Sand and Basinger Fine Sand and the site is not located in a wellfield zone.

The site is located within Flood Zone X and does not have any wetlands located within the boundaries.

OPEN SPACE

The development of the lot will provide increased usable open space for the residents of the community. Additional open space has been provided on site per the Village's regulation on open space requirements in planned unit developments. A minimum of 35% of the site is to be provided as open space. The plan proposes an open space count of 51.36% with 42.71% of that space serving as recreational area. The open space has been provided more than the requirement and contributes to the overall green space of the area.

AFFORDABLE HOUSING

The townhomes will be less expensive than the traditional single-family home. The surround area is dominated by single family residential with little to no housing diversity. This development provides a new, modern, and affordable form of alternate living space for those in and around the community.

LAND USE COMPATIBILITY

The parcels to the north, south and east are medium density (MD) residential. Single family residential neighborhoods are located on the North and East boundary. A similar transition project exists to the south in the form of the Signature HealthCARE of Palm-Beach nursing home. The parcels along the western boundary are general commercial (CG) and form the corridor of differing retail uses that exist along South Military Trail.

The residential transition parcels and the amendment to Medium Density Residential (MD) for the subject site will act as transition and buffer between the six (6) lane road (Military Trail) and the residential uses in the area. The existing nursing home to the south, zoned RM, acts as an example of a transition property, buffering the residential communities to the east.

INTERGOVERNMENTAL COORDINATION

In line with intent of the URA, the proposed plan has satisfied the goals and expectations as highlighted by Palm Beach County through their promotion of the URA districts. The property is in the Village of Palm Springs and the project will be submitted through that local government body. The county has been made aware of the proposed development for transparency and coordination.

CONSISTENCY WITH ADOPTED GOALS, OBJECTIVES AND POLICES

GOAL: "A residential oriented community with an appropriate mix of land uses compatible with living styles and conditions established within the Village."

The proposed plan is consistent with the goal of the comprehensive plan to promote residential oriented communities and different living styles and conditions in the Village. The site Townhomes are unique to the area and provide additional housing diversity. It also creates an additional multi-family residential area behind the commercial corridor that exists on South Military Trail. Given the stark transition from commercial to single family residential, Multi-family provides an appropriate buffer and land use that is inline with the existing conditions of the area.

Policy P.1: The Urban Redevelopment Area (URA) – The purpose of the URA is to focus on redevelopment and infill efforts by promoting economic growth, improving the present conditions of infrastructure, investment, and reinvestment in the area, and discouraging urban sprawl by directing development where resources exist.

The planned residential development is located within the Lake Worth Road Urban Redevelopment Area. It will redevelop an existing isolated residential lot and a vacant parcel of land. This is an investment in an area that already has existing infrastructure and support for development. The project will not encourage any sprawl as it develops an essentially undeveloped parcel of land in the URA and does not develop any land west of the Village. The project represents a large investment in housing diversity in the area and will promote economic growth through the increase in local residential spending power.

Policy P.2: Higher development intensity/density should be encouraged in the URA where appropriate.

Multi-family residential is inherently denser and more intense than a single-family residential use. The 54 proposed townhome developments are being planned as 9.93 DU/AC with a maximum density of 10 units per acre based upon the future land use amendment request to medium density. This is consistent with the policy as the plan is proposing increased density through a residential development located in a transitional district area.

Objective A: Maintain Palm Springs primarily as a residential area consistent with the densities established in the Comprehensive Development Plan and Future Land Use Map, and which offers a variety of housing types that follow locational and design parameters to guide residential development and redevelopment decisions, by utilizing innovative land development concepts such as Planned Unit Developments and mixed-use concepts.

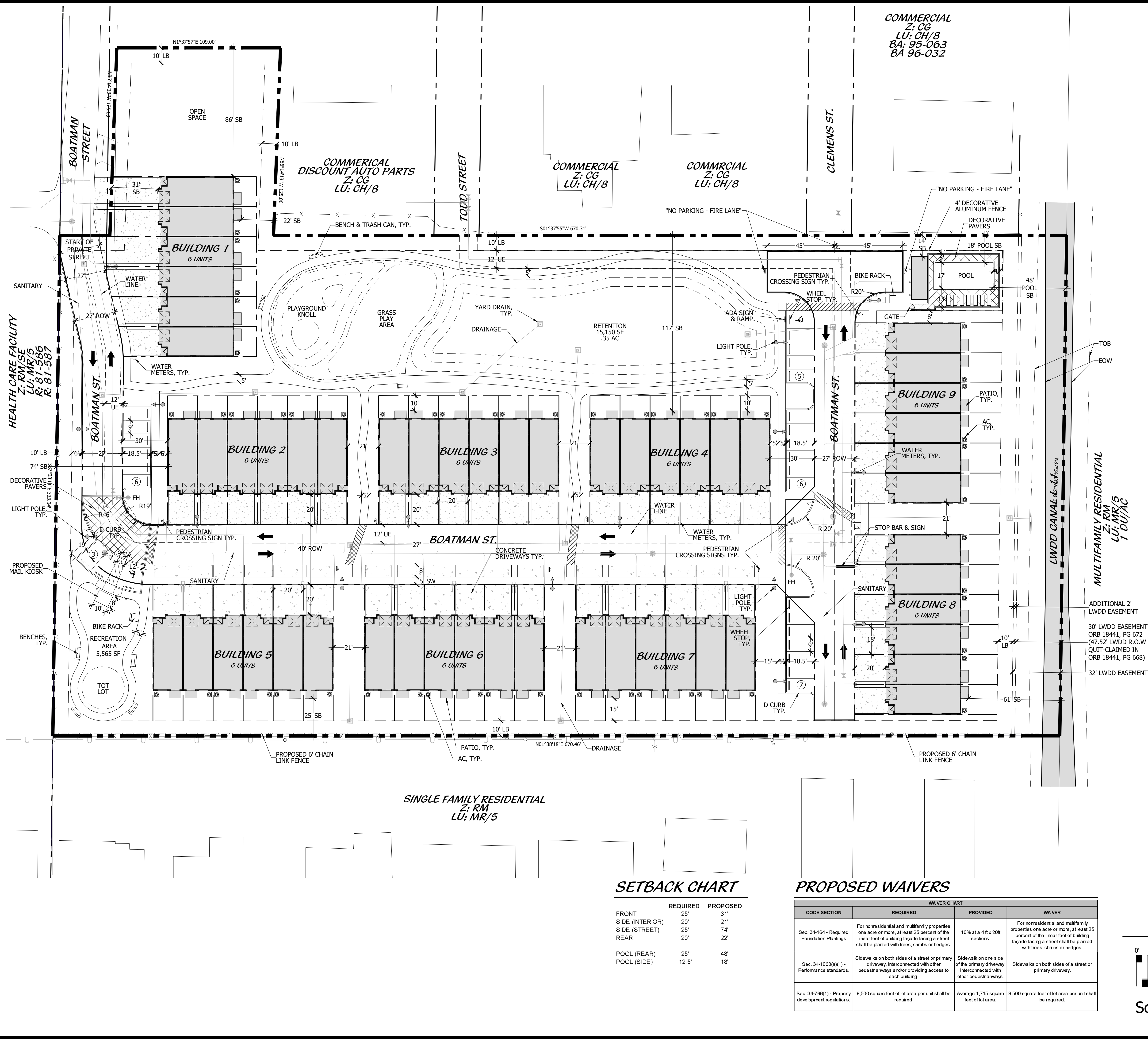
The proposed project is a planned unit development that offers multi-family housing. The planned unit development brings a new housing type to the area through fee-simple townhomes. The development focused on primarily incorporating the surrounding residential into the commercial corridor that exists along the six-lane military trail arterial. The parcel was originally established as a commercial parcel in the comprehensive development plan. The concurrent Future Land Use Amendment to change the parcel to Residential Medium lowers the potential intensity but creates a transitional residential area that is in line with the objective of the Village to maintain the primarily residential nature of the area.

Policy A.3: Promote the location of multi-family residential development in areas with direct access to collector or arterial streets. The location of multi-family residential development shall be consistent with the high and medium density residential areas established on the Future Land Use Map.

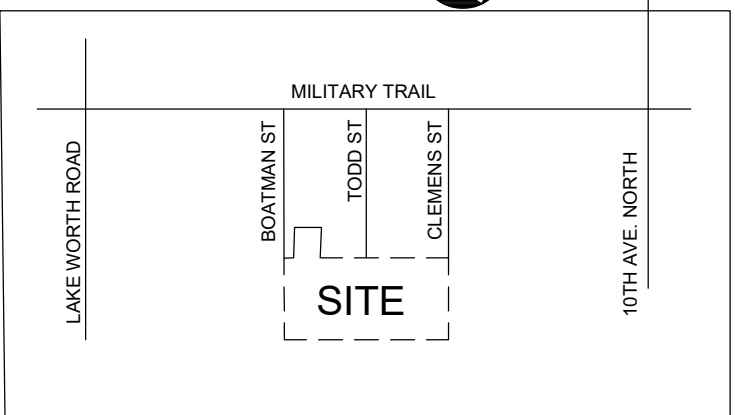
The proposed site is located directly off the 6-lane major arterial (South Military Trail) connected by the Boatman Street minor linkage. There is an existing left turn lane that provides the access for Southbound traffic, although there is expected to be no significant increase in traffic. A medium density designation fits the parcel well as it is consistent with the policy of encouraging increased density residential areas near and off major arterials.

Policy A.5: Separate and buffer intense multi-family residential and cluster development areas from single family residences through the landscape regulations in the Village of Palm Springs' Comprehensive Zoning Ordinance.

A landscape buffer compliant with the landscape regulations for planned unit developments in medium density residential districts has been provided on all boundaries. The vegetation will provide a visibility barrier to the residential developments to the east and north as well as the nursing center and commercial areas to the south and west respectively.



LOCATION MAP



SITE DATA

NAME OF PROJECT BOATMAN HAMMOCK
PROPERTY CONTROL NUMBER 70-42-44-24-00-000-0570
70-42-44-24-32-010-0160

FEMA FLOOD ZONE X500
TRAFFIC ANALYSIS ZONE 325

EXISTING LAND USE DESIGNATION COMMERCIAL
EXISTING ZONING DISTRICT CG- COMMERCIAL GENERAL

FUTURE LAND USE DESIGNATION MEDIUM DENSITY RESIDENTIAL
PROPOSED ZONING RM- RESIDENTIAL MULTIPLE FAMILY
OVERLAY DISTRICT N/A

MAXIMUM BUILDING HEIGHT 27' - 3 5/16"
NUMBER OF STORIES 2
NUMBER OF BUILDINGS 9

TOTAL SITE AREA 5.44 AC
236,883.01 SF

BUILDING DATA
NUMBER OF MULTIFAMILY UNITS 54
OWNERSHIP FEE SIMPLE

PROJECT DENSITY 9.93 DU/AC

LAND USE
BUILDING LOT COVERAGE SF 56,061 AC 1.29 % 23.67%
VEHICULAR USE AREA SF 59,573 AC 1.37 % 25.15%
OPEN SPACE SF 121,249 AC 2.78 % 51.13%
TOTAL 236,883 5.44 100.00%

OPEN SPACE
MIN 35% 51.19%
82,909.00 121,248.70

RECREATION
MIN 20% OF OS 42.71%
16,581.80 33,365.10

LOT COVERAGE
IMPERVIOUS AREA SF 56,061 AC 1.29 % 23.67%
BUILDING LOT COVERAGE SF 59,573 AC 1.37 % 25.15%
VEHICULAR USE AREA SF 10,981 AC 0.25 % 4.64%
SIDEWALKS & HARDSCAPE SF 657 AC 0.02 % 0.28%
TOTAL IMPERVIOUS AREA 127,273 2.92 53.73%

PERVIOUS AREA
GREEN SPACE SF 94,460 AC 2.17 % 39.88%
RETENTION SF 15,150 AC 0.35 % 6.40%
TOTAL PERVIOUS AREA 109,610 2.52 46.27%

TOTAL SITE AREA 236,883 5.44 100.00%

PARKING DATA
RESIDENTIAL (2.5 PER UNIT) REQ 135 PROV 54
GARAGE 54
DRIVEWAY (TANDEN) 108
GUEST 25% (AT-GRADE) 34 27

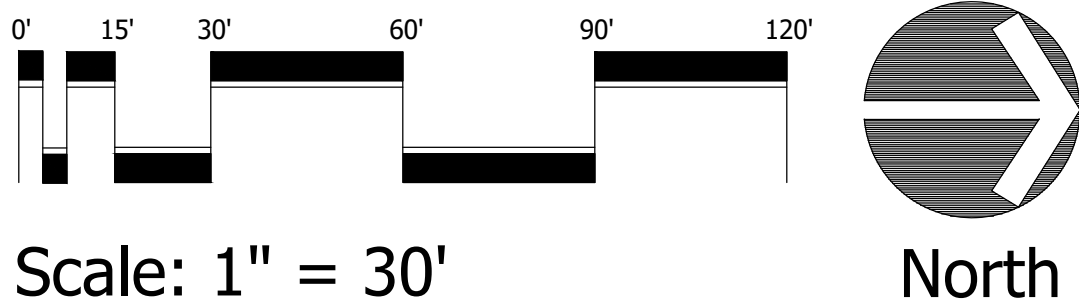
TOTAL 169 189

PEDESTRIAN AMENITIES
BENCH REQ 5 PROV 7
TRASH CAN 2 3
BIKE RACK 2 2

LEGEND

ADA	DISABLED	ADA SIGN
EX.	EXISTING	STOP SIGN
LB	LANDSCAPE BUFFER	PEDESTRIAN CROSSING SIGN
R	RADIUS	LIGHT POLE
SB	SETBACK	
TYP	TYPICAL	
ROW	RIGHT OF WAY	
TOB	TOP OF BANK	
EOW	EDGE OF WATER	

Site Plan



SETBACK CHART

	REQUIRED	PROPOSED
FRONT	25'	31'
SIDE (INTERIOR)	20'	21'
SIDE (STREET)	25'	74'
REAR	20'	22'
POOL (REAR)	25'	48'
POOL (SIDE)	12.5'	18'

PROPOSED WAIVERS

CODE SECTION	REQUIRED	PROVIDED	WAIVER
Sec. 34-164 - Required Foundation Planings	For nonresidential and multifamily properties one acre or more, at least 25 percent of the linear feet of building facade facing a street shall be planted with trees, shrubs or hedges.	10% at a 4 ft x 20 ft sections.	For nonresidential and multifamily properties one acre or more, at least 25 percent of the linear feet of building facade facing a street shall be planted with trees, shrubs or hedges.
Sec. 34-1063(a)(1) - Performance standards.	Sidewalks on both sides of a street or primary driveway, interconnected with other pedestrianways and/or providing access to each building.	Sidewalk on one side of the primary driveway, interconnected with other pedestrianways.	Sidewalks on both sides of a street or primary driveway.
Sec. 34-768(1) - Property development regulations.	9,500 square feet of lot area per unit shall be required.	Average 1,715 square feet of lot area.	9,500 square feet of lot area per unit shall be required.

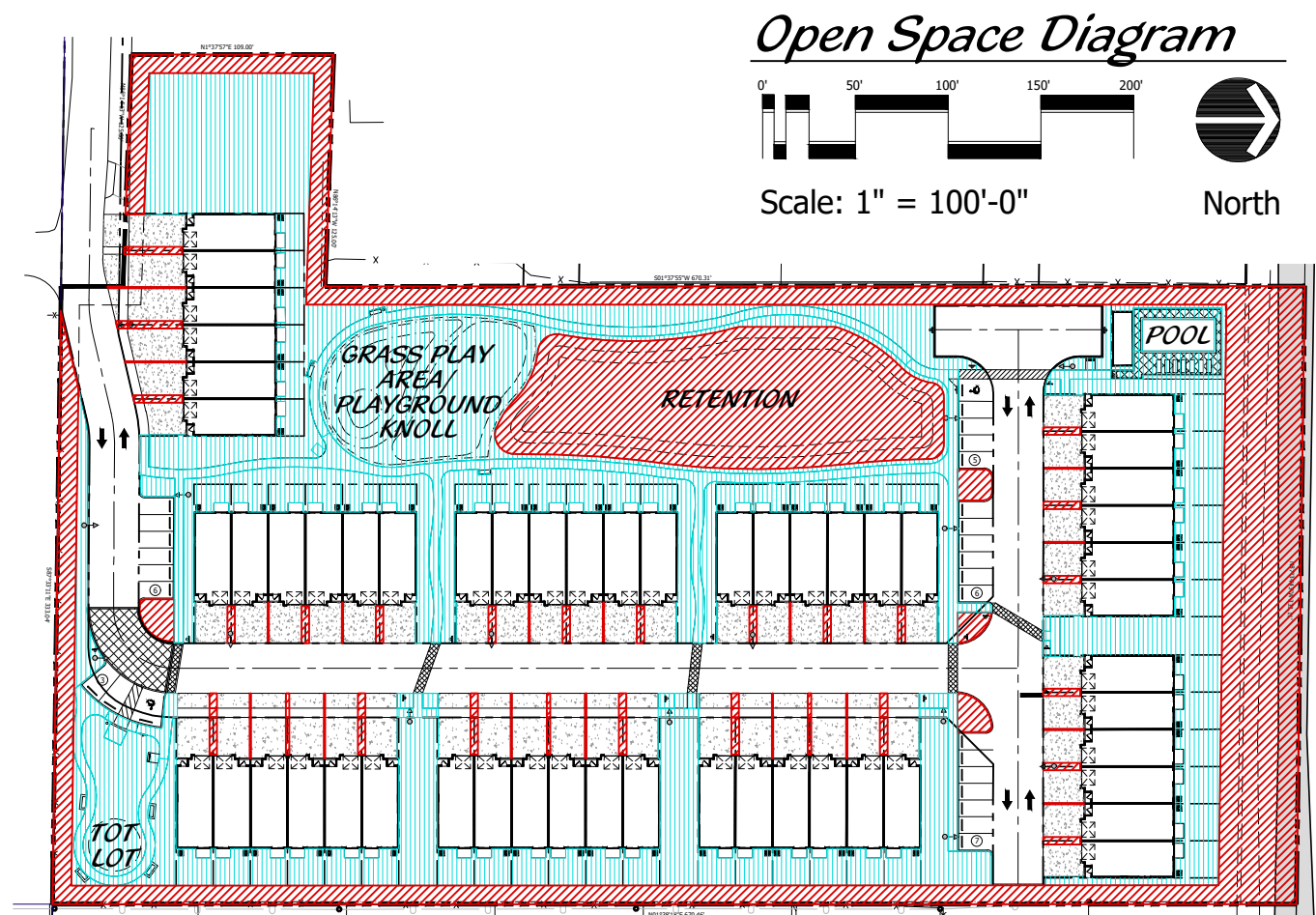
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1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
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Lic# LC-26000535

Boatman Hammock
Palm Springs, Florida

DESIGNED _____ DEH
DRAWN _____ RO/RNK
APPROVED _____ DEH
JOB NUMBER 20-0905
DATE 01-22-21
REVISIONS 02-25-21
03-16-21
05-04-21

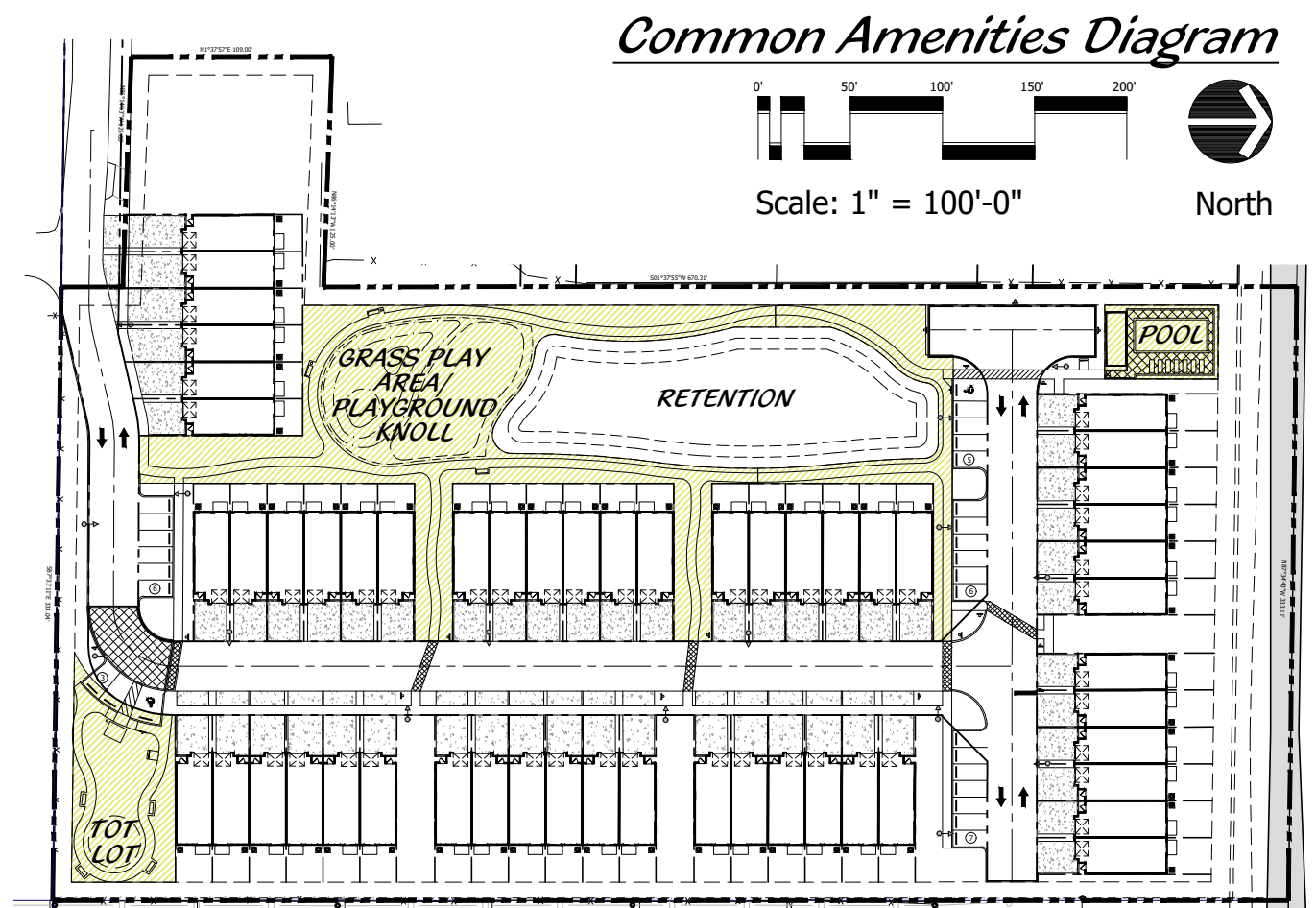
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Drawing: 20-0905 SP.DWG

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TOTAL OPEN SPACE:
 MIN: 82,909 SF = 35% OF SITE AREA
 PROV: 121,248 SF = 42.7% OF SITE AREA

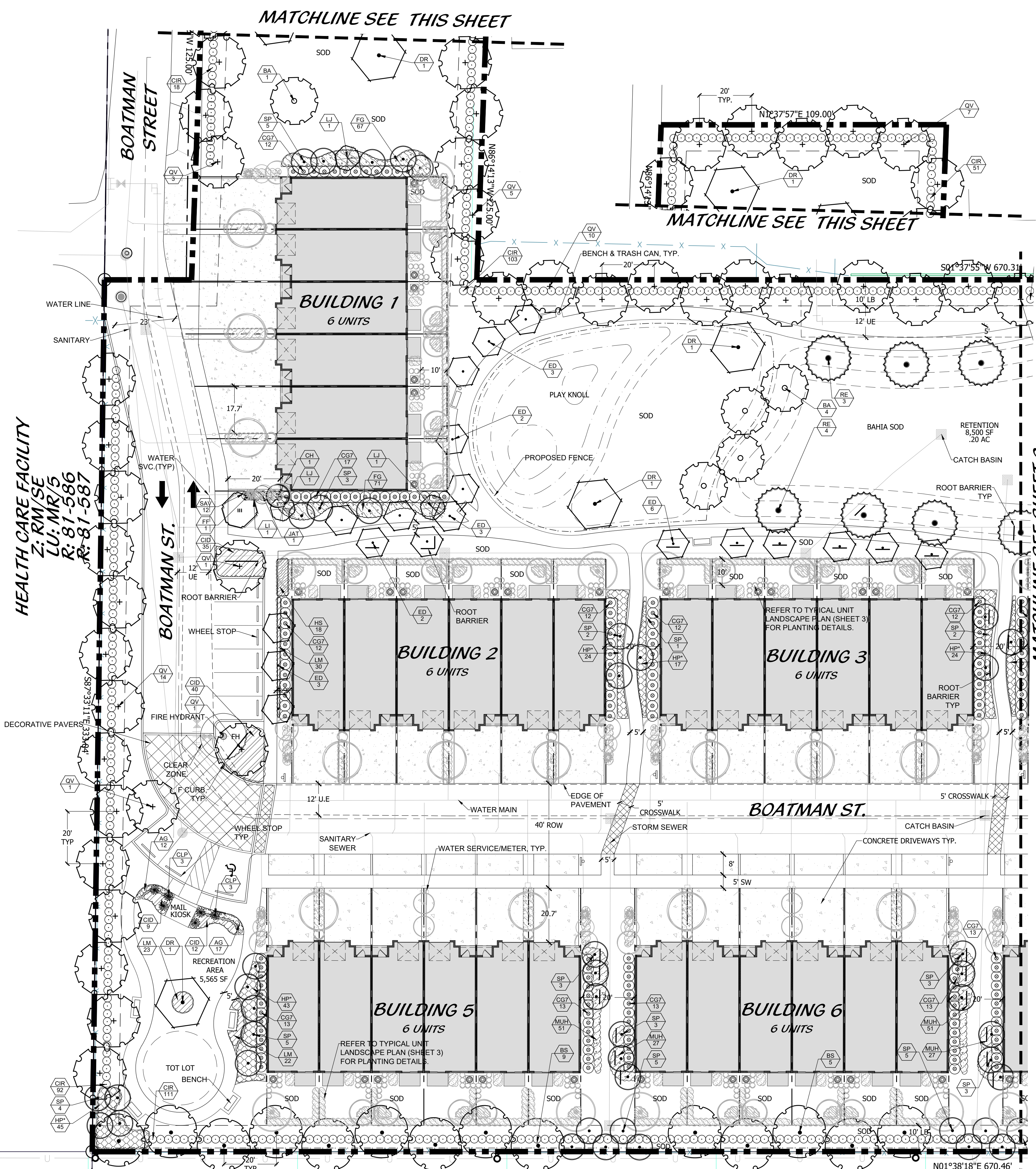
- RECREATIONAL OPEN SPACE:
 PROV: 70,271 SF = 58% OF TOTAL OPEN SPACE PROVIDED
- PASSIVE OPEN SPACE:
 PROV: 50,315 SF = 42% OF TOTAL OPEN SPACE PROVIDED



COMMON AMENITIES:
 MIN. 16,581 SF = 20%
 (BASED ON MINIMUM OPEN SPACE REQUIRED.)
 PROV: 33,365 SF = 40%
 (BASED ON MINIMUM OPEN SPACE REQUIRED.)

DESIGNED	DEH
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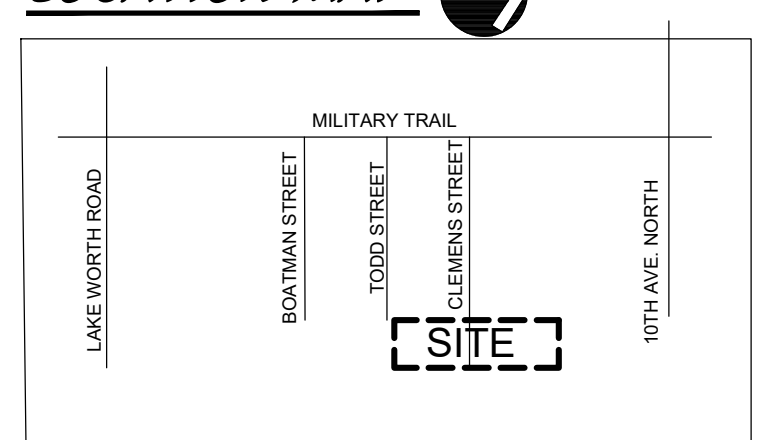
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LEGEND

ADA	DISABLED	HC SIGN
EX.	EXISTING	STOP SIGN
LB	LANDSCAPE BUFFER	PEDESTRIAN CROSSING
R	RADIUS	
SB	SETBACK	
TYP	TYPICAL	
ROW	RIGHT OF WAY	
TOB	TOP OF BANK	
EOW	EDGE OF WATER	

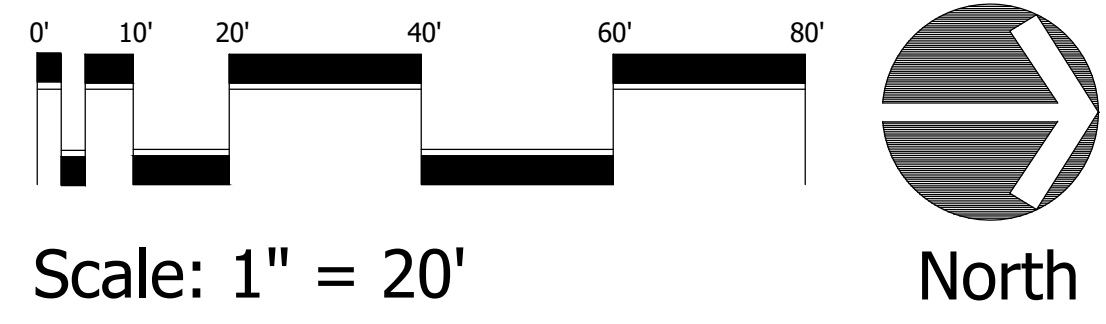
LOCATION MAP



LANDSCAPE DATA

NAME OF PROJECT	BOATMAN HAMMOCK
PROPERTY CONTROL NUMBER	70-42-44-24-00-000-5670
FEMA FLOOD ZONE	X500
TRAFFIC ANALYSIS ZONE	325
EXISTING LAND USE DESIGNATION	COMMERCIAL
EXISTING ZONING DISTRICT	CG- COMMERCIAL GENERAL
FUTURE LAND USE DESIGNATION	RESIDENTIAL MULTIFAMILY
PROPOSED ZONING	RM- RESIDENTIAL MULTIPLE FAMILY
OVERLAY DISTRICT	
MAXIMUM BUILDING HEIGHT	35'
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	9
TOTAL SITE AREA	5.44 AC 236,883.01 SF
BUILDING DATA	
NUMBER OF MULTIFAMILY UNITS	54
OWNERSHIP	FEE SIMPLE
PROJECT DENSITY	9.93 DU/AC
LAND USE	
BUILDING LOT COVERAGE	SF AC % 56,127 1.29 23.69%
VEHICULAR USE AREA	59,091 1.36 24.95%
OPEN SPACE	121,665 2.79 51.36%
TOTAL	236,883 5.44 100.00%
OPEN SPACE	
MIN	35.00% 51.36% 100.00%
PROV	78,114.00 95,223.16
RECREATION	
MIN	20.00% 42.71% 100.00%
PROV	15,622.80 33,365.10
LOT COVERAGE	
IMPERVIOUS AREA	
BUILDING LOT COVERAGE	SF AC % 56,127 1.29 23.69%
VEHICULAR USE AREA	59,091 1.36 24.95%
SIDEWALKS & HARDSCAPE	10,666 0.24 4.50%
POOL & SPA	657 0.02 0.28%
TOTAL IMPERVIOUS AREA	126,541 2.90 53.42%
PERVIOUS AREA	
GREEN SPACE	SF AC % 95,192 2.19 40.19%
RETENTION	15,150 0.35 6.40%
TOTAL PERVIOUS AREA	110,342 2.53 46.58%
TOTAL SITE AREA	236,883 5.44 100.00%
PARKING DATA	
RESIDENTIAL (2.5 PER UNIT)	REQ PROV 135 54
GARAGE	108
DRIVEWAY (TANDEM)	27
GUEST 25% (AT-GRADE)	34
TOTAL	169 189
PEDESTRIAN AMENITIES	
BENCH	REQ PROV 5 7
TRASH CAN	2 3
BIKE RACK	2 1
MINIMUM LANDSCAPE BUFFER WIDTHS	
ALL PROPERTY LINES (CATEGORY 2)	REQ PROV 10' 10'
REQUIRED PERIMETER BUFFER TREES	
NORTH PROPERTY LINE 458' (1 TREE EVERY 20')	REQ PROV 23 19 TREES, 12 PALMS
SOUTH PROPERTY LINE 458' (1 TREE EVERY 20')	23 20 TREES, 4 PALMS
WEST PROPERTY LINE 333' (1 TREE EVERY 20')	34 27 TREES, 13 PALMS
EAST PROPERTY LINE 333' (1 TREE EVERY 20')	34 30 TREES, 4 PALMS
ALL PROPERTY LINES REQUIRE 36" HT. CONTINUOUS HEDGE	YES YES
VEHICULAR USE AREA TREES	
TERMINAL ISLAND TREES (1 TREE PER ISLAND)	REQ PROV 9 9
NET LOT AREA TREE & SHRUB REQUIREMENT	
TREES (1 PER 1,500 SF OF OPEN SPACE) RESIDENTIAL	REQ PROV 81 37 TREES, 37 PALMS
NATIVE TREES & SHRUBS	
PERCENT NATIVE OR DROUGHT TOLERANT TREES	REQ PROV 50% 68%
PERCENT NATIVE OR DROUGHT TOLERANT TREES	50% 97%
PERCENT NATIVE OR DROUGHT TOLERANT SHRUBS	50% 61%

Landscape Plan



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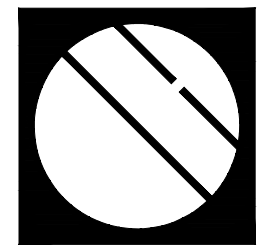
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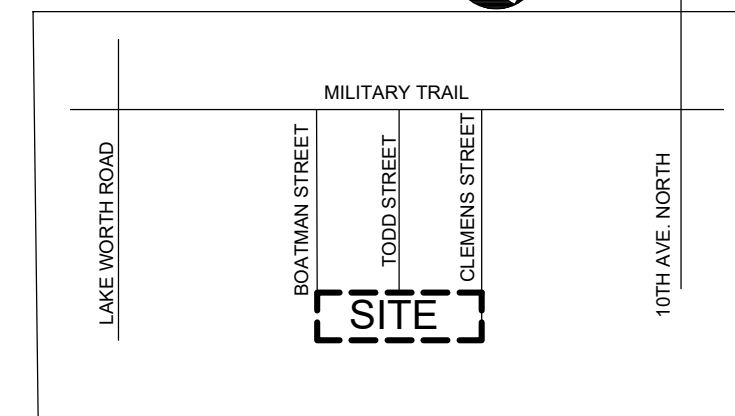
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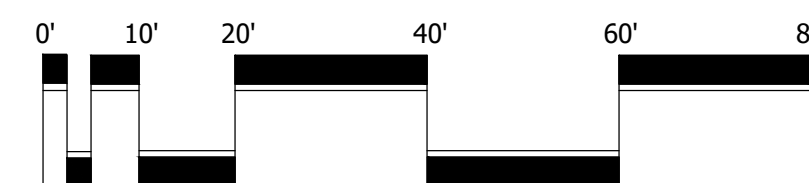
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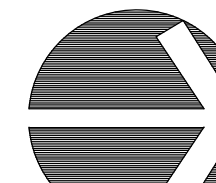
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LB	LANDSCAPE BUFFER	PEDESTRIAN CROSSING
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Landscape Plan

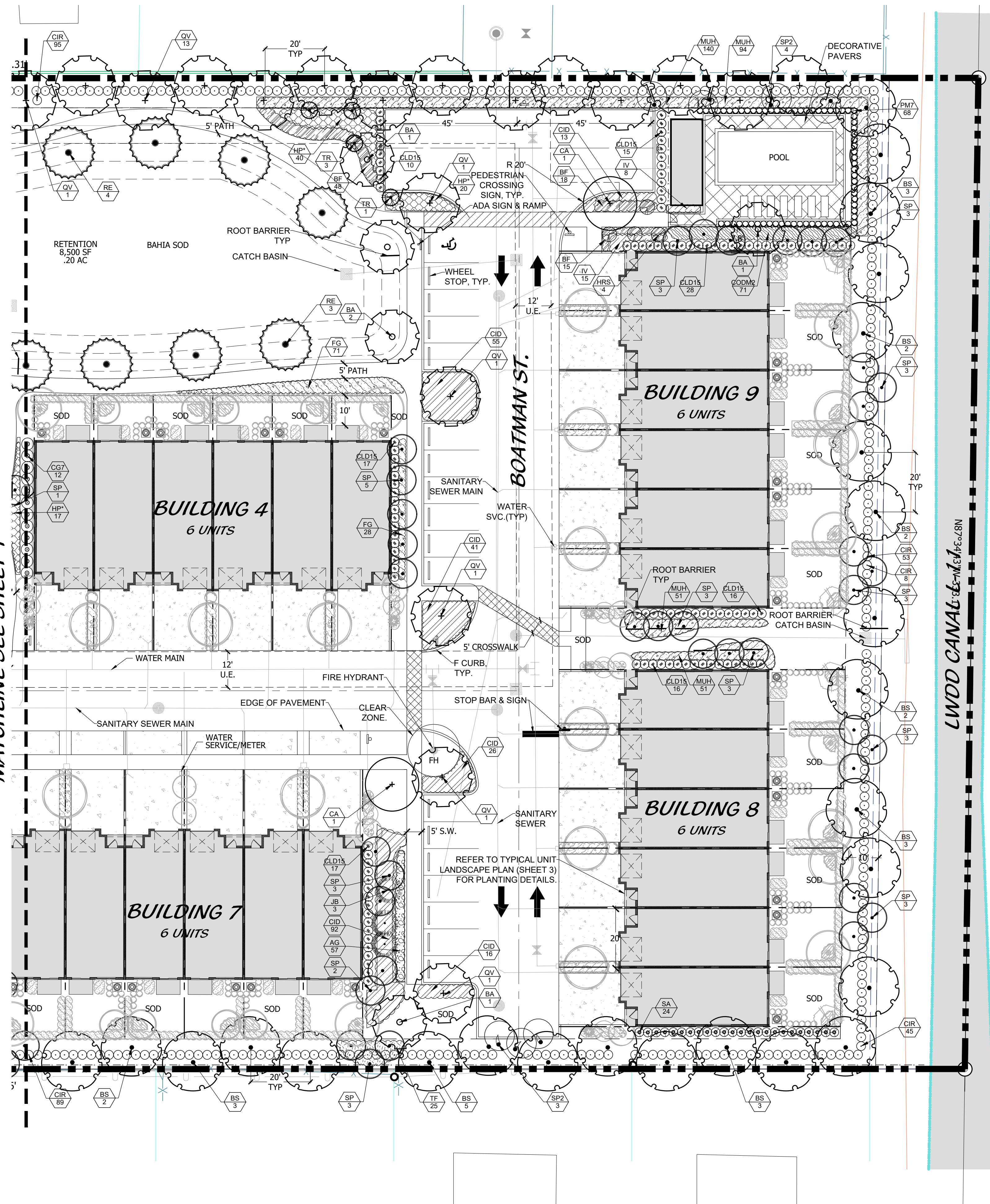


Scale: 1" = 20'



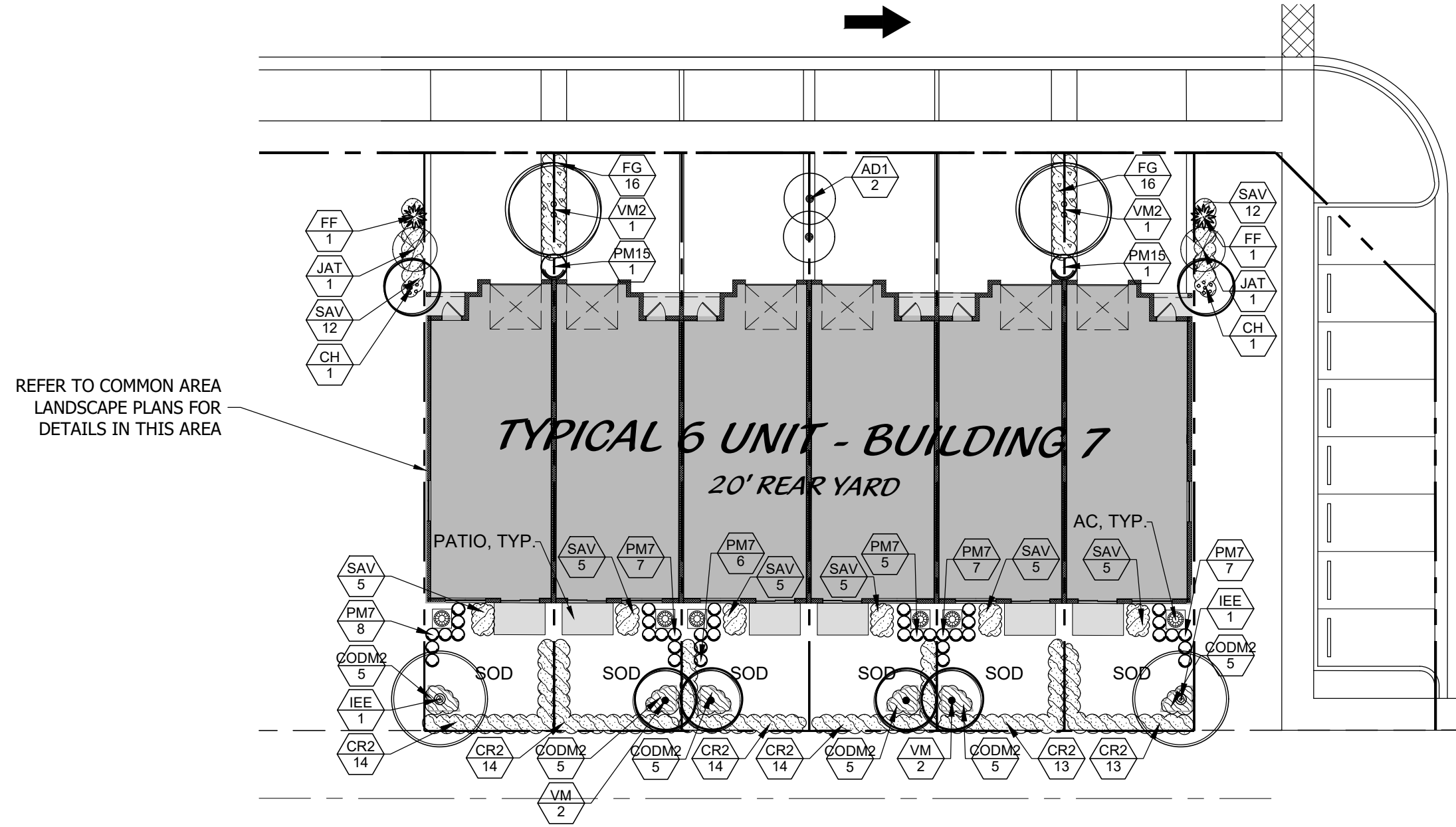
North

MATCHLINE SEE SHEET 1



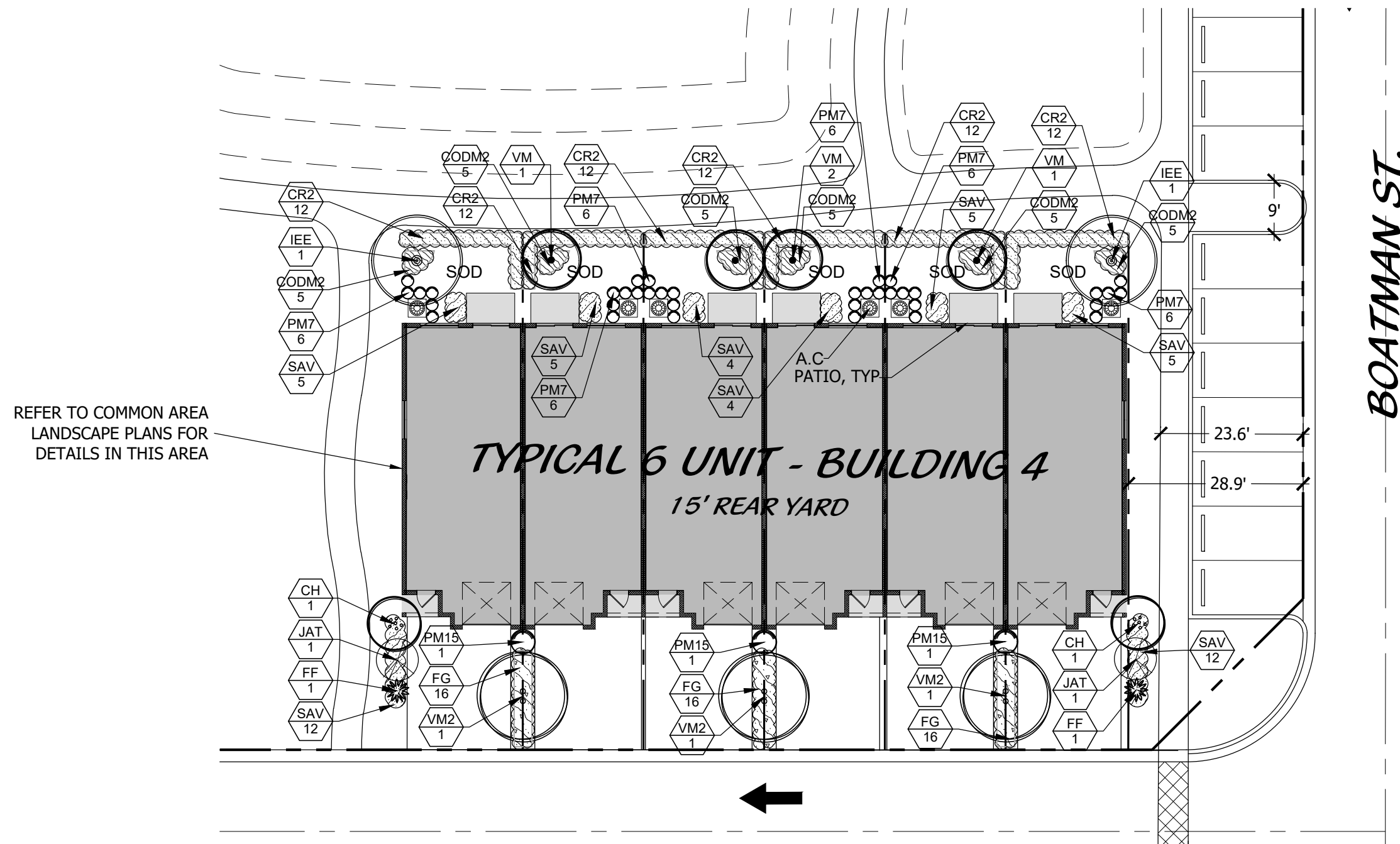
MULTIFAMILY RESIDENTIAL
Z: RM
LU: MR/5
1 DU/AC

TOB
EOW



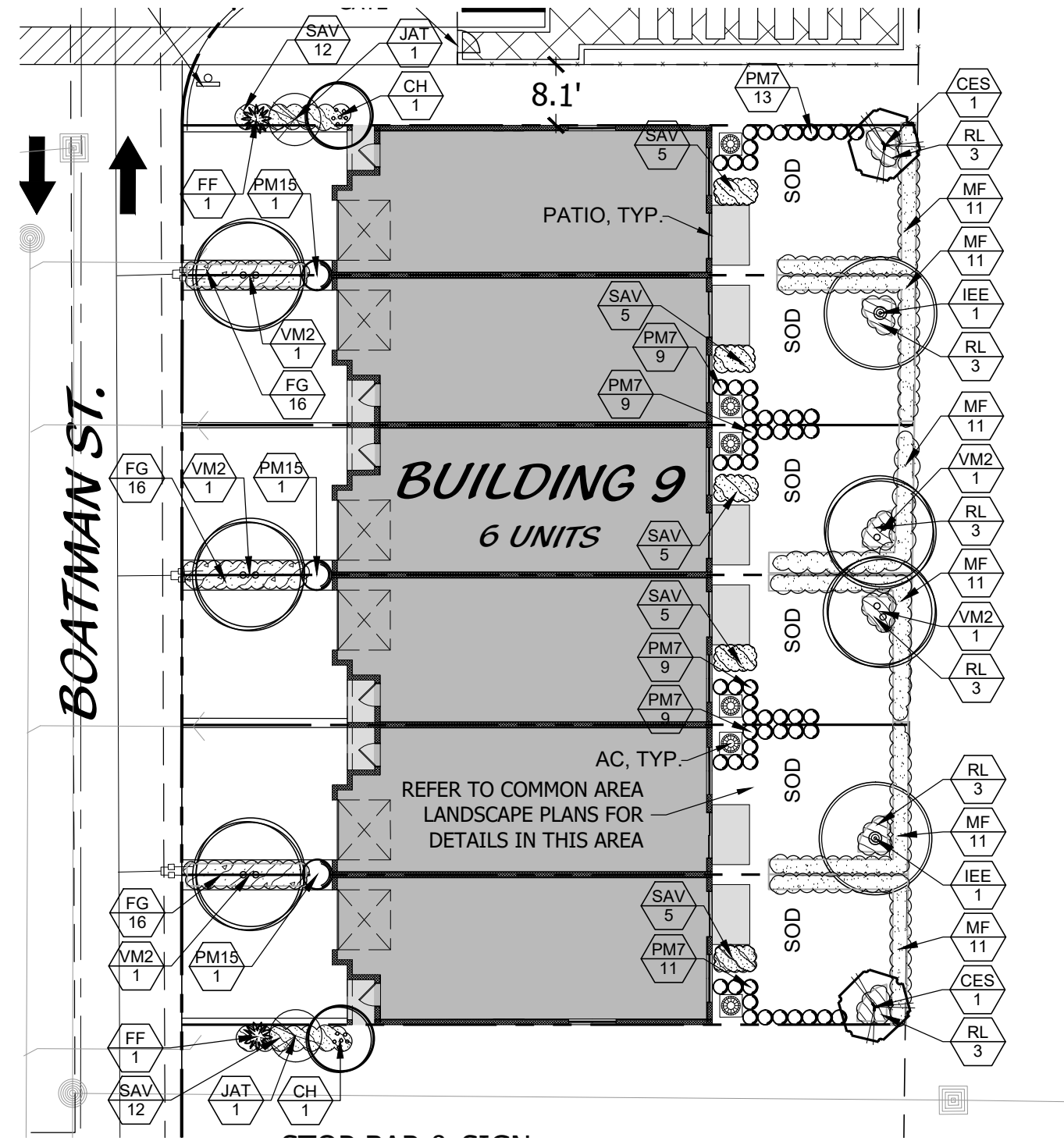
PLANT SCHEDULE - TYPICAL 6 UNIT BUILDING 15' REAR YARD

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
IEE	2	ILEX X ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	45 GAL	2" CAL	12' O.A. HT	Y	N	FULL CANOPY
JAT	2	JATROPHA INTEGERRIMA	JATROPHA	25 GAL	1.5" CAL	5' O.A. MULTI STEM	N	N	FULL & THICK, FLORIDA FANCY.
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
CH	2	CHAMAEOROPS HUMILIS	EUROPEAN FAN PALM	30 GAL	N.A.	4'-5' O.A.	N	N	MULTI TRUNK, FULL CANOPY.
AD1	2	AD1A MONTGOMERYANA	MONTGOMERY PALM	30 GAL	N.A.	10' O.A.	N	N	FULL CANOPY, SINGLE TRUNK.
VM2	2	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	5 gal	N.A.	12'-14' O.A. HT	N	N	DOUBLE TRUNK, FULL CANOPY.
VM	4	VEITCHIA MONTGOMERYANA ~	MONTGOMERY PALM	5 gal	N.A.	12'-14' O.A. HT	N	N	SINGLE TRUNK, FULL CANOPY.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS
PM15	2	FURCRAEA FORTIDA	FALSE AGAVE	7 gal	3" O.A.	A.S.	N	N	FULL & THICK
PM7	40	PODOCARPUS MACROPHYLLUS	PODOCARPUS	15 GAL	4'-5" O.A.	2' O.C.	N	N	FULL & THICK
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS
CR2	82	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL	24" X 24"	30" O.C.	Y	N	FULL & THICK
CR2	30	CODIAEUM VARIGATUM 'MANGO'	MANGO CROTON	7 GAL	24" X 24"	24" O.C.	N	N	FULL & THICK
FG	32	FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	12" X 12"	24" O.C.	N	N	FULL AND THICK
SAV	54	SCHEFFELERA ARBORICOLA 'TRINETTE'	DWARF VARIEGATED SCHEFFELERA	3 GAL	18" X 18"	2' O.C.	N	N	FULL & THICK



PLANT SCHEDULE - TYPICAL 6 UNIT BUILDING 20' REAR YARD

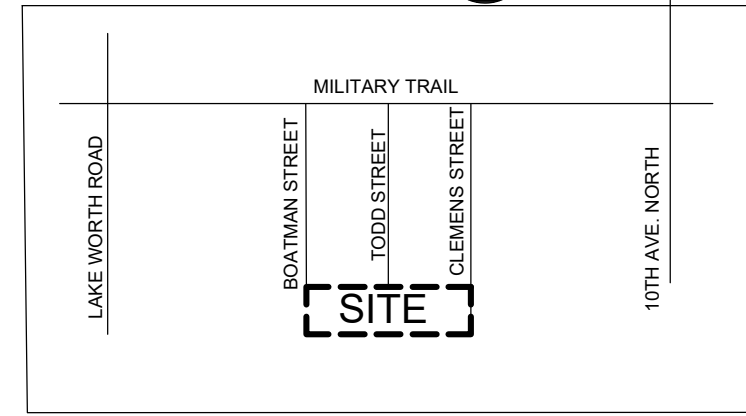
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
IEE	2	ILEX X ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	45 GAL	2" CAL	12' O.A. HT	Y	N	FULL CANOPY
JAT	2	JATROPHA INTEGERRIMA	JATROPHA	25 GAL	1.5" CAL	5' O.A. MULTI STEM	N	N	FULL & THICK, FLORIDA FANCY.
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
CH	2	CHAMAEOROPS HUMILIS	EUROPEAN FAN PALM	30 GAL	N.A.	4'-5' O.A.	N	N	MULTI TRUNK, FULL CANOPY.
VM2	3	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	30 GAL	N.A.	10' O.A.	N	N	DOUBLE TRUNK, FULL CANOPY.
VM	4	VEITCHIA MONTGOMERYANA ~	MONTGOMERY PALM	5 gal	N.A.	12'-14' O.A. HT	N	N	SINGLE TRUNK, FULL CANOPY.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS
PM15	2	FURCRAEA FORTIDA	FALSE AGAVE	7 gal	3" O.A.	A.S.	N	N	FULL & THICK
PM7	36	PODOCARPUS MACROPHYLLUS	PODOCARPUS	15 GAL	4'-5" O.A.	2' O.C.	N	N	FULL & THICK
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS
CR2	72	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL	24" X 24"	30" O.C.	Y	N	FULL & THICK
CR2	30	CODIAEUM VARIGATUM 'MANGO'	MANGO CROTON	7 GAL	24" X 24"	24" O.C.	N	N	FULL & THICK
FG	48	FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	12" X 12"	24" O.C.	N	N	FULL AND THICK
SAV	52	SCHEFFELERA ARBORICOLA 'TRINETTE'	DWARF VARIEGATED SCHEFFELERA	3 GAL	18" X 18"	2' O.C.	N	N	FULL & THICK



PLANT SCHEDULE - TYPICAL 6 UNIT BUILDING 26' REAR YARD

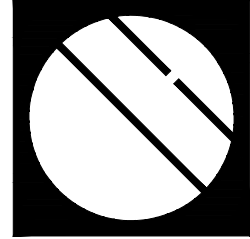
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
CES	2	CONCARPUS ERECTUS	GREEN BUTTWOOD	45 GAL	2" CAL	12' O.A. HT	Y	N	FULL CANOPY, STD., LIMB UP 5'
IEE	2	ILEX X ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	45 GAL	2" CAL	12' O.A. HT	Y	N	FULL CANOPY
JAT	2	JATROPHA INTEGERRIMA	JATROPHA	25 GAL	1.5" CAL	5' O.A. MULTI STEM	N	N	FULL & THICK, FLORIDA FANCY.
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
CH	2	CHAMAEOROPS HUMILIS	EUROPEAN FAN PALM	30 GAL	N.A.	4'-5' O.A.	N	N	MULTI TRUNK, FULL CANOPY.
VM2	5	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	30 GAL	N.A.	10' O.A.	N	N	DOUBLE TRUNK, FULL CANOPY.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS
FF	2	FURCRAEA FORTIDA	FALSE AGAVE	7 gal	3" O.A.	A.S.	N	N	FULL & THICK
PM15	3	PODOCARPUS MACROPHYLLUS	PODOCARPUS	15 GAL	4'-5" O.A.	2' O.C.	N	N	FULL AND THICK
PM7	60	PODOCARPUS MACROPHYLLUS	PODOCARPUS	7 gal	6"	2' O.C.	N	N	FULL & THICK
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS
FG	48	FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	12" X 12"	24" O.C.	N	N	FULL AND THICK
HF	66	MORCINETHES FRAGRANS	SINSON'S STORPER	3 gal	24" X 24"	36" O.C.	N	N	FULL & THICK
RL	18	RONDELETTA LEUCOPHYLLA	PANAMA ROSE	3 gal	18" X 18"	30" O.C.	N	N	FULL & THICK
SAV	49	SCHEFFELERA ARBORICOLA 'TRINETTE'	DWARF VARIEGATED SCHEFFELERA	3 GAL	18" X 18"	2' O.C.	N	N	FULL & THICK

LOCATION MAP



LEGEND

ADA	DISABLED	HC SIGN
EX	EXISTING	STOP SIGN
LB	LANDSCAPE BUFFER	PEDESTRIAN CROSSING
R	RADIUS	
SB	SETBACK	
TYP	TYPICAL	
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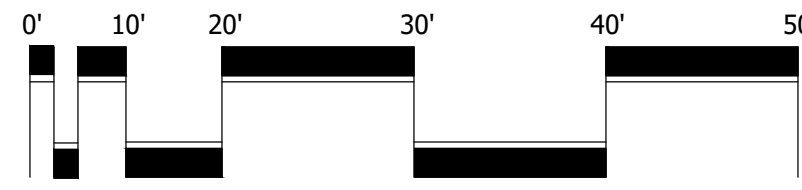
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Typical Unit Landscape Plan



Scale: 1" = 20'

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

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

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS: PLANT SPECIES AND SIZES SHALL CORRESPOND TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRASS AND STANDARDS FOR NURSERY PLANTS PARTS 1 & 2, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

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

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING, IE. ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL MUST NOT CONTAIN MORE THAN 10% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

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

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 10% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (SAGFORM OR EQUAL) 2 1/2" GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
2 GAL.	1/2 LB.	2
3 GAL.	3/4 LB.	3
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

FLORIDA EAST COAST PALM SPECIAL SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

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

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

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

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

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

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

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

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

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

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

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

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

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

PLANT LIST

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	LOW MAINT	REMARKS
BA	10	BULNESIA ARBOREA	VERAWOOD	45 GAL. OR F.G.	2.5" CAL	N	Y	SINGLE STRAIGHT TRUNK. FULL CANOPY.
BS	39	BURSERA SIMARUBA	GUMBO LIMBO	45 GAL. OR F.G.	2.5-3" CAL.	N	Y	FULL CANOPY
CA	2	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTY LEAF	30 GAL. OR F.G.	2" CAL	N	Y	FULL CANOPY
DR	5	DELOXIS REGIA	ROYAL POINCIANA	45 gal	2.5" CAL	N	Y	SINGLE STRAIGHT TRUNK. FULL CANOPY. FLORIDA FANCY.
ED	19	ELAEOCARPUS DECIPENS	JAPANESE BLUEBERRY TREE	45 GAL. OR F.G.	N.A.	N	Y	FULL & THICK CANOPY, SHEARED CONICAL SHAPE. FLORIDA FANCY. 4" CT SINGLE STRAIGHT TRUNK. MATCHED.
HRS	4	HIBISCUS STANDARD	HIBISCUS TREE	15 gal	N.A.	N	Y	FULL & THICK CANOPY, SHEARED CONICAL SHAPE. FLORIDA FANCY. 4" CT SINGLE STRAIGHT TRUNK. MATCHED.
JAT	1	JATROPHA INTEGERIMA	JATROPHA	25 GAL	N.A.	N	N	FULL & THICK, FLORIDA FANCY.
JB	3	JUNIPERUS SILICICOLA 'BRODIE'	BRODIE SOUTHERN RED CEDAR	45 gal	1.5" CAL	N	Y	FULL & THICK, FULL TO BASE.
LJ	1	LAGERSTROMIA INDICA 'MUSKOGEE' OR 'TUSKEGEE'	CREPE MYRTLE	30 GAL	1.5" CAL	N	Y	MULTI, LIMB UP 5'. CHERRY LAKE NURSERY.
LJ	3	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	45 GAL. OR F.G.	3 TRK MIN., 1"-2" CAL. EA.	N	Y	FULL CANOPY, MULTI TRUNK, LIMB UP 3'.
QV	61	QUERCUS VIRGINIANA	LIVE OAK	45 GAL. OR F.G.	2" CAL. MIN	N	Y	FULL CANOPY, FL #1
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	LOW MAINT	REMARKS
CH	1	CHAMAEOROPS HUMILIS	EUROPEAN FAN PALM	30 GAL	N.A.	N	N	MULTI TRUNK, FULL CANOPY.
RE	14	ROYSTONIA ELATA	ROYAL PALM * *	FIELD GROWN	N.A.	Y	Y	FULL CANOPY, MATCHED.
SP	82	SABAL PALMETTO	SABAL PALM	FIELD GROWN	N/A	Y	Y	SLICK TRUNK, STRAIGHT, SEE PLAN FOR OVERALL HEIGHTS
SP2	7	SABAL PALMETTO	CURVED CABBAGE PALM	N.A.	N.A.	Y	Y	STRONG, UNIQUE CURVES, SLICK TRUNKS
TR	4	THRINAX RADIATA	TRIPLITE THATCH PALM	FIELD GROWN	N.A.	Y	Y	FULL & THICK
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	LOW MAINT	REMARKS
CIR	665	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	7 GAL	30" X 24"	Y	Y	FULL & THICK
CLD15	119	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	15 gal	30"X30"	Y	Y	FULL & THICK, FLORIDA FANCY
CD7	154	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 gal	#7, 3" X 2"	Y	Y	FULL TO BASE
OLP	6	CRinum ASIATICUM 'QUEEN EMMA'	RED CRinum LILLY	15 GAL.	3" X 3"	Y	Y	FULL & THICK
FF	1	FURCRAEA FOETIDA	FALSE AGAVE	7 gal.	3" O.A.	N	N	FULL & THICK
PM7	68	PODOCARPUS MACROPHYLLUS	PODOCARPUS	7 gal	6"	N	Y	FULL & THICK
SA	24	SCHEFFLERA 'TRINETTE'	TRINETTE	3 GAL	1.5" X 1.5"	N	Y	FULL & THICK
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	LOW MAINT	REMARKS
AG	86	ARACHIS GLABRATA	PERENNIA PEANUT	4" POT	6" X 6"	N	Y	
BF	81	BULBINE FRUTESCENS	STALKED BULBINE	3 GAL	12" X 12"	Y	Y	
CID	339	CHRYSOBALANUS ICACO 'HORIZONTAL'	DWARF COCOPLUM	3 GAL	12" X 12"	Y	Y	FULL & THICK, NOT STRETCHED, FLORIDA FANCY
CODM2	71	CODIAEUM VARIGATUM 'MANGO'	MANGO CROTON	7 GAL	24" X 24"	N	Y	FULL & THICK
FG	237	FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	7 GAL	12" X 12"	N	Y	FULL AND THICK
FRB	236	HAMELIA PATENS	FIREBUSH	3 GAL	18" X18"	Y	N	FULL & THICK
HS	18	HIBISCUS RED 'SEMINOLE PINK'	SEMINOLE PINK HIBISCUS	1 GAL	24" X 24"	Y	Y	FULL & THICK
IV	23	ILEX VOMITORIA 'SHILLINGS DWARF'	DWARF YAUPOIN HOLLY	3 GAL	15" X 15"	N	Y	FULL & THICK
LM	75	LIRIOPE MUSCARI	LIRIOPE	3 gal	12" X 12"	N	Y	FULL & THICK
MJM	492	MUHLENBERGIA CAPILLARIS	MUNLEY GRASS	3 GAL	18" X 12"	N	Y	FULL & THICK
SAV	12	SCHEFFLERA ARBORICOLA 'TRINETTE'	DWARF VARIEGATED SCHEFFLERA	3 GAL	18" X18"	N	Y	FULL & THICK
TF	25	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3 GAL	24" X 24"	Y	Y	

LANDSCAPE NOTES

ALL PROPOSED PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DESCRIBED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS 1 AND 2, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICE.

ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED MULCH.

ALL PLANT MATERIAL SHALL BE PRUNED, IF NEEDED, TO ACHIEVE THE SHAPE AND FORM CHARACTERISTIC TO THEIR DESIGN INTENT. PRUNING TO BE IN STRICT ACCORDANCE WITH ISA STANDARDS.

ALL SOD OR SEED SHALL BE CERTIFIED (IF APPLICABLE) AND WEED AND INSECT FREE.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH PLAN INSTALLATION

CALL SUNSHINE ONE CALL SERVICE FOR UNDERGROUND UTILITY LOCATIONS 48 HOURS PRIOR TO ANY EXCAVATION OF DIGGING 1-800-432-4470.

LANDSCAPE AND/OR SOD SHALL BE PLACED TO THE EDGE OF PAVEMENT FROM VEHICULAR AREAS, ADJACENT TO CANAL BANKS, LAKES OR OTHER LANDSCAPE AREAS.

ALL MECHANICAL EQUIPMENT, IRRIGATION PUMPS, FPL TRANSFORMERS, POOL PUMPS, ECT. SHALL BE SCREENED ON A MINIMUM OF THREE SIDES BY LANDSCAPE SHRUBS.

CORNER CLIP AND VISIBILITY TRIANGLES SHALL BE MAINTAINED FOR CLEAR SIGN VISIBILITY FROM THIRTY (30) INCHES TO EIGHT FEET HIGH (TREE AND PALM TRUNKS EXCLUDED).

ROOT BARRIERS SHALL BE INSTALLED WHERE REQUIRED BY LOCAL UTILITY COMPANY OR OTHER REGULATING AGENCIES.

WHERE FICUS SPECIES ARE USED, APPROPRIATE SETBACKS AND SAFEGUARDS (ROOT BARRIERS) SHALL BE REQUIRED.

ALL TREES AND PALMS SHALL BE STAKED/GUYED IN ACCORDANCE WITH THE SPECIFICATIONS AND PLANTING DETAILS.

ALL PLANTING BEDS SHALL BE SHAPED AND SLOPED TO PROVIDE PROPER DRAINAGE.

LOCAL UTILITY AND FIRE RESCUE CLEARANCE ZONES SHALL BE PROVIDED AROUND ALL ABOVE GROUND OR AT GRADE METERS AND EQUIPMENT.

STREET TREE LOCATIONS SHALL BE COORDINATED WITH DRIVEWAYS, STREET LIGHTS, UTILITIES AND FIRE HYDRANTS.

THERE SHALL BE A MINIMUM SIX FEET SEPARATION BETWEEN LANDSCAPE AND UTILITIES. LANDSCAPE PLANTING SHALL BE IN CONFORMANCE WITH FPL GUIDELINES FOR SETBACKS FROM OVERHEAD UTILITY LINES.

ALL PLANTING AREA SHALL BE EXCAVATED TO A DEPTH OF 30" MINIMUM AND BACKFILLED WITH A SOIL MIX CONSISTING OF 1/2 NATIVE SOIL, 1/2 CLEAN SAND AND 1/2 COMPOSED COW MANURE OR COMPARABLE COMPOSED ORGANIC MATERIAL.

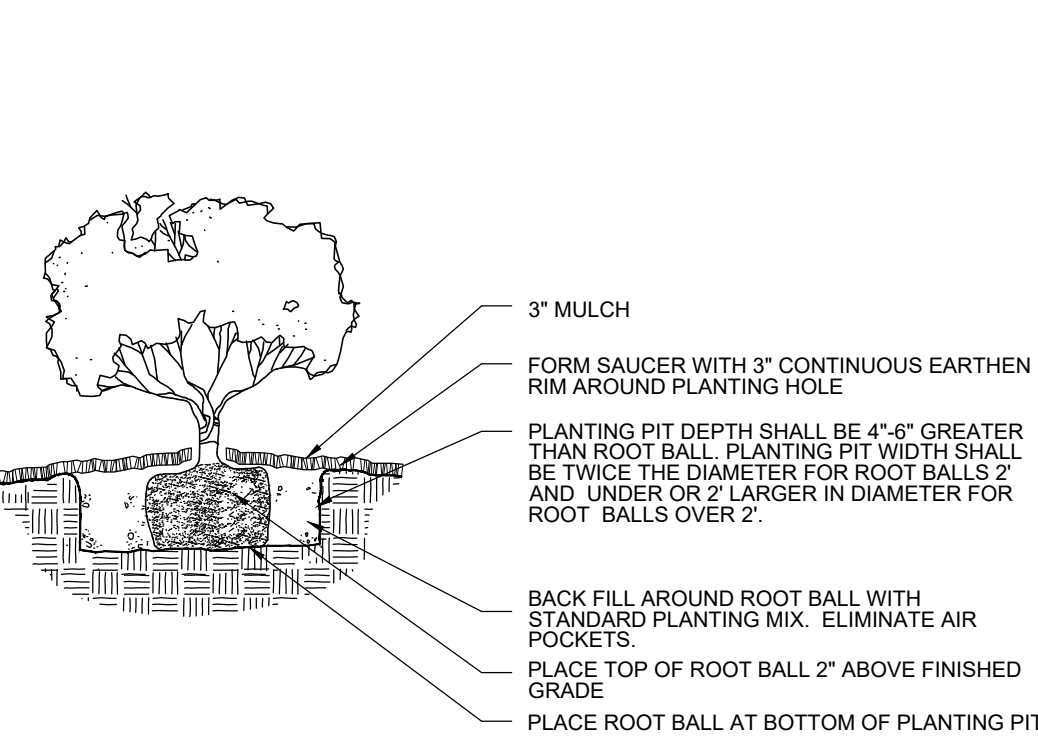
EASEMENTS SHALL NOT ENCRoACH LANDSCAPE BUFFERS MORE THAN FIVE FEET.

FDOT TYPE D OR F CURB SHALL BE PROVIDED ALONG THE PERIMETER OF ALL LANDSCAPE, OPEN SPACE, DRAINAGE AND GRADED AREAS ADJACENT TO PAVED VEHICULAR USE AREAS, EXCEPT WHERE WHEEL STOPS ARE PROVIDED.

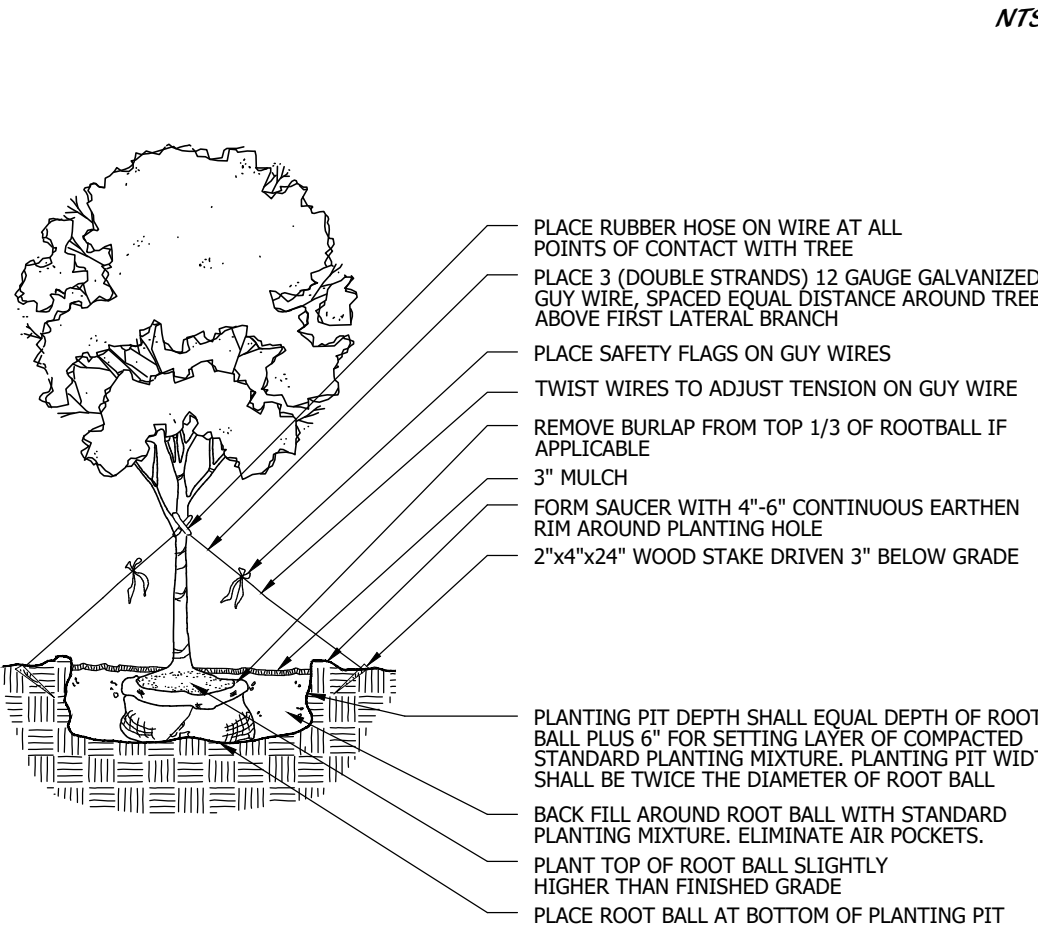
CORNER CLIPS AND VISIBILITY TRIANGLES SHALL BE MAINTAINED CLEAR OF VEGETATION TO PROVIDE UNOBSTRUCTED VISIBILITY BETWEEN 30" AND 8" ABOVE CROWN OF PAVEMENT.

LIGHT POLES, FIRE HYDRANTS, ELECTRICAL/MECHANICAL EQUIPMENT, SIGNS, DRAINAGE STRUCTURES, ECT. SHALL BE INTERFERE WITH LANDSCAPING IN TERMINAL ISLANDS, INTERIOR ISLANDS, MEDIANS, DIAMONDS, BUFFERS OR OTHER LANDSCAPED AREAS.

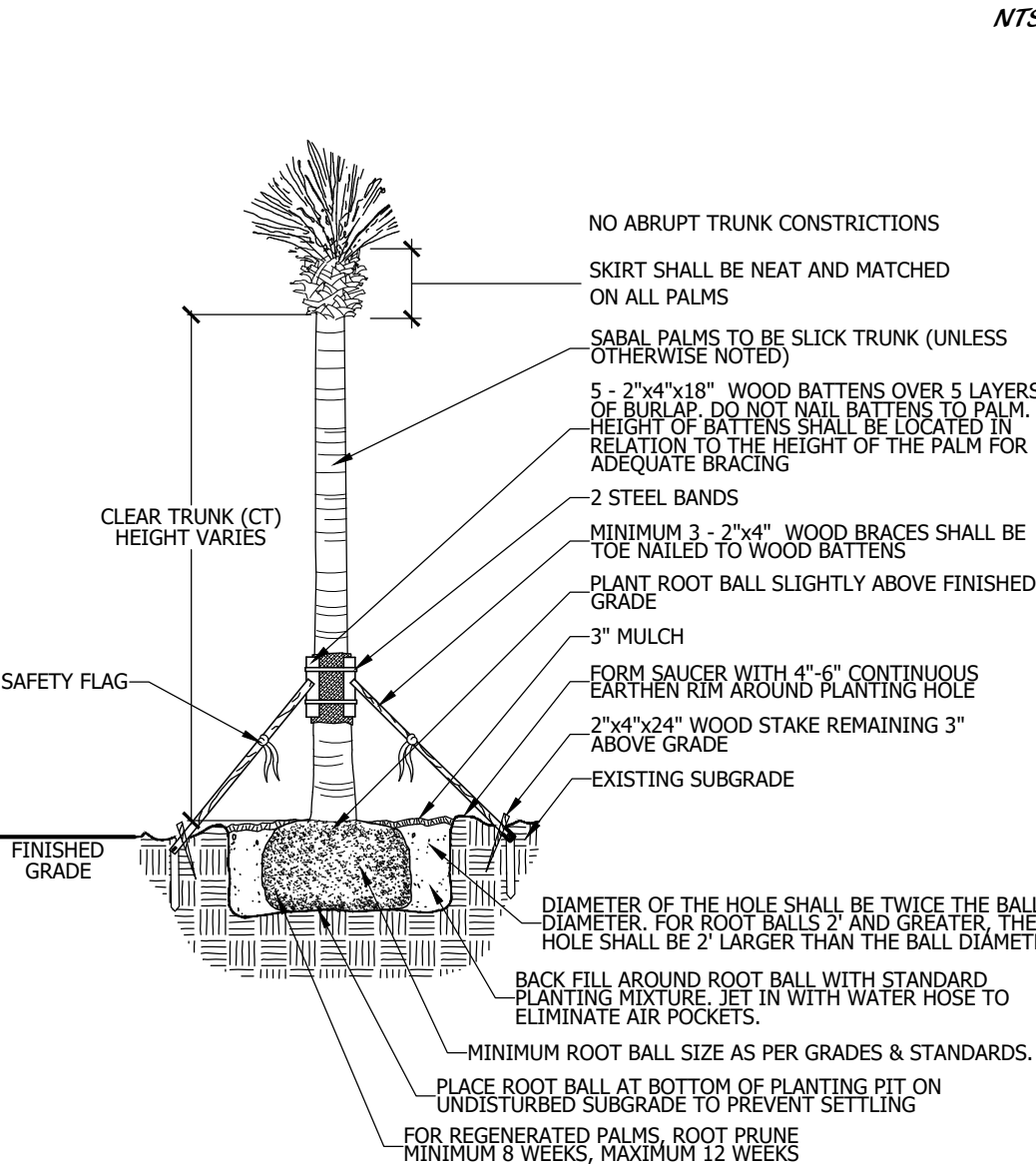
PLANTING DETAILS



SHRUB/GROUNDCOVER PLANTING DETAIL



LARGE TREE PLANTING DETAIL

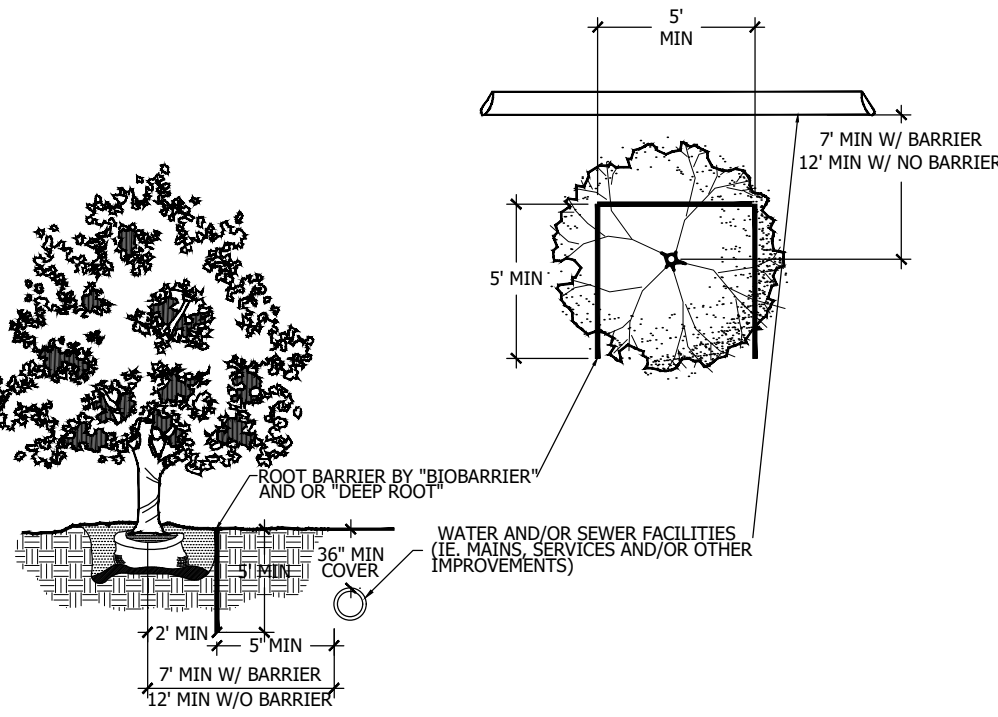


SABAL PALM PLANTING DETAIL

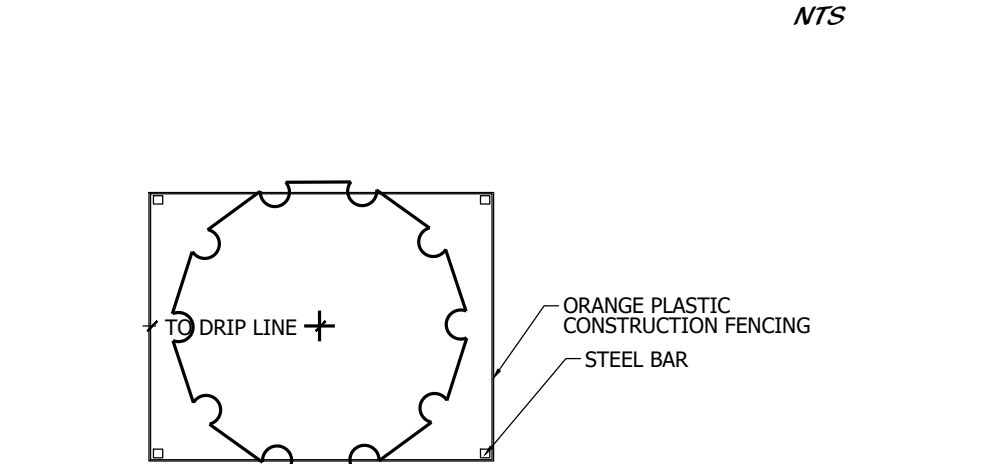


LANDSCAPE AND ROOT BARRIER NOTE:
TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOW HEREON.

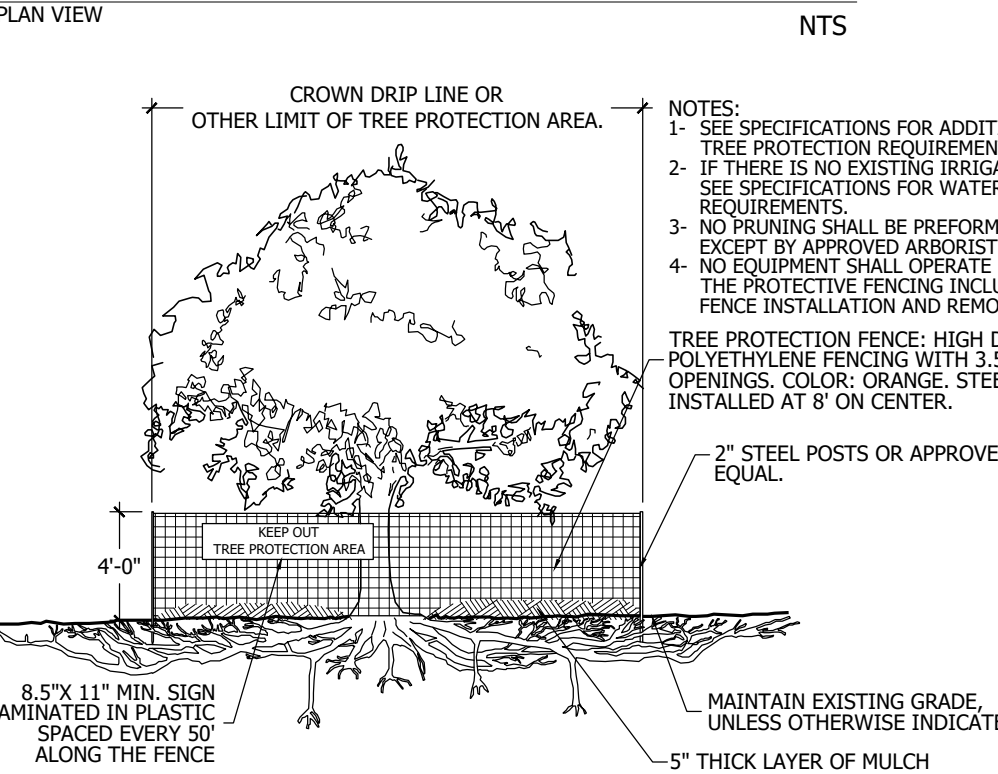
ADDITIONALLY, TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND /OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE SHALL BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS. PER SEC. 34-189, ALL TREES WITH ROOTS KNOWN TO CAUSE DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED CLOSER THAN 12' TO SUCH PUBLIC IMPROVEMENTS UNLESS THE TREE ROOT SYSTEM IS COMPLETELY CONTAINED WITHIN A BARRIER FOR WHICH THE MINIMUM INTERIOR DIMENSIONS SHALL BE FIVE FEET SQUARE OR AN EQUIVALENT AND FIVE FEET DEEP. ONLY SOD CAN BE INSTALLED WITHIN 7.5' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL.



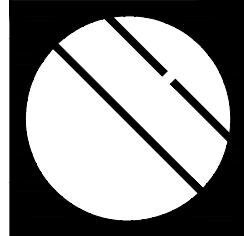
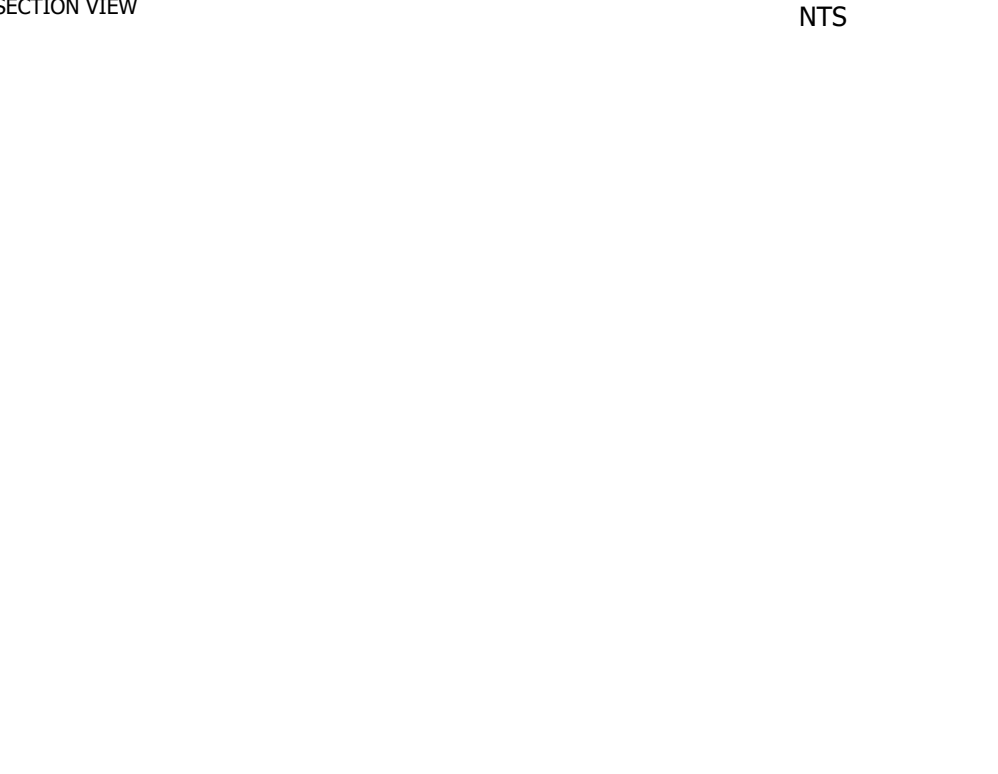
ROOT BARRIER DETAIL



TREE PROTECTION DETAIL



TREE PROTECTION DETAIL



Cotleur & Hearing

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Land Planners
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Lic# LC-26000535

Boatman Hammock
Palm Springs, FL

DESIGNED	DEH
DRAWN	AGB/RO
APPROVED	DEH
JOB NUMBER	20-0905
DATE	01-22-21
REVISIONS	02-26-21
	03-19-21
	04-16-21

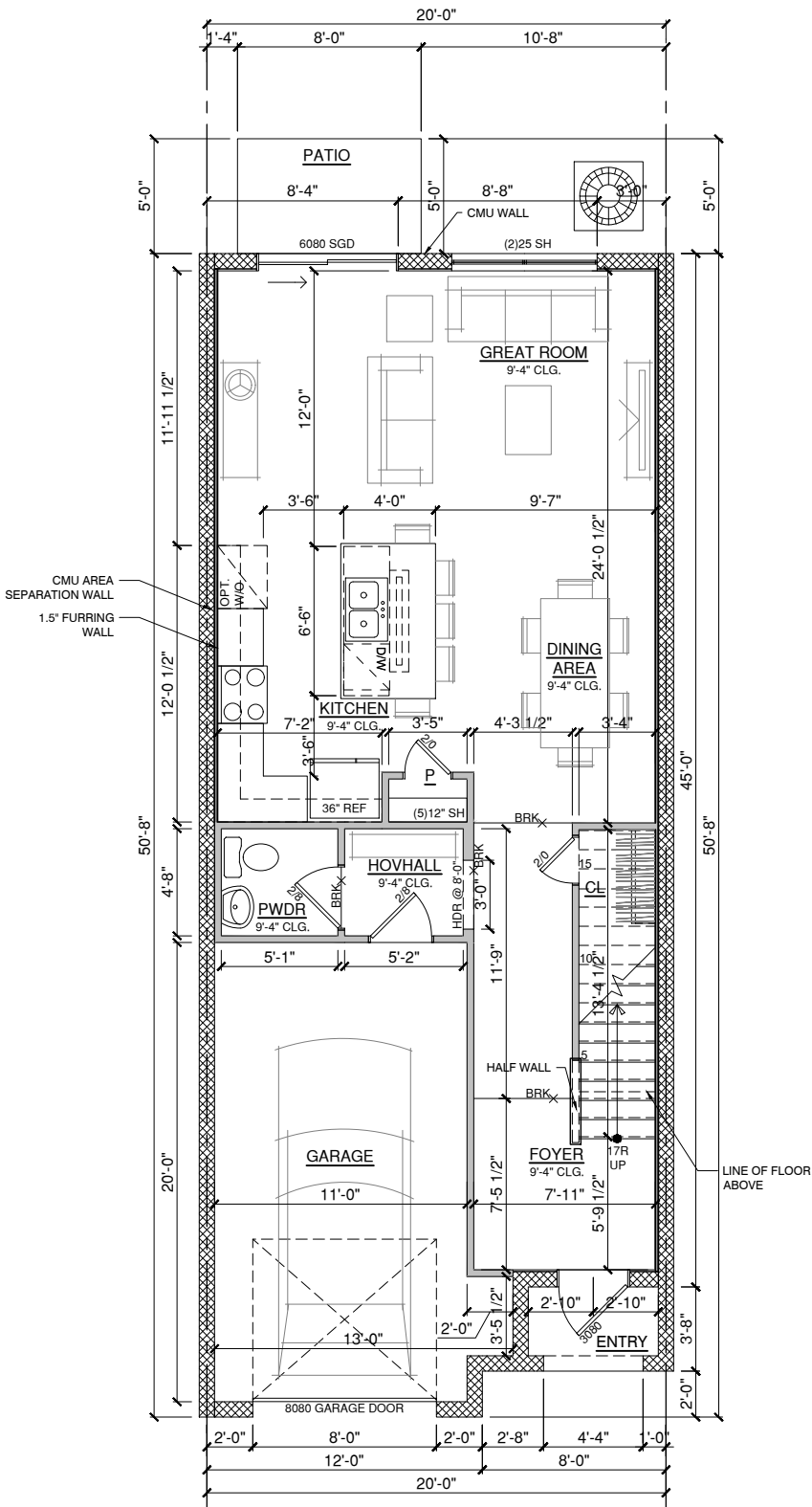
April 16, 2021 10:34:36 a.m.
Drawing: 20-0905 LP.DWG

SHEET 4 OF 4

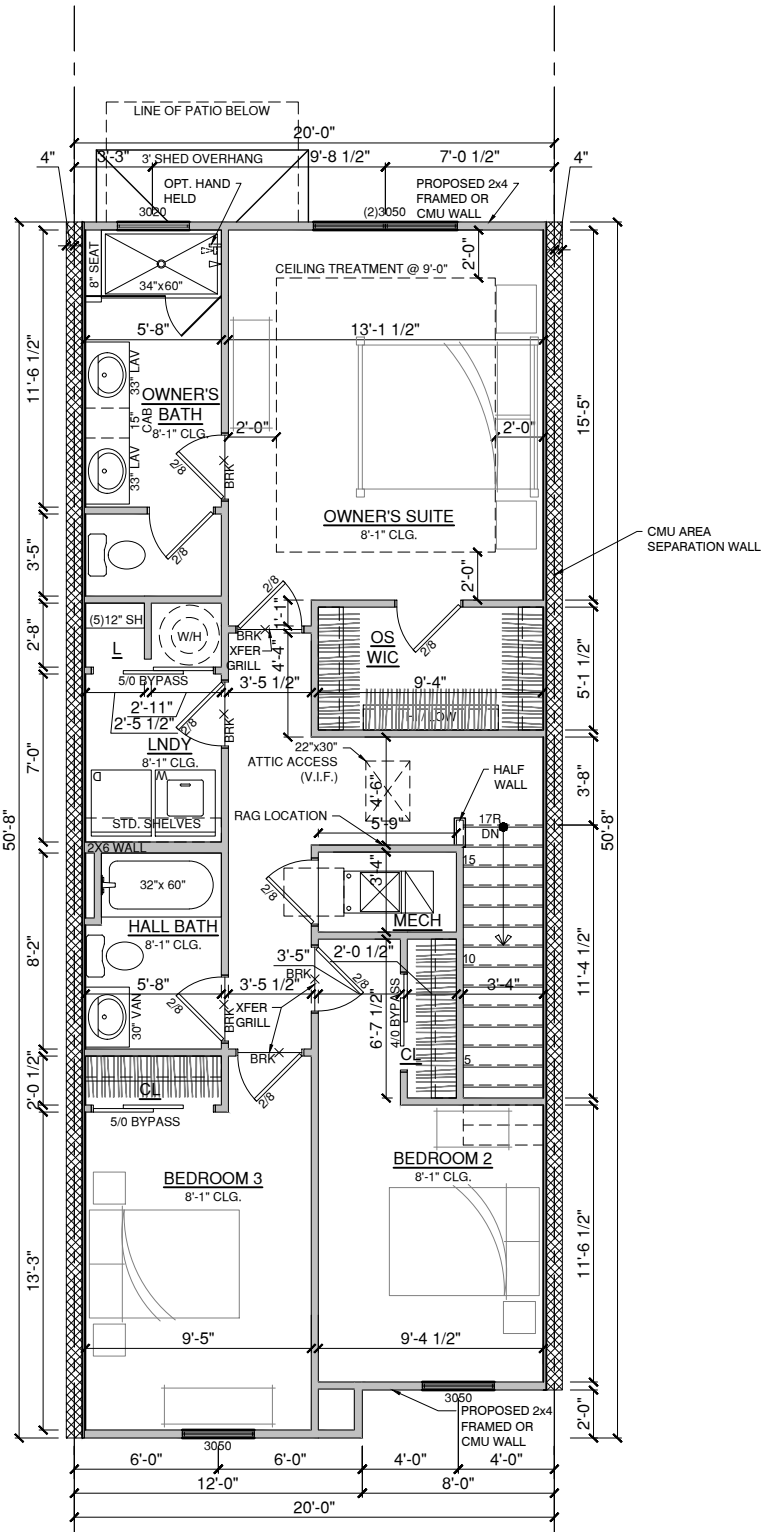
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Landscape Details

Arabella II
1683 SQFT :: 20' x 50'-8"

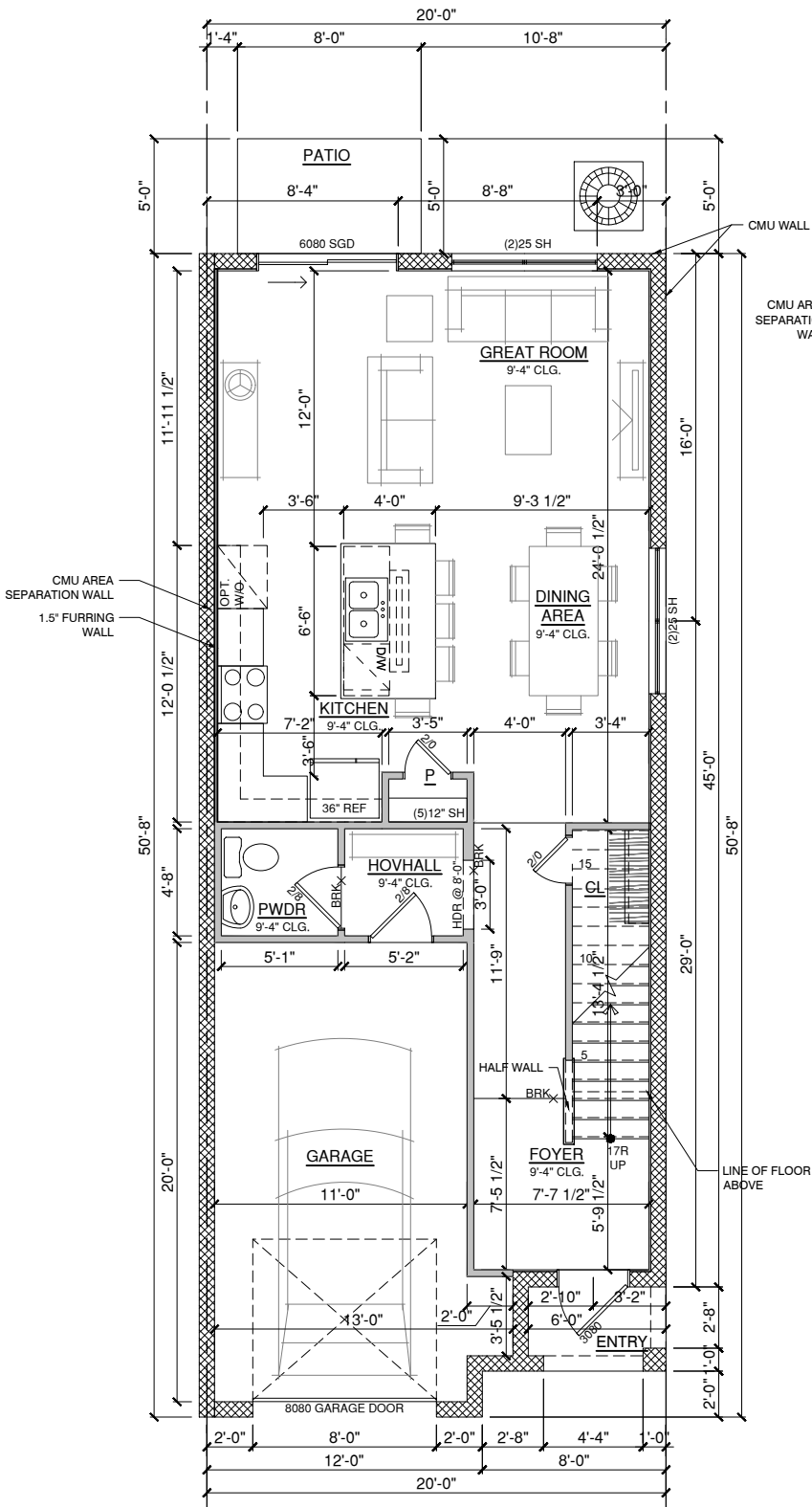


FIRST FLOOR :: 729 SQFT
BASE PLAN :: INTERIOR

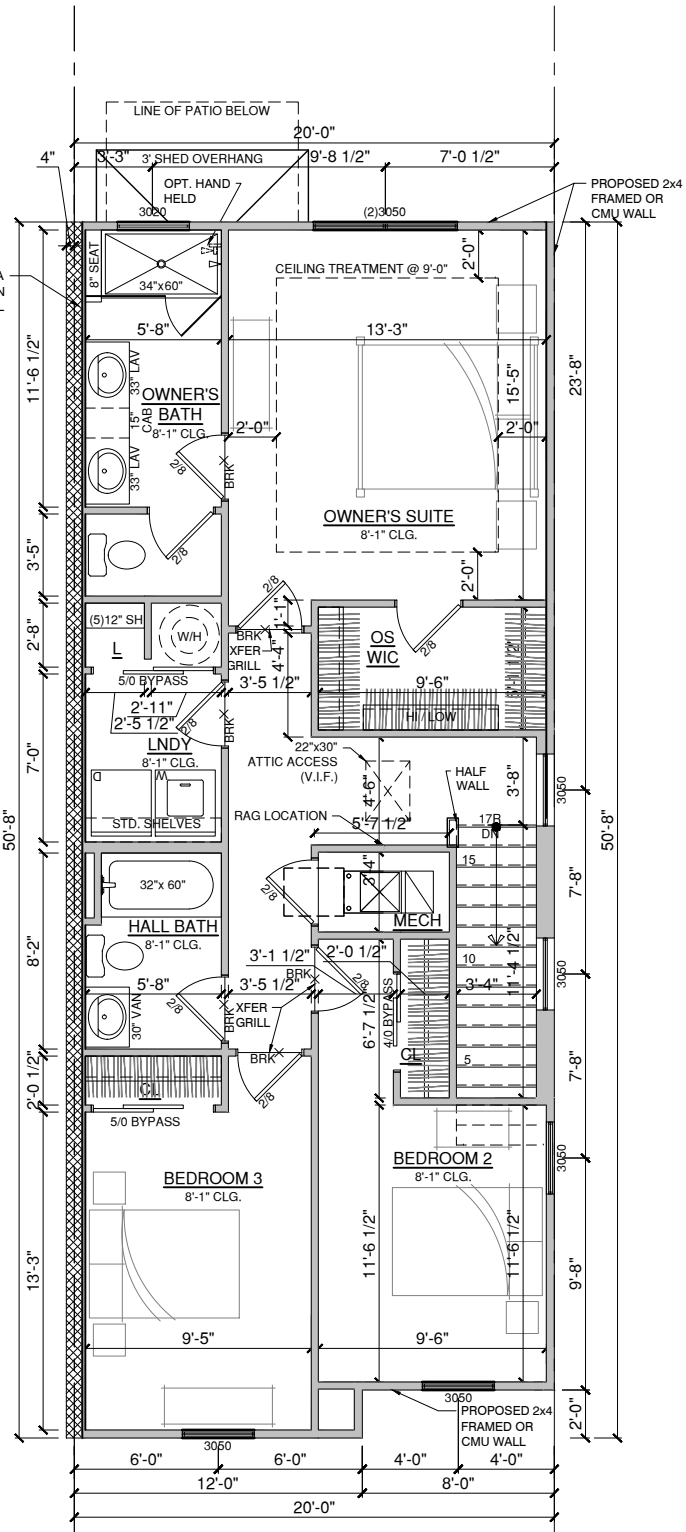


SECOND FLOOR :: 954 SQFT
BASE PLAN :: INTERIOR

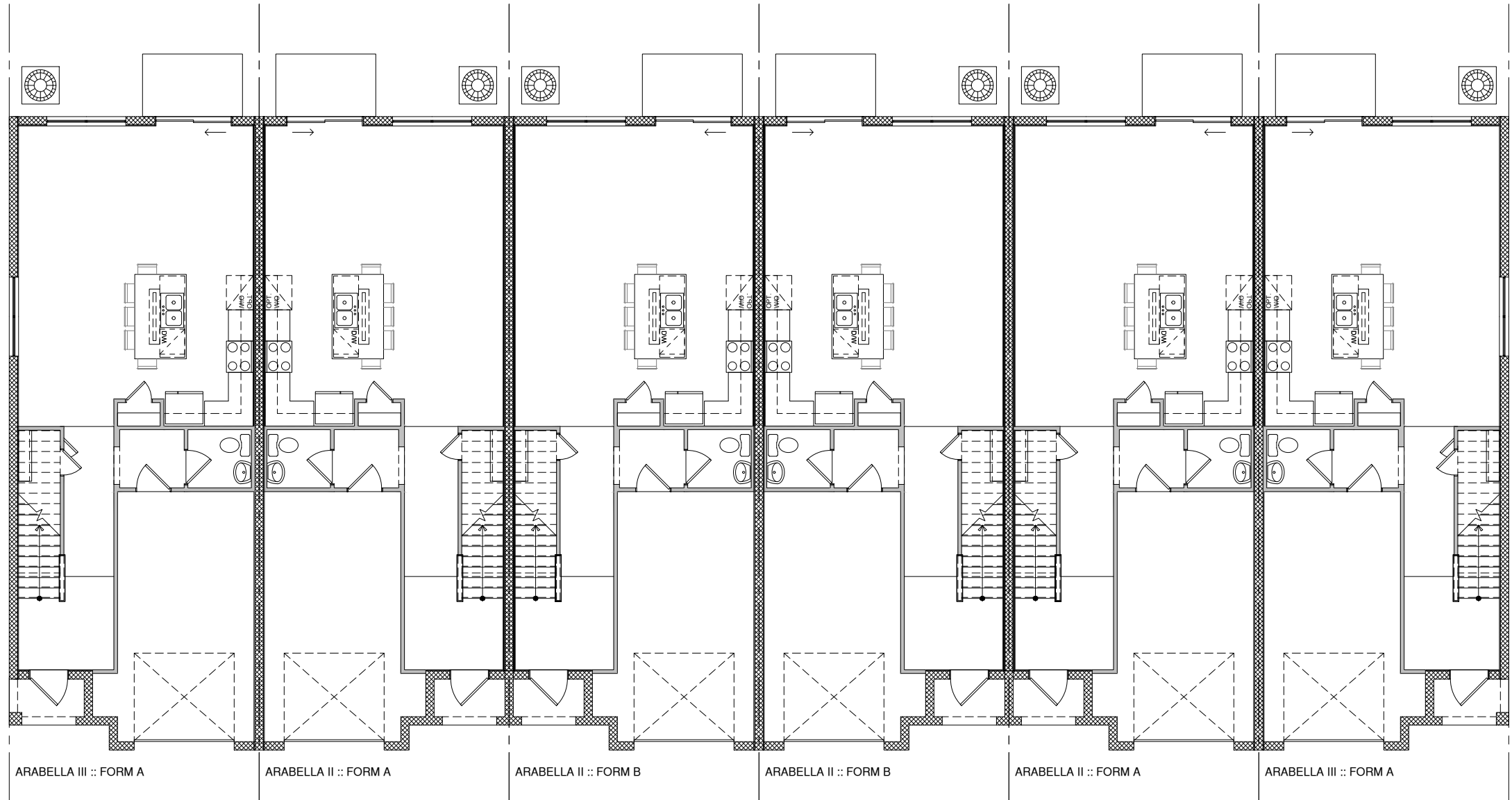
Arabella III
1680 SQFT :: 20' x 50'-8"



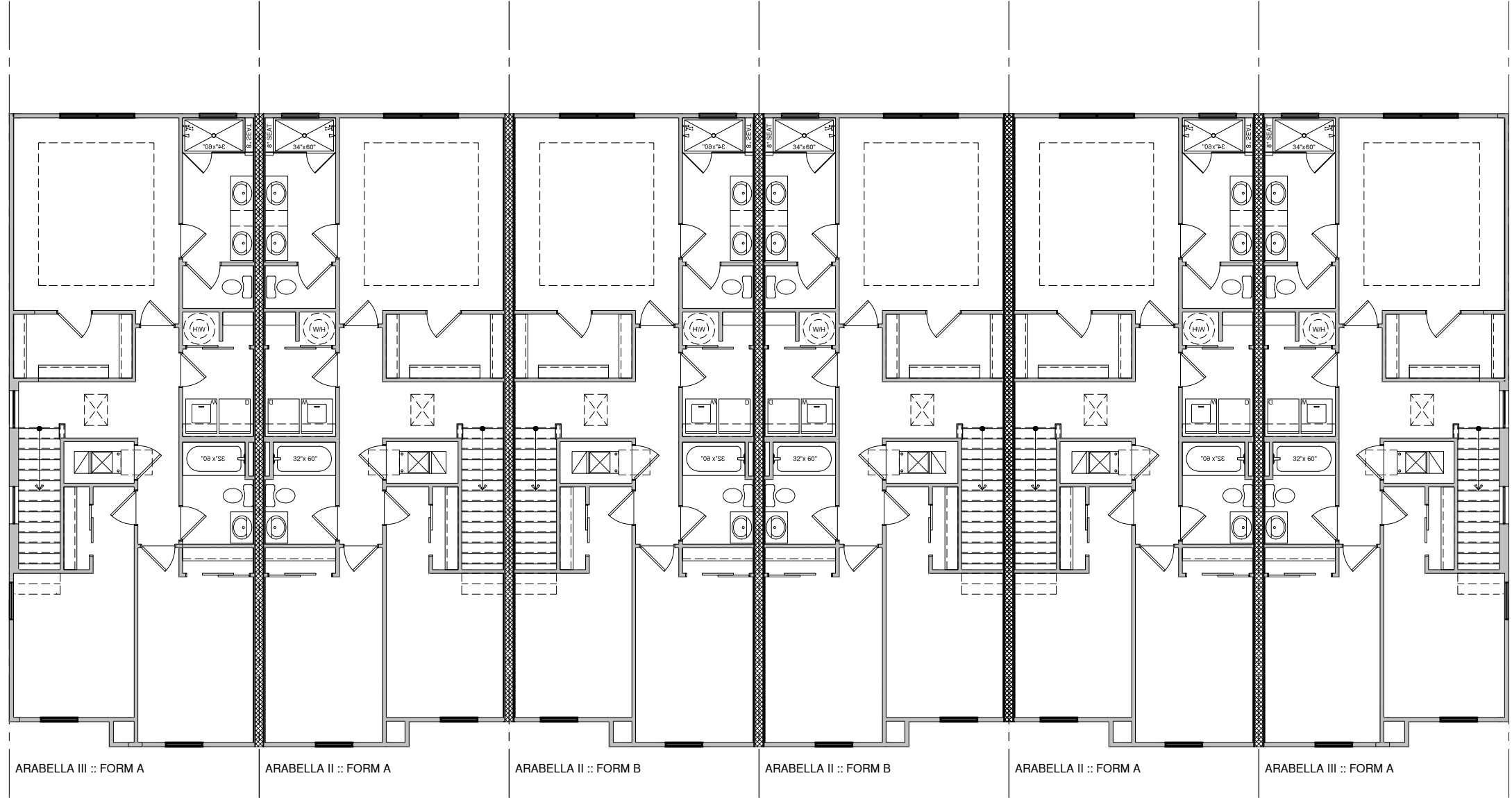
FIRST FLOOR :: 729 SQFT
BASE PLAN :: EXTERIOR



SECOND FLOOR :: 951 SQFT
BASE PLAN :: EXTERIOR

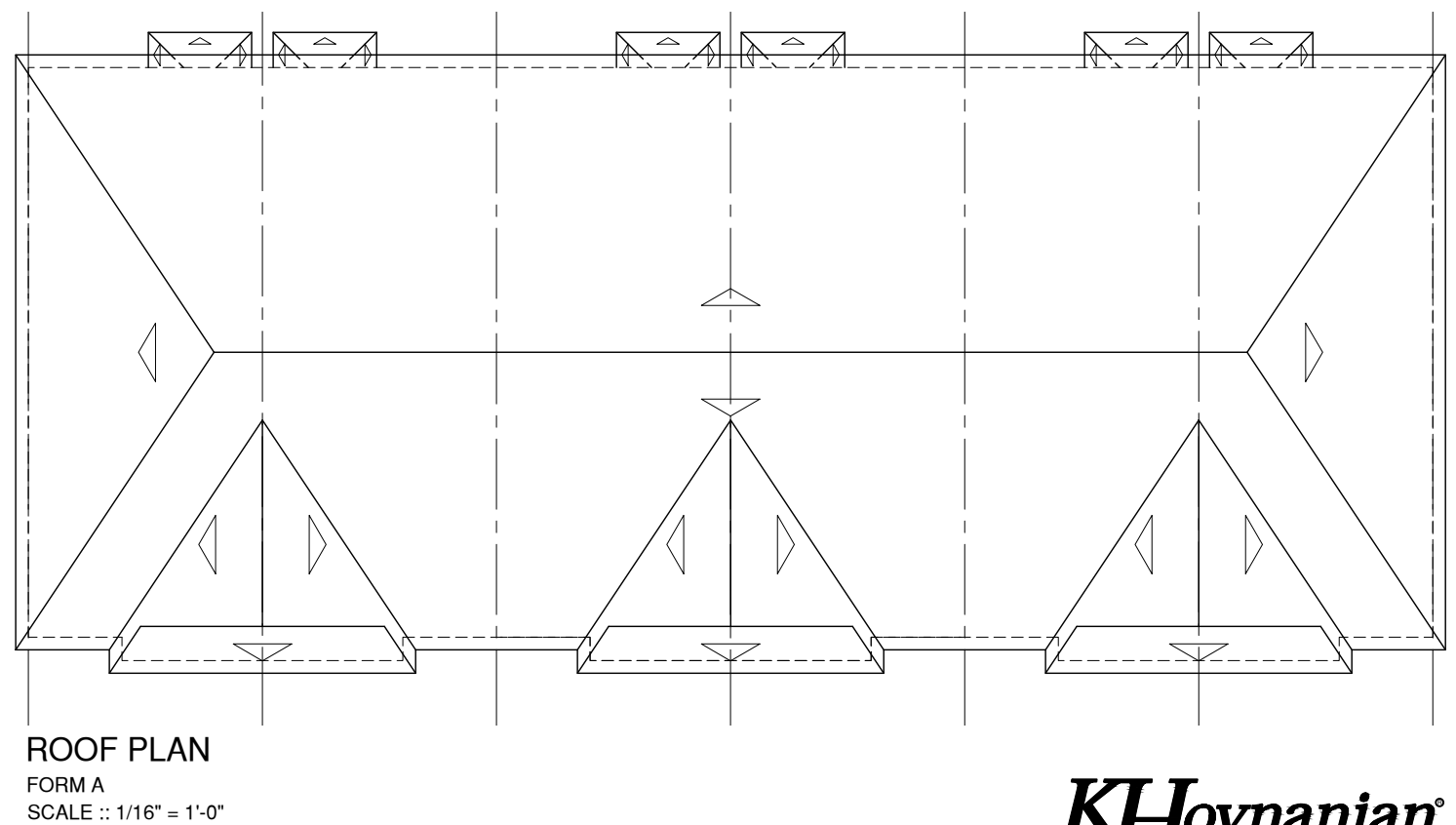
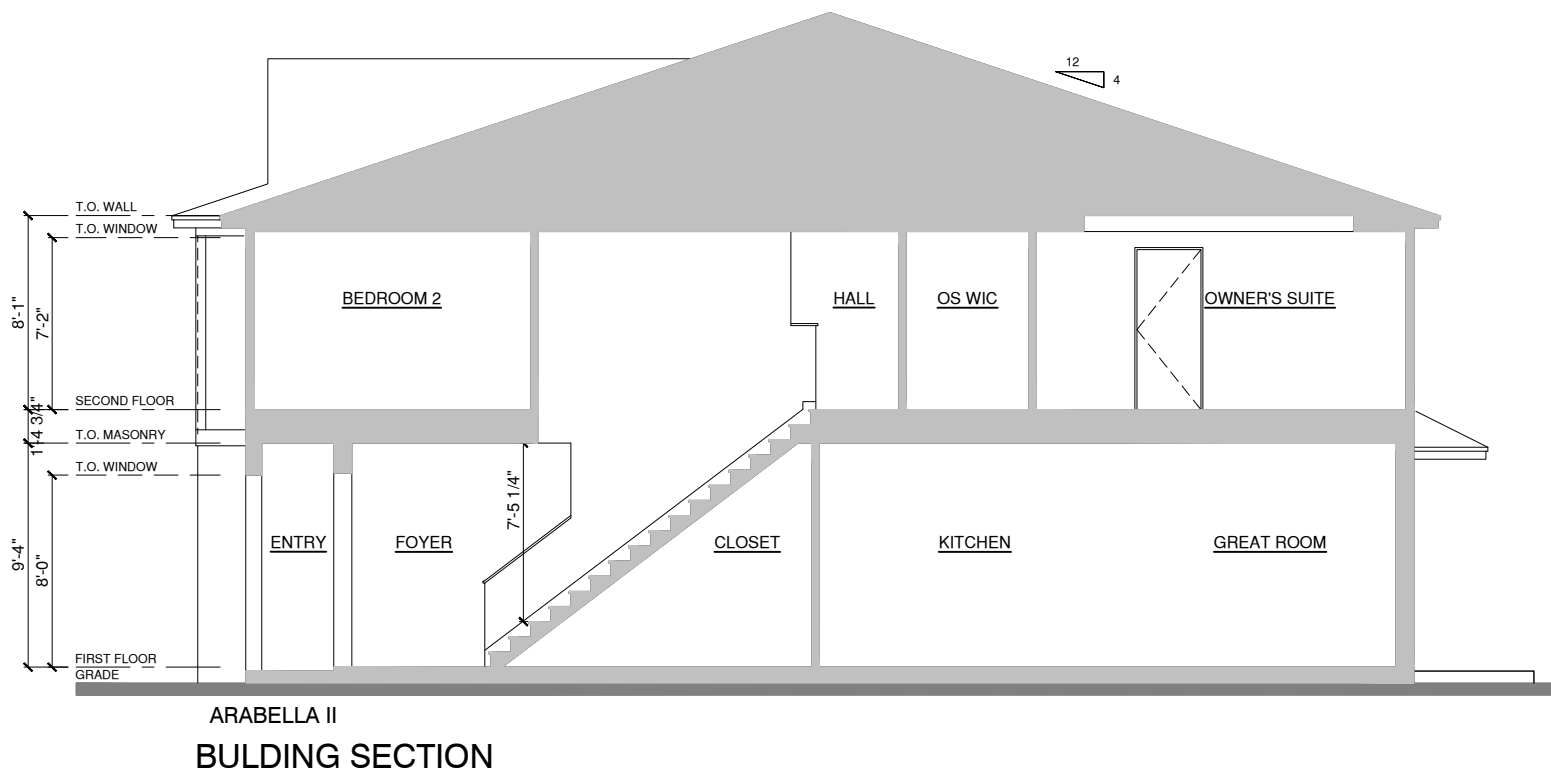
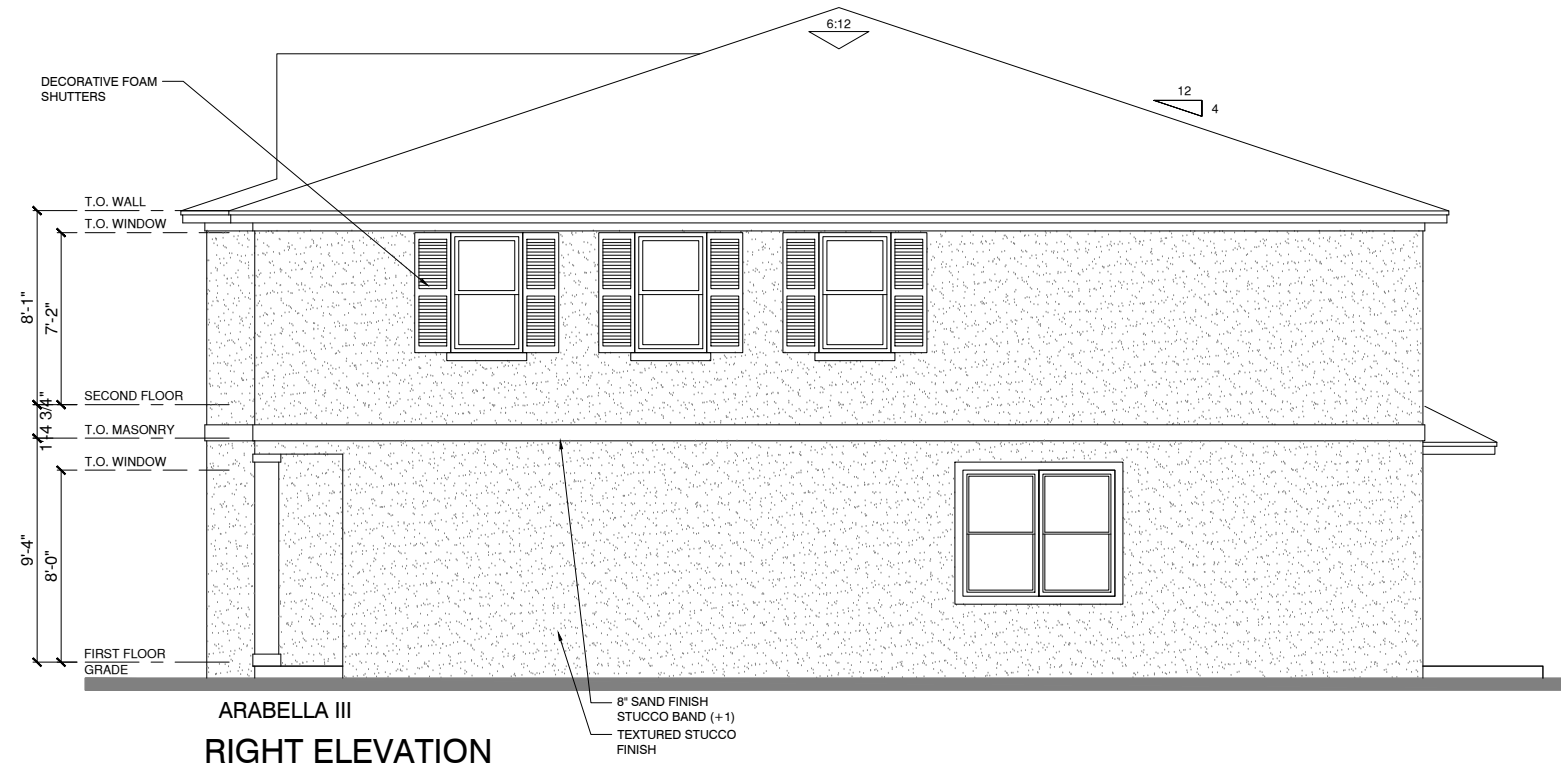
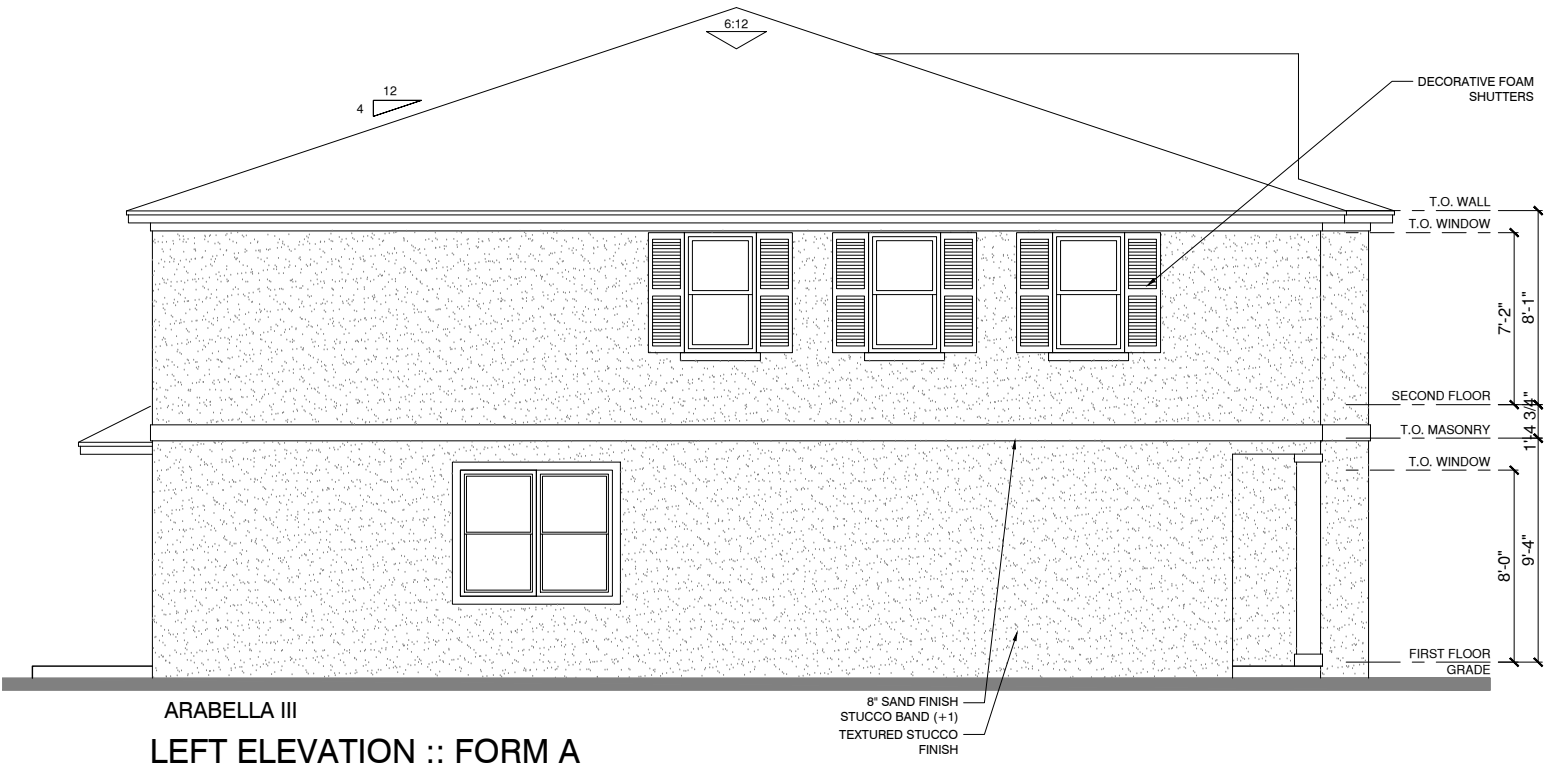


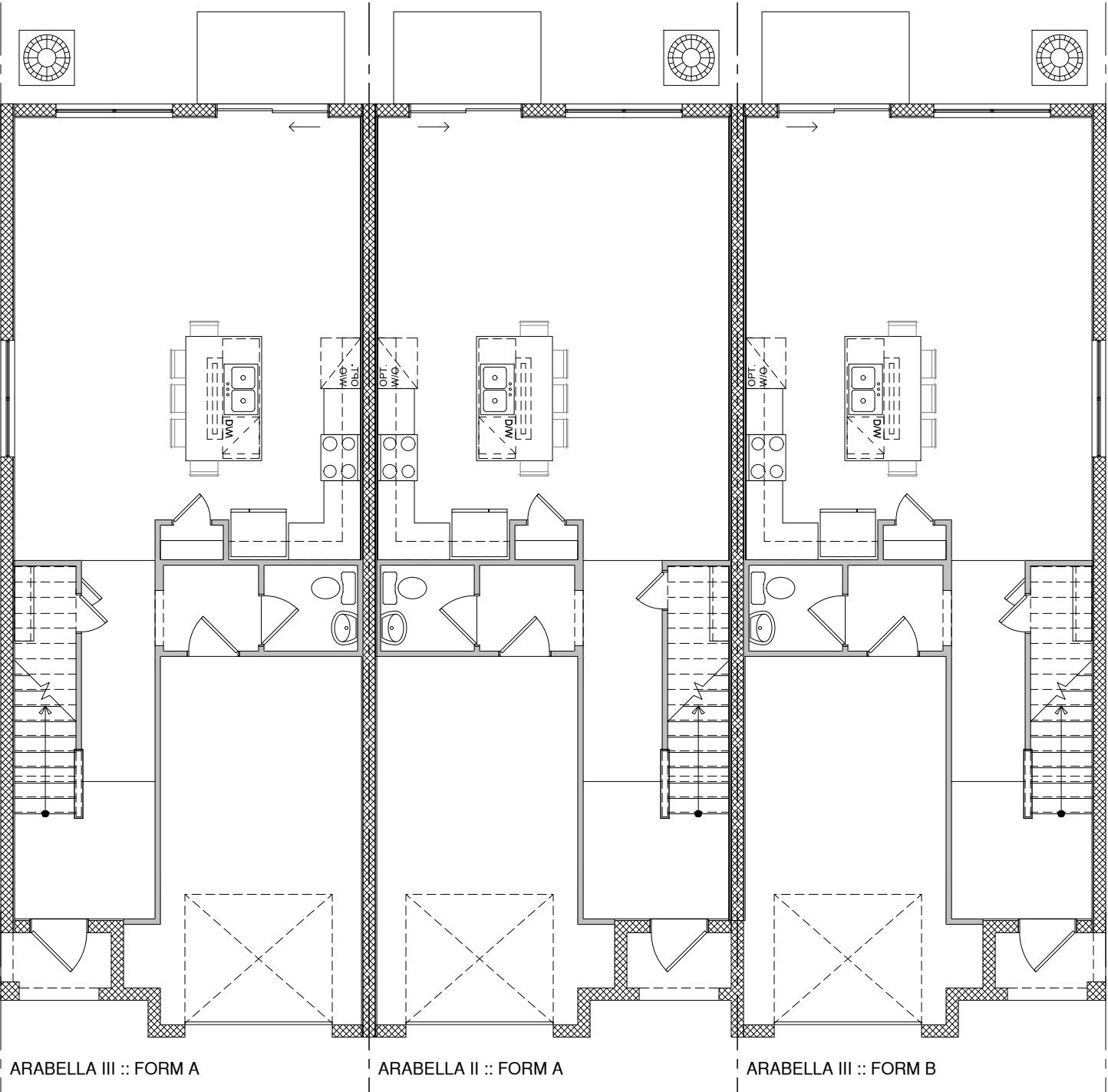
6 STRING :: 1ST FLOOR
BASE PLAN

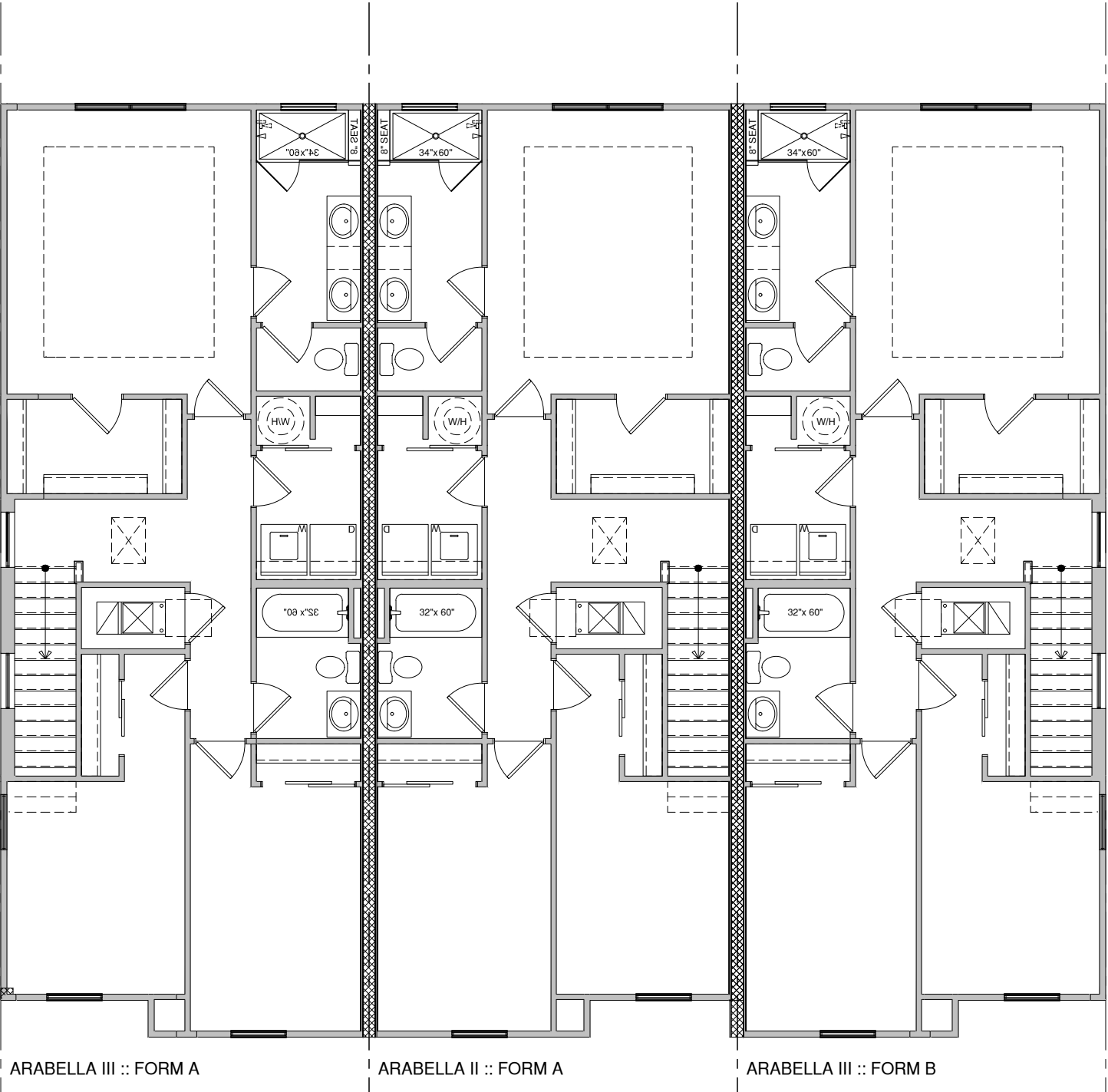


6 STRING :: 2ND FLOOR
BASE PLAN

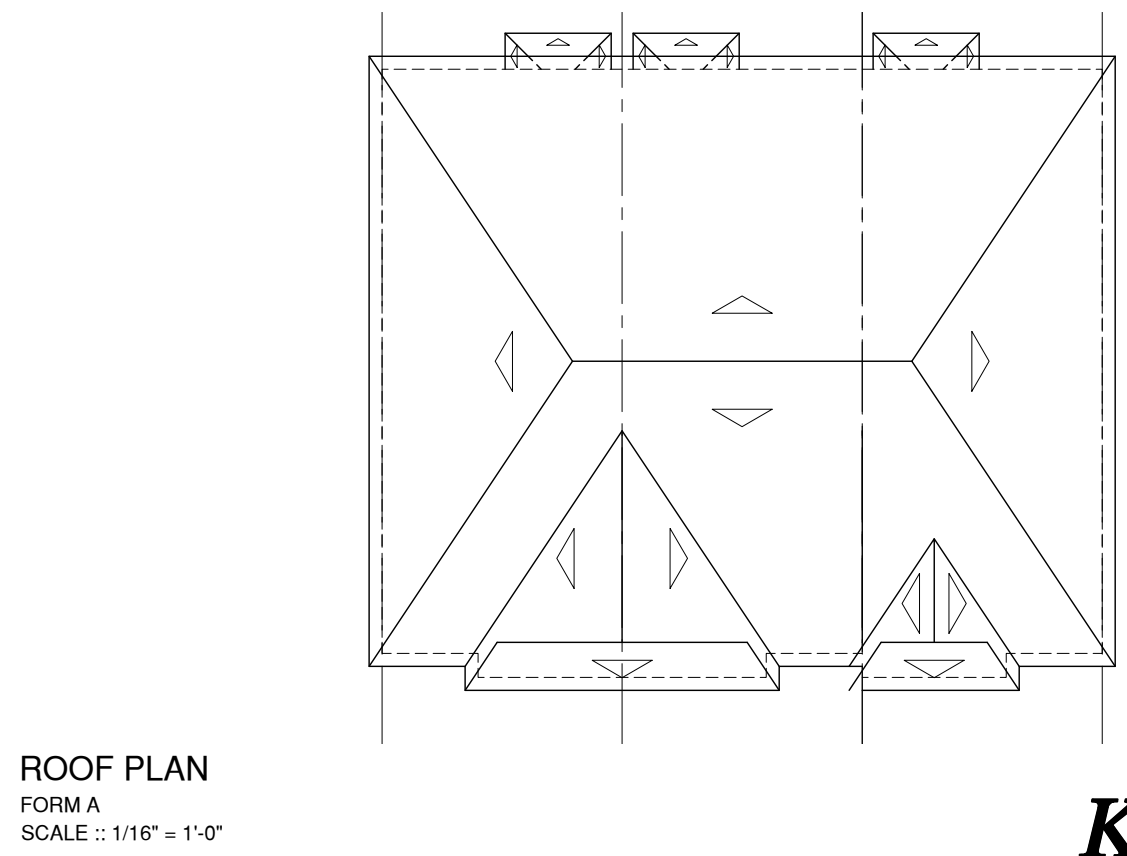
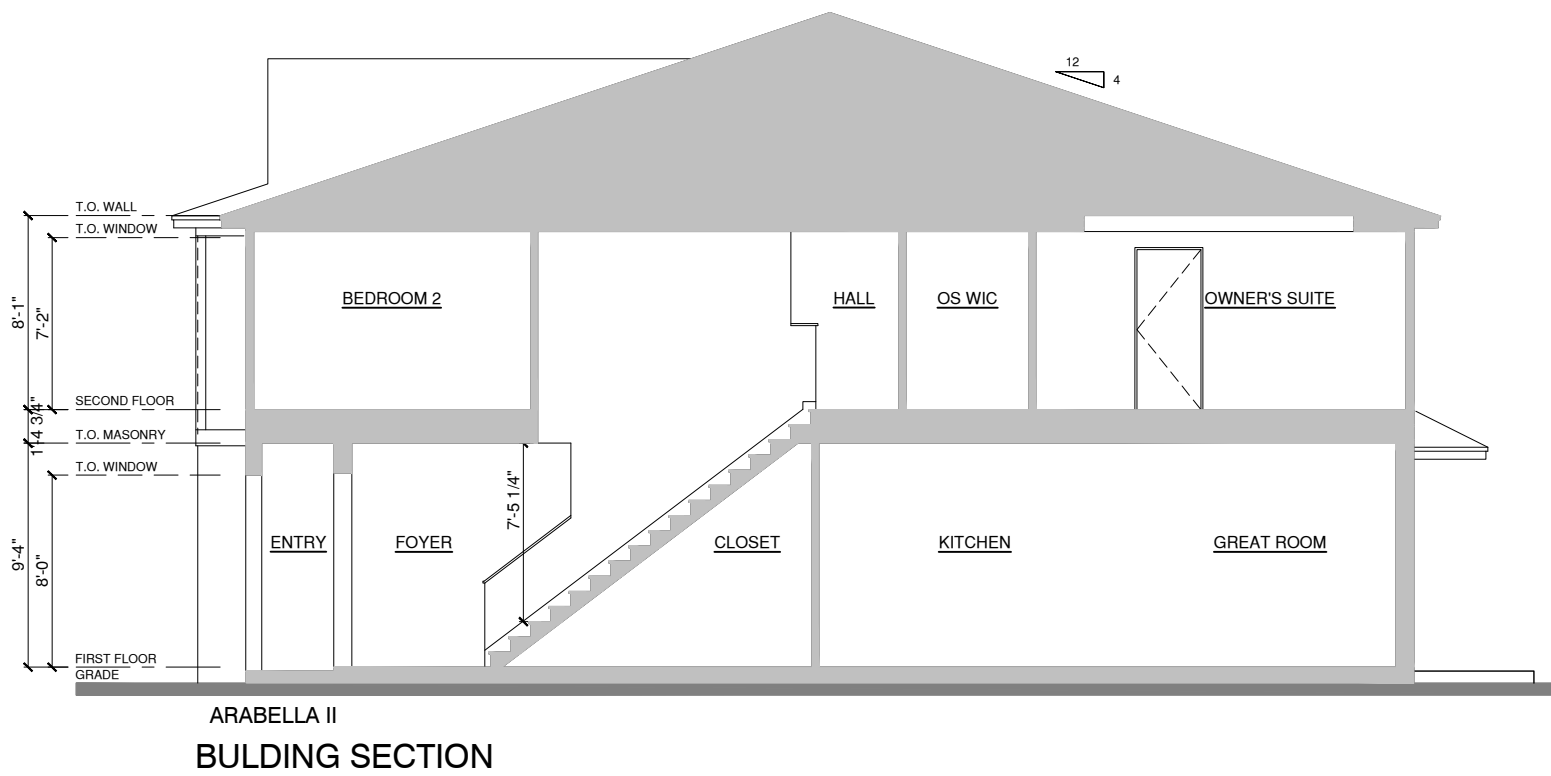
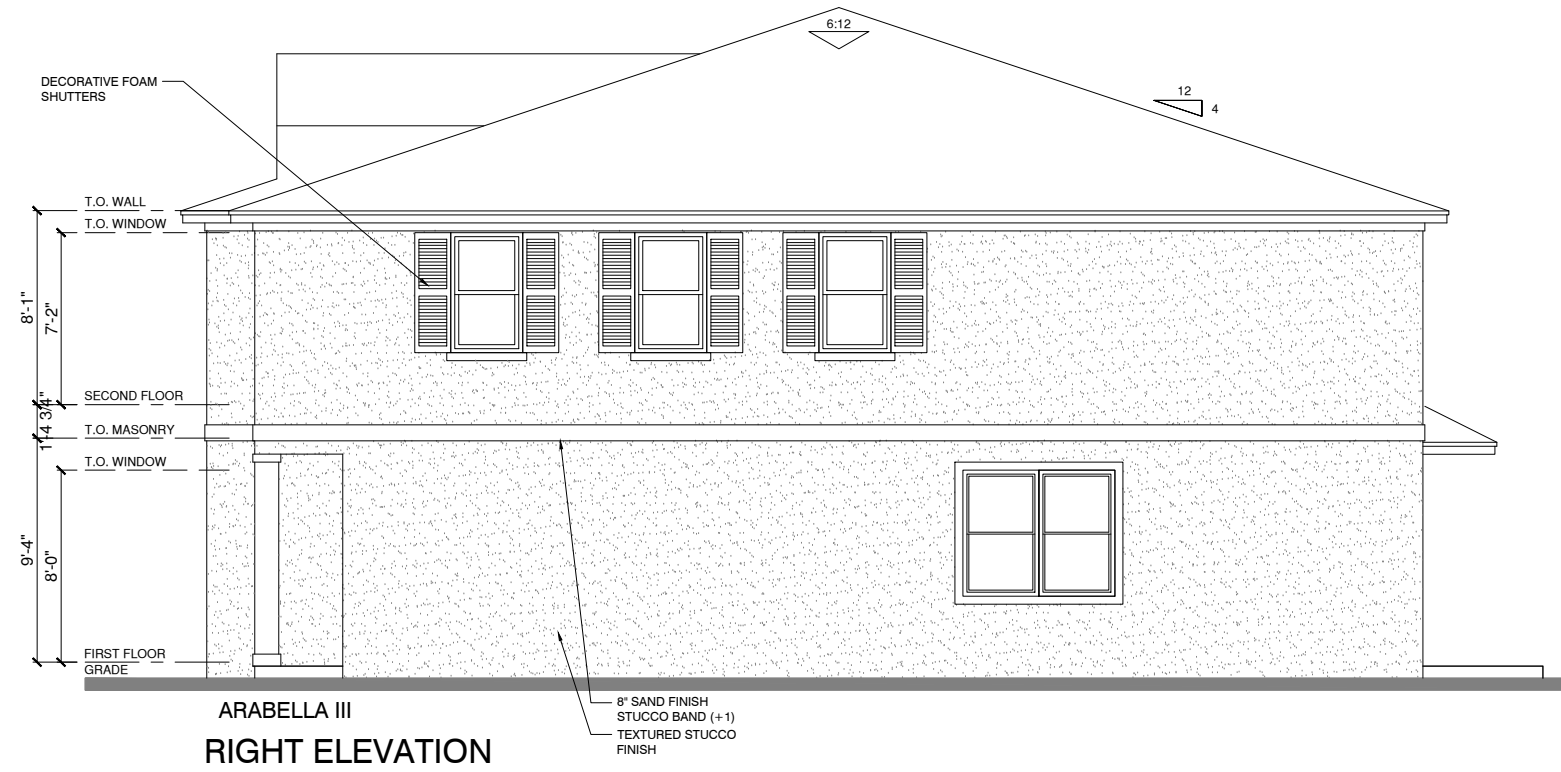
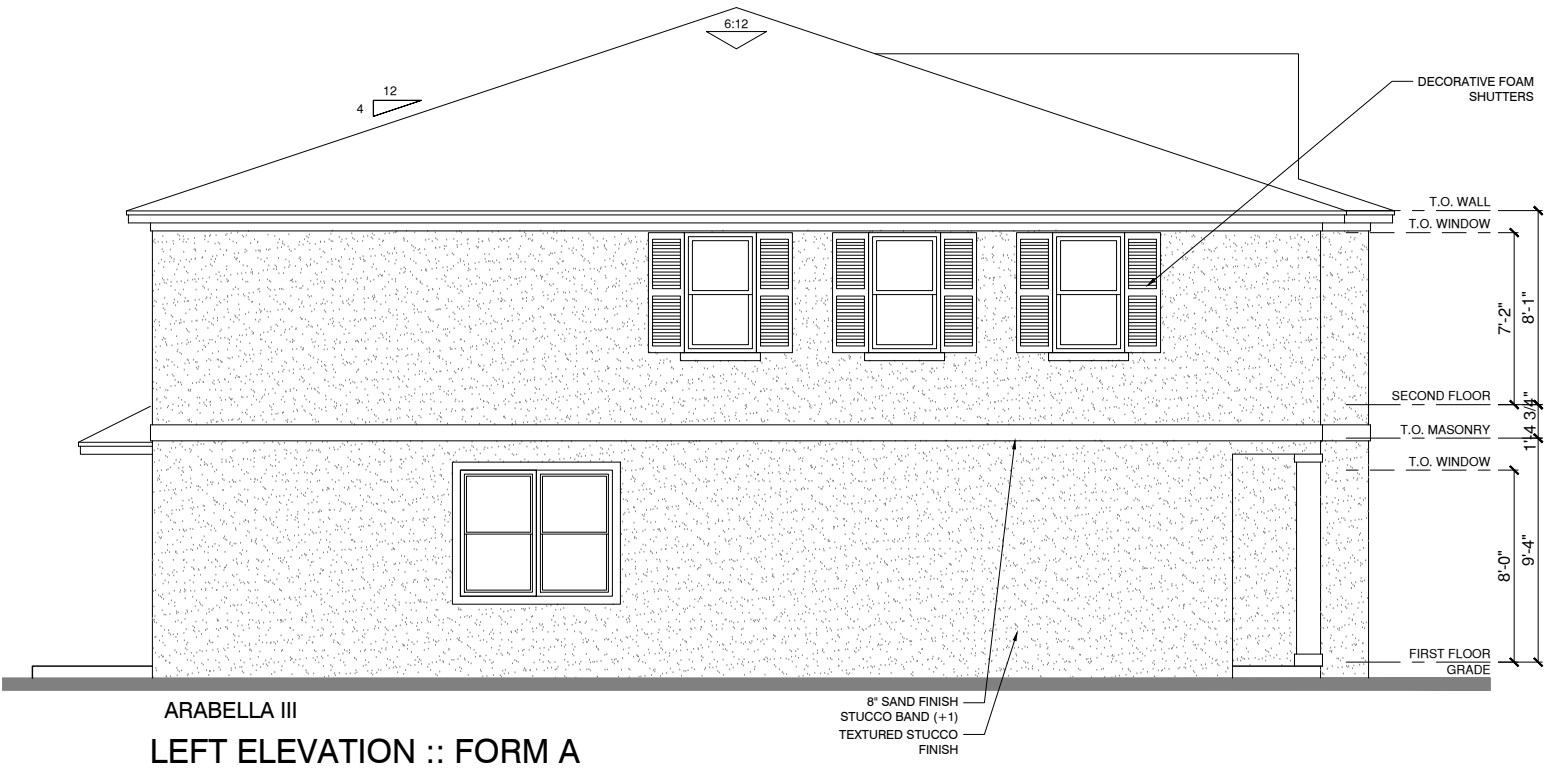


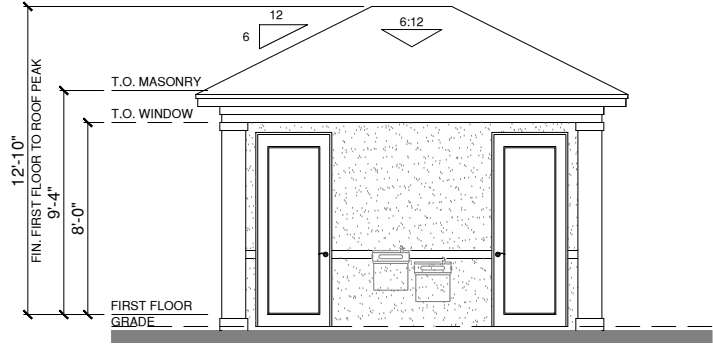




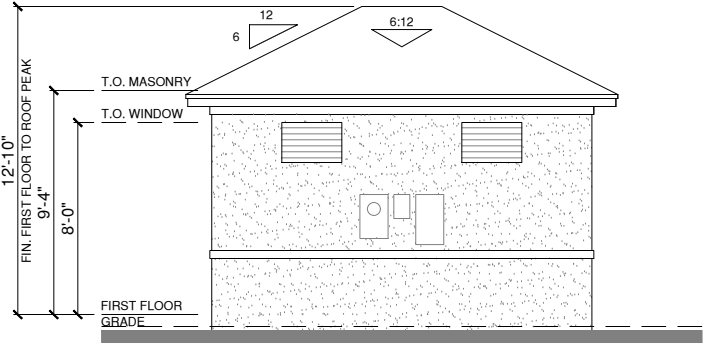




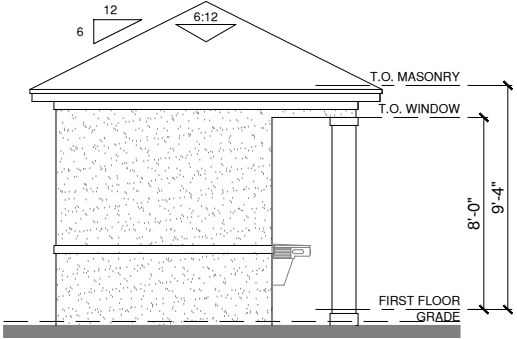




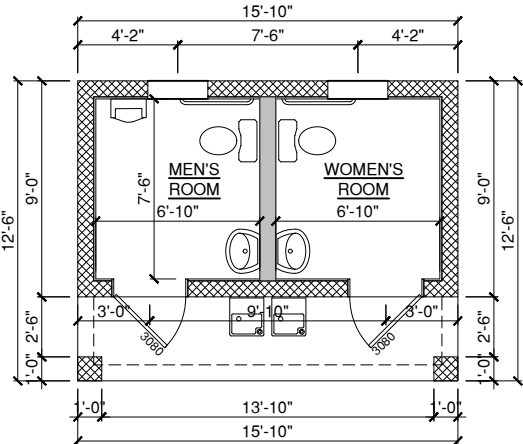
FRONT ELEVATION



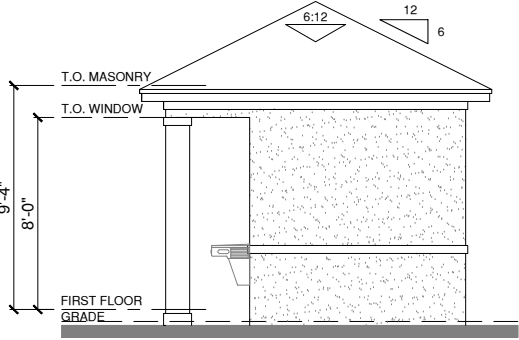
REAR ELEVATION



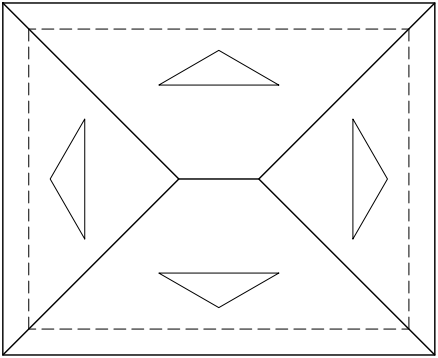
LEFT ELEVATION



FIRST FLOOR :: 142 SQFT



RIGHT ELEVATION



ROOF PLAN

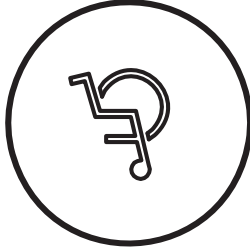
This play equipment is recommended for children ages: 2-5
Minimum Area Required: 24'-1" x 21'-2"

Scale: 1/4"=1'
This drawing can be scaled only when in an 11" x 17" format

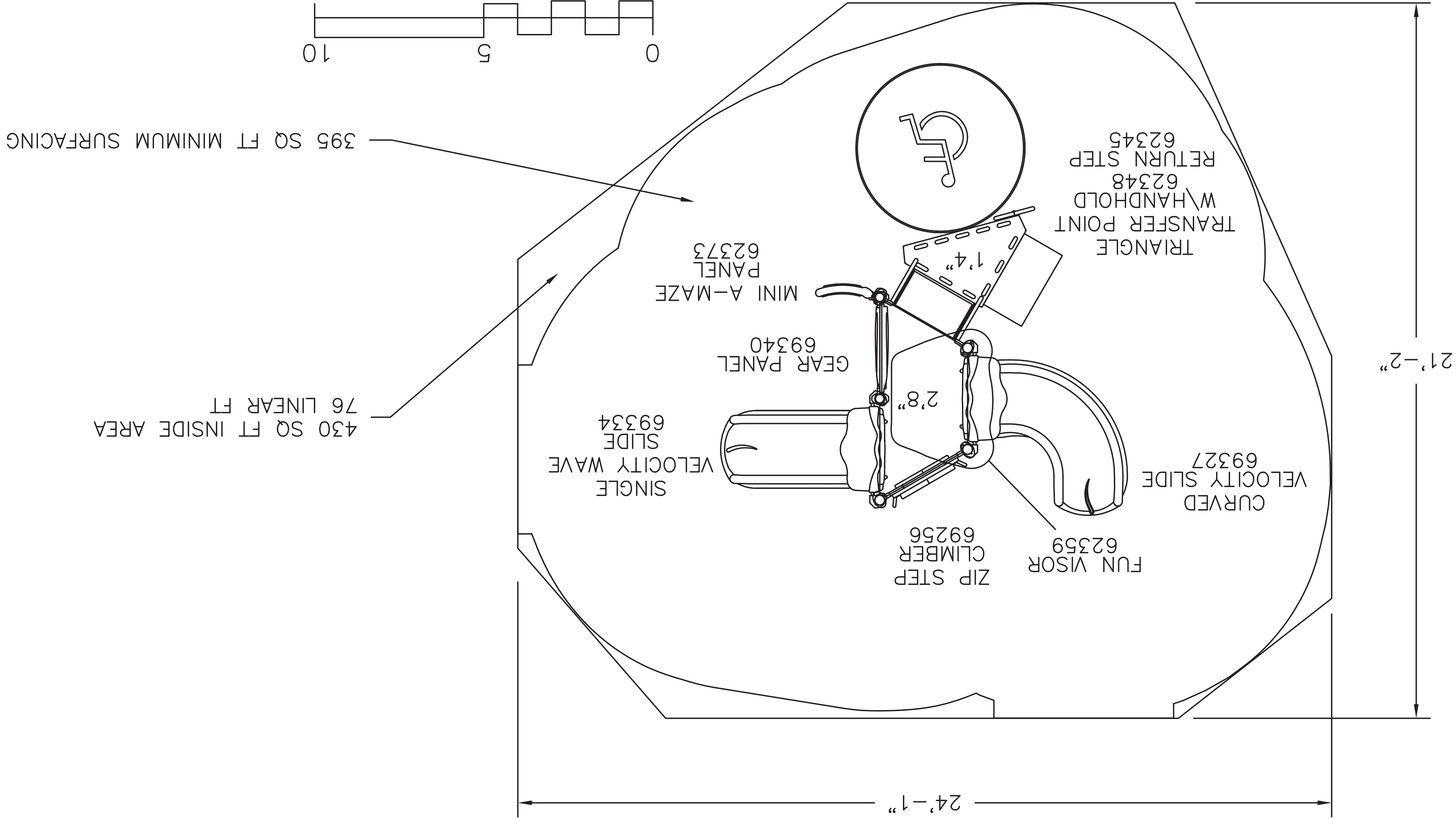
Drawn By: Charlie Walcott
Date: 11/11/15
Quote Number: 10-00003



401 Chestnut St., Ste. 410
Chattanooga, TN 37402
800-727-1907 / www.playandpark.com

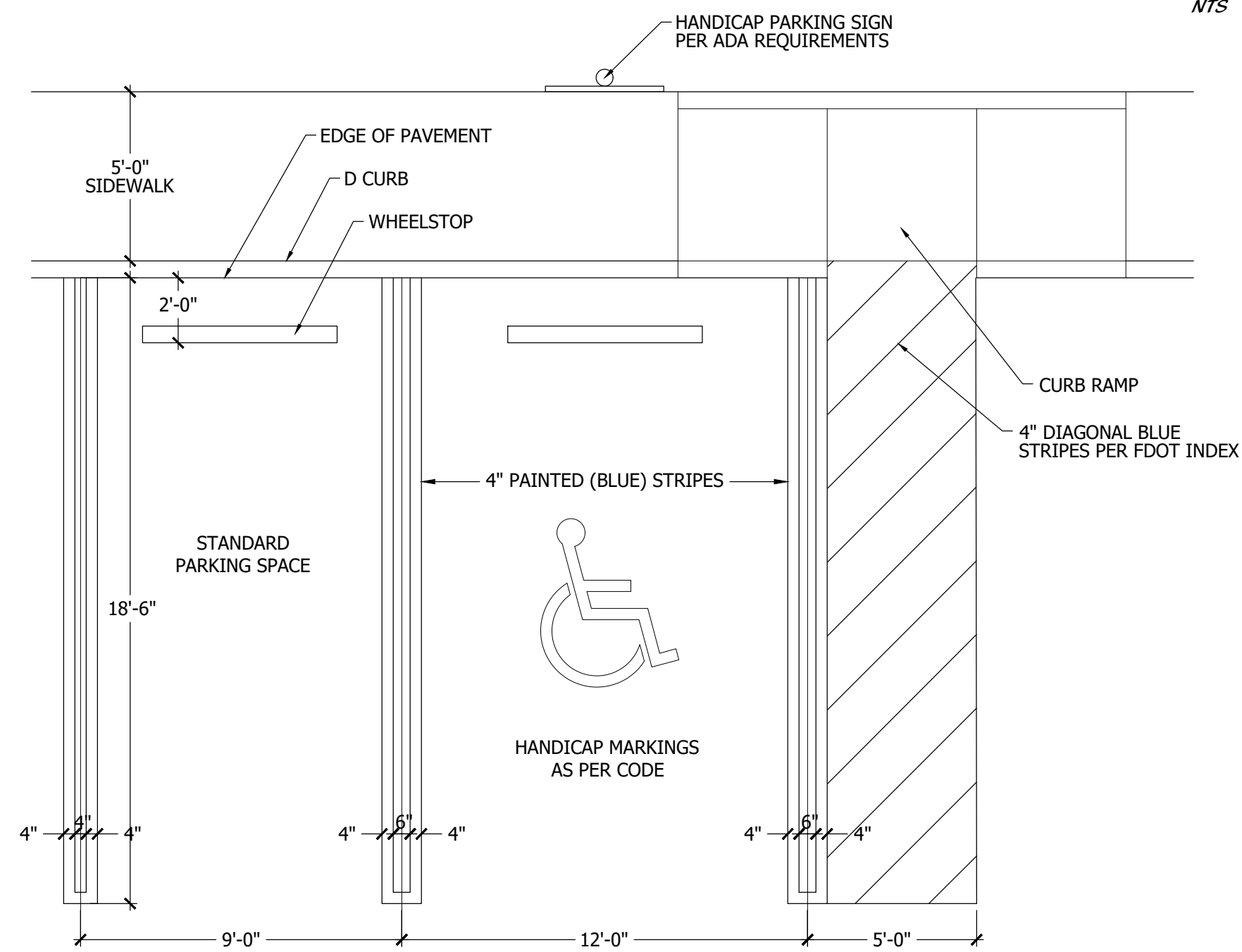


Total Play Components	5	4	0	Req.	0
Elevated Play Components	4	4	0	Req.	0
Elevated Play Components Accessible by Ramp	4	4	2	Req.	2
Elevated Components Accessible by Transfer	4	4	1	Req.	1
Accessible Ground Level Components Shown	1	1	1	Req.	1
Different Types of Ground Level Components	1	1	1	Req.	1

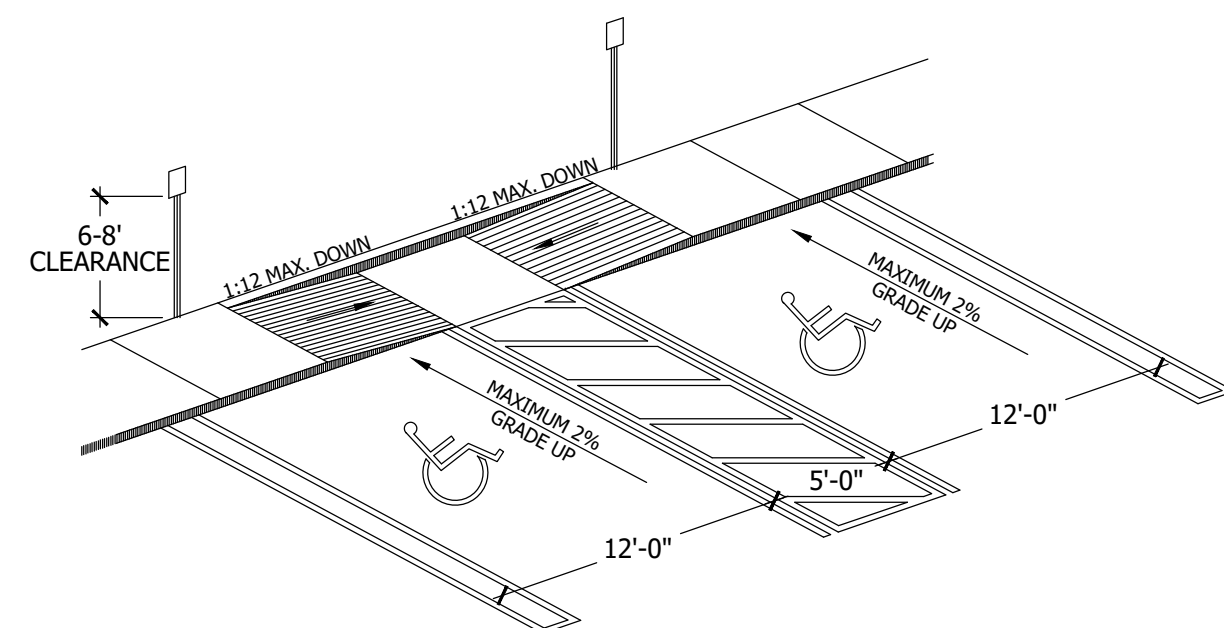


It is the manufacturer's opinion that the structure shown herein complies with current ada standards concerning accessibility if used with proper accessible surfacing and together with other necessary ground level play equipment. IMPORTANT: Never install play equipment over hard, unresilient surfaces such as asphalt, concrete, or compacted earth. It is the owner's responsibility to ensure the "minimum area required" contains an appropriate amount of resilient material to cushion accidental falls.

NTS



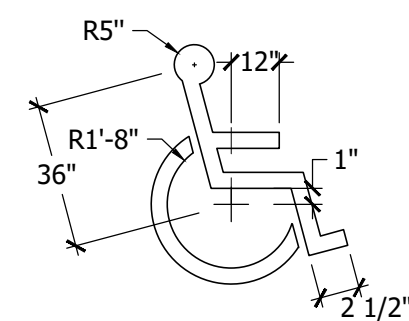
NTS



NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND
SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE
OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

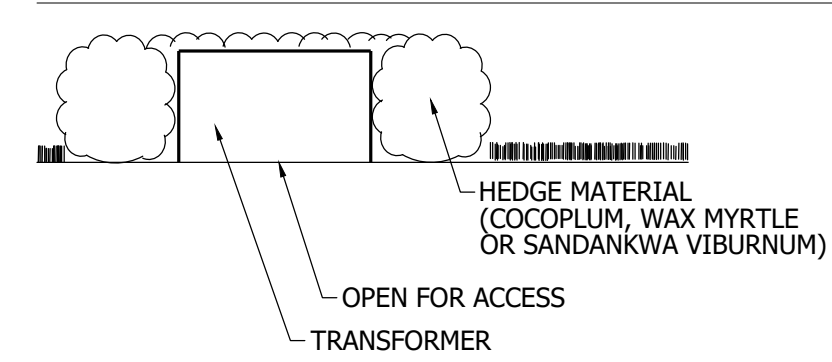
NTS



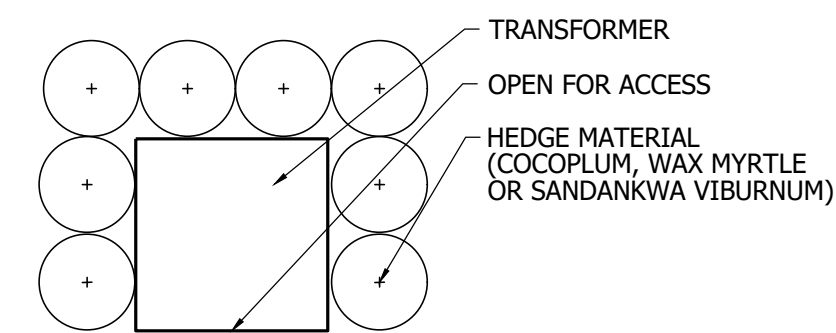
NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC
PAINT ON PAVEMENT OR COLORED PAVERS .
TYPICAL @ ALL HANDICAP STALLS

NTS

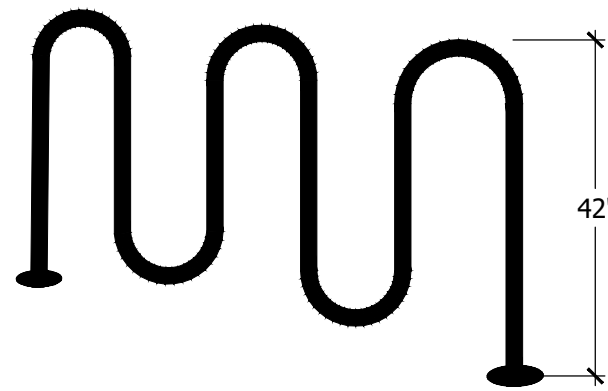
ELEVATION VIEW



PLAN VIEW

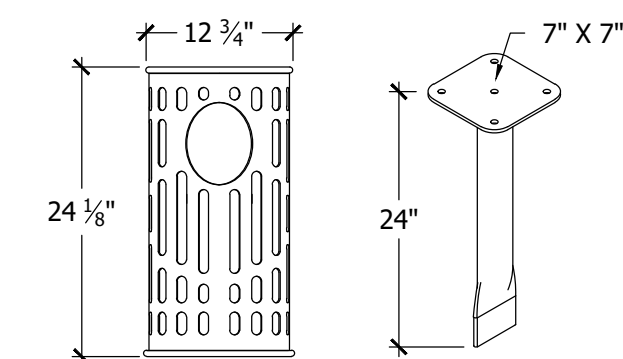


NTS



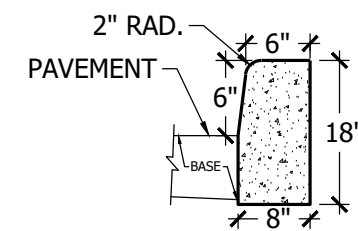
TYPE: MADRAX 5 LOOP HEAVY DUTY WINDER
COLOR: LEXINGTON GREEN OR BLACK
FINISH: POWDER COAT

NTS

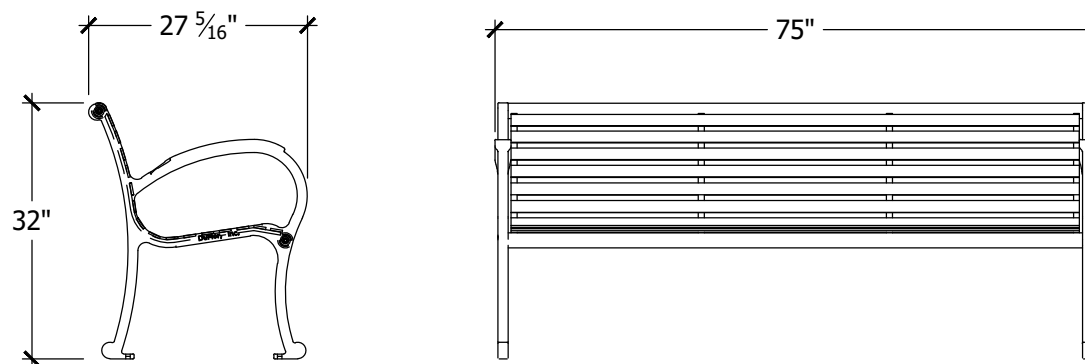


TYPE: WABASH VALLEY ASH URN
COLOR: GREEN OR BLACK / RIB PATTERN
FINISH: POWDER COAT

NTS



NTS



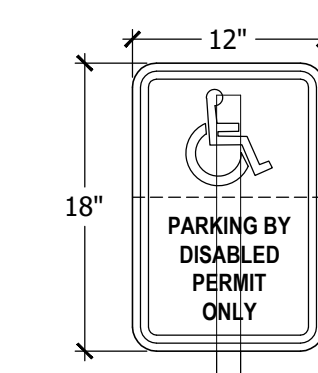
TYPE: DUMOR 160 SERIES BENCH
COLOR: GREEN OR BLACK
FINISH: ZINC RICH AND
POLYESTER POWDER COAT

NTS



COLORS:
BACKGROUND = YELLOW
IMAGE = BLACK
24" HT X 24" W

NTS



COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

NTS



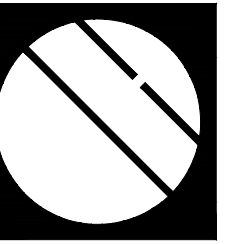
6' HEIGHT
VINYL COATED CHAIN LINK
COLOR: GREEN OR BLACK

NTS



COLORS:
BACKGROUND = RED
LETTERS = WHITE
BOARDER = WHITE

30" HT X 30" W
2" CONTINUOUS BORDER



Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Boatman Hammock



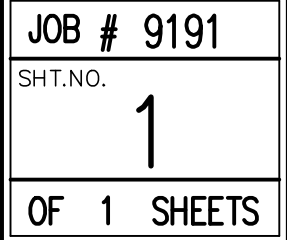
DESIGNED	DEH
DRAWN	RO/RNK
APPROVED	DEH
JOB NUMBER	20-0905
DATE	01-22-21
REVISIONS	02-25-21
	03-16-21
	04-16-21

April 12, 2021 3:33:39 p.m.
Drawing: 20-0905 SP.DWG

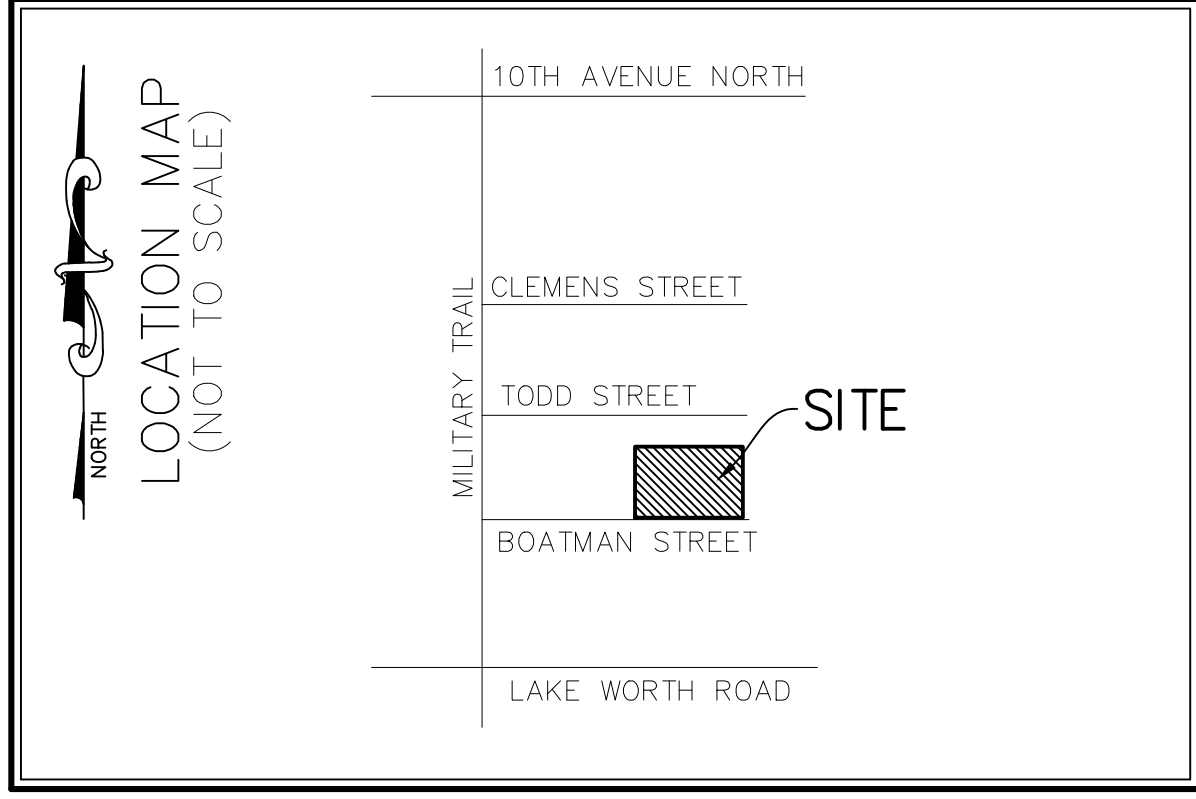
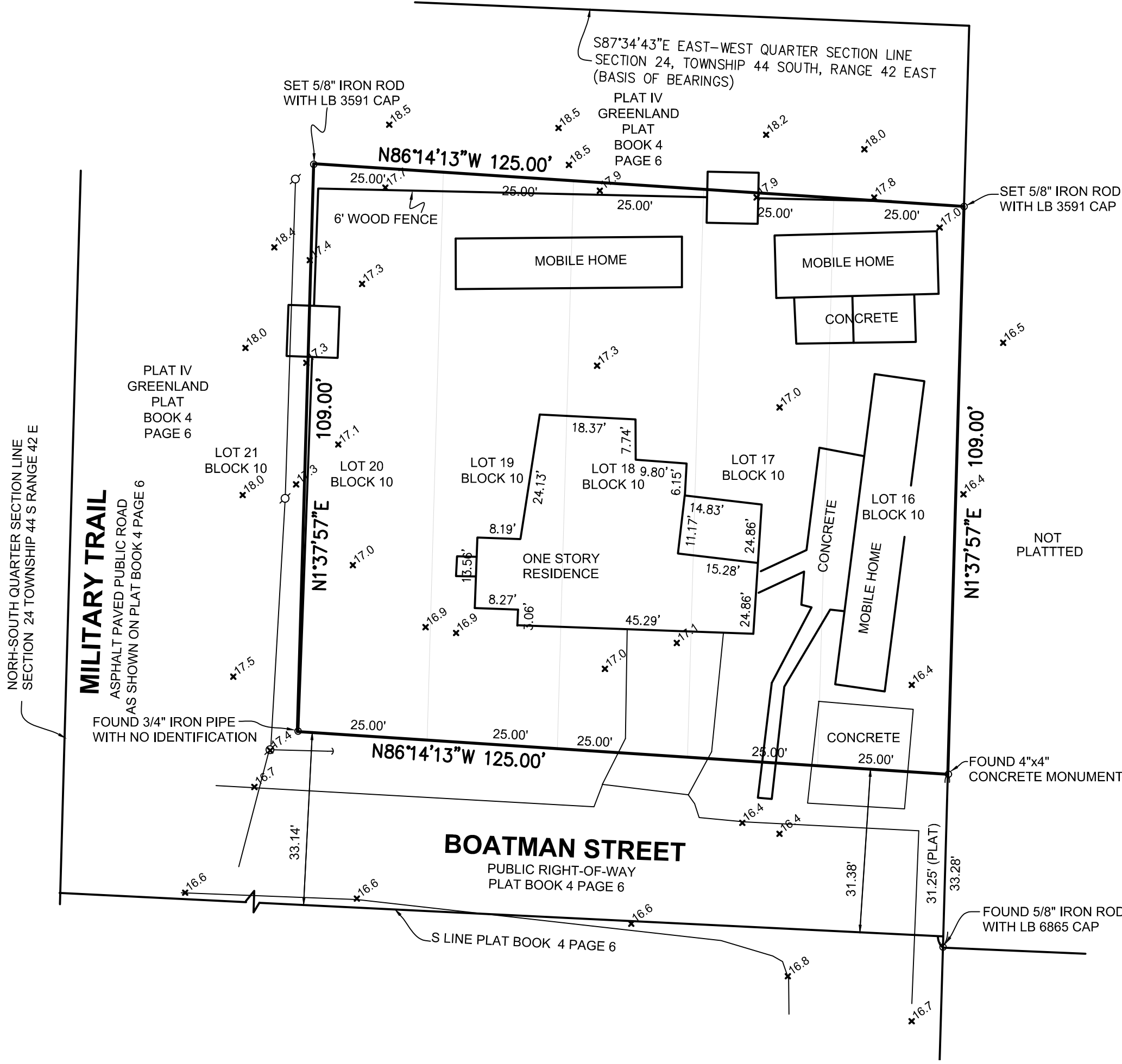
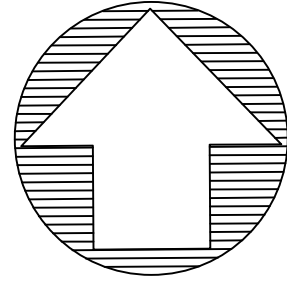
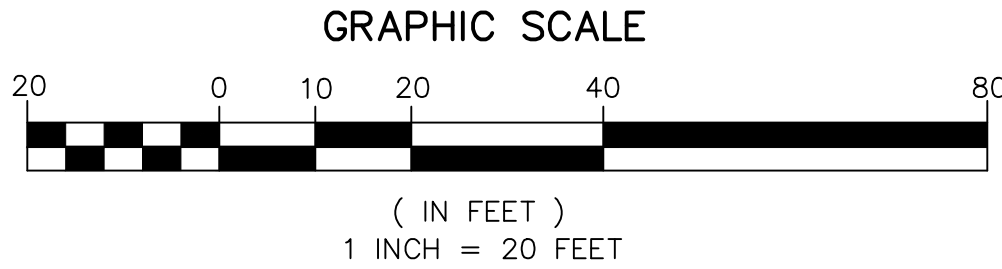
SHEET 2 OF 2

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These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

Site Details



ALTA/NSPS LAND TITLE SURVEY



SURVEYOR'S NOTES AND REPORT:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
2. LANDS SHOWN HEREON WERE ABSTRACTED BY EASTERN NATIONAL TITLE AGENCY FLORIDA, LLC, FILE NUMBER FLX1243, WITH A COMMITMENT DATE SEPTEMBER 30, 2020 AT 8:00 AM. TITLE EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST-WEST QUARTER SECTION LINE OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 87°34'43" EAST
4. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
5. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. FLOOD ZONE: "X"; FLOOD INSURANCE RATE MAP NO. 12099C 0558 F AND 12099C 0776 F; COMMUNITY NO. 120223; DATE: OCTOBER 5, 2017.
8. BENCHMARK ORIGIN DESCRIPTION: PALM BEACH COUNTY ENGINEERING DEPARTMENT
9. BENCHMARK "M-28" WITH A PUBLISHED ELEVATION OF 18.32 FEET (NORTH AMERICAN DATUM OF 1988)
10. PARCEL CONTROL NUMBER: 70424424320100160
11. PROPERTY ADDRESS: 4445 BOATMAN STREET.

DESCRIPTION:

LOTS 16, 17, 18, 19 AND 20, BLOCK 10, GREENLAND PLATY NO. 4, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 13,616 SQUARE FEET OR 0.313 ACRES, MORE OR LESS.

CERTIFICATE:

TO

K. HOVNANIAN HOMES
EASTERN NATIONAL TITLE AGENCY FLORIDA, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5 6(a), 6(b), 7(a), 8, 9, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2-20-2021.

DATE OF PLAT OR MAP: 2-20-2021

DAVID P. LINDLEY, PLS
REGISTERED LAND SURVEYOR #5005
STATE OF FLORIDA - LB #3591

[illegible]

CAULFIELD & WHEELER, INC.

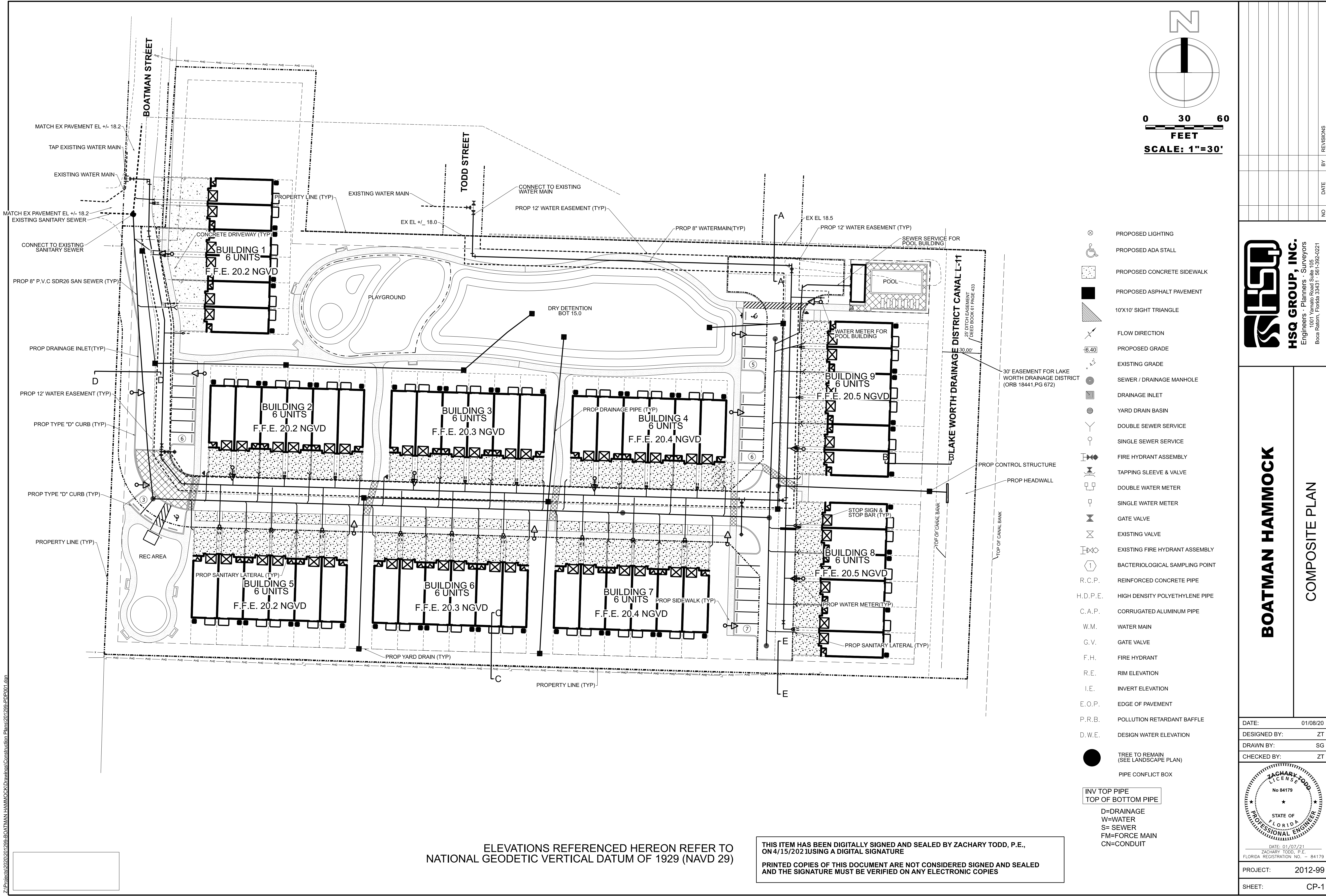


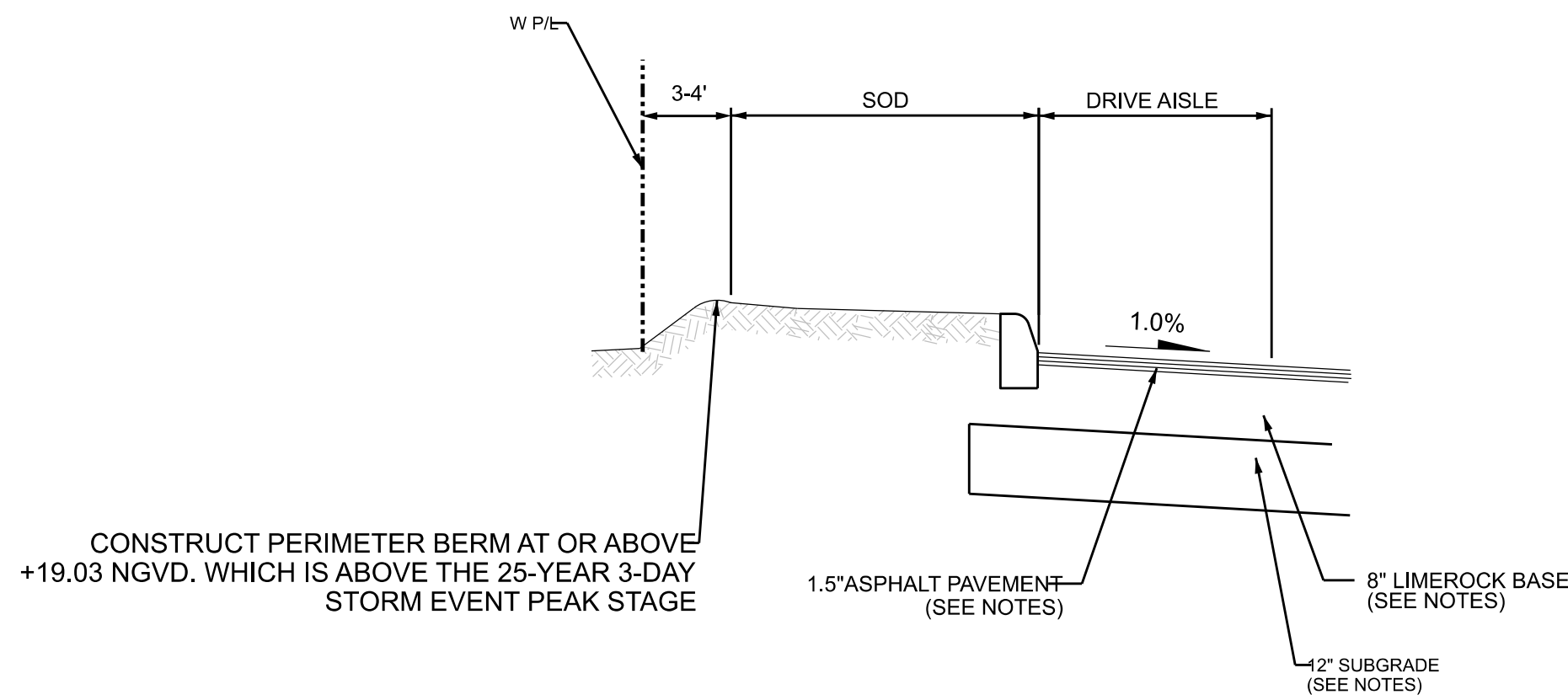
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE — SURVEYING
7900 GLADES ROAD — SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

BOATMAN HAMMOCK
ALTA/NSPS LAND TITLE SURVEY

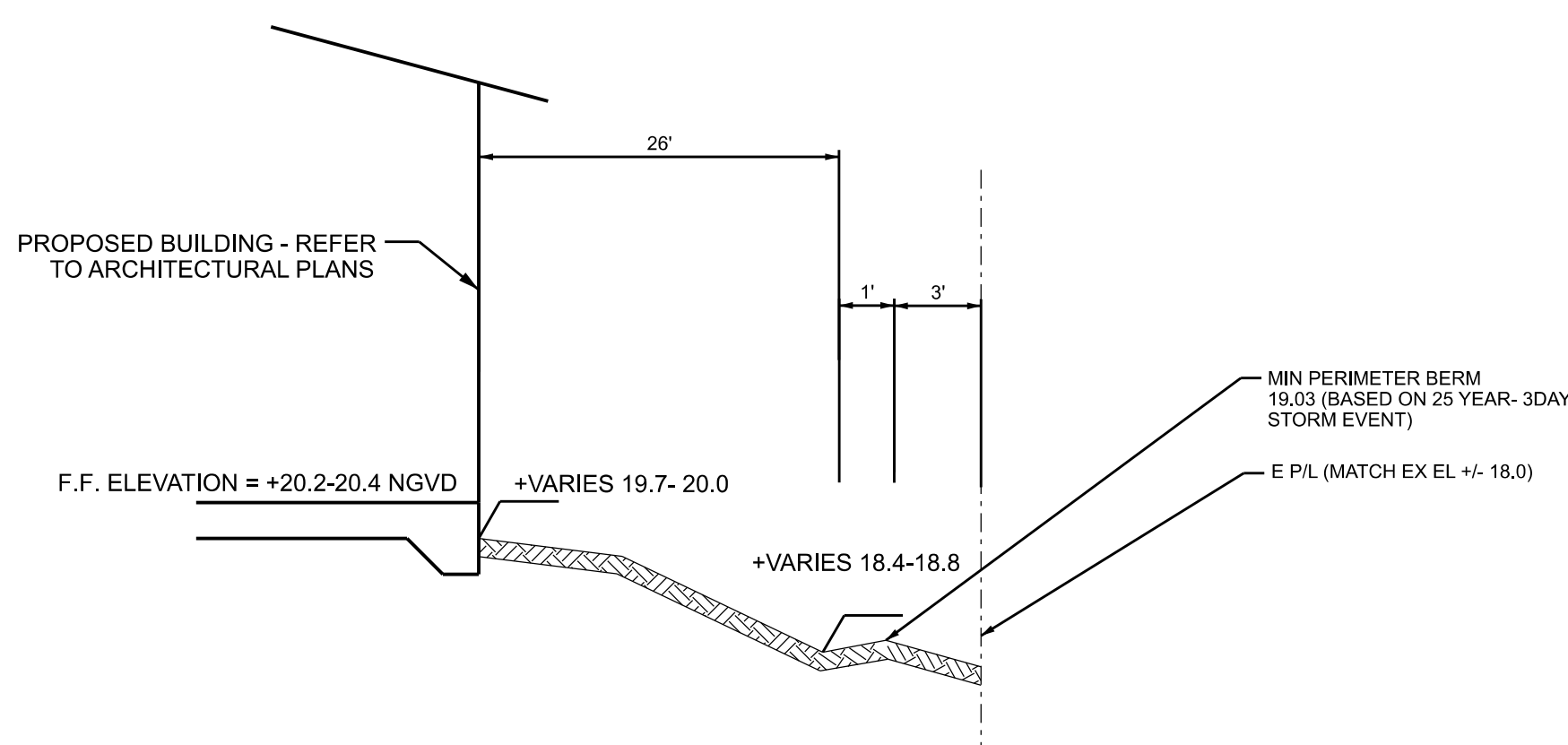
DATE	2/20/21
DRAWN BY	U.K.
F.B./ PG.	ELECT.
SCALE	1" = 20'

JOB # 9191
SHT.NO. 1
OF 1 SHEETS

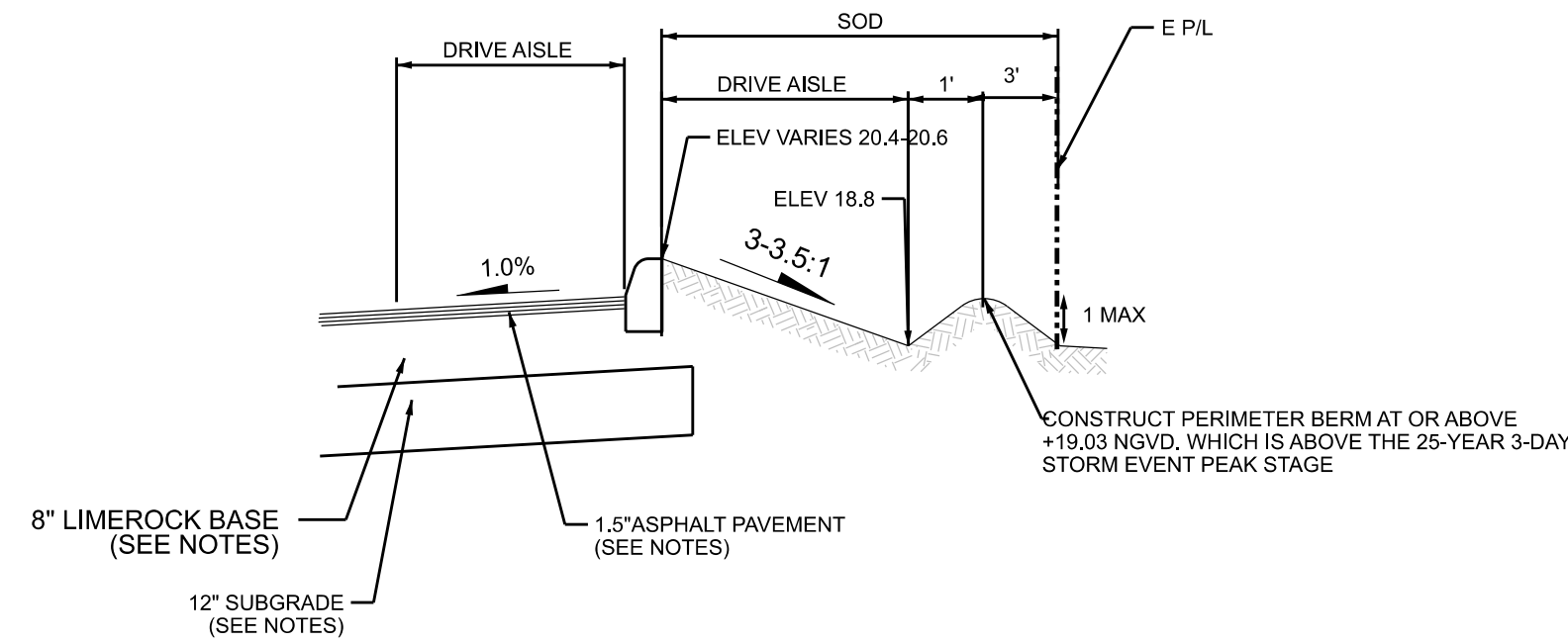




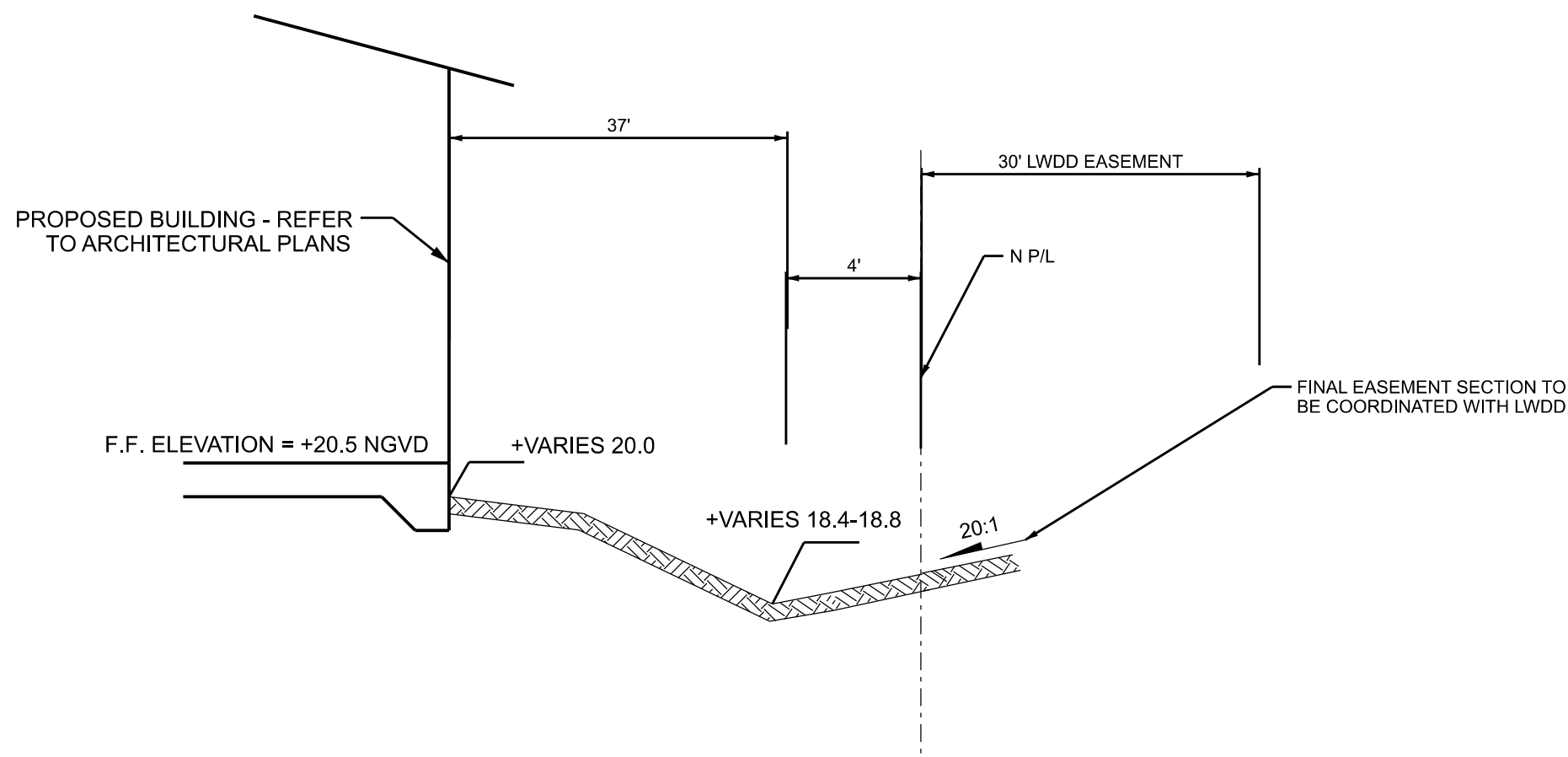
SECTION A-A
N.T.S.



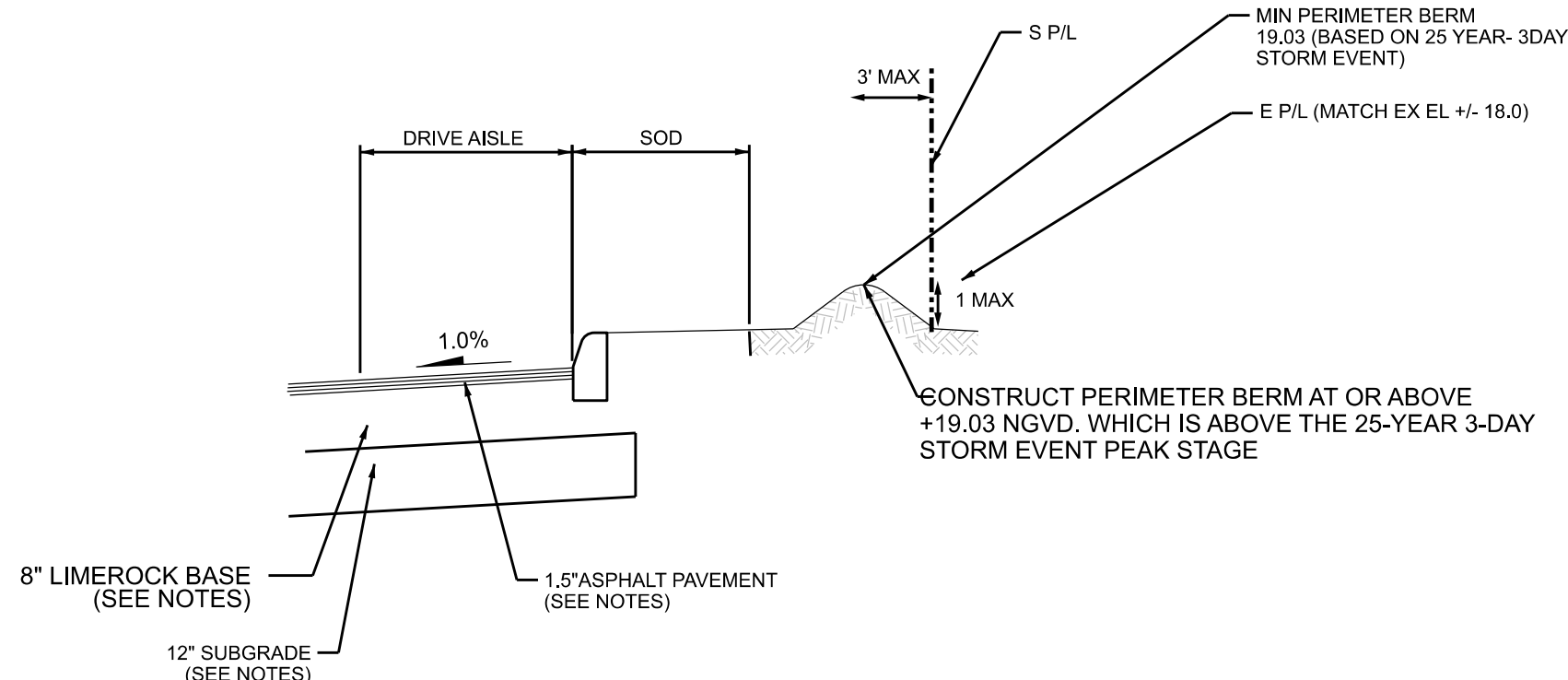
SECTION C-C
N.T.S.



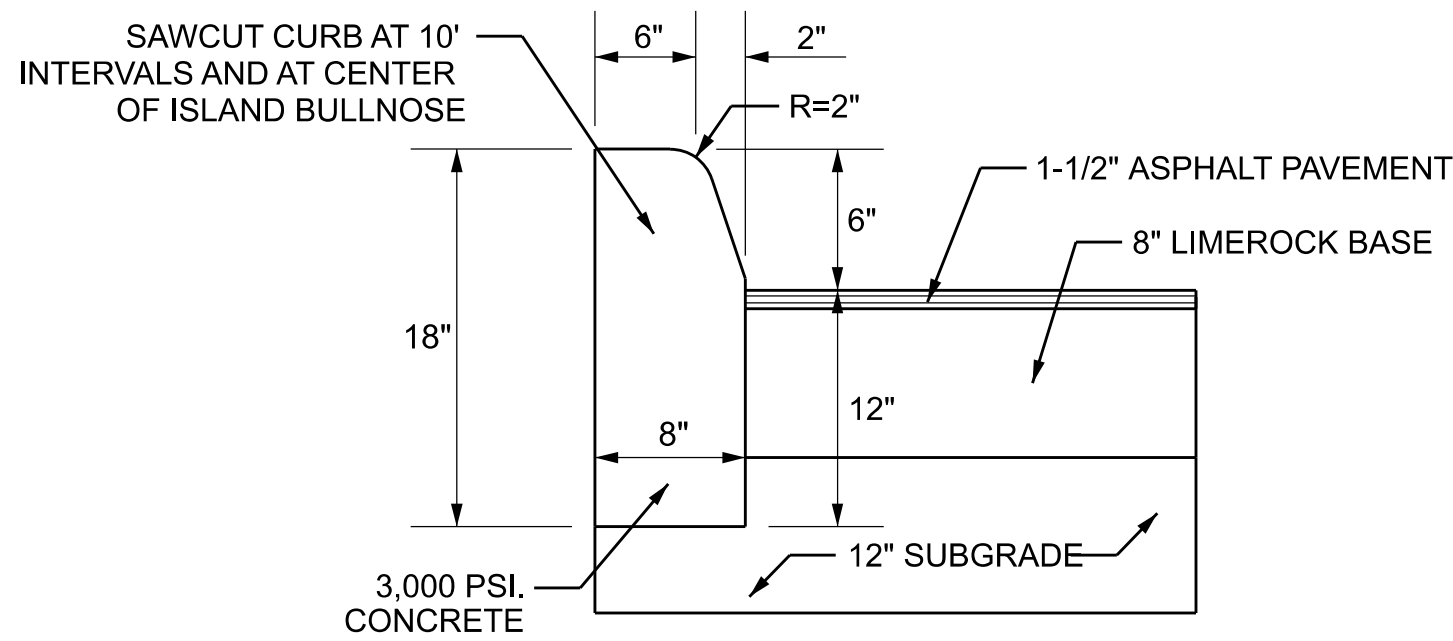
SECTION E-E
N.T.S.



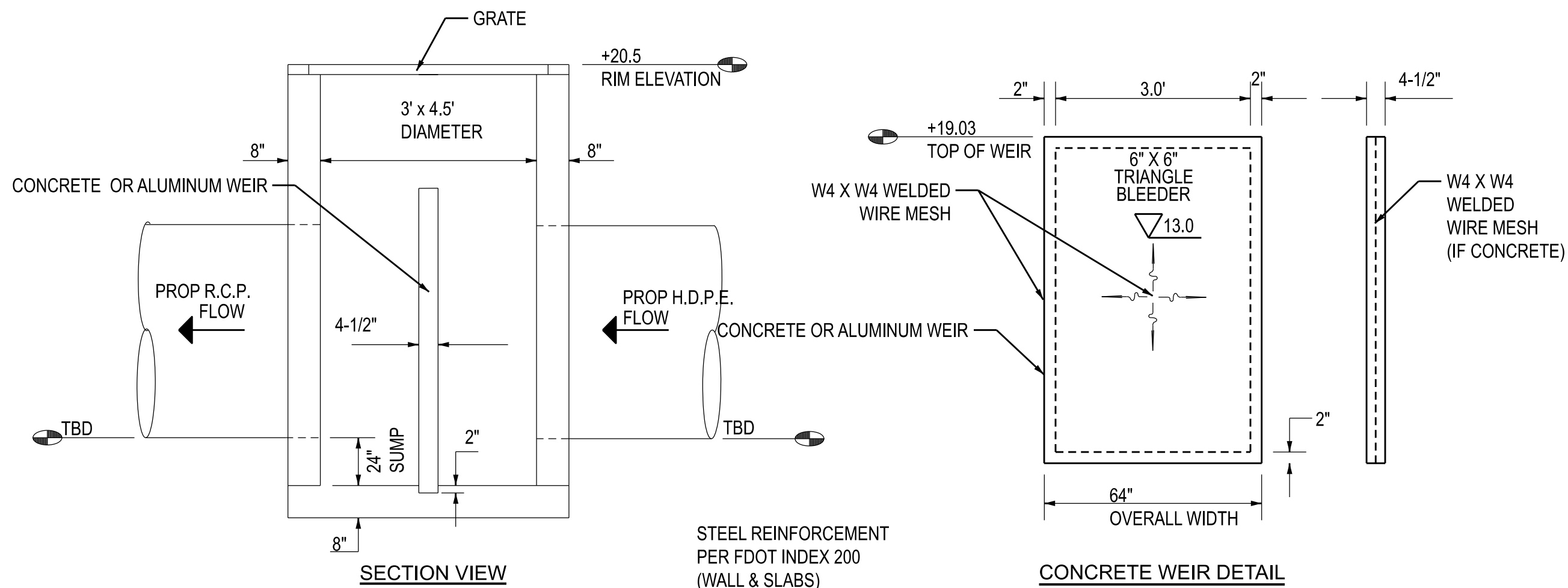
SECTION B-B
N.T.S.



SECTION D-D
N.T.S.



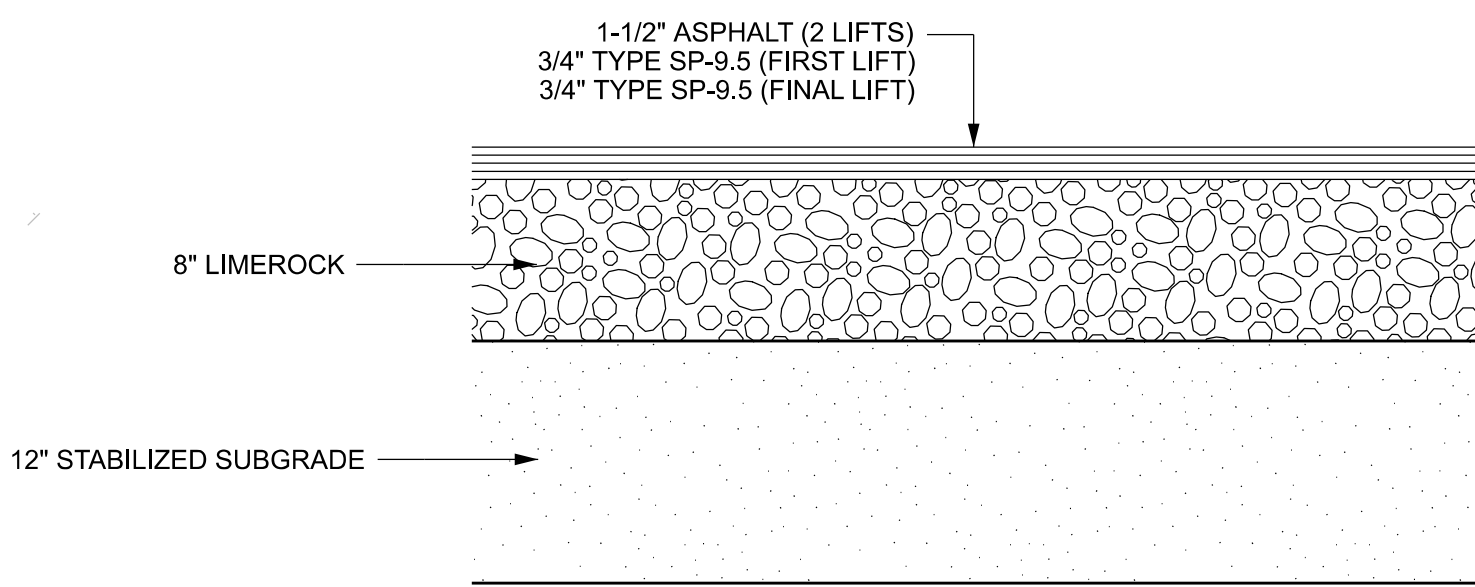
TYPE "D" CONCRETE CURB DETAIL
N.T.S.



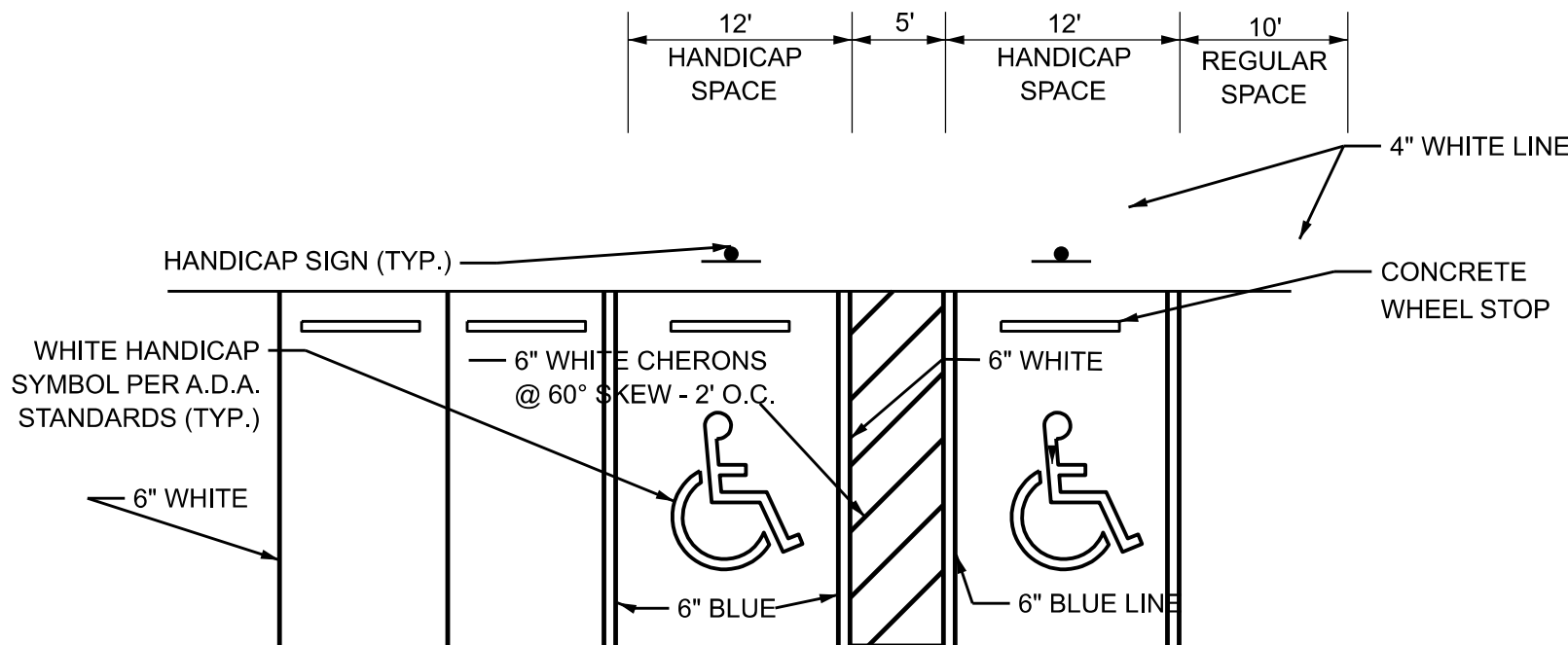
CONTROL STRUCTURE DETAIL (NGVD 1929)
N.T.S.

SIGNING & PAVEMENT MARKING NOTES

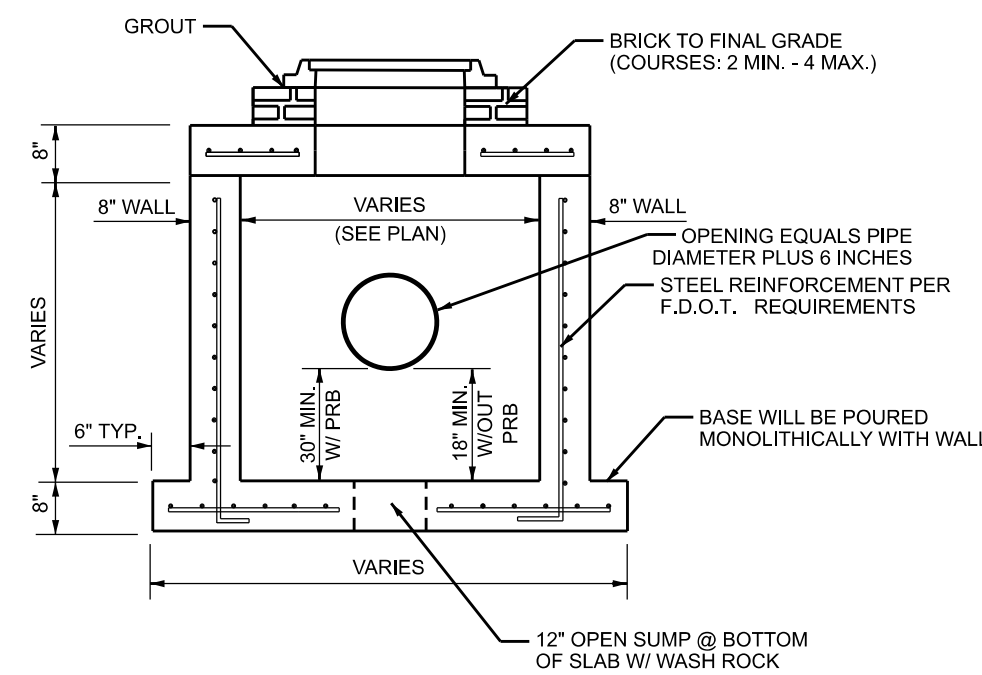
1. INSTALL ALL NECESSARY PAVEMENT MARKINGS AND SIGNS IN ACCORDANCE WITH THE TRAFFIC OPERATIONS STANDARDS, FLORIDA DEPARTMENT OF TRANSPORTATION AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. ALL PAVEMENT MARKINGS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED USING THERMOPLASTIC PAINT.
3. ALL PAVEMENT MARKINGS LOCATED WITHIN PRIVATE PROPERTY SHALL BE INSTALLED USING REFLECTORIZED PAINT.
4. ALL TRAFFIC SIGNS SHALL BE CONSTRUCTED USING HIGH INTENSITY REFLECTORIZED MATERIAL.
5. INSTALL BLUE PAVEMENT REFLECTOR IN FRONT OF EACH FIRE HYDRANT LOCATED AT CENTER OF ADJACENT DRIVEWAY.



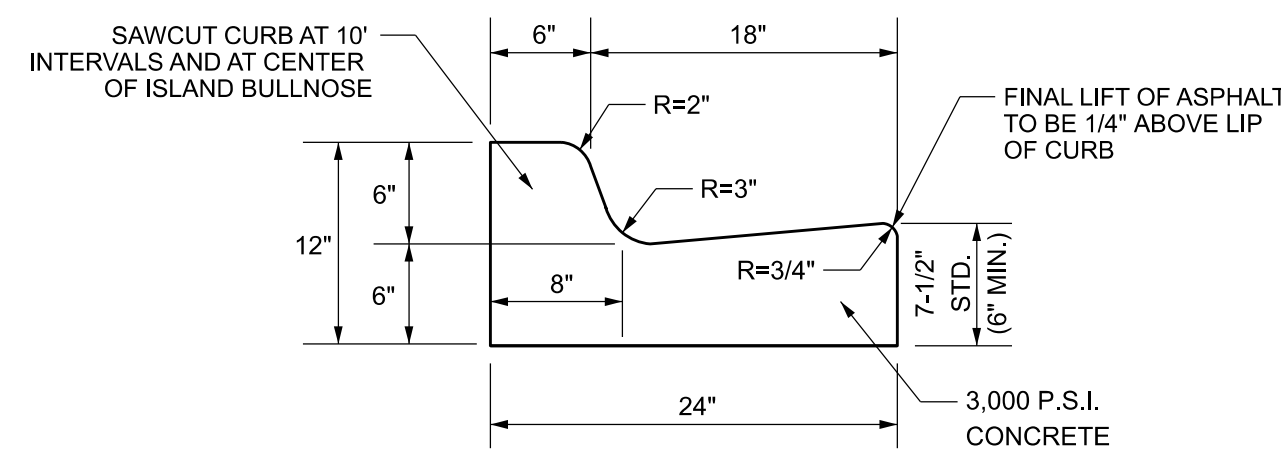
ASPHALT SECTION (PRIVATE ROADWAY)
N.T.S.



TYPICAL PARKING STALL DETAIL
N.T.S.



MANHOLE / CATCH BASIN DETAIL
N.T.S.



TYPE "F" CURB & GUTTER DETAIL
N.T.S. - PER F.D.O.T. INDEX 300

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ZACHARY TODD, P.E., ON 4/16/2021 USING A DIGITAL SIGNATURE

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

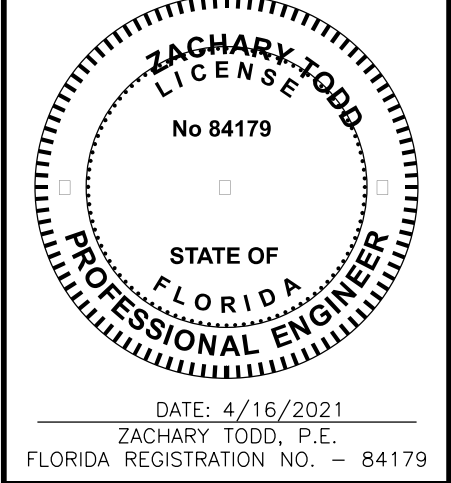
NO	DATE	BY	REVISIONS
1			



BOATMAN HAMMOCK

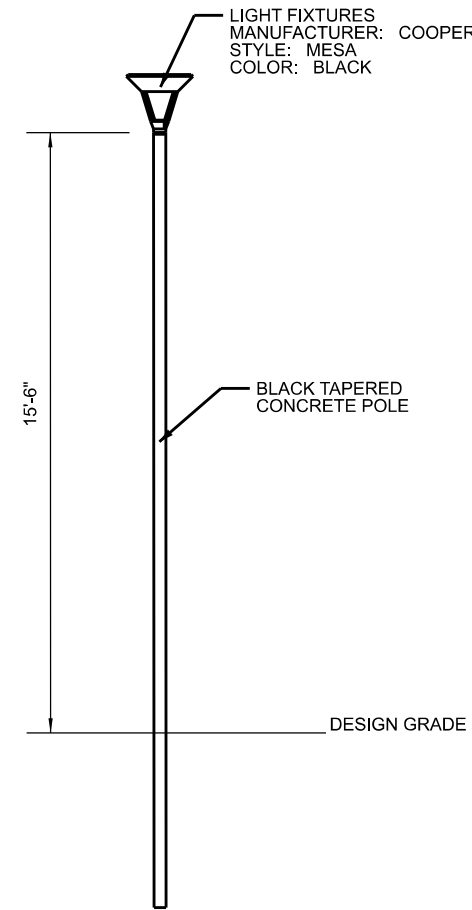
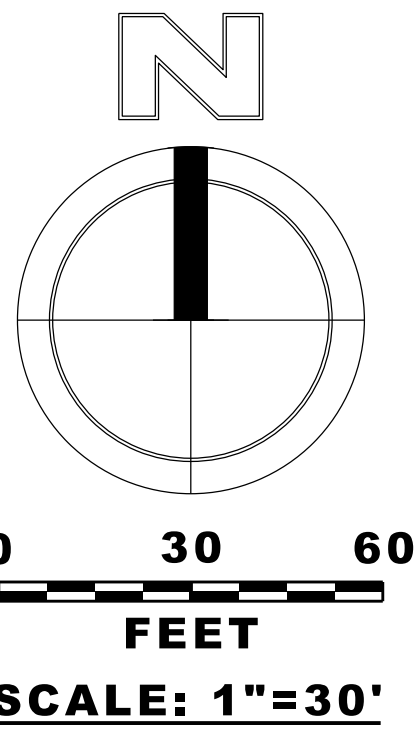
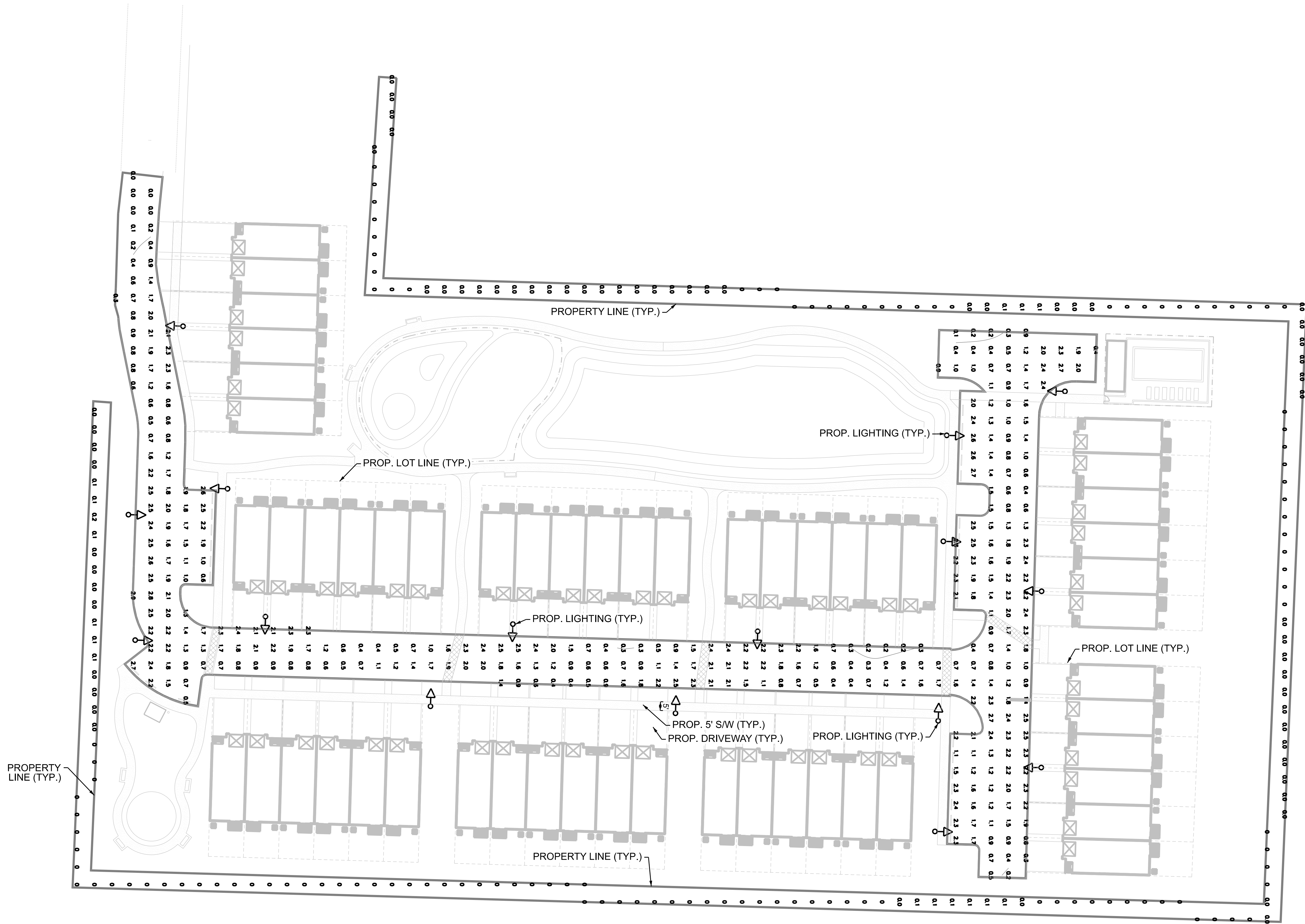
PAVING AND DRAINAGE DETAILS

DATE:	03/18
DESIGNED BY:	ZT
DRAWN BY:	SG
CHECKED BY:	ZT



PROJECT:	2012-99
SHEET:	CP-2

Z:\Projects\2020\031988-BOATMAN HAMMOCK\Drawings\Lighting\201238-PH001.dgn



LIGHT POLE DETAIL

GENERAL NOTES

1. THE ABOVE LIGHT POLE DETAIL IS FOR REFERENCE PURPOSES ONLY. REFER TO THE MANUFACTURER'S SPECIFICATIONS FOR THE ACTUAL CONSTRUCTION AND INSTALLATION INFORMATION.
2. THE EXACT LOCATIONS OF THE NEW LIGHT POLES ARE TO BE FIELD ADJUSTED AS REQUIRED. IN ORDER TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES, CONCRETE CURBS, SIDEWALKS, ETC. THE LIGHT POLES MUST MAINTAIN A MINIMUM OF 2.5 FEET FROM THE EDGE OF PAVEMENT.
3. ALL NEW LIGHT POLES ARE TO BE MANUFACTURED AND INSTALLED TO WITHSTAND CURRENT CODE WIND LOADS PER THE FLORIDA BUILDING CODE.

Onsite Lighting

AVERAGE FOOT-CANDLES	1.42
MAXIMUM FOOT-CANDLES	2.9
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	227.53
AVERAGE TO MINIMUM FC RATIO	113.16

Offsite Lighting

AVERAGE FOOT-CANDLES	0.01
MAXIMUM FOOT-CANDLES	0.2
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	0.16 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.01 / 0.00

LUMINAIRE SCHEDULE

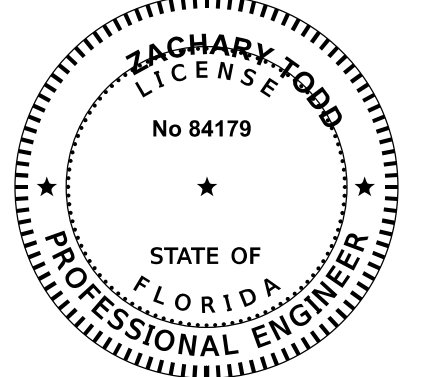
CALLOUT	SYMBOL	LAMP	DESCRIPTION	MODEL	QUANTITY	TOTAL LUMENS
Meso E06		(1) (63) 4000K CCT, 70 CRI LEDs	MESA DECORATIVE LED LUMINAIRE(3) LIGHTBARS WITH ACCULED OPTICS - TYPE 3 AREA	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON), PMM-E03-LED-E-U-	16	7456



BOATMAN HAMMOCK

PHOTOMETRIC PLANS

DATE: 01/21
DESIGNED BY: ZT
DRAWN BY: SG
CHECKED BY: ZT



DATE: 4/16/2021
ZACHARY TODD, P.E. - 84179
FLORIDA REGISTRATION NO. - 84179

PROJECT: 2012-99

SHEET: PH-1

DESCRIPTION

The geometric form of MESA LED luminaire allows it to adapt to either contemporary or traditional architectural settings. Available in single or twin pole mount configurations with optional wall mounting capability, the MESA LED luminaire's mounting options allow for harmonized site design whether at the entryway or in the parking lot. UL/cUL listed for use in wet locations.

SPECIFICATION FEATURES

Construction
HOUSING: Die-cast aluminum main housing and spider mount base maintain a minimum 0.125 wall thickness. Integral aluminum heat sink provides superior thermal heat transfer in +40°C ambient environments. **DOOR ASSEMBLY:** Top mounted, heavy wall, die-cast aluminum door maintains a nominal 0.125 thickness. Door includes a self-retaining interior hinge. **GASKET:** Continuous silicone gasket provided to seal housing door assembly and optic tray. **LENS:** Downlight lens is LED board integrated acrylic over-optics, each individually sealed for IP66 rating. **HARDWARE:** Four inset fasteners on underside of housing provide access to luminaire interior. Concoated, stainless steel four bar hinge lock allows door to lock in the open position.

Optics
Choice of twelve patented, high-efficiency AccuLED Optic™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optic technology, creates consistent distributions with the

scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT and 5000K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics. LightBAR optic tray is removable and able to rotate 360° in 90° increments for specific placement of the distribution relative to fixture.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficiency, and prolonged life. Standard drivers feature electronic universal voltage (120-277V/50/60Hz), 347V/60Hz or 480V/60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common mode and differential mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per

IESNA TM-21. Occupancy sensor and dimming options available.

Mounting
Fitter assembly mounts over 3" O.D. tenon and is secured via three concoated stainless steel set screws. Design of fitter provides seamless transition to 4" round poles. Additional mounting accessories include a dual fixture post top mounting arm and wall mount arm.

Finish
Housing is finished in five-stage super TiGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty
Five-year warranty.

Invue

Catalog #	Type
Project	
Comments	Date
Prepared by	



MSA MESA LED

1-6 LightBARs
Solid State LED

DECORATIVE LUMINAIRE

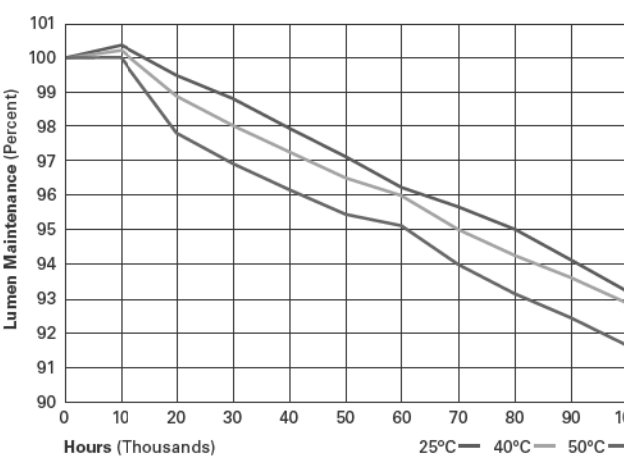
POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBARS)

Number of LightBARs	E01	E02	E03	E04	E05	E06
Drive Current	350mA Drive Current					
Power (Watts)	25W	52W	75W	97W	127W	150W
Current @ 120V (A)	0.22	0.44	0.63	0.82	1.07	1.26
Current @ 277V (A)	0.10	0.20	0.28	0.36	0.48	0.56
Power (Watts)	31W	58W	82W	99W	132W	159W
Current @ 347V (A)	0.11	0.19	0.28	0.29	0.39	0.48
Current @ 480V (A)	0.09	0.15	0.20	0.21	0.30	0.36
T2	Lumens	2,460	4,920	7,379	9,839	12,299
BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T3	Lumens	2,485	4,970	7,455	9,941	12,426
BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T4	Lumens	2,423	4,845	7,268	9,690	12,113
BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
DM0	Lumens	2,615	5,230	7,844	10,459	13,074
BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
SW0	Lumens	2,694	5,207	7,811	10,415	13,018
BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
EX0	Lumens	2,603	5,206	7,809	10,412	13,015
BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B4-U0-G3
SL2	Lumens	2,445	4,891	7,336	9,781	12,226
BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3
SL3	Lumens	2,461	4,921	7,382	9,842	12,303
BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3
SL4	Lumens	2,376	4,752	7,128	9,504	11,880
BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3
RW	Lumens	2,388	4,766	7,194	9,591	11,889
BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4
SL1/SLR	Lumens	2,227	4,453	6,680	8,906	11,133
BUG Rating	B1-U1-G1	B1-U1-G2	B1-U1-G3	B2-U2-G3	B2-U2-G3	B2-U2-G4

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	80,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 96%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

CERTIFICATION DATA
UL/cUL Listed
ISO 9001
IP66 LightBARs
LM78 / LM80 Compliant
2G Vibration Tested

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

EPA
Effective Projected Area: (Sq. Ft.)
Single Mount 1.1

SHIPPING DATA
Approximate Net Weight:
50 lbs. (22.7 kgs.)

TDS10001EN
2017-04-26 08:16:45

Eaton
1121 Highway 78 South
Piedmont, GA 30089
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

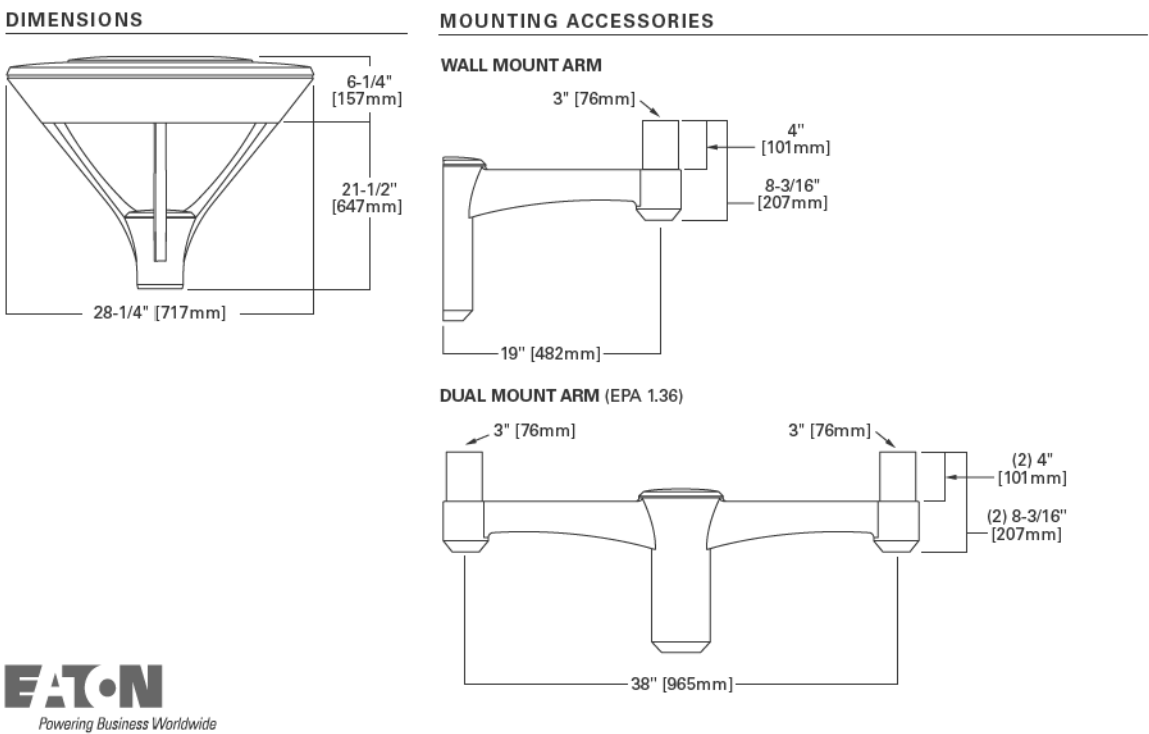
MSA MESA LED

ORDERING INFORMATION

Sample Number: MSA-E06-LED-E1-T3-GM

Product Family	Number of LightBARs ^{1,3}	Lamp Type	Voltage	Distribution	Color ⁴
MSA-Mesa	E01=1) 21 LED LightBAR ¹ E02=2) 21 LED LightBARs E03=3) 21 LED LightBARs E04=4) 21 LED LightBARs E05=5) 21 LED LightBARs E06=6) 21 LED LightBARs	LED-Solid State Light Emitting Diodes	E1=Electronic (120-277V) 247-347V 480-480V ⁵	T2=Type II T3=Type III T4=Type IV SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control RW=Rectangular Wide DM0=Type V Square Medium SW0=Type V Square Wide EX0=Type V Square Extra Wide SL1=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)					Accessories (Order Separately) ⁶
PC=Button Type Photocontrol (Specify Voltage) R=NEMA Twistlock Photocontrol Receptacle 2=Two Circuits ⁷ LCF=LightBAR Cover Plate Matches Housing Finish 7000=70 CRI / 5000K CCT ⁸ 7050=70 CRI / 5000K CCT ⁸ 8000=80 CRI / 5000K CCT ⁸ IC=Integral Cold Weather Battery Pack (Specify 120 or 277V) ⁹ LWR=LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ¹⁰ LWR-L=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ¹⁰ HSS=Factory Installed House Side Shield ¹¹ MS/DIM-L=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ^{12, 13, 14, 15} MS/DIM-L2=Motion Sensor for Dimming Operation, 8' - 20' Mounting Height ^{12, 13, 14, 15} MS/DIM-L4W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) ^{12, 13, 14, 15, 16}					VA6029-XX=Dual Mount Arm (EPA 1.38) VA6029-XX=Wall Mount Arm QA/RAL1016=NEMA Photocontrol - Multi-Tip QA/RAL1027=NEMA Photocontrol - 480V QA/RAL1201=NEMA Photocontrol - 347V MA1253=10kV Circuit Module Replacement LB/HSS-21=Field Installed House Side Shield for "E" LightBARs ¹⁷ LB/HSS-97=Field Installed House Side Shield for "F" LightBARs ¹⁷

NOTES:
1. Standard 4000K CCT and nominal 70 CRI.
2. 21 LED LightBAR powered at 100W, 1 LED LightBAR powered at 1A.
3. Strapside orientation 90° to LightBAR.
4. Only for use with 480V systems. For NEC, see for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
5. Custom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
6. Low-level output varies by bar count. Consult factory. Not available with 347V or 480V. Requires quantity two or more LightBARs.
7. Consult factory for lead time and lumen multiplier.
8. Available with E01-E04 or F01-F04 configurations only. Specify 120V or 277V. LED cold weather integral battery pack is rated for minimum operating temperature -40°F (-20°C). Operates one LightBAR for 90 minutes.
9. Only for use with SL2, SL3 and SL4 distributions.
10. LumaWatt wireless sensors are factory installed and require network components LWR-EM-1, LWR-GW-1, and LWR-PdE in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
11. Consult factory for more information.
12. Utilizes internal step-down transformer when 347V or 480V is selected.
13. The FSB-100 accessory is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
14. Not available with IM section.
15. Approximately 22' detection diameter at 8' mounting height.
16. Approximately 40' detection diameter at 20' mounting height.
17. Approximately 10' detection diameter at 40' mounting height.
18. Replace XX with color designation.
19. One required for each LightBAR.



EATON
Powering Business Worldwide

Eaton
1121 Highway 78 South
Piedmont, GA 30089
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

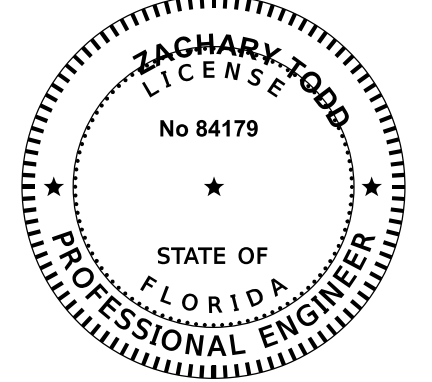
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2017-04-26 08:16:45



BOATMAN HAMMOCK

PHOTOMETRIC NOTES AND DETAILS

DATE: 01/21
DESIGNED BY: ZT
DRAWN BY: SG
CHECKED BY: ZT

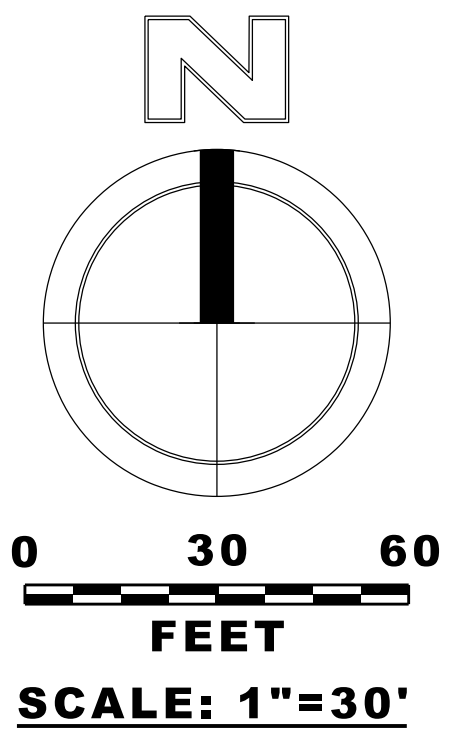
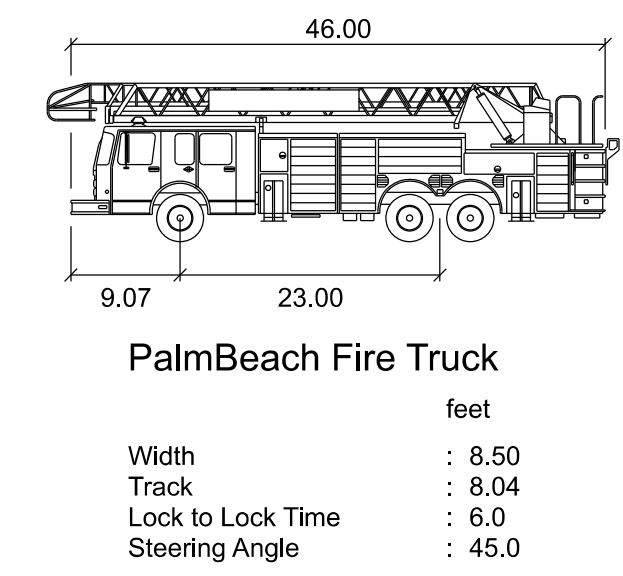
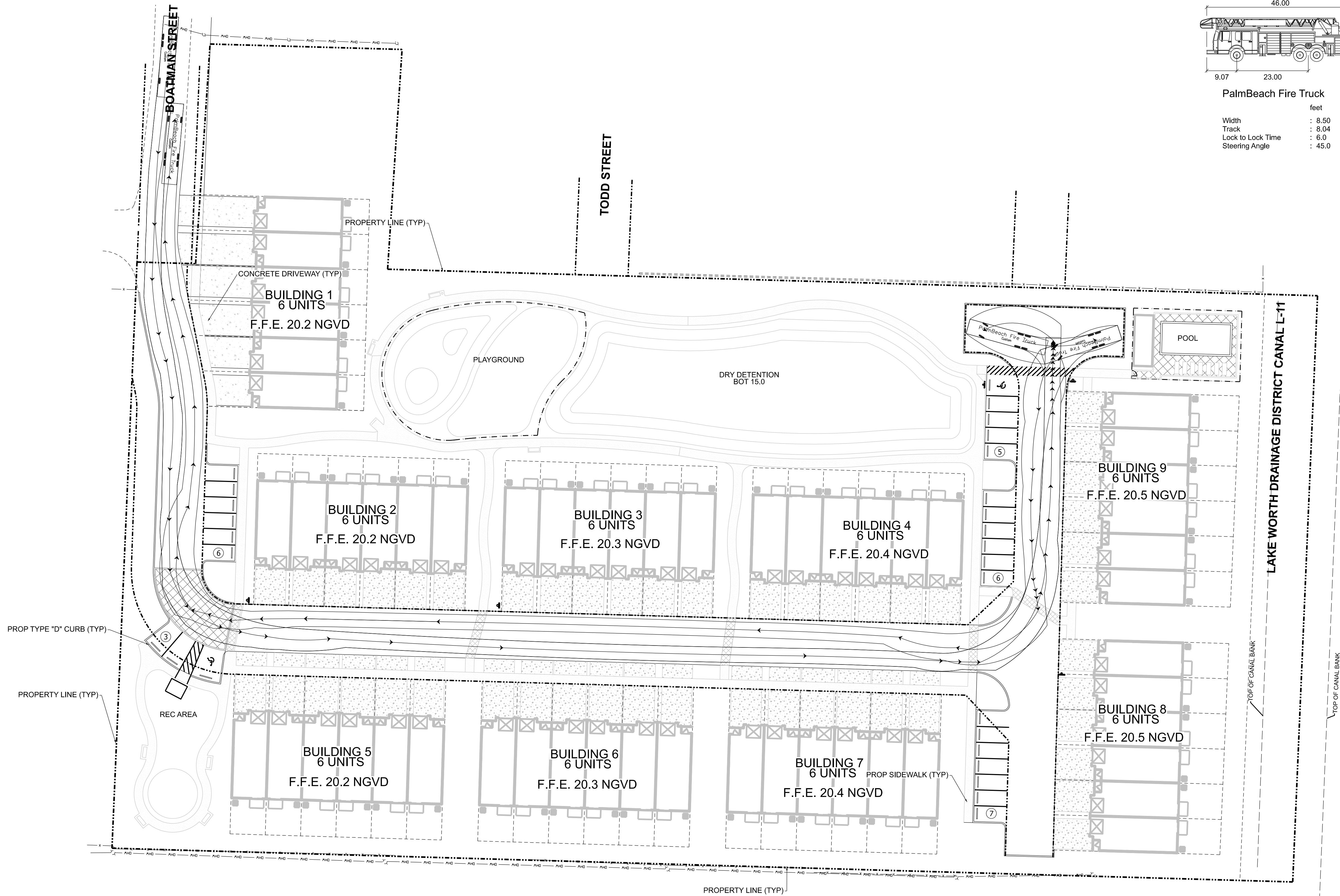


DATE: 4/16/2021
ZACHARY TODD, P.E.
FLORIDA REGISTRATION NO. - 84179

PROJECT: 2012-99

SHEET: PH-2

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- PROPOSED LIGHTING
- PROPOSED ADA STALL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- 10'X10' SIGHT TRIANGLE
- FLOW DIRECTION
- PROPOSED GRADE
- EXISTING GRADE
- SEWER / DRAINAGE MANHOLE
- DRAINAGE INLET
- YARD DRAIN BASIN
- DOUBLE SEWER SERVICE
- SINGLE SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- TAPPING SLEEVE & VALVE
- DOUBLE WATER METER
- SINGLE WATER METER
- GATE VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT ASSEMBLY
- BACTERIOLOGICAL SAMPLING POINT
- R.C.P. REINFORCED CONCRETE PIPE
- H.D.P.E. HIGH DENSITY POLYETHYLENE PIPE
- C.A.P. CORRUGATED ALUMINUM PIPE
- W.M. WATER MAIN
- G.V. GATE VALVE
- F.H. FIRE HYDRANT
- R.E. RIM ELEVATION
- I.E. INVERT ELEVATION
- E.O.P. EDGE OF PAVEMENT
- P.R.B. POLLUTION RETARDANT BAFFLE
- D.W.E. DESIGN WATER ELEVATION
- TREE TO REMAIN (SEE LANDSCAPE PLAN)
- PIPE CONFLICT BOX

INV TOP PIPE
TOP OF BOTTOM PIPE

D=DRAINAGE
W=WATER
S= SEWER
FM=FORCE MAIN
CN=CONDUIT

ELEVATIONS REFERENCED HEREON REFER TO
NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NAVD 29)

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ZACHARY TODD, P.E.,
ON 4/16/2021 USING A DIGITAL SIGNATURE

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

HSQ GROUP, INC.
Engineers - Planners - Surveyors
1001 Yamato Road Suite 105
Boca Raton, Florida 33431 • 561-392-0221

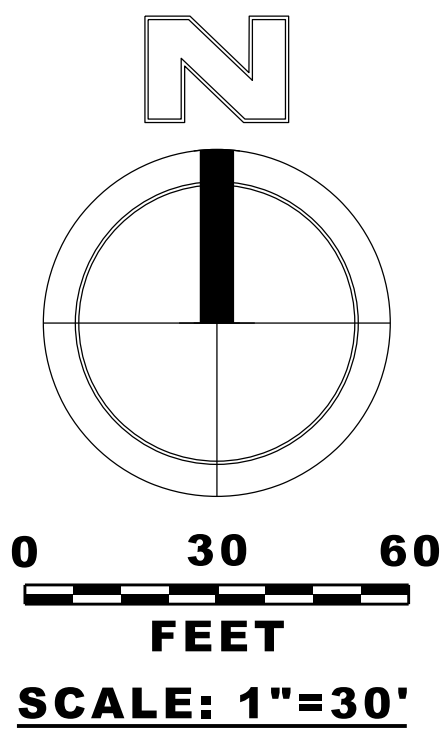
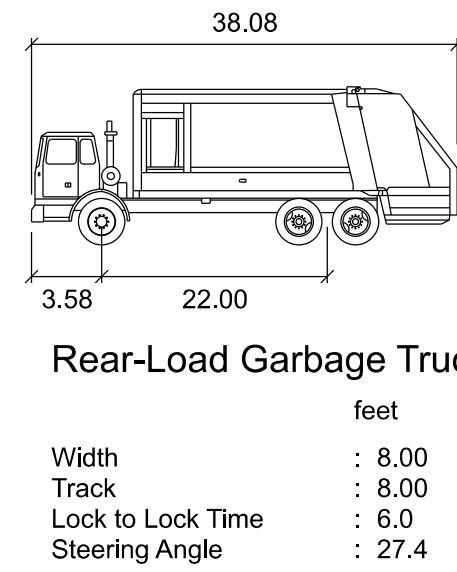
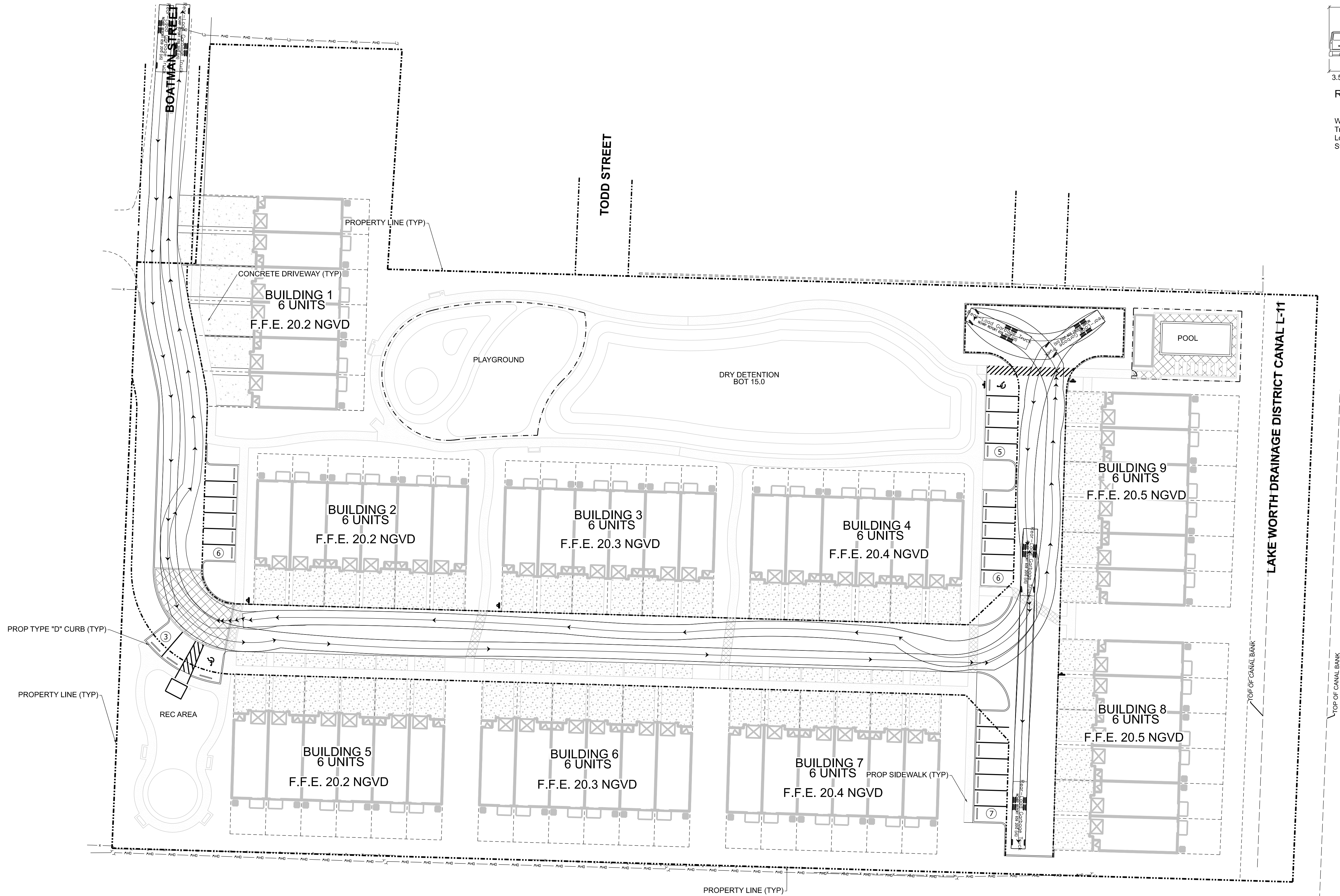
BOATMAN HAMMOCK

FIRE TRUCK ROUTING PLAN

DATE:	04/21
DESIGNED BY:	ZT
DRAWN BY:	SG
CHECKED BY:	ZT

PROJECT:	2012-99
SHEET:	FT-1

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- PROPOSED LIGHTING
- PROPOSED ADA STALL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- 10'X10' SIGHT TRIANGLE
- FLOW DIRECTION
- PROPOSED GRADE
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- W.M. WATER MAIN
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- R.E. RIM ELEVATION
- I.E. INVERT ELEVATION
- E.O.P. EDGE OF PAVEMENT
- P.R.B. POLLUTION RETARDANT BAFFLE
- D.W.E. DESIGN WATER ELEVATION
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- PIPE CONFLICT BOX

INV TOP PIPE
TOP OF BOTTOM PIPE

D=DRAINAGE
W=WATER
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ELEVATIONS REFERENCED HEREON REFER TO
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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ZACHARY TODD, P.E.,
ON 4/16/2021 USING A DIGITAL SIGNATURE

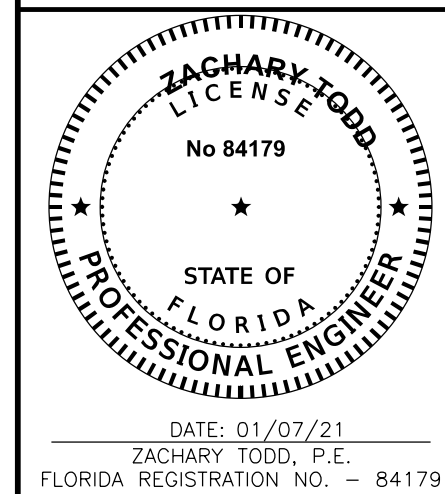
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AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES



BOATMAN HAMMOCK

GARBAGE TRUCK ROUTING PLAN

DATE:	04/21
DESIGNED BY:	ZT
DRAWN BY:	SG
CHECKED BY:	ZT



PROJECT:	2012-99
SHEET:	FT-2



March 29, 2021

Adam B. Kerr, P.E.
Kimley-Horn and Associates, Inc.
1920 Wekiva Way, Suite 200
West Palm Beach, FL 33411

**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

**RE: Boatman Hammock Residential
Project #: 210310
Traffic Performance Standards Review**

Dear Mr. Kerr:

The Palm Beach County Traffic Division has reviewed the **Boatman Hammock Residential** Traffic Impact Statement, dated January 20, 2021, 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 side of Boatman Street, east of Military Trail
PCN:	70-42-44-24-00-000-5670
Access:	Access driveway connection onto Boatman Street (As used in the study and is NOT an approval by the County through this letter)
Existing Uses:	Vacant
Proposed Uses:	Low-rise Multi-Family Residential = 51 DU
New Daily Trips:	373
New Peak Hour Trips:	23 (5/18) AM; 29 (18/11) PM
Build-out:	December 31, 2023

Based on our review, the Traffic Division has determined the proposed development does not have significant peak hour traffic impact (as defined in PBC TPS) on the roadway network; therefore, the project meets the Traffic Performance Standards of Palm Beach County.

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

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

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an

"An Equal Opportunity
Affirmative Action Employer"



Adam B. Kerr, P.E.
March 29, 2021
Page 2

application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

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

Sincerely,

A handwritten signature in black ink that reads "Quazi Bari".

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

QB:HA:rb

cc: Addressee

Iramis Cabrera, Interim PZ&B Director, Village of Palm Springs
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2021\210310 - BOATMAN HAMMOCK RESIDENTIAL.DOCXN



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

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

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

KRISTIN K. GARRISON, AICP
DIRECTOR

WANDA F. PAUL
CHIEF OPERATING OFFICER

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	03/11/2021		
	SCAD No.	21030901F/FLU; 21030901Z/Rezoning; 21030901D/D. O.		
	FLU /Rezoning/D.O. No.	202100218 – Village of Palm Springs		
	Property Control No.	70-42-44-24-00-000-5670 & 70-42-44-24-32-010-0160		
	Development Name	Boatman Hammock		
	Owner/Agent Name	WPB Partners LLC / Cotleur & Hearing		
	SAC No.	200A		
	Proposed Amendments Proposed Unit No. & Type	Max. 54 Residential Units - Proposed FLU and Re-Zoning 54 Multi-Family Units – Proposed D. O.		
Impact Review		C.O. Taylor/Kirklane Elementary School	LC Swain Middle School	John I. Leonard High School
	New Students Generated	6	3	4
	Capacity Available	141	-138	-643
	Utilization Percentage	90%	110%	121%
School District Staff's Recommendation	Based on the findings and evaluation of the proposed development, there will be negative impact on the public school system. Therefore, if the proposed development is approved by the Village Council, School District staff recommends the following condition to mitigate such impact. In order to address the school capacity deficiency generated by this proposed development at the District Middle and High school level, the property owner shall contribute a total of \$72,082 to the School District of Palm Beach County prior to the issuance of first building permit. This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.			
Validation Period	1) This determination is valid from 03/15/2021 to 03/14/2022 or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 03/14/2022 or this determination will expire automatically on 03/14/2022.			
Notice	School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

March 15, 2021

Date

joyce.cai@palmbeachschools.org

Email Address

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

March 29, 2021

To: Iramis Cabrera, Village of Palm Springs Planner

From: Tara Bamber, PE 

**Re: Boatman Hammock Townhomes
Site Plan Approval Letter
Engenuity Group Project No. 6001.114**

We have received the following through WeTransfer on 3-19-21:

1. Composite Plans, 2 sheets (CP-1, dated 1-7-21 & CP-2, dated 3-18-21), by HSQ Group, Inc.
2. Site Plan, 1 sheet, 3-16-21, by Cotleur & Hearing
3. Landscape Plan, 4 sheets, revised 3-19-21, by Cotleur & Hearing
4. Drainage Statement, 1 sheet, dated 3-17-21, by HSQ Group, Inc.
5. Surface Water Management Report, 13 sheets, revised 3-18-21, by HSQ Group, Inc.
6. Justification Statement, 4 sheets, dated 3-19-21, by Cotleur & Hearing
7. Response Letter, 12 sheets, dated 3-19-21, by Cotleur & Hearing

We recommend Site Plan approval with the following conditions:

1. Follow Code Sec. 34-189 regarding the Village watermain adjacent to the west property line.
2. Provide permits from applicable agencies including, but not limited to, LWDD, PBC Fire Rescue, etc.
3. 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
Chad Girard, PE
Ed Horton
Lisa Tropepe, PE**



Village of Palm Springs

PUBLIC SERVICE DEPARTMENT

226 Cypress Lane, Palm Springs FL 33461

January 28, 2021

Zachary Todd, P.E.

Senior Project Manager

HSQ Group, INC

1001 Yamato Road, Suite 106

Boca Raton, Florida 33431

Parcel Number: 70-42-44-24-00-000-5670

To whom it may concern:

In reference to the property at the parcel above, the Village of Palm Springs is the utility provider for the area in question. Currently the Village of Palm Springs has water and sewer capacity for 51 units to be at the above reference parcel. Some site-specific improvements may be required to connect. The closest gravity sewer main and potable water main is located along Boatmen and Todd Street. Prior to connection you will need to contact the Village of Palm Springs Utility to set up the account.

If you have any questions regarding this letter, please contact the utilities office at 561-965-5770

Sincerely,

Jandy Bravo

Customer Relation Supervisor



13081 MILITARY TRAIL
DELRAY BEACH, FLORIDA 33484-1105

Board of Supervisors
James M. Alderman
Stephen Bedner
Jeffrey P. Phipps, Sr.
Harry Raucher
John I. Whitworth III
Executive Director
Tommy B. Strowd, P.E.
Attorney
Mark A. Perry, P.A.

March 10, 2021

Iramis Cabrera
Village of Palm Springs
226 Cypress Lane
Palm Springs, Florida 33461-1699

**Re: BOATMAN HAMMOCK
SE Quad of Boatman Road and Military Trail
LWDD Canal No. L-11
LWDD Record No. RI-20-0096**

Dear Ms. Cabrera:

This project is located on the south side of the L-11 Canal and is adjacent.

After reviewing the provided canal cross-sections, LWDD will require an exclusive easement for 32 feet which will need to be conveyed prior to platting with the Village.

Please provide a Certification of Title and a Sketch of Description for said 32-foot conveyance at your convenience, however, prior to platting and issuance of LWDD permits.

LWDD has no objection to the certification of this petition at this time.

Please let me know if you have any questions.

Sincerely,

Anne H. Perry

Anne H. Perry



Village of Palm Springs

Executive Brief

AGENDA DATE: June 8, 2021

DEPARTMENT: Planning, Zoning & Building

ITEM 6.3:

Resolution 2021-18 - Site Development Plan - Boatman's Hammock Residential Planned Development Site Plan with Waivers (SPR21-09) - *(Quasi-Judicial Hearing)*

SUMMARY:

William Sargent, agent for K. Hovnanian SE Florida Division, LLC (Applicant) is requesting site development plan approval (SPR2021-09) for a residential planned development project for the combination of the properties located at 4445 Boatman Street and a Vacant Lot on Todd Street. The applicant is proposing to develop the 5.44 acre site with the construction of 54 two-story fee-simple townhomes. Each townhome will be a three-bedroom home with a one car garage and a driveway with space for two cars.

The proposed neighborhood will be configured with nine (9) 6-townhome unit buildings. The community will have one access driveway via the existing Boatman Street right-of-way. Amenities include a swimming pool, tot lot with playground equipment, a play knoll with fitness equipment, and an open field for lawn games.

Note: The Village Code - Section 34-1063(c) Waivers - provides that waivers may be granted by the Village Council following and advisory recommendation by the Planning & Zoning Board. All requests for waivers shall be identified on the site plan and shall accompany an application for site plan approval of planned development.

The applicant is requesting three (3) waivers for the proposed RPD site plan:

1. Relief from Sec.34-164 - Allow 10% of the building facades to receive foundation

planting areas rather than the minimum required 25% of the building facades facing a street

2. Relief from Sec.34-1063(a)(1) - Allow one sidewalk along the street rather than the required sidewalks on both sides of the street
3. Relief from Sec.34-766(1) - Allow 54 townhomes to be constructed on a 5.44-acre property rather than 11.47 acres minimum parcel size required in the RM district.

Note: Based on the property standards within the Residential Multi-Family (RM) zoning district (specifically the minimum lot area requirements) outlined in Village Code section 34-766(1), this proposed 5.44-acre parcel could only support a maximum of twenty-six (26) dwelling units rather than the proposed fifty-four (54) by the developer. The applicant is seeking one (1) waiver in order to obtain approval as a Residential Planned Development (RPD) and therefore the ability to maximize density on the property with fifty-four (54) townhomes.

The Applicant is requesting a Future Land Use Amendment and Rezoning which are subject of a separate agenda item. Approval of the Residential Planned Development site plan is dependent of the approval of the Land Use Amendment and Rezoning.

Planning, Zoning & Building Staff does not object to the Residential Planned Development Site Plan with three (3) waivers and recommends conditional approval of the proposed development subject to forty-four (44) conditions.

FISCAL IMPACT:

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

This property is located within the Palm Springs CRA - Lake Worth District and redevelopment would result in increased TIF revenue.

ATTACHMENTS:

Proposed Res. No. 2021-18 - Site Development Plan Amendment - Boatman Hammock - 4445

Boatman Street & Vacant lot on Todd Street.docx

Exhibit "A" Staff Recommendation and Conditions of Approval

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

Project Narrative and Justification Statements

Colored Site Plans

Colored Elevations with Finish Schedule

Colored Open Space Exhibit

Aerial, Location, FLU and Zoning Maps

Legal Description

Notice of Public Hearing - 4445 Boatman Street - Boatman Townhomes

RESOLUTION NO. 2021-18

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, REQUESTING (APPROVING/DENYING), WITH CONDITIONS, A SITE DEVELOPMENT PLAN, (SPR21-09) FOR THE CONSTRUCTION OF A RESIDENTIAL PLANNED DEVELOPMENT SITE PLAN PROJECT CONSISTING OF NINE (9) TOWN HOME UNIT BUILDINGS (APPROXIMATELY 56,061 SF TOTAL) WITH 54 TWO-STORY FEE-SIMPLE TOWNHOMES, LOCATED AT 4445 BOATMAN STREET AND A VACANT LOT ON TODD STREET AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Mr. William Sargent, agent for K. Hovnanian SE Florida Division, LLC (“Applicant”) is requesting a Site Development Plan (SPR21-02) for a Residential Planned Development Project with three (3) waivers. The proposed project is ±5.44 gross acres (gross area), located at 4445 Boatman Street and a Vacant lot on Todd Street; and

WHEREAS, Mr. William Sargent, agent for K. Hovnanian SE Florida Division, LLC, is requesting the following three (3) waivers:

- 1) Requesting a waiver from Sec.34-164 to allow 10% foundation planting instead of 25% minimum required of the linear feet of building façade facing a street.
- 2) Requesting a waiver from Sec.34-1063(a)(1) to allow for one sidewalk on a street or primary driveway interconnected with other pedestrian ways instead of sidewalks on both sides of the main street.
- 3) Requesting a waiver from Sec.34-766(1) to allow the construction of 54 residential dwelling units within 5.44 acres instead of 11.47 acres minimum required within the RM district.

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

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

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

Resolution No. 2021-18 – Site Development Plan – (SPR21-09) 4445 Boatman Street and a Vacant lot on Todd Street

Section 1. The Village Council having received and considered the request of K. Hovnanian SE Florida Division, LLC (“Applicant”), for approval of Site Development Plan (SPR21-09) and three (3) waivers within the proposed Residential Planned Development.

Note: Within the proposed Site Development Plan Amendment, the Applicant is requesting three (3) waivers:

The Planning & Zoning Board (“Board”) considered these requests during their June 8, 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):**

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. 2021-18 – Site Development Plan – (SPR21-09) 4445 Boatman Street and a Vacant lot on Todd Street

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	☐	☐	☐
GARY 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



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Small-Scale Land Use Amendment, Rezoning and Site Development Plan (Residential Planned Development Site Plan with Waivers) - Boatman Hammock – 4445 Boatman St & Vacant lot on Todd St.

Application Summary			
Applicant / Petitioner	K. Hovnanian SE Florida Division, LLC.	Submittal Date	3/1/2021
Reference Name	Boatman's Hammock	Case Number	SPR21-09
		Parcel Control No	70-42-44-24-00-000-5670 & 70-42-44-24-32-010-0160
Location	Assembly of the properties 4445 Boatman St & vacant lot on Todd St	Site Area	±5.44 acres
P&Z Bd Meeting	June 8, 2021	Local Planning Agency	July 8, 2021
Council Meeting (1 st Reading)	July 8, 2021	Council Meeting (2 nd Reading)	August 26, 2021
Requests			
Proposed Use(s)	Small-Scale Land Use Amendment of the Future Land Use Map to change the land use from Commercial to Medium Density Residential, concurrent with Rezoning from Commercial General (CG) to Residential Multiple-Family and a Planned Development Site Plan for construction of 54 two-story townhomes within nine buildings.		
Number of Buildings	9 Buildings (approximately 56,061 SF total)		
Waivers	1. Requesting a waiver from Sec.34-164 to allow 10% foundation planting instead of 25% minimum required of the linear feet of building façade facing a street. 2. Requesting a waiver from Sec.34-1063(a)(1) to allow for one sidewalk on a street or primary driveway interconnected with other pedestrian ways instead of sidewalks on both sides of the main street. 3. Requesting a waiver from Sec.34-766(1) to allow the construction of 54 residential dwelling units within 5.44 acres instead of 11.47 acres minimum required within the RM district.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	Total of 169 parking needed 2.5/ DU + 25% for guest	189 spaces total 54 garages spaces 108 driveway spaces (2 per unit) 27 guest spaces	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard (South)	25'	31'	Yes
Rear yard (North)	20'	61'	Yes
Side yard (East & West)	20'	Residence 29' (Pool cabana building will be relocated to meet code)	Yes
Site Characteristics			
Existing Use	Vacant lot & Multi-Family Homes	Proposed Use	Residential Multiple Family
Existing Zoning	Commercial General (CG)	Proposed Zoning	Residential Multiple-Family (RM)
Existing Future Land Use	Commercial	Proposed Future Land Use	Medium Density Residential

Proposed Density		10 du/acres	
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Multi-Family Residences	Medium Density Residential (MR5) - unincorporated	Multi-Family Residential (RM) - unincorporated
South	Nursing Home	Medium Density Residential	Residential Multi-Family (RM)
East	Single-Family Residences	Medium Density Residential	Residential Multi-Family (RM)
West	Commercial (auto repair and general businesses)	Commercial	Commercial General (CG)
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of the new residential Medium density planned development site plan, as depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan, compatibility with surrounding uses and generally consistent with the CRA Lake Worth Road District objectives.			



I. Site History

- Ordinance 2014-31: Annexation

The property located at Todd Street, was voluntarily annexed into the Village of Palm Springs on December 11, 2014 and concurrently designated with the Village's Future Land Use and Land Development District of Commercial and Commercial General, respectively.

- Resolution 2014-54: Annexation

The property located at 4445 Boatman Street, was annexed into the Village of Palm Springs via interlocal agreement with Palm Beach County, the agreement was executed by Palm Beach County on January 13, 2015, and the Village Council approved the annexation on December 11, 2014.

II. Comprehensive Plan Consistency

- The subject property's Future Land Use designation and Zoning are Commercial and Commercial General (CG), respectively. The proposed small-scale land use amendment is to assign the Village's Future Land Use of Medium Density Residential. Concurrently, rezoning from the CG district to Residential Multiple-Family is requested, and is supported with a planned development site plan. All requests are consistent with goals, objectives and policies of the Village's Comprehensive Plan.

III. Waivers Requested

The applicant is seeking the following waivers:

Waiver #1: The applicant is requesting a waiver relief from Sec.34-164 to allow 10% foundation planting instead of 25% minimum required of the linear feet of building façade facing a street.

Waiver #2: The applicant is requesting a waiver relief from Sec.34-1063(a)(1) to allow for one sidewalk on a street or primary driveway interconnected with other pedestrian ways instead of sidewalks on both sides of the main street.

Waiver #3: The applicant is requesting a waiver relief from Sec.34-766(1) to allow the construction of 54 residential dwelling units within 5.44 acres instead of 11.47 acres minimum required within the RM district.

The applicant's full justification to the waivers 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.

Waiver 1: The request in-line with the Village's Comprehensive Plan and Land Development Code. The waiver request is not detrimental to the public health, safety, and welfare of the area. Increased plantings in the rear of the building increase the residential security and provides for the natural landscaping typical of a foundation planting.

Waiver 2: The waiver request is in harmony and consistent with the intent and purpose of the Village's

Comprehensive Plan and Land Development Code. The waiver will not be injurious to the area involved as marked crosswalks are provided to facilitate interconnectivity as well as traffic calming measures to ensure safe movement across the streets. This includes pedestrian crossing signage, stop bars, and stop signs.

Waiver 3: The request is in harmony with the intent of the Village's Comprehensive Plan and Land Development Code. The reduction of lot area size will not impact the public health and safety, and it does not serve to hurt the area. Increased density and smaller lot areas increase the residential economy and provide more of a boost to the surrounding local development.

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

Waiver 1: Steps were taken in the design process to provide for excess open space and common amenities because of the requested decrease in foundation plantings. Additionally, the increase rear plantings provide an increase in screening for the rear of the property and is visually incorporated into the landscape of the townhomes that have a rear boundary line abutting a common amenity.

Waiver 2: With the reduction of sidewalk to one side of the road, the site can provide open space and amenity space in excess of the minimum standard. This includes backyards as well as the open space play areas and grassy knoll. The addition of a second sidewalk would reduce the existing plantings and reduce the total open space square footage on site. Inline with the Village's Land Development Code, the proposed sidewalk has been incorporated into the surrounding amenities.

Waiver 3: The waiver is a result of a design that increases density efficiency while maintaining an exceeding amount of open and amenity space. The design allows the site to maintain an extremely large amount of space while maintaining the efficiency of the townhome sites.

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.

Waiver 1: The waiver request provides for an increase in open space, drainage, and community amenities. Increased foundation planting requirements would severely impact the parking availability at each town home and require excess parking to provide onsite in areas that are currently open space.

Waiver 2: The requested waiver will result in the preservation of natural areas and drainage areas by not increasing the impervious surface area required in providing sidewalks on both sides of the road. If provided, the additional sidewalk would move the buildings into the existing amenity and open space which in turn would decrease the space for activities provided for the residents.

Waiver 3: The granting of this waiver request allows the proposed natural areas and drainage areas to remain at the current size, which is more than the require code. Increased lot area would result in an over reduction of community amenities.

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.

Waiver 1: The public benefits from the request of the waiver through the visual benefit of increased rear townhome plantings as well as through the preservation of open space through reduced onsite parking

Waiver 2: The request provides a similar public benefit to the code required two sidewalks minimum, while also preserving green space on site and reducing impervious surface area. The site design specifically provides walkability and ease of access by connecting all the proposed buildings and amenities. The sidewalk connects to the existing

sidewalk along Boatman Street and extends the pedestrian linkages of the site beyond the project boundaries.

Waiver 3: There is ample public benefit to be derived from the granting of the waiver. The reduced lot area means that the homes are more accessible in price range. The open space on site is also preserved as previously mentioned. The design of the site is functionally the same as single large family detached homes but instead places the open and amenity space in community areas for public benefit rather than in private backyards.

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

Waiver 1: Not applicable to this waiver. However, it is important to note that the increased backyard plantings do provide an increase in screening to the rear of each townhome.

Waiver 2: This request does not impact screening and buffering.

Waiver 3: The potential adverse impacts of smaller lot areas on adjacent properties have been addressed in the opaque landscape buffer that provides little to no visibility.

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

Waiver 1, 2, 3 & 4: Economic issues are not used as a justification for these requests. The reduced price of unit based on the lot size is a byproduct of a design that had an original intent to create large open and amenity space on site.

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

Waiver 1: The waiver does not affect the already compatible existing and potential land uses adjacent to the development site. The request for a reduction in foundation waiver plantings only impacts the interior of the site.

Waiver 2: The waiver is primarily regarding the interior of the site and does not have a significant impact on the adjacent land uses. The only aspect of the sidewalk that might affect adjacent land uses is the extension and connection to the existing sidewalk along Boatman. However, this connection only serves to increase the potential development and connectivity and does not negatively impact the parcels it is adjacent to.

Waiver 3: The increased density that would result from the requested waiver is compatible with the surrounding land uses. With primarily commercial on the western boundary and residential on the east, a Multi-Family lot development provides a transition zone between the two incompatible land uses.

Staff supports 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. Although the acreage is below the minimum required for 54 residential dwelling units, the property can still be developed in the proposed manner without any adverse impact to the surrounding properties.

IV. Neighborhood Compatibility

- 1) The proposed project is located east of Military Trail, at the terminus of Boatman Drive, Todd Street and Clemens Street.
- 2) Surrounding properties are a mix of residential and commercial uses.
- 3) The property is located within the Lake Worth Road District CRA.
- 4) The Village Center is located within 1.5 miles.

- 5) A mix of different uses like general retails, restaurants, grocery supermarket and professional offices are located on the proximities along Military Trail.
- 6) Available public transportation on Military Trail is existing within less than ¼ mile from the property.

V. Consistency with Palm Springs Lake Worth Road District CRA

1. Detailed Description of the Proposal's Consistency with Five (5) Key Goals of CRA

I. Improving Utilities and Infrastructure

The development will utilize the existing utilities such as stormwater and wastewater. Additional infrastructure provided on site will enhance the infrastructure facilities and services of the area.

II. Expanding Job Development and Economic Growth

The development proposal does not directly fulfill the CRA's key goal to expand job development and economic growth, but it will provide additional residents to supply the workforce and economy of the Village.

III. Enhancing Public Safety

The development proposal will enhance public safety, as the subject site is currently vacant and an ideal area for vagrancy, illegal dumping and other criminal activities to occur due to its location at the terminus of three streets. The development of buffers, fencing, and additional landscape screening around the perimeter of the subject site will significantly decrease the chance of any crime occurring on this property in the future.

IV. Increasing and Maintaining Workforce Housing

The proposed plan provides a multi-family townhomes housing option to an area that is predominantly a single family detached housing area. Single family residences are typically Boatman Hammock more expensive than multifamily units. This will provide an alternative option the existing housing conditions of the surrounding area.

V. Advancing the Partnership with Palm Beach County

The development proposal will advance the partnership with Palm Beach County due to its location within the Kenwood Estates Countywide Community Revitalization Area (CCRT) neighborhood core area. The Countywide Community Revitalization Area's within Palm Beach County are overseen by the County's Office of Community Revitalization (OCR). This request will require the continued coordination with the County and surrounding residents to ensure the communities needs are met.

2. Proposal's effect on existing conditions (identified in CRA Community Redevelopment Plan) in the CRA District.

- The plan provides an extension of what is currently an ineffective roadway in Boatman Street. Rather than a short off shoot of Military Trail, it now extends into a residential development.
- The plan encourages good planning policy in site layout by combining two parcels and providing accessibility through an underutilized road. The lot, as it sits, is somewhat trapped between an inaccessible residential area, a canal, and a commercial boundary. The development creates an adequate and accessible site.
- The proposed plan invites modern planning strategies to the surrounding area by establishing transition zoning from commercial to residential. This is beneficial to the outdated building density patterns as it provides an example of a increased density Multi-Family residential development that functionally blends in and does not increase the inadequate existing patterns.

3. Proposal's ability to assist in achieving strategies and objectives of the Palm Springs CRA.

The proposed site stands to improve the Palm Springs area and assist the CRA in their objects and strategies. This will be done through good planning techniques, adequate zoning and improvement upon vacant or blighted properties. As discussed, the plan meets the goals and directives of the CRA. The applicant is excited to bring this development to the Palm Springs and revitalize the area through a residential boost in economy.

VI. Regulatory Issues

- The site plan generally conforms to the property development standards of the Residential Planned Development.
 - 1) Proposed project plan generally meets required site development regulations.
 - 2) A Medium-Density Residential Land Use designation and rezoning to RM, 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, LWDD and the Village of Palm Springs.
 - 4) Civil/Utility plans shall be approved by the Village's Engineer.
 - 5) A 32' wide exclusive easement shall be dedicated to LWDD.
 - 6) The project is located within the Airport Land Use Noise Zone (ALUNZ) for Palm Beach County Park Airport.
 - 7) The proposed development is located within the Airport Regulated area Zone 1 for PBIA and Lantana Airport.
 - 8) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.
 - 9) Property shall be platted.

VII. Environmental Issues:

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

VIII. Community Outreach/ Notification

- The subject property was posted on May 28, 2021.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on May 21, 2021.
- Legal advertisement was published in the paper on May 27, 2021 and will be re-advertise on June 3, 2021 and July 1, 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 March 1, 2021 depicts the following:

- Application for Small-Scale Land Use Amendment, Rezoning and Residential Planned Development Site Plan approval with 3 waivers for the construction of 54 two-story fee-simply townhomes within 9 buildings.
 1. Site Plan dated received March 1, 2021 revised and resubmitted on May 25, 2021.
 2. Landscape plans dated received March 1, 2021 revised and resubmitted on April 16, 2021.
 3. Engineering plans dated received March 1, 2021 revised and resubmitted on April 16, 2021.
 4. Architectural plans dated received March 1, 2021 revised and resubmitted on April 16, 2021.
 5. Photometric plan dated received March 1, 2021.
 6. Boundary survey.
 7. Traffic study.
 8. Project narrative and Justification Statement of proposed use.
 9. Drainage calculations.
 10. Common amenities detail plan.
 11. Rendering.
 12. Colored site plan.

X Recommendation

The property is located on 2 parcels that make up the site currently within the Commercial General zoning district and have a Commercial Future Land Use designation. The applicant is proposing to rezone to Residential Multiple-Family concurrently amending the Future Land Use to Medium Density Residential and proposing the development

of the 5.44 acres parcel with the construction of 54 two-story fee-simple townhomes. The site is primarily accessed from S Military Trail the major arterial and three separate minor arterials: Clemens Street, Todd Street and Boatman Street, being Boatman Street, the main access point to the site. The townhomes will be three-bedroom homes with a one car garage and a driveway with space for two cars. The buildings will be configured with nine (9) two-story townhome structures and each building with 6 attached units. The community will have one access driveways via the existing Boatman Street right-of-way. Amenities include a tot lot with playground equipment, a swimming pool, walking trail, a playground knoll, and an open grass play area for lawn games.

Planning, Zoning & Building Staff has conducted a review of the application and found the proposed Residential Planned Development Site Plan to be consistent with goal, objectives and policies of the Village's Comprehensive Plan. The proposed project is generally consistent with the Land Development and zoning regulations and all other portions of the code. The proposed residential Multi-Family project provides internal sidewalk connections between the common amenities (tot lot with playground equipment, the swimming pool, the walking trail and grass area for lawn games) 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	82,938 sf (1.90 acres)	120,586 sf (2.76 acres) (50%)
40% maximum lot coverage	94,786 sf	56,061 sf (23%)
Parking spaces (2.5 / unit + 25% for guest)	169 spaces	189 spaces

Planning, Zoning & Building Staff recommends approval of the Small-Scale Land Use Amendment and Rezoning. PZ&B Staff recommends conditional approval of the Residential Planned Development Site Plan with 3 waivers, for the construction of 54 two-story fee simple townhomes subject to the following forty-four (44) 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, 2023.
2. Notice of Actual Construction or Alteration form shall be filled out (form 7460) to determine if the project will be a hazard to air navigation, according to PBIA, and a final determination letter shall be provided to the Village at time of permitting.
3. Per Palm Beach Department of Airports request, each perspective tenant and/or purchaser within the ALUNZ must be informed that occasionally will observe aircraft arriving at and departing from Palm Beach County Park Airport, and shall be disclosed prior to a real estate contract. The condition will become inclusive in the contract's conditions and shall be noted in subsequent contracts. Condition shall be added into the HOA covenants/ deed restrictions document and provided to the Village at time of Platting.
4. The final plat shall be approved by the Village Council prior to issuance of a building permit.
5. Site plan shall be revised prior to Village Council consideration to relocate the cabana pool building to be setback at least 20' from west property line.
6. The Final Plat shall be approved and recorded prior to any sales.
7. The common amenities (tot lot with playground equipment, the swimming pool, walking trail, open grass area for lawn games and the playground knoll area) shall be completed in their entirety, open for use and accessible to the residents, prior to the issuance of the 21st Certificate of Occupancy (40% of the project)
8. The dedication of the 32-foot exclusive easement to LWDD shall be executed at time of platting.
9. A Utility/Civil Plan shall be approved by the Village Engineer at time of permitting.
10. No parking shall be allowed within the driveway extensions along buildings 5, 6 and 7 at any time.

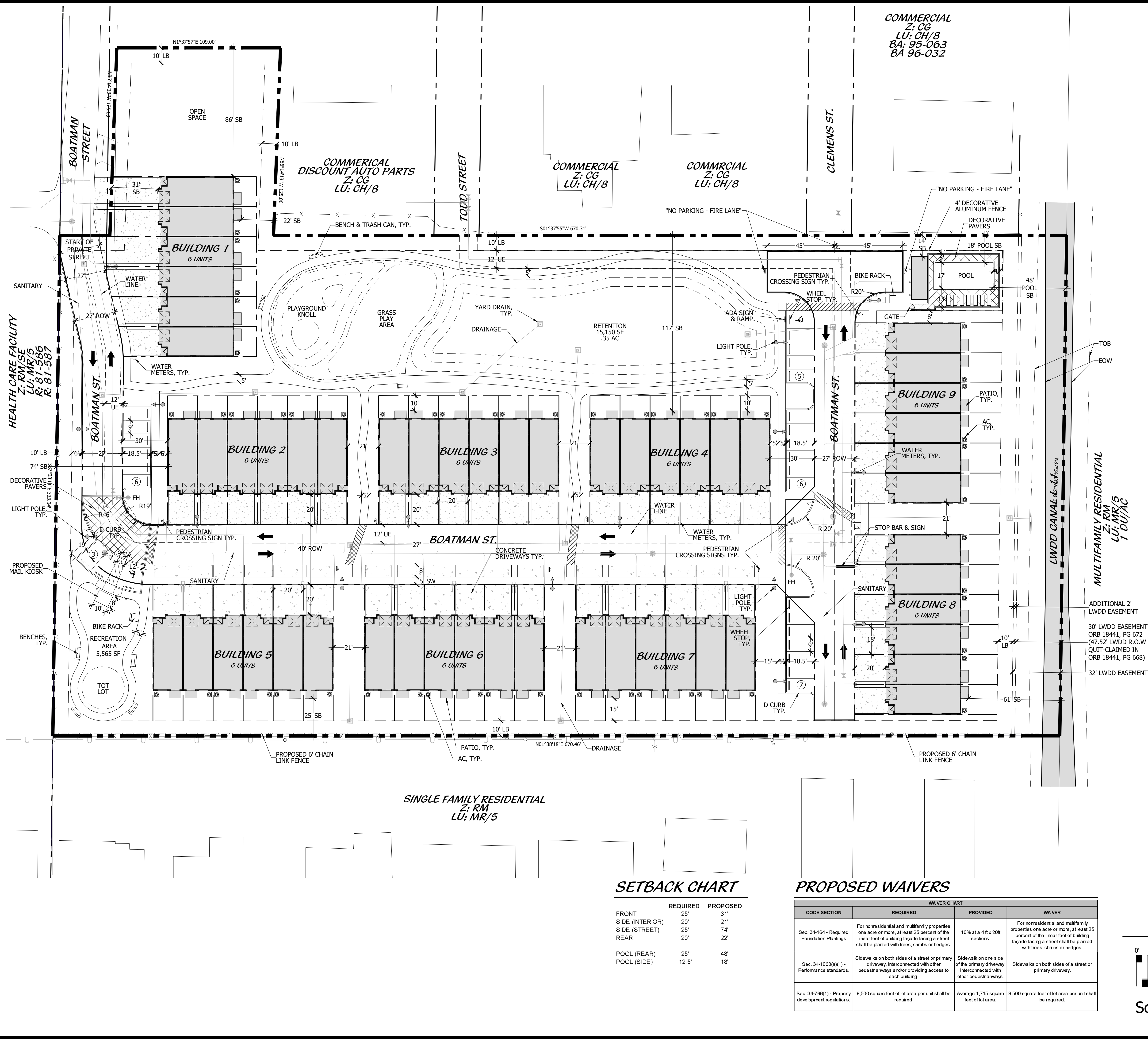
11. Garages shall be used for parking only. The HOA covenants/ deed restrictions shall include prohibit the conversion of garages into habitable spaces or used as storage.
12. The HOA shall be responsible for all landscape maintenance, including mowing of private yards (this shall be included in the HOA documents).
13. The HOA covenants/deed restrictions shall prohibit the installation of sheds, 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.
14. Any/all legal instrument recorded shall include deed restrictions on the lots as follows:
 - a. Garages shall remain as garages and shall not be converted to habitable space.
 - b. Only two vehicles shall be parked in the driveways overnight and shall not be permitted to park on or block any sidewalk or drive isles.
 - c. There shall be no screen enclosures or additions permitted including screening the rear patios.
 - d. There shall be no pools permitted.
 - e. No additional impervious or semi-impervious surface.
15. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
16. Conditions of approval stated in Village Engineer's letter (Engenuity Group, Inc.) issued on March 29, 2021 shall be satisfied at time of Civil/Utility application review.
17. No parking shall be allowed, under any circumstances, along the drive isle. Residents and guest parking shall only occur within designated parking stalls, private driveways and private garages.
18. At time of permitting, provide value of construction and number of construction jobs created to be included in CRA annual report.
19. Any existing or proposed utility box/cabinet shall be screened from view, Staff recommends wrapping the cabinets/box with a match design accordingly with the existing/proposed location.
20. Any existing or proposed utility easement shall not overlap more than 5' the landscape buffer.
21. 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"

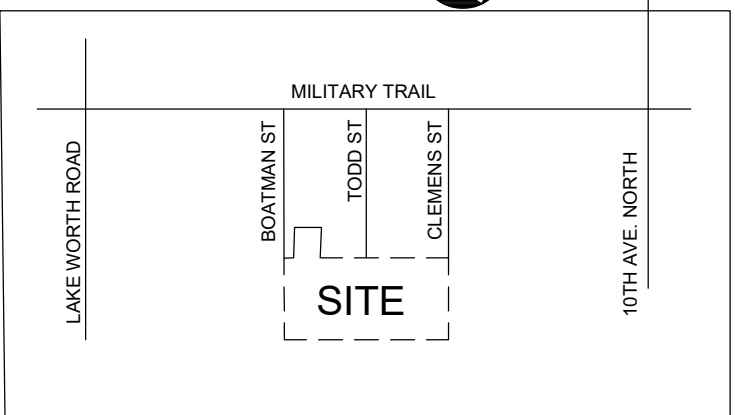
- "school age children may not be assigned to the public school closest to their residences. School Board policies regarding overcrowding or other boundary policy decisions affect school boundaries. Please contact the Palm Beach School District Boundary Office at (561)434-8100 for the most current school assignment(s)".
22. Photometric plans shall be approved by the Planning, Zoning and Building Department at time of permitting.
 23. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
 24. The mail pickup and delivery system shall be approved by the United States Postal Service.
 25. Irrigation plans shall be provided at the time of permitting. Non-potable water shall be used for the irrigation system per Village code.
 26. Provide permits from all applicable permitting agencies, including but not limited to, Lake Worth Drainage District, PBC Fire Department and Village of Palm Springs at the time of permitting.
 27. 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.
 28. A copy of the NPDES Notice of Intent for Generic Permit shall be submitted to the PZB Department at time of permitting.
 29. A stabilized surface shall be provided at all time during construction for access by emergency vehicles.
 30. All mechanical equipment's and above-ground infrastructure shall be screened from view.
 31. 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.
 32. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting as needed.
 33. All electric utilities shall be underground.

34. 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.
35. 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.
36. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
37. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy/Certificate of Completion of each improvement area.
38. Absolutely no occupancy, other than construction personnel, is permitted prior to TCO/CO.
39. Photometrics must be certified by an engineer prior to CO.
40. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
41. 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.
42. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
43. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
44. At the time of CO, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.

45. The School District has requested the Applicant offer a voluntary commitment to make a contribution of \$72,082.00 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 11, 2021.



LOCATION MAP



SITE DATA

NAME OF PROJECT BOATMAN HAMMOCK
PROPERTY CONTROL NUMBER 70-42-44-24-00-000-0570
70-42-44-24-32-010-0160

FEMA FLOOD ZONE X500
TRAFFIC ANALYSIS ZONE 325

EXISTING LAND USE DESIGNATION COMMERCIAL
EXISTING ZONING DISTRICT CG- COMMERCIAL GENERAL

FUTURE LAND USE DESIGNATION MEDIUM DENSITY RESIDENTIAL
PROPOSED ZONING RM- RESIDENTIAL MULTIPLE FAMILY
OVERLAY DISTRICT N/A

MAXIMUM BUILDING HEIGHT 27' - 3 5/16"
NUMBER OF STORIES 2
NUMBER OF BUILDINGS 9

TOTAL SITE AREA 5.44 AC
236,883.01 SF

BUILDING DATA
NUMBER OF MULTIFAMILY UNITS 54
OWNERSHIP FEE SIMPLE

PROJECT DENSITY 9.93 DU/AC

LAND USE
BUILDING LOT COVERAGE SF 56,061 AC 1.29 % 23.67%
VEHICULAR USE AREA SF 59,573 AC 1.37 % 25.15%
OPEN SPACE SF 121,249 AC 2.78 % 51.13%
TOTAL 236,883 5.44 100.00%

OPEN SPACE
MIN 35% 51.19%
82,909.00 121,248.70

RECREATION
MIN 20% OF OS 42.71%
16,581.80 33,365.10

LOT COVERAGE
IMPERVIOUS AREA SF 56,061 AC 1.29 % 23.67%
BUILDING LOT COVERAGE SF 59,573 AC 1.37 % 25.15%
VEHICULAR USE AREA SF 10,981 AC 0.25 % 4.64%
SIDEWALKS & HARDSCAPE SF 657 AC 0.02 % 0.28%
TOTAL IMPERVIOUS AREA 127,273 2.92 53.73%

PERVIOUS AREA
GREEN SPACE SF 94,460 AC 2.17 % 39.88%
RETENTION SF 15,150 AC 0.35 % 6.40%
TOTAL PERVIOUS AREA 109,610 2.52 46.27%

TOTAL SITE AREA 236,883 5.44 100.00%

PARKING DATA
RESIDENTIAL (2.5 PER UNIT) REQ 135 PROV 54
GARAGE 54
DRIVEWAY (TANDEN) 108
GUEST 25% (AT-GRADE) 34 27

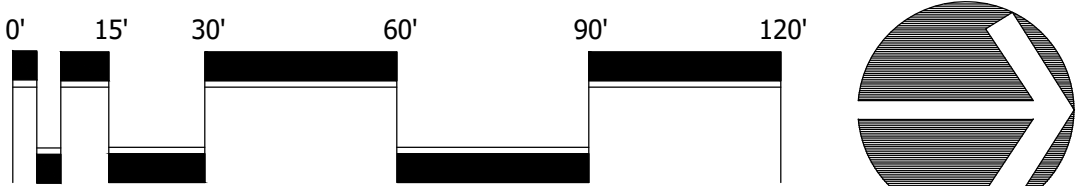
TOTAL 169 189

PEDESTRIAN AMENITIES
BENCH REQ 5 PROV 7
TRASH CAN 2 3
BIKE RACK 2 2

LEGEND

ADA	DISABLED	ADA SIGN
EX.	EXISTING	STOP SIGN
LB	LANDSCAPE BUFFER	PEDESTRIAN CROSSING SIGN
R	RADIUS	LIGHT POLE
SB	SETBACK	
TYP	TYPICAL	
ROW	RIGHT OF WAY	
TOB	TOP OF BANK	
EOW	EDGE OF WATER	

Site Plan



Scale: 1" = 30'

North

SETBACK CHART

	REQUIRED	PROPOSED
FRONT	25'	31'
SIDE (INTERIOR)	20'	21'
SIDE (STREET)	25'	74'
REAR	20'	22'
POOL (REAR)	25'	48'
POOL (SIDE)	12.5'	18'

PROPOSED WAIVERS

CODE SECTION	REQUIRED	PROVIDED	WAIVER
Sec. 34-164 - Required Foundation Plantings	For nonresidential and multifamily properties one acre or more, at least 25 percent of the linear feet of building facade facing a street shall be planted with trees, shrubs or hedges.	10% at a 4 ft x 20 ft sections.	For nonresidential and multifamily properties one acre or more, at least 25 percent of the linear feet of building facade facing a street shall be planted with trees, shrubs or hedges.
Sec. 34-1063(a)(1) - Performance standards.	Sidewalks on both sides of a street or primary driveway, interconnected with other pedestrianways and/or providing access to each building.	Sidewalk on one side of the primary driveway, interconnected with other pedestrianways.	Sidewalks on both sides of a street or primary driveway.
Sec. 34-768(1) - Property development regulations.	9,500 square feet of lot area per unit shall be required.	Average 1,715 square feet of lot area.	9,500 square feet of lot area per unit shall be required.

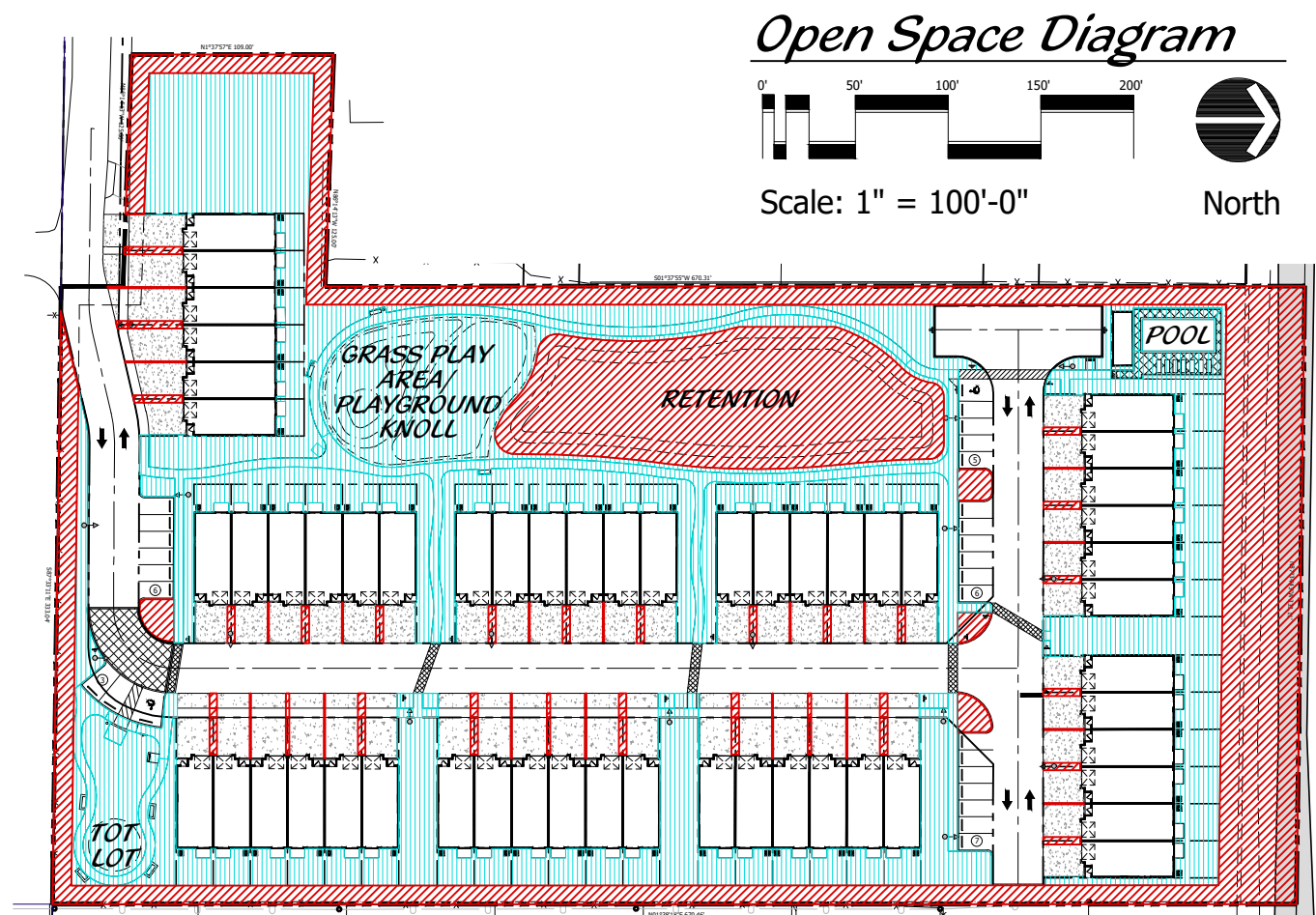
Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Boatman Hammock
Palm Springs, Florida

DESIGNED _____ DEH
DRAWN _____ RO/RNK
APPROVED _____ DEH
JOB NUMBER 20-0905
DATE 01-22-21
REVISIONS 02-25-21
03-16-21
05-04-21

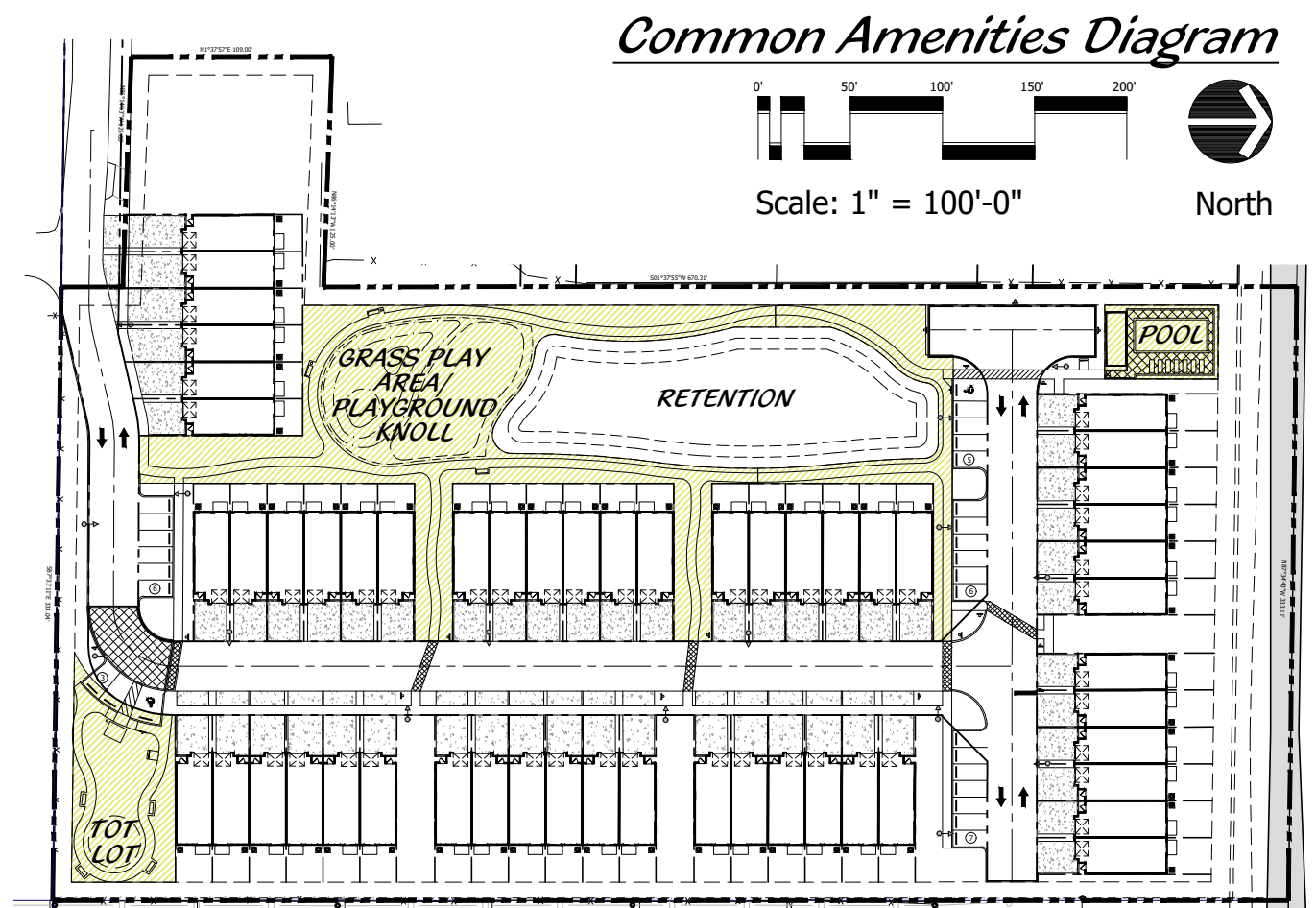
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Drawing: 20-0905 SP.DWG

SHEET 1 OF 2
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TOTAL OPEN SPACE:
 MIN: 82,909 SF = 35% OF SITE AREA
 PROV: 121,248 SF = 42.7% OF SITE AREA

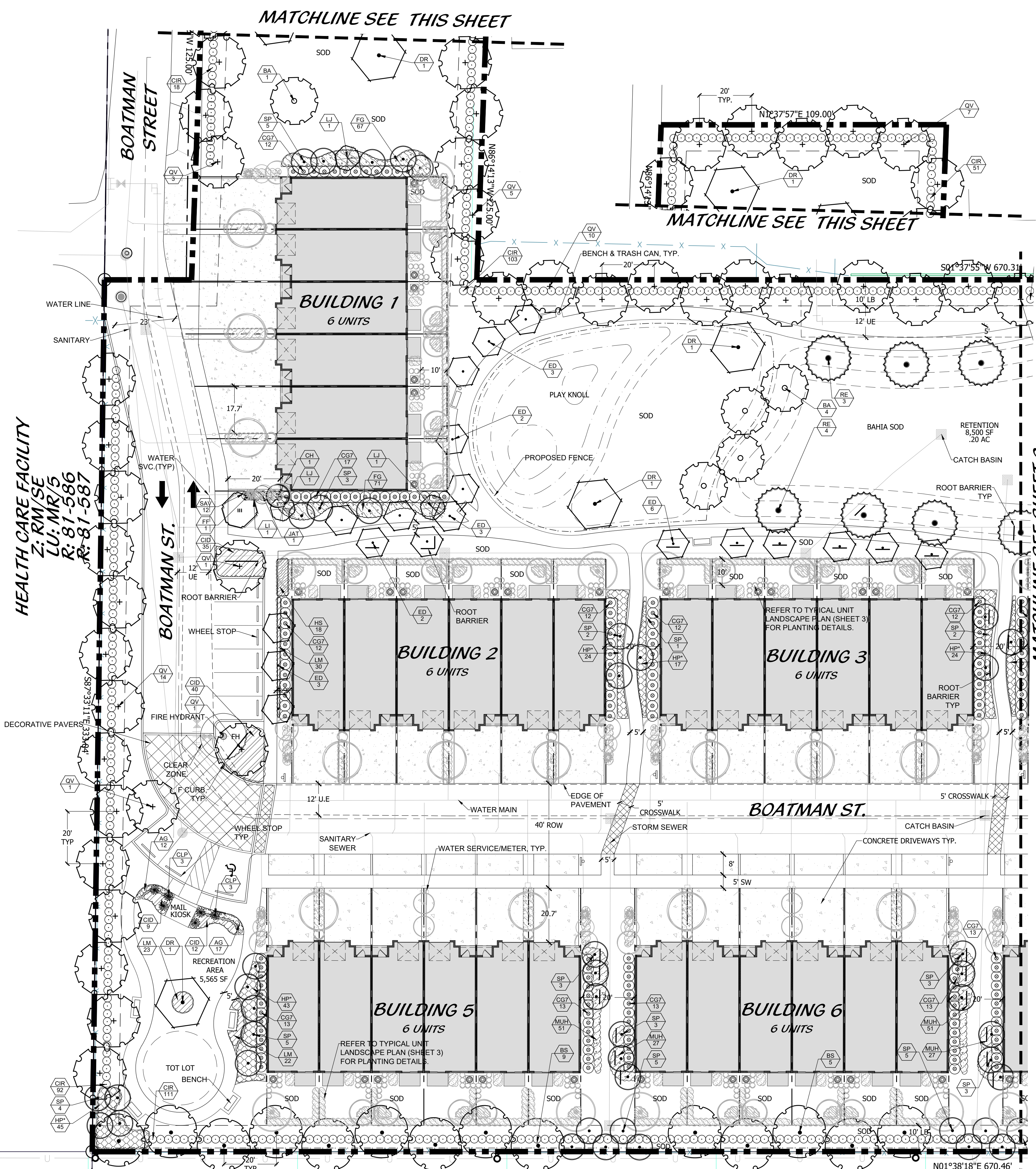
- RECREATIONAL OPEN SPACE:
 PROV: 70,271 SF = 58% OF TOTAL OPEN SPACE PROVIDED
- PASSIVE OPEN SPACE:
 PROV: 50,315 SF = 42% OF TOTAL OPEN SPACE PROVIDED



- COMMON AMENITIES:
 MIN. 16,581 SF = 20%
 (BASED ON MINIMUM OPEN SPACE REQUIRED.)
 PROV: 33,365 SF = 40%
 (BASED ON MINIMUM OPEN SPACE REQUIRED.)

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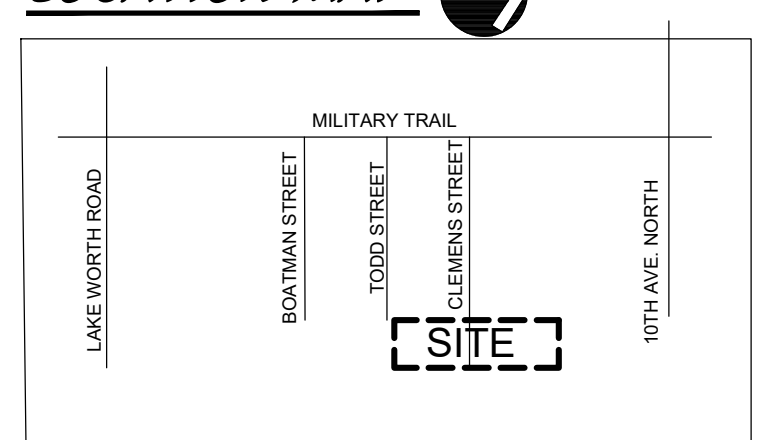
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LEGEND

ADA	DISABLED	HC SIGN
EX.	EXISTING	STOP SIGN
LB	LANDSCAPE BUFFER	PEDESTRIAN CROSSING
R	RADIUS	
SB	SETBACK	
TYP	TYPICAL	
ROW	RIGHT OF WAY	
TOB	TOP OF BANK	
EOW	EDGE OF WATER	

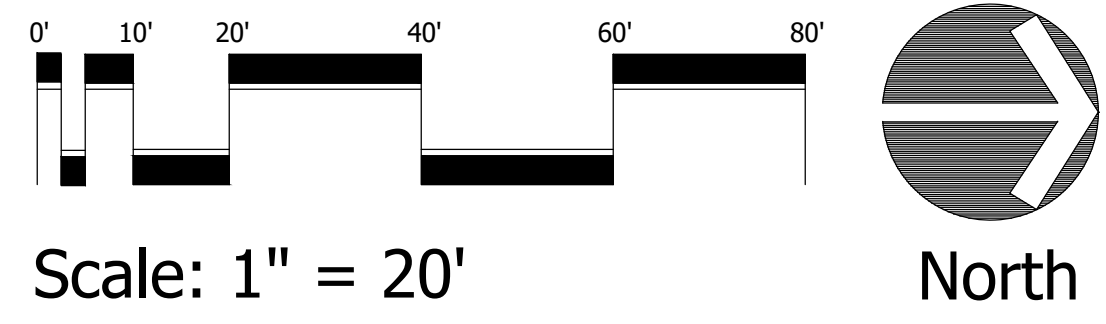
LOCATION MAP



LANDSCAPE DATA

NAME OF PROJECT	BOATMAN HAMMOCK
PROPERTY CONTROL NUMBER	70-42-44-24-00-000-5670
FEMA FLOOD ZONE	X500
TRAFFIC ANALYSIS ZONE	325
EXISTING LAND USE DESIGNATION	COMMERCIAL
EXISTING ZONING DISTRICT	CG- COMMERCIAL GENERAL
FUTURE LAND USE DESIGNATION	RESIDENTIAL MULTIFAMILY
PROPOSED ZONING	RM- RESIDENTIAL MULTIPLE FAMILY
OVERLAY DISTRICT	
MAXIMUM BUILDING HEIGHT	35'
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	9
TOTAL SITE AREA	5.44 AC 236,883.01 SF
BUILDING DATA	
NUMBER OF MULTIFAMILY UNITS	54
OWNERSHIP	FEE SIMPLE
PROJECT DENSITY	9.93 DU/AC
LAND USE	
BUILDING LOT COVERAGE	SF AC % 56,127 1.29 23.69%
VEHICULAR USE AREA	59,091 1.36 24.95%
OPEN SPACE	121,665 2.79 51.36%
TOTAL	236,883 5.44 100.00%
OPEN SPACE	
MIN	35.00% 51.36% 100.00%
PROV	78,114.00 95,223.16
RECREATION	
MIN	20.00% 42.71% 100.00%
PROV	15,622.80 33,365.10
LOT COVERAGE	
IMPERVIOUS AREA	
BUILDING LOT COVERAGE	SF AC % 56,127 1.29 23.69%
VEHICULAR USE AREA	59,091 1.36 24.95%
SIDEWALKS & HARDSCAPE	10,666 0.24 4.50%
POOL & SPA	657 0.02 0.28%
TOTAL IMPERVIOUS AREA	126,541 2.90 53.42%
PERVIOUS AREA	
GREEN SPACE	SF AC % 95,192 2.19 40.19%
RETENTION	15,150 0.35 6.40%
TOTAL PERVIOUS AREA	110,342 2.53 46.58%
TOTAL SITE AREA	236,883 5.44 100.00%
PARKING DATA	
RESIDENTIAL (2.5 PER UNIT)	REQ PROV 135 54
GARAGE	108
DRIVEWAY (TANDEM)	27
GUEST 25% (AT-GRADE)	34
TOTAL	169 189
PEDESTRIAN AMENITIES	
BENCH	REQ PROV 5 7
TRASH CAN	2 3
BIKE RACK	2 1
MINIMUM LANDSCAPE BUFFER WIDTHS	
ALL PROPERTY LINES (CATEGORY 2)	REQ PROV 10' 10'
REQUIRED PERIMETER BUFFER TREES	
NORTH PROPERTY LINE 458' (1 TREE EVERY 20')	REQ PROV 23 19 TREES, 12 PALMS
SOUTH PROPERTY LINE 458' (1 TREE EVERY 20')	23 20 TREES, 4 PALMS
WEST PROPERTY LINE 333' (1 TREE EVERY 20')	34 27 TREES, 13 PALMS
EAST PROPERTY LINE 333' (1 TREE EVERY 20')	34 30 TREES, 4 PALMS
ALL PROPERTY LINES REQUIRE 36" HT. CONTINUOUS HEDGE	YES YES
VEHICULAR USE AREA TREES	
TERMINAL ISLAND TREES (1 TREE PER ISLAND)	REQ PROV 9 9
NET LOT AREA TREE & SHRUB REQUIREMENT	
TREES (1 PER 1,500 SF OF OPEN SPACE) RESIDENTIAL	REQ PROV 81 37 TREES, 37 PALMS
NATIVE TREES & SHRUBS	
PERCENT NATIVE OR DROUGHT TOLERANT TREES	REQ PROV 50% 68%
PERCENT NATIVE OR DROUGHT TOLERANT TREES	50% 97%
PERCENT NATIVE OR DROUGHT TOLERANT SHRUBS	50% 61%

Landscape Plan



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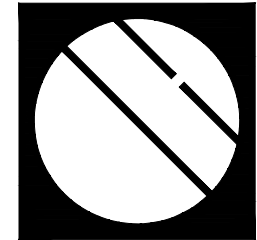
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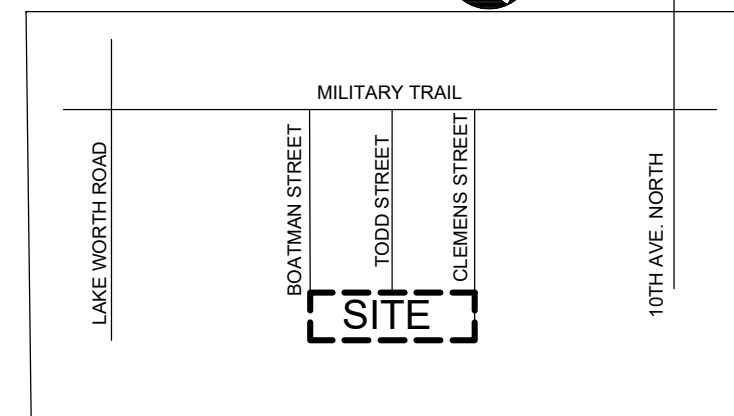
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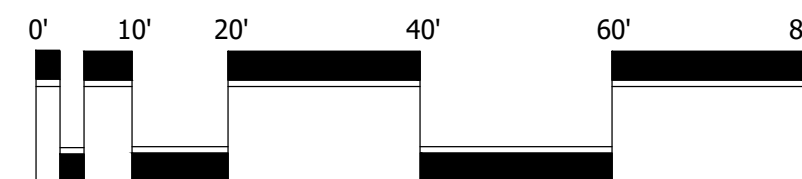
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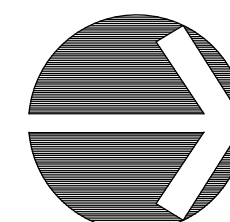
LEGEND

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EX	EXISTING	STOP SIGN
LB	LANDSCAPE BUFFER	PEDESTRIAN CROSSING
R	RADIUS	
SB	SETBACK	
TYP	TYPICAL	
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EOW	EDGE OF WATER	

Landscape Plan

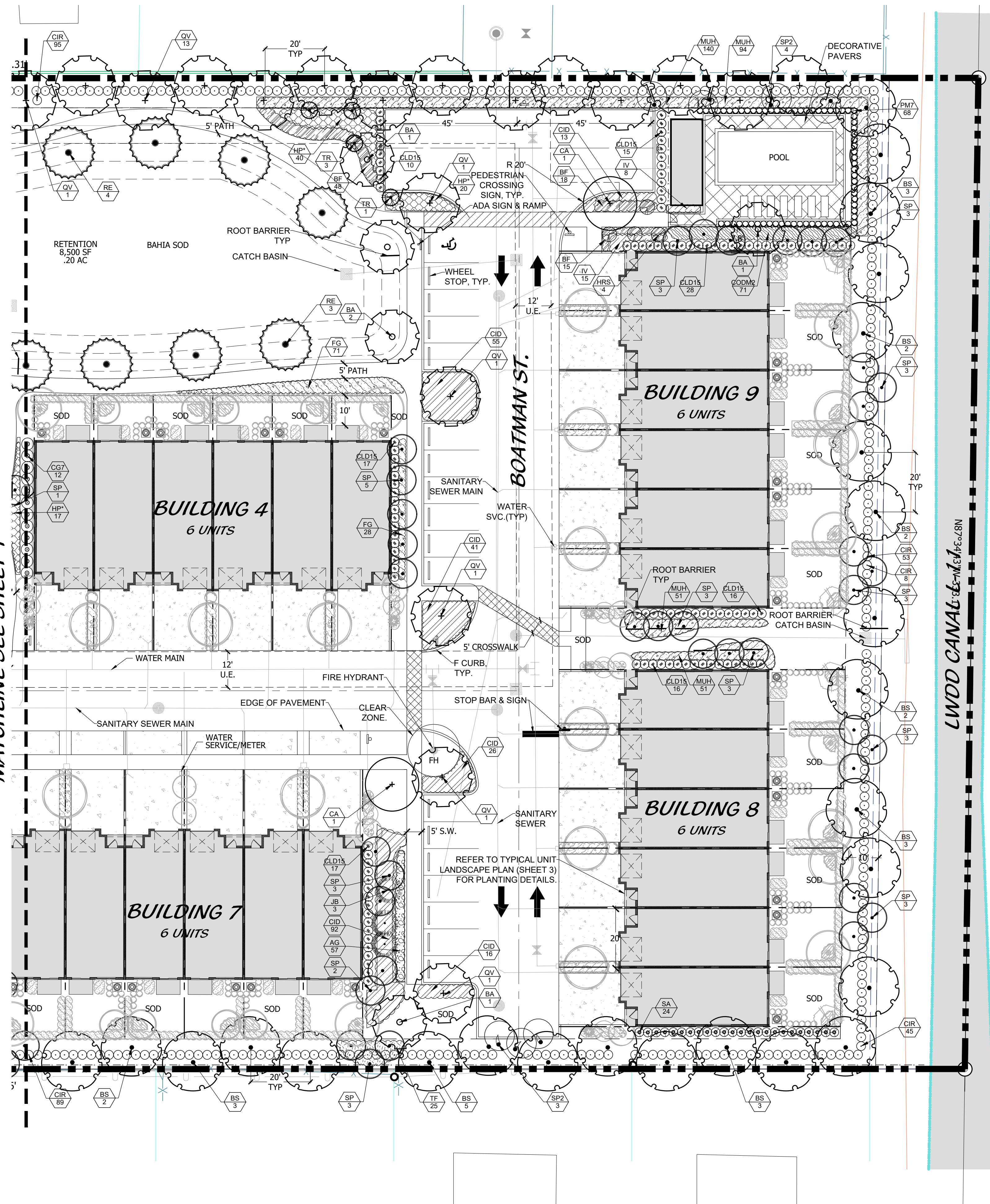


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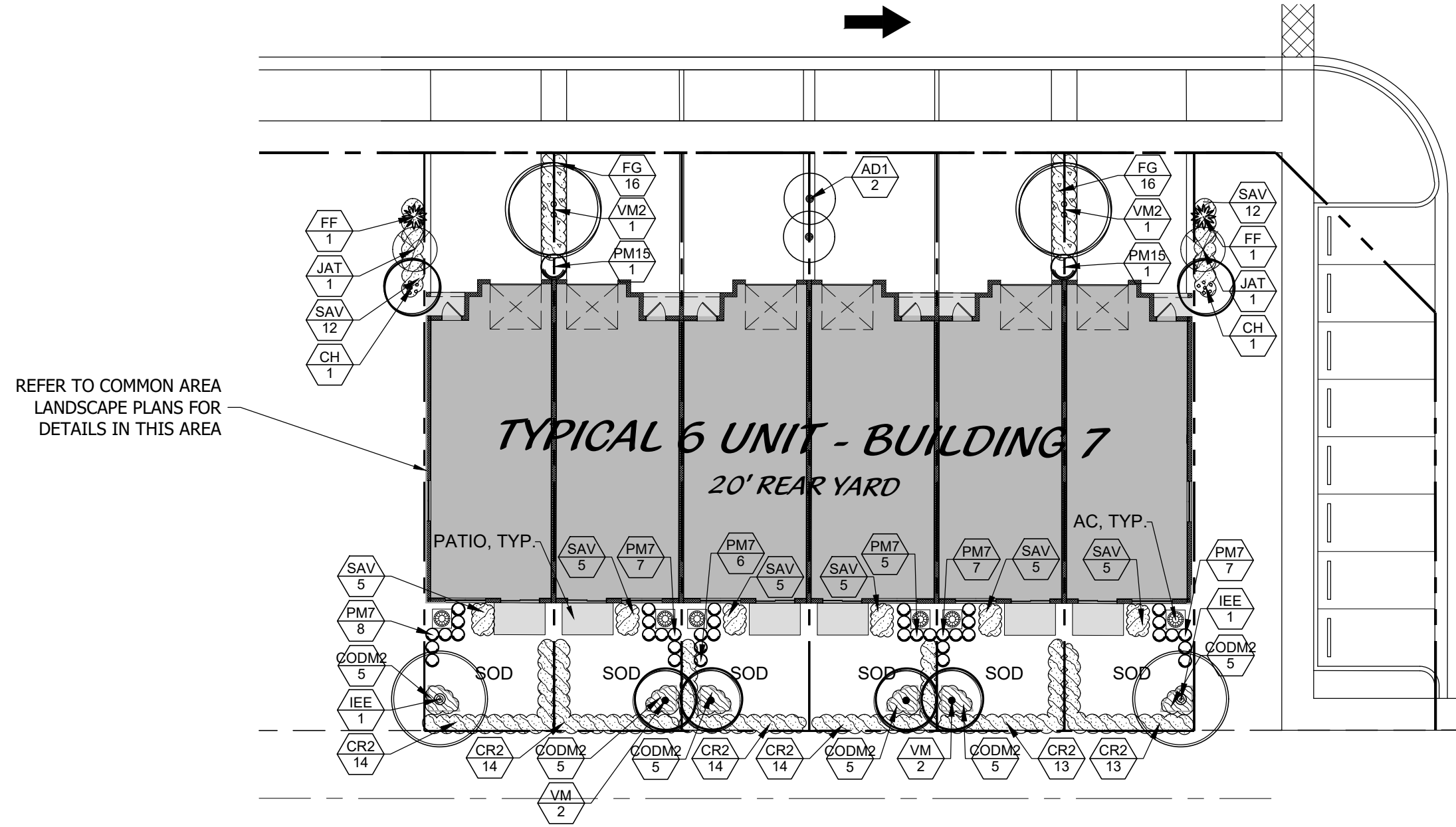
North

MATCHLINE SEE SHEET 1



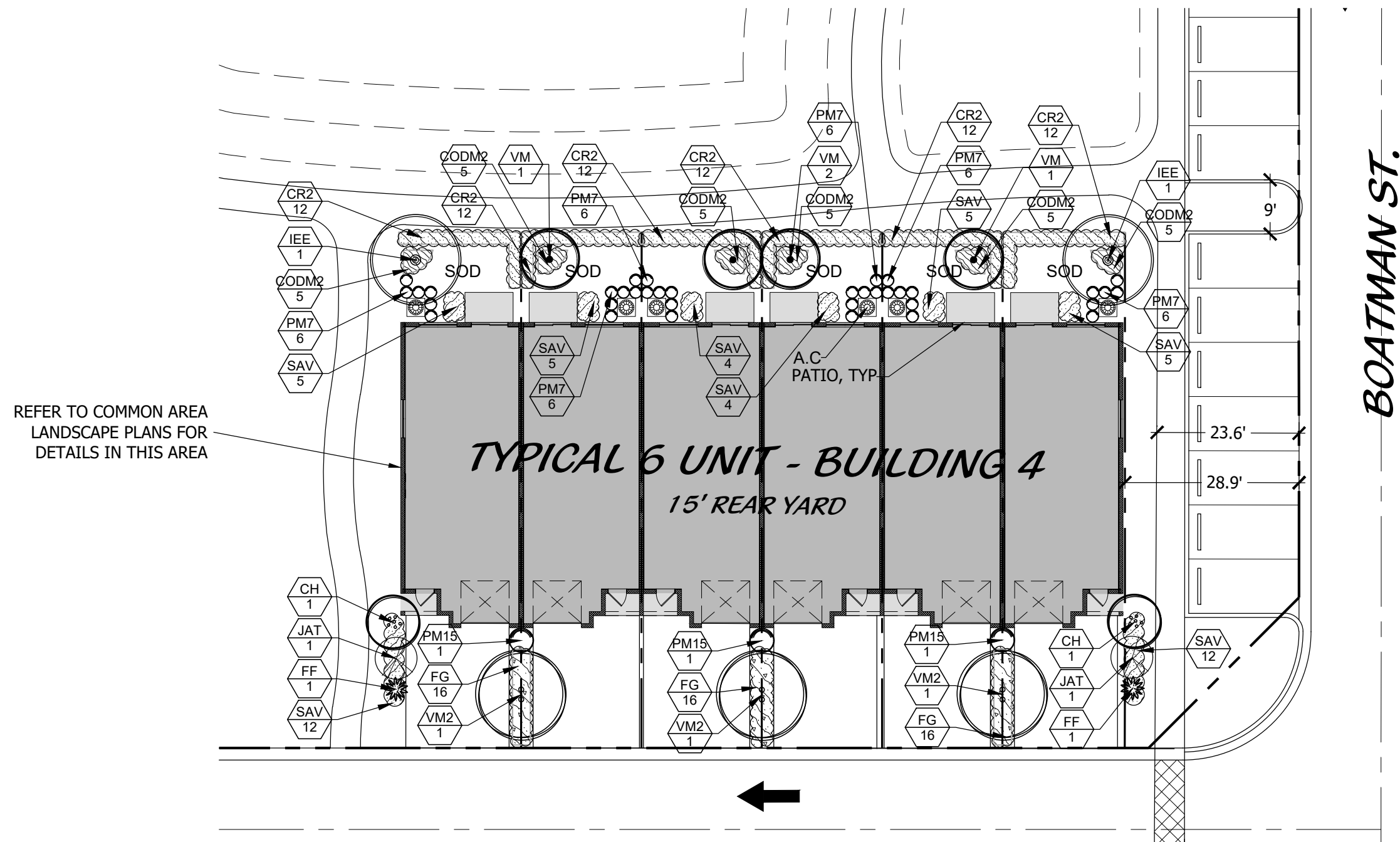
MULTIFAMILY RESIDENTIAL
Z: RM
LU: MR/5
1 DU/AC

TOB
EOW



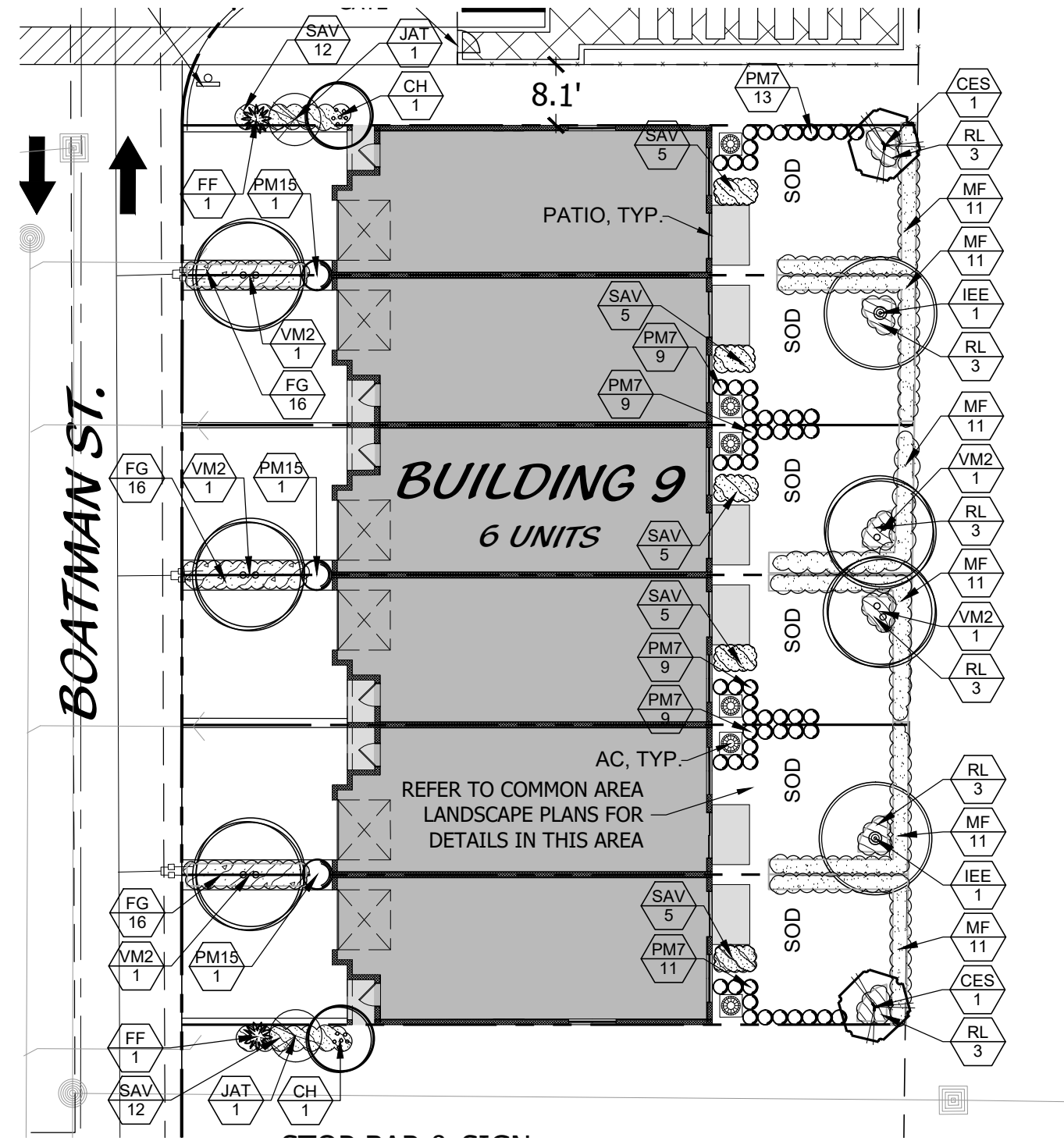
PLANT SCHEDULE - TYPICAL 6 UNIT BUILDING 15' REAR YARD

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
IEE	2	ILEX X ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	45 GAL	2" CAL	12' O.A. HT	Y	N	FULL CANOPY
JAT	2	JATROPHA INTEGRIFOLIA	JATROPHA	25 GAL	1.5" CAL	5' O.A. MULTI STEM	N	N	FULL & THICK, FLORIDA FANCY.
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
CH	2	CHAMAEOROPS HUMILIS	EUROPEAN FAN PALM	30 GAL	N.A.	4'-5' O.A.	N	N	MULTI TRUNK, FULL CANOPY.
AD1	2	AD1A MONTGOMERYANA	MONTGOMERY PALM	30 GAL	N.A.	10' O.A.	N	N	FULL CANOPY, SINGLE TRUNK.
VM2	2	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	5 gal	N.A.	12'-14' O.A. HT	N	N	DOUBLE TRUNK, FULL CANOPY.
VM	4	VEITCHIA MONTGOMERYANA ~	MONTGOMERY PALM	5 gal	N.A.	12'-14' O.A. HT	N	N	SINGLE TRUNK, FULL CANOPY.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS
FF	2	FURCRAEA FORTIDA	FALSE AGAVE	7 gal	3" O.A.	A.S.	N	N	FULL & THICK
PM15	2	PODOCARPUS MACROPHYLLUS	PODOCARPUS	15 GAL	4'-5" O.A.	A.S.	N	N	FULL & THICK
PM7	40	PODOCARPUS MACROPHYLLUS	PODOCARPUS	7 gal	6"	2' O.C.	N	N	FULL & THICK
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS
CR2	82	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL	24" X 24"	30" O.C.	Y	N	FULL & THICK
CR2	30	CODIAEUM VARIGATUM 'MANGO'	MANGO CROTON	7 GAL	24" X 24"	24" O.C.	N	N	FULL & THICK
FG	32	FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	12" X 12"	24" O.C.	N	N	FULL AND THICK
SAV	54	SCHEFFELERA ARBORICOLA 'TRINETTE'	DWARF VARIEGATED SCHEFFELERA	3 GAL	18" X 18"	2' O.C.	N	N	FULL & THICK



PLANT SCHEDULE - TYPICAL 6 UNIT BUILDING 20' REAR YARD

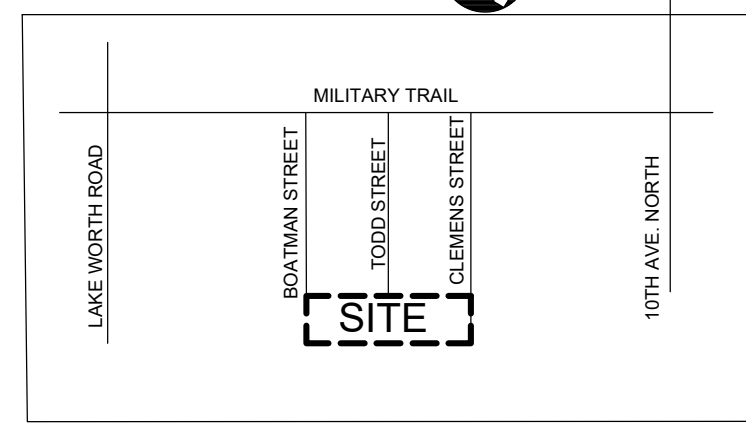
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
IEE	2	ILEX X ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	45 GAL	2" CAL	12' O.A. HT	Y	N	FULL CANOPY
JAT	2	JATROPHA INTEGRIFOLIA	JATROPHA	25 GAL	1.5" CAL	5' O.A. MULTI STEM	N	N	FULL & THICK, FLORIDA FANCY.
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
CH	2	CHAMAEOROPS HUMILIS	EUROPEAN FAN PALM	30 GAL	N.A.	4'-5' O.A.	N	N	MULTI TRUNK, FULL CANOPY.
VM2	3	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	30 GAL	N.A.	10' O.A.	N	N	DOUBLE TRUNK, FULL CANOPY.
VM	4	VEITCHIA MONTGOMERYANA ~	MONTGOMERY PALM	5 gal	N.A.	12'-14' O.A. HT	N	N	SINGLE TRUNK, FULL CANOPY.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS
FF	2	FURCRAEA FORTIDA	FALSE AGAVE	7 gal	3" O.A.	A.S.	N	N	FULL & THICK
PM15	3	PODOCARPUS MACROPHYLLUS	PODOCARPUS	15 GAL	4'-5" O.A.	A.S.	N	N	FULL & THICK
PM7	36	PODOCARPUS MACROPHYLLUS	PODOCARPUS	7 gal	6"	2' O.C.	N	N	FULL & THICK
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS
CR2	72	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL	24" X 24"	30" O.C.	Y	N	FULL & THICK
CR2	30	CODIAEUM VARIGATUM 'MANGO'	MANGO CROTON	7 GAL	24" X 24"	24" O.C.	N	N	FULL & THICK
FG	48	FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	12" X 12"	24" O.C.	N	N	FULL AND THICK
SAV	52	SCHEFFELERA ARBORICOLA 'TRINETTE'	DWARF VARIEGATED SCHEFFELERA	3 GAL	18" X 18"	2' O.C.	N	N	FULL & THICK



PLANT SCHEDULE - TYPICAL 6 UNIT BUILDING 26' REAR YARD

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
CES	2	CONCARPUS ERECTUS	GREEN BUTTWOOD	45 GAL	2" CAL	12' O.A. HT	Y	N	FULL CANOPY, STD., LIMB UP 5'
IEE	2	ILEX X ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	45 GAL	2" CAL	12' O.A. HT	Y	N	FULL CANOPY
JAT	2	JATROPHA INTEGRIFOLIA	JATROPHA	25 GAL	1.5" CAL	5' O.A. MULTI STEM	N	N	FULL & THICK, FLORIDA FANCY.
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
CH	2	CHAMAEOROPS HUMILIS	EUROPEAN FAN PALM	30 GAL	N.A.	4'-5' O.A.	N	N	MULTI TRUNK, FULL CANOPY.
VM2	5	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	30 GAL	N.A.	10' O.A.	N	N	DOUBLE TRUNK, FULL CANOPY.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS
FF	2	FURCRAEA FORTIDA	FALSE AGAVE	7 gal	3" O.A.	A.S.	N	N	FULL & THICK
PM15	3	PODOCARPUS MACROPHYLLUS	PODOCARPUS	15 GAL	4'-5" O.A.	A.S.	N	N	FULL AND THICK
PM7	60	PODOCARPUS MACROPHYLLUS	PODOCARPUS	7 gal	6"	2' O.C.	N	N	FULL & THICK
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS
FG	48	FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	12" X 12"	24" O.C.	N	N	FULL AND THICK
HF	66	MORCINETHES FRAGRANS	SINSON'S STORPER	3 gal	24" X 24"	36" O.C.	N	N	FULL & THICK
RL	18	RONDELETTA LEUCOPHYLLA	PANAMA ROSE	3 gal	18" X 18"	30" O.C.	N	N	FULL & THICK
SAV	49	SCHEFFELERA ARBORICOLA 'TRINETTE'	DWARF VARIEGATED SCHEFFELERA	3 GAL	18" X 18"	2' O.C.	N	N	FULL & THICK

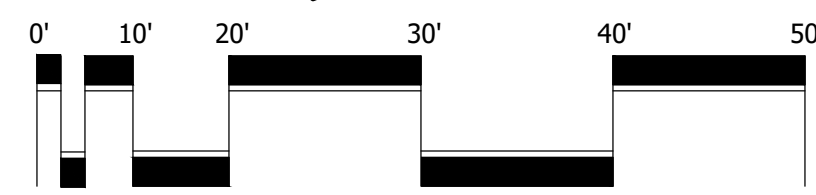
LOCATION MAP



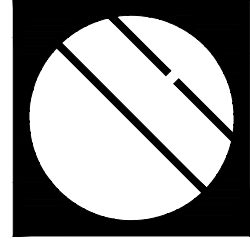
LEGEND

ADA	DISABLED	HC SIGN
EX	EXISTING	STOP SIGN
LB	LANDSCAPE BUFFER	PEDESTRIAN CROSSING
R	RADIUS	
SB	SETBACK	
TYP	TYPICAL	
ROW	RIGHT OF WAY	
TOR	TOP OF BANK	
EOW	EDGE OF WATER	

Typical Unit Landscape Plan



Scale: 1" = 20'



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SHEET 3 OF 4

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LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

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

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS: PLANT SPECIES AND SIZES SHALL CORRESPOND TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADING STANDARDS FOR NURSERY PLANTS PARTS 1 & 2, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

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

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING, IE. ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL MUST NOT CONTAIN MORE THAN 10% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

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

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (SAGFORM OR EQUAL) 2 1/2" SAGRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
2 GAL.	1/2 LB.	2
3 GAL.	3/4 LB.	3
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

FLORIDA EAST COAST PALM SPECIAL SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

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

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

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

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

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

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

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

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

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

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

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

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

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

PLANT LIST

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	LOW MAINT	REMARKS
BA	10	BULNESIA ARBOREA	VERAWOOD	45 GAL. OR F.G.	2.5" GAL	12'-14" HT, 6'-8" SPRD	N	SINGLE STRAIGHT TRUNK. FULL CANOPY.
BS	39	BURSERA SIMARUBA	GUMBO LIMBO	45 GAL. OR F.G.	2.5-3" CAL.	12'-14" O.A. HT., 6'-8" SPD.	N	FULL CANOPY
CA	2	CALOPHYLLUM BRASILINSE	BRAZILIAN BEAUTY LEAF	30 GAL. OR F.G.	2" CAL	12' HT X 5' SPRD	N	FULL CANOPY
DR	5	DELOXIS REGIA	ROYAL POINCIANA	45 gal	2.5" CAL	14'-16" OA HT.	N	SINGLE STRAIGHT TRUNK. FULL CANOPY. FLORIDA FANCY.
ED	19	ELAEOCARPUS DECIPENS	JAPANESE BLUEBERRY TREE	45 GAL. OR F.G.	N.A.	12'-14" x 5' SPRD.	N	FULL & THICK CANOPY, SHEARED CONICAL SHAPE. FLORIDA FANCY. 4" CT SINGLE STRAIGHT TRUNK. MATCHED.
HRS	4	HIBISCUS STANDARD	HIBISCUS TREE	15 gal	N.A.	6' O.A. STANDARD	N	FULL & THICK, FLORIDA FANCY.
JAT	1	JATROPHA INTEGERIMA	JATROPHA	25 GAL	1.5" CAL	5' OA MULTI STEM	N	FULL & THICK, FLORIDA FANCY.
JB	3	JUNIPERUS SILICICOLA 'BRODIE'	BRODIE SOUTHERN RED CEDAR	45 gal	N.A.	12' O.A.	N	FULL & THICK, FULL TO BASE.
LJ	1	LAGERSTROMIA INDICA 'MUSKOGEE' OR 'TUSKEGEE'	CREPE MYRTLE	30 GAL	1.5" CAL	12' HT X 4' SPRD	Y	MULTI, LIMB UP 5'. CHERRY LAKE NURSERY.
LQ	3	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	45 GAL. OR F.G.	3 TRK MIN., 1"-2" CAL. EA.	6' HT., 6' SPD.	N	FULL CANOPY, MULTI TRUNK, LIMB UP 3'.
LV	61	QUERCUS VIRGINIANA	LIVE OAK	45 GAL. OR F.G.	2" CAL. MIN	12'-14" OA	Y	FULL CANOPY, FL #1
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	LOW MAINT	REMARKS
CH	1	CHAMAEOROPS HUMILIS	EUROPEAN FAN PALM	30 GAL	N.A.	4'-5' O.A.	N	MULTI TRUNK, FULL CANOPY.
RE	14	ROYSTONEA ELATA	ROYAL PALM * *	FIELD GROWN	N.A.	8' GW, 16" CT, 24" OA	Y	FULL CANOPY. MATCHED.
SP	82	SABAL PALMETTO	SABAL PALM	FIELD GROWN	N/A	18', 22', 26" OA STGG	Y	SILK TRUNK, STRAIGHT, SEE PLAN FOR OVERALL HEIGHTS
SP2	7	SABAL PALMETTO	CURVED CABBAGE PALM	N.A.	N.A.	14'-16" OA	Y	STRONG, UNIQUE CURVES, SILK TRUNKS
TR	4	THRINAX RADIATA	TRIPLER THATCH PALM	FIELD GROWN	N.A.	7'-8" HT X 3'-4" SPRD	Y	FULL & THICK
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	LOW MAINT	REMARKS
CIR	665	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	7 GAL	30" X 24"	A.S.	Y	FULL & THICK
CLD15	119	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	15 gal	30"X30"	3" O.C.	Y	FULL & THICK, FLORIDA FANCY
CD7	154	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 gal	#7, 3" X 2"	A.S.	Y	FULL TO BASE
OLP	6	CRinum ASIATICUM 'QUEEN EMMA'	RED CRinum LILLY	15 GAL.	15 GAL.	3" O.A.	Y	FULL & THICK
FF	1	FURCRAEA FOETIDA	FALSE AGAVE	7 gal.	3" O.A.	A.S.	N	FULL & THICK
PM7	68	PODOCARPUS MACROPHYLLUS	PODOCARPUS	7 gal	6"	2" O.C.	N	FULL & THICK
SA	24	SCHEFFLERA 'TRINETTE'	TRINETTE	3 GAL	1.5' X 1.5'	2" O.C.	Y	FULL & THICK
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	LOW MAINT	REMARKS
AG	86	ARACHIS GLABRATA	PERENNIA PEANUT	4" POT	6" X 6"	12" OC	N	
BF	81	BULBINE FRUTESCENS	STALKED BULBINE	3 GAL	12" x 12"	24" OC	Y	
CID	339	CHRYSOBALANUS ICACO 'HORIZONTAL'	DWARF COCOPLUM	3 GAL	12" x 12"	24" O.C.	Y	FULL & THICK, NOT STRETCHED, FLORIDA FANCY
CODM2	71	CODIAEUM VARIGATUM 'MANGO'	MANGO CROTON	7 GAL	24" X 24"	24" O.C.	N	FULL & THICK
FG	237	FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	7 GAL	12" x 12"	24" O.C.	Y	FULL AND THICK
FRB	236	HAMELIA PATENS	FIREBUSH	3 GAL	18" X18"	30" O.C.	Y	FULL & THICK
HS	18	HIBISCUS RED 'SEMINOLE PINK'	SEMINOLE PINK HIBISCUS	1 GAL	24" X 24"	24" O.C.	Y	FULL & THICK
IV	23	ILEX VOMITORIA 'SHILLINGS DWARF'	DWARF YAUPOIN HOLLY	3 GAL	15" X 15"	24" OC	N	FULL & THICK
LM	75	LIRIOPE MUSCARI	LIRIOPE	3 gal	12" x 12"	18" O.C.	Y	FULL & THICK
MJM	492	MUHLENBERGIA CAPILLARIS	MUNLEY GRASS	3 GAL	18" X 12"	24" O.C.	Y	FULL & THICK
SAV	12	SCHEFFLERA ARBORICOLA 'TRINETTE'	DWARF VARIEGATED SCHEFFLERA	3 GAL	18" X18"	24" OC	N	FULL & THICK
TF	25	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3 GAL	24" X 24"	30" OC	Y	

LANDSCAPE NOTES

ALL PROPOSED PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DESCRIBED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS 1 AND 2, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICE.

ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED MULCH.

ALL PLANT MATERIAL SHALL BE PRUNED, IF NEEDED, TO ACHIEVE THE SHAPE AND FORM CHARACTERISTIC TO THEIR DESIGN INTENT. PRUNING TO BE IN STRICT ACCORDANCE WITH ISA STANDARDS.

ALL SOD OR SEED SHALL BE CERTIFIED (IF APPLICABLE) AND WEED AND INSECT FREE.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH PLAN INSTALLATION

CALL SUNSHINE ONE CALL SERVICE FOR UNDERGROUND UTILITY LOCATIONS 48 HOURS PRIOR TO ANY EXCAVATION OF DIGGING 1-800-432-4470.

LANDSCAPE AND/OR SOD SHALL BE PLACED TO THE EDGE OF PAVEMENT FROM VEHICULAR AREAS, ADJACENT TO CANAL BANKS, LAKES OR OTHER LANDSCAPE AREAS.

ALL MECHANICAL EQUIPMENT, IRRIGATION PUMPS, FPL TRANSFORMERS, POOL PUMPS, ECT. SHALL BE SCREENED ON A MINIMUM OF THREE SIDES BY LANDSCAPE SHRUBS.

CORNER CLIP AND VISIBILITY TRIANGLES SHALL BE MAINTAINED FOR CLEAR SIGN VISIBILITY FROM THIRTY (30) INCHES TO EIGHT FEET HIGH (TREE AND PALM TRUNKS EXCLUDED).

ROOT BARRIERS SHALL BE INSTALLED WHERE REQUIRED BY LOCAL UTILITY COMPANY OR OTHER REGULATING AGENCIES.

WHERE FICUS SPECIES ARE USED, APPROPRIATE SETBACKS AND SAFEGUARDS (ROOT BARRIERS) SHALL BE REQUIRED.

ALL TREES AND PALMS SHALL BE STAKED/GUYED IN ACCORDANCE WITH THE SPECIFICATIONS AND PLANTING DETAILS.

ALL PLANTING BEDS SHALL BE SHAPED AND SLOPED TO PROVIDE PROPER DRAINAGE.

LOCAL UTILITY AND FIRE RESCUE CLEARANCE ZONES SHALL BE PROVIDED AROUND ALL ABOVE GROUND OR AT GRADE METERS AND EQUIPMENT.

STREET TREE LOCATIONS SHALL BE COORDINATED WITH DRIVEWAYS, STREET LIGHTS, UTILITIES AND FIRE HYDRANTS.

THERE SHALL BE A MINIMUM SIX FEET SEPARATION BETWEEN LANDSCAPE AND UTILITIES. LANDSCAPE PLANTING SHALL BE IN CONFORMANCE WITH FPL GUIDELINES FOR SETBACKS FROM OVERHEAD UTILITY LINES.

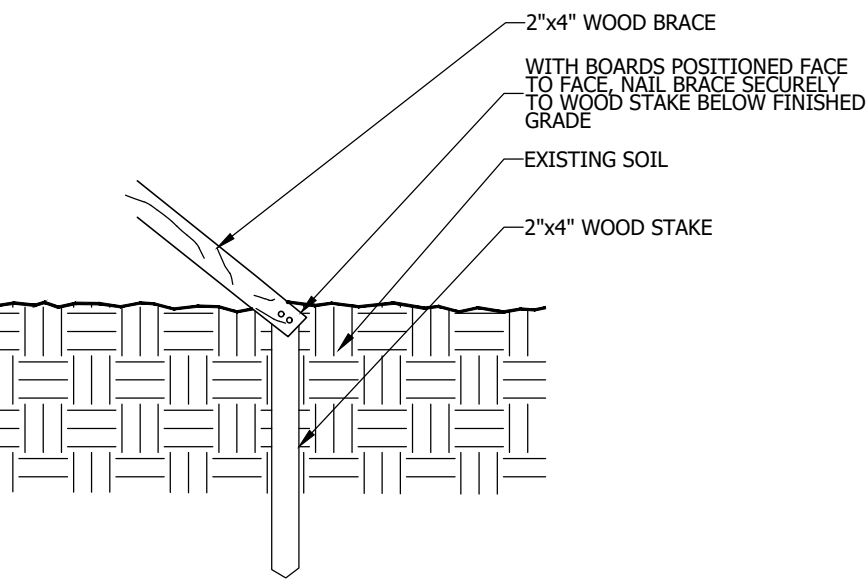
ALL PLANTING AREA SHALL BE EXCAVATED TO A DEPTH OF 30" MINIMUM AND BACKFILLED WITH A SOIL MIX CONSISTING OF 1/2 NATIVE SOIL, 1/2 CLEAN SAND AND 1/2 COMPOSED COW MANURE OR COMPARABLE COMPOSED ORGANIC MATERIAL.

EASEMENTS SHALL NOT ENCRoACH LANDSCAPE BUFFERS MORE THAN FIVE FEET.

FDOT TYPE D OR F CURBS SHALL BE PROVIDED ALONG THE PERIMETER OF ALL LANDSCAPE, OPEN SPACE, DRAINAGE AND GRADED AREAS ADJACENT TO PAVED VEHICULAR USE AREAS, EXCEPT WHERE WHEEL STOPS ARE PROVIDED.

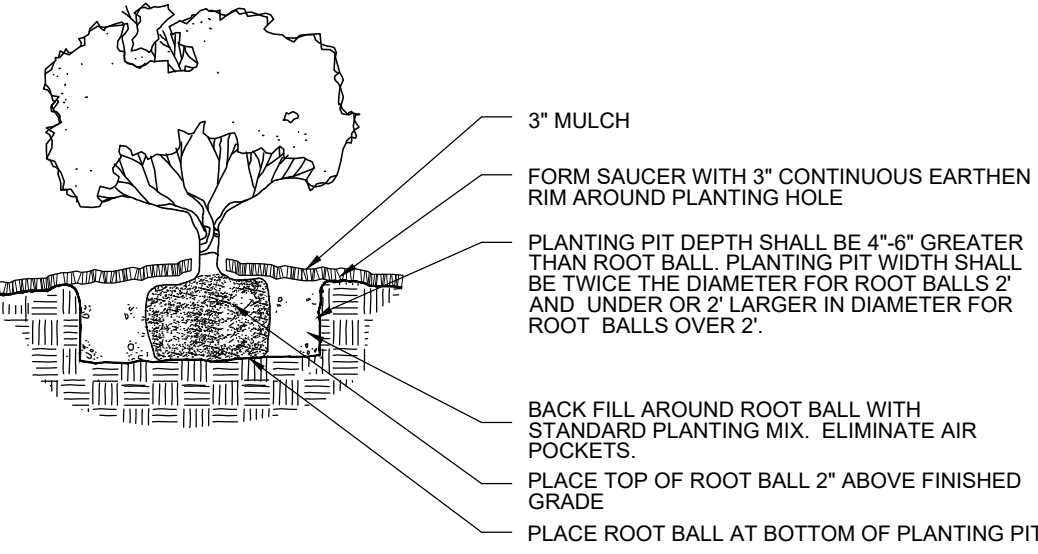
CORNER CLIPS AND VISIBILITY TRIANGLES SHALL BE MAINTAINED CLEAR OF VEGETATION TO PROVIDE UNOBSTRUCTED VISIBILITY BETWEEN 30" AND 8" ABOVE CROWN OF PAVEMENT.

LIGHT POLES, FIRE HYDRANTS, ELECTRICAL/MECHANICAL EQUIPMENT, SIGNS, DRAINAGE STRUCTURES, ECT. SHALL BE INTERFERE WITH LANDSCAPING IN TERMINAL ISLANDS, INTERIOR ISLANDS, MEDIANS, DIAMONDS, BUFFERS OR OTHER LANDSCAPED AREAS.

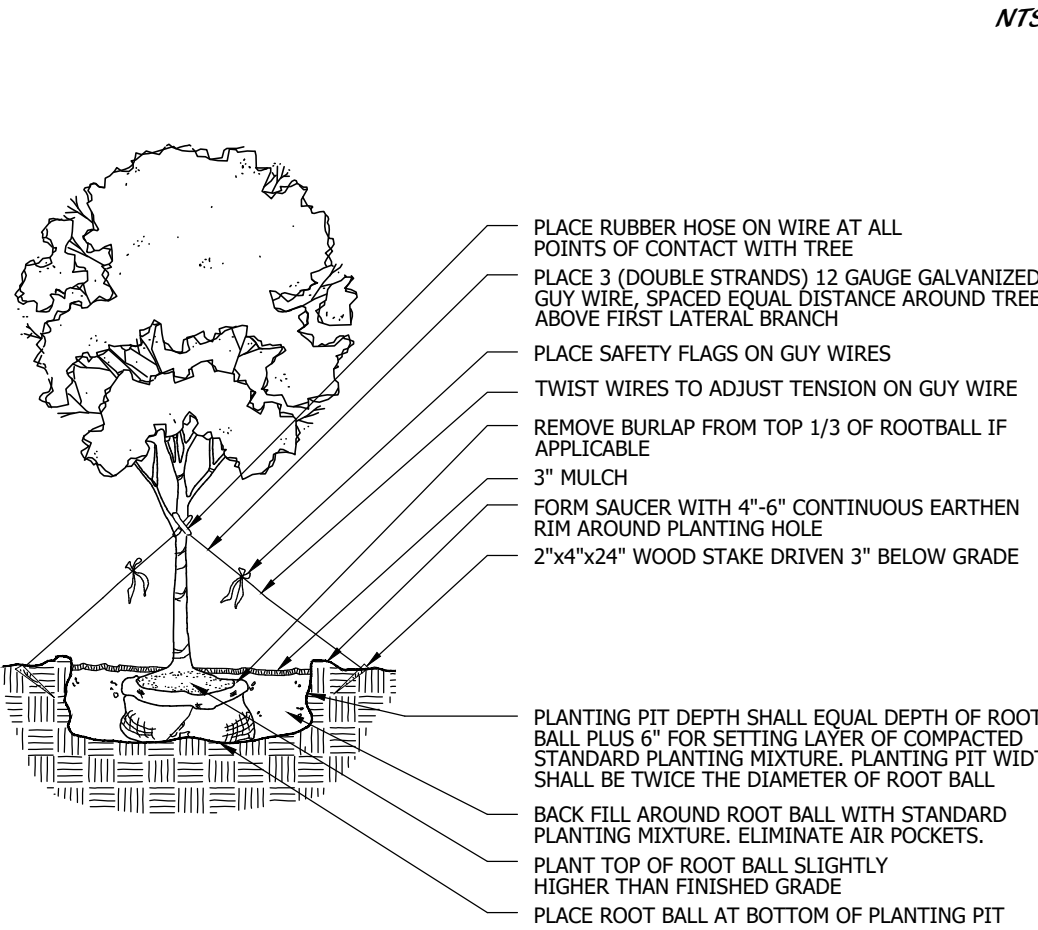


WOOD STAKING DETAIL

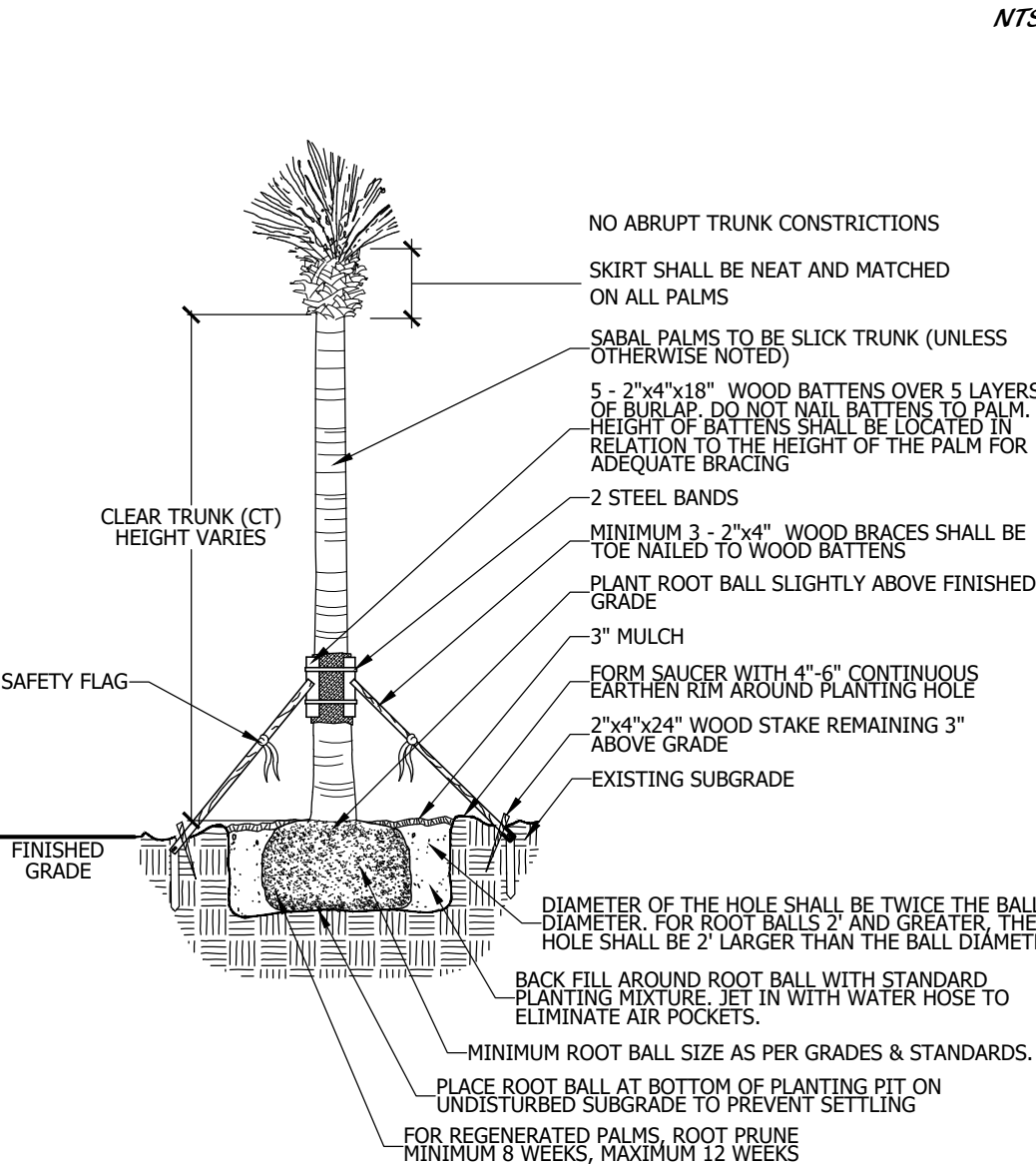
PLANTING DETAILS



SHRUB/GROUNDCOVER PLANTING DETAIL



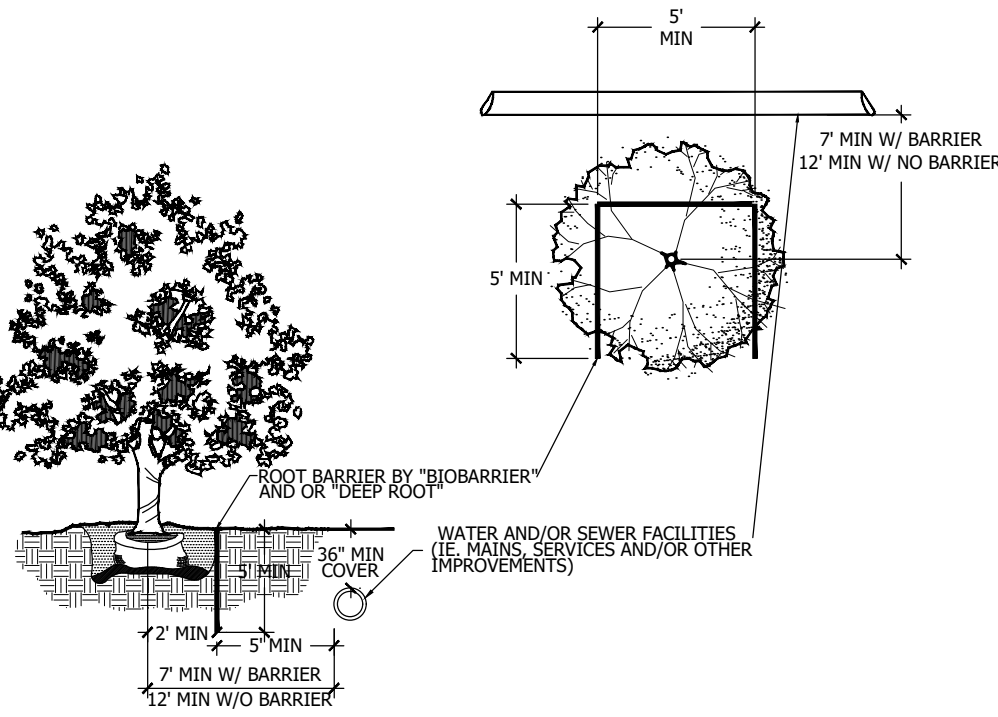
LARGE TREE PLANTING DETAIL



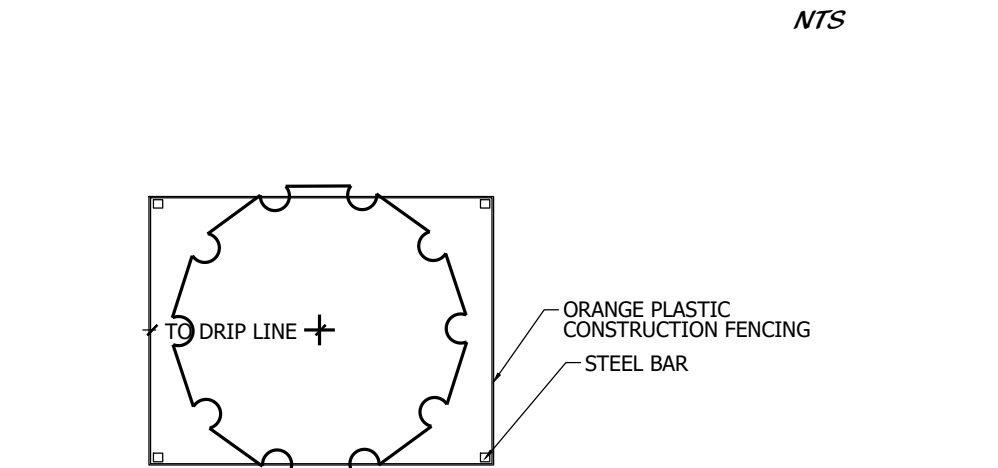
SABAL PALM PLANTING DETAIL

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 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 SHOW HEREON.

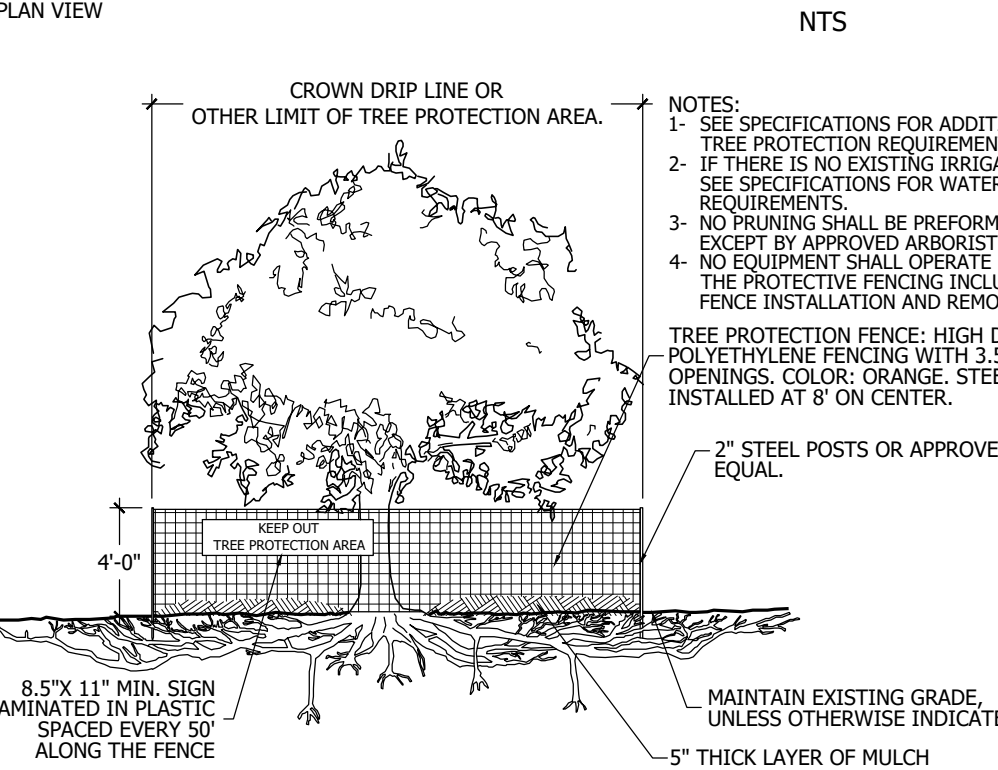
ADDITIONALLY, TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND /OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE SHALL BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS. PER SEC. 34-189, ALL TREES WITH ROOTS KNOWN TO CAUSE DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED CLOSER THAN 12' TO SUCH PUBLIC IMPROVEMENTS UNLESS THE TREE ROOT SYSTEM IS COMPLETELY CONTAINED WITHIN A BARRIER FOR WHICH THE MINIMUM INTERIOR DIMENSIONS SHALL BE FIVE FEET SQUARE OR AN EQUIVALENT AND FIVE FEET DEEP. ONLY SOD CAN BE INSTALLED WITHIN 7.5' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL.



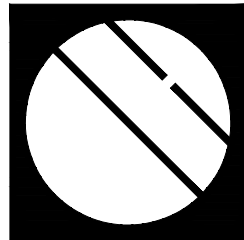
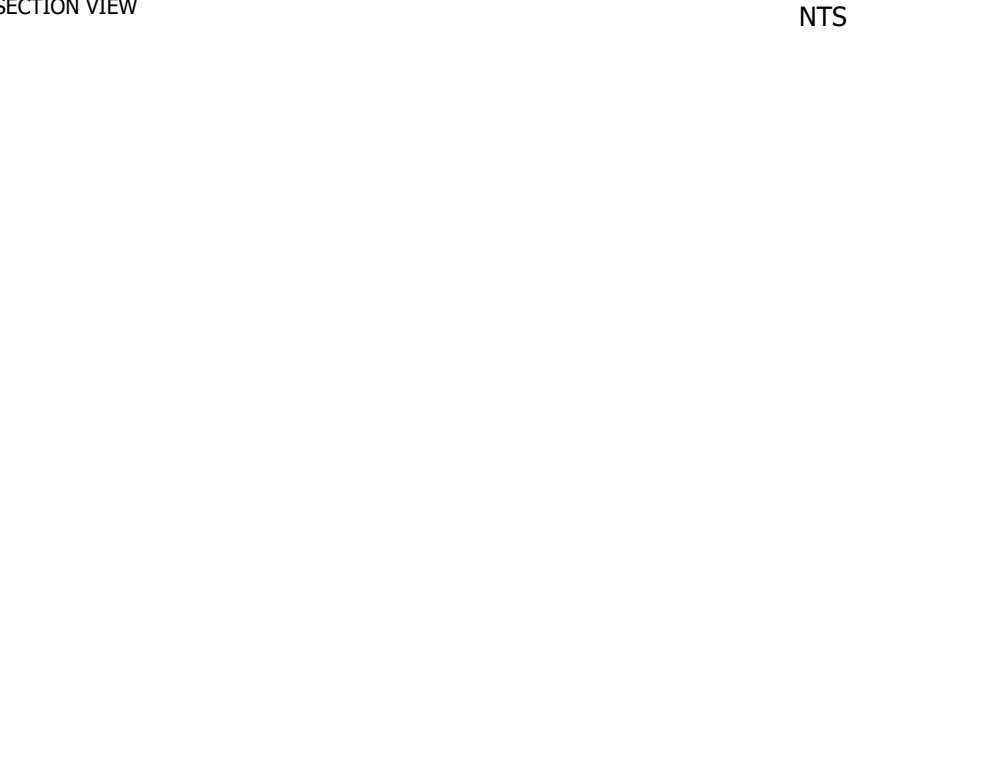
ROOT BARRIER DETAIL



TREE PROTECTION DETAIL



TREE PROTECTION DETAIL



Cotleur & Hearing

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Boatman Hammock
Palm Springs, FL

DESIGNED	DEH
DRAWN	AGB/RO
APPROVED	DEH
JOB NUMBER	20-0905
DATE	01-22-21
REVISIONS	02-26-21
	03-19-21
	04-16-21

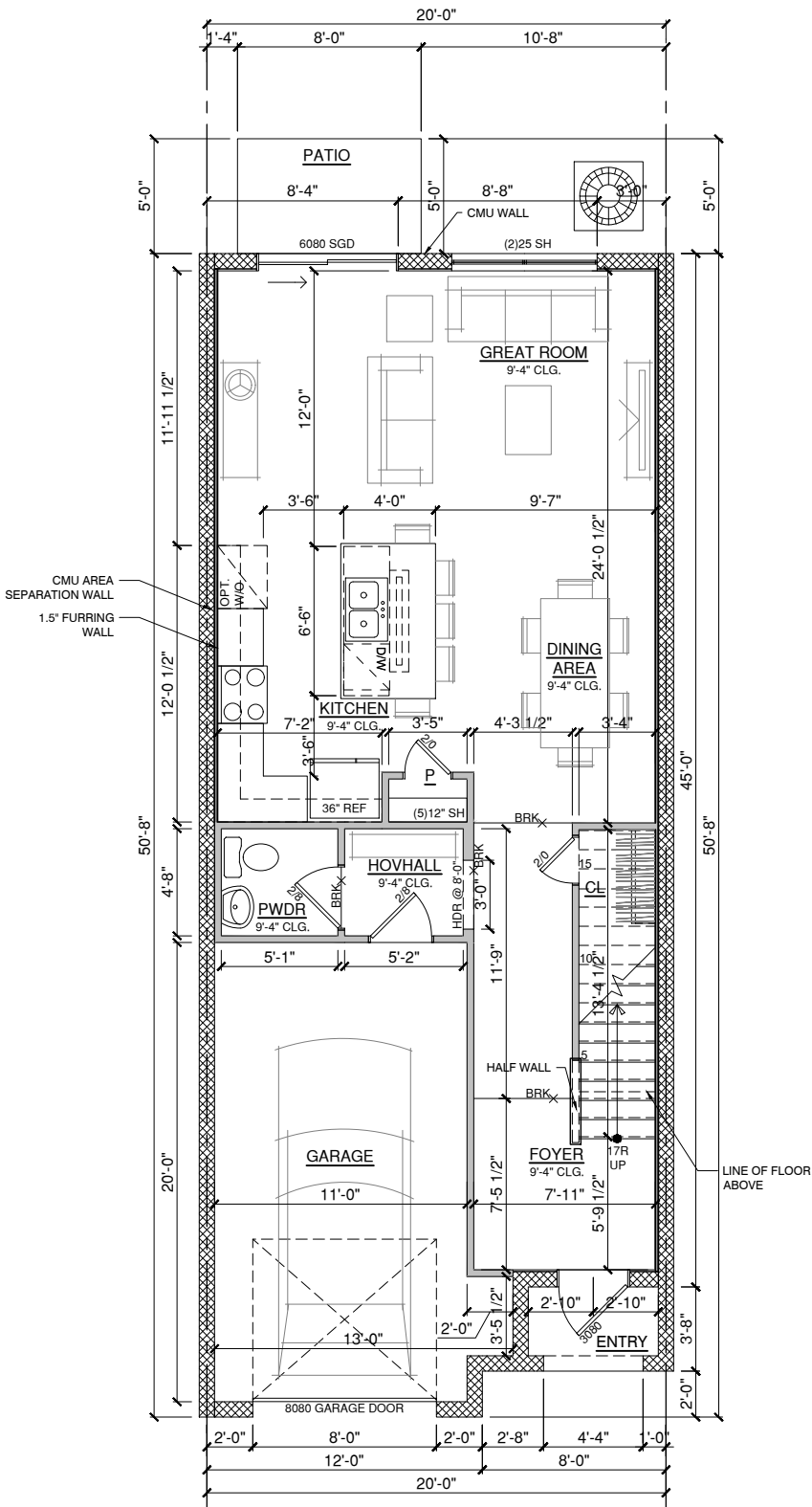
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SHEET 4 OF 4

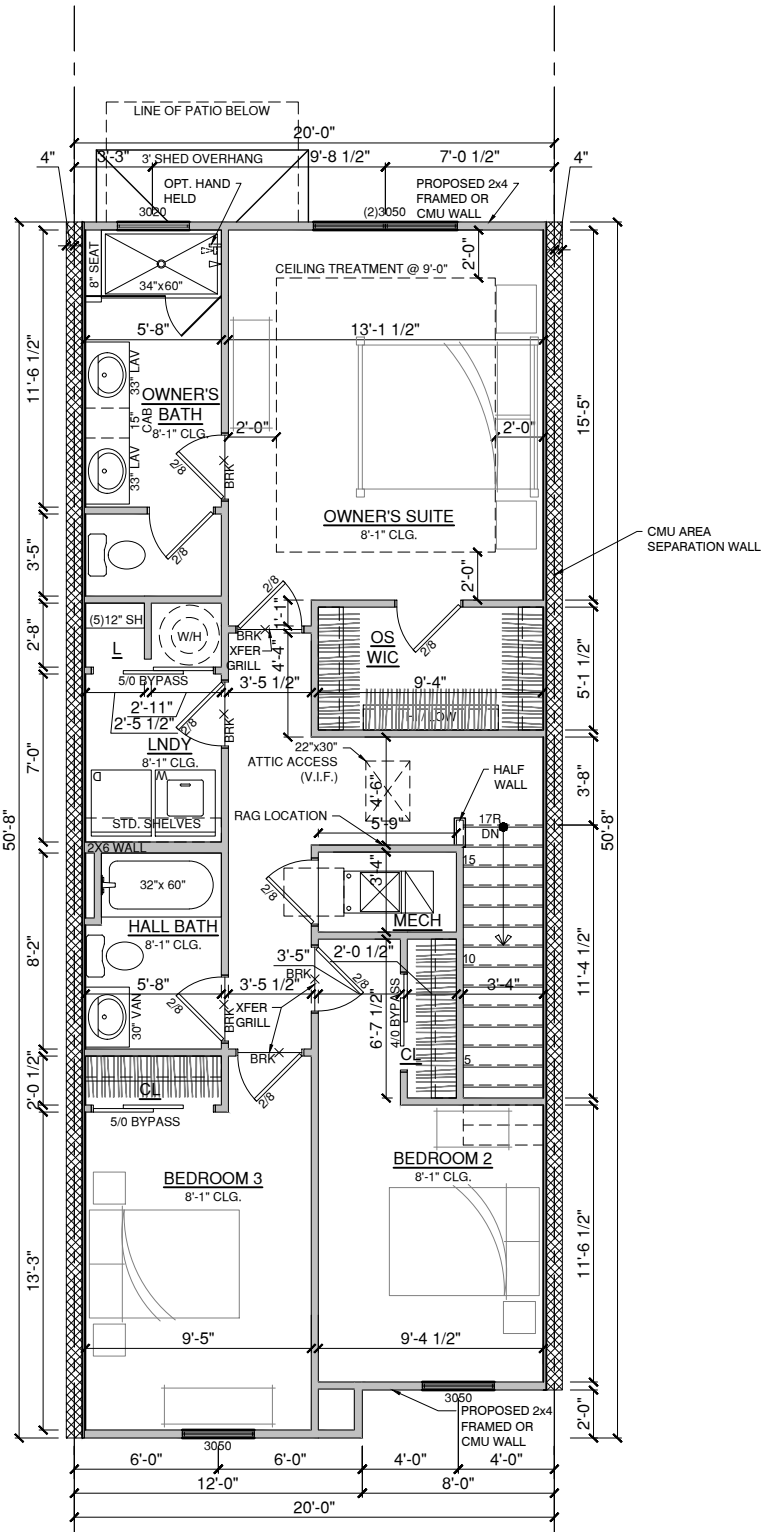
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Landscape Details

Arabella II
1683 SQFT :: 20' x 50'-8"

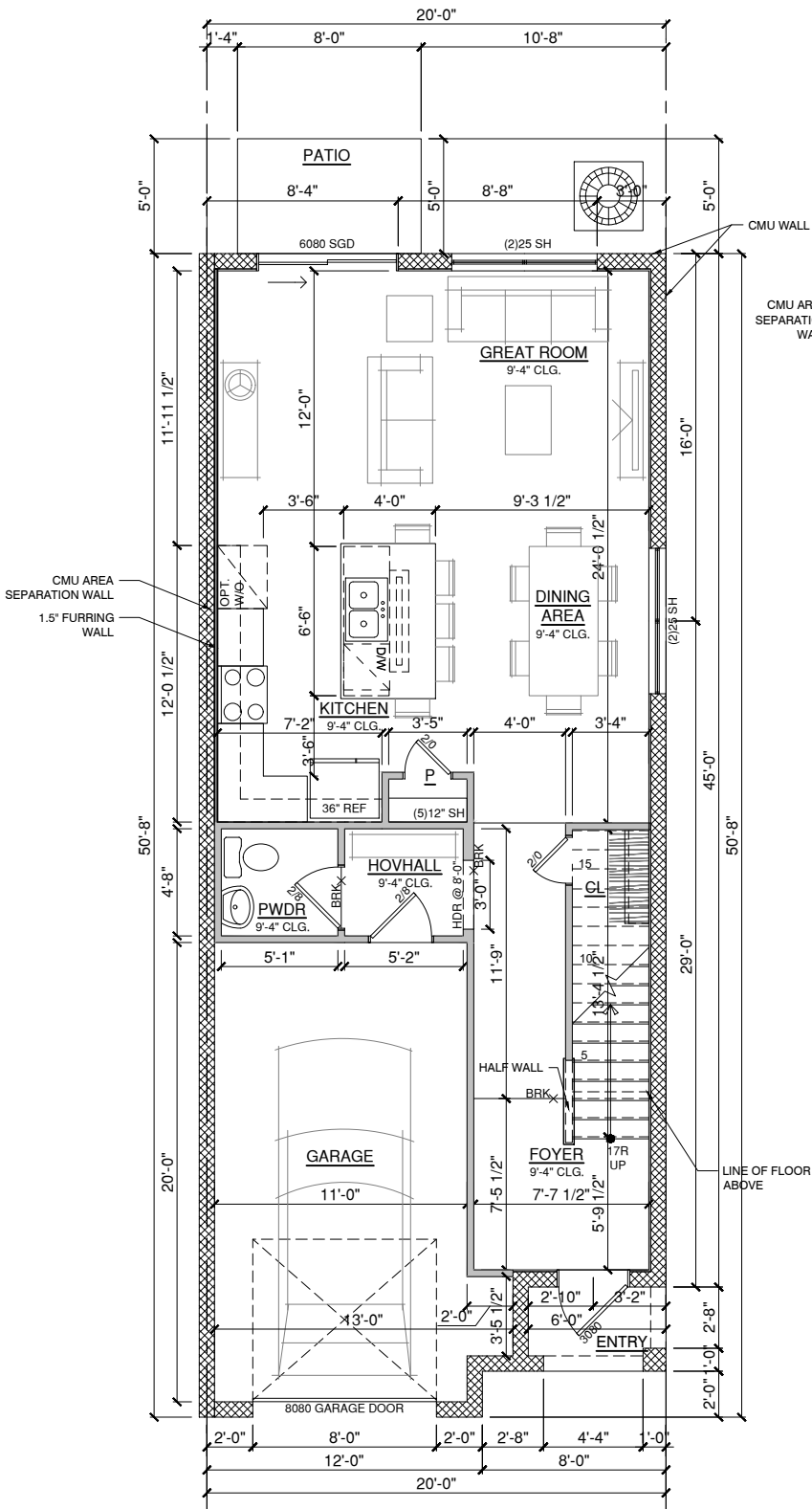


FIRST FLOOR :: 729 SQFT
BASE PLAN :: INTERIOR

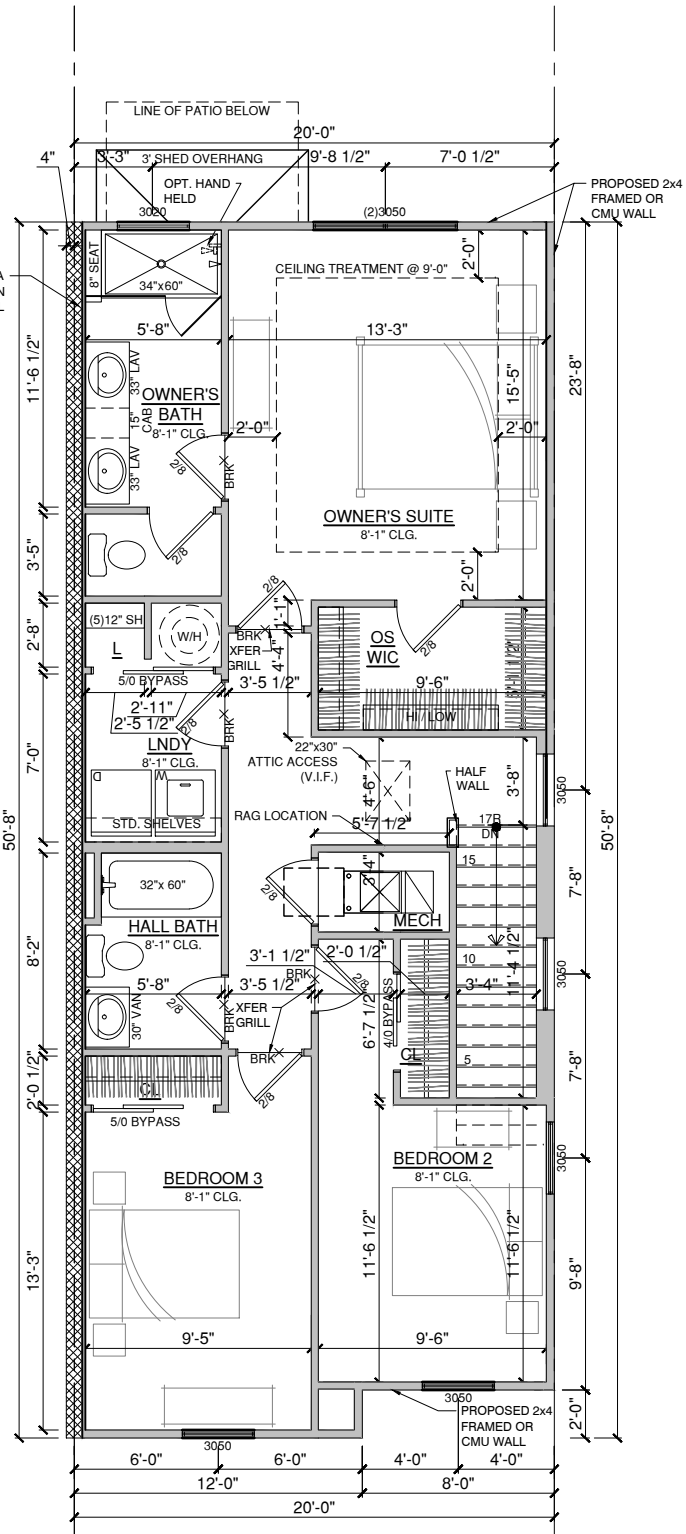


SECOND FLOOR :: 954 SQFT
BASE PLAN :: INTERIOR

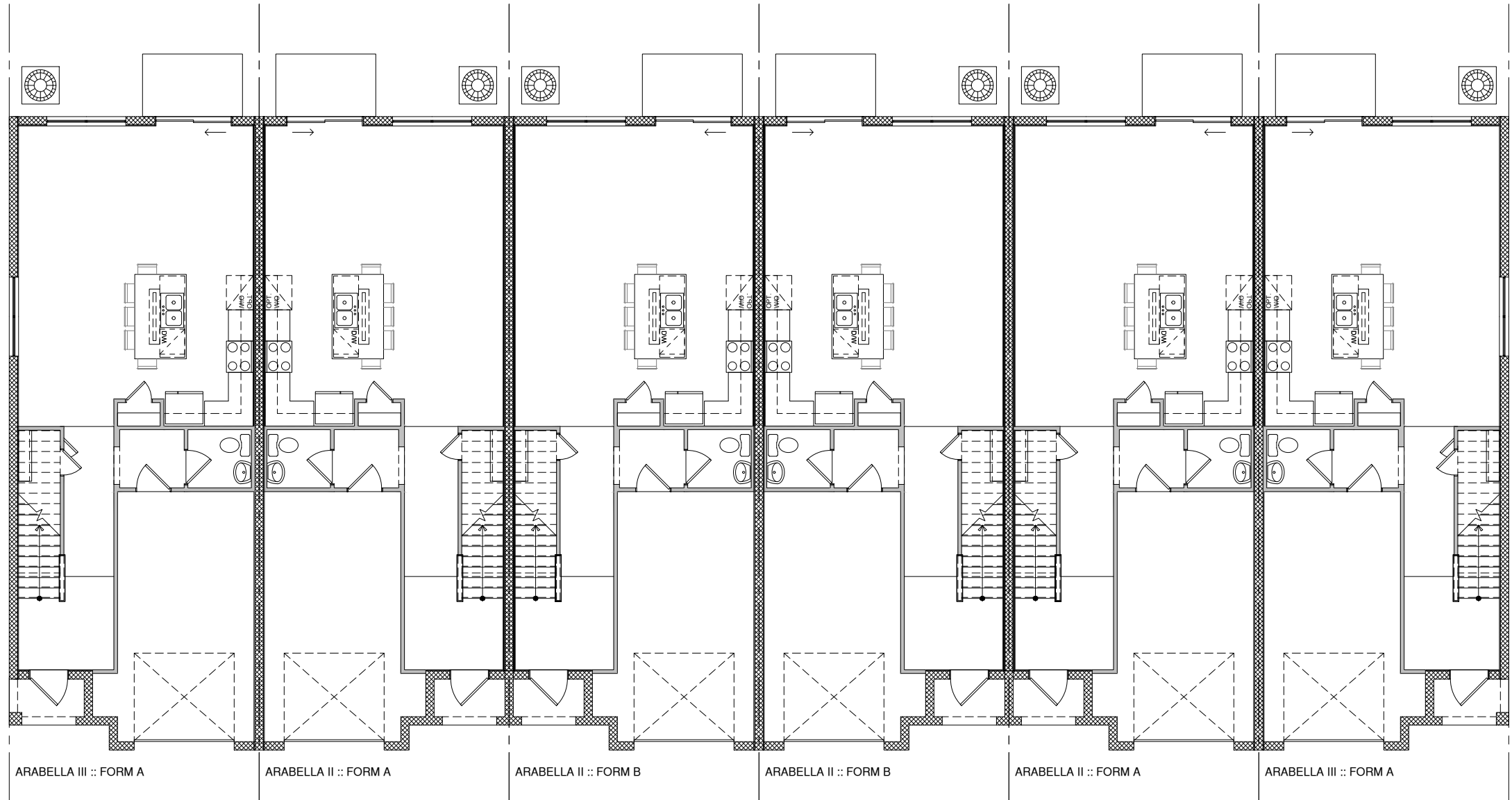
Arabella III
1680 SQFT :: 20' x 50'-8"



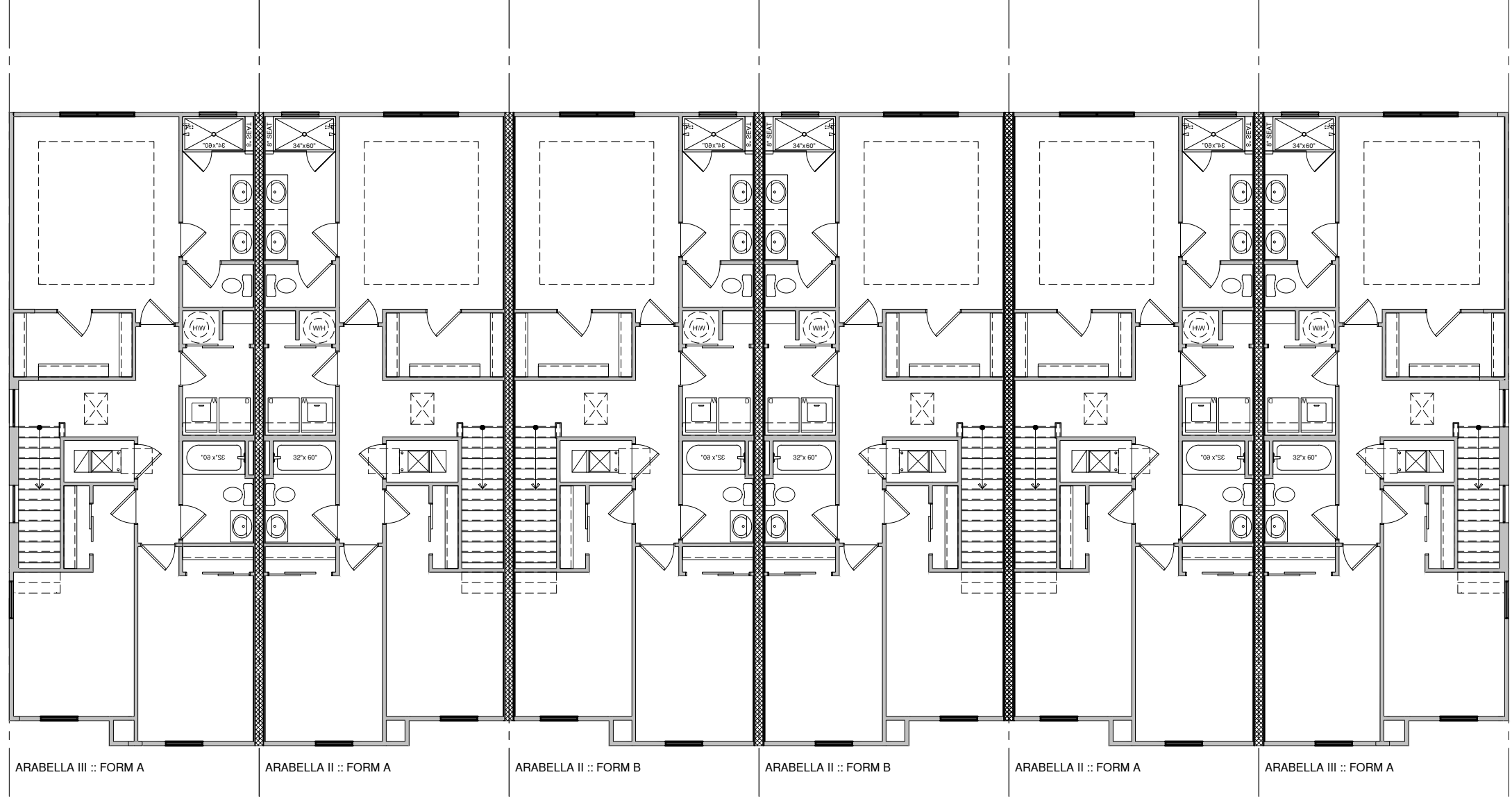
FIRST FLOOR :: 729 SQFT
BASE PLAN :: EXTERIOR



SECOND FLOOR :: 951 SQFT
BASE PLAN :: EXTERIOR

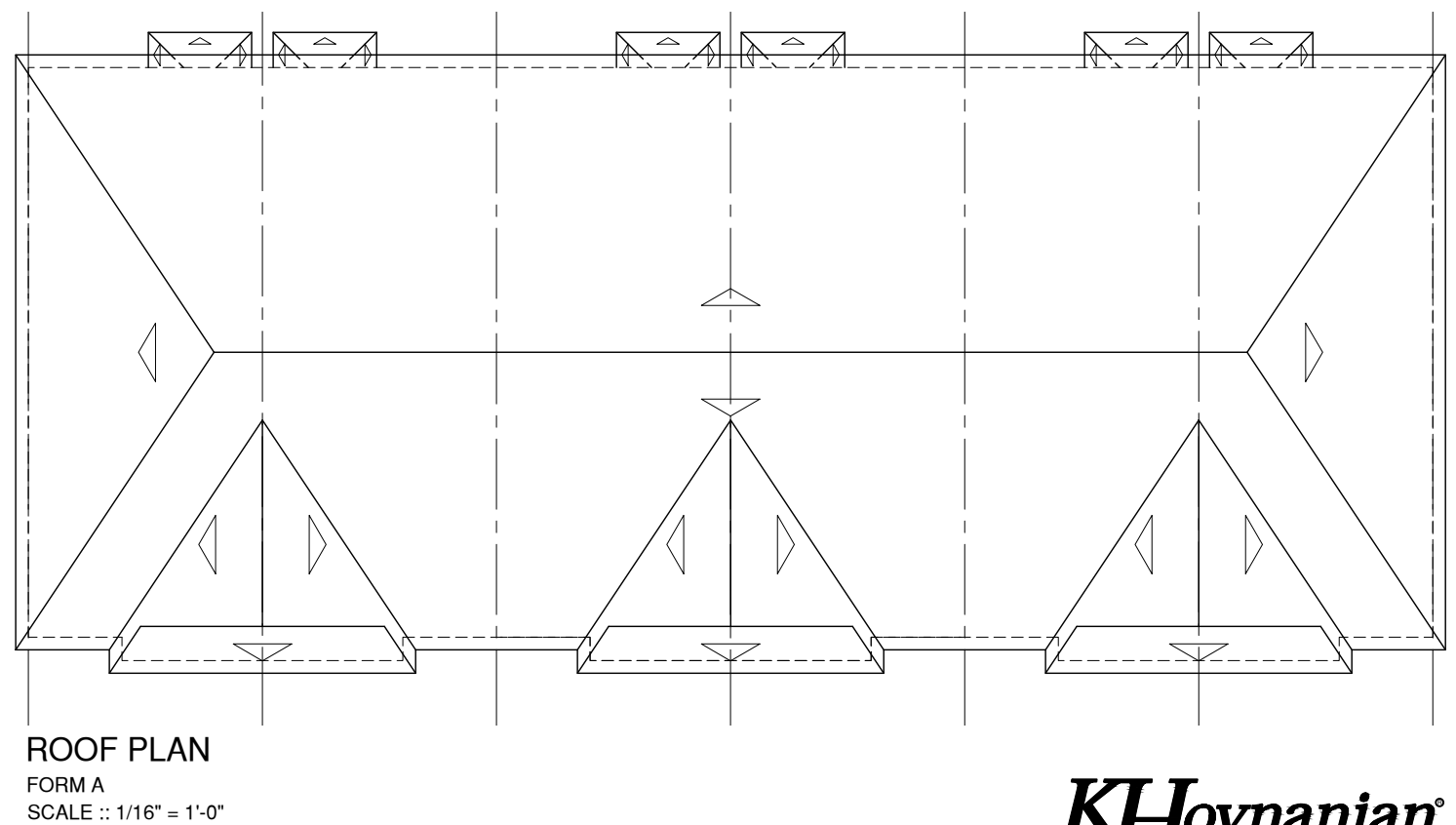
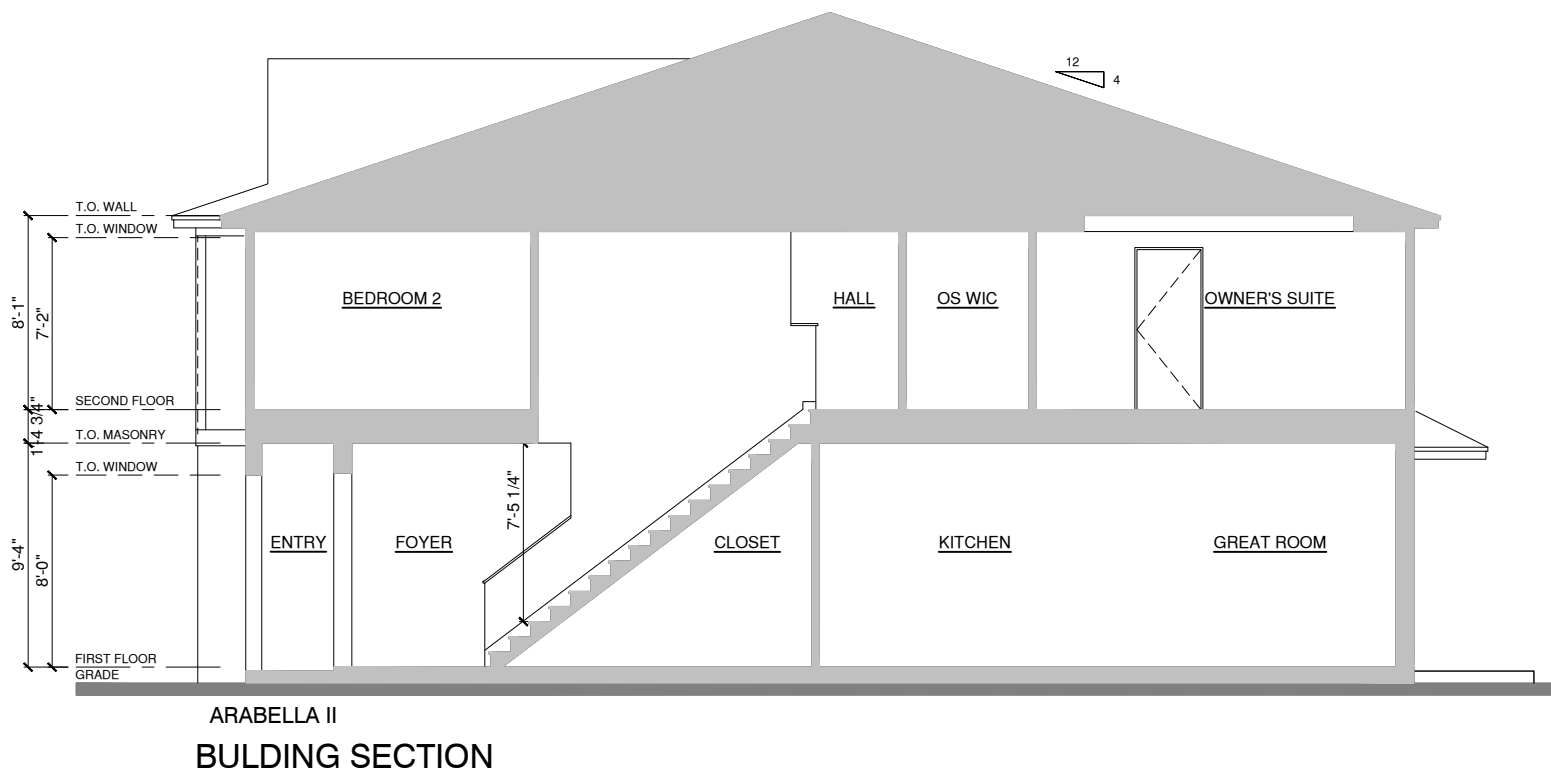
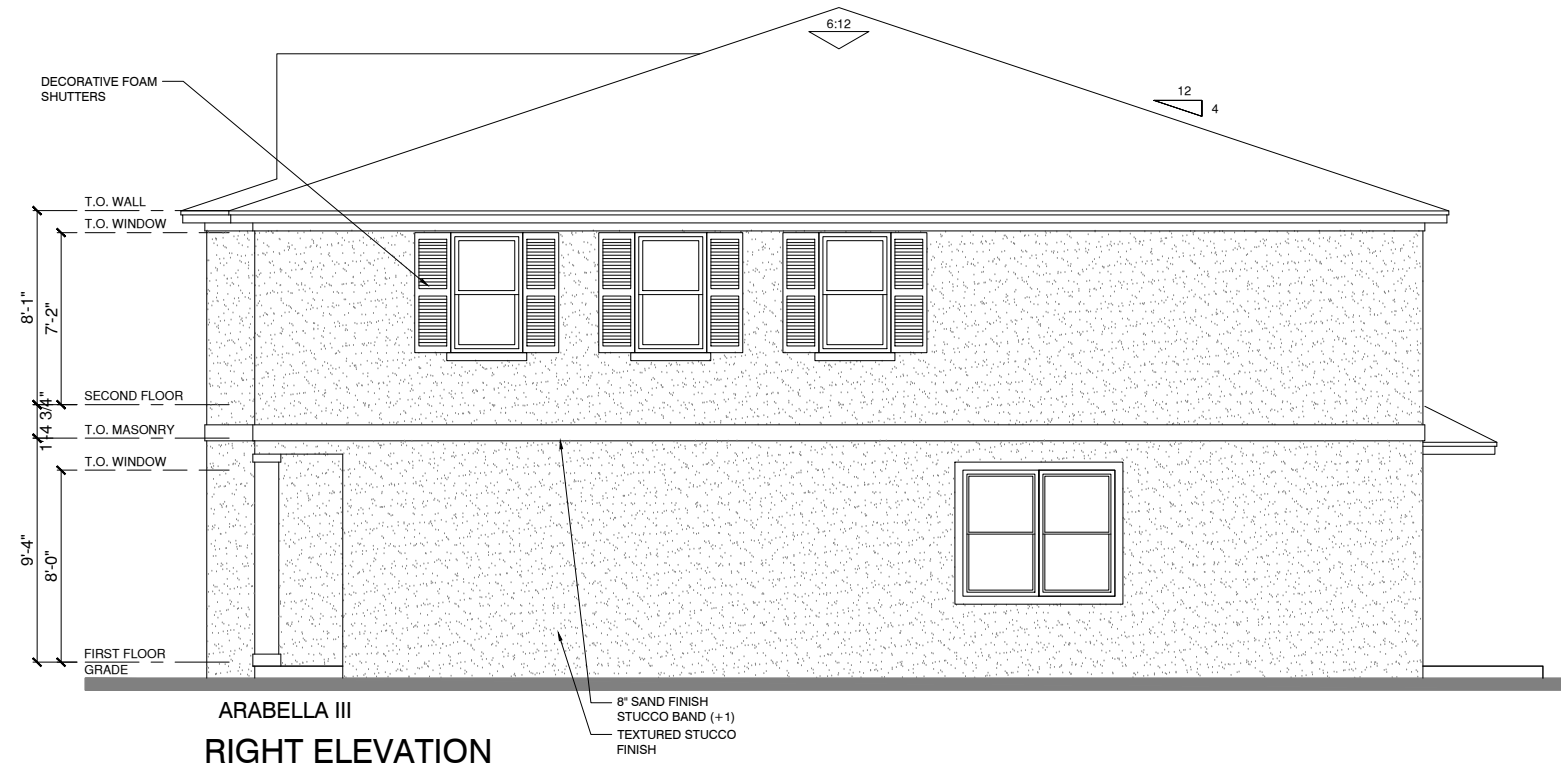
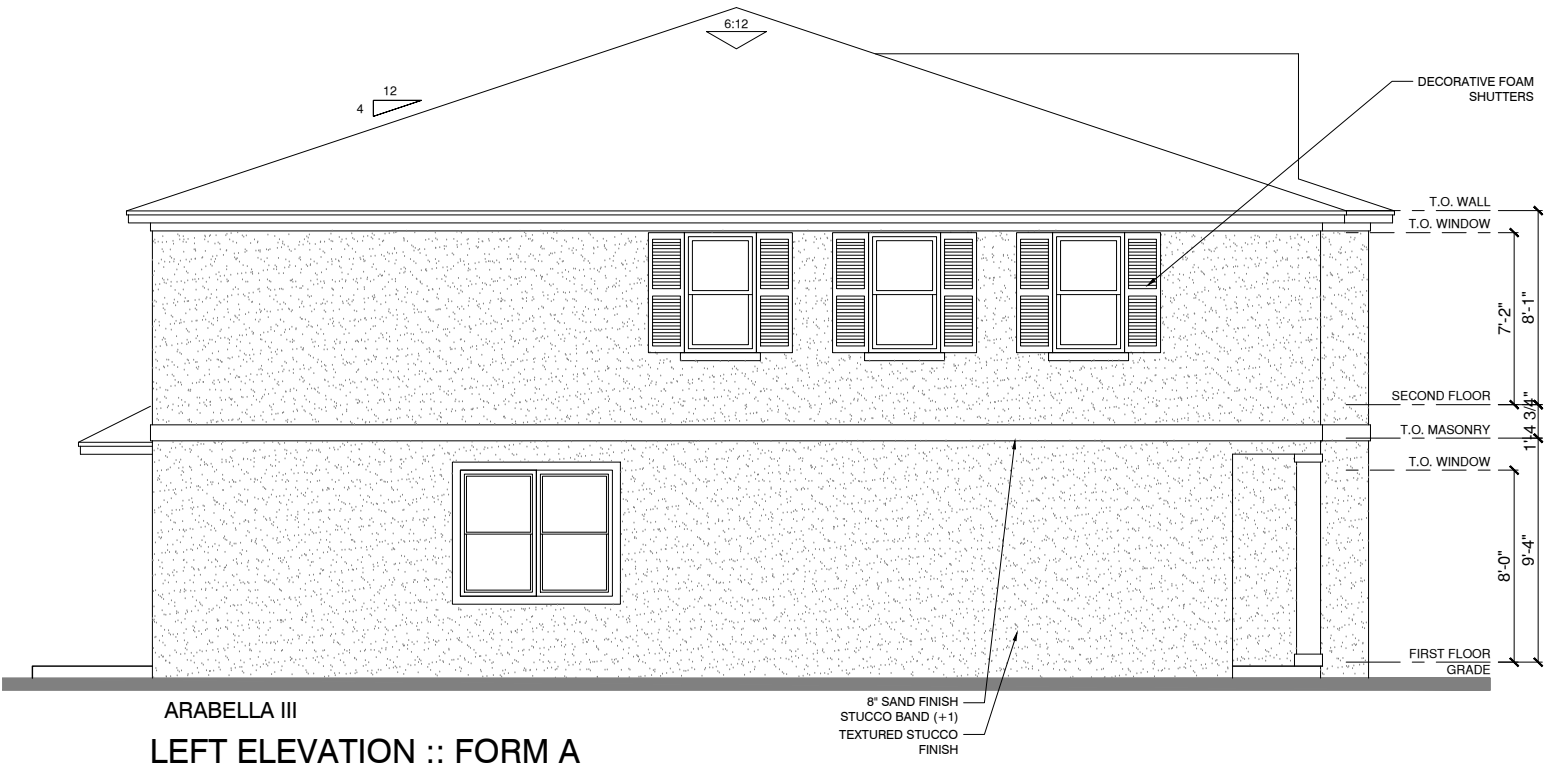


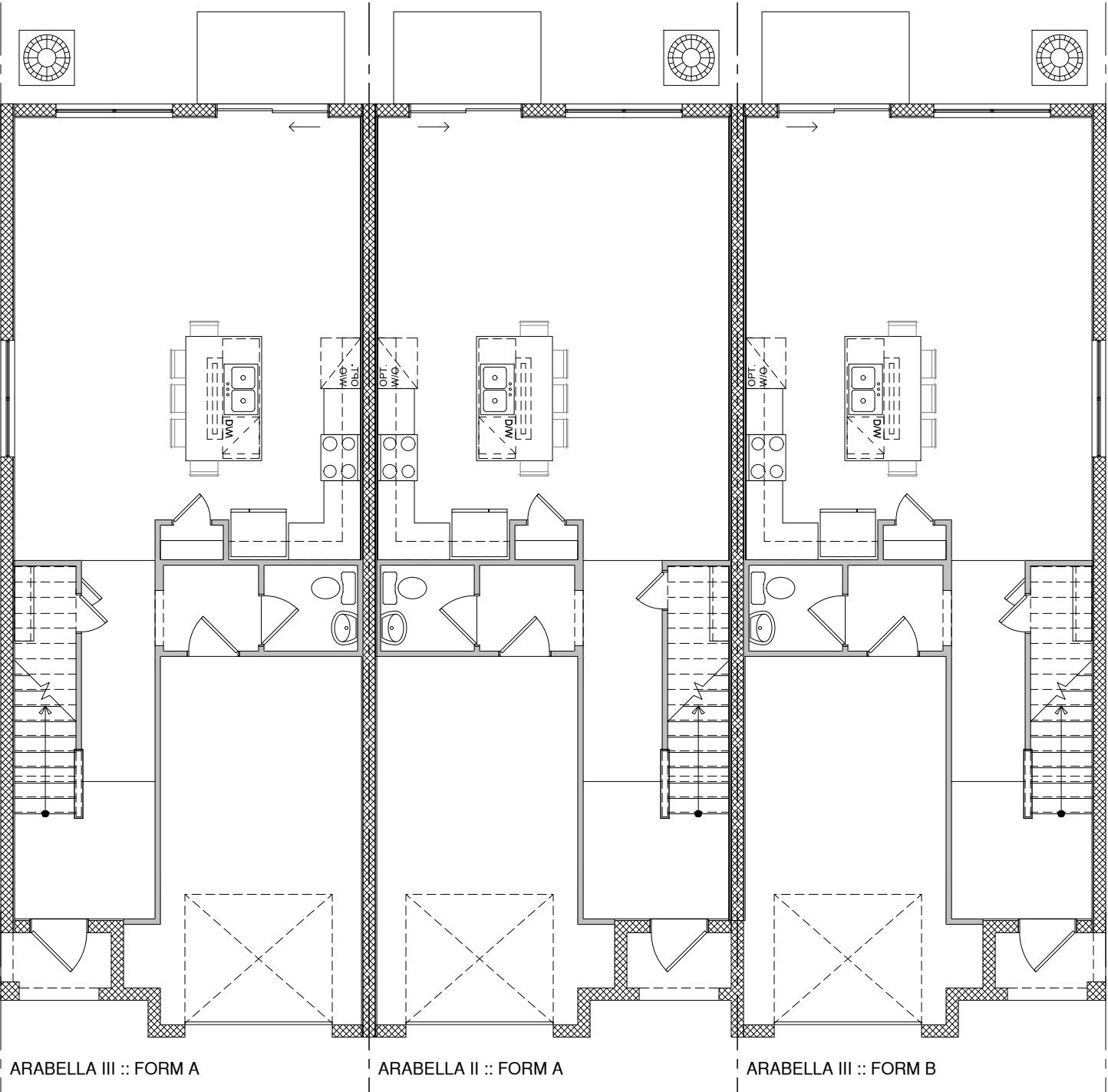
6 STRING :: 1ST FLOOR
BASE PLAN

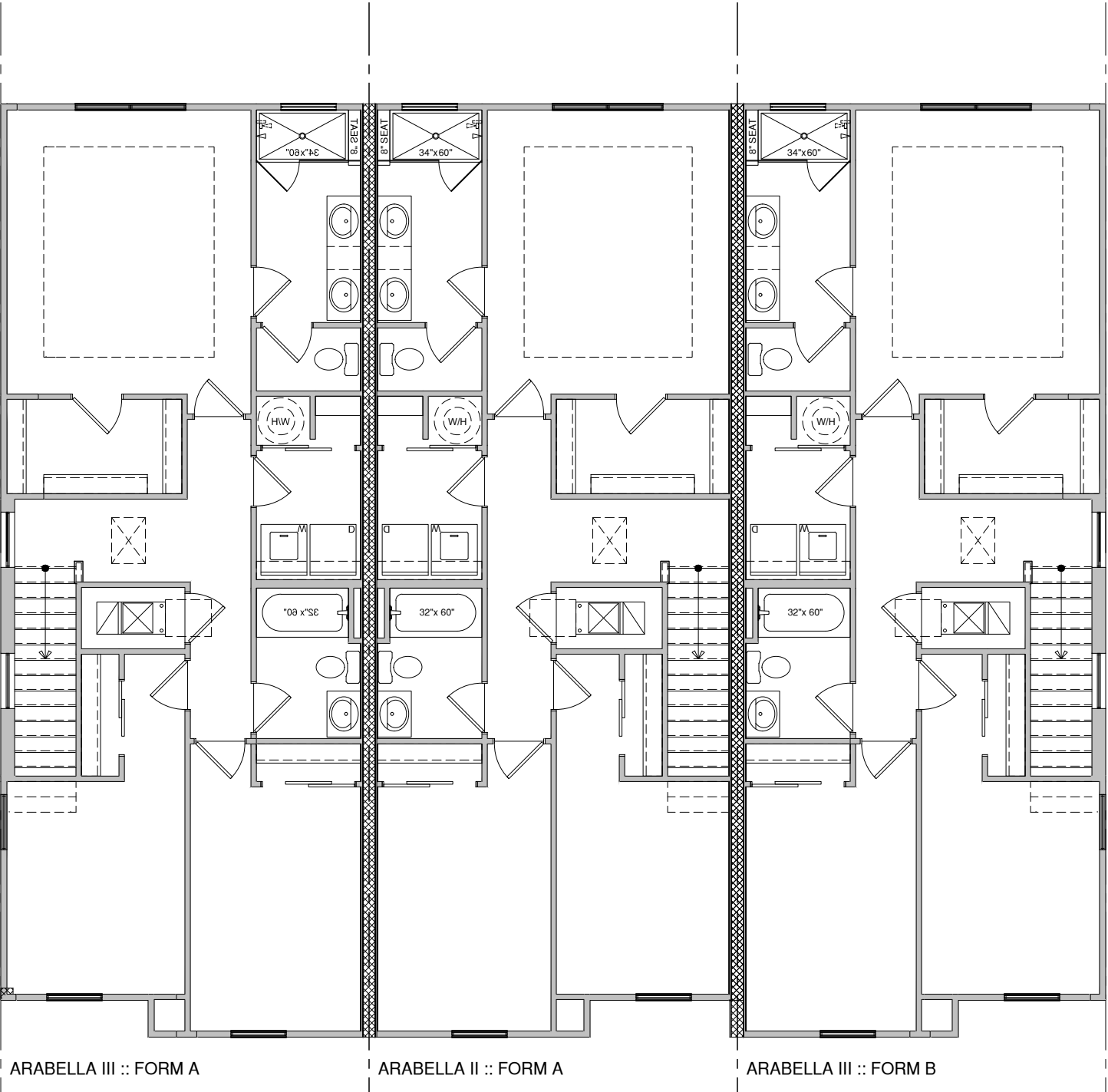


6 STRING :: 2ND FLOOR
BASE PLAN

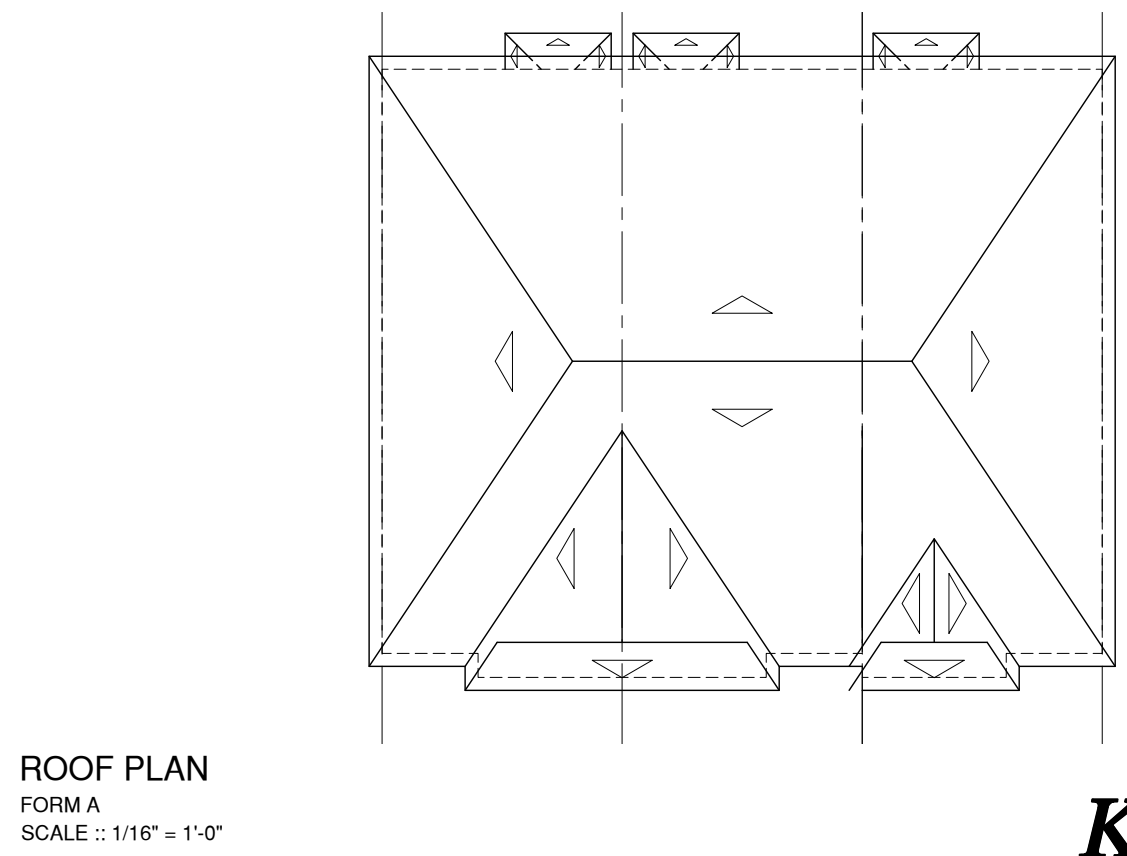
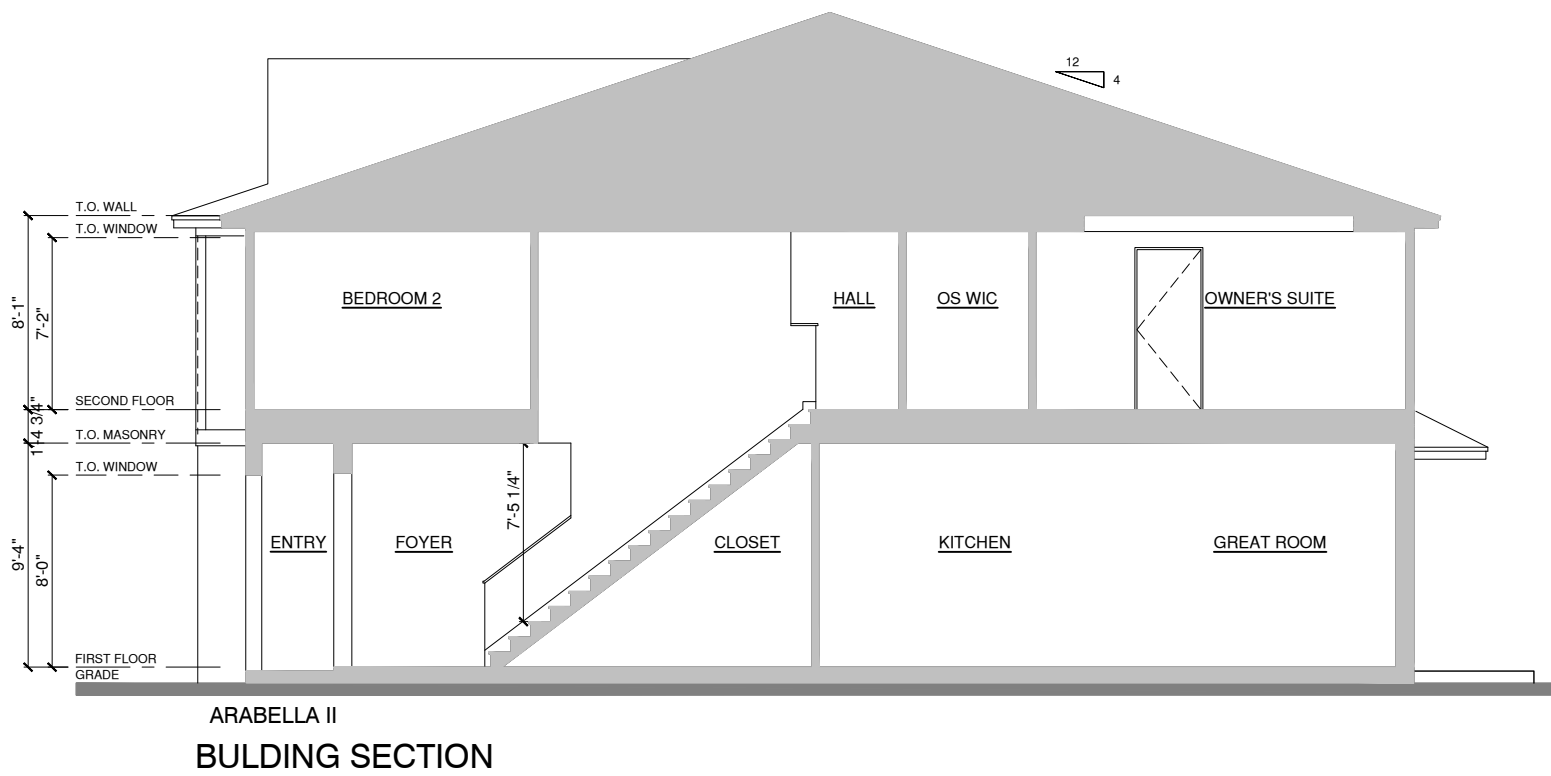
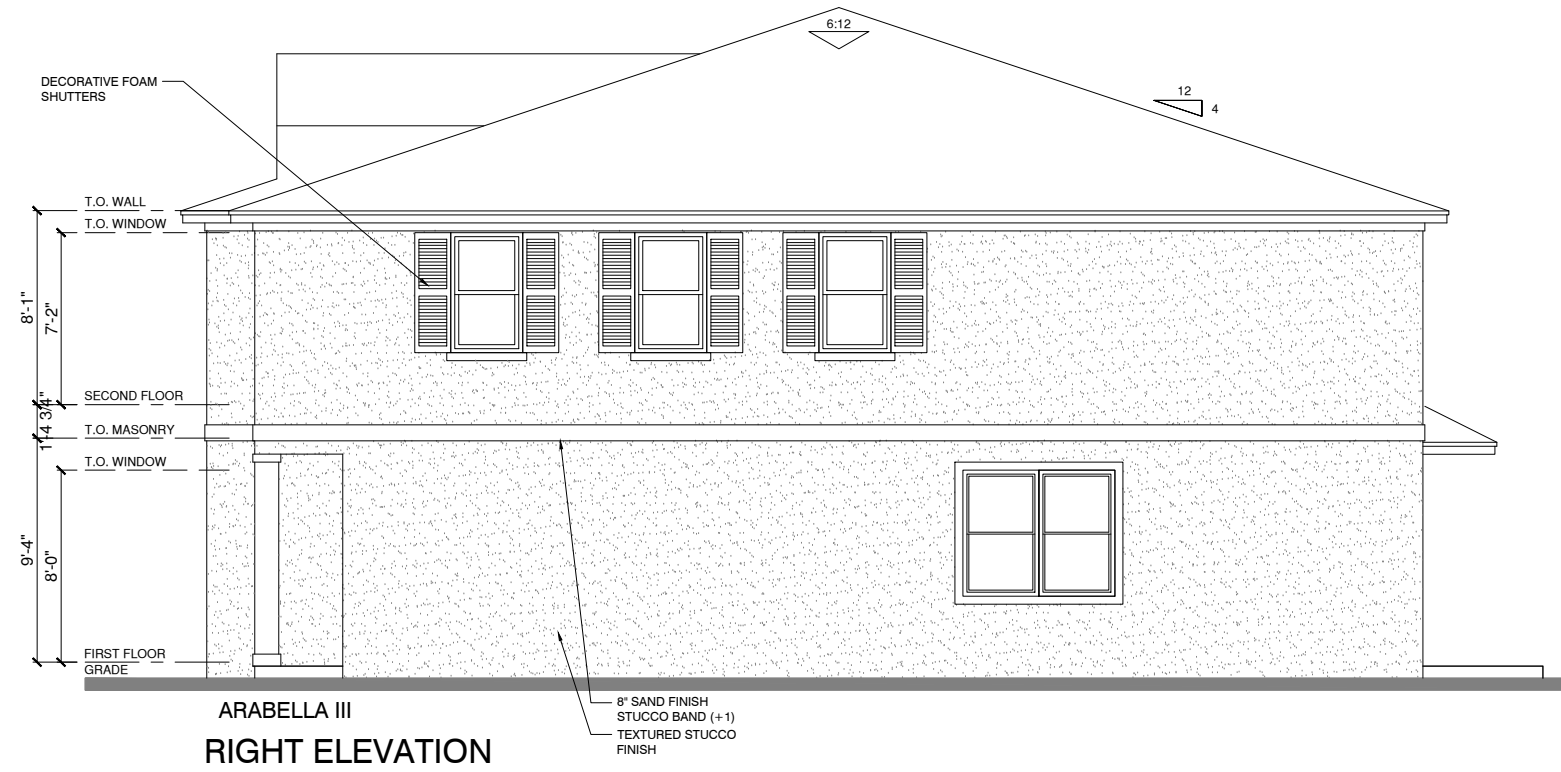
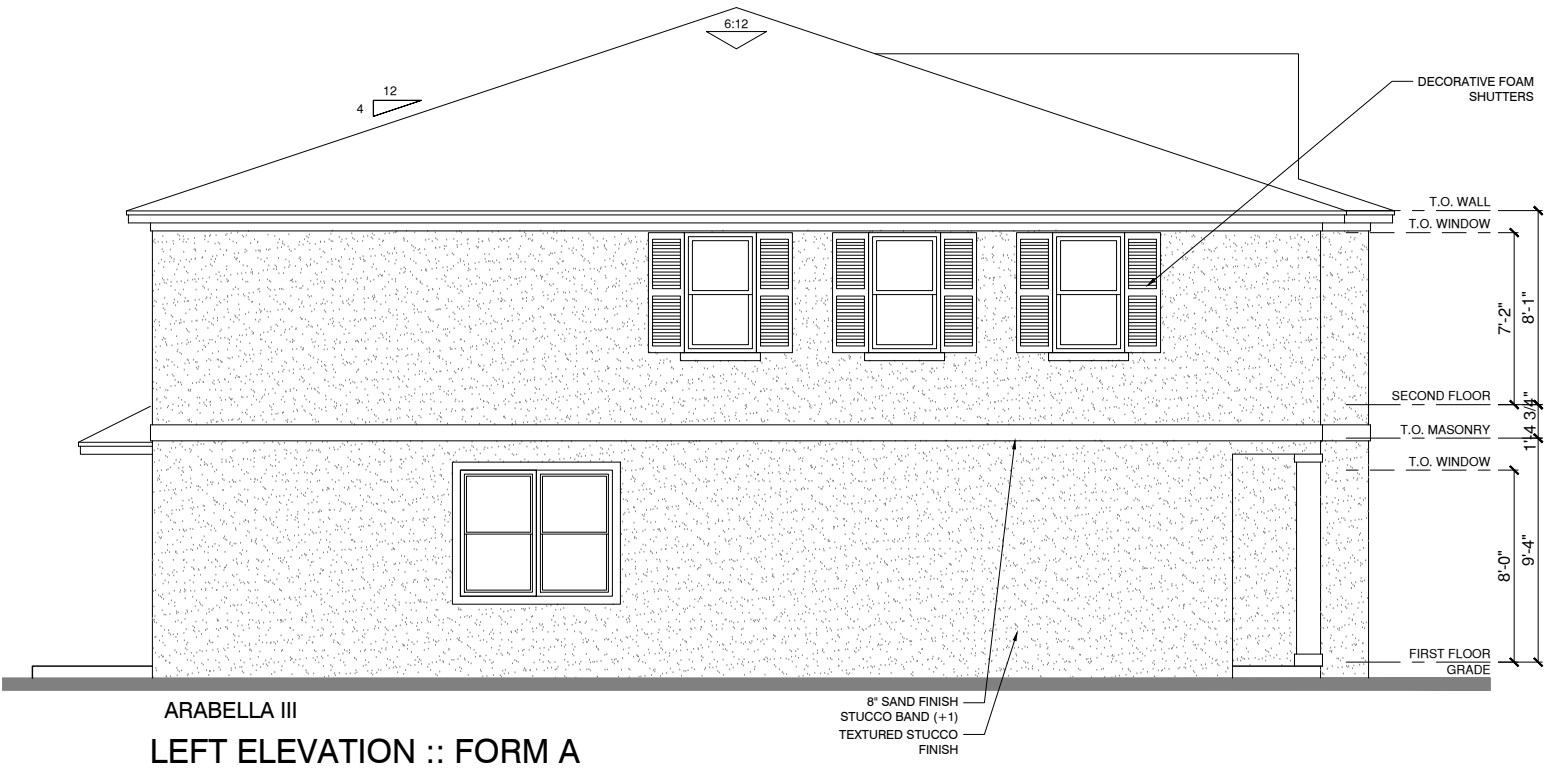


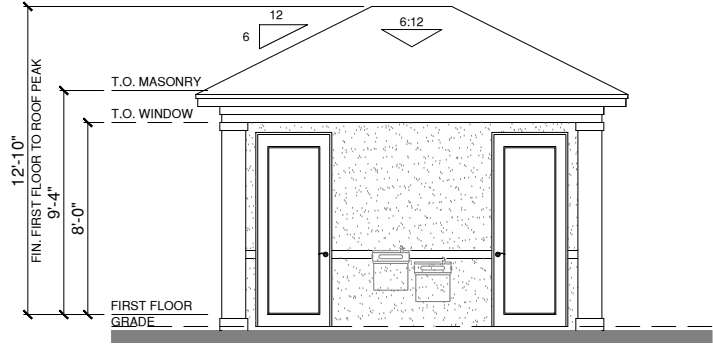




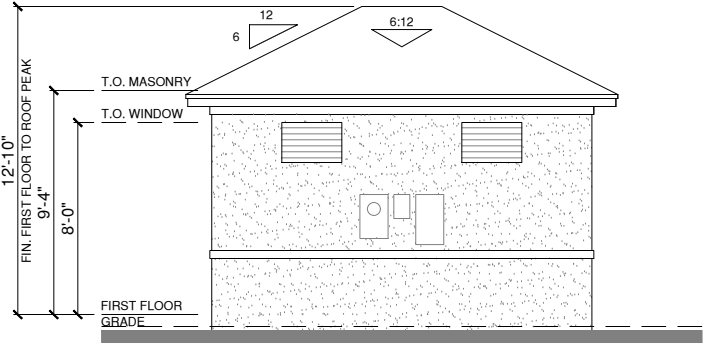




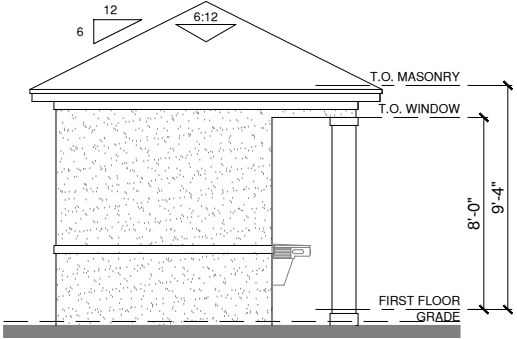




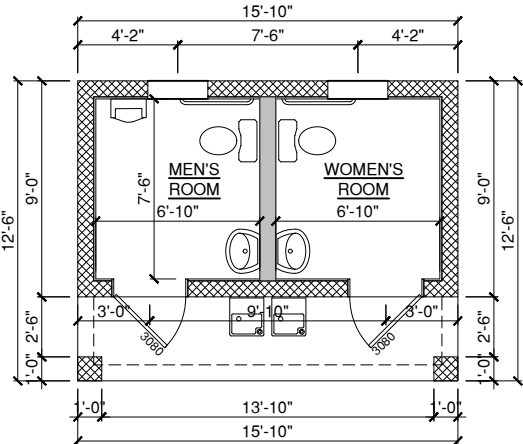
FRONT ELEVATION



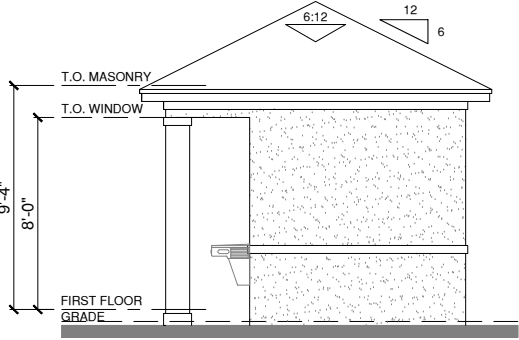
REAR ELEVATION



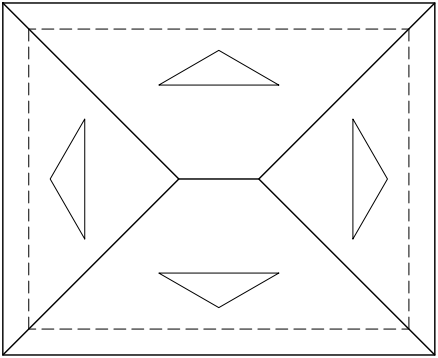
LEFT ELEVATION



FIRST FLOOR :: 142 SQFT



RIGHT ELEVATION



ROOF PLAN

This play equipment is recommended for children ages: 2-5

Minimum Area Required: 24'-1" x 21'-2"

Scale: 1/4"=1'

This drawing can be scaled only when in an 11" x 17" format

Drawn By: Charlie Walcott

Date: 11/11/15

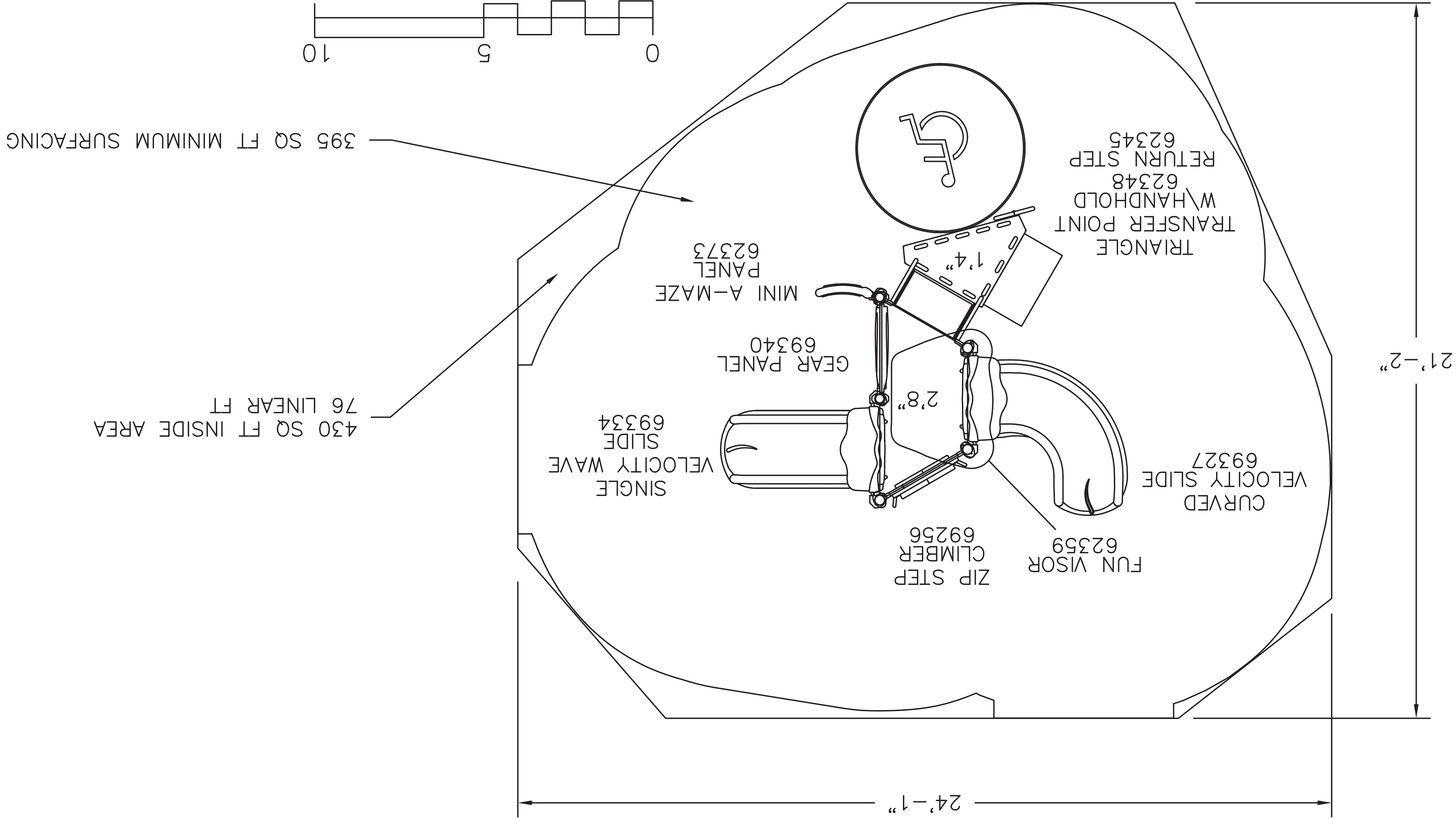
Quote Number: 10-00003



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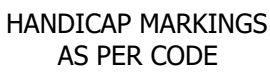


Total Play Components	5	4	0	Req.	0
Elevated Play Components	4	4	0	Req.	0
Elevated Play Components Accessible by Ramp	4	4	2	Req.	2
Elevated Components Accessible by Transfer	4	4	1	Req.	1
Accessible Ground Level Components Shown	1	1	1	Req.	1
Different Types of Ground Level Components	1	1	1	Req.	1

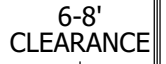


It is the manufacturer's opinion that the structure shown herein complies with current ada standards concerning accessibility if used with proper accessible surfacing and together with other necessary ground level play equipment. IMPORTANT: Never install play equipment over hard, unresilient surfaces such as asphalt, concrete, or compacted earth. It is the owner's responsibility to ensure the "minimum area required" contains an appropriate amount of resilient material to cushion accidental falls.

NTS

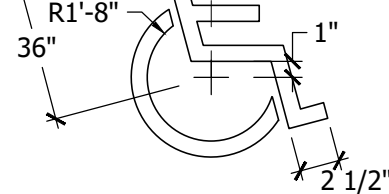


NTS



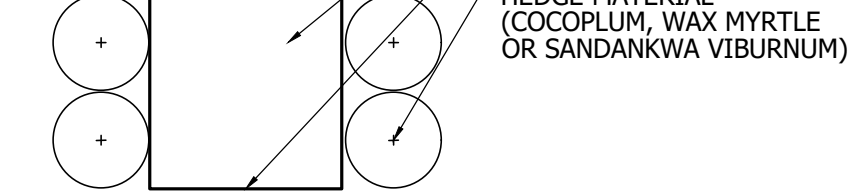
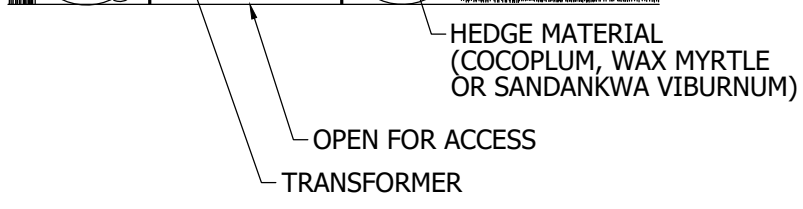
NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE
OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

NTS



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC
PAINT ON PAVEMENT OR COLORED PAVERS .
TYPICAL @ ALL HANDICAP STALLS

NTS

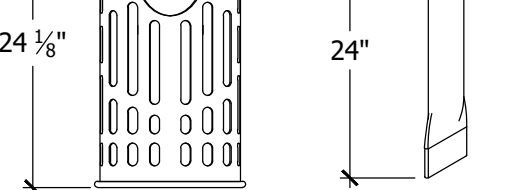


NTS



FINISH: POWDER COAT

NTS

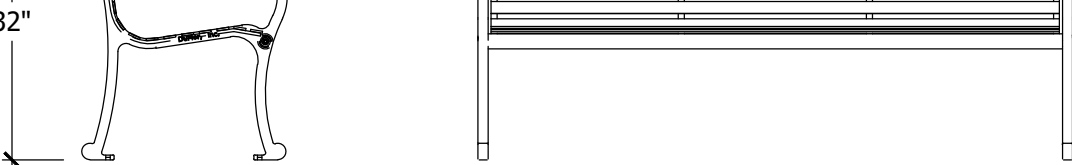


FINISH: POWDER COAT

NTS



NTS



**FINISH: ZINC RICH AND
POLYESTER POWDER COAT**

NTS



24" HT X 24" W

NTS



BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

NTS

6' HEIGHT
VINYL COATED CHAIN LINK
COLOR: GREEN OR BLACK

NTS



30" HT X 30" W
2" CONTINUOUS BORDER



934 Commerce Lane
Suite 1
Jupiter, Florida 33458
61.747.6336 · Fax 747.1377
www.cottleurhearing.com
Lic# LC-26000535

Palm Springs, Florida



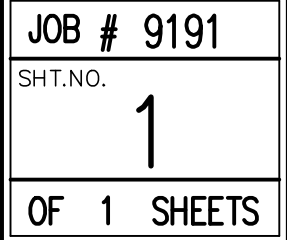
DATE	01-22-21
PROVISIONS	02-25-21
	03-16-21
	04-16-21

April 12, 2021 3:33:39 p.m.
Drawing: 20-0905 SP.DWG

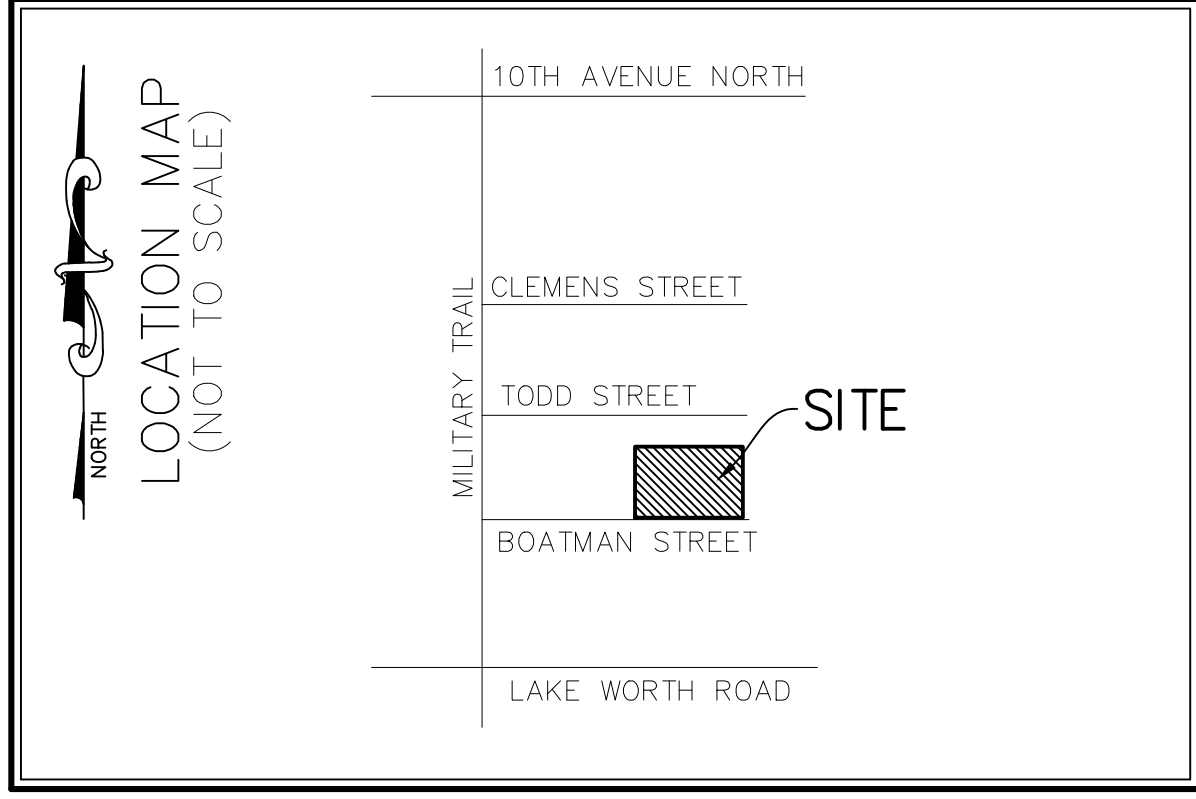
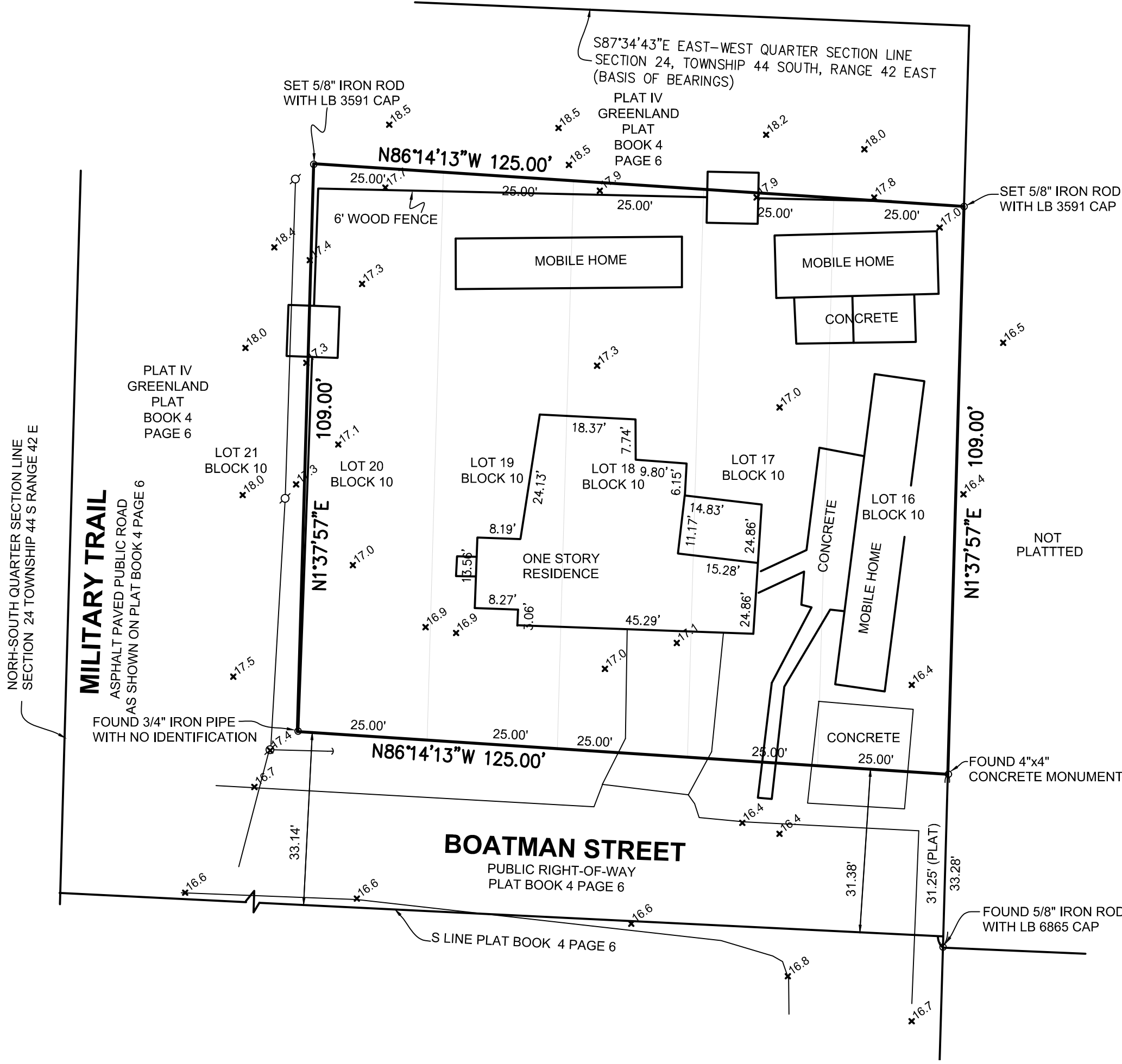
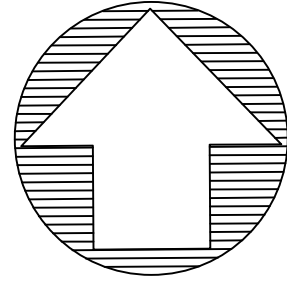
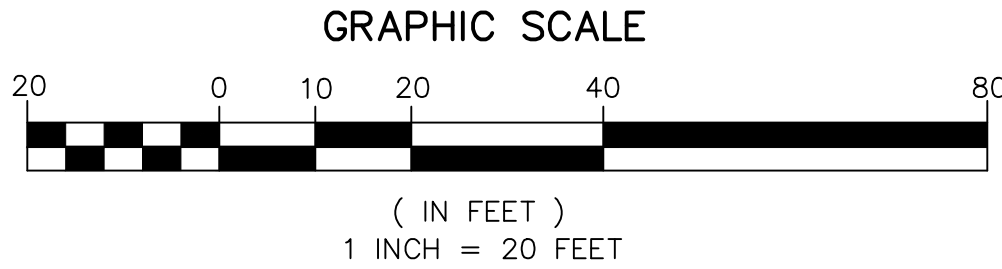
PAGE 2 OF 2

These drawings are the property of the architect and are to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

Site Details



ALTA/NSPS LAND TITLE SURVEY



SURVEYOR'S NOTES AND REPORT:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
2. LANDS SHOWN HEREON WERE ABSTRACTED BY EASTERN NATIONAL TITLE AGENCY FLORIDA, LLC, FILE NUMBER FLX1243, WITH A COMMITMENT DATE SEPTEMBER 30, 2020 AT 8:00 AM. TITLE EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST-WEST QUARTER SECTION LINE OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 87°34'43" EAST
4. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
5. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. FLOOD ZONE: "X"; FLOOD INSURANCE RATE MAP NO. 12099C 0558 F AND 12099C 0776 F; COMMUNITY NO. 120223; DATE: OCTOBER 5, 2017.
8. BENCHMARK ORIGIN DESCRIPTION: PALM BEACH COUNTY ENGINEERING DEPARTMENT BENCHMARK "M-28" WITH A PUBLISHED ELEVATION OF 18.32 FEET (NORTH AMERICAN DATUM OF 1988)
9. PARCEL CONTROL NUMBER: 70424424320100160
10. PROPERTY ADDRESS: 4445 BOATMAN STREET.

DESCRIPTION:

LOTS 16, 17, 18, 19 AND 20, BLOCK 10, GREENLAND PLATY NO. 4, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 13,616 SQUARE FEET OR 0.313 ACRES, MORE OR LESS.

CERTIFICATE:

TO

K. HOVNANIAN HOMES
EASTERN NATIONAL TITLE AGENCY FLORIDA, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5 6(a), 6(b), 7(a), 8, 9, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2-20-2021.

DATE OF PLAT OR MAP: 2-20-2021

DAVID P. LINDLEY, PLS
REGISTERED LAND SURVEYOR #5005
STATE OF FLORIDA - LB #3591

[illegible]

CAULFIELD & WHEELER, INC.

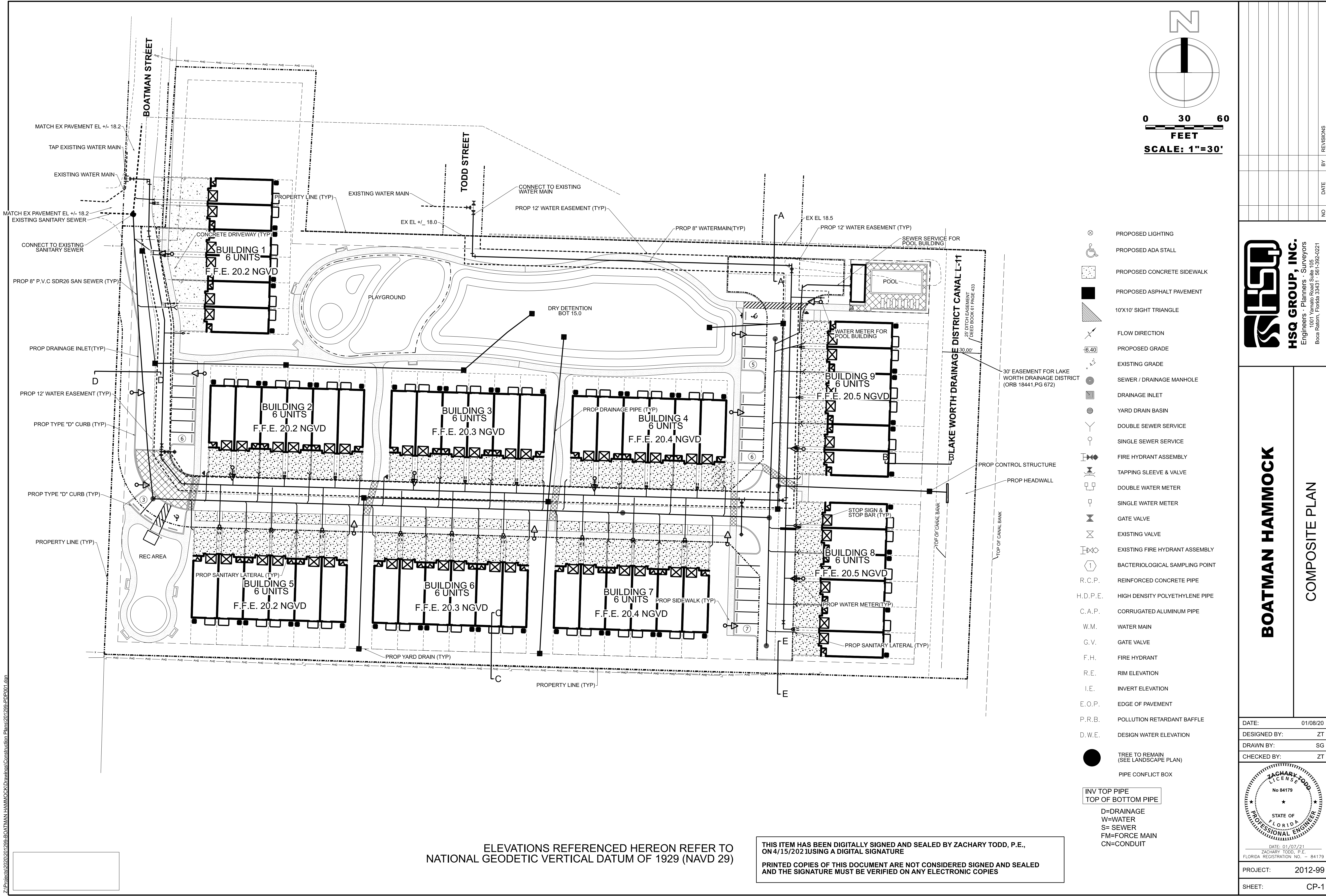


CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE — SURVEYING
7900 GLADES ROAD — SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

BOATMAN HAMMOCK
ALTA/NSPS LAND TITLE SURVEY

DATE	2/20/21
DRAWN BY	U.K.
F.B./ PG.	ELECT.
SCALE	1" = 20'

JOB # 9191
SHT.NO. 1
OF 1 SHEETS





1. INSTALL ALL NECESSARY PAVEMENT MARKINGS AND SIGNS IN ACCORDANCE WITH THE TRAFFIC OPERATIONS STANDARDS, FLORIDA DEPARTMENT OF TRANSPORTATION AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. ALL PAVEMENT MARKINGS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED USING THERMOPLASTIC PAINT.
3. ALL PAVEMENT MARKINGS LOCATED WITHIN PRIVATE PROPERTY SHALL BE INSTALLED USING REFLECTORIZED PAINT.
4. ALL TRAFFIC SIGNS SHALL BE CONSTRUCTED USING HIGH INTENSITY REFLECTORIZED MATERIAL.
5. INSTALL BLUE PAVEMENT REFLECTOR IN FRONT OF EACH FIRE HYDRANT LOCATED AT CENTER OF ADJACENT DRIVEWAY.



N.T.S. - PER F.D.O.T. INDEX 300

**PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES**



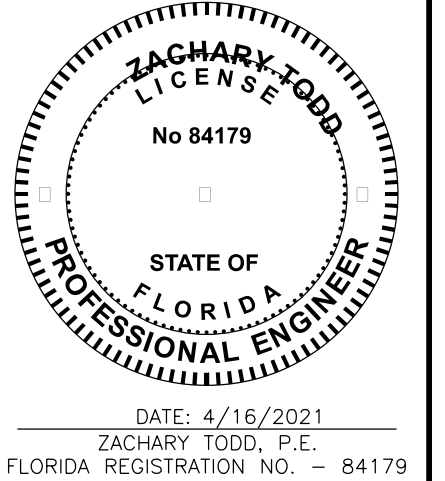
ELEVATIONS REFERENCED HEREON REFER TO
NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NAVD 29)

[illegible]

BOATMAN HAMMOCK

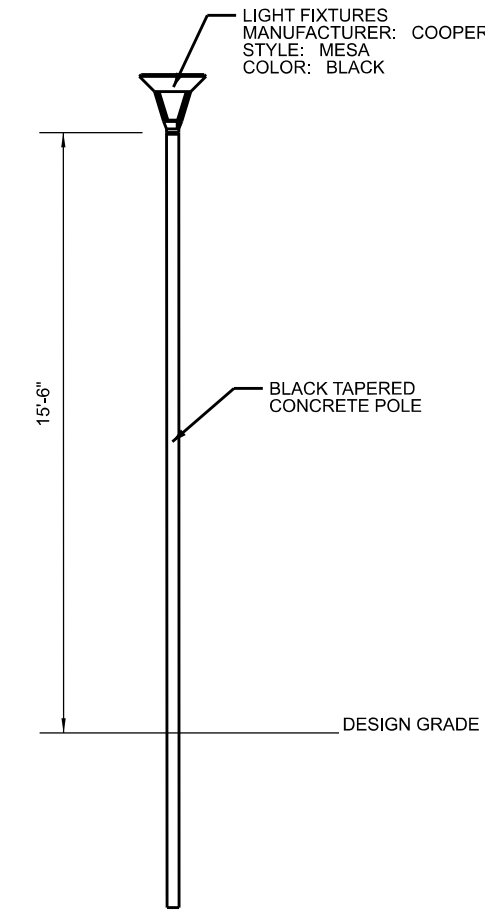
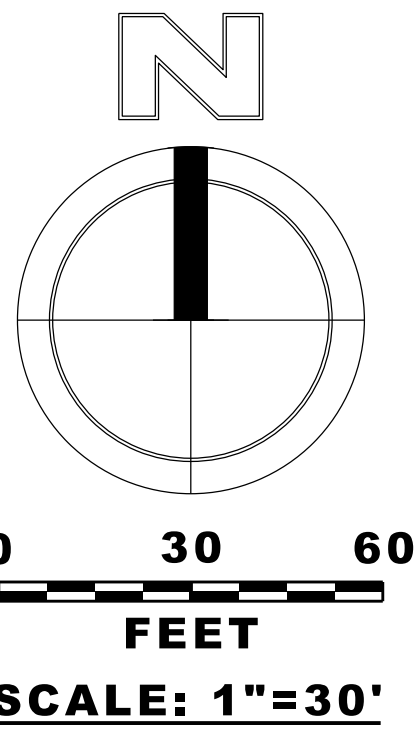
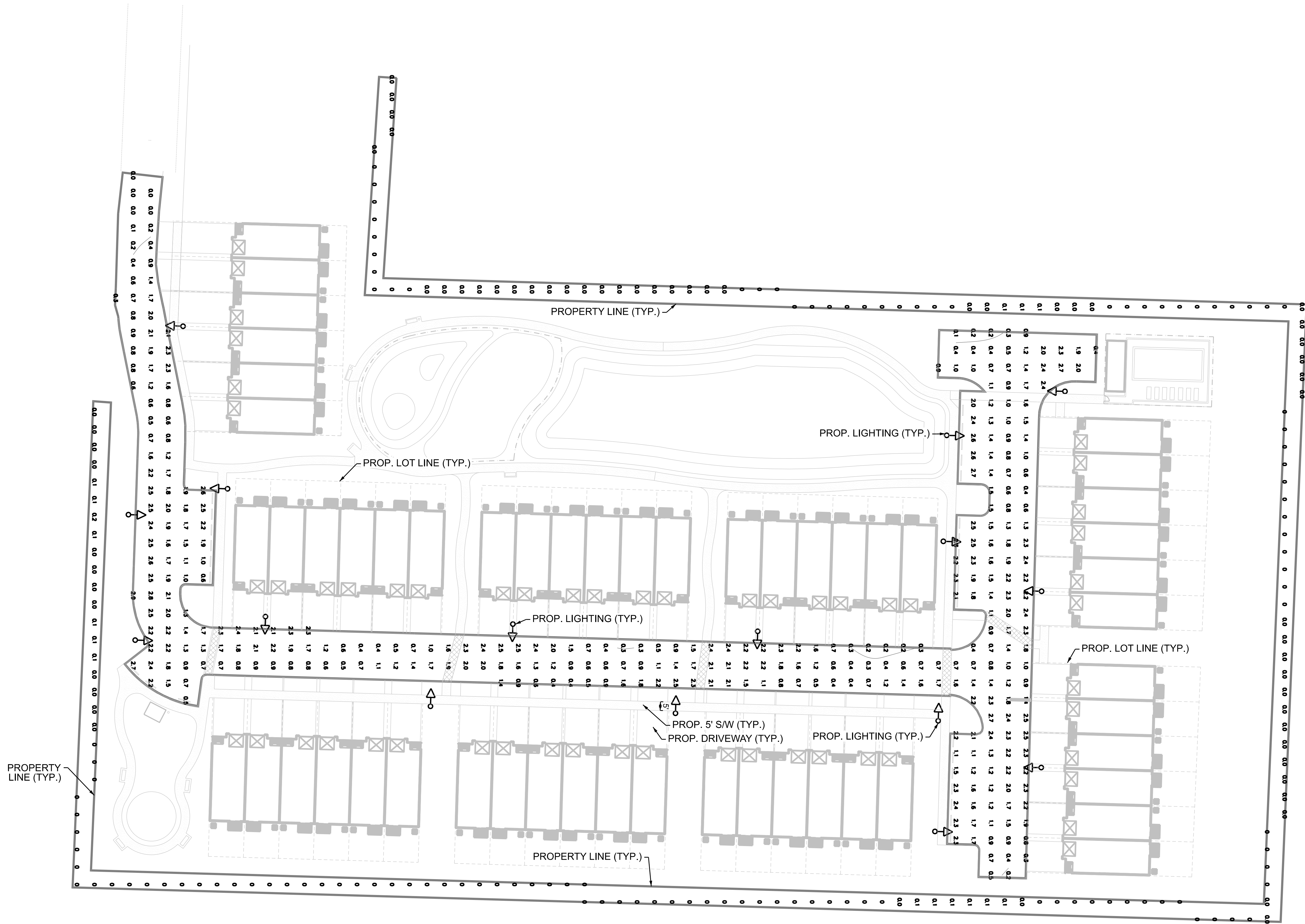
PAVING AND DRAINAGE DETAILS

DATE:	03/18
DESIGNED BY:	ZT
DRAWN BY:	SG
CHECKED BY:	ZT



PROJECT:	2012-99
SHEET:	CP-2

Z:\Projects\2020\031988-BOATMAN HAMMOCK\Drawings\Lighting\201238-PH001.dgn



LIGHT POLE DETAIL

GENERAL NOTES

1. THE ABOVE LIGHT POLE DETAIL IS FOR REFERENCE PURPOSES ONLY. REFER TO THE MANUFACTURER'S SPECIFICATIONS FOR THE ACTUAL CONSTRUCTION AND INSTALLATION INFORMATION.
2. THE EXACT LOCATIONS OF THE NEW LIGHT POLES ARE TO BE FIELD ADJUSTED AS REQUIRED. IN ORDER TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES, CONCRETE CURBS, SIDEWALKS, ETC. THE LIGHT POLES MUST MAINTAIN A MINIMUM OF 2.5 FEET FROM THE EDGE OF PAVEMENT.
3. ALL NEW LIGHT POLES ARE TO BE MANUFACTURED AND INSTALLED TO WITHSTAND CURRENT CODE WIND LOADS PER THE FLORIDA BUILDING CODE.

Onsite Lighting

AVERAGE FOOT-CANDLES	1.42
MAXIMUM FOOT-CANDLES	2.9
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	227.53
AVERAGE TO MINIMUM FC RATIO	113.16

Offsite Lighting

AVERAGE FOOT-CANDLES	0.01
MAXIMUM FOOT-CANDLES	0.2
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	0.16 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.01 / 0.00

LUMINAIRE SCHEDULE

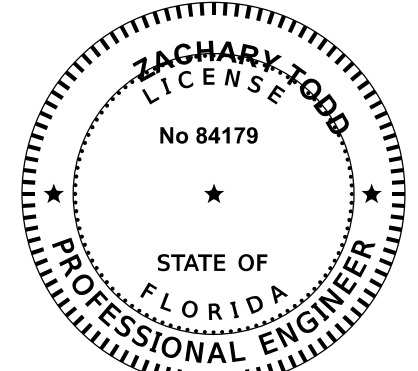
CALLOUT	SYMBOL	LAMP	DESCRIPTION	MODEL	QUANTITY	TOTAL LUMENS
Meso E06		(1) (63) 4000K CCT, 70 CRI LEDs	MESA DECORATIVE LED LUMINAIRE(3) LIGHTBARS WITH ACCULED OPTICS - TYPE 3 AREA	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON), PMM-E03-LED-E-U-	16	7456



BOATMAN HAMMOCK

PHOTOMETRIC PLANS

DATE: 01/21
DESIGNED BY: ZT
DRAWN BY: SG
CHECKED BY: ZT



DATE: 4/16/2021
ZACHARY TODD, P.E. - 84179
FLORIDA REGISTRATION NO. - 84179

PROJECT: 2012-99

SHEET: PH-1

DESCRIPTION

The geometric form of MESA LED luminaire allows it to adapt to either contemporary or traditional architectural settings. Available in single or twin pole mount configurations with optional wall mounting capability, the MESA LED luminaire's mounting options allow for harmonized site design whether at the entryway or in the parking lot. UL/cUL listed for use in wet locations.

SPECIFICATION FEATURES

Construction
HOUSING: Die-cast aluminum main housing and spider mount base maintain a minimum 0.125 wall thickness. Integral aluminum heat sink provides superior thermal heat transfer in +40°C ambient environments. **DOOR ASSEMBLY:** Top mounted, heavy wall, die-cast aluminum door maintains a nominal 0.125 thickness. Door includes a self-retaining interior hinge. **GASKET:** Continuous silicone gasket provided to seal housing door assembly and optic tray. **LENS:** Downlight lens is LED board integrated acrylic over-optics, each individually sealed for IP66 rating. **HARDWARE:** Four inset fasteners on underside of housing provide access to luminaire interior. Concoaled, stainless steel four bar hinge lock allows door to lock in the open position.

Optics
Choice of twelve patented, high-efficiency AccuLED Optic™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optic technology, creates consistent distributions with the

scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT and 5000K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics. LightBAR optic tray is removable and able to rotate 360° in 90° increments for specific placement of the distribution relative to fixture.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficiency, and prolonged life. Standard drivers feature electronic universal voltage (120-277V/50/60Hz), 347V/60Hz or 480V/60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common mode and differential mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per

IESNA TM-21. Occupancy sensor and dimming options available.

Mounting
Fitter assembly mounts over 3" O.D. tenon and is secured via three concoaled stainless steel set screws. Design of fitter provides seamless transition to 4" round poles. Additional mounting accessories include a dual fixture post top mounting arm and wall mount arm.

Finish
Housing is finished in five-stage super TiGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty
Five-year warranty.

Invue

Catalog #	Type
Project	
Comments	Date
Prepared by	



MSA MESA LED

1-6 LightBARs
Solid State LED

DECORATIVE LUMINAIRE

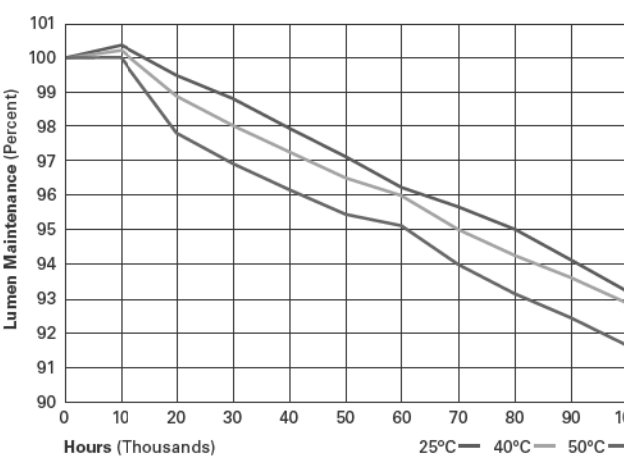
POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBARS)

Number of LightBARs	E01	E02	E03	E04	E05	E06
Drive Current	350mA Drive Current					
Power (Watts)	25W	52W	75W	97W	127W	150W
Current @ 120V (A)	0.22	0.44	0.63	0.82	1.07	1.26
Current @ 277V (A)	0.10	0.20	0.28	0.36	0.48	0.56
Power (Watts)	31W	58W	82W	99W	132W	159W
Current @ 347V (A)	0.11	0.19	0.28	0.29	0.39	0.48
Current @ 480V (A)	0.09	0.15	0.20	0.21	0.30	0.36
T2	Lumens	2,460	4,920	7,379	9,839	12,299
BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T3	Lumens	2,485	4,970	7,455	9,941	12,426
BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T4	Lumens	2,423	4,845	7,268	9,690	12,113
BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
DM0	Lumens	2,615	5,230	7,844	10,459	13,074
BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
SW0	Lumens	2,694	5,207	7,811	10,415	13,018
BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
EX0	Lumens	2,603	5,206	7,809	10,412	13,015
BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B4-U0-G3
SL2	Lumens	2,445	4,891	7,336	9,781	12,226
BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3
SL3	Lumens	2,461	4,921	7,382	9,842	12,303
BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3
SL4	Lumens	2,376	4,752	7,128	9,504	11,880
BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3
RW	Lumens	2,388	4,766	7,194	9,591	11,889
BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4
SL1/SLR	Lumens	2,227	4,453	6,680	8,906	11,133
BUG Rating	B1-U1-G1	B1-U1-G2	B1-U1-G3	B2-U2-G3	B2-U2-G3	B2-U2-G4

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	80,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

CERTIFICATION DATA
UL/cUL Listed
ISO 9001
IP66 LightBARs
LM78 / LM80 Compliant
2G Vibration Tested

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

EPA
Effective Projected Area: (Sq. Ft.)
Single Mount 1.1

SHIPPING DATA
Approximate Net Weight:
50 lbs. (22.7 kgs.)

TDS10001EN
2017-04-26 08:16:45

Eaton
1121 Highway 78 South
Piedmont, GA 30089
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

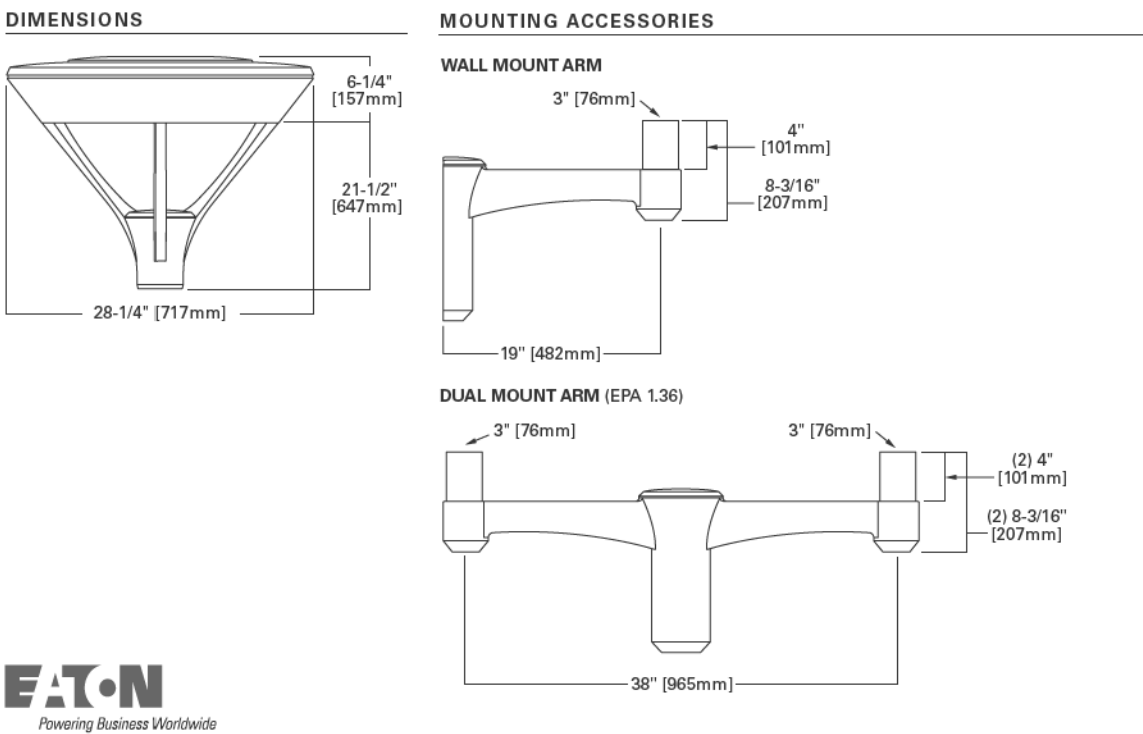
MSA MESA LED

ORDERING INFORMATION

Sample Number: MSA-E06-LED-E1-T3-GM

Product Family	Number of LightBARs ^{1,3}	Lamp Type	Voltage	Distribution	Color ⁴
MSA-Mesa	E01=1) 21 LED LightBARs ¹	LED-Solid State	E1=Electronic (120-277V)	T2=Type II	AP=Grey
	E02=2) 21 LED LightBARs ¹	Light Emitting Diodes	347-347V	T3=Type III	BZ=Bronze
	E03=3) 21 LED LightBARs ¹		480-480V *	T4=Type IV	BK=Black
	E04=4) 21 LED LightBARs ¹			SL2=Type II w/Spill Control	DP=Dark Platinum
	E05=5) 21 LED LightBARs ¹			SL3=Type III w/Spill Control	GM=Graphite Metallic
	E06=6) 21 LED LightBARs ¹			SL4=Type IV w/Spill Control	WH=White
	E07=7) 21 LED LightBARs ¹			RW=Rectangular Wide	
	E08=8) 21 LED LightBARs ¹			DM0=Type V Square Medium	
	E09=9) 21 LED LightBARs ¹			SW0=Type V Square Wide	
	E10=10) 21 LED LightBARs ¹			EX0=Type V Square Extra Wide	
				SL1=90° Spill Light Eliminator Left	
				SLR=90° Spill Light Eliminator Right	
Accessories (Order Separately) ⁵					
V400S-XC=XC Mount Arm (EPA 1.38)					
V400S-XC=XC Mount Arm					
QA/R4101=NEIMA Photocontrol - Multi-Tap					
QA/R4102=NEIMA Photocontrol - 480V					
QA/R4120=NEIMA Photocontrol - 347V					
70A125=125V Circuit Module Replacement					
LH/R55=5'-field Installed House Side Shield for "E" LightBARs ^{1,3,6}					
LH/R55=5'-field Installed House Side Shield for "E" LightBARs ^{1,3,6}					
Options (Add as Suffix)					
PC=Button Type Photocontrol (Specify Voltage)					
R=NEMA Twistlock Photocontrol Receptacle					
2=Two Circuits					
LCF=LightBAR Cover Plate Matches Housing Finish					
7000=70 CRI / 5000K CCT ⁷					
7000=70 CRI / 5000K CCT ⁷					
8000=80 CRI / 5000K CCT ⁷					
IC=Integral Cold Weather Battery Pack (Specify 120 or 277V) ⁸					
LWR=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ⁹					
LWR-L=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ⁹					
HSS=Factory Installed House Side Shield ¹⁰					
MS/DIM-L=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ^{11,12,13,14,15}					
MS/DIM-L2=Motion Sensor for Dimming Operation, 8' - 20' Mounting Height ^{11,12,13,14,15}					
MS/DIM-L4W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) ^{11,12,13,14,15}					

NOTES:
1. Standard 4000K CCT and nominal 70 CRI.
2. 21 LED LightBAR powered at 100W, 1 LED LightBAR powered at 1A.
3. Strapside orientation 90° to LightBAR.
4. Only for use with 480V systems. For NEC, see for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
5. Custom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
6. Low-level output varies by bar count. Consult factory. Not available with 347V or 480V. Requires quantity two or more LightBARs.
7. Consult factory for lead time and lumen multiplier.
8. LumaWatt wireless sensors are factory installed and require network components LWR-EM-1, LWR-GW-1, and LWR-PdE in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
9. Only for use with SL2, SL3 and SL4 distributions.
10. Consult factory for more information.
11. Utilizes internal step-down transformer when 347V or 480V is selected.
12. The FSB-100 accessory is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
13. Not available with IM section.
14. Approximately 22' detection diameter at 8' mounting height.
15. Approximately 40' detection diameter at 20' mounting height.
16. Approximately 10' detection diameter at 40' mounting height.
17. Approximately 10' detection diameter at 40' mounting height.
18. Replace XX with color designation.
19. One required for each LightBAR.



Eaton
Powering Business Worldwide

Eaton
1121 Highway 78 South
Piedmont, GA 30089
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

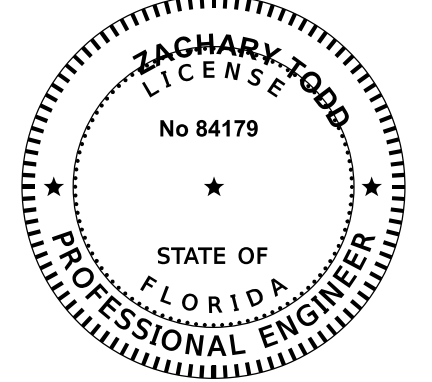
TDS10001EN
2017-04-26 08:16:45



BOATMAN HAMMOCK

PHOTOMETRIC NOTES AND DETAILS

DATE: 01/21
DESIGNED BY: ZT
DRAWN BY: SG
CHECKED BY: ZT

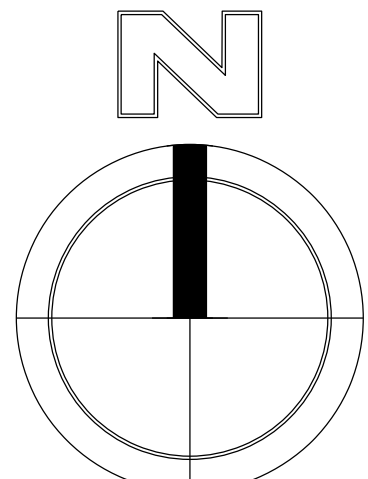
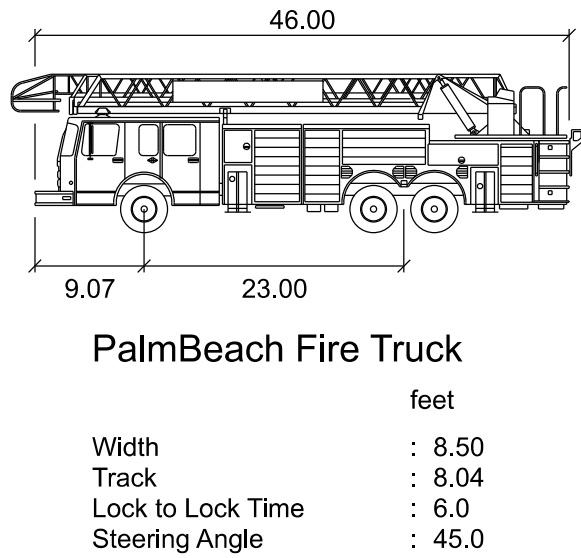
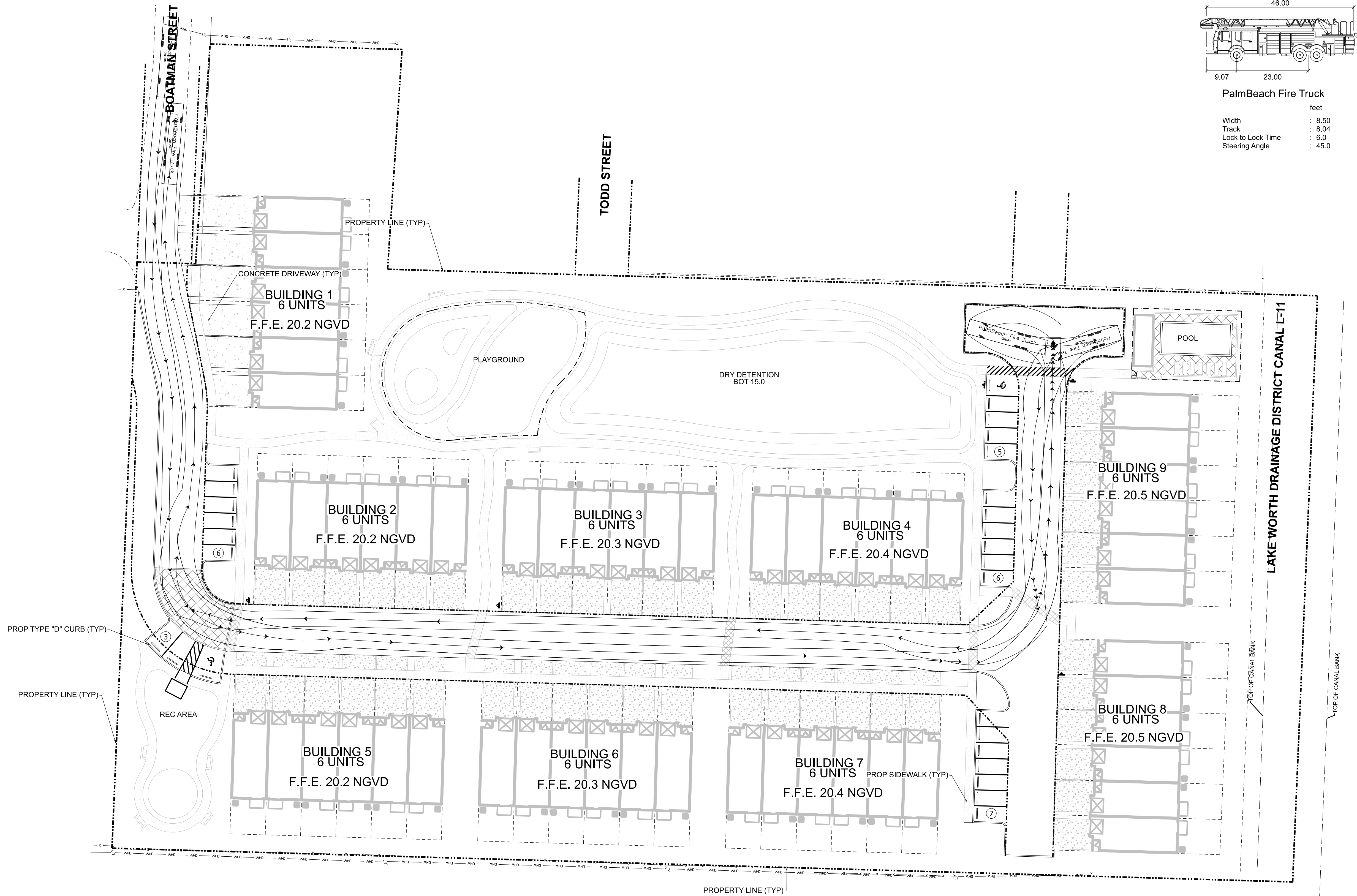


DATE: 4/16/2021
ZACHARY TODD, P.E.
FLORIDA REGISTRATION NO. - 84179

PROJECT: 2012-99

SHEET: PH-2

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FEET
SCALE: 1"=30'

- PROPOSED LIGHTING
- PROPOSED ADA STALL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- 10'X10' SIGHT TRIANGLE
- FLOW DIRECTION
- PROPOSED GRADE
- EXISTING GRADE
- SEWER / DRAINAGE MANHOLE
- DRAINAGE INLET
- YARD DRAIN BASIN
- DOUBLE SEWER SERVICE
- SINGLE SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- TAPPING SLEEVE & VALVE
- DOUBLE WATER METER
- SINGLE WATER METER
- GATE VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT ASSEMBLY
- BACTERIOLOGICAL SAMPLING POINT
- R.C.P. REINFORCED CONCRETE PIPE
- H.D.P.E. HIGH DENSITY POLYETHYLENE PIPE
- C.A.P. CORRUGATED ALUMINUM PIPE
- W.M. WATER MAIN
- G.V. GATE VALVE
- F.H. FIRE HYDRANT
- R.E. RIM ELEVATION
- I.E. INVERT ELEVATION
- E.O.P. EDGE OF PAVEMENT
- P.R.B. POLLUTION RETARDANT BAFFLE
- D.W.E. DESIGN WATER ELEVATION
- TREE TO REMAIN (SEE LANDSCAPE PLAN)
- PIPE CONFLICT BOX

INV TOP PIPE
TOP OF BOTTOM PIPE

D=DRAINAGE
W=WATER
S= SEWER
FM=FORCE MAIN
CN=CONDUIT

ELEVATIONS REFERENCED HEREON REFER TO
NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NAVD 29)

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ZACHARY TODD, P.E.,
ON 4/16/2021 USING A DIGITAL SIGNATURE

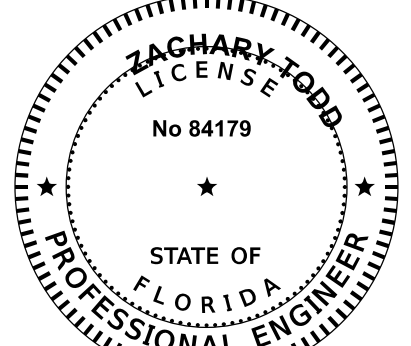
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AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES



BOATMAN HAMMOCK

FIRE TRUCK ROUTING PLAN

DATE: 04/21
DESIGNED BY: ZT
DRAWN BY: SG
CHECKED BY: ZT

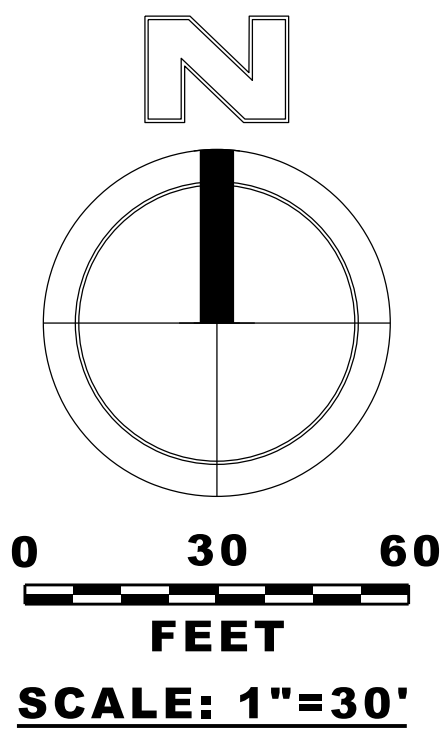
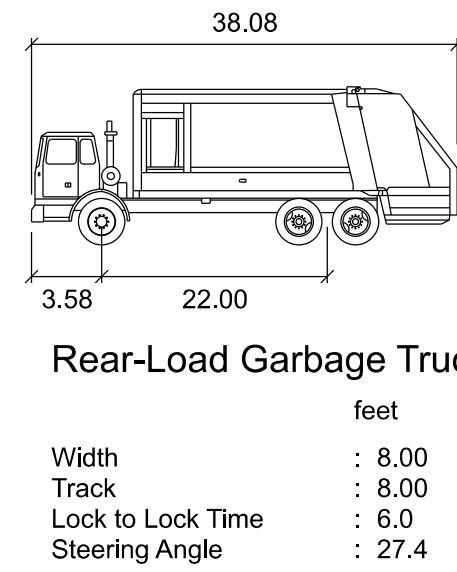
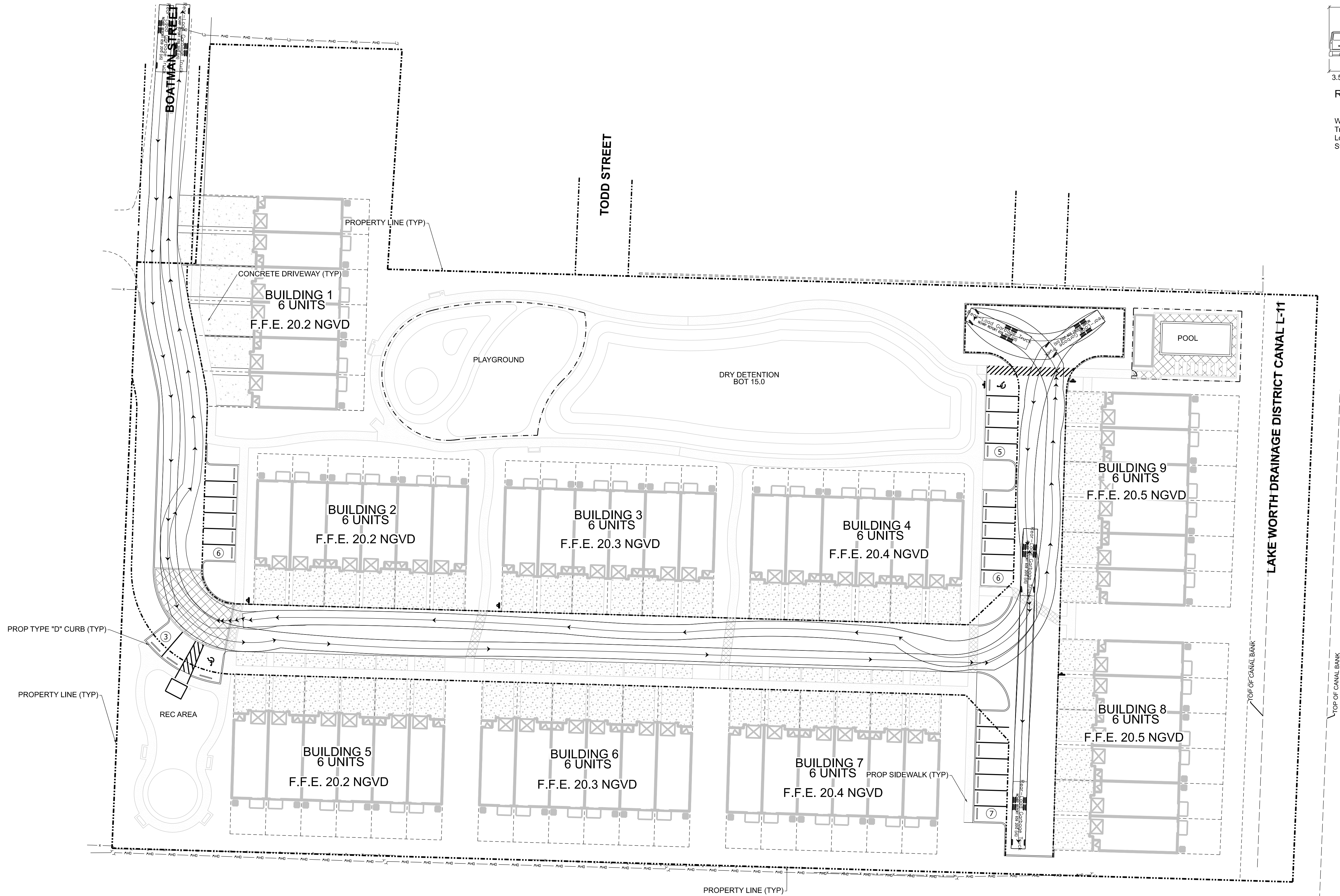


DATE: 01/07/21
ZACHARY TODD, P.E.
FLORIDA REGISTRATION NO. - 84179

PROJECT: 2012-99

SHEET: FT-1

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- PROPOSED LIGHTING
- PROPOSED ADA STALL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- 10'X10' SIGHT TRIANGLE
- FLOW DIRECTION
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- R.E. RIM ELEVATION
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- P.R.B. POLLUTION RETARDANT BAFFLE
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- TREE TO REMAIN (SEE LANDSCAPE PLAN)
- PIPE CONFLICT BOX

INV TOP PIPE
TOP OF BOTTOM PIPE

D=DRAINAGE
W=WATER
S= SEWER
FM=FORCE MAIN
CN=CONDUIT

ELEVATIONS REFERENCED HEREON REFER TO
NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NAVD 29)

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ZACHARY TODD, P.E.,
ON 4/16/2021 USING A DIGITAL SIGNATURE

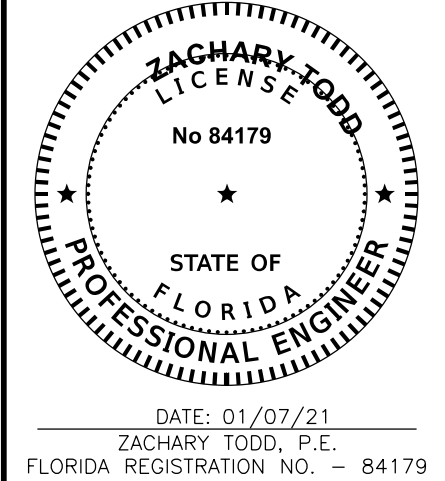
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AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES



BOATMAN HAMMOCK

GARBAGE TRUCK ROUTING PLAN

DATE: 04/21
DESIGNED BY: ZT
DRAWN BY: SG
CHECKED BY: ZT



PROJECT: 2012-99
SHEET: FT-2



March 29, 2021

Adam B. Kerr, P.E.
Kimley-Horn and Associates, Inc.
1920 Wekiva Way, Suite 200
West Palm Beach, FL 33411

**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

**RE: Boatman Hammock Residential
Project #: 210310
Traffic Performance Standards Review**

Dear Mr. Kerr:

The Palm Beach County Traffic Division has reviewed the **Boatman Hammock Residential** Traffic Impact Statement, dated January 20, 2021, 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 side of Boatman Street, east of Military Trail
PCN:	70-42-44-24-00-000-5670
Access:	Access driveway connection onto Boatman Street (As used in the study and is NOT an approval by the County through this letter)
Existing Uses:	Vacant
Proposed Uses:	Low-rise Multi-Family Residential = 51 DU
New Daily Trips:	373
New Peak Hour Trips:	23 (5/18) AM; 29 (18/11) PM
Build-out:	December 31, 2023

Based on our review, the Traffic Division has determined the proposed development does not have significant peak hour traffic impact (as defined in PBC TPS) on the roadway network; therefore, the project meets the Traffic Performance Standards of Palm Beach County.

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

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

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an

"An Equal Opportunity
Affirmative Action Employer"



Adam B. Kerr, P.E.
March 29, 2021
Page 2

application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

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

Sincerely,

A handwritten signature in black ink that reads "Quazi Bari".

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

QB:HA:rb

cc: Addressee

Iramis Cabrera, Interim PZ&B Director, Village of Palm Springs
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2021\210310 - BOATMAN HAMMOCK RESIDENTIAL.DOCXN



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON, AICP
DIRECTOR

WANDA F. PAUL
CHIEF OPERATING OFFICER

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

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

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	03/11/2021		
	SCAD No.	21030901F/FLU; 21030901Z/Rezoning; 21030901D/D. O.		
	FLU /Rezoning/D.O. No.	202100218 – Village of Palm Springs		
	Property Control No.	70-42-44-24-00-000-5670 & 70-42-44-24-32-010-0160		
	Development Name	Boatman Hammock		
	Owner/Agent Name	WPB Partners LLC / Cotleur & Hearing		
	SAC No.	200A		
	Proposed Amendments Proposed Unit No. & Type	Max. 54 Residential Units - Proposed FLU and Re-Zoning 54 Multi-Family Units – Proposed D. O.		
Impact Review		C.O. Taylor/Kirklane Elementary School	LC Swain Middle School	John I. Leonard High School
	New Students Generated	6	3	4
	Capacity Available	141	-138	-643
	Utilization Percentage	90%	110%	121%
School District Staff's Recommendation	Based on the findings and evaluation of the proposed development, there will be negative impact on the public school system. Therefore, if the proposed development is approved by the Village Council, School District staff recommends the following condition to mitigate such impact. In order to address the school capacity deficiency generated by this proposed development at the District Middle and High school level, the property owner shall contribute a total of \$72,082 to the School District of Palm Beach County prior to the issuance of first building permit. This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.			
Validation Period	1) This determination is valid from 03/15/2021 to 03/14/2022 or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 03/14/2022 or this determination will expire automatically on 03/14/2022.			
Notice	School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

March 15, 2021

Date

joyce.cai@palmbeachschools.org

Email Address

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

March 29, 2021

To: Iramis Cabrera, Village of Palm Springs Planner

From: Tara Bamber, PE 

**Re: Boatman Hammock Townhomes
Site Plan Approval Letter
Engenuity Group Project No. 6001.114**

We have received the following through WeTransfer on 3-19-21:

1. Composite Plans, 2 sheets (CP-1, dated 1-7-21 & CP-2, dated 3-18-21), by HSQ Group, Inc.
2. Site Plan, 1 sheet, 3-16-21, by Cotleur & Hearing
3. Landscape Plan, 4 sheets, revised 3-19-21, by Cotleur & Hearing
4. Drainage Statement, 1 sheet, dated 3-17-21, by HSQ Group, Inc.
5. Surface Water Management Report, 13 sheets, revised 3-18-21, by HSQ Group, Inc.
6. Justification Statement, 4 sheets, dated 3-19-21, by Cotleur & Hearing
7. Response Letter, 12 sheets, dated 3-19-21, by Cotleur & Hearing

We recommend Site Plan approval with the following conditions:

1. Follow Code Sec. 34-189 regarding the Village watermain adjacent to the west property line.
2. Provide permits from applicable agencies including, but not limited to, LWDD, PBC Fire Rescue, etc.
3. 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
Chad Girard, PE
Ed Horton
Lisa Tropepe, PE**



Village of Palm Springs

PUBLIC SERVICE DEPARTMENT

226 Cypress Lane, Palm Springs FL 33461

January 28, 2021

Zachary Todd, P.E.

Senior Project Manager

HSQ Group, INC

1001 Yamato Road, Suite 106

Boca Raton, Florida 33431

Parcel Number: 70-42-44-24-00-000-5670

To whom it may concern:

In reference to the property at the parcel above, the Village of Palm Springs is the utility provider for the area in question. Currently the Village of Palm Springs has water and sewer capacity for 51 units to be at the above reference parcel. Some site-specific improvements may be required to connect. The closest gravity sewer main and potable water main is located along Boatmen and Todd Street. Prior to connection you will need to contact the Village of Palm Springs Utility to set up the account.

If you have any questions regarding this letter, please contact the utilities office at 561-965-5770

Sincerely,

Jandy Bravo

Customer Relation Supervisor



13081 MILITARY TRAIL
DELRAY BEACH, FLORIDA 33484-1105

Board of Supervisors
James M. Alderman
Stephen Bedner
Jeffrey P. Phipps, Sr.
Harry Raucher
John I. Whitworth III
Executive Director
Tommy B. Strowd, P.E.
Attorney
Mark A. Perry, P.A.

March 10, 2021

Iramis Cabrera
Village of Palm Springs
226 Cypress Lane
Palm Springs, Florida 33461-1699

**Re: BOATMAN HAMMOCK
SE Quad of Boatman Road and Military Trail
LWDD Canal No. L-11
LWDD Record No. RI-20-0096**

Dear Ms. Cabrera:

This project is located on the south side of the L-11 Canal and is adjacent.

After reviewing the provided canal cross-sections, LWDD will require an exclusive easement for 32 feet which will need to be conveyed prior to platting with the Village.

Please provide a Certification of Title and a Sketch of Description for said 32-foot conveyance at your convenience, however, prior to platting and issuance of LWDD permits.

LWDD has no objection to the certification of this petition at this time.

Please let me know if you have any questions.

Sincerely,

Anne H. Perry

Anne H. Perry

BOATMAN HAMMOCK

Rezoning Justification Statement

03/19/2021

INTRODUCTION

On behalf of owner, WPB Partners, LLC and the applicant K. Hovnanian SE Florida Division, LLC we are requesting a site plan review for the project known as “Boatman Hammock”. The subject site is located on 2 parcels of 5.443 acres of vacant land in primarily residential block east of S Military Trail and west of Congress Avenue. Both parcels that make up the site are currently within the CG zoning district and has a Commercial Future Land Use designation.

The applicant is proposing to rezone to RM for 54 fee-simple townhomes as well as companion waiver requests, residential planned development request, and a future land use amendment to Medium Density Residential. The parcel numbers are 70-42-44-24-00-000-5670, 70-42-44-24-32-010-0160

The following justification statement details the site's compliance with the Residential Medium zoning district of the Unified Development Application (UDA), of the Village of Palm Springs.

Approval of this request would allow 54 fee-simple townhomes with a proposed density of 10 units per acre.

PROJECT CONTACT

All correspondence in connection with this request should be directed to the agents for the applicant:

Agent / Planner

Cotleur & Hearing
Contact: Don Hearing/ William Sargent
1934 Commerce Lane, Suite 1
Jupiter, Florida 33458
Phone: (561) 747-6336 x 106

Applicant

K. Hovnanian SE Florida Division, LLC
Contact: Bo Bar-Navon
Address 3601 Quantum Blvd
Boynton Beach, FL 33426
Phone: (321) 403-3991

LOCATION

The property is located at the end of Todd Street in Palm Springs, east of S Military Trail, north of Lakewood Road and west of Patio Court. The site is primarily accessed from S Military Trail the major arterial and three separate minor arterials: Clemens Street, Todd Street and Boatman Street. Boatman Street is the main access point to the site.

HISTORY

The larger, east most parcel, was approved in February of 2007 by Palm Beach County for a Future Land Use amendment to Medium Residential, 5 units to the acre, with a RM Zoning.

The parcel has since been annexed into the Village of Palm Springs, within CG zoning district and has a Commercial Future Land Use designation.

The parcel is currently vacant.

The smaller, west most parcel, has had no previous Palm Beach County applications. The parcel has a single-family home and a detached mobile home.

LAND USE AND ZONING

The following tables depict the existing and proposed land use and zoning, and the surrounding land uses and zoning.

EXISTING USE	EXISTING LAND USE	PROPOSED LAND USE	EXISTING ZONING	PROPOSED ZONING
Vacant	COM	MD	CG	RM
Sing Family Res.	COM	MD	CG	RM

BOUNDARY	EXISTING USE	LAND USE	ZONING
NORTH	Single Family Res.	MR-5	RM
SOUTH	Sani/Rest Home	MD	RM
NORTH WEST	Auto Sales /Department Store	COM	CG
SOUTH WEST	Multi Family Res	MD	RM
EAST	Multi Family Res	MD	RM

PROJECT DESCRIPTION

Coteleur & Hearing is requesting a site plan approval for the proposed 5.443-acre "Boatman Hammock" planned multi-family residential development. The applicant is also seeking a concurrent Rezoning and Future Land Use change to allow for the 54 fee-simple townhomes. This project anticipates 54 total units spread over 9 buildings: each building with 6 attached units. Residents have been provided excess on-site parking and amenity space to facilitate involvement within the residential community.

REZONING FACILITIES AND SYSTEMS CONFIRMATION

Storm Drainage:

The site is located within the boundaries of Lake Worth Drainage District and the South Florida Water Management District C-51 Basin (sub basin 33) which has a 100 year at elevation 12.7 NGVD (which results in no compensating storage requirements). Legal positive outfall for the project is available via connection to the existing LWDD L-11 canal on the north side of the site.

On-site drainage will be handled by means of graded pavement to a dry detention area to meet all water quality requirements, perimeter berm requirements (based on 25 year – 3-day storm

event) and 100 year – 3-day minimum finished floor elevation. Applicable permits will be filed with the South Florida Water Management District, Lake Worth Drainage District and Village of Palm Springs.

A 32-foot easement has been provided per request of the Lake Worth Drainage District.

Water Supply:

The Village of Palm Springs Utilities Office has confirmed the capacity to provide for the proposed site. A letter of confirmation has been provided.

Sewage Treatment:

The Village of Palm Springs Utilities Office has confirmed the capacity to provide for the proposed site. A letter of confirmation has been provided.

Solid Waste Disposal:

A request to waste management to confirm service has been submitted. A letter of service is to be provided under a separate cover.

Public Safety Protection:

Comments have been provided regarding several recommendations on site. Public Safety is able to be provided once the comments / responses are taken into consideration.

Recreational and Park Areas:

The site does not impact any local recreation or park areas. Most recreation and park-like activities are expected to stay on site.

School Sites:

A SCAD application was filed with the School District of Palm Beach County. A letter of service and impacts has been provided.

LAKE WORTH ROAD SUB-COMMUNITY REDEVELOPMENT

The subject site is located in the Lake Worth Road District of the approved 2019 Community Redevelopment Plan. The proposed project is consistent with the following goals of the Community Redevelopment Agency:

Detailed Description of Proposal's Consistency with Five (5) Key Goals of CRA

Provide and enhance viable redevelopment opportunities to discourage further westward expansion.

The plan is proposing to develop a vacant parcel and redevelop an isolated Single-Family Residence on the east side of Military Trail. It does not promote any growth westward and is instead adding to the residential value of the local area within the village.

Provide a variety of housing options for persons and families of all income ranges.

The proposed plan provides a multi-family townhomes housing option to an area that is predominantly a single family detached housing area. Single family residences are typically

more expensive than multifamily units. This will provide an alternative option the existing housing conditions of the surrounding area.

Support existing Comprehensive Plan and Managed Growth Tier System provisions for sustainable urban development.

The proposed plan is consistent and supports the Comprehensive Plan, as described in this analysis, and Managed Growth Tier System Provisions for sustainable urban development.

Fully utilize and enhance existing infrastructure facilities and services.

The development will utilize the existing utilities such as stormwater and waste water. Additional infrastructure provided on site will enhance the infrastructure facilities and services of the area.

Attract new residents, businesses, and services to improve the quality of life for the current population in the URA.

The construction of 54 brand new multifamily townhomes will bring new residents and stimulate the local economy, especially for the current population of the URA. Providing an alternative, lower cost, housing option allows potential residents, who may not have been able to move previously, to become a part of the local community.

Proposal's effect on existing conditions (identified in CRA Community Redevelopment Plan) in the CRA District

The community redevelopment plan identified the existence of six (6) slum or blighted conditions pursuant to Florida Statutes. These include:

- Predominance of defective or inadequate street layout, parking facilities, roadways, bridges or public transportation facilities (Sec. 163.340(8)(a), F.S.)
- Faulty lot layout In relation to size, adequacy, accessibility, or usefulness (Sec. 163.340(8)(c), F.S.)
- Inadequate and outdated building density patterns (Sec. 163.340(8)(f), F.S.)
- Incidence of crime in the area higher than in the remainder of the county or municipality (Sec. 163.340(8)U), **F.S.)**

- The plan provides an extension of what is currently an ineffective roadway in Boatman Street. Rather than a short off shoot of Military Trail, it now extends into a residential development.
- The plan encourages good planning policy in site layout by combining two parcels and providing accessibility through an underutilized road. The lot, as it sits, is somewhat trapped between an inaccessible residential area, a canal, and a commercial boundary. The development creates an adequate and accessible site.
- The proposed plan invites modern planning strategies to the surrounding area by establishing transition zoning from commercial to residential. This is beneficial to the outdated building density patterns as it provides an example of a increased density multi-family residential development that functionally blends in and does not increase the inadequate existing patterns.

- The crime could possibly be reduced by the increase in residential population and police service to the area. The plan encourages and limits the crime by providing one entrance and exit, opaque landscape barrier, and street lighting.

Proposal's ability to assist in achieving strategies and objectives of the Palm Springs CRA

The proposed site stands to improve the Palm Springs area and assist the CRA in their objects and strategies. This will be done through good planning techniques, adequate zoning and improvement upon vacant or blighted properties. As discussed, the plan meets the goals and directives of the CRA. The applicant is excited to bring this development to the Palm Springs and revitalize the area through a residential boost in economy.

CONCLUSION

The proposed planned development is consistent with the design standards provided by Article IX and the requirements of the Unified Development Application. The proposed development provides a unique look and feel to the Village of Palm Springs. This development will allow a once permanently vacant lot to bring valuable housing and residential income to the community. The applicant looks forward to working the Village of Palm Springs to respond to any questions or concerns that may arise as are result of your review.

BOATMAN HAMMOCK

Residential Planned Development Justification Statement

03/19/2021

INTRODUCTION

On behalf of owner, WPB Partners, LLC and the applicant K. Hovnanian SE Florida Division, LLC we are requesting a site plan review for the project known as “Boatman Hammock”. The subject site is located on 2 mostly vacant parcels, totaling 5.443 acres, east of S Military Trail and west of Congress Avenue. Both parcels that make up the site are currently within the CG zoning district and have a Commercial Future Land Use designation.

The applicant is proposing a 54 fee-simple townhomes Residential Planned Development as well as companion waiver requests, rezoning to RM and a future land use amendment to Medium Density Residential. The parcel numbers are 70-42-44-24-00-000-5670, 70-42-44-24-32-010-0160

The following justification statement details compliance with *Subdivision IX - Planned Development (PD)* of the Land Development Code Ordinance of the Village of Palm Springs.

Approval of this request would allow 54 fee-simple townhomes with a proposed density of 9.93 units per acre.

PROJECT CONTACT

All correspondence in connection with this request should be directed to the agents for the applicant:

Agent / Planner

Cotleur & Hearing
Contact: Don Hearing/ William Sargent
1934 Commerce Lane, Suite 1
Jupiter, Florida 33458
Phone: (561) 747-6336 x 106

Applicant

K. Hovnanian SE Florida Division, LLC
Contact: Bo Bar-Navon
Address 3601 Quantum Blvd
Boynton Beach, FL 33426
Phone: (321) 403-3991

LOCATION

The property is located at the end of Todd Street in Palm Springs, east of S Military Trail, north of Lakewood Road and west of Patio Court. The site is primarily accessed from S Military Trail the major arterial and three separate minor arterials: Clemens Street, Todd Street and Boatman Street. Boatman Street is the main access point to the site.

PROJECT DESCRIPTION

Cotleur & Hearing is requesting a site plan approval for the proposed 5.443-acre “Boatman Hammock” planned multi-family residential development. The applicant is also seeking a concurrent Rezoning and Future Land Use change to allow for the 54 fee-simple townhomes.

This project anticipates 54 total units spread over 9 buildings: nine (9) buildings with 6 attached units. Residents have been provided excess on-site parking and amenity space to facilitate involvement within the community.

SUBDIVISION IX – PLANNED DEVELOPMENTS

The stated design requirements below are the minimum development standards established to promote consistency and quality as required for Planned Developments.

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

An all-access sidewalk has been provided on site which traverses all the proposed recreational areas and connects to each building section. The proposed sidewalk is meant to increase the overall connectivity of the site, access to amenities and the walkability for pedestrians. Due to the inherent small nature of the site, a waiver has been requested to limit the sidewalk to one side of the street. The proposed sidewalk provides safe crosswalks and access routes along the main street of the development to each of the buildings. There will be limited traffic and vehicular travel on-site.

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

The site will consist of two parcels, one small and uninhabited single-family residence and a larger vacant land parcel. The project will combine the two into a larger overall development whereas development may have occurred separately otherwise. A unified project serves to increase the overall potential of the area and brings new structured development to the surrounding parcels.

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

The driveways on site have been consolidated to eliminate excessive curb cuts. The site is only accessed from a public secondary street, increasing engagement with the main secondary street (Boatman Street) and the larger primary Military Trail street.

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

The proposed site provides concentrated guest parking areas and driveways to reduce the overall impervious surface total. Rather than providing separate areas designated for parking lots, the required spaces are provided on street or in driveways. This allows the space that would typically be used for parking lots to be used more efficiently as open or amenity space.

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

Sufficient parking for each resident and guests has been provided in the primary driveway of each residence and in the on-street guest parking. Per Section 34-1329 *Minimum Requirements by Use*, multifamily dwellings require 2.5 parking spaces per residence. The proposed plan provides for 3 parking spaces per residence, including a garage. The excess parking was provided to limit impervious surfaces in place of residential amenities. Guest parking has been provided on-street to additionally limit the need for a separate parking lot.

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

Lighting has been provided along the sidewalks near the primary street running through the property. The site amenities are intended for dawn to dusk use, including the extra lengths of the sidewalk meant for daytime walkability around the site. The sidewalks leading to and from building to building are well lit and provide visibility to vehicular traffic and into the guest parking areas.

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

Open space along the western boundary of the site has been aggregated to create a walkable loop that includes an open play area and grassy knoll for kids and adults. The site benefits from this layout rather than multiple different smaller recreational areas spread across the site.

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

Sidewalks have been provided which connect to all the open space and recreation amenities on site. This includes the pool and cabanas, grassy knoll and play area as well as the tot lot. Each building has access, alongside safe road crossing indicators, to all amenities.

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

Due to the nature of multi-family attached townhomes and the increased need for parking spaces per unit, providing a semi-private planting area between the sidewalk and townhome unit is difficult. However, foundation plantings have been provided between the driveways of each other units. Excessive plantings have been provided on the sides and rear to provide for the reduced front planting area.

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

The site is located on a new extension of the Boatman Street secondary road. Trees, groundcover, and lighting have been provided to promote the look of the street when driving or walking. There is only one adjacent property (Bank of America) with access to

the potential impacts of the new road and no streetscape has been provided of which requires a maintenance agreement.

11) Create bus waiting areas for safety, for school buses or mass transit, as may be applicable.

A bus waiting area is not required per comment and confirmation by the School District of Palm Beach County.

12) Building step backs or setbacks to respect existing scale and massing of adjacent neighborhoods and promote compatibility.

The units are setback from both the residential boundary and the interior street to allowing for a more transitional scale. The local massing of adjacent neighborhoods is primarily single floor, contrasting the potential for two- and three-story buildings (including the existing Bank of America) on the commercial properties to the west. Increasing the buffer from the proposed interior street reduces the feel of a large and extremely tall unit, while the setback from the residential boundary makes the height differential more transitional rather than abrupt.

13) Provision of original, self-confident building design, and prohibition of metal buildings.

The architecture of the site is new to the area and provides an original look characteristic of the Boatman "Hammock" feel. The Coastal Style inspired architecture is evocative of a clean airy aesthetic and features crisp lines, window muntins at significant locations, decorative shutters, and roof gables common to the era. The architecture is further complimented by a professionally selected color palate whose authentic hues are carried throughout the community from the townhomes to the pool cabana amenity building. This is completely original and specific to this project. No metal buildings will be built on site. A color board and renderings have been provided for reference.

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

A thick opaque landscape buffer has been provided along the residential and commercial boundaries on site. No masonry wall has been provided as the landscape buffer itself provides a visibility barrier and more easily functions as a transition rather than an abrupt stop between the differing uses the site sits between.

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.

Per the attached traffic study, the extension of the Boatman Street roadway does not negatively impact the existing conditions of the area and adjacent properties. Special care was taken to minimize the impact of dead-ends and t-style turnarounds on site. Due to the size and overall safety, Boatman Street splits at the north end into a fire truck accessible

t-turn around in the west and a dead end in the east. The dead end is needed to provide accessibility to the buildings in the North East section and ends due to the adjacent single family residential properties. The T-turn provides the most reasonable turn around for Fire and Waste Management while limiting the safety monitoring of external access of the site to one singular entrance.

ARCHITECTURE

The very name Boatman Hammock evokes a mental image of a beachy, easy lifestyle set around a breezy and shady coastal hammock a century ago. The Coastal Style inspired architecture is evocative of a clean airy aesthetic and features crisp lines, window muntins at significant locations, decorative shutters, and roof gables common to the era. The architecture is further complimented by a professionally selected color palate whose authentic hues are carried throughout the community from the townhomes to the pool cabana amenity building.

LANDSCAPING

The proposed project complies with DIVISION 2 – STANDARDS AND REQUIREMENTS for landscaping. Landscape buffers have been provided at the requested depth and height, using native plant material. A mixture of trees and palms are planted at 20 foot spacing with 3-foot hedging were used to create an opaque vision barrier. Buffer planting material is not required along the western boundary abutting commercially zoned properties; however, a 10-foot landscape buffer has been incorporated into the landscape design as additional screening, security, and visual benefit.

Additionally, tree plantings were provided, 1 per 1,500 square feet to meet the interior landscape requirement for the property. The primary tree selection included Live Oaks, Sabal Palms and Royal Palms which are all native and are visually cohesive with the proposed landscape and architecture. It is important to note that the plantings exceed the native percentage requirements the minimum 50%.

The applicant will be requesting a waiver to grant a reduced foundation planting area per Sec.34-164 – Required Foundation Plantings, see waiver request under separate cover.

A landscape plan, prepared by Cotleur & Hearing, have been provided herein with the submittal package detailing the planting material and locations specific to the site layout. Existing vegetation on site will be removed per the Village of Palm Spring's mitigation and preservation requirements. No existing trees are slated for preservation or relocation.

COMMUNITY AMENITIES

Per Sec. 34-1064, 35% of the gross land area is designated as undeveloped open space. 20% of that required square footage is common amenity "to ensure the enjoyment, uses, safety, and general welfare of the occupants of the proposed development". With a total site area of 236,883 SF, a minimum of 82,909 SF of open space and 16,581.8 SF of recreation space would need to be provided.

The proposed site has been designed with two separate play areas, a pool, and a walkable pathway around the open space and dry retention area on the western boundary of the site. The open space totals 121,249 SF or 51.19% which exceeds the minimum requirement. The recreation areas total 33,365 SF or 42.71% of the open space, exceeding the requirement for community amenity space on site. The intent of the owner is to provide activities and recreation for the enjoyment of the residents on site in lieu of similar, immediate amenities outside the site. The design and layout of the walk paths are conducive and encourage pedestrian activity and provide a pedestrian connection to all buildings.

TRAFFIC

A comprehensive plan traffic analysis was conducted to evaluate the land use change from the existing Commercial General designation (CG) to the proposed Residential Multifamily (RM) designation for the site located on the east side of Military Trail, directly north of Boatman Street in the Village of Palm Springs, Florida. The analysis demonstrated that the future land use plan amendment and rezoning can be adopted without requiring any transportation mitigation measures to comply with the adopted standards. A traffic study has been provided under this cover.

PARKING

The applicant has provided parking for each townhome as well as some onsite guest parking per Sec. 34-1329. - *Minimum requirements by use. (b) by use* identifies a minimum off-street parking requirement for Multiple-family dwellings. The requirement states:

"Two and one-half parking spaces per dwelling unit, an additional 25 percent of the total required parking shall be dedicated as guest parking spaces."

The applicant is proposing 54 multiple family units requiring 135 spaces, plus an additional 34 parking spaces for guests. The townhome units have been designed with one garage parking space and two parking spaces in the driveway. With three (3) parking spaces per unit, the proposed plan provides for a total of 189 spaces, exceeding the minimum requirement by 20 spaces. The resident driveways adjacent to one another were designed and consolidated to remove curb cuts.

WAIVERS

Separate waiver descriptions have been provided within this submittal package. Three waivers are being requested:

1. Front Façade Foundation Planting Requirements
2. Sidewalk Requirements
3. Minimum Lot Area Requirements

CONCLUSION

The proposed planned development is consistent with the design standards provided by Subdivision IX and the requirements of the Unified Development Application. The proposed

Boatman Hammock
Residential Planned Development
Justification Statement
03/19/2021

development provides a unique look and feel to the Village of Palm Springs. This development will allow a once primarily vacant lot to bring valuable housing and residential income to the community. The applicant looks forward to working the Village of Palm Springs to respond to any questions or concerns that may arise as are result of your review.

BOATMAN HAMMOCK Foundation Planting Waiver

03/19/2021

INTRODUCTION

The applicant and property owner, WPB Partners, LLC, is requesting a waiver to the foundation planting requirements for multifamily properties greater than one acre, for the project known as "Boatman Hammock". The subject site is located on 5.443 acres of vacant land in primarily residential block east of S Military Trail and west of Congress Avenue. The applicant is proposing 54 fee-simple townhomes and companion requests for site plan approval, rezoning and a future land use amendment.

Approval of the Boatman Hammock Residential Planned Development (RPD) would allow 54 fee-simple coastal-style townhomes, centrally located amenities and walkable open space, within the Village of Palm Springs.

REQUEST

According to *Section 32-164 Required Foundation Plantings (a)*:

"For nonresidential and multifamily properties one acre or more, at least 25 percent of the linear feet of building façade facing a street shall be planted with trees, shrubs or hedges. At least one tree or cluster of three palms shall be installed for each 30 linear feet, or fraction thereof, of applicable façade. The foundation planting area shall be a minimum of five feet wide."

The building façade facing the street is 120 linear feet or 20 feet for each dwelling unit, requiring 30 linear feet of planting along the street. The planting areas in-front of the townhomes have been designed with street-lined double Montgomery Palms and complimentary accents and shrubs. Due to the dense nature of multifamily units with garage parking, the planting area between the parking spaces have been planted to the extent possible.

Consideration was given to planting a 2'x2.8' area space most nearest the door, adjacent to the garage to increase the total percent of linear feet of foundation planting. Discussions with our resident landscape architect as well as through existing examples indicated that plant material does not last long in those areas. The plantings will typically die after 6 months to a year and require constant care and replanting to keep them healthy. This creates a consistent eye sore on the building fronts if not consistently addressed.

As a good faith effort, the townhomes and site have been heavily landscaped with additional plant material on the sides of the buildings, backyards, and open space areas.

The applicant is requesting a formal waiver from the requirement to provide foundations plantings for 25% of the linear feet of the building façade facing a street, as well as the requirement to provide planting five feet in width.

JUSTIFICATION

Village Council may approve a waiver to this requirement if the request meets the criteria in *Sec. 34-1063 (3) Performance Standards*. The applicant's justification is provided 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 request in-line with the Village's Comprehensive Plan and Land Development Code. The waiver request is not detrimental to the public health, safety, and `welfare of the area. Increased plantings in the rear of the building increase the residential security and provides for the natural landscaping typical of a foundation planting.

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

Steps were taken in the design process to provide for excess open space and common amenities because of the requested decrease in foundation plantings. Additionally, the increase rear plantings provide an increase in screening for the rear of the property and is visually incorporated into the landscape of the townhomes that have a rear boundary line abutting a common amenity.

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.

The waiver request provides for an increase in open space, drainage, and community amenities. Increased foundation planting requirements would severely impact the parking availability at each town home and require excess parking to provided on site in areas that are currently open space.

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.

The public benefits from the request of the waiver through the visual benefit of increased rear townhome plantings as well as through the preservation of open space through reduced onsite parking.

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 waiver. However, it is important to note that the increased backyard plantings do provide an increase in screening to the rear of each townhome.

e. Economic issues may not be used to justify waivers.

Economic issues are not the reason for requesting this waiver.

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

The waiver does not affect the already compatible existing and potential land uses adjacent to the development site. The request for a reduction in foundation waiver plantings only impacts the interior of the site.

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 waiver.

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 waiver.

CONCLUSION

The requested waiver is compliant with the criteria and standards provided for in *Section 34-1063 (C) (3) Performance Standards*. The planting areas in-front of the townhomes have been designed with street-lined double Montgomery Palms and complimentary accents and shrubs. Due to the dense nature of multifamily units with garage parking, the planting area between the parking spaces have been planted to the extent possible. We look forward to your review of the waiver request and are willing to provide answers to any questions you might have.

BOATMAN HAMMOCK Sidewalk Waiver

03/19/2021

INTRODUCTION

The applicant and property owner, WPB Partners LLC, is requesting a waiver to the sidewalk requirements, for the project known as "Boatman Hammock". The subject site is located on 5.443 acres of vacant land in primarily residential block east of S Military Trail and west of Congress Avenue. The applicant is proposing 54 fee-simple townhomes and companion requests for site plan approval, rezoning and a future land use amendment.

REQUEST

Section 34-1063 Performance Standards (1) identifies requirement for sidewalks on both sides of the street. The requirement states:

"Sidewalks on both sides of a street or primary driveway, interconnected with other pedestrianways and/or providing access to each building."

The applicant is providing an alternate design with one (1) sidewalk on the street which is meant to function similarly to having a sidewalk on both sides. The inherent small size and compact nature of the site does not fit two sidewalks without having to reduce the open space or amenity space totals. Purposeful sidewalk design connects each of the buildings and all the amenities, with designated crossing points that have appropriate pedestrian crossing signage and traffic calming measures.

The site incorporates a proposed private roadway that has very few straightaways and ends in two turnarounds. The traffic is expected to be minimal, only a 23 total trip increase in the AM and 29 trip increase in the PM. Traffic, due to the layout of the site, will likely be only local residential populations who mainly live in the development. Crosswalks and pedestrian crossing signage will ensure that drivers needing to reach their homes are aware of the potential for pedestrian crossings.

The extended driveway was proposed as a safer alternative to a sidewalk abutting Boatman Street. The driveway before the sidewalk is maintained at the typical parking space length of 20 feet.

The development plans one (1) sidewalk that runs along the road and by the mail kiosk, recreation spaces and the pool. The applicant is requesting a formal waiver to reduce the requirement of sidewalks per street to one (1).

JUSTIFICATION

Village Council may approve a waiver to this requirement if the request meets the criteria in Sec. 34-1063 (3) *Performance Standards*. The applicant's justification is provided 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 waiver request is in harmony and consistent with the intent and purpose of the Village's Comprehensive Plan and Land Development Code. The waiver will not be injurious to the area involved as marked crosswalks are provided to facilitate interconnectivity as well as traffic calming measures to ensure safe movement across the streets. This includes pedestrian crossing signage, stop bars, and stop signs.

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

With the reduction of sidewalk to one side of the road, the site can provide open space and amenity space in excess of the minimum standard. This includes backyards as well as the open space play areas and grassy knoll. The addition of a second sidewalk would reduce the existing plantings and reduce the total open space square footage on site. Inline with the Village's Land Development Code, the proposed sidewalk has been incorporated into the surrounding amenities.

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.

The requested waiver will result in the preservation of natural areas and drainage areas by not increasing the impervious surface area required in providing sidewalks on both sides of the road. If provided, the additional sidewalk would move the buildings into the existing amenity and open space which in turn would decrease the space for activities provided for the residents.

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.

The request provides a similar public benefit to the code required two sidewalks minimum, while also preserving green space on site and reducing impervious surface area. The site design specifically provides walkability and ease of access by connecting all the proposed buildings and amenities. The sidewalk connects to the existing sidewalk along Boatman Street and extends the pedestrian linkages of the site beyond the project boundaries.

e. The request provides sufficient screening and buffering to screen adjacent uses.

from adverse impacts caused by the granting of a waiver.

This request does not impact screening and buffering.

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

Economic issues are not the reason for pursuing this waiver.

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

The waiver is primarily regarding the interior of the site and does not have a significant impact on the adjacent land uses. The only aspect of the sidewalk that might affect adjacent land uses is the extension and connection to the existing sidewalk along Boatman. However, this connection only serves to increase the potential development and connectivity and does not negatively impact the parcels it is adjacent to.

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.

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.

CONCLUSION

The requested waiver is compliant with the criteria and standards provided for in *Section 34-1063 (C) (3) Performance Standards*. The singular sidewalk is supplemented by multiple crosswalks and respective traffic calming measures to create the safest possible pedestrian connectivity. This will increase the safety on site as additionally, not as many cars are expected to be moving through the area based off the provided traffic study. Overall, it is expected that one side walk will provide the same amount pedestrian connectivity, decrease the need for impervious square footage and maximize safety for the residents. We look forward to your review of the waiver request and are willing to provide answers to any questions you might have.

BOATMAN HAMMOCK Minimum Lot Size Waiver

03/19/2021

INTRODUCTION

The applicant and property owner, WPB Partners LLC, is requesting a waiver to the minimum lot size requirements, for the project known as "Boatman Hammock". The subject site is located on 5.443 acres of vacant land in primarily residential block east of S Military Trail and west of Congress Avenue. The applicant is proposing 54 fee-simple townhomes and companion requests for site plan approval, rezoning and a future land use amendment.

REQUEST

Sec. 34-766. - *Property development regulations (1)* identifies a minimum lot area requirement for Multiple-family dwellings. The requirement states:

"Minimum lot area: 10,000 for one dwelling unit, 12,500 for two dwelling units, and 15,000 square feet for three dwelling units. For each additional unit thereafter, 9,500 square feet of lot area per unit shall be required, except the minimum lot area for a single-family dwelling shall not be less than that required in section 34-746. Property development regulations shall also be as set forth in section 34-746."

The applicant is proposing 54 multiple family units at 1,715 SF per lot, totaling 92,610 SF / 2.13 acres of total lot coverage on site. This is broken down by lot building coverage and lot open space which equals 56,061 SF / 1.29 acres and 121,249 SF / 2.78 acres, respectively. A strict interpretation of the code requires a total of 499,500 SF / 11.47 acres of lot area in total. Given the size of the site, 236,883 SF / 5.44 acres, by code standards only 24 units would be allowed at a density of 4.8 units per acre. 4.8 units per acre is less than the maximum permissible density for single family detached housing in the Residential Single-Family zoning district. The proposed development is Multi-family attached housing which has naturally smaller lot sizes than those of single family detached. Increasing the lot size would require a reduction in the community amenities and available walkable space.

The applicant is requesting a formal waiver to reduce the minimum lot area requirement. The development plans provide lots at an area of 1,715 SF per unit, a large size given the inherently constricted site. The reduction would allow for the proposed density of 9.93 dwelling units per acre to be maintained without having to reduce the community amenity space.

JUSTIFICATION

Village Council may approve a waiver to this requirement if the request meets the criteria in Sec. 34-1063 (C) (3) *Performance Standards*. The applicant's justification is provided 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 request is in harmony with the intent of the Village's Comprehensive Plan and Land Development Code. The reduction of lot area size will not impact the public health and safety, and it does not serve to hurt the area. Increased density and smaller lot areas increase the residential economy and provide more of a boost to the surrounding local development.

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

The waiver is a result of a design that increases density efficiency while maintaining an exceeding amount of open and amenity space. The design allows the site to maintain an extremely large amount of space while maintaining the efficiency of the townhome sites.

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.

The granting of this waiver request allows the proposed natural areas and drainage areas to remain at the current size, which is more than the require code. Increased lot area would result in an over reduction of community amenities.

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.

There is ample public benefit to be derived from the granting of the waiver. The reduced lot area means that the homes are more accessible in price range. The open space on site is also preserved as previously mentioned. The design of the site is functionally the same as single large family detached homes but instead places the open and amenity space in community areas for public benefit rather than in private backyards.

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

The potential adverse impacts of smaller lot areas on adjacent properties have be addressed in the opaque landscape buffer that provides little to no visibility.

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

Economic issues do provide the justification for the waivers. The reduced price of unit based on the lot size is a byproduct of a design that had an original intent to create large open and amenity space on site.

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

The increased density that would result from the requested waiver is compatible with the surrounding land uses. With primarily commercial on the western boundary and residential on the east, a multi-family lot development provides a transition zone between the two incompatible land uses.

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.

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.

CONCLUSION

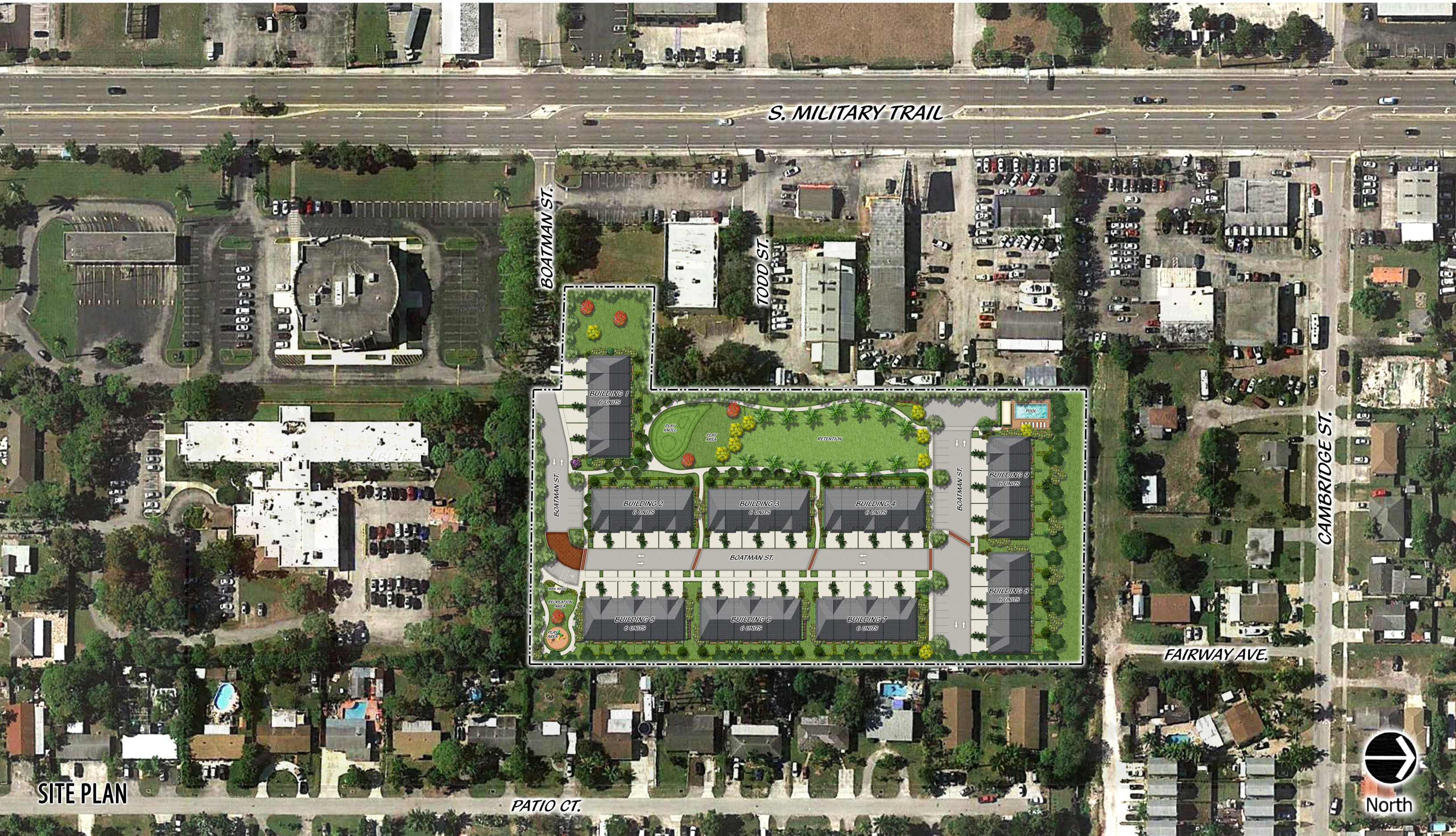
The requested waiver is compliant with the criteria and standards provided for in *Section 34-1063 (C) (3) Performance Standards*. The proposed development is Multi-family attached housing which has naturally smaller lot sizes than those of single family detached. Increasing the lot size would require a reduction in the community amenities and available walkable space. It is overall beneficial to grant this waiver request given the drawbacks of increasing the lot area. We look forward to your review of the waiver request and are willing to provide answers to any questions you might have.



SITE PLAN



Palm Springs, Florida



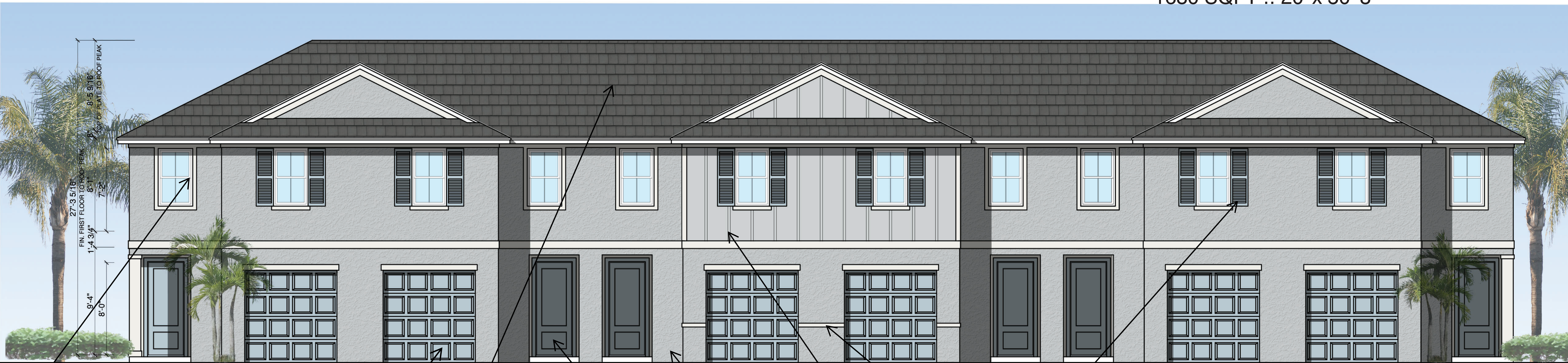
SITE PLAN

PATIO CT.



North

Arabella III
1680 SQFT :: 20' x 50'-8"



FRONT ELEVATION

B1

D2

R1

D3

B2

B3

B4

B5

SEE EXTERIOR FINISH SCHEDULE FOR ALPHANUMERIC DESIGNATIONS



REAR ELEVATION

FLORIDA :: SOUTHEAST FLORIDA
Boatman's Hammock

KHovnanian[®]
Companies

Corporate Product Development :: NYC Design Studio

FRONT LOAD TOWNHOME PRODUCT

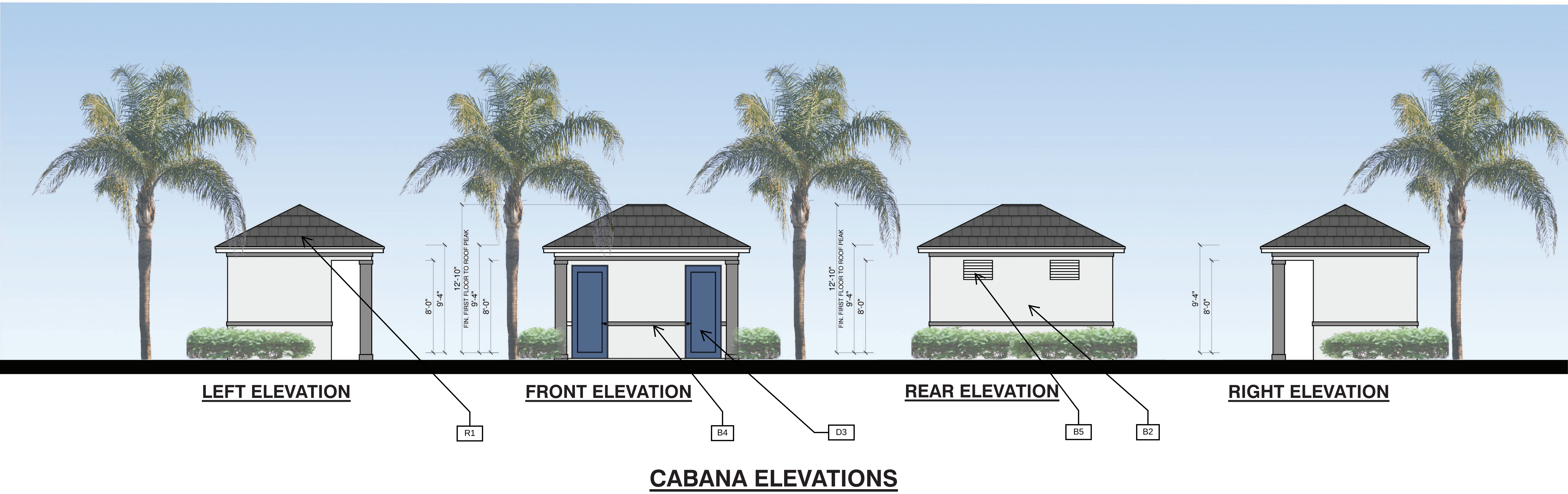
Arabella III

1680 SQFT :: 20' x 50'-8"



LEFT ELEVATION

RIGHT ELEVATION



SEE EXTERIOR FINISH SCHEDULE FOR ALPHANUMERIC DESIGNATIONS

Boatman Hammock Exterior Finish Schedule

Item	Material	Finish	Manufacturer	Color	Key Note
Driveway	Concrete Pavers	Herringbone 90	Tremron	See Exterior Color Schemes	D1
Garage Door	Steel Panel	Painted	TBD	See Exterior Color Schemes	D2
Entrance Door	Fiberglass	Painted	TBD	See Exterior Color Schemes	D3
Windows	Aluminum	Powder Coat	N/A	White	B1
Body	Stucco	Textured Finish	N/A	See Exterior Color Schemes	B2
Board & Batten	Stucco	Sand Finish	N/A	See Exterior Color Schemes	B3
Trim	Stucco	Sand Finish	TBD	See Exterior Color Schemes	B4
Shutters	Decorative Foam	N/A	TBD	See Exterior Color Schemes	B5
Roofing	Flat Concrete Tile	Belair	Eagle Roofing Products	Sierra Madre	R1

Boatman Hammock Exterior Color Schemes



v1.0 210118

		COLOR SCHEME #1	COLOR SCHEME #2	COLOR SCHEME #3
		Manufacturer: TREMRON	Manufacturer: TREMRON	Manufacturer: TREMRON
	PAVERS Lead walk, driveway, entry, patio	Size: 4x8 Color: Natural Grey Pattern: Herringbone 90	Size: 4x8 Color: Natural Grey Pattern: Herringbone 90	Size: 4x8 Color: Natural Grey Pattern: Herringbone 90
	PAINT	Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams
P1	BODY Stucco, First Floor	SW 7006 EXTRA WHITE	SW 6232 MISTY	SW 7551 GREEK VILLA
		Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams
P3	BOARD & BAT SIDINGS Second Floor Body & Gables	SW 7006 EXTRA WHITE	SW 6232 MISTY	SW 6233 SAMOVAR SILVER
A4	FASCIA, SOFFIT & Drip Edge: Aluminum	WHITE	WHITE	WHITE
		Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams
P5	TRIMS/BANDS: WINDOW, DOOR, CORNER, SOFFIT (Stucco and Wood)	SW 7006 EXTRA WHITE	SW 7005 PURE WHITE	SW 0077 CLASSIC FRENCH GRAY
		Manufacturer: Sherwin Williams		Manufacturer: Sherwin Williams
P6	FRONT DOOR & DECORATIVE SHUTTERS	SW 7006 EXTRA WHITE	SW 9145 SLEEPY HALLOW	SW 6530 REVEL BLUE
		Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams
P7	BRACKETS	SW 0077 CLASSIC FRENCH GRAY	SW 7005 PURE WHITE	SW 0077 CLASSIC FRENCH GRAY
		Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams
P8	GARAGE DOORS	SW 6232 MISTY	SW 9145 SLEEPY HALLOW	SW 7042 SHOJII WHITE
	ROOF	Manufacturer: EAGLE ROOFING PRODUCTS	Manufacturer: EAGLE ROOFING PRODUCTS	Manufacturer: EAGLE ROOFING PRODUCTS
R9	ROOF TILE	STYLE: BELAIR COLOR: SIERRA MADRE	STYLE: BELAIR COLOR: SIERRA MADRE	STYLE: BELAIR COLOR: SIERRA MADRE
	WINDOWS & SLIDING GLASS DOORS	Color: White	Color: White	Color: White

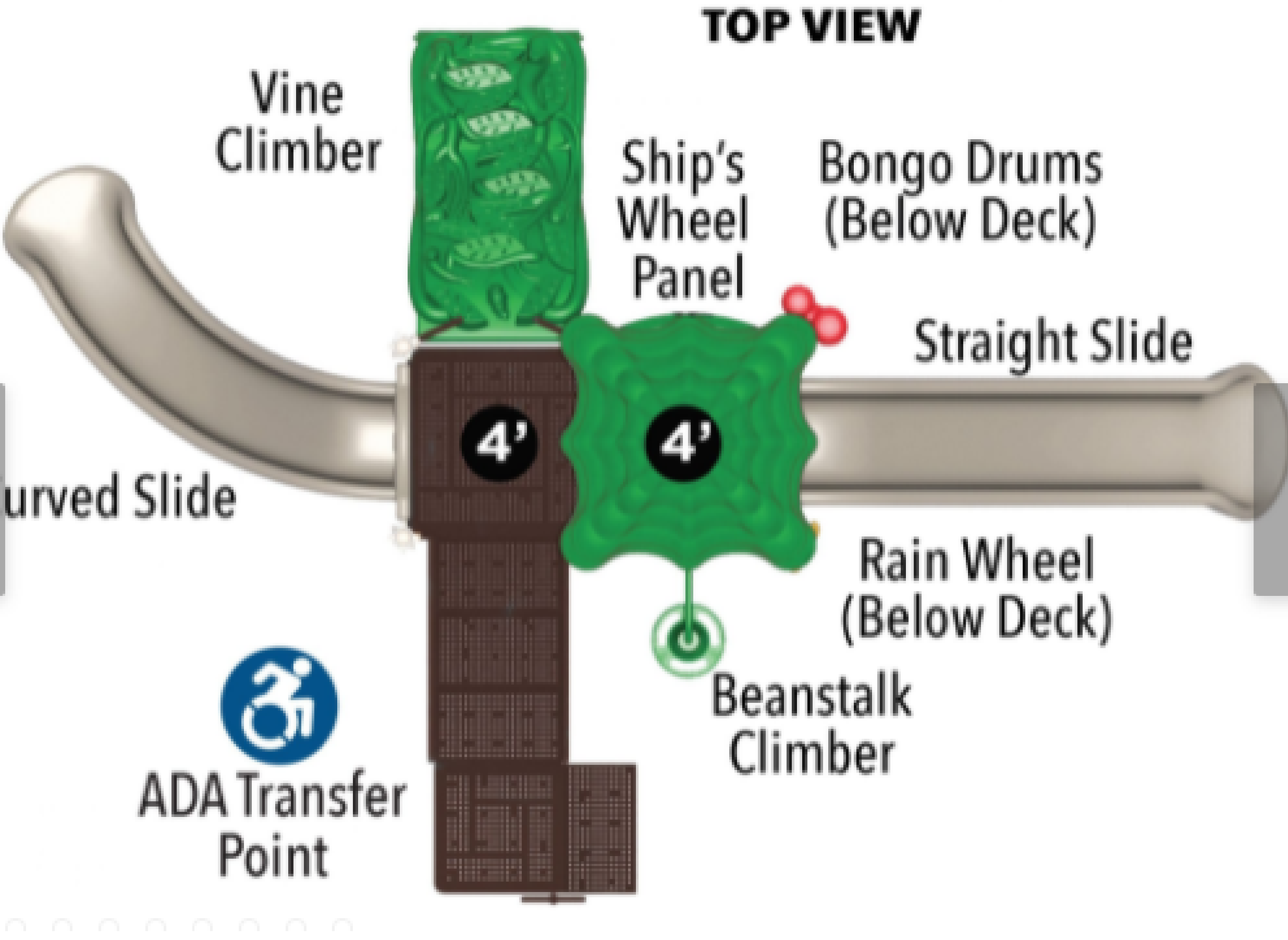
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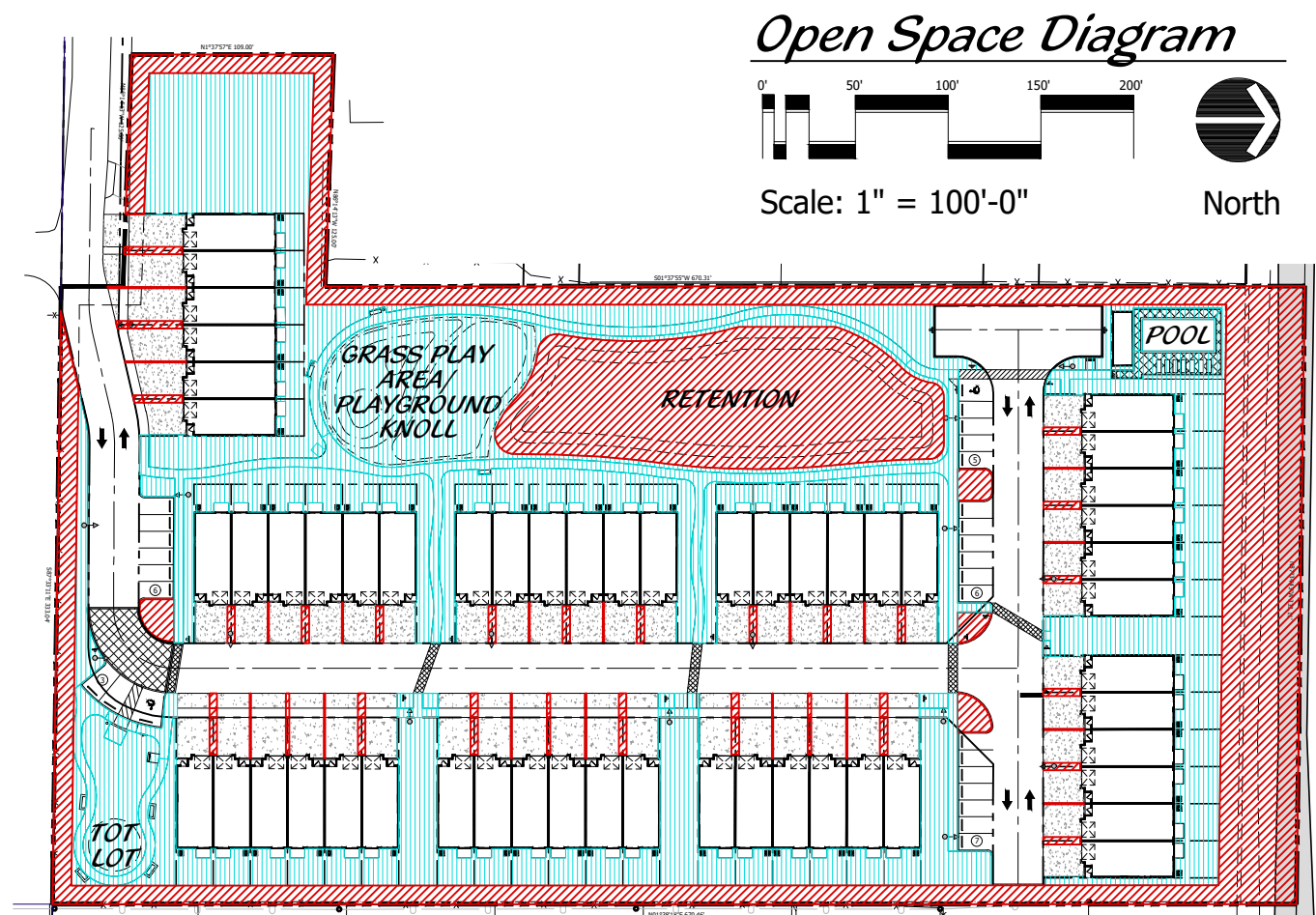


PLAY KNOLL EQUIPMENT



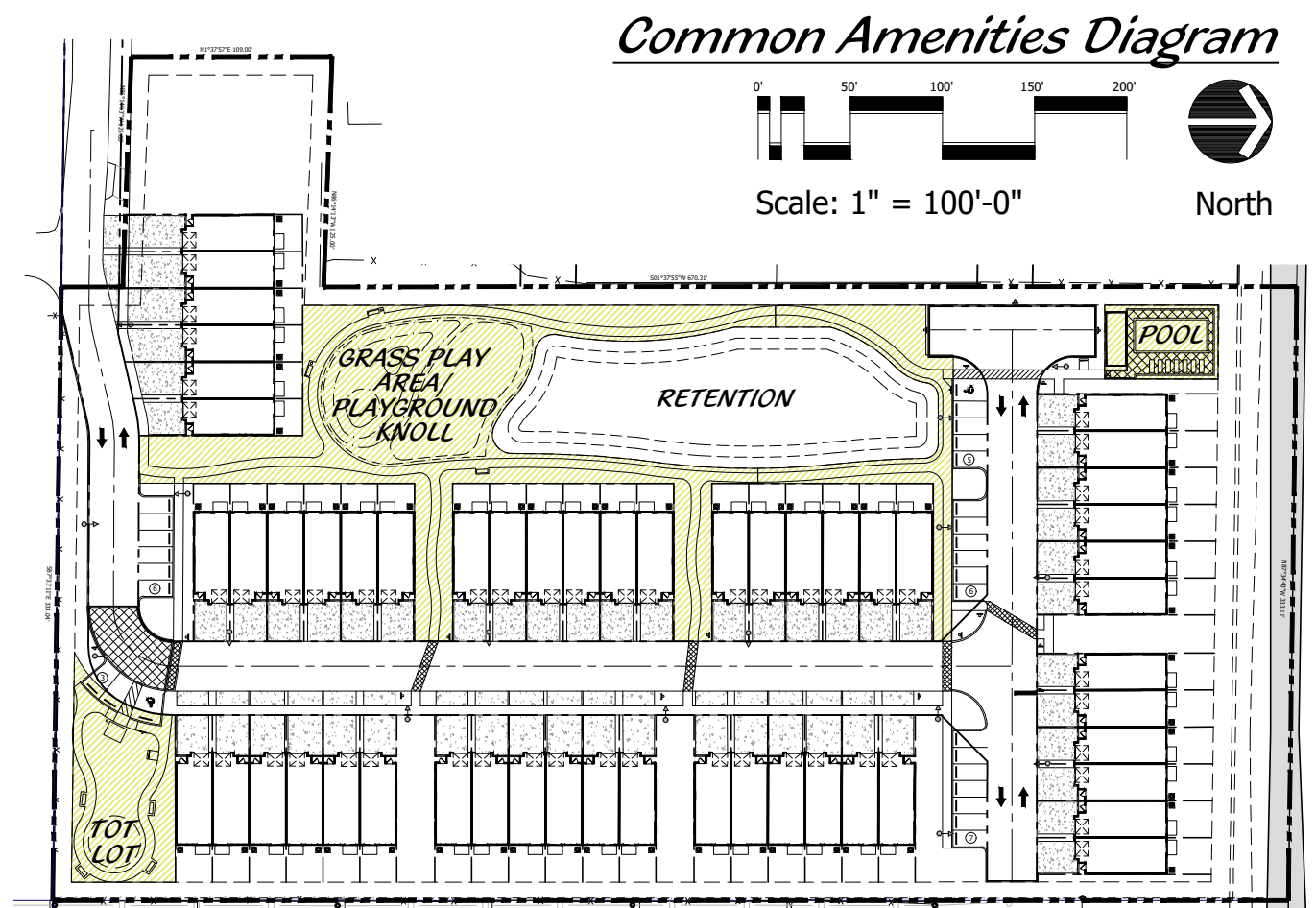
Tot Lot





TOTAL OPEN SPACE:
 MIN: 82,909 SF = 35% OF SITE AREA
 PROV: 121,248 SF = 42.7% OF SITE AREA

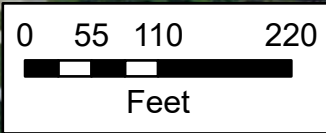
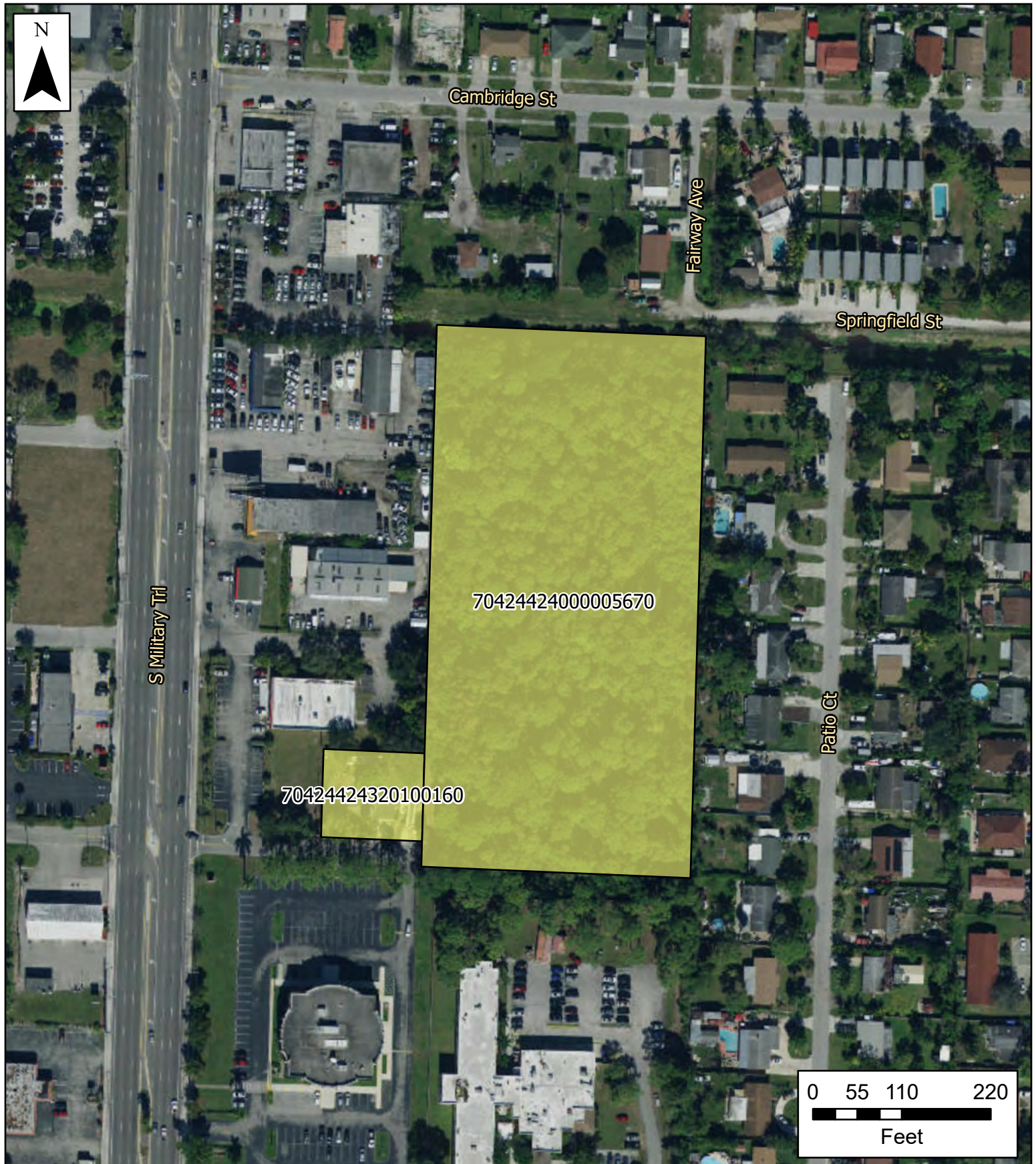
- RECREATIONAL OPEN SPACE:
 PROV: 70,271 SF = 58% OF TOTAL OPEN SPACE PROVIDED
- PASSIVE OPEN SPACE:
 PROV: 50,315 SF = 42% OF TOTAL OPEN SPACE PROVIDED



COMMON AMENITIES:
 MIN. 16,581 SF = 20%
 (BASED ON MINIMUM OPEN SPACE REQUIRED.)
 PROV: 33,365 SF = 40%
 (BASED ON MINIMUM OPEN SPACE REQUIRED.)

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	20-0905
DATE	01-22-21
REVISIONS	02-25-21
	03-19-21
	05-04-21

May 04, 2021 4:23:57 p.m.
 Drawing: 20-0905 SP.DWG



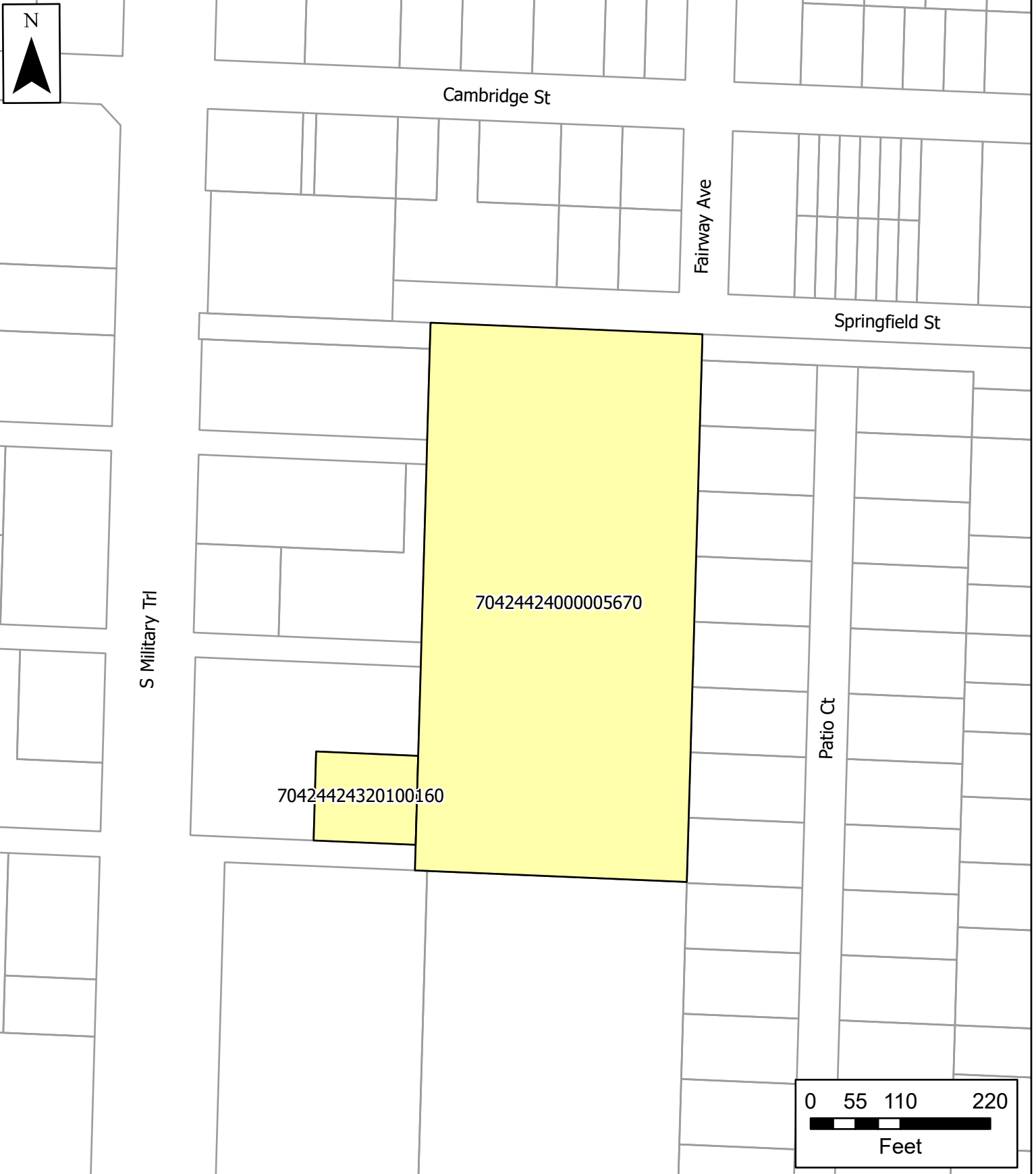
Village of Palm Springs

Boatman Hammock

 Property Boundary

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

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



Village of Palm Springs

Boatman Hammock

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- Parcels
- Property Boundary

Data Source: Parcels provided by Palm Beach County



Village of Palm Springs

Proposed FLU - Boatman Hammock

- Commercial
- Medium Density Residential

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



Village of Palm Springs

Proposed Zoning - Boatman Hammock

- CG (Commercial General)
- RM (Residential Multi-Family)

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Data Source: Parcels provided by Palm Beach County, Zoning provided by Village of Palm Springs, World Imagery Basemap provided by Esri Online Services

Legal Description

Boatman Hammock

03/09/2021

PCN: 70424424000005670

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 223,265 SQUARE FEET, OR 5.126 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

PCN: 70424424320100160

LOTS 16, 17, 18, 19 AND 20, BLOCK 10, GREENLAND PLATY NO. 4, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

RECORDS OF PALM BEACH COUNTY, FLORIDA.
CONTAINING 13,616 SQUARE FEET OR 0.313 ACRES, MORE OR LESS.

PUBLIC HEARING NOTICE

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

**Tuesday, June 8, 2021 at 6:30 p.m. by Planning & Zoning Board
Thursday, August 26, 2021 at 6:30 p.m. by the Village Council,**

In the Village Hall Council Chambers at 226 Cypress Lane, Palm Springs, FL 33461 to consider:

Site Development Plan

RESOLUTION NO. 2021-18

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, REQUESTING (APPROVING/DENYING), WITH CONDITIONS, A SITE DEVELOPMENT PLAN, (SPR21-09) FOR THE CONSTRUCTION OF A RESIDENTIAL PLANNED DEVELOPMENT SITE PLAN PROJECT CONSISTING OF NINE (9) TOWN HOME UNIT BUILDINGS (APPROXIMATELY 56,061 SF TOTAL) WITH 59 TWO-STORY FEE-SIMPLE TOWNHOMES, LOCATED AT 4445 BOATMAN STREET AND A VACANT LOT ON BOATMAN STREET AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

VILLAGE OF PALM SPRINGS, FLORIDA
Kimberly M. Wynn, Village Clerk
Publish: Lake Worth Herald
June 3, 2021



Village of Palm Springs

Executive Brief

AGENDA DATE: June 8, 2021

DEPARTMENT: Planning, Zoning & Building

ITEM 7.1: Annual Discussion: Sunshine Law, Quasi-Judicial Proceedings and Ex Parte Communications

SUMMARY:

FISCAL IMPACT:

ATTACHMENTS: