



**AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
FEBRUARY 8, 2022
6:30 PM**

CALL TO ORDER

ROLL CALL

Chairman Johnnie Tieche
Vice Chairman Richard Hughes
Ralph Lashells
James Mandigo
Peter Braun
Kim Gehrman, Sr. Alternate
Larry Saingilus, Jr. Alternate

PZ&B Director, Iramis Cabrera
PZ&B Planner, Rojelio Gonzalez
Village Attorney Susan Garrett
Deputy Village Clerk Jane R. Worth

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

APPROVAL OF MINUTES

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

1. Ordinance No. 2022-02 - Land Use Amendment (Small-Scale) - Belmont - 1591 Kirk Road (Quasi-Judicial Hearing)
Staff: Iramis Cabrera, PZB Director
2. Resolution No. 2022-08: Residential Planned Development Site Plan (SPR22-05) and Two Waivers - Belmont - 1591 Kirk Road (Quasi-Judicial Hearing)
Staff: Iramis Cabrera, PZB Director

OTHER BUSINESS

ADJOURNMENT

**NEXT PLANNING AND ZONING BOARD MEETING
TUESDAY, MARCH 8, 2022, 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

Staff Report

AGENDA DATE: February 8, 2022

DEPARTMENT: Planning, Zoning & Building

ITEM #1: Ordinance No. 2022-02 - Land Use Amendment (Small-Scale) - Belmont - 1591 Kirk Road

SUMMARY:

Mr. Jerrod Purser, agent for D.R. Horton, Inc. ("Applicant"), is requesting a small-scale land use plan amendment on a 5.07-acre property to facilitate a multi-family (townhome) development project. The proposed small-scale land-use change would be from the existing Palm Springs designation to the new Palm Springs designation. The property is less than 50 acres in size (5.07 acres) and planned for urban (residential) use:

Existing Village Future Land Use	Proposed Village Future Land Use
Other Public Facilities	Medium Density Residential (up to 10 du/ac)

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 50 residential dwelling units. The property was annexed into the Village of Palm Springs in 2006 and assigned Village Residential Multiple-Family and Other Public Facilities future land use and zoning designations, respectively.

Note: The subject property is bound to the west and the north by Palm Beach County residential land use.

The applicant is concurrently requesting site plan approval (SPR22-03) and two (2) waivers for residential planned development (RPD) to construct 50 two-story fee-simple townhomes within nine (9) buildings. The proposed community would have access via Kirk Road, and amenities are expected to include playground equipment, picnic tables under a shade structure, and a trail path.

The applicant is requesting two (2) waivers for the proposed RPD site plan:

1. Relief from Sec.34-1328 to allow a 20' wide drive aisle rather than the 26' wide required
2. Relief from Sec.34-766(1) to allow the construction of 50 residential dwelling units within 5.07 acres rather than 10.59 acres.

The proposed site plan with waivers is presented (within this item) for informational purposes only (no action required at this time). If the proposed small-scale map amendment is approved on the 2nd and final reading, the proposed site plan will be considered by the Village Council under a separate Resolution during the April 14th meeting.

Staff has identified the main area of concern related to the project with the present traffic conditions at the northern section of the Kirk Road and Forest Hill Boulevard intersection, primarily because of peak traffic caused by the adjacent middle school. The main issue is with increased vehicular and pedestrian traffic during peak morning and afternoon school traffic. Palm Springs Middle School has an enrollment of 1,636 students and the school session is from 9:30 a.m. to 4:05 p.m. The peak traffic times for this area range from 8:00-9:00 a.m. and 3:00-4:30 p.m. Kirk Road has hundreds of cars queued up for student drop off and pick up during these times. Hundreds of students cross the adjacent roads during the beginning of school and dismissal (officers estimate that about 400 students exit the school during dismissal). Many of them cross the street using the northern crosswalk to go to Dollar General, Cumberland Farms, and Woodlands Plaza. During peak dismissal, the school staff stops vehicular traffic at the north crosswalk crossing for up to seven minutes, and crossing guards at the corner of Kirk and Forest Hill stop vehicular traffic for multiple twenty-second intervals. Additionally, Palm Beach County added a second pedestrian crossing on Kirk Road north of the main intersection on Kirk and Forest Hill to alleviate crowding at the corner crossings. The end of the new crosswalk is too close to the driveway access to Dollar General. As a result, students crossing the street walk directly into traffic turning left into Kirk, since the lack of distance does not allow stacking. We believe the county could have averted this issue if the crosswalk were offset a few feet further north away from the driveway access.

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 to 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 governments and service providers and provides opportunities to resolve potential disputes only within the plan amendment process.

The Local Planning Agency (LPA) will consider this item during their March 10, 2022 meeting.

FISCAL IMPACT:

The property land use amendment is not expected to provide a direct fiscal impact on the Village; however, it would facilitate development that will increase the Village's property evaluation. Additionally, this project would require various Village services that will result in increased expenditures on the Village.

ATTACHMENTS:

1. Proposed Ordinance No. 2022-02 - Small Scale Land Use Amendment - 1591 Kirk Road - Belmont
2. Exhibit "A" Staff Report & Conditions of Approval
3. Applicant Justification Statement
4. Site Plan, Landscape Plans, Architectural Plans, Civil Plans and Letters
5. Color Plans
6. Traffic Conditions
7. Warranty Deed
8. Aerial, Location, FLU Maps

ORDINANCE NO. 2022-02

(SMALL SCALE LAND USE AMENDMENT)

AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING THE COMPREHENSIVE LAND USE PLAN OF THE VILLAGE, PURSUANT TO THE “SMALL SCALE” COMPREHENSIVE LAND USE AMENDMENT LAWS OF THE STATE OF FLORIDA, FOR A 5.07-ACRE PARCEL AND PLANNED FOR “MEDIUM DENSITY RESIDENTIAL” LOCATED AT 1591 KIRK ROAD, AND BEING MORE FULLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO, FROM A FUTURE LAND USE DESIGNATION OF “OTHER PUBLIC FACILITIES” TO A FUTURE LAND USE DESIGNATION OF “MEDIUM DENSITY RESIDENTIAL”; THE ZONING DESIGNATION WILL REMAIN AS “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 designation for a parcel less than 50 acres in size (5.07 acres) that is currently a church, and is currently proposed for “medium density residential” use located at 1591 Kirk Road; and

WHEREAS, the Village will initiate the small-scale land use from the existing Village of Palm Springs designations. The subject property is less than 50 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 March 10, 2022 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 amendment; and

WHEREAS, the Village Council has determined that granting the request for land

use amendment 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 use. Until such time as the appeal period expires, (if challenged, the new Future Land Use Designation 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 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 31 days from 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 _____, 2022.

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 Future Land Use Amendment and Residential Plan Development Site Plan with Waivers
Belmont – 1591 Kirk Road

Application Summary			
Applicant / Petitioner	D.R. Horton, Inc. (Contract Purchaser) Jerrod Purser; WGI, Inc. (Agent)	Submittal Date	4/29/2021
Reference Name	Belmont	Case Number	SPR22-03
		Parcel Control Nos.	70-42-44-12-39-000-0020
Location	1591 Kirk Road	Site Area	± 6.12 gross acres ± 5.07 net acres
P&Z B Meeting	Tuesday, February 8, 2022	Local Planning Agency	Thursday, March 10, 2022
Council Meeting (after LPA, 1st Reading)	Thursday, March 10, 2022	Council Meeting (2nd Reading)	Thursday, April 14, 2022
Requests			
Proposed Use	Small-Scale Future Land Use Amendment to change the land use from Other Public Facilities to Medium Density Residential and Residential Planned Development Site Plan with waivers for the construction of 50 two-story fee-simple townhomes within nine (9) buildings.		
Number of Buildings	<u>Nine (9) Buildings (approximately 93,764 S.F. total)</u> Seven (7) six-unit buildings (approximately 78,848 S.F. total) Two (2) four-unit buildings (approximately 14,916 S.F. total)		
Waivers	1. Requesting a waiver from Sec. 34-1328 to allow a 20' parking drive aisle instead of the 26' parking drive aisle required. 2. Requesting a waiver from Sec. 34-766(1) to allow a minimum lot area of 5.07 acres (220,849 SF) instead of the 10.59 acres (461,500 SF) minimum requirement.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	Total of 157 spaces needed 2.5/ DU + 25% for guest	165 spaces total 50 One-Car Garages, 68 Driveway spaces, 47 guest spaces	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front Yard	25'	30'	Yes
Rear Yard	20'	20'	Yes
Side Yard	20'	20'	Yes
Site Characteristics			
Existing Use	Church	Proposed Use	Townhomes
Existing Zoning	Residential Multiple-Family (RM)	Proposed Zoning	Residential Multiple-Family (RM)
Existing Future Land Use	Other Public Facilities	Proposed Future Land Use	Medium Density Residential
Proposed Density	9.86 du/acres (Maximum permitted on Medium Density Residential is 10 du/acre)		

Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	LWDD Canal	Unincorporated PBC	Unincorporated PBC
South	Retail	Commercial	Commercial General (CG)
East	Palm Springs Middle School	Education	Governmental (G)
West	Multi-Family Residences	Unincorporated PBC	Unincorporated PBC
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 and compatibility with surrounding uses.			



I Site History

- Ordinance 2006-13: Annexation
The property located at 1591 Kirk Road was annexed into the Village of Palm Springs on April 27, 2006. The property maintained Palm Beach County's Future Land Use Designation of Institutional and Palm Beach County's Zoning Designation of Residential Multi-Family/Medium Density with a Class A Conditional Use.
- Ordinance 2007-26: Future Land Use Map Amendment
On February 28, 2008, the Village Council adopted the resolution to change the property's Future Land Use designation to Other Public Buildings and Zoning Designation to Residential Multiple Family.
- Ordinance 2014-02: Small Scale Land Use and Zoning
The 0.77-acre southern vacant portion of the parcel was carved out with a FLU Map Amendment to Commercial and rezoning to Commercial General.

II. Comprehensive Plan Consistency

- The subject property's Future Land Use Designation and Zoning are Other Public Facilities and Residential Multi-Family, respectively. The Future Land Use map designation change from Other Public Facilities to Medium Density Residential is requested and is supported with a planned development site plan. All requests are consistent with the 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 from Sec. 34-1328 to allow a 20' parking drive aisle when adjacent to 90-degree parking instead of the 26' parking drive aisle required.

Waiver #2: The applicant is requesting a waiver relief from Sec. 34-766(1) to allow a minimum lot area of 220,849 square feet (5.07 acres) instead of the 461,500 square feet (10.59 acres) required for 50 dwelling units.

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: It is important to note that each driveway is designed with a proposed depth of 20 feet, which is longer by 2 feet from a standard 90-degree angle parking space.

The internal road has a 20-foot asphalt pavement, a 4-foot paver strip and a 2-foot curb/gutter along both sides of the road totaling 28 feet in width. Therefore, when comparing the internal road with townhouse units/driveways located on both sides of the street to a two-way drive aisle of a parking lot, with 90-degree angle parking spaces on both sides of the drive aisle, the proposed dimension measures 68 feet versus 62 feet as required for the parking lot.

The second scenario is where the proposed townhouse units/driveways abut an internal street with parking spaces located on the other side of the street. The proposed dimension of the internal street is 28 feet and exceeds the drive aisle dimension of 26 feet.

It is important to note that Section 34-1328 has a conflict between the dimensions for the aisle width for a 90-degree parking lot, the Table of 34-1328 indicated a 27-foot aisle width whereas the graphic for the 90-degree angle parking layout shows 26 feet aisle width is required, after consultation with Village Staff, the latter dimension is confirmed to be correct. Therefore, the request is to reduce the aisle width from 26 feet to 20 feet for those areas where 90-degree angle parking are located.

In addition to the proposed signage on speed limit; installation of speed tables and striping of crosswalks will provide a safe and environment for the residents of this development.

Since the aisle width reduction is internal to the development, by granting this waiver, it will not be injurious or detrimental to the public health, safety, and welfare.

Waiver 2: The request to allow a reduced lot size from the required minimum lot requirements is outside of the Applicant's control and will not affect the public health safety, and welfare.

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

Waiver 1: As mentioned in Criteria 1 above, the proposed townhouse planned development complies with the performance standards of a Residential Planned Development of Section 34-1063 – Performance Standards by:

- a. providing sidewalks on both sides of the street; and will be interconnected with other pedestrian amenities and access to individual units.
- b. utilizing existing curb cut to the Church and improve the northern access point as the main ingress/egress for the townhouse development.
- c. providing adequate parking for both residents and guests.
- d. providing pedestrian scale street lighting along internal sidewalks.
- e. providing amenities that are in a central location of the development and will be accessible by a safe pedestrian circulation system.
- f. providing landscape buffers along the perimeter of the planned development to address any potential impact.

As such, by complying with those applicable planned development performance standards, of which these performance standards are examples of innovative design and can be used as a guideline for an applicant to follow. Therefore, the Applicant is providing an innovative design for the overall development, and with the additional traffic calming components such as defining parking areas with decorative pavement; speed limit signage and speed tables, the minimum design standards are exceeded.

Waiver 2: The request to allow a reduced lot size is not the result of innovative design. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

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

Waiver 1: The granting of the waiver request related to reduced drive aisle width will result a lesser impervious area, and will provide a more efficient drainage system for the proposed development.

Waiver 2: The request to allow a reduced lot size will not result in preservation of valuable natural resources. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

- 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: By allowing a narrower drive aisle adjacent to parking spaces, there is still sufficient area to provide safe vehicular maneuvering area and a sidewalk on both sides of the internal street, and therefore establishes a safe pedestrian circulation system that connects external to the public sidewalk along Kirk Road and Forest Hill Boulevard.

Waiver 2: The request to allow a reduced lot size does not demonstrate public benefits to be derived. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

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

Waiver 1: The request will not jeopardize the screening of the subject site as it relates to a decreased drive aisle width which is internal to the planned development, and only in a specific portion of the site.

Waiver 2: The waiver does not generate any adverse impacts related to adjacent properties; however, the Applicant will sufficiently screen and buffer the property.

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

Waivers 1 & 2: Economic issues are not used as a justification for these requests.

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

Waivers 1 & 2: These requests are consistent with the existing and potential land uses adjacent to the development site. The surrounding uses to the north and west are residential communities. The request of a decreased drive aisle and decreased minimum lot area will not jeopardize the subject site's compatibility with the adjacent 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 50 residential dwelling units, the property can still be developed in the proposed manner without major any adverse impact to the surrounding properties.

Staff has concerns about congestion issues due to high pedestrian traffic during the neighboring school's entry and dismissal. Palm Beach County added a second pedestrian crossing on Kirk Road crossing north of the main intersection on Kirk and Forest Hill to prevent jaywalking and alleviate crowding in the corner crossings. However, the end of the new crosswalk is too close to the driveway access to Dollar General. As a result, students crossing the street walk directly into traffic turning left into Kirk since the lack of distance does not allow stacking. We believe the county could have averted this issue if the crosswalk were offset a few feet further north away from the driveway access.

Staff have the following two conditions in reference to this concerns:

- Adding a pedestrian crossing light at the secondary crossing or eliminating the secondary pedestrian crossing.
- Designating the right exit lane, from the new community, a turn-right-only lane during school zone hours to reduce traffic conflicts during peak traffic hours.

IV. Neighborhood Compatibility

- 1) The proposed project is located on the west side of Kirk Road between Forest Hill Blvd and LWDD Canal L-7.
- 2) Surrounding properties to the north and west are mostly single family and multi-family residential dwellings.
- 3) A mix of different retail and professional services like general retail, restaurants, schools, and professional offices are located to the south and southwest within walking distance along Kirk Rd and Forest Hill Blvd.
- 4) The site is located about 1.05 miles northwest From Village Hall.
- 5) Palm Springs Middle School is located east across the street. The Summit Blvd branch of the Palm Beach County Library and the Palm Beach School District Fulton Holland Educational Services Center are other major sites located within a mile of the site.
- 6) Public transportation is available through Palm Tran bus stops along Kirk Road via route 60 and Forest Hill Blvd via route 46.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of a Residential Planned Development.
 - 1) Proposed project plan generally meets required site development regulations.

- 2) 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, Lake Worth Drainage District, and the Village of Palm Springs.
- 3) Civil/Utility plans shall be approved by the Village's Engineer.
- 4) The proposed development is located within the Airport Regulated areas Zone 1 and Zone 3 for Palm Beach International Airport.
- 5) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.
- 6) A negative impact on the School District of Palm Beach County public school system is expected with the proposed development.

VI. Environmental Issues:

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

VII. Community Outreach/Notification

- The subject property was posted on January 28, 2022.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on January 26, 2022.
- Legal advertisement was published in the paper on February 3, 2022 and will be re-advertised on March 31, 2022.
- Staff has not received any inquiries or comments because of the notices.

VIII. Proposed Development Plan Details

The petitioner's development plans received on April 23, 2021, depicts the following:

- Application for Residential Planned Development Site Plan approval with two (2) waivers for the construction of 50 two-story fee-simple townhomes within 9 buildings.
 1. Site Plan received on April 29, 2021. Last revised and resubmitted on January 13, 2022.
 2. Landscape plans received on April 29, 2021. Last revised and resubmitted on January 13, 2021.
 3. Engineering plan received on April 29, 2021. Last revised and resubmitted on January 13, 2021.
 4. Architectural plans received April 29, 2021 and January 25, 2022.
 5. Photometric plan received April 29, 2021. Revised and resubmitted on January 13, 2022.
 6. Boundary and topographic survey received April 29, 2021.
 7. Traffic study dated April 23, 2021 and received April 29, 2021. Revised October 20, 2021 and received November 5, 2021.
 8. Project narrative and Justification Statement of proposed use received April 29, 2021. Revised and resubmitted on January 13, 2022.
 9. Drainage Statement dated April 22, 2021 and received April 29, 2021.
 10. Conceptual Drainage Plan received April 29, 2021. Revised and resubmitted on January 13, 2022.

IX. Recommendation

The applicant is proposing the development of the 5.07-acre parcel with the construction of 50 two-story fee-simple townhomes within nine buildings.

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 seven (7) six-townhome structures and two (2) four-townhome structures, for a total of nine (9) buildings. The community will have one access driveway via the existing Kirk Road right-of-way on the northern segment of the property and only emergency access is proposed thru the southern drive aisle. Amenities include a tot lot, a shade structure with picnic tables, and a recreational open space.

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. However, staff has concerns about congestion issues due to high pedestrian traffic during the neighboring school's entry and dismissal.

The proposed residential project provides internal sidewalk connections between the common amenities (tot lot, picnic area) 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 requirements for a Planned Development as shown on the following table:

Land Development Regulations	Required	Proposed
35 percent of the gross land area for open space	77,101 SF. (1.77 acres)	105,415 SF. (2.42 acres) (48%)
40% maximum lot coverage	88,340 S.F.	53,004 S.F. (24%)
2.5 Vehicle Parking Spaces per Dwelling Unit + 25 percent allocation for Guest Parking	157 Spaces	165 Spaces

PZ&B Staff recommends conditional approval of the Residential Planned Development Site Plan with two (2) waivers, for the construction of 50 fee-simple townhomes within nine (9) buildings subject to the following forty-three (43) conditions below and a suggestion for a voluntary monetary contribution, requested by the School District to mitigate school impacts:

1. Build out date December 31, 2024.
2. The Final Plat shall be approved and recorded **prior to the issuance of any building permit.**
3. The common amenities shall be completed in their entirety, open for use and accessible to the residents, **prior to the issuance of the 8th Certificate of Occupancy** (40% of the project)
4. An opaque fence shall be provided around the lift station supplemented with landscaping and details shall be provided **at time of permitting.**
5. A pedestrian crossing light shall be added at the secondary pedestrian crossing or shall be eliminated.
6. Designate the right exit lane, from the new community, a turn-right-only lane during school zone hours to reduce traffic conflicts during peak traffic hours (8:00 – 9:00 am and 3:00pm – 4:30 pm).
7. A Utility/Civil Plan shall be approved by the Village Engineer and Palm Beach County Utilities **at time of permitting.**
8. Details of the proposed black aluminum fence shall be provided to the PZB Department and shall be approved by the PZB Director **at time of permitting.**
9. Garages shall be used for parking only. The HOA covenants/ deed restrictions shall prohibit the conversion of garages into habitable spaces or used as storage.
10. 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.
11. The legal instruments providing parking restrictions, shall be reviewed and approved by the Village Attorney and PZB Director **prior to issuance of the first building permit.**
12. 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.
13. No parking shall be allowed, under any circumstances, along the drive aisle. Residents and guest parking shall only occur within designated parking stalls, private driveways and private garages.
14. The HOA shall be responsible for all landscape maintenance, including, but not limited to, mowing of private yards and trimming the trees around the entire perimeter.

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 (Chen Moore and Associates) issued on January 24, 2022, shall be satisfied **at time of Civil/Utility application review**.
17. 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.
18. Any existing or proposed utility easement shall not overlap more than 5' the landscape buffer.
19. 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)".

20. Photometric plans shall be approved by the Planning, Zoning and Building Department **at time of permitting**.
21. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
22. The mail pickup and delivery system shall be approved by the United States Postal Service.
23. Irrigation plans shall be provided **at the time of permitting**. Non-potable water shall be used for the irrigation system per Village code.
24. Provide permits from all applicable permitting agencies, including but not limited to, Lake Worth Drainage District, Palm Beach County Water Utilities Department, Palm Beach County Roadway Production Division, and the Village of Palm Springs **at the time of permitting**.
25. 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.
26. A copy of the NPDES Notice of Intent for Generic Permit shall be submitted to the PZB Department at time of permitting.
27. A stabilized surface shall be provided at all times during construction for access by emergency vehicles.
28. All mechanical equipment's and above-ground infrastructure shall be screened from view.
29. 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.
30. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise **at time of permitting** as needed.
31. All electric utilities shall be underground.
32. 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**.
33. 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.
34. Any sidewalk broken or damaged during construction shall be replaced by the contractor **prior to CO**.
35. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to Certificate of Occupancy/Certificate of Completion** of each improvement area.
36. Absolutely no occupancy, other than construction personnel, is permitted **prior to TCO/CO**.
37. Photometrics must be certified by an engineer **prior to CO**.
38. The civil engineer of record shall certify the site construction **prior to Certificate of Occupancy**.
39. 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.
40. The General Contractor shall be on site during all construction activity in accordance with FS 489.1195.

41. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
42. **At the time of CO**, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.
43. An updated School Capacity Availability Determination letter from the School District of Palm Beach County reflecting 50 residential units shall be provided prior to Village council consideration.

44. The School District has requested the Applicant offer a voluntary commitment to make a contribution of \$54,888.00 to the School District of Palm Beach County prior to issuance of a building permit, based on School Capacity Availability Determination letter issued on June 23, 2021.



JUSTIFICATION STATEMENT
FLU Map Amendment | Site Plan (Planned Development)
Belmont

Initial Submittal: April 22, 2021

Revised: June 11, 2021; August 20, 2021; December 15, 2021

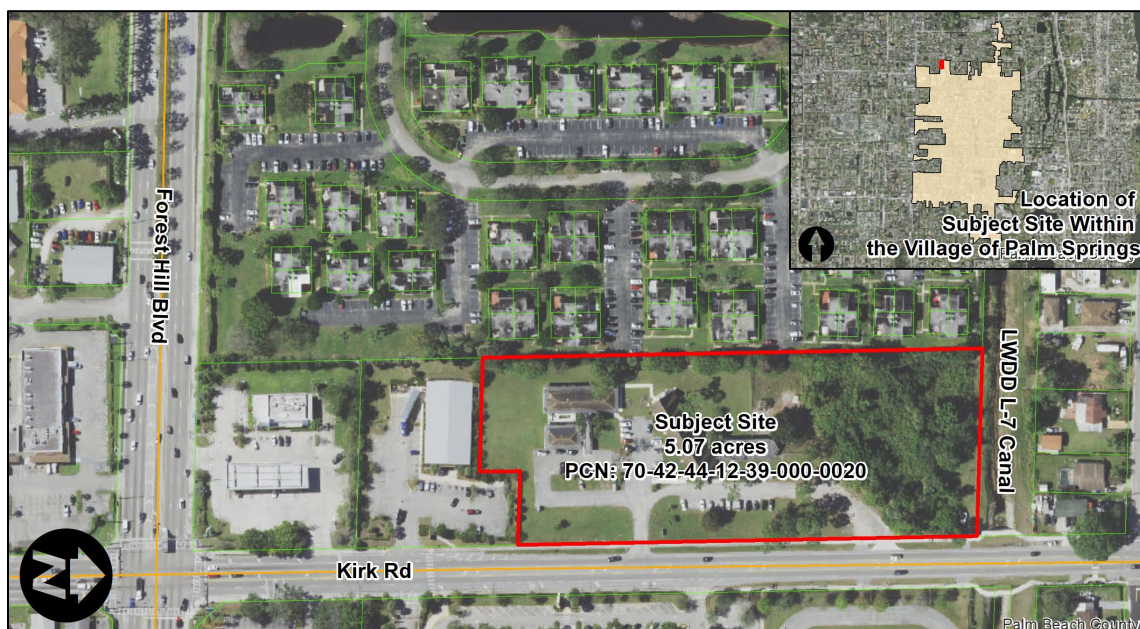
REQUEST

On behalf of D.R. Horton, Inc., the Applicant, WGI is requesting approval of the following:

- 1) **Future Land Use Map Amendment** from the Other Public Facilities Future Land Use designation to the Medium Density Residential Future Land Use designation.
- 2) **Site Plan (Planned Development)** to allow a 50-unit fee-simple townhome residential planned development.
 - **Waivers** from the following development standards allowed as part of Planned Development Performance Standards:
 - i. Drive aisle width adjacent to 90-degree parking.
 - ii. Minimum Lot Area

SITE CHARACTERISTICS

The 5.07-acre subject site, known as “Belmont”, is located approximately 600 feet north of the Kirk Road and Forest Hill Boulevard intersection on the west side of Kirk Road. It is identified by Parcel Control Number (PCN) 70-42-44-12-39-000-0020 and has an existing address of 1591 Kirk Road. The subject site is under the jurisdiction of the Village of Palm Springs and has a Future Land Use (FLU) Designation of Other Public Facilities (UI) and is within the Residential Multiple Family (RM) Zoning district. The subject site is not within any of the Village of Palm Spring’s overlay districts or within the Community Redevelopment Agency (CRA) district boundary. The subject site is currently being utilized as a Place of Worship use, with four buildings and its associated site elements. A large portion of the subject site is heavily vegetated. A map has been provided below which identifies the subject site’s location within the Village, as well as an adjacent parcel’s view which provides greater detail regarding the site characteristics and surrounding areas.



SURROUNDING PROPERTIES

The site is surrounded by a mix of uses, including a school, multifamily residential, single-family residential, and general retail. The mix of surrounding residential uses adjacent to the subject site can generally be found to be consistent with the proposed development. A summary of the surrounding property information has been provided below.

	FLU Designation	Zoning District	Existing Use
North	Medium Density Residential, 5 Units Per Acre (MR-5) (Unincorporated)	Multi-family Residential, Medium Density (RM) (Unincorporated)	Canal & Single-Family Residential
South	Commercial	General Commercial	Retail
East	Education	Governmental	Middle School
West	High Density Residential, 8 Units Per Acre (HR-8) (Unincorporated)	Multi-family Residential, Medium Density (RM) (Unincorporated)	Multi-Family Residential

North: Immediately north of the subject site is the Lake Worth Drainage District (LWDD) L-7 Canal. The L-7 Canal Right-Of-Way (ROW) provides 85 feet of separation from a single-family residential community further north on the other side of the canal. This community is within unincorporated Palm Beach County and retains a FLU designation of MR-5 and zoning district of RM.

South: South of the subject site is a Dollar General convenience store. The property is identified by a FLU designation of Commercial and is within the General Commercial zoning district.

East: To the east of the subject site is the Palm Springs Community Middle School. The property is identified by an Education FLU designation and is within the Governmental zoning district.

West: West of the subject site is the Forest Lakes community. This multi-family residential community is comprised of quadplexes, approximating 228 dwelling units. This community is within unincorporated Palm Beach County and retains a FLU designation of High Density Residential, 8 units per Acre and is within the multi-family residential zoning district.

DEVELOPMENT HISTORY

As previously mentioned, the subject site currently accommodates a Place of Worship, known as Lutheran Church of the Holy Cross. This church was initially approved by Palm Beach County in the late 1960s and has been in operation since. The subject site was voluntarily annexed into the Village of Palm Springs in 2006 under Ordinance Number 2006-13. No other development approvals since the subject site's annexation into the Village have taken place.

DEVELOPMENT PROGRAM

The following outlines the development program for the proposed 50-unit multi-family residential townhouse development:

Density

Pursuant to Section 34-761, the maximum density for the RM zoning district is 19 DU/AC. The proposed 50 townhouse development on the 5.07-acre site will yield a density of 9.86 DU/AC, and is consistent with the district's density regulations.

Building Height

Pursuant to Section 34-1064, the maximum height for a building within the residential planned development district shall be the same as allowed in the applicable land development district, or 35 feet, whichever is higher. The proposed RM zoning district and residential planned development height regulation remain consistent with one another, as three stories or 35 feet. The subject site is in compliance with this requirement as the proposed buildings are two stories with a 20' maximum height to Top of Beam (TOB).

Minimum Acreage Requirement

Pursuant to Section 34-1064(c), all Residential Planned Developments shall be no less than three acres. The subject site is compliant with this requirement as it is 5.07 acres in size. However, it should be noted that per Section 34-766(1), the RM zoning district requires a Minimum Lot Area regulation based on dwelling units, which would require the subject site to be 11.25 acres [15,000 SF for three dwelling units & 9,500 SF for each unit thereafter (50) = 490,000 SF or 11.25 acres].

Open Space and Common Amenity Area

Pursuant to Section 34-1064(d), a residential planned development is required to provide a minimum amount of open space and common amenity area. The minimum total open space requirement for residential planned developments shall be 35 percent of the gross land area, of which 20 percent shall be common amenity area. Based on the standard for required open space, the 5.07-acre subject site is required to provide 1.77 acres of open space. The subject site currently exceeds the code requirement for open space as 2.39 acres or 47 percent of the gross land are proposed to remain as open space. Of the 1.77-acre open space requirement, at least 20 percent of this area must be provided as a common amenity area to all lots such as parks, playgrounds, or other recreational purposes. Based on the open space land area requirement of 1.77 acres the subject site is required to provide 0.35 acres of common amenity area for the proposed community. This requirement is exceeded, as 0.38 acres of common amenity area is proposed central to the community. This amenity area accommodates a tot lot, shade structure and picnic tables.

Lot Coverage

Pursuant to Sec. 34-1064(e)(2), all structures within a Residential Planned Developments shall have a maximum lot coverage of 40%, based on the net area of individual lots. The development proposal is compliant with this requirement as none of the proposed lots exceed 40% lot coverage.

Access

The subject site has frontage along Kirk Road. The proposed site plan provides ingress/egress to the site from a Kirk Road access point at the northern portion of the property. An emergency only stabilized access point to Kirk Road is provided at the southern portion of the subject site.

Buffering

Pursuant to Village Code Article III, Section 34-162.-Required Landscaping, in certain situations the Village requires landscaping around the perimeter of development parcels to create a buffer from adjoining land uses, streets and properties. The subject site is in compliance with this section of the Village's code as there is a landscape buffer provided around the entirety of the subject site. The proposed perimeter buffer varies in width from five feet to 15 feet.

North - A Category 6, 10-foot-wide landscape buffer is required along the northern property line. Pursuant to Section 34-162 – Required buffers, planting for Category 6 requires a hedge not less than three feet in height, with trees, spaced not more than 20 feet apart. The hedge shall be a minimum of three feet in height at time of planting. The required hedge shall be a minimum of two different maintained levels or tiers, and shall be installed in a non-linear (meandering) manner.

South - A five-foot-wide landscape buffer with a six-foot high opaque fence is being proposed along the southern property line. It should be noted that the retail use has an existing buffer and an opaque fence. Combined with the proposed 0.23-acre dry detention area and proposed landscape buffer, increased separation and screening for the proposed residential development will be provided.

East - A 15-foot-wide landscape buffer is proposed along the eastern boundary to provide screening of the subject site from the traffic associated with Kirk Road. The buffer will include a six-foot high aluminum fence and planting on both sides of the fence.

West - Although the property to the west of the subject site consists of a compatible multi-family residential community, a 10-foot-wide landscape buffer is being proposed with a six-foot high opaque fence to maximize screening and privacy between the adjacent existing residential units and the proposed units on the subject site.

Waivers

As provided in Subdivision IX.-Planned Developments, the proposed residential planned development is subject to greater flexibility in design and development standards relative to specific dimensional regulations, in order to encourage ingenuity and originality in subdivision and site design while preserving open space to serve recreational, scenic and other public services. Therefore, this Subdivision of the Village's code allows for waivers from certain criteria. The waivers requested for the subject site relate to drive-aisle width and the minimum lot area. The waiver details of the aforementioned requirements can be found within the subject site's *Conformance with Planned Development Code* section of this Justification Statement.

FUTURE LAND USE MAP AMENDMENT

This Justification Statement for the Future Land Use Map (FLUM) Amendment is provided to demonstrate that the proposed FLUM change is consistent and in compliance with the applicable Objectives and Policies of the Village's Comprehensive Plan, as follows.

Policy A.2

Encourage the development of planned developments (townhouse, zero lot line) projects as an alternative single family living style to accommodate the demand and to preserve the character of the Village, and incorporate regulations into the Village of Palm Springs' Comprehensive Zoning Ordinance.

Applicant's Response:

The proposed townhouse planned development will fulfill this policy as it will serve as a housing alternative to single family homes and will provide more affordable housing opportunities in the community. There is also a companion Site Plan application of which compliance with the Zoning ordinance will be demonstrated.

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.

Applicant's Response:

The subject site is located approximately 600 feet north of the Kirk Road and Forest Hill Boulevard intersection on the west side of Kirk Road. The proposed access for the townhouse planned development is from Kirk Road, which is classified as an arterial street. As previously mentioned within the Surrounding Properties section of this Justification Statement, the subject site is surrounded by compatible residential uses to the north and west.

Objective F – Level of Service

Meet Level of Service standards for all public facilities and services facilitated by proposed future land uses at the time of, and concurrent with, land development and/or redevelopment of areas in Palm Springs.

Applicant's Response:

The proposed development will meet the required level of service standards, and the proposed concurrency for 50 townhouse units will be reviewed at the Site Plan Review process. See II. - **Justification Statement of Site Plan Review** of this document.

Policy G.2 – Density Analysis

Land Development standards for residential land use densities shall be as follows:

Low density residential – 0.1 to 5.80 residential units per gross acre; and

Medium density residential – 5.81 to 10.0 residential units per gross acre; and

High density residential – 10.01 to 19.0 residential units per gross acre.

Applicant's Response:

The proposed request to redesignate the subject site to Medium Density Residential FLU, will allow the development of the site at a density ranging from 5.81 to 10.00 units per gross acre. The applicant is requesting for 50 units which will result in a gross density of 9.86 du/ac.

Policy I.1 – Co-ordination with Other Agencies

As part of the site plan review process, coordinate requests for development orders, permits or project proposals, as appropriate, with adjacent municipalities, Metropolitan Planning Organization, Palm Beach County, Treasure Coast Regional Planning Council, Special Districts, South Florida Water Management District, and State and Federal Agencies.

Applicant's Response:

As part of the companion application, Site Plan review process, the applicant is submitting a Traffic Study prepared by JFO Group Inc., of which the Study indicated the coordination with Palm Beach County Traffic Division and explained how the request will be in compliance with Article 12 of the Unified Land Development Code on the Traffic Performance Standards as part of its traffic impact analysis.

Policy K.1 – Adequate Public Facilities

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

Applicant's Response:

Under these applications, the following documents have been submitted to demonstrate compliance with this Policy: Water facilities: Please see correspondence provided by Palm Beach County Water Utilities District stating that adequate potable water supply and sewage collection and treatment capacities are available to serve the proposed development. Sewer facilities: Please see correspondence provided by Palm Beach County Water Utilities District stating that adequate potable water supply and sewage collection and treatment capacities are available to serve the proposed development.

Drainage facilities: See Drainage Study prepared by Michael B. Schorah and Associates, Inc.

Roadways: See Traffic Study prepared by JFO Group Inc.

Recreational facilities: See Site Plan dated December 10, 2021 which shows 0.39-acre of on-site recreational amenities are provided for the residents.

Objective M - School

The Village shall continue to coordinate with Palm Beach County School Board on the location of new schools within land uses designated as Educational and Medium Density Residential.

Applicant's Response:

The School Capacity Availability Determination (SCAD) Letter was provided to the applicant and has been provided as part of this application, as required.

CONFORMANCE WITH PLANNED DEVELOPMENT CODE

As required by the Village's Development Application, demonstration must be provided that the proposed residential planned development is in conformance with the Planned Development Code Objectives and Performance Standards provided in Subdivision IX of the Village's Code. An outline of how the project conforms with standards has been provided below.

SEC. 41-1062 OBJECTIVES

The development proposal conforms with the Objectives for a Planned Development as outlined below.

- 1. To permit the creation of functional and unique residential, commercial and mixed-use developments that do not adversely impact the village's character and "small town feel".***

Response:

The proposed residential planned development is in conformance with this objective as the requested residential density of 9.86 DU/AC is not out of character for the surrounding area. The site is located in close proximity to many commercial services which will provide immediate service to future residents and create a functional balance between non-residential and residential uses. Furthermore, it is compatible with the surrounding residential land use designations to the west and north. Therefore, by allowing for the approval of the proposed 50 dwelling unit townhouse development, the Village's "Small Town Feel" will not be adversely impacted.

2. ***To promote building siting that takes into consideration the context of the development, the location of nearby uses, and the new development's compatibility with existing neighborhoods.***

Response:

The site planning of the subject site took great consideration into the context of the development with the surrounding areas. Townhouses are a great transition between the commercial uses to the south and the single-family residential uses to the north. Furthermore, it is consistent with the adjacent multi-family residential use to the west. Regarding site design, the subject site's required dry detention areas have been located adjacent to the areas with greater chances of incompatibility along the east and south. Most of the townhouses proposed along the east are separated from Kirk Road by the 0.44-acre dry detention area, which is in addition to a 15' landscape buffer. The 0.22-acre dry detention area at the south of the property provides great separation of the proposed townhouses from the adjacent commercial uses.

3. ***To enhance landscaped open space and streetscapes.***

Response:

The development proposal is consistent with the aforementioned objective as the open space and streetscape areas of the subject site will be enhance with landscaping, consistent with the Village's landscape requirements. Furthermore, areas of the development exceed the code requirements. No buffer is required along the south property line, however, a 5' wide buffer is proposed to ensure adequate screening is provided.

4. ***To bring unique and creative solutions to new development, the following elements should be considered in the context of the specific site, project and/or use:***

- a) ***Arrangement and spacing of buildings and open spaces;***
- b) ***Ability to aggregate adjacent lots or parcels, and/or eliminate nonconformities;***
- c) ***Location of access drive and sidewalks to promote circulation and access;***
- d) ***Building coverage;***
- e) ***Sufficient and convenient parking for uses and activities;***
- f) ***Landscape buffers and screening mechanisms to enhance aesthetics and promote compatibility***
- g) ***Adequate lighting for security and pedestrian/vehicular safety; and***
- h) ***Development of large employment centers predominately of light industrial or high technology uses in underutilized corridors. The flexibility of design should promote revitalization of the primary commercial areas and an economic stimulus through job creation to the local economy as well.***

Response:

The development proposal brings unique and creative solutions to new development, by remaining consistent with the aforementioned subobjectives. As previously mentioned, great consideration was given during the site planning of the subject site. The arrangement and spacing of buildings relative to open spaces was considered heavily to remain consistent with requirements such as the common amenity area requirements and to provide a better quality of living for future residents. The pedestrian and vehicular circulation programs were designed specifically to promote safety for future residents. Each subobjective was weighed heavily as they relate to the specific subject site.

SEC. 34-1063 PERFORMANCE STANDARDS

The development proposal conforms with the performance standards for a Planned Development as outlined below.

Standards:

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

Response: The development proposal is consistent with this performance standard as sidewalks are proposed on both sides of the proposed streets. Access is provided to each townhouse unit from the proposed sidewalk network. The sidewalk provides connection to Kirk Road to ensure the community is interconnected with the rest of the Village.

- 2. Consolidation of smaller parcels into a larger, unified development project.***

Response: This is not applicable, as the subject site is one 5.07-acre parcel.

- 3. Consolidation of driveways to eliminate curb cuts, with reciprocal easements for access; provision of access from secondary streets and alleys.***

Response: The consolidation of driveways has been provided as evidenced within the provided site plan. Access from secondary streets and alleys is not appropriate for the subject site as Townhouse units are proposed, and the size of the subject site does not allow for the use of alleys and secondary streets.

- 4. Shared parking arrangements to reduce impervious surfaces and promote efficient use of facilities.***

Response: As required by the Village's Parking Code, the subject site provides guest parking accommodations throughout the subject site. These guest parking locations were intentionally planned to be central to the entire development to promote efficient use by lots. Furthermore, this consideration allows for reduced impervious area as guest parking is not over abundant and throughout all areas of the subject site.

- 5. Provision of sufficient parking to avoid on-street parking, unless designed with on-street spaces.***

Response: The subject site retains sufficient parking for the residential units per the Village's Code requirement of 2.5 spaces per unit. Parking spaces are provided for guest parking spaces as required by Village Code; the total parking provided exceeds the requirement and is distributed throughout the development.

- 6. Pedestrian-scale street lighting along sidewalks and pedestrian ways.***

Response: Street lighting will be provided along sidewalks and pedestrian-ways to create an appropriate pedestrian scale environment.

- 7. Aggregation of open space to create common areas of sufficient size for passive/leisure activities.***

Response: The required 0.35-acre community amenity area (0.38-acre amenity area proposed) is proposed to remain as one whole area located central to the development. By aggregating the amenity area into one tract rather than multiple smaller tracts throughout the subject site, the land will sufficiently be used for active and passive/leisure activities.

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

Response: As previously mentioned, crosswalks will be provided throughout the subject site to provide continuity of sidewalks and pathways where disconnects occur. The subject site has an extensive pedestrian circulation pattern which allows uninterrupted circulation from usable open spaces, recreation amenities, public facilities, and individual lots.

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

Response: The provided setbacks are proposed to allow for a green, semi-private planting area between the sidewalk and houses. Appropriate foundation planting has been planned to be incorporated into the individual lots.

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

Response: Streetscape is promoted throughout the subject site where feasible. This will be achieved through the use of pedestrian scale lighting, as previously mentioned, and by proposing appropriate landscaping to provide adequate streetscape. Maintenance agreements will be assigned through the use of HOA documents.

11. Create bus waiting areas for safety, for school buses or mass transit, as may be applicable.

Response: As coordinated with Palm Beach County School Board, a 10'x15' school bus shelter has been provided at the main entrance of the community.

12. Building setbacks or setbacks to respect existing scale and massing of adjacent neighborhoods and promote compatibility.

Response: As aforementioned, the site was planned to provide the greatest amount of separation as possible from the most incompatible adjacent uses to the south and east. Much of the structures are massed closer to the northern and western boundary as the adjacent uses and structures are more compatible with the proposed townhouse structures.

13. Provision of original, self-confident building design, and prohibition of metal buildings.

Response: Metal buildings are not proposed as part of this development proposal. Original, self-confident building design is provided as the townhouse buildings are proposed to be contemporary modern.

14. Buffers between differing uses to include a masonry wall and landscaping to promote compatibility.

Response: As depicted in the site photos provided with this submittal, a vinyl fence currently exists along the adjacent commercial property line to the south of the subject site. This fence is proposed to remain as is to provide further screening from the retail use and to promote compatibility. As previously mentioned, a perimeter landscape buffer is proposed in conjunction with the neighboring retail landscape buffer to provide the utmost screening.

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.

Response: The proposed development consists of three streets which will provide adequate vehicular circulation that will not negatively impact existing roadway conditions. While there are dead-end streets proposed, there is adequate room for vehicles to maneuver, and based on the proposed townhouse use these dead ends are not anticipated to have any negative impacts.

WAIVERS

Pursuant to the Planned Development Performance standards of the Village's Code, the Applicant may utilize waivers to promote the use of innovative and creative techniques and concepts. As previously mentioned, waivers are requested for the development proposal to allow relief from certain requirements. The waivers requested have been outlined within the table below and meet the waiver criteria as identified within this *Waivers* section.

Waiver	Subject	Code Section	Required	Proposed	Deviation
1.	Street width adjacent to 90-degree parking	Sec. 34-1328	26' wide drive aisle when adjacent to parking	20' wide drive aisle when adjacent to parking	-6'
2.	Min. Lot Area	Sec. 34-766(1)	490,000 SF / 11.25 AC.	220,849 SF / 5.07 AC.	-269,151 SF / -6.18 AC.

1. 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 Response: It is important to note that each driveway is designed with a proposed depth of 20 feet, which is longer by 2 feet from a standard 90-degree angle parking space.

The internal road has a 20-foot asphalt pavement, a 4-foot paver strip and a 2-foot curb/gutter along both sides of the road totaling 28 feet in width. Therefore, when comparing the internal road with townhouse units/driveways located on both sides of the street to a two-way drive aisle of a parking lot, with 90-degree angle parking spaces on both sides of the drive aisle, the proposed dimension measures 68 feet versus 62 feet as required for the parking lot.

The second scenario is where the proposed townhouse units/driveways abut an internal street with parking spaces located on the other side of the street. The proposed dimension of the internal street is 28 feet, and exceeds the drive aisle dimension of 26 feet.

It is important to note that Section 34-1328 has a conflict between the dimensions for the aisle width for a 90-degree parking lot, the Table of 34-1328 indicated a 27-foot aisle width whereas the graphic for the 90-degree angle parking layout shows 26 feet aisle width is required, after consultation with Village Staff, the latter dimension is confirmed to be correct. Therefore, the request is to reduce the aisle width from 26 feet to 20 feet for those areas where 90-degree angle parking are located.

In addition to the proposed signage on speed limit; installation of speed tables and striping of crosswalks will provide a safe and environment for the residents of this development.

Since the aisle width reduction is internal to the development, by granting this waiver, it will not be injurious or detrimental to the public health, safety and welfare.

Waiver 2 Response: The request to allow a reduced lot size from the required minimum lot requirements is outside of the Applicant's control and will not affect the public health safety, and welfare.

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

Waiver 1 Response: As mentioned in Criteria 1 above, the proposed townhouse planned development complies with the performance standards of a Residential Planned Development of Section 34-1063 – Performance Standards by:

- a. providing sidewalks on both sides of the street; and will be interconnected with other pedestrian amenities and access to individual units;
- b. utilizing existing curb cut to the Church, and improve the northern access point as the main ingress/egress for the townhouse development;
- c. providing adequate parking for both residents and guests;
- d. providing pedestrian scale street lighting along internal sidewalks;
- e. providing amenities that are located in a central location of the development, and will be accessible by a safe pedestrian circulation system;
- f. providing landscape buffers along the perimeter of the planned development to address any potential impact.

As such, by complying with those applicable planned development performance standards, of which these performance standards are examples of innovative design and can be used as a guideline for an applicant to follow. Therefore, the Applicant is providing an innovative design for the overall development, and with the additional traffic calming components such as defining parking areas with decorative pavement; speed limit signage and speed tables, the minimum design standards are exceeded.

Waiver 2 Response: The request to allow a reduced lot size is not the result of innovative design. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

3. 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 Response: The granting of the waiver request related to reduced drive aisle width will result a lesser impervious area, and will provide a more efficient drainage system for the proposed development.

Waiver 2 Response: The request to allow a reduced lot size will not result in preservation of valuable natural resources. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

4. 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 Response: By allowing a narrower drive aisle adjacent to parking spaces, there is still sufficient area to provide safe vehicular maneuvering area and a sidewalk on both sides of the internal street, and therefore establishes a safe pedestrian circulation system that connects external to the public sidewalk along Kirk Road and Forest Hill Boulevard.

Waiver 2 Response: The request to allow a reduced lot size does not demonstrate public benefits to be derived. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

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

Waiver 1 Response: The request will not jeopardize the screening of the subject site as it relates to a decreased drive aisle width which is internal to the planned development, and only in a specific portion of the site.

Waiver 2 Response: The waiver does not generate any adverse impacts related to adjacent properties, however, the Applicant will sufficiently screen and buffer the property.

6. ***Economic issues may not be used to justify waivers.***

Response: Economic issues are not used as a justification for these requests.

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

Response: These requests are consistent with the existing and potential land uses adjacent to the development site. The surrounding uses to the north and west are residential communities. The request of a decreased drive aisle and decreased minimum lot area will not jeopardize the subject site's compatibility with the adjacent uses.

8. ***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.***

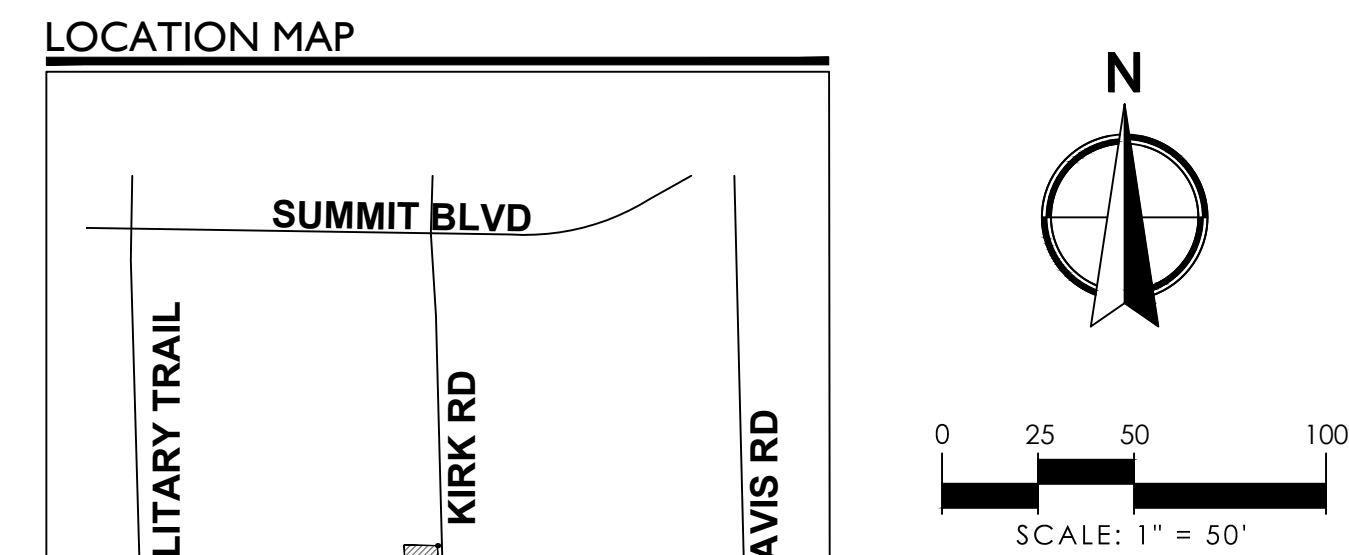
Response: This criterion is not applicable as a waiver is not requested from the common amenity area requirements. The development proposal provides adequate community amenity area.

9. ***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.***

Response: This criterion is not applicable as a waiver is not requested from the height limitation requirements. The development proposal is currently under the maximum height threshold of three stories or 35 feet.

CONCLUSION

Based on the above justification and attached information, the petitioner respectfully requests approval of the Future Land Use Map Amendment, and Site Plan to allow a Residential Planned Development application for the subject site.



APPLICANT NAME	BELMONT
EXISTING LAND USE DESIGNATION (VILLAGE)	OTHER PUBLIC FACILITIES
PROPOSED LAND USE DESIGNATION (VILLAGE)	MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING DISTRICT (VILLAGE)	RM
PROPOSED ZONING DISTRICT (VILLAGE)	RM/UPD
PCN	70-42-44-12-39-000-0020
EXISTING USE	CHURCH
PROPOSED USE	TOWNHOME RESIDENTIAL
GROSS SITE AREA	5.07 AC.
TOTAL PROPOSED UNITS (TOWNHOUSE)	50 D.U.
GROSS DENSITY	9.86 D.U./AC.
OPEN SPACE REQUIRED	1.77 AC.(35%)
OPEN SPACE PROVIDED	2.42 AC.(48%)
PROPOSED PERVIOUS	2.51 AC.(49.51%)
PROPOSED IMPERVIOUS	2.56 AC.(50.49%)
COMMON AMENITY REQUIRED	0.35 AC.(20% OF OPEN SPACE)
COMMON AMENITY PROVIDED	0.38 AC.
DRY DETENTION AREA	0.66 AC. (13%)
TOTAL PARKING REQUIRED	157 SP.
RESIDENTIAL PARKING REQUIRED (2.5 SP./D.U.)	125 SP.
GUEST SPACES REQUIRED (25% OF REQ. SP.)	32 SP.
TOTAL PARKING PROVIDED	165 SP.
GARAGE SPACES	50 SP.
DRIVEWAY SPACES	68 SP.
GUEST SPACES	47 SP.
BUILDING HEIGHT	30' MAX
TRAFFIC ANALYSIS ZONE (TAZ)	294

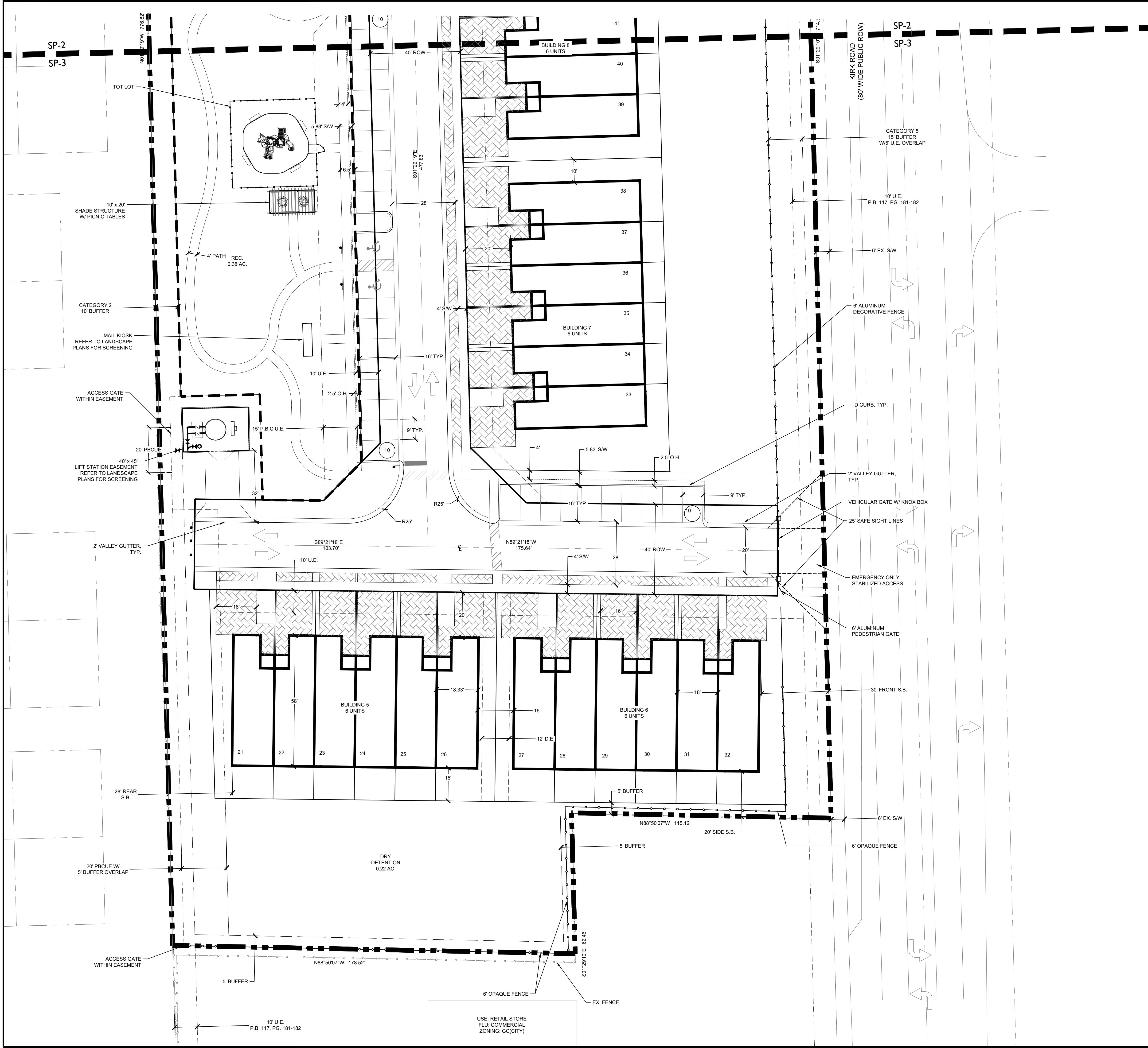
PROPERTY DEVELOPMENT REGULATIONS (TOWNHOUSE)
SEC.34-1064(e)

NOTE: PROPERTY DEVELOPMENT REGULATIONS TAKEN FROM PERIMETER OF DEVELOPMENT PER SEC. 34-1064.

LEGEND

AC. = ACRES
C_E = CENTER LINE
D.E. = DRAINAGE EASEMENT
DRO = DEVELOPMENT REVIEW OFFICERS
D.U. = DWELLING UNITS
EX. = EXISTING
FLU = FUTURE LAND USE
M = MODEL UNIT
O.H.E. = OVERHAND EASEMENT
O.R.B. = OFFICIAL RECORD BOOK
O.S.T. = OPEN SPACE TRACT
P = POSTAL DELIVERY PARKING
P.B. = PLAT BOOK
PDR = PROPERTY DEVELOPMENT REGULATION
PG. = PAGE
R = RADIUS
R.O.W. = RIGHT-OF-WAY
S.B. = SETBACK
S/W = SIDEWALK
S.F. = SQUARE FEET
T.B.A. = TO BE ABANDONED
TYP = TYPICAL
TH = TOWNHOME
U.E. = UTILITY EASEMENT

Drawn: Sherry P.1606000801 01 1591 Hwy Road - Land Development/2025051005 PL SITE.dwg and Plotfile: 12/16/2021 10:17:16 AM Saved: 12/16/2021 9:58:59 AM



LOCATION MAP

LEGEND

AC. = ACRES
C.L. = CENTER LINE
D.E. = DRAINAGE EASEMENT
DRO = DEVELOPMENT REVIEW OFFICERS
D.U. = DWELLING UNITS
EX. = EXISTING
FLU = FUTURE LAND USE
M = MODEL UNIT
O.H.E. = OVERHANG EASEMENT
O.R.B. = OFFICIAL RECORD BOOK
O.S.T. = OPEN SPACE TRACT
P = POSTAL DELIVERY PARKING
P.B. = PLAT BOOK
PDR = PROPERTY DEVELOPMENT REGULATIONS
PG. = PAGE
R = RADIUS
R.O.W. = RIGHT-OF-WAY
S.B. = SETBACK
S/W = SIDEWALK
S.F. = SQUARE FEET
T.B.A. = TO BE ABANDONED
TYP = TYPICAL
TH = TOWNHOME
U.E. = UTILITY EASEMENT

BELMONT
VILLAGE OF PALM SPRINGS

SITE PLAN

SHEET:
SP-3

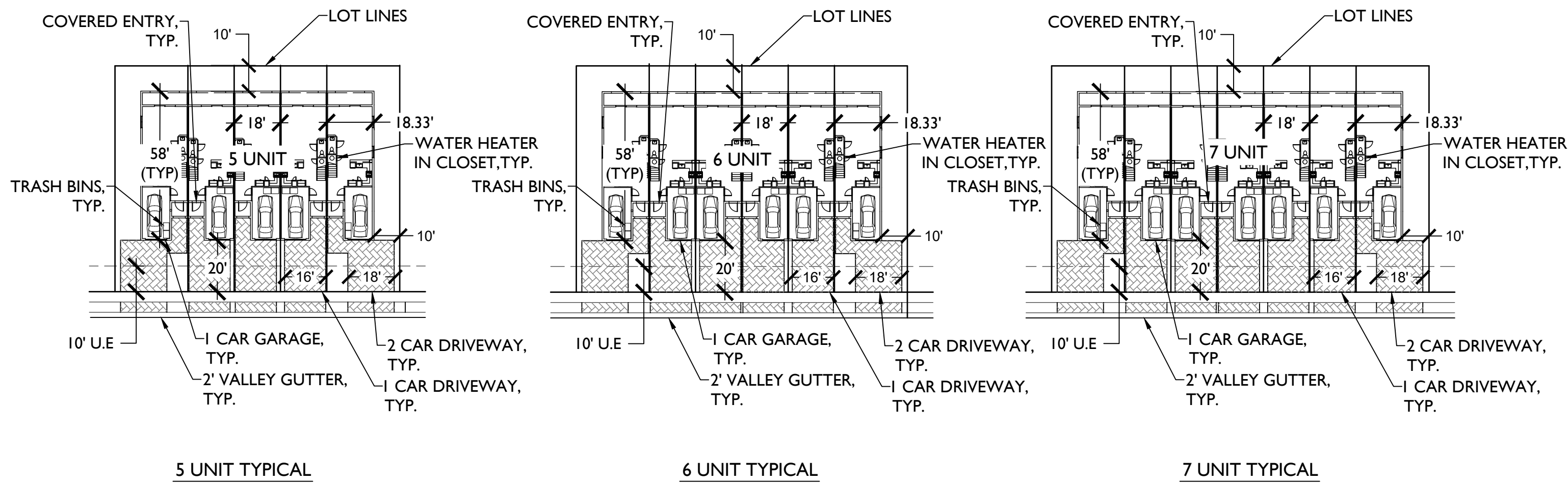
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

REVISIONS	
NO.	DATE DESCRIPTION
1	6-15-2021 RESUBMITTAL

CAD	DATE	DESCRIPTION
558100PL-SITEDWG	5581.00	R-C
JOB NO.	5581.00	R-C
DRAWN BY	J.P.	J.P.
CHECK BY	J.P.	J.P.
DATE	4-16-2021	

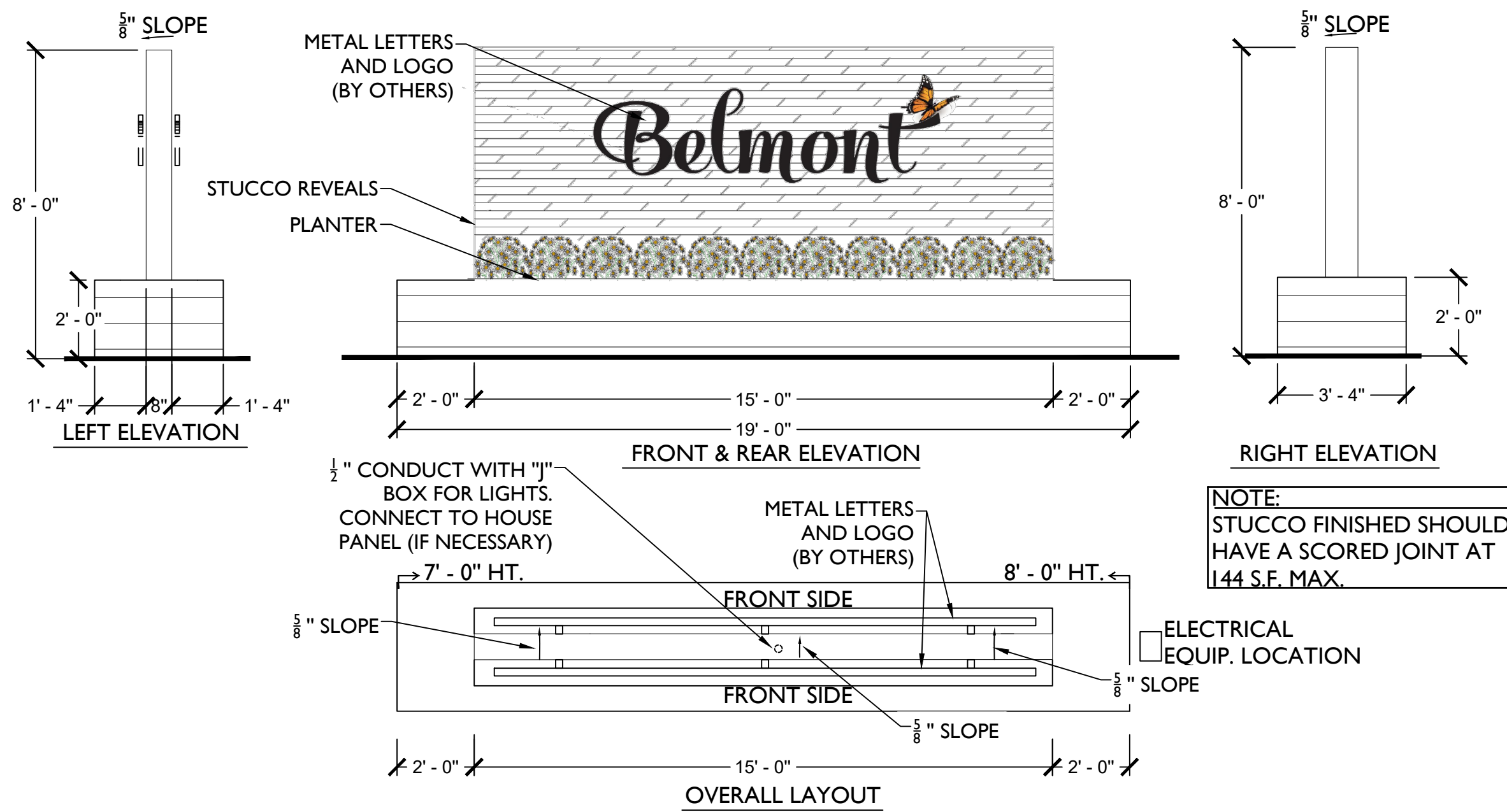
TYPICAL UNIT DETAILS

SCALE: NTS



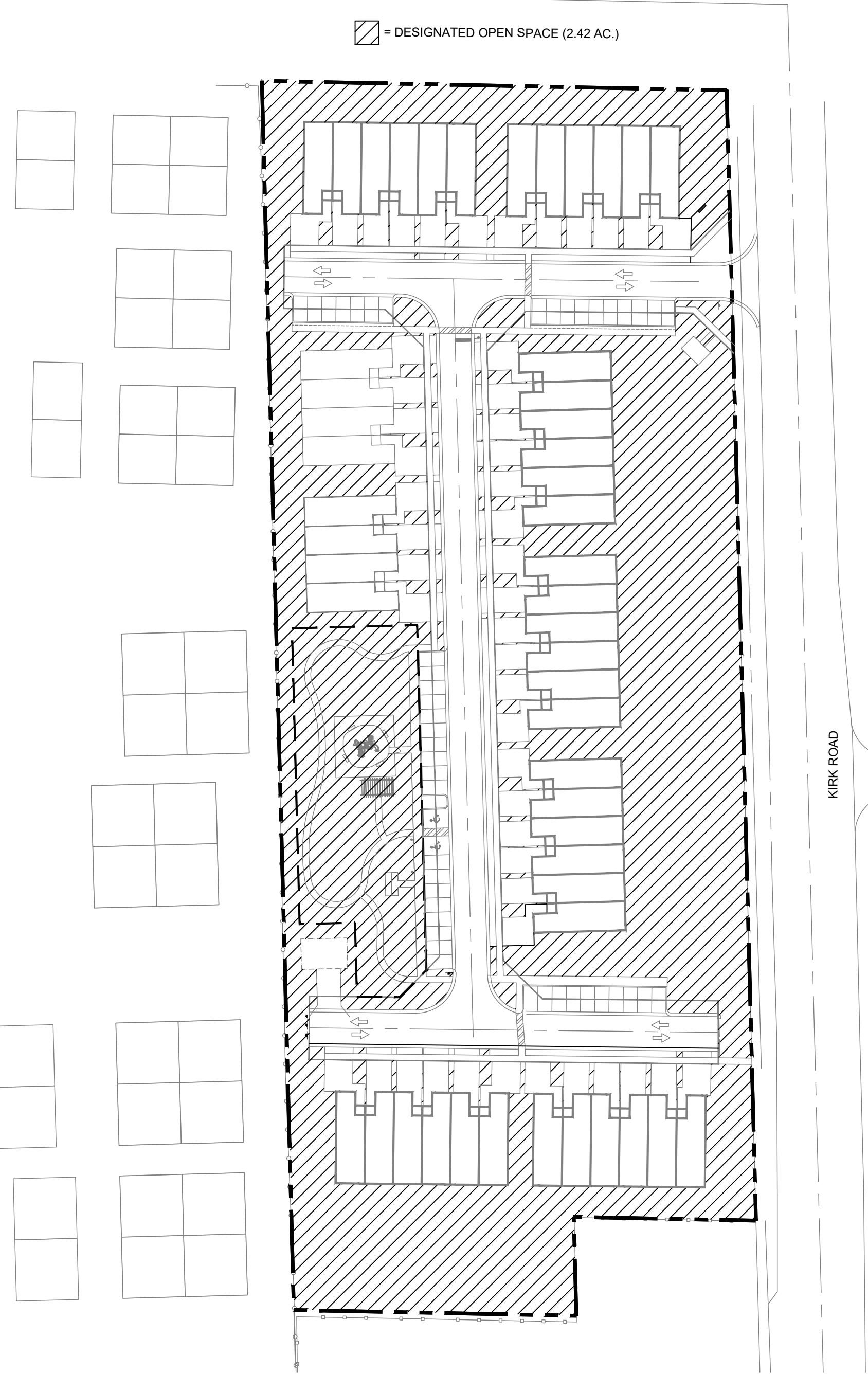
ENTRY SIGN DETAIL

SCALE: NTS



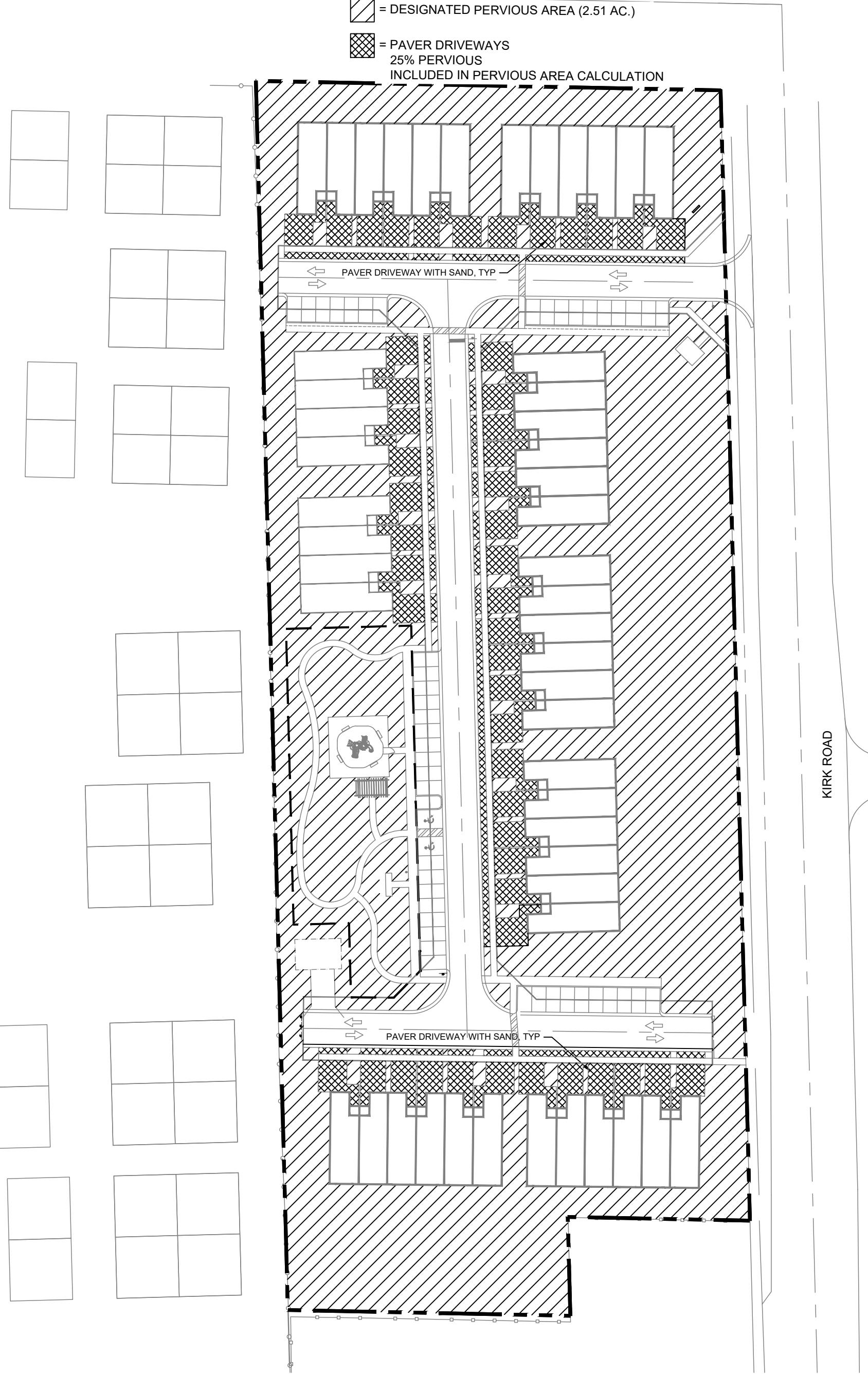
OPEN SPACE PLAN EXHIBIT

SCALE: NTS



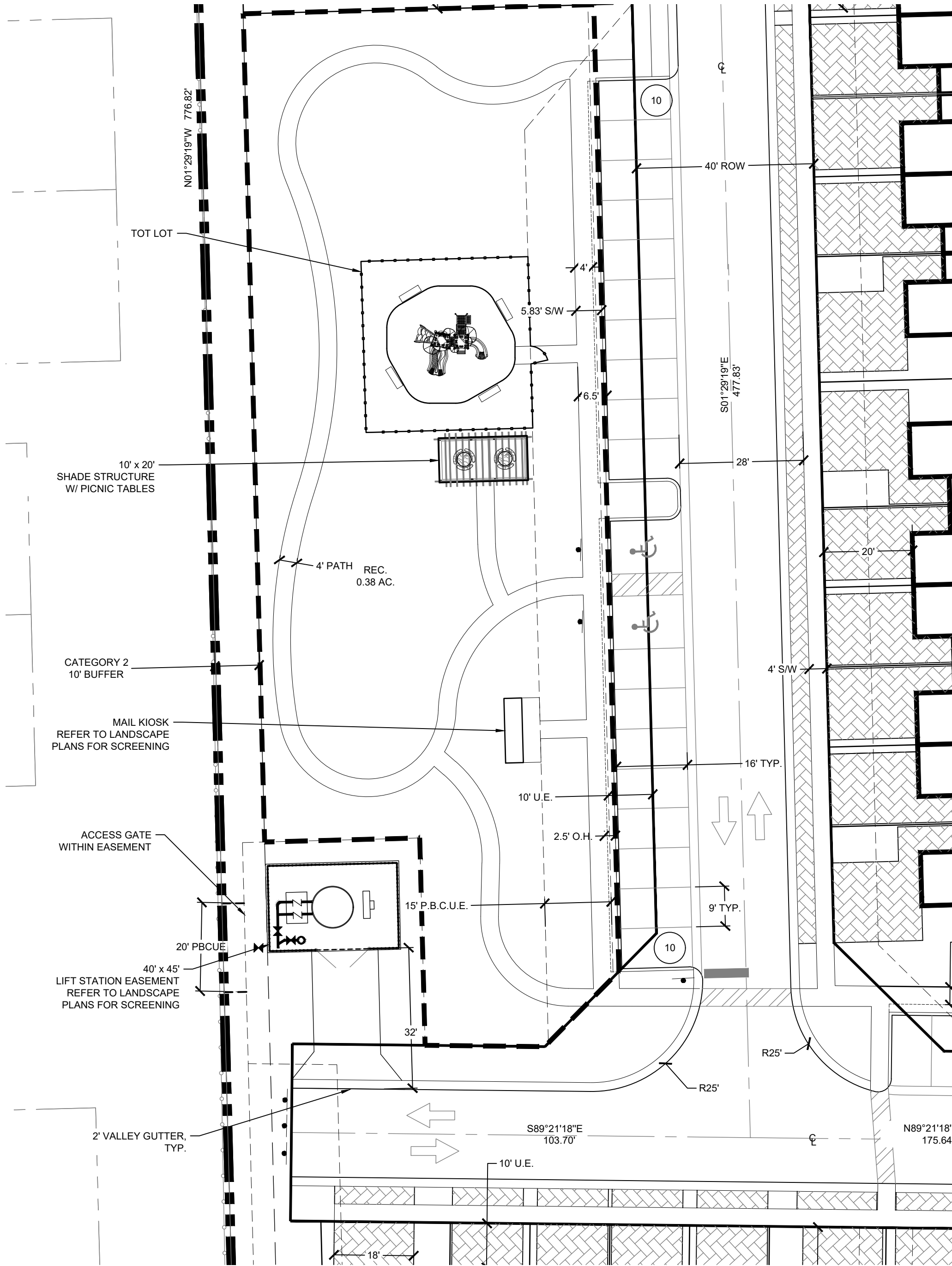
PERVIOUS / IMPERVIOUS PLAN EXHIBIT

SCALE: NTS

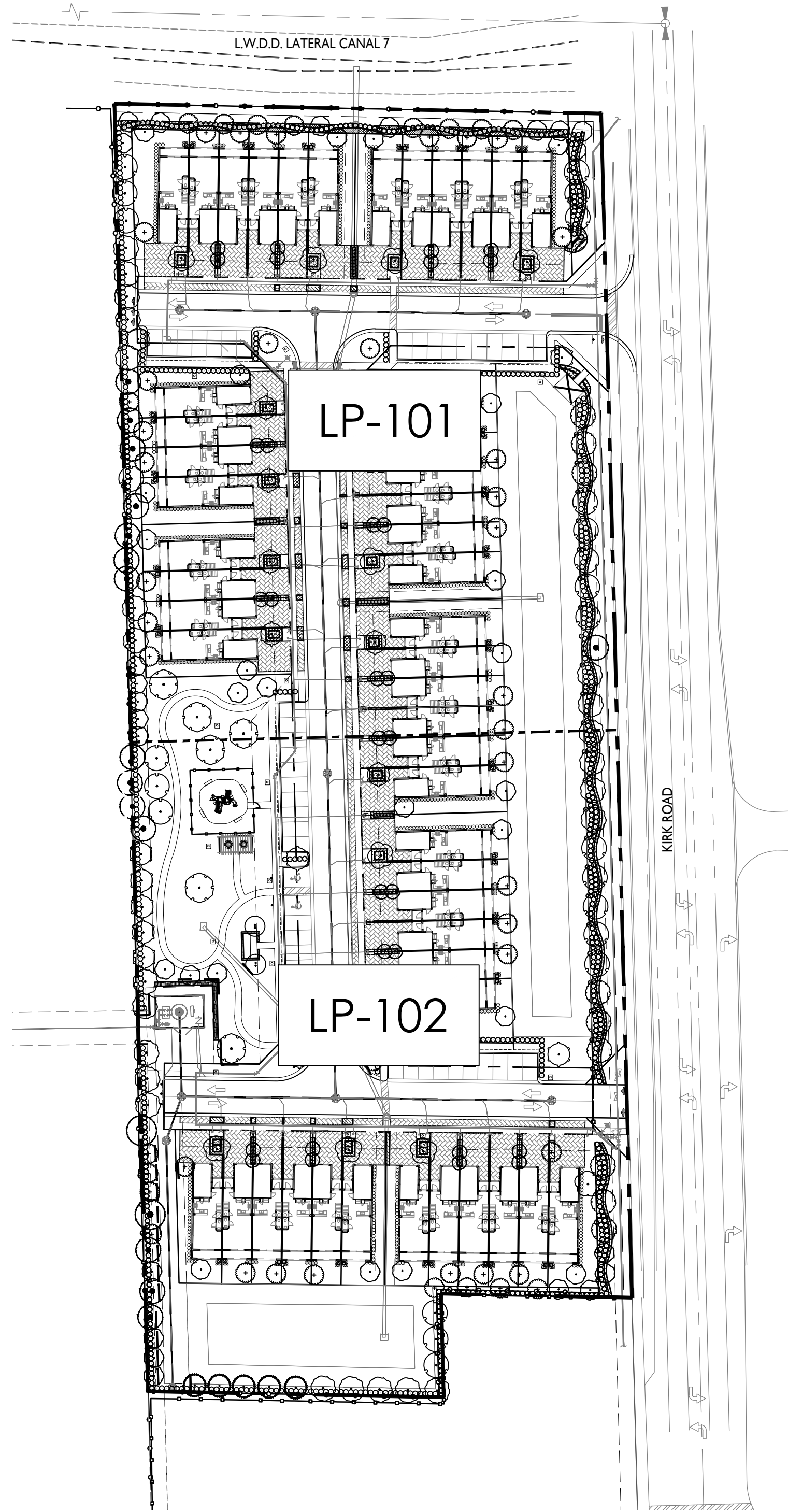


REC. AREA DETAIL

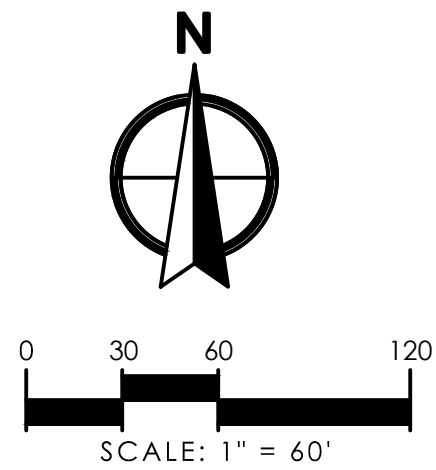
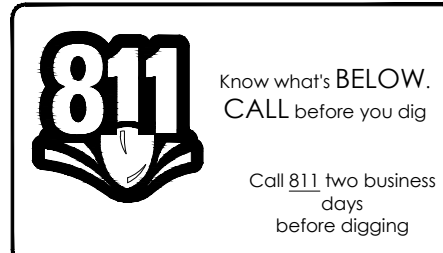
SCALE: NTS



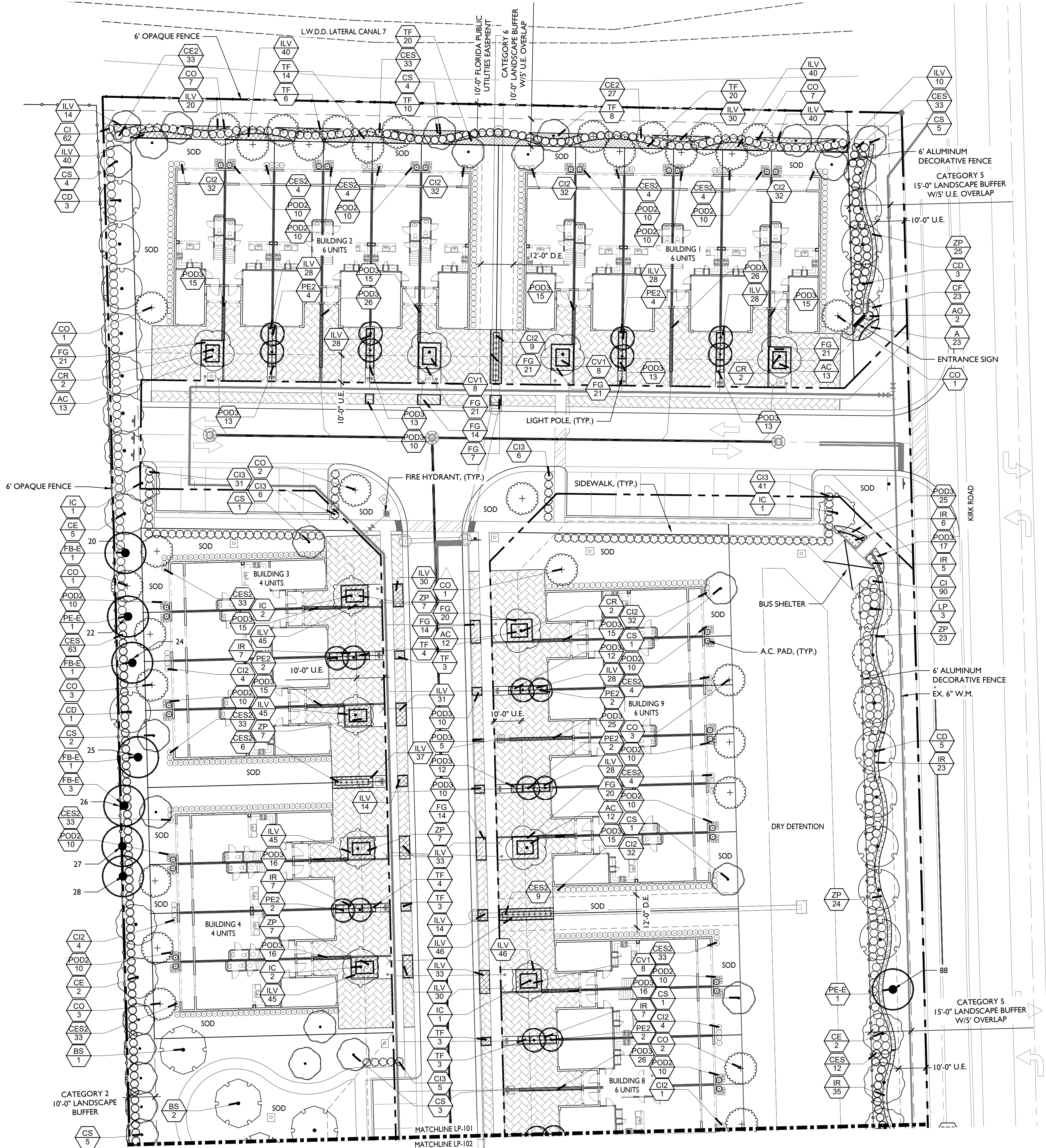
REVISIONS		NO.	DATE	DESCRIPTION	BY
CAD 558100PL-STEDWG	JOB NO.	5581.00	6-11-2021	RESUBMITTAL	###
	DRAWN BY	R.C.	8-26-2021	RESUBMITTAL	###
	CHECK BY	J.P.	10-10-2021	RESUBMITTAL	###
	DATE	4-16-2021	12-10-2021	RESUBMITTAL	###



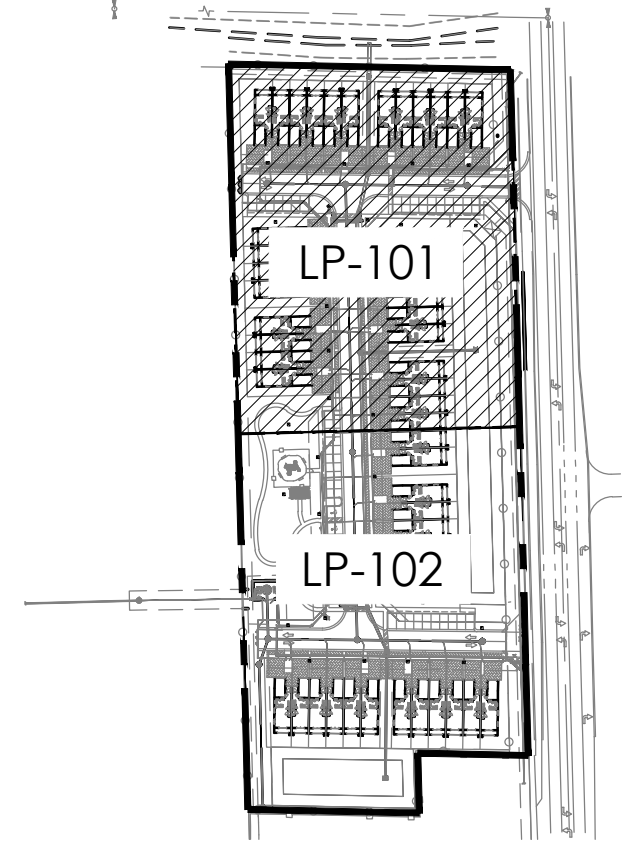
LANDSCAPE REQUIREMENTS		
PALM SPRINGS, FLORIDA		
PERIMETER LANDSCAPING	REQUIRED	PROVIDED
NORTH BUFFER		
1 CANOPY TREE PER 20 LINEAR FEET AND A MEANDERING 3' HEDGE AT TIME OF PLANTING WITH 2 TIERS	294 LF / 20 = 15 TREES AND A MEANDERING 3' HEDGE WITH 2 TIERS	15 TREES AND A MEANDERING 3' HEDGE WITH 2 TIERS
EAST BUFFER		
CATEGORY 5 STANDARD - 15' BUFFER 1 CANOPY TREE PER 20 LINEAR FEET AND A MEANDERING 3' HEDGE AT TIME OF PLANTING WITH 2 TIERS	635 LF / 20 = 32 TREES AND A MEANDERING 3' HEDGE WITH 2 TIERS	31 TREES AND 1 EX. TREE = 32 TREES MEANDERING 3' HEDGE WITH 2 TIERS
SOUTH BUFFER		
5' LANDSCAPE BUFFER 3 1 CANOPY TREE PER 20 LINEAR FEET WALL/FENCE AND 3' HEDGE AT TIME OF PLANTING	115 LF / 20 = 4 TREES 3' HEDGE AT TIME OF PLANTING	6 TREES AND 3' HEDGE AT TIME OF PLANTING
5' LANDSCAPE BUFFER 2 1 CANOPY TREE PER 20 LINEAR FEET WALL/FENCE AND 3' HEDGE AT TIME OF PLANTING	63 LF/20 = 4 TREES 3' HEDGE AT TIME OF PLANTING	4 TREES AND 3' HEDGE AT TIME OF PLANTING
5' LANDSCAPE BUFFER 1 1 CANOPY TREE PER 20 LINEAR FEET WALL/FENCE AND 3' HEDGE AT TIME OF PLANTING	179 LF/20 = 9 TREES 3' HEDGE AT TIME OF PLANTING	9 TREES AND 3' HEDGE AT TIME OF PLANTING
WEST BUFFER		
CATEGORY 2 STANDARD - 10' BUFFER 1 CANOPY TREE PER 20 LINEAR FEET WALL/FENCE AND 3' HEDGE AT TIME OF PLANTING	WEST BUFFER 777 LF / 20 = 39 TREES	WEST BUFFER 36 TREES & 3 EX. TREES = 39 TREES AND 3' HEDGE AT TIME OF PLANTING
INTERIOR LANDSCAPING	REQUIRED	PROVIDED
FOUNDATION PLANTING		
AT LEAST 1 TREE OR CLUSTER OF 3 PALMS SHALL BE INSTALLED FOR EACH 30 LF OF BUILDING FACADE FACING A STREET	4 UNIT BUILDING 73 LF/ 30 = 3 TREES AT STREET FACADE FOR EACH BUILDING 6 UNIT BUILDING 110 LF/ 30 = 4 TREES AT STREET FACADE FOR EACH BUILDING	4 UNIT BUILDING 3 TREES FOR EACH BUILDING (3 TREES AND 2 PALMS @ 3:1) 6 UNIT BUILDING 4 TREES FOR EACH BUILDING (3 TREES AND 4 PALMS @ 3:1)
RESIDENTIAL PARCEL - TREE PLANTING		
1 TREE PLANTED FOR EVERY 1,500 SF OF A PARCEL USED FOR RESIDENTIAL PURPOSES	4 UNIT BUILDING 8,115 SF / 1,500 SF = 6 TREES FOR EACH BUILDING 6 UNIT BUILDING 11,325 SF / 1,500 SF = 8 TREES FOR EACH BUILDING	4 UNIT BUILDING 7 TREES FOR EACH BUILDING (7 TREES AND 2 PALMS @ 3:1) 6 UNIT BUILDING 8 TREES FOR EACH BUILDING (8 TREES AND 4 PALMS @ 3:1)
NON-RESIDENTIAL PARCEL - TREE PLANTING		
1 TREE PLANTED FOR EVERY 2,500 SF OF A PARCEL USED FOR NON-RESIDENTIAL PURPOSES	REC. AREA 15,095 SF / 2,500 SF = 7 TREES	REC. AREA 13 TREES & 2 PALMS



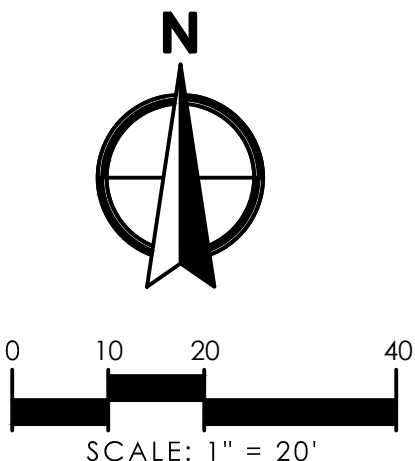
Bryon Johnson P:\5000\50501.01 1597 10% Road - Land De VLA Urmange Landscape\5050100-Landp.dwg Plot Date: 12/14/2021 5:32:07 PM



SHEET KEY MAP



LEGEND



REVISIONS		BY	
NO.	DATE	DESCRIPTION	BY
1	6/15/2021	RESUBMITTAL	BJ
2	8/20/2021	RESUBMITTAL	BJ
3	10/29/2021	RESUBMITTAL	BJ
4	12/14/2021	RESUBMITTAL	BJ

LANDSCAPE ARCHITECT OF RECORD TIFANY D. MAY, P.L.A. #6667274	5581.00	BJ	TM	4/23/2021
JOB NO.				
DRAWN BY				
CHECK BY				
DATE				

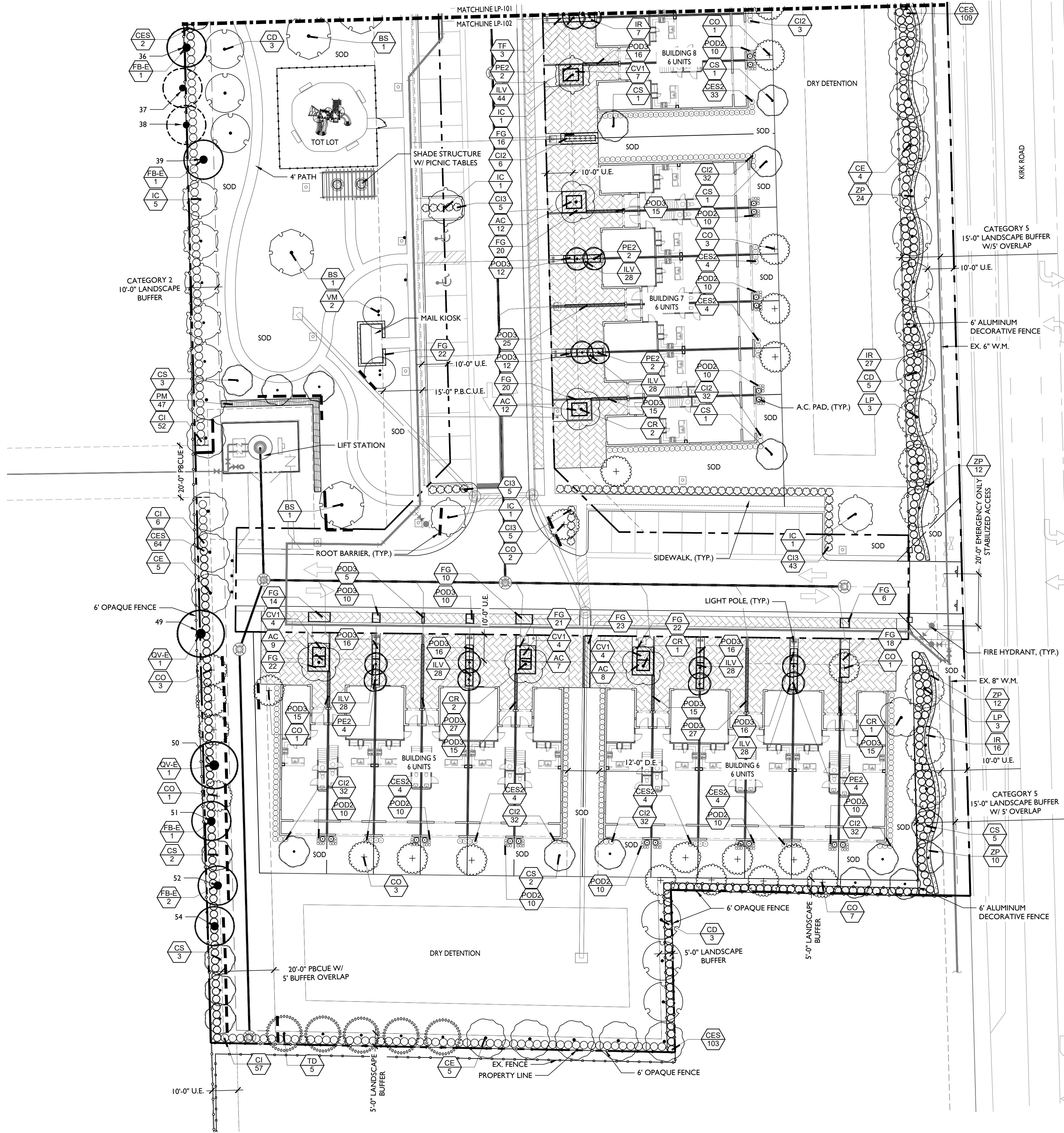
BELMONT
VILLAGE OF PALM SPRINGS, FLORIDA
LANDSCAPE PLAN

SHEET:
LP-101

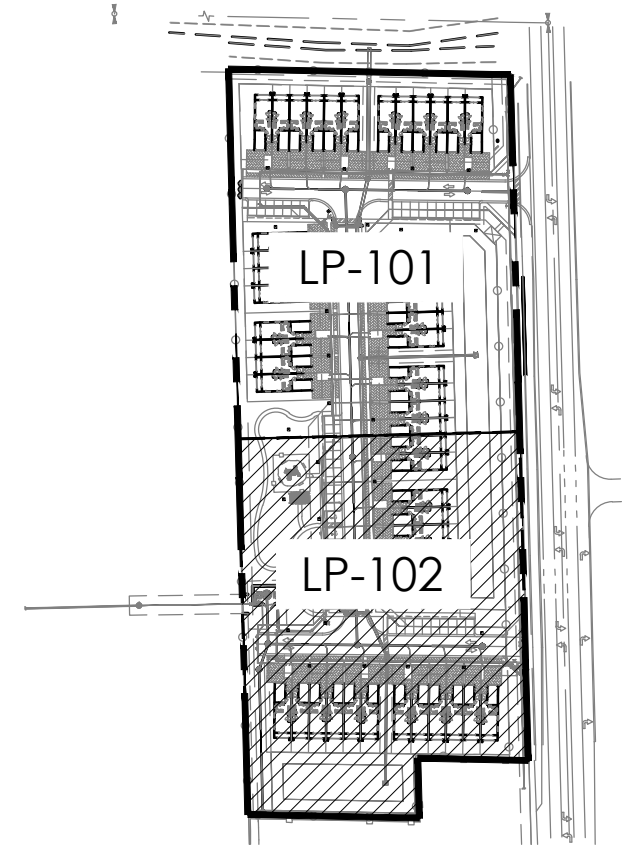


2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wgln.com
Cert No. 6091 - LB No. 7055

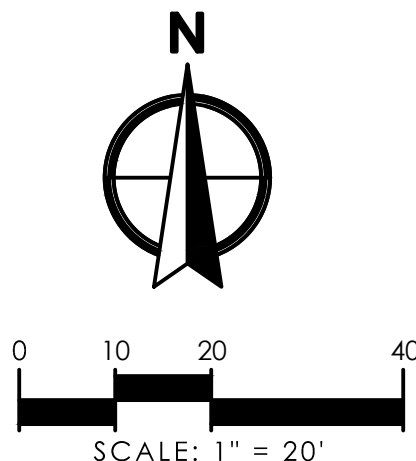
Bryon Johnson P:\5000\50501.01 1597 10% Road - Land DuVal\Drawings\Landscape\5050100-Landp.dwg Plot Date: 12/14/2021 6:02:13 PM Saved: 12/14/2021 3:35:07 PM



SHEET KEY MAP



LEGEND



REVISIONS			LANDSCAPE ARCHITECT OF RECORD		
NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION
1	6/15/2021	RESUBMITTAL	BJ	5/5/2021	RESUBMITTAL
2	8/20/2021	RESUBMITTAL	BJ	8/20/2021	RESUBMITTAL
3	10/29/2021	RESUBMITTAL	BJ	10/29/2021	RESUBMITTAL
4	12/14/2021	RESUBMITTAL	BJ	12/14/2021	RESUBMITTAL
			DRAWN BY	DATE	
			CHECK BY	DATE	
			DATE	4/23/2021	

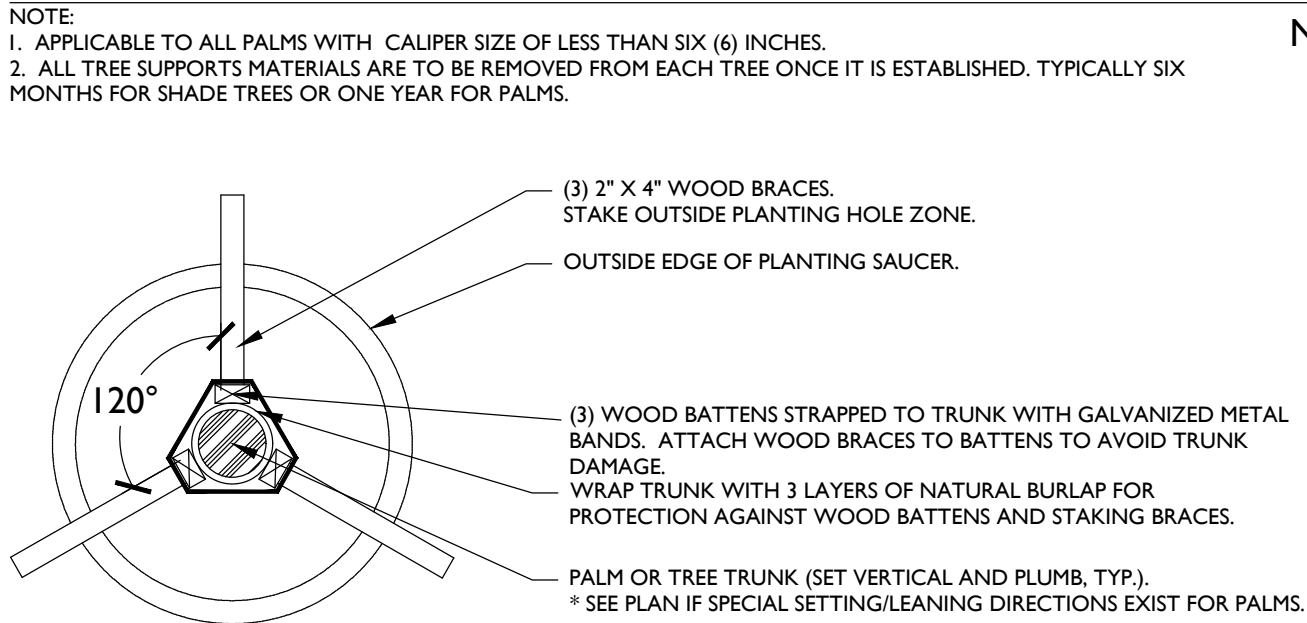
BELMONT
VILLAGE OF PALM SPRINGS, FLORIDA
LANDSCAPE PLAN

SHEET:
LP-102

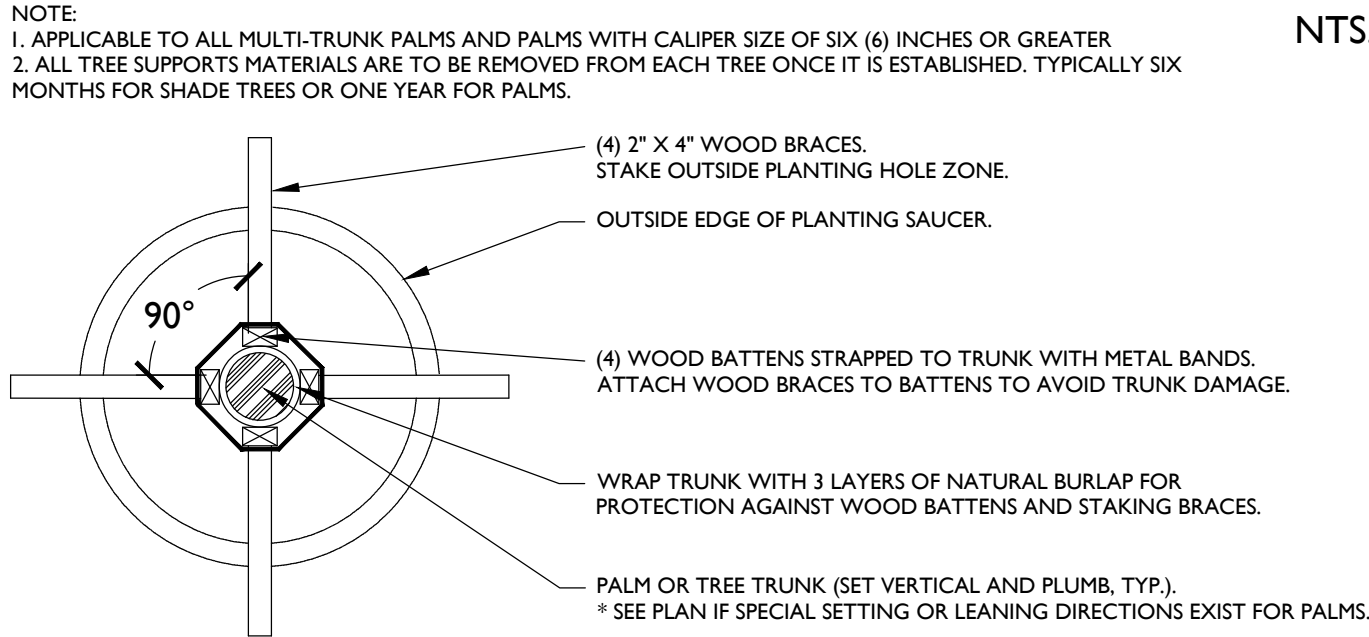
WGL
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

Bryan Jordanian P:\0500\0501.01 1501 Park Road - Land\0514\0514.Landscape\051400-00-00.dwg Plot Date: 12/14/2021 5:35:07 PM

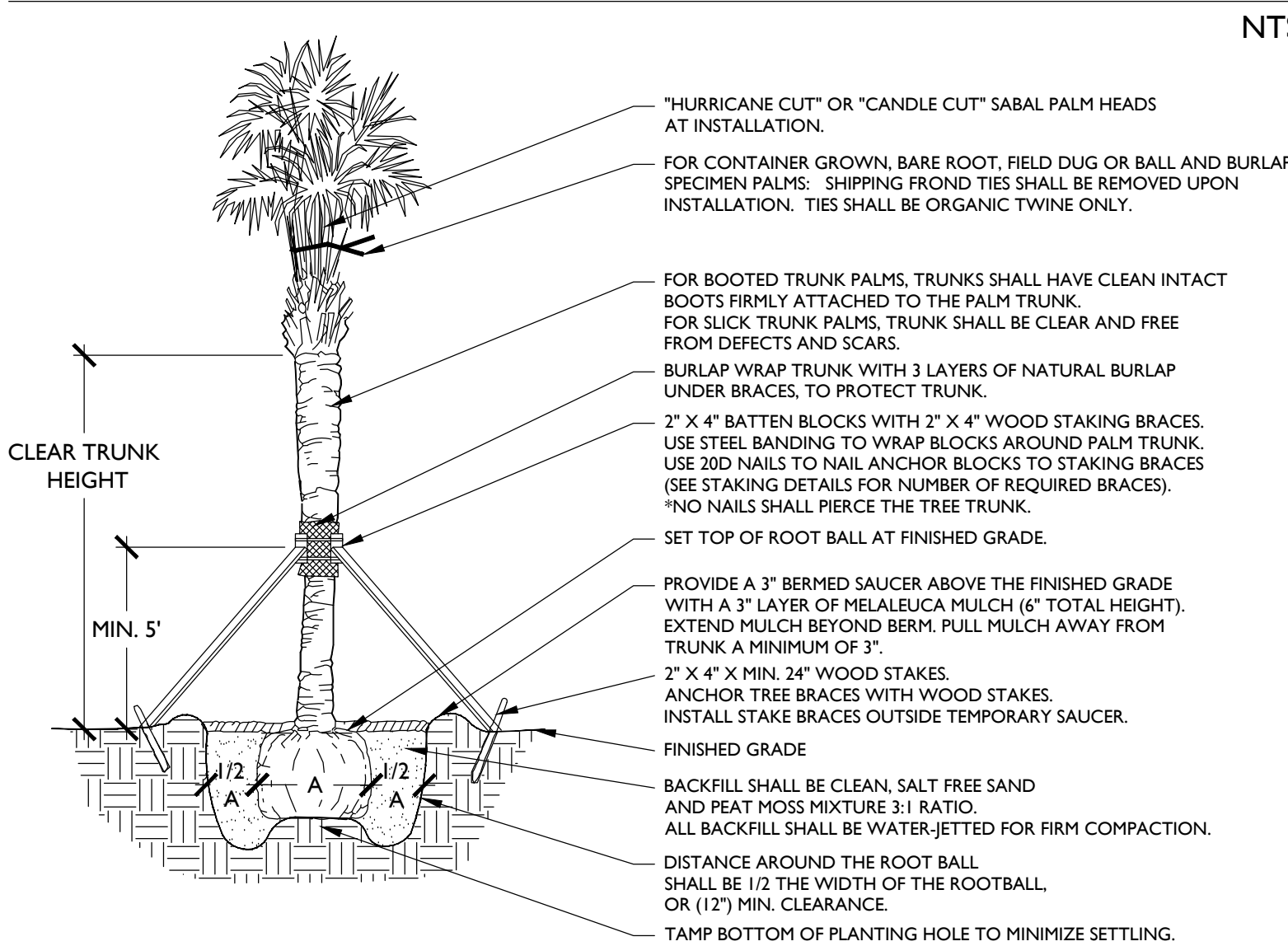
SMALL PALM STAKING PLAN



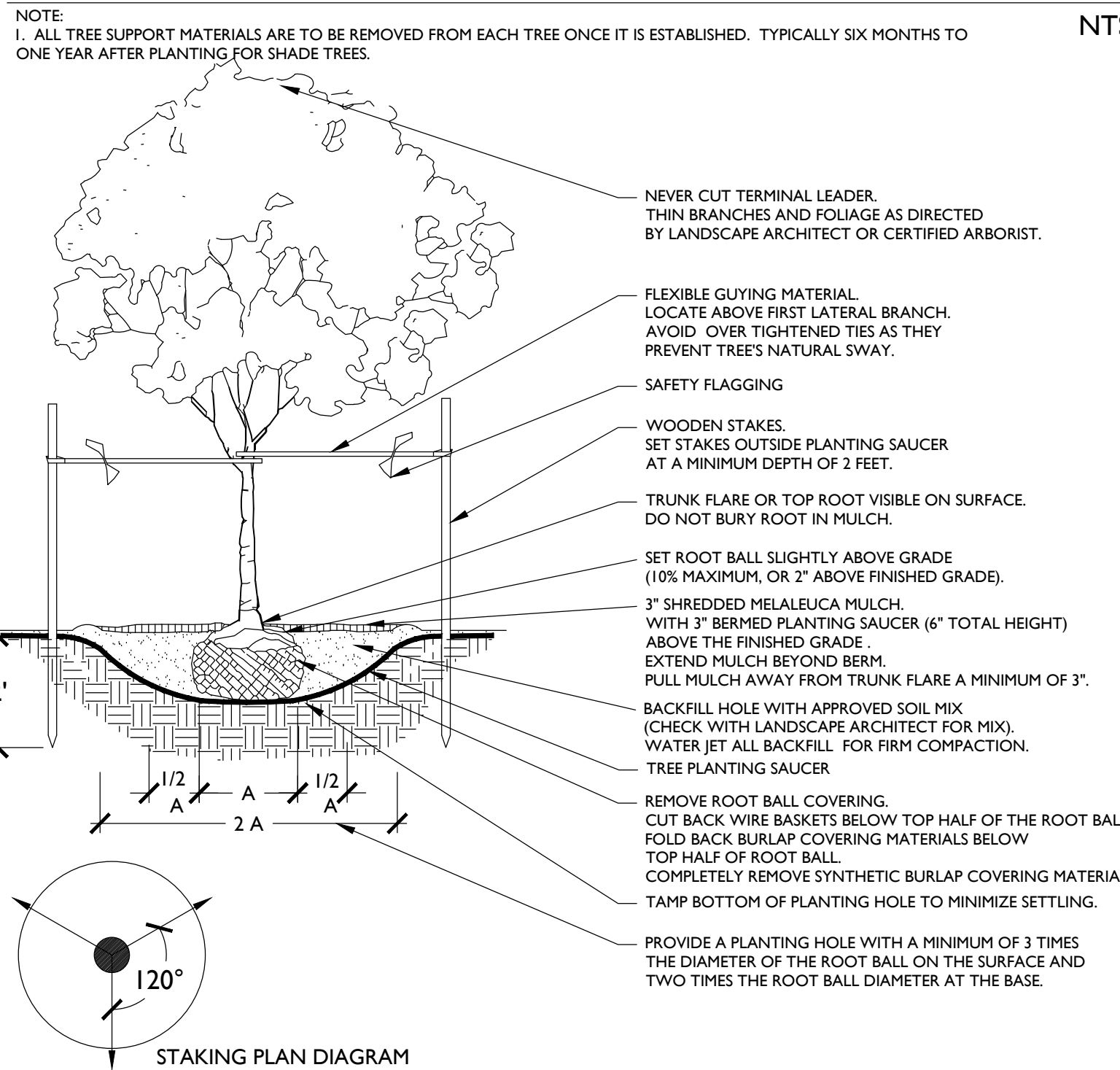
LARGE PALM OR TREE STAKING PLAN



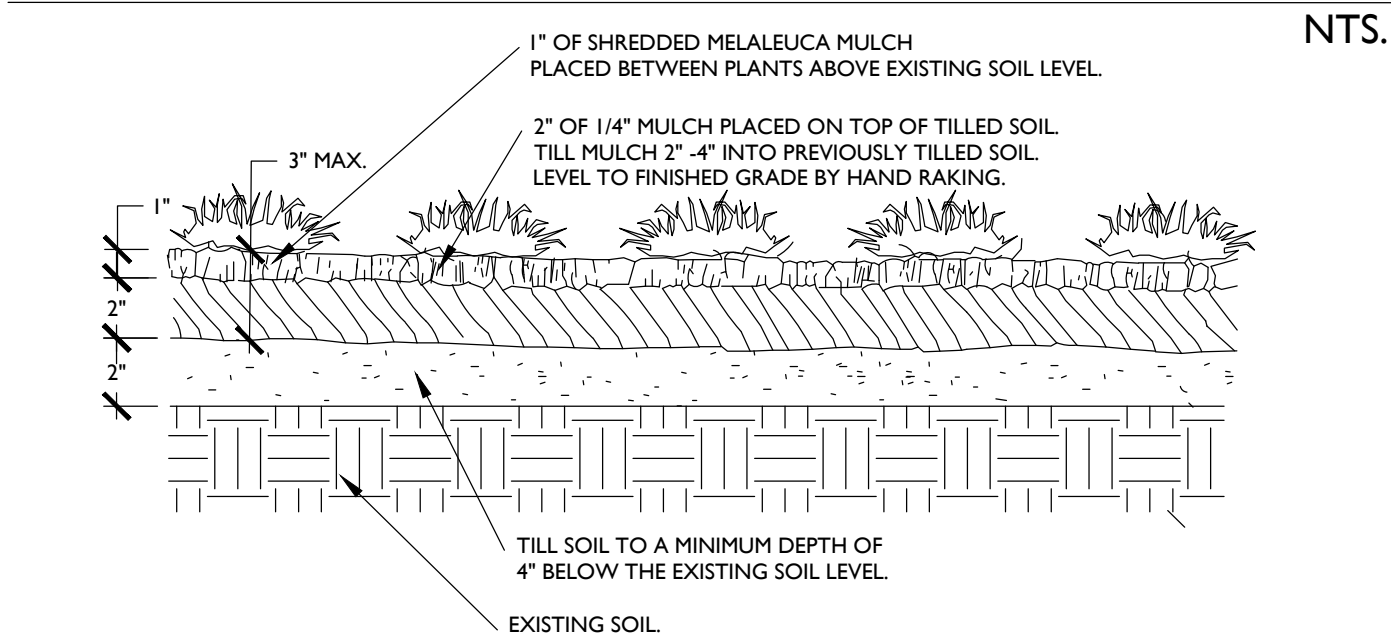
PALM PLANTING DETAIL



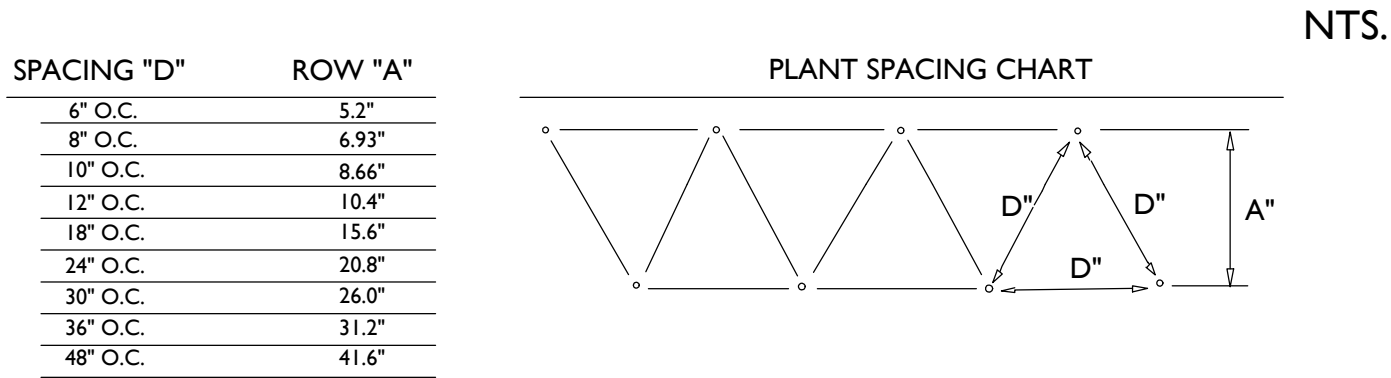
TREE PLANTING DETAIL



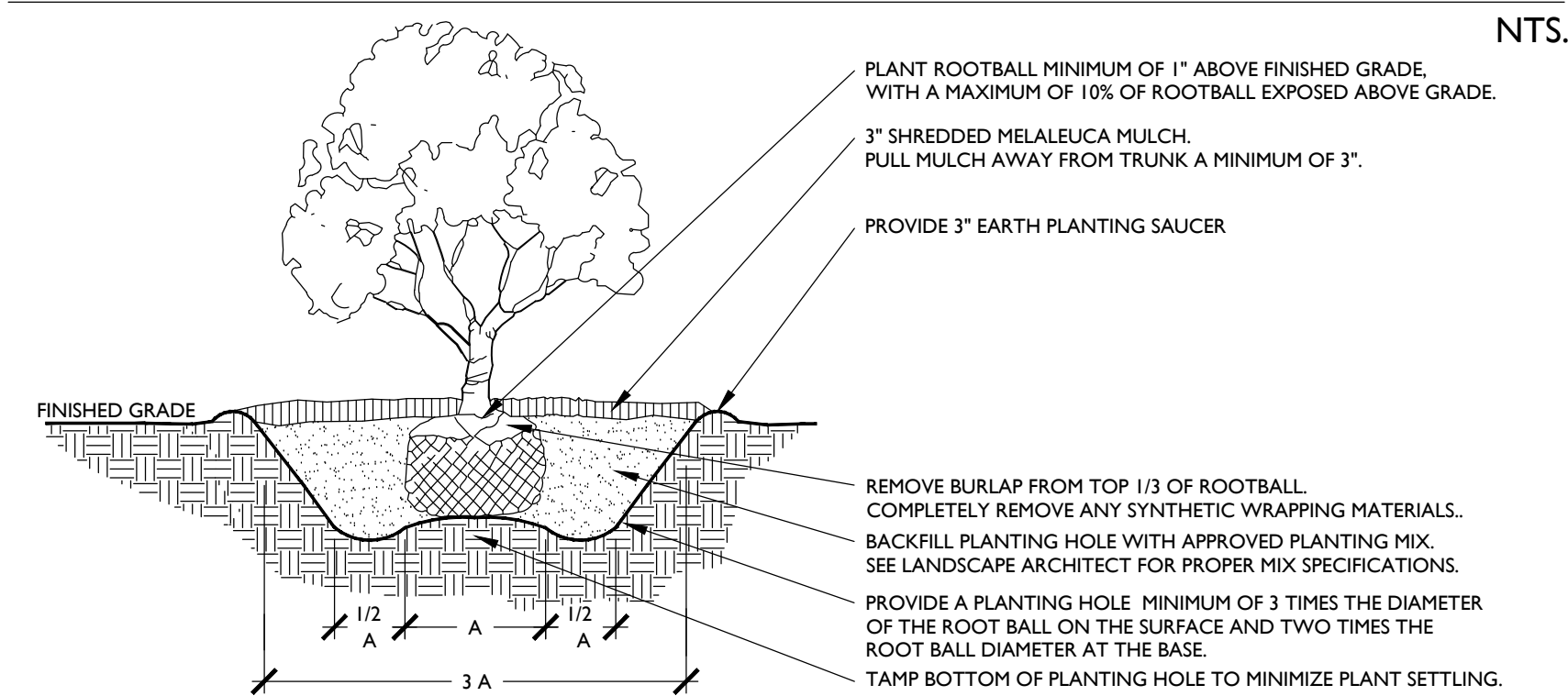
GROUND COVER DETAIL



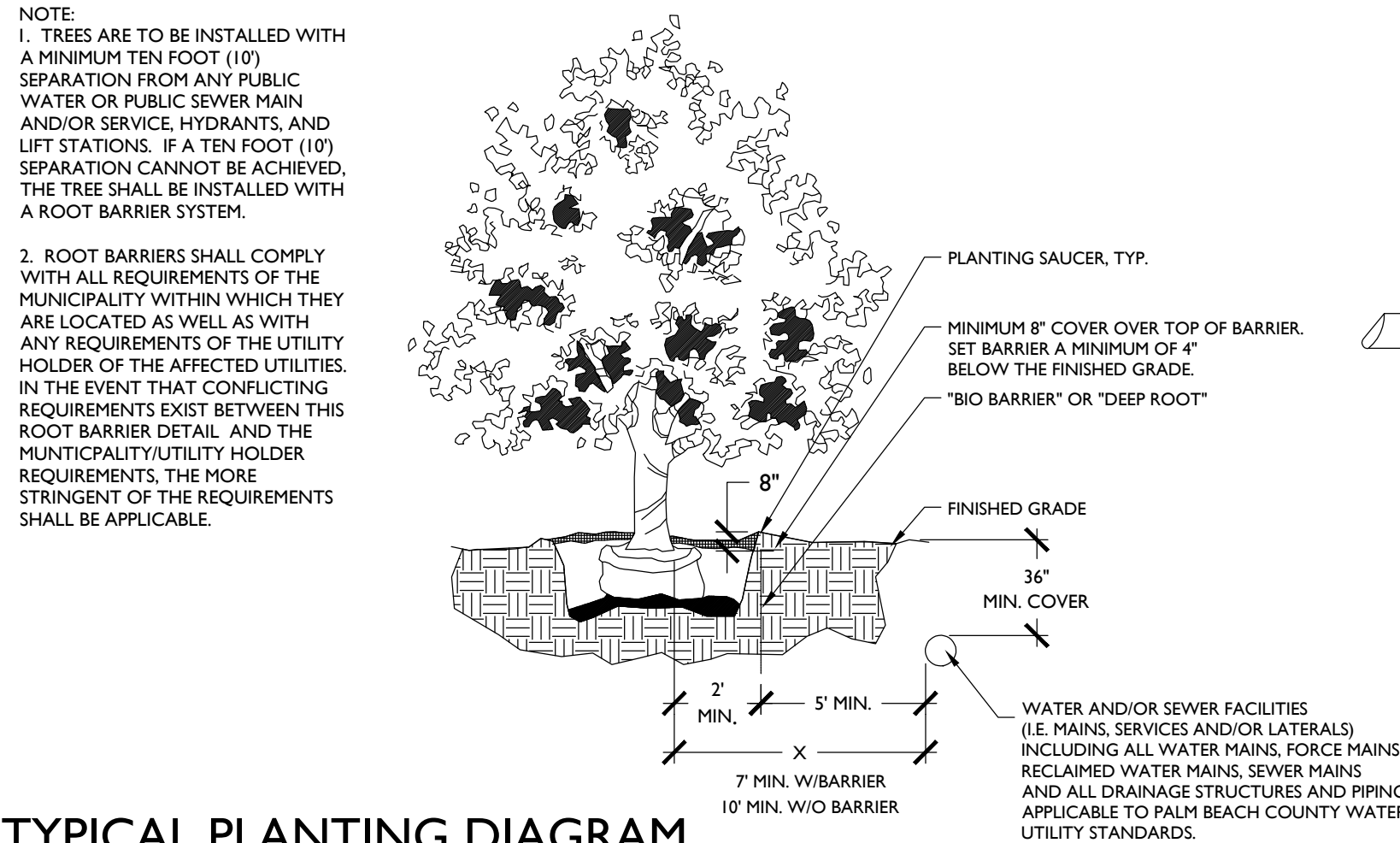
PLANT SPACING DETAIL



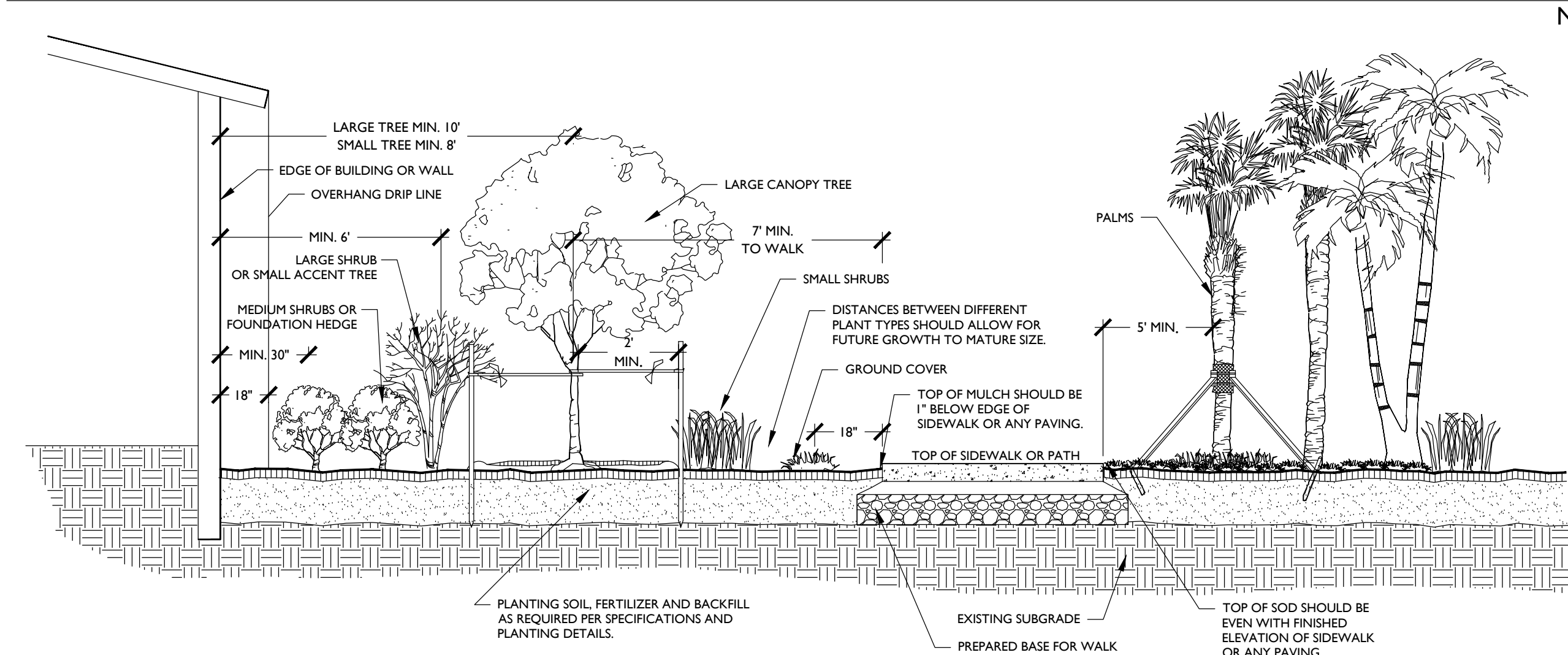
SHRUB PLANTING DETAIL



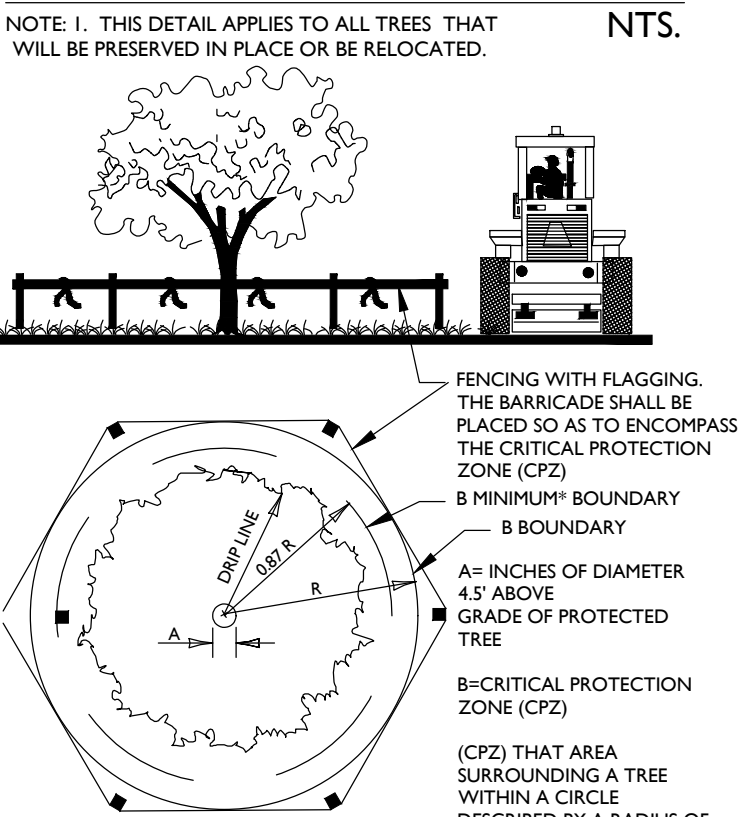
ROOT BARRIER DETAIL



TYPICAL PLANTING DIAGRAM



TREE PROTECTION DETAIL



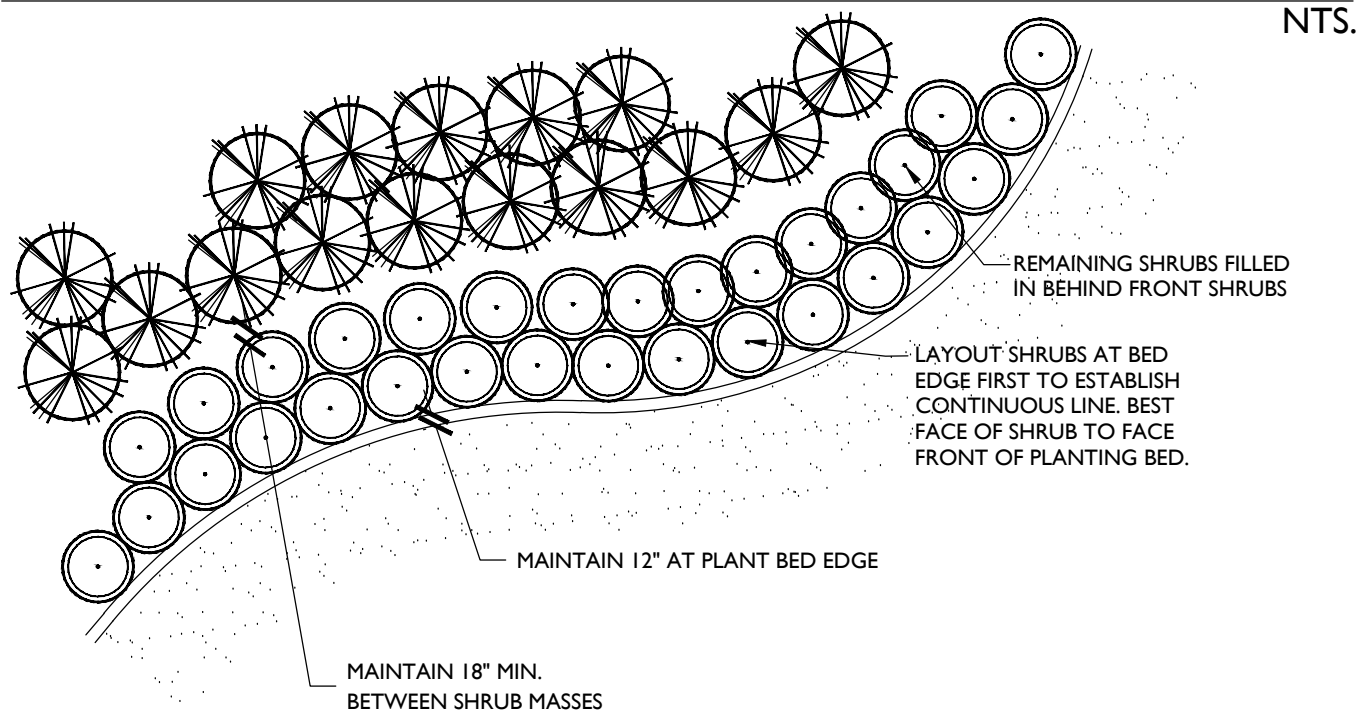
PLANT SCHEDULE OVERALL

TREES	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
BS	6	Gumbo Limbo	Bursera simaruba	YES	12' HT. X 5' SPRD., MIN. 2" CAL., 5' C.T.
CR	12	Pitch Apple	Clusia rosea	YES	12' HT. X 5' SPRD., MIN. 2" CAL., 5' C.T.
CD	23	Pigeon Plum	Coccoloba diversifolia	YES	12' HT. X 5' SPRD., MIN. 2" CAL., 5' C.T.
CE	23	Green Buttonwood	Conocarpus erectus	YES	12' HT. X 5' SPRD., MIN. 2" CAL., 5' C.T.
CS	48	Silver Buttonwood	Conocarpus erectus sericeus	YES	12' HT. X 5' SPRD., MIN. 2" CAL., 5' C.T.
CO	53	Orange Geiger Tree	Cordia sebestena	YES	12' HT. X 5' SPRD., MIN. 2" CAL., 5' C.T.
FB-E	11	Weeping Fig	Ficus benjamina	NO	EXISTING
IC	16	Dahoon Holly	Ilex cassine	YES	12' HT. X 5' SPRD., MIN. 2" CAL., 5' C.T.
LP	9	Crape Myrtle	Lagerstroemia indica	NO	EXISTING
PE-E	2	Slash Pine	Pinus ellioti	YES	EXISTING
QV-E	2	Southern Live Oak	Quercus virginiana	YES	EXISTING
TD	5	Bald Cypress	Taxodium distichum	YES	12' HT. X 5' SPRD., MIN. 2" CAL., 5' C.T.
PALM TREES	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
PE2	32	Alexander Palm	Pythosperma elegans	NO	12' C.T., 16" OA. HT.
VM	2	Montgomery Palm	Veitchia montgomeryana	NO	10'-12" OA. HT., DOUBLE TRUNK
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
AO	2	Giant Silver Bromeliad	Alcantarea odorata	NO	30" OA. HT., SPECIMEN
CI	287	Cocoplum	Chrysobalanus icaco	YES	36" HT. X 36" SPRD. @ 36" O.C.
CI2	415	Cocoplum	Chrysobalanus icaco	YES	24" HT. X 24" SPRD. @ 24" O.C.
CI3	147	Cocoplum	Chrysobalanus icaco	YES	48" HT. X 36" SPRD. @ 36" O.C.
CE2	60	Green Buttonwood	Conocarpus erectus	YES	36" HT. X 36" SPRD. @ 36" O.C.
CES	419	Silver Buttonwood	Conocarpus erectus 'Sericeus'	YES	36" HT. X 36" SPRD. @ 36" O.C.
CES2	261	Silver Buttonwood	Conocarpus erectus 'Sericeus'	YES	24" HT. X 24" SPRD. @ 24" O.C.
POD2	250	Shrubby Yew	Podocarpus macrophyllus 'Maki'	NO	36" HT. X 12" SPRD. @ 12" O.C.
SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
AC	98	Dwarf Elephant Ear	Alocasia odora 'Califomia'	NO	18" HT. X 18" SPRD. @ 18" O.C.
CV1	43	Sloppy Painter Croton	Codiaeum variegatum 'Sloppy Painter'	NO	18" HT. X 18" SPRD. @ 24" O.C.
IR	140	Dwarf Maui Ixora	Ixora chinensis 'Maui Yellow'	NO	18" HT. X 18" SPRD. @ 24" O.C.
PM	147	Podocarpus	Podocarpus macrophyllus	NO	4' HT., FULL TO BASE, @ 24" O.C.
ZP	158	Coontie	Zamia pumila	YES	24" HT. X 24" SPRD. @ 24" O.C.
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
A	23	Annals	Annals	NO	12' HT. X 12" SPRD. @ 12" O.C. Mixed Seasonal Color, Full Pots
CF	23	Dwarf Clusia	Clusia fluminensis	NO	18" HT. X 18" SPRD. @ 18" O.C.
LV	408	Green Island Ficus	Ficus microcarpa 'Green Island'	NO	12" HT. X 12" SPRD. @ 18" O.C.
POD3	1,108	Dwarf Schillings Holly	Ilex vomitoria 'Schillings Dwarf'	YES	12" HT. X 12" SPRD. @ 12" O.C.
TF	722	Dwarf Fakahatchee Grass	Tripsacum floridana	YES	12" HT. X 12" SPRD. @ 12" O.C.

LANDSCAPE NOTES:

- STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.
- CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.
- TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.
- ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.
- ALL UTILITY BOXES/ STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL.
- IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
- ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHTS (FPLS) RIGHT TREE RIGHT PLACE GUIDELINES.
- IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
- LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
- REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
- RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.
- ALL PLANT MATERIAL TO BE FLORIDA GRADE #1 AT TIME OF INSTALLATION UNLESS OTHERWISE NOTED.

SHRUB AND GROUND COVER PLANTING DETAIL



REVISIONS		BY	DATE	DESCRIPTION
1		B	6/15/2021	RESUBMITTAL
2		B	8/20/2021	RESUBMITTAL
3		B	10/29/2021	RESUBMITTAL
4		B	12/14/2021	RESUBMITTAL
JOB NO.		5581.00		
DRAWN BY		BJ		
CHECK BY		TM		
DATE		4/23/2021		

Calculation Summary - Horizontal

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Prop Line A	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Prop Line B	Illuminance	Fc	0.06	0.2	0.0	N.A.	N.A.
Prop Line C	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Prop Line D	Illuminance	Fc	0.02	0.1	0.0	N.A.	N.A.
Sidewalk A1	Illuminance	Fc	0.92	1.4	0.3	3.07	4.67
Sidewalk A2	Illuminance	Fc	1.31	2.0	0.9	1.46	2.22
Sidewalk A3	Illuminance	Fc	0.89	2.4	0.3	2.97	8.00
Sidewalk B1	Illuminance	Fc	1.32	2.1	0.8	1.65	2.63
Sidewalk B2	Illuminance	Fc	0.99	1.9	0.4	2.48	4.75
Sidewalk B3	Illuminance	Fc	1.16	2.0	0.4	2.90	5.00
Sidewalk Mail Kiosk	Illuminance	Fc	1.84	2.0	1.5	1.23	1.33
Sidewalk Park	Illuminance	Fc	0.96	2.2	0.3	3.20	7.33
Street A	Illuminance	Fc	0.93	1.8	0.3	3.10	6.00
Street B	Illuminance	Fc	1.00	1.9	0.3	3.33	6.33

Calculation Summary - Vertical @ 6 FT

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Prop Line A Vert	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Prop Line B Vert	Illuminance	Fc	0.06	0.2	0.0	N.A.	N.A.
Prop Line C Vert	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Prop Line D Vert	Illuminance	Fc	0.03	0.2	0.0	N.A.	N.A.

LIGHT FIXTURE SCHEDULE								
TYPE	MANUFACTURER	FIXTURE CATALOG NO.	LAMPS		FIXTURE WATTS	MOUNTING	REMARKS	
			LAMP #	LAMP TYPE				
S1	GE CURRENT	EPTT-01-0-3-A-N-30-P	1	LED, 3000K, 3500 LUMENS	30 W	20" POLE 15' 6" MH	POST TOP LED FIXTURE.	

(d) Standards.

- (1) *Confinement.* All outdoor lighting shall utilize full cutoff luminaires per the Illuminating Engineering Society of North America (IESNA) definition of full cutoff which allows for zero percent of lumens above 90 degrees from nadir. No luminaires other than landscape lighting exempted per subparagraph (b)(3)d. above, shall be directed upwards to avoid urban sky glow.
- (2) *Light trespass.* The maximum illumination at the property line of an adjoining residential parcel or public ROW is 0.33 horizontal and vertical foot-candles measured at six feet above grade level. Said illumination likewise measured at the property line of an adjoining non-residential parcel, shall not exceed 3.0 horizontal and vertical foot-candles measured at six feet above grade level.
- (3) *Security lighting and time restrictions.*
- a. Full cutoff luminaires shall be used for all security lighting and dusk-to-dawn area lighting.
- b. Outdoor illumination, including, but not limited to, areas used for outdoor sales and display, eating, parking, assembly, service, storage of equipment and freight, loading and unloading, repair, maintenance, commercial activities, and industrial activities shall not continue after 11:00 p.m., or no more than one hour after active use of the area ceases, whichever is later, except for security lighting.
- c. Security lighting shall be required for all active entrances to buildings, parking lots and access to buildings or parking lots. All security lighting shall maintain an average of 0.75 fc, a minimum of 0.3 fc and a maximum of 3 fc from dusk until dawn.
- d. No outdoor recreational facility shall be illuminated after 11:00 p.m. except to conclude a scheduled and sanctioned recreational or sporting event by the Village or other authorized agency in progress prior to 11:00 p.m. The luminaries shall be extinguished after outdoor recreational events are completed and the site has been vacated.
1. *Exceptions.* Public recreational facilities that operate or are open to the public on a 24-hour basis.
- e. Automatic timing devices with a photosensor or an astronomical timeclock, which control the hours of illumination shall be required for all parking lots, car dealerships/outdoor display lots and parking garages. These devices may remain on Eastern Standard Time throughout the year.
- (4) *Illumination levels.* Table 34-1362(1), illumination levels, indicates the minimum and maximum illumination levels for specific site elements, as well as the maximum to minimum, and average to minimum ratios.

Table 34-1362(1): Illumination Levels

Outdoor Lighting	Maximum Illumination (1)	Minimum Illumination (1)	Max to Min Ratio	Average to Min Ratio
Buildings and Accessory Structures				
a. Pathway lighting (2)	5.0 (4)	-	-	-
b. Canopies, drive-thru and overhangs	30.0	3.0	10:1	2.5:1
Parking lots				
a. Multifamily residential	3.0	0.3	10:1	-
b. All others	12.0	1.0	12:1	3:1
Parking Structures				
a. Parking area	10.0	1.0	10:1	4:1
b. Ramps—Day	20.0	2.0	10:1	-
c. Ramps—Night	10.0	1.0	10:1	-
d. Entrance area—Day	50.0	5.0	10:1	-
e. Entrance area—Night	10.0	1.0	10:1	-
f. Stairways	-	10.0	-	-
Property Boundary	Refer to Light Trespass			
Specialty Lighting (3)				
a. Outdoor entertainment	Per IESNA Lighting Handbook			
b. Parks				
Other Lighting Types				
a. Outdoor display and storage for vehicle sales and rental.	40	1.0	15:1	4:1
b. Other outdoor display and storage Areas.	20	1.0	15:1	4:1
c. Outdoor work areas	20	1.0	15:1	4:1
Notes				
1. Measured in foot-candles.				
2. Building or accessory mounted luminaries used to light parking lots shall comply with parking lot illumination levels.				
3. Applicable to outdoor recreation areas only, excluding areas such as parking lots, drive isles, pathways, building and landscape lighting.				
4. Fully shielded bollards not greater than 42 inches in height may be permitted up to 20 foot-candles.				

PALM SPRINGS, FL. ORDINANCES DESIGN CRITERIA

LIGHTING SYMBOLS SCHEDULE		
ALL SYMBOLS DO NOT NECESSARILY APPEAR ON THESE DRAWINGS		
NOTES: 1. IF WALL MOUNTED FIXTURE PROJECTS 4" OR MORE FROM FINISHED WALL THERE SHALL BE 80" VERTICAL CLEARANCE A.F.F. 2. PROVIDE A SEPARATE REFERENCE CONDUCTOR FOR THE FIXTURES BATTERY PACK, FED FROM THE SAME CIRCUIT AS THE FIXTURE. THIS REFERENCE CONDUCTOR SHALL NOT ROUTE THROUGH ANY LOCAL SWITCH OR LIGHTING CONTROL RELAY. ALL FIXTURES WITH EMERGENCY BATTERY PACKS SHALL BE SWITCHED AS SHOWN ON PLANS, UNO. ALL FIXTURES WITH EMERGENCY BATTERY PACKS SHALL BE PROVIDED WITH INTEGRAL RED TEST BUTTON, UNO.		
SYMBOL	DESCRIPTION	REMARKS
	2' x 4' LIGHT FIXTURE	
	2' x 2' LIGHT FIXTURE	
	1' x 4' LIGHT FIXTURE	
	LINEAR STRIP LIGHTING FIXTURE	NOTE 1
	DOWNLIGHT	
	WALL WASH/ADJUSTABLE DOWNLIGHT - ARROW INDICATED DIRECTION OF BEAM	
	LINEAR LIGHT WALL MOUNTED FIXTURE	NOTE 1
	WALL SCONCE	NOTE 1
	TRACK HEAD	
	PENDANT	
	EXIT SIGN - SINGLE FACE	NOTE 1
	EXIT SIGN - DUAL FACE	NOTE 1
	DUAL HEAD EMERGENCY LIGHT WITH INTEGRAL BATTERY PACK	NOTE 1
	SINGLE HEAD SITE AREA LUMINAIRE	
	DUAL HEAD SITE AREA LUMINAIRE	
	EXISTING SINGLE HEAD SITE AREA LUMINAIRE	
	EXISTING DUAL HEAD SITE AREA LUMINAIRE	
	BOLLARD	
	LANDSCAPE LUMINAIRE	
	WHERE SHOWN, INDICATES PANEL AND CIRCUIT SERVING ALL FIXTURES IN THE SAME ROOM.	
	TYPICAL FIXTURE EQUIPPED WITH EMERGENCY BATTERY BALLAST.	NOTE 2
INDICATES FIXTURE TYPE INDICATES PANEL AND CIRCUIT SERVING FIXTURE WHERE SHOWN, INDICATES NIGHT LIGHT. 24HR OPERATION TYPICAL LIGHTING FIXTURE CONTROL SWITCH LEG		

(3) *Exemptions.* The following uses shall be exempt to the extent listed below.

- a. *Residential.* Single-family and multifamily dwellings up to two units shall not be subject to the requirements of this section.
- b. *Street lights.* Street lights in any public ROW that meet the requirements of the appropriate public utility.
- c. *Temporary lighting.* The temporary use of low wattage or low voltage lighting for public festivals, celebrations, and the observance of holidays are exempt from regulation except where they create a hazard or nuisance from glare.
- d. *Landscape and accent lighting.* Landscape and accent lighting fixtures that comply with the Florida Building Code, Energy Conservation, 5th Edition, Section C4056, efficiency requirements shall be exempt. All exempt landscape and accent lighting fixtures must have a locking mechanism and a glare shield so that light is aimed, and remains aimed at the surface intended. Accent and landscape luminaries not exceeding 100 watts.

Location	Maximum Height	
	U/S Tier	Rural, Exurban and AGR Tiers
Buildings and Accessory Structures		
a. Buildings	25 feet or eave overhang, whichever is lower (unless required by the Florida Building Code)	
b. Accessory structures	10 feet	8 feet
Parking Lot		
a. Residential	20 feet	15 feet
b. Industrial	40 feet	-
c. Commercial, civic and institutional	30 feet, or equal to the height of the building up to a maximum of 40 feet	25 feet
Parking Structures		
a. Luminaires on top parking level.	20 feet or 25 feet (4)	15 feet
Property Boundary		
a. Luminaires within 100 feet of residential (2)	20 feet	15 feet
Specialty Lighting (3)		
a. Golf courses	Per IESNA Lighting Handbook	
b. Outdoor entertainment		
c. Parks		
Notes:		
1. For the purposes of this table, residential parcel shall include any residential use, or any vacant parcel with a residential land use designation.		
2. The height of any lighting luminaire within 100 feet of a parcel with a residential use land use designation shall be limited in accordance with the height limitations of the adjacent residential land development district.		
3. Applicable to outdoor recreation areas only, excluding areas such as parking lots, drive sites, pathways, building and landscape lighting.		
4. Minimum setback shall be 45 feet from exterior edge of wall for all luminaires, except luminaires mounted to interior face of perimeter wall, which do not exceed the height of the perimeter wall.		

ELECTRICAL ABBREVIATIONS			
A	AMPERES	LTG	LIGHTING
ABV	ABOVE	MAX	MAXIMUM
A/C	AIR CONDITIONING	MC	MECHANICAL CONTRACTOR
ACT	ABOVE COUNTER TOP	MCB	MAIN CIRCUIT BREAKER
AFF	ABOVE FINISHED FLOOR	MCC	MOTOR CONTROL CENTER
AF	AMP FUSED	MCM	THOUSAND CIRCULAR MILS
AFG	ABOVE FINISHED GRADE	MCP	MAIN DISTRIBUTION PANEL
AL	ALUMINUM	MECH	MECHANICAL
ARCH	ARCHITECT	MH	MANHOLE
ASB	ABOVE SPLASH BLOCK	MIN	MINIMUM
ASC	ABOVE SUSPENDED CEILING	MISC	MISCELLANEOUS
ASD	ADJUSTABLE SPEED DRIVE	MLO	MAIN LUG ONLY
AUTO	AUTOMATIC	MSB	MAIN SWITCHBOARD
AUX	AUXILIARY	MTD	MOUNTED
ATS	AUTOMATIC TRANSFER SWITCH	NEC	NATIONAL ELECTRICAL CODE
AWG	AMERICAN WIRE GAUGE	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
BFF	BELOW FINISH FLOOR	NEUT	NEUTRAL
BLDG	BUILDING	NF	NON FUSED
BFG	BELOW FINISHED GRADE	NIC	NOT IN CONTRACT
C	CONDUIT	NL	NIGHT LIGHT
C/B	CIRCUIT BREAKER	N.O.	NORMALLY OPEN
CCTV	CLOSED CIRCUIT TELEVISION	N.C.	NORMALLY CLOSED
CCT	CIRCUIT	NO.	NUMBER
CLG	CEILING	NTS	NOT TO SCALE
COL	COLUMN	OC	OVER COUNTERTOP
COMB	COMBINATION	OD	OUTSIDE DIAMETER
CONC	CONCRETE	OFCl	OWNER FURNISHED CONTRACTOR
CONST	CONSTRUCTION	OH	OVERHEAD
DFC	DOWN FROM CEILING	P	POLE
DIA	DIAMETER	PC	PLUMBING CONTRACTOR
DN	DOWN	PF	POWER FACTOR
DWG	DRAWING	PH	PHASE
EA	EACH	PL	PROPERTY LINE
EC	ELECTRICAL CONTRACTOR	PNL	PANEL
EF	EXHAUST FAN	PVC	POLYVINYL CHLORIDE
ELEC	ELECTRIC / ELECTRICAL	RECPt	RECEPTACLE
EMER	EMERGENCY	RE:	REFERENCE/REFER TO
EMT	ELECTRICAL METALLIC TUBING	REQD	REQUIRED
EPO	EMERGENCY POWER OFF	RGS	RIGID GALVANIZED STEEL
EQUIP	EQUIPMENT	RM	ROOM
EWc	ELECTRIC WATER COOLER	SCH	SCHEDULE
EX	EXISTING	SPEC	SPECIFICATIONS
EXT	EXTERIOR	SVC	SERVICE
FA	FIRE ALARM	TEL	TELEPHONE
FACP	FIRE ALARM CONTROL PANEL	TR	TAMPER RESISTANT
FLR	FLOOR/FLOORING	TS	TRANSFER SWITCH
FXTR	FIXTURE	TYP	TYPICAL
G	GROUND	TTB	TELEPHONE TERMINAL BOARD
GC	GENERAL CONTRACTOR	UG	UNDERGROUND
GD	GENERAL DUTY	UL	UNDERWRITER'S LABORATORIES
GEN	GENERATOR	UNO	UNLESS NOTED OTHERWISE
GFI	GROUND FAULT INTERRUPT	V	VOLTS
HD	HEAVY DUTY	VA	VOLT - AMPERES
HP	HORSEPOWER	VSD	VARIABLE SPEED DRIVE
HT	HEIGHT	W	WATTS
HVAC	HEATING/VENTILATING/AIR CONDITIONING	W/	WITH
HW	HOT WATER	W/O	WITHOUT
ID	INSIDE DIAMETER	WP	WEATHER PROOF
IG	ISOLATED GROUND	WR	WEATHER RESISTANT
IMT	INTERMEDIATE METAL	WT	WEIGHT
J	JUNCTION BOX	WTR	WATER
KVA	KILOVOLT-AMPERES	WW	WASTE WATER
KW	KILOWATTS	XFMR	TRANSFORMER
KCMIL	THOUSAND CIRCULAR MILS		

ELECTRICAL SHEET LIST	
SHEET NUMBER	SHEET NAME
E0.01	ELECTRICAL SYMBOLS
E1.00	ELECTRICAL SITE PLAN
E1.01	PHOTOMETRICS A
E1.02	PHOTOMETRICS B
E6.00	LIGHTING DIAGRAMS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALD BY:

ON THE DATE ADJACENT TO THE SEAL
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED THE SIGNATURE MUST BE VERIFIED IN THE ELECTRONIC DOCUMENTS.

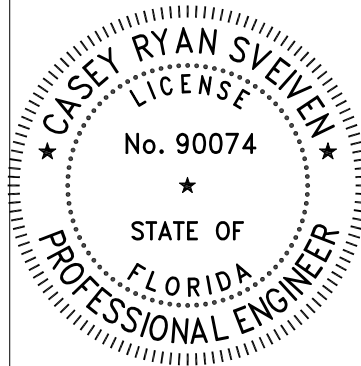
WG1, INC.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
CERT. NO. 6091
CASEY SVEIVEN, PE NO. 90074

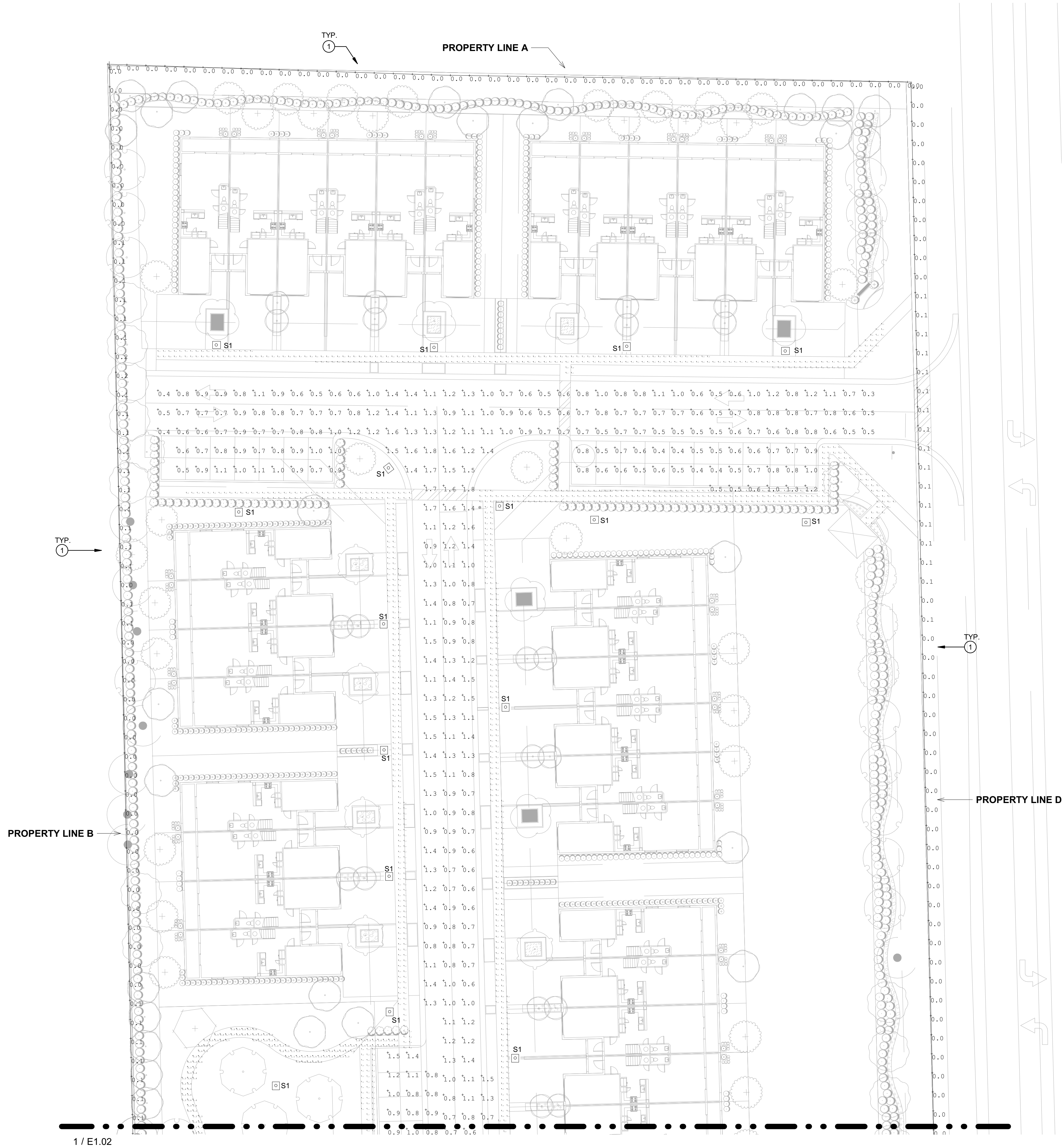
KIRK ROAD
VILLAGE OF PALM SPRINGS
ELECTRICAL SYMBOLS

SHEET:
E0.01



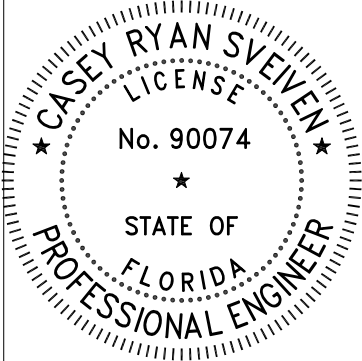
NO.	DATE	DESCRIPTION	REVISIONS				
			BY	ML			
1	8/20/21	COMMENT RESPONSE					
2	12/10/21	SITE PLAN REVISION					
CAD							
JOB NO.			5581.00	ML	CS		
DRAWN BY							
CHECK BY							
DATE							





KEYNOTES - E1.01

1 FOR VERTICAL PROPERTY LINE PHOTOMETRIC ANALYSIS AT 6 FEET, REFER TO SHEET E0.01.



KIRK ROAD
VILLAGE OF PALM SPRINGS
PHOTOMETRICS A

SHEET:
E1.01

NO.		DATE	DESCRIPTION	BY
1	5551.00	8/20/21	COMMENT RESPONSE	ML
2		12/10/21	SITE PLAN REVISION	ML
JOB NO.		DRAWN BY		CS
CHECK BY		DATE		

REVISIONS

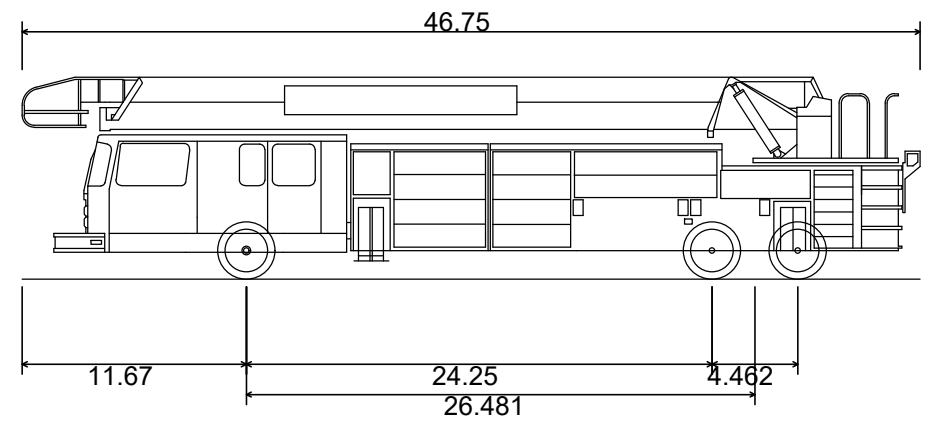
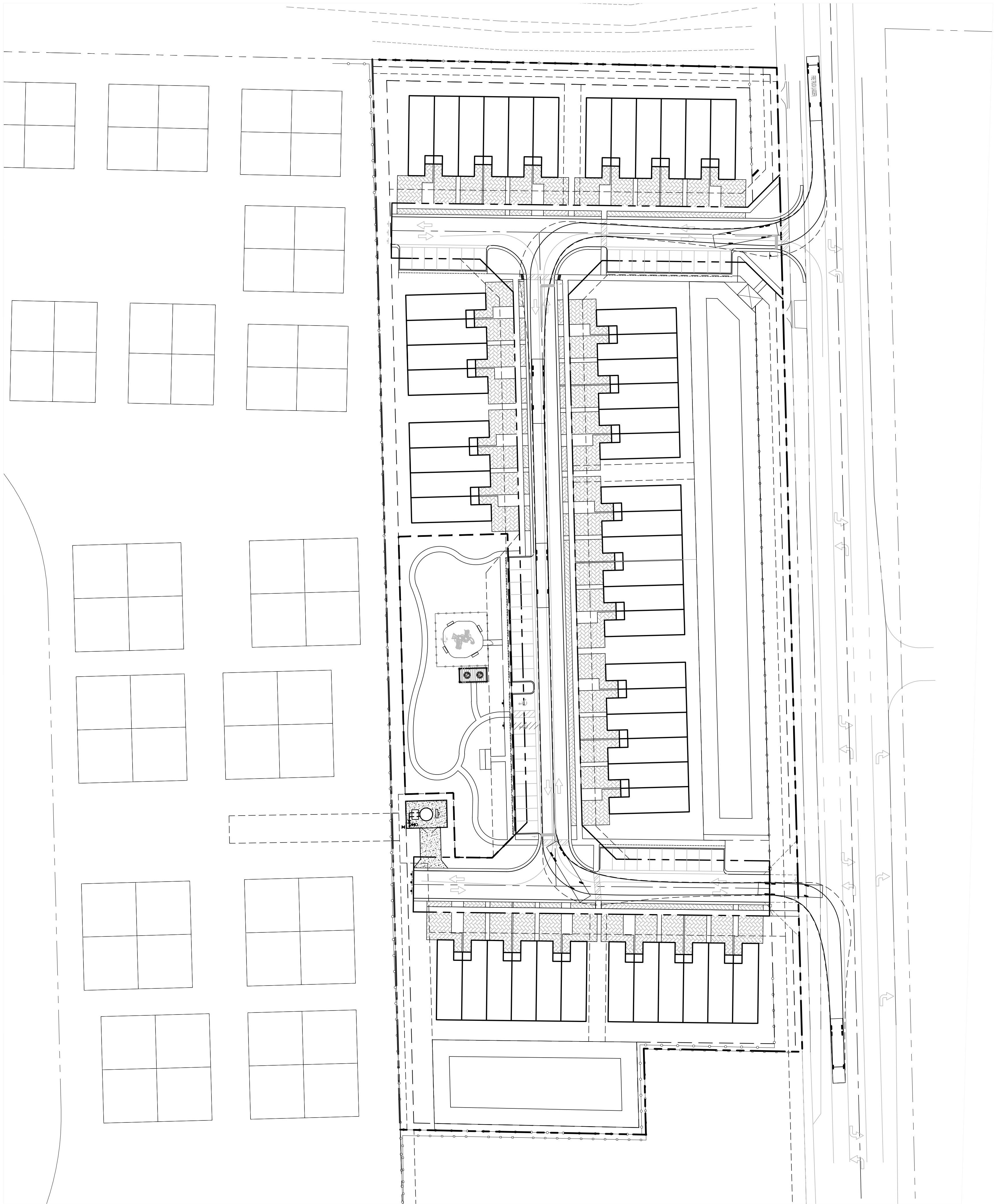


1 FOR VERTICAL PROPERTY LINE PHOTOMETRIC ANALYSIS AT 6 FEET, REFER TO SHEET E0.01.

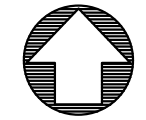
A circular professional engineer seal for Casey Ryan Sveven. The outer ring contains the text "CASEY RYAN SVEVEN" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the text "LICENSE" at the top, "No. 90074" in the center, a single star below the number, and "STATE OF FLORIDA" at the bottom.

SHEET:
E1.02

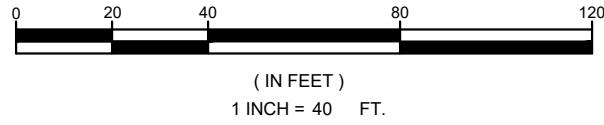




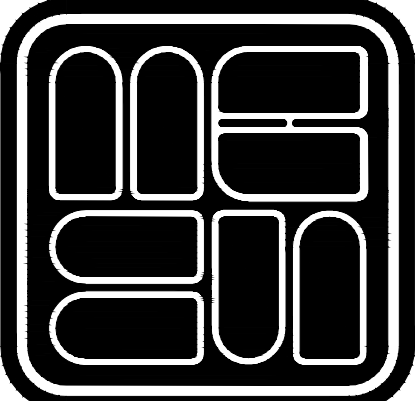
FIRE TRUCK (LADDER)
Overall Length 46.750ft
Overall Width 9.000ft
Overall Body Height 10.519ft
Min Body Ground Clearance 0.950ft
Track Width 8.500ft
Lock-to-lock time 4.00s
Max Steering Angle (Virtual) 40.00°



GRAPHIC SCALE



www.callsunshine.com



**MICHAEL B. SCHORAH
& ASSOCIATES, INC.**

ENGINEERS • SURVEYORS • DEVELOPMENT CONSULTANTS
P.L.L.C.
FAX (561) 842-9726
www.schorah.com
LB# 2438
EB# 2438
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406

REVISIONS

DRAWN/CHECKED:

AMG / MHC

SCALE:

1" = 40'

DATE: APRIL 2021

MARTHA H. CARTER, P.E.
FOR MICHAEL B. SCHORAH
AND ASSOCIATES, INC.
DATE:

PROJECT: BELMONT

DESCRIPTION: VEHICLE TRACKING PLAN
(FIRE TRUCK)

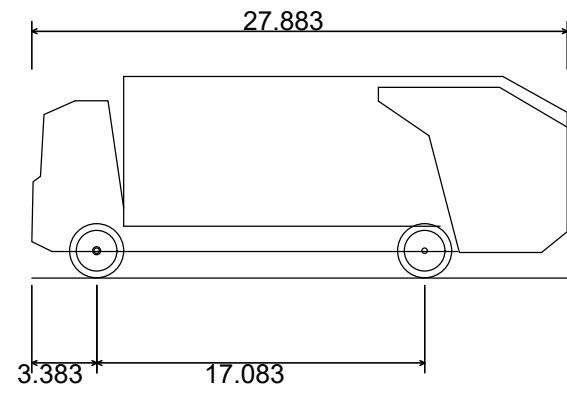
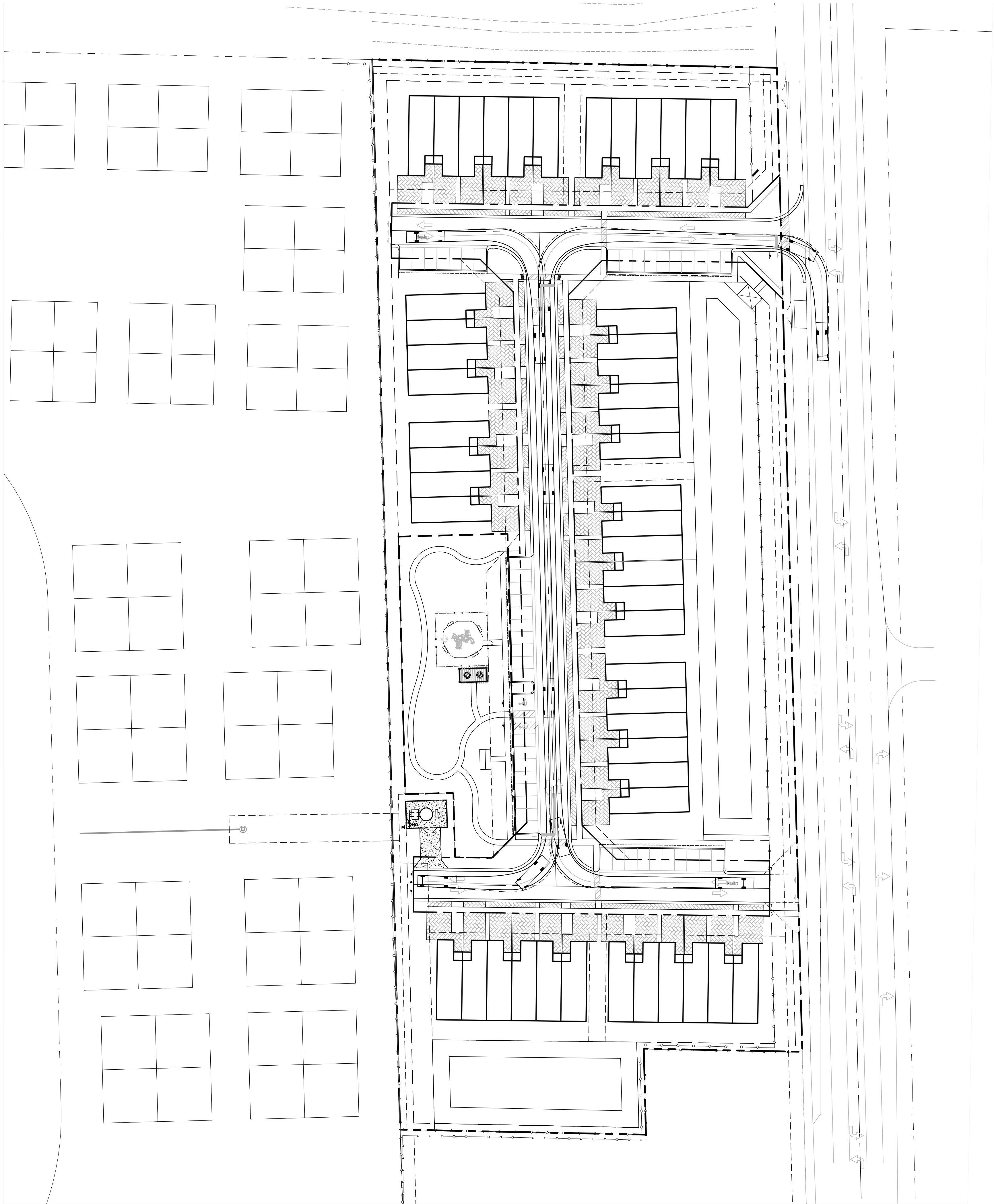
JOB NO.

1715

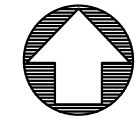
SHEET NO.

1

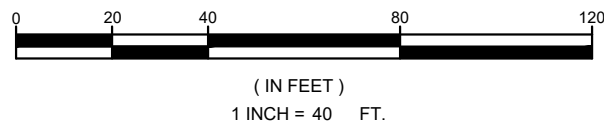
OF 1



Refuse Truck
Overall Length 27.883ft
Overall Width 8.042ft
Overall Body Height 10.488ft
Min Body Ground Clearance 1.318ft
Track Width 8.042ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 27.400ft

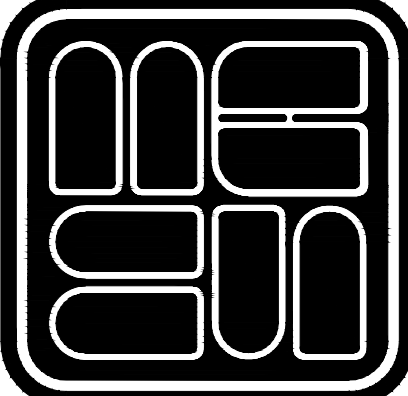


GRAPHIC SCALE



Know what's below.
Call before you dig.

www.callsunshine.com



**MICHAEL B. SCHORAH
& ASSOCIATES, INC.**

ENGINEERS • SURVEYORS • DEVELOPMENT CONSULTANTS
P.L.L.C.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL (561) 842-9726
FAX (561) 842-9726
www.schorah.com
LB# 2438
EB# 2438

REVISIONS

DRAWN/CHECKED:

AMG / MHC

SCALE:

1" = 40'

DATE: APRIL 2021

MARTHA H. CARTER, P.E.
FOR MICHAEL B. SCHORAH
AND ASSOCIATES, INC.
DATE:

PROJECT: BELMONT

DESCRIPTION:
VEHICLE TRACKING EXHIBIT
(GARBAGE TRUCK)

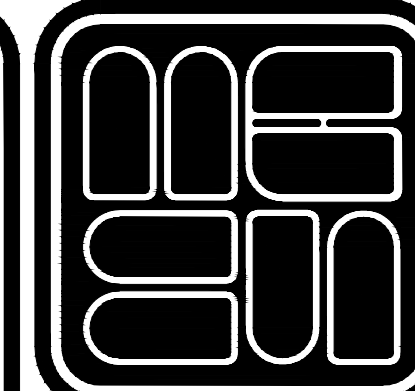
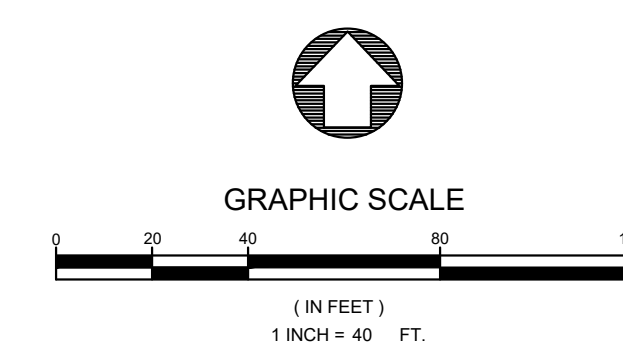
JOB NO.

1715

SHEET NO.

1

OF 1



**MICHAEL B. SCHORAH
& ASSOCIATES, INC.**
ENGINEERS • SURVEYORS • DEVELOPMENT CONSULTANTS

TEL. (561) 968-0080
FAX. (561) 642-9726
www.schorah.com

EB# 2438 LBR# 2438

1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406

REVIEWS	
8-1021 REV PER PALM SPRINGS	
10-21-21 REV PER PALM SPRINGS	
12-22-21 REV PER PALM SPRINGS	

DATE:	APRIL 2021
DATE:	
DRAWN/CHECKED:	
AMG / MHC	
SCALE:	1" = 40'
MARTHA H. CARTER, P.E. FLORIDA LICENSE #47589 FOR MICHAEL B. SCHORAH AND ASSOCIATES, INC.	

PROJECT:	BELMONT
DESCRIPTION:	CONCEPTUAL WATER AND SEWER PLAN

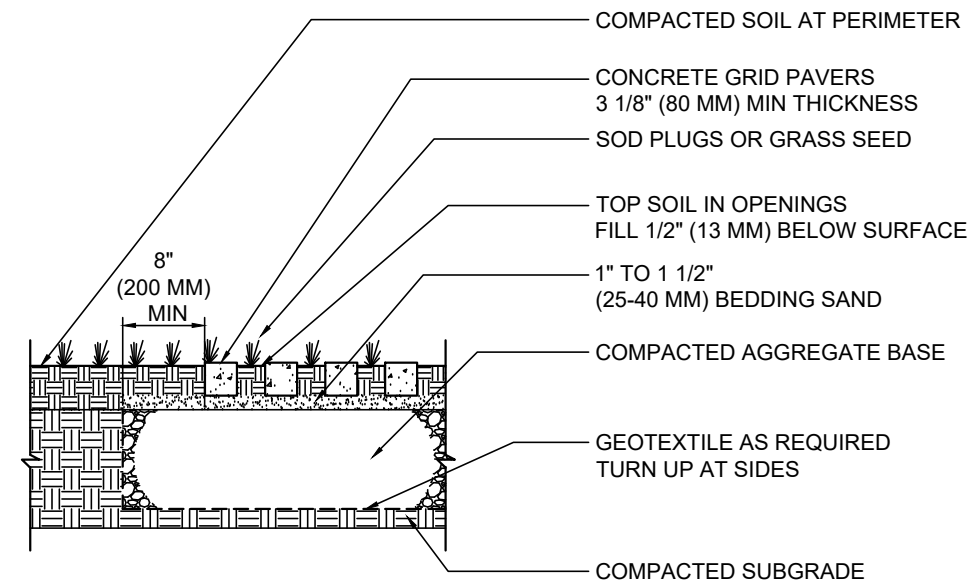
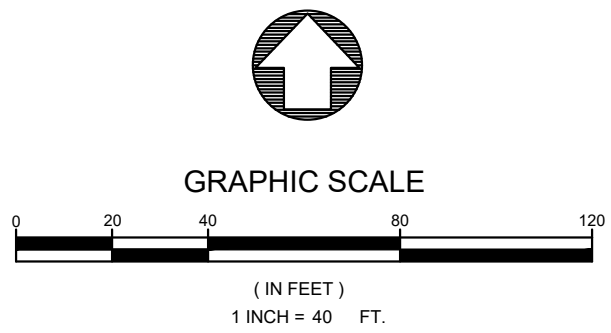
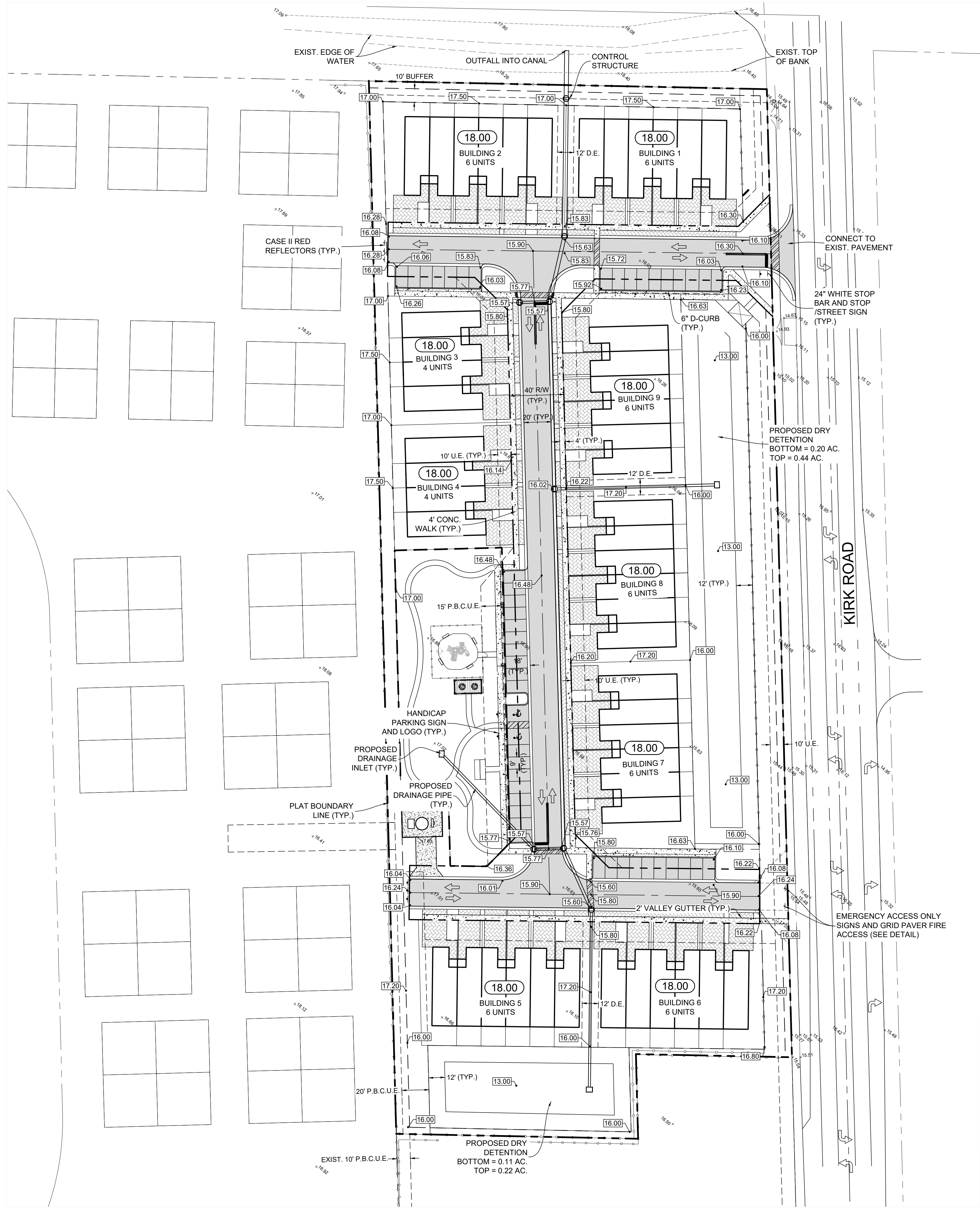
JOB NO.
1715

SHEET NO.
1

OF 1

Date\Time : Mon, 06 Dec 2021 - 10:33am

Path\Name : P:\1715 BELMONT\CIVIL\CAD\1715 DEV.dwg



CONCRETE GRID PAVER FIRE LANE DETAIL

	WEARING SURFACE	BASE	SUB-GRADE
FIRE ACCESS	3-1/8" THICK, CONCRETE GRID PAVERS ON 1" SAND BED	8" THICK BASEROCK COMPACTED TO 98% MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 IN TWO EQUAL LIFTS	12" THICK COMPACTED TO 98% MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180



MICHAEL B. SCHORAH & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • DEVELOPMENT CONSULTANTS
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
LB# 2438
EB# 2438
FAX (561) 842-9726
www.schorah.com

REVISIONS
8.18.21 REV. PER PALM SPRINGS
10.21.21 REV. PER PALM SPRINGS
12.21.21 REV. PER PALM SPRINGS

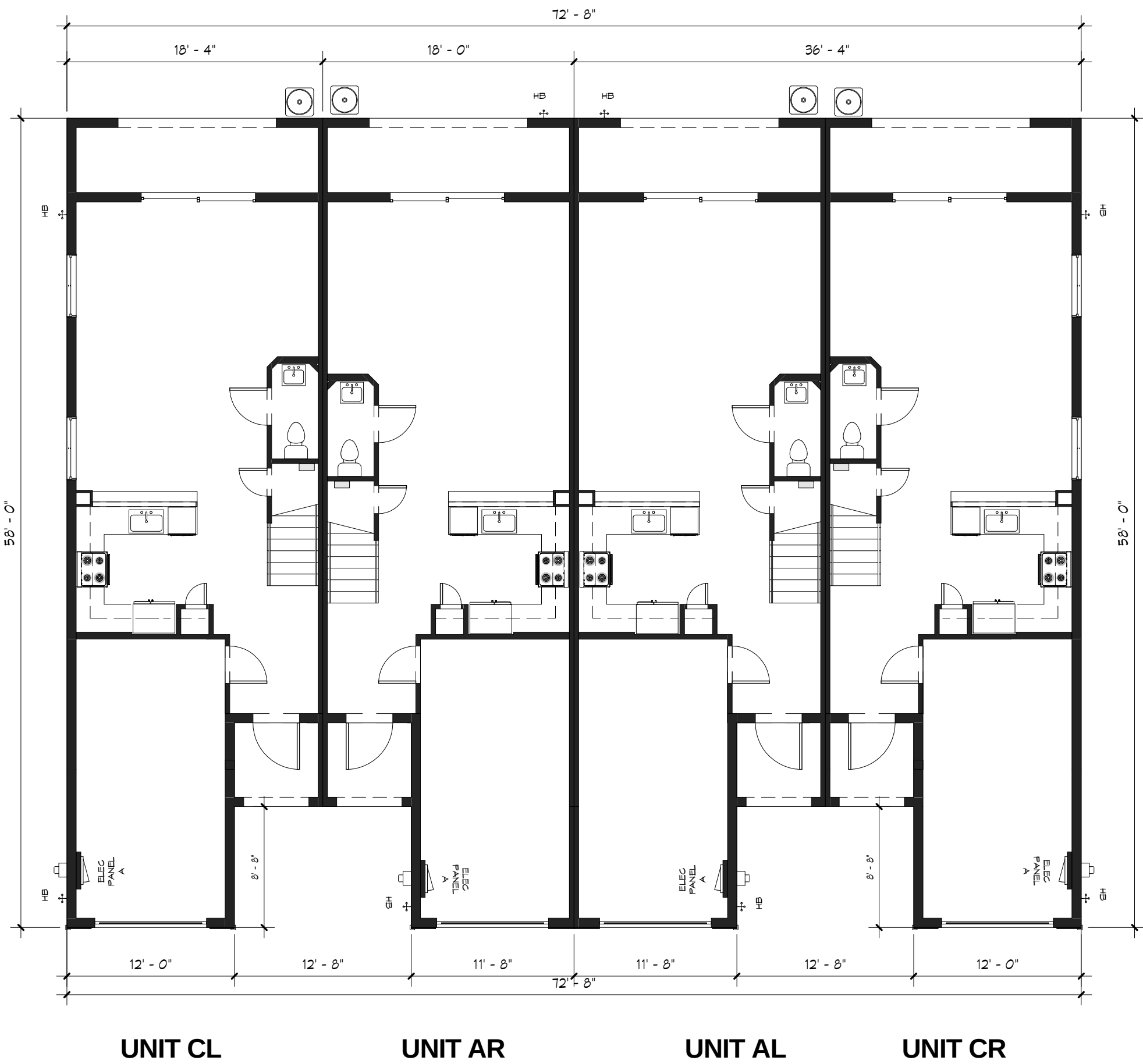
DRAWN/CHECKED:	AMG / MHC
PROJECT:	MARTHA H. CARTER, P.E. 1850 FOREST HILL BLVD. WEST PALM BEACH, FL 33406 FOR MICHAEL B. SCHORAH & ASSOCIATES, INC.
SCALE:	1" = 40'
DATE:	APRIL 2021

PROJECT:	BELMONT
DESCRIPTION:	CONCEPTUAL PAVING AND DRAINAGE PLAN

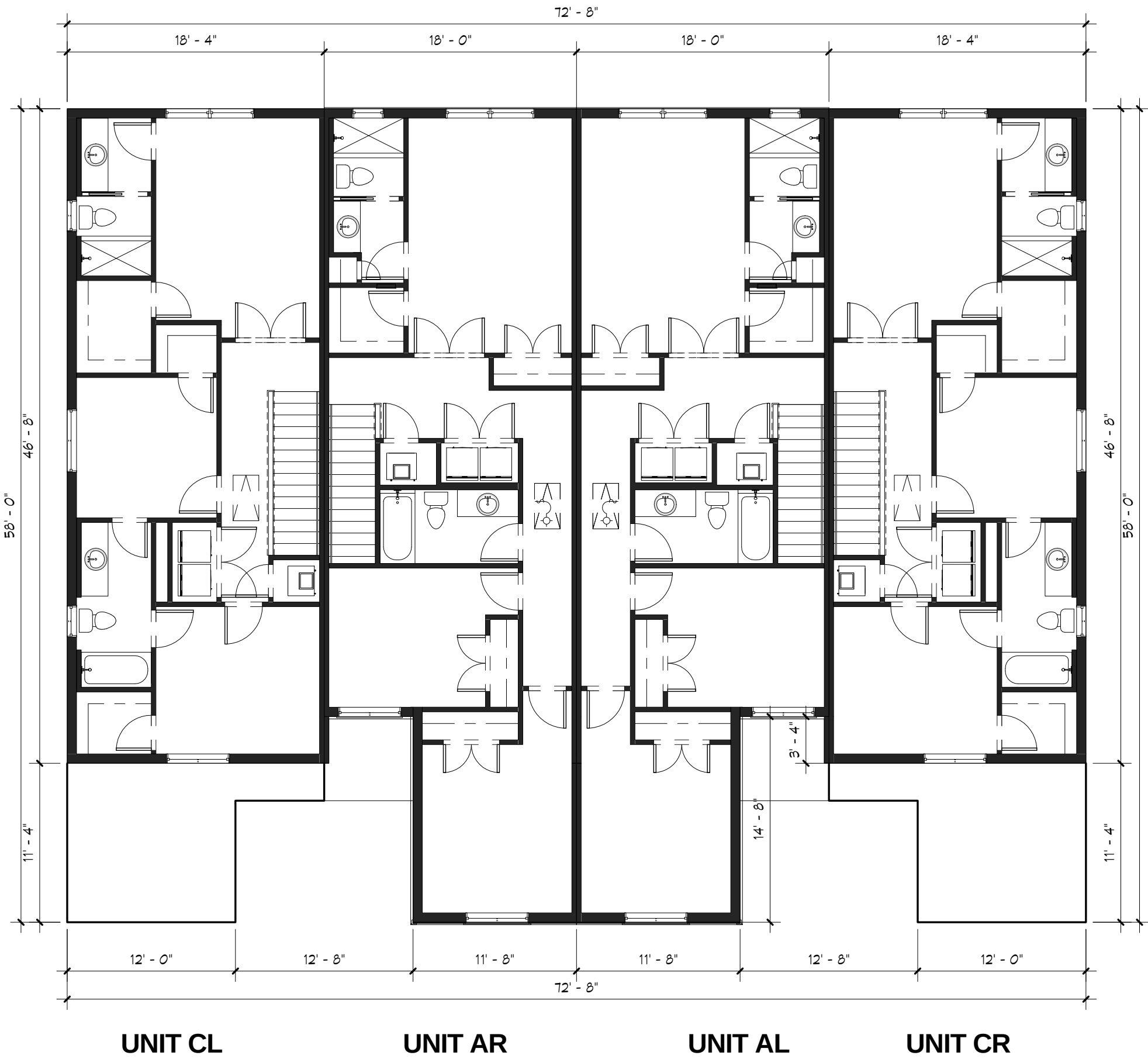
JOB NO.
1715

SHEET NO.
1

OF 1



① 1st Flr
1/8" = 1'-0"



② 2nd Flr
1/8" = 1'-0"

BUILDING PLANS

SHEET INFORMATION
4- UNIT
BUILDING
TYPE A

PROJECT INFORMATION
BELMONT
PALM SPRINGS,
FLORIDA

DH
Horton
NYSE

D·R·HORTON[®]

America's Builder
www.drhorton.com

6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 946-3000 Fax: (954) 928-8921

SPECIALTY ENGINEERING
CONSULTANTS, Inc.

SPECIALTY ENGINEERING
CONSULTANTS, Inc.
1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL, CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

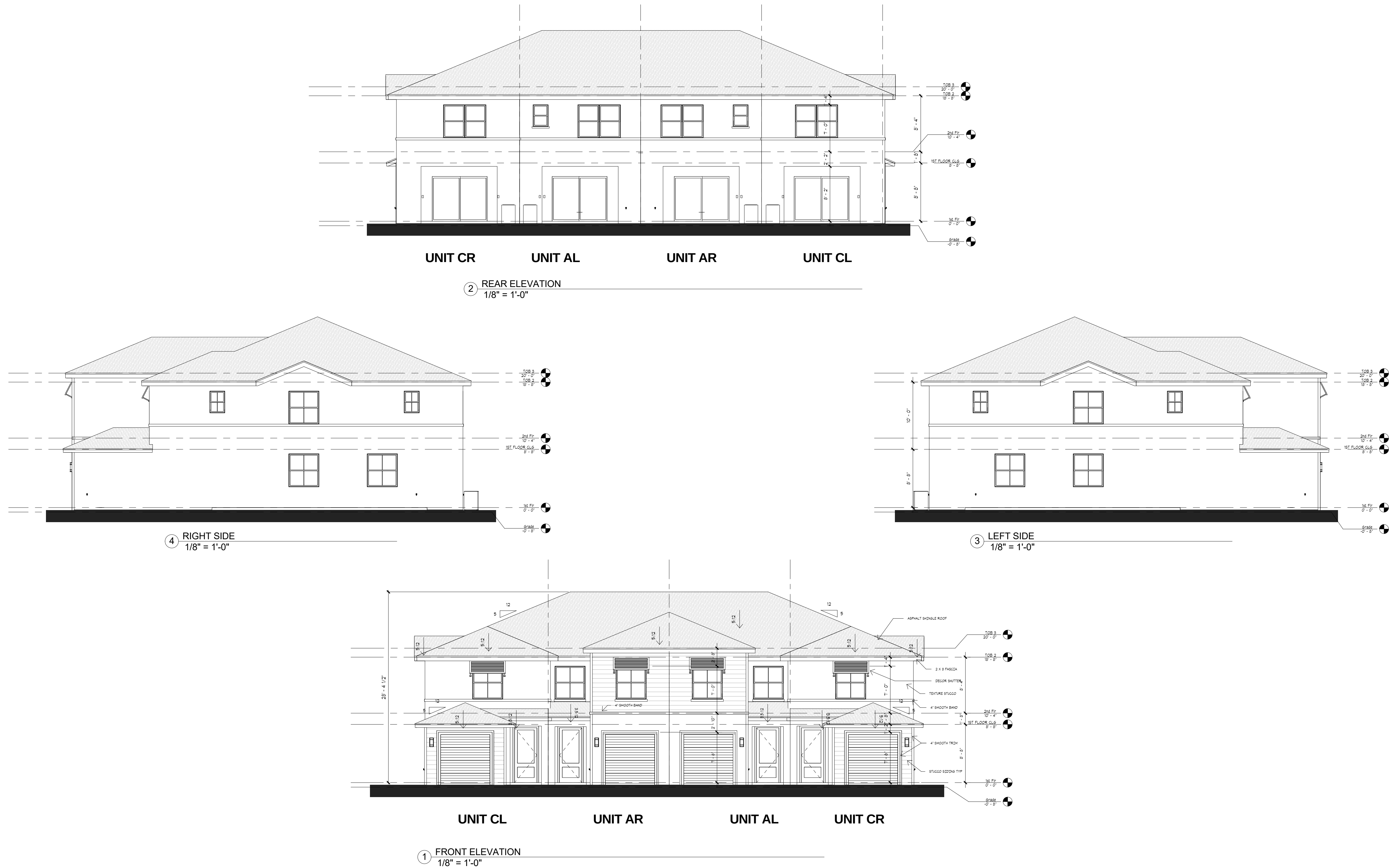
FILE NAME:
SCALE
DATE 5/28/2021
RVD. BY Checker
DRWN. BY Author

REVISION SCHEDULE		
NO	DATE	Description

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

A-1



ELEVATIONS

SHEET INFORMATION
4- UNIT
BUILDING
TYPE A

PROJECT INFORMATION
BELMONT
PALM SPRINGS,
FLORIDA

D.R. HORTON
America's Builder
www.drhorton.com
6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 946-3000 Fax: (954) 928-8921

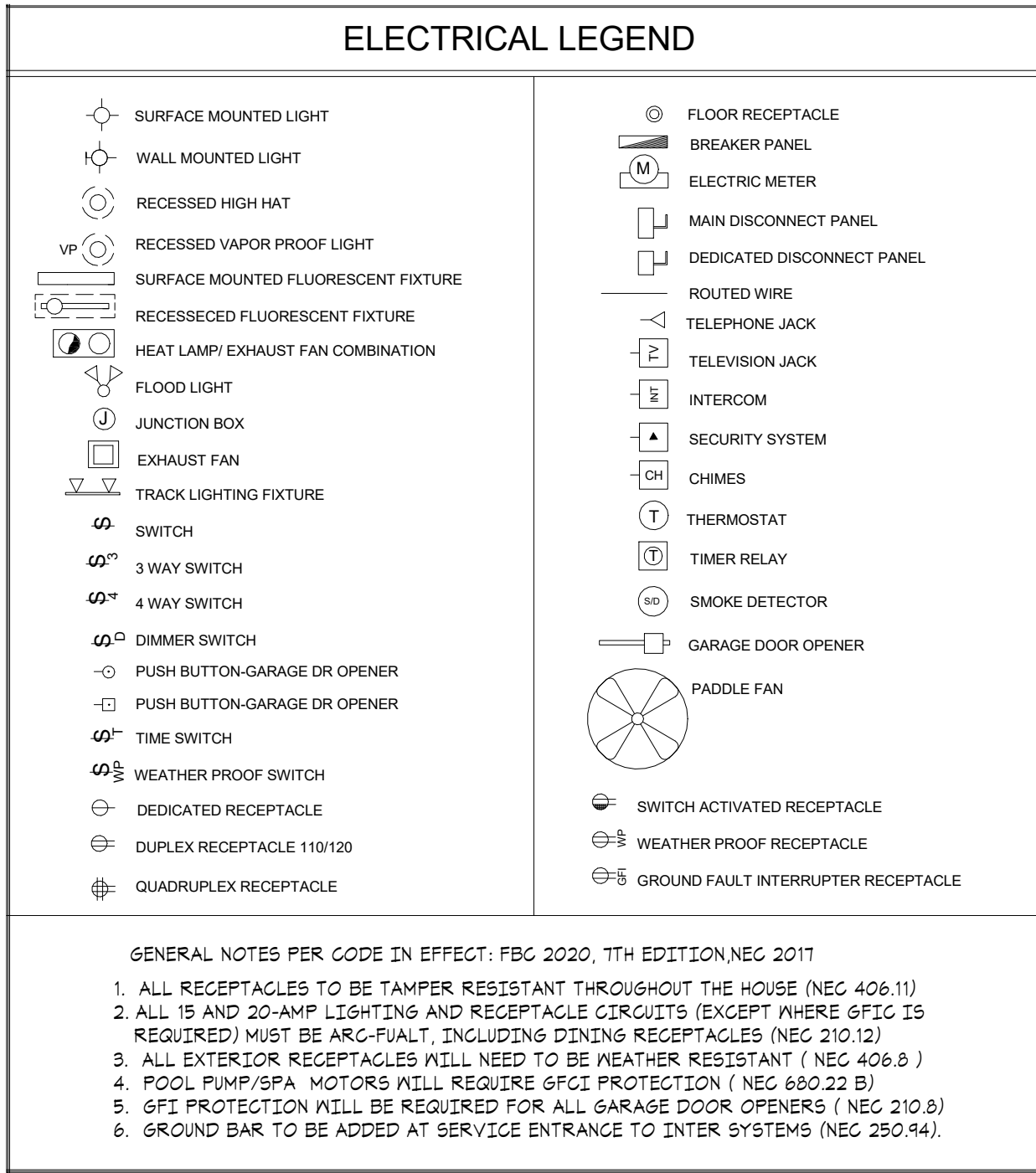
SPECIALTY ENGINEERING CONSULTANTS, Inc.
1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426
DADE - BROWARD - PALM BEACH
FL. CA. #009217
561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:
SCALE
DATE 5/28/2021
RVD. BY Checker
DRWN. BY Author

NO	DATE	Description
----	------	-------------

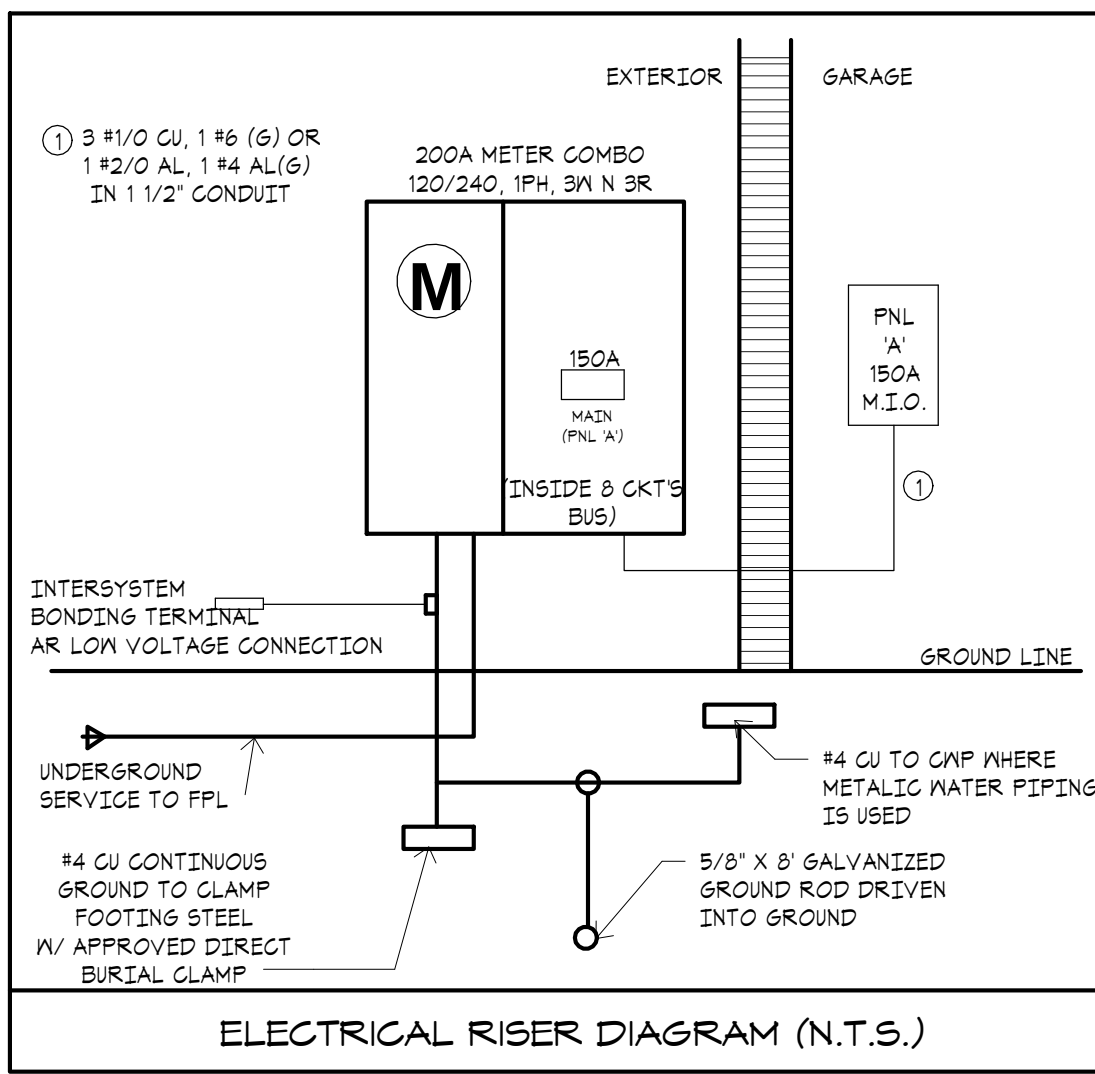
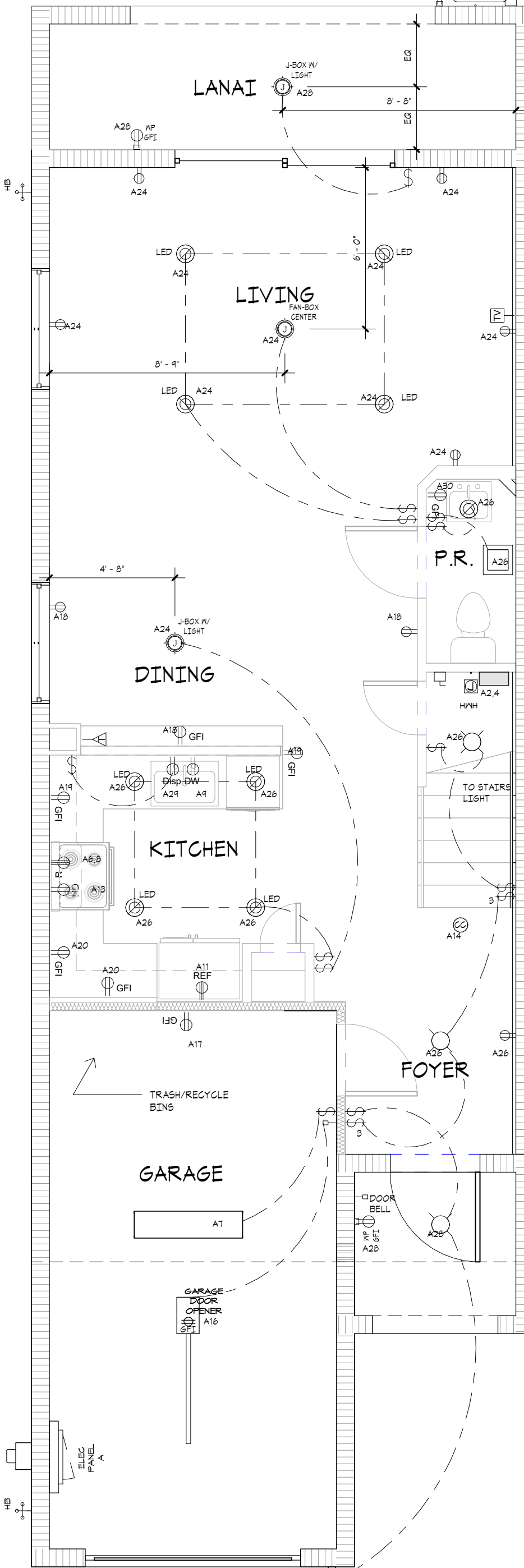
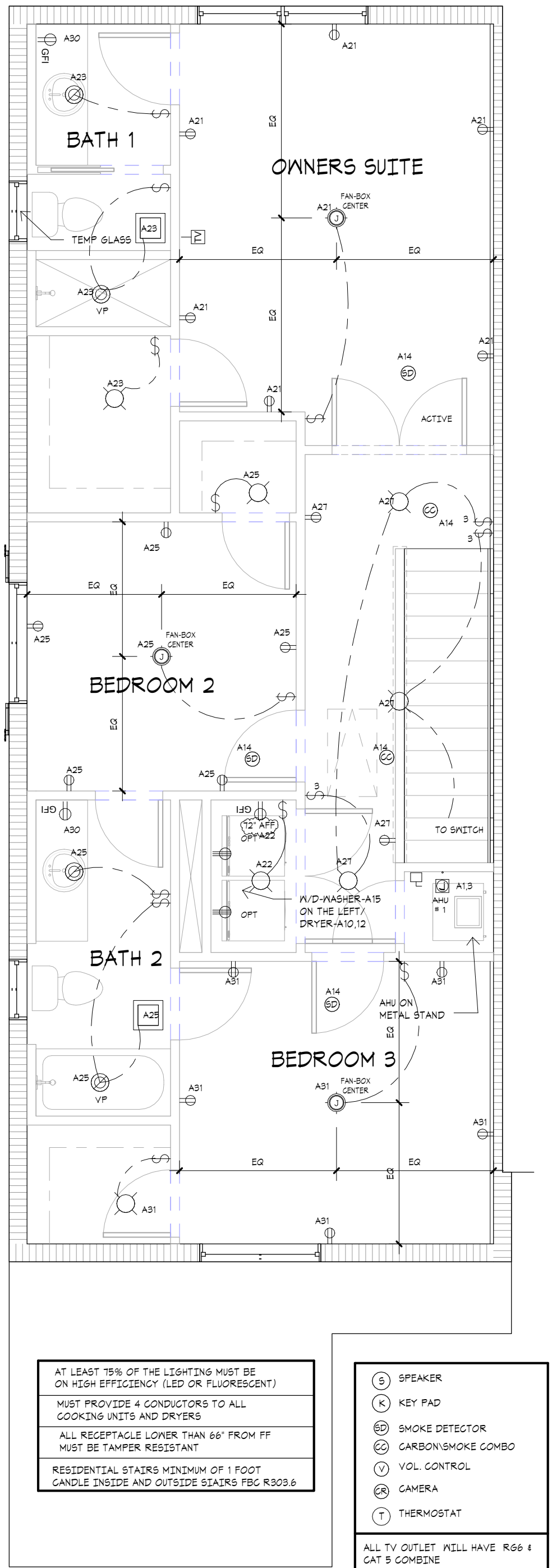
SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #
A-2



ELECTRICAL PANEL 'A'									
NO	POLE TRIP	KV	DESCRIPTION	WIRE	NO	POLE TRIP	KV	DESCRIPTION	WIRE
1	2/60	5.0	AIR HANDLER	# 6	2	2/25	4.5	HOTWATER HEATER	#10
3					4				
5	2/50		A/C COMP.	# 8	6	2/50	12.0	RANGE/OVEN	#6
7					8				
9	1/20	1.0	DISH WASHER GFI	#12	10	2/30	5.0	DRYER	#10
11	1/20	1.0	REFRIGERATOR GFI	#12	12				
13	1/20	1.5	MICROWAVE/HOOD FAN	#12	14	1/20	1.5	SMOKE/CARBON DETECTOR GFI (AF)	#12
15	1/20	1.5	WASHER GFI	#12	16	1/20	1.5	GARAGE DOOR OPENER GFI (AF)	#12
17	1/20		GENERAL LIGHTING GARAGE (AF)	#12	18	1/20	1.5	DINING ROOM REC (AF)	#12
19	1/20	1.5	SMALL APPLIANCES (AF)	#12	20	1/20	1.5	SMALL APPLIANCES (AF)	#12
21	1/15		GENERAL LIGHTING MASTER (AF)	#14	22	1/20		GENERAL LIGHTING LAUNDRY(AF)	#12
23	1/15		GENERAL LIGHTING MEATH (AF)	#14	24	1/15		GENERAL LIGHTING LIVING/DINING (AF)	#14
25	1/15		GENERAL LIGHTING BR2/BATH 2 (AF)	#14	26	1/15		GENERAL LIGHTING KITCHEN/FOYER/P.R.(AF)	#14
27	1/15		GENERAL LIGHTING HALLWAY (AF)	#14	28	1/15		EXTERIOR LIGHTING (AF)	#14
29	1/20	1.5	DISPOSAL GFI	#12	30	1/20		BATHROOM REC. (GFI)	#12
31	1/15		GENERAL LIGHTING BR3 (AF)	#14	32				
33					34				
35					36				
37					38				
39			SPARE		40			SPARE	
41			SPARE		42			SPARE	

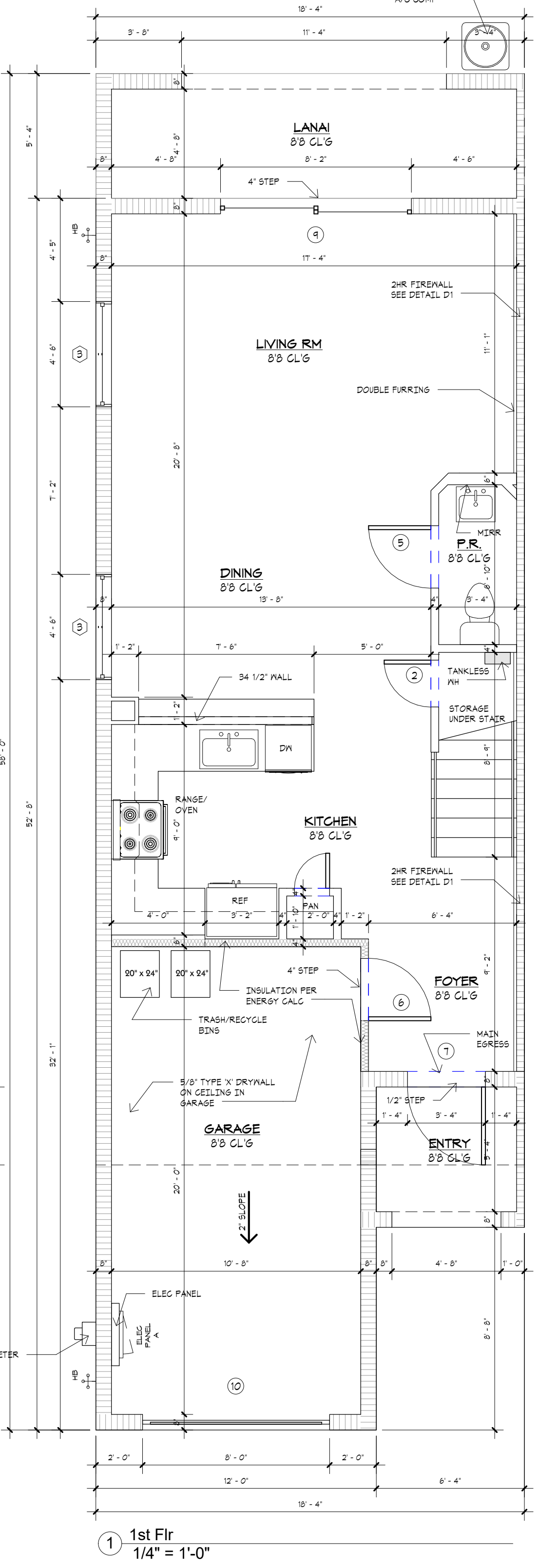
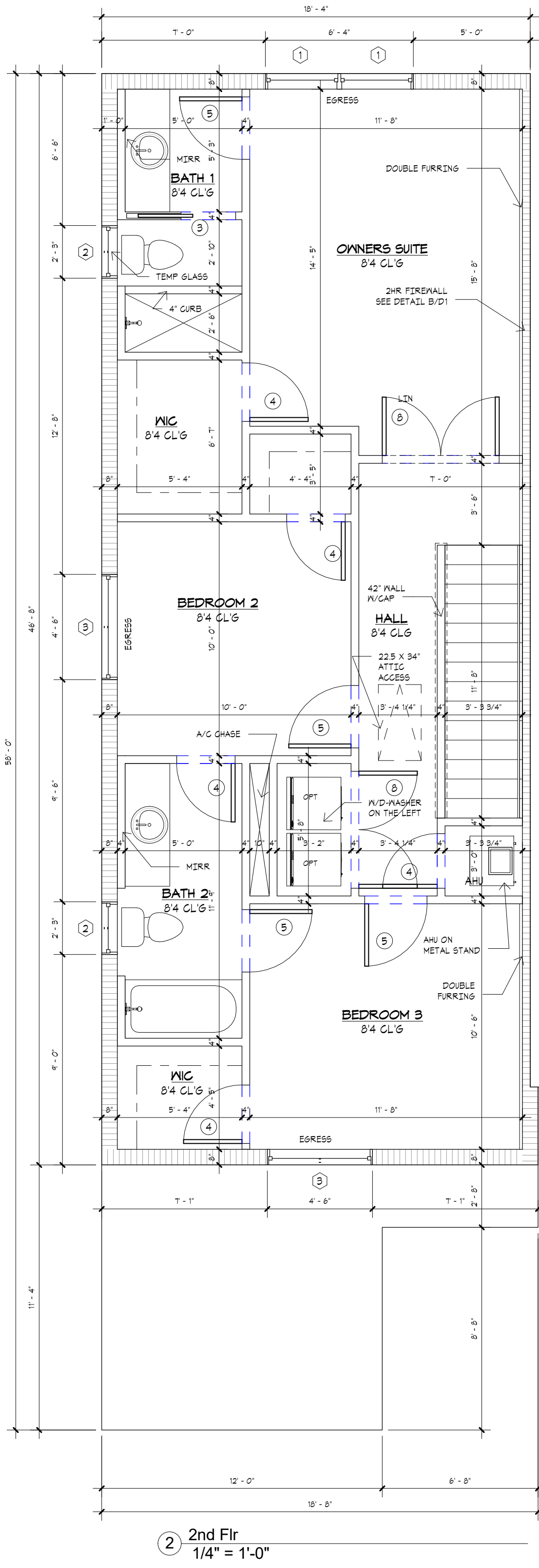
1826	sq. ft. @ 3 watts sq. ft	5478	watts
3	Small Appliance Circuits @ 1500 watts ea. (Minimum is 2)	4500	watts
1	Laundry Circuit(s) @ 1500 watts ea. (Minimum is 1)	1500	watts
12000	Range (Nameplate Rating)	12000	watts
4500	Electric Water Heater	4500	watts
5000	Electric Clothes Dryer (Enter larger: 5000 Watts or Nameplate Rating)	5000	watts
1000	Dishwasher	1000	watts
1500	Disposal	1500	watts
1000	Refrigerator	1000	watts
1500	Microwave Oven	1500	watts
1500	Garage Door Opener	1500	watts
		0	watts
		0	watts
		0	watts
		0	watts
		0	watts
Total Calculated Load (less HVAC)		39478	watts
Service Demand			
General Load:			
First 10kw of Total Calculated Load (less HVAC) @ 100%		10000	watts
Remainder of Total Calculated Load (less HVAC) @ 40%		11791.2	watts
Total General Load		21791.2	watts
HVAC Load:			
10000 Air Conditioning Load @ 100% (Volts X Amps = Watts)		8000	watts
Furnace/Air Handler Load (Volts X Amps = Watts)		0	watts
Total HVAC Load		8000	watts
Total General Load		+	Total HVAC Load
21791.2		+	8000
		=	Calculated Service Load
		=	29791.2
Calculated Service Load		+	Service Voltage
29791.2		+	240
		=	Minimum Service Ampacity
		=	124.13



GENERAL NOTES

- ALL WINDOWS AND SLIDING DOOR GLASS SHALL BE: U-FACTOR = 0.54 AND SHGC = 0.65
- OMITTED
- DRYER MUST VENT TO OUTSIDE
- SET HOTWATER HEATER AT FDN. FLR. LEVEL
- ALL MECHANICAL FANS MUST BE VENTED TO OUTSIDE
- ALL BATH ROOM FLOOR AND BASE SHALL BE IMPERVIOUS MATERIAL WHERE REQUIRED BY LOCAL BUILDING CODE
- HVAC CONTRACTOR TO PROVIDE ELECTRICAL BREAKERS IN AIR HANDLER
- ALL BATHROOM FIXTURE OUTLETS TO BE 66" AFF OR AS PER BUILDER SPECIFICATIONS
- PROVIDE RECEPTACAL FOR MICRO/HOOD FAN 65" A.F.F. CENTER RANGE SPACE
- SMOKE DETECTORS SHALL BE HARD WIRE 110V W/ BATTERY BACK UP. MULTIPLE DETECTORS SHALL BE INTERCONNECTED
- EGRESS WINDOWS SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" OFF THE FLOOR.

NOTE:
CONTRACTORS MUST VERIFY OPENINGS WITH DOORS AND WINDOWS MANUFACTURES.



AREA CALCULATION	
Comments	Area
1ST FLOOR LIVING AREA	629 SF
2ND FLOOR LIVING AREA	817 SF
GARAGE	244 SF
LANAI	98 SF
ENTRY	38 SF
Grand total	1826 SF

WINDOWS SCHEDULE				
Mark	Rough Opening		Description	Count
	Width	Height		
1	3' - 2"	4' - 11"	245 SH Egress	2
2	2' - 3"	3' - 3"	1/2 33SH	2
3	4' - 6"	4' - 11"	245SH	4
Grand total: 8				8

DOOR SCHEDULE1				
Mark	Description	Rough Width	Rough Height	Finish Comment
1	1668 INTERIOR DOOR	1' - 6"	6' - 8"	
2	2068 INTERIOR DOOR	2' - 0"	6' - 8"	
3	2668 POCKET DOOR	2' - 6"	6' - 8"	
4	2668 INTERIOR DOOR	2' - 6"	6' - 8"	
5	2868 INTERIOR DOOR	2' - 8"	6' - 8"	
6	2868 SC DOOR TO GARAGE	2' - 8"	6' - 8"	20 MIN RATING/AUTO CLOSURE
7	3080 SC/MTL FRONT DOOR	3' - 4"	6' - 2"	
8	2-2668 INTERIOR DOOR	5' - 0"	6' - 8"	
9	8080 XX S6D	8' - 2"	6' - 8"	
10	8'0 X 8'0 Garage Door	8' - 0"	8' - 0"	
Grand total				

FLOOR/ELECT PLANS

PROJECT INFORMATION

BELMONT

PLAN C

LEFT

PALM SPRINGS, FLORIDA

D.R.HORTON

America's Builder

www.drhorton.com

6123 LYONS CREEK, COCONUT CREEK, FL 33073 Tel: (954) 949-3000 Fax: (954) 928-8921

SPECIALTY ENGINEERING CONSULTANTS, INC.

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL, CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:

SCALE:

DATE: 5/28/2021

RVD. BY:

DRWN. BY: C.L.

REVISION:

SEAL
D. ADAM LeBLANC, PE, FL #77012

SHEET #

CL-1

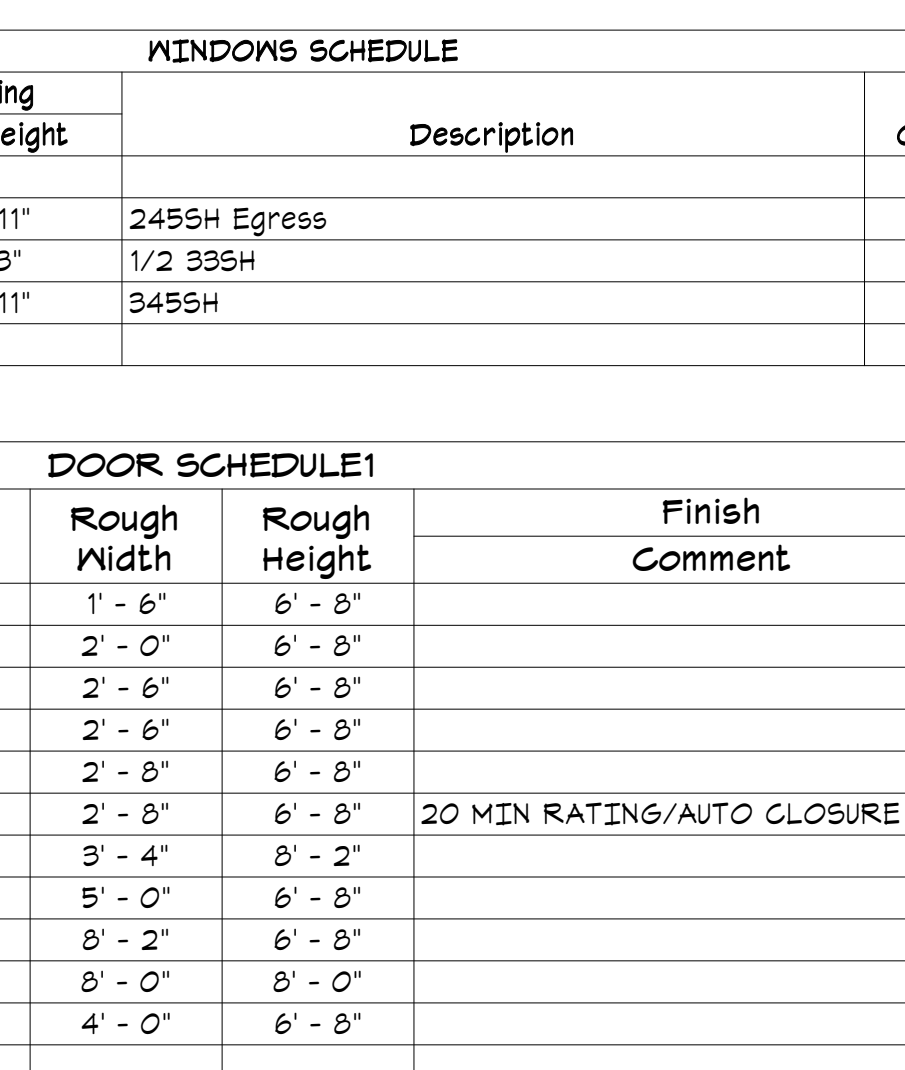
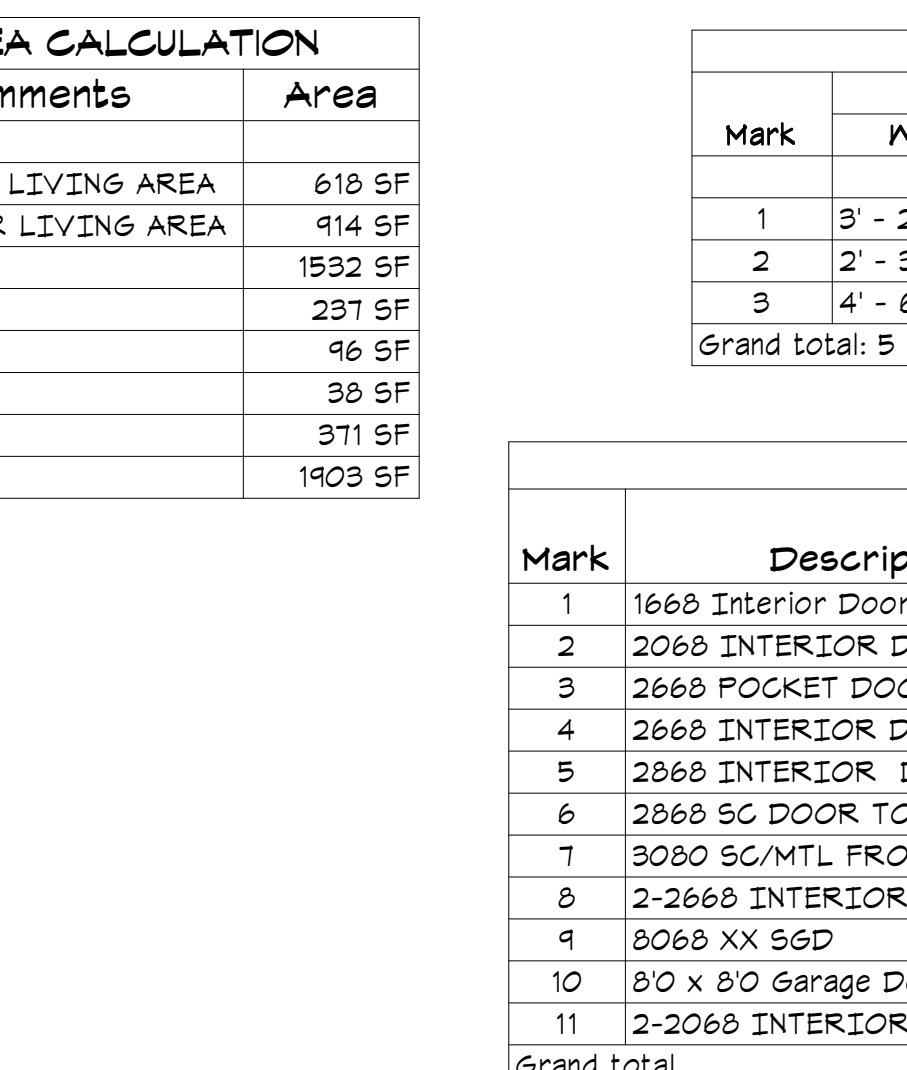
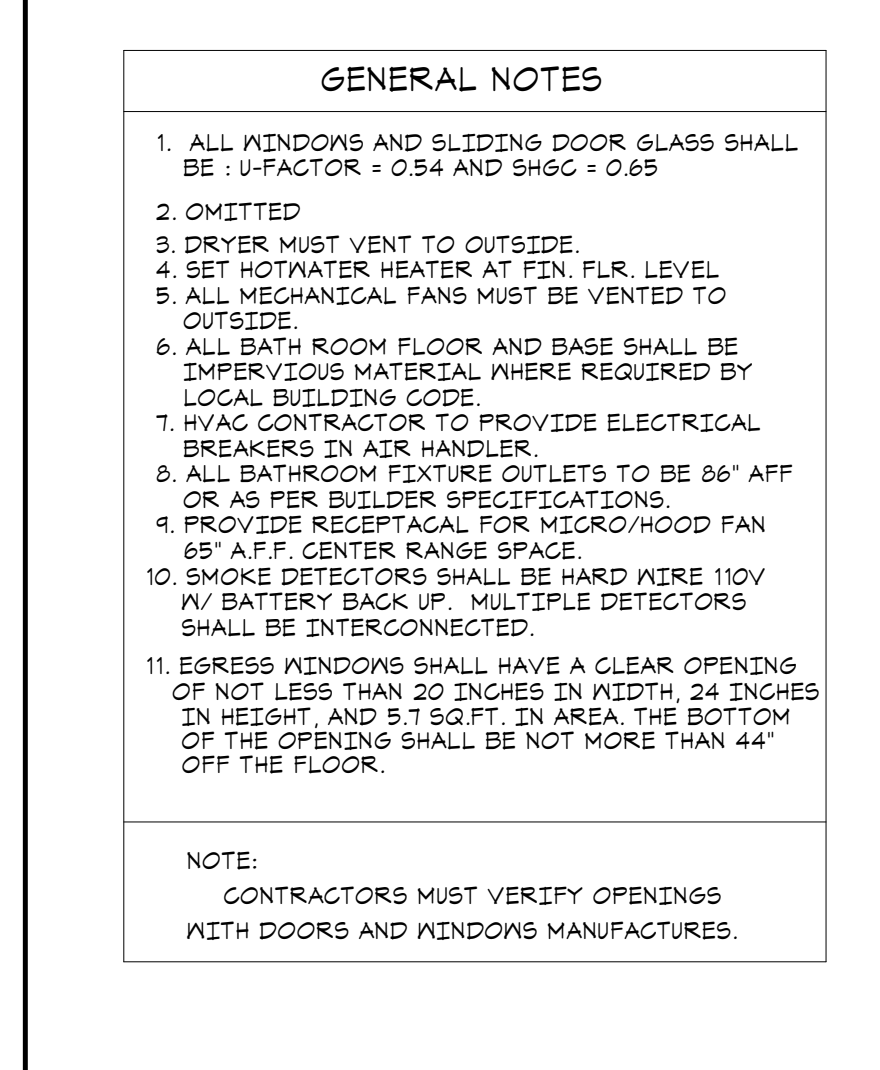
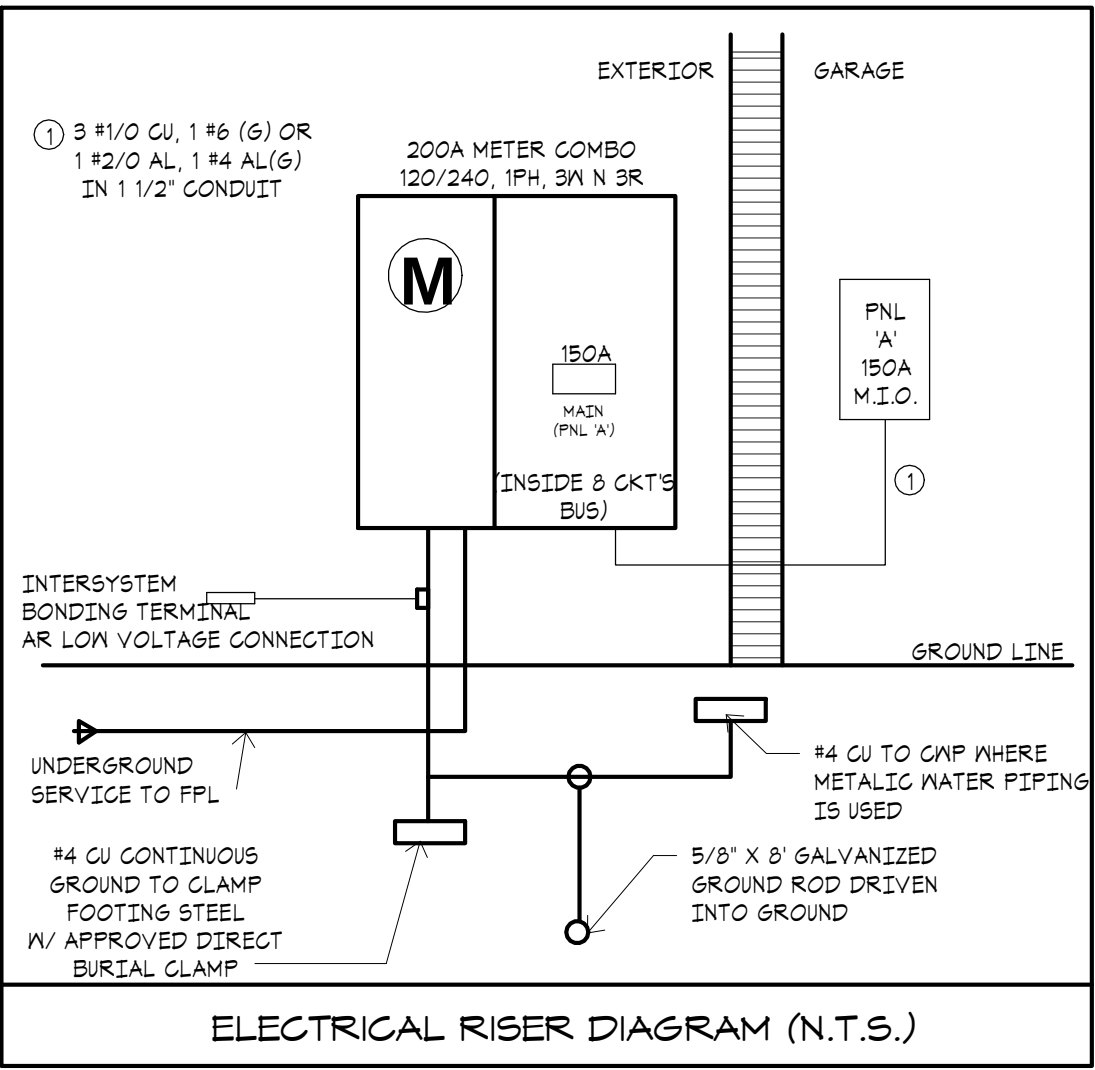
ELECTRICAL LEGEND			
	SURFACE MOUNTED LIGHT		FLOOR RECEPTACLE
	WALL MOUNTED LIGHT		BREAKER PANEL
	RECESSED HIGH HAT		ELECTRIC METER
	RECESSED VAPOR PROOF LIGHT		MAIN DISCONNECT PANEL
	SURFACE MOUNTED FLUORESCENT FIXTURE		DEDICATED DISCONNECT PANEL
	RECESSED FLUORESCENT FIXTURE		ROUTED WIRE
	HEAT LAMP EXHAUST FAN COMBINATION		TELEPHONE JACK
	FLOOD LIGHT		TELEVISION JACK
	JUNCTION BOX		INTERCOM
	EXHAUST FAN		SECURITY SYSTEM
	TRACK LIGHTING FIXTURE		CHIMES
	SWITCH		THERMOSTAT
	3 WAY SWITCH		TIMER RELAY
	4 WAY SWITCH		SMOKE DETECTOR
	DIMMER SWITCH		GARAGE DOOR OPERNER
	PUSH BUTTON-GARAGE DR OPERNER		PADDLE FAN
	PUSH BUTTON-GARAGE DR OPERNER		SWITCH ACTIVATED RECEPTACLE
	TIME SWITCH		WEATHER PROOF RECEPTACLE
	WEATHER PROOF SWITCH		GROUND FAULT INTERRUPTER RECEPTACLE
	DEDICATED RECEPTACLE		
	DUPLEX RECEPTACLE 110/120		
	QUADRUPLUX RECEPTACLE		

GENERAL NOTES PER CODE IN EFFECT: FBC 2020, 1TH EDITION/NEC 2011

- ALL RECEPTACLES TO BE TAMPER RESISTANT THROUGHOUT THE HOUSE (NEC 406.11)
- ALL 15 AND 20-AMP LIGHTING AND RECEPTACLE CIRCUITS (EXCEPT WHERE GFCI IS REQUIRED) MUST BE ARC-FAULT, INCLUDING DINING RECEPTACLES (NEC 210.12)
- ALL EXTERIOR RECEPTACLES WILL NEED TO BE WEATHER RESISTANT (1 NEC 406.8)
- POOL PUMP/SPA MOTORS WILL REQUIRE GFCI PROTECTION (1 NEC 680.22 B)
- GFI PROTECTION WILL BE REQUIRED FOR ALL GARAGE DOOR OPENERS (NEC 210.8)
- GROUND BAR TO BE ADDED AT SERVICE ENTRANCE TO INTER SYSTEMS (NEC 250.94).

[illegible]

Service Demand				
General Load:				
First 10kw of Total Calculated Load (less HVAC) @ 100%			10000	watts
Remainder of Total Calculated Load (less HVAC) @ 40%			11722.8	watts
Total General Load			21722.8	watts
HVAC Load:				
10000	Air Conditioning Load @ 100% (Volts X Amps = Watts)			5000 watts
	Furnace/Air Handler Load (Volts X Amps = Watts)			0 watts
Total HVAC Load			5000	watts
Total General Load		+	Total HVAC Load	
21722.8	watts	+	5000	watts
Calculated Service Load		=	26722.8	
26722.8	watts	+	Service Voltage	
		÷	Minimum Service Ampacity	
26722.8	watts	÷	240	volts
		=	111.35 amps	



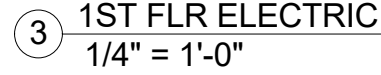
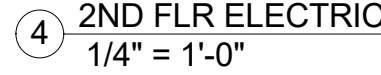
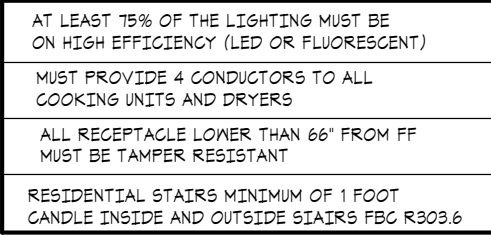
SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

AR-1

I:\DR HORTON\BELMONT\MASTER PLANS\PLAN-AR MASTER.MXD

ELECTRICAL LEGEND	
SURFACE MOUNTED LIGHT WALL MOUNTED LIGHT RECESSED HIGH HAT RECESSED VAPOR PROOF LIGHT SURFACE MOUNTED FLUORESCENT FIXTURE RECESSED FLUORESCENT FIXTURE HEAT LAMP/ EXHAUST FAN COMBINATION FLOOD LIGHT JUNCTION BOX EXHAUST FAN TRACK LIGHTING FIXTURE SWITCH 3 WAY SWITCH 4 WAY SWITCH DIMMER SWITCH PUSH BUTTON-GARAGE DR OPENER PUSH BUTTON-GARAGE DR OPENER TIME SWITCH WEATHER PROOF SWITCH DEDICATED RECEPTACLE DUPLEX RECEPTACLE 110/120 QUADRIPLEX RECEPTACLE	FLOOR RECEPTACLE BREAKER PANEL ELECTRIC METER MAIN DISCONNECT PANEL DEDICATED DISCONNECT PANEL ROUTED WIRE TELEPHONE JACK TELEVISION JACK INTERCOM SECURITY SYSTEM CHIMES THERMOSTAT TIMER RELAY SMOKE DETECTOR GARAGE DOOR OPENER PADDLE FAN SWITCH ACTIVATED RECEPTACLE WEATHER PROOF RECEPTACLE GROUND FAULT INTERRUPTER RECEPTACLE
GENERAL NOTES PER CODE IN EFFECT: FBC 2020, 11TH EDITION NEC 2020 1. ALL RECEPTACLES TO BE TAMPER RESISTANT THROUGHOUT THE HOUSE (NEC 406.11) 2. ALL 15 AND 20-AMP LIGHTING AND RECEPTACLE CIRCUITS (EXCEPT WHERE GFCI IS REQUIRED) MUST BE ARC-FULT, INCLUDING DINING RECEPTACLES (NEC 210.12) 3. ALL EXTERIOR RECEPTACLES WILL NEED TO BE WEATHER RESISTANT (NEC 406.8) 4. POOL PUMP/SPA MOTORS WILL REQUIRE GFCI PROTECTION (NEC 680.22 B) 5. GFI PROTECTION WILL BE REQUIRED FOR ALL GARAGE DOOR OPENERS (NEC 210.8) 6. GROUND BAR TO BE ADDED AT SERVICE ENTRANCE TO INTER SYSTEMS (NEC 250.94).	

[illegible]

- NOTE:
CONTRACTORS MUST VERIFY OPENINGS
WITH DOORS AND WINDOWS MANUFACTURERS

AREA CALCULATION	
Comments	Area
1ST FLOOR LIVING AREA	610 SF
2ND FLOOR LIVING AREA	914 SF
	1532 SF
GARAGE	237 SF
LANAI	96 SF
ENTRY	30 SF
	371 SF
Grand total	1903 SF

WINDOWS SCHEDULE				
Mark	Rough Opening		Description	Count
	Width	Height		
1	3' - 2"	4' - 11"	2455H Egress	2
2	2' - 3"	3' - 3"	1/2 335H	1
3	4' - 6"	4' - 11"	3455H	2
Grand total: 5				5

DOOR SCHEDULE 1				
Mark	Description	Rough Width	Rough Height	Finish Comment
1	1666 Interior Door	1' - 6"	6' - 8"	
2	2066 INTERIOR DOOR	2' - 0"	6' - 8"	
3	2666 POCKET DOOR	2' - 6"	6' - 8"	
4	2666 INTERIOR DOOR	2' - 6"	6' - 8"	
5	2866 INTERIOR DOOR	2' - 8"	6' - 8"	
6	2866 SC DOOR TO GARAGE	2' - 8"	6' - 8"	20 MIN RATING/AUTO CLOSURE
7	3080 SC/MTL FRONT DOOR	3' - 4"	8' - 2"	
8	2-2666 INTERIOR DOOR	5' - 0"	6' - 8"	
9	8066 XX SGD	8' - 2"	6' - 8"	
10	8'0 x 8'0 Garage Door	8' - 0"	8' - 0"	
11	2-2066 INTERIOR DOOR	4' - 0"	6' - 8"	
Grand total				

FLOOR

PROJECT INFORMATION

BELMONT

PALM SPRING

FLORIDA

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME.

SCALE

DATE 5/28/2021

RV'D. BY

DRWN. BY

C.L.

REVISION

1000

--	--

10. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

1000

1000

1000

Abstract

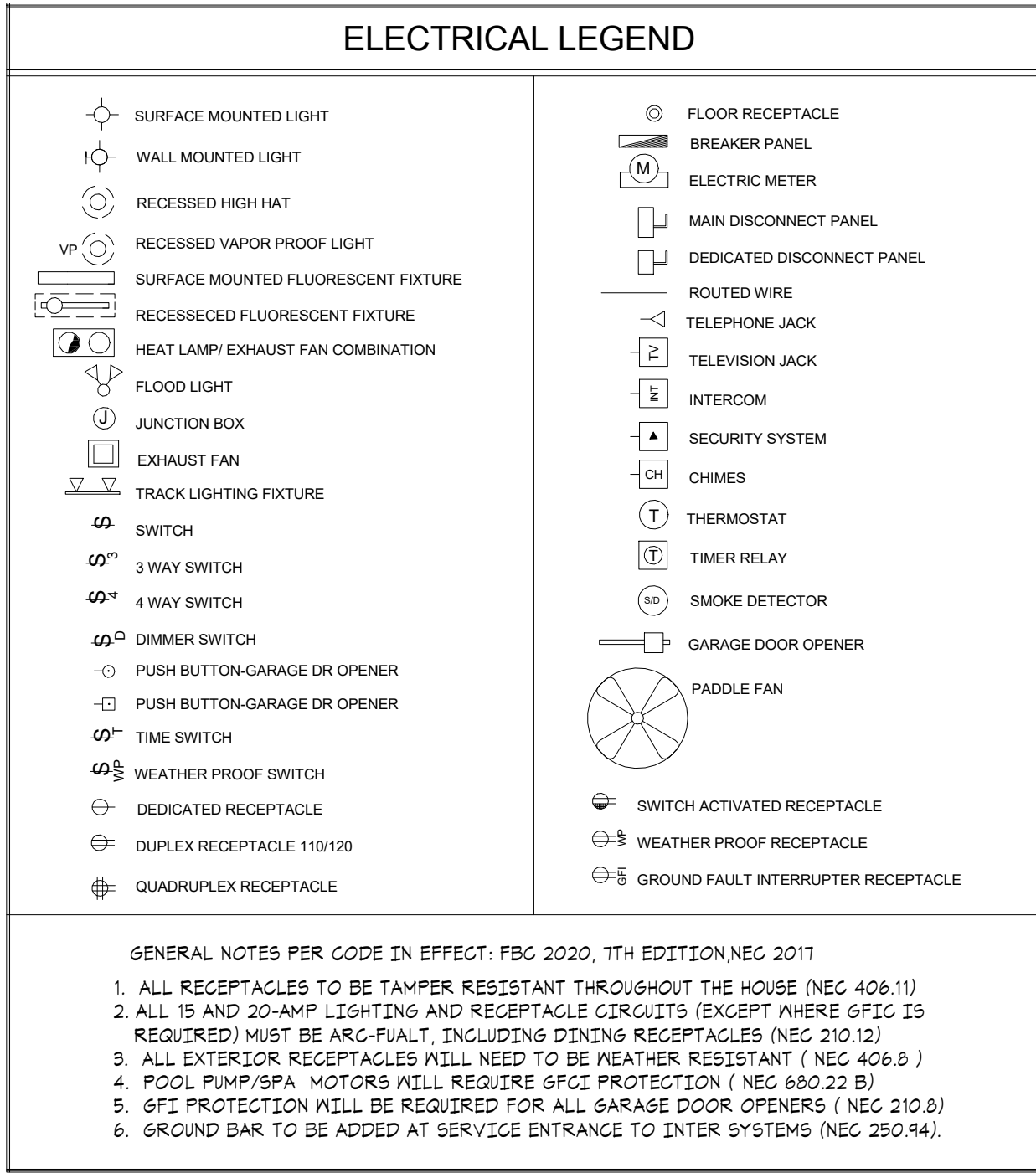
SEAL

D. ADAM LeBLANC, PE FL #77012

SHEET #

AI-1

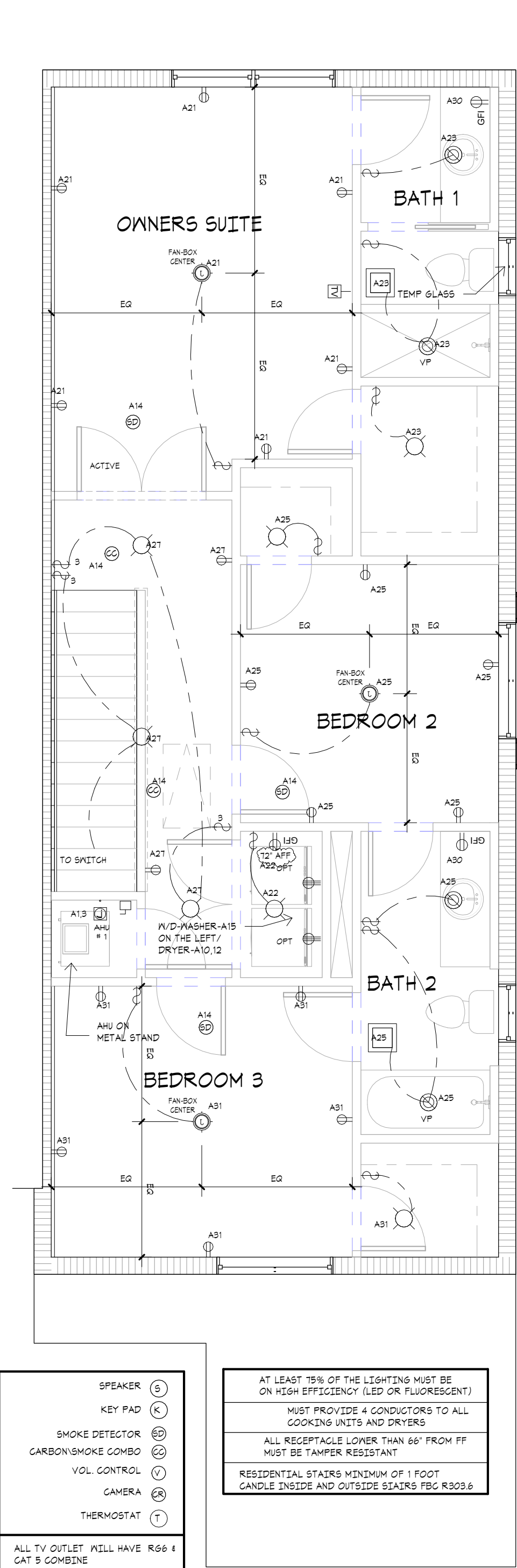
AL-1



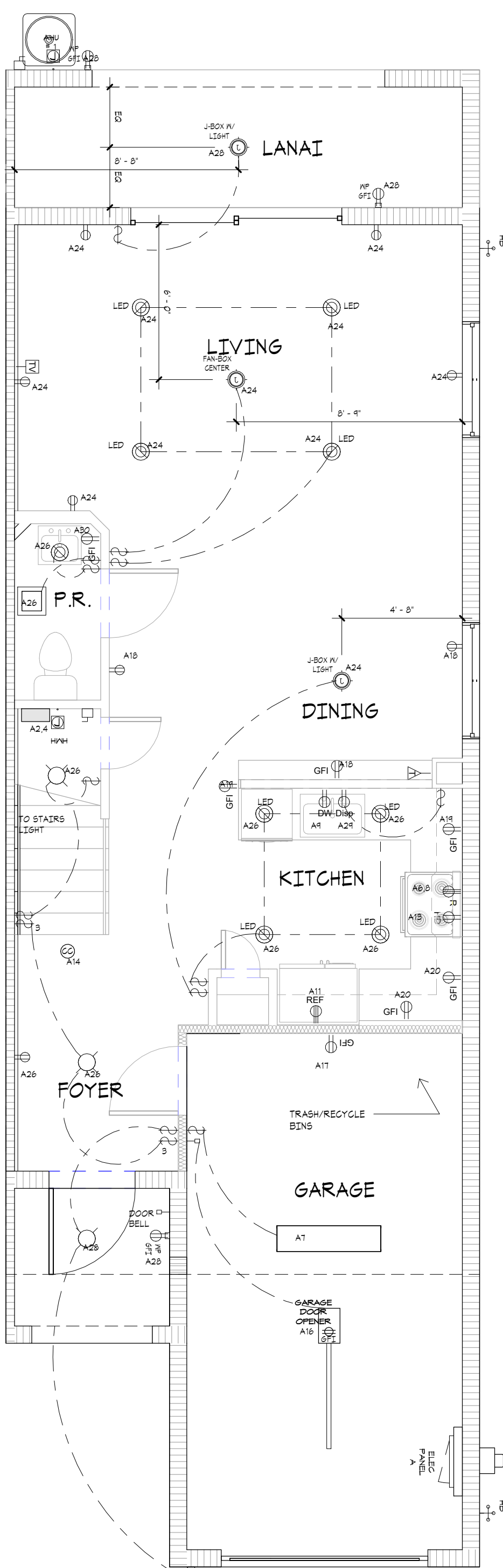
ELECTRICAL PANEL 'A'									
NO	POLE TRIP	KVA	DESCRIPTION	WIRE	NO	POLE TRIP	KVA	DESCRIPTION	WIRE
1	2/60	5.0	AIR HANDLER	# 6	2	2/25	4.5	HOTWATER HEATER	#10
3					4				
5	2/50		A/C COMP.	# 8	6	2/50	12.0	RANGE/OVEN	# 8
7					8				
9	1/20	1.0	DISH WASHER GFI	#12	10	2/30	5.0	DRYER	#10
11	1/20	1.0	REFRIGERATOR GFI	#12	12				
13	1/20	1.5	MICROWAVE/HOOD FAN	#12	14	1/20	1.5	SMOKE/CABON DETECTOR GFI (AF)	#12
15	1/20	1.5	WASHER GFI	#12	16	1/20	1.5	GARAGE DOOR OPENER GFI (AF)	#12
17	1/20		GENERAL LIGHTING GARAGE (AF)	#12	18	1/20	1.5	DINING ROOM REG (AF)	#12
19	1/20	1.5	SMALL APPLIANCES (AF)	#12	20	1/20	1.5	SMALL APPLIANCES (AF)	#12
21	1/15		GENERAL LIGHTING MASTER (AF)	#14	22	1/20		GENERAL LIGHTING LAUNDRY (AF)	#12
23	1/15		GENERAL LIGHTING MBATH (AF)	#14	24	1/15		GENERAL LIGHTING LIVING/DINING (AF)	#14
25	1/15		GENERAL LIGHTING BR2/BATH 2 (AF)	#14	26	1/15		GENERAL LIGHTING KITCHEN/FOYER/P.R. (AF)	#14
27	1/15		GENERAL LIGHTING HALLWAY (AF)	#14	28	1/15		EXTERIOR LIGHTING (AF)	#14
29	1/20	1.5	DISPOSAL GFI	#12	30	1/20		BATHROOM REG. (GFI)	#12
31	1/15		GENERAL LIGHTING BR3 (AF)	#14	32				
33					34				
35					36				
37					38				
39					40				
41					42				

1826	sq. ft. @ 3 watts sq. ft	5478	watts
3	Small Appliance Circuits @ 1500 watts ea. (Minimum is 2)	4500	watts
1	Laundry Circuit(s) @ 1500 watts ea. (Minimum is 1)	1500	watts
12000	Range (Nameplate Rating)	12000	watts
4500	Electric Water Heater	4500	watts
5000	Electric Clothes Dryer (Enter larger: 5000 Watts or Nameplate Rating)	5000	watts
1000	Dishwasher	1000	watts
1500	Disposal	1500	watts
1000	Refrigerator	1000	watts
1500	Microwave Oven	1500	watts
1500	Garage Door Opener	1500	watts
		0	watts
		0	watts
		0	watts
		0	watts
		0	watts
Total Calculated Load (less HVAC)		39478	watts

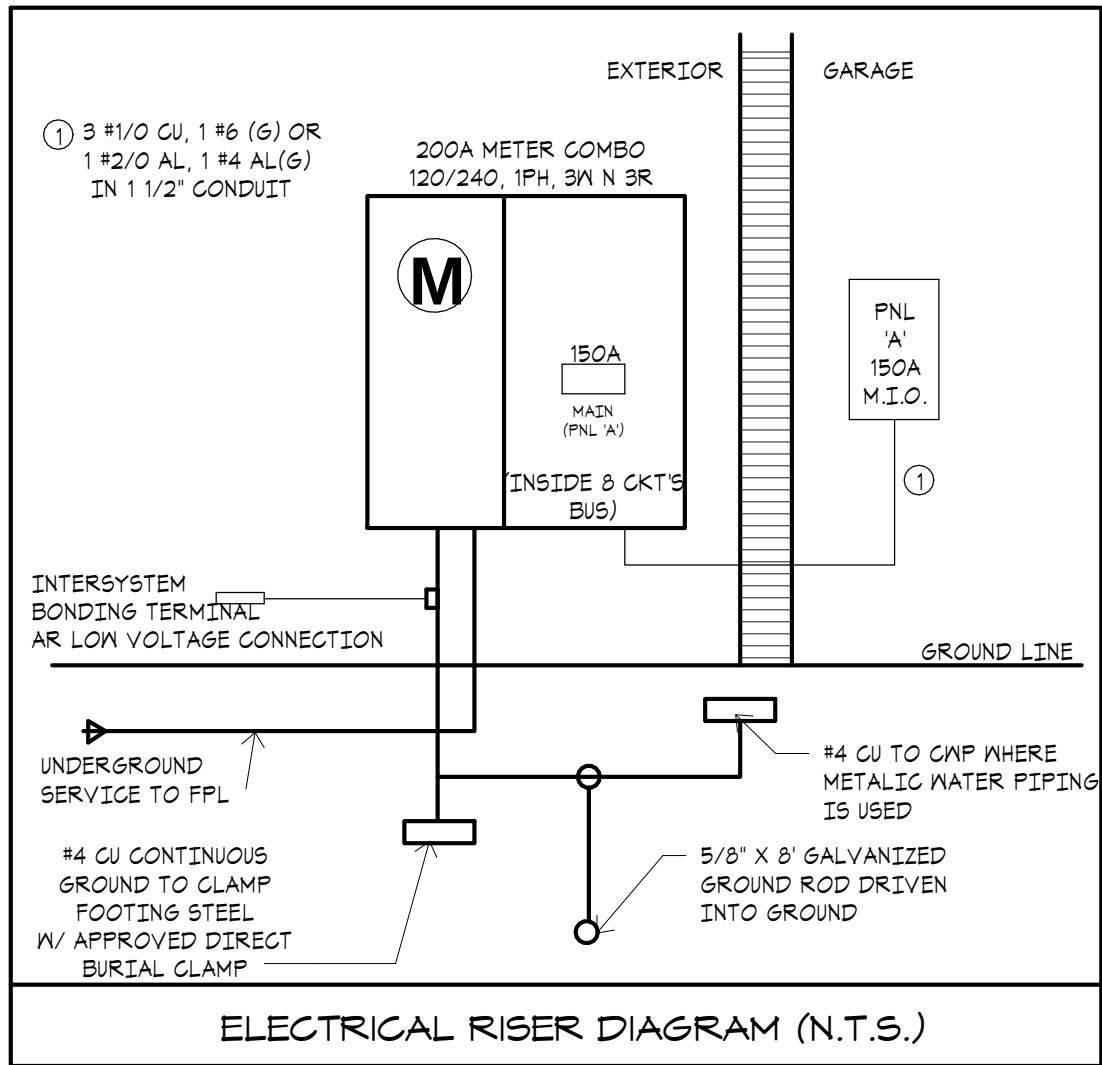
Service Demand			
General Load:			
First 10kw of Total Calculated Load (less HVAC) @ 100%	10000	watts	
Remainder of Total Calculated Load (less HVAC) @ 40%	11791.2	watts	
Total General Load		21791.2	watts
HVAC Load:			
10000	Air Conditioning Load @ 100% (Volts X Amps = Watts)	8000	watts
	Furnace/Air Handler Load (Volts X Amps = Watts)	0	watts
Total HVAC Load		8000	watts
Total General Load	+	Total HVAC Load	= Calculated Service Load
21791.2 watts		8000 watts	29791.2 watts
Calculated Service Load	÷	Service Voltage	= Minimum Service Ampacity
29791.2 watts	÷	240 volts	124.13 amps



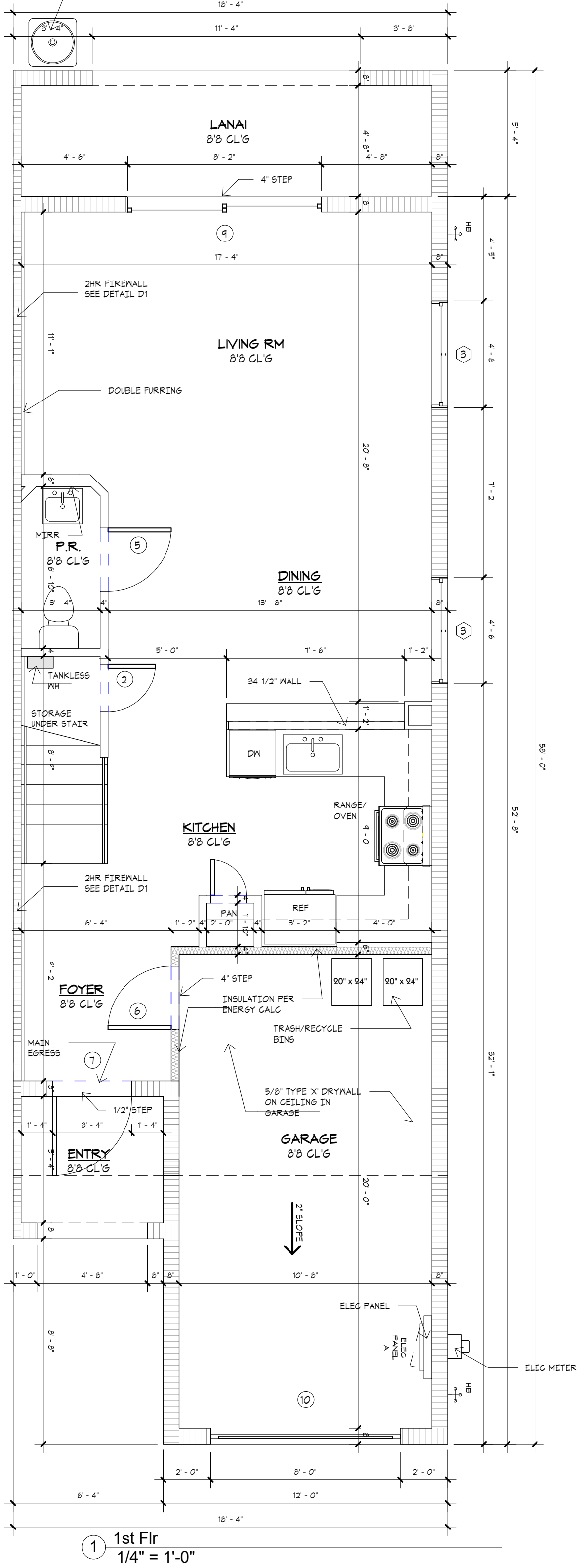
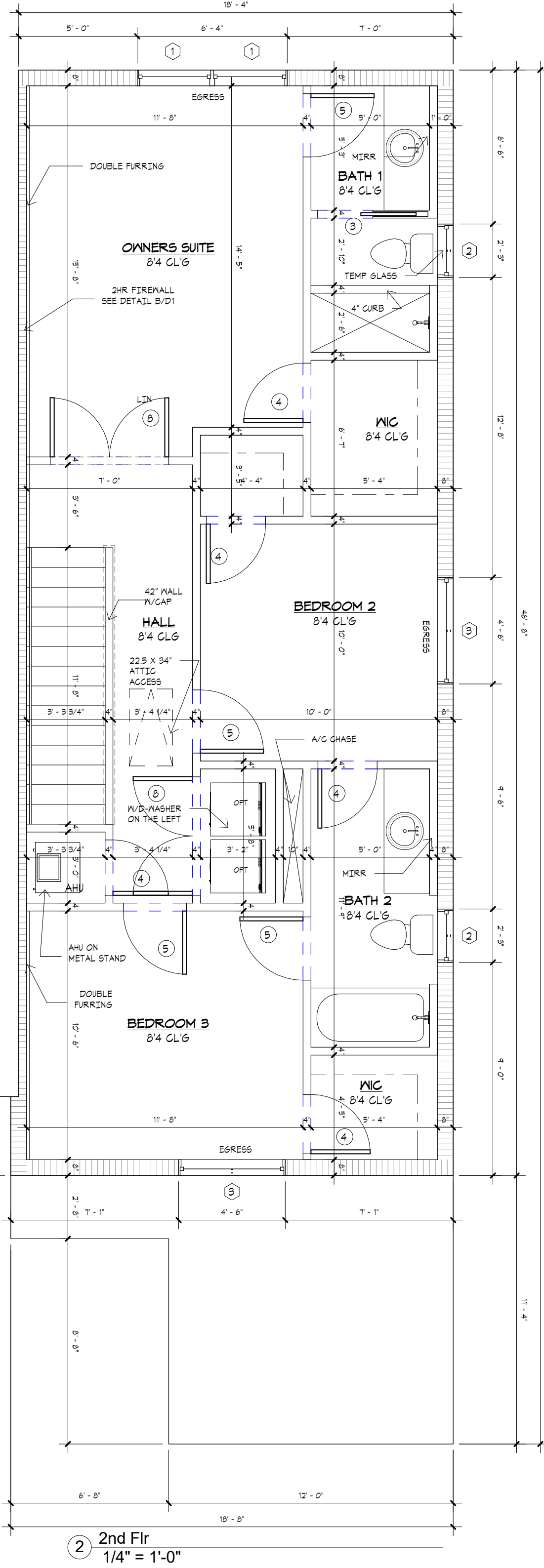
④ 2ND FLR ELECTRIC
1/4" = 1'-0"



③ 1ST FLR ELECTRIC
1/4" = 1'-0"



- GENERAL NOTES**
1. ALL WINDOWS AND SLIDING DOOR GLASS SHALL BE: U-FACTOR = 0.54 AND SHGC = 0.65
 2. OMITTED
 3. DRYER MUST VENT TO OUTSIDE
 4. SET HOTWATER HEATER AT FIN. FLR. LEVEL
 5. ALL MECHANICAL FANS MUST BE VENTED TO OUTSIDE
 6. ALL BATH ROOM FLOOR AND BASE SHALL BE IMPERVIOUS MATERIAL WHERE REQUIRED BY LOCAL BUILDING CODE
 7. HVAC CONTRACTOR TO PROVIDE ELECTRICAL BREAKERS IN AIR HANDLER
 8. ALL BATHROOM FIXTURE OUTLETS TO BE 66" AFF OR AS PER BUILDER SPECIFICATIONS
 9. PROVIDE RECEPTACAL FOR MICRO/HOOD FAN 65" A.F.F. CENTER RANGE SPACE
 10. SMOKE DETECTORS SHALL BE HARD WIRE 110V W/ BATTERY BACK UP. MULTIPLE DETECTORS SHALL BE INTERCONNECTED
 11. EGRESS WINDOWS SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" OFF THE FLOOR.
- NOTE:
CONTRACTORS MUST VERIFY OPENINGS WITH DOORS AND WINDOWS MANUFACTURES.



AREA CALCULATION	
Comments	Area
1ST FLOOR LIVING AREA	629 SF
2ND FLOOR LIVING AREA	817 SF
GARAGE	1446 SF
LANAI	90 SF
ENTRY	30 SF
Grand total	1826 SF

WINDOWS SCHEDULE				
Mark	Rough Opening		Description	Count
	Width	Height		
1	3' - 2"	4' - 11"	245 SH Egress	2
2	2' - 3"	3' - 3"	1/2 33SH	2
3	4' - 6"	4' - 11"	245SH	4
Grand total: 8				8

DOOR SCHEDULE1				
Mark	Description	Rough Width	Rough Height	Finish Comment
1	1668 INTERIOR DOOR	1' - 6"	6' - 8"	
2	2068 INTERIOR DOOR	2' - 0"	6' - 8"	
3	2668 POCKET DOOR	2' - 6"	6' - 8"	
4	2668 INTERIOR DOOR	2' - 6"	6' - 8"	
5	2868 INTERIOR DOOR	2' - 8"	6' - 8"	
6	2868 SC DOOR TO GARAGE	2' - 8"	6' - 8"	20 MIN RATING/AUTO CLOSURE
7	3080 SG/MTL FRONT DOOR	3' - 4"	8' - 2"	
8	2-2668 INTERIOR DOOR	5' - 0"	6' - 8"	
9	8080 XX SGD	8' - 2"	6' - 8"	
10	8'0" x 8'0" Garage Door	8' - 0"	8' - 0"	
Grand total				

FLOOR/ELECT PLANS

DEERFIELD-27

DEERFIELD BEACH, FLORIDA

PROJECT INFORMATION

DEERFIELD-27

DEERFIELD BEACH, FLORIDA

SHEET INFORMATION

PLAN C

RIGHT

D.R. HORTON

America's Builder

www.drhorton.com

6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 949-3000 Fax: (954) 928-8921

SPECIALTY ENGINEERING CONSULTANTS, INC.

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL, CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:

SCALE:

DATE: 5/28/2021

RVD BY:

DRWN BY: C.L.

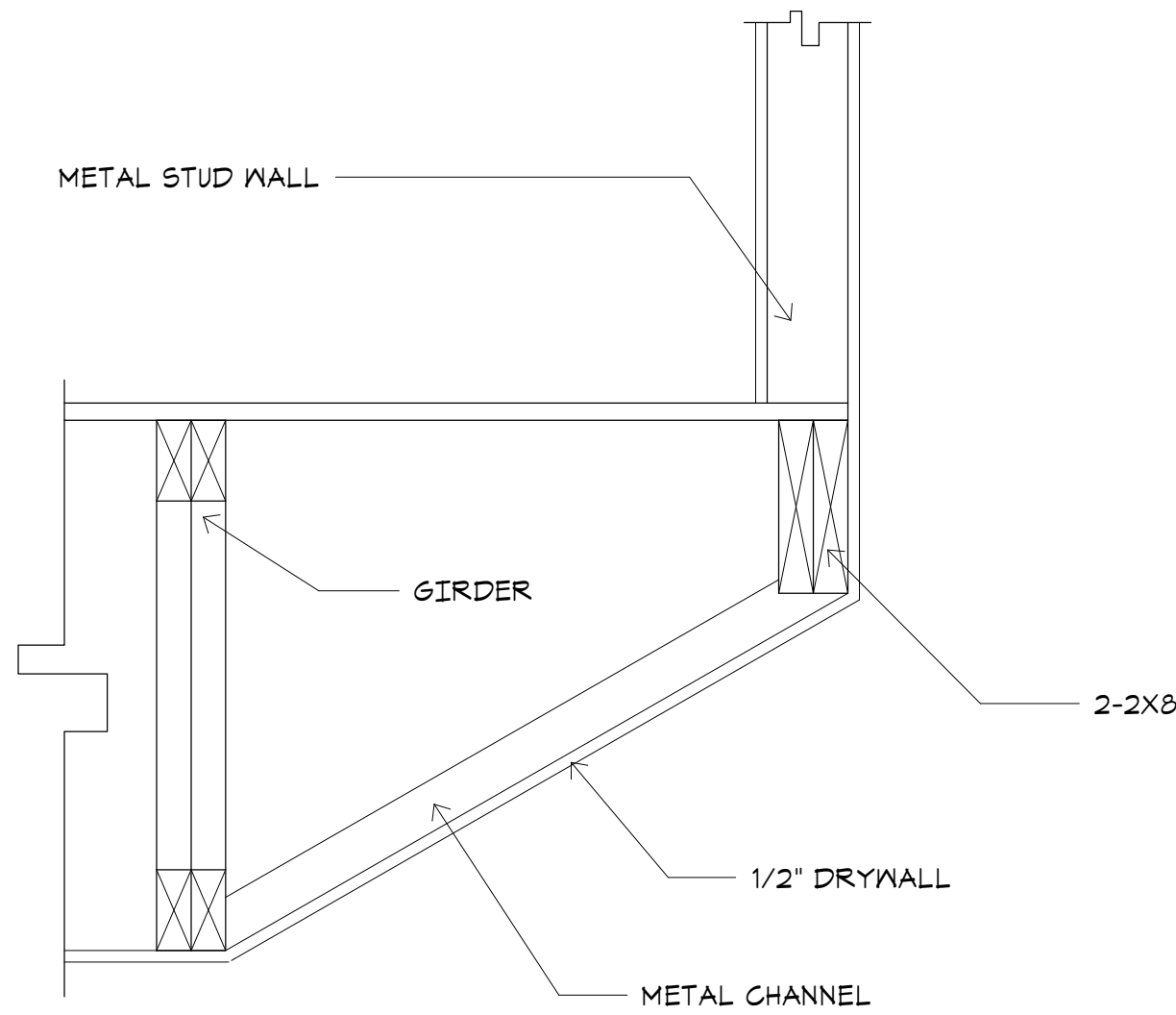
REVISION:

SEAL
D. ADAM LeBLANC, PE, FL #77012

SHEET #

CR-1

1-DOR HORTON BELMONT BUILDING 4-FLX-D-1.MX



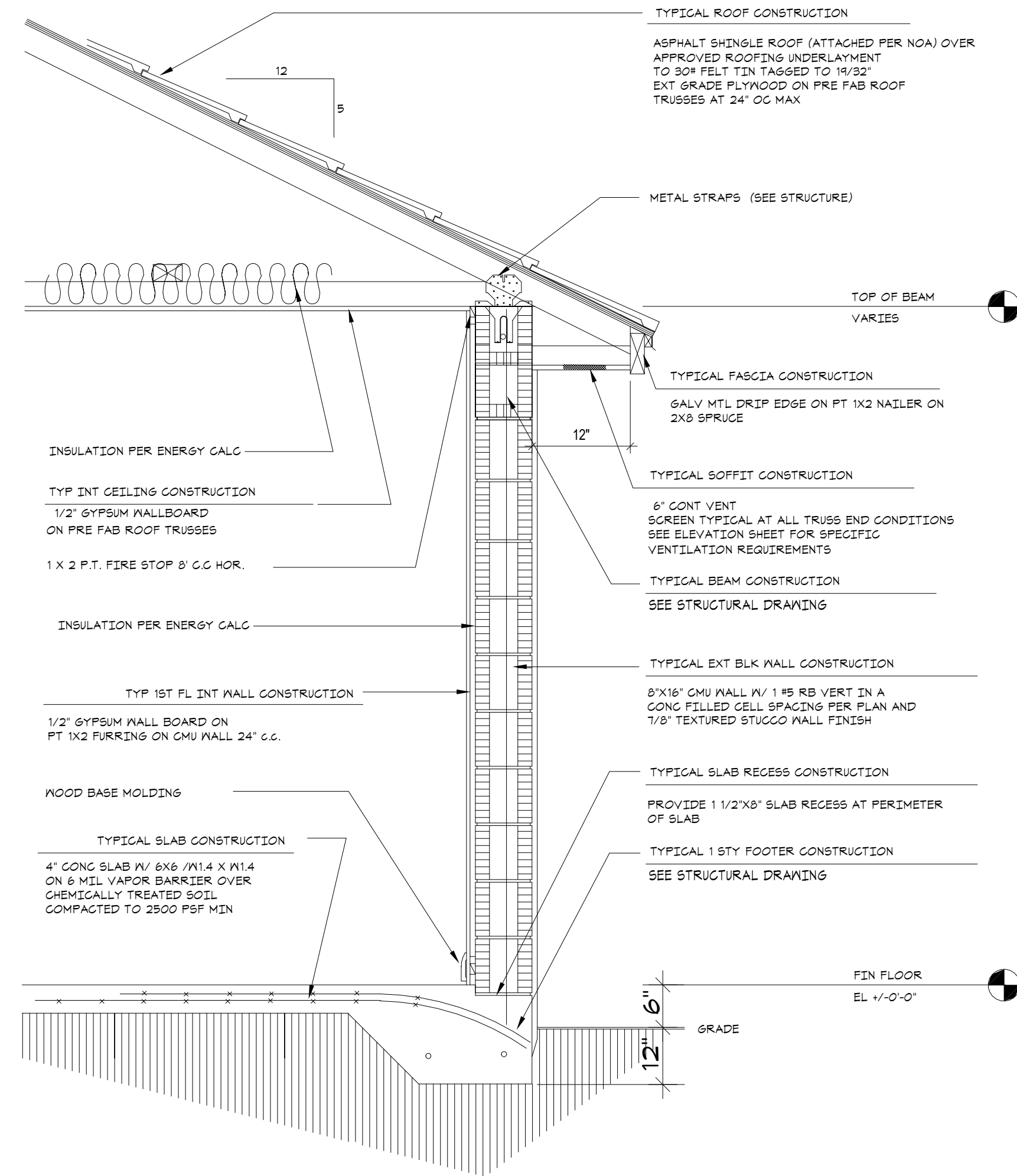
8
D1

STAIRS OPENING FRAMING DETAIL



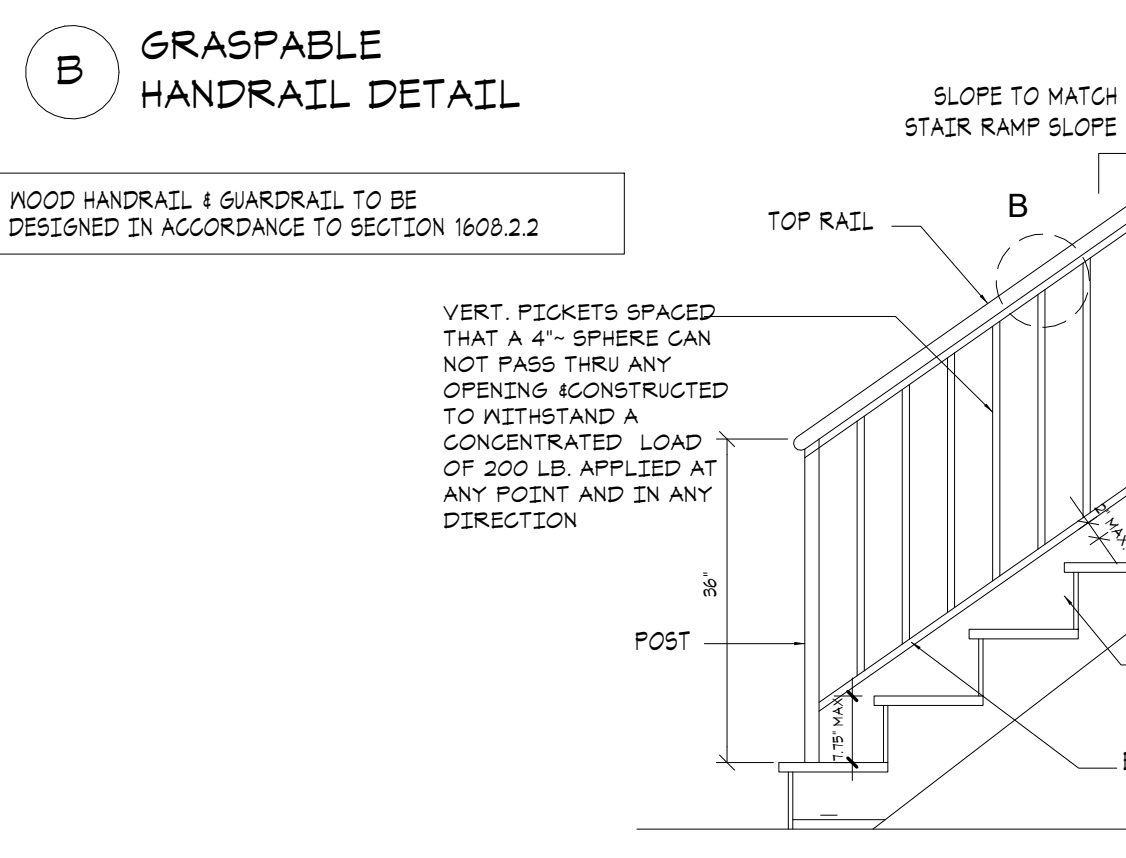
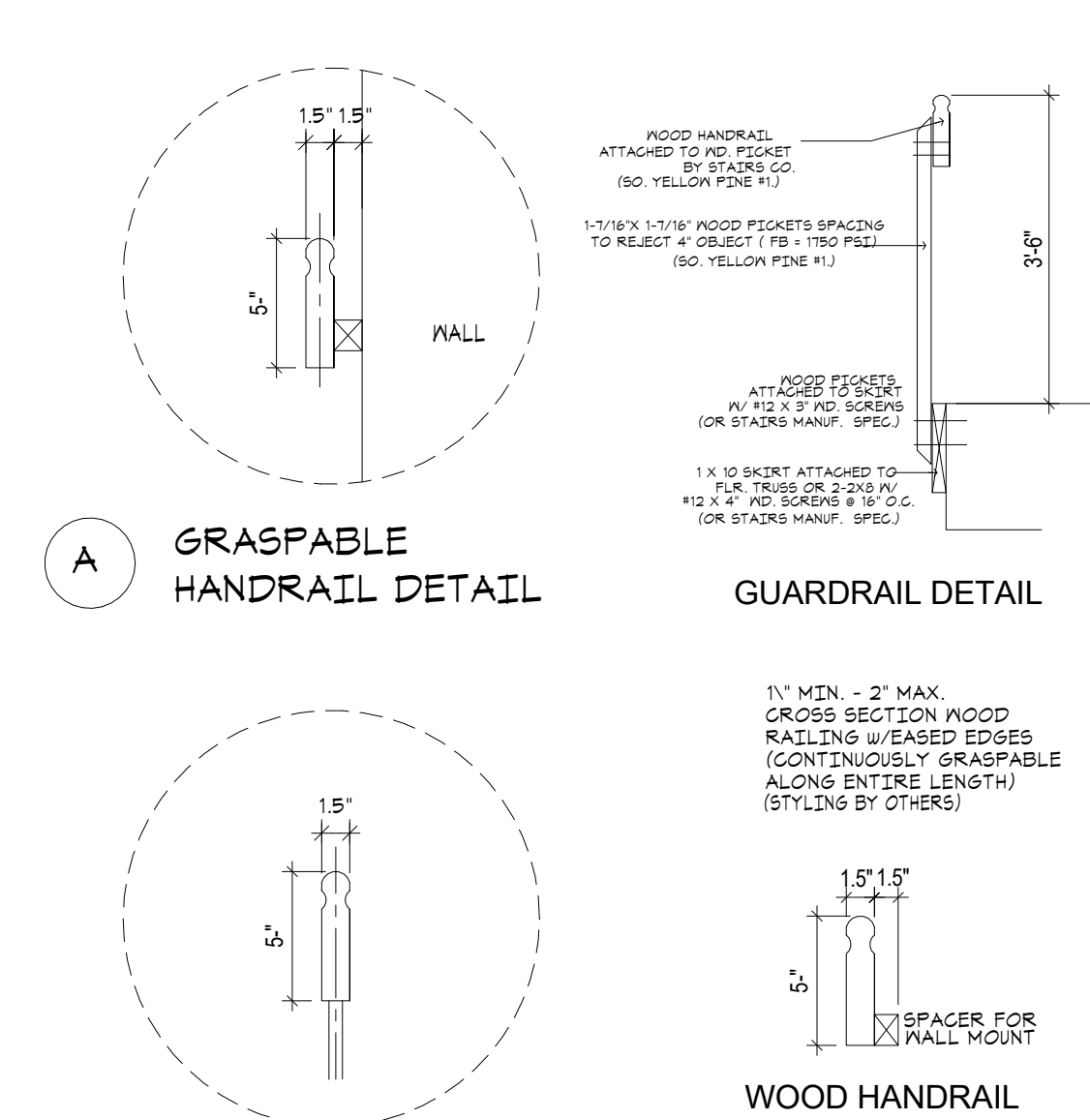
2
D1

LANAI AND ENTRY CEILING CLADDING



1
D1

1 STORY TYPICAL WALL SECTION



- GUARDRAIL NOTES:**
1. ALL OPEN GUARDRAILS SHALL HAVE VERT. PICKETS OR ORNAMENTAL FILLER BELOW TOP RAIL WHICH WILL REJECT PASSAGE OF 4" ϕ 12H SPHERE.
 2. BOTTOM RAIL CLEARANCE BETWEEN ADJACENT SURFACE NOT TO EXCEED 2" @ STAIR NOSING.
 3. ALL HANDRAILS TO TERMINATE ON A POST OR RETURN INTO THE WALL. SEE PLAN FOR DESIGN / LAYOUT.

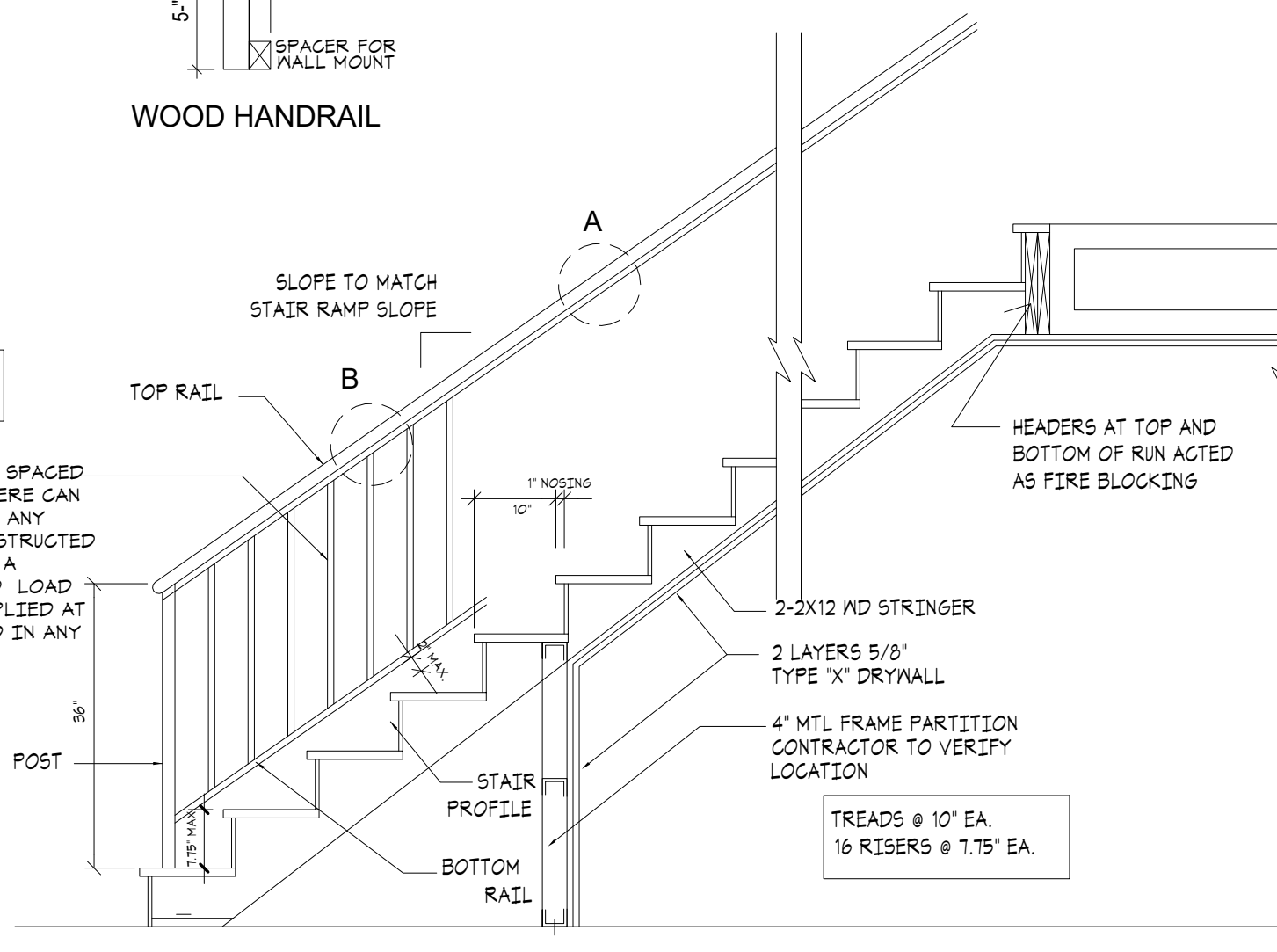
- RAILING NOTES:**
1. ALL RAILINGS TO MEET 200# IMPACT LOAD W/ 50# / L.F. TOP RAIL AND 50# / L.F. AT PICKETS OR ORNAMENTAL FILLER.
 2. SHOP DRAWINGS TO BE SUBMITTED TO ARCHITECT FOR REVIEW AND TO APPROPRIATE BLDG. DEPT. FOR APPROVAL.

GUARDRAILS @ LANDINGS/BALCONIES:

BALCONIES OR PORCHES WHICH ARE MORE THAN 30" ABOVE FINISHED GROUND LEVEL OR FLOOR LEVEL BELOW SHALL BE PROTECTED BY A GUARDRAIL.

GUARDRAILS SHALL FORM A VERTICAL PROTECTION BARRIER NOT LESS THAN 42 INCHES HIGH.

TYP. RAILING DETAIL @ LANDINGS/BALCONIES

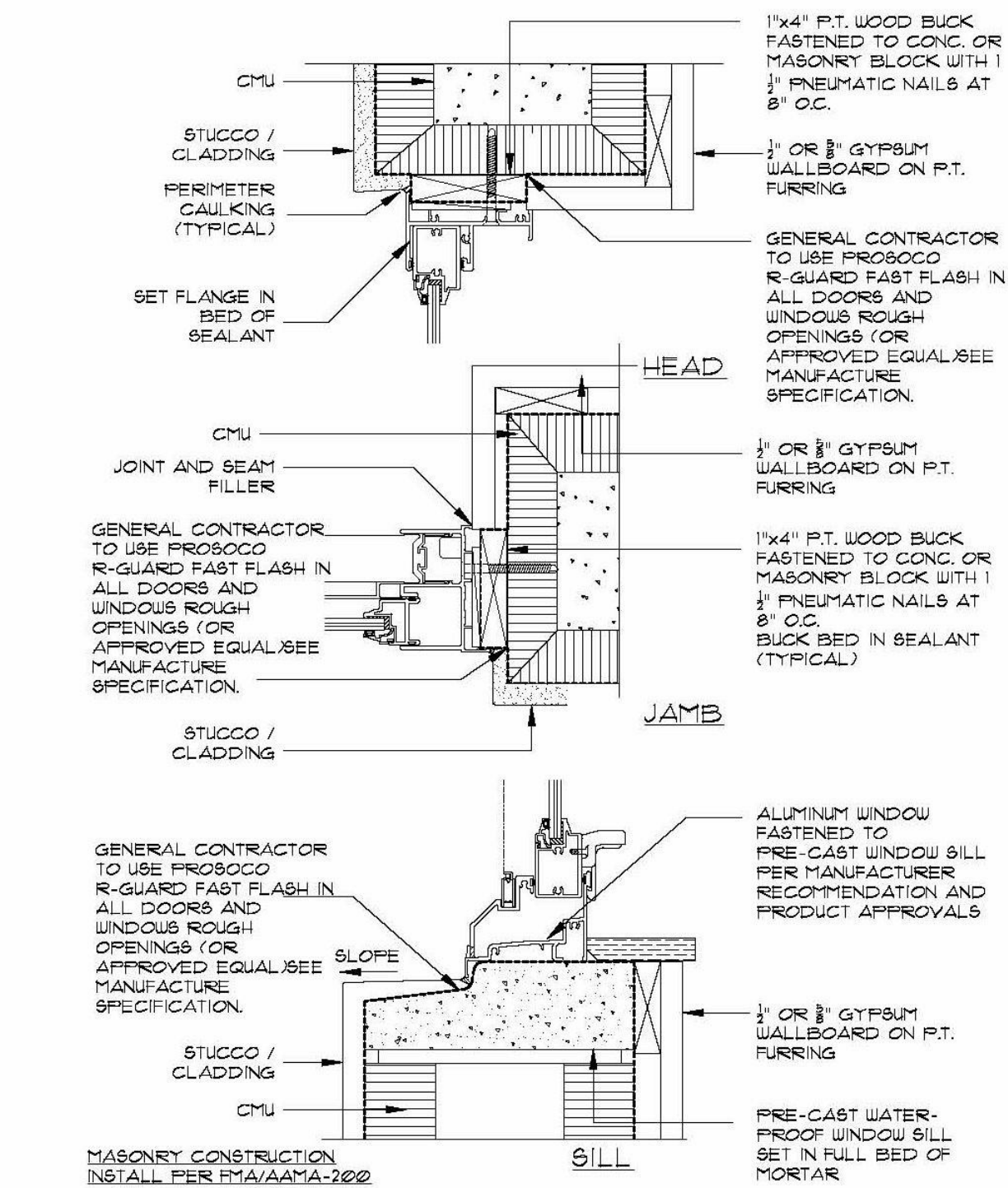


STAIR SECTION & HANDRAIL DETAIL

9
D1

STAIRS DETAIL

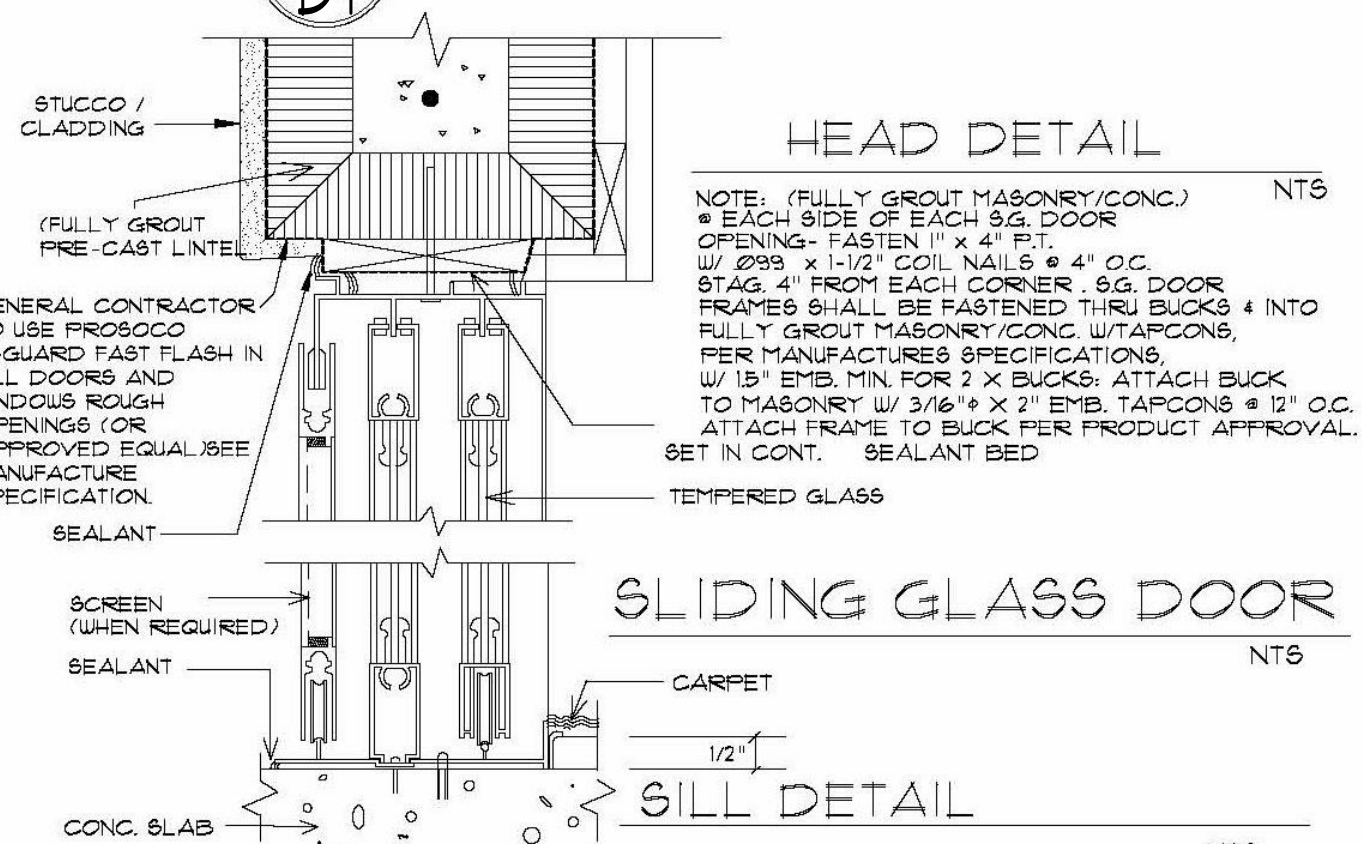
MASONRY CONSTRUCTION SEAL ALL OPENINGS WITH FLUID-APPLIED TO MEET AAMA T14 SPECIFICATION : INSTALL PER FMA/AAMA-200



3
D1

BUCK DETAILS • WINDOW

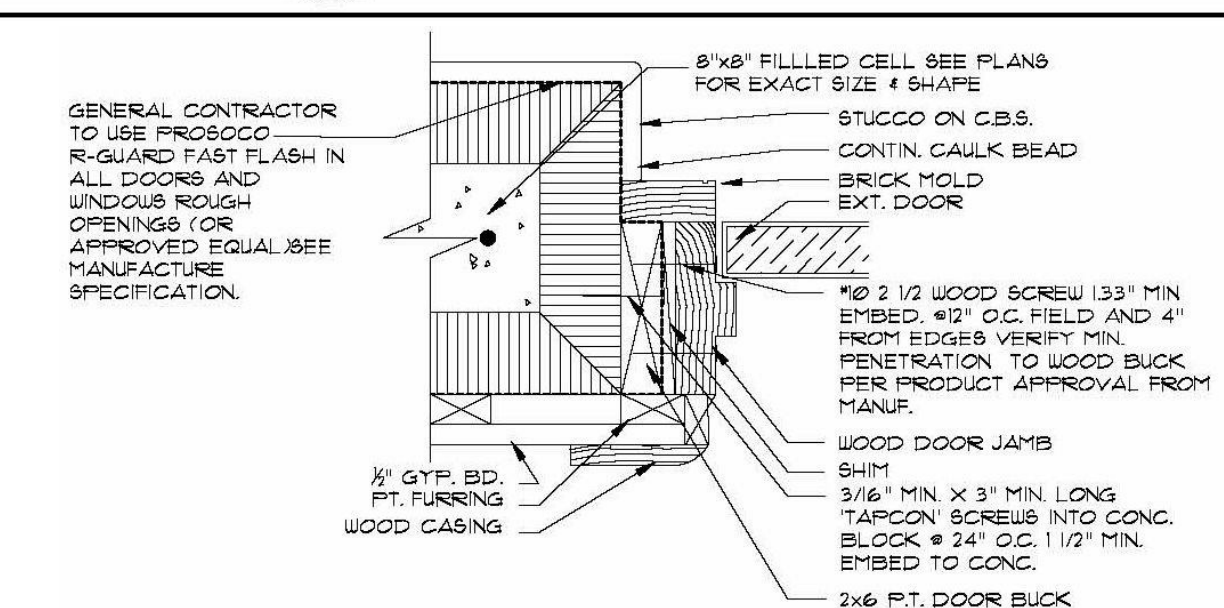
SCALE N.T.S.



4
D1

BUCK DETAILS • WINDOWS/ DOORS

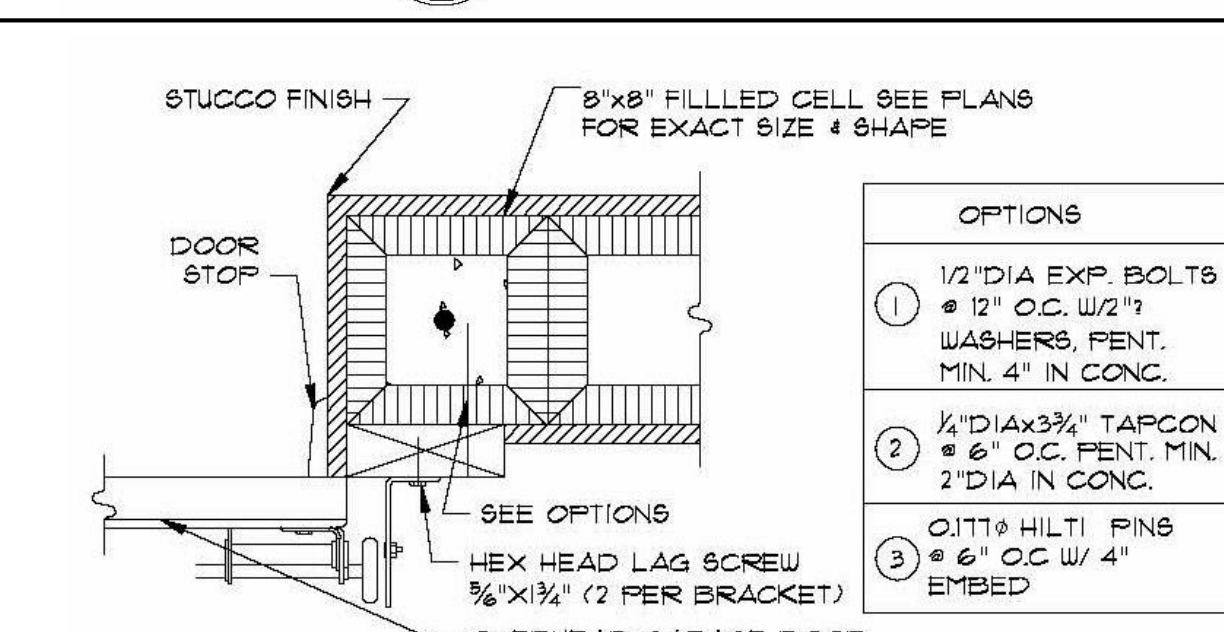
NOT TO SCALE



5
D1

BUCK DETAILS • DOOR

SCALE N.T.S.



6
D1

GARAGE DOOR BUCK DTL.

SCALE N.T.S.

SHEET INFORMATION

PROJECT INFORMATION

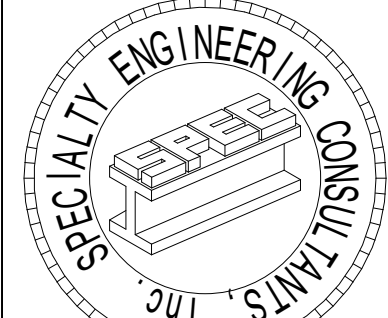
BELMONT

PALM SPRINGS, FLORIDA

D.R. HORTON
NYSE
America's Builder

www.drhorton.com

6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 948-3000 Fax: (954) 928-8921



SPECIALTY ENGINEERING CONSULTANTS, Inc.

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL, CA #009217

561-752-5440 OFFICE
561-752-5542 FAX

FILE NAME:

SCALE:

DATE: 5/28/2021

RVD. BY: Checker

DRWN. BY: Author

REVISION SCHEDULE

NO	DATE	Description
----	------	-------------

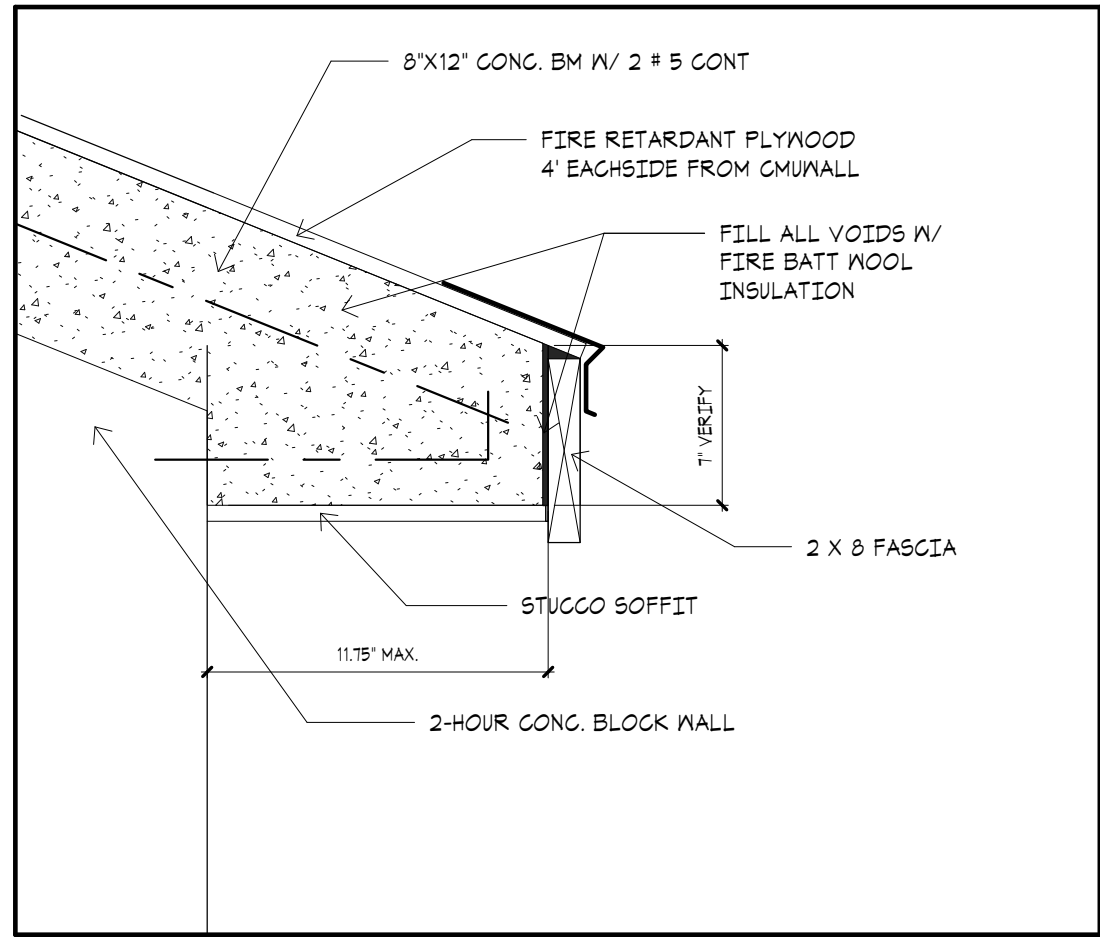
NO	DATE	Description

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

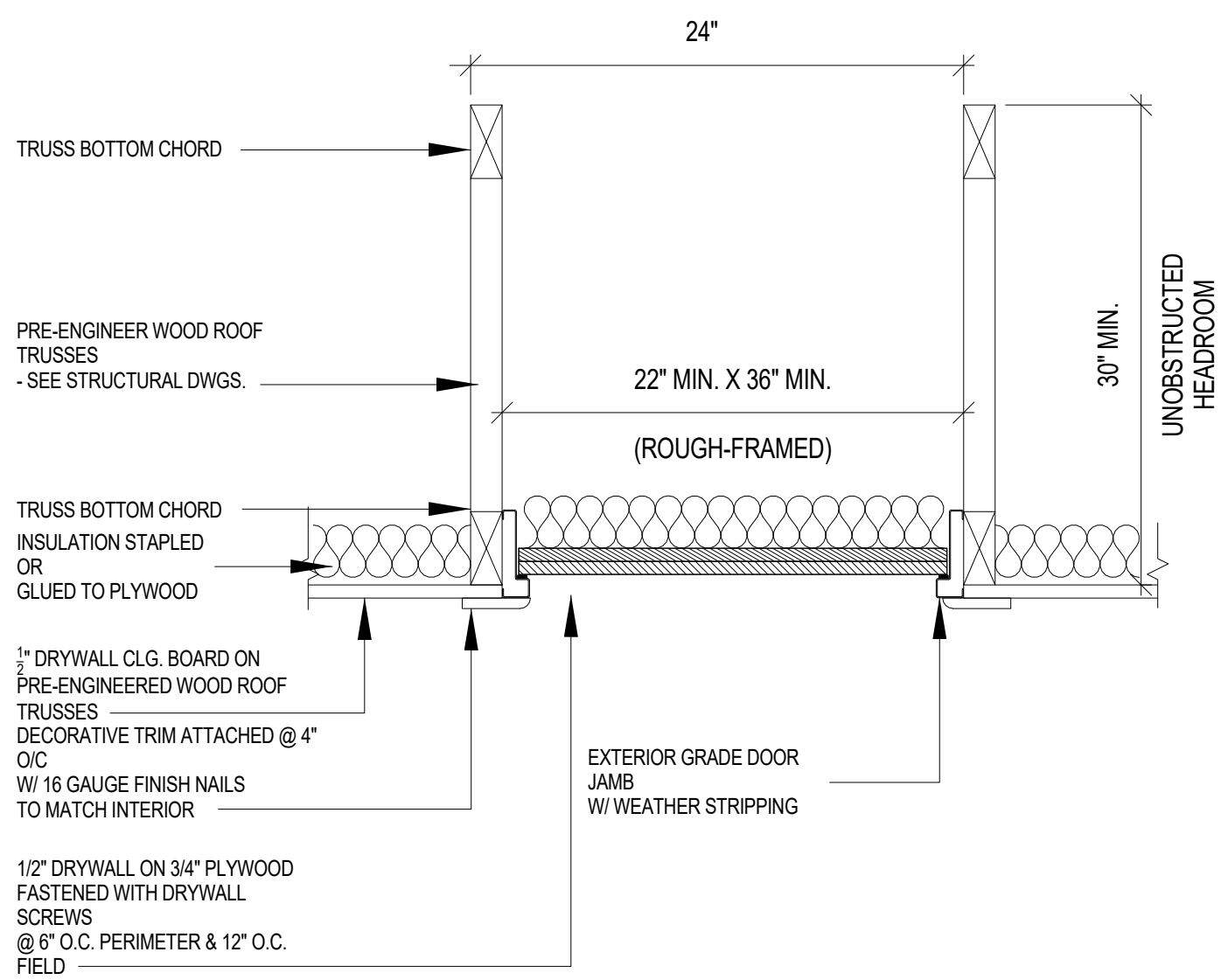
D1

1:DR HORTON BELMONT BUILDING 4-FLX-D1.MXD



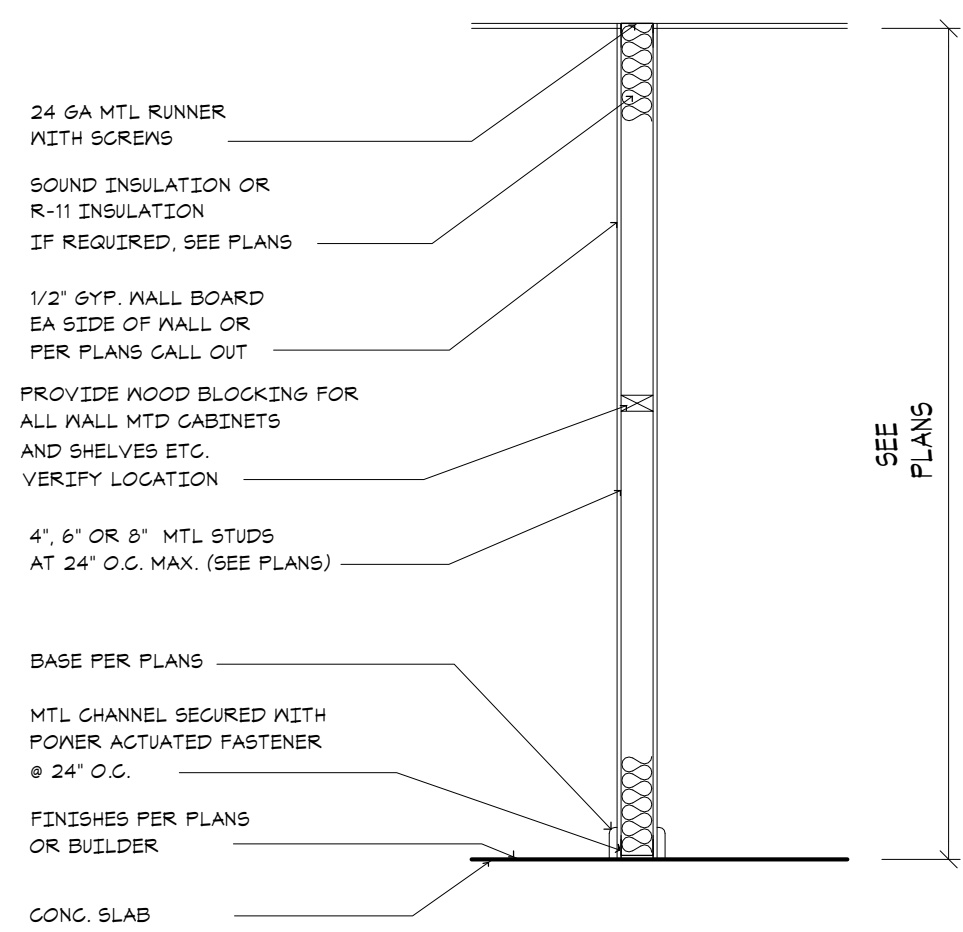
2
D2

FIRE RATED O.H. AT FIREWALL



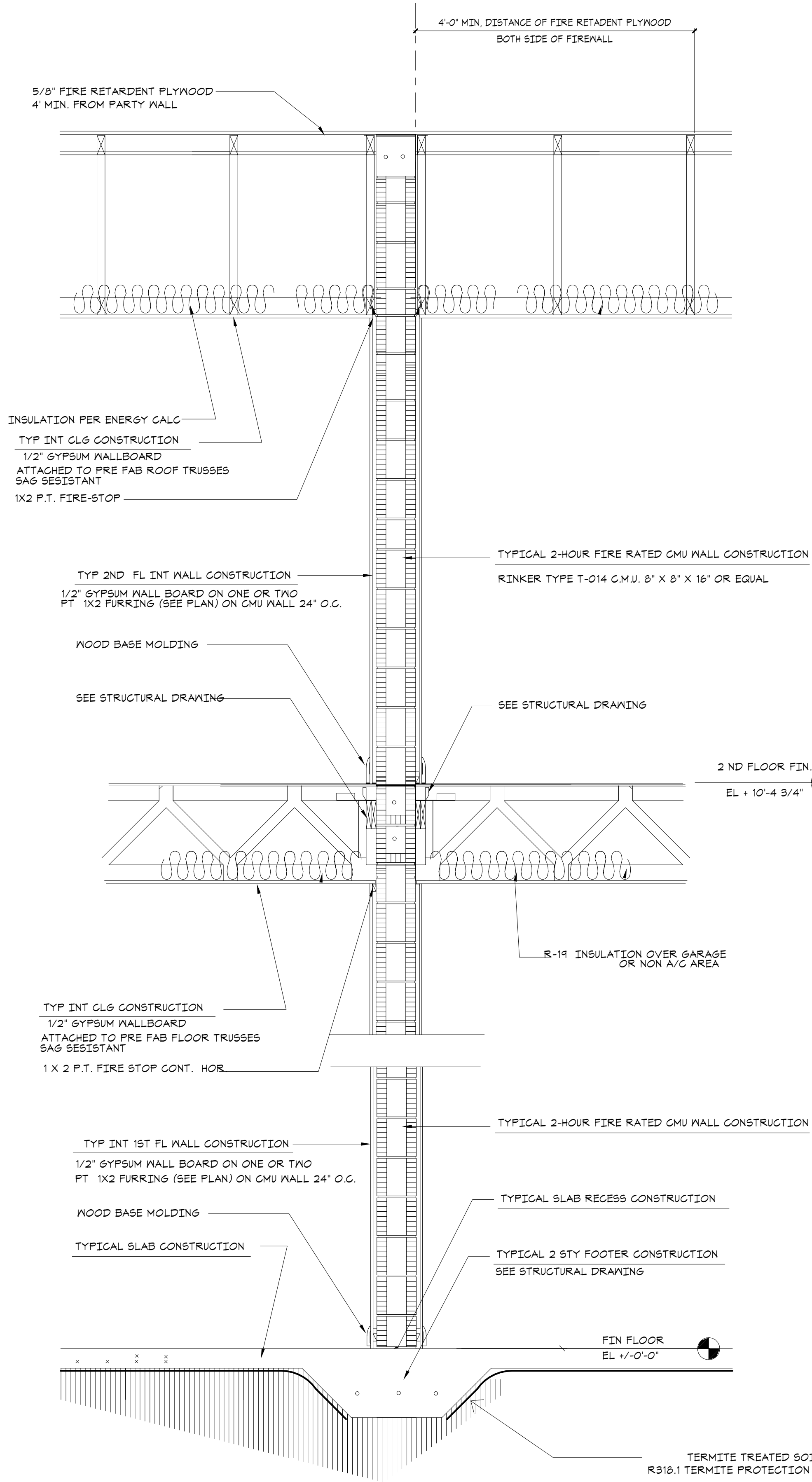
3
D2

ATTIC ACCESS DETAIL



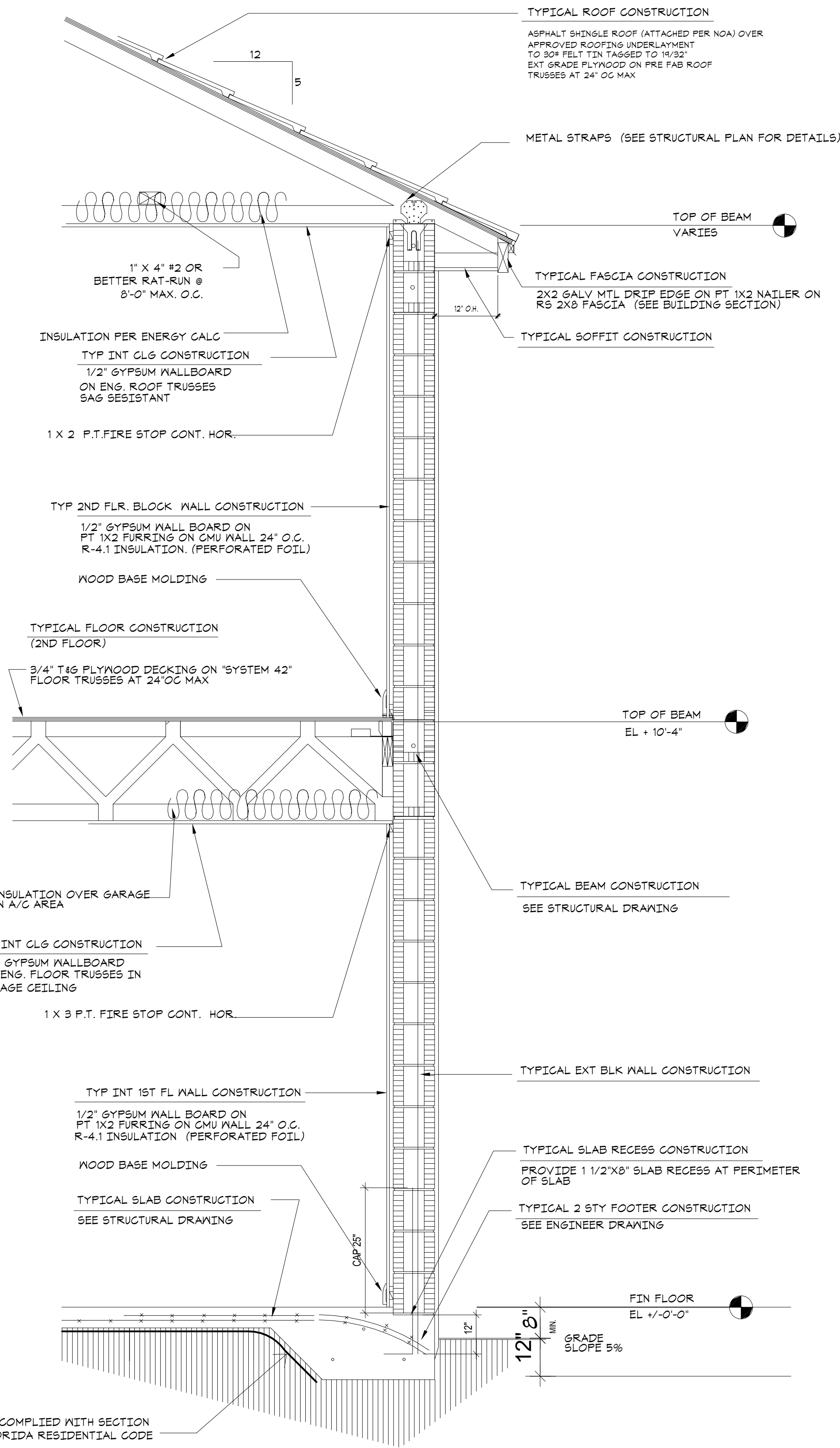
4
D2

INTERIOR NON-BEARING WALL DETAIL



1
D2

2 STORY TYPICAL WALL SECTION & FIREWALL DETAILS

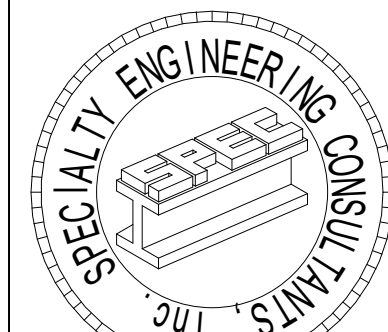


TYP WALL SECTIONS

SHEET INFORMATION

PROJECT INFORMATION
BELMONT
PALM SPRINGS,
FLORIDA

D.R. HORTON
America's Builder
www.drhorton.com
6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 948-3000 Fax: (954) 928-8921



SPECIALTY ENGINEERING
CONSULTANTS, Inc.

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL, CA #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:

SCALE:

DATE 5/28/2021

RVD. BY Checker

DRWN. BY Author

REVISION SCHEDULE
NO DATE Description

SEAL
D. ADAM LeBLANC, PE FL #77012

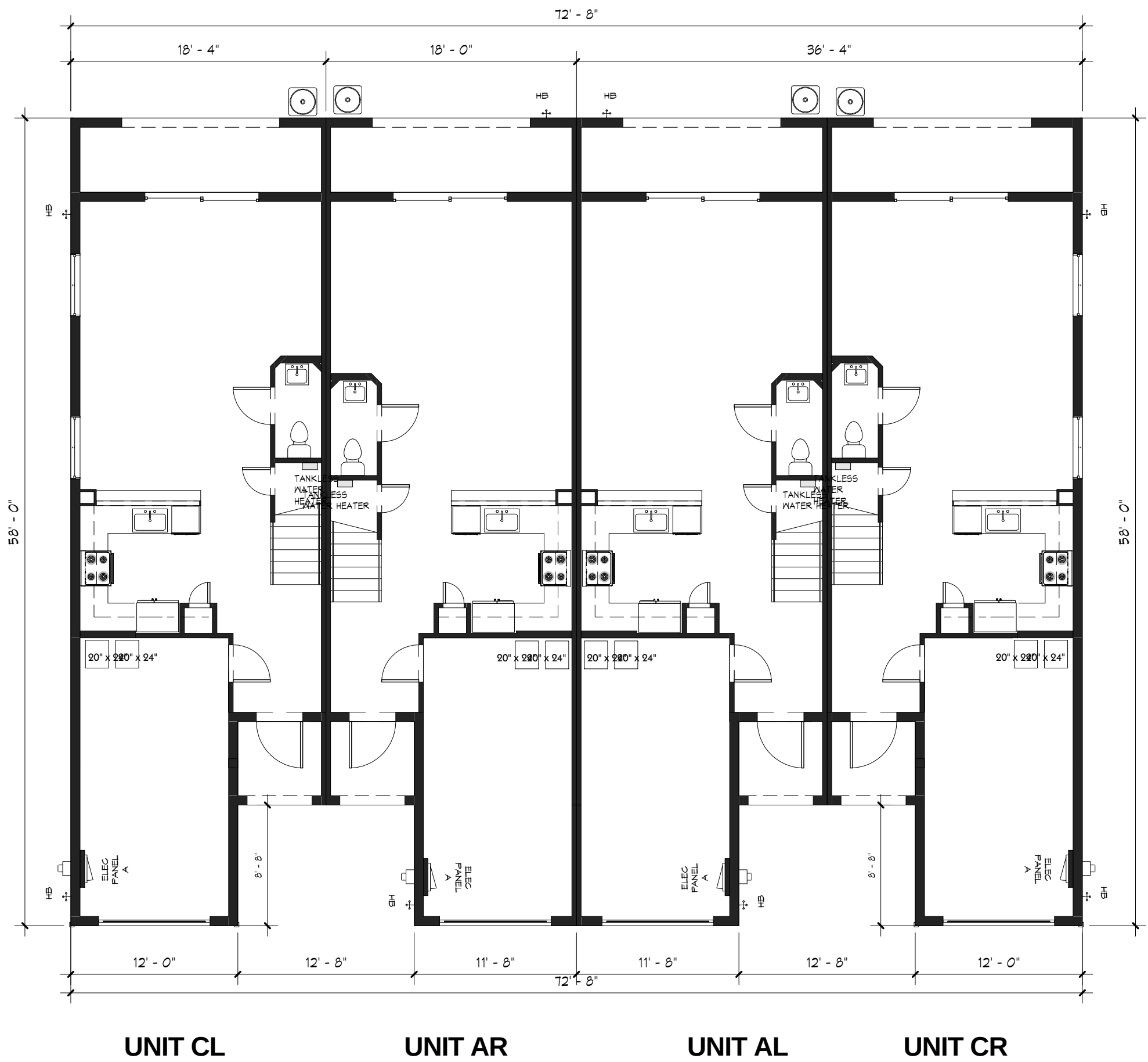
SHEET #

D2

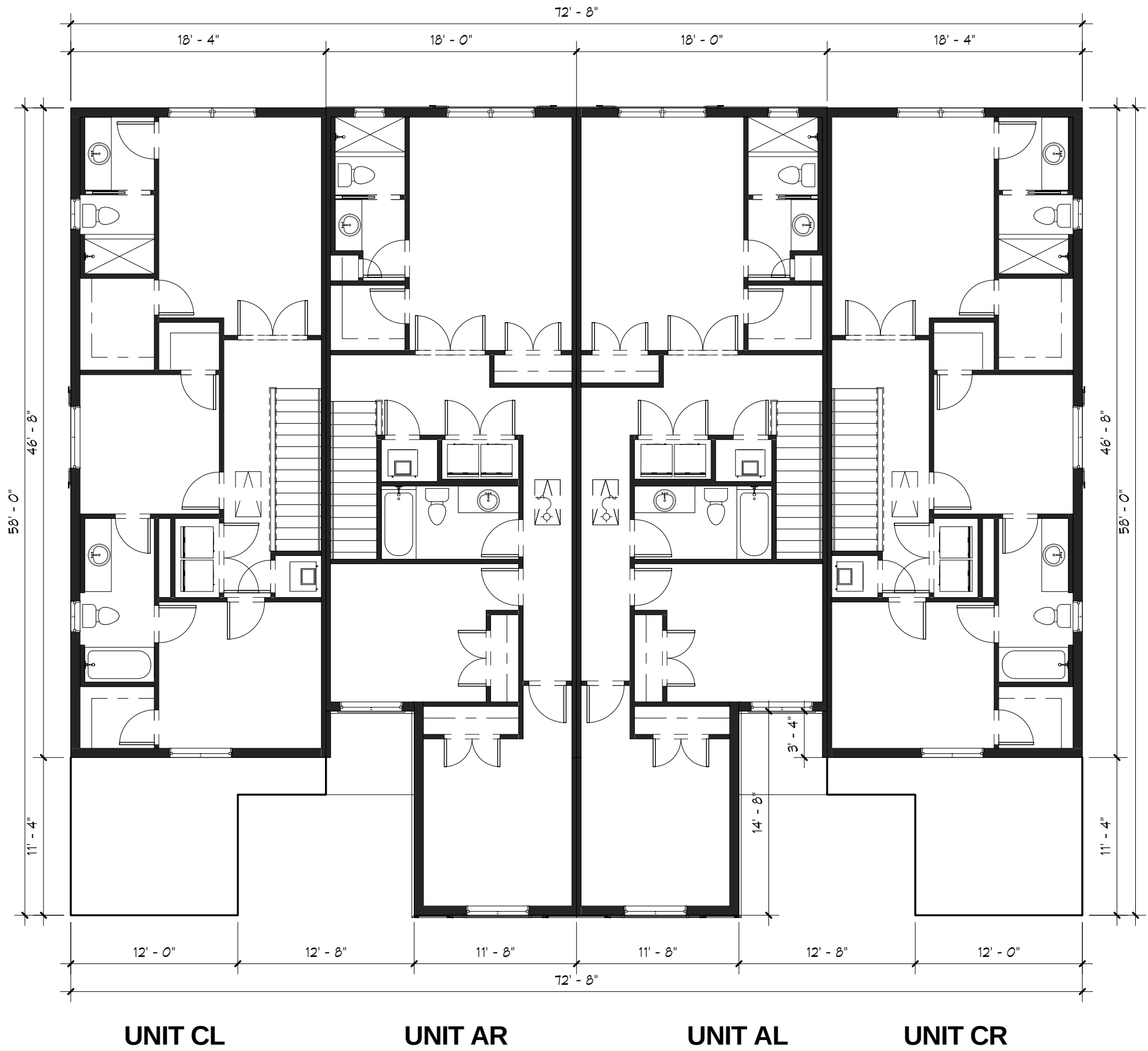
SHEET INDEX			
	COVER SHEET	S-1	FOUNDATION PLAN
A-1	BUILDING PLANS	S-2	1ST LIFT BEAM PLAN
A-2	BUILDING ELEVATIONS	S-2.1	2ND FLOOR PLAN
CL-1	UNIT CL FLOOR PLANS/ELECTRICAL PLANS	S-3	TYPICAL STRUCTURAL DETAILS
AR-1	UNIT AR FLOOR PLANS/ELECTRICAL PLANS	S-4	2ND LIFT BEAM PLAN
AL-1	UNIT AL FLOOR PLANS/ELECTRICAL PLANS	S-5	TYPICAL STRUCTURAL DETAILS
CR-1	UNIT CR FLOOR PLANS/ELECTRICAL PLANS	S-6	ROOF FRAMING PLAN
D-1	TYPICAL DETAILS	S-7	TYPICAL STRUCTURAL DETAILS
D-2	TYPICAL DETAILS	M-1L	PLAN C MECHANICAL PLAN LEFT
P-1	PLUMBING PLAN	M-1R	PLAN C MECHANICAL PLAN RIGHT
P-2	PLUMBING PLAN	M-2L	PLAN A MECHANICAL PLAN LEFT
		M-2R	PLAN A MECHANICAL PLAN RIGHT

SITE & AREA CALCULATIONS	
TOTAL BUILDING AREA	7,458 SQ.FT.
PROPOSED A/C AREA	5,956 SQ.FT.
PROPOSED NON A/C AREA	1,502 SQ.FT.
GARAGES	962 SQ.FT.
COVERED LANAI	388 SQ.FT.
ENTRY	152 SQ.FT.

BLDG. DESIGN DATA	
CODES: FLORIDA RESIDENTIAL BLDG. CODE 2020 EDITION NFPA FL FIRE PREVENTION CODE 7TH ED. NEC NATIONAL ELECTRIC CODE 2017 CARBON MONOXIDE DETECTORS REQUIREMENTS PER FL ADMINISTRATIVE CODE RULE 9B-3.0472 ACI 318-14, ASTM 47th ED.	
DESIGN CRITERIA	
COUNTY	PLAM SPRINGS, FL
OCCUPANCY GROUP	R-3
NUMBER OF STORIES	2
BUILDING CATEGORY	ENCLOSED
BASIC WIND SPEED, mph	170
WIND IMPORTANCE FACTOR	1.0
WIND EXPOSURE CATEGORY	C
INTERNAL PRESSURE COEFFICIENT	+/- .18
MINIMUM SOIL PRESSURE, psf	2500
FLOOR LOADS (LIVE & DEAD)	55
ROOF DEAD LOAD, psf	20
ROOF LIVE LOAD, psf	30
CONTRUCTION TYPE	"III B"UNPROTECTED



① 1st Flr
1/8" = 1'-0"



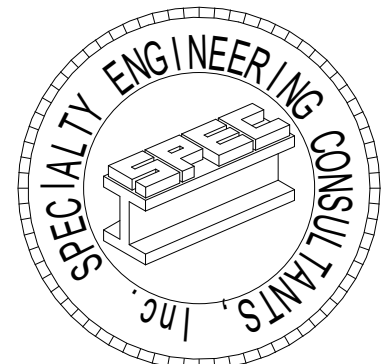
② 2nd Flr
1/8" = 1'-0"

BUILDING PLANS

SHEET INFORMATION
4- UNIT
BUILDING
TYPE B

PROJECT INFORMATION
BELMONT
PALM SPRINGS,
FLORIDA

D.R. HORTON
America's Builder
www.drhorton.com
6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 949-3000 Fax: (954) 928-8921



SPECIALTY ENGINEERING
CONSULTANTS, Inc.

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:
SCALE
DATE 5/28//2021
RVD. BY Checker
DRWN. BY Author

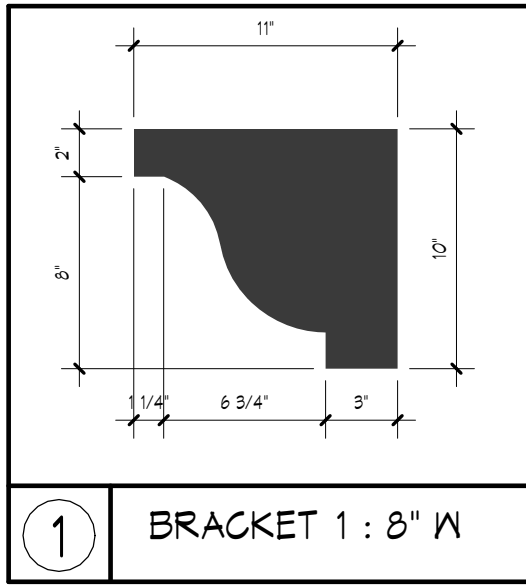
REVISION SCHEDULE		
NO	DATE	Description

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

A-1

1:DR HORTON BELMONT BUILDING 4- PLEX-B.rvt



UPPER ROOF VENT CALCULATION-PLAN A

ATTIC AREA MAX. 1,000 S.F.
CALCULATE NET FREE VENT AREA: $1,000 \text{ S.F.}/150 = 6.67 \text{ S.F.}$
(1 IN 150 RULED)
CONVERT TO SQ. INCHES : $6.67 \text{ SF} \times 144 = 960 \text{ SQ.IN}$

SOFFIT VENT 960 SQ.IN. : 6" CONT SCREEN VENT
6" CONT. VENT : $960 \text{ SQ.IN.}/\text{LF} = 960/36 = 27$

LOWER ROOF VENT CALCULATION-PLAN A

ATTIC AREA MAX. 40 S.F.
CALCULATE NET FREE VENT AREA: $40 \text{ S.F.}/150 = .27 \text{ S.F.}$
(1 IN 150 RULED)
CONVERT TO SQ. INCHES : $.27 \text{ SF} \times 144 = 38.4 \text{ SQ.IN}$

SOFFIT VENT 38.4 SQ.IN. : 6" CONT SCREEN VENT
6" CONT. VENT : $38.4 \text{ SQ.IN.}/\text{LF} = 38.4/36 = 2$

UPPER ROOF VENT CALCULATION-PLAN C

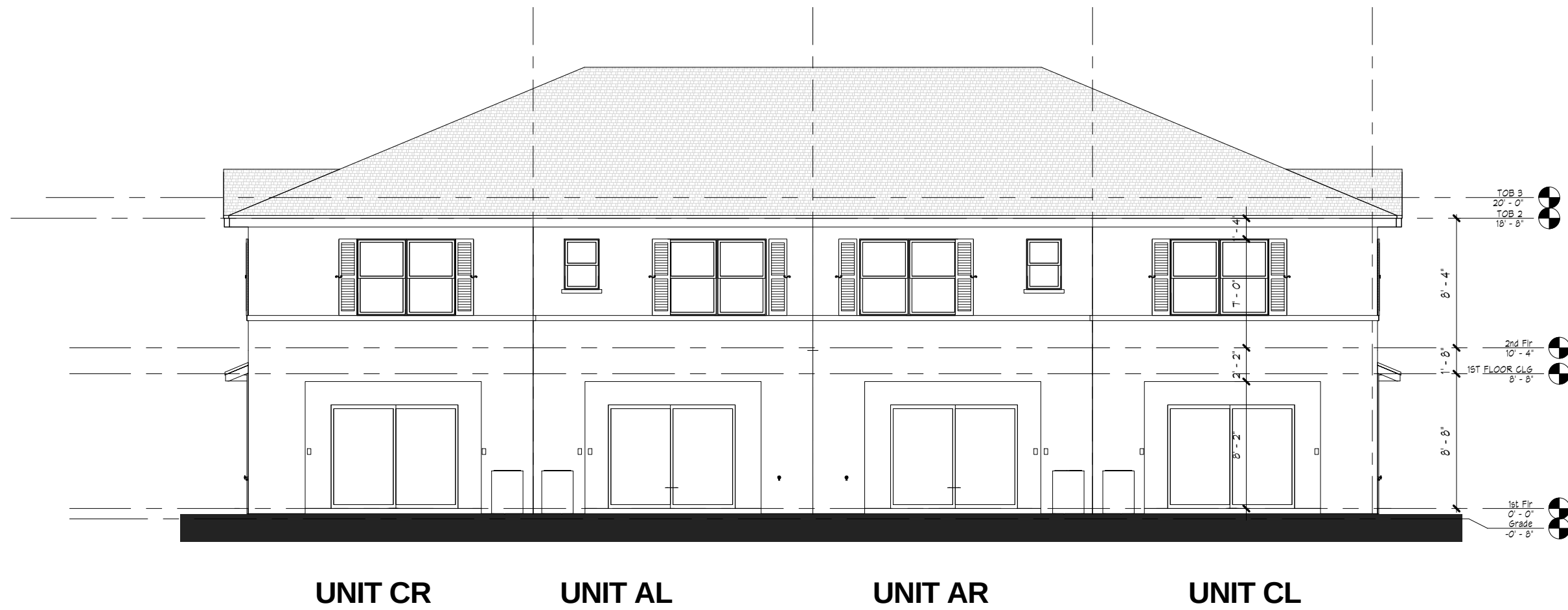
ATTIC AREA MAX. 900 S.F.
CALCULATE NET FREE VENT AREA: $900 \text{ S.F.}/150 = 6.0 \text{ S.F.}$
(1 IN 150 RULED)
CONVERT TO SQ. INCHES : $6 \text{ SF} \times 144 = 864 \text{ SQ.IN}$

SOFFIT VENT 864 SQ.IN. : 6" CONT SCREEN VENT
6" CONT. VENT : $864 \text{ SQ.IN.}/\text{LF} = 864/36 = 24$

LOWER ROOF VENT CALCULATION-PLAN C

ATTIC AREA MAX. 100 S.F.
CALCULATE NET FREE VENT AREA: $100 \text{ S.F.}/150 = 1.07 \text{ S.F.}$
(1 IN 150 RULED)
CONVERT TO SQ. INCHES : $1.07 \text{ SF} \times 144 = 153.6 \text{ SQ.IN}$

SOFFIT VENT 153.6 SQ.IN. : 6" CONT SCREEN VENT
6" CONT. VENT : $153.6 \text{ SQ.IN.}/\text{LF} = 153.6/36 = 5$



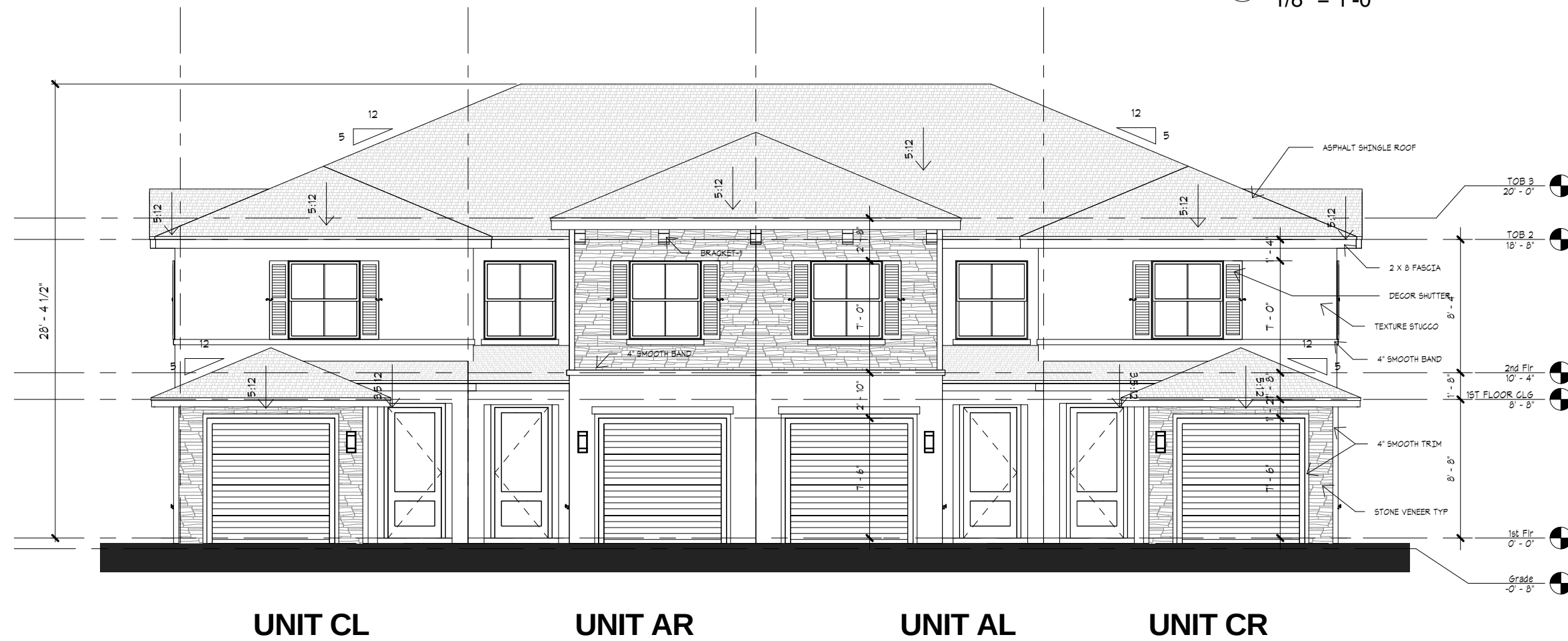
2 REAR ELEVATION
1/8" = 1'-0"



4 RIGHT SIDE
1/8" = 1'-0"



3 LEFT SIDE
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

ELEVATIONS

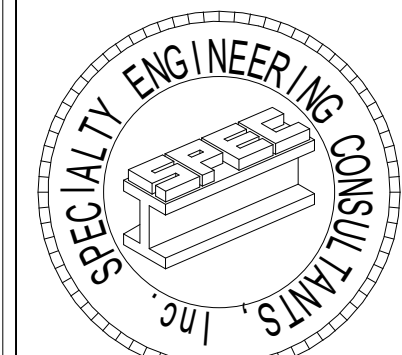
SHEET INFORMATION

4- UNIT
BUILDING
TYPE B

PROJECT INFORMATION

BELMONT
PALM SPRINGS,
FLORIDA

D.R. HORTON
America's Builder
www.drhorton.com
6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 946-3000 Fax: (954) 928-8921



SPECIALTY ENGINEERING
CONSULTANTS, Inc.

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:

SCALE

DATE 5/28/2021

RVD. BY Checker

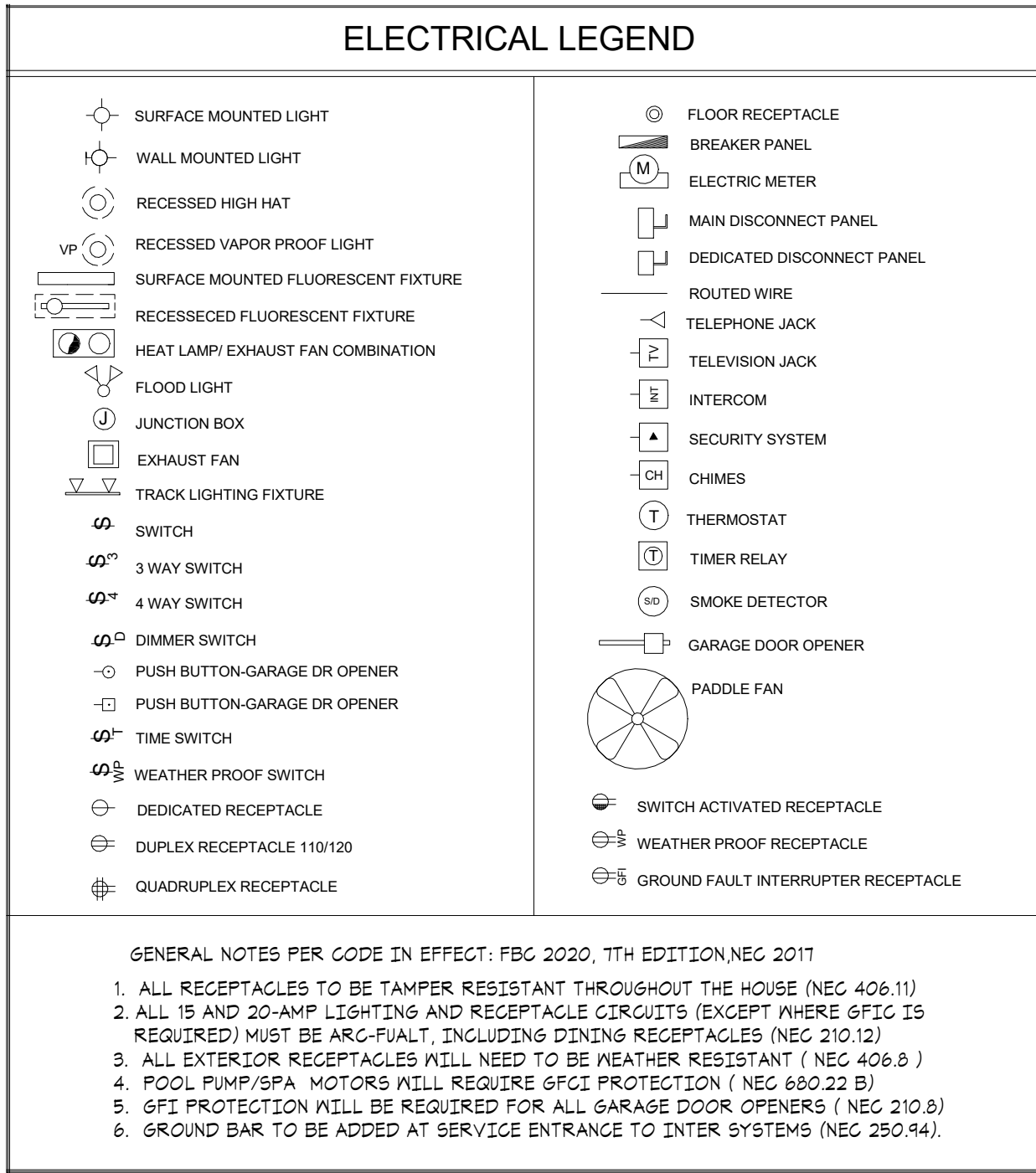
DRWN. BY Author

REVISION SCHEDULE
NO DATE Description

SEAL
D. ADAM LeBLANC, PE FL #77012

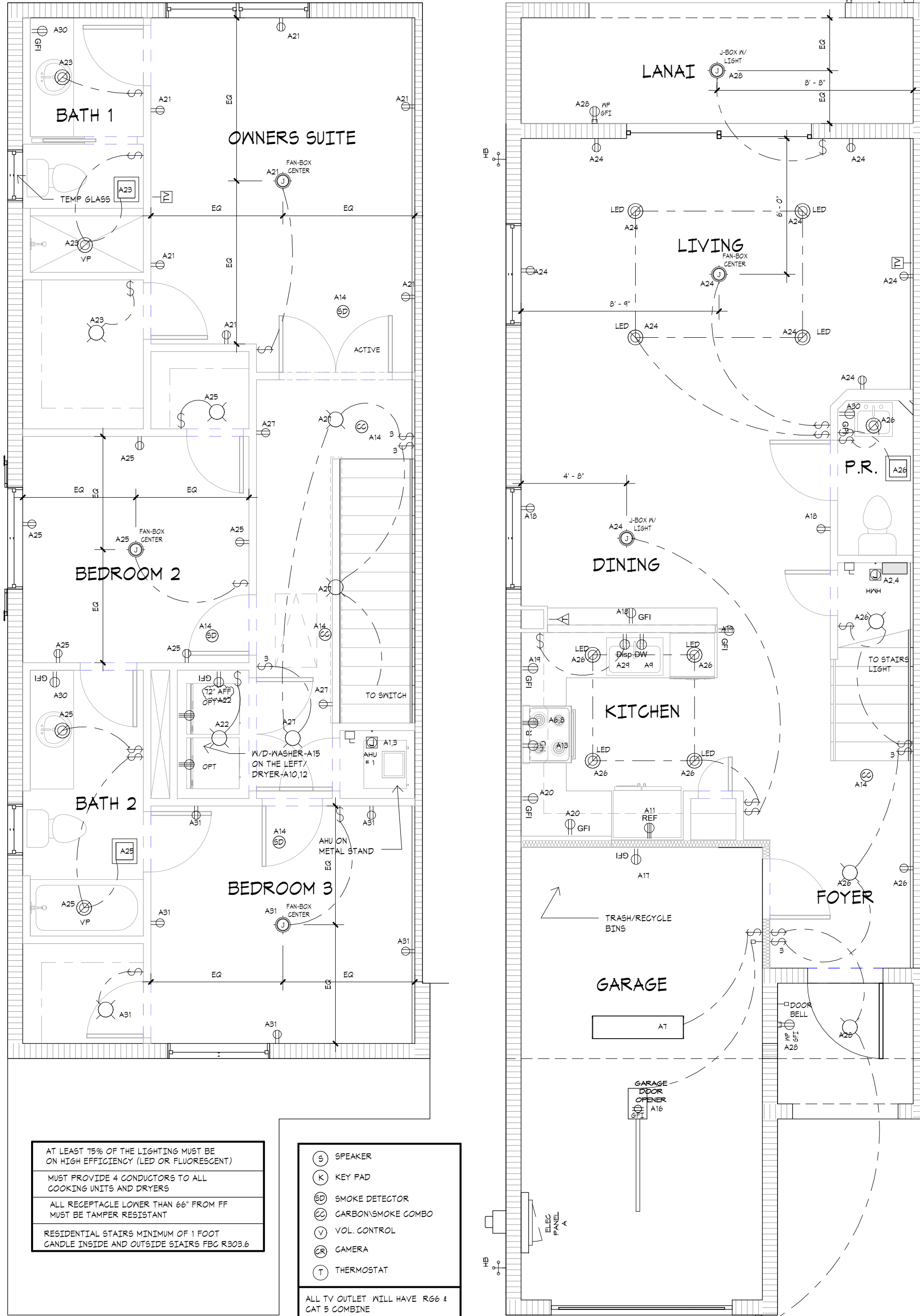
SHEET #

A-2

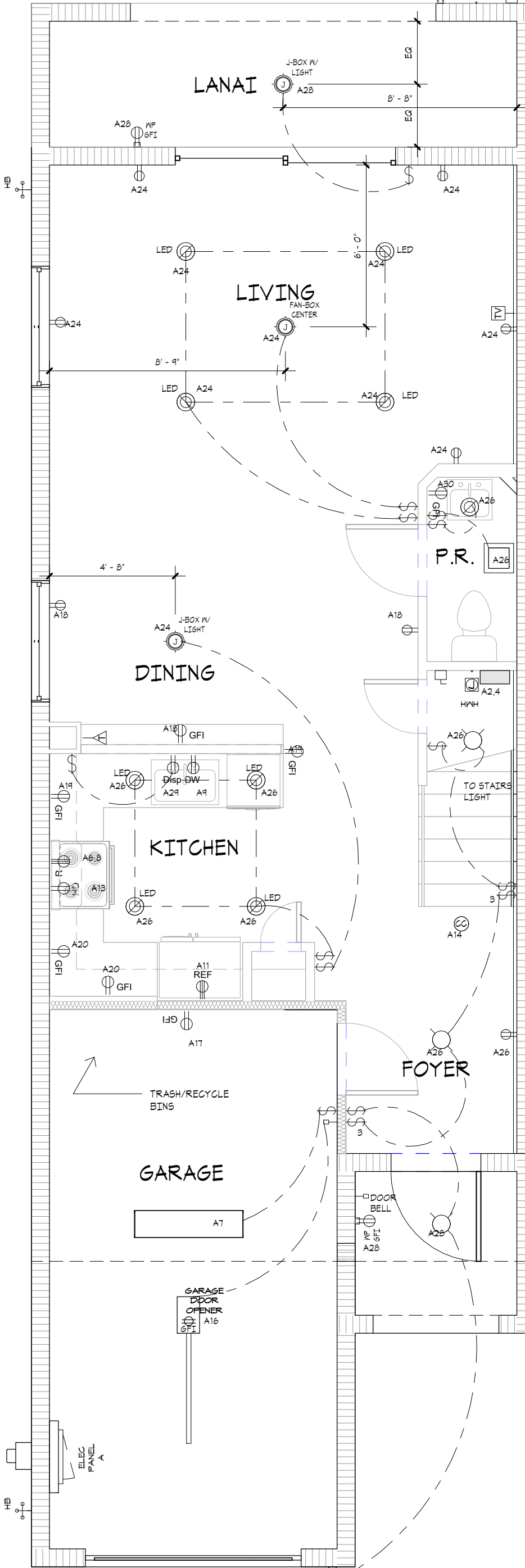


ELECTRICAL PANEL 'A'									
NO	POLE TRIP	KV	DESCRIPTION	WIRE	NO	POLE TRIP	KV	DESCRIPTION	WIRE
1	2/60	5.0	AIR HANDLER	# 6	2	2/25	4.5	HOTWATER HEATER	#10
3					4				
5	2/50		A/C COMP.	# 8	6	2/50	12.0	RANGE/OVEN	#6
7					8				
9	1/20	1.0	DISH WASHER GFI	#12	10	2/30	5.0	DRYER	#10
11	1/20	1.0	REFRIGERATOR GFI	#12	12				
13	1/20	1.5	MICROWAVE/HOOD FAN	#12	14	1/20	1.5	SMOKE/CABON DETECTOR GFI (AF)	#12
15	1/20	1.5	WASHER GFI	#12	16	1/20	1.5	GARAGE DOOR OPENER GFI (AF)	#12
17	1/20		GENERAL LIGHTING GARAGE (AF)	#12	18	1/20	1.5	DINING ROOM REC (AF)	#12
19	1/20	1.5	SMALL APPLIANCES (AF)	#12	20	1/20	1.5	SMALL APPLIANCES (AF)	#12
21	1/15		GENERAL LIGHTING MASTER (AF)	#14	22	1/20		GENERAL LIGHTING LAUNDRY(AF)	#12
23	1/15		GENERAL LIGHTING MEATH (AF)	#14	24	1/15		GENERAL LIGHTING LIVING/DINING (AF)	#14
25	1/15		GENERAL LIGHTING BR2/BATH 2 (AF)	#14	26	1/15		GENERAL LIGHTING KITCHEN/FOYER/P.R.(AF)	#14
27	1/15		GENERAL LIGHTING HALLWAY (AF)	#14	28	1/15		EXTERIOR LIGHTING (AF)	#14
29	1/20	1.5	DISPOSAL GFI	#12	30	1/20		BATHROOM REC. (GFI)	#12
31	1/15		GENERAL LIGHTING BR3 (AF)	#14	32				
33					34				
35					36				
37					38				
39			SPARE		40			SPARE	
41			SPARE		42			SPARE	

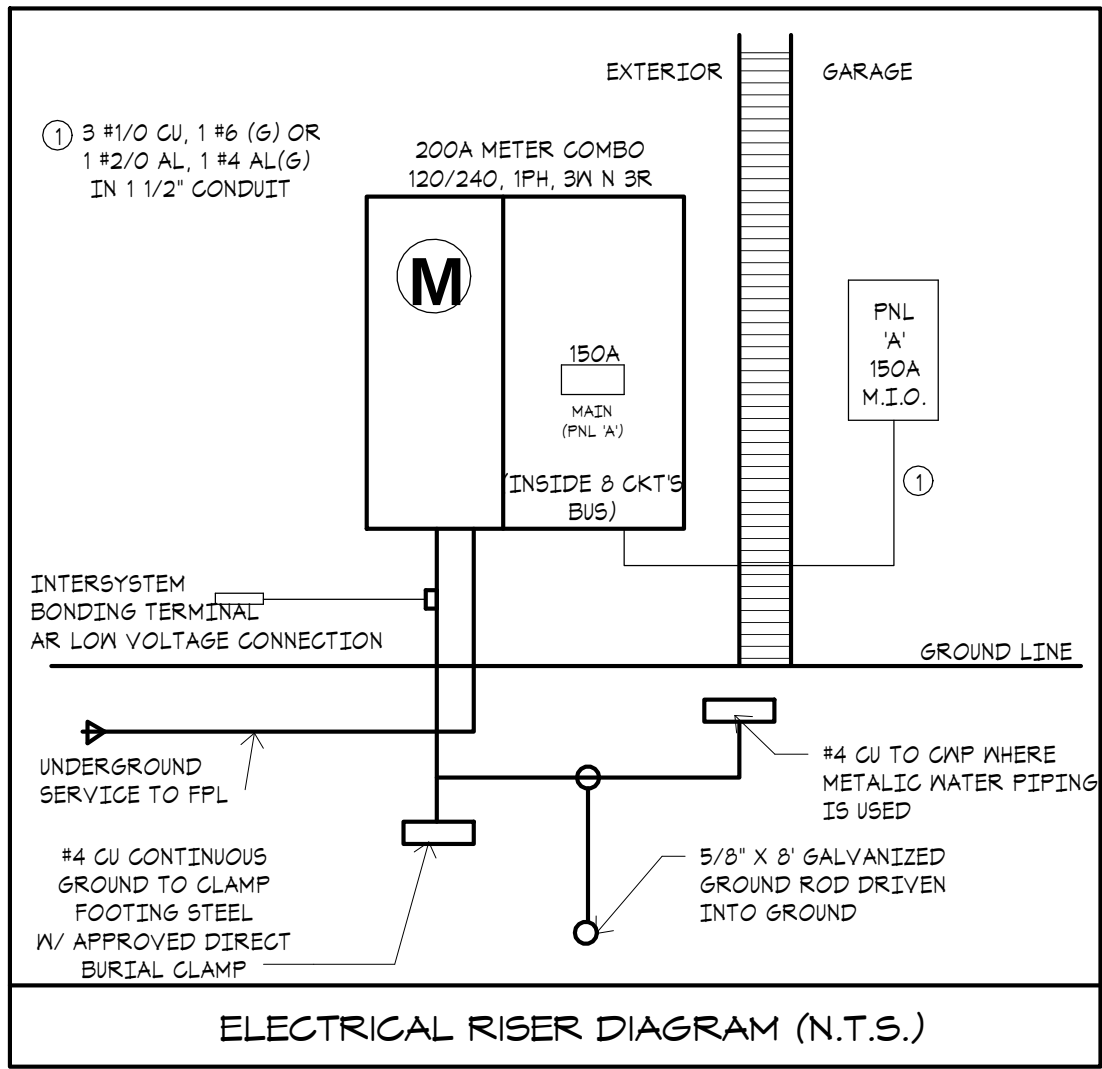
1826	sq. ft. @ 3 watts sq. ft	5478	watts
3	Small Appliance Circuits @ 1500 watts ea. (Minimum is 2)	4500	watts
1	Laundry Circuit(s) @ 1500 watts ea. (Minimum is 1)	1500	watts
12000	Range (Nameplate Rating)	12000	watts
4500	Electric Water Heater	4500	watts
5000	Electric Clothes Dryer (Enter larger: 5000 Watts or Nameplate Rating)	5000	watts
1000	Dishwasher	1000	watts
1500	Disposal	1500	watts
1000	Refrigerator	1000	watts
1500	Microwave Oven	1500	watts
1500	Garage Door Opener	1500	watts
		0	watts
		0	watts
		0	watts
		0	watts
		0	watts
Total Calculated Load (less HVAC)		39478	watts
Service Demand			
General Load:			
First 10kw of Total Calculated Load (less HVAC) @ 100%		10000	watts
Remainder of Total Calculated Load (less HVAC) @ 40%		11791.2	watts
Total General Load		21791.2	watts
HVAC Load:			
10000 Air Conditioning Load @ 100% (Volts X Amps = Watts)		8000	watts
Furnace/Air Handler Load (Volts X Amps = Watts)		0	watts
Total HVAC Load		8000	watts
Total General Load		+	Total HVAC Load
21791.2		+	8000
		=	Calculated Service Load
		=	29791.2
Calculated Service Load		+	Service Voltage
29791.2		+	240
		=	Minimum Service Ampacity
		=	124.13



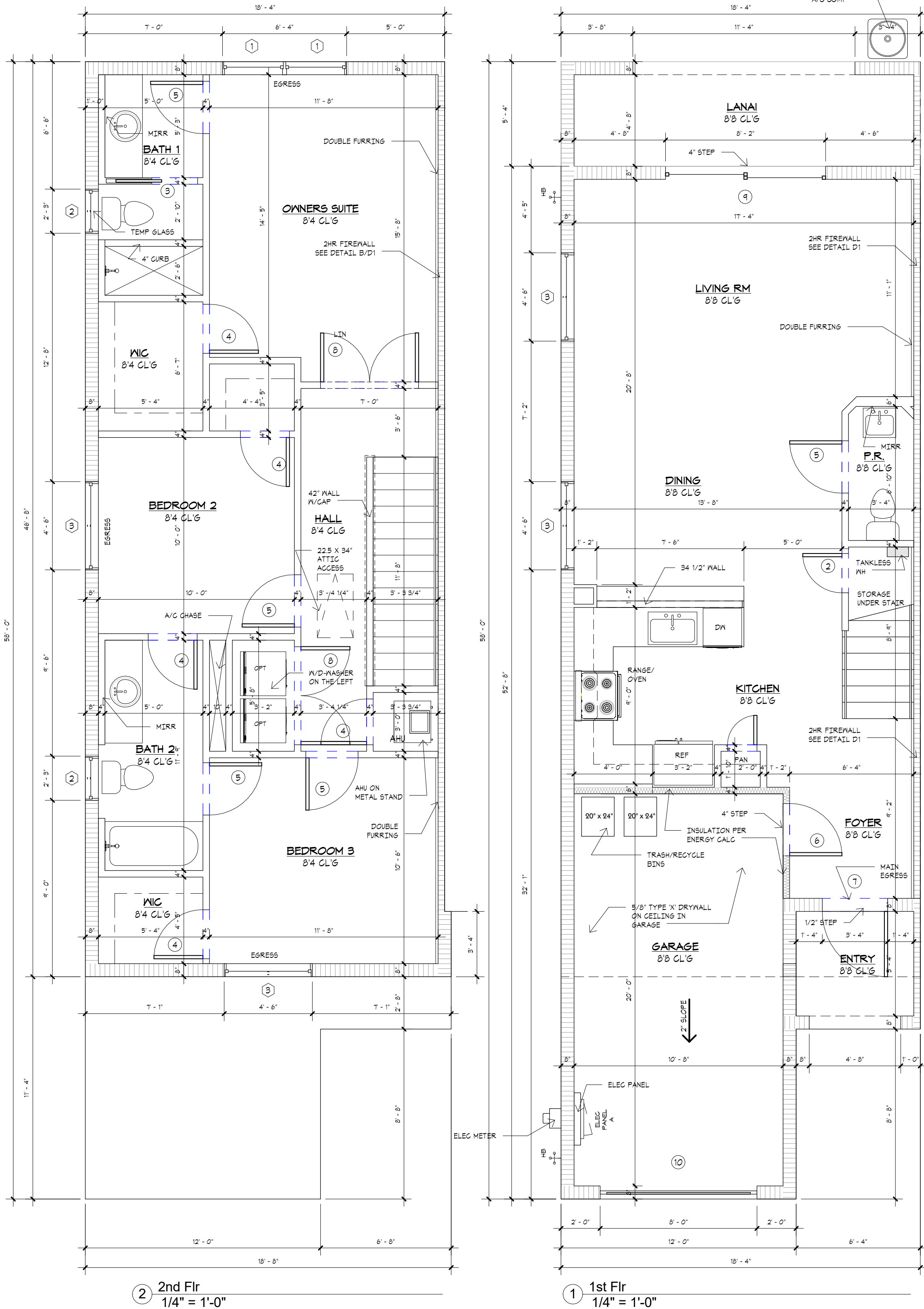
④ 2ND FLR ELECTRIC
1/4" = 1'-0"



③ 1ST FLR ELECTRIC
1/4" = 1'-0"



- GENERAL NOTES**
- ALL WINDOWS AND SLIDING DOOR GLASS SHALL BE: U-FACTOR = 0.54 AND SHGC = 0.65
 - OMITTED
 - DRYER MUST VENT TO OUTSIDE
 - SET HOTWATER HEATER AT FDI, FLR. LEVEL
 - ALL MECHANICAL FANS MUST BE VENTED TO OUTSIDE
 - ALL BATH ROOM FLOOR AND BASE SHALL BE IMPERVIOUS MATERIAL WHERE REQUIRED BY LOCAL BUILDING CODE
 - HVAC CONTRACTOR TO PROVIDE ELECTRICAL BREAKERS IN AIR HANDLER
 - ALL BATHROOM FIXTURE OUTLETS TO BE 66" AFF OR AS PER BUILDER SPECIFICATIONS
 - PROVIDE RECEPTACAL FOR MICRO/HOOD FAN 65" A.F.F. CENTER RANGE SPACE
 - SMOKE DETECTORS SHALL BE HARD WIRE 110V W/ BATTERY BACK UP. MULTIPLE DETECTORS SHALL BE INTERCONNECTED
 - EGRESS WINDOWS SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" OFF THE FLOOR.
- NOTE:
CONTRACTORS MUST VERIFY OPENINGS WITH DOORS AND WINDOWS MANUFACTURES.



② 2nd Flr
1/4" = 1'-0"

① 1st Flr
1/4" = 1'-0"

AREA CALCULATION	
Comments	Area
1ST FLOOR LIVING AREA	629 SF
2ND FLOOR LIVING AREA	817 SF
GARAGE	244 SF
LANAI	98 SF
ENTRY	38 SF
Grand total	1826 SF

WINDOWS SCHEDULE				
Mark	Rough Opening		Description	Count
	Width	Height		
1	3' - 2"	4' - 11"	245 SH Egress	2
2	2' - 3"	3' - 3"	1/2 33SH	2
3	4' - 6"	4' - 11"	245SH	4
Grand total: 8				8

DOOR SCHEDULE1				
Mark	Description	Rough Width	Rough Height	Finish Comment
1	1668 INTERIOR DOOR	1' - 6"	6' - 8"	
2	2068 INTERIOR DOOR	2' - 0"	6' - 8"	
3	2668 POCKET DOOR	2' - 6"	6' - 8"	
4	2668 INTERIOR DOOR	2' - 6"	6' - 8"	
5	2868 INTERIOR DOOR	2' - 8"	6' - 8"	
6	2868 SC DOOR TO GARAGE	2' - 8"	6' - 8"	20 MIN RATING/AUTO CLOSURE
7	3080 SC/MTL FRONT DOOR	3' - 4"	6' - 2"	
8	2-2668 INTERIOR DOOR	5' - 0"	6' - 8"	
9	8080 XX S6D	8' - 2"	6' - 8"	
10	8'0 X 8'0 Garage Door	8' - 0"	8' - 0"	
Grand total				

FLOOR/ELECT PLANS

SHEET INFORMATION

PROJECT INFORMATION

BELMONT

PLAN C

LEFT

PALM SPRINGS, FLORIDA

D.R.HORTON

America's Builder

www.drhorton.com

6123 LYONS COCONUT CREEK FL 33073 Tel: (954) 949-3000 Fax: (954) 928-8921

SPECIALTY ENGINEERING CONSULTANTS, INC.

SPECIALTY ENGINEERING CONSULTANTS, Inc

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME

SCALE

DATE 5/28/2021

RVD. BY

DRWN. BY C.L.

REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

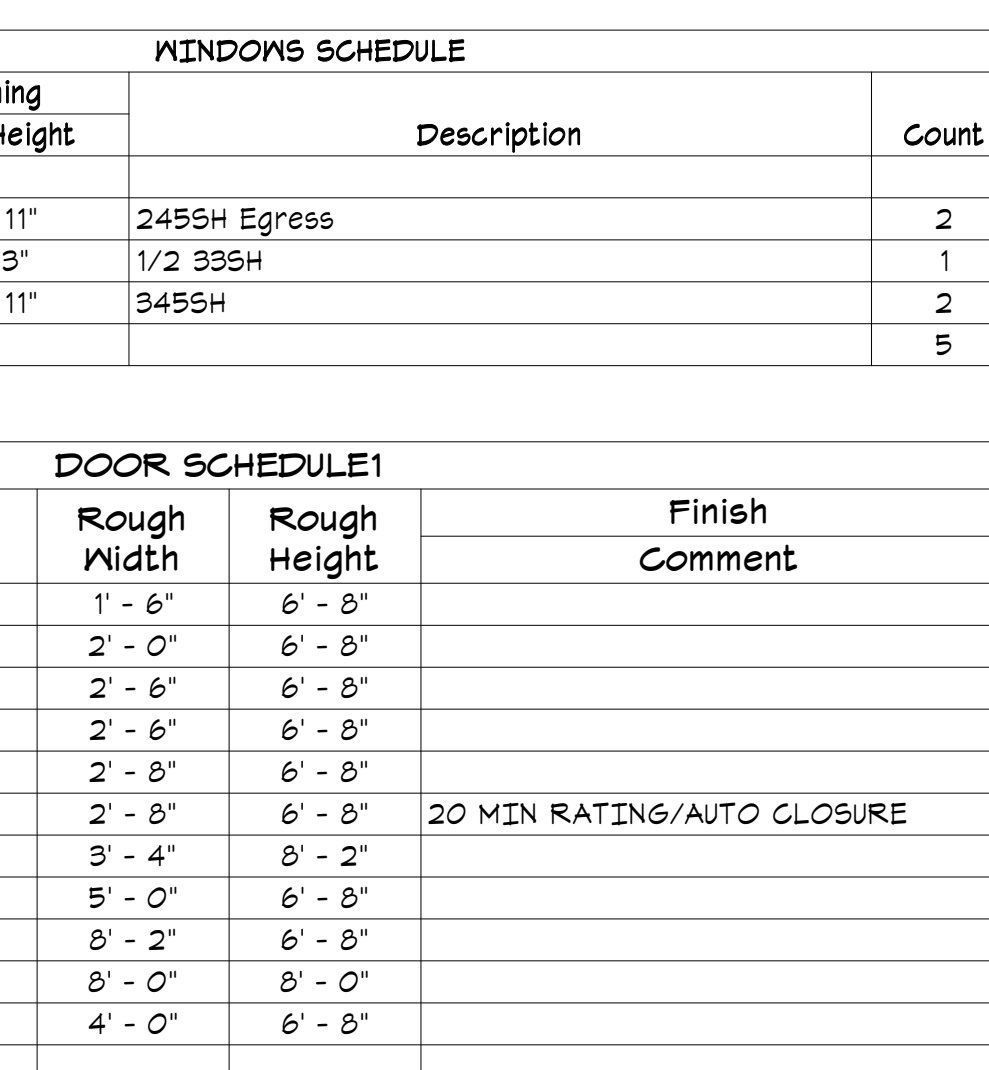
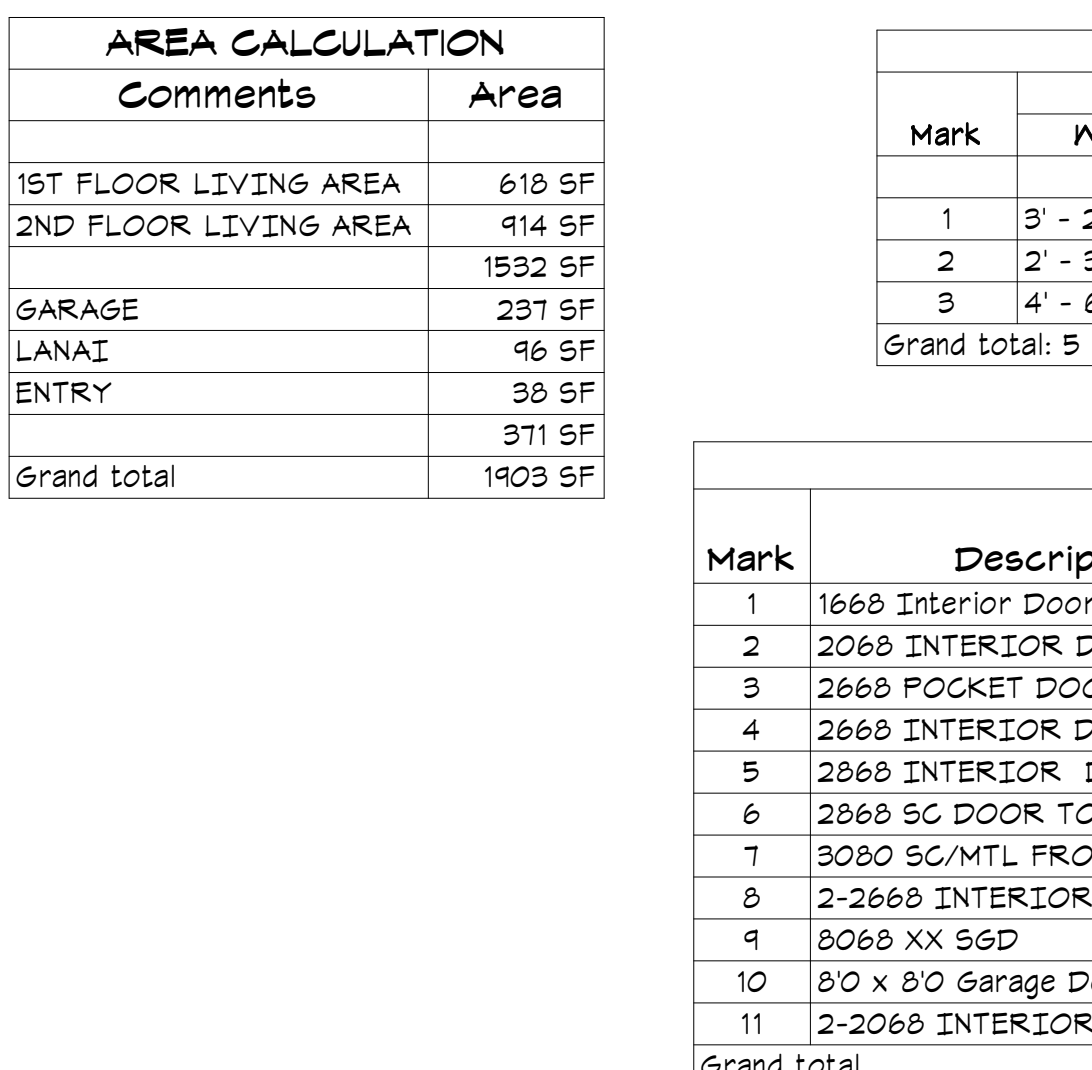
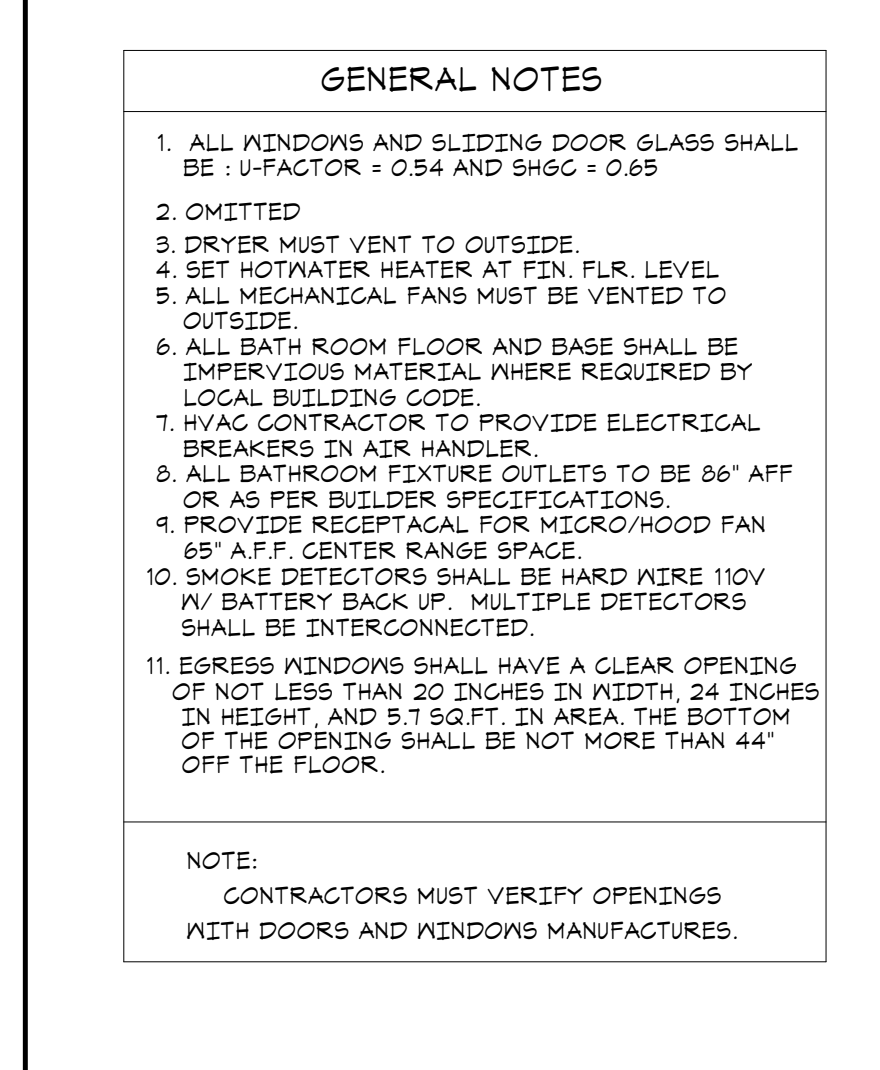
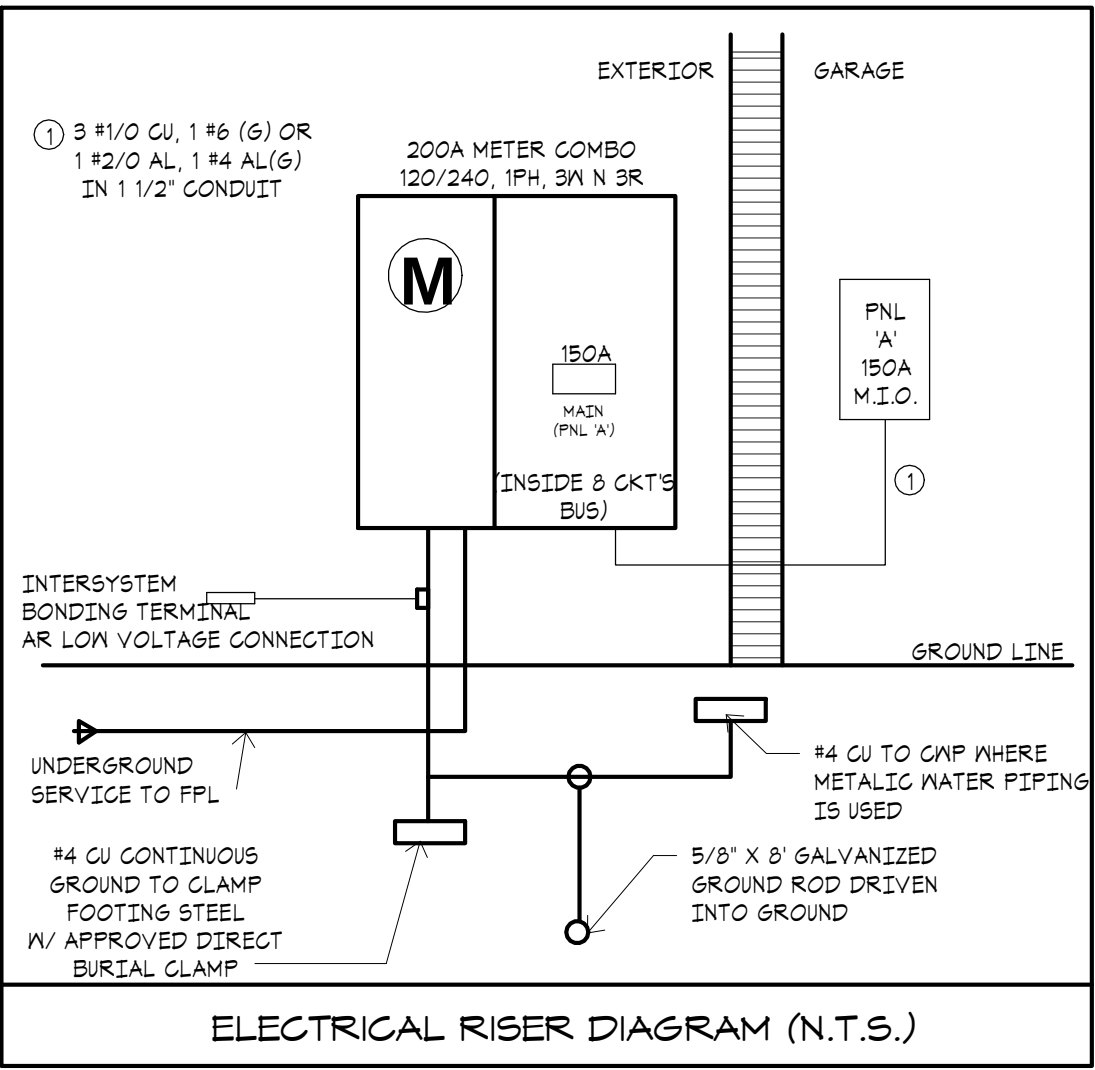
SHEET #

CL-1

ELECTRICAL LEGEND			
	SURFACE MOUNTED LIGHT		FLOOR RECEPTACLE
	WALL MOUNTED LIGHT		BREAKER PANEL
	RECESSED HIGH HAT		ELECTRIC METER
	RECESSED VAPOR PROOF LIGHT		MAIN DISCONNECT PANEL
	SURFACE MOUNTED FLUORESCENT FIXTURE		DEDICATED DISCONNECT PANEL
	RECESSED FLUORESCENT FIXTURE		ROUTED WIRE
	HEAT LAMP EXHAUST FAN COMBINATION		TELEPHONE JACK
	FLOOD LIGHT		TELEVISION JACK
	JUNCTION BOX		INTERCOM
	EXHAUST FAN		SECURITY SYSTEM
	TRACK LIGHTING FIXTURE		CHIMES
	SWITCH		THERMOSTAT
	3 WAY SWITCH		TIMER RELAY
	4 WAY SWITCH		SMOKE DETECTOR
	DIMMER SWITCH		GARAGE DOOR OPERNER
	PUSH BUTTON-GARAGE DR OPERNER		PADDLE FAN
	PUSH BUTTON-GARAGE DR OPERNER		
	TIME SWITCH		
	WEATHER PROOF SWITCH		SWITCH ACTIVATED RECEPTACLE
	DEDICATED RECEPTACLE		WEATHER PROOF RECEPTACLE
	DUPLEX RECEPTACLE 110/120		GROUND FAULT INTERRUPTER RECEPTACLE
	QUADRUPLUX RECEPTACLE		
GENERAL NOTES PER CODE IN EFFECT: FBC 2020, 1TH EDITION/NEC 2011 - ALL RECEPTACLES TO BE TAMPER RESISTANT THROUGHOUT THE HOUSE (NEC 406.11) - ALL 15 AND 20-AMP LIGHTING AND RECEPTACLE CIRCUITS (EXCEPT WHERE GFCI IS REQUIRED) MUST BE ARC-FAULT, INCLUDING DINING RECEPTACLES (NEC 210.12) - ALL EXTERIOR RECEPTACLES WILL NEED TO BE WEATHER RESISTANT (NEC 406.8) - POOL PUMP/SPA MOTORS WILL REQUIRE GFCI PROTECTION (NEC 680.22 B) - GFI PROTECTION WILL BE REQUIRED FOR ALL GARAGE DOOR OPENERS (NEC 210.8) - GROUND BAR TO BE ADDED AT SERVICE ENTRANCE TO INTER SYSTEMS (NEC 250.94).			

[illegible]

Service Demand			
General Load:			
First 10kw of Total Calculated Load (less HVAC) @ 100%	10000	watts	
Remainder of Total Calculated Load (less HVAC) @ 40%	11722.8	watts	
Total General Load		21722.8	watts
HVAC Load:			
10000	Air Conditioning Load @ 100% (Volts X Amps = Watts)	5000	watts
	Furnace/Air Handler Load (Volts X Amps = Watts)	0	watts
Total HVAC Load		5000	watts
Total General Load	+	Total HVAC Load	=
21722.8	watts	5000	watts
		26722.8	watts
Calculated Service Load	÷	Service Voltage	=
26722.8	watts	240	volts
		111.35	amps



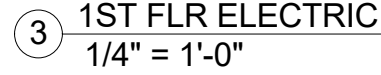
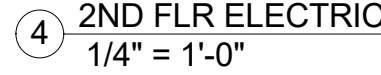
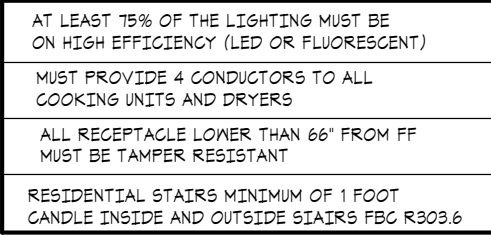
SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

AR-1

I:\DR HORTON\BELMONT\MASTER PLANS\PLAN-AR MASTER.MXD

ELECTRICAL LEGEND	
SURFACE MOUNTED LIGHT WALL MOUNTED LIGHT RECESSED HIGH HAT RECESSED VAPOR PROOF LIGHT SURFACE MOUNTED FLUORESCENT FIXTURE RECESSED FLUORESCENT FIXTURE HEAT LAMP/ EXHAUST FAN COMBINATION FLOOD LIGHT JUNCTION BOX EXHAUST FAN TRACK LIGHTING FIXTURE SWITCH 3 WAY SWITCH 4 WAY SWITCH DIMMER SWITCH PUSH BUTTON-GARAGE DR OPENER PUSH BUTTON-GARAGE DR OPENER TIME SWITCH WEATHER PROOF SWITCH DEDICATED RECEPTACLE DUPLEX RECEPTACLE 110/120 QUADRIPLEX RECEPTACLE	FLOOR RECEPTACLE BREAKER PANEL ELECTRIC METER MAIN DISCONNECT PANEL DEDICATED DISCONNECT PANEL ROUTED WIRE TELEPHONE JACK TELEVISION JACK INTERCOM SECURITY SYSTEM CHIMES THERMOSTAT TIMER RELAY SMOKE DETECTOR GARAGE DOOR OPENER PADDLE FAN SWITCH ACTIVATED RECEPTACLE WEATHER PROOF RECEPTACLE GROUND FAULT INTERRUPTER RECEPTACLE
GENERAL NOTES PER CODE IN EFFECT: FBC 2020, 11TH EDITION NEC 2020 1. ALL RECEPTACLES TO BE TAMPER RESISTANT THROUGHOUT THE HOUSE (NEC 406.11) 2. ALL 15 AND 20-AMP LIGHTING AND RECEPTACLE CIRCUITS (EXCEPT WHERE GFCI IS REQUIRED) MUST BE ARC-FULT, INCLUDING DINING RECEPTACLES (NEC 210.12) 3. ALL EXTERIOR RECEPTACLES WILL NEED TO BE WEATHER RESISTANT (NEC 406.8) 4. POOL PUMP/SPA MOTORS WILL REQUIRE GFCI PROTECTION (NEC 680.22 B) 5. GFI PROTECTION WILL BE REQUIRED FOR ALL GARAGE DOOR OPENERS (NEC 210.8) 6. GROUND BAR TO BE ADDED AT SERVICE ENTRANCE TO INTER SYSTEMS (NEC 250.94).	

[illegible]

- NOTE:
CONTRACTORS MUST VERIFY OPENINGS
WITH DOORS AND WINDOWS MANUFACTURES

AREA CALCULATION	
Comments	Area
1ST FLOOR LIVING AREA	618 SF
2ND FLOOR LIVING AREA	914 SF
	1532 SF
GARAGE	237 SF
LANAI	96 SF
ENTRY	38 SF
	371 SF
Grand total	1903 SF

WINDOWS SCHEDULE				
Mark	Rough Opening		Description	Count
	Width	Height		
1	3' - 2"	4' - 11"	2455H Egress	2
2	2' - 3"	3' - 3"	1/2 335H	1
3	4' - 6"	4' - 11"	3455H	2
Grand total: 5				5

DOOR SCHEDULE 1				
Mark	Description	Rough Width	Rough Height	Finish Comment
1	1666 Interior Door	1' - 6"	6' - 8"	
2	2066 INTERIOR DOOR	2' - 0"	6' - 8"	
3	2666 POCKET DOOR	2' - 6"	6' - 8"	
4	2666 INTERIOR DOOR	2' - 6"	6' - 8"	
5	2666 INTERIOR DOOR	2' - 8"	6' - 8"	
6	2666 SC DOOR TO GARAGE	2' - 8"	6' - 8"	20 MIN RATING/AUTO CLOSURE
7	3080 SC/MTL FRONT DOOR	3' - 4"	8' - 2"	
8	2-2666 INTERIOR DOOR	5' - 0"	6' - 8"	
9	8066 XX SGD	8' - 2"	6' - 8"	
10	8'0 x 8'0 Garage Door	8' - 0"	8' - 0"	
11	2-2066 INTERIOR DOOR	4' - 0"	6' - 8"	
Grand total				

D·R·HORTON®
America's Builder
www.drhorton.com



1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME.

SCALE

DATE 5/28/2021

RV'D. BY _____

DRWN. BY GJ

REVISION

--	--

1000

1000

1000

1000

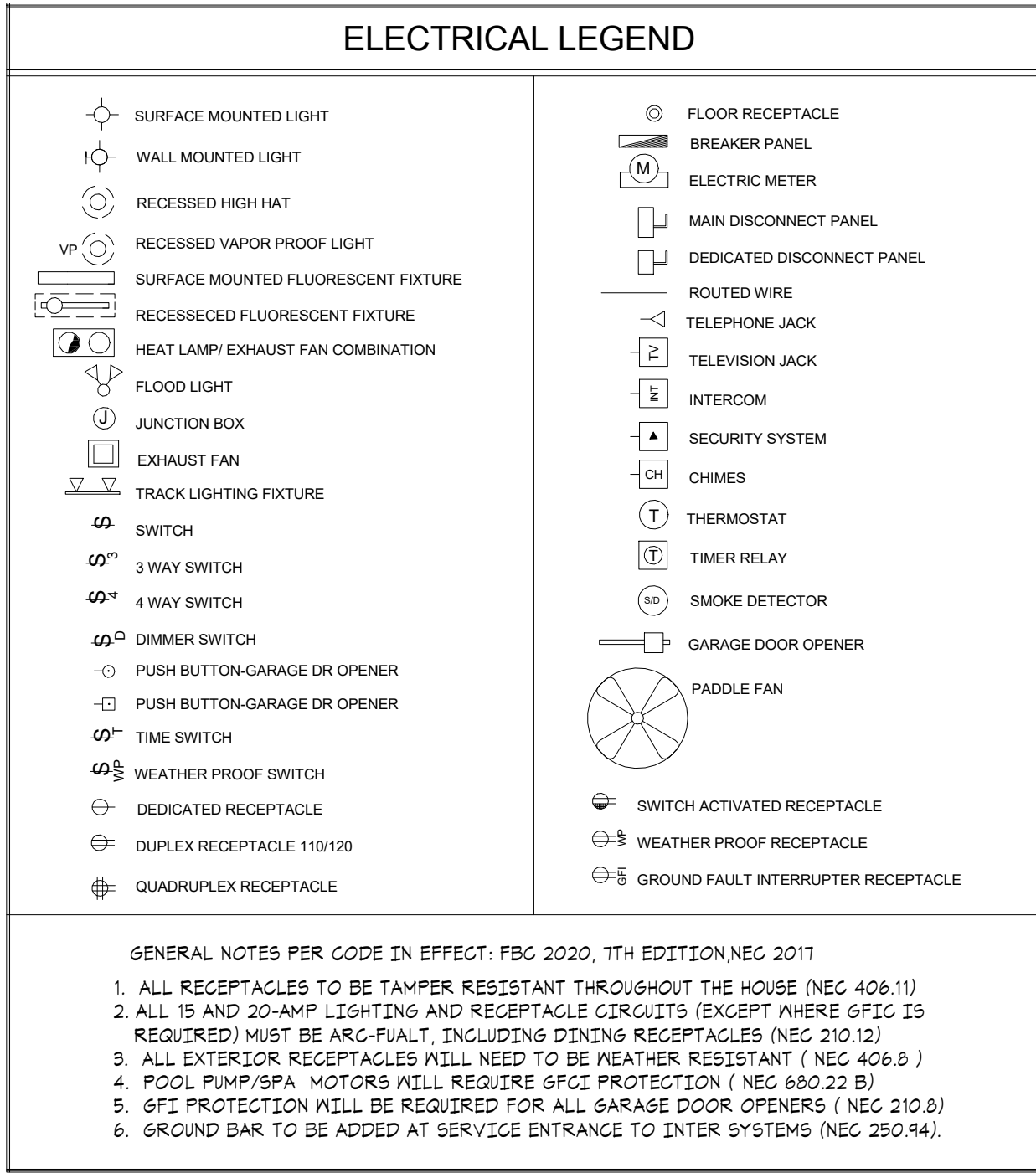
1000

SEAL
D. ADAM LeBLANC RE FI #77012

SHEET #

AI 1

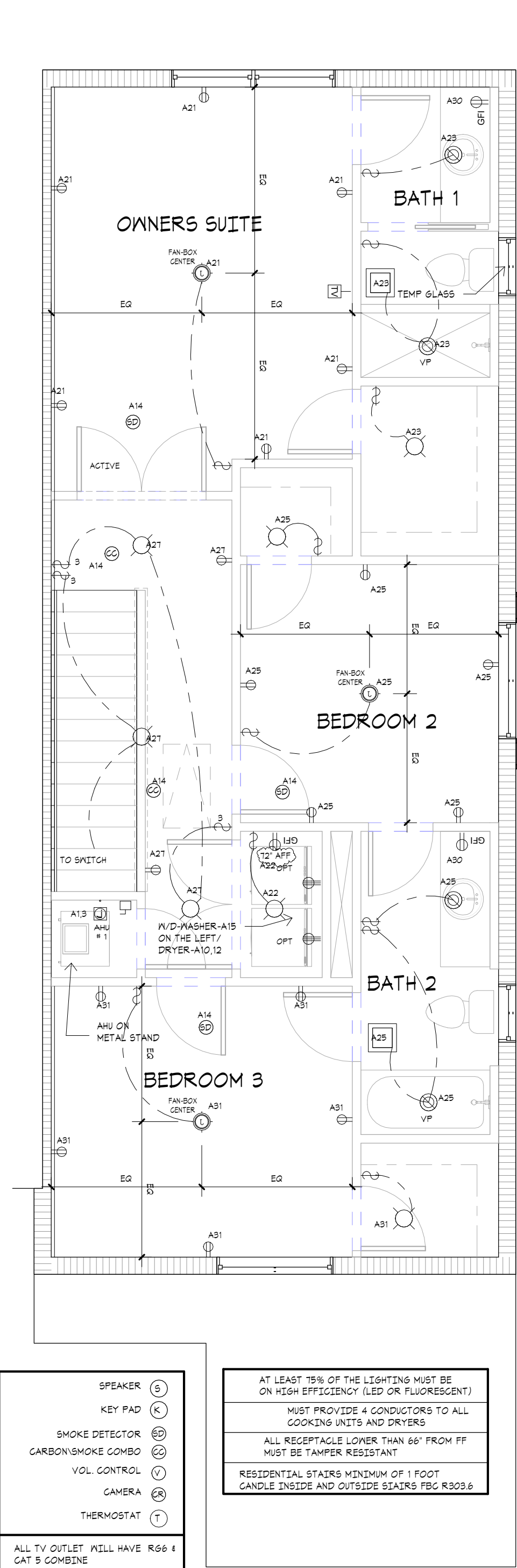
AL-1



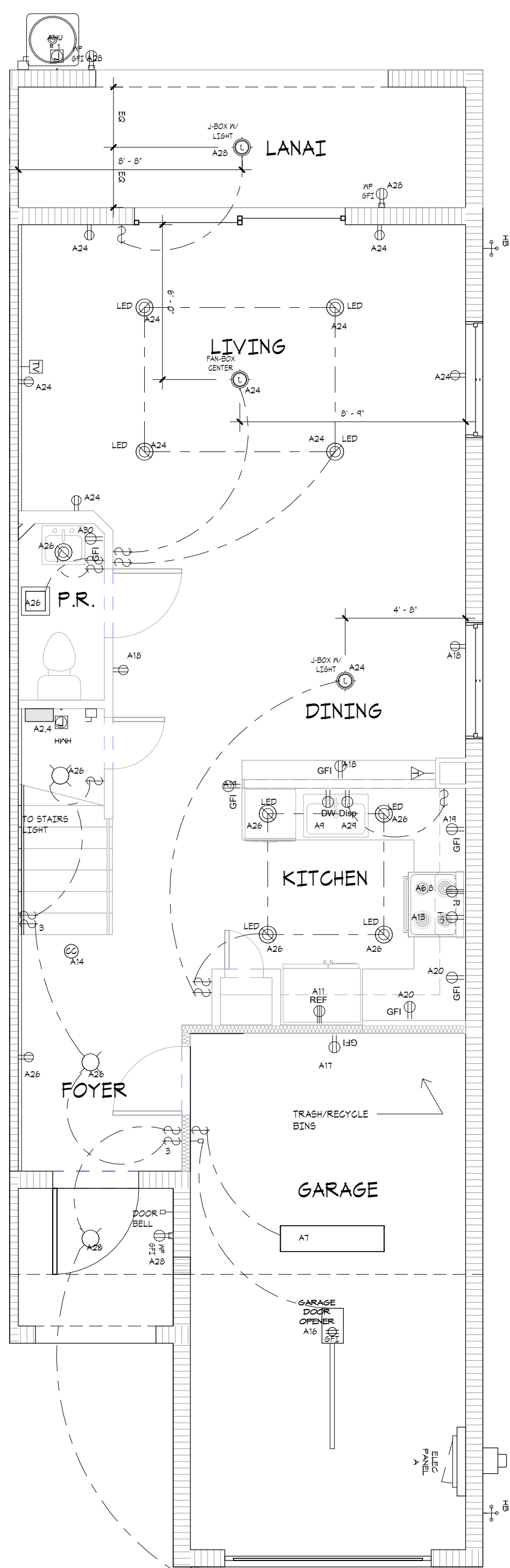
ELECTRICAL PANEL 'A'									
NO	POLE TRIP	KVA	DESCRIPTION	WIRE	NO	POLE TRIP	KVA	DESCRIPTION	WIRE
1	2/60	5.0	AIR HANDLER	# 6	2	2/25	4.5	HOTWATER HEATER	#10
3					4				
5	2/50		A/C COMP.	# 8	6	2/50	12.0	RANGE/OVEN	# 6
7					8				
9	1/20	1.0	DISH WASHER GFI	#12	10	2/30	5.0	DRYER	#10
11	1/20	1.0	REFRIGERATOR GFI	#12	12				
13	1/20	1.5	MICROWAVE/HOOD FAN	#12	14	1/20	1.5	SMOKE/CABON DETECTOR GFI (AF)	#12
15	1/20	1.5	WASHER GFI	#12	16	1/20	1.5	GARAGE DOOR OPENER GFI (AF)	#12
17	1/20		GENERAL LIGHTING GARAGE (AF)	#12	18	1/20	1.5	DINING ROOM REG (AF)	#12
19	1/20	1.5	SMALL APPLIANCES (AF)	#12	20	1/20	1.5	SMALL APPLIANCES (AF)	#12
21	1/15		GENERAL LIGHTING MASTER (AF)	#14	22	1/20		GENERAL LIGHTING LAUNDRY(AF)	#12
23	1/15		GENERAL LIGHTING MBATH (AF)	#14	24	1/15		GENERAL LIGHTING LIVING/DINING (AF)	#14
25	1/15		GENERAL LIGHTING BR2/BATH 2 (AF)	#14	26	1/15		GENERAL LIGHTING KITCHEN/FOYER/P.R (AF)	#14
27	1/15		GENERAL LIGHTING HALLWAY (AF)	#14	28	1/15		EXTERIOR LIGHTING (AF)	#14
29	1/20	1.5	DISPOSAL GFI	#12	30	1/20		BATHROOM REG. (GFI)	#12
31	1/15		GENERAL LIGHTING BR3 (AF)	#14	32				
33					34				
35					36				
37					38				
39					40				
41					42				

1826	sq. ft. @ 3 watts sq. ft	5478	watts
3	Small Appliance Circuits @ 1500 watts ea. (Minimum is 2)	4500	watts
1	Laundry Circuit(s) @ 1500 watts ea. (Minimum is 1)	1500	watts
12000	Range (Nameplate Rating)	12000	watts
4500	Electric Water Heater	4500	watts
5000	Electric Clothes Dryer (Enter larger: 5000 Watts or Nameplate Rating)	5000	watts
1000	Dishwasher	1000	watts
1500	Disposal	1500	watts
1000	Refrigerator	1000	watts
1500	Microwave Oven	1500	watts
1500	Garage Door Opener	1500	watts
		0	watts
		0	watts
		0	watts
		0	watts
		0	watts
Total Calculated Load (less HVAC)		39478	watts

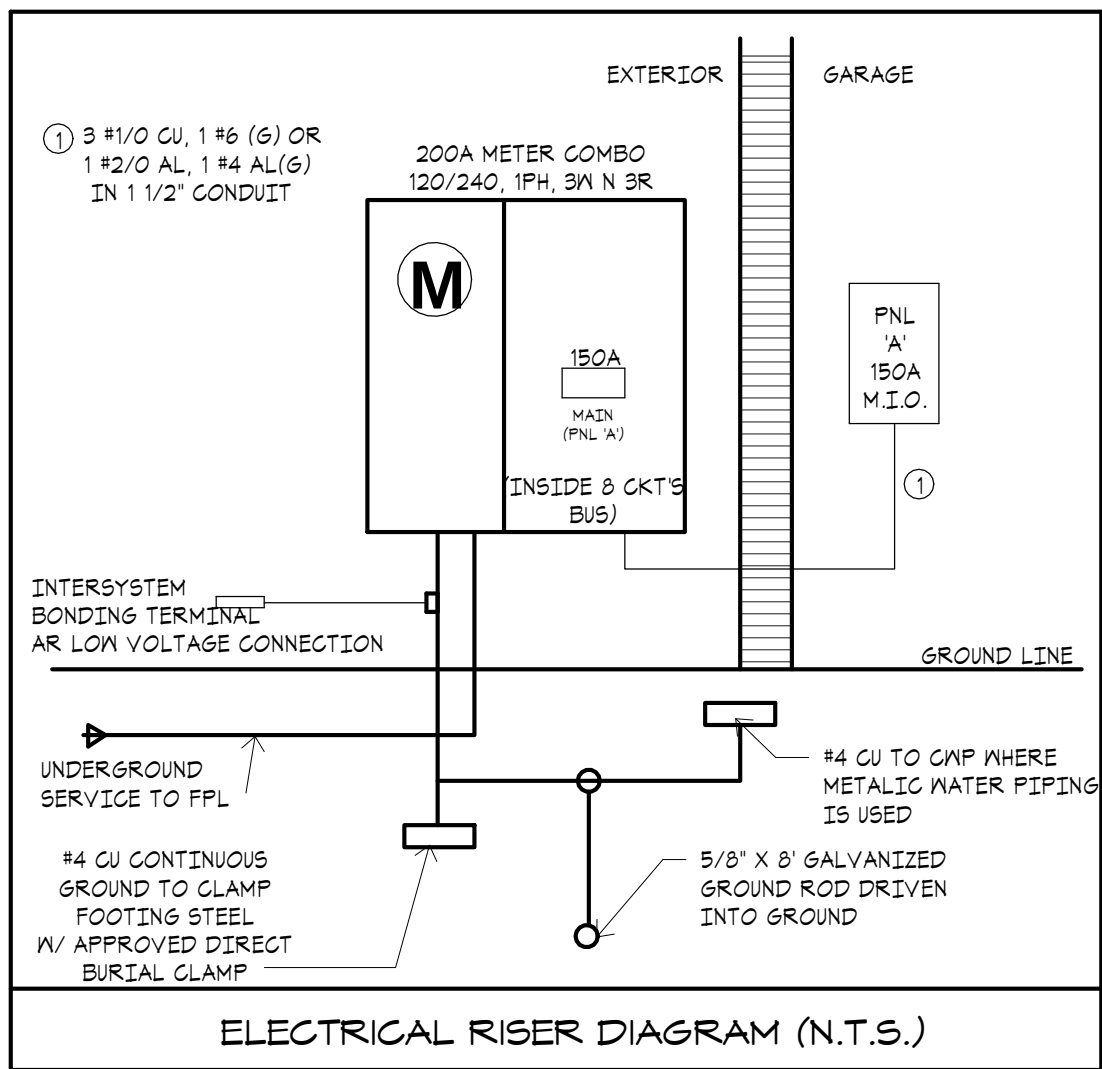
Service Demand			
General Load:			
First 10kw of Total Calculated Load (less HVAC) @ 100%		10000	watts
Remainder of Total Calculated Load (less HVAC) @ 40%		11791.2	watts
Total General Load		21791.2	watts
HVAC Load:			
10000	Air Conditioning Load @ 100% (Volts X Amps = Watts)		8000 watts
	Furnace/Air Handler Load (Volts X Amps = Watts)		0 watts
Total HVAC Load		8000	watts
Total General Load		+	Total HVAC Load
21791.2	watts	+	8000 watts
Calculated Service Load		=	29791.2 watts
Calculated Service Load		Service Voltage	
29791.2	watts	240 volts	=
		Minimum Service Ampacity	
		124.13 amps	



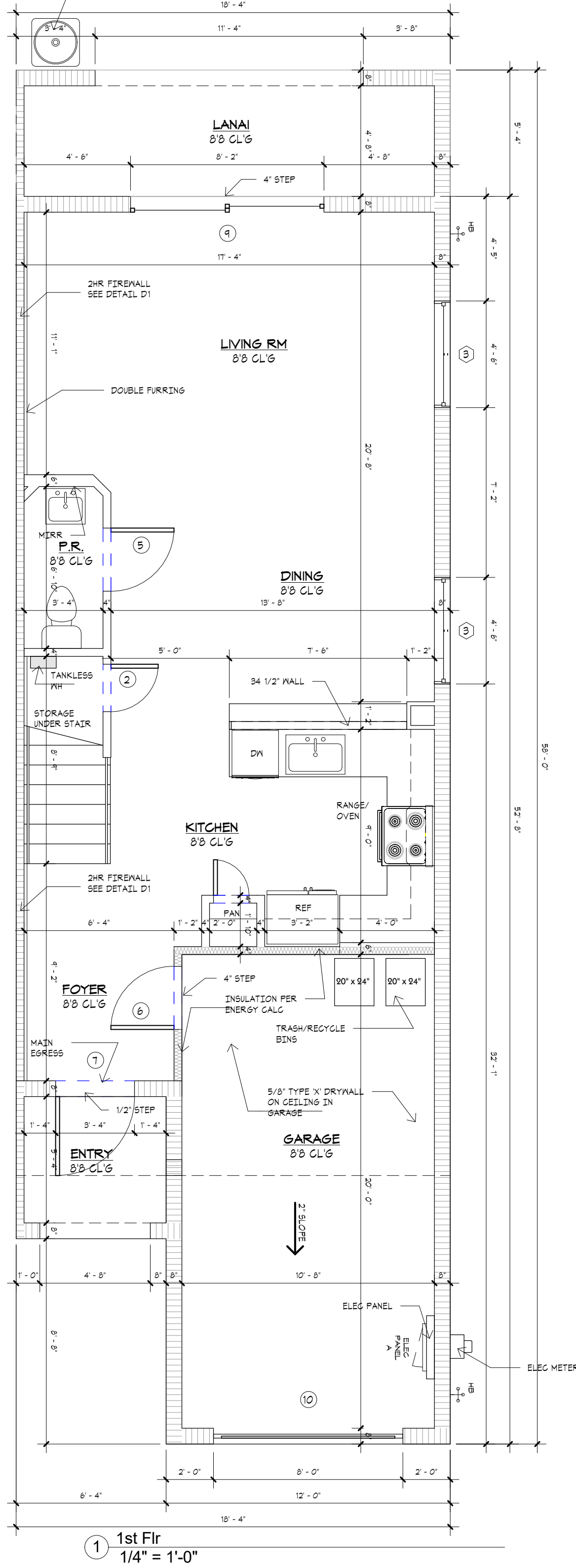
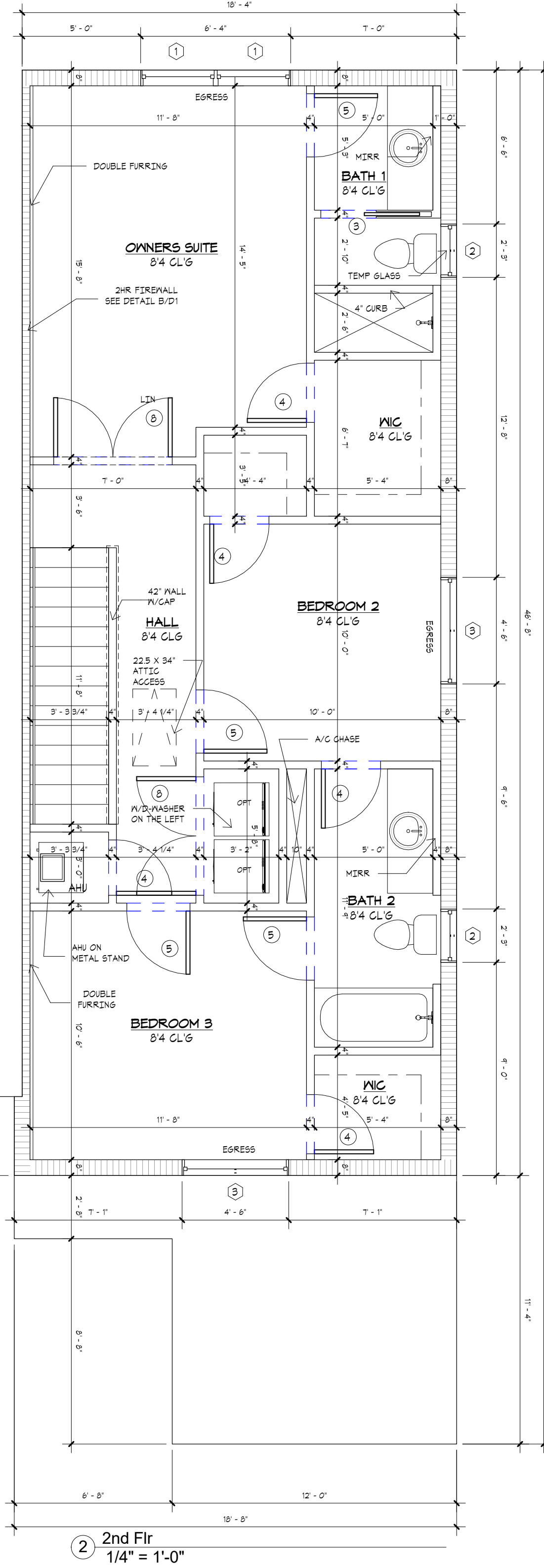
2ND FLR ELECTRIC
1/4" = 1'-0"



1ST FLR ELECTRIC
1/4" = 1'-0"



- GENERAL NOTES**
1. ALL WINDOWS AND SLIDING DOOR GLASS SHALL BE: U-FACTOR = 0.54 AND SHGC = 0.65
 2. OMITTED
 3. DRYER MUST VENT TO OUTSIDE
 4. SET HOTWATER HEATER AT FIN. FLR. LEVEL
 5. ALL MECHANICAL FANS MUST BE VENTED TO OUTSIDE
 6. ALL BATH ROOM FLOOR AND BASE SHALL BE IMPERVIOUS MATERIAL WHERE REQUIRED BY LOCAL BUILDING CODE
 7. HVAC CONTRACTOR TO PROVIDE ELECTRICAL BREAKERS IN AIR HANDLER
 8. ALL BATHROOM FIXTURE OUTLETS TO BE 66" AFF OR AS PER BUILDER SPECIFICATIONS
 9. PROVIDE RECEPTACAL FOR MICRO/HOOD FAN 65" A.F.F. CENTER RANGE SPACE
 10. SMOKE DETECTORS SHALL BE HARD WIRE 110V W/ BATTERY BACK UP. MULTIPLE DETECTORS SHALL BE INTERCONNECTED
 11. EGRESS WINDOWS SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" OFF THE FLOOR.
- NOTE:
CONTRACTORS MUST VERIFY OPENINGS WITH DOORS AND WINDOWS MANUFACTURES.



AREA CALCULATION	
Comments	Area
1ST FLOOR LIVING AREA	629 SF
2ND FLOOR LIVING AREA	817 SF
GARAGE	1446 SF
LANAI	90 SF
ENTRY	30 SF
Grand total	1826 SF

WINDOWS SCHEDULE				
Mark	Rough Opening		Description	Count
	Width	Height		
1	3' - 2"	4' - 11"	245 SH Egress	2
2	2' - 3"	3' - 3"	1/2 33SH	2
3	4' - 6"	4' - 11"	245SH	4
Grand total: 8				8

DOOR SCHEDULE1				
Mark	Description	Rough Width	Rough Height	Finish Comment
1	1668 INTERIOR DOOR	1' - 6"	6' - 8"	
2	2068 INTERIOR DOOR	2' - 0"	6' - 8"	
3	2668 POCKET DOOR	2' - 6"	6' - 8"	
4	2668 INTERIOR DOOR	2' - 6"	6' - 8"	
5	2868 INTERIOR DOOR	2' - 8"	6' - 8"	
6	2868 SC DOOR TO GARAGE	2' - 8"	6' - 8"	20 MIN RATING/AUTO CLOSURE
7	3080 SG/MTL FRONT DOOR	3' - 4"	8' - 2"	
8	2-2668 INTERIOR DOOR	5' - 0"	6' - 8"	
9	8080 XX SGD	8' - 2"	6' - 8"	
10	8'0" x 8'0" Garage Door	8' - 0"	8' - 0"	
Grand total				

FLOOR/ELECT PLANS

PROJECT INFORMATION

DEERFIELD-27

DEERFIELD BEACH, FLORIDA

DR·HORTON®

America's Builder

www.drhorton.com

6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 949-3000 Fax: (954) 928-8921

SPECIALTY ENGINEERING CONSULTANTS, INC.

SPECIALTY ENGINEERING CONSULTANTS, Inc

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL, CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:

SCALE

DATE 5/28/2021

RVD BY

DRWN BY C.L.

REVISION

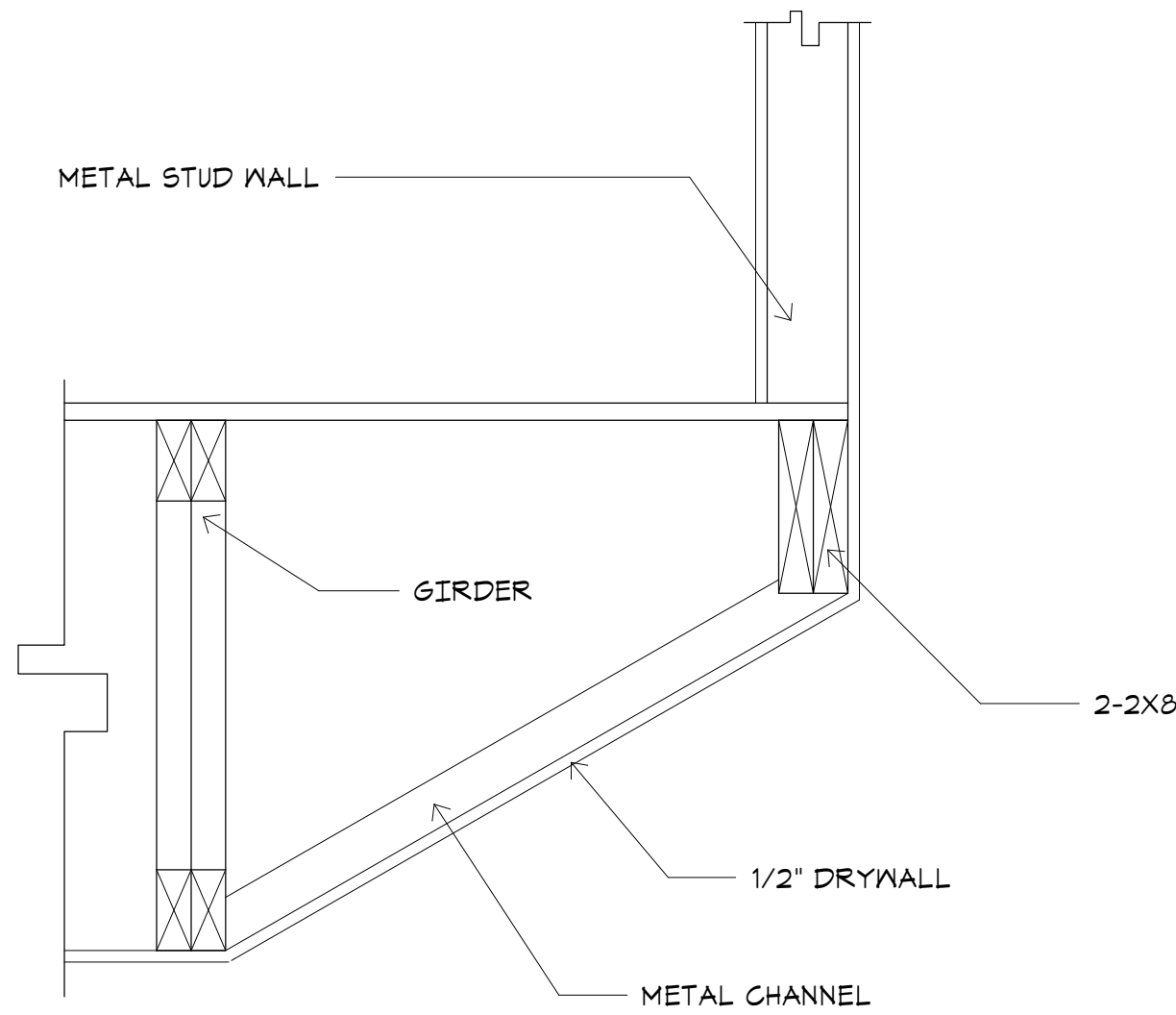
SEAL
D. ADAM LeBLANC, PE, FL #77012

SHEET #

CR-1

I:\DR·HORTON\BELMONT\MASTER PLANS\PLAN-CR MASTER.rvt

1-DOR HORTON BELMONT BUILDING 4-FLX-D-1.MX



8
D1

STAIRS OPENING FRAMING DETAIL

7
D1

GUARDRAIL NOTES:

1. ALL OPEN GUARDRAILS SHALL HAVE VERT. PICKETS OR ORNAMENTAL FILLER BELOW TOP RAIL WHICH WILL REJECT PASSAGE OF 4" ϕ 12H SPHERE.
2. BOTTOM RAIL CLEARANCE BETWEEN ADJACENT SURFACE NOT TO EXCEED 2" @ STAIR NOSING.
3. ALL HANDRAILINGS TO TERMINATE ON A POST OR RETURN INTO THE WALL. SEE PLAN FOR DESIGN / LAYOUT.

RAILING NOTES:

1. ALL RAILINGS TO MEET 200# IMPACT LOAD W/ 50# / L.F. TOP RAIL AND 5# / L.F. AT PICKETS OR ORNAMENTAL FILLER.
2. SHOP DRAWINGS TO BE SUBMITTED TO ARCHITECT FOR REVIEW AND TO APPROPRIATE BLDG. DEPT. FOR APPROVAL.

GUARDRAILS @ LANDINGS/BALCONIES:

BALCONIES OR PORCHES WHICH ARE MORE THAN 30" ABOVE FINISHED GROUND LEVEL OR FLOOR LEVEL BELOW SHALL BE PROTECTED BY A GUARDRAIL.

GUARDRAILS SHALL FORM A VERTICAL PROTECTION BARRIER NOT LESS THAN 42 INCHES HIGH.

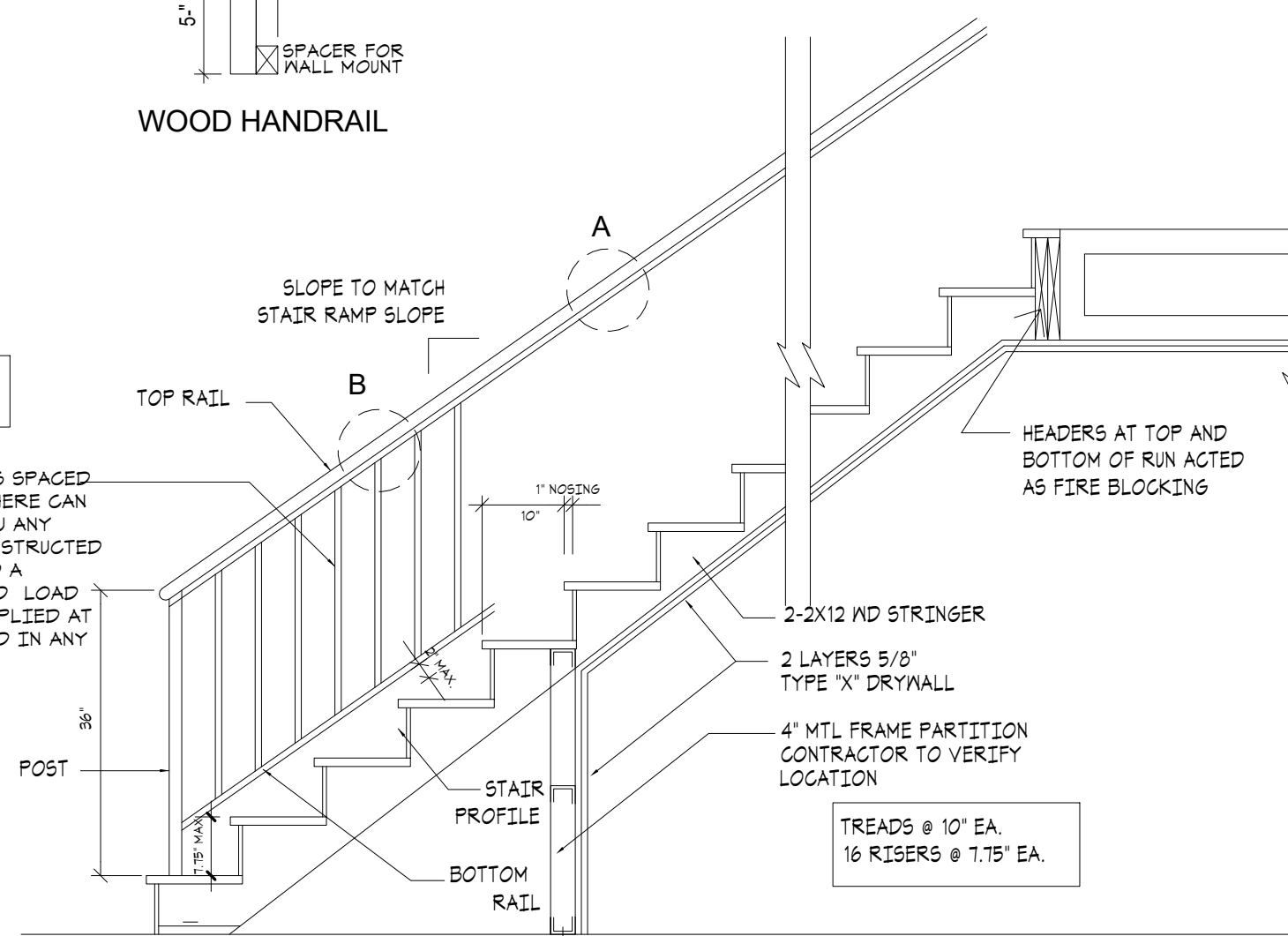
TYP. RAILING DETAIL @ LANDINGS/BALCONIES

A
GRASPABLE HANDRAIL DETAIL

GUARDRAIL DETAIL

B
GRASPABLE HANDRAIL DETAIL

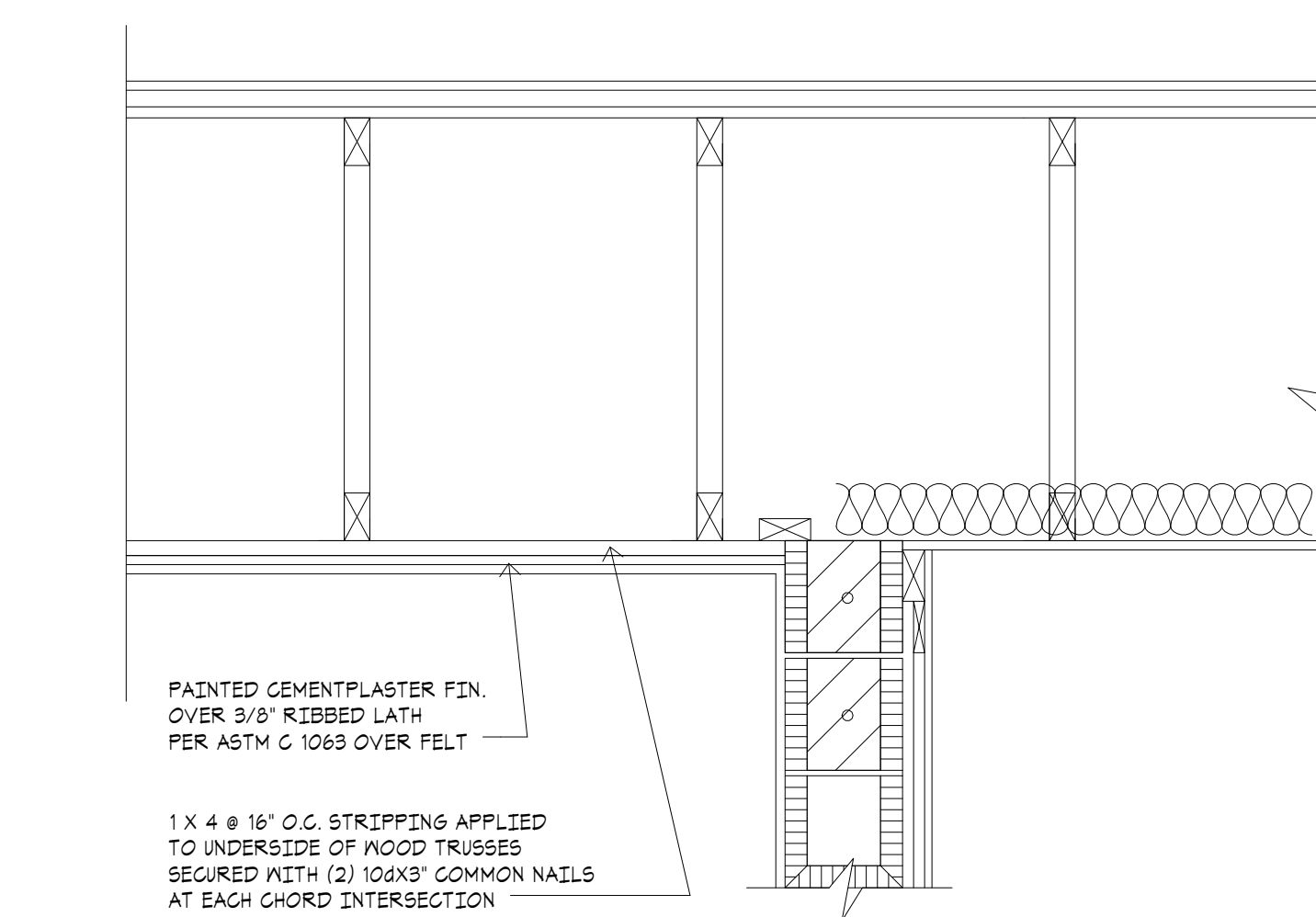
WOOD HANDRAIL



STAIR SECTION & HANDRAIL DETAIL

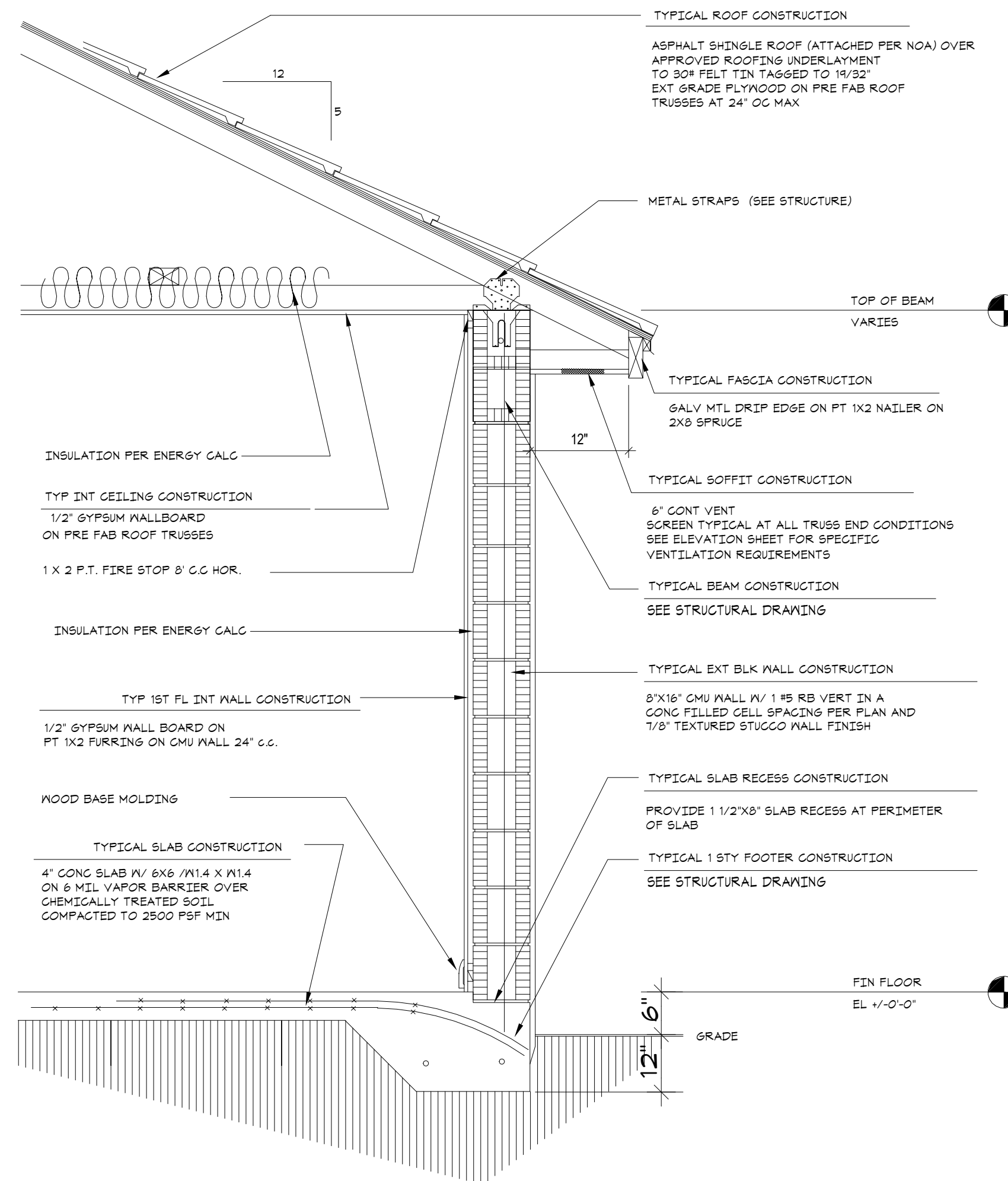
9
D1

STAIRS DETAIL



2
D1

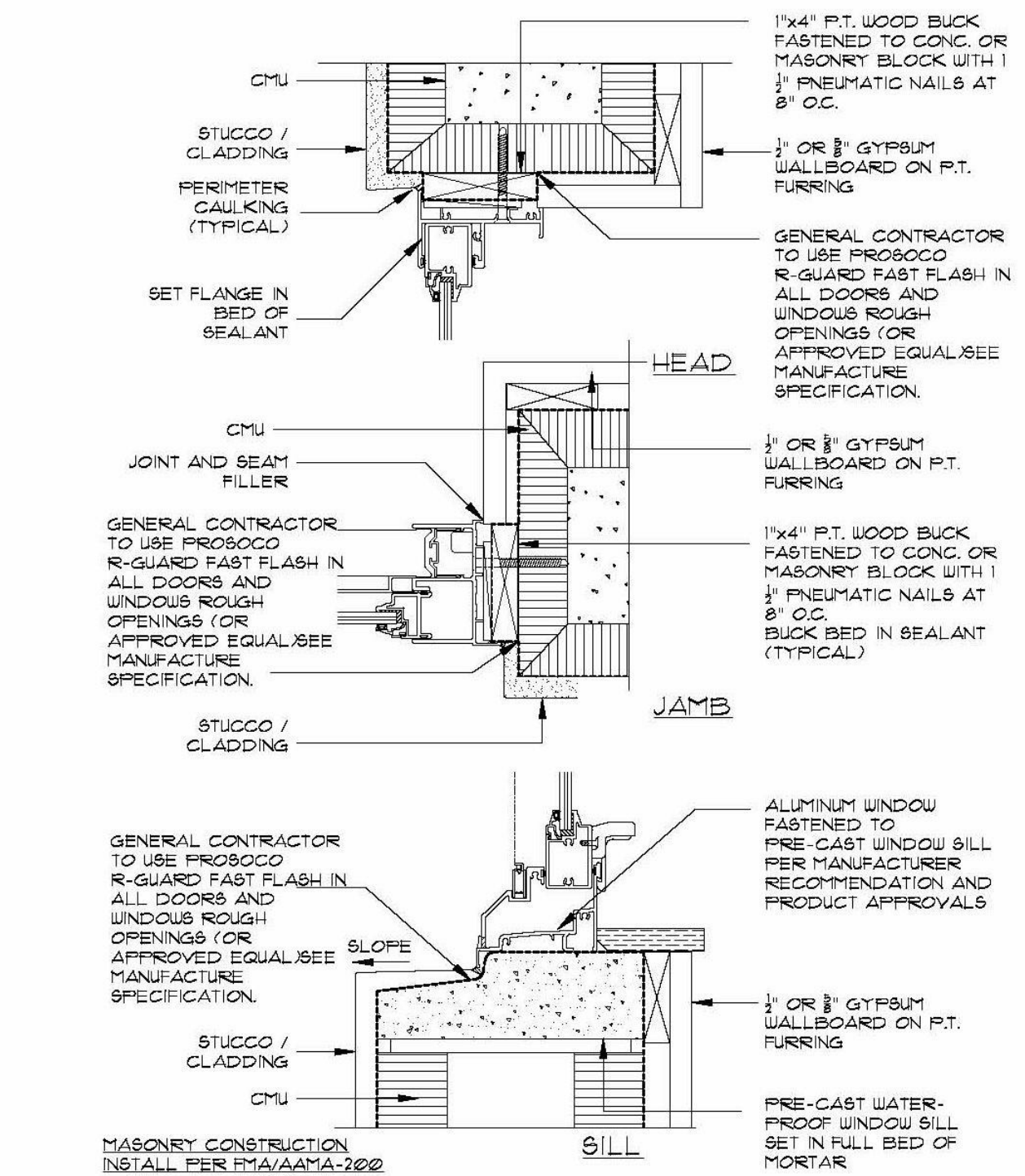
LANAI AND ENTRY CEILING CLADDING



1
D1

1 STORY TYPICAL WALL SECTION

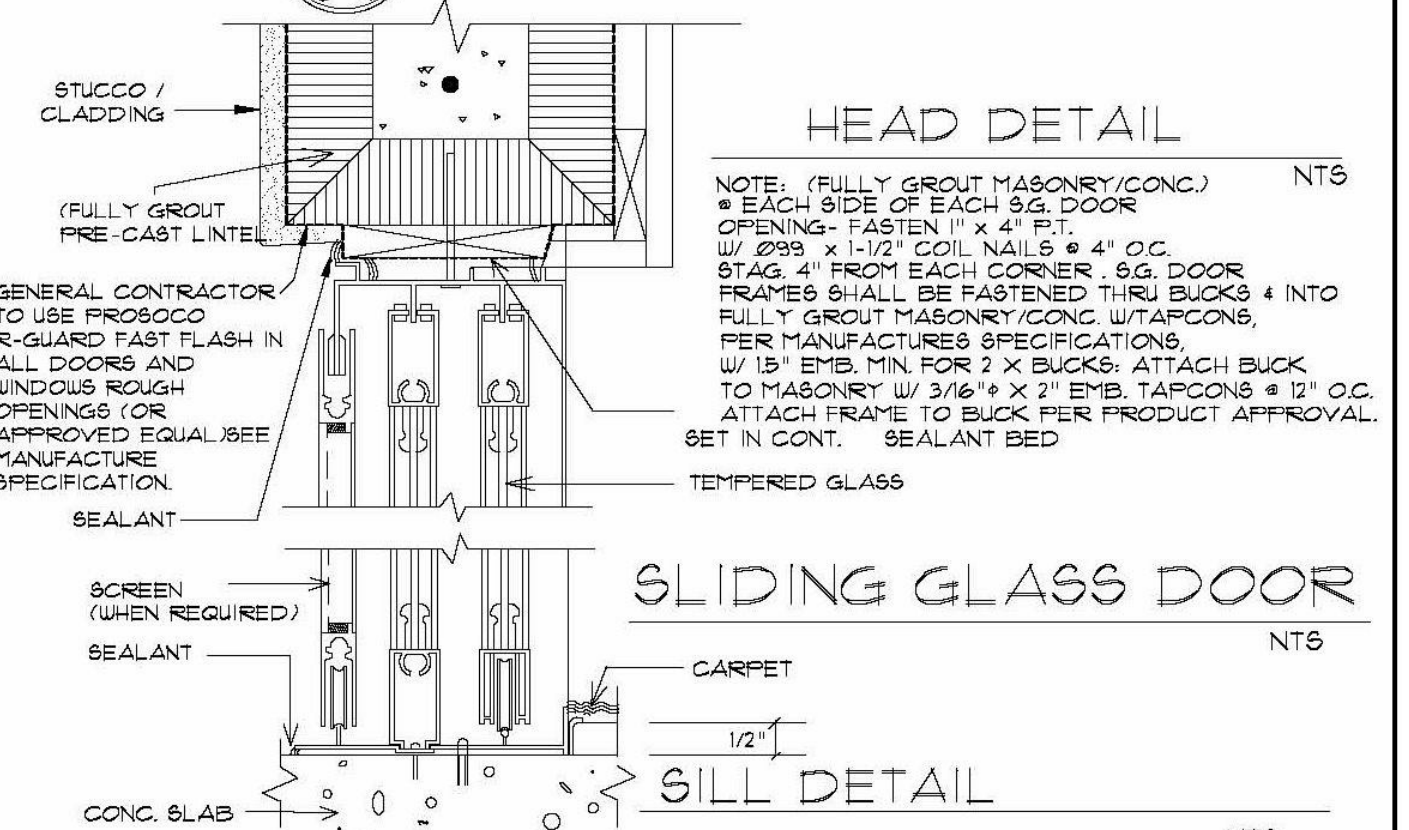
MASONRY CONSTRUCTION SEAL ALL OPENINGS WITH FLUID-APPLIED TO MEET AAMA T14 SPECIFICATION : INSTALL PER FMA/AAMA-200



3
D1

BUCK DETAILS • WINDOW

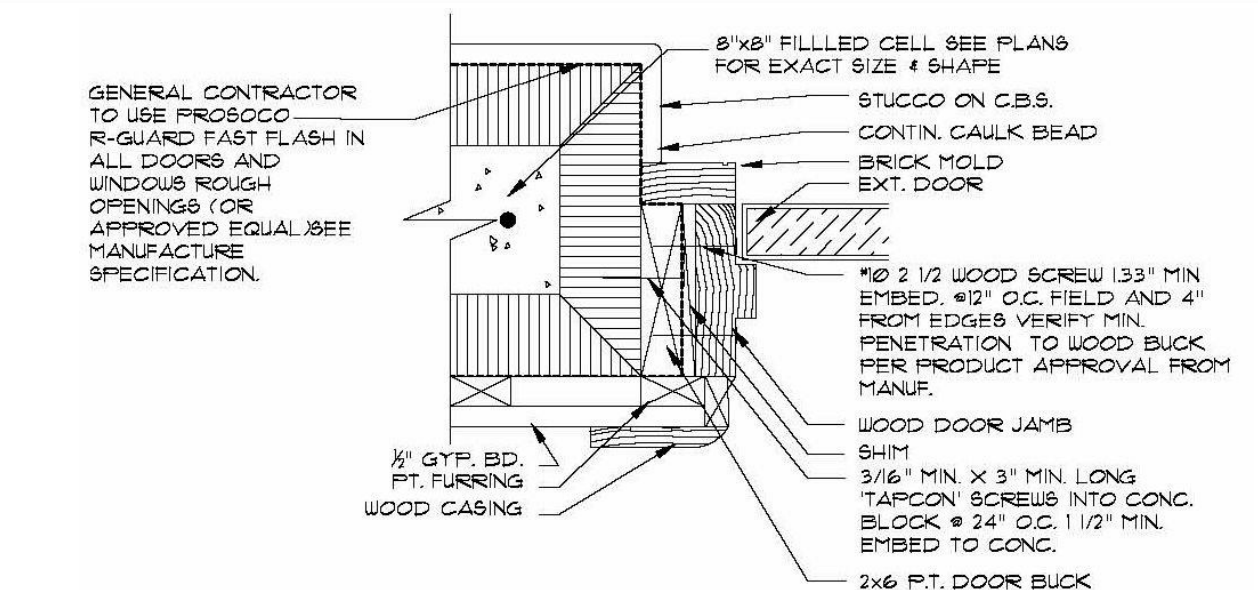
SCALE N.T.S.



4
D1

BUCK DETAILS • WINDOWS/ DOORS

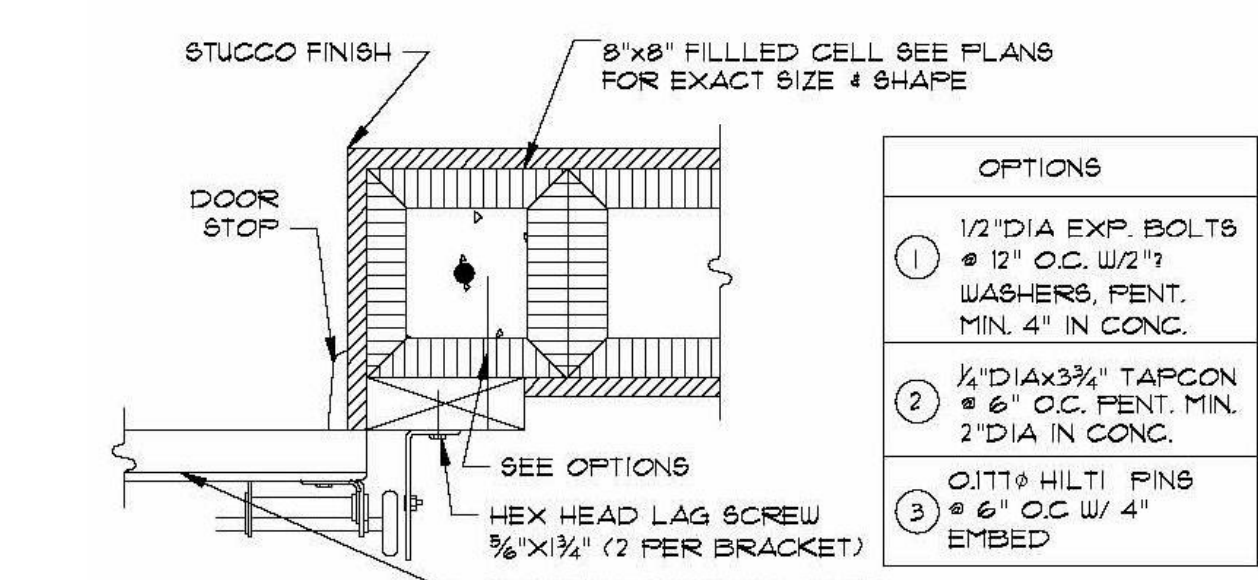
NOT TO SCALE



5
D1

BUCK DETAILS • DOOR

SCALE N.T.S.



6
D1

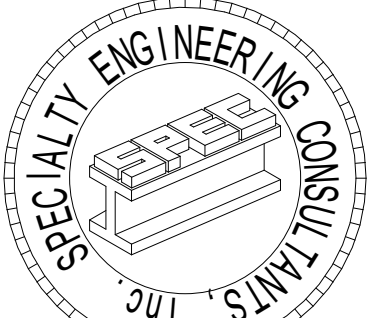
GARAGE DOOR BUCK DTL.

SCALE N.T.S.

SHEET INFORMATION

PROJECT INFORMATION
BELMONT
PALM SPRINGS,
FLORIDA

D.R. HORTON
Specialty Engineering Consultants, Inc.
America's Builder
www.drhorton.com
6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 948-3000 Fax: (954) 928-8921



SPECIALTY ENGINEERING CONSULTANTS, Inc.

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL, CA #009217

561-752-5440 OFFICE
561-752-5542 FAX

FILE NAME:

SCALE:

DATE: 5/28/2021

RVD. BY: Checker

DRWN. BY: Author

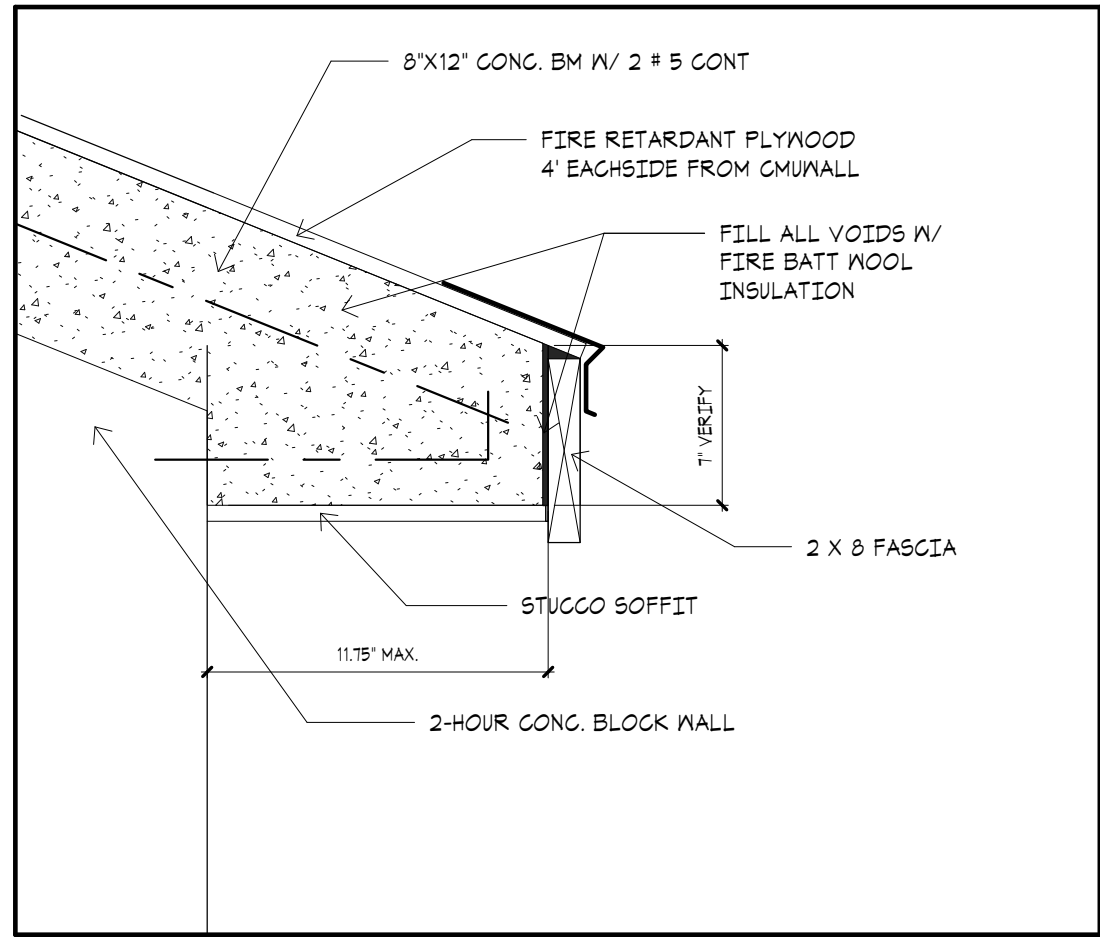
REVISION SCHEDULE
NO. DATE Description

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

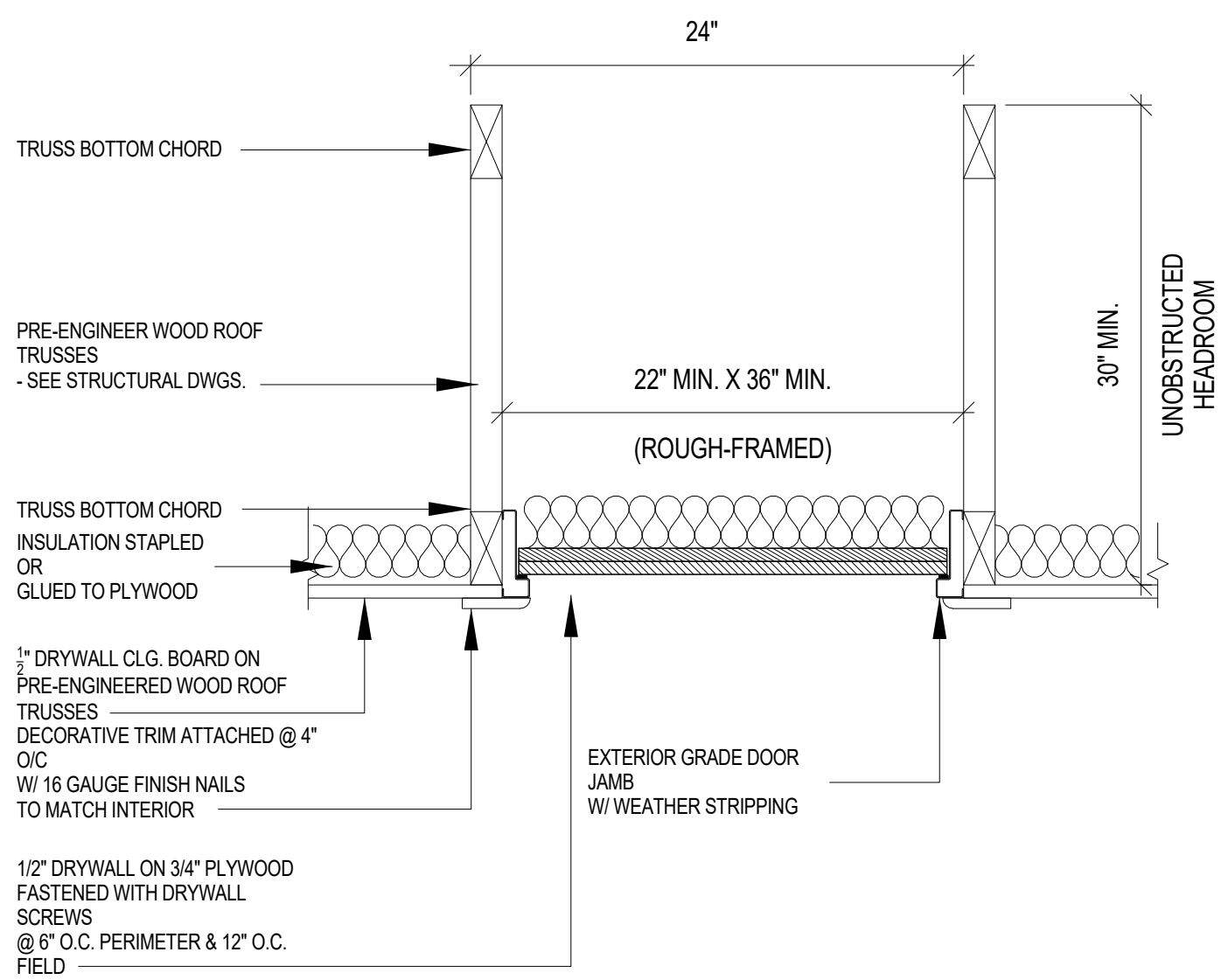
D1

1:DR HORTON BELMONT BUILDING 4-FLX-D1.MXD



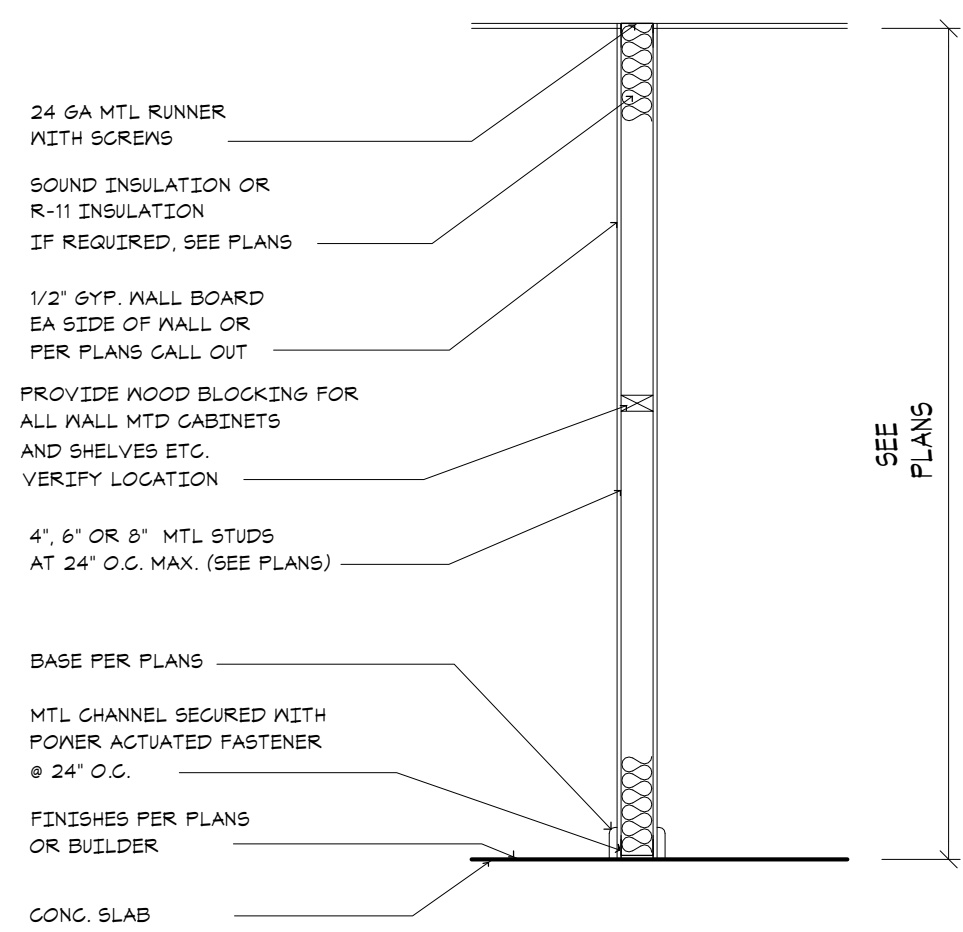
2
D2

FIRE RATED O.H. AT FIREWALL



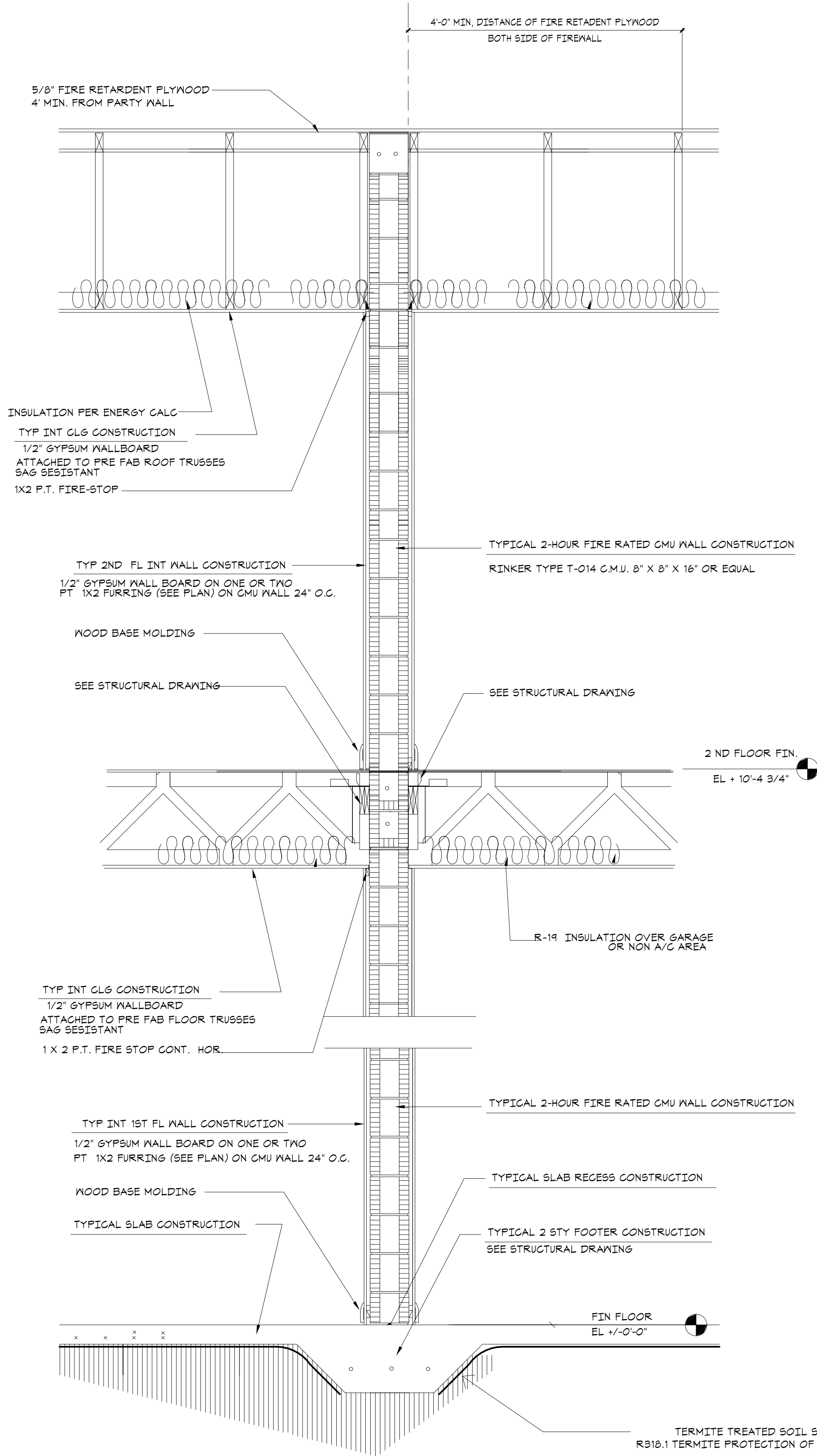
3
D2

ATTIC ACCESS DETAIL



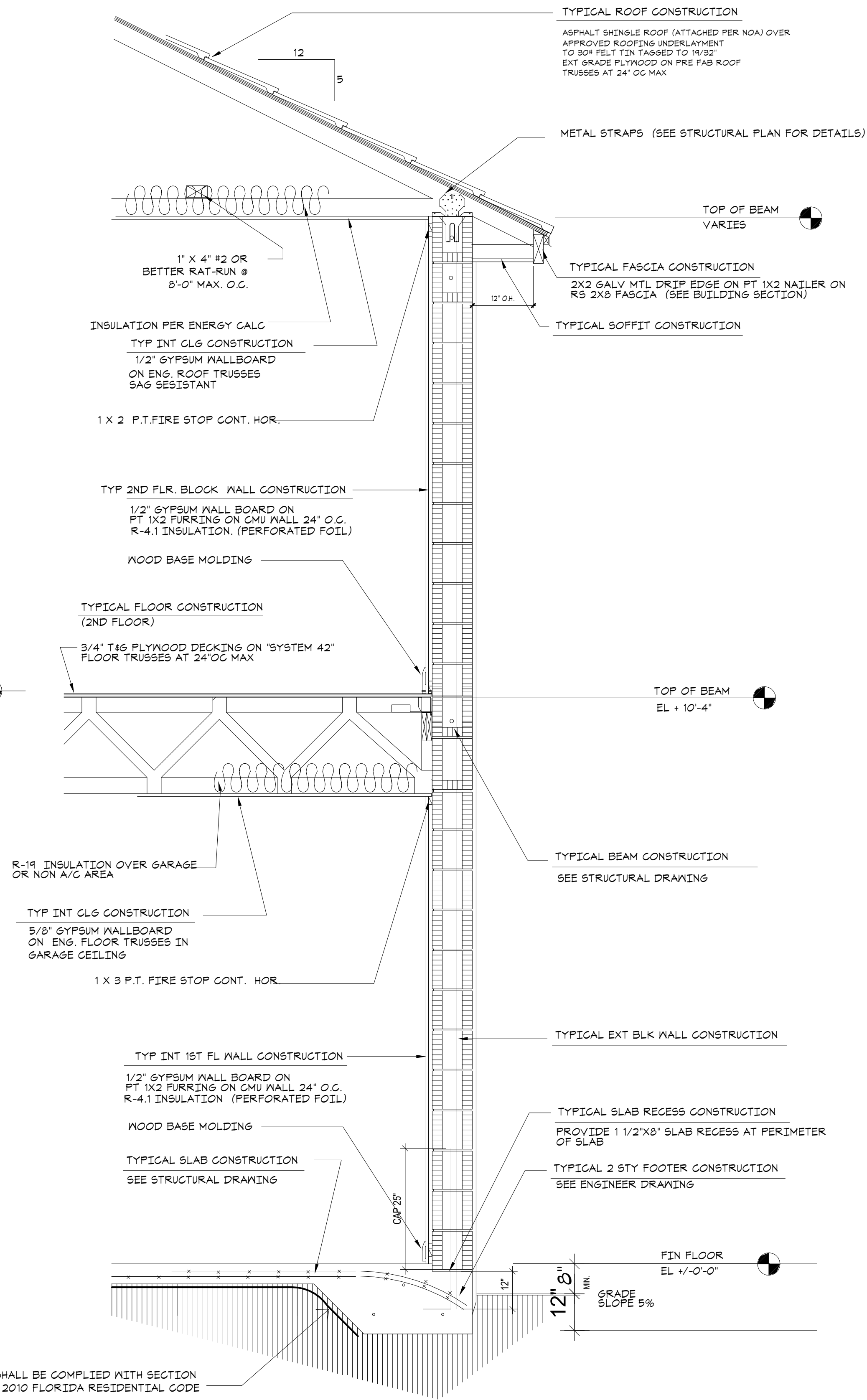
4
D2

INTERIOR NON-BEARING WALL DETAIL



1
D2

2 STORY TYPICAL WALL SECTION & FIREWALL DETAILS



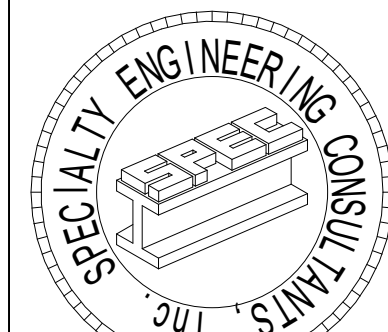
TYP WALL SECTIONS

SHEET INFORMATION

PROJECT INFORMATION

BELMONT
PALM SPRINGS,
FLORIDA

D.R. HORTON
America's Builder
www.drhorton.com
6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 948-3000 Fax: (954) 928-8921



SPECIALTY ENGINEERING
CONSULTANTS, Inc.

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL, CA #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:

SCALE:

DATE 5/28/2021

RVD. BY Checker

DRWN. BY Author

REVISION SCHEDULE
NO DATE Description

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

D2

Belmont

West Palm Beach



Belmont • Kirk Road, West Palm Beach, FL 33406 • drhorton.com

D.R. Horton is equal housing opportunity builder. This map is a schematic for exhibition purposes only and does not represent the exact location or configuration of site features, lot lines, easements, amenities, units, buildings or details shown thereon. All homesite sizes are approximate and may vary. All information on this map, including availability and delivery dates is subject to change without notice or obligation. Certified General Contractor License Number CGC059394

DRAINAGE STATEMENT

BELMONT

Village of Palm Springs, Florida



December 2021

Prepared By:

**Michael B. Schorah and Associates, Inc.
1850 Forest Hill Blvd., Suite 206
West Palm Beach, Florida 33406
(561) 968-0080**

Martha H. Carter, P.E.
Florida Registration No. 47589

Dated:

Belmont
Drainage Statement
December 2021
Page 2

I. INTRODUCTION

D.R. Horton, Inc. is proposing to redevelop a site known as Lutheran Church – Kirk Road Lot 2 as a multifamily residential community. The site is generally located North of Forest Hill Boulevard on the west side of Kirk Road in the Village of Palm Springs. The site is bordered on the south by an existing retail parcel; on the west by an existing multi-family residential development; and on the north by the LWDD L-7 Canal. The development parcel is located in Section 12, Township 44 South, Range 42 East in Palm Beach County, Florida.

The purpose of this report is to identify general criteria for a practical and economical system to drain and control the stormwater runoff from the proposed development. These criteria will provide a design basis for a functional positive delay drainage system. The objective, based upon rainfall and durations for selected design storm events, is to provide a surface water management system that complies with regulatory criteria for site grading, finished road grades, finished floor protection, and post-development discharge. A review of the site drainage will involve identifying the requirements of the Village of Palm Springs, the South Florida Water Management District (SFWMD) and the Lake Worth Drainage District (LWDD)

II. EXISTING FACILITIES

The existing site currently contains church buildings, parking and green areas. Review of the Topographic Survey prepared by our office shows the parcel as having ground elevations ranging from approximately 15.0' (NAVD) along Kirk Road to approximately 17.5' (NAVD) along the west property boundary and the LWDD L-7 Canal. Runoff from the site either percolates into the ground or generally flows east toward Kirk Road.

Our review of South Florida Water Management District permit files found no previous Environmental Resource permits for the subject site.

Belmont
Drainage Statement
December 2021
Page 3

III. PROPOSED DRAINAGE SYSTEM

The proposed development, as shown on the Conceptual Site Plan prepared by WGI, Inc., includes 50 multi-family townhome units, roadways, parking and an amenity site. The total area of this project is approximately 5.07 acres. Included in the Site Plan for the parcel are two dry detention areas that will provide water quality treatment and storm attenuation for the development. Discharge from the site will be routed north to a control structure and outfall into LWDD L-7 Canal.

Site drainage design and analysis will involve a review of water quality, quantity and flood protection criteria and a review of SFWMD C-51 Flood Plain criteria. The proposed project is located within Sub-Basin 31 of SFWMD C-51 Basin and subject to the specific criteria of that basin. The basin has an allowable discharge rate of 35 CSM and the 100-year flood stage of elevation 13.1' (NGVD) or 11.6' (NAVD). Soil storage and site storage, on a pre vs. post development basis, will be evaluated and addressed as part of this project.

IV. CONCLUSION

A preliminary analysis of the site drainage features, based on the Conceptual Site Plan and Topographic Survey Data, indicates that this site can be adequately drained and that a storm water management system capable of meeting the applicable regulatory requirements can be designed and permitted for this project.

Revised November 29, 2021

Sent via e-mail: KLNorthup@drhorton.com

Revised October 20, 2021, August 17, 2021, April 23, 2021

April 8, 2021

Kristen L. Northup
Entitlements Manager
DR Horton Southeast Florida Division
6123 Lyons Road, Coconut Creek, Florida 33073
o: 954.949.3000 x 4261

**Re: Belmont FKA Bella Sera – Traffic Concurrency
PCN 70-42-44-12-39-000-0020**

Dear Kristen,

JFO Group Inc. has been retained to evaluate a traffic impact analysis to determine compliance with *Palm Beach County (PBC) - Traffic Performance Standards (TPS) - Article 12 of the PBC Unified Land Development Code (ULDC)*. This traffic statement is associated with a site plan amendment application for the Belmont property to replace an existing 11,917 square foot Church with a 50-townhome development. Exhibit 1 includes a copy of a boundary survey for the site.

The site is located on the west side of Kirk Road, about 0.15 miles north of Forest Hill Boulevard in the Village of Palm Springs, Florida. Figure 1 shows the project location in relation to the transportation network. Parcel Control Number associated with this project is 70-42-44-12-39-000-0020. A copy of the property appraiser information for the site is included as Exhibit 2 while Exhibit 3 includes a copy of the proposed site plan for the project. Project buildout is expected in the year 2024.

Project trip generation rates used for this analysis were based on *PBC Trip Generation Rates* dated March 2, 2020. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions. Exhibit 4 includes a copy of the PBC trip generation rates.

According to provisions in Article 12 of the PBC ULDC – Section 3.B, if a structure or building has not been discontinued or abandoned for five (5) or more years prior to the time of the application, then the project is eligible for an existing use credit against project traffic. Exhibit 5 includes a 2016 aerial of the site.



Figure 1 : Project Location

Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the existing and proposed development. According to Table 2, the net Daily, AM and PM peak trips potentially generated due to the proposed development are 287, 19 (3 In/16 Out) and 22 (15 In/ 7 Out) trips respectively. Therefore, according to Table 12.B.2.D-7 3A from the PBC – TPS and given the trip generation characteristics from Table 2, a ½-mile Radius of Development Influence (RDI) needs to be considered for traffic impact analysis.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily	Pass-By %	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Church	560	6.95	5%	60%	40%	0.33	45%	55%	0.49
Townhomes	220	7.32	0%	23%	77%	0.46	63%	37%	0.56

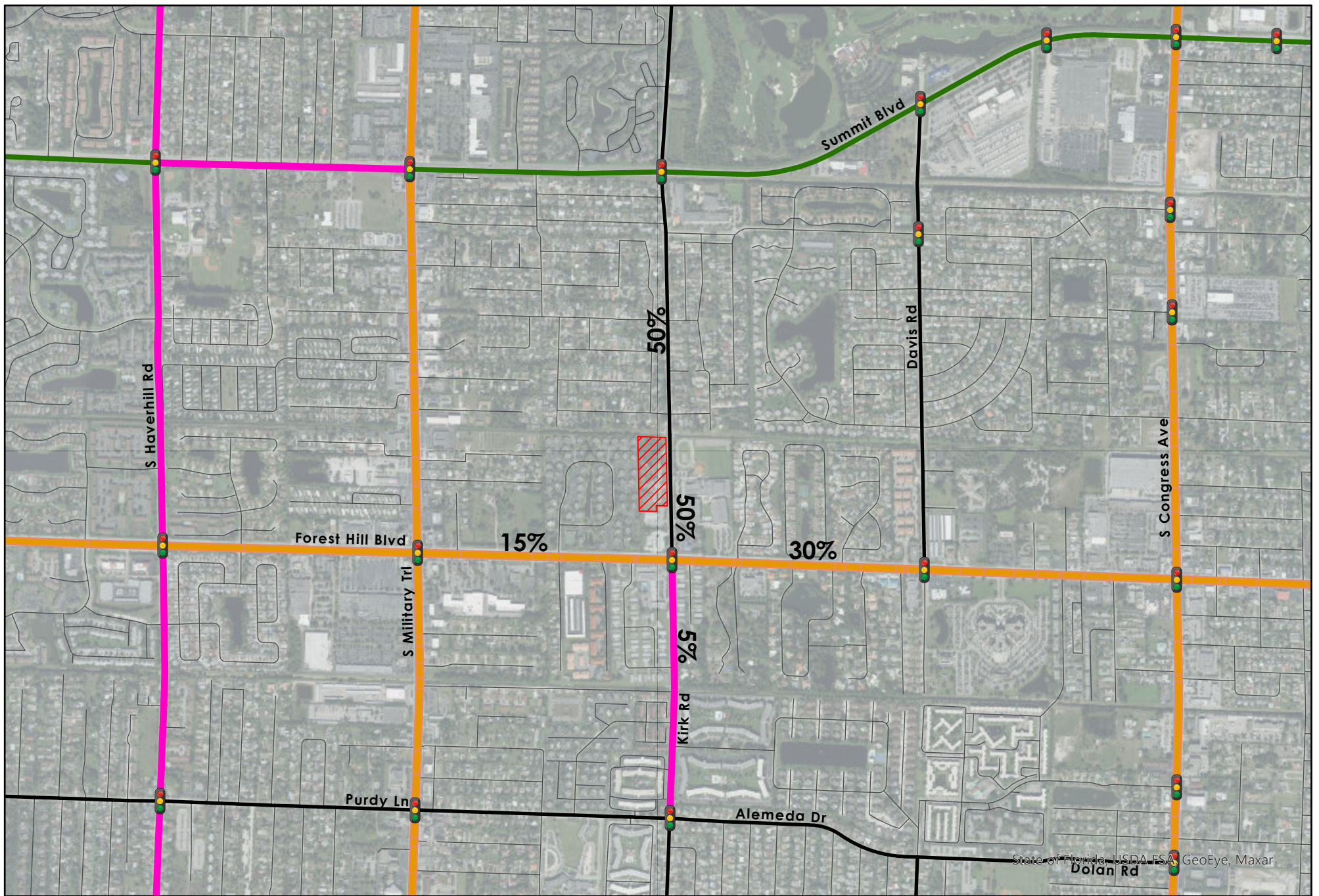
Table 2: Trip Generation

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
EXISTING DEVELOPMENT								
Church	11,917 SF	83	2	2	4	3	3	6
Pass-By	5%	4	0	0	0	0	0	0
Net Existing Traffic		79	2	2	4	3	3	6
PROPOSED DEVELOPMENT								
Townhomes	50 DUs	366	5	18	23	18	10	28
Net Proposed Traffic		366	5	18	23	18	10	28
Net Traffic		287	3	16	19	15	7	22

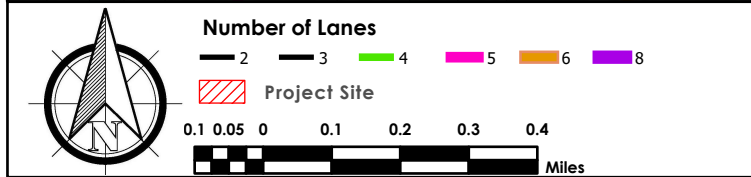
Figure 2 shows the project traffic assignment as well as the signalized intersections and roadway geometry within the RDI used to determine the functional classification of the impacted roadways. Table 3 includes the project impact within Test 1 RDI.

Table 3: Project Impact

Roadway	From	To	Ln	Number of Existing and Proposed Traffic Signals - 1	Length (miles)	Signalized intersections per mile	Class	LOS Capacity	Traffic Assignment	Project Traffic	Traffic Impact
Kirk Rd	Purdy Ln	Forest Hill Blvd	5	1	0.51	1.96	I	1,960	5%	1	0.05%
Kirk Rd	Forest Hill Blvd	Site	2	1	0.77	1.30	I	880	50%	8	0.91%
	Site	Summit Blvd							50%	8	0.91%
Forest Hill Blvd	Military Tr	Kirk Rd	6D	1	0.51	1.96	I	2,940	15%	2	0.07%
Forest Hill Blvd	Kirk Rd	Congress Ave	6D	2	1.00	2.00	II	2,680	30%	5	0.19%



State of Florida, USDA, GeoEye, Maxar



**Figure 2:
Belmont
Traffic Assignment**



Based on the *PBC – TPS* and the *Land Development Design Standards Manual*, a left-turn lane is required at each driveway where inbound peak hour left-turning traffic is equal or greater than 30 vehicles. A right-turn lane is required at each driveway where street Average Daily Traffic (ADT) volumes exceed 10,000 vehicles per day, and driveway daily volume is greater than 1,000 trips, with inbound peak hour right-turning traffic being at least 75 vehicles. Figure 2 provides Daily, AM and PM peak hour driveway volumes for the Belmont property. Based on the information presented in Figure 2, *PBC - TPS*, the *Land Development Design Standards Manual*, and the HCS Analyses included in Exhibit 6, additional turn lanes are not required at the project driveways.

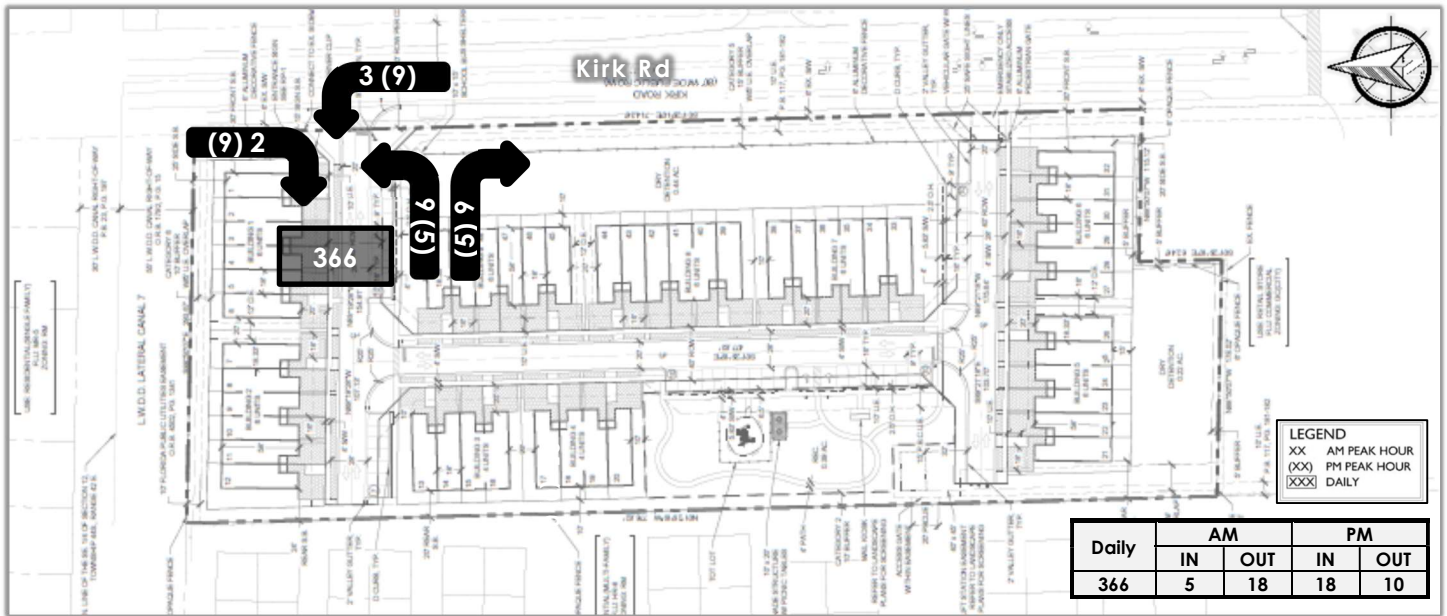


Figure 2: Project Driveway Volumes

Table 4 includes HCS analyses where the project connects to Kirk Road. As shown in Table 4, the existing roadway system can accommodate the proposed project traffic, see Exhibit 6.

Table 4: HCS Summary

MOEs	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
AM																
Volume (veh/h)	-	9	-	9	-	-	-	-	-	3	459	-	-	-	384	2
95% Queue Length	-	-	0.1	-	-	-	-	-	-	0.0	-	-	-	-	-	-
Control Delay	-	-	12.2	-	-	-	-	-	-	8.1	-	-	-	-	-	-
Level of Service	-	-	B	-	-	-	-	-	-	A	-	-	-	-	-	-
PM																
Volume (veh/h)	-	5	-	5	-	-	-	-	-	9	531	-	-	-	624	9
95% Queue Length	-	-	0.1	-	-	-	-	-	-	0.0	-	-	-	-	-	-
Control Delay	-	-	14.6	-	-	-	-	-	-	8.9	-	-	-	-	-	-
Level of Service	-	-	B	-	-	-	-	-	-	A	-	-	-	-	-	-

Projects with more than three percent (3%) of the adopted LOS thresholds within the RDI as set forth in PBC ULDC Table 12.B.C-4 2A: LOS E Link Service Volumes, shall be included in Test 2. In addition, links outside the RDI on which net trips are greater than five percent (5%) of the LOS 'E' of the Link affected shall be included in Test 2.

Table 3 determines significance levels for LOS 'D' for the proposed project. Since all links included in Table 3 are impacted less than three percent (3%), and, since LOS 'E' service volumes are the same or higher than LOS 'D', all links within the RDI will be impacted by the project with less than three percent (3%) of the adopted LOS thresholds determined for Test 2. As requested by the Village of Palm Springs on April 20, 2021 (See Exhibit 7), Table 5 includes Test 2 significance levels for LOS 'E'. Test 2 has been met.

Table 5: Test 2 Impact

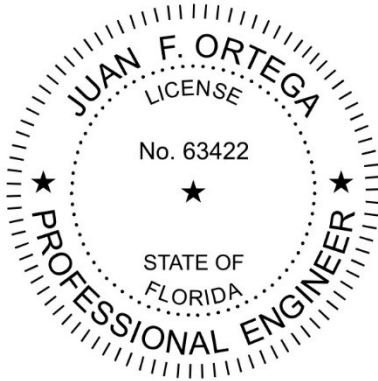
Roadway	From	To	Ln	Number of Existing and Proposed Traffic Signals - 1	Length (miles)	Signalized intersections per mile	Class	LOS Capacity	Traffic Assignment	Project Traffic	Traffic Impact
Kirk Rd	Purdy Ln	Forest Hill Blvd	5	1	0.51	1.96	I	1,960	5%	1	0.05%
Kirk Rd	Forest Hill Blvd	Site	2	1	0.77	1.30	I	880	50%	8	0.91%
	Site	Summit Blvd							50%	8	0.91%
Forest Hill Blvd	Military Tr	Kirk Rd	6D	1	0.51	1.96	I	2,940	15%	2	0.07%
Forest Hill Blvd	Kirk Rd	Congress Ave	6D	2	1.00	2.00	II	2,830	30%	5	0.18%

The proposed changes to the Belmont property have been evaluated following *PBC TPS - Article 12 of the PBC ULDC*. Exhibit 8 includes a preliminary PBC Access Management review approving the proposed driveway location on the south side of the project. However, the city prefers the project driveway on the north side of the project. Exhibit 9 includes County approval of the proposed driveway on the north side. Exhibit 10 includes a copy of the PBC TPS approval for the proposed project.

This analysis shows that the proposed request to replace an existing 11,917 square foot Church with a 50-townhome development will generate less than one percent (1%) of the adjacent roadway peak-hour peak-direction LOS in all links included within the PBC RDI. This analysis shows that the proposed development will be in compliance with *PBC TPS - Article 12 of the PBC ULDC*. Project build-out is expected in 2024.

Sincerely,

JFO GROUP INC
COA Number 32276



Enclosures:

- Exhibit 1: Boundary Survey
- Exhibit 2: Property Appraiser Information
- Exhibit 3: Site Plan
- Exhibit 4: Trip Generation Rates
- Exhibit 5: 2016 Aerial
- Exhibit 6: HCS Analyses
- Exhibit 7: Village of Palm Springs Traffic Review
- Exhibit 8: PBC Access Management Review
- Exhibit 9: Driveway Location Memorandum
- Exhibit 10: PBC TPS approval



LEGEND

ABBREVIATIONS

- P.O.B. = POINT OF BEGINNING
C.M. = CONCRETE MONUMENT
R.W. = RIGHT-OF-WAY
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P. = PLAT
D. = DESCRIPTION
C. = CALCULATED
M. = MEASURED
C & M. = CALCULATED AND MEASURED
P & M. = PLAT AND MEASURED
LP = LIGHT POLE
PP = POWER POLE
FH = FIRE HYDRANT
W.M. = WATER METER
C.B. = CATCH BASIN
S.M.H. = STORM MANHOLE
FPL = FLORIDA POWER AND LIGHT COMPANY
VG = VALLEY GUTTER
C&G = CURB AND GUTTER
U.E. = UTILITY EASEMENT
FD. = FOUND
I.R. & C. = IRON ROD & CAP
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
EL. = ELEVATION
W.P.P. = WOOD POWER POLE

SYMBOLS

- = SET 1/2" IRON ROD AND CAP STAMPED MBSA LB 2438
○ = FOUND 1/2" I.R. & C. STAMPED "LB 6865" OR AS NOTED
○ = SET MAG NAIL AND WASHER "LB 2438"
○ = CENTERLINE
○ = SANITARY SEWER MANHOLE
○ = STORM MANHOLE
○ = CABLE RISER
○ = SOUTHERN BELL MANHOLE
○ = CATCH BASIN
○ = FIRE HYDRANT
○ = GATE VALVE
○ = UTILITY POLE AS SHOWN
○ = OVERHEAD POWER LINE
○ = EXISTING ELEVATIONS
○ = 1/4 SECTION CORNER
○ = SECTION CORNER
○ = SIGN

SURVEYOR NOTES:

1. NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY THIS OFFICE.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF SOUTH 01°29'10" EAST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT.
3. NO SURFACE OR SUBSURFACE IMPROVEMENTS, UTILITIES OR FOUNDATIONS ON OR ADJACENT TO SUBJECT PROPERTY LOCATED PER CLIENT'S REQUEST.
4. THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X" BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 12099C0588 F, FOR THE VILLAGE OF PALM SPRINGS, FLORIDA, DATED: 10/5/17.
5. THIS SURVEY WAS PERFORMED WITH A COMBINATION OF RTK GPS METHODS AND CONVENTIONAL OPTICAL SURVEY METHODS.
6. THE POSITIONAL TOLERANCE OF THE CORNER MONUMENTS SHOWN HEREON ARE EXPECTED TO BE LESS THAN, OR EQUAL TO 0.07'.
7. ALL BOUNDARY DIMENSIONS ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
8. EASEMENTS AS SHOWN HEREON ARE PER LUTHERAN CHURCH - KIRK ROAD PLAT (P.B. 117, PAGES 181-182), UNLESS OTHERWISE SHOWN.
9. THIS SURVEY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE. ALL FIELD - MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION. (1" IN 7,500' ACCURACY)
10. ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88). BENCHMARK ORIGIN: FOUND PALM BEACH COUNTY BRASS DISK CONTROL STATION "FH 14" REFERENCE ELEVATION = 17.553 NAVD 88.

LEGAL DESCRIPTION

LOT 2, LUTHERAN CHURCH - KIRK ROAD, AS RECORDED IN PLAT BOOK 117, PAGES 181 AND 182, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING: 220,689 SQUARE FEET OR 5.066 ACRES MORE OR LESS.

COORDINATE NOTE:

STATE PLANE COORDINATES SHOWN ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE, COORDINATE SYSTEM 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000039295
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

THE BOUNDARY SURVEY PROVIDED HEREON MEETS THE REQUIREMENTS AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AND THE STANDARDS OF PRACTICE PURSUANT TO CHAPTER 472 FLORIDA STATUTES.

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DATE OF SIGNATURE: _____

CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 5019
STATE OF FLORIDA

DATE OF LAST FIELD WORK: 2/1/2021

NO.	BY	DATE	REVISIONS



MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 Forest Hill Boulevard, Suite 206
West Palm Beach, Florida 33406
Phone (561) 968-0080 Fax. (561) 642-9726

FIELD	C.D./P.M.	FIELD BOOK	SCALE	SHEET NO.
CHECKED	C.S.P.	PAGE	ELECT.	1
DRAWN	L.C.B.	CADD FILE	DATE	OF 2
		1715 BD	JANUARY, 2021	

BOUNDARY SURVEY
LOT 2
LUTHERAN CHURCH - KIRK ROAD

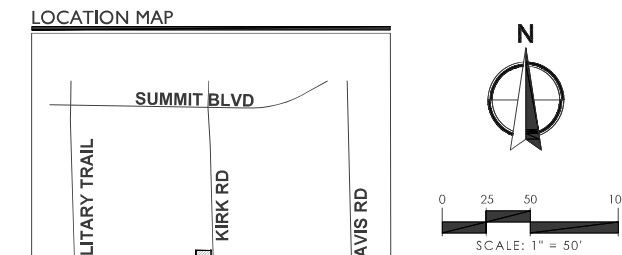
LB # 2438

FILE NO.

1715

This Page Intentionally Left Blank

This Page Intentionally Left Blank



SITE DATA	
APPLICATION NAME	BELMONT
EXISTING LAND USE DESIGNATION (VILLAGE)	OTHER PUBLIC FACILITIES
PROPOSED LAND USE DESIGNATION (VILLAGE)	MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING DISTRICT (VILLAGE)	RM
PROPOSED ZONING DISTRICT (VILLAGE)	RM/PUD
PCN	70-42-44-12-39-000-0020
EXISTING USE	CHURCH
PROPOSED USE	TOWNHOME RESIDENTIAL
GROSS SITE AREA	5.07 AC.
TOTAL PROPOSED UNITS (TOWNHOUSE)	50 D.U.
GROSS DENSITY	9.86 D.U./AC.
OPEN SPACE REQUIRED	1.77 AC.(35%)
OPEN SPACE PROVIDED	2.42 AC.(48%)
PROPOSED PERVIOUS	2.31 AC.(45.6%)
PROPOSED IMPERVIOUS	x.xx AC.(xx.xx%)
COMMON AMENITY REQUIRED	0.35 AC.(20% OF OPEN SPACE)
COMMON AMENITY PROVIDED	0.38 AC.
DRY DETENTION AREA	0.66 AC. (13%)
TOTAL PARKING REQUIRED	157 SP.
RESIDENTIAL PARKING REQUIRED (2.5 SP./D.U.)	125 SP.
GUEST SPACES REQUIRED (25% OF REQ. SP.)	32 SP.
TOTAL PARKING PROVIDED	165 SP.
GARAGE SPACES	50 SP.
DRIVEWAYS SPACES	68 SP.
GUEST SPACES	47 SP.
BUILDING HEIGHT	30' MAX
TRAFFIC ANALYSIS ZONE (TAZ)	294

NOTE:
1. REFER TO CIVIL PLANS FOR UTILITIES, GRADING, SIGNAGE AND PAVEMENT MARKING.
2. REFER TO PHOTOMETRIC PLANS FOR LIGHTING LOCATIONS.

PROPERTY DEVELOPMENT REGULATIONS (TOWNHOUSE
SEC.34-1064(e)

ZONING DISTRICT (RM)	MAX BLDG COVER	MIN. SETBACKS			
		FRONT	SIDE	CORNER STREET	REAR
REQUIRED	40%	25'	20'	25'	20'
PROPOSED	24%	30'	20'	N/A	20'

NOTE: PROPERTY DEVELOPMENT REGULATIONS TAKEN FROM PERIMETER OF DEVELOPMENT
PER SEC. 34-1064.

WAIVER CHART

W/IVER SUBJECT	CODE SECTION	REQUIRED	PROPOSED	DEVIATION
MIN. LOT AREA	34-766(1)	490,000 SF / 11.25 AC.	220,849 SF / 5.07 AC.	-269,151 SF / - 6.18 AC.
PARKING DRIVE AISLE	34-1328	26'	20'	-6'

LEGEND

- AC = ACRES
C = CENTER LINE
D.E. = DRAINAGE EASEMENT
DRO = DEVELOPMENT REVIEW OFFICERS
D.U. = DWELLING UNITS
EX. = EXISTING
FLU = FUTURE LAND USE
M = MODEL UNIT
O.H.E. = OVERHANG EASEMENT
O.R.B. = OFFICIAL RECORD BOOK
O.S.T. = OPEN SPACE TRACT
P = POSTAL DELIVERY PARKING
P.B. = PLAT BOOK
PDR = PROPERTY DEVELOPMENT REGULATIONS
PG. = PAGE
R = RADIUS
R.O.W. = RIGHT-OF-WAY
S.B. = SETBACK
S.W. = SIDEWALK
S.F. = SQUARE FEET
T.B.A. = TO BE ABANDONED
TH = TYPICAL
TH = TOWNSHIP
LIE = LUTHERY EASEMENT

REVISED				
	NO.	DATE	DESCRIPTION	BY ####
	1	6-15-2021	RESUBMITAL	
	2	08-20-2021	RESUBMITAL	
	3	11-03-2021	RESUBMITAL	
DRAWN BY	R.C.			
CHECKED BY	J.P.			
DATE	11-03-2021			

Demet Surve P:\500\5581.01 1591 Kirk Road - Land De/PLAN/CAD\558100-PL-SITE.1.dwg --- Plotted: 11/25/2021 2:36:20 PM Saved: 11/25/2021 2:36:26 PM

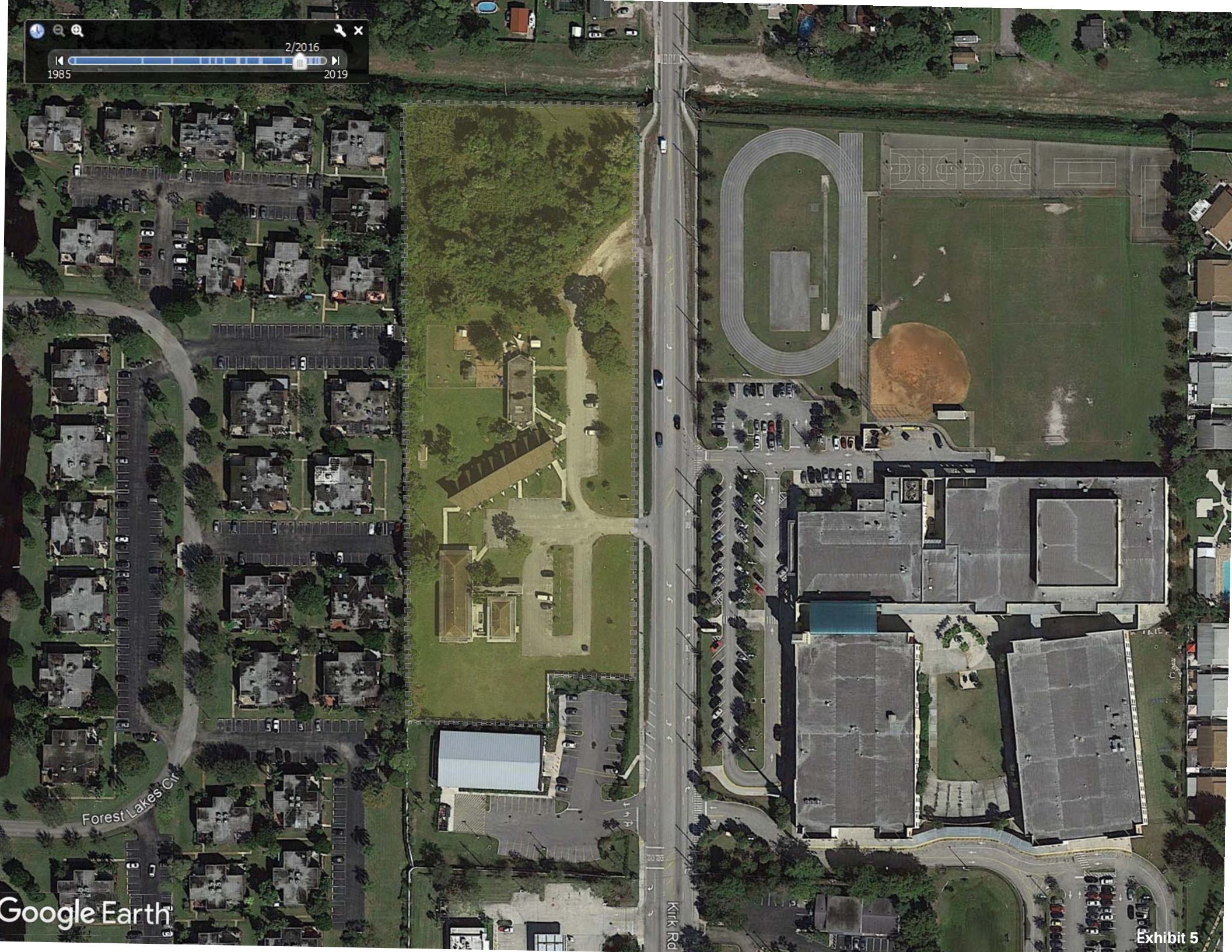
This Page Intentionally Left Blank

Palm Beach County Trip Generation Rates

(Effective with traffic studies submitted to the County on or after 4/15/2019)

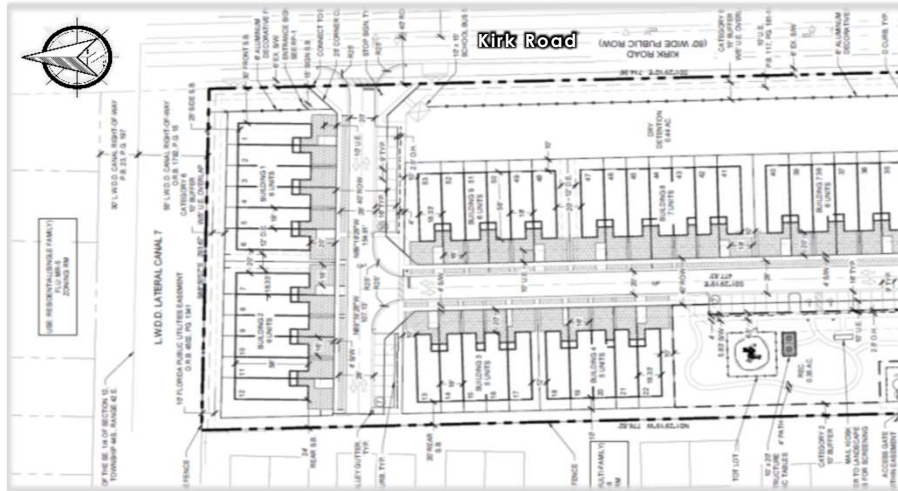
Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	In/Out	AM Peak Hour Rate/Equation	In/Out	PM Peak Hour Rate/Equation
Industrial	Light Industrial	110	1000 S.F.	4.96	10%	88/12	0.7	13/87	0.63
	Warehouse	150	1000 S.F.	1.74	10%	77/23	0.17	27/73	0.19
	Flex Space - IND FLU	PBC	1000 S.F.	7.86	10%	64/36	1.53	40/60	1.21
	Flex Space - COM FLU	PBC	1000 S.F.	29.67	45%	72/28	2.12	40/60	2.67
	Mini-Warehouse/SS	151	1000 S.F.	1.51	10%	60/40	0.1	47/53	0.17
Residential	Single Family Detached	210	Dwelling Unit	10	0%	25/75	0.74	63/37	$\ln(T) = 0.96 \ln(X) + 0.20$
	Multifamily Low-Rise Housing upto 2 story (Apartment/Condo/TH)	220	Dwelling Unit	7.32	0%	23/77	0.46	63/37	0.56
	Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	Dwelling Unit	5.44	0%	26/74	0.36	61/39	0.44
	55+ SF Detached	251	Dwelling Unit	4.27	0%	33/67	0.24	61/39	0.30
	55+ SF Attached	252	Dwelling Unit	3.7	0%	35/65	0.2	55/45	0.26
	Congregate Care Facility	253	Dwelling Unit	2.02	0%	60/40	0.07	53/47	0.18
	Assisted Living Facility	254	Beds	2.6	0%	63/37	0.19	38/62	0.26
Ldg	Hotel	310	Rooms	8.36	10%	59/41	0.47	51/49	0.6
Rec	Movie Theater	444	Seats	1.76	5%	N/A	0	55/45	0.09
	Health Club	492	1000 S.F.	32.93	5%	50/50	1.41	57/43	3.53
Institutional	Elementary School	520	Students	1.89	0%	54/46	0.67	48/52	0.17
	Middle/Junior School	522	Students	2.13	0%	54/46	0.58	49/51	0.17
	High School	530	Students	2.03	0%	67/33	0.52	48/52	0.14
	Private School (K-8)	534	Students	Use Private K-12 rate	0%	55/45	0.91	46/54	0.26
	Private School (K-12)*	536	Students	2.48	0%	61/39	0.80	43/57	0.17
	Church/Synagogue ^a	560	1000 S.F.	6.95	5%	60/40	0.33	45/55	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
Med	Hospital	610	1000 S.F.	10.72	10%	68/32	0.89	32/68	0.97
	Nursing Home	620	Beds	3.06	10%	72/28	0.17	33/67	0.22
Office	General Office (>5,000 SF GFA)	710	1000 S.F.	$\ln(T) = 0.97 \ln(X) + 2.50$	10%	86/14	$T = 0.94(X) + 26.49$	16/84	1.15
	Small Office Building (<=5,000 SF GFA)	712	1000 S.F.	16.19	10%	83/18	1.92	32/68	2.45
	Medical Office	720	1000 S.F.	34.8	10%	78/22	2.78	28/72	3.46
	Medical Office (Reduced) ^b	PBC	1000 S.F.	17.4	10%	78/22	1.39	28/72	1.73
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71

This Page Intentionally Left Blank



This Page Intentionally Left Blank

Critical Movement Analysis



Kirk Road & Project Driveway Belmont (FKA Bella Sera)

Input Data

GR	=	1.00%
Peak Season	=	1.00
Traffic Count Year	=	2019
Buildout Year	=	2024
Years	=	5

AM Peak Hour		PM Peak Hour		Proposed Development	
In	Out	In	Out		
5	18	18	10	50	Townhomes

AM Peak Hour												
AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 11-Mar-19	-	-	-	-	-	-	0	412	-	-	350	-
Peak Season Volume	-	-	-	-	-	-	0	412	-	-	350	-
2024 Historic Growth	-	-	-	-	-	-	0	433	-	-	368	-
Major Project Traffic	-	-	-	-	-	-	0	26	-	-	16	-
Major Project Traffic + 1% growth	-	-	-	-	-	-	0	459	-	-	384	-
% Project Traffic	50%	-	50%	-	-	-	50%	-	-	-	-	50%
Project Traffic Direction	OUT	-	OUT	-	-	-	IN	-	-	-	-	IN
Project Traffic	9	-	9	-	-	-	3	-	-	-	-	2
2024 Total Traffic	9	-	9	-	-	-	3	459	-	-	384	2
PM Peak Hour												
PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 11-Mar-19	-	-	-	-	-	-	0	481	-	-	566	-
Peak Season Volume	-	-	-	-	-	-	0	481	-	-	566	-
2024 Historic Growth	-	-	-	-	-	-	0	506	-	-	595	-
Major Project Traffic	-	-	-	-	-	-	0	25	-	-	29	-
Major Project Traffic + 1% growth	-	-	-	-	-	-	0	531	-	-	624	-
% Project Traffic	50%	-	50%	-	-	-	50%	-	-	-	-	50%
Project Traffic Direction	OUT	-	OUT	-	-	-	IN	-	-	-	-	IN
Project Traffic	5	-	5	-	-	-	9	-	-	-	-	9
2024 Total Traffic	5	-	5	-	-	-	9	531	-	-	624	9

HCS7 Two-Way Stop-Control Report

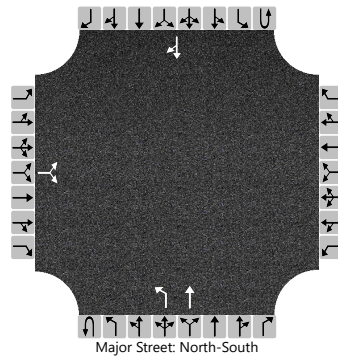
General Information

Analyst	JF
Agency/Co.	JFO GROUP INC
Date Performed	11/19/2021
Analysis Year	2024
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	Belmont

Site Information

Intersection	Kirk Road and Project
Jurisdiction	PBC
East/West Street	Project Driveway
North/South Street	Kirk Road
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		9		9						3	459				384	2
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized																
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			19							3						
Capacity, c (veh/h)			519							1152						
v/c Ratio			0.04							0.00						
95% Queue Length, Q ₉₅ (veh)			0.1							0.0						
Control Delay (s/veh)			12.2							8.1						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)	12.2								0.1							
Approach LOS	B															

HCS7 Two-Way Stop-Control Report

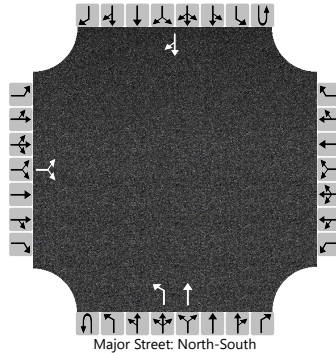
General Information

Analyst	JF
Agency/Co.	JFO GROUP INC
Date Performed	11/19/2021
Analysis Year	2024
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	Belmont

Site Information

Intersection	Kirk Road and Project
Jurisdiction	PBC
East/West Street	Project Driveway
North/South Street	Kirk Road
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		5		5						9	531				624	9
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized																
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			11							9						
Capacity, c (veh/h)			385							923						
v/c Ratio			0.03							0.01						
95% Queue Length, Q ₉₅ (veh)			0.1							0.0						
Control Delay (s/veh)			14.6							8.9						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)	14.6								0.1							
Approach LOS	B															

STN#	ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES					2019 DAILY		18-19 GR	3YR GR	2019 AM PEAK HOUR			2019 PM PEAK HOUR		
						2014	2015	2016	2017	2018	VOL	DATE			2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
5620	JOG RD	Normandy Ln	Linton Blvd	6D	2680	37154	38158	38400	40270	40135	41023	1/29/2019	2.21%	2.23%	3440	1258	2400	3371	1960	1411
5622	JOG RD	Linton Blvd	C-15 Canal	6D	2680	32592	33918	32872	32413	35976	36806	1/29/2019	2.31%	3.84%	3357	1293	2102	3242	1730	1517
6200	JOG RD	C-15 Canal	Clint Moore Rd	6D	2680	33388	33990	33328	32952	34776	37550	1/29/2019	7.98%	4.06%	3375	1355	2081	3289	1762	1595
6616	JOG RD	Clint Moore Rd	Yamato Rd	6D	2680	30831	35206		31179	32125	33944	1/29/2019	5.66%		2738	1105	1677	2918	1512	1406
6634	JOG RD	Yamato Rd	Potomac Rd	4D	1770	29399	33030		28608	29655	29528	2/4/2019	-0.43%		2593	1129	1602	2624	1379	1257
6618	JOG RD	Potomac Rd	Glades Rd	4D	1960	30558	33018		29792	30832	30487	2/4/2019	-1.12%		2751	1564	1217	2539	1127	1414
6420	JUDGE WINIKOFF RD	Sandpoint Ter	SR 7	4D	1960	10501	10464	9375	9590	9756	9693	1/8/2019	-0.65%	1.12%	1036	667	369	801	374	456
1404	JUPITER FARMS RD	Indiantown Rd	South of Indiantown	2	1140	10157	10366	11136	11257		13127	1/16/2019		5.64%	1087	732	386	1305	378	949
6417	KIMBERLY BLVD	SR-7	Lyons Rd	4D	1960	6067	6170	6267	6213	6321	6027	1/30/2019	-4.65%	-1.29%	440	248	207	509	243	270
3614	KIRK RD	Southern Blvd	Gun Club Rd	4D	1770	10460	10020	10468	11067	11400	11515	1/22/2019	1.01%	3.23%	1151	633	518	1116	641	510
3662	KIRK RD	Gun Club Rd	Summit Blvd	2	880	10512	10675	10759	11029	11376	10939	3/11/2019	-3.84%	0.55%	931	527	414	1081	527	557
3656	KIRK RD	Summit Blvd	Forest Hill Blvd	2	880	10082	9611	11093	10698	10833	10667	3/11/2019	-1.53%	-1.30%	762	412	350	1047	481	566
4208	KIRK RD	Forest Hill Blvd	Purdy Ln	5	1960	15933	16029	17223	17900	17337	17287	3/11/2019	-0.29%	0.12%	1269	837	492	1559	469	1110
4664	KIRK RD	Purdy Ln	10th Ave N	2	880	12617	12213	12939	13172	13864	13625	3/11/2019	-1.72%	1.74%	1072	446	626	1189	566	624
4630	KIRK RD	10th Ave N	Lake Worth Rd	2	880	9115	9240	9699	9470	9976	9287	2/4/2019	-6.91%	-1.44%	696	266	436	825	410	444
4652	KIRK RD	Lake Worth Rd	Melaleuca Ln	2	880	7187	6791	7859	7859	8269	7762	2/4/2019	-6.13%	-0.41%	569	309	260	765	355	428
5649	LAKE IDA RD	Hagen Ranch Rd	Jog Rd	2	880	7703	7536	8245	8622	8812	9182	1/22/2019	4.20%	3.65%	703	352	351	859	360	504
5653	LAKE IDA RD	Jog Rd	El Clair Ranch Rd	2	880	9485	10969	11308	12273	11274	12062	1/22/2019	6.99%	2.17%	918	430	488	1104	501	619
5651	LAKE IDA RD	El Clair Ranch Rd	Military Tr	2	880	11230	11682	12468	11777	12608	13552	1/22/2019	7.49%	2.82%	1030	573	457	1212	564	648

ROAD NAME: Kirk Rd
 CURRENT YEAR: 2019
 ANALYSIS YEAR: 2024
 GROWTH RATE: -1.30%

Input Data

STATION: 3656
 FROM: Forest Hill Blvd
 TO: Midpoint
 COUNT DATE: 3/11/2019
 PSF: 1

Report Created
 4/5/2021

Link Analysis

Time Period Direction	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	762	412	350	1047	481	566
Peak Volume	762	412	350	1047	481	566
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	762	412	350	1047	481	566

Committed Developments Type % Complete

APEC Auto-Summit	11	5	5	9	5	5	NR	0%
CHS Properties	9	6	3	10	5	5	NR	52%
Abbey Park MUPD	0	0	0	0	0	0	NR	100%
Circus Trix	0	0	0	2	1	1	NR	25%
Forest Hill / Congress Pharmacy	2	1	1	10	5	5	NR	50%
PBIA Parcel F	9	7	2	10	3	7	NR	0%
Dollar General -Palm Springs	1	0	0	8	4	4	NR	65%
Palm Springs Apartments	1	1	0	2	1	1	Res	68%
WAWA - Forest Hill & Congress	0	0	0	0	0	0	NR	100%
2773 Public Charter School	11	6	5	2	1	1	NR	75%
Total Committed Developments	44	26	16	53	25	29		
Total Committed Residential	1	1	0	2	1	1		
Total Committed Non-Residential	43	25	16	51	24	28		
Double Count Reduction	0	0	0	1	0	0		
Total Discounted Committed Developments	44	26	16	52	25	29		
Historical Growth	-48	-26	-22	-66	-30	-36		
Comm Dev+1% Growth	83	47	34	105	50	58		
Growth Volume Used	83	47	34	105	50	58		
Total Volume	845	459	384	1152	531	624		

Lanes

	2L					
LOS D Capacity	1480	880	880	1480	880	880
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	1570	880	880	1570	880	880
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

This Page Intentionally Left Blank

Juan Ortega

From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Wednesday, April 21, 2021 5:50 PM
To: Juan Ortega
Cc: 'Kristen L Northup'
Subject: FW: [EXTERNAL] 1591 Kirk Rd

Juan,

Please see comments below from the Village on traffic.

Thanks.



Jerrod Purser, PLA
Project Manager

2035 Vista Parkway
West Palm Beach, FL 33411
561.687.2220 | 561.537.4533 (direct)



From: Iramis Cabrera <icabrera@vpsfl.org>
Sent: Tuesday, April 20, 2021 4:12 PM
To: Jerrod Purser <Jerrod.Purser@wginc.com>
Subject: FW: [EXTERNAL] 1591 Kirk Rd

FYI!!

See comments from traffic Engineer.

Thanks.

From: Thuha Nguyen <thuha.nguyen@viaplanning.com>
Sent: Tuesday, April 20, 2021 12:54 PM
To: Iramis Cabrera <icabrera@vpsfl.org>
Subject: RE: [EXTERNAL] 1591 Kirk Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and are confident the content is safe.

Hi Iramis,

We completed the review of the traffic study. Below is our only comment:

- **Traffic: Please include "Test 2" as required by PBC TPS Article 12.**

I trust that the traffic report was sent to the County for their review, as the applicant noted to us on kick-off call. Please include the above comment with any other comments you have from other reviewers. Since the development passes Test 1, I don't think they will have any trouble passing Test 2.

As you can see from the site plan, they did move the entrance further south, away from the school's entrance. It seems that the curb cut to the north would need to be slightly moved to accommodate the emergency exit from the site.

Please let me know if you have any questions.

Thuha

From: Iramis Cabrera <icabrera@vpsfl.org>
Sent: Thursday, April 15, 2021 4:20 PM
To: Thuha Nguyen <thuha.nguyen@viaplanning.com>
Subject: FW: [EXTERNAL] 1591 Kirk Rd

Attached is the traffic report for your review.

Thanks.

From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Thursday, April 15, 2021 4:03 PM
To: Iramis Cabrera <icabrera@vpsfl.org>
Subject: RE: [EXTERNAL] 1591 Kirk Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and are confident the content is safe.

Hi Iramis,

Please see attached. Please note it is currently under review by the County. File is digitally signed, electronically sealed and set up for double side printing.

Thanks.



Jerrod Purser, PLA
Project Manager
2035 Vista Parkway
West Palm Beach, FL 33411
561.687.2220 | 561.537.4533 (direct)



From: Iramis Cabrera <icabrera@vpsfl.org>
Sent: Wednesday, April 14, 2021 2:27 PM
To: Jerrod Purser <Jerrod.Purser@wginc.com>
Subject: [EXTERNAL] 1591 Kirk Rd

Hi,

Can you please send me the traffic study for this project?

Thanks.

PLEASE NOTE: Florida has a very broad public records law. E-mail communications to or from the Village of Palm Springs officials and employees are public records and are available upon request. Transmission of sensitive information such as but not limited to social security numbers, credit card information, medical records and criminal justice information (outlined in the [FBI CJIS Policy](#)) via email is prohibited. If this message is unexpected or appears suspicious, please notify us immediately by replying to the message.

** Please consider the negative environmental impacts associated with printing email **

VISIT OUR WEBSITE FOR MORE INFORMATION ABOUT THE VILLAGE OF PALM SPRINGS FLORIDA
www.vpsfl.org

This Page Intentionally Left Blank

Juan Ortega

From: Bogdan Piorkowski <BPiorkow@pbcgov.org>
Sent: Tuesday, August 17, 2021 12:48 PM
To: Jerrod Purser
Cc: Quazi Bari; Hanane Akif
Subject: FW: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs
Attachments: 558100-PL-SITE-RESO_SP1.pdf; IMG-2351.mov

Hi Jarrod,
The proposed driveway location looks acceptable to Traffic Division.

Bogdan Piorkowski, Senior Professional Engineer
Traffic Division – PBC Engineering & Public Works
2300 N Jog Rd, 3rd Floor
West Palm Beach, FL 33411
Phone (561) 684-4030
Email: BPiorkow@pbcgov.org

From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Monday, August 16, 2021 3:19 PM
To: Bogdan Piorkowski <BPiorkow@pbcgov.org>
Cc: Quazi Bari <QBari@pbcgov.org>
Subject: RE: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Good afternoon Bogdan,

Please see attached site plan with entrance flipped to the south as discussed. The attached video on Kirk Road shows the crosswalk location just north of the Dollar General driveway access. The site plan has included this location. The distance of the crosswalk from our proposed entrance is approximately 205 ft.

Please advise if the entrance location is acceptable to PBC Traffic.

Thank you.
Jerrod



Jerrod Purser, PLA
Project Manager

2035 Vista Parkway
West Palm Beach, FL 33411
561.687.2220 | 561.537.4533 (direct)



From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Monday, August 9, 2021 10:23 AM
To: Bogdan Piorkowski <BPiorkow@pbcgov.org>
Cc: Quazi Bari <QBari@pbcgov.org>
Subject: RE: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

Hi Bogdan,

Yes, we've added the driveway location. I'll send the plan over prior to our meeting this afternoon.

Thanks.



Jerrod Purser, PLA
Project Manager
2035 Vista Parkway
West Palm Beach, FL 33411
561.687.2220 | 561.537.4533 (direct)

 [\[linkedin.com\]](#)  [\[facebook.com\]](#)  [\[instagram.com\]](#)  [\[youtube.com\]](#)  [\[twitter.com\]](#)

From: Bogdan Piorkowski <BPiorkow@pbcgov.org>
Sent: Monday, August 9, 2021 10:17 AM
To: Jerrod Purser <Jerrod.Purser@wginc.com>
Cc: Quazi Bari <QBari@pbcgov.org>
Subject: RE: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

Hi Jerrod,
Did you show location of school driveway as requested?
Bogdan

From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Wednesday, July 28, 2021 4:01 PM
To: Bogdan Piorkowski <BPiorkow@pbcgov.org>; Quazi Bari <QBari@pbcgov.org>
Subject: RE: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Hi Bogdan,

I understand your request now, I'll work on that.

The Village director is out next week. **Do you both have availability the following week of 8/9?** Preferably Monday or Tuesday.

Thanks.



Jerrod Purser, PLA
Project Manager
2035 Vista Parkway
West Palm Beach, FL 33411
561.687.2220 | 561.537.4533 (direct)



From: Bogdan Piorkowski <BPiorkow@pbcgov.org>
Sent: Wednesday, July 28, 2021 3:01 PM
To: Jerrod Purser <Jerrod.Purser@wginc.com>; Quazi Bari <QBari@pbcgov.org>
Subject: RE: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

Hi Jerrod,
Per your email **"We're proposing the entrance at the north end of the site, rather than aligned with the school entrance, in order to avoid school traffic and safety concerns"**.
Can you please show driveway/s location on the east side of Kirk Rd on sheet SP-1? Where is the school entrance shown on sheet SP-1?
Bogdan

From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Wednesday, July 28, 2021 1:32 PM
To: Bogdan Piorkowski <BPiorkow@pbcgov.org>; Quazi Bari <QBari@pbcgov.org>
Subject: RE: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Hi Bogdan,

Please see the project entrance clouded on attached. This is the only driveway access to/from Kirk Road. There's an emergency access only further south with gate and knox box.

Let me know if any further information needed.

Thank you.
Jerrod



Jerrod Purser, PLA
Project Manager
2035 Vista Parkway
West Palm Beach, FL 33411
561.687.2220 | 561.537.4533 (direct)



From: Bogdan Piorkowski <BPiorkow@pbcgov.org>
Sent: Wednesday, July 28, 2021 1:10 PM
To: Jerrod Purser <Jerrod.Purser@wginc.com>; Quazi Bari <QBari@pbcgov.org>
Subject: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

Hi Jerrod,
Can you please show driveway/s location on the east side of Kirk Rd on sheet SP-1?
I will be on short vacations starting tomorrow and will be back in the office on 8/4.
Bogdan

From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Monday, July 26, 2021 1:58 PM
To: Quazi Bari <QBari@pbcgov.org>; Bogdan Piorkowski <BPiorkow@pbcgov.org>
Subject: Belmont (formerly Bella Sera) - Palm Springs

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Good afternoon Quazi and Bogdan,

The Village of Palm Springs has requested that we coordinate a meeting with you, regarding the attached TPS condition on this application. Also attached is the latest submitted site plan.

We're proposing the entrance at the north end of the site, rather than aligned with the school entrance, in order to avoid school traffic and safety concerns.

What times work for you, either this week or next? Would this week Thursday at 10:30am work as an option?

Thank you.
Jerrod



Jerrod Purser, PLA
Project Manager
2035 Vista Parkway
West Palm Beach, FL 33411
561.687.2220 | 561.537.4533 (direct)



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

Juan Ortega

From: Bogdan Piorkowski <BPiorkow@pbcgov.org>
Sent: Thursday, October 14, 2021 4:35 PM
To: Jerrod Purser; Rogelio J. Perez Gonzalez; Quazi Bari; Iramis Cabrera; Frank Castro
Cc: Doug Murray; Juan Ortega; Kristen L Northup; Christopher M Gratz; Kimberly K. Glas-Castro
Subject: RE: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

Hi Jerrod,

As stated in our previous email we prefer the driveway location to be closer to the southern border of your site. However, as discussed in our meeting yesterday the Village and local police force representative have a strong opinion that the new driveway should be located at the northern boundary of the site.

Therefore, based on the Village's and police representative knowledge of the local school related conditions along Kirk Rd. we are in agreement with the proposed driveway location as shown on your attached drawing.

Please let me know if you have additional questions.

Thank you,

Bogdan Piorkowski, Senior Professional Engineer
Traffic Division – PBC Engineering & Public Works
2300 N Jog Rd, 3rd Floor
West Palm Beach, FL 33411
Phone (561) 684-4030
Email: BPiorkow@pbcgov.org

From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Wednesday, October 13, 2021 3:46 PM
To: Rogelio J. Perez Gonzalez <rperezgonzalez@vpsfl.org>; Bogdan Piorkowski <BPiorkow@pbcgov.org>; Quazi Bari <QBari@pbcgov.org>; Iramis Cabrera <icabrera@vpsfl.org>; Frank Castro <fcastro@vpsfl.org>
Cc: Doug Murray <doug.murray@wginc.com>; jortega@jfo.us; Kristen L Northup <KLNorthup@drhorton.com>; Christopher M Gratz <CMGratz@drhorton.com>; Kimberly K. Glas-Castro <kglas-castro@vpsfl.org>
Subject: RE: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Hi Bogdan,

Based on the Village's comments and concerns, can you confirm Traffic's acceptance of the entrance location to the north per attached?

Thank you.
Jerrod



Jerrod Purser, PLA
Project Manager
3230 W. Commercial Blvd, Suite 300
Fort Lauderdale, FL 33309



954.660.1660 | 561.537.4533 (direct) | 904.874.3483 (cell)



From: Rogelio J. Perez Gonzalez <rperezgonzalez@vpsfl.org>
Sent: Tuesday, October 12, 2021 4:19 PM
To: Jerrod Purser <Jerrod.Purser@wginc.com>; Bogdan Piorkowski <BPiorkow@pbcgov.org>; Quazi Bari <QBari@pbcgov.org>; Iramis Cabrera <icabrera@vpsfl.org>; Frank Castro <fcastro@vpsfl.org>
Cc: Doug Murray <Doug.Murray@wginc.com>; jortega@jfo.us; Kristen L Northup <KLNorthup@drhorton.com>; Christopher M Gratz <CMGratz@drhorton.com>; Kimberly K. Glas-Castro <kglas-castro@vpsfl.org>
Subject: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

Hello,

Please see the revised statement.

From: Rogelio J. Perez Gonzalez
Sent: Tuesday, October 12, 2021 16:15
To: Jerrod Purser <Jerrod.Purser@wginc.com>; Bogdan Piorkowski <BPiorkow@pbcgov.org>; Quazi Bari <QBari@pbcgov.org>; Iramis Cabrera <icabrera@vpsfl.org>; Frank Castro <fcastro@vpsfl.org>
Cc: Doug Murray <Doug.Murray@wginc.com>; jortega@jfo.us; Kristen L Northup <KLNorthup@drhorton.com>; Christopher M Gratz <CMGratz@drhorton.com>; Kimberly K. Glas-Castro <kglas-castro@vpsfl.org>
Subject: RE: Belmont (formerly Bella Sera) - Palm Springs

Hello,

Per our last meeting, I attached the traffic conditions statement we prepared.



[\[gcc02.safelinks.protection.outlook.com\]](mailto:gcc02.safelinks.protection.outlook.com)

Rogelio Perez

Planner

Planning, Zoning, & Building Department, Village of Palm Springs

(561) 584-8200 Ext. 8462

226 Cypress Lane | Palm Springs, Florida 33461-1604

From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Tuesday, October 12, 2021 14:44
To: Bogdan Piorkowski <BPiorkow@pbcgov.org>; Quazi Bari <QBari@pbcgov.org>; Iramis Cabrera <icabrera@vpsfl.org>; Rogelio J. Perez Gonzalez <rperezgonzalez@vpsfl.org>; Frank Castro <fcastro@vpsfl.org>
Cc: Doug Murray <Doug.Murray@wginc.com>; jortega@jfo.us; Kristen L Northup <KLNorthup@drhorton.com>; Christopher M Gratz <CMGratz@drhorton.com>
Subject: Belmont (formerly Bella Sera) - Palm Springs

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and are confident the content is safe.

Hi All,

Please see attached latest site plan and comments from the Village for reference in today's meeting.

Thanks.
Jerrod



Jerrod Purser, PLA
Project Manager
3230 W. Commercial Blvd, Suite 300
Fort Lauderdale, FL 33309
954.660.1660 | 561.537.4533 (direct) | 904.874.3483 (cell)



[gcc02.safelinks.protection.outlook.com] [gcc02.safelinks.protection.outlook.com] [gc



PLEASE NOTE: Florida has a very broad public records law. E-mail communications to or from the Village of Palm Springs officials and employees are public records and are available upon request. Transmission of sensitive information such as but not limited to social security numbers, credit card information, medical records and criminal justice information (outlined in the [FBI_CJIS_Policy \[fbi.gov\]](#)) via email is prohibited. If this message is unexpected or appears suspicious, please notify us immediately by replying to the message.

** Please consider the negative environmental impacts associated with printing email **

VISIT OUR WEBSITE FOR MORE INFORMATION ABOUT THE VILLAGE OF PALM SPRINGS FLORIDA
www.vpsfl.org [vpsfl.org]

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

This Page Intentionally Left Blank

Village of Palm Springs Development Review

DATE: 1/24/2022
DESCRIPTION: Bella Sera – Townhomes
APPLICANT: D.R. Horton (Contract Purchaser)
AGENT: WGI, Inc., Jerrod Purser
OWNER: Finestra Holy Cross LLC
APPLICATION TYPE: Planned Development
REQUEST: Future Land Use Map Amendment & Site Plan (Minor/Major/PD) Review
LOCATION: 1591 Kirk Road, Palm Springs, Florida
STAFF REVIEW: **COMMENT LETTER #3**

The Engineering Department has the following comments:

Justification Statement

- 1) [Original Comment #1] Page 5, g) – When submitting photometric plans include light levels just beyond property on all sides. Include levels on all sidewalk and parking areas throughout the project and cut sheets on lights. Also, per Sec. 34-1364. - Outdoor lighting, a photometric plan should be included as part of the site plan package.

Applicant Response: Photometric Plans have been provided with the resubmittal.

Village Response: Revise plan to address following items: Several sidewalk values are below the allowable 0.75 fc, Provide light levels for Park, Bus Stop, and Mail Location. Confirm entrance lighting is available at entrances of buildings, that have a 0.75 fc or greater capacity. Revise location of lights to address other comments in photometric section of comments.

Applicant response: The average at all sidewalks has been increased to average 0.75 fc minimum. The average of the Park, Bus Stop and Mail Kiosk have increased to average 0.75 fc minimum. The residential building entrances fall under the exception 3A: "Single family and multifamily dwellings up to two units shall not be subject to requirements of this section"

Village Response: The proposed development exceeds minimum 2 unit per multi-family building described in this code section. Provide illuminate levels at building entrances on the photometric plan.

Previous Justification Statement comments not included herein have been addressed and/or satisfied.

Site Plan

- 2) [Original Comment # 8] The site plan does not clearly provide adequate information for review. Provide split sheets at a larger scale if necessary.
- Clearly dimension and call out the depth and width of the parking stalls, curbs/gutters, width of pavement, width of driveways, widths of possible parking overhangs, etc.
 - Clearly call out, dimension and delineate all easements.
 - Provide a different line type for the lot line and the building foundation line.
 - Clearly identify and dimension dark solid line surrounding the ROW/street.
 - Show and label proposed utilities and existing utilities to remain – both above and underground.

Applicant Response: The proposed site plan identifies the necessary information required by the Village of Palm Springs. Depth and width of parking stalls, curbs/gutters, width of pavement, width of driveways, widths of parking overhangs have all been identified on the proposed site plan; All easements have been dimensioned and called out; Different line types are utilized for lot line and building footprint line; The ROW has been clearly identified and dimensioned.

Village Response: The site plan does not identify the necessary information required per Code. See Code Sec. 34-685 for full information that shall be shown on the site plan. While the scale is large enough per this Code section, the plan is still difficult to read. While it's not required per Code to increase the scale – the suggestion to increase the scale of the site plan remains. This would likely eliminate the need for additional comments, clarification, provision of multiple exhibits, etc. and reduce the amount of time required for review.

- a) **FFE is not provided.**

Applicant Response: The FFE for each building is provided on the conceptual engineering plans included with the resubmittal.

Village Response: Please confirm that FFE is 18.00' NAVD.

- b) **Are the streets publicly dedicated or privately dedicated and maintained?**

Applicant Response: The proposed streets are to be privately dedicated and maintained. A note has been added to sheet SP-1.

Village Response: No such note has been provided on the site plan.

- c) **The utilities shall be shown on the site plan.**

Applicant Response: For graphic clarity, the utilities and light fixtures have been shown along with the landscape on the landscape plans. Corresponding notes have been added to sheet SP-1.

Village Response: There are notes directing the reviewer to the civil plans and the photometric plans, but not the landscape plans. Further, it's not appropriate to refer to the landscape plan for these elements. And, as they are provided on the landscape plan – there are several conflicts between the utilities and the lighting as well as other conflicts. These are not landscape issues and the landscape plan doesn't need to be

the document that governs and records these features. Please show these features on the site plan as well as the landscape plan.

- There are multiple conflicts between fire hydrants and light fixtures.
- Lots 13, 33 and 50 show a lot line that appears to extend to the back of the common area sidewalk. That means that if these owners decide to fence their property, that they can put a fence directly against the sidewalk and fence in site lighting. It is recommend that these lot lines are adjusted and set back off the back of the sidewalk so that the common area landscape (hedge along sidewalks) and the lighting remains in the domain of the HOA.

d) Light fixtures shall be located on the site plan.

Applicant Response: For graphic clarity, the utilities and light fixtures have been shown along with the landscape on the landscape plans. Corresponding notes have been added to sheet SP-1.

Village Response: Light fixtures and all other utilities, above ground and below, shall be shown on the site plan.

- 3) [Original Comment #17] A revised plat of property will be required for final review of rights-of-way and easements. All right-of-way and easement widths and dimensions shall be shown on the plat. The plat shall contain a statement that no buildings or any kind of construction, or trees or shrubs shall be placed on easements. Review Sec. 34-434 for additional requirements about utilities and commonly held property.

Applicant Response: Acknowledged

Village Response: An approved and recorded plat will be required prior to an approval being issued.

Applicant Response: Based on previous direction from Village PZB staff, the plat goes through a separate review and Village Council approval. Staff recommended this typically occurs after site plan approval. Code Section 34-439 states recording of the plat is required prior to issuance of building permits, but there's no mention of being recorded prior to site plan approval.

Village Response: Provide confirmation from Village PZB Staff of plat approval process and timeline as it relates to site plan approval.

Previous Site Plan comments not included herein have been addressed and/or satisfied

Regulating Plan

All previous comments relating to the Regulating Plan have been addressed and/or satisfied.

Drainage Statement

Previous Drainage Statement comments not included herein have been addressed and/or satisfied.

Utilities/Engineering/Etc

Previous Utilities/Engineering comments not included herein have been addressed and/or satisfied.

Landscape Plans

- 4) [Previously Comment #32] Private lot lines are shown throughout the landscape plan:
- In several locations, it appears that “public” landscape (i.e., portions of buffer plantings or hedges along sidewalks/parking) is placed on a private lot (within the lot lines extending from each townhome). Describe how this scenario potentially impacts ownership and maintenance of the landscape.
 - Is there a potential for private yards to be fenced?

Applicant Response: All landscape to be maintained by the HOA.

Village Response: The comment has been partially addressed. Is there a potential for private yards to be fenced? If yes, there appears to be common area landscaping on private lots – for example, along sidewalks facing common parking spaces. Will access to private, fenced yards be allowed for maintenance by the HOA?

Applicant Response: There will be an option for private yards to be fenced, but the HOA documents will include stipulations that the required landscape material may not be removed and will be maintained by owner.

Village Response: Lots #13, 50, and 33 have lot lines that extend to common area sidewalks. As the lot lines are now, these owners could place a fence directly along a common area sidewalk and enclose common area landscaping and site lighting. It is recommended that these lot lines be adjusted so that common area landscape and site lighting remains completely within the common area property controlled by the HOA.

- 5) [New comment] Show a minimum 7.5’ clear zone surrounding all fire hydrants. This area shall be free from trees, shrubs, signage, site lighting and other vertical elements.
- 6) [New comment] At the southeastern ingress/egress it appears that two (2) fire hydrants are shown together. The fire hydrant proposed for removal shall not be shown on the landscape plan. Any and all existing site features to be removed shall not be shown on the landscape plan; only features to remain shall be shown.
- 7) [New comment] On the south property line, there appears to be a hedge that is contained between two (2) fence lines. Remove the decorative aluminum fence that runs along the south property line. Only the 6’ height opaque fence is recommended.

Previous Landscape Plan comments not included herein have been addressed and/or satisfied.

Photometric/Lighting Plan:

- 8) [New comment] There are several lighting and utility conflicts present as noted above. (I.e. light fixture conflicts with fire hydrants). Correct these conflicts and resubmit amended lighting/photometric plan.**

Previous Photometric/Lighting Plan comments not included herein have been addressed and/or satisfied.

Applicant: In addition to any plan amendments, please provide written responses to the comments herein.

This letter has been prepared by the following individual, in association with their consultants and subconsultants:

A handwritten signature in blue ink, appearing to read "Brent Whitfield".

Brent Whitfield, P.E.
Chen Moore and Associates
Tel: 561.746.6900 x 1160
Email: bwhitfield@chenmoore.com



January 24, 2022

Dr. Juan F. Ortega, PE
JFO Group Inc.
6671 W Indiantown Road, Suite 50-324
Jupiter, FL 33458

**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**

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

**RE: Belmont
Project #: 220110 (previously 210409)
Traffic Performance Standards (TPS) Review**

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated January 12, 2022, 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:	West side of Kirk Road, about 0.15 miles north of Forest Hill Blvd
PCN:	70-42-44-12-39-000-0020
Access:	One full access driveway connection onto Kirk Road (As used in the study and is NOT an approval by the County through this letter)
Existing Uses:	Church = 11,917 SF
Proposed Uses:	Redevelop the site with: Low-rise Multi-Family Residential = 50 DU
Project Daily Trips:	366
Project Peak Hour Trips:	23 (5/18) AM; 28 (18/10) PM
New Daily Trips:	287
New Peak Hour Trips:	19 (3/16) AM; 22 (15/7) PM
Build-out:	December 31, 2024

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

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

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.

"An Equal Opportunity
Affirmative Action Employer"



Dr. Juan F. Ortega, PE
January 24, 2022
Page 2

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

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

Sincerely,

A handwritten signature in blue ink that reads "Hanane Akif".

Hanane Akif, P.E.
Professional Engineer
Traffic Division

QB:HA:qg

ec:

Iramis Cabrera, Interim PZ&B Director, Village of Palm Springs
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2022\220110 - BELMONT.DOCXN

9-20-2021

Good morning,
I have no issues here.

Chris Schulle
Division Manager
Office # 561-688-8912
Fax # 561-688-8914
Cell # 772-216-4876

From: Iramis Cabrera <icabrera@vpsfl.org>
Sent: Monday, September 20, 2021 11:04 AM
To: Christopher Schulle <cschulle@wasteprousa.com>
Subject: Belmont

Good morning,

Can you please review attached site plan and let me know if you have any comments?

Thanks.



Iramis Cabrera

PZ&B Director
226 Cypress Lane | Palm Springs, Florida 33461
Phone: 561.965.4016 Fax: 561.439.4132
Email: icabrera@vpsfl.org

6-21-2021

Good evening Iramis,

The proposed location for the mail kiosk is acceptable. I also reviewed the proposed address against our database. We do have it as a single business delivery point. Please advise if there was a pre-existing structure. If so, I would like to suggest assigning a different number.

Lastly, I would like to request the contact information of the builder or ownership of this project please.

Sincerely,

Nikki Rudershausen
United States Postal Service
Florida 3 District
Delivery Programs
Growth Management Coordinator
2200 NW 72ND AVE STE 222
Miami, FL 33152-9321

Direct Line 305-470-0553
Fax Line 305-470-0554

When referring to specific project, please include the ZIP Code and project name in the subject line.
Thank you ☺

From: Iramis Cabrera <icabrera@vpsfl.org>

Iramis:

Good morning. The site plan shows a location for a 10' by 15' school bus shelter and the project has been issued a SCAD letter. Please let me know if you need any condition language from me regarding the school bus shelter.

Thank you.

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



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.

April 1, 2021

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

**Re: 1591 KIRK ROAD
MULTI-FAMILY DEVELOPMENT (Pulte Homes)
SE Quad of Kirk Road and LWDD's L-7 Canal
PCN: 70-42-44-12-39-000-0020
LWDD Canal No. L-7
LWDD Record No. RI-18-0011**

Dear Ms. Cabrera:

This project is located on the south side of the L-7 Canal and is adjacent.

After reviewing the Survey including Canal Cross-Sections, LWDD not require additional right-of-way.

This project will require a drainage connect outfall permit from this District.

LWDD has no objection to the certification of this petition.

Sincerely,

Anne H. Perry
Anne H. Perry

9-7-2021

Iramis,

Based on the size of the lift station it appears that the lift station will be private. The civil plan should identify the lift station and onsite sanitary sewer as private.

As previously stated, if the lift station is private an agreement with property to the south regarding sanitary sewer will be required and indemnification agreement with PBCWUD will be required prior to PBCWUD plan approval. The easement to the property to the south would be dedicated to the property to the south not to PBCWUD.

A portion of the 8" watermain is shown within a 15' PBCUE. The watermain must be centered within a 20'PBCUE.

Meters cannot be installed within driveway

No trees or obstructions within 7.5 feet of fire hydrant (there appears to be a tree too close to the fire hydrant SE of the lift station)

Gate is required at location to the east where sanitary sewer crosses the property line

Thank you,

Jackie Michels, P.E.

Project Manager

Palm Beach County Water Utilities

8100 Forest Hill Blvd.

West Palm Beach, Florida 33413

Phone (561) 493-6116

1-24-2022

Hello Rogelio,

Issues:

No issues at this time.

Comments:

We may ask the applicant to adjust the curb return radii to tie into the adjacent inlet with a type F curb and stripe out the control radius as currently shown. This will need to be determined during right of way permit review. Note that we have ongoing issues with vehicles running off the pavement over flush header curbs causing erosion behind the back of curb.

Disclaimer:

Please note this courtesy review in advance of the PBC right of way permitting application is independent of Traffic Performance Standards (TPS) review and approval through PBC Traffic Division.

Regards,
Will



Will Carey, PE

[Roadway Production Division](#)

Palm Beach County Engineering & Public Works
Dept.

(561) 684-4183 / wcarey@pbcgov.org / Mon-Fri
7am to 6pm



5/13/2021

No comments, thank you.

Yash Nagal

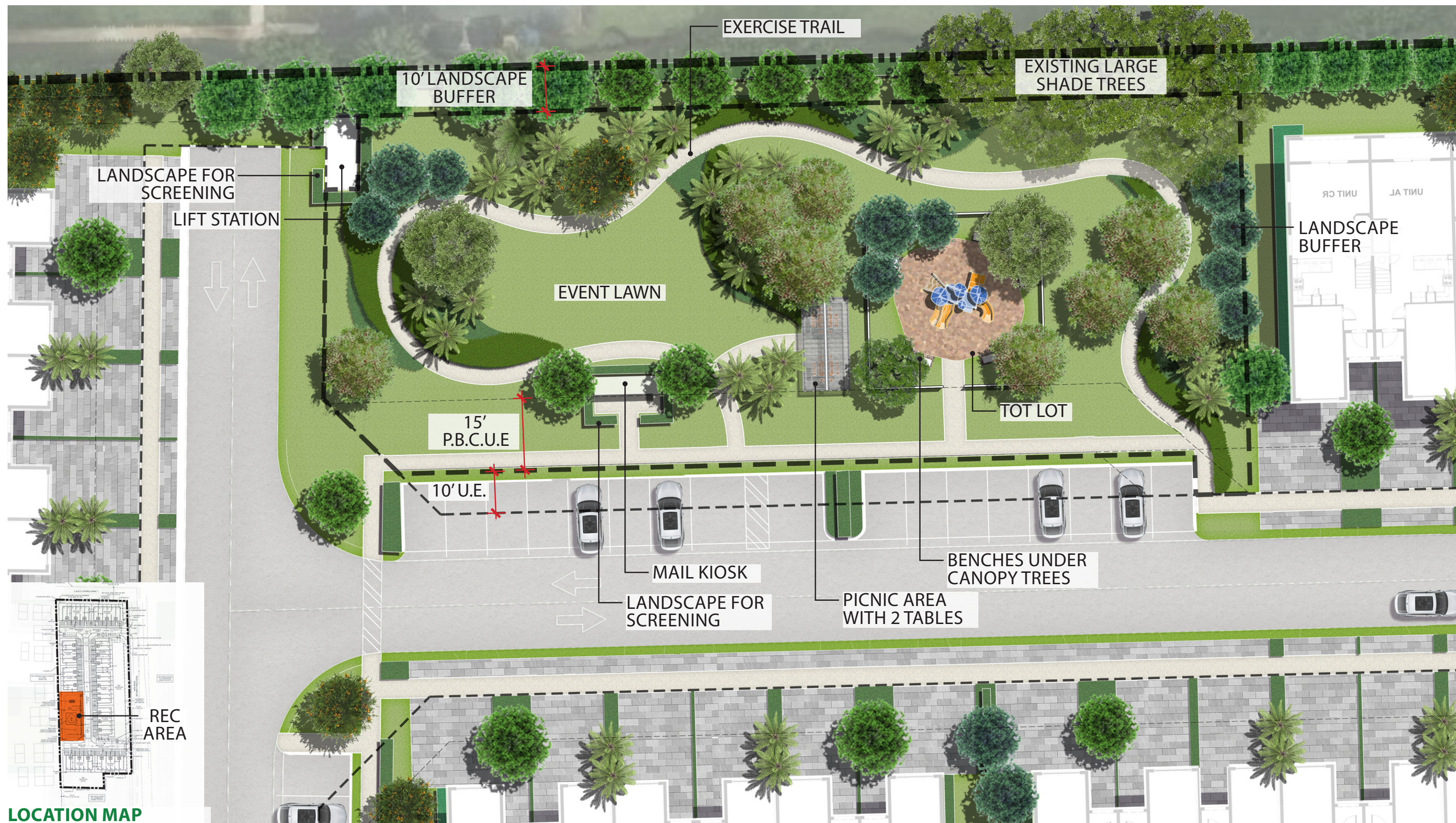
Senior Planner

Tel: 561 841-4238

ynagal@pbcgov.org

<http://www.palmtran.org>





Belmont | Palm Springs, Florida

CONCEPTUAL SITE PLAN

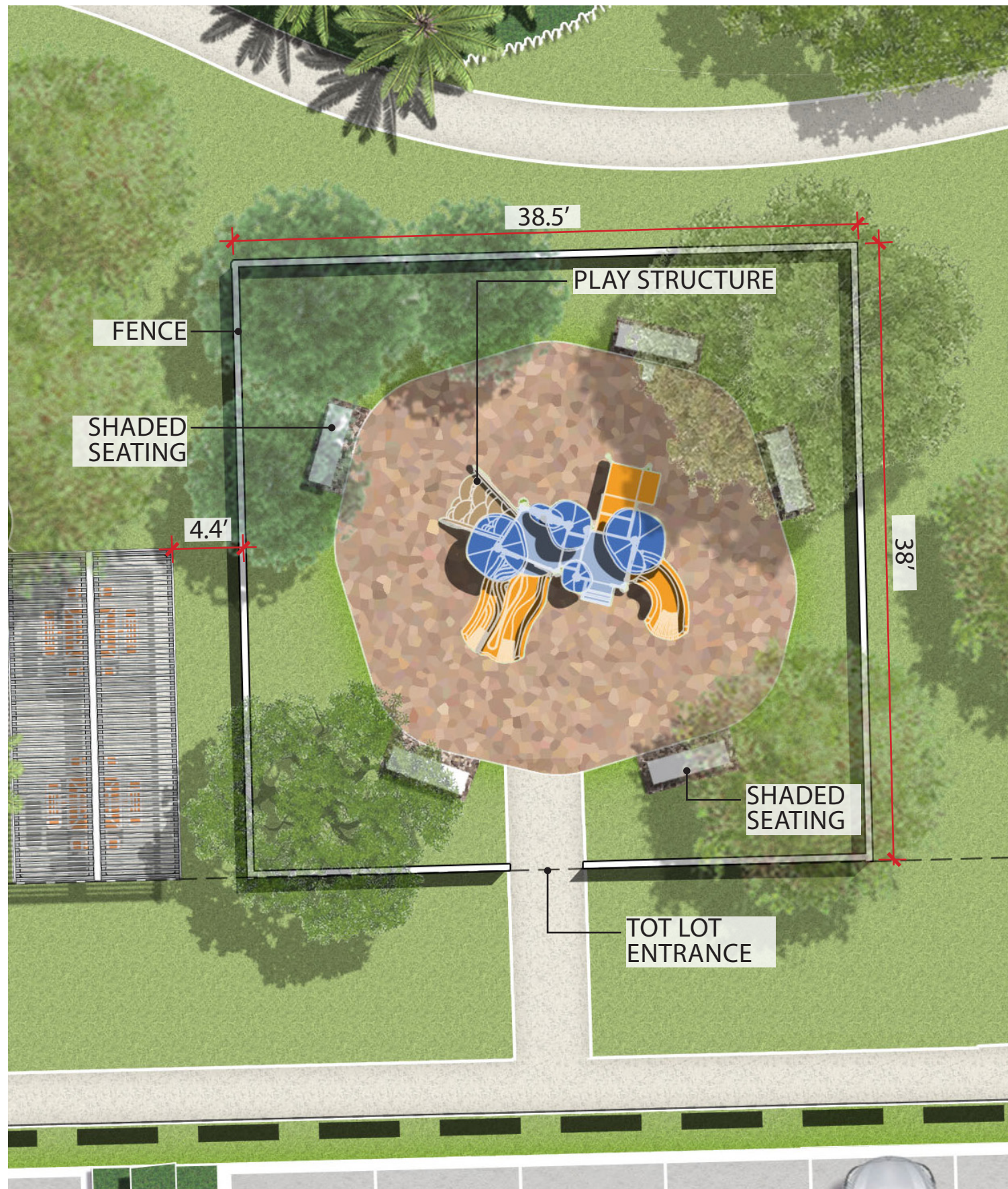
06-11-2021



0' 10' 20' 40'
SCALE: 1" = 20'-0"



Page 1



TOT LOT LOCATION

MANUFACTURER:

PLAYWORLD

350-1736

Age 2-12



Belmont | Palm Springs, Florida

TOT LOT PLAN

06-11-2021



0' 4' 8' 16'
SCALE: 1/8" = 1'-0"



Page 2

MANUFACTURER:

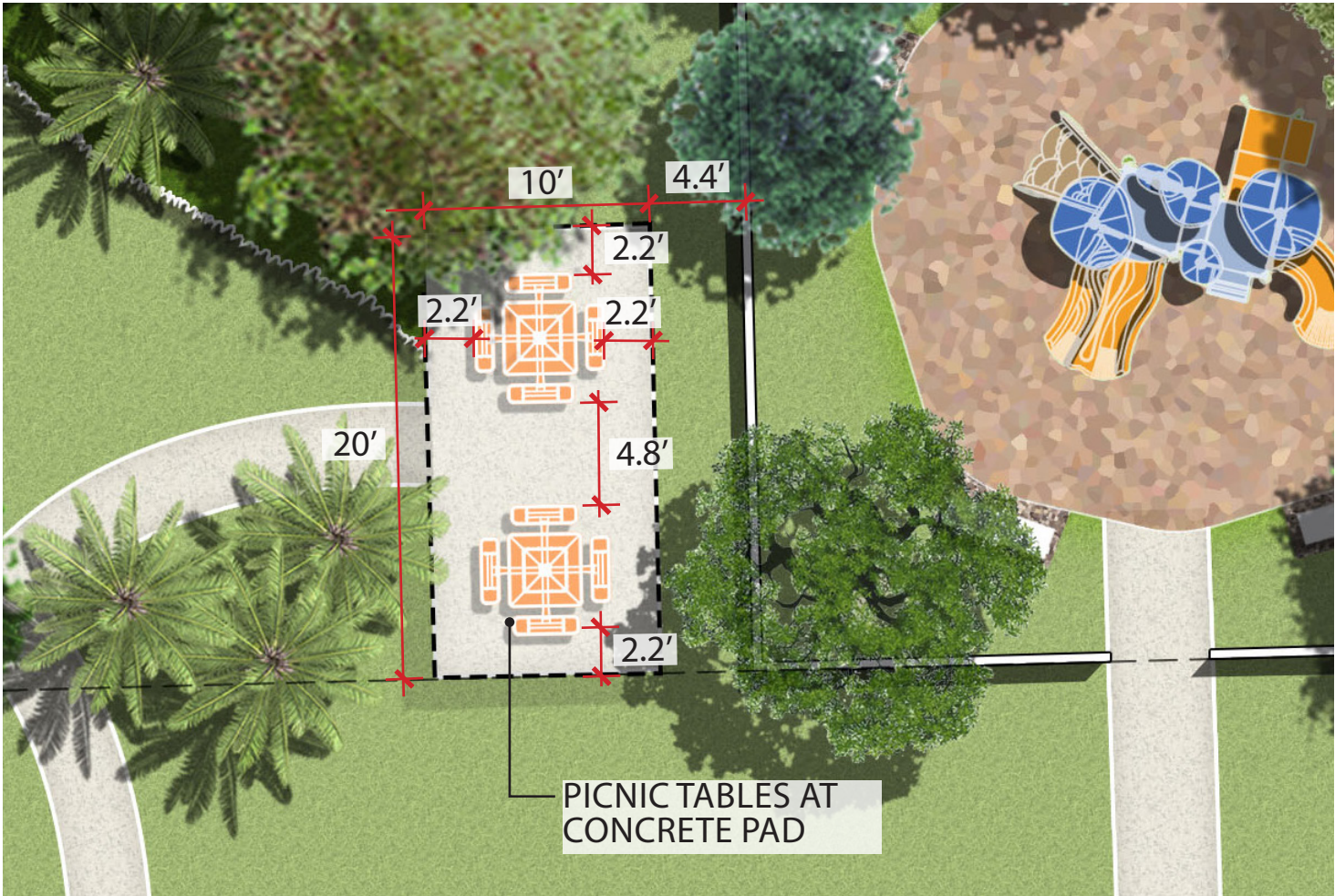
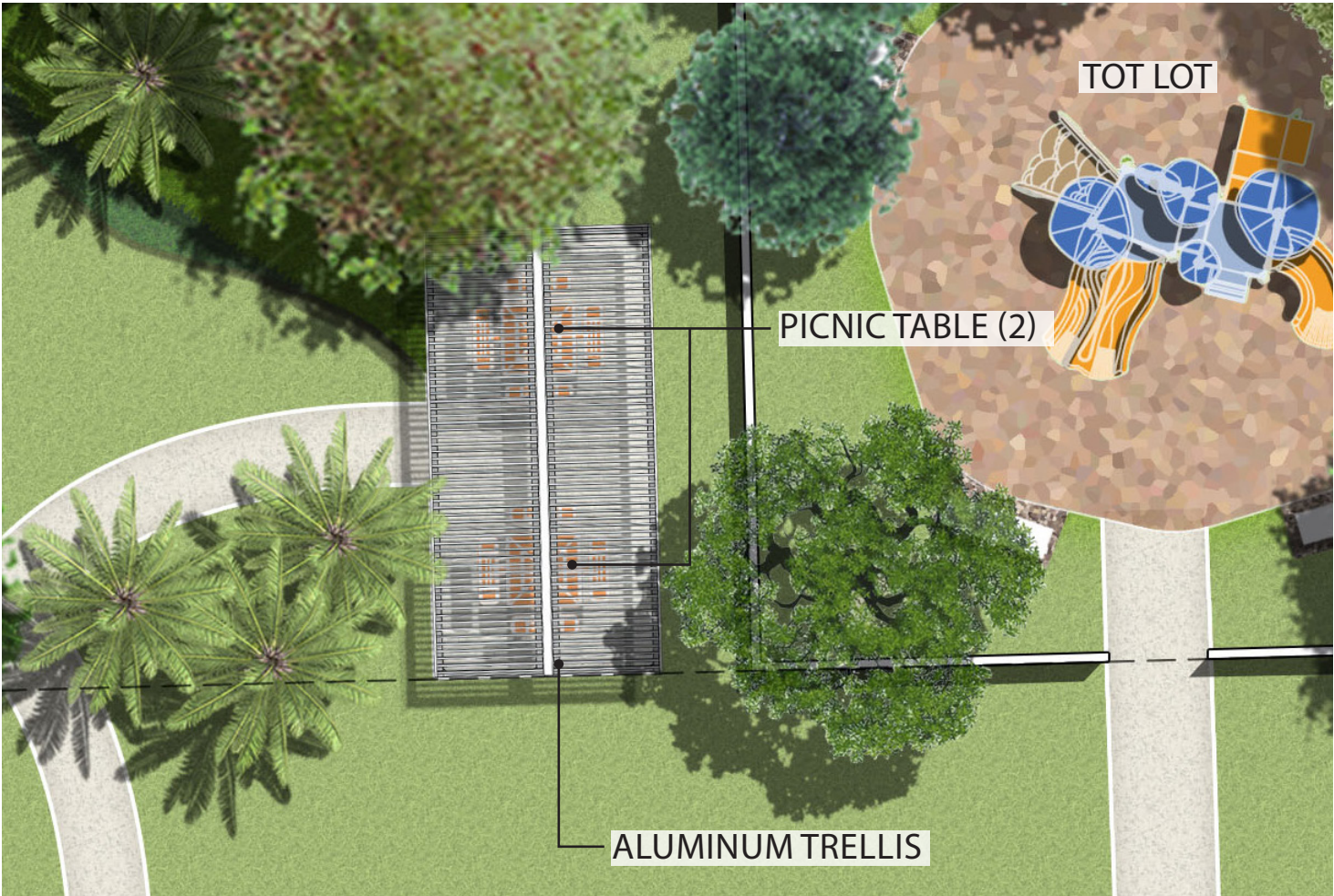
WABASH VALLEY

Model #: SG214D

Table Top Color: Charcoal
Leg Color: Black
Seat Color: Charcoal
Mount: Surface
Size: 40 in. Square
Pattern: Diamond
Total of Picnic: 2



PICNIC TRELLIS LOCATION





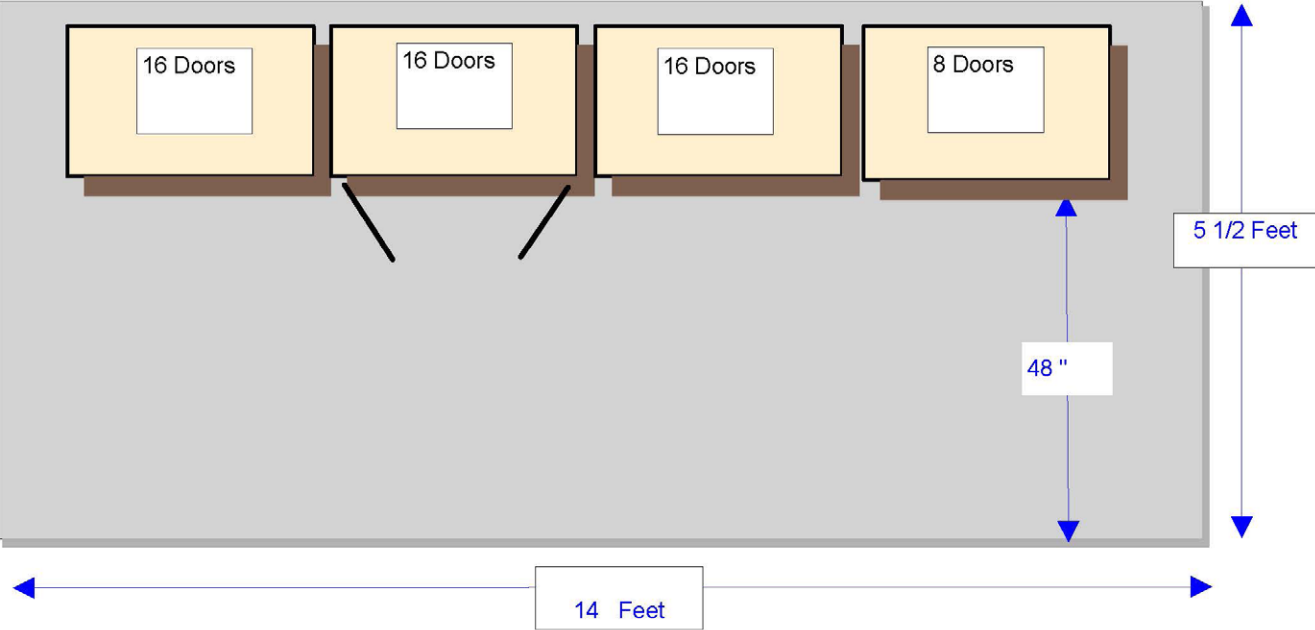


Elevation 1



Prepared by: The Beautiful Mailbox Company
3 - 16 Door Units
1 - 8 Door Unit
TOTAL 56 Customer Doors

SUGGESTED SLAB LAYOUT



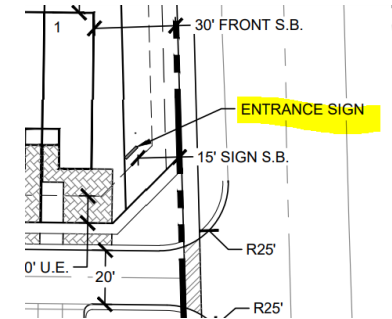
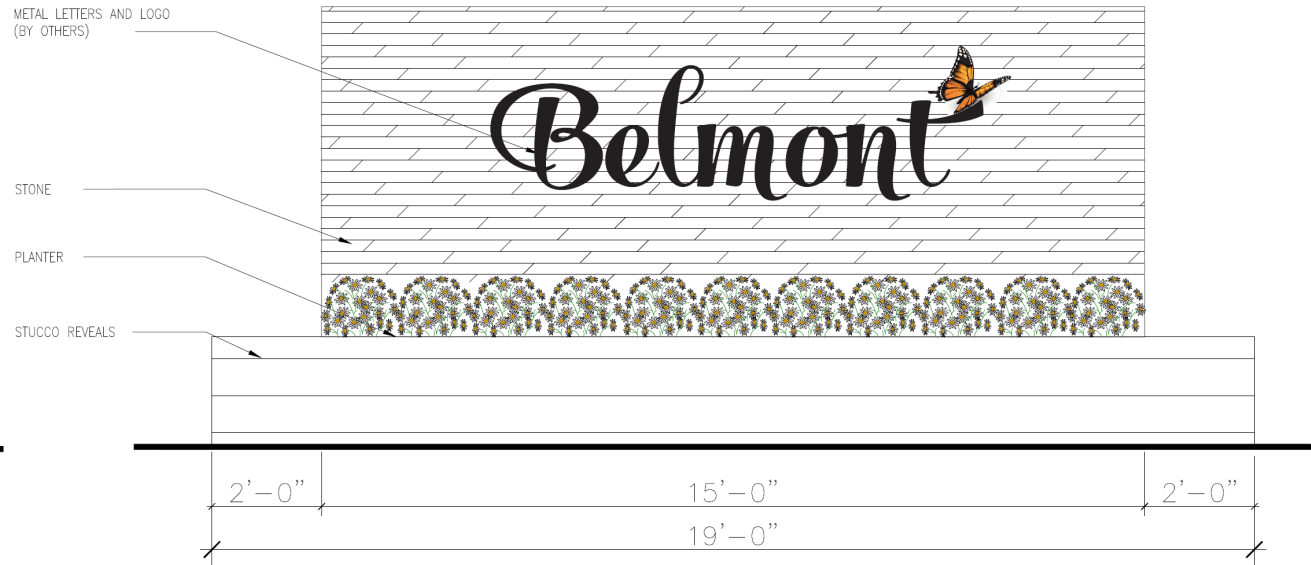
MAIL KIOSK LOCATION

TYPE III - 16 Door CBU



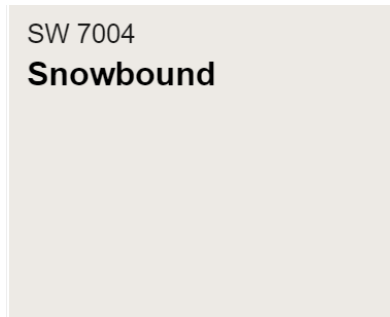
Type I - 8 Door CBU





STUCCO REVEALS

SW 7004
Snowbound



FRONT & REAR ELEVATION

Natural LedgeStone Glacier White



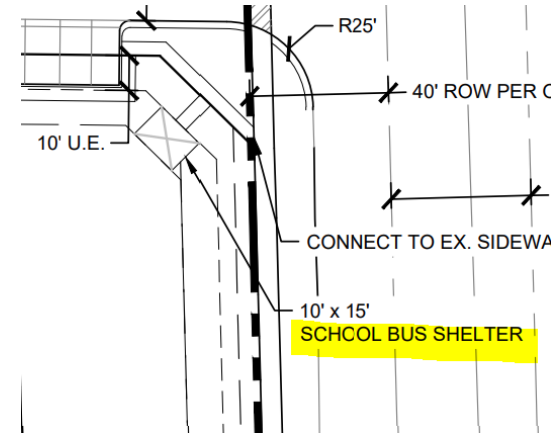
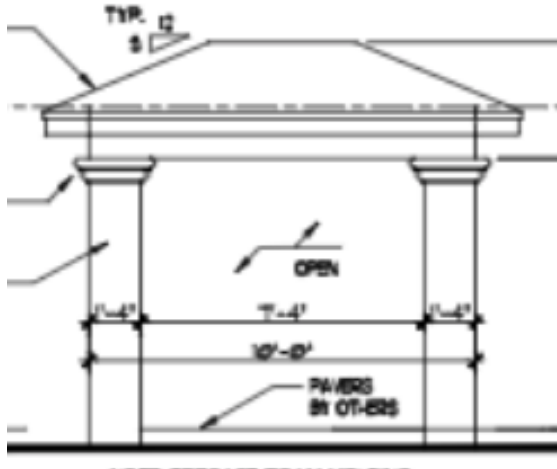
Belmont • Kirk Road, West Palm Beach, FL 33406 • drhorton.com

D.R. Horton is equal housing opportunity builder. This map is a schematic for exhibition purposes only and does not represent the exact location or configuration of site features, lot lines, easements, amenities, units, buildings or details shown thereon. All home-site sizes are approximate and may vary. All information on this map, including availability and delivery dates is subject to change without notice or obligation. Florida Certified General Contractor #CGC059394

Belmont 

Belmont • Kirk Road, West Palm Beach, FL 33406 • drhorton.com

D.R. Horton is equal housing opportunity builder. This map is a schematic for exhibition purposes only and does not represent the exact location or configuration of site features, lot lines, easements, amenities, units, buildings or details shown thereon. All home-site sizes are approximate and may vary. All information on this map, including availability and delivery dates is subject to change without notice or obligation. Florida Certified General Contractor #CGC059394



COLUMN

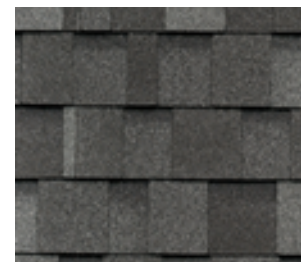
SW 7004
Snowbound

TRIM & FASCIA

SW 9165
Gossamer Veil

ROOF SHINGLE

COLOR HARVARD SLATE

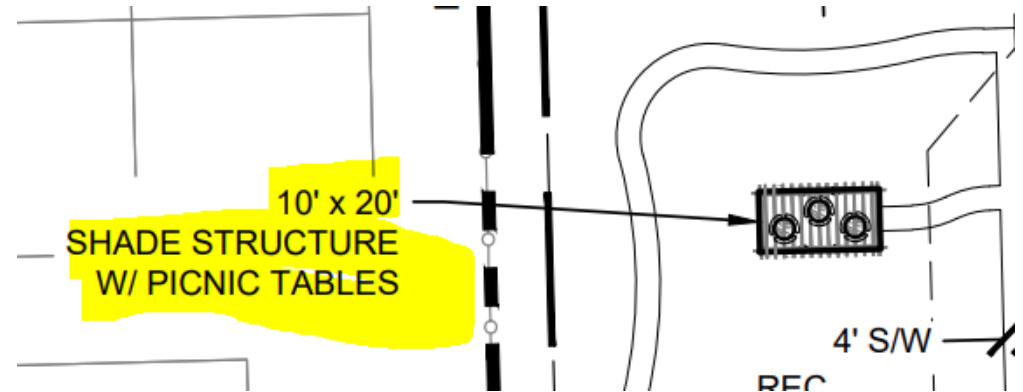


Belmont • Kirk Road, West Palm Beach, FL 33406 • drhorton.com

D.R. Horton is equal housing opportunity builder. This map is a schematic for exhibition purposes only and does not represent the exact location or configuration of site features, lot lines, easements, amenities, units, buildings or details shown thereon. All home-site sizes are approximate and may vary. All information on this map, including availability and delivery dates is subject to change without notice or obligation. Florida Certified General Contractor #CGC059394

Aluminum Trellis

- floor surface concrete



W WABASH VALLEY

Model #: SG214D

Table Top Color: Charcoal

Leg Color: Black

Seat Color: Charcoal

Mount: Surface

Size: 40 in. Square

Pattern: Diamond

Total of Picnic: 3

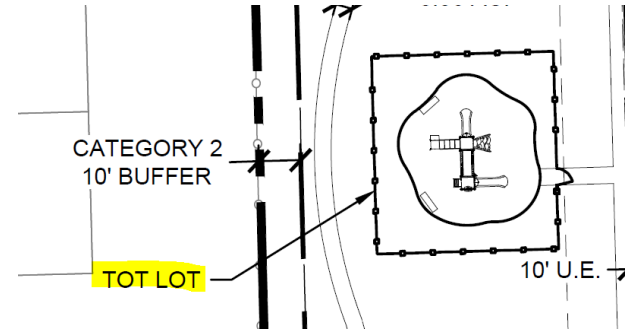


Belmont • Kirk Road, West Palm Beach, FL 33406 • drhorton.com

D.R. Horton is equal housing opportunity builder. This map is a schematic for exhibition purposes only and does not represent the exact location or configuration of site features, lot lines, easements, amenities, units, buildings or details shown thereon. All home-site sizes are approximate and may vary. All information on this map, including availability and delivery dates is subject to change without notice or obligation. Florida Certified General Contractor #CGC059394



350-1736
Age 2-12



Belmont • Kirk Road, West Palm Beach, FL 33406 • drhorton.com

D.R. Horton is equal housing opportunity builder. This map is a schematic for exhibition purposes only and does not represent the exact location or configuration of site features, lot lines, easements, amenities, units, buildings or details shown thereon. All home-site sizes are approximate and may vary. All information on this map, including availability and delivery dates is subject to change without notice or obligation. Florida Certified General Contractor #CGC059394

Belmont

West Palm Beach

Aluminum Rail Style
Per Section

Aluminum rail along Kirk Rd., with gates for the Emergency Fire Access, and also a Pedestrian Gate at the south emergency access



Belmont • Kirk Road, West Palm Beach, FL 33406 • drhorton.com

D.R. Horton is equal housing opportunity builder. This map is a schematic for exhibition purposes only and does not represent the exact location or configuration of site features, lot lines, easements, amenities, units, buildings or details shown thereon. All home-site sizes are approximate and may vary. All information on this map, including availability and delivery dates is subject to change without notice or obligation. Florida Certified General Contractor #CGC059394









DISCHARGING
OR LOADING
PASSENGERS
FROM TRUCK
LANES PICKUP
ONLY
RIGHT LANE



DOLLAR GENERAL

DOLLAR
GENERAL

1679











DISCHARGING
OR LOADING
PASSENGERS
FROM TRAVEL
LANES PROHIBITED

ONLY
RIGHT LANE





DRIVE
ON
PARKING
FOR
LANE

ONLY

1-877-WINDOWS
STORMTIGHT WINDOWS
www.stormtightwindows.com
CRC046091

SCHOOL BUS

STOP









STOP

ONLY
RIGHT LANE

SCHOOL BUS

CREST AIR
"Comfort, Value, Quality... We Care!"
CREST
CALL 813.200.1000









DISCHARGING
OR LOADING
PASSENGERS
FROM TRAVEL
LANES PROHIBITED





CFN 20170130372

OR BK 29015 PG 1789
RECORDED 04/13/2017 15:30:51
AMT 10.00
Doc Stamp 0.70
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1789 - 1790; (2pgs)

Prepared by and return to:
GARY WALK, ESQ.

Ciklin Lubitz & O'Connell
515 North Flagler Drive 20th Floor
West Palm Beach, FL 33401
561-832-5900
File Number: 13556-55449
Will Call No.: 69/mmi

[Space Above This Line For Recording Data]

This Special Warranty Deed is a transfer of unencumbered real property without consideration and as such is subject to minimum documentary Stamp tax under Florida Statutes Section 201.02(1)(a) and Florida Administrative Code Section 12B-4.014(2).

Special Warranty Deed

This Special Warranty Deed made as of the 1st day of April, 2017 between **THE LUTHERAN CHURCH OF THE HOLY CROSS, WEST PALM BEACH, FLORIDA, INC.**, a Florida not for profit corporation whose post office address is 1591 Kirk Road, West Palm Beach, FL 33406, grantor, and **FINESTRA-HOLY CROSS, LLC**, a Florida limited liability company whose post office address is 5701 Swaying Palm Lane, Boynton Beach, FL 33437, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Palm Beach County, Florida**, to-wit:

Lot 2 of LUTHERAN CHURCH - KIRK ROAD according to the Plat thereof as recorded in Plat Book 117, Page 181 of the public records of Palm Beach County, Florida.

Parcel Identification Number: 70-42-44-12-39-000-0020

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

THE LUTHERAN CHURCH OF THE HOLY CROSS,
WEST PALM BEACH, FLORIDA, INC., a Florida not for
profit corporation

By: Robert Emch
ROBERT EMCH, President

Gary Walk
Witness Name: Gary Walk

Marilynn M Ives
Witness Name: Marilynn M Ives

(Corporate Seal)



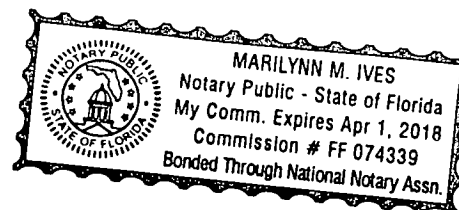
State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 10 day of April, 2017 by ROBERT EMCH, President of THE LUTHERAN CHURCH OF THE HOLY CROSS, WEST PALM BEACH, FLORIDA, INC., a Florida not for profit corporation, on behalf of the corporation. He ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]

Marilynn M Ives
Notary Public, State of Florida at Large

My Commission Expires: _____





Canal 7

70424412390000020

Kirk Rd

0 50 100 200
Feet



Village of Palm Springs

Kirk Road

 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.

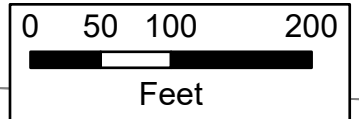
Data Source: Tax Deed Parcels and Village Limits data provided by the Village of Palm Springs, Parcels provided by Palm Beach County, Basemap provided by ESRI World Imagery.



Canal 7

70424412390000020

Kirk Rd



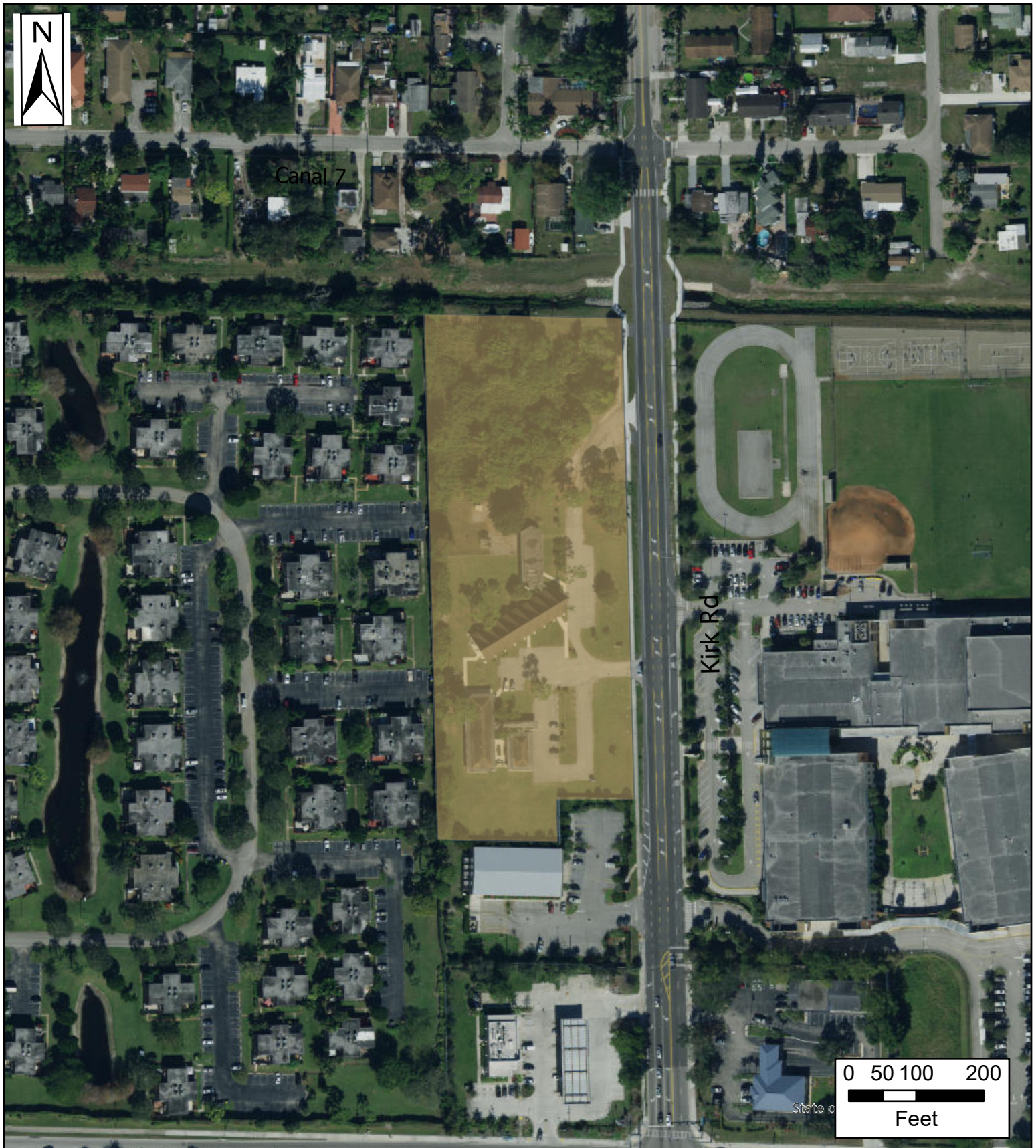
Village of Palm Springs

Kirk Road

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.

-  Parcels
-  Property Boundary

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

Kirk Road

Medium Density
Residential

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.



Village of Palm Springs

Staff Report

AGENDA DATE: February 8, 2022

DEPARTMENT: Planning, Zoning & Building

ITEM #2: Resolution No. 2022-08: Residential Planned Development Site Plan (SPR22-03) and Two Waivers - Belmont - 1591 Kirk Road (Quasi-Judicial Hearing)

Mr. Jerrod Purser, agent for D.R. Horton, Inc. ("Applicant"), is requesting a site development plan approval (SPR22-03) for a residential planned development project on the property located at 1591 Kirk Road. The applicant is proposing to develop the 5.07-acre site with the construction of 50 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 buildings will be configured with seven (7) 6-townhome structures and two (2) 4-townhome structures, for a total of nine (9) buildings. The community will have one access driveway via the existing Kirk Road right-of-way on the northern segment of the property. A second access is being provided for emergency vehicles only to the south. Amenities include a tot lot, a shade structure with picnic tables, and recreational open space.

Note: The Village Code - Section 34-1063(c) Waivers - provides that waivers may be granted by the Village Council following an 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 two (2) waivers for the proposed RPD site plan:

1. Relief from Sec. 34-1328 to allow a 20' wide drive aisle rather than the 26' wide that is required.
2. Relief from Sec. 34-766(1) to allow the construction of 50 residential dwelling units within 5.07 acres rather than 10.59 acres.

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 5.07-acre parcel could only support a maximum of 36 dwelling units rather than the proposed fifty (50) by the developer. The applicant is seeking two (2) waivers in order to obtain approval as a Residential Planned Development (RPD) and therefore the ability to maximize density on the property with fifty (50) townhomes.

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

Staff has identified a main area of concern related to the project with the present traffic conditions at

the northern section of the Kirk Road and Forest Hill Boulevard intersection, primarily because of peak traffic caused by the adjacent middle school. The main issue is with increased vehicular and pedestrian traffic during peak morning and afternoon school traffic. Palm Springs Middle School has an enrollment of 1,636 students and the school session is from 9:30 a.m. to 4:05 p.m. The peak traffic times for this area range from 8:00-9:00 a.m. and 3:00-4:30 p.m. Kirk Road has hundreds of cars queued up for student drop off and pick up during these times. Hundreds of students cross the adjacent roads during the beginning of school and dismissal, (officers estimate that about 400 students exit the school during dismissal). Many of them cross the street using the northern crosswalk to go to Dollar General, Cumberland Farms, and Woodlands Plaza. During peak dismissal, the school staff stops vehicular traffic at the north crosswalk crossing for up to seven minutes, and crossing guards at the corner of Kirk and Forest Hill stop vehicular traffic for multiple twenty-second intervals. Additionally, Palm Beach County added a second pedestrian crossing on Kirk Road north of the main intersection on Kirk and Forest Hill to alleviate crowding at the corner crossings. The end of the new crosswalk is too close to the driveway to access Dollar General. As a result, students crossing the street walk directly into traffic turning left onto Kirk, since the lack of distance does not allow stacking.

The Planning, Zoning & Building Staff does not object to the Residential Planned Development Site Plan with two (2) waivers and recommends conditional approval of the proposed development.

FISCAL IMPACT:

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

ATTACHMENTS:

1. Resolution No. 2022-08 - Site Plan Development (SPR22-05) - 1591 Kirk Road - Belmont
2. Exhibit "A" Staff Report & Conditions of Approval
3. Applicant Justification Statement
4. Site Plan, Landscape Plans, Architectural Plans, Civil Plans and Letters
5. Color Site Plan and Color Rendering
6. Traffic Conditions
7. Warranty Deed
8. Aerial, Location, FLU Maps

RESOLUTION NO. 2022-08

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, REQUESTING (APPROVING/DENYING), WITH CONDITIONS, A SITE PLAN, (SPR22-03) FOR THE CONSTRUCTION OF A RESIDENTIAL PLANNED DEVELOPMENT PROJECT CONSISTING OF FIFTY (50) TWO-STORY FEE-SIMPLE TOWNHOMES ON THE RESIDENTIAL MULTI-FAMILY PARCEL (APPROXIMATELY 5.07 GROSS ACRES), LOCATED AT 1591 KIRK ROAD AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Mr. Jerrod Purser, Agent for D.R. Horton Inc. (“Applicant”) is requesting a Site Plan Approval (SPR22-03) for a Residential Planned Development Project with two (2) waivers. The proposed project is 5.07 gross acres (gross area), located at 1591 Kirk Road; and

WHEREAS, the Applicant is requesting the following: two (2) waivers:

- 1) Requesting a waiver from Sec. 34-766(1) to allow a minimum lot area of 5.07 acres instead of the 10.59 acres minimum required for 50 dwelling units.
- 2) Requesting a waiver from Sec. 34-1328 to allow a 20’ parking drive aisle instead of the 26’ parking drive aisle required for a double traffic circulation.

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

WHEREAS, the Planning & Zoning Board (“Board”) heard and considered these requests during its February 8, 2022 meeting, and the Board’s recommendation has been forwarded to the Village Council; and

WHEREAS, the Village Council has heard the request for two (2) waivers in public session; has considered the presentation and other evidence presented by the Applicant; has received and considered the recommendations of the Village Staff; and has otherwise been fully informed regarding this matter; and

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

Section 1. The Village Council having received and considered the of Applicant’s request for approval of Site Development Plan (SPR22-03), and two (2) waivers within the proposed Residential Planned Development,

_____Having been otherwise fully apprised of the premises herein and having considered the sworn testimony and other evidence presented at public hearing in light of all the applicable legal criteria set forth in Chapter 34 of the Palm Springs Code, the Village Council hereby approves the said application 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 denies the application, finding that all the applicable legal criteria set forth in Chapter 34 of the Palm Springs Code have not been met, and the requested waivers 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.

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

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

Resolution No. 2022-08 – Residential Planned Dev. Site Plan – (SPR22-03) and two (2)
Waivers – Relief from Sec. 34-766(1) and Sec. 34-1328 – 1591 Kirk Road - Belmont

The Mayor thereupon declared the Resolution duly passed and adopted this
_____ day of _____ 2022.

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 Future Land Use Amendment and Residential Plan Development Site Plan with Waivers
Belmont – 1591 Kirk Road

Application Summary			
Applicant / Petitioner	D.R. Horton, Inc. (Contract Purchaser) Jerrod Purser; WGI, Inc. (Agent)	Submittal Date	4/29/2021
Reference Name	Belmont	Case Number	SPR22-03
		Parcel Control Nos.	70-42-44-12-39-000-0020
Location	1591 Kirk Road	Site Area	± 6.12 gross acres ± 5.07 net acres
P&Z B Meeting	Tuesday, February 8, 2022	Local Planning Agency	Thursday, March 10, 2022
Council Meeting (after LPA, 1st Reading)	Thursday, March 10, 2022	Council Meeting (2nd Reading)	Thursday, April 14, 2022
Requests			
Proposed Use	Small-Scale Future Land Use Amendment to change the land use from Other Public Facilities to Medium Density Residential and Residential Planned Development Site Plan with waivers for the construction of 50 two-story fee-simple townhomes within nine (9) buildings.		
Number of Buildings	<u>Nine (9) Buildings (approximately 93,764 S.F. total)</u> Seven (7) six-unit buildings (approximately 78,848 S.F. total) Two (2) four-unit buildings (approximately 14,916 S.F. total)		
Waivers	1. Requesting a waiver from Sec. 34-1328 to allow a 20' parking drive aisle instead of the 26' parking drive aisle required. 2. Requesting a waiver from Sec. 34-766(1) to allow a minimum lot area of 5.07 acres (220,849 SF) instead of the 10.59 acres (461,500 SF) minimum requirement.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	Total of 157 spaces needed 2.5/ DU + 25% for guest	165 spaces total 50 One-Car Garages, 68 Driveway spaces, 47 guest spaces	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front Yard	25'	30'	Yes
Rear Yard	20'	20'	Yes
Side Yard	20'	20'	Yes
Site Characteristics			
Existing Use	Church	Proposed Use	Townhomes
Existing Zoning	Residential Multiple-Family (RM)	Proposed Zoning	Residential Multiple-Family (RM)
Existing Future Land Use	Other Public Facilities	Proposed Future Land Use	Medium Density Residential
Proposed Density	9.86 du/acres (Maximum permitted on Medium Density Residential is 10 du/acre)		

Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	LWDD Canal	Unincorporated PBC	Unincorporated PBC
South	Retail	Commercial	Commercial General (CG)
East	Palm Springs Middle School	Education	Governmental (G)
West	Multi-Family Residences	Unincorporated PBC	Unincorporated PBC
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 and compatibility with surrounding uses.			



I Site History

- Ordinance 2006-13: Annexation
The property located at 1591 Kirk Road was annexed into the Village of Palm Springs on April 27, 2006. The property maintained Palm Beach County's Future Land Use Designation of Institutional and Palm Beach County's Zoning Designation of Residential Multi-Family/Medium Density with a Class A Conditional Use.
- Ordinance 2007-26: Future Land Use Map Amendment
On February 28, 2008, the Village Council adopted the resolution to change the property's Future Land Use designation to Other Public Buildings and Zoning Designation to Residential Multiple Family.
- Ordinance 2014-02: Small Scale Land Use and Zoning
The 0.77-acre southern vacant portion of the parcel was carved out with a FLU Map Amendment to Commercial and rezoning to Commercial General.

II. Comprehensive Plan Consistency

- The subject property's Future Land Use Designation and Zoning are Other Public Facilities and Residential Multi-Family, respectively. The Future Land Use map designation change from Other Public Facilities to Medium Density Residential is requested and is supported with a planned development site plan. All requests are consistent with the 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 from Sec. 34-1328 to allow a 20' parking drive aisle when adjacent to 90-degree parking instead of the 26' parking drive aisle required.

Waiver #2: The applicant is requesting a waiver relief from Sec. 34-766(1) to allow a minimum lot area of 220,849 square feet (5.07 acres) instead of the 461,500 square feet (10.59 acres) required for 50 dwelling units.

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: It is important to note that each driveway is designed with a proposed depth of 20 feet, which is longer by 2 feet from a standard 90-degree angle parking space.

The internal road has a 20-foot asphalt pavement, a 4-foot paver strip and a 2-foot curb/gutter along both sides of the road totaling 28 feet in width. Therefore, when comparing the internal road with townhouse units/driveways located on both sides of the street to a two-way drive aisle of a parking lot, with 90-degree angle parking spaces on both sides of the drive aisle, the proposed dimension measures 68 feet versus 62 feet as required for the parking lot.

The second scenario is where the proposed townhouse units/driveways abut an internal street with parking spaces located on the other side of the street. The proposed dimension of the internal street is 28 feet and exceeds the drive aisle dimension of 26 feet.

It is important to note that Section 34-1328 has a conflict between the dimensions for the aisle width for a 90-degree parking lot, the Table of 34-1328 indicated a 27-foot aisle width whereas the graphic for the 90-degree angle parking layout shows 26 feet aisle width is required, after consultation with Village Staff, the latter dimension is confirmed to be correct. Therefore, the request is to reduce the aisle width from 26 feet to 20 feet for those areas where 90-degree angle parking are located.

In addition to the proposed signage on speed limit; installation of speed tables and striping of crosswalks will provide a safe and environment for the residents of this development.

Since the aisle width reduction is internal to the development, by granting this waiver, it will not be injurious or detrimental to the public health, safety, and welfare.

Waiver 2: The request to allow a reduced lot size from the required minimum lot requirements is outside of the Applicant's control and will not affect the public health safety, and welfare.

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

Waiver 1: As mentioned in Criteria 1 above, the proposed townhouse planned development complies with the performance standards of a Residential Planned Development of Section 34-1063 – Performance Standards by:

- a. providing sidewalks on both sides of the street; and will be interconnected with other pedestrian amenities and access to individual units.
- b. utilizing existing curb cut to the Church and improve the northern access point as the main ingress/egress for the townhouse development.
- c. providing adequate parking for both residents and guests.
- d. providing pedestrian scale street lighting along internal sidewalks.
- e. providing amenities that are in a central location of the development and will be accessible by a safe pedestrian circulation system.
- f. providing landscape buffers along the perimeter of the planned development to address any potential impact.

As such, by complying with those applicable planned development performance standards, of which these performance standards are examples of innovative design and can be used as a guideline for an applicant to follow. Therefore, the Applicant is providing an innovative design for the overall development, and with the additional traffic calming components such as defining parking areas with decorative pavement; speed limit signage and speed tables, the minimum design standards are exceeded.

Waiver 2: The request to allow a reduced lot size is not the result of innovative design. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

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

Waiver 1: The granting of the waiver request related to reduced drive aisle width will result a lesser impervious area, and will provide a more efficient drainage system for the proposed development.

Waiver 2: The request to allow a reduced lot size will not result in preservation of valuable natural resources. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

- 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: By allowing a narrower drive aisle adjacent to parking spaces, there is still sufficient area to provide safe vehicular maneuvering area and a sidewalk on both sides of the internal street, and therefore establishes a safe pedestrian circulation system that connects external to the public sidewalk along Kirk Road and Forest Hill Boulevard.

Waiver 2: The request to allow a reduced lot size does not demonstrate public benefits to be derived. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

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

Waiver 1: The request will not jeopardize the screening of the subject site as it relates to a decreased drive aisle width which is internal to the planned development, and only in a specific portion of the site.

Waiver 2: The waiver does not generate any adverse impacts related to adjacent properties; however, the Applicant will sufficiently screen and buffer the property.

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

Waivers 1 & 2: Economic issues are not used as a justification for these requests.

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

Waivers 1 & 2: These requests are consistent with the existing and potential land uses adjacent to the development site. The surrounding uses to the north and west are residential communities. The request of a decreased drive aisle and decreased minimum lot area will not jeopardize the subject site's compatibility with the adjacent 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 50 residential dwelling units, the property can still be developed in the proposed manner without major any adverse impact to the surrounding properties.

Staff has concerns about congestion issues due to high pedestrian traffic during the neighboring school's entry and dismissal. Palm Beach County added a second pedestrian crossing on Kirk Road crossing north of the main intersection on Kirk and Forest Hill to prevent jaywalking and alleviate crowding in the corner crossings. However, the end of the new crosswalk is too close to the driveway access to Dollar General. As a result, students crossing the street walk directly into traffic turning left into Kirk since the lack of distance does not allow stacking. We believe the county could have averted this issue if the crosswalk were offset a few feet further north away from the driveway access.

Staff have the following two conditions in reference to this concerns:

- Adding a pedestrian crossing light at the secondary crossing or eliminating the secondary pedestrian crossing.
- Designating the right exit lane, from the new community, a turn-right-only lane during school zone hours to reduce traffic conflicts during peak traffic hours.

IV. Neighborhood Compatibility

- 1) The proposed project is located on the west side of Kirk Road between Forest Hill Blvd and LWDD Canal L-7.
- 2) Surrounding properties to the north and west are mostly single family and multi-family residential dwellings.
- 3) A mix of different retail and professional services like general retail, restaurants, schools, and professional offices are located to the south and southwest within walking distance along Kirk Rd and Forest Hill Blvd.
- 4) The site is located about 1.05 miles northwest From Village Hall.
- 5) Palm Springs Middle School is located east across the street. The Summit Blvd branch of the Palm Beach County Library and the Palm Beach School District Fulton Holland Educational Services Center are other major sites located within a mile of the site.
- 6) Public transportation is available through Palm Tran bus stops along Kirk Road via route 60 and Forest Hill Blvd via route 46.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of a Residential Planned Development.
 - 1) Proposed project plan generally meets required site development regulations.

- 2) 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, Lake Worth Drainage District, and the Village of Palm Springs.
- 3) Civil/Utility plans shall be approved by the Village's Engineer.
- 4) The proposed development is located within the Airport Regulated areas Zone 1 and Zone 3 for Palm Beach International Airport.
- 5) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.
- 6) A negative impact on the School District of Palm Beach County public school system is expected with the proposed development.

VI. Environmental Issues:

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

VII. Community Outreach/Notification

- The subject property was posted on January 28, 2022.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on January 26, 2022.
- Legal advertisement was published in the paper on February 3, 2022 and will be re-advertised on March 31, 2022.
- Staff has not received any inquiries or comments because of the notices.

VIII. Proposed Development Plan Details

The petitioner's development plans received on April 23, 2021, depicts the following:

- Application for Residential Planned Development Site Plan approval with two (2) waivers for the construction of 50 two-story fee-simple townhomes within 9 buildings.
 1. Site Plan received on April 29, 2021. Last revised and resubmitted on January 13, 2022.
 2. Landscape plans received on April 29, 2021. Last revised and resubmitted on January 13, 2021.
 3. Engineering plan received on April 29, 2021. Last revised and resubmitted on January 13, 2021.
 4. Architectural plans received April 29, 2021 and January 25, 2022.
 5. Photometric plan received April 29, 2021. Revised and resubmitted on January 13, 2022.
 6. Boundary and topographic survey received April 29, 2021.
 7. Traffic study dated April 23, 2021 and received April 29, 2021. Revised October 20, 2021 and received November 5, 2021.
 8. Project narrative and Justification Statement of proposed use received April 29, 2021. Revised and resubmitted on January 13, 2022.
 9. Drainage Statement dated April 22, 2021 and received April 29, 2021.
 10. Conceptual Drainage Plan received April 29, 2021. Revised and resubmitted on January 13, 2022.

IX. Recommendation

The applicant is proposing the development of the 5.07-acre parcel with the construction of 50 two-story fee-simple townhomes within nine buildings.

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 seven (7) six-townhome structures and two (2) four-townhome structures, for a total of nine (9) buildings. The community will have one access driveway via the existing Kirk Road right-of-way on the northern segment of the property and only emergency access is proposed thru the southern drive aisle. Amenities include a tot lot, a shade structure with picnic tables, and a recreational open space.

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. However, staff has concerns about congestion issues due to high pedestrian traffic during the neighboring school's entry and dismissal.

The proposed residential project provides internal sidewalk connections between the common amenities (tot lot, picnic area) 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 requirements for a Planned Development as shown on the following table:

Land Development Regulations	Required	Proposed
35 percent of the gross land area for open space	77,101 SF. (1.77 acres)	105,415 SF. (2.42 acres) (48%)
40% maximum lot coverage	88,340 S.F.	53,004 S.F. (24%)
2.5 Vehicle Parking Spaces per Dwelling Unit + 25 percent allocation for Guest Parking	157 Spaces	165 Spaces

PZ&B Staff recommends conditional approval of the Residential Planned Development Site Plan with two (2) waivers, for the construction of 50 fee-simple townhomes within nine (9) buildings subject to the following forty-three (43) conditions below and a suggestion for a voluntary monetary contribution, requested by the School District to mitigate school impacts:

1. Build out date December 31, 2024.
2. The Final Plat shall be approved and recorded **prior to the issuance of any building permit.**
3. The common amenities shall be completed in their entirety, open for use and accessible to the residents, **prior to the issuance of the 8th Certificate of Occupancy** (40% of the project)
4. An opaque fence shall be provided around the lift station supplemented with landscaping and details shall be provided **at time of permitting.**
5. A pedestrian crossing light shall be added at the secondary pedestrian crossing or shall be eliminated.
6. Designate the right exit lane, from the new community, a turn-right-only lane during school zone hours to reduce traffic conflicts during peak traffic hours (8:00 – 9:00 am and 3:00pm – 4:30 pm).
7. A Utility/Civil Plan shall be approved by the Village Engineer and Palm Beach County Utilities **at time of permitting.**
8. Details of the proposed black aluminum fence shall be provided to the PZB Department and shall be approved by the PZB Director **at time of permitting.**
9. Garages shall be used for parking only. The HOA covenants/ deed restrictions shall prohibit the conversion of garages into habitable spaces or used as storage.
10. 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.
11. The legal instruments providing parking restrictions, shall be reviewed and approved by the Village Attorney and PZB Director **prior to issuance of the first building permit.**
12. 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.
13. No parking shall be allowed, under any circumstances, along the drive aisle. Residents and guest parking shall only occur within designated parking stalls, private driveways and private garages.
14. The HOA shall be responsible for all landscape maintenance, including, but not limited to, mowing of private yards and trimming the trees around the entire perimeter.

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 (Chen Moore and Associates) issued on January 24, 2022, shall be satisfied **at time of Civil/Utility application review**.
17. 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.
18. Any existing or proposed utility easement shall not overlap more than 5' the landscape buffer.
19. 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)".

20. Photometric plans shall be approved by the Planning, Zoning and Building Department **at time of permitting**.
21. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
22. The mail pickup and delivery system shall be approved by the United States Postal Service.
23. Irrigation plans shall be provided **at the time of permitting**. Non-potable water shall be used for the irrigation system per Village code.
24. Provide permits from all applicable permitting agencies, including but not limited to, Lake Worth Drainage District, Palm Beach County Water Utilities Department, Palm Beach County Roadway Production Division, and the Village of Palm Springs **at the time of permitting**.
25. 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.
26. A copy of the NPDES Notice of Intent for Generic Permit shall be submitted to the PZB Department at time of permitting.
27. A stabilized surface shall be provided at all times during construction for access by emergency vehicles.
28. All mechanical equipment's and above-ground infrastructure shall be screened from view.
29. 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.
30. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise **at time of permitting** as needed.
31. All electric utilities shall be underground.
32. 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**.
33. 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.
34. Any sidewalk broken or damaged during construction shall be replaced by the contractor **prior to CO**.
35. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to Certificate of Occupancy/Certificate of Completion** of each improvement area.
36. Absolutely no occupancy, other than construction personnel, is permitted **prior to TCO/CO**.
37. Photometrics must be certified by an engineer **prior to CO**.
38. The civil engineer of record shall certify the site construction **prior to Certificate of Occupancy**.
39. 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.
40. The General Contractor shall be on site during all construction activity in accordance with FS 489.1195.

41. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
42. **At the time of CO**, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.
43. An updated School Capacity Availability Determination letter from the School District of Palm Beach County reflecting 50 residential units shall be provided prior to Village council consideration.

44. The School District has requested the Applicant offer a voluntary commitment to make a contribution of \$54,888.00 to the School District of Palm Beach County prior to issuance of a building permit, based on School Capacity Availability Determination letter issued on June 23, 2021.



JUSTIFICATION STATEMENT
FLU Map Amendment | Site Plan (Planned Development)
Belmont

Initial Submittal: April 22, 2021

Revised: June 11, 2021; August 20, 2021; December 15, 2021

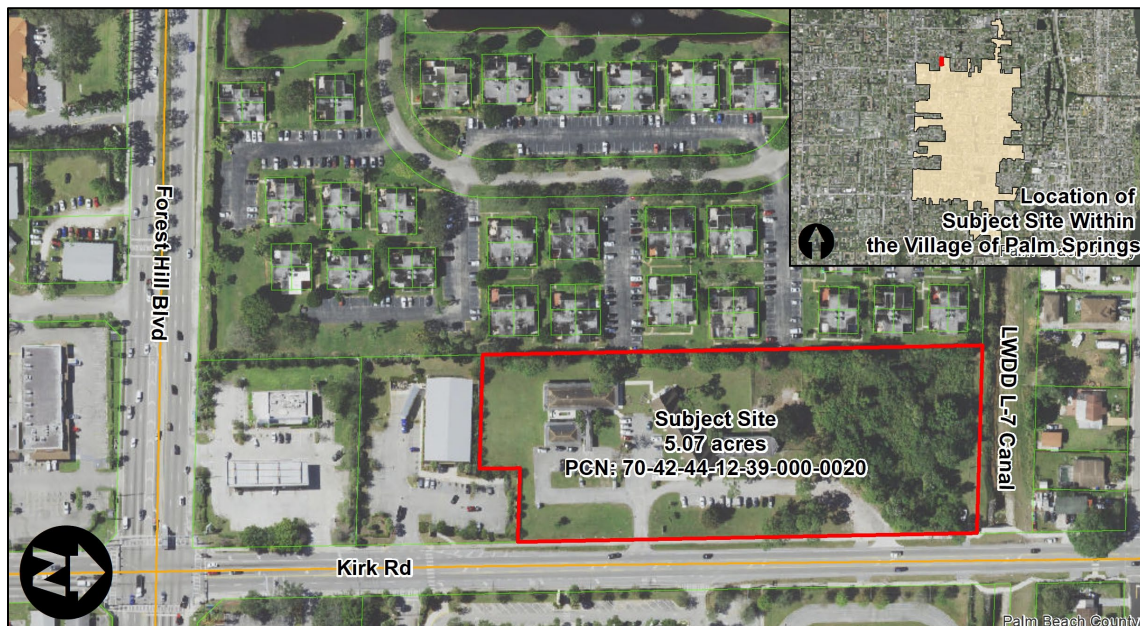
REQUEST

On behalf of D.R. Horton, Inc., the Applicant, WGI is requesting approval of the following:

- 1) **Future Land Use Map Amendment** from the Other Public Facilities Future Land Use designation to the Medium Density Residential Future Land Use designation.
- 2) **Site Plan (Planned Development)** to allow a 50-unit fee-simple townhome residential planned development.
 - **Waivers** from the following development standards allowed as part of Planned Development Performance Standards:
 - i. Drive aisle width adjacent to 90-degree parking.
 - ii. Minimum Lot Area

SITE CHARACTERISTICS

The 5.07-acre subject site, known as “Belmont”, is located approximately 600 feet north of the Kirk Road and Forest Hill Boulevard intersection on the west side of Kirk Road. It is identified by Parcel Control Number (PCN) 70-42-44-12-39-000-0020 and has an existing address of 1591 Kirk Road. The subject site is under the jurisdiction of the Village of Palm Springs and has a Future Land Use (FLU) Designation of Other Public Facilities (UI) and is within the Residential Multiple Family (RM) Zoning district. The subject site is not within any of the Village of Palm Spring’s overlay districts or within the Community Redevelopment Agency (CRA) district boundary. The subject site is currently being utilized as a Place of Worship use, with four buildings and its associated site elements. A large portion of the subject site is heavily vegetated. A map has been provided below which identifies the subject site’s location within the Village, as well as an adjacent parcel’s view which provides greater detail regarding the site characteristics and surrounding areas.



SURROUNDING PROPERTIES

The site is surrounded by a mix of uses, including a school, multifamily residential, single-family residential, and general retail. The mix of surrounding residential uses adjacent to the subject site can generally be found to be consistent with the proposed development. A summary of the surrounding property information has been provided below.

	FLU Designation	Zoning District	Existing Use
North	Medium Density Residential, 5 Units Per Acre (MR-5) (Unincorporated)	Multi-family Residential, Medium Density (RM) (Unincorporated)	Canal & Single-Family Residential
South	Commercial	General Commercial	Retail
East	Education	Governmental	Middle School
West	High Density Residential, 8 Units Per Acre (HR-8) (Unincorporated)	Multi-family Residential, Medium Density (RM) (Unincorporated)	Multi-Family Residential

North: Immediately north of the subject site is the Lake Worth Drainage District (LWDD) L-7 Canal. The L-7 Canal Right-Of-Way (ROW) provides 85 feet of separation from a single-family residential community further north on the other side of the canal. This community is within unincorporated Palm Beach County and retains a FLU designation of MR-5 and zoning district of RM.

South: South of the subject site is a Dollar General convenience store. The property is identified by a FLU designation of Commercial and is within the General Commercial zoning district.

East: To the east of the subject site is the Palm Springs Community Middle School. The property is identified by an Education FLU designation and is within the Governmental zoning district.

West: West of the subject site is the Forest Lakes community. This multi-family residential community is comprised of quadplexes, approximating 228 dwelling units. This community is within unincorporated Palm Beach County and retains a FLU designation of High Density Residential, 8 units per Acre and is within the multi-family residential zoning district.

DEVELOPMENT HISTORY

As previously mentioned, the subject site currently accommodates a Place of Worship, known as Lutheran Church of the Holy Cross. This church was initially approved by Palm Beach County in the late 1960s and has been in operation since. The subject site was voluntarily annexed into the Village of Palm Springs in 2006 under Ordinance Number 2006-13. No other development approvals since the subject site's annexation into the Village have taken place.

DEVELOPMENT PROGRAM

The following outlines the development program for the proposed 50-unit multi-family residential townhouse development:

Density

Pursuant to Section 34-761, the maximum density for the RM zoning district is 19 DU/AC. The proposed 50 townhouse development on the 5.07-acre site will yield a density of 9.86 DU/AC, and is consistent with the district's density regulations.

Building Height

Pursuant to Section 34-1064, the maximum height for a building within the residential planned development district shall be the same as allowed in the applicable land development district, or 35 feet, whichever is higher. The proposed RM zoning district and residential planned development height regulation remain consistent with one another, as three stories or 35 feet. The subject site is in compliance with this requirement as the proposed buildings are two stories with a 20' maximum height to Top of Beam (TOB).

Minimum Acreage Requirement

Pursuant to Section 34-1064(c), all Residential Planned Developments shall be no less than three acres. The subject site is compliant with this requirement as it is 5.07 acres in size. However, it should be noted that per Section 34-766(1), the RM zoning district requires a Minimum Lot Area regulation based on dwelling units, which would require the subject site to be 11.25 acres [15,000 SF for three dwelling units & 9,500 SF for each unit thereafter (50) = 490,000 SF or 11.25 acres].

Open Space and Common Amenity Area

Pursuant to Section 34-1064(d), a residential planned development is required to provide a minimum amount of open space and common amenity area. The minimum total open space requirement for residential planned developments shall be 35 percent of the gross land area, of which 20 percent shall be common amenity area. Based on the standard for required open space, the 5.07-acre subject site is required to provide 1.77 acres of open space. The subject site currently exceeds the code requirement for open space as 2.39 acres or 47 percent of the gross land are proposed to remain as open space. Of the 1.77-acre open space requirement, at least 20 percent of this area must be provided as a common amenity area to all lots such as parks, playgrounds, or other recreational purposes. Based on the open space land area requirement of 1.77 acres the subject site is required to provide 0.35 acres of common amenity area for the proposed community. This requirement is exceeded, as 0.38 acres of common amenity area is proposed central to the community. This amenity area accommodates a tot lot, shade structure and picnic tables.

Lot Coverage

Pursuant to Sec. 34-1064(e)(2), all structures within a Residential Planned Developments shall have a maximum lot coverage of 40%, based on the net area of individual lots. The development proposal is compliant with this requirement as none of the proposed lots exceed 40% lot coverage.

Access

The subject site has frontage along Kirk Road. The proposed site plan provides ingress/egress to the site from a Kirk Road access point at the northern portion of the property. An emergency only stabilized access point to Kirk Road is provided at the southern portion of the subject site.

Buffering

Pursuant to Village Code Article III, Section 34-162.-Required Landscaping, in certain situations the Village requires landscaping around the perimeter of development parcels to create a buffer from adjoining land uses, streets and properties. The subject site is in compliance with this section of the Village's code as there is a landscape buffer provided around the entirety of the subject site. The proposed perimeter buffer varies in width from five feet to 15 feet.

North - A Category 6, 10-foot-wide landscape buffer is required along the northern property line. Pursuant to Section 34-162 – Required buffers, planting for Category 6 requires a hedge not less than three feet in height, with trees, spaced not more than 20 feet apart. The hedge shall be a minimum of three feet in height at time of planting. The required hedge shall be a minimum of two different maintained levels or tiers, and shall be installed in a non-linear (meandering) manner.

South - A five-foot-wide landscape buffer with a six-foot high opaque fence is being proposed along the southern property line. It should be noted that the retail use has an existing buffer and an opaque fence. Combined with the proposed 0.23-acre dry detention area and proposed landscape buffer, increased separation and screening for the proposed residential development will be provided.

East - A 15-foot-wide landscape buffer is proposed along the eastern boundary to provide screening of the subject site from the traffic associated with Kirk Road. The buffer will include a six-foot high aluminum fence and planting on both sides of the fence.

West - Although the property to the west of the subject site consists of a compatible multi-family residential community, a 10-foot-wide landscape buffer is being proposed with a six-foot high opaque fence to maximize screening and privacy between the adjacent existing residential units and the proposed units on the subject site.

Waivers

As provided in Subdivision IX.-Planned Developments, the proposed residential planned development is subject to greater flexibility in design and development standards relative to specific dimensional regulations, in order to encourage ingenuity and originality in subdivision and site design while preserving open space to serve recreational, scenic and other public services. Therefore, this Subdivision of the Village's code allows for waivers from certain criteria. The waivers requested for the subject site relate to drive-aisle width and the minimum lot area. The waiver details of the aforementioned requirements can be found within the subject site's *Conformance with Planned Development Code* section of this Justification Statement.

FUTURE LAND USE MAP AMENDMENT

This Justification Statement for the Future Land Use Map (FLUM) Amendment is provided to demonstrate that the proposed FLUM change is consistent and in compliance with the applicable Objectives and Policies of the Village's Comprehensive Plan, as follows.

Policy A.2

Encourage the development of planned developments (townhouse, zero lot line) projects as an alternative single family living style to accommodate the demand and to preserve the character of the Village, and incorporate regulations into the Village of Palm Springs' Comprehensive Zoning Ordinance.

Applicant's Response:

The proposed townhouse planned development will fulfill this policy as it will serve as a housing alternative to single family homes and will provide more affordable housing opportunities in the community. There is also a companion Site Plan application of which compliance with the Zoning ordinance will be demonstrated.

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.

Applicant's Response:

The subject site is located approximately 600 feet north of the Kirk Road and Forest Hill Boulevard intersection on the west side of Kirk Road. The proposed access for the townhouse planned development is from Kirk Road, which is classified as an arterial street. As previously mentioned within the Surrounding Properties section of this Justification Statement, the subject site is surrounded by compatible residential uses to the north and west.

Objective F – Level of Service

Meet Level of Service standards for all public facilities and services facilitated by proposed future land uses at the time of, and concurrent with, land development and/or redevelopment of areas in Palm Springs.

Applicant's Response:

The proposed development will meet the required level of service standards, and the proposed concurrency for 50 townhouse units will be reviewed at the Site Plan Review process. See II. - **Justification Statement of Site Plan Review** of this document.

Policy G.2 – Density Analysis

Land Development standards for residential land use densities shall be as follows:

Low density residential – 0.1 to 5.80 residential units per gross acre; and

Medium density residential – 5.81 to 10.0 residential units per gross acre; and

High density residential – 10.01 to 19.0 residential units per gross acre.

Applicant's Response:

The proposed request to redesignate the subject site to Medium Density Residential FLU, will allow the development of the site at a density ranging from 5.81 to 10.00 units per gross acre. The applicant is requesting for 50 units which will result in a gross density of 9.86 du/ac.

Policy I.1 – Co-ordination with Other Agencies

As part of the site plan review process, coordinate requests for development orders, permits or project proposals, as appropriate, with adjacent municipalities, Metropolitan Planning Organization, Palm Beach County, Treasure Coast Regional Planning Council, Special Districts, South Florida Water Management District, and State and Federal Agencies.

Applicant's Response:

As part of the companion application, Site Plan review process, the applicant is submitting a Traffic Study prepared by JFO Group Inc., of which the Study indicated the coordination with Palm Beach County Traffic Division and explained how the request will be in compliance with Article 12 of the Unified Land Development Code on the Traffic Performance Standards as part of its traffic impact analysis.

Policy K.1 – Adequate Public Facilities

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

Applicant's Response:

Under these applications, the following documents have been submitted to demonstrate compliance with this Policy: Water facilities: Please see correspondence provided by Palm Beach County Water Utilities District stating that adequate potable water supply and sewage collection and treatment capacities are available to serve the proposed development. Sewer facilities: Please see correspondence provided by Palm Beach County Water Utilities District stating that adequate potable water supply and sewage collection and treatment capacities are available to serve the proposed development.

Drainage facilities: See Drainage Study prepared by Michael B. Schorah and Associates, Inc.

Roadways: See Traffic Study prepared by JFO Group Inc.

Recreational facilities: See Site Plan dated December 10, 2021 which shows 0.39-acre of on-site recreational amenities are provided for the residents.

Objective M - School

The Village shall continue to coordinate with Palm Beach County School Board on the location of new schools within land uses designated as Educational and Medium Density Residential.

Applicant's Response:

The School Capacity Availability Determination (SCAD) Letter was provided to the applicant and has been provided as part of this application, as required.

CONFORMANCE WITH PLANNED DEVELOPMENT CODE

As required by the Village's Development Application, demonstration must be provided that the proposed residential planned development is in conformance with the Planned Development Code Objectives and Performance Standards provided in Subdivision IX of the Village's Code. An outline of how the project conforms with standards has been provided below.

SEC. 41-1062 OBJECTIVES

The development proposal conforms with the Objectives for a Planned Development as outlined below.

- 1. To permit the creation of functional and unique residential, commercial and mixed-use developments that do not adversely impact the village's character and "small town feel".***

Response:

The proposed residential planned development is in conformance with this objective as the requested residential density of 9.86 DU/AC is not out of character for the surrounding area. The site is located in close proximity to many commercial services which will provide immediate service to future residents and create a functional balance between non-residential and residential uses. Furthermore, it is compatible with the surrounding residential land use designations to the west and north. Therefore, by allowing for the approval of the proposed 50 dwelling unit townhouse development, the Village's "Small Town Feel" will not be adversely impacted.

2. ***To promote building siting that takes into consideration the context of the development, the location of nearby uses, and the new development's compatibility with existing neighborhoods.***

Response:

The site planning of the subject site took great consideration into the context of the development with the surrounding areas. Townhouses are a great transition between the commercial uses to the south and the single-family residential uses to the north. Furthermore, it is consistent with the adjacent multi-family residential use to the west. Regarding site design, the subject site's required dry detention areas have been located adjacent to the areas with greater chances of incompatibility along the east and south. Most of the townhouses proposed along the east are separated from Kirk Road by the 0.44-acre dry detention area, which is in addition to a 15' landscape buffer. The 0.22-acre dry detention area at the south of the property provides great separation of the proposed townhouses from the adjacent commercial uses.

3. ***To enhance landscaped open space and streetscapes.***

Response:

The development proposal is consistent with the aforementioned objective as the open space and streetscape areas of the subject site will be enhance with landscaping, consistent with the Village's landscape requirements. Furthermore, areas of the development exceed the code requirements. No buffer is required along the south property line, however, a 5' wide buffer is proposed to ensure adequate screening is provided.

4. ***To bring unique and creative solutions to new development, the following elements should be considered in the context of the specific site, project and/or use:***

- a) ***Arrangement and spacing of buildings and open spaces;***
- b) ***Ability to aggregate adjacent lots or parcels, and/or eliminate nonconformities;***
- c) ***Location of access drive and sidewalks to promote circulation and access;***
- d) ***Building coverage;***
- e) ***Sufficient and convenient parking for uses and activities;***
- f) ***Landscape buffers and screening mechanisms to enhance aesthetics and promote compatibility***
- g) ***Adequate lighting for security and pedestrian/vehicular safety; and***
- h) ***Development of large employment centers predominately of light industrial or high technology uses in underutilized corridors. The flexibility of design should promote revitalization of the primary commercial areas and an economic stimulus through job creation to the local economy as well.***

Response:

The development proposal brings unique and creative solutions to new development, by remaining consistent with the aforementioned subobjectives. As previously mentioned, great consideration was given during the site planning of the subject site. The arrangement and spacing of buildings relative to open spaces was considered heavily to remain consistent with requirements such as the common amenity area requirements and to provide a better quality of living for future residents. The pedestrian and vehicular circulation programs were designed specifically to promote safety for future residents. Each subobjective was weighed heavily as they relate to the specific subject site.

SEC. 34-1063 PERFORMANCE STANDARDS

The development proposal conforms with the performance standards for a Planned Development as outlined below.

Standards:

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

Response: The development proposal is consistent with this performance standard as sidewalks are proposed on both sides of the proposed streets. Access is provided to each townhouse unit from the proposed sidewalk network. The sidewalk provides connection to Kirk Road to ensure the community is interconnected with the rest of the Village.

- 2. Consolidation of smaller parcels into a larger, unified development project.***

Response: This is not applicable, as the subject site is one 5.07-acre parcel.

- 3. Consolidation of driveways to eliminate curb cuts, with reciprocal easements for access; provision of access from secondary streets and alleys.***

Response: The consolidation of driveways has been provided as evidenced within the provided site plan. Access from secondary streets and alleys is not appropriate for the subject site as Townhouse units are proposed, and the size of the subject site does not allow for the use of alleys and secondary streets.

- 4. Shared parking arrangements to reduce impervious surfaces and promote efficient use of facilities.***

Response: As required by the Village's Parking Code, the subject site provides guest parking accommodations throughout the subject site. These guest parking locations were intentionally planned to be central to the entire development to promote efficient use by lots. Furthermore, this consideration allows for reduced impervious area as guest parking is not over abundant and throughout all areas of the subject site.

- 5. Provision of sufficient parking to avoid on-street parking, unless designed with on-street spaces.***

Response: The subject site retains sufficient parking for the residential units per the Village's Code requirement of 2.5 spaces per unit. Parking spaces are provided for guest parking spaces as required by Village Code; the total parking provided exceeds the requirement and is distributed throughout the development.

- 6. Pedestrian-scale street lighting along sidewalks and pedestrian ways.***

Response: Street lighting will be provided along sidewalks and pedestrian-ways to create an appropriate pedestrian scale environment.

- 7. Aggregation of open space to create common areas of sufficient size for passive/leisure activities.***

Response: The required 0.35-acre community amenity area (0.38-acre amenity area proposed) is proposed to remain as one whole area located central to the development. By aggregating the amenity area into one tract rather than multiple smaller tracts throughout the subject site, the land will sufficiently be used for active and passive/leisure activities.

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

Response: As previously mentioned, crosswalks will be provided throughout the subject site to provide continuity of sidewalks and pathways where disconnects occur. The subject site has an extensive pedestrian circulation pattern which allows uninterrupted circulation from usable open spaces, recreation amenities, public facilities, and individual lots.

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

Response: The provided setbacks are proposed to allow for a green, semi-private planting area between the sidewalk and houses. Appropriate foundation planting has been planned to be incorporated into the individual lots.

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

Response: Streetscape is promoted throughout the subject site where feasible. This will be achieved through the use of pedestrian scale lighting, as previously mentioned, and by proposing appropriate landscaping to provide adequate streetscape. Maintenance agreements will be assigned through the use of HOA documents.

11. Create bus waiting areas for safety, for school buses or mass transit, as may be applicable.

Response: As coordinated with Palm Beach County School Board, a 10'x15' school bus shelter has been provided at the main entrance of the community.

12. Building setbacks or setbacks to respect existing scale and massing of adjacent neighborhoods and promote compatibility.

Response: As aforementioned, the site was planned to provide the greatest amount of separation as possible from the most incompatible adjacent uses to the south and east. Much of the structures are massed closer to the northern and western boundary as the adjacent uses and structures are more compatible with the proposed townhouse structures.

13. Provision of original, self-confident building design, and prohibition of metal buildings.

Response: Metal buildings are not proposed as part of this development proposal. Original, self-confident building design is provided as the townhouse buildings are proposed to be contemporary modern.

14. Buffers between differing uses to include a masonry wall and landscaping to promote compatibility.

Response: As depicted in the site photos provided with this submittal, a vinyl fence currently exists along the adjacent commercial property line to the south of the subject site. This fence is proposed to remain as is to provide further screening from the retail use and to promote compatibility. As previously mentioned, a perimeter landscape buffer is proposed in conjunction with the neighboring retail landscape buffer to provide the utmost screening.

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.

Response: The proposed development consists of three streets which will provide adequate vehicular circulation that will not negatively impact existing roadway conditions. While there are dead-end streets proposed, there is adequate room for vehicles to maneuver, and based on the proposed townhouse use these dead ends are not anticipated to have any negative impacts.

WAIVERS

Pursuant to the Planned Development Performance standards of the Village's Code, the Applicant may utilize waivers to promote the use of innovative and creative techniques and concepts. As previously mentioned, waivers are requested for the development proposal to allow relief from certain requirements. The waivers requested have been outlined within the table below and meet the waiver criteria as identified within this *Waivers* section.

Waiver	Subject	Code Section	Required	Proposed	Deviation
1.	Street width adjacent to 90-degree parking	Sec. 34-1328	26' wide drive aisle when adjacent to parking	20' wide drive aisle when adjacent to parking	-6'
2.	Min. Lot Area	Sec. 34-766(1)	490,000 SF / 11.25 AC.	220,849 SF / 5.07 AC.	-269,151 SF / -6.18 AC.

1. 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 Response: It is important to note that each driveway is designed with a proposed depth of 20 feet, which is longer by 2 feet from a standard 90-degree angle parking space.

The internal road has a 20-foot asphalt pavement, a 4-foot paver strip and a 2-foot curb/gutter along both sides of the road totaling 28 feet in width. Therefore, when comparing the internal road with townhouse units/driveways located on both sides of the street to a two-way drive aisle of a parking lot, with 90-degree angle parking spaces on both sides of the drive aisle, the proposed dimension measures 68 feet versus 62 feet as required for the parking lot.

The second scenario is where the proposed townhouse units/driveways abut an internal street with parking spaces located on the other side of the street. The proposed dimension of the internal street is 28 feet, and exceeds the drive aisle dimension of 26 feet.

It is important to note that Section 34-1328 has a conflict between the dimensions for the aisle width for a 90-degree parking lot, the Table of 34-1328 indicated a 27-foot aisle width whereas the graphic for the 90-degree angle parking layout shows 26 feet aisle width is required, after consultation with Village Staff, the latter dimension is confirmed to be correct. Therefore, the request is to reduce the aisle width from 26 feet to 20 feet for those areas where 90-degree angle parking are located.

In addition to the proposed signage on speed limit; installation of speed tables and striping of crosswalks will provide a safe and environment for the residents of this development.

Since the aisle width reduction is internal to the development, by granting this waiver, it will not be injurious or detrimental to the public health, safety and welfare.

Waiver 2 Response: The request to allow a reduced lot size from the required minimum lot requirements is outside of the Applicant's control and will not affect the public health safety, and welfare.

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

Waiver 1 Response: As mentioned in Criteria 1 above, the proposed townhouse planned development complies with the performance standards of a Residential Planned Development of Section 34-1063 – Performance Standards by:

- a. providing sidewalks on both sides of the street; and will be interconnected with other pedestrian amenities and access to individual units;
- b. utilizing existing curb cut to the Church, and improve the northern access point as the main ingress/egress for the townhouse development;
- c. providing adequate parking for both residents and guests;
- d. providing pedestrian scale street lighting along internal sidewalks;
- e. providing amenities that are located in a central location of the development, and will be accessible by a safe pedestrian circulation system;
- f. providing landscape buffers along the perimeter of the planned development to address any potential impact.

As such, by complying with those applicable planned development performance standards, of which these performance standards are examples of innovative design and can be used as a guideline for an applicant to follow. Therefore, the Applicant is providing an innovative design for the overall development, and with the additional traffic calming components such as defining parking areas with decorative pavement; speed limit signage and speed tables, the minimum design standards are exceeded.

Waiver 2 Response: The request to allow a reduced lot size is not the result of innovative design. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

3. 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 Response: The granting of the waiver request related to reduced drive aisle width will result a lesser impervious area, and will provide a more efficient drainage system for the proposed development.

Waiver 2 Response: The request to allow a reduced lot size will not result in preservation of valuable natural resources. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

4. 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 Response: By allowing a narrower drive aisle adjacent to parking spaces, there is still sufficient area to provide safe vehicular maneuvering area and a sidewalk on both sides of the internal street, and therefore establishes a safe pedestrian circulation system that connects external to the public sidewalk along Kirk Road and Forest Hill Boulevard.

Waiver 2 Response: The request to allow a reduced lot size does not demonstrate public benefits to be derived. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

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

Waiver 1 Response: The request will not jeopardize the screening of the subject site as it relates to a decreased drive aisle width which is internal to the planned development, and only in a specific portion of the site.

Waiver 2 Response: The waiver does not generate any adverse impacts related to adjacent properties, however, the Applicant will sufficiently screen and buffer the property.

6. ***Economic issues may not be used to justify waivers.***

Response: Economic issues are not used as a justification for these requests.

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

Response: These requests are consistent with the existing and potential land uses adjacent to the development site. The surrounding uses to the north and west are residential communities. The request of a decreased drive aisle and decreased minimum lot area will not jeopardize the subject site's compatibility with the adjacent uses.

8. ***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.***

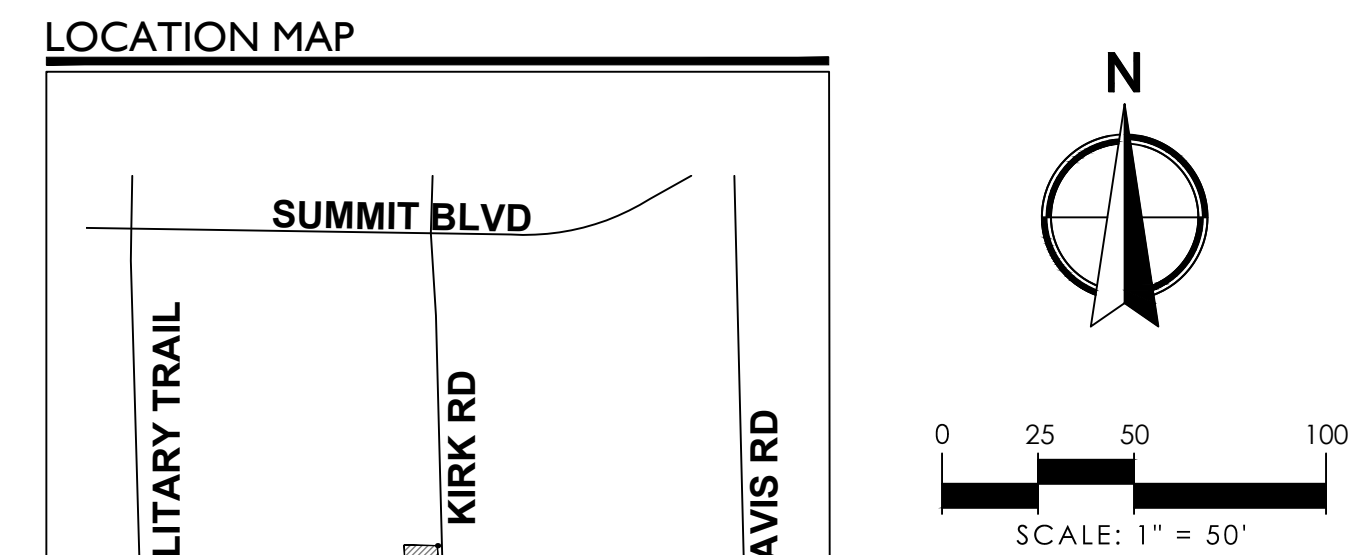
Response: This criterion is not applicable as a waiver is not requested from the common amenity area requirements. The development proposal provides adequate community amenity area.

9. ***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.***

Response: This criterion is not applicable as a waiver is not requested from the height limitation requirements. The development proposal is currently under the maximum height threshold of three stories or 35 feet.

CONCLUSION

Based on the above justification and attached information, the petitioner respectfully requests approval of the Future Land Use Map Amendment, and Site Plan to allow a Residential Planned Development application for the subject site.



APPLICANT NAME	BELMONT
EXISTING LAND USE DESIGNATION (VILLAGE)	OTHER PUBLIC FACILITIES
PROPOSED LAND USE DESIGNATION (VILLAGE)	MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING DISTRICT (VILLAGE)	RM
PROPOSED ZONING DISTRICT (VILLAGE)	RM/UPD
PCN	70-42-44-12-39-000-0020
EXISTING USE	CHURCH
PROPOSED USE	TOWNHOME RESIDENTIAL
GROSS SITE AREA	5.07 AC.
TOTAL PROPOSED UNITS (TOWNHOUSE)	50 D.U.
GROSS DENSITY	9.86 D.U./AC.
OPEN SPACE REQUIRED	1.77 AC.(35%)
OPEN SPACE PROVIDED	2.42 AC.(48%)
PROPOSED PERVIOUS	2.51 AC.(49.51%)
PROPOSED IMPERVIOUS	2.56 AC.(50.49%)
COMMON AMENITY REQUIRED	0.35 AC.(20% OF OPEN SPACE)
COMMON AMENITY PROVIDED	0.38 AC.
DRY DETENTION AREA	0.66 AC. (13%)
TOTAL PARKING REQUIRED	157 SP.
RESIDENTIAL PARKING REQUIRED (2.5 SP./D.U.)	125 SP.
GUEST SPACES REQUIRED (25% OF REQ. SP.)	32 SP.
TOTAL PARKING PROVIDED	165 SP.
GARAGE SPACES	50 SP.
DRIVEWAY SPACES	68 SP.
GUEST SPACES	47 SP.
BUILDING HEIGHT	30' MAX
TRAFFIC ANALYSIS ZONE (TAZ)	294

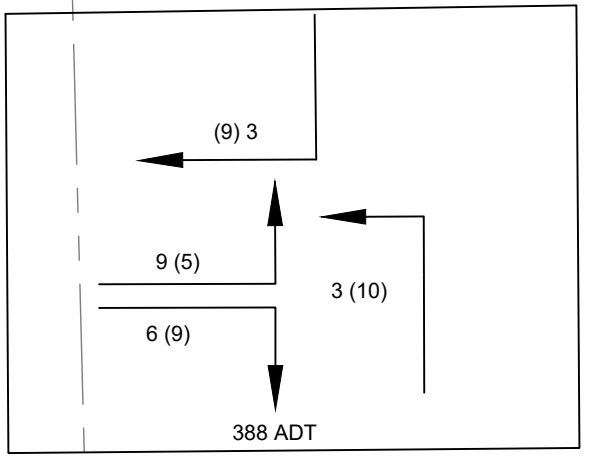
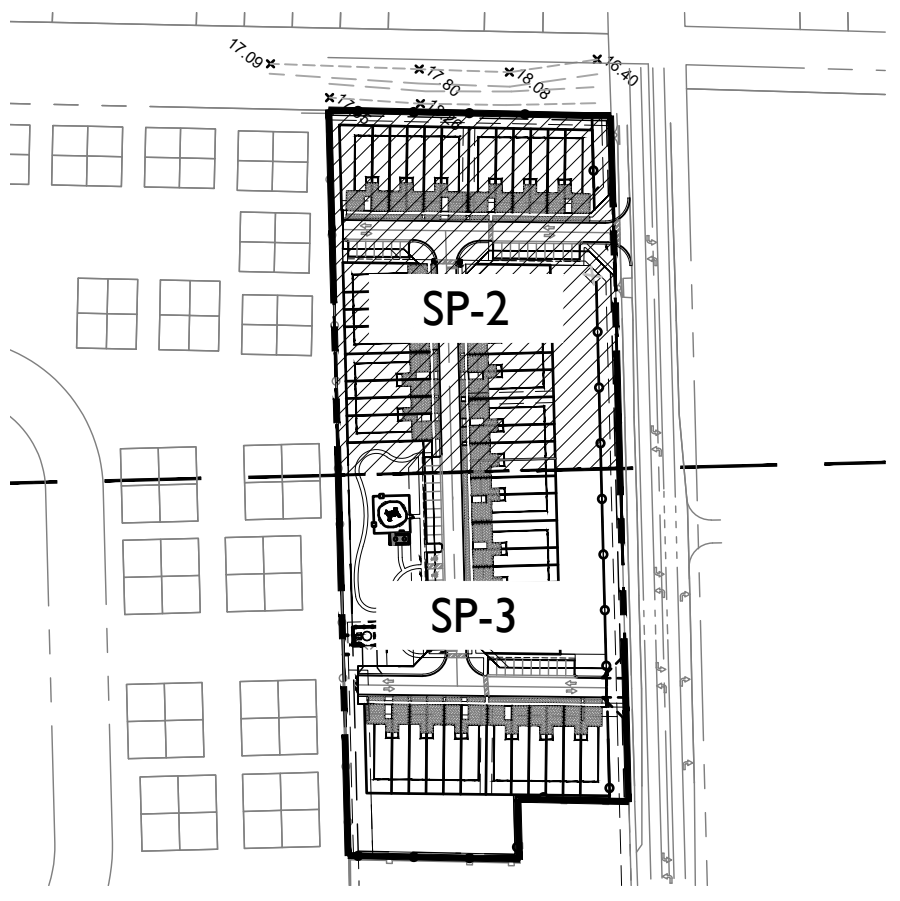
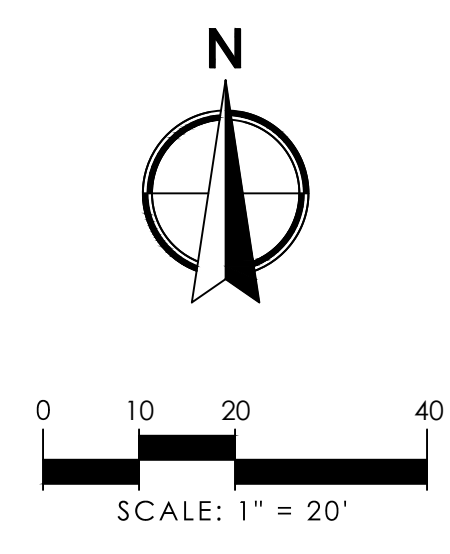
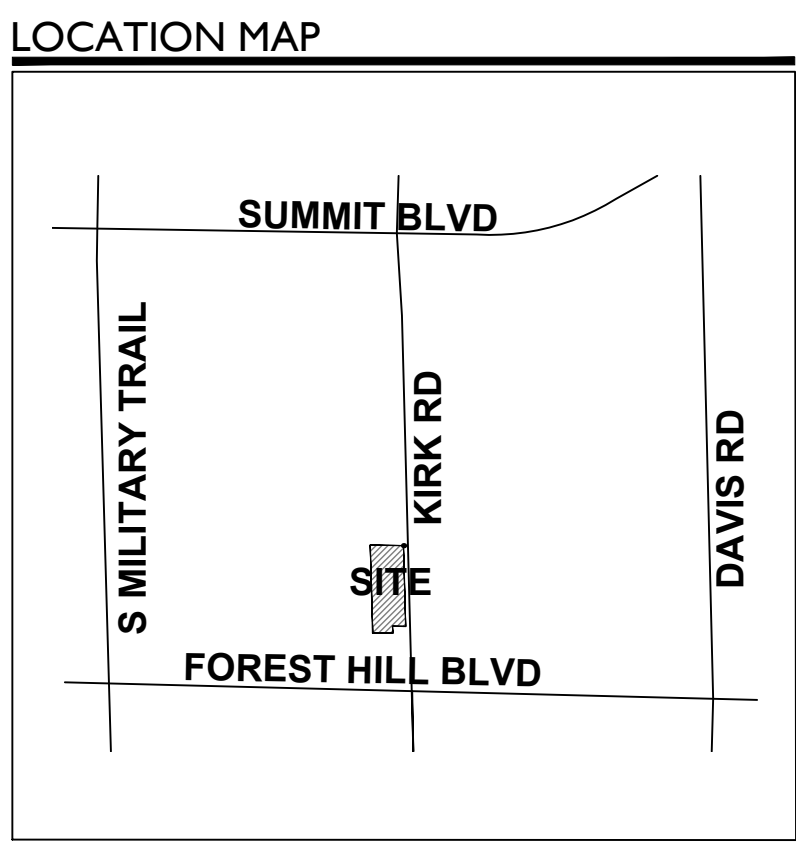
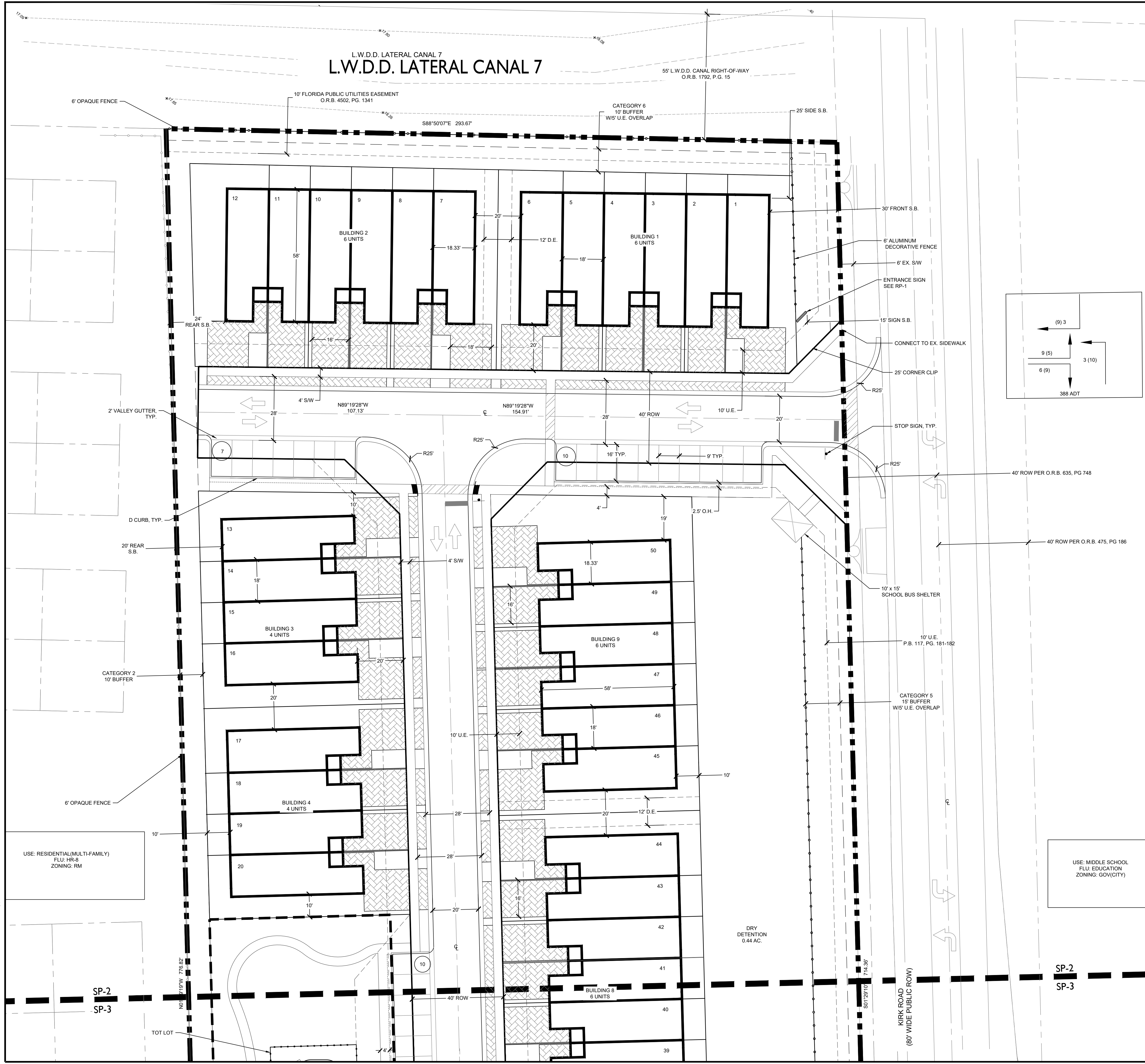
PROPERTY DEVELOPMENT REGULATIONS (TOWNHOUSE)
SEC.34-1064(e)

NOTE: PROPERTY DEVELOPMENT REGULATIONS TAKEN FROM PERIMETER OF DEVELOPMENT
PER SEC. 34-1064.

LEGEND

AC. = ACRES
C_E = CENTER LINE
D.E. = DRAINAGE EASEMENT
DRO = DEVELOPMENT REVIEW OFFICERS
D.U. = DWELLING UNITS
EX. = EXISTING
FLU = FUTURE LAND USE
M = MODEL UNIT
O.H.E. = OVERHAND EASEMENT
O.R.B. = OFFICIAL RECORD BOOK
O.S.T. = OPEN SPACE TRACT
P = POSTAL DELIVERY PARKING
P.B. = PLAT BOOK
PDR = PROPERTY DEVELOPMENT REGULATION
PG. = PAGE
R = RADIUS
R.O.W. = RIGHT-OF-WAY
S.B. = SETBACK
S/W = SIDEWALK
S.F. = SQUARE FEET
T.B.A. = TO BE ABANDONED
TYP = TYPICAL
TH = TOWNHOME
U.E. = UTILITY EASEMENT

D:\proj\3000\3001\01 1591 Ave Road - Land Development\3000\3001\01 SITE.dwg and Plotfile: 12/16/2021 11:17:58 AM Saved: 12/16/2021 9:58:59 AM



- LEGEND**
- AC. = ACRES
 - C = CENTER LINE
 - D.E. = DRAINAGE EASEMENT
 - DRO = DEVELOPMENT REVIEW OFFICERS
 - D.U. = DWELLING UNITS
 - EX. = EXISTING
 - FLU = FUTURE LAND USE
 - M = MODEL UNIT
 - O.H.E. = OVERHANG EASEMENT
 - O.R.B. = OFFICIAL RECORD BOOK
 - O.S.T. = OPEN SPACE TRACT
 - P = POSTAL DELIVERY PARKING
 - P.B. = PLAT BOOK
 - PDR = PROPERTY DEVELOPMENT REGULATIONS
 - PG. = PAGE
 - R = RADIUS
 - R.O.W. = RIGHT-OF-WAY
 - S.B. = SETBACK
 - S/W = SIDEWALK
 - S.F. = SQUARE FEET
 - T.B.A. = TO BE ABANDONED
 - TYP = TYPICAL
 - TH = TOWNHOME
 - U.E. = UTILITY EASEMENT

WGI
2035 Ysla Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

BY: ###

NO. 1

DATE 6-15-2021

DESCRIPTION RESUBMITTAL

CAD 558100PL-SITEDWG

JOB NO. 5581.00

DRAWN BY R.C.

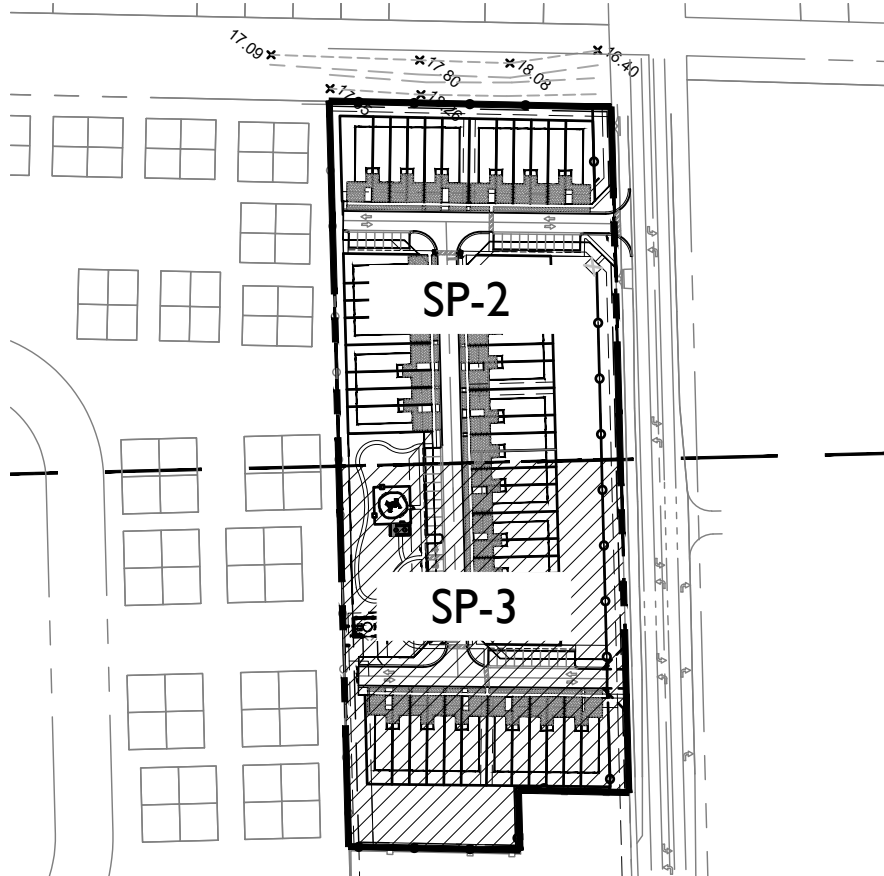
CHECK BY J.P.

DATE 4-16-2021

BELMONT
VILLAGE OF PALM SPRINGS

SITE PLAN

SHEET:
SP-2



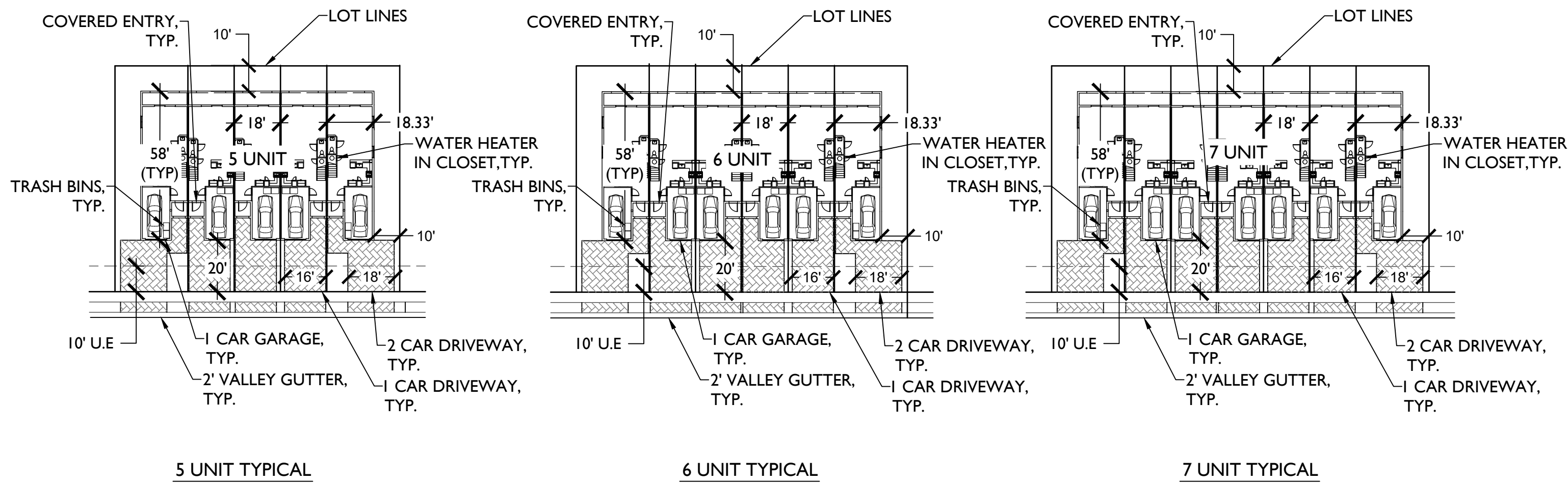
**BELMONT
VILLAGE OF PALM SPRINGS**

SITE PLAN

SHEET:
SP-3

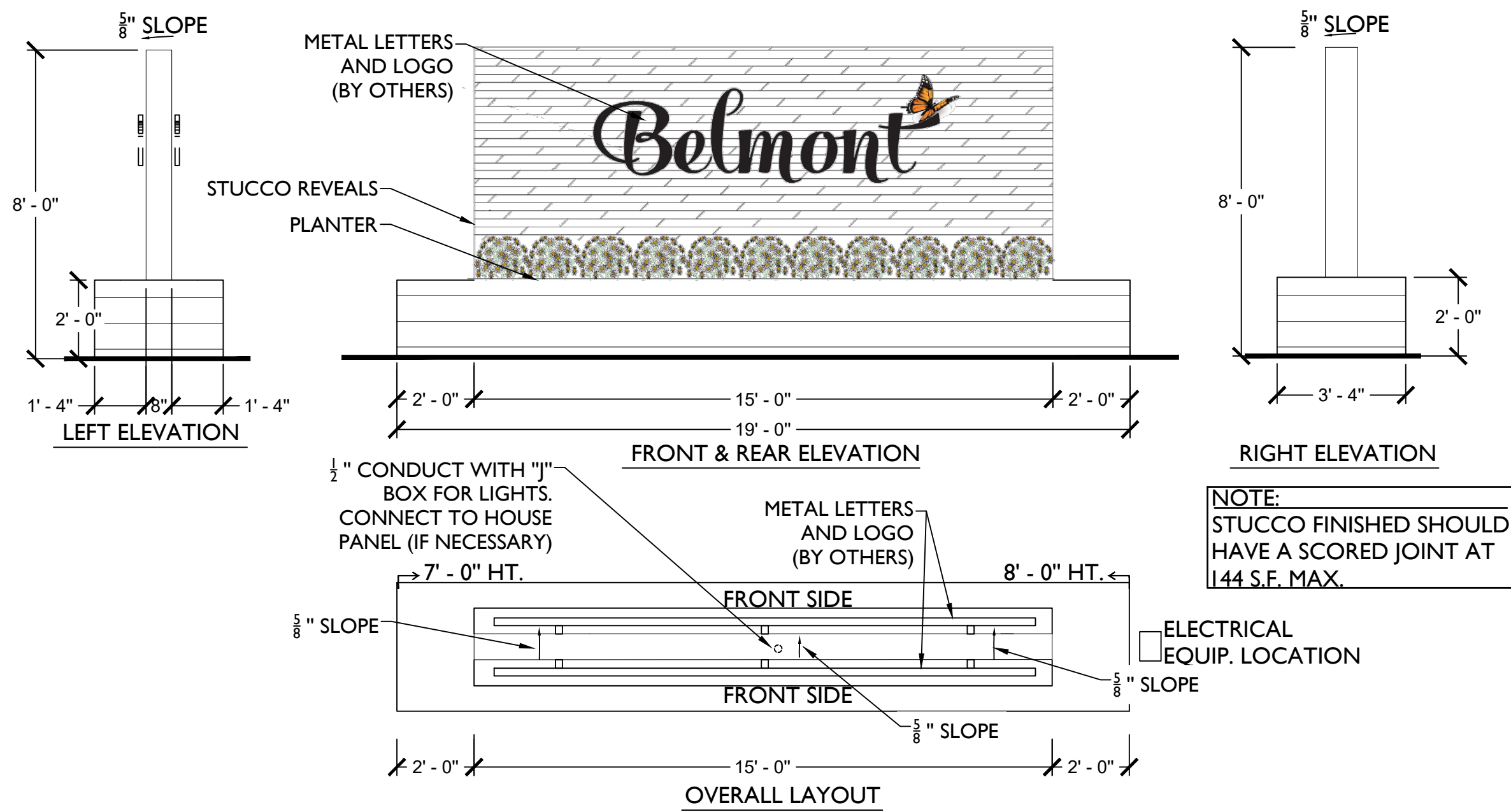
TYPICAL UNIT DETAILS

SCALE: NTS



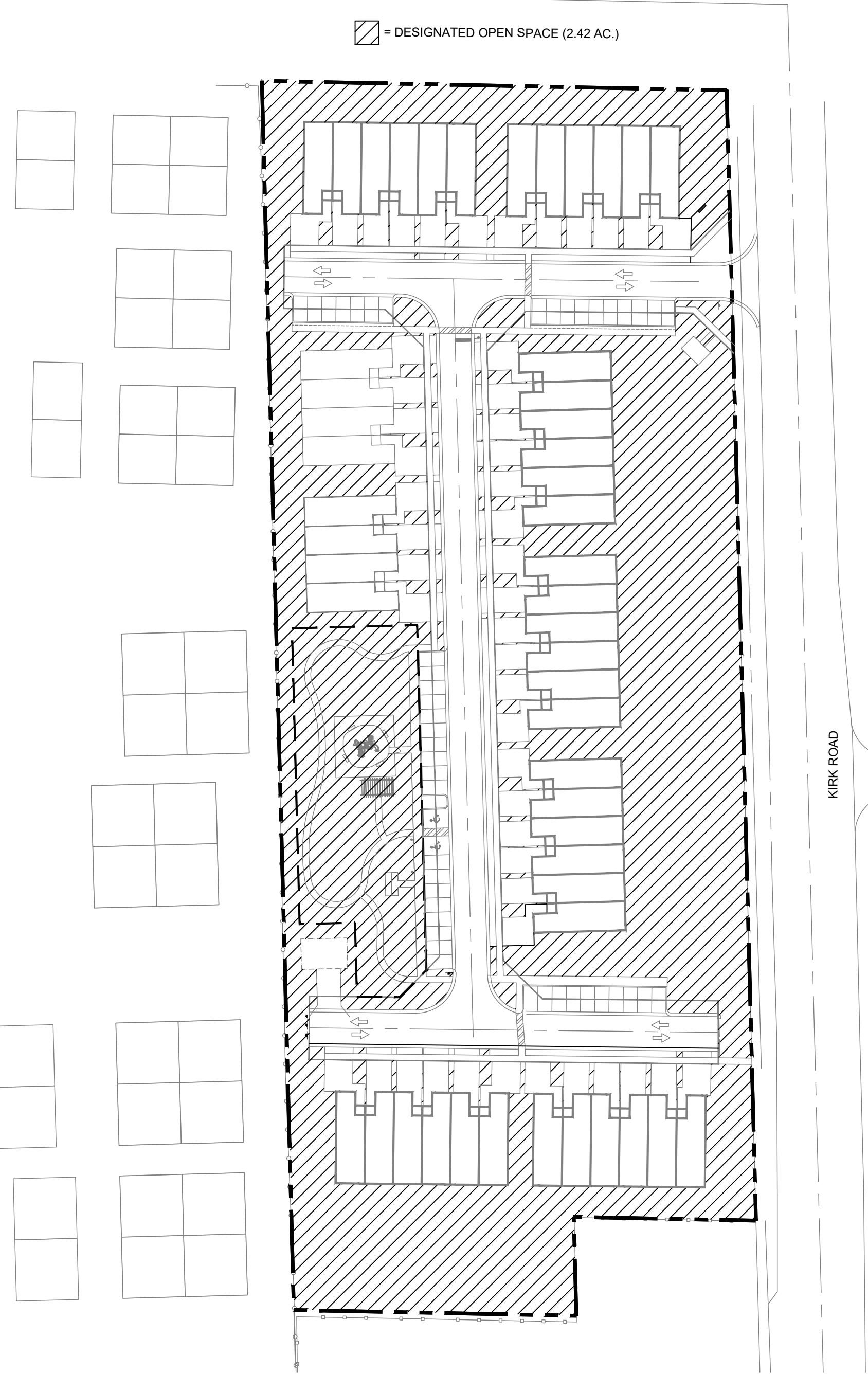
ENTRY SIGN DETAIL

SCALE: NTS



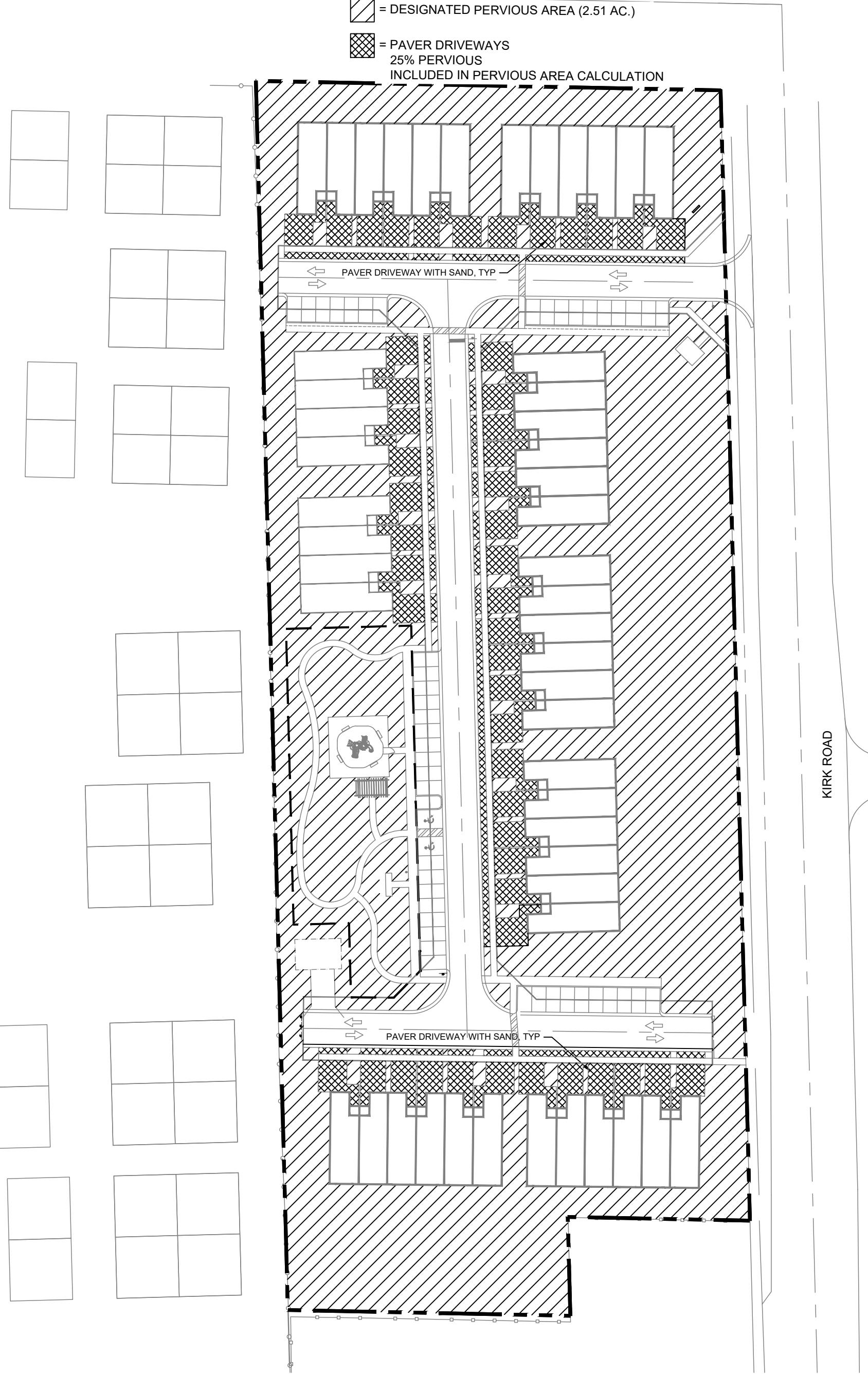
OPEN SPACE PLAN EXHIBIT

SCALE: NTS



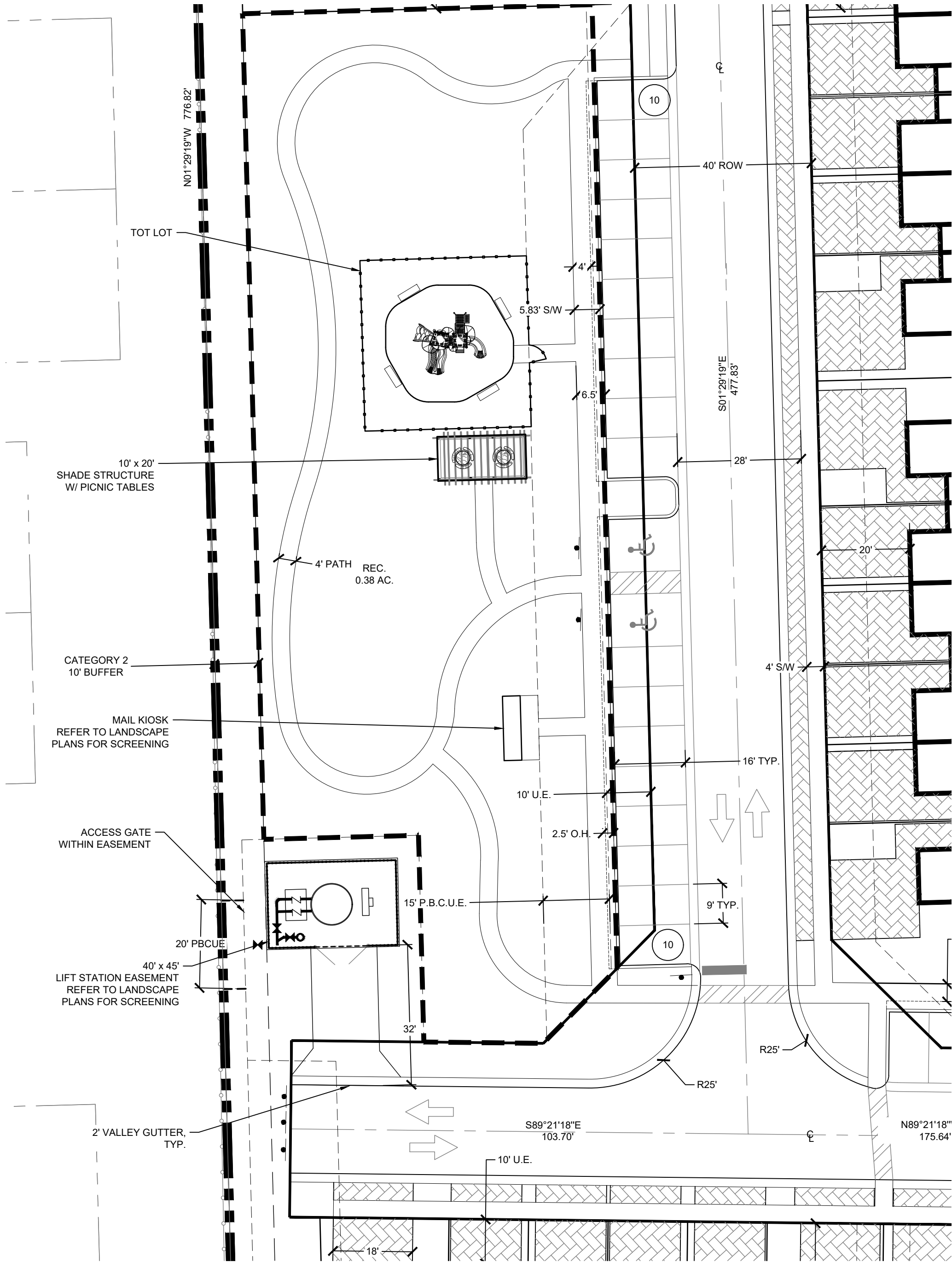
PERVIOUS / IMPERVIOUS PLAN EXHIBIT

SCALE: NTS

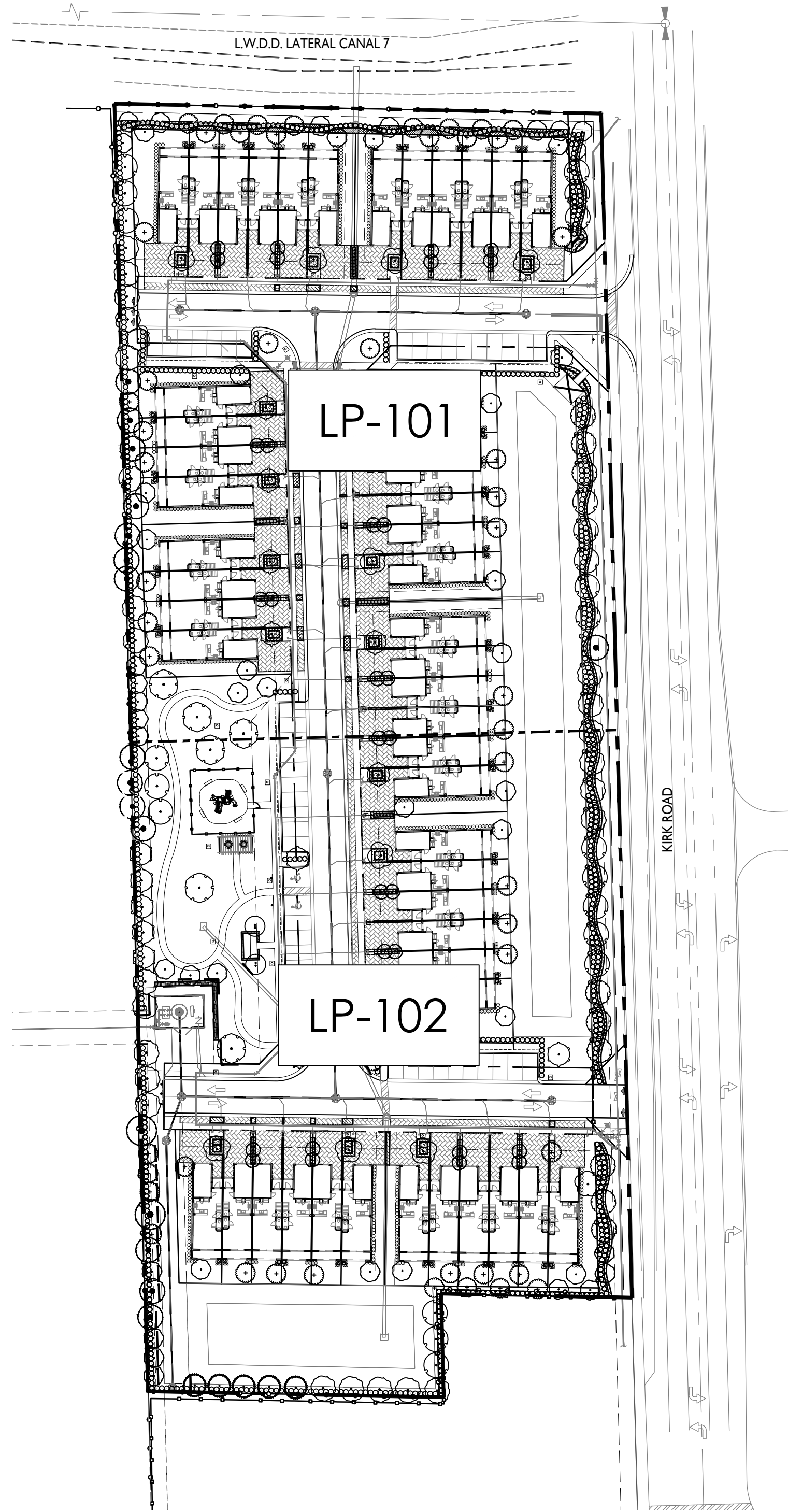


REC. AREA DETAIL

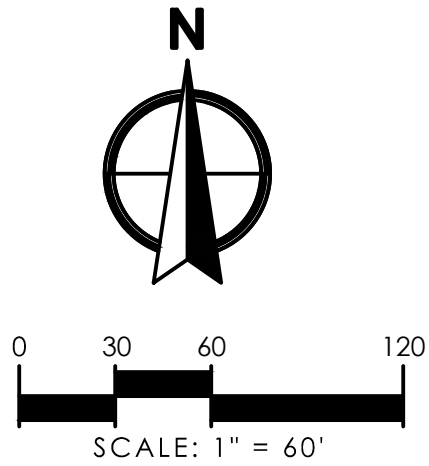
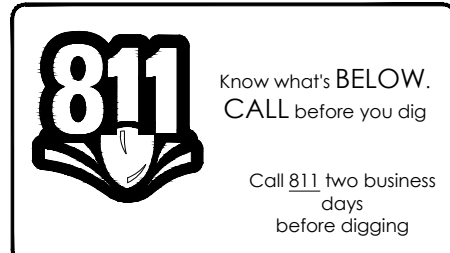
SCALE: NTS



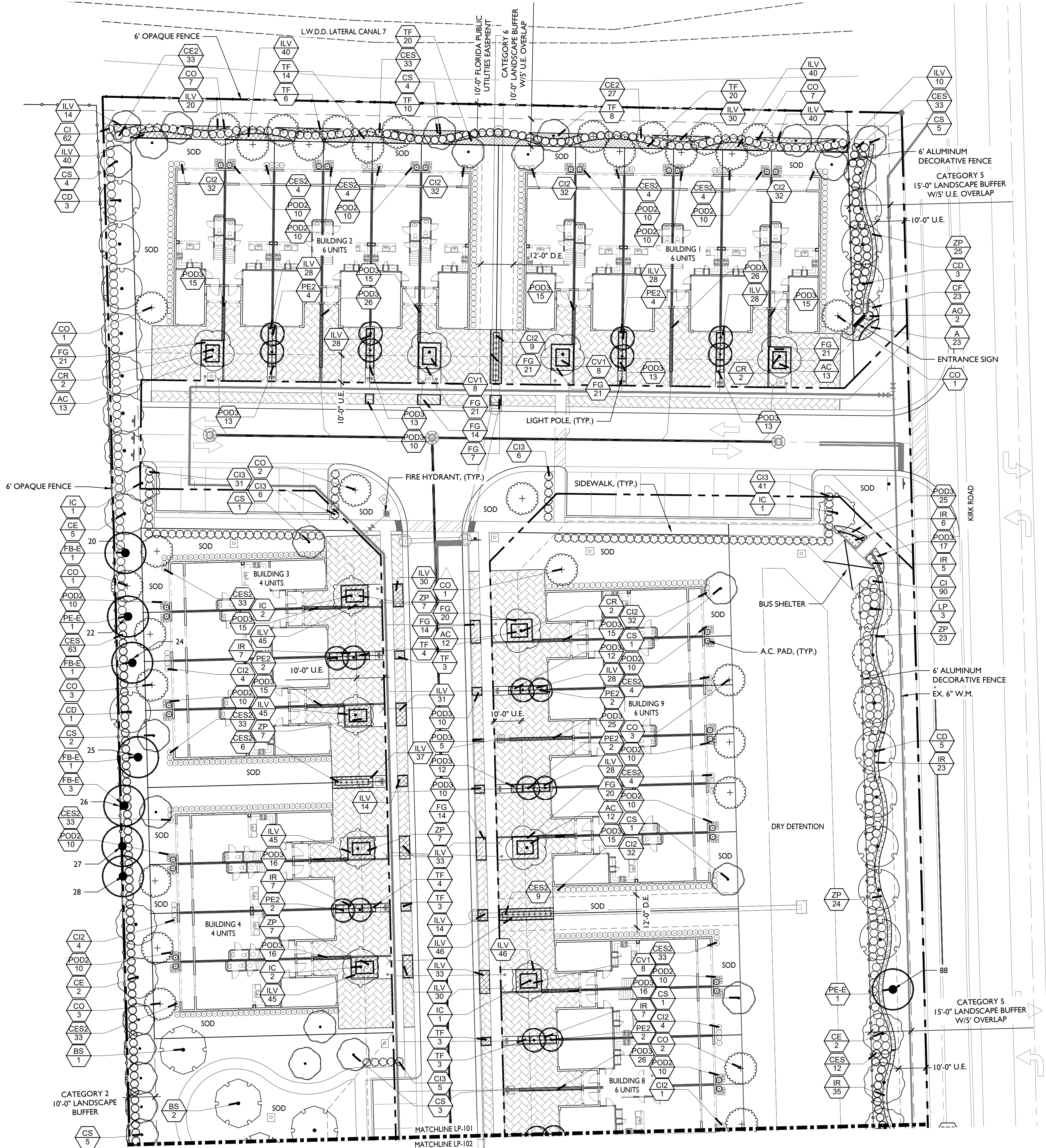
REVISIONS		NO.	DATE	DESCRIPTION	BY
CAD 558100PL-STEDWG	JOB NO.	5581.00	6-11-2021	RESUBMITTAL	###
	DRAWN BY	R.C.	8-26-2021	RESUBMITTAL	###
	CHECK BY	J.P.	10-10-2021	RESUBMITTAL	###
	DATE	4-16-2021	12-10-2021	RESUBMITTAL	###



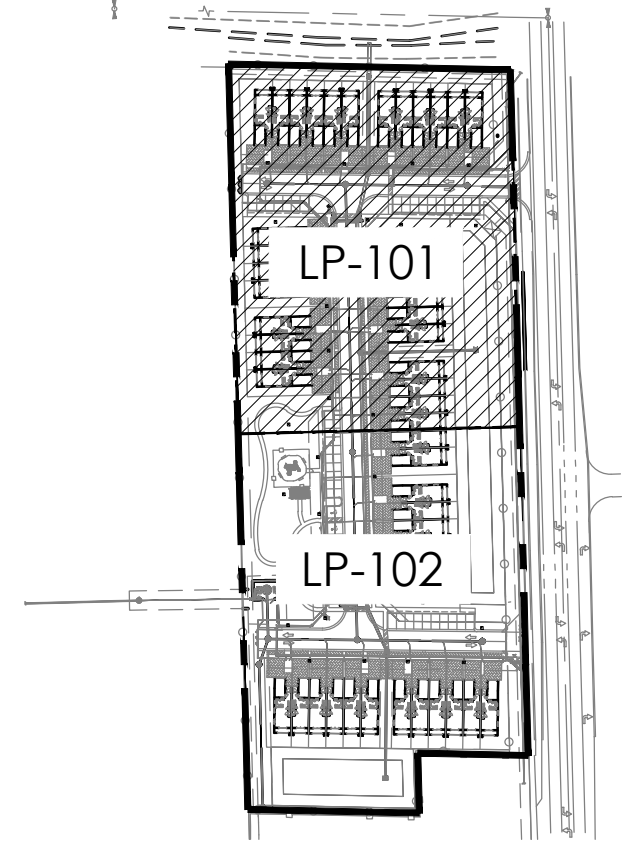
LANDSCAPE REQUIREMENTS		
PALM SPRINGS, FLORIDA		
PERIMETER LANDSCAPING	REQUIRED	PROVIDED
NORTH BUFFER		
1 CANOPY TREE PER 20 LINEAR FEET AND A MEANDERING 3' HEDGE AT TIME OF PLANTING WITH 2 TIERS	294 LF / 20 = 15 TREES AND A MEANDERING 3' HEDGE WITH 2 TIERS	15 TREES AND A MEANDERING 3' HEDGE WITH 2 TIERS
EAST BUFFER		
CATEGORY 5 STANDARD - 15' BUFFER 1 CANOPY TREE PER 20 LINEAR FEET AND A MEANDERING 3' HEDGE AT TIME OF PLANTING WITH 2 TIERS	635 LF / 20 = 32 TREES AND A MEANDERING 3' HEDGE WITH 2 TIERS	31 TREES AND 1 EX. TREE = 32 TREES MEANDERING 3' HEDGE WITH 2 TIERS
SOUTH BUFFER		
5' LANDSCAPE BUFFER 3 1 CANOPY TREE PER 20 LINEAR FEET WALL/FENCE AND 3' HEDGE AT TIME OF PLANTING	115 LF / 20 = 4 TREES 3' HEDGE AT TIME OF PLANTING	6 TREES AND 3' HEDGE AT TIME OF PLANTING
5' LANDSCAPE BUFFER 2 1 CANOPY TREE PER 20 LINEAR FEET WALL/FENCE AND 3' HEDGE AT TIME OF PLANTING	63 LF/20 = 4 TREES 3' HEDGE AT TIME OF PLANTING	4 TREES AND 3' HEDGE AT TIME OF PLANTING
5' LANDSCAPE BUFFER 1 1 CANOPY TREE PER 20 LINEAR FEET WALL/FENCE AND 3' HEDGE AT TIME OF PLANTING	179 LF/20 = 9 TREES 3' HEDGE AT TIME OF PLANTING	9 TREES AND 3' HEDGE AT TIME OF PLANTING
WEST BUFFER		
CATEGORY 2 STANDARD - 10' BUFFER 1 CANOPY TREE PER 20 LINEAR FEET WALL/FENCE AND 3' HEDGE AT TIME OF PLANTING	WEST BUFFER 777 LF / 20 = 39 TREES	WEST BUFFER 36 TREES & 3 EX. TREES = 39 TREES AND 3' HEDGE AT TIME OF PLANTING
INTERIOR LANDSCAPING	REQUIRED	PROVIDED
FOUNDATION PLANTING		
AT LEAST 1 TREE OR CLUSTER OF 3 PALMS SHALL BE INSTALLED FOR EACH 30 LF OF BUILDING FACADE FACING A STREET	4 UNIT BUILDING 73 LF/ 30 = 3 TREES AT STREET FACADE FOR EACH BUILDING 6 UNIT BUILDING 110 LF/ 30 = 4 TREES AT STREET FACADE FOR EACH BUILDING	4 UNIT BUILDING 3 TREES FOR EACH BUILDING (3 TREES AND 2 PALMS @ 3:1) 6 UNIT BUILDING 4 TREES FOR EACH BUILDING (3 TREES AND 4 PALMS @ 3:1)
RESIDENTIAL PARCEL - TREE PLANTING		
1 TREE PLANTED FOR EVERY 1,500 SF OF A PARCEL USED FOR RESIDENTIAL PURPOSES	4 UNIT BUILDING 8,115 SF / 1,500 SF = 6 TREES FOR EACH BUILDING 6 UNIT BUILDING 11,325 SF / 1,500 SF = 8 TREES FOR EACH BUILDING	4 UNIT BUILDING 7 TREES FOR EACH BUILDING (7 TREES AND 2 PALMS @ 3:1) 6 UNIT BUILDING 8 TREES FOR EACH BUILDING (8 TREES AND 4 PALMS @ 3:1)
NON-RESIDENTIAL PARCEL - TREE PLANTING		
1 TREE PLANTED FOR EVERY 2,500 SF OF A PARCEL USED FOR NON-RESIDENTIAL PURPOSES	REC. AREA 15,095 SF / 2,500 SF = 7 TREES	REC. AREA 13 TREES & 2 PALMS



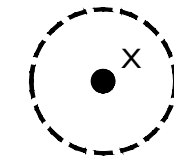
Bryon Johnson P:\5000\50501.01 1597 10% Road - Land De VLA Urmange Landscape\5050100-Landp.dwg Plot Date: 12/14/2021 5:32:07 PM



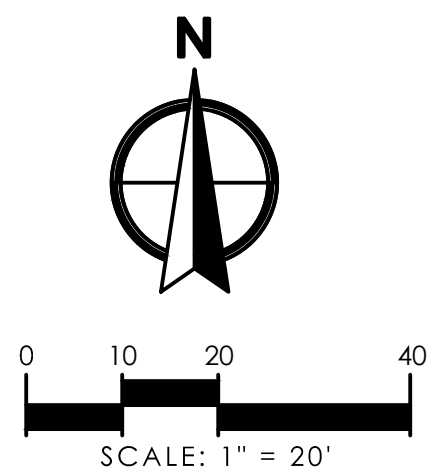
SHEET KEY MAP



LEGEND



TREE/ PALM TO PRESERVE



REVISIONS		BY	
NO.	DATE	DESCRIPTION	BY
1	6/15/2021	RESUBMITTAL	BJ
2	8/20/2021	RESUBMITTAL	BJ
3	10/29/2021	RESUBMITTAL	BJ
4	12/14/2021	RESUBMITTAL	BJ

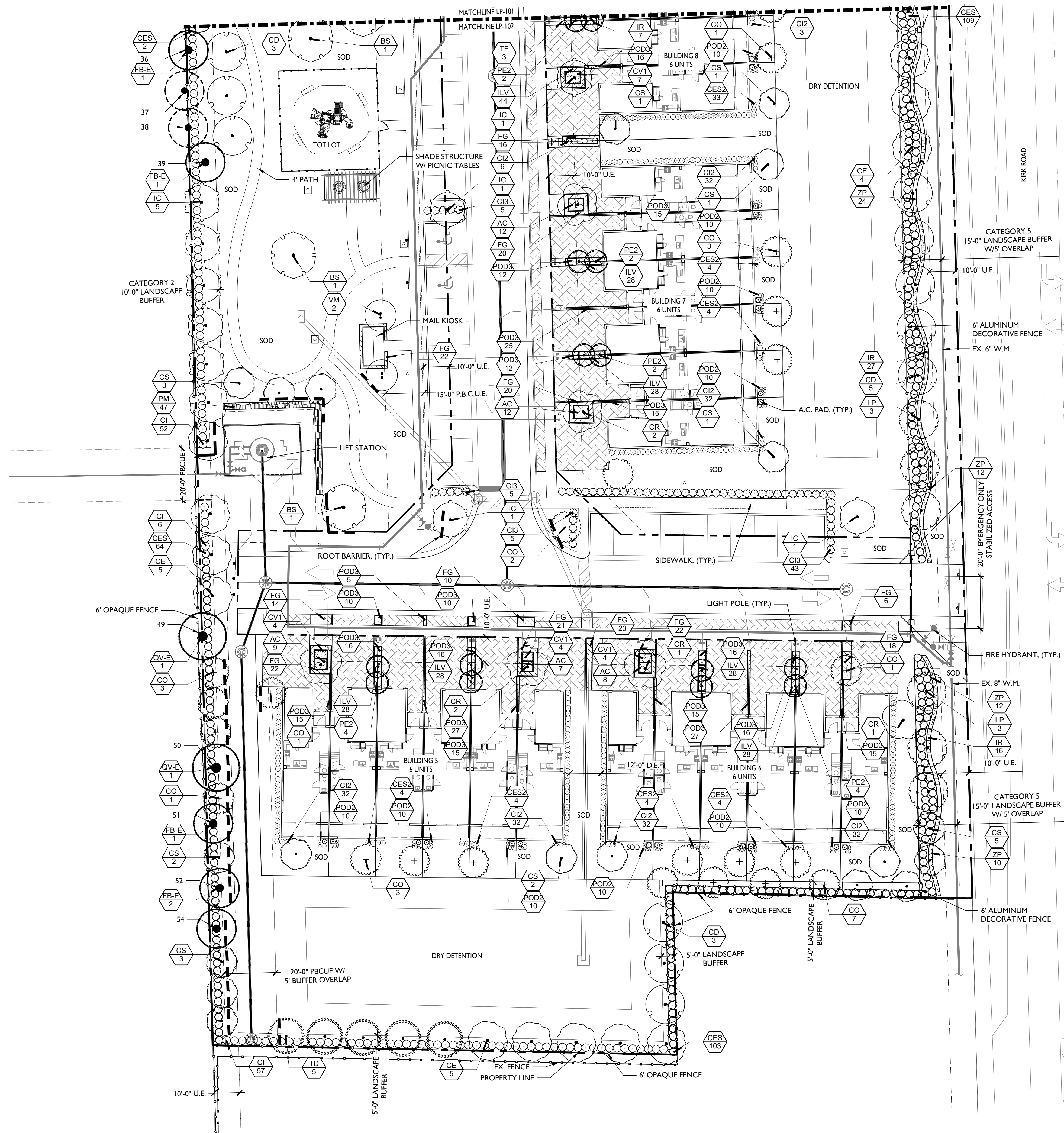
LANDSCAPE ARCHITECT OF RECORD TIFANY D. MAY, P.L.A. #6667274	5581.00	BJ	TM	4/23/2021
JOB NO.				
DRAWN BY				
CHECK BY				
DATE				

BELMONT
VILLAGE OF PALM SPRINGS, FLORIDA
LANDSCAPE PLAN

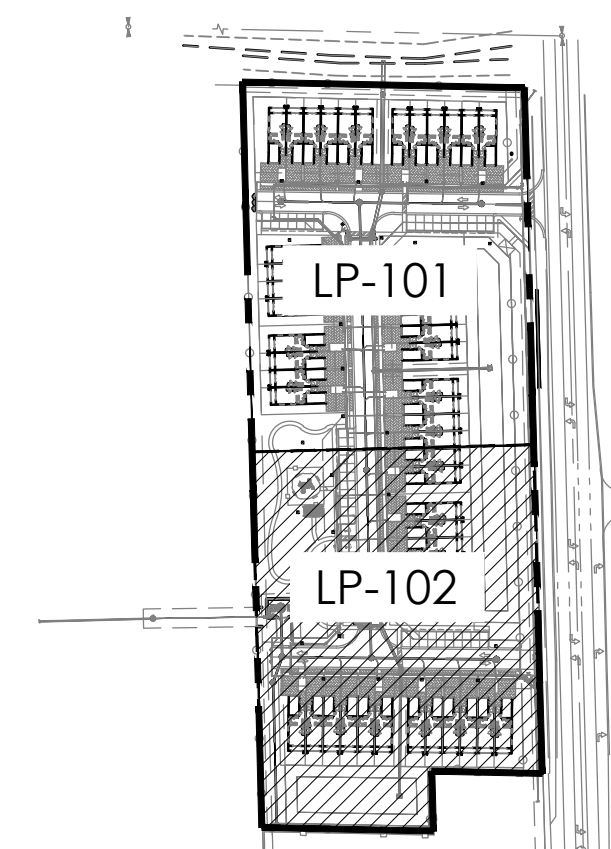
SHEET:
LP-101



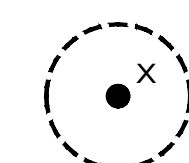
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wgln.com
Cert No. 6091 - LB No. 7055



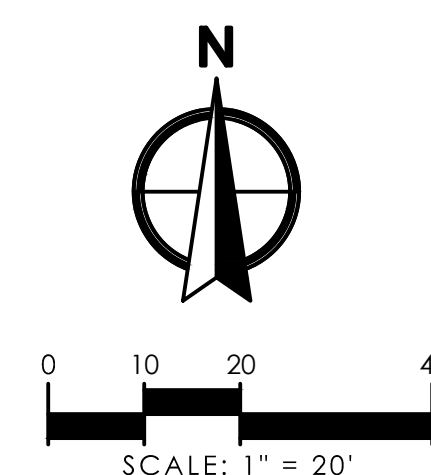
SHEET KEY MAP



LEGEND



TREE/ PALM TO PRESERVE



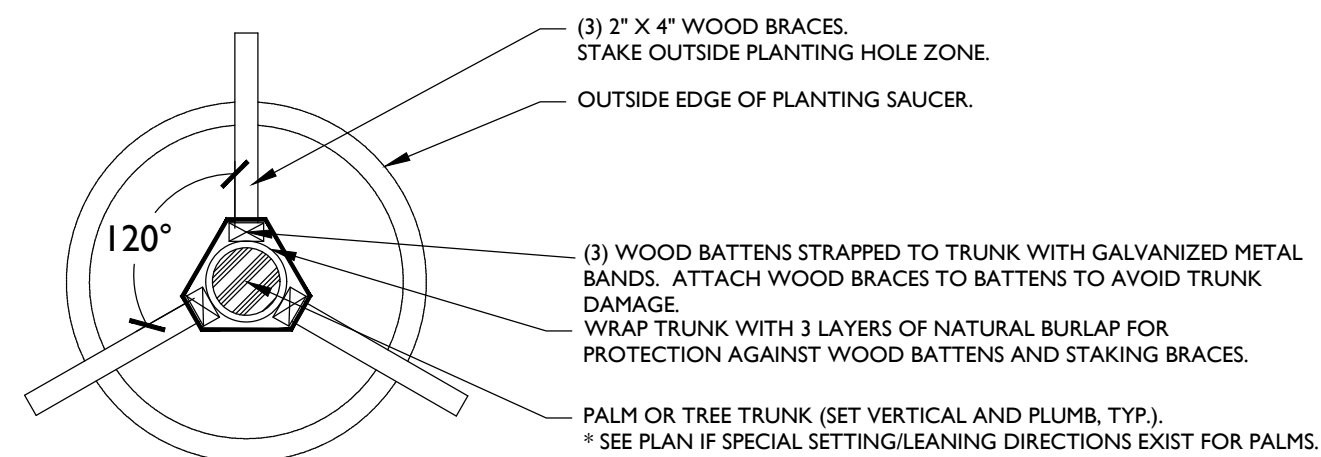
LANDSCAPE ARCHITECT OF RECORD				REVISIONS	
NO.	DATE	DESCRIPTION	BY	BY	BY
1	6/5/2021	RESUBMITAL			
2	6/15/2021	RESUBMITAL			
3	10/29/2021	RESUBMITAL			
4	12/14/2021	RESUBMITAL			
DRAWN BY					
CHECK BY					
DATE					

BELMONT
VILLAGE OF PALM SPRINGS, FLORIDA
LANDSCAPE PLAN

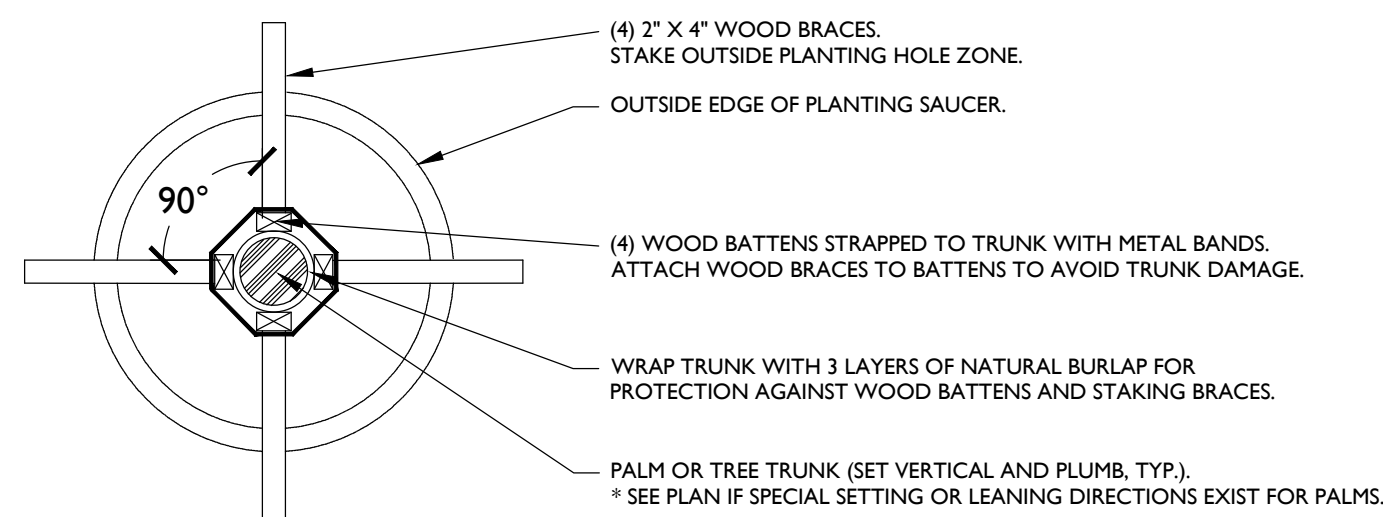
SHEET:
LP-102

NOTE:

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



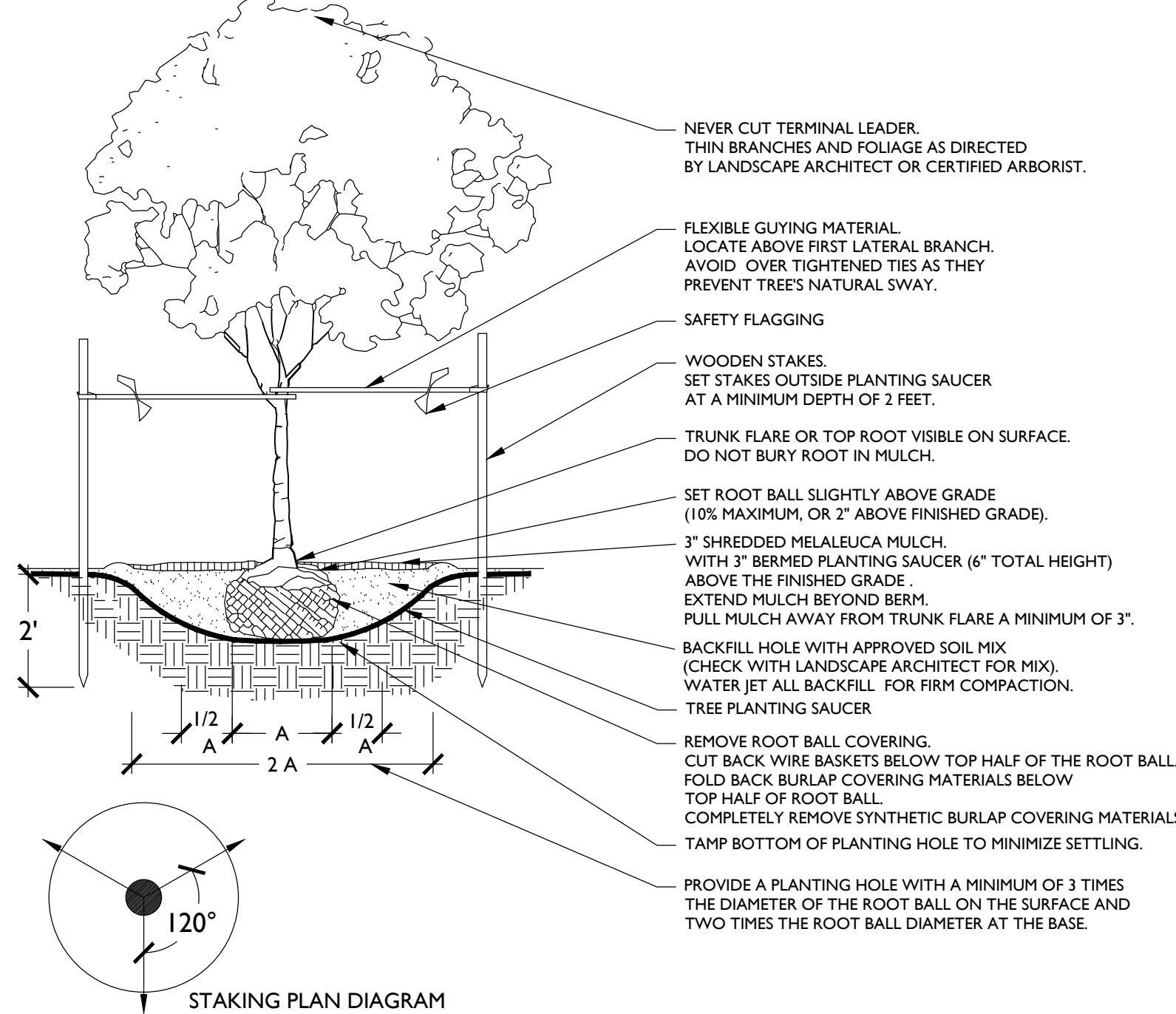
NOTE:
1. APPLICABLE TO ALL MULTI-TRUNK PALMS AND PALMS WITH CALIPER SIZE OF SIX (6) INCHES OR GREATER
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.



Technical drawing illustrating the installation of a Sabal Palm, showing a cross-section and side view. The drawing includes the following callouts and specifications:

- "HURRICANE CUT" OR "CANDLE CUT" SABAL PALM HEADS AT INSTALLATION.
- FOR CONTAINER GROWN, BARE ROOT, FIELD DUG OR BALL AND BURLAP SPECIMEN PALMS: SHIPPING TIES SHALL BE REMOVED UPON INSTALLATION. TIES SHALL BE ORGANIC TWINE ONLY.
- FOR BOOTED TRUNK PALMS, TRUNKS SHALL HAVE CLEAN INTACT BOOTS FIRMLY ATTACHED TO THE PALM TRUNK.
- FOR SLICK TRUNK PALMS, TRUNK SHALL BE CLEAR AND FREE FROM DEFECTS AND SCARS.
- BURLAP WRAP TRUNK WITH 3 LAYERS OF NATURAL BURLAP UNDER BRACES, TO PROTECT TRUNK.
- 2" X 4" BATTEN BLOCKS WITH 2" X 4" WOOD STAKING BRACES. USE STEEL BANDING TO WRAP BLOCKS AROUND PALM TRUNK. USE 2D NAILS TO NAIL ANCHOR BLOCKS TO STAKING BRACES. (SEE STAKING DETAILS FOR NUMBER OF REQUIRED BRACES).
- *NO NAILS SHALL PIERCE THE TREE TRUNK.
- SET TOP OF ROOT BALL AT FINISHED GRADE.
- PROVIDE A 3" BERM SAUCER ABOVE THE FINISHED GRADE WITH A 3" LAYER OF MELALEUCA MULCH (6" TOTAL HEIGHT). EXTEND MULCH BEYOND BERM. PULL MULCH AWAY FROM TRUNK A MINIMUM OF 3".
- 2" X 4" X MIN. 24" WOOD STAKES.
- ANCHOR TREE BRACES WITH WOOD STAKES.
- INSTALL STAKE BRACES OUTSIDE TEMPORARY SAUCER.
- FINISHED GRADE
- BACKFILL SHALL BE CLEAN, SALT FREE SAND AND PEAT MOSS MIXTURE 3:1 RATIO. ALL BACKFILL SHALL BE WATER-JETTED FOR FIRM COMPACTION.
- DISTANCE AROUND THE ROOT BALL SHALL BE 1/2 THE WIDTH OF THE ROOTBALL, OR (12") MIN. CLEARANCE.
- TAMP BOTTOM OF PLANTING HOLE TO MINIMIZE SETTLING.
- CLEAR TRUNK HEIGHT
- MIN. 5'

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



1" OF SHREDDED MELALEUCA MULCH PLACED BETWEEN PLANTS ABOVE EXISTING SOIL LEVEL.

2" OF 1/4" MULCH PLACED ON TOP OF TILLED SOIL. TILL MULCH 2" - 4" INTO PREVIOUSLY TILLED SOIL. LEVEL TO FINISHED GRADE BY HAND RAKING.

3" MAX.

1"

12'

4'

EXISTING SOIL

TILL SOIL TO A MINIMUM DEPTH OF 4" BELOW THE EXISTING SOIL LEVEL.

SPACING "D"	ROW "A"	PLANT SPACING CHART	NTS.
6" O.C.	5.3"		
8" O.C.	6.93"		
10" O.C.	8.66"		
12" O.C.	10.4"		
18" O.C.	15.6"		
24" O.C.	20.8"		
30" O.C.	26.0"		
36" O.C.	31.2"		
48" O.C.	41.6"		

Diagram illustrating the specifications for a tree planting hole. The diagram shows a cross-section of the ground with a tree being planted. The hole is defined by a finished grade line. The root ball is shown with a minimum of 1" above the finished grade and a maximum of 10% of the root ball exposed above grade. The hole is filled with 3" shredded melaleuca mulch, pulled away from the trunk a minimum of 3". A 3" earth planting saucer is provided. The hole is backfilled with approved planting mix, and the bottom is tamped to minimize plant settling. The hole diameter is specified as 3A, with 1/2 A on each side of the root ball.

NTS.

PLANT ROOTBALL MINIMUM OF 1" ABOVE FINISHED GRADE, WITH A MAXIMUM OF 10% OF ROOTBALL EXPOSED ABOVE GRADE.

3" SHREDDED MELALEUCA MULCH. PULL MULCH AWAY FROM TRUNK A MINIMUM OF 3".

PROVIDE 3" EARTH PLANTING SAUCER

FINISHED GRADE

REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. COMPLETELY REMOVE ANY SYNTHETIC WRAPPING MATERIALS.

BACKFILL PLANTING HOLE WITH APPROVED PLANTING MIX. SEE LANDSCAPE ARCHITECT FOR PROPER MIX SPECIFICATIONS.

PROVIDE A PLANTING HOLE MINIMUM OF 3 TIMES THE DIAMETER OF THE ROOT BALL ON THE SURFACE AND TWO TIMES THE ROOT BALL DIAMETER AT THE BASE.

TAMP BOTTOM OF PLANTING HOLE TO MINIMIZE PLANT SETTLING.

1/2 A

A

1/2 A

3 A

NOTE:

1. TREES ARE TO BE INSTALLED WITH A MINIMUM TEN FOOT (10') SEPARATION FROM ANY PUBLIC WATER OR PUBLIC 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.
2. ROOT BARRIERS SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPALITY WITHIN WHICH THEY ARE LOCATED AS WELL AS WITH ANY REQUIREMENTS OF THE UTILITY HOLDER OF THE AFFECTED UTILITIES. IN THE EVENT THAT CONFLICTING REQUIREMENTS EXIST BETWEEN THIS ROOT BARRIER DETAIL AND THE MUNICIPALITY/UTILITY HOLDER REQUIREMENTS, THE MORE STRINGENT OF THE REQUIREMENTS SHALL BE APPLICABLE.

The diagram illustrates the typical planting setup for a tree near underground utilities. A tree is shown with its canopy above ground. The trunk is positioned over a cross-hatched area representing the root barrier system. Key dimensions and components are labeled as follows:

- A "PLANTING SAUCER, TYP." is indicated at the base of the tree trunk.
- "MINIMUM 8\" COVER OVER TOP OF BARRIER. SET BARRIER A MINIMUM OF 4\" BELOW THE FINISHED GRADE."
- "BIO BARRIER\" OR \"DEEP ROOT\""
- "FINISHED GRADE"
- "36\" MIN. COVER"
- "WATER AND/OR SEWER FACILITIES (I.E. MAINS, SERVICES AND/OR LATERALS) INCLUDING ALL WATER MAINS, FORCE MAINS, RECLAIMED WATER MAINS, SEWER MAINS AND ALL DRAINAGE STRUCTURES AND PIPING APPLICABLE TO PALM BEACH COUNTY WATER UTILITY STANDARDS"
- Horizontal dimensions from the tree trunk to the utility facilities:
 - "2' MIN."
 - "5' MIN."
 - "7' MIN. W/BARRIER"
 - "10' MIN. W/O BARRIER"
 - "X"
- A vertical dimension of "8\"" is shown between the top of the barrier and the finished grade.

TYPICAL PLANTING DIAGRAM

NOTE. 1. THIS DETAIL APPLIES TO ALL TREES THAT WILL BE PRESERVED IN PLACE OR BE RELOCATED.

NTS.

FENCING WITH FLAGGING.
THE BARRICADE SHALL BE PLACED SO AS TO ENCOMPASS THE CRITICAL PROTECTION ZONE (CPZ).

- B MINIMUM BOUNDARY
- B BOUNDARY
- A=1/8 INCHES OF DIAMETER
- 45° AR
- GRADE OF PROTECTED TREE
- B=CRITICAL PROTECTION ZONE (CPZ)
- (CPZ) THAT AREA SURROUNDING A TREE WITHIN A CIRCLE

TREES	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
BS	6	Gumbo Limbo	Bursera simaruba	YES	12' HT. X 5' SPRD., MIN. 2' CAL., 5' C.T.
CH	12	Pitch Apple	Clusia rosea	YES	12' HT. X 5' SPRD., MIN. 2' CAL., 5' C.T.
CS	23	Pigeon Plum	Coccoloba diversifolia	YES	12' HT. X 5' SPRD., MIN. 2' CAL., 5' C.T.
CE	23	Green Buttonwood	Conocarpus erectus	YES	12' HT. X 5' SPRD., MIN. 2' CAL., 5' C.T.
CS	46	Silver Buttonwood	Conocarpus erectus sericeus	YES	12' HT. X 5' SPRD., MIN. 2' CAL., 5' C.T.
CO	53	Orange Geiger Tree	Cordia sebestena	YES	12' HT. X 5' SPRD., MIN. 2' CAL., 5' C.T.
FB-E	11	Weeping Fig	Ficus benjamina	NO	EXISTING
IC	16	Dahoon Holly	Ilex cassine	YES	12' HT. X 5' SPRD., MIN. 2' CAL., 5' C.T.
LP	9	Crape Myrtle	Lagerstroemia indica	NO	12' HT. X 5' SPRD., MIN. 2' CAL., 5' C.T.
PE-E	2	Slash Pine	Pinus ellioti	YES	EXISTING
QV-E	2	Southern Live Oak	Quercus virginiana	YES	EXISTING
TD	5	Bald Cypress	Taxodium distichum	YES	12' HT. X 5' SPRD., MIN. 2' CAL., 5' C.T.
PALM TREES					
PE2	32	Alexander Palm	Pythosperma elegans	NO	12' C.T., 16' OA. HT.
VM	2	Montgomery Palm	Veitchia montgomeryana	NO	10-12' OA. HT., DOUBLE TRUNK
SHRUBS					
AO	2	Giant Silver Bromeliad	Acantharea odorata	NO	30' OA. HT. SPECIMEN
C1	267	Cocoplum	Chrysobalanus icaco	YES	36" HT. X 36" SPRD. @ 36" O.C.
C12	245	Cocoplum	Chrysobalanus icaco	YES	24" HT. X 24" SPRD. @ 24" O.C.
C13	147	Cocoplum	Chrysobalanus icaco	YES	48" HT. X 36" SPRD. @ 36" O.C.
CE2	60	Green Buttonwood	Conocarpus erectus	YES	36" HT. X 36" SPRD. @ 36" O.C.
CE5	269	Silver Buttonwood	Conocarpus erectus 'Sericeus'	YES	36" HT. X 36" SPRD. @ 36" O.C.
CE52	211	Silver Buttonwood	Conocarpus erectus 'Sericeus'	YES	24" HT. X 24" SPRD. @ 24" O.C.
POD2	250	Shrubby Yew	Podocarpus macrophyllus 'Maki'	NO	36" HT. X 12" SPRD. @ 12" O.C.
SHRUB AREAS					
QY	33	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
9B	9B	Dwarf Elephant Ear	Alocasia odora 'California'	NO	18" HT. X 18" SPRD. @ 18" O.C.
CV1	43	Sloppy Painter Croton	Codiaeum variegatum 'Sloppy Painter'	NO	18" HT. X 18" SPRD. @ 18" O.C.
IM	140	Dwarf Maui Ixora	Ixora chinensis 'Maui Yellow'	NO	18" HT. X 18" SPRD. @ 24" O.C.
PR	47	Podocarpus	Podocarpus macrophyllus	NO	4' HT., FULL TO BASE, @ 24" O.C.
ZP	158	Coontie	Zamia pumila	YES	24" HT. X 24" SPRD. @ 24" O.C.
GROUND COVERS					
A	23	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
CF	23	Dwarf Clusia	Clusia fluminensis	NO	12" HT. X 12" SPRD. @ 12" O.C. Mixed Seasonal Color, Full Pots
FG	408	Dwarf Green Ficus	Ficus microcarpa 'Green Island'	NO	18" HT. X 18" SPRD. @ 18" O.C.
FC	11	Dwarf Schilling's Holly	Schillingia ciliolata	YES	12" HT. X 12" SPRD. @ 12" O.C.
POD3	722	Dwarf Podocarpus	Podocarpus macrophyllus 'Dwarf Pringles'	NO	12" HT. X 12" SPRD. @ 12" O.C.
TF	101	Dwarf Fakahatchee Grass	Tripsacum floridana	YES	18" HT. X 18" SPRD. @ 24" O.C.

1. STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, ETC.
2. CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY AND TRAFFIC REPRESENTATION ON THE PLAN SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.
4. ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 48" ABOVE THE FINISHED GRADE.
5. ALL UTILITY BOXES/ STRUCTURES TO BE SCREENED ON A 3 SIDES W/ APPROVED PLANTING MATERIAL.
6. IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
7. ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHT'S (FPL'S) RIGHT TREE RIGHT PLACE GUIDELINES.
8. IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
9. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
10. REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
11. RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.
12. ALL PLANT MATERIAL TO BE FLORIDA GRADE #1 AT TIME OF INSTALLATION UNLESS OTHERWISE NOTED.

Calculation Summary - Horizontal

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Prop Line A	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Prop Line B	Illuminance	Fc	0.06	0.2	0.0	N.A.	N.A.
Prop Line C	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Prop Line D	Illuminance	Fc	0.02	0.1	0.0	N.A.	N.A.
Sidewalk A1	Illuminance	Fc	0.92	1.4	0.3	3.07	4.67
Sidewalk A2	Illuminance	Fc	1.31	2.0	0.9	1.46	2.22
Sidewalk A3	Illuminance	Fc	0.89	2.4	0.3	2.97	8.00
Sidewalk B1	Illuminance	Fc	1.32	2.1	0.8	1.65	2.63
Sidewalk B2	Illuminance	Fc	0.99	1.9	0.4	2.48	4.75
Sidewalk B3	Illuminance	Fc	1.16	2.0	0.4	2.90	5.00
Sidewalk Mail Kiosk	Illuminance	Fc	1.84	2.0	1.5	1.23	1.33
Sidewalk Park	Illuminance	Fc	0.96	2.2	0.3	3.20	7.33
Street A	Illuminance	Fc	0.93	1.8	0.3	3.10	6.00
Street B	Illuminance	Fc	1.00	1.9	0.3	3.33	6.33

Calculation Summary - Vertical @ 6 FT

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Prop Line A Vert	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Prop Line B Vert	Illuminance	Fc	0.06	0.2	0.0	N.A.	N.A.
Prop Line C Vert	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Prop Line D Vert	Illuminance	Fc	0.03	0.2	0.0	N.A.	N.A.

LIGHT FIXTURE SCHEDULE								
TYPE	MANUFACTURER	FIXTURE CATALOG NO.	LAMPS		FIXTURE WATTS	MOUNTING	REMARKS	
			LAMP #	LAMP TYPE				
S1	GE CURRENT	EPTT-01-0-3-A-N-30-P	1	LED, 3000K, 3500 LUMENS	30 W	20" POLE 15' 6" MH	POST TOP LED FIXTURE.	

- (d) Standards.
- (1) *Confinement.* All outdoor lighting shall utilize full cutoff luminaires per the Illuminating Engineering Society of North America (IESNA) definition of full cutoff which allows for zero percent of lumens above 90 degrees from nadir. No luminaires other than landscape lighting exempted per subparagraph (b)(3)d. above, shall be directed upwards to avoid urban sky glow.
- (2) *Light trespass.* The maximum illumination at the property line of an adjoining residential parcel or public ROW is 0.33 horizontal and vertical foot-candles measured at six feet above grade level. Said illumination likewise measured at the property line of an adjoining non-residential parcel, shall not exceed 3.0 horizontal and vertical foot-candles measured at six feet above grade level.
- (3) *Security lighting and time restrictions.*
- a. Full cutoff luminaires shall be used for all security lighting and dusk-to-dawn area lighting.
- b. Outdoor illumination, including, but not limited to, areas used for outdoor sales and display, eating, parking, assembly, service, storage of equipment and freight, loading and unloading, repair, maintenance, commercial activities, and industrial activities shall not continue after 11:00 p.m., or no more than one hour after active use of the area ceases, whichever is later, except for security lighting.
- c. Security lighting shall be required for all active entrances to buildings, parking lots and access to buildings or parking lots. All security lighting shall maintain an average of 0.75 fc, a minimum of 0.3 fc and a maximum of 3 fc from dusk until dawn.
- d. No outdoor recreational facility shall be illuminated after 11:00 p.m. except to conclude a scheduled and sanctioned recreational or sporting event by the Village or other authorized agency in progress prior to 11:00 p.m. The luminaries shall be extinguished after outdoor recreational events are completed and the site has been vacated.
1. *Exceptions.* Public recreational facilities that operate or are open to the public on a 24-hour basis.
- e. Automatic timing devices with a photosensor or an astronomical timeclock, which control the hours of illumination shall be required for all parking lots, car dealerships/outdoor display lots and parking garages. These devices may remain on Eastern Standard Time throughout the year.
- (4) *Illumination levels.* Table 34-1362(1), illumination levels, indicates the minimum and maximum illumination levels for specific site elements, as well as the maximum to minimum, and average to minimum ratios.

Table 34-1362(1): Illumination Levels

Outdoor Lighting	Maximum Illumination (1)	Minimum Illumination (1)	Max to Min Ratio	Average to Min Ratio
Buildings and Accessory Structures				
a. Pathway lighting (2)	5.0 (4)	-	-	-
b. Canopies, drive-thru and overhangs	30.0	3.0	10:1	2.5:1
Parking lots				
a. Multifamily residential	3.0	0.3	10:1	-
b. All others	12.0	1.0	12:1	3:1
Parking Structures				
a. Parking area	10.0	1.0	10:1	4:1
b. Ramps—Day	20.0	2.0	10:1	-
c. Ramps—Night	10.0	1.0	10:1	-
d. Entrance area—Day	50.0	5.0	10:1	-
e. Entrance area—Night	10.0	1.0	10:1	-
f. Stairways	-	10.0	-	-
Property Boundary	Refer to Light Trespass			
Specialty Lighting (3)				
a. Outdoor entertainment	Per IESNA Lighting Handbook			
b. Parks				
Other Lighting Types				
a. Outdoor display and storage for vehicle sales and rental.	40	1.0	15:1	4:1
b. Other outdoor display and storage Areas.	20	1.0	15:1	4:1
c. Outdoor work areas	20	1.0	15:1	4:1
Notes				
1. Measured in foot-candles.				
2. Building or accessory mounted luminaries used to light parking lots shall comply with parking lot illumination levels.				
3. Applicable to outdoor recreation areas only, excluding areas such as parking lots, drive isles, pathways, building and landscape lighting.				
4. Fully shielded bollards not greater than 42 inches in height may be permitted up to 20 foot-candles.				

PALM SPRINGS, FL. ORDINANCES DESIGN CRITERIA

LIGHTING SYMBOLS SCHEDULE		
ALL SYMBOLS DO NOT NECESSARILY APPEAR ON THESE DRAWINGS		
NOTES: 1. IF WALL MOUNTED FIXTURE PROJECTS 4" OR MORE FROM FINISHED WALL THERE SHALL BE 80" VERTICAL CLEARANCE A.F.F. 2. PROVIDE A SEPARATE REFERENCE CONDUCTOR FOR THE FIXTURES BATTERY PACK, FED FROM THE SAME CIRCUIT AS THE FIXTURE. THIS REFERENCE CONDUCTOR SHALL NOT ROUTE THROUGH ANY LOCAL SWITCH OR LIGHTING CONTROL RELAY. ALL FIXTURES WITH EMERGENCY BATTERY PACKS SHALL BE SWITCHED AS SHOWN ON PLANS, UNO. ALL FIXTURES WITH EMERGENCY BATTERY PACKS SHALL BE PROVIDED WITH INTEGRAL RED TEST BUTTON, UNO.		
SYMBOL	DESCRIPTION	REMARKS
	2' x 4' LIGHT FIXTURE	
	2' x 2' LIGHT FIXTURE	
	1' x 4' LIGHT FIXTURE	
	LINEAR STRIP LIGHTING FIXTURE	NOTE 1
	DOWNLIGHT	
	WALL WASH/ADJUSTABLE DOWNLIGHT - ARROW INDICATED DIRECTION OF BEAM	
	LINEAR LIGHT WALL MOUNTED FIXTURE	NOTE 1
	WALL SCONCE	NOTE 1
	TRACK HEAD	
	PENDANT	
	EXIT SIGN - SINGLE FACE	NOTE 1
	EXIT SIGN - DUAL FACE	NOTE 1
	DUAL HEAD EMERGENCY LIGHT WITH INTEGRAL BATTERY PACK	NOTE 1
	SINGLE HEAD SITE AREA LUMINAIRE	
	DUAL HEAD SITE AREA LUMINAIRE	
	EXISTING SINGLE HEAD SITE AREA LUMINAIRE	
	EXISTING DUAL HEAD SITE AREA LUMINAIRE	
	BOLLARD	
	LANDSCAPE LUMINAIRE	
	WHERE SHOWN, INDICATES PANEL AND CIRCUIT SERVING ALL FIXTURES IN THE SAME ROOM.	
	TYPICAL FIXTURE EQUIPPED WITH EMERGENCY BATTERY BALLAST.	NOTE 2
INDICATES FIXTURE TYPE INDICATES PANEL AND CIRCUIT SERVING FIXTURE WHERE SHOWN, INDICATES NIGHT LIGHT. 24HR OPERATION TYPICAL LIGHTING FIXTURE CONTROL SWITCH LEG		

- (3) *Exemptions.* The following uses shall be exempt to the extent listed below.
- a. *Residential.* Single-family and multifamily dwellings up to two units shall not be subject to the requirements of this section.
- b. *Street lights.* Street lights in any public ROW that meet the requirements of the appropriate public utility.
- c. *Temporary lighting.* The temporary use of low wattage or low voltage lighting for public festivals, celebrations, and the observance of holidays are exempt from regulation except where they create a hazard or nuisance from glare.
- d. *Landscape and accent lighting.* Landscape and accent lighting fixtures that comply with the Florida Building Code, Energy Conservation, 5th Edition, Section C4056, efficiency requirements shall be exempt. All exempt landscape and accent lighting fixtures must have a locking mechanism and a glare shield so that light is aimed, and remains aimed at the surface intended. Accent and landscape luminaries not exceeding 100 watts.

Location	Maximum Height	
	U/S Tier	Rural, Exurban and AGR Tiers
Buildings and Accessory Structures		
a. Buildings	25 feet or eave overhang, whichever is lower (unless required by the Florida Building Code)	
b. Accessory structures	10 feet	8 feet
Parking Lot		
a. Residential	20 feet	15 feet
b. Industrial	40 feet	-
c. Commercial, civic and institutional	30 feet, or equal to the height of the building up to a maximum of 40 feet	25 feet
Parking Structures		
a. Luminaires on top parking level.	20 feet or 25 feet (4)	15 feet
Property Boundary		
a. Luminaires within 100 feet of residential (2)	20 feet	15 feet
Specialty Lighting (3)		
a. Golf courses	Per IESNA Lighting Handbook	
b. Outdoor entertainment		
c. Parks		
Notes:		
1. For the purposes of this table, residential parcel shall include any residential use, or any vacant parcel with a residential land use designation.		
2. The height of any lighting luminaire within 100 feet of a parcel with a residential use land use designation shall be limited in accordance with the height limitations of the adjacent residential land development district.		
3. Applicable to outdoor recreation areas only, excluding areas such as parking lots, drive sites, pathways, building and landscape lighting.		
4. Minimum setback shall be 45 feet from exterior edge of wall for all luminaires, except luminaires mounted to interior face of perimeter wall, which do not exceed the height of the perimeter wall.		

ELECTRICAL ABBREVIATIONS			
A	AMPERES	LTG	LIGHTING
ABV	ABOVE	MAX	MAXIMUM
A/C	AIR CONDITIONING	MC	MECHANICAL CONTRACTOR
ACT	ABOVE COUNTER TOP	MCB	MAIN CIRCUIT BREAKER
AFF	ABOVE FINISHED FLOOR	MCC	MOTOR CONTROL CENTER
AF	AMP FUSED	MCM	THOUSAND CIRCULAR MILS
AFG	ABOVE FINISHED GRADE	MCP	MAIN DISTRIBUTION PANEL
AL	ALUMINUM	MECH	MECHANICAL
ARCH	ARCHITECT	MH	MANHOLE
ASB	ABOVE SPLASH BLOCK	MIN	MINIMUM
ASC	ABOVE SUSPENDED CEILING	MISC	MISCELLANEOUS
ASD	ADJUSTABLE SPEED DRIVE	MLO	MAIN LUG ONLY
AUTO	AUTOMATIC	MSB	MAIN SWITCHBOARD
AUX	AUXILIARY	MTD	MOUNTED
ATS	AUTOMATIC TRANSFER SWITCH	NEC	NATIONAL ELECTRICAL CODE
AWG	AMERICAN WIRE GAUGE	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
BFF	BELOW FINISH FLOOR	NEUT	NEUTRAL
BLDG	BUILDING	NF	NON FUSED
BFG	BELOW FINISHED GRADE	NIC	NOT IN CONTRACT
C	CONDUIT	NL	NIGHT LIGHT
C/B	CIRCUIT BREAKER	N.O.	NORMALLY OPEN
CCTV	CLOSED CIRCUIT TELEVISION	N.C.	NORMALLY CLOSED
CCT	CIRCUIT	NO.	NUMBER
CLG	CEILING	NTS	NOT TO SCALE
COL	COLUMN	OC	OVER COUNTERTOP
COMB	COMBINATION	OD	OUTSIDE DIAMETER
CONC	CONCRETE	OFCl	OWNER FURNISHED CONTRACTOR
CONST	CONSTRUCTION	OH	OVERHEAD
DFC	DOWN FROM CEILING	P	POLE
DIA	DIAMETER	PC	PLUMBING CONTRACTOR
DN	DOWN	PF	POWER FACTOR
DWG	DRAWING	PH	PHASE
EA	EACH	PL	PROPERTY LINE
EC	ELECTRICAL CONTRACTOR	PNL	PANEL
EF	EXHAUST FAN	PVC	POLYVINYL CHLORIDE
ELEC	ELECTRIC / ELECTRICAL	RECPt	RECEPTACLE
EMER	EMERGENCY	RE:	REFERENCE/REFER TO
EMT	ELECTRICAL METALLIC TUBING	REQD	REQUIRED
EPO	EMERGENCY POWER OFF	RGS	RIGID GALVANIZED STEEL
EQUIP	EQUIPMENT	RM	ROOM
EWc	ELECTRIC WATER COOLER	SCH	SCHEDULE
EX	EXISTING	SPEC	SPECIFICATIONS
EXT	EXTERIOR	SVC	SERVICE
FA	FIRE ALARM	TEL	TELEPHONE
FACP	FIRE ALARM CONTROL PANEL	TR	TAMPER RESISTANT
FLR	FLOOR/FLOORING	TS	TRANSFER SWITCH
FXTR	FIXTURE	TYP	TYPICAL
G	GROUND	TTB	TELEPHONE TERMINAL BOARD
GC	GENERAL CONTRACTOR	UG	UNDERGROUND
GD	GENERAL DUTY	UL	UNDERWRITER'S LABORATORIES
GEN	GENERATOR	UNO	UNLESS NOTED OTHERWISE
GFI	GROUND FAULT INTERRUPT	V	VOLTS
HD	HEAVY DUTY	VA	VOLT - AMPERES
HP	HORSEPOWER	VSD	VARIABLE SPEED DRIVE
HT	HEIGHT	W	WATTS
HVAC	HEATING/VENTILATING/AIR CONDITIONING	W/	WITH
HW	HOT WATER	W/O	WITHOUT
ID	INSIDE DIAMETER	WP	WEATHER PROOF
IG	ISOLATED GROUND	WR	WEATHER RESISTANT
IMT	INTERMEDIATE METAL	WT	WEIGHT
J	JUNCTION BOX	WTR	WATER
KVA	KILOVOLT-AMPERES	WW	WASTE WATER
KW	KILOWATTS	XFMR	TRANSFORMER
KCMIL	THOUSAND CIRCULAR MILS		

ELECTRICAL SHEET LIST	
SHEET NUMBER	SHEET NAME
E0.01	ELECTRICAL SYMBOLS
E1.00	ELECTRICAL SITE PLAN
E1.01	PHOTOMETRICS A
E1.02	PHOTOMETRICS B
E6.00	LIGHTING DIAGRAMS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALD BY:

ON THE DATE ADJACENT TO THE SEAL
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED THE SIGNATURE MUST BE VERIFIED IN THE ELECTRONIC DOCUMENTS.

WG1, INC.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
CERT. NO. 6091
CASEY SVEIVEN, PE NO. 90074

KIRK ROAD
VILLAGE OF PALM SPRINGS
ELECTRICAL SYMBOLS

SHEET:
E0.01

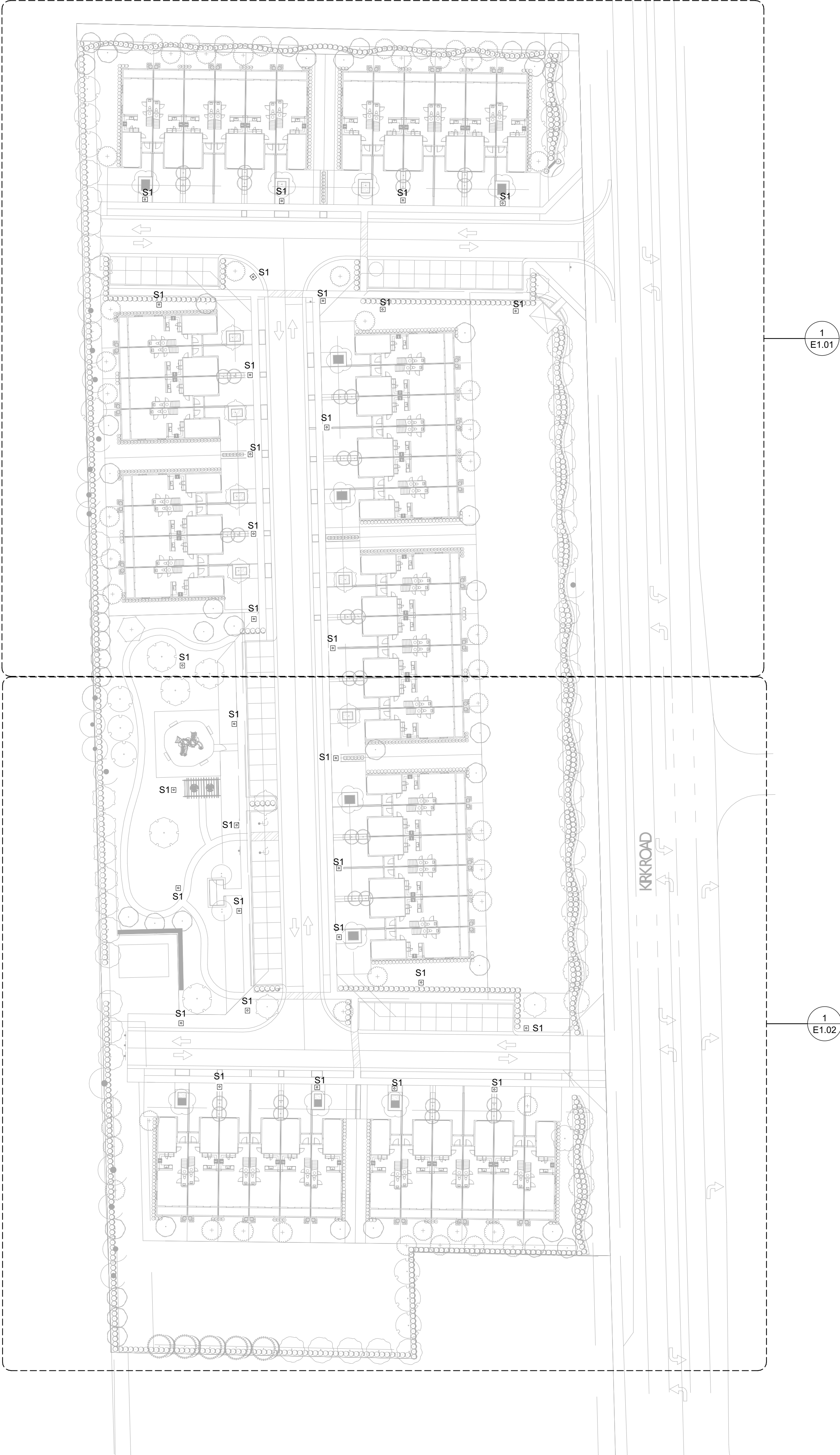


CAD		NO.	DATE	DESCRIPTION	REVISIONS	
JOB NO.	5581.00					BY
DRAWN BY	ML	1	8/20/21	COMMENT RESPONSE	ML	
		2	7/21/21	SITE PLAN REVISION	ML	
CHECK BY	CS					
DATE						

1

OVERALL SITE PLAN

1" = 40'-0"



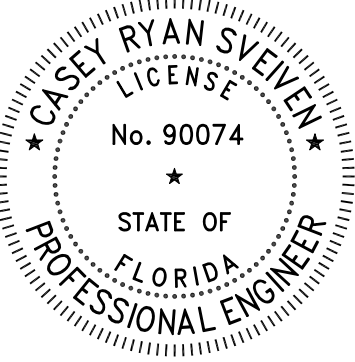
KIRK ROAD

VILLAGE OF PALM SPRINGS

ELECTRICAL SITE PLAN

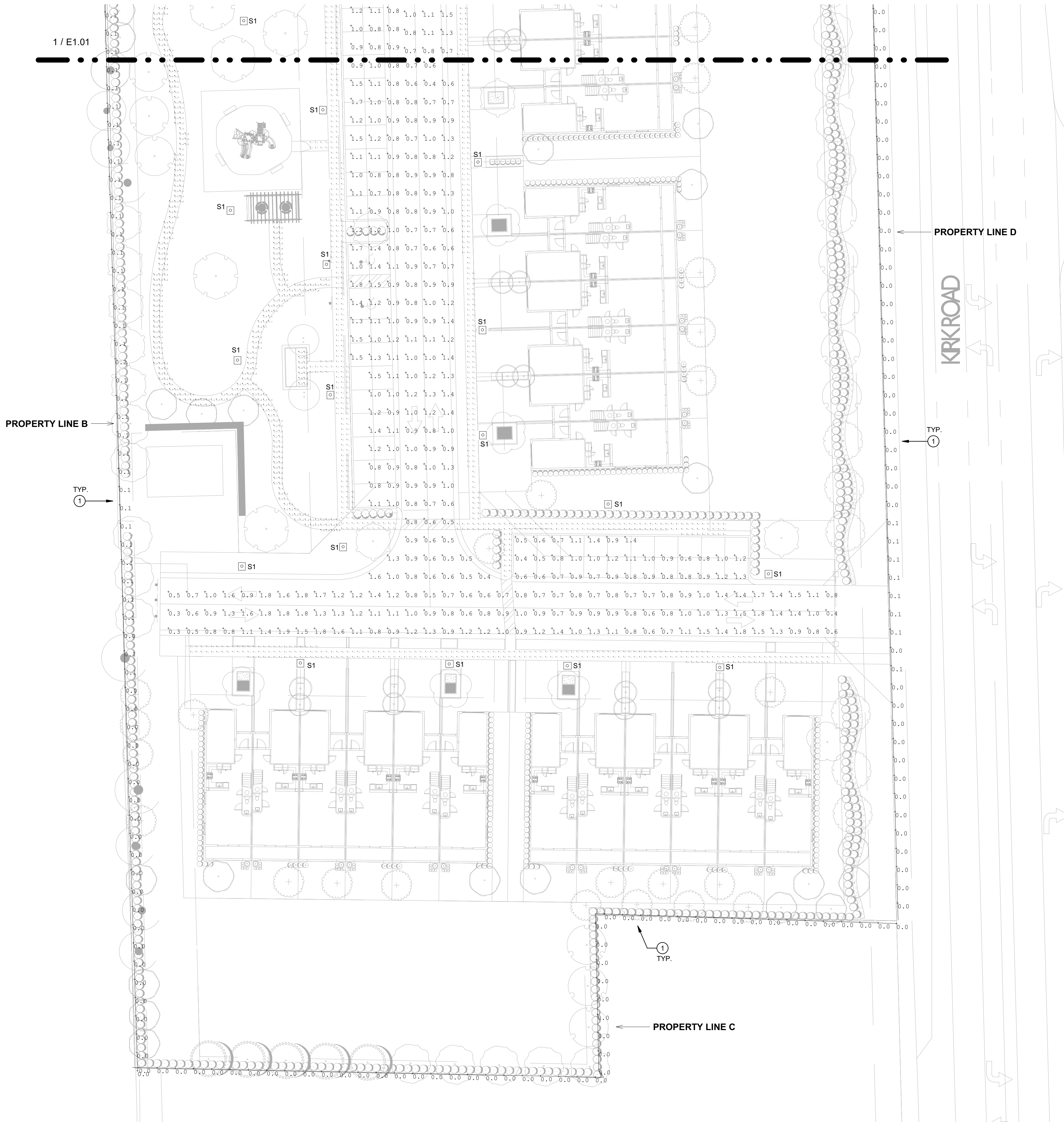
SHEET:

E1.00



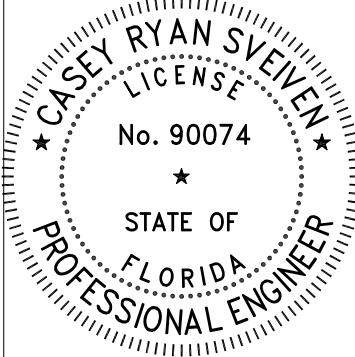
CAD	JOB NO.	DRAWN BY	CHECK BY	DATE	NO.	DATE	DESCRIPTION	BY
	5551.00	ML	CS		1	8/20/21	COMMENT RESPONSE	ML
					2	12/10/21	SITE PLAN REVISION	ML

REVISIONS



KEYNOTES - E1.02

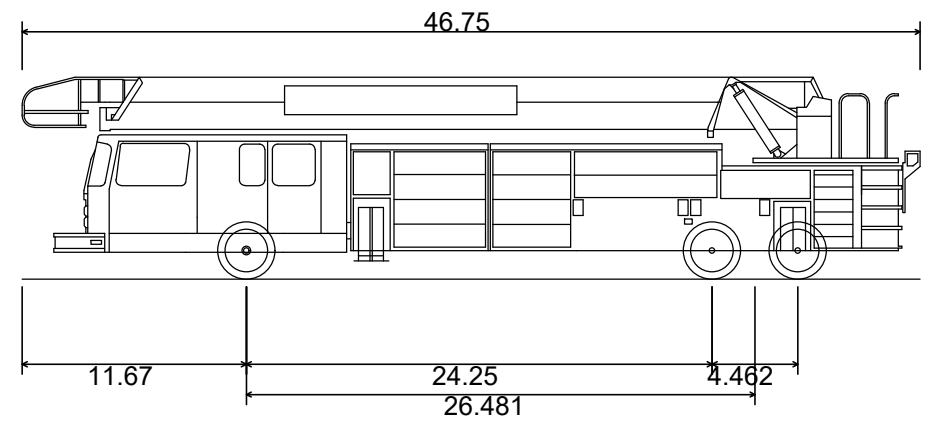
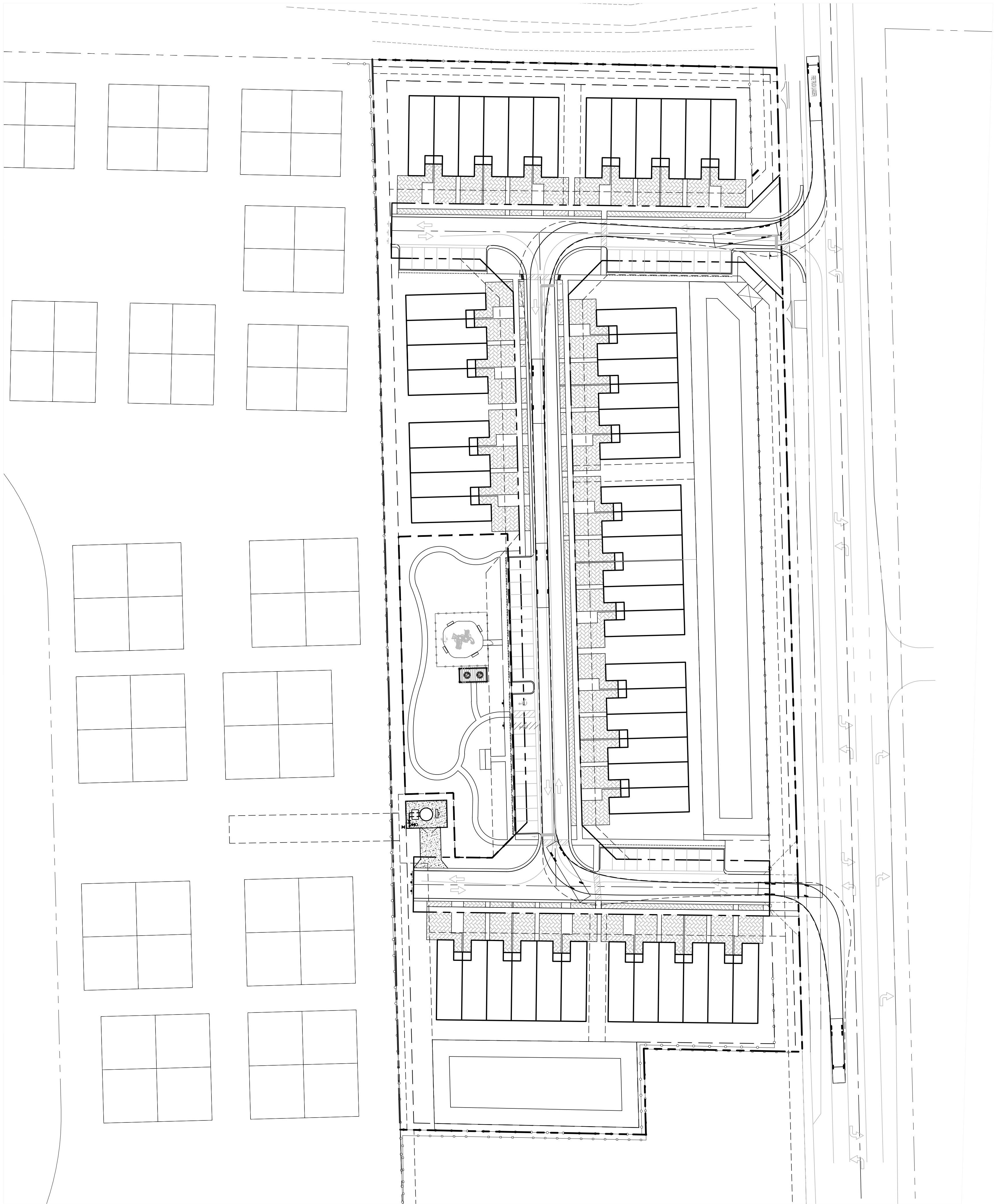
1 FOR VERTICAL PROPERTY LINE PHOTOMETRIC ANALYSIS AT 6 FEET, REFER TO SHEET E0.01.



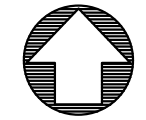
CAD		JOB NO.		DRAWN BY		CHECK BY		DATE	
		5551.00		ML		CS			
NO.		DATE		DESCRIPTION		BY			
1		8/20/21		COMMENT RESPONSE		ML			
2		12/10/21		SITE PLAN REVISION		ML			



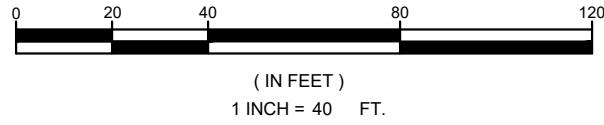
E6.00



FIRE TRUCK (LADDER)
Overall Length 46.750ft
Overall Width 9.000ft
Overall Body Height 10.519ft
Min Body Ground Clearance 0.950ft
Track Width 8.500ft
Lock-to-lock time 4.00s
Max Steering Angle (Virtual) 40.00°



GRAPHIC SCALE



Know what's below.
Call before you dig.

www.callsunshine.com



**MICHAEL B. SCHORAH
& ASSOCIATES, INC.**

ENGINEERS • SURVEYORS • DEVELOPMENT CONSULTANTS
P.L.L.C.
FAX (561) 842-9726
www.schorah.com
LB# 2438
EB# 2438
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406

REVISIONS

DRAWN/CHECKED:

AMG / MHC

SCALE:

1" = 40'

DATE: APRIL 2021

MARTHA H. CARTER, P.E.
FOR MICHAEL B. SCHORAH
AND ASSOCIATES, INC.

DATE:

PROJECT: BELMONT

DESCRIPTION: VEHICLE TRACKING PLAN
(FIRE TRUCK)

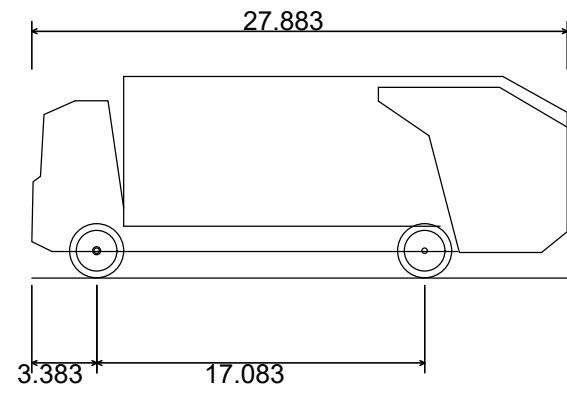
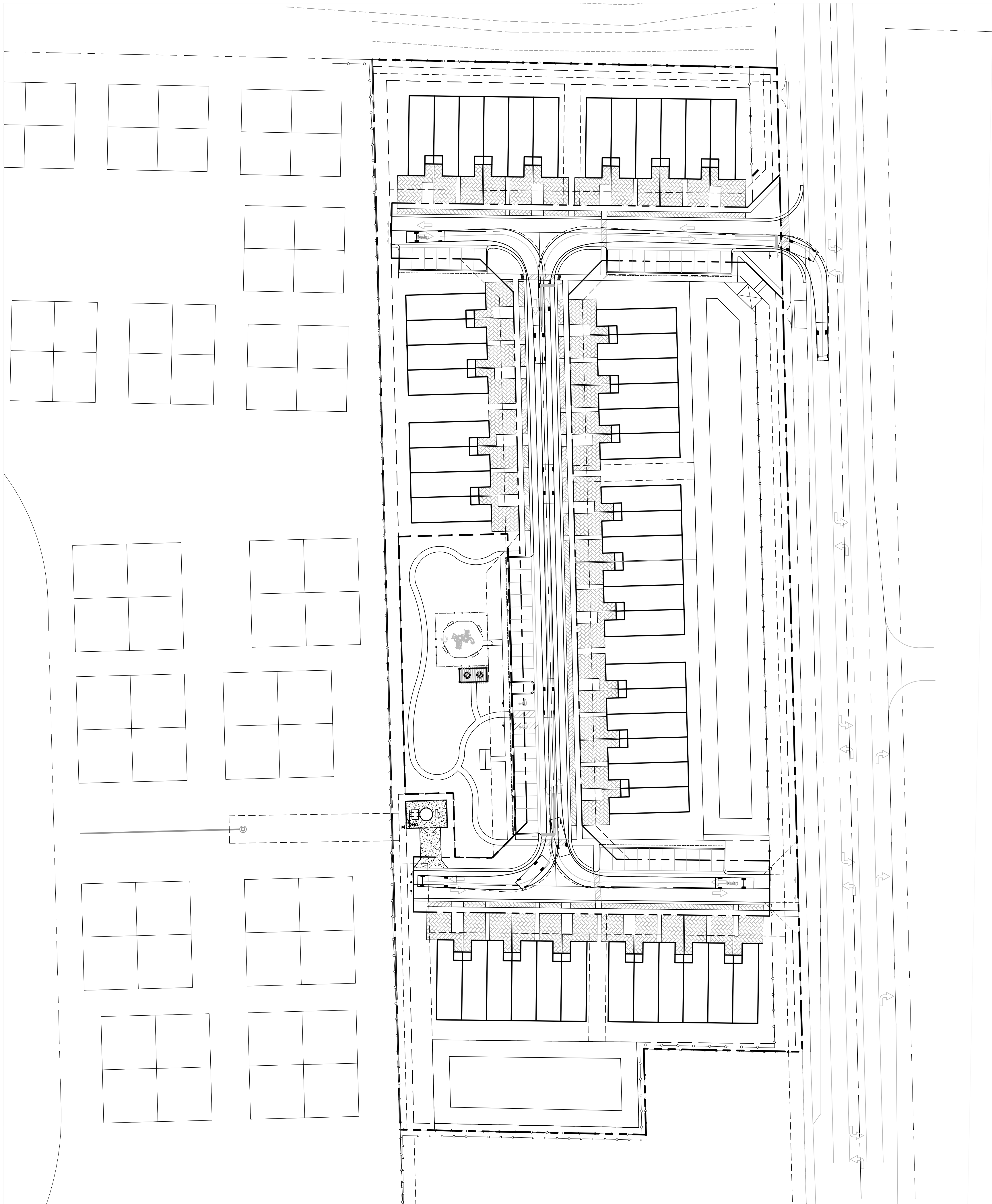
JOB NO.

1715

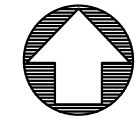
SHEET NO.

1

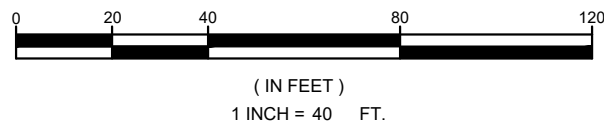
OF 1



Refuse Truck
Overall Length 27.883ft
Overall Width 8.042ft
Overall Body Height 10.488ft
Min Body Ground Clearance 1.318ft
Track Width 8.042ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 27.400ft

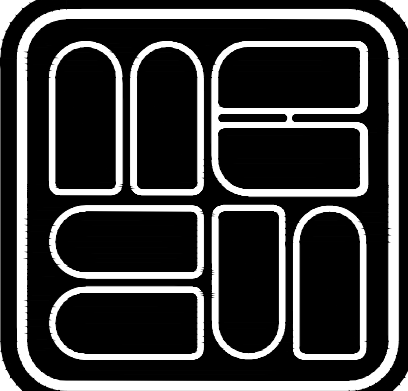


GRAPHIC SCALE



Know what's below.
Call before you dig.

www.callsunshine.com



**MICHAEL B. SCHORAH
& ASSOCIATES, INC.**

ENGINEERS • SURVEYORS • DEVELOPMENT CONSULTANTS
P.L.L.C.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL (561) 842-9726
FAX (561) 842-9726
www.schorah.com
LB# 2438
EB# 2438

REVISIONS

DRAWN/CHECKED:

AMG / MHC

SCALE:

1" = 40'

DATE: APRIL 2021

MARTHA H. CARTER, P.E.
FOR MICHAEL B. SCHORAH
AND ASSOCIATES, INC.
DATE:

PROJECT: BELMONT

DESCRIPTION:
VEHICLE TRACKING EXHIBIT
(GARBAGE TRUCK)

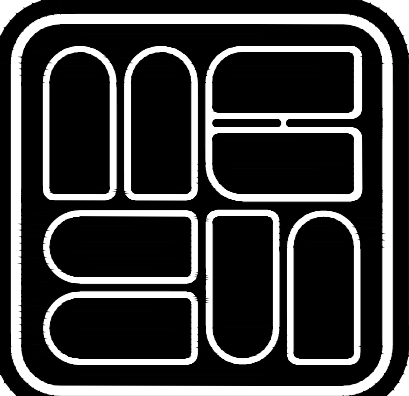
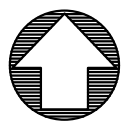
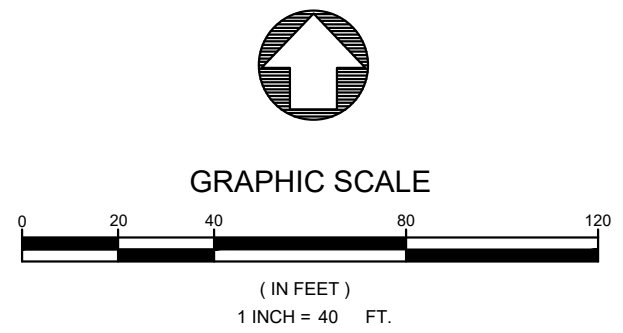
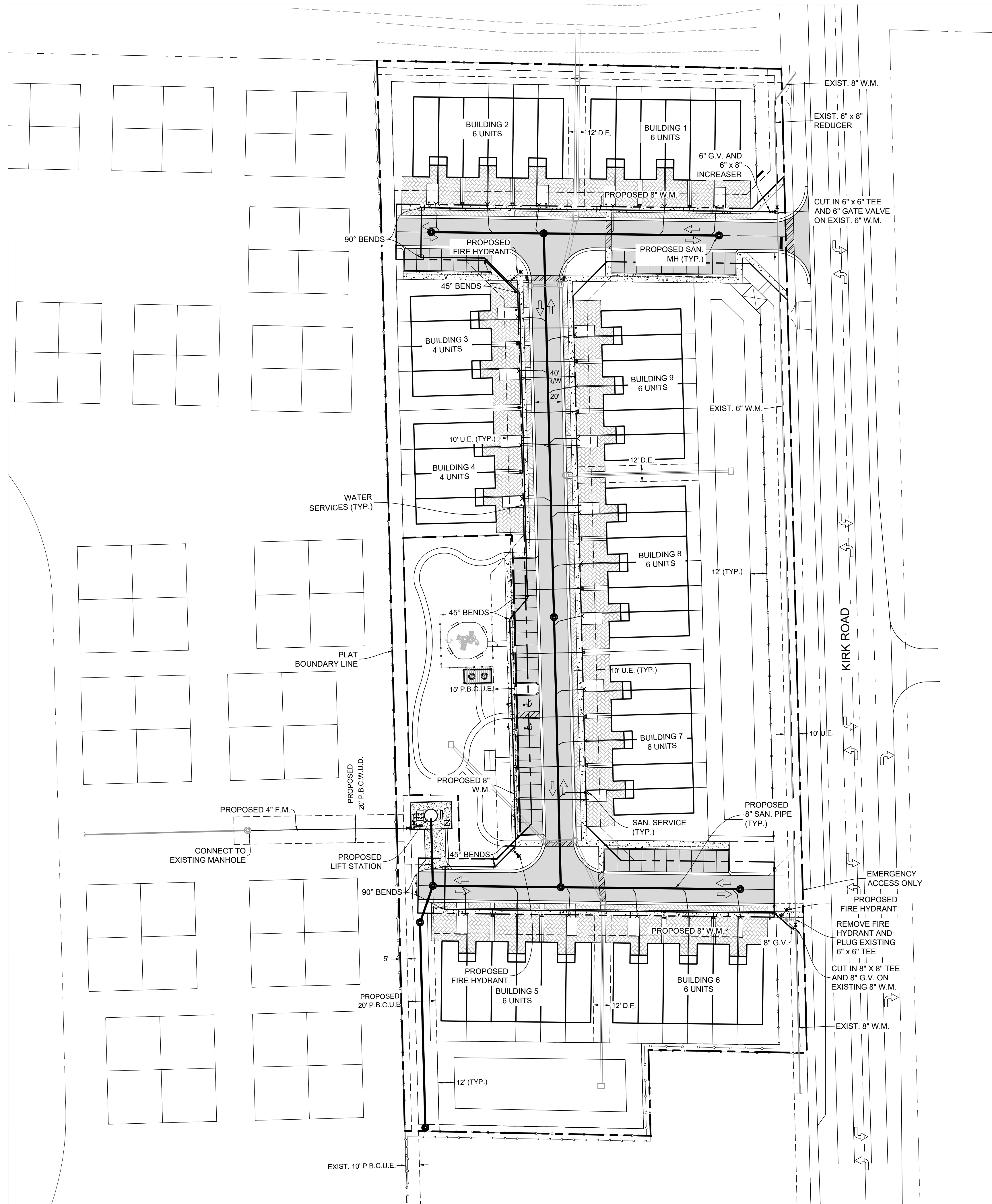
JOB NO.

1715

SHEET NO.

1

OF 1



**MICHAEL B. SCHORAH
& ASSOCIATES, INC.**
ENGINEERS • SURVEYORS • DEVELOPMENT CONSULTANTS
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL: (561) 842-0000
FAX: (561) 842-9726
www.schorah.com
LB# 2438
EB# 2438

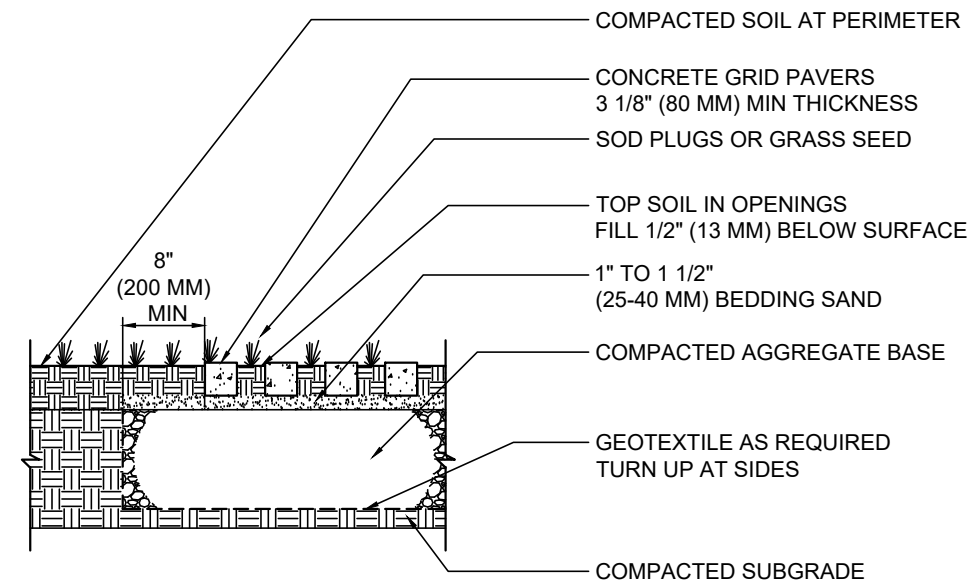
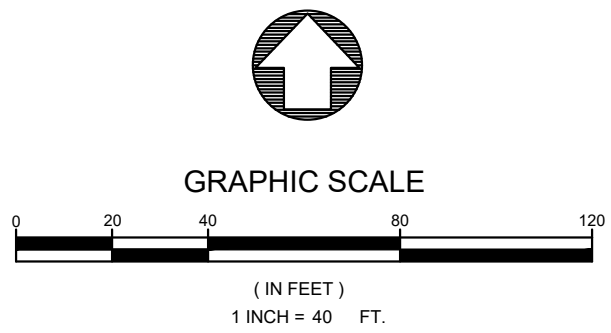
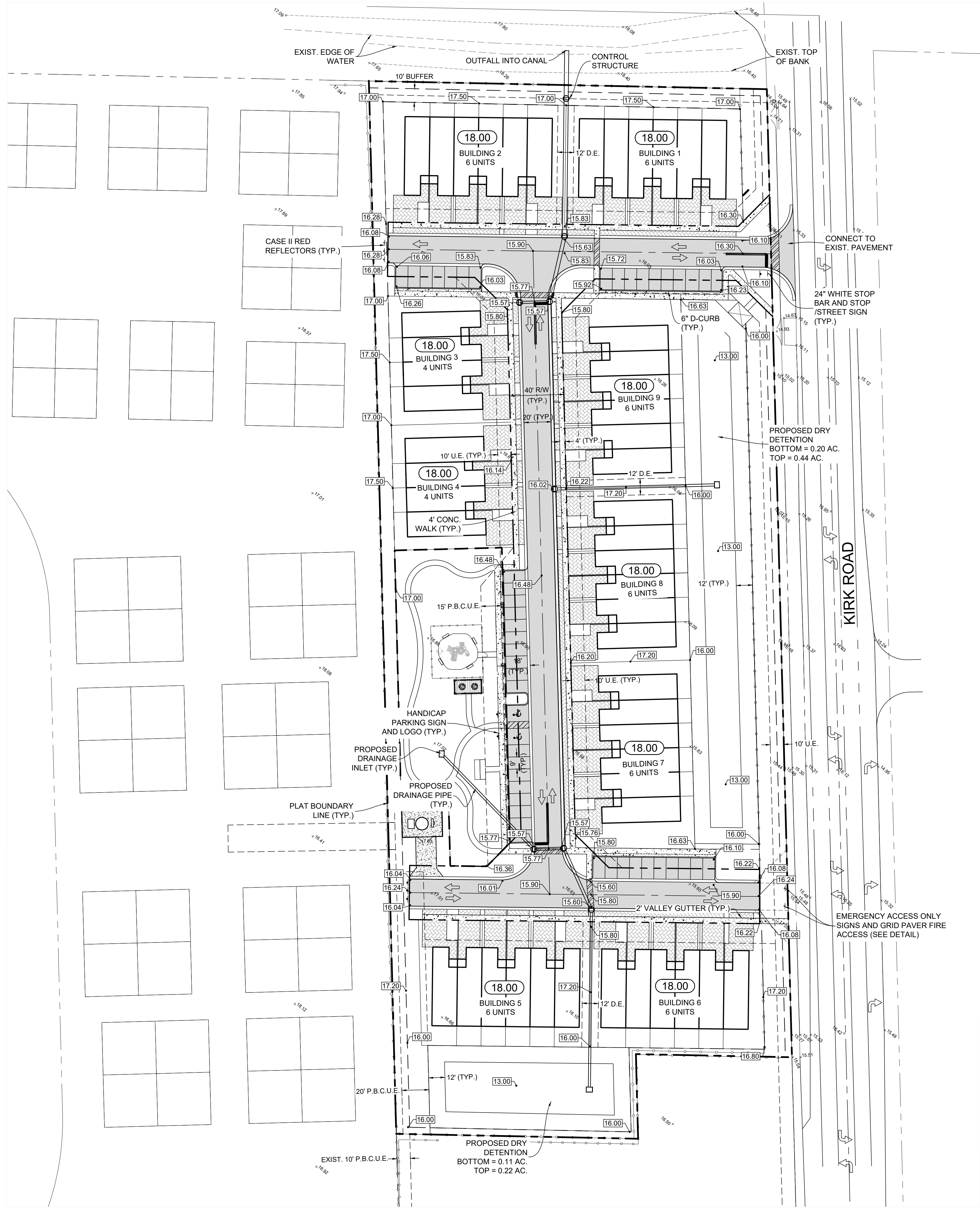
REVISIONS
8/18/21 REV. PER PALM SPRINGS
10/21/21 REV. PER PALM SPRINGS
12/21/21 REV. PER PALM SPRINGS

DRAWN/CHECKED:	AMG / MHC
MARTHA H. CARTER, P.E. FOR MICHAEL B. SCHORAH AND ASSOCIATES, INC.	SCALE: 1" = 40'
DATE:	DATE: APRIL 2021

PROJECT:	BELMONT
DESCRIPTION:	CONCEPTUAL WATER AND SEWER PLAN

JOB NO.	1715
SHEET NO.	1
OF 1	





CONCRETE GRID PAVER FIRE LANE DETAIL

	WEARING SURFACE	BASE	SUB-GRADE
FIRE ACCESS	3-1/8" THICK, CONCRETE GRID PAVERS ON 1" SAND BED	8" THICK BASEROCK COMPACTED TO 98% MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 IN TWO EQUAL LIFTS	12" THICK COMPACTED TO 98% MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180



MICHAEL B. SCHORAH & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • DEVELOPMENT CONSULTANTS
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
LB# 2438
EB# 2438
FAX: (561) 842-9726
www.schorah.com

REVISIONS
8.18.21 REV. PER PALM SPRINGS
10.21.21 REV. PER PALM SPRINGS
12.21.21 REV. PER PALM SPRINGS

DRAWN/CHECKED: AMG / MHC

SCALE: 1" = 40'

DATE: APRIL 2021

MARTHA H. CARTER, P.E.
10000 N.W. 11th Ave., Suite 100
Fort Lauderdale, FL 33304
MICHAEL B. SCHORAH
AND ASSOCIATES, INC.
DATE:

PROJECT: BELMONT

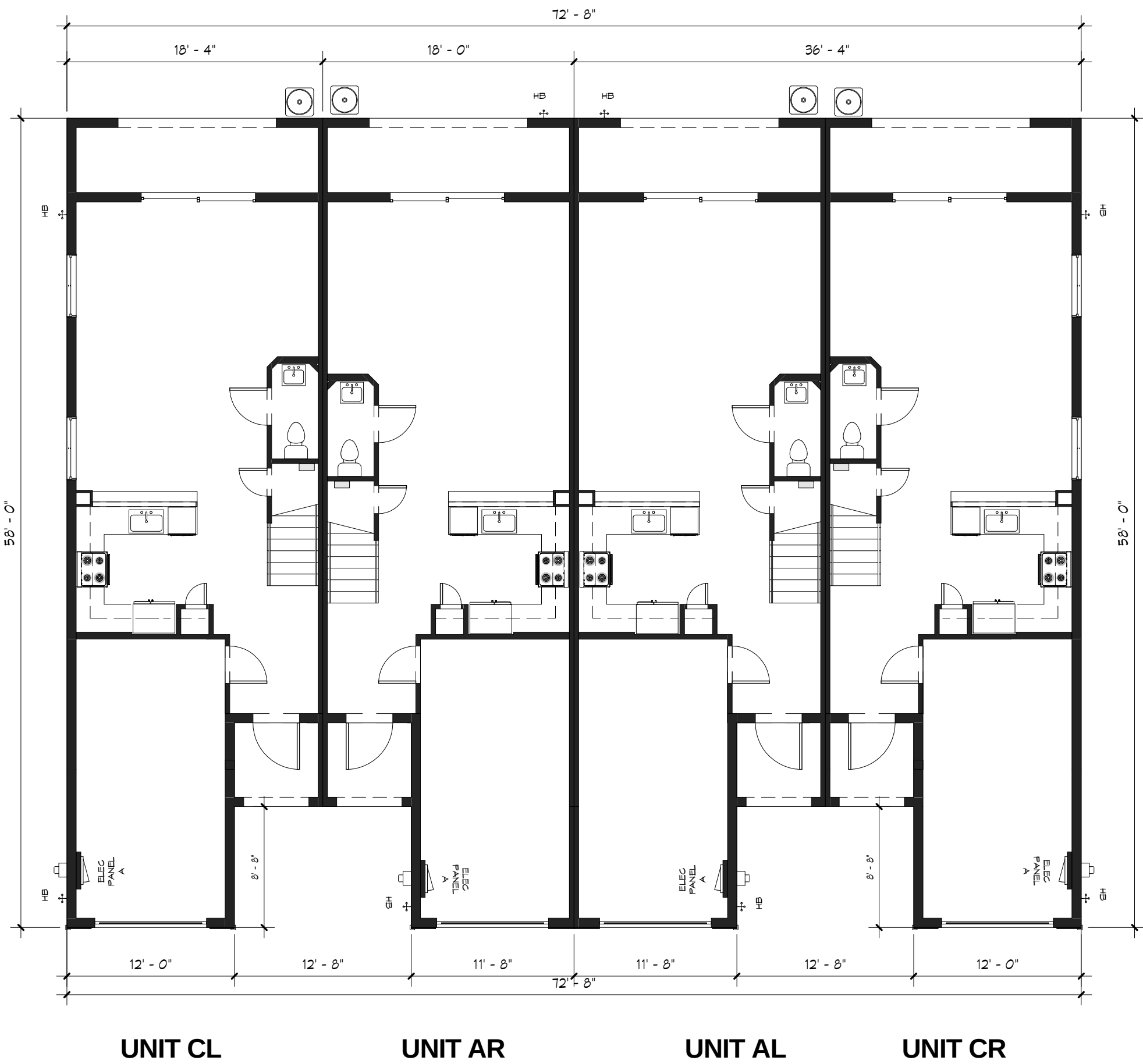
DESCRIPTION: CONCEPTUAL PAVING AND DRAINAGE PLAN

JOB NO. 1715

SHEET NO.

1

OF 1



① 1st Flr
1/8" = 1'-0"



② 2nd Flr
1/8" = 1'-0"

BUILDING PLANS

SHEET INFORMATION
4- UNIT
BUILDING
TYPE A

PROJECT INFORMATION
BELMONT
PALM SPRINGS,
FLORIDA

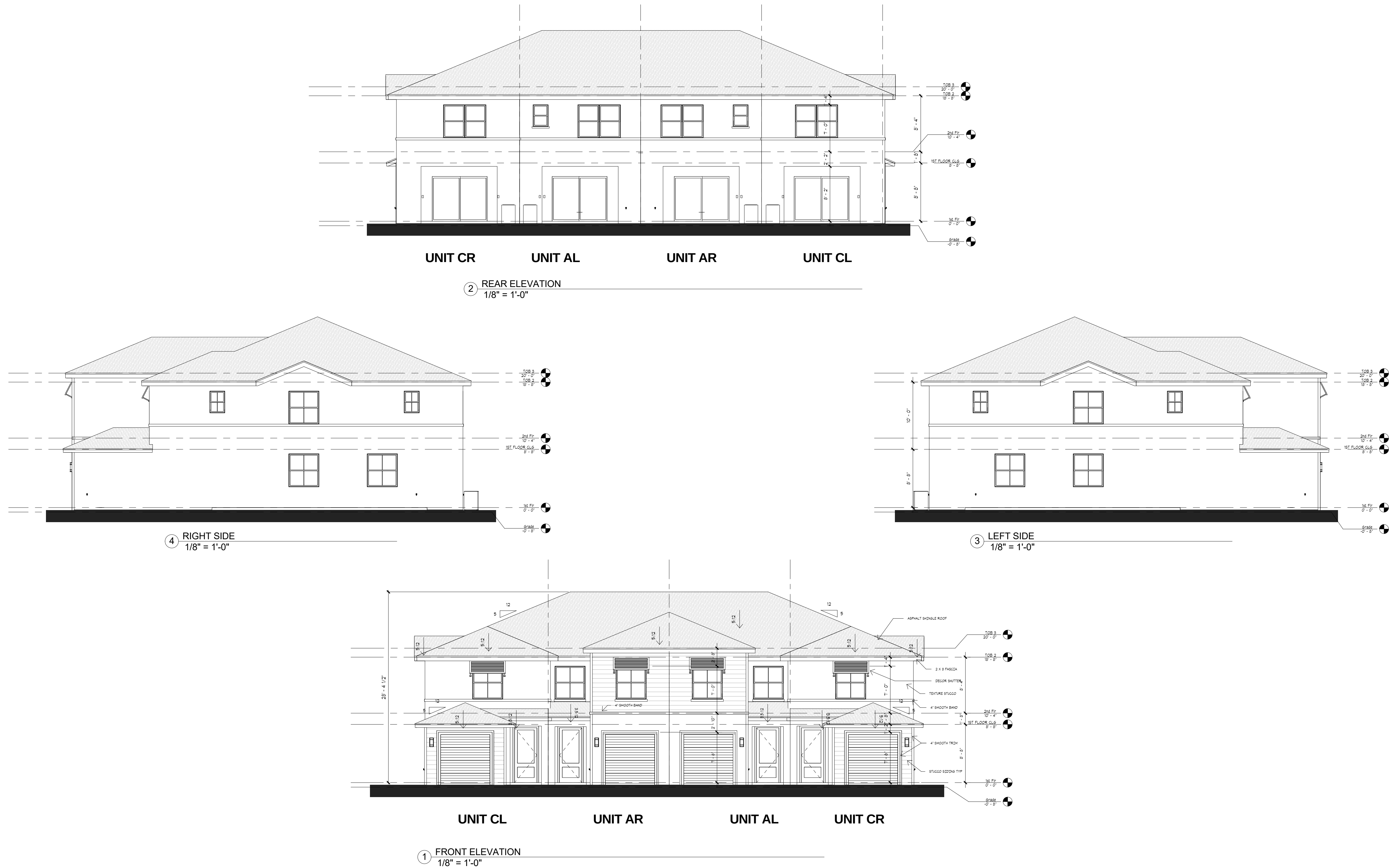
D.R. HORTON NYSE LISTED
America's Builder
www.drhorton.com
6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 946-3000 Fax: (954) 928-8921

SPECIALTY ENGINEERING CONSULTANTS, Inc.
1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426
DADE - BROWARD - PALM BEACH
FL. CA. #009217
561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:
SCALE
DATE 5/28/2021
RVD. BY Checker
DRWN. BY Author

REVISION SCHEDULE		
NO	DATE	Description

SEAL
D. ADAM LeBLANC, PE FL #77012
SHEET #



ELEVATIONS

SHEET INFORMATION
4- UNIT
BUILDING
TYPE A

PROJECT INFORMATION
BELMONT
PALM SPRINGS,
FLORIDA

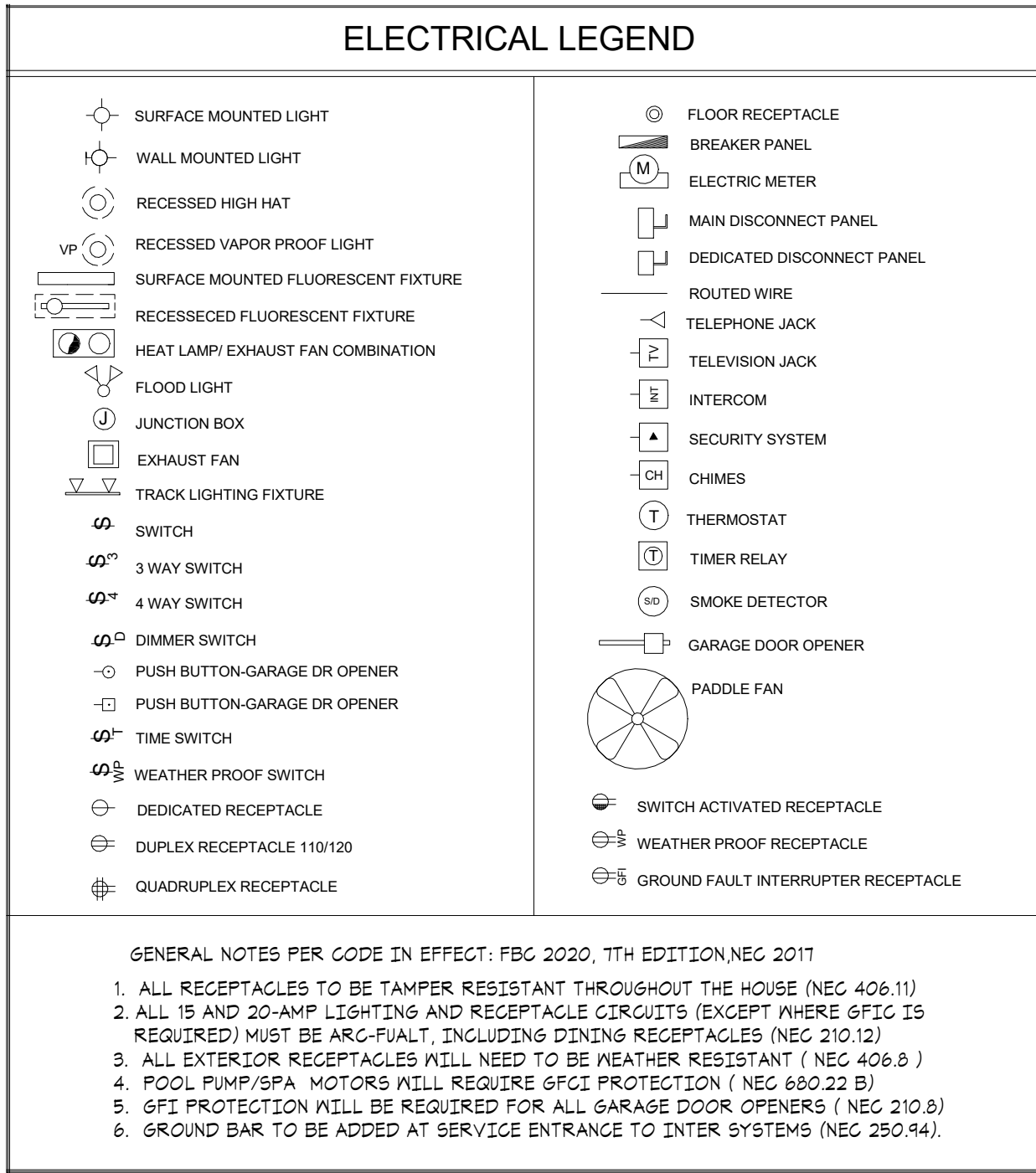
D.R. HORTON
America's Builder
www.drhorton.com
6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 946-3000 Fax: (954) 928-8921

SPECIALTY ENGINEERING CONSULTANTS, Inc.
1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426
DADE - BROWARD - PALM BEACH
FL. CA. #009217
561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:
SCALE
DATE 5/28/2021
RVD. BY Checker
DRWN. BY Author

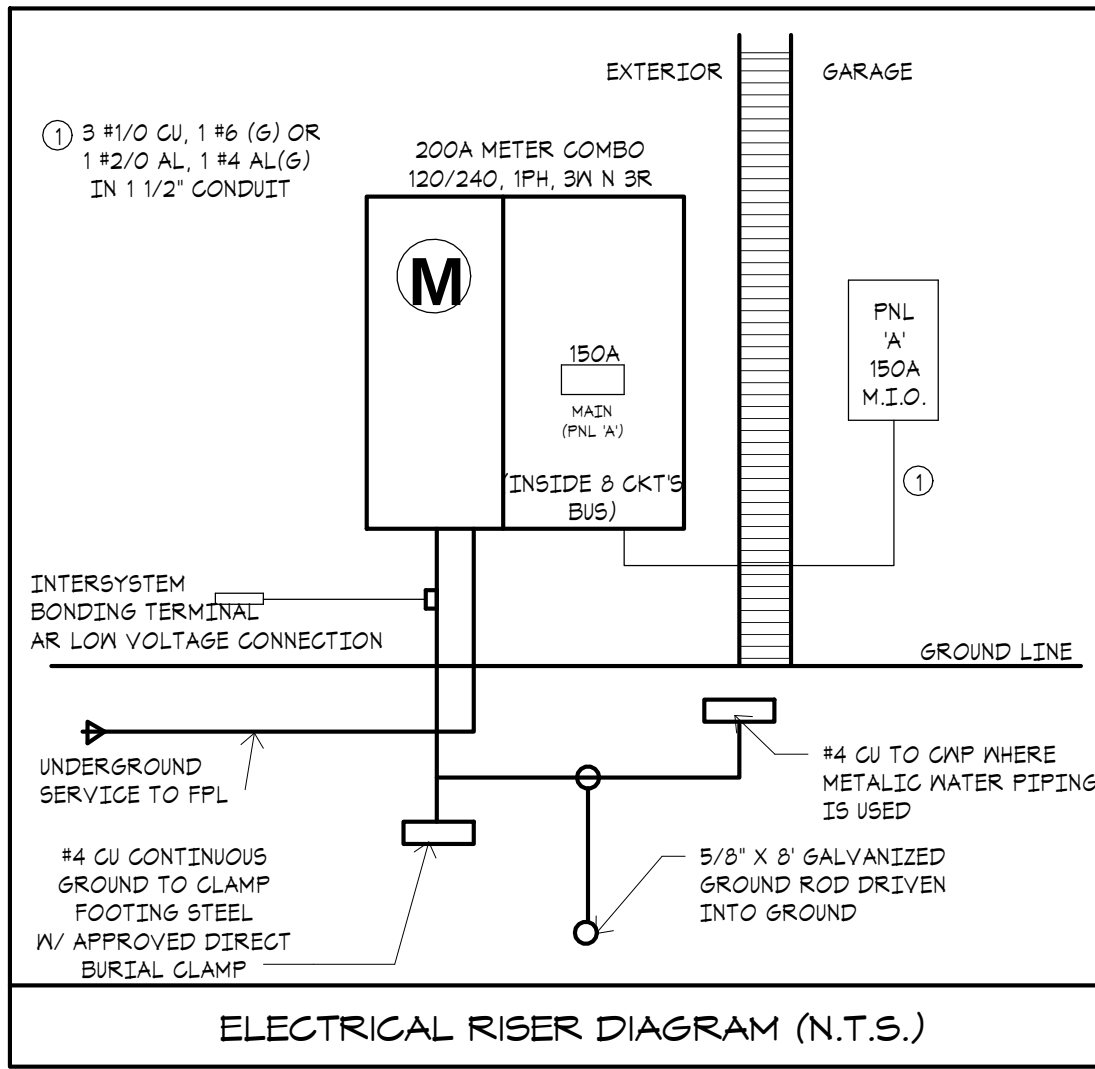
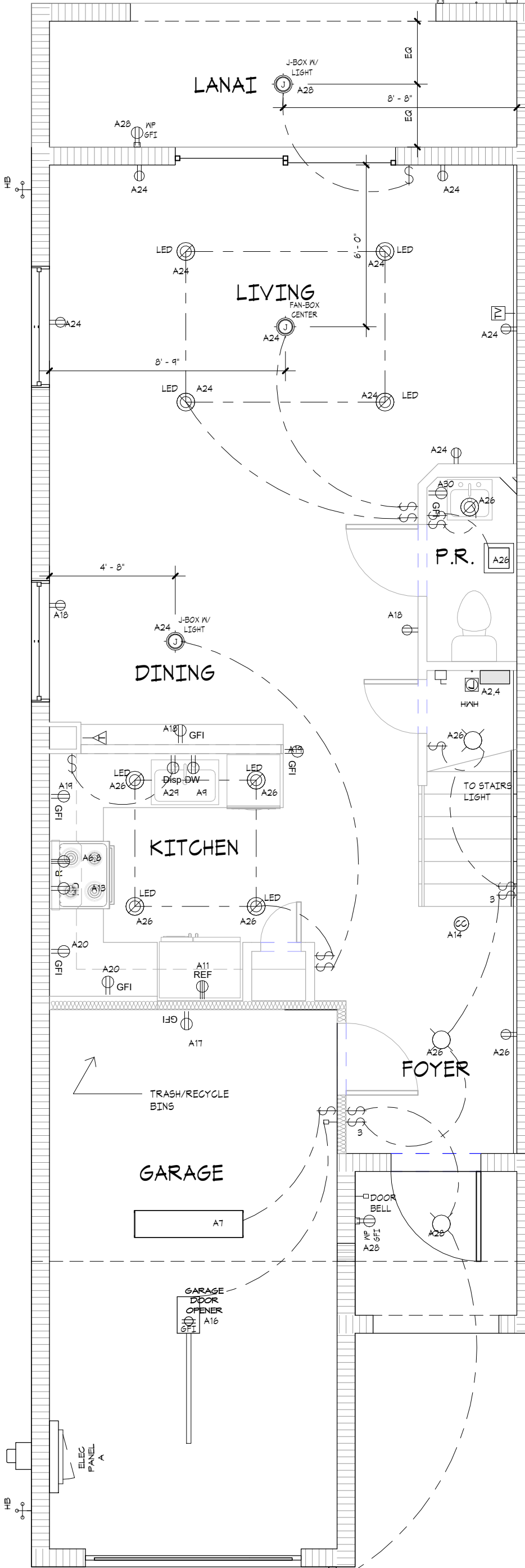
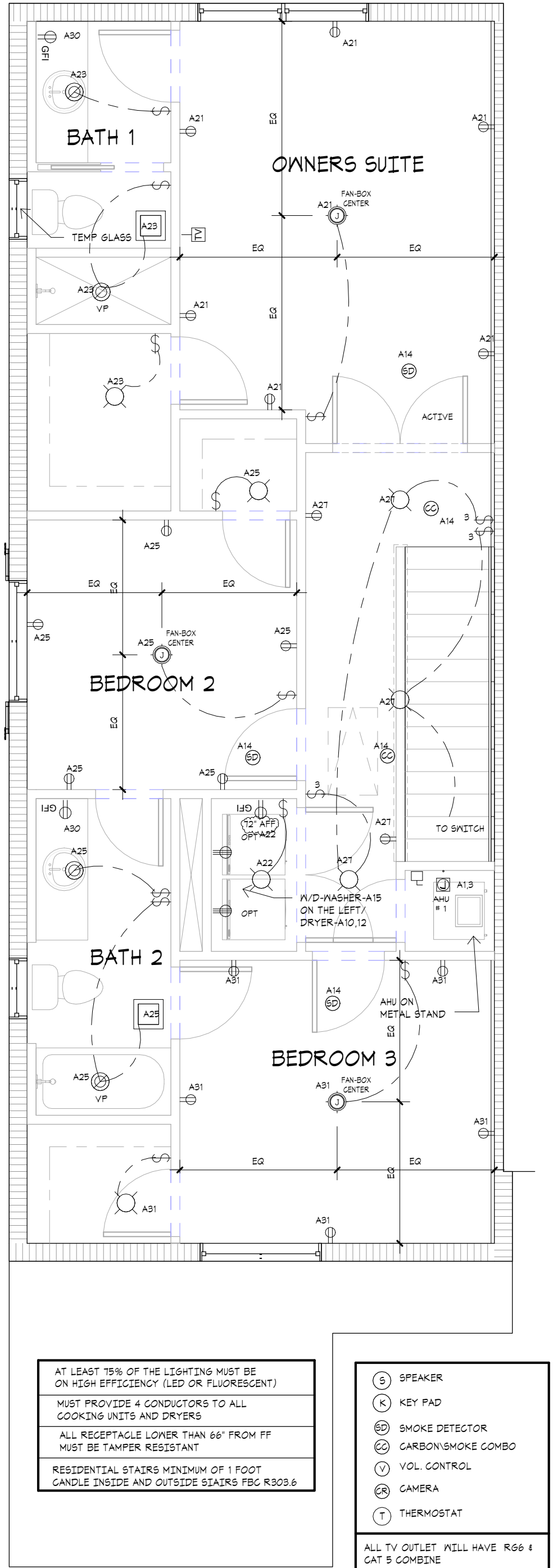
REVISION SCHEDULE		
NO	DATE	Description

SEAL
D. ADAM LeBLANC, PE FL #77012



ELECTRICAL PANEL 'A'							
NO	POLE TRIP	KVA	DESCRIPTION	WIRE	NO	POLE TRIP	KVA
1	2/60	5.0	AIR HANDLER	# 6	2	2/25	4.5
3					4		
5	2/50		A/C COMP.	# 8	6	2/50	12.0
7					8		
9	2/50				10	2/30	5.0
11	1/20	1.0	DISH WASHER GFI	#12	12		
13	1/20	1.0	REFRIGERATOR GFI	#12	14		
15	1/20	1.5	MICROWAVE/HOOD FAN	#12	16	1/20	1.5
17	1/20	1.5	WASHER GFI	#12	18	1/20	1.5
19	1/20		GENERAL LIGHTING GARAGE (AF)	#12	20	1/20	1.5
21	1/20	1.5	SMALL APPLIANCES (AF)	#12	22	1/20	1.5
23	1/15		GENERAL LIGHTING MASTER (AF)	#14	24	1/15	
25	1/15		GENERAL LIGHTING MEATH (AF)	#14	26	1/15	
27	1/15		GENERAL LIGHTING BR2/BATH 2 (AF)	#14	28	1/15	
29	1/15		GENERAL LIGHTING KITCHEN/FOYER/P.R (AF)	#14	30	1/15	
31	1/15		GENERAL LIGHTING HALLWAY (AF)	#14	32	1/20	
33	1/20	1.5	DISPOSAL GFI	#12	34		
35	1/15		GENERAL LIGHTING BR3 (AF)	#14	36		
37					38		
39					40		
41					42		

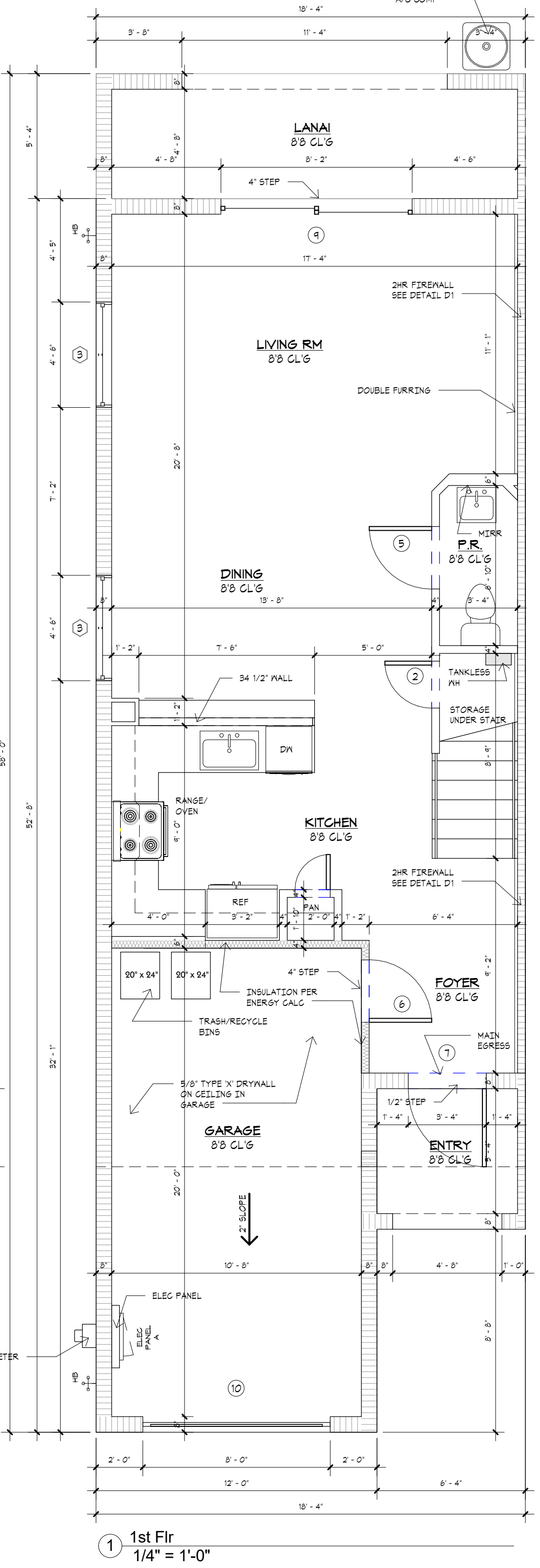
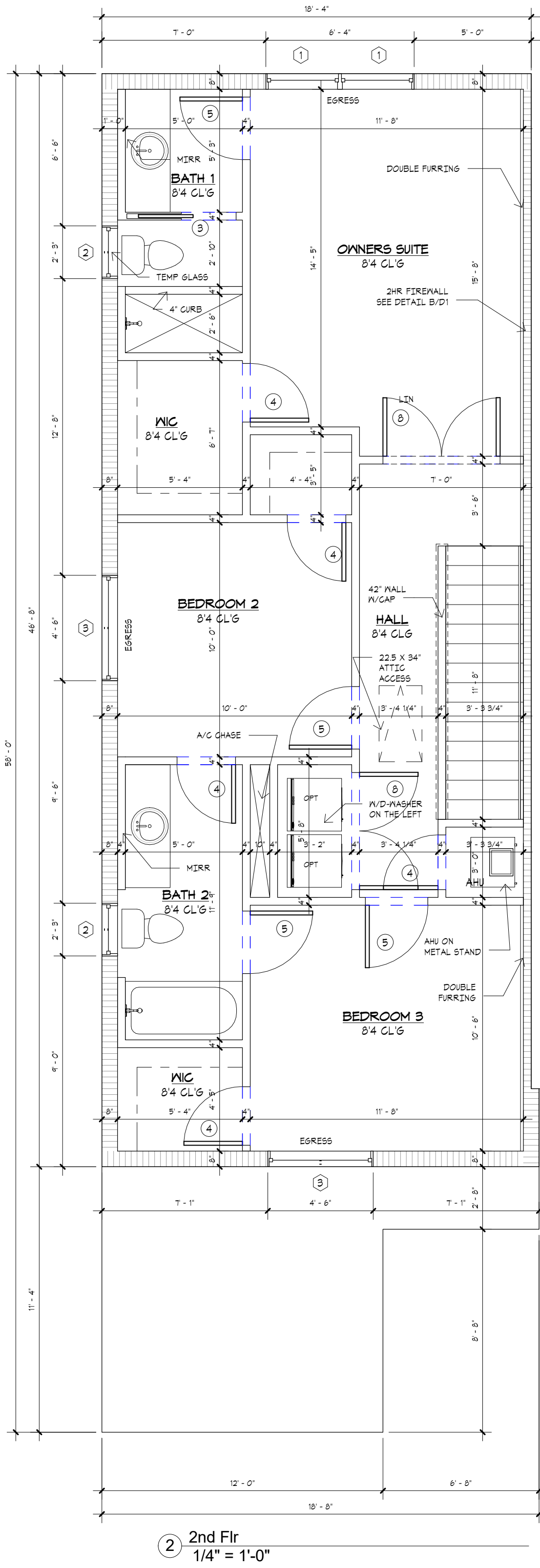
1826	sq. ft. @ 3 watts sq. ft	5478	watts
3	Small Appliance Circuits @ 1500 watts ea. (Minimum is 2)	4500	watts
1	Laundry Circuit(s) @ 1500 watts ea. (Minimum is 1)	1500	watts
12000	Range (Nameplate Rating)	12000	watts
4500	Electric Water Heater	4500	watts
5000	Electric Clothes Dryer (Enter larger: 5000 Watts or Nameplate Rating)	5000	watts
1000	Dishwasher	1000	watts
1500	Disposal	1500	watts
1000	Refrigerator	1000	watts
1500	Microwave Oven	1500	watts
1500	Garage Door Opener	1500	watts
		0	watts
		0	watts
		0	watts
		0	watts
		0	watts
Total Calculated Load (less HVAC)		39478	watts
Service Demand			
General Load:			
First 10kw of Total Calculated Load (less HVAC) @ 100%		10000	watts
Remainder of Total Calculated Load (less HVAC) @ 40%		11791.2	watts
Total General Load		21791.2	watts
HVAC Load:			
10000 Air Conditioning Load @ 100% (Volts X Amps = Watts)		8000	watts
Furnace/Air Handler Load (Volts X Amps = Watts)		0	watts
Total HVAC Load		8000	watts
Calculated Service Load			
21791.2 watts		+	8000 watts
		=	29791.2 watts
Calculated Service Load			
29791.2 watts		÷	240 volts
		=	124.13 amps



GENERAL NOTES

- ALL WINDOWS AND SLIDING DOOR GLASS SHALL BE: U-FACTOR = 0.54 AND SHGC = 0.65
- OMITTED
- DRYER MUST VENT TO OUTSIDE
- SET HOTWATER HEATER AT FDN. FLR. LEVEL
- ALL MECHANICAL FANS MUST BE VENTED TO OUTSIDE
- ALL BATH ROOM FLOOR AND BASE SHALL BE IMPERVIOUS MATERIAL WHERE REQUIRED BY LOCAL BUILDING CODE
- HVAC CONTRACTOR TO PROVIDE ELECTRICAL BREAKERS IN AIR HANDLER
- ALL BATHROOM FIXTURE OUTLETS TO BE 66" AFF OR AS PER BUILDER SPECIFICATIONS
- PROVIDE RECEPTACAL FOR MICRO/HOOD FAN 65" A.F.F. CENTER RANGE SPACE
- SMOKE DETECTORS SHALL BE HARD WIRE 110V W/ BATTERY BACK UP. MULTIPLE DETECTORS SHALL BE INTERCONNECTED
- EGRESS WINDOWS SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" OFF THE FLOOR.

NOTE:
CONTRACTORS MUST VERIFY OPENINGS WITH DOORS AND WINDOWS MANUFACTURES.



AREA CALCULATION	
Comments	Area
1ST FLOOR LIVING AREA	629 SF
2ND FLOOR LIVING AREA	817 SF
	1446 SF
GARAGE	244 SF
LANAI	98 SF
ENTRY	38 SF
Grand total	1826 SF

WINDOWS SCHEDULE				
Mark	Rough Opening		Description	Count
	Width	Height		
1	3' - 2"	4' - 11"	245 SH Egress	2
2	2' - 3"	3' - 3"	1/2 33SH	2
3	4' - 6"	4' - 11"	245SH	4
Grand total: 8				8

DOOR SCHEDULE 1				
Mark	Description	Rough Width	Rough Height	Finish Comment
1	1668 INTERIOR DOOR	1' - 6"	6' - 8"	
2	2068 INTERIOR DOOR	2' - 0"	6' - 8"	
3	2668 POCKET DOOR	2' - 6"	6' - 8"	
4	2668 INTERIOR DOOR	2' - 6"	6' - 8"	
5	2868 INTERIOR DOOR	2' - 8"	6' - 8"	
6	2868 SC DOOR TO GARAGE	2' - 8"	6' - 8"	20 MIN RATING/AUTO CLOSURE
7	3080 SC/MTL FRONT DOOR	3' - 4"	6' - 2"	
8	2-2668 INTERIOR DOOR	5' - 0"	6' - 8"	
9	8080 XX S6D	8' - 2"	6' - 8"	
10	8'0 X 8'0 Garage Door	8' - 0"	8' - 0"	
Grand total				

FLOOR/ELECT PLANS

SHEET INFORMATION

PROJECT INFORMATION

BELMONT

PLAN C

LEFT

PALM SPRINGS, FLORIDA

D.R.HORTON

America's Builder

www.drhorton.com

6123 LYONS CREEK, COCONUT CREEK, FL 33073 Tel: (954) 949-3000 Fax: (954) 928-8921

SPECIALTY ENGINEERING CONSULTANTS, INC.

SPECIALTY ENGINEERING CONSULTANTS, Inc

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:

SCALE

DATE: 5/28/2021

RVD. BY

DRWN. BY: C.L.

REVISION

SEAL
D. ADAM LeBLANC, PE, FL #77012

SHEET #

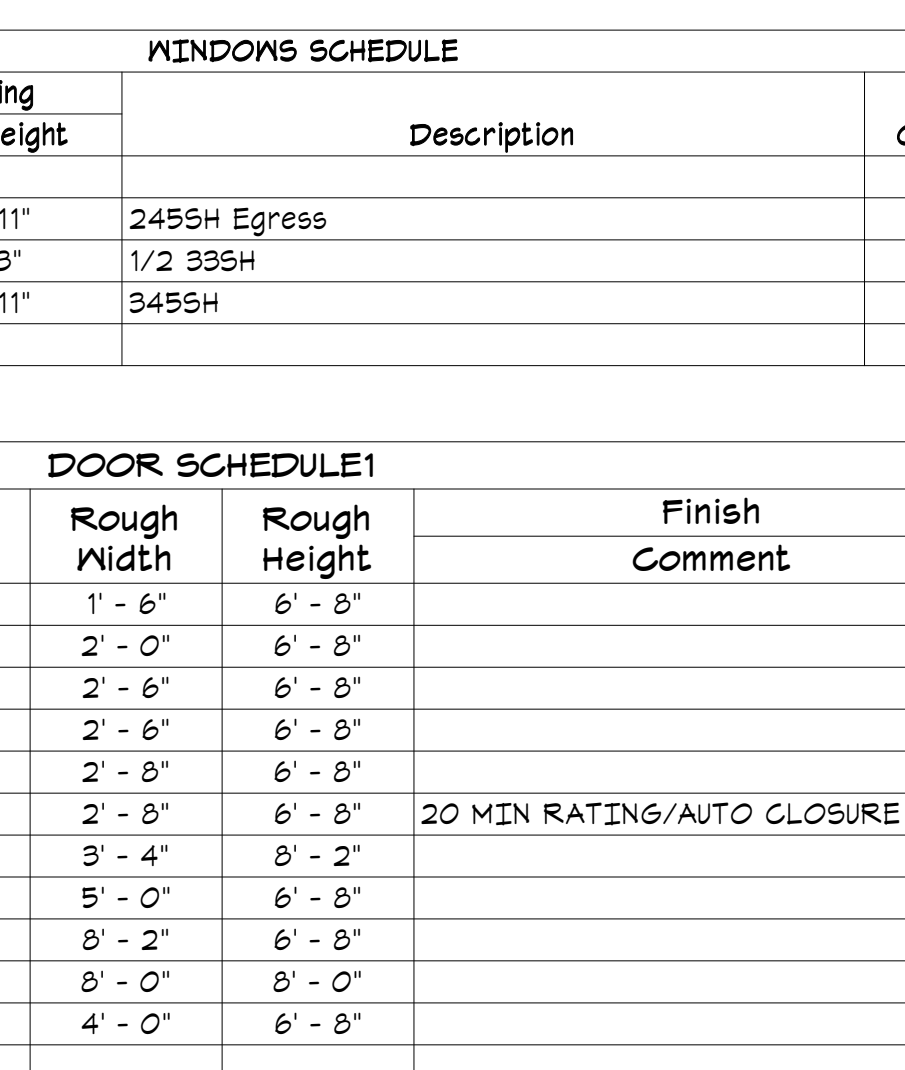
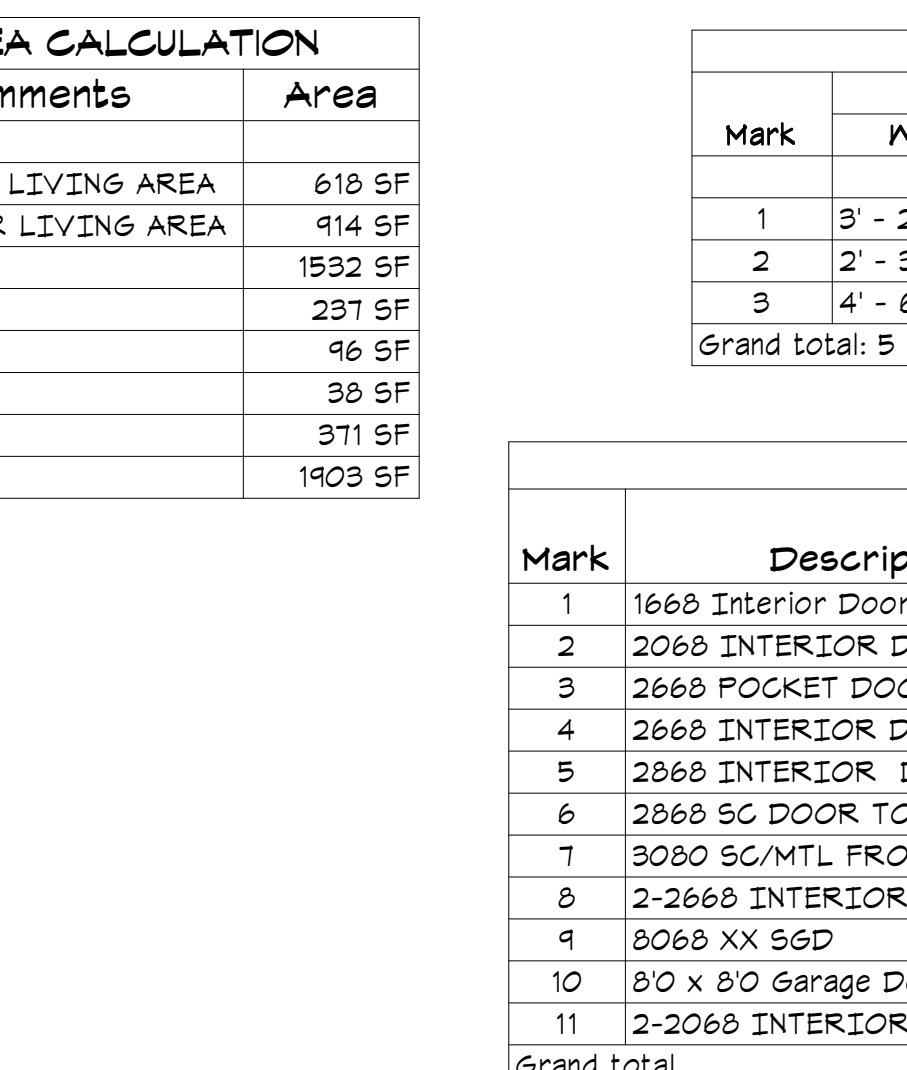
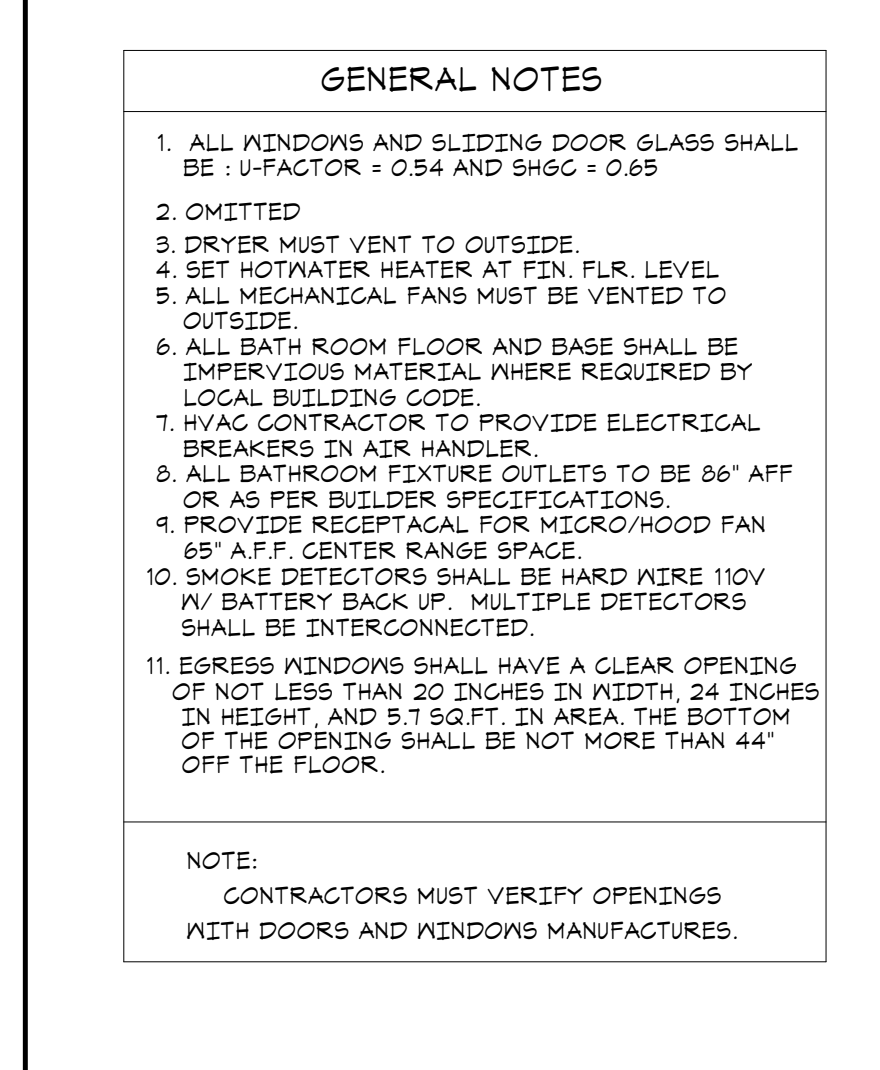
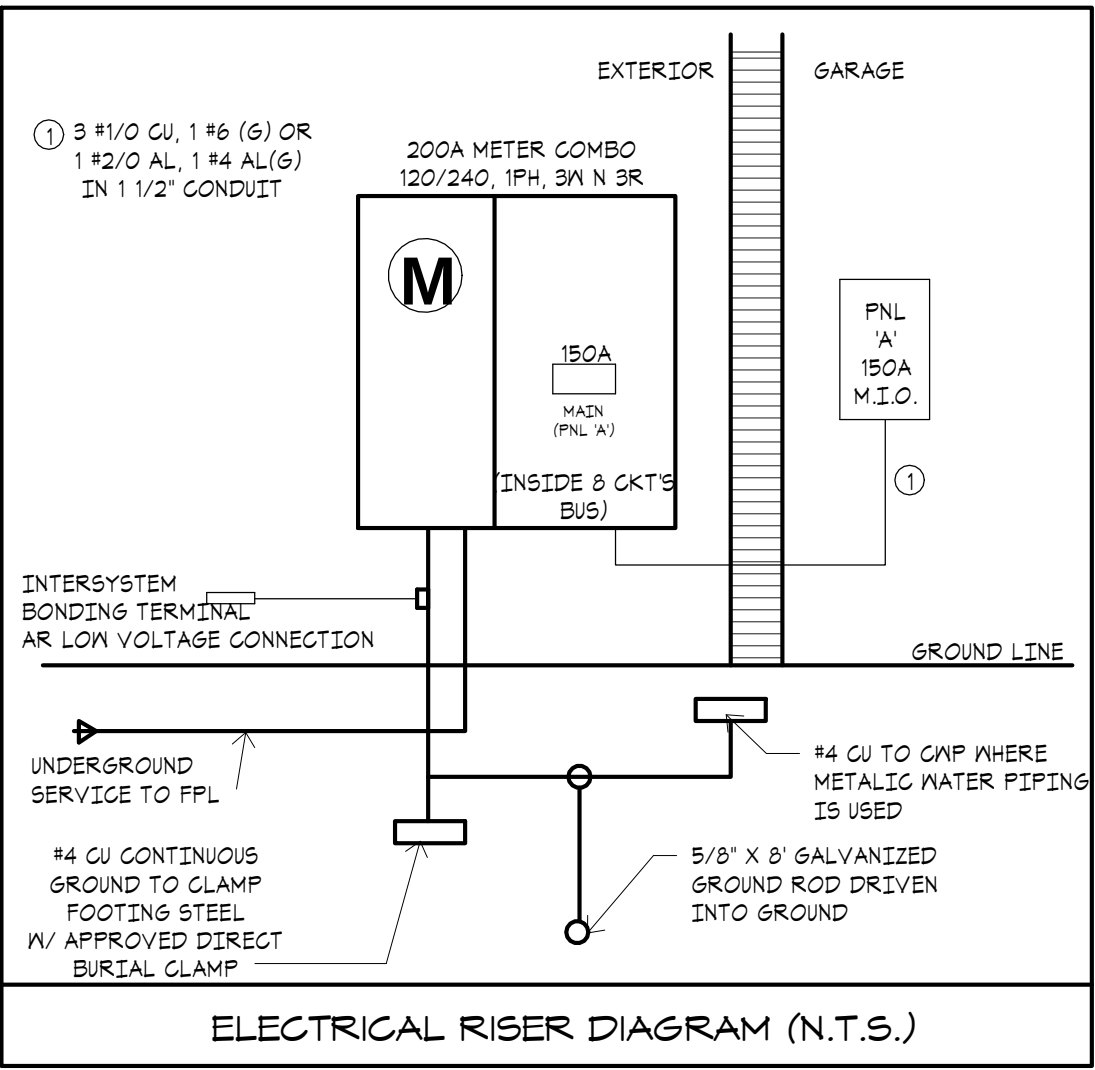
CL-1

I:\DR HORTON\BELMONT\MASTER PLANS\PLAN-CL MASTER.rvt

ELECTRICAL LEGEND			
	SURFACE MOUNTED LIGHT		FLOOR RECEPTACLE
	WALL MOUNTED LIGHT		BREAKER PANEL
	RECESSED HIGH HAT		ELECTRIC METER
	RECESSED VAPOR PROOF LIGHT		MAIN DISCONNECT PANEL
	SURFACE MOUNTED FLUORESCENT FIXTURE		DEDICATED DISCONNECT PANEL
	RECESSED FLUORESCENT FIXTURE		ROUTED WIRE
	HEAT LAMP EXHAUST FAN COMBINATION		TELEPHONE JACK
	FLOOD LIGHT		TELEVISION JACK
	JUNCTION BOX		INTERCOM
	EXHAUST FAN		SECURITY SYSTEM
	TRACK LIGHTING FIXTURE		CHIMES
	SWITCH		THERMOSTAT
	3 WAY SWITCH		TIMER RELAY
	4 WAY SWITCH		SMOKE DETECTOR
	DIMMER SWITCH		GARAGE DOOR OPERNER
	PUSH BUTTON-GARAGE DR OPERNER		PADDLE FAN
	PUSH BUTTON-GARAGE DR OPERNER		
	TIME SWITCH		
	WEATHER PROOF SWITCH		SWITCH ACTIVATED RECEPTACLE
	DEDICATED RECEPTACLE		WEATHER PROOF RECEPTACLE
	DUPLEX RECEPTACLE 110/120		GROUND FAULT INTERRUPTER RECEPTACLE
	QUADRUPLUX RECEPTACLE		
GENERAL NOTES PER CODE IN EFFECT: FBC 2020, 1TH EDITION/NEC 2011 - ALL RECEPTACLES TO BE TAMPER RESISTANT THROUGHOUT THE HOUSE (NEC 406.11) - ALL 15 AND 20-AMP LIGHTING AND RECEPTACLE CIRCUITS (EXCEPT WHERE GFCI IS REQUIRED) MUST BE ARC-FAULT, INCLUDING DINING RECEPTACLES (NEC 210.12) - ALL EXTERIOR RECEPTACLES WILL NEED TO BE WEATHER RESISTANT (1 NEC 406.8) - POOL PUMP/SPA MOTORS WILL REQUIRE GFCI PROTECTION (1 NEC 680.22 B) - GFI PROTECTION WILL BE REQUIRED FOR ALL GARAGE DOOR OPENERS (NEC 210.8) - GROUND BAR TO BE ADDED AT SERVICE ENTRANCE TO INTER SYSTEMS (NEC 250.94).			

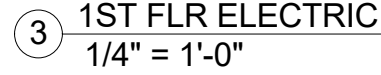
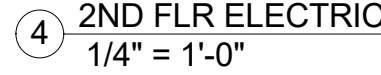
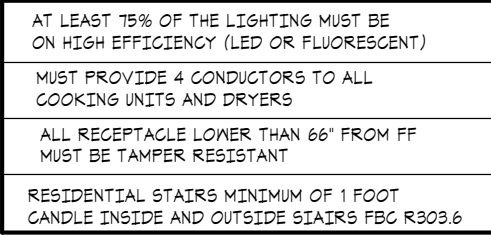
[illegible]

Service Demand				
General Load:				
First 10kw of Total Calculated Load (less HVAC) @ 100%			10000	watts
Remainder of Total Calculated Load (less HVAC) @ 40%			11722.8	watts
Total General Load			21722.8	watts
HVAC Load:				
10000	Air Conditioning Load @ 100% (Volts X Amps = Watts)			5000 watts
	Furnace/Air Handler Load (Volts X Amps = Watts)			0 watts
Total HVAC Load			5000	watts
Total General Load		+	Total HVAC Load	
21722.8	watts	+	5000	watts
Calculated Service Load		=	26722.8	
26722.8	watts	+	Service Voltage	
		÷	Minimum Service Ampacity	
26722.8	watts	÷	240	volts
		=	111.35 amps	



AK-1

ELECTRICAL LEGEND	
SURFACE MOUNTED LIGHT WALL MOUNTED LIGHT RECESSED HIGH HAT RECESSED VAPOR PROOF LIGHT SURFACE MOUNTED FLUORESCENT FIXTURE RECESSED FLUORESCENT FIXTURE HEAT LAMP/ EXHAUST FAN COMBINATION FLOOD LIGHT JUNCTION BOX EXHAUST FAN TRACK LIGHTING FIXTURE SWITCH 3 WAY SWITCH 4 WAY SWITCH DIMMER SWITCH PUSH BUTTON-GARAGE DR OPENER PUSH BUTTON-GARAGE DR OPENER TIME SWITCH WEATHER PROOF SWITCH DEDICATED RECEPTACLE DUPLEX RECEPTACLE 110/120 QUADRIPLEX RECEPTACLE	FLOOR RECEPTACLE BREAKER PANEL ELECTRIC METER MAIN DISCONNECT PANEL DEDICATED DISCONNECT PANEL ROUTED WIRE TELEPHONE JACK TELEVISION JACK INTERCOM SECURITY SYSTEM CHIMES THERMOSTAT TIMER RELAY SMOKE DETECTOR GARAGE DOOR OPENER PADDLE FAN SWITCH ACTIVATED RECEPTACLE WEATHER PROOF RECEPTACLE GROUND FAULT INTERRUPTER RECEPTACLE
GENERAL NOTES PER CODE IN EFFECT: FBC 2020, 11TH EDITION NEC 2020 1. ALL RECEPTACLES TO BE TAMPER RESISTANT THROUGHOUT THE HOUSE (NEC 406.11) 2. ALL 15 AND 20-AMP LIGHTING AND RECEPTACLE CIRCUITS (EXCEPT WHERE GFCI IS REQUIRED) MUST BE ARC-FAULT, INCLUDING DINING RECEPTACLES (NEC 210.12) 3. ALL EXTERIOR RECEPTACLES WILL NEED TO BE WEATHER RESISTANT (NEC 406.8) 4. POOL PUMP/SPA MOTORS WILL REQUIRE GFCI PROTECTION (NEC 680.22 B) 5. GFI PROTECTION WILL BE REQUIRED FOR ALL GARAGE DOOR OPENERS (NEC 210.8) 6. GROUND BAR TO BE ADDED AT SERVICE ENTRANCE TO INTER SYSTEMS (NEC 250.94).	

[illegible]

- NOTE:
CONTRACTORS MUST VERIFY OPENINGS
WITH DOORS AND WINDOWS MANUFACTURES

② 2nd Flr
1/4" = 1'-0"

1 1st Flr
1/4" = 1'-0"

1 1st Flr
1/4" = 1'-0"

D·R·HORTON®
America's Builder
www.drhorton.com
 4241 VONSBROOK, CONCORD, N.H. 03307 Tel: (603) 949-2900 Fax: (603) 949-8021



1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME.

SCALE

DATE 5/28/2021

RV'D. BY

DRWN. BY

C.L.

REVISION

[illegible]

--

SEAL

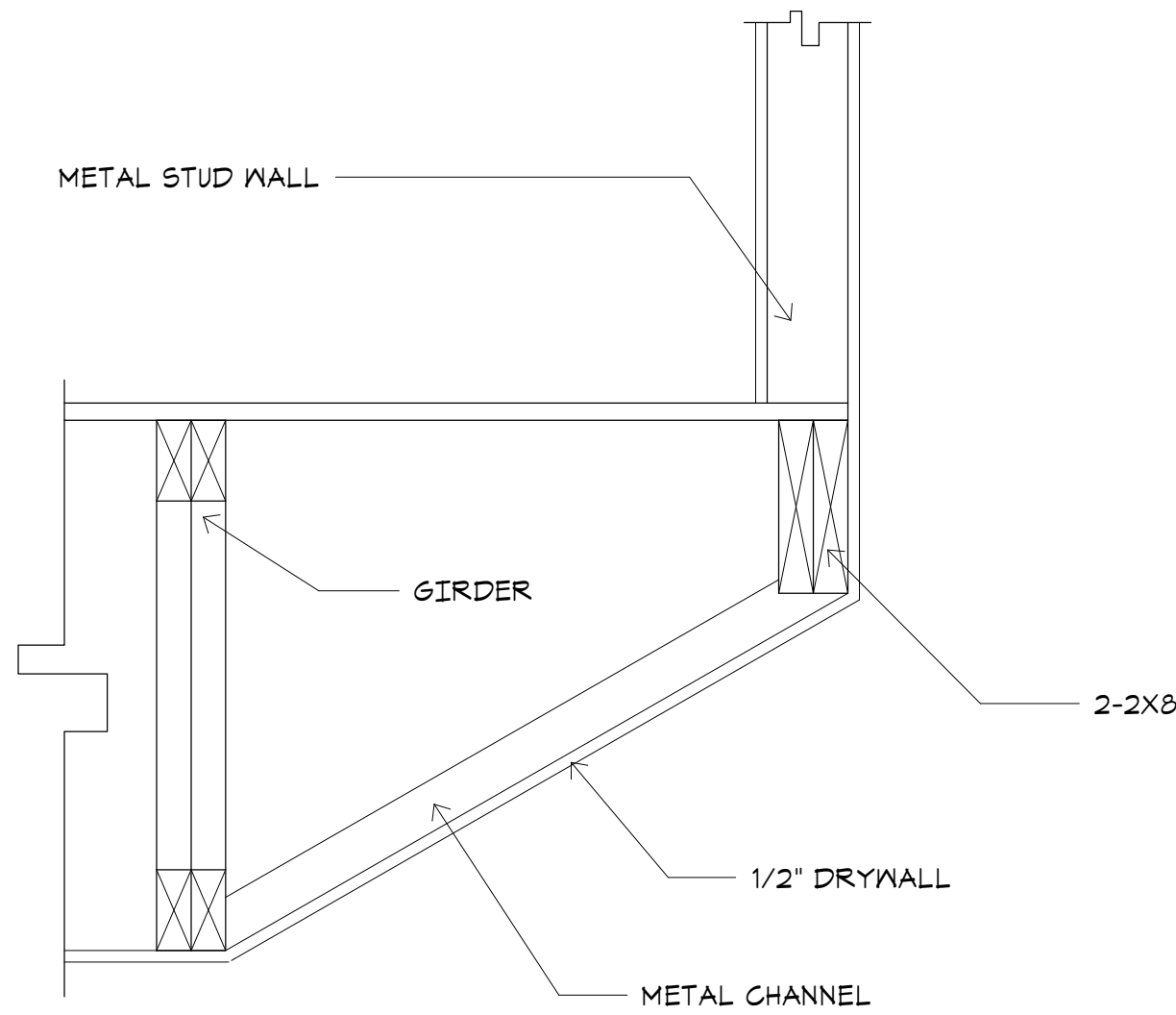
D. ADAM LeBLANC, PE FL #77012

SHEET #

AI-1

AL-1

1-DOR HORTON BELMONT BUILDING 4-FLX-D-1.MX



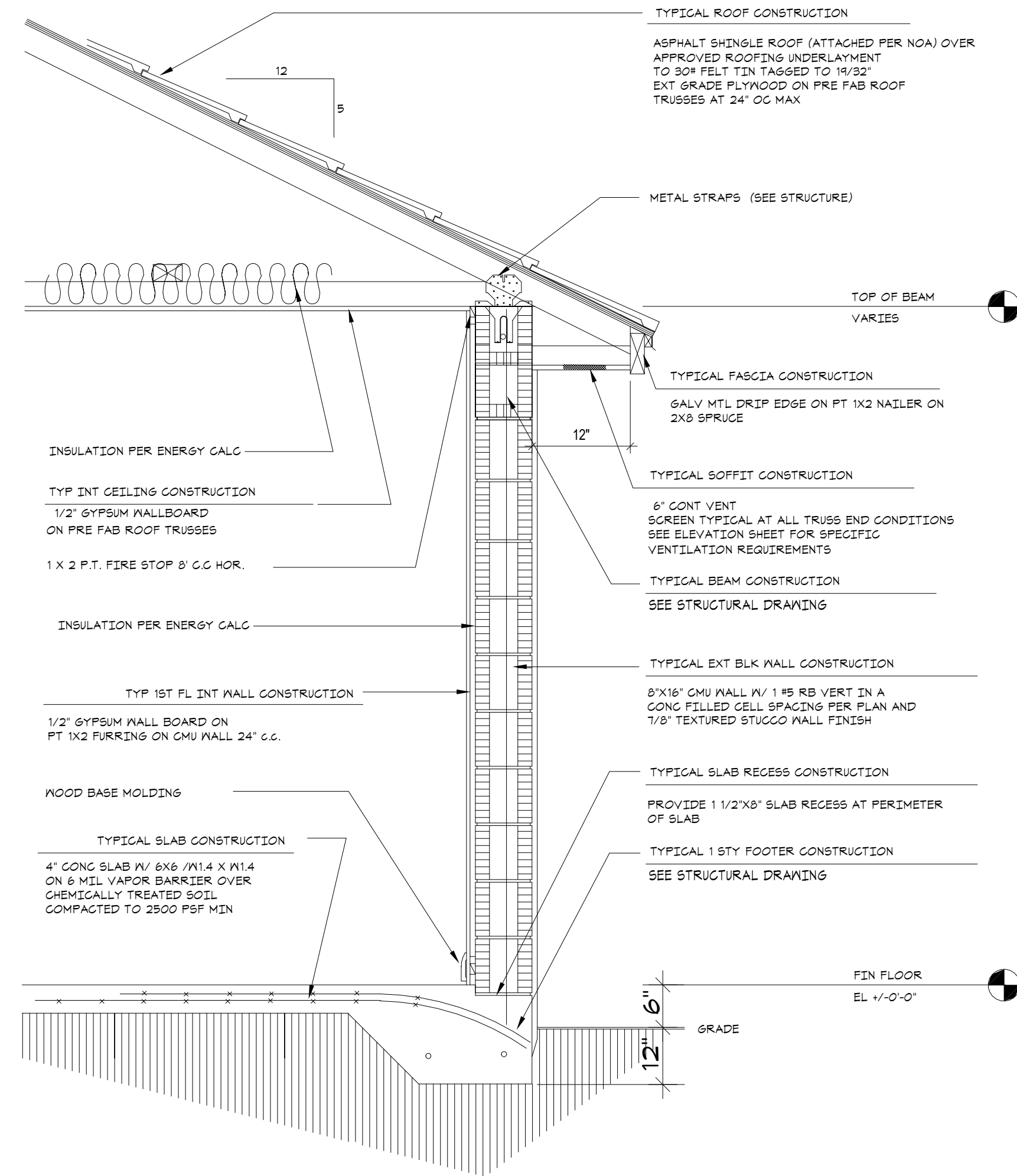
8
D1

STAIRS OPENING FRAMING DETAIL



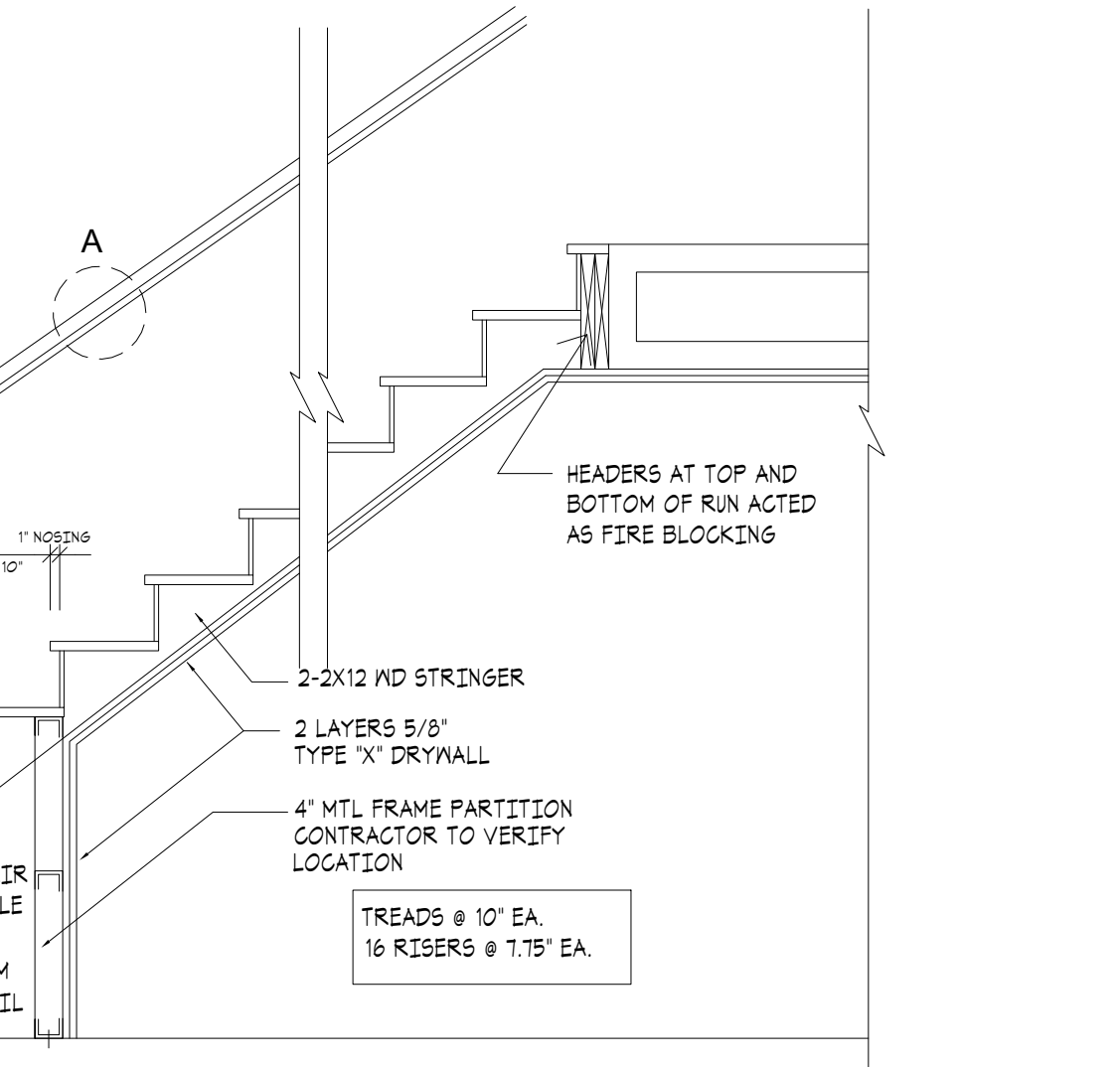
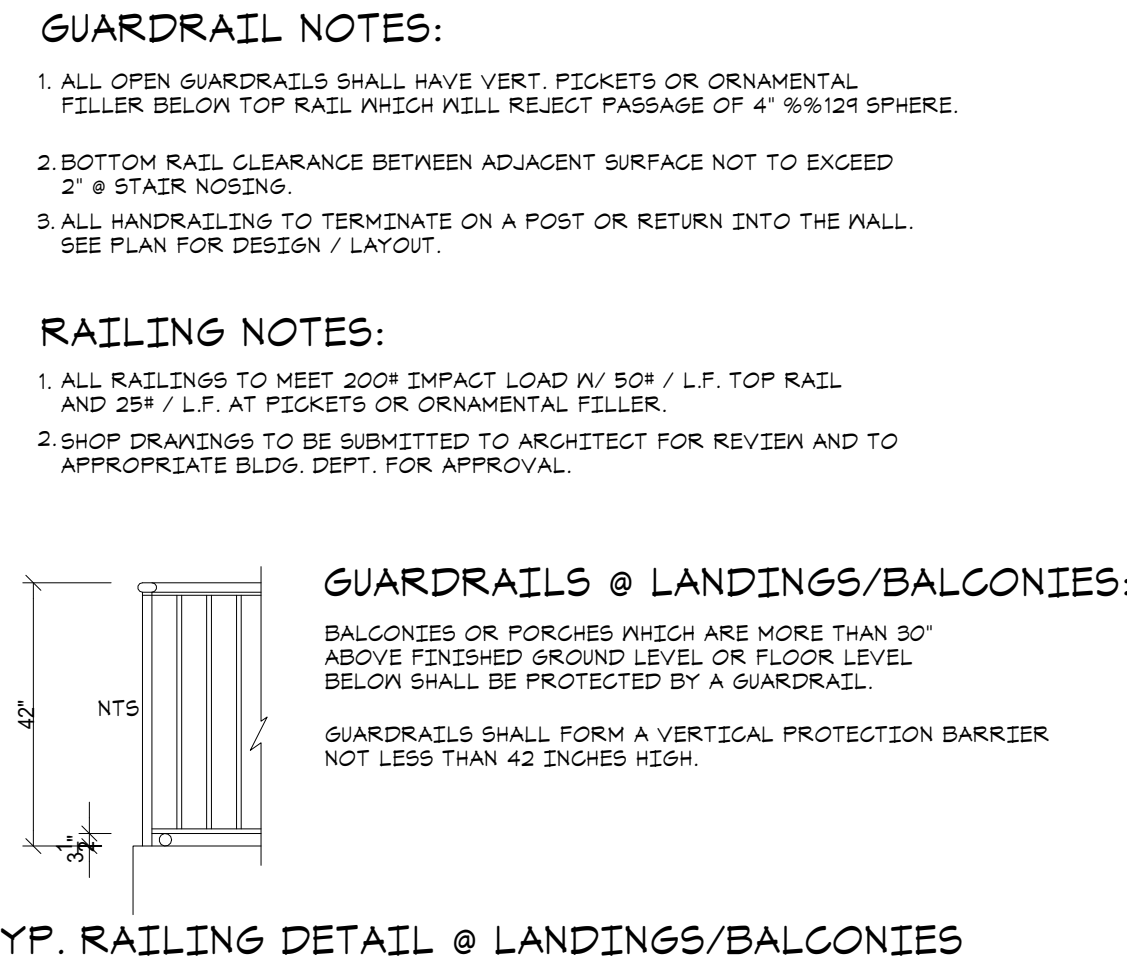
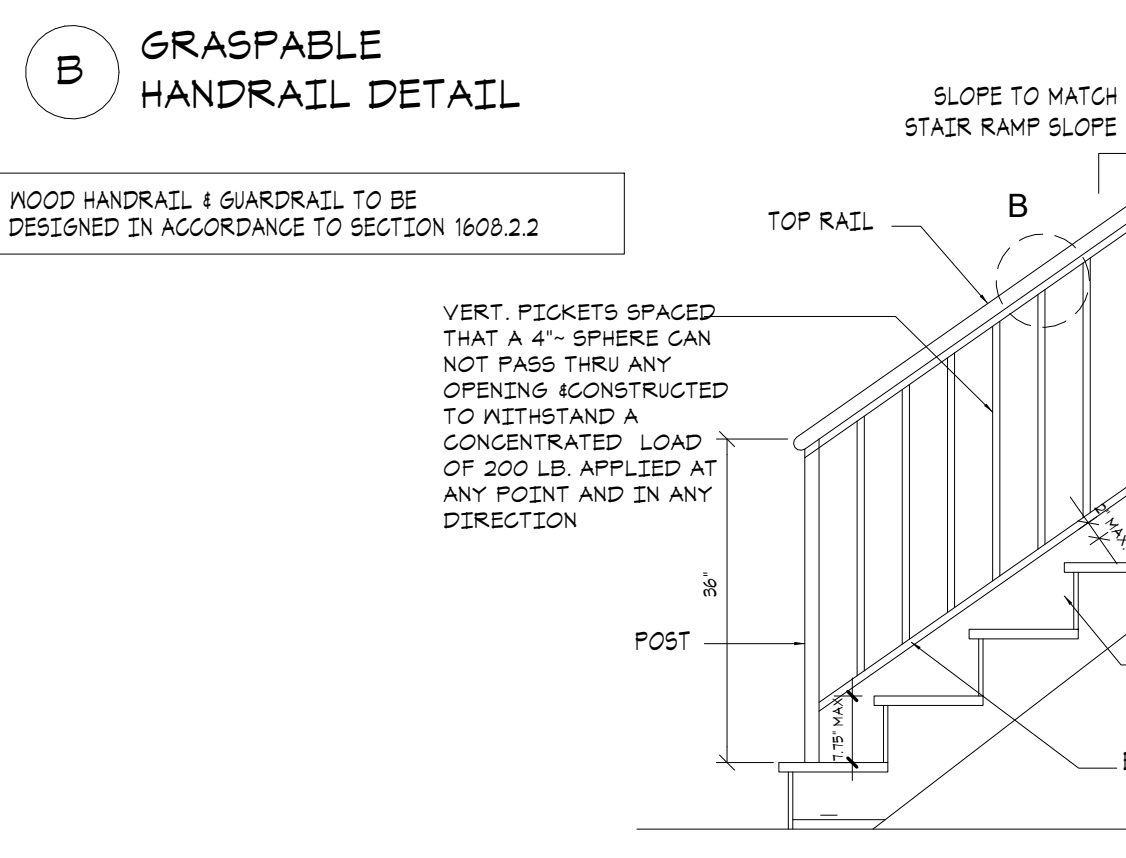
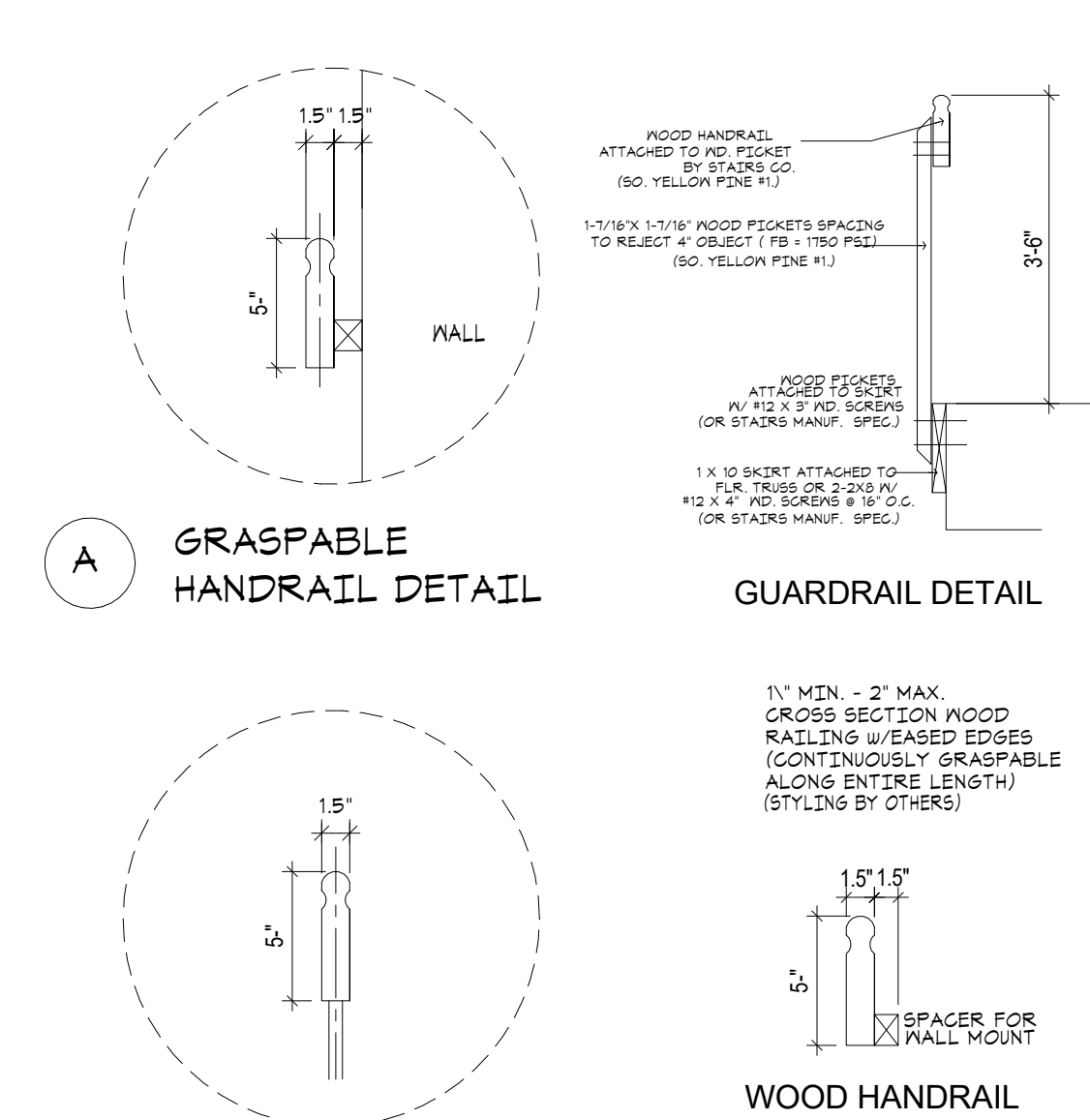
2
D1

LANAI AND ENTRY CEILING CLADDING



1
D1

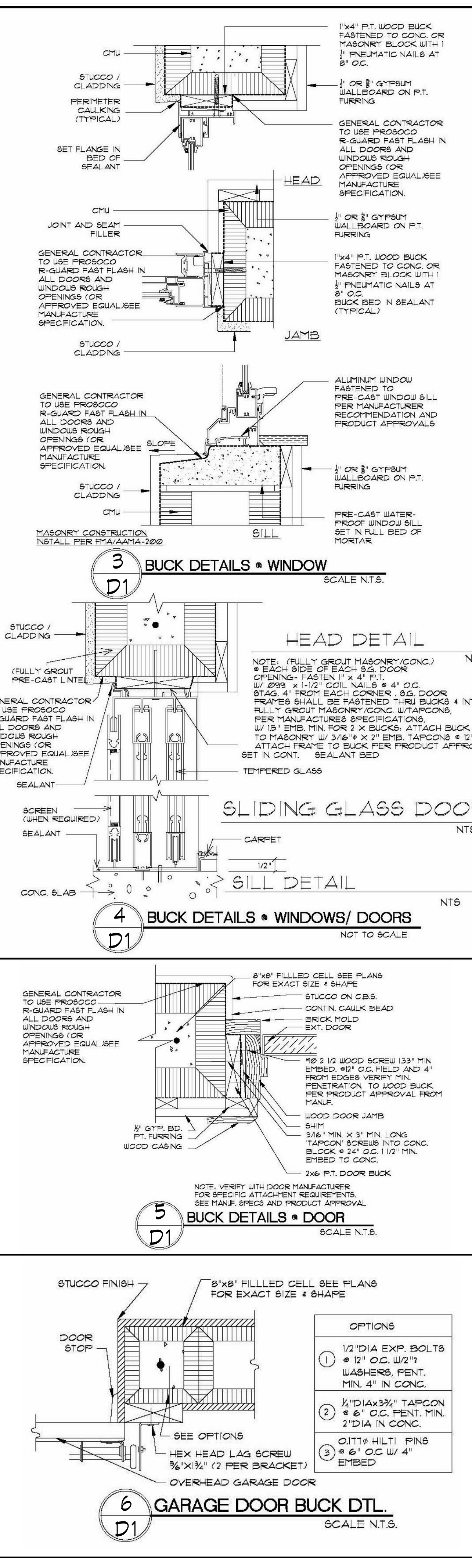
1 STORY TYPICAL WALL SECTION



7
D1

STAIRS SECTION & HANDRAIL DETAIL

MASONRY CONSTRUCTION SEAL ALL OPENINGS WITH FLUID-APPLIED TO MEET AAMA T14 SPECIFICATION : INSTALL PER FMA/AAMA-200



PROJECT INFORMATION

BELMONT
PALM SPRINGS,
FLORIDA

SHEET INFORMATION

D.R. HORTON
Specialty Engineering Consultants, Inc.

America's Builder

www.drhorton.com

6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 948-3000 Fax: (954) 928-8921

REVISION SCHEDULE		
NO	DATE	Description

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

SCALE

DATE 5/28/2021

RVD. BY Checker

DRWN. BY Author

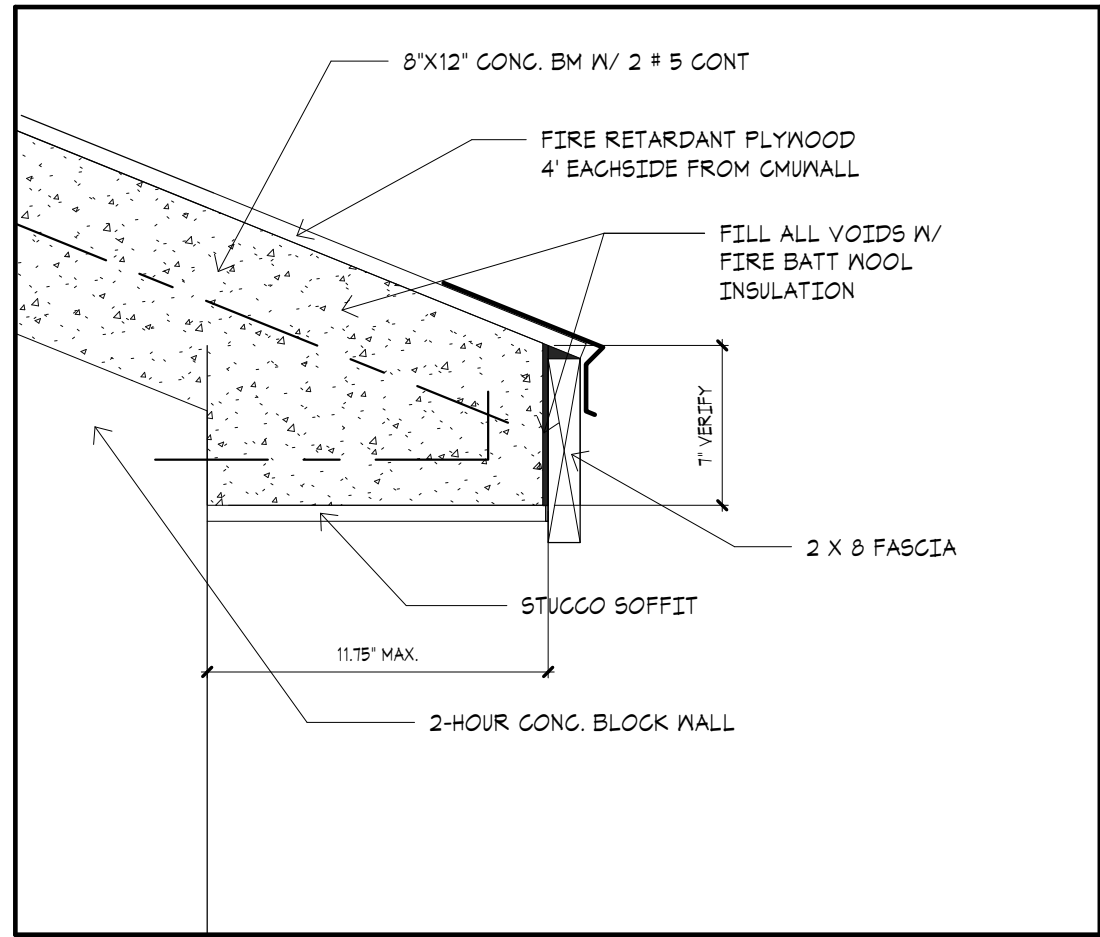
1/2" DIA EXP. BOLTS
12" O.C. W/ 2" WASHERS, PENT. MIN. 4" IN CONC.

1/2" DIA x 3 3/4" TAPCON
6" O.C. PENT. MIN. 2" DIA IN CONC.

OUTLET HILTI PINS
6" O.C. W/ 4" EMBED

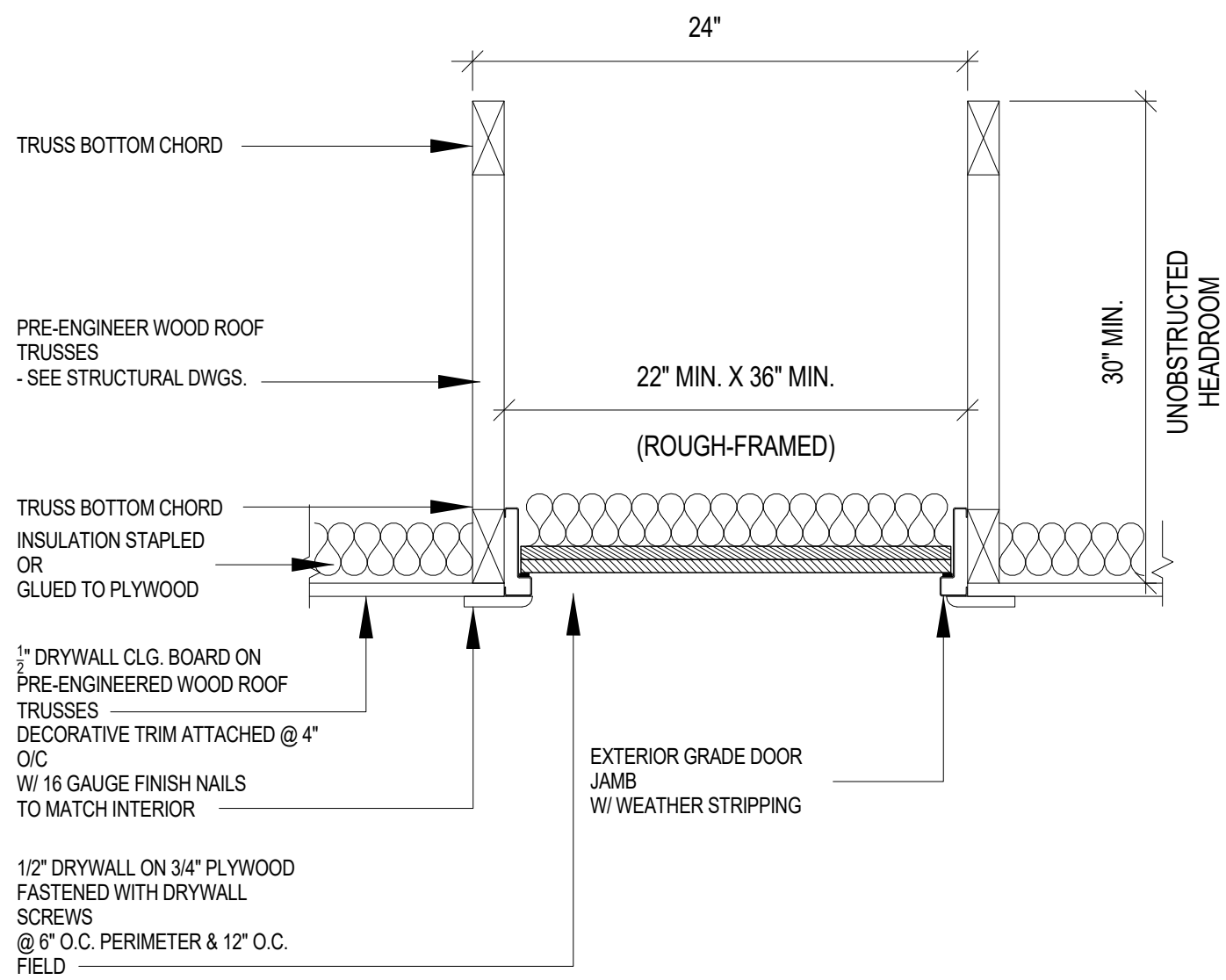
D1

1:DR HORTON BELMONT BUILDING 4-FLX-D1.MXD



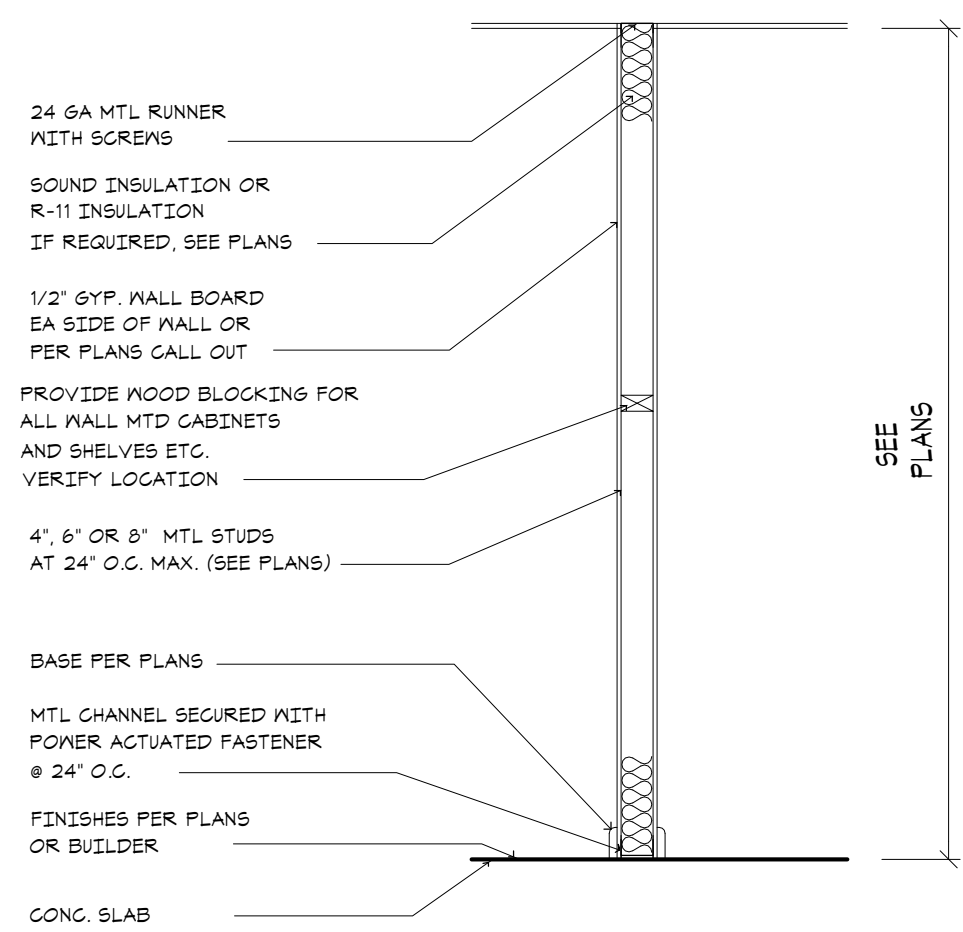
2
D2

FIRE RATED O.H. AT FIREWALL



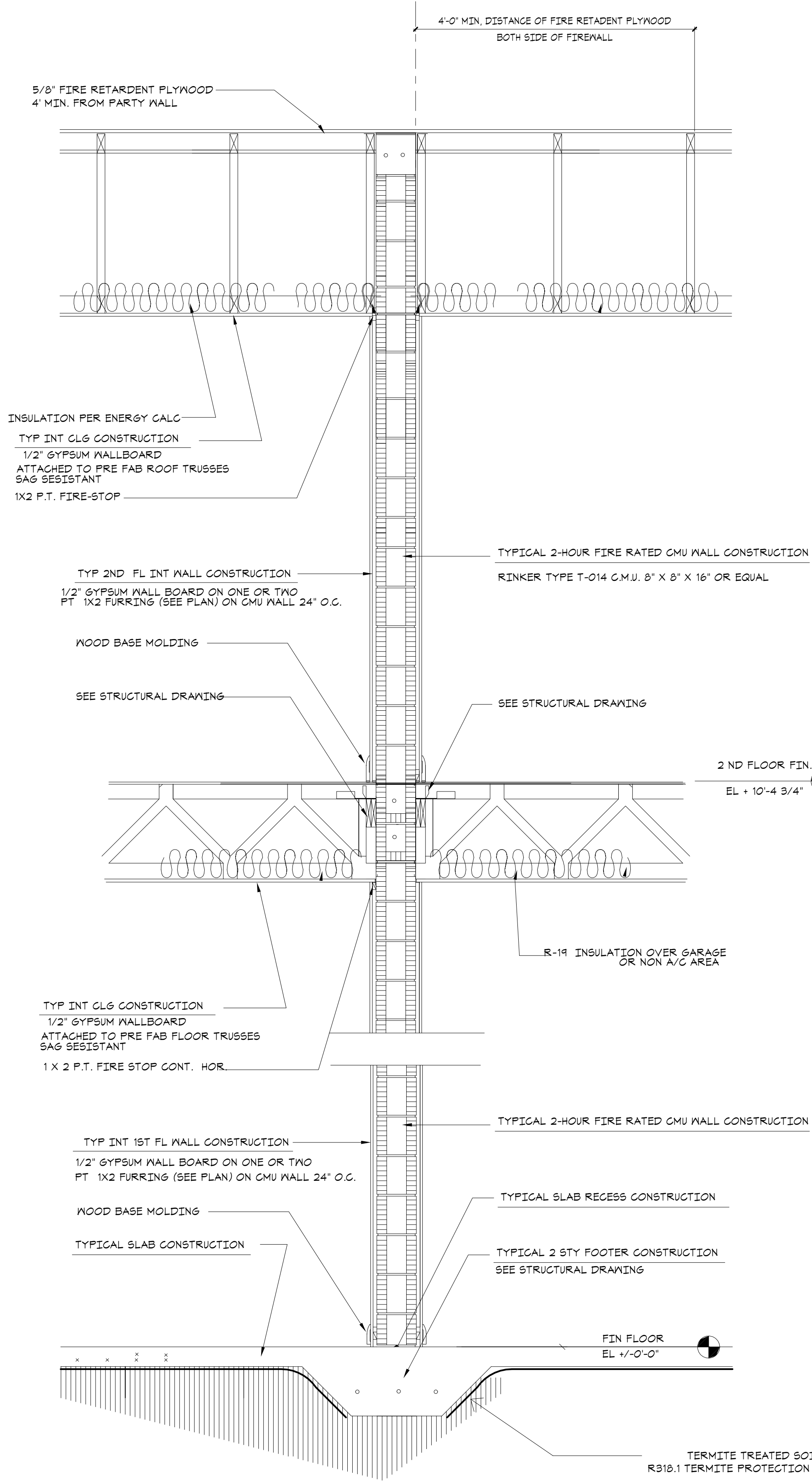
3
D2

ATTIC ACCESS DETAIL



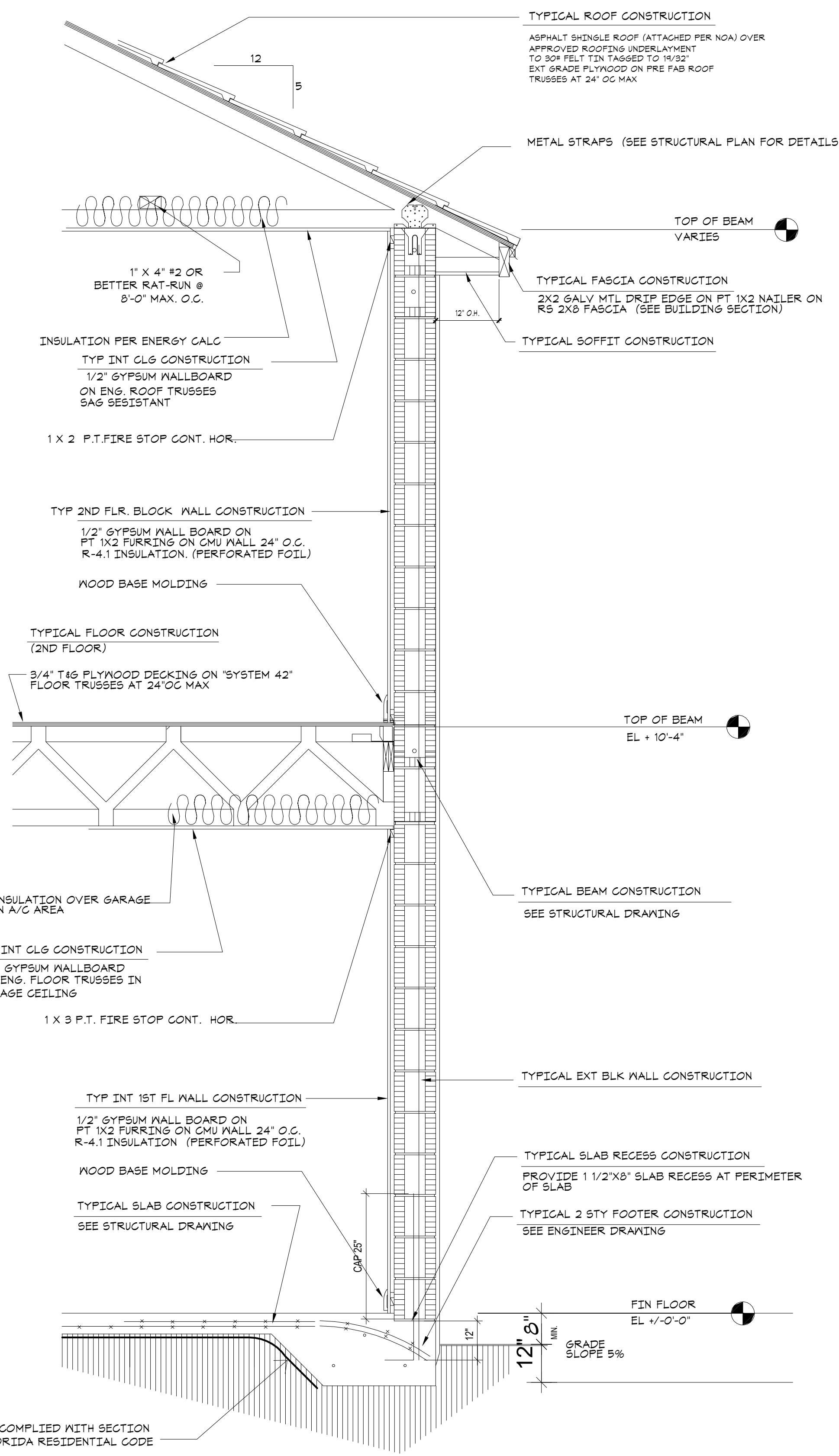
4
D2

INTERIOR NON-BEARING WALL DETAIL



1
D2

2 STORY TYPICAL WALL SECTION & FIREWALL DETAILS

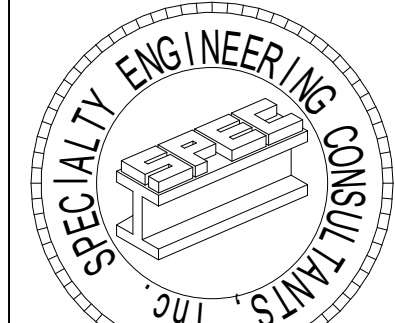


TYP WALL SECTIONS

SHEET INFORMATION

PROJECT INFORMATION
BELMONT
PALM SPRINGS,
FLORIDA

D.R. HORTON
America's Builder
www.drhorton.com
6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 948-3000 Fax: (954) 928-8921



SPECIALTY ENGINEERING
CONSULTANTS, Inc.

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL, CA #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:

SCALE:

DATE 5/28/2021

RVD. BY Checker

DRWN. BY Author

REVISION SCHEDULE		
NO	DATE	Description

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

D2

6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 949-3000 Fax : (954) 928-8921

BELMONT

PALM SPRINGS, FLORIDA

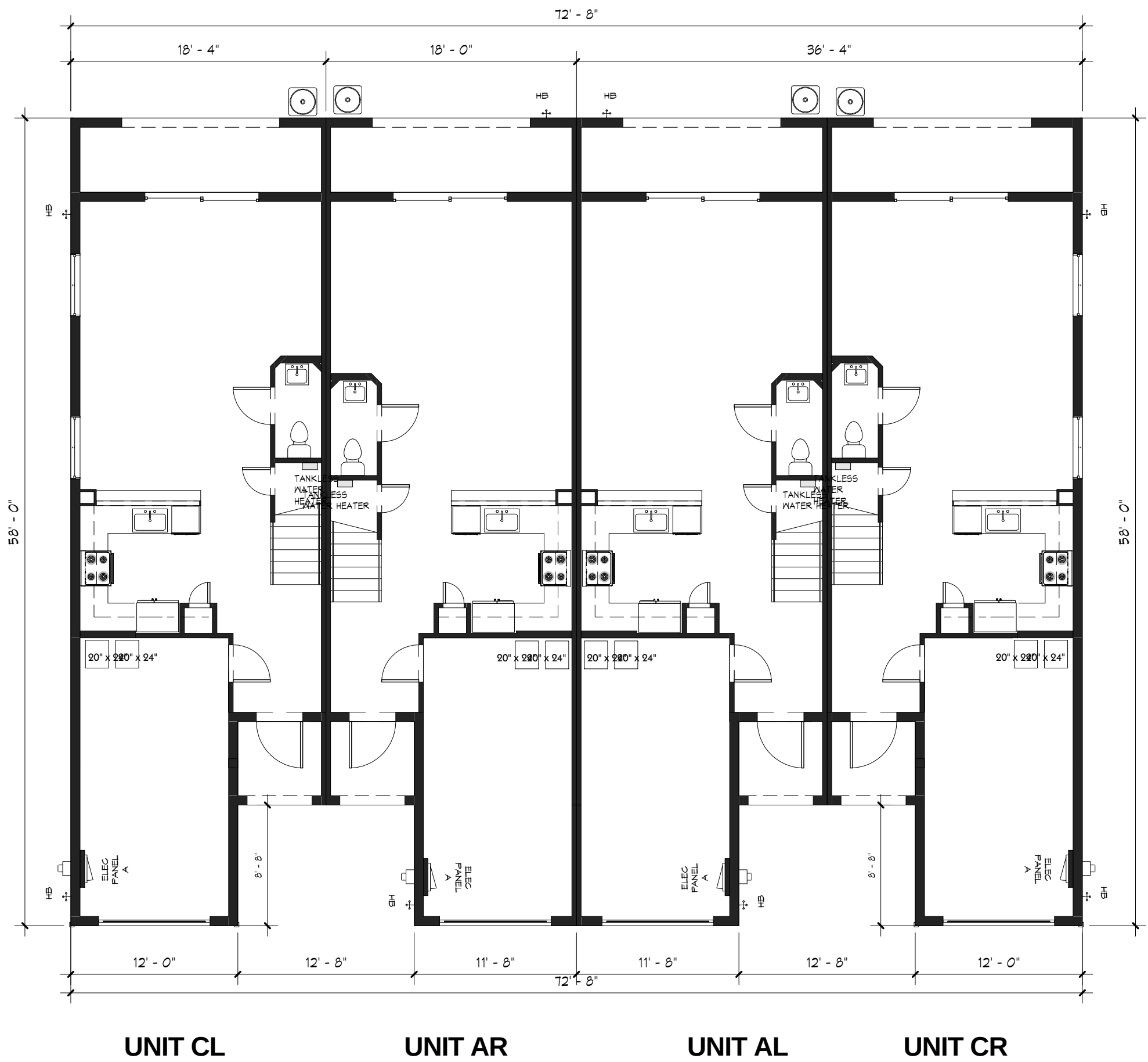
4-UNIT BUILDING TYPE B

4-UNIT BUILDING TYPE B

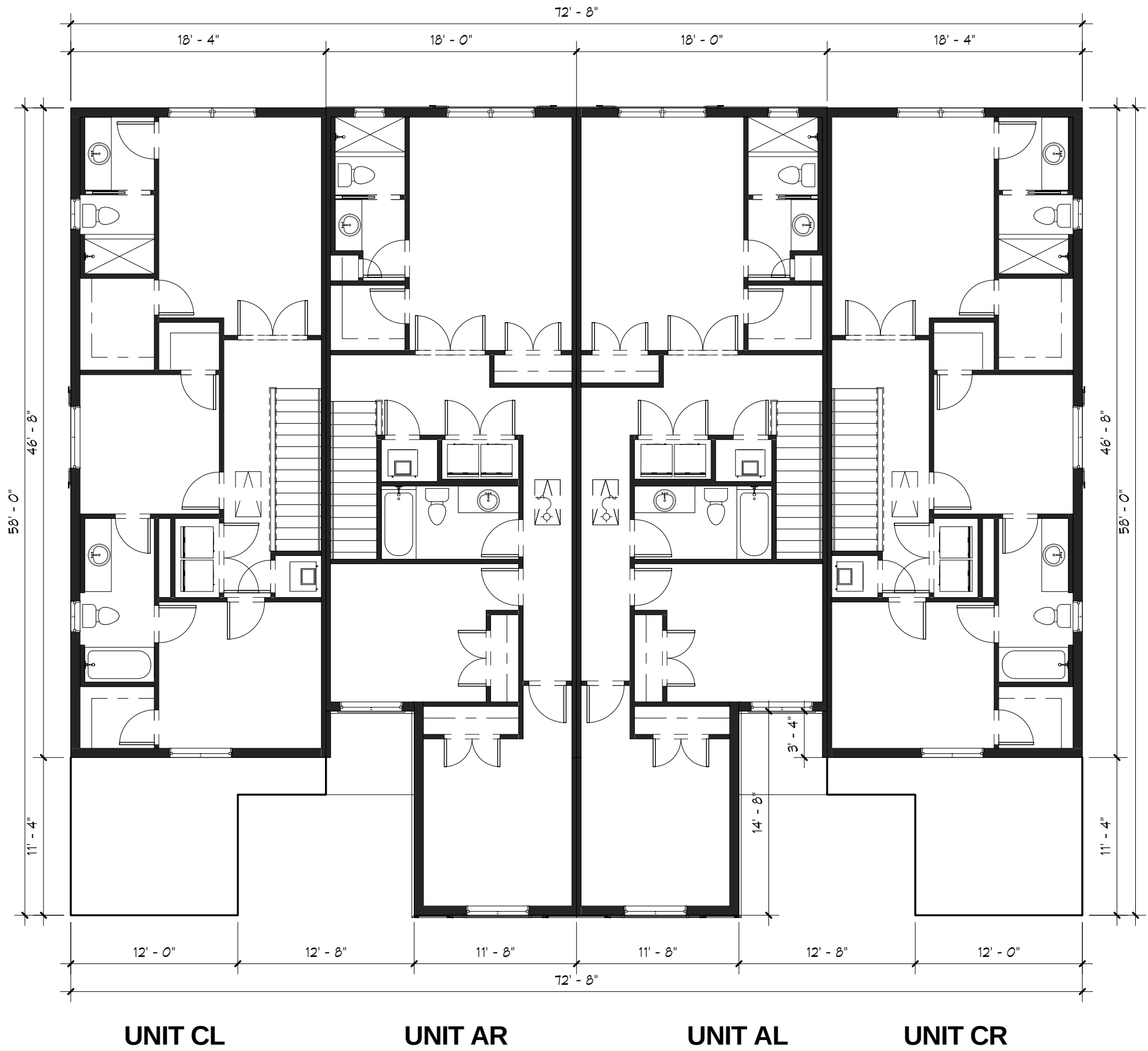
SHEET INDEX			
	COVER SHEET	S-1	FOUNDATION PLAN
A-1	BUILDING PLANS	S-2	1ST LIFT BEAM PLAN
A-2	BUILDING ELEVATIONS	S-2.1	2ND FLOOR PLAN
CL-1	UNIT CL FLOOR PLANS/ELECTRICAL PLANS	S-3	TYPICAL STRUCTURAL DETAILS
AR-1	UNIT AR FLOOR PLANS/ELECTRICAL PLANS	S-4	2ND LIFT BEAM PLAN
AL-1	UNIT AL FLOOR PLANS/ELECTRICAL PLANS	S-5	TYPICAL STRUCTURAL DETAILS
CR-1	UNIT CR FLOOR PLANS/ELECTRICAL PLANS	S-6	ROOF FRAMING PLAN
D-1	TYPICAL DETAILS	S-7	TYPICAL STRUCTURAL DETAILS
D-2	TYPICAL DETAILS	M-1L	PLAN C MECHANICAL PLAN LEFT
P-1	PLUMBING PLAN	M-1R	PLAN C MECHANICAL PLAN RIGHT
P-2	PLUMBING PLAN	M-2L	PLAN A MECHANICAL PLAN LEFT
		M-2R	PLAN A MECHANICAL PLAN RIGHT

SITE & AREA CALCULATIONS	
TOTAL BUILDING AREA	7,458 SQ.FT.
PROPOSED A/C AREA	5,956 SQ.FT.
PROPOSED NON A/C AREA	1,502 SQ.FT.
GARAGES	962 SQ.FT.
COVERED LANAI	388 SQ.FT.
ENTRY	152 SQ.FT.

BLDG. DESIGN DATA	
CODES: FLORIDA RESIDENTIAL BLDG. CODE 2020 EDITION NFPA FL FIRE PREVENTION CODE 7TH ED. NEC NATIONAL ELECTRIC CODE 2017 CARBON MONOXIDE DETECTORS REQUIREMENTS PER FL ADMINISTRATIVE CODE RULE 9B-3.0472 ACI 318-14, ASTM 47th ED.	
DESIGN CRITERIA	
COUNTY	PLAM SPRINGS, FL
OCCUPANCY GROUP	R-3
NUMBER OF STORIES	2
BUILDING CATEGORY	ENCLOSED
BASIC WIND SPEED, mph	170
WIND IMPORTANCE FACTOR	1.0
WIND EXPOSURE CATEGORY	C
INTERNAL PRESSURE COEFFICIENT	+/- .18
MINIMUM SOIL PRESSURE, psf	2500
FLOOR LOADS (LIVE & DEAD)	55
ROOF DEAD LOAD, psf	20
ROOF LIVE LOAD, psf	30
CONTRUCTION TYPE	"III B"UNPROTECTED



1 1st Flr
1/8" = 1'-0"



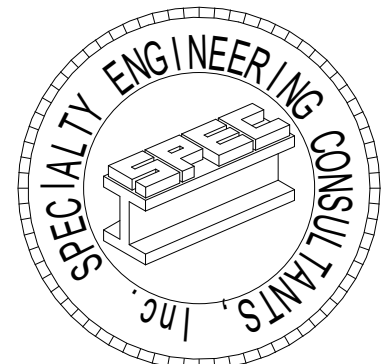
2 2nd Flr
1/8" = 1'-0"

BUILDING PLANS

SHEET INFORMATION
4- UNIT
BUILDING
TYPE B

PROJECT INFORMATION
BELMONT
PALM SPRINGS,
FLORIDA

D.R. HORTON
America's Builder
www.drhorton.com
6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 949-3000 Fax: (954) 928-8921



SPECIALTY ENGINEERING
CONSULTANTS, Inc.

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

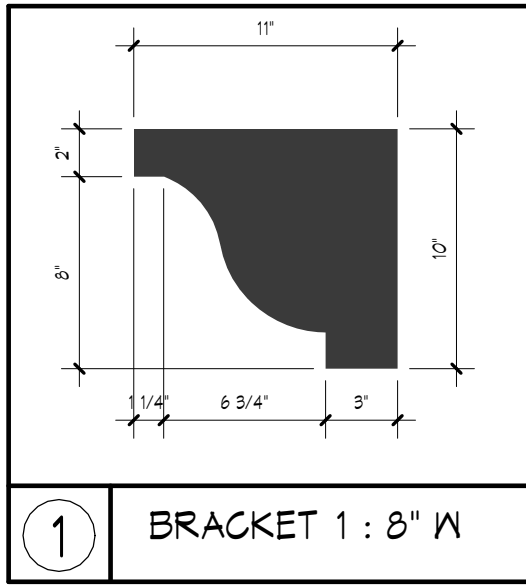
FILE NAME:
SCALE
DATE 5/28//2021
RVD. BY Checker
DRWN. BY Author

REVISION SCHEDULE		
NO	DATE	Description

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

A-1



1 BRACKET 1 : 8" W

UPPER ROOF VENT CALCULATION-PLAN A

ATTIC AREA MAX. 1,000 S.F.
CALCULATE NET FREE VENT AREA: $1,000 \text{ S.F.}/150 = 6.67 \text{ S.F.}$
(1 IN 150 RULED)
CONVERT TO SQ. INCHES : $6.67 \text{ SF} \times 144 = 960 \text{ SQ.IN}$

SOFFIT VENT 960 SQ.IN. : 6" CONT SCREEN VENT
6" CONT. VENT : $960 \text{ SQ.IN.}/\text{LF} = 960/36 = 27$

LOWER ROOF VENT CALCULATION-PLAN A

ATTIC AREA MAX. 40 S.F.
CALCULATE NET FREE VENT AREA: $40 \text{ S.F.}/150 = .27 \text{ S.F.}$
(1 IN 150 RULED)
CONVERT TO SQ. INCHES : $.27 \text{ SF} \times 144 = 38.4 \text{ SQ.IN}$

SOFFIT VENT 38.4 SQ.IN. : 6" CONT SCREEN VENT
6" CONT. VENT : $38.4 \text{ SQ.IN.}/\text{LF} = 38.4/36 = 2$

UPPER ROOF VENT CALCULATION-PLAN C

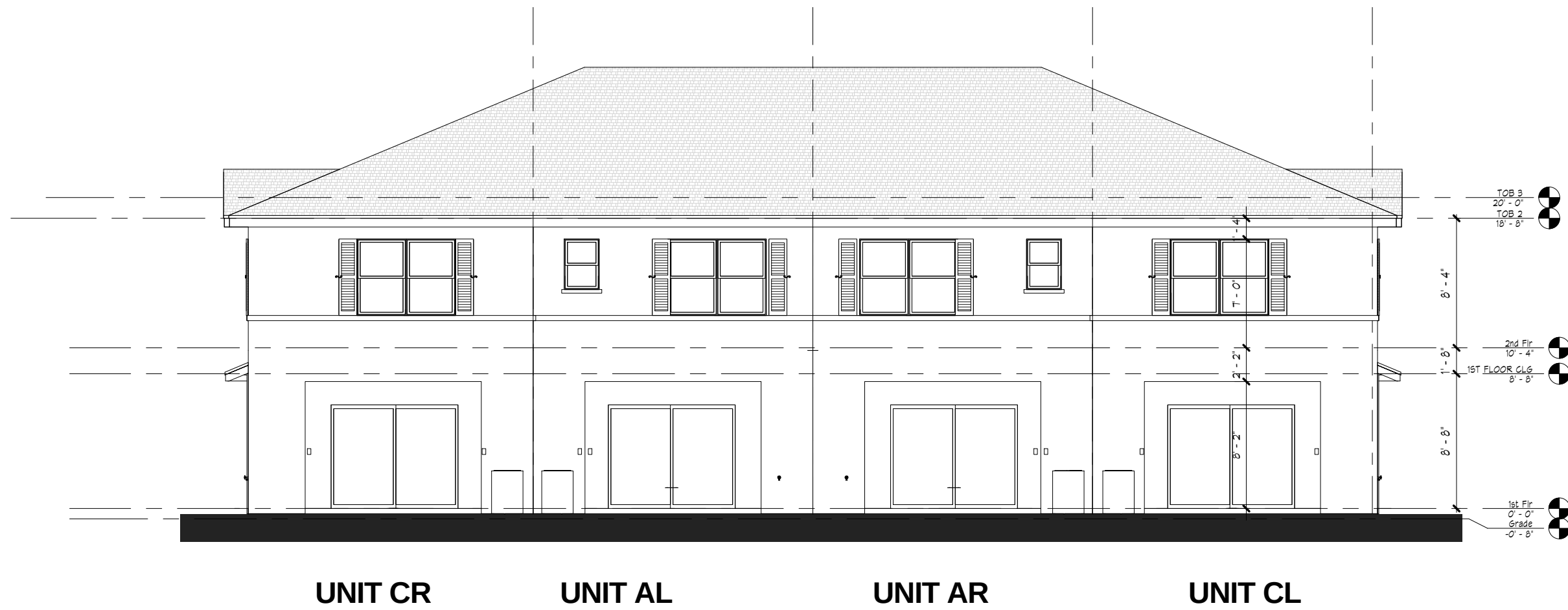
ATTIC AREA MAX. 900 S.F.
CALCULATE NET FREE VENT AREA: $900 \text{ S.F.}/150 = 6.0 \text{ S.F.}$
(1 IN 150 RULED)
CONVERT TO SQ. INCHES : $6 \text{ SF} \times 144 = 864 \text{ SQ.IN}$

SOFFIT VENT 864 SQ.IN. : 6" CONT SCREEN VENT
6" CONT. VENT : $864 \text{ SQ.IN.}/\text{LF} = 864/36 = 24$

LOWER ROOF VENT CALCULATION-PLAN C

ATTIC AREA MAX. 100 S.F.
CALCULATE NET FREE VENT AREA: $100 \text{ S.F.}/150 = 1.07 \text{ S.F.}$
(1 IN 150 RULED)
CONVERT TO SQ. INCHES : $1.07 \text{ SF} \times 144 = 153.6 \text{ SQ.IN}$

SOFFIT VENT 153.6 SQ.IN. : 6" CONT SCREEN VENT
6" CONT. VENT : $153.6 \text{ SQ.IN.}/\text{LF} = 153.6/36 = 5$



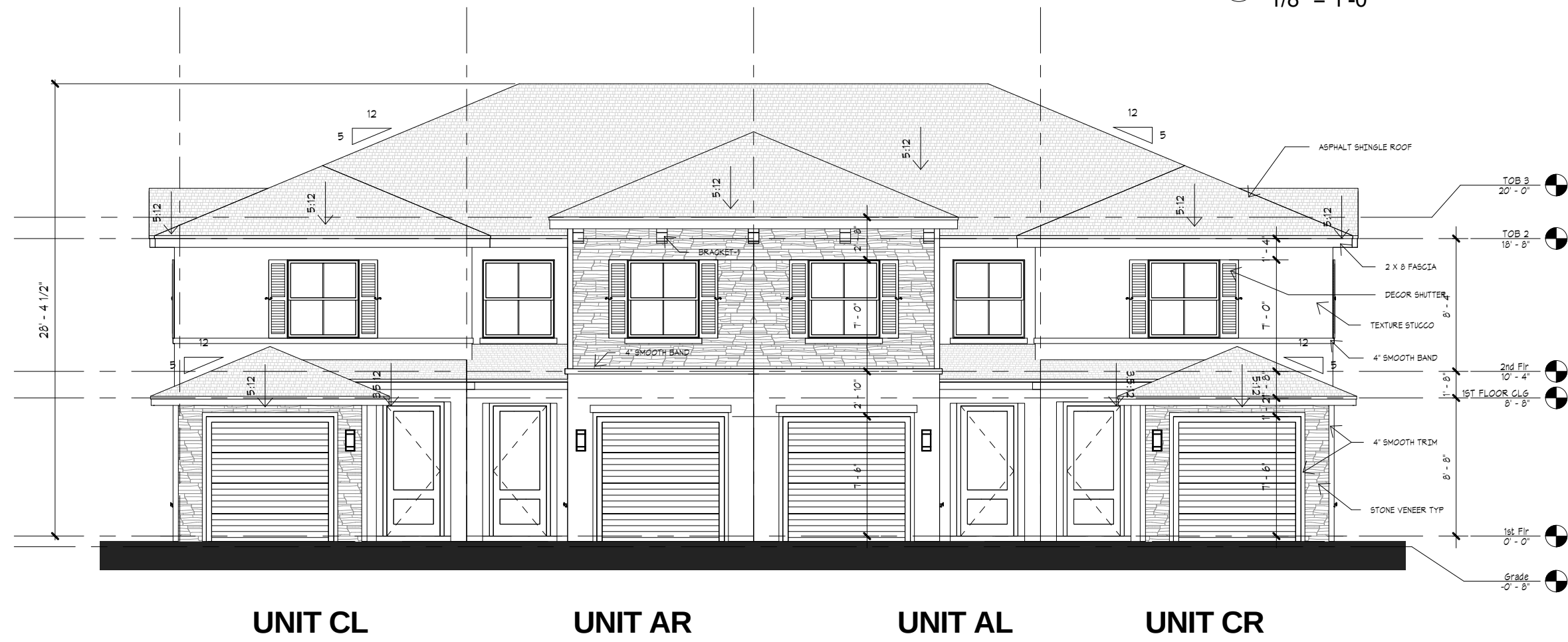
2 REAR ELEVATION
1/8" = 1'-0"



4 RIGHT SIDE
1/8" = 1'-0"



3 LEFT SIDE
1/8" = 1'-0"



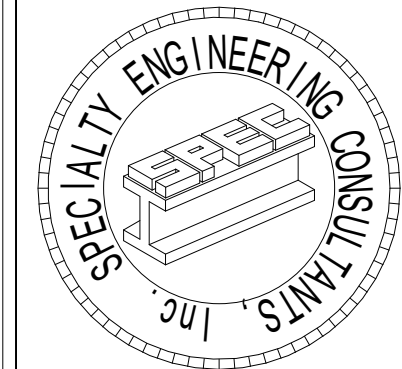
1 FRONT ELEVATION
1/8" = 1'-0"

ELEVATIONS

SHEET INFORMATION
4- UNIT
BUILDING
TYPE B

PROJECT INFORMATION
BELMONT
PALM SPRINGS,
FLORIDA

D.R. HORTON
America's Builder
www.drhorton.com
6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 946-3000 Fax: (954) 928-8921



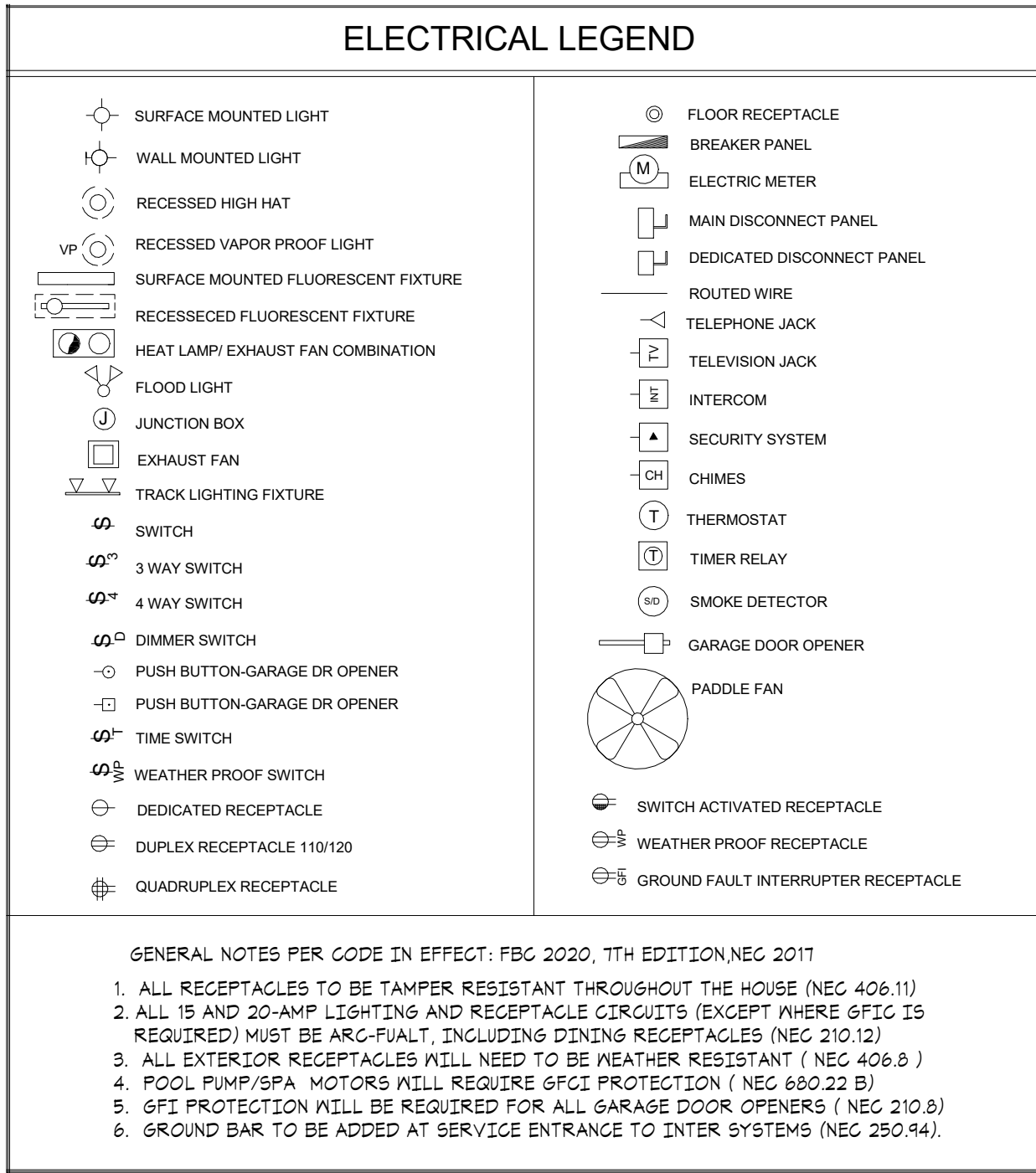
SPECIALTY ENGINEERING
CONSULTANTS, Inc
1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426
DADE - BROWARD - PALM BEACH
FL, CA. #009217
561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:
SCALE
DATE 5/28/2021
RVD. BY Checker
DRWN. BY Author

REVISION SCHEDULE
NO DATE Description

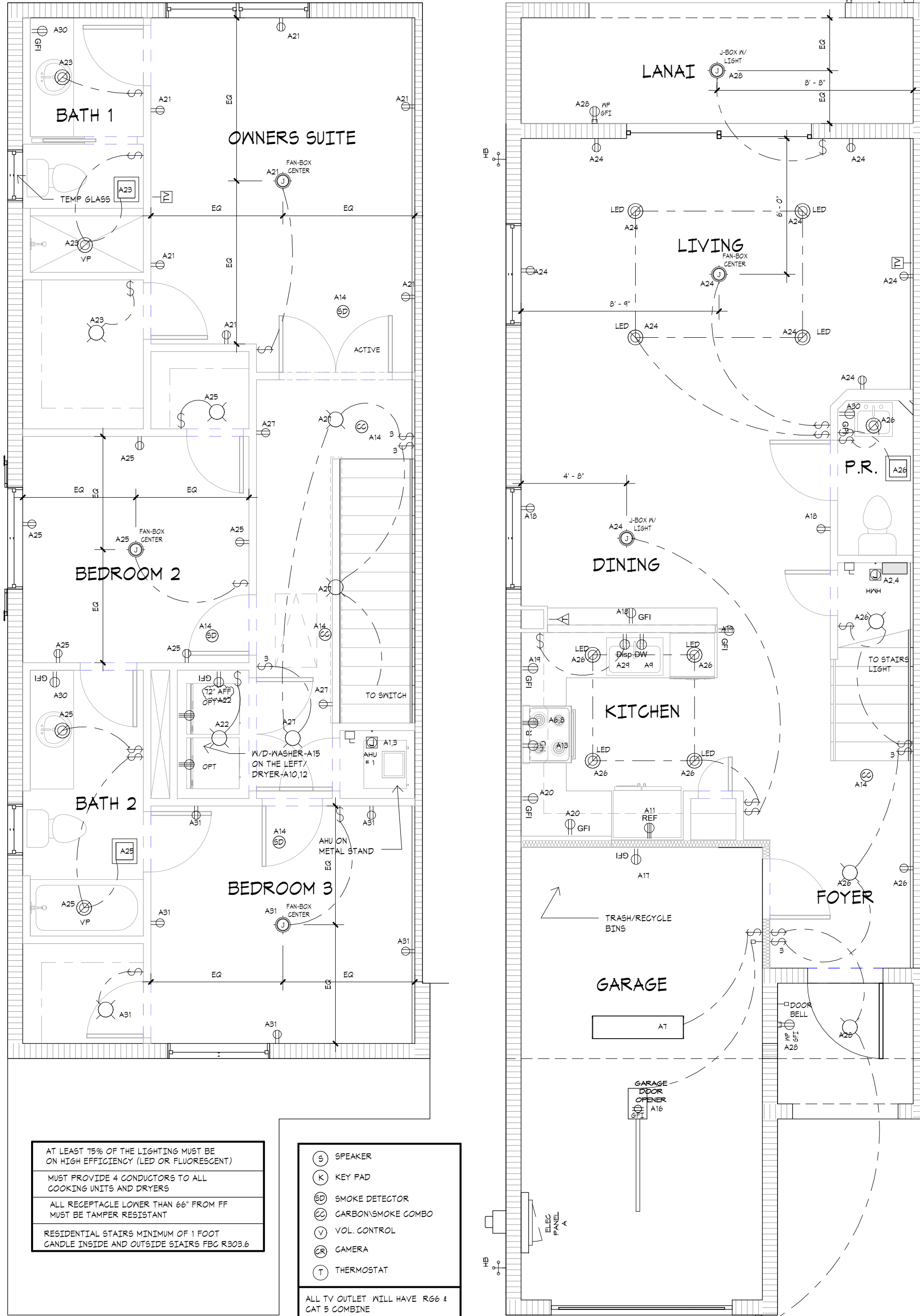
SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #
A-2



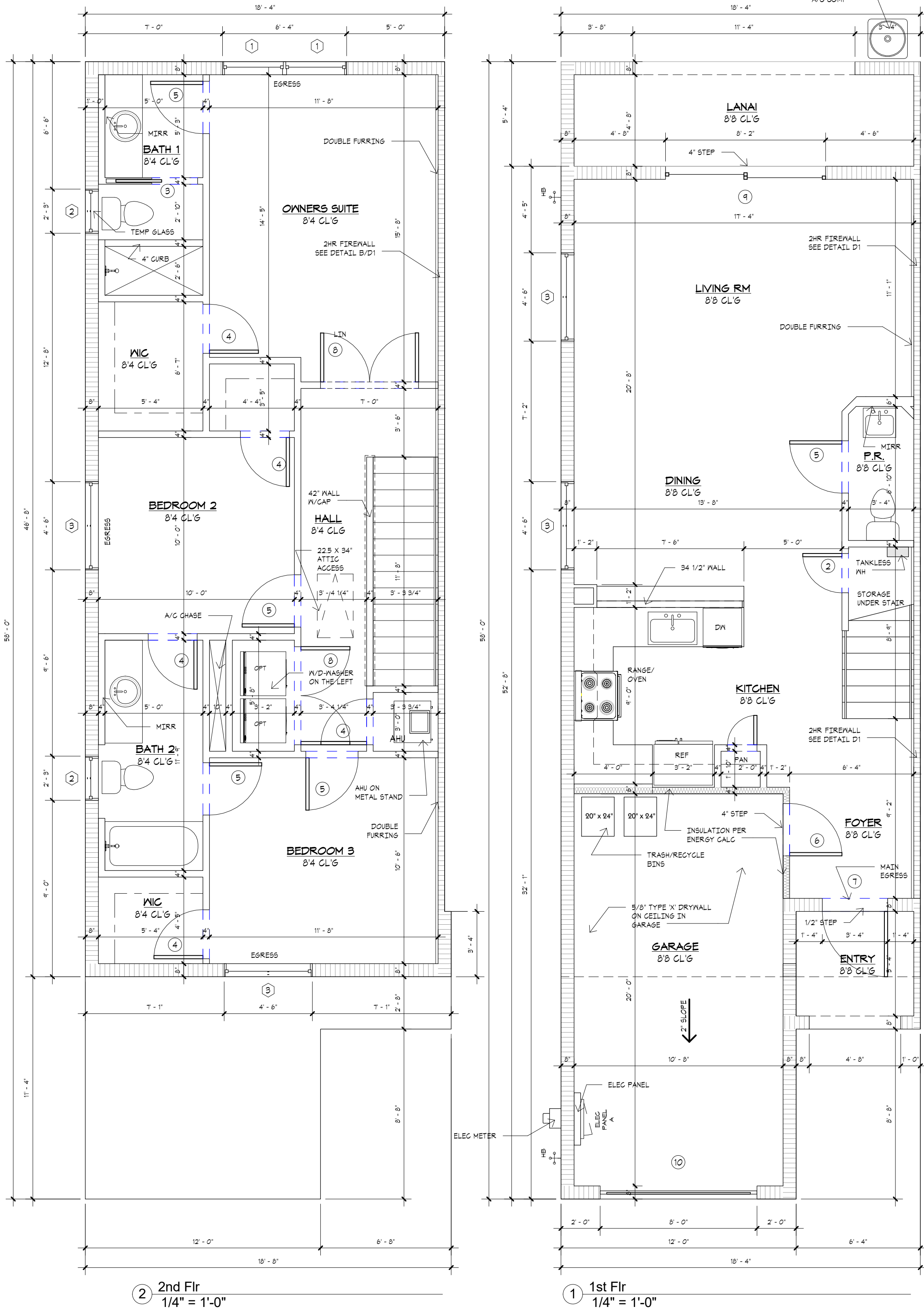
ELECTRICAL PANEL 'A'									
NO	POLE TRIP	KV	DESCRIPTION	WIRE	NO	POLE TRIP	KV	DESCRIPTION	WIRE
1	2/60	5.0	AIR HANDLER	# 6	2	2/25	4.5	HOTWATER HEATER	#10
3					4				
5	2/50		A/C COMP.	# 8	6	2/50	12.0	RANGE/OVEN	#6
7					8				
9	1/20	1.0	DISH WASHER GFI	#12	10	2/30	5.0	DRYER	#10
11	1/20	1.0	REFRIGERATOR GFI	#12	12				
13	1/20	1.5	MICROWAVE/HOOD FAN	#12	14	1/20	1.5	SMOKE/CABON DETECTOR GFI (AF)	#12
15	1/20	1.5	WASHER GFI	#12	16	1/20	1.5	GARAGE DOOR OPENER GFI (AF)	#12
17	1/20		GENERAL LIGHTING GARAGE (AF)	#12	18	1/20	1.5	DINING ROOM REC (AF)	#12
19	1/20	1.5	SMALL APPLIANCES (AF)	#12	20	1/20	1.5	SMALL APPLIANCES (AF)	#12
21	1/15		GENERAL LIGHTING MASTER (AF)	#14	22	1/20		GENERAL LIGHTING LAUNDRY(AF)	#12
23	1/15		GENERAL LIGHTING MEATH (AF)	#14	24	1/15		GENERAL LIGHTING LIVING/DINING (AF)	#14
25	1/15		GENERAL LIGHTING BR2/BATH 2 (AF)	#14	26	1/15		GENERAL LIGHTING KITCHEN/FOYER/P.R.(AF)	#14
27	1/15		GENERAL LIGHTING HALLWAY (AF)	#14	28	1/15		EXTERIOR LIGHTING (AF)	#14
29	1/20	1.5	DISPOSAL GFI	#12	30	1/20		BATHROOM REC. (GFI)	#12
31	1/15		GENERAL LIGHTING BR3 (AF)	#14	32				
33					34				
35					36				
37					38				
39			SPARE		40			SPARE	
41			SPARE		42			SPARE	

1826	sq. ft. @ 3 watts sq. ft	5478	watts
3	Small Appliance Circuits @ 1500 watts ea. (Minimum is 2)	4500	watts
1	Laundry Circuit(s) @ 1500 watts ea. (Minimum is 1)	1500	watts
12000	Range (Nameplate Rating)	12000	watts
4500	Electric Water Heater	4500	watts
5000	Electric Clothes Dryer (Enter larger: 5000 Watts or Nameplate Rating)	5000	watts
1000	Dishwasher	1000	watts
1500	Disposal	1500	watts
1000	Refrigerator	1000	watts
1500	Microwave Oven	1500	watts
1500	Garage Door Opener	1500	watts
		0	watts
		0	watts
		0	watts
		0	watts
		0	watts
Total Calculated Load (less HVAC)		39478	watts
Service Demand			
General Load:			
First 10kw of Total Calculated Load (less HVAC) @ 100%		10000	watts
Remainder of Total Calculated Load (less HVAC) @ 40%		11791.2	watts
Total General Load		21791.2	watts
HVAC Load:			
10000 Air Conditioning Load @ 100% (Volts X Amps = Watts)		8000	watts
Furnace/Air Handler Load (Volts X Amps = Watts)		0	watts
Total HVAC Load		8000	watts
Total General Load		+	Total HVAC Load
21791.2		+	8000
		=	Calculated Service Load
		=	29791.2
Calculated Service Load		+	Service Voltage
29791.2		+	240
		=	Minimum Service Ampacity
		=	124.13

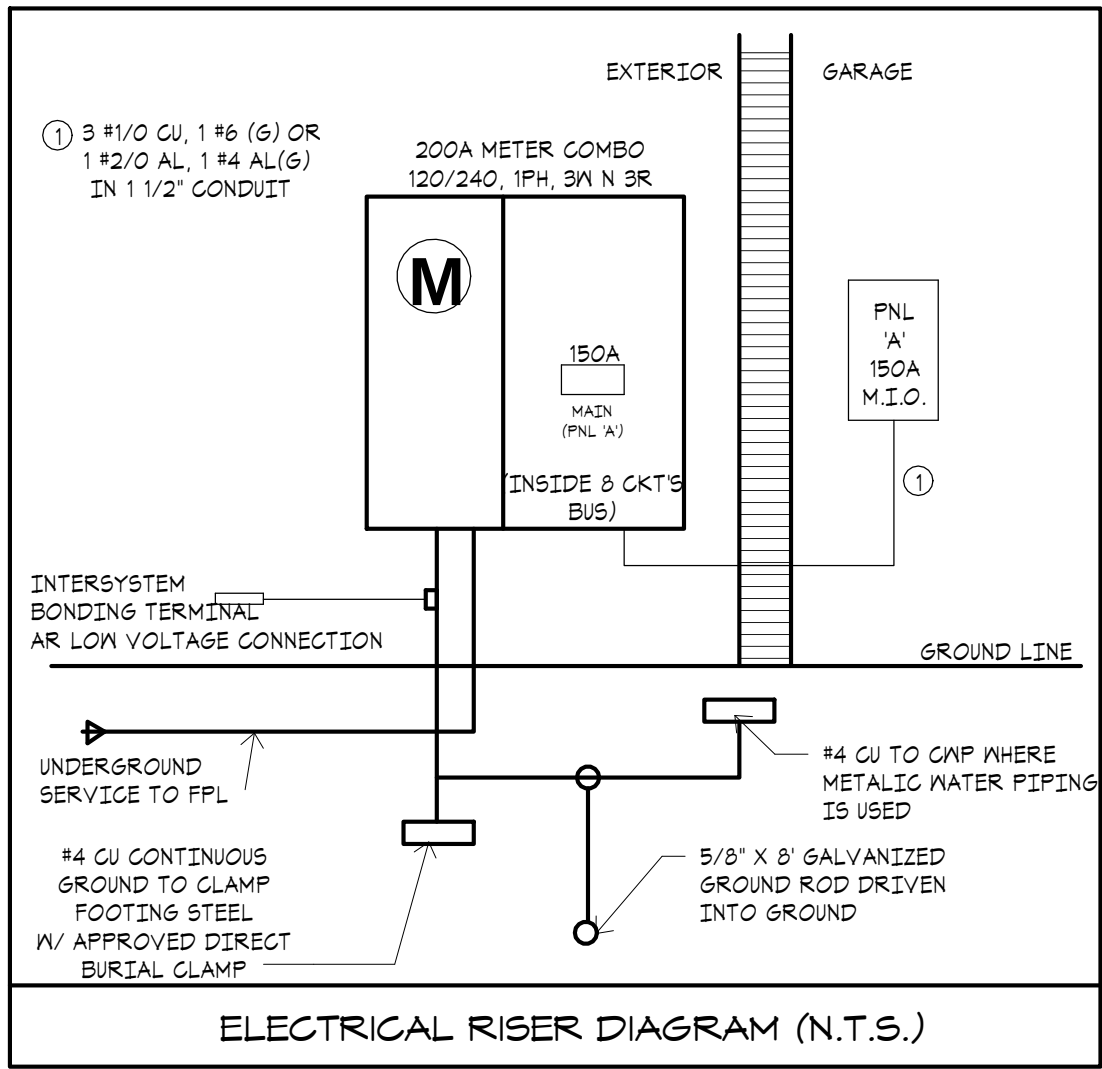


④ 2ND FLR ELECTRIC
1/4" = 1'-0"

③ 1ST FLR ELECTRIC
1/4" = 1'-0"



① 1st Flr
1/4" = 1'-0"



GENERAL NOTES

- ALL WINDOWS AND SLIDING DOOR GLASS SHALL BE: U-FACTOR = 0.54 AND SHGC = 0.65
- OMITTED
- DRYER MUST VENT TO OUTSIDE
- SET HOTWATER HEATER AT FDN. FLR. LEVEL
- ALL MECHANICAL FANS MUST BE VENTED TO OUTSIDE
- ALL BATH ROOM FLOOR AND BASE SHALL BE IMPERVIOUS MATERIAL WHERE REQUIRED BY LOCAL BUILDING CODE
- HVAC CONTRACTOR TO PROVIDE ELECTRICAL BREAKERS IN AIR HANDLER
- ALL BATHROOM FIXTURE OUTLETS TO BE 66" AFF OR AS PER BUILDER SPECIFICATIONS
- PROVIDE RECEPTACAL FOR MICRO/HOOD FAN 65" A.F.F. CENTER RANGE SPACE
- SMOKE DETECTORS SHALL BE HARD WIRE 110V W/ BATTERY BACK UP. MULTIPLE DETECTORS SHALL BE INTERCONNECTED
- EGRESS WINDOWS SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" OFF THE FLOOR.

NOTE:
CONTRACTORS MUST VERIFY OPENINGS WITH DOORS AND WINDOWS MANUFACTURES.

AREA CALCULATION	
Comments	Area
1ST FLOOR LIVING AREA	629 SF
2ND FLOOR LIVING AREA	817 SF
GARAGE	244 SF
LANAI	98 SF
ENTRY	38 SF
Grand total	1826 SF

WINDOWS SCHEDULE				
Mark	Rough Opening		Description	Count
	Width	Height		
1	3' - 2"	4' - 11"	245 SH Egress	2
2	2' - 3"	3' - 3"	1/2 33SH	2
3	4' - 6"	4' - 11"	245SH	4
Grand total: 8				8

DOOR SCHEDULE1				
Mark	Description	Rough Width	Rough Height	Finish Comment
1	1668 INTERIOR DOOR	1' - 6"	6' - 8"	
2	2068 INTERIOR DOOR	2' - 0"	6' - 8"	
3	2668 POCKET DOOR	2' - 6"	6' - 8"	
4	2668 INTERIOR DOOR	2' - 6"	6' - 8"	
5	2868 INTERIOR DOOR	2' - 8"	6' - 8"	
6	2868 SC DOOR TO GARAGE	2' - 8"	6' - 8"	20 MIN RATING/AUTO CLOSURE
7	3080 SC/MTL FRONT DOOR	3' - 4"	6' - 2"	
8	2-2668 INTERIOR DOOR	5' - 0"	6' - 8"	
9	8080 XX S6D	8' - 2"	6' - 8"	
10	8'0 X 8'0 Garage Door	8' - 0"	8' - 0"	
Grand total				

FLOOR/ELECT PLANS

SHEET INFORMATION

PROJECT INFORMATION

BELMONT

PLAN C

LEFT

PALM SPRINGS, FLORIDA

D.R.HORTON

America's Builder

www.drhorton.com

6123 LYONS CREEK, COCONUT CREEK, FL 33073 Tel: (954) 949-3000 Fax: (954) 928-8921

SPECIALTY ENGINEERING CONSULTANTS, INC.

SPECIALTY ENGINEERING CONSULTANTS, Inc

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL, CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:

SCALE:

DATE: 5/28/2021

RVD. BY:

DRWN. BY: C.L.

REVISION:

SEAL
D. ADAM LeBLANC, PE, FL #77012

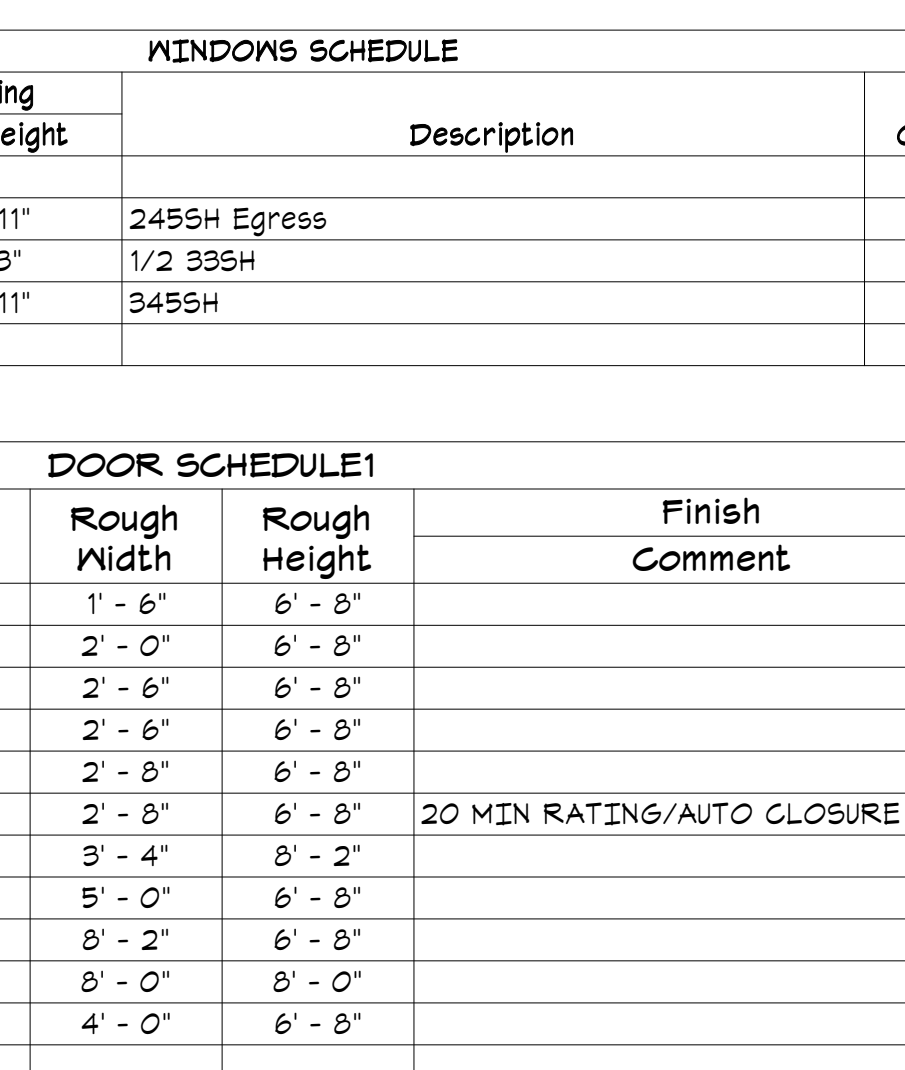
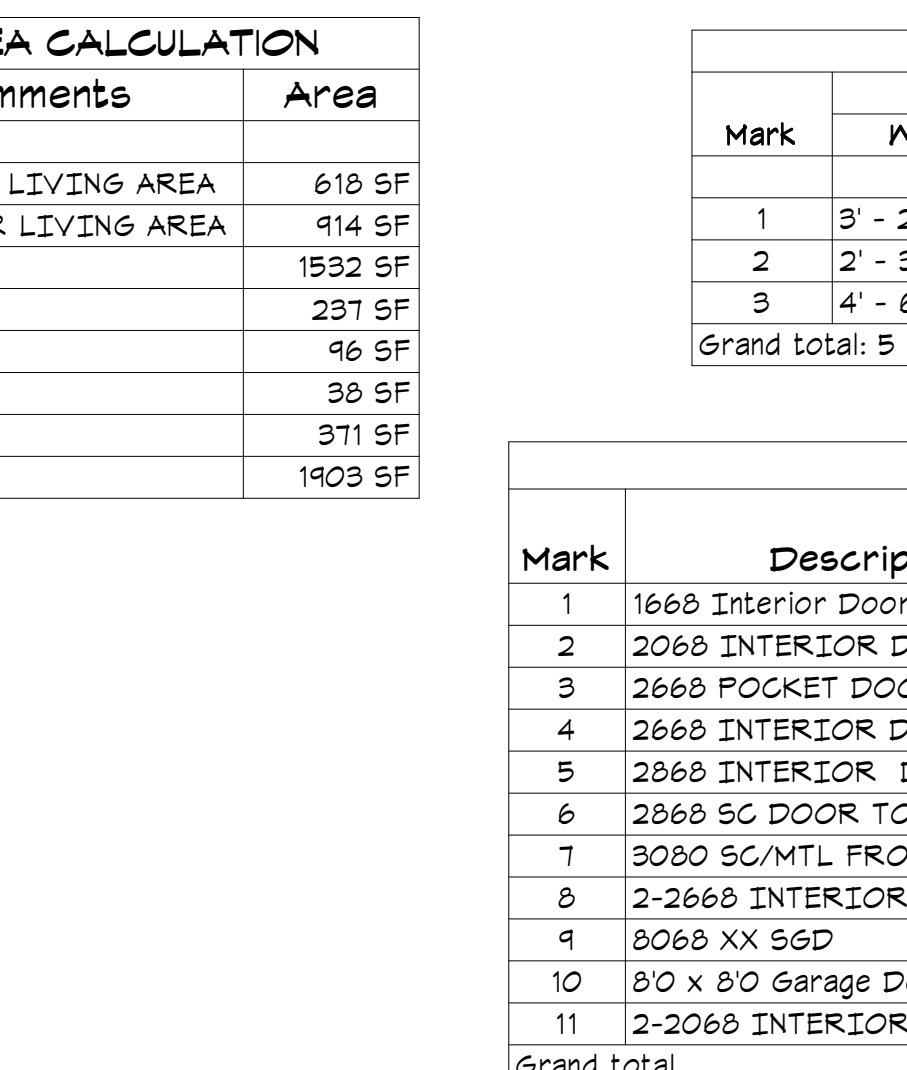
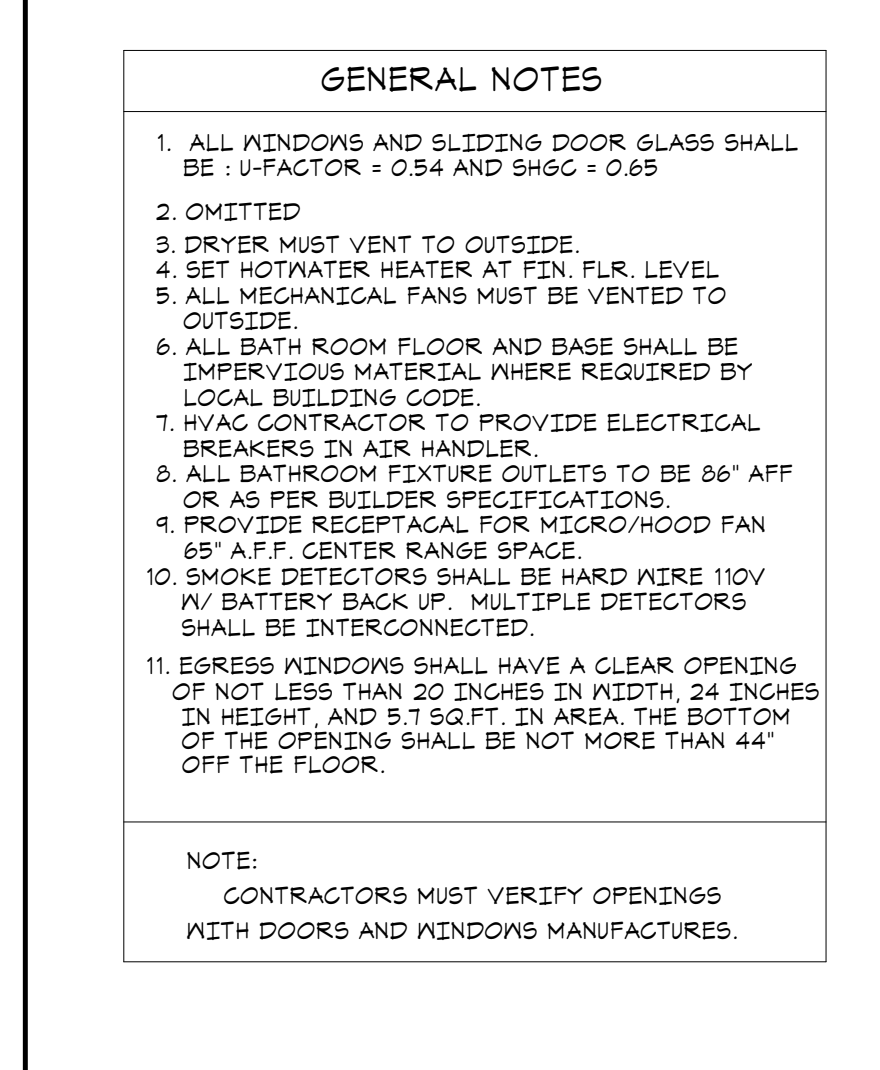
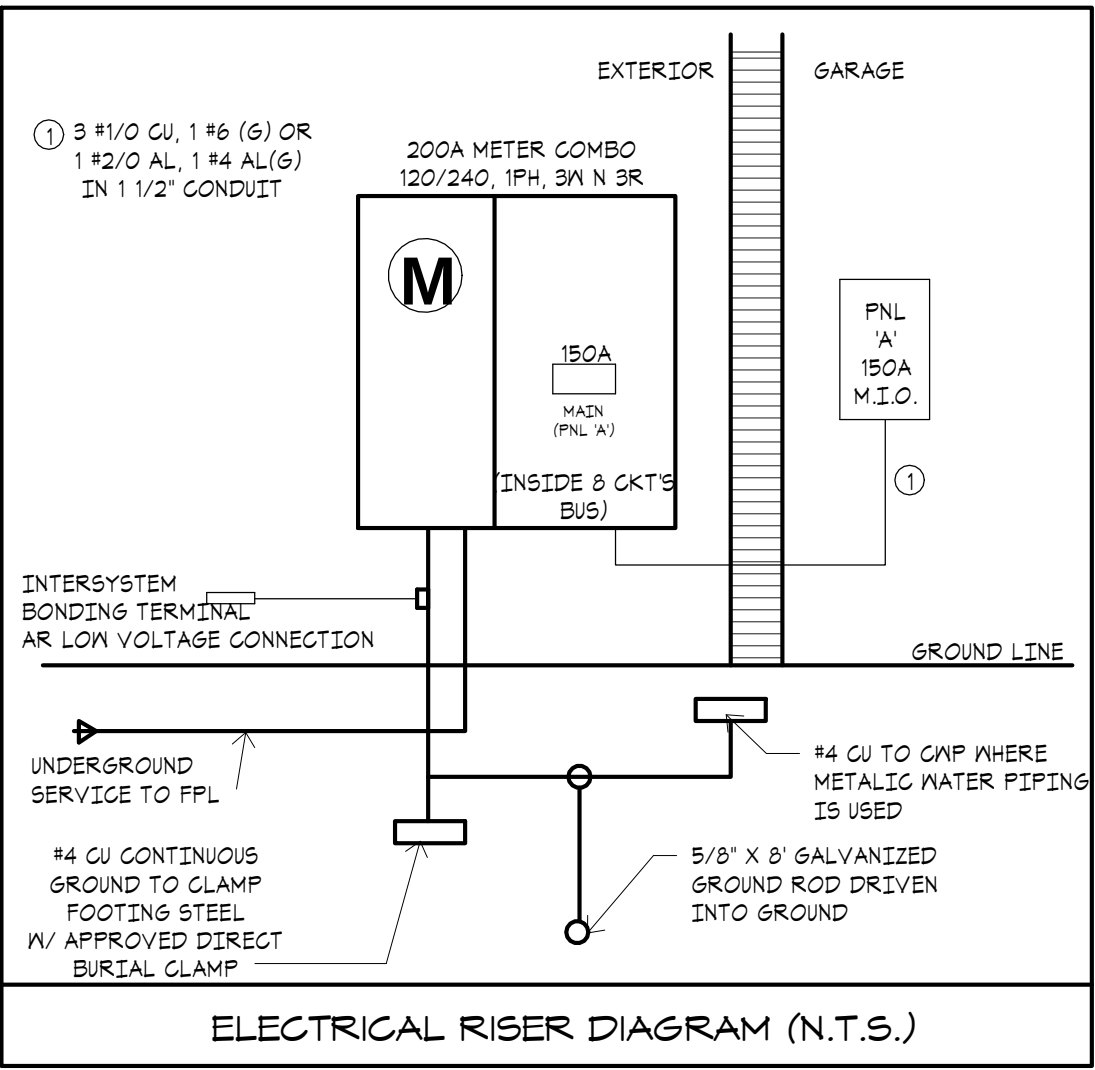
SHEET #

CL-1

ELECTRICAL LEGEND			
	SURFACE MOUNTED LIGHT		FLOOR RECEPTACLE
	WALL MOUNTED LIGHT		BREAKER PANEL
	RECESSED HIGH HAT		ELECTRIC METER
	RECESSED VAPOR PROOF LIGHT		MAIN DISCONNECT PANEL
	SURFACE MOUNTED FLUORESCENT FIXTURE		DEDICATED DISCONNECT PANEL
	RECESSED FLUORESCENT FIXTURE		ROUTED WIRE
	HEAT LAMP EXHAUST FAN COMBINATION		TELEPHONE JACK
	FLOOD LIGHT		TELEVISION JACK
	JUNCTION BOX		INTERCOM
	EXHAUST FAN		SECURITY SYSTEM
	TRACK LIGHTING FIXTURE		CHIMES
	SWITCH		THERMOSTAT
	3 WAY SWITCH		TIMER RELAY
	4 WAY SWITCH		SMOKE DETECTOR
	DIMMER SWITCH		GARAGE DOOR OPERNER
	PUSH BUTTON-GARAGE DR OPERNER		PADDLE FAN
	PUSH BUTTON-GARAGE DR OPERNER		
	TIME SWITCH		
	WEATHER PROOF SWITCH		SWITCH ACTIVATED RECEPTACLE
	DEDICATED RECEPTACLE		WEATHER PROOF RECEPTACLE
	DUPLEX RECEPTACLE 110/120		GROUND FAULT INTERRUPTER RECEPTACLE
	QUADRUPLEX RECEPTACLE		
GENERAL NOTES PER CODE IN EFFECT: FBC 2020, 1TH EDITION/NEC 2011 - ALL RECEPTACLES TO BE TAMPER RESISTANT THROUGHOUT THE HOUSE (NEC 406.11) - ALL 15 AND 20-AMP LIGHTING AND RECEPTACLE CIRCUITS (EXCEPT WHERE GFCI IS REQUIRED) MUST BE ARC-FAULT, INCLUDING DINING RECEPTACLES (NEC 210.12) - ALL EXTERIOR RECEPTACLES WILL NEED TO BE WEATHER RESISTANT (1 NEC 406.8) - POOL PUMP/SPA MOTORS WILL REQUIRE GFCI PROTECTION (1 NEC 680.22 B) - GFI PROTECTION WILL BE REQUIRED FOR ALL GARAGE DOOR OPENERS (NEC 210.8) - GROUND BAR TO BE ADDED AT SERVICE ENTRANCE TO INTER SYSTEMS (NEC 250.94).			

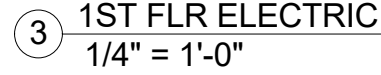
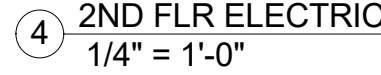
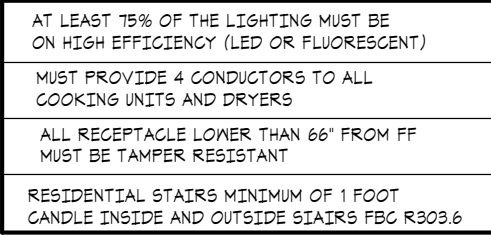
[illegible]

Service Demand				
General Load:				
First 10kw of Total Calculated Load (less HVAC) @ 100%			10000	watts
Remainder of Total Calculated Load (less HVAC) @ 40%			11722.8	watts
Total General Load			21722.8	watts
HVAC Load:				
10000	Air Conditioning Load @ 100% (Volts X Amps = Watts)			5000 watts
	Furnace/Air Handler Load (Volts X Amps = Watts)			0 watts
Total HVAC Load			5000	watts
Total General Load		+	Total HVAC Load	
21722.8	watts	+	5000	watts
Calculated Service Load		=	26722.8	
26722.8	watts	+	Service Voltage	
		÷	Minimum Service Ampacity	
26722.8	watts	÷	240	volts
		=	111.35 amps	



I:\DR HORTON\BELMONT\MASTER PLANS\PLAN-AR MASTER.MXD

ELECTRICAL LEGEND	
SURFACE MOUNTED LIGHT WALL MOUNTED LIGHT RECESSED HIGH HAT RECESSED VAPOR PROOF LIGHT SURFACE MOUNTED FLUORESCENT FIXTURE RECESSED FLUORESCENT FIXTURE HEAT LAMP/ EXHAUST FAN COMBINATION FLOOD LIGHT JUNCTION BOX EXHAUST FAN TRACK LIGHTING FIXTURE SWITCH 3 WAY SWITCH 4 WAY SWITCH DIMMER SWITCH PUSH BUTTON-GARAGE DR OPENER PUSH BUTTON-GARAGE DR OPENER TIME SWITCH WEATHER PROOF SWITCH DEDICATED RECEPTACLE DUPLEX RECEPTACLE 110/120 QUADRIPLEX RECEPTACLE	FLOOR RECEPTACLE BREAKER PANEL ELECTRIC METER MAIN DISCONNECT PANEL DEDICATED DISCONNECT PANEL ROUTED WIRE TELEPHONE JACK TELEVISION JACK INTERCOM SECURITY SYSTEM CHIMES THERMOSTAT TIMER RELAY SMOKE DETECTOR GARAGE DOOR OPENER PADDLE FAN SWITCH ACTIVATED RECEPTACLE WEATHER PROOF RECEPTACLE GROUND FAULT INTERRUPTER RECEPTACLE
GENERAL NOTES PER CODE IN EFFECT: FBC 2020, 11TH EDITION NEC 2020 1. ALL RECEPTACLES TO BE TAMPER RESISTANT THROUGHOUT THE HOUSE (NEC 406.11) 2. ALL 15 AND 20-AMP LIGHTING AND RECEPTACLE CIRCUITS (EXCEPT WHERE GFCI IS REQUIRED) MUST BE ARC-FAULT, INCLUDING DINING RECEPTACLES (NEC 210.12) 3. ALL EXTERIOR RECEPTACLES WILL NEED TO BE WEATHER RESISTANT (NEC 406.8) 4. POOL PUMP/SPA MOTORS WILL REQUIRE GFCI PROTECTION (NEC 680.22 B) 5. GFI PROTECTION WILL BE REQUIRED FOR ALL GARAGE DOOR OPENERS (NEC 210.8) 6. GROUND BAR TO BE ADDED AT SERVICE ENTRANCE TO INTER SYSTEMS (NEC 250.94).	

[illegible]

- NOTE:
CONTRACTORS MUST VERIFY OPENINGS
WITH DOORS AND WINDOWS MANUFACTURERS

AREA CALCULATION	
Comments	Area
1ST FLOOR LIVING AREA	618 SF
2ND FLOOR LIVING AREA	914 SF
	1532 SF
GARAGE	237 SF
LANAI	96 SF
ENTRY	38 SF
	371 SF
Grand total	1903 SF

WINDOWS SCHEDULE				
Mark	Rough Opening		Description	Count
	Width	Height		
1	3' - 2"	4' - 11"	2455H Egress	2
2	2' - 3"	3' - 3"	1/2 335H	1
3	4' - 6"	4' - 11"	3455H	2
Grand total: 5				5

DOOR SCHEDULE 1				
Mark	Description	Rough Width	Rough Height	Finish Comment
1	1666 Interior Door	1' - 6"	6' - 8"	
2	2066 INTERIOR DOOR	2' - 0"	6' - 8"	
3	2666 POCKET DOOR	2' - 6"	6' - 8"	
4	2666 INTERIOR DOOR	2' - 6"	6' - 8"	
5	2666 INTERIOR DOOR	2' - 8"	6' - 8"	
6	2666 SC DOOR TO GARAGE	2' - 8"	6' - 8"	20 MIN RATING/AUTO CLOSURE
7	3080 SC/MTL FRONT DOOR	3' - 4"	8' - 2"	
8	2-2666 INTERIOR DOOR	5' - 0"	6' - 8"	
9	8066 XX SGD	8' - 2"	6' - 8"	
10	8'0 x 8'0 Garage Door	8' - 0"	8' - 0"	
11	2-2066 INTERIOR DOOR	4' - 0"	6' - 8"	
Grand total				

D·R·HORTON®
America's Builder
www.drhorton.com



1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME.

SCALE

DATE 5/28/2021

RV'D. BY

DRWN. BY

C.L.

REVISION

1000

--	--

[illegible]

10. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

[illegible]

10. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

[illegible]

10. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

SEAL
D. ADAM LeBLANC RE EL #37012

CLASS # _____

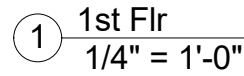
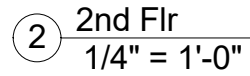
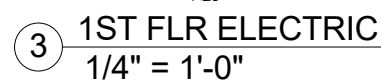
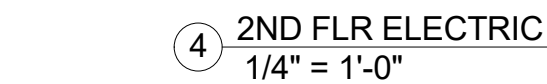
SHEET # **A1.1**

AL-1

ELECTRICAL LEGEND	
SURFACE MOUNTED LIGHT WALL MOUNTED LIGHT RECESSED HIGH HAT RECESSED VAPOR PROOF LIGHT SURFACE MOUNTED FLUORESCENT FIXTURE RECESSED FLUORESCENT FIXTURE HEAT LAMP/ EXHAUST FAN COMBINATION FLOOD LIGHT JUNCTION BOX EXHAUST FAN TRACK LIGHTING FIXTURE SWITCH 3 WAY SWITCH 4 WAY SWITCH DIMMER SWITCH PUSH BUTTON-GARAGE DR OPENER PUSH BUTTON-GARAGE DR OPENER TIME SWITCH WEATHER PROOF SWITCH DEDICATED RECEPTACLE DUPLEX RECEPTACLE 110/120 QUADRUPLUX RECEPTACLE	FLOOR RECEPTACLE BREAKER PANEL ELECTRIC METER MAIN DISCONNECT PANEL DEDICATED DISCONNECT PANEL ROUTED WIRE TELEPHONE JACK TELEVISION JACK INTERCOM SECURITY SYSTEM CHIMES THERMOSTAT TIMER RELAY SMOKE DETECTOR GARAGE DOOR OPENER PADDLE FAN SWITCH ACTIVATED RECEPTACLE WEATHER PROOF RECEPTACLE GROUND FAULT INTERRUPTER RECEPTACLE
GENERAL NOTES PER CODE IN EFFECT: FBC 2020, 11th EDITION NEC 2017 1. ALL RECEPTACLES TO BE TAMPER RESISTANT THROUGHOUT THE HOUSE (NEC 406.11) 2. ALL 15 AND 20-AMP LIGHTING AND RECEPTACLE CIRCUITS (EXCEPT WHERE GFCI IS REQUIRED) MUST BE ARC-FULT, INCLUDING DINING RECEPTACLES (NEC 210.12) 3. ALL EXTERIOR RECEPTACLES WILL NEED TO BE WEATHER RESISTANT (NEC 406.8) 4. POOL, PUMP/SPA, MOTORS WILL REQUIRE GFCI PROTECTION (NEC 680.22 B) 5. GFI PROTECTION WILL BE REQUIRED FOR ALL GARAGE DOOR OPENERS (NEC 210.8) 6. GROUND BAR TO BE ADDED AT SERVICE ENTRANCE TO INTER SYSTEMS (NEC 250.94).	

NO	POLE TRIP	KVA	DESCRIPTION	WIRE	NO	POLE TRIP	KVA	DESCRIPTION	WIRE
1	2/60	5.0	AIR HANDLER	# 6	2	2/25	4.5	HOT WATER HEATER	#10
3					4				
5	2/50		A/C COMP.	# 8	6	2/50	12.0	RANGE/OVEN	#6
7					8				
9	1/20	1.0	DISH WASHER GFI	#12	10	2/30	5.0	DRYER	#10
11	1/20	1.0	REFRIGERATOR GFI	#12	12				
13	1/20	1.5	MICROWAVE/HOOD FAN	#14	14	1/20	1.5	SMOKE/GASOL DETECTOR GFI (AF)	#12
15	1/20	1.5	WASHER GFI	#12	16	1/20	1.5	GARAGE DOOR OPENER GFI (AF)	#12
17	1/20		GENERAL LIGHTING GARAGE (AF)	#12	18	1/20	1.5	DINING ROOM REC (AF)	#12
19	1/20	1.5	SMALL APPLIANCES (AF)	#12	20	1/20	1.5	SMALL APPLIANCES (AF)	#12
21	1/15		GENERAL LIGHTING MASTER (AF)	#14	22	1/20		GENERAL LIGHTING LAUNDRY(AF)	#12
23	1/15		GENERAL LIGHTING MBATH (AF)	#14	24	1/15		GENERAL LIGHTING LIVING/DINING (AF)	#14
25	1/15		GENERAL LIGHTING BR2/BATH 2 (AF)	#14	26	1/15		GENERAL LIGHTING KITCHEN/FOYER/P.R.(AF)	#14
27	1/15		GENERAL LIGHTING HALLWAY (AF)	#14	28	1/15		EXTERIOR LIGHTING (AF)	#14
29	1/20	1.5	DISPOSAL GFI	#12	30	1/20		BATHROOM REC. (GFI)	#12
31	1/15		GENERAL LIGHTING BR3 (AF)	#14	32				
33					34				
35					36				
37					38				
39			SPARE		40			SPARE	
41			SPARE		42			SPARE	

Service Demand				
General Load:				
First 10kw of Total Calculated Load (less HVAC) @ 100%		10000	watts	
Remainder of Total Calculated Load (less HVAC) @ 40%		11791.2	watts	
Total General Load		21791.2	watts	
HVAC Load:				
10000	Air Conditioning Load @ 100% (Volts X Amps = Watts)	8000	watts	
	Furnace/Air Handler Load (Volts X Amps = Watts)	0	watts	
Total HVAC Load		8000	watts	
Total General Load		+	Total HVAC Load	=
21791.2	watts	+	8000	watts
			29791.2	watts
Calculated Service Load		÷	Service Voltage	=
29791.2	watts	÷	240	volts
				=
				Minimum Service Ampacity
				124.13
				amps

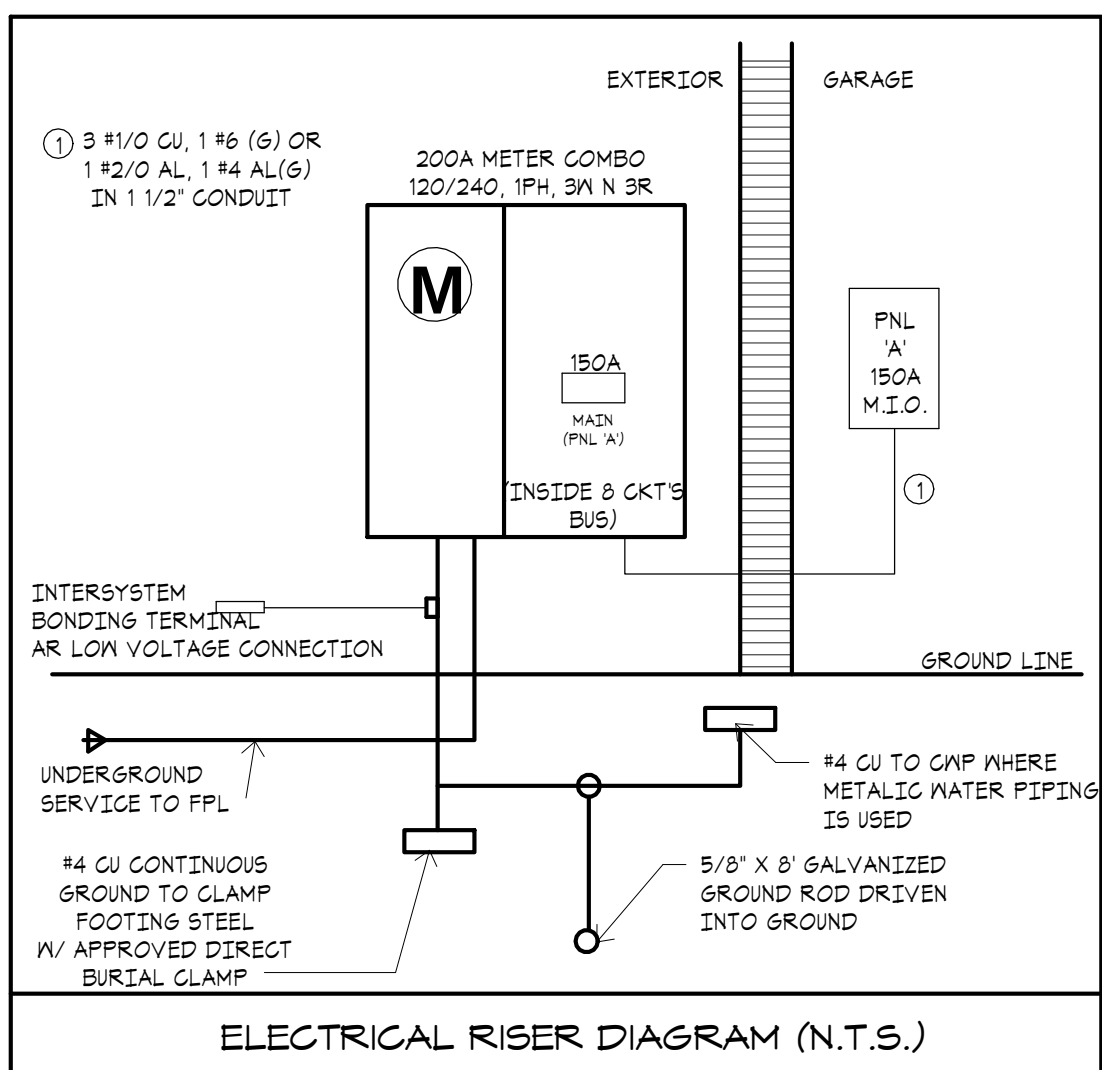


WINDOWS SCHEDULE				
Mark	Rough Opening		Description	Count
	Width	Height		
1	3' - 2"	4' - 11"	245 SH Egress	2
2	2' - 3"	3' - 3"	1/2 33SH	2
3	4' - 6"	4' - 11"	245SH	4
Grand total: Ø				Ø

DOOR SCHEDULE 1				
Mark	Description	Rough Width	Rough Height	Finish
				Comment
1	1668 INTERIOR DOOR	1' - 6"	6' - 8"	
2	2068 INTERIOR DOOR	2' - 0"	6' - 8"	
3	2668 POCKET DOOR	2' - 6"	6' - 8"	
4	2668 INTERIOR DOOR	2' - 6"	6' - 8"	
5	2868 INTERIOR DOOR	2' - 8"	6' - 8"	
6	2868 SC DOOR TO GARAGE	2' - 8"	6' - 8"	20 MIN RATING/AUTO CLOSURE
7	3080 SC/MTL FRONT DOOR	3' - 4"	8' - 2"	
8	2-2668 INTERIOR DOOR	5' - 0"	6' - 8"	
9	8080 XX SGD	8' - 2"	6' - 8"	
10	8'0 x 8'0 Garage Door	8' - 0"	8' - 0"	
Grand total				

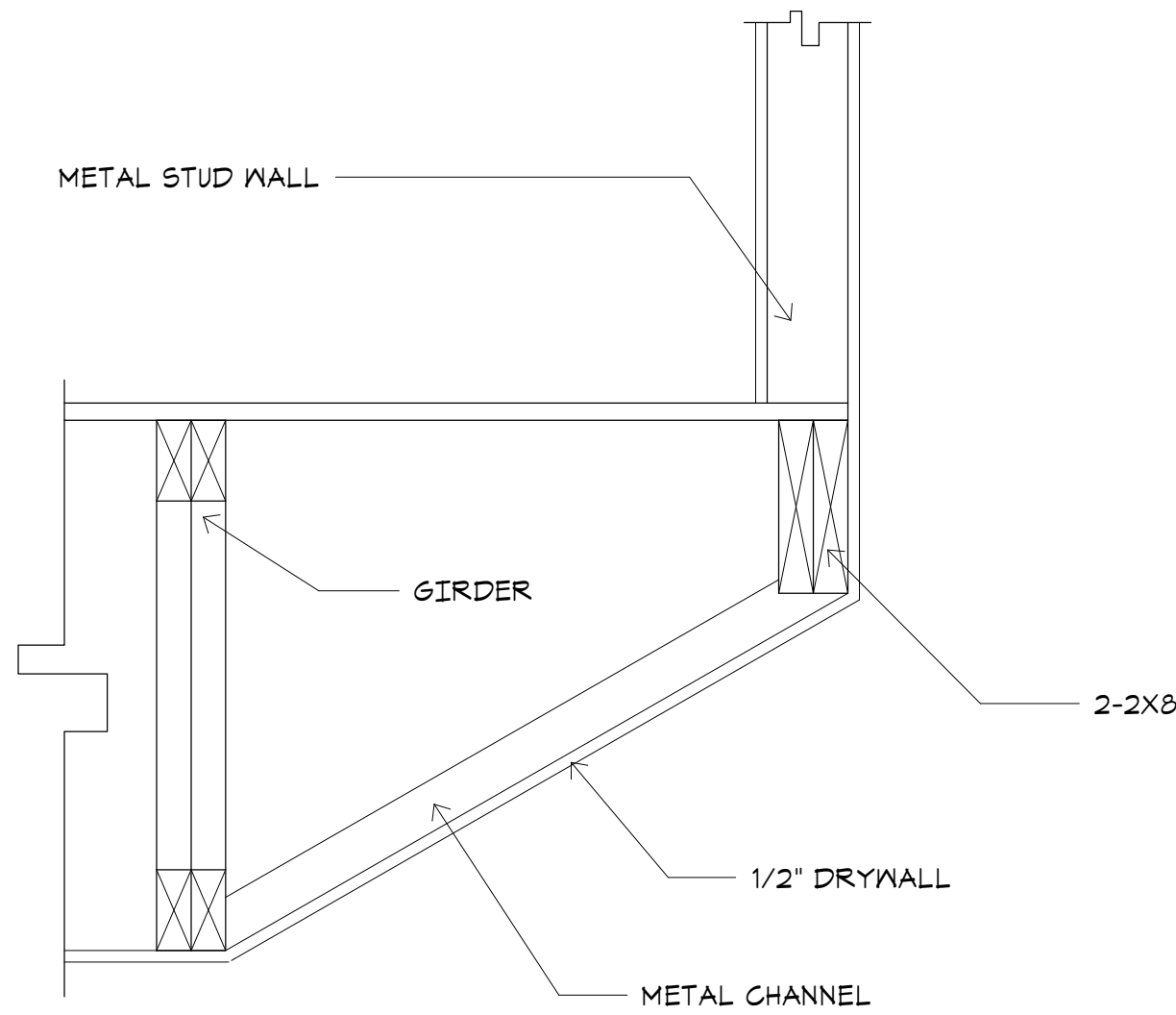
1. ALL WINDOWS AND SLIDING DOOR GLASS SHALL BE: U-FACTOR = 0.54 AND SHGC = 0.65
2. OMITTED
3. DRYER MUST VENT TO OUTSIDE.
4. SET HOTWATER HEATER AT FIFTH FLR LEVEL
5. ALL MECHANICAL FANS MUST BE VENTED TO OUTSIDE.
6. ALL BATH ROOM FLOOR FLOOR AND BASE SHALL BE IMPERVIOUS MATERIAL WHERE REQUIRED BY LOCAL BUILDING CODE
7. HVAC CONTRACTOR TO PROVIDE ELECTRICAL BENCHWORK AND AIR DUCTS.
8. ALL BATHROOM FIXTURE OUTLETS TO BE 86" AFF OR AS PER BUILDER SPECIFICATIONS.
9. PLUMBING BACK UP: ALL WETROOM/HOOD FAN 65" AFF, CENTER RANGE SPACE.
10. SMOKE DETECTORS SHALL BE HARD WIRE 110V PLUMBING BACK UP. MULTIPLE DETECTORS SHALL BE INTERCONNECTED.
11. EGRESS WINDOWS SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT AND 20% OF AREA TO THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" OFF THE FLOOR.

NOTE:
CONTRACTORS MUST VERIFY OPENINGS WITH DOORS AND WINDOWS MANUFACTURERS.



CR-1

1-DOR HORTON BELMONT BUILDING 4-FLX-D-1.M



8
D1

STAIRS OPENING FRAMING DETAIL

GUARDRAIL NOTES:

1. ALL OPEN GUARDRAILS SHALL HAVE VERT. PICKETS OR ORNAMENTAL FILLER BELOW TOP RAIL WHICH WILL REJECT PASSAGE OF 4" ϕ 12H SPHERE.
2. BOTTOM RAIL CLEARANCE BETWEEN ADJACENT SURFACE NOT TO EXCEED 2" @ STAIR NOSING.
3. ALL HANDRAILINGS TO TERMINATE ON A POST OR RETURN INTO THE WALL. SEE PLAN FOR DESIGN / LAYOUT.

RAILING NOTES:

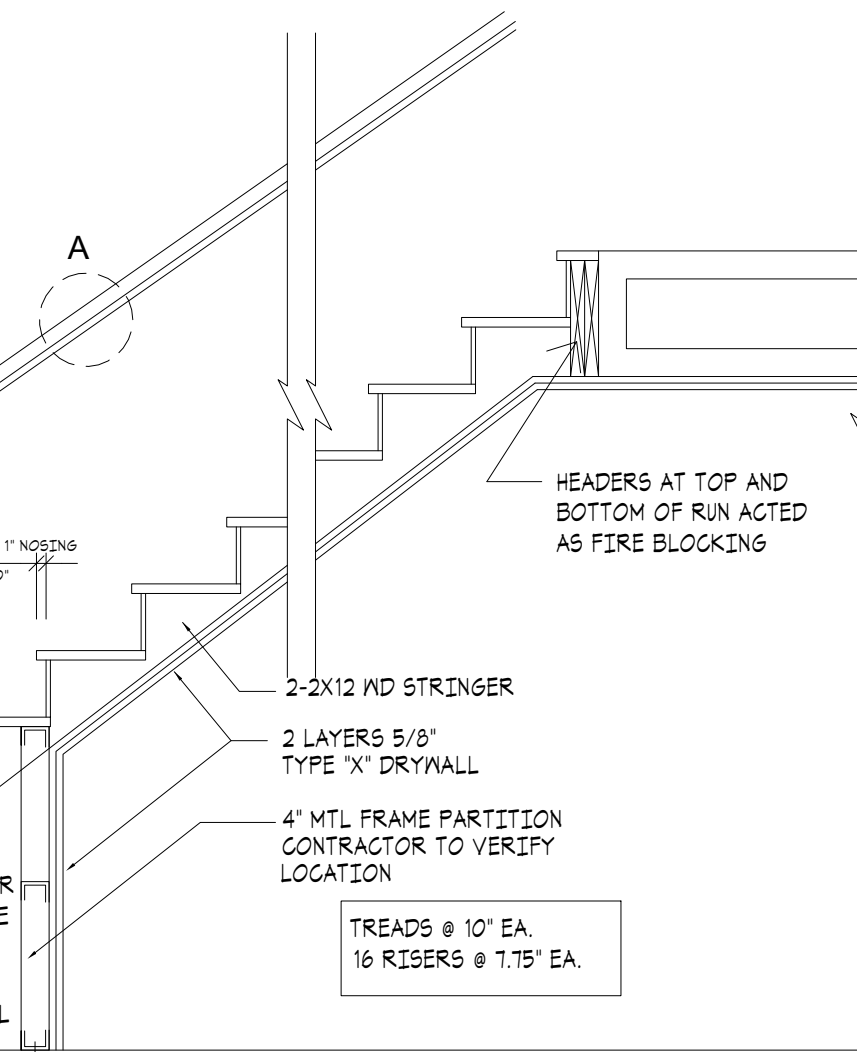
1. ALL RAILINGS TO MEET 200+ IMPACT LOAD W/ 50+ / L.F. TOP RAIL AND 50+ / L.F. AT PICKETS OR ORNAMENTAL FILLER.
2. SHOP DRAWINGS TO BE SUBMITTED TO ARCHITECT FOR REVIEW AND TO APPROPRIATE BLDG. DEPT. FOR APPROVAL.

GUARDRAILS @ LANDINGS/BALCONIES:

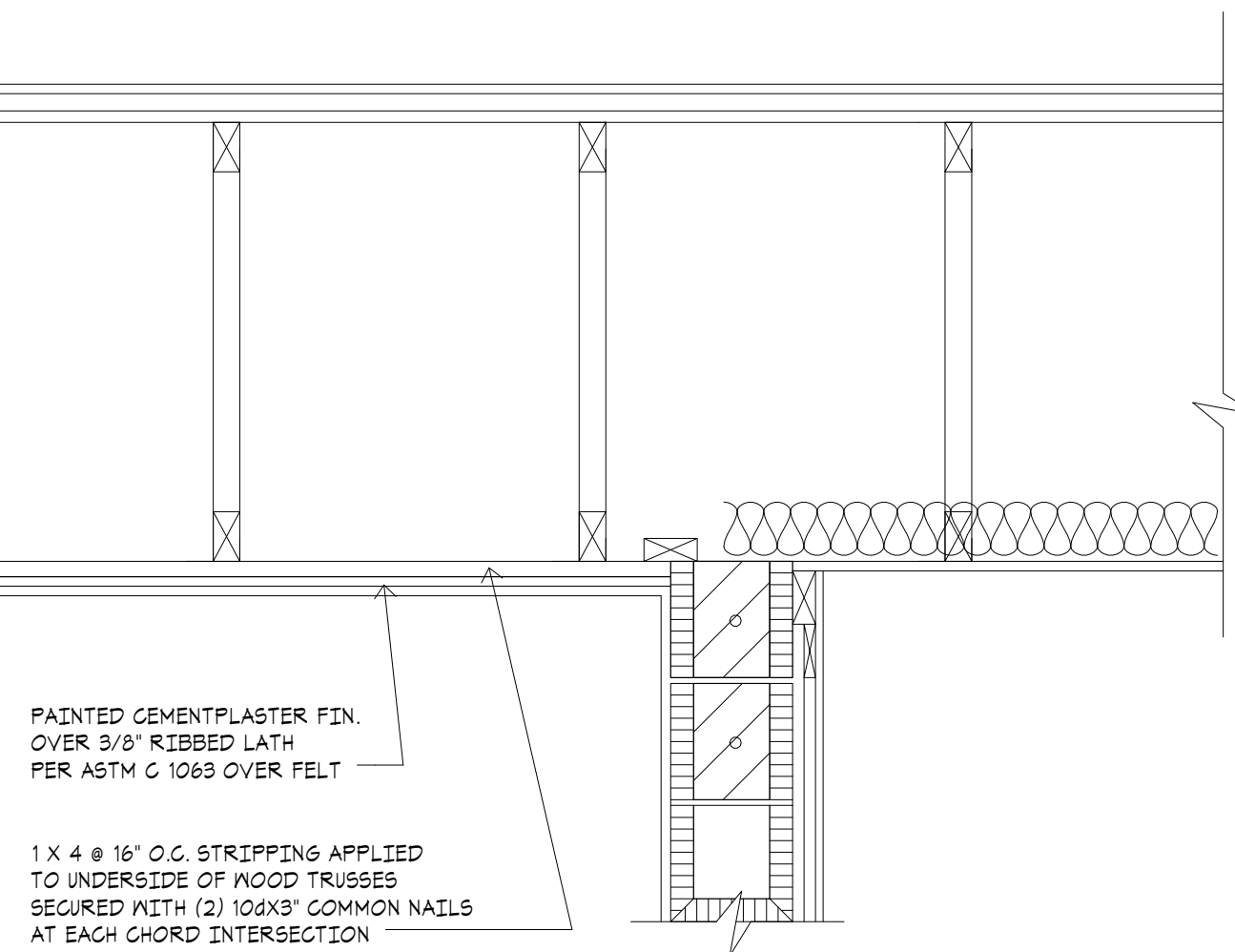
BALCONIES OR PORCHES WHICH ARE MORE THAN 30" ABOVE FINISHED GROUND LEVEL OR FLOOR LEVEL BELOW SHALL BE PROTECTED BY A GUARDRAIL.

GUARDRAILS SHALL FORM A VERTICAL PROTECTION BARRIER NOT LESS THAN 42 INCHES HIGH.

TYP. RAILING DETAIL @ LANDINGS/BALCONIES

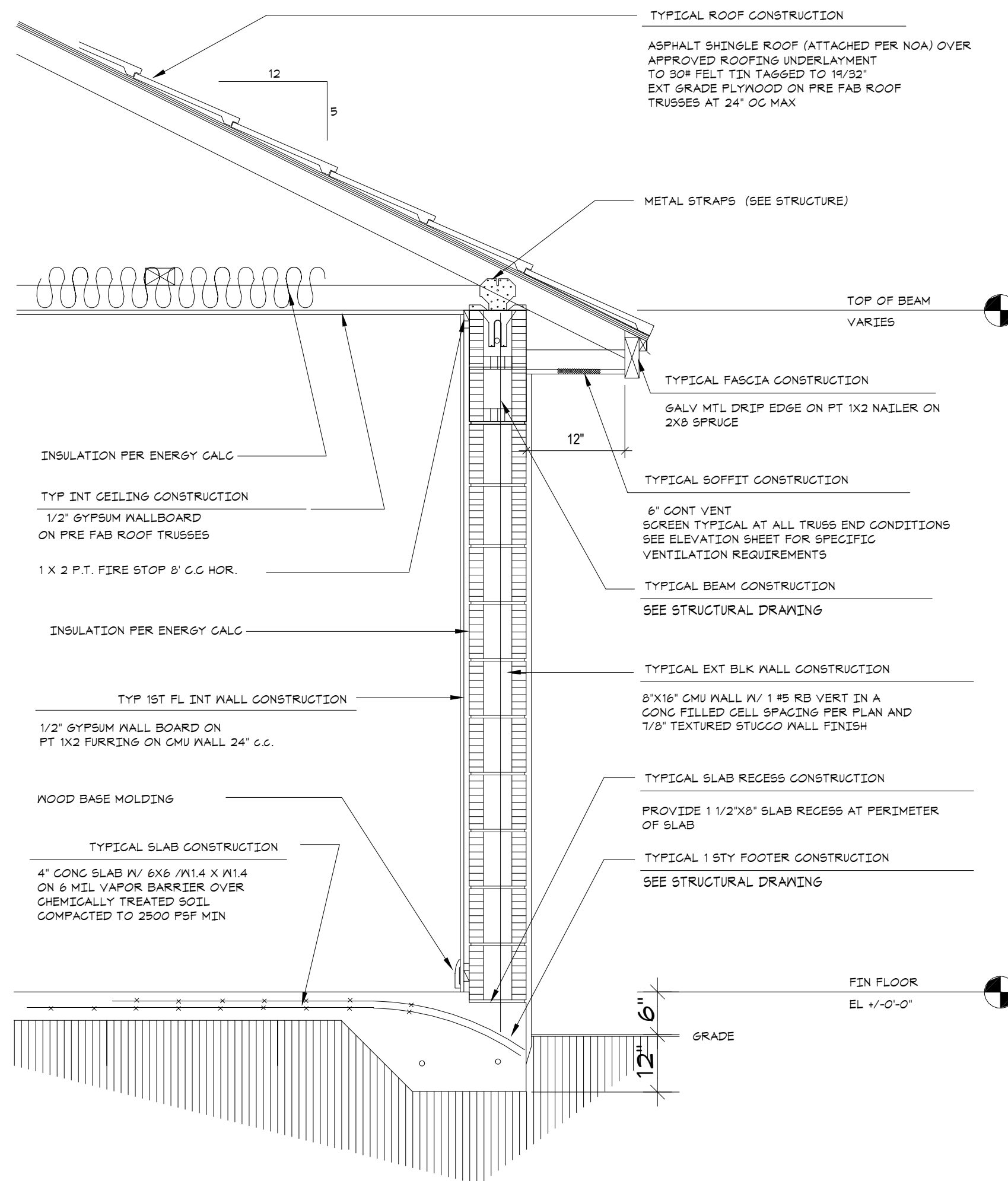


STAIR SECTION & HANDRAIL DETAIL



2
D1

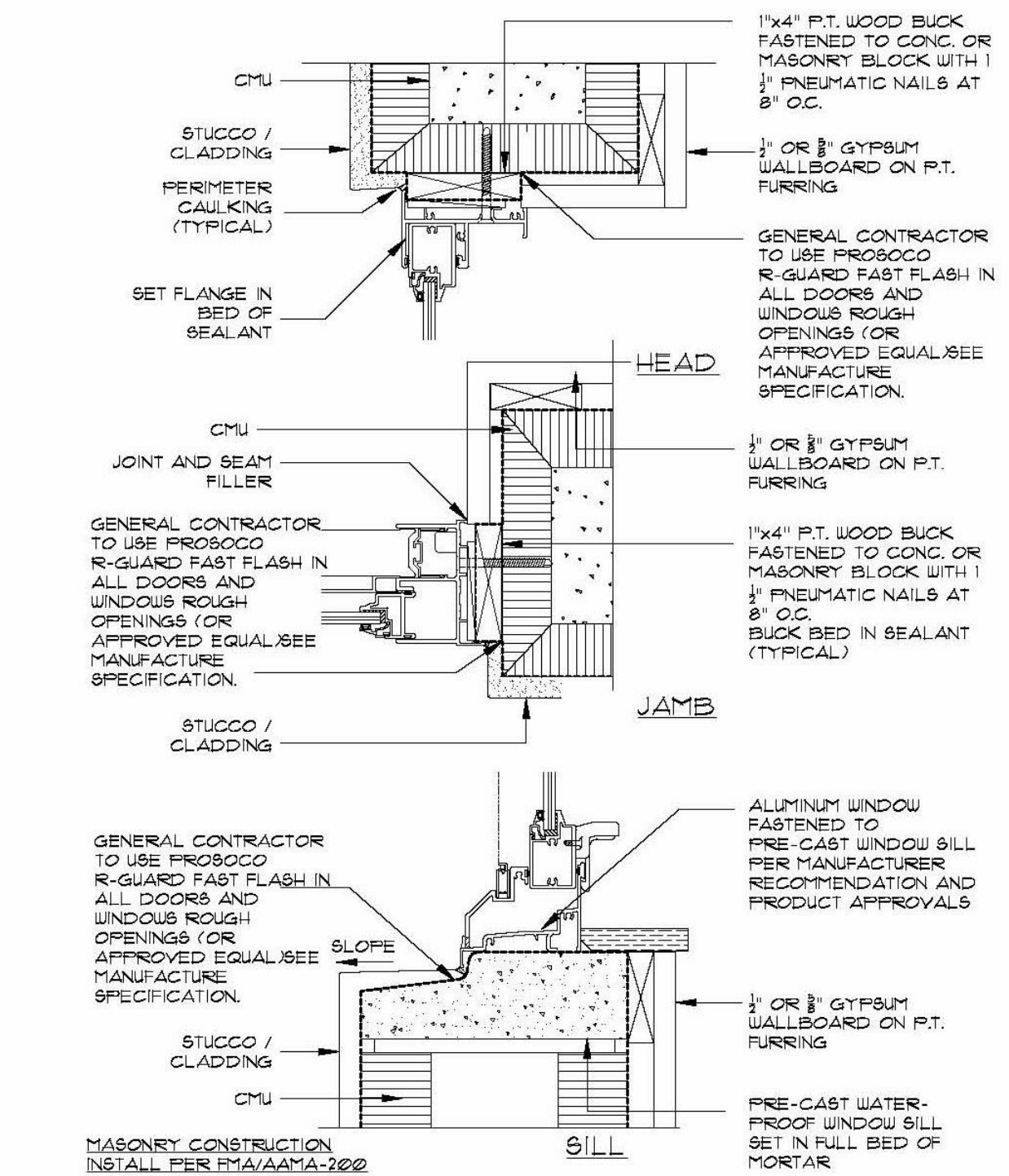
LANAI AND ENTRY CEILING CLADDING



1
D1

1 STORY TYPICAL WALL SECTION

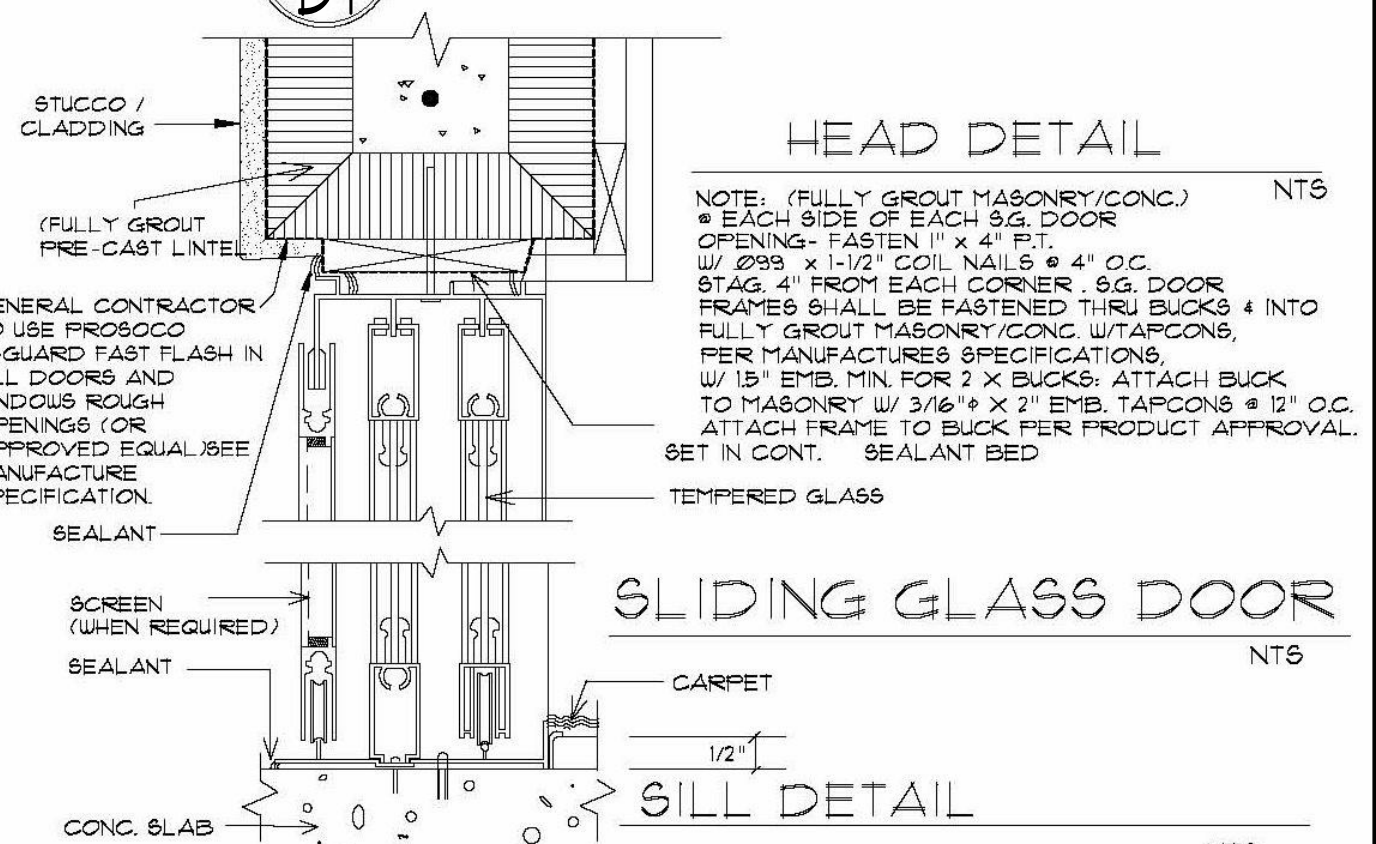
MASONRY CONSTRUCTION SEAL ALL OPENINGS WITH FLUID-APPLIED TO MEET AAMA T14 SPECIFICATION : INSTALL PER FMA/AAMA-200



3
D1

BUCK DETAILS • WINDOW

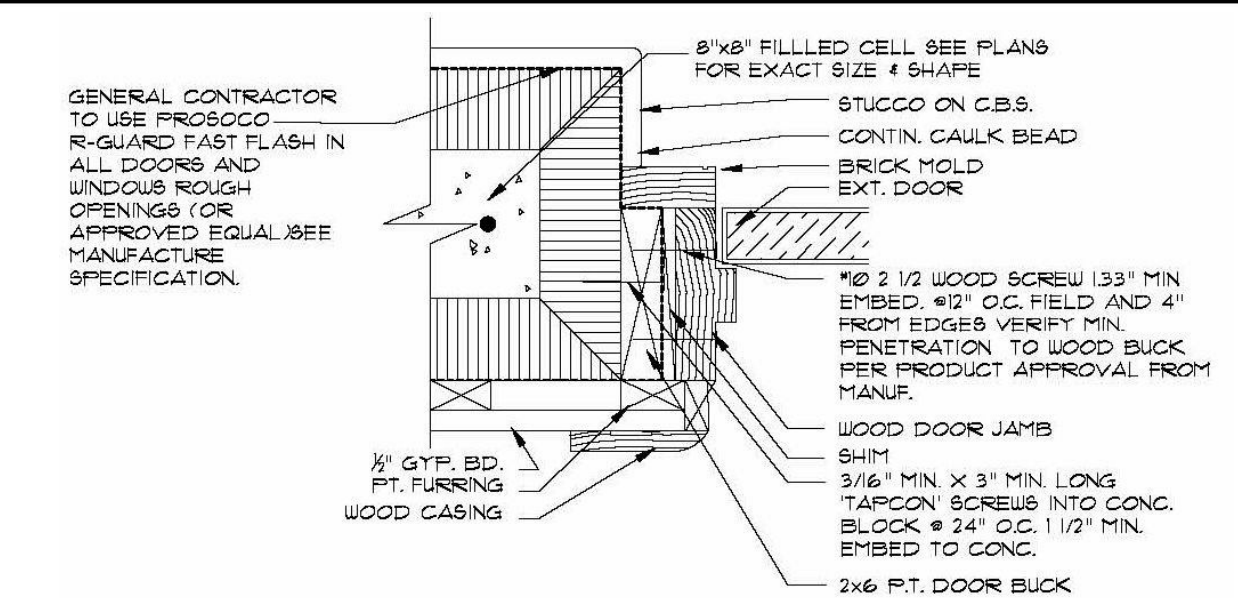
SCALE N.T.S.



4
D1

BUCK DETAILS • WINDOWS/ DOORS

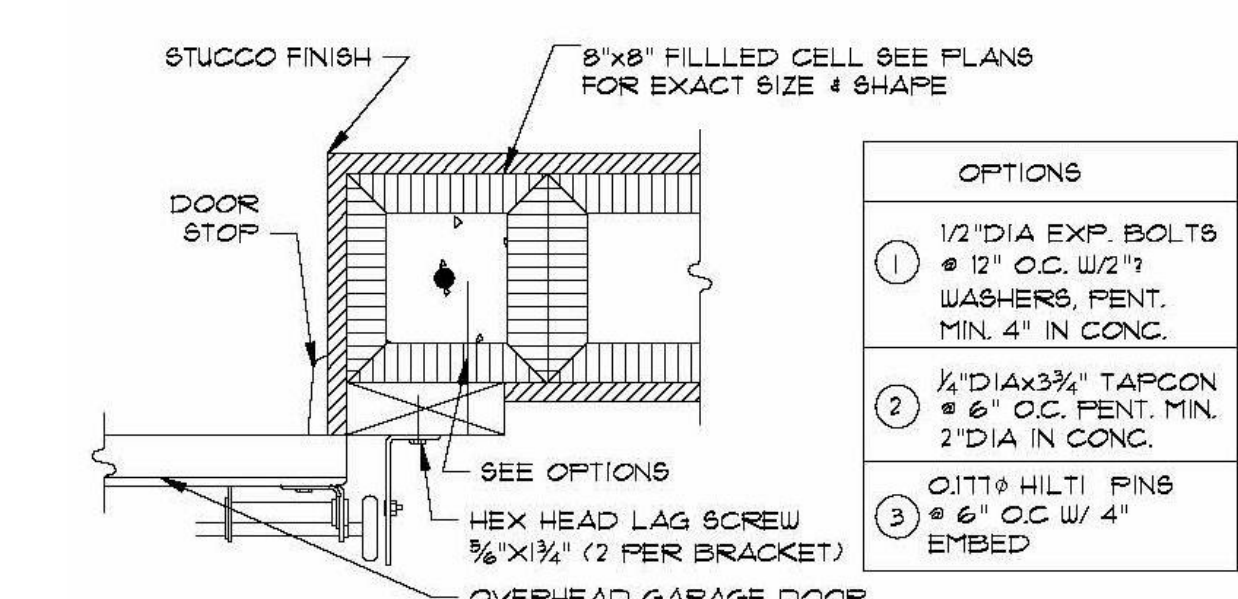
NOT TO SCALE



5
D1

BUCK DETAILS • DOOR

SCALE N.T.S.



6
D1

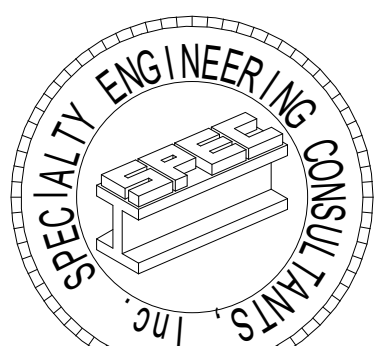
GARAGE DOOR BUCK DTL.

SCALE N.T.S.

SHEET INFORMATION

PROJECT INFORMATION
BELMONT
PALM SPRINGS,
FLORIDA

D.R. HORTON
America's Builder
www.drhorton.com
6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 948-3000 Fax: (954) 928-8921



SPECIALTY ENGINEERING CONSULTANTS, Inc.

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL, CA #009217

561-752-5440 OFFICE
561-752-5542 FAX

FILE NAME:

SCALE:

DATE: 5/28/2021

RVD. BY: Checker

DRWN. BY: Author

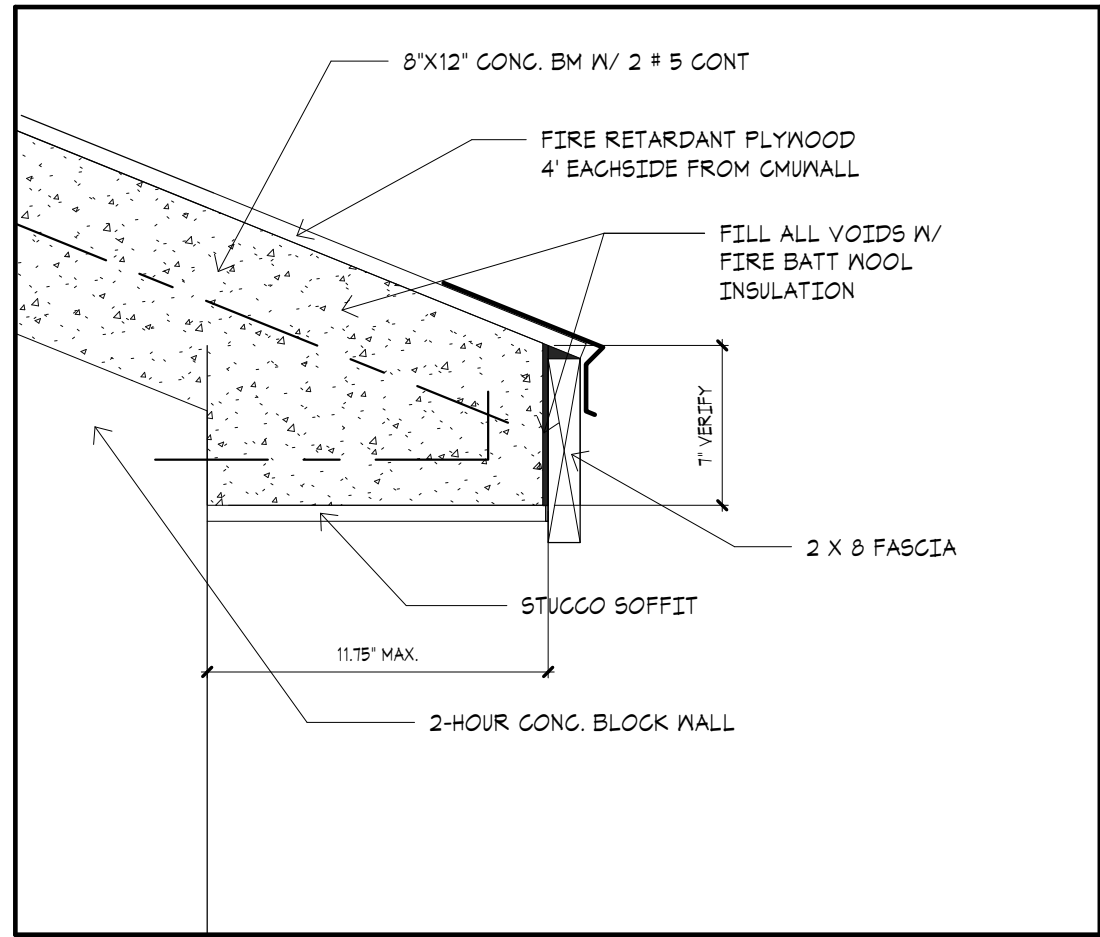
REVISION SCHEDULE		
NO	DATE	Description

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

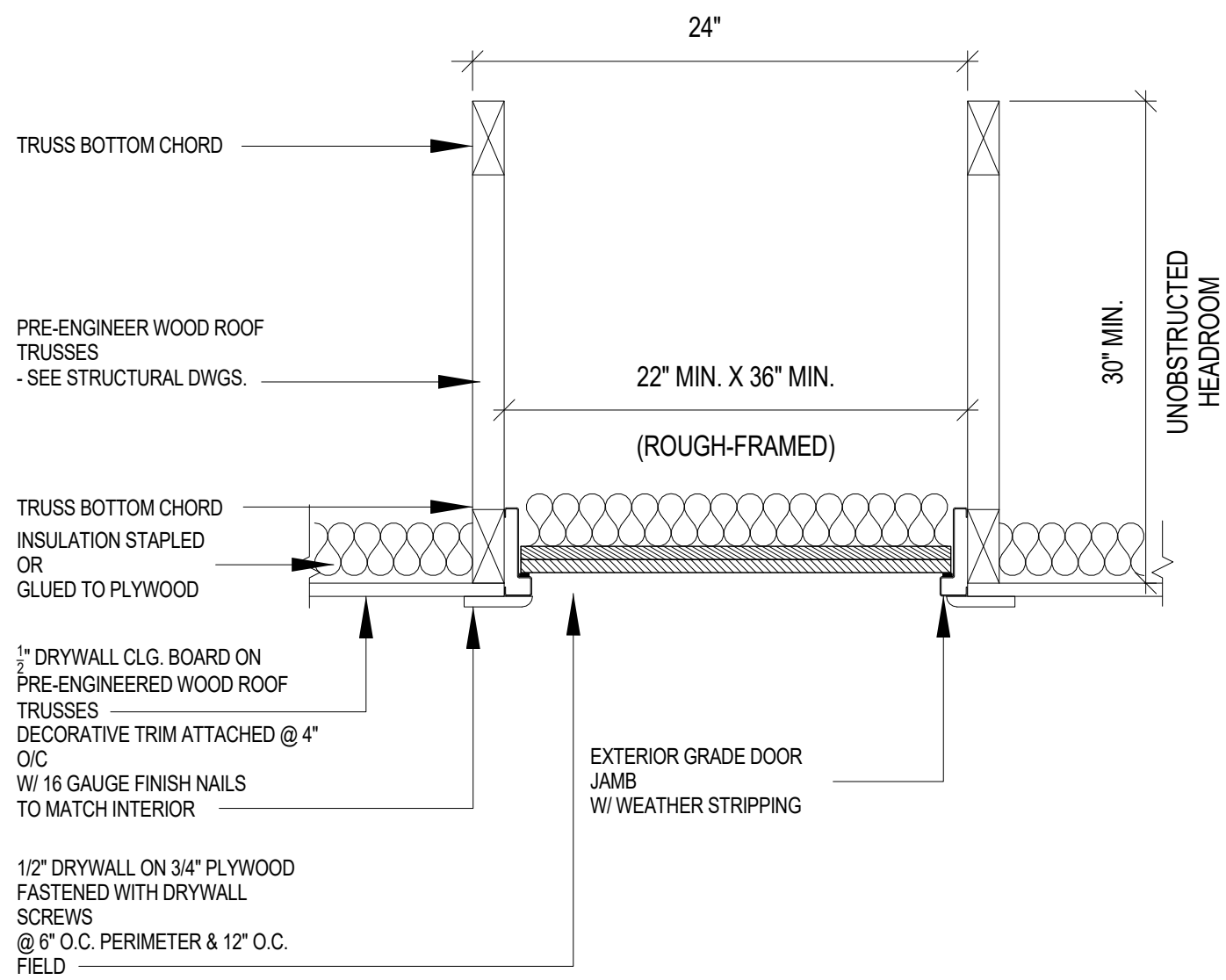
D1

1:DR HORTON BELMONT BUILDING 4-FLX-D1.MXD



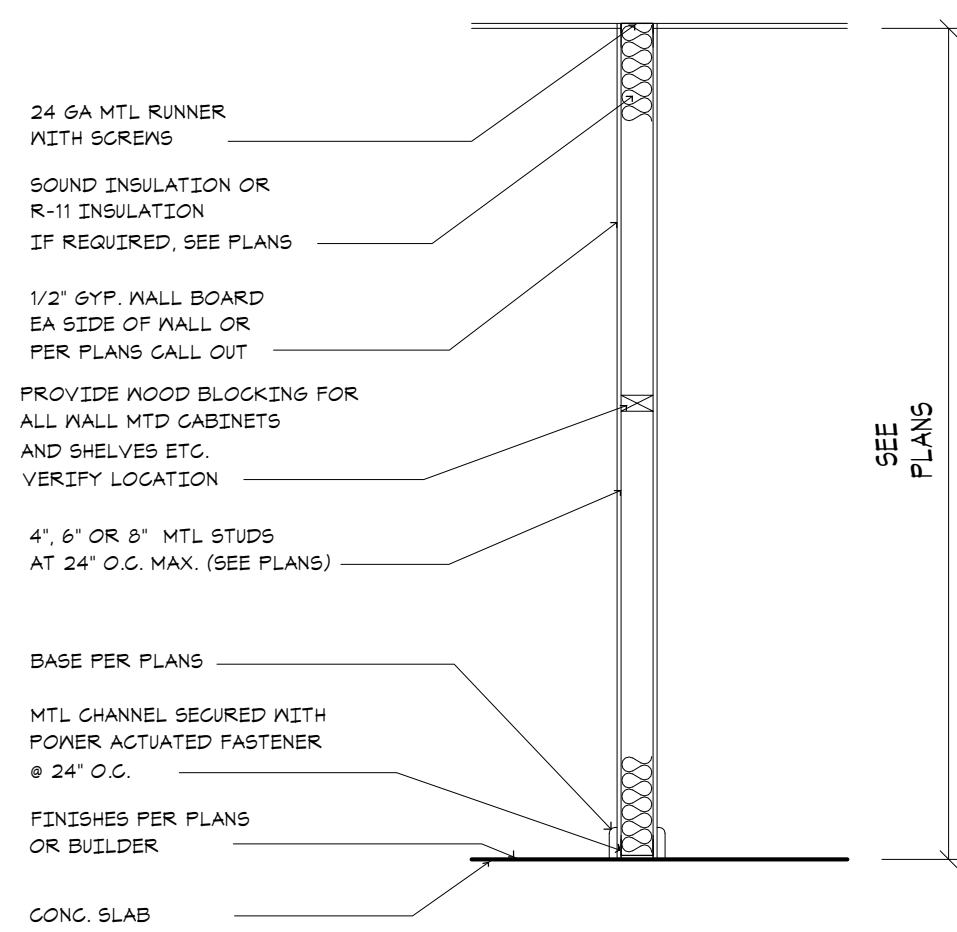
2
D2

FIRE RATED O.H. AT FIREWALL



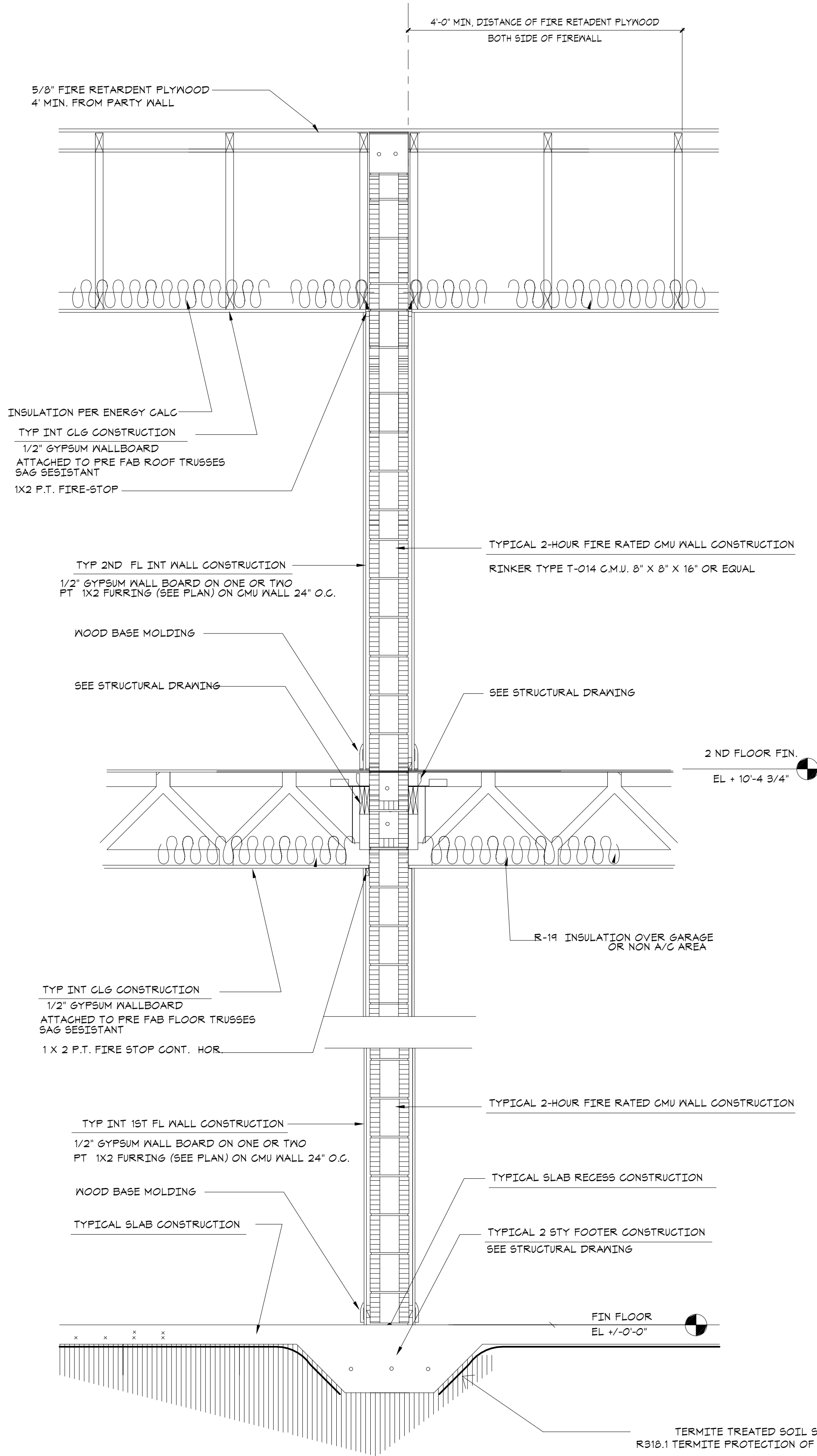
3
D2

ATTIC ACCESS DETAIL



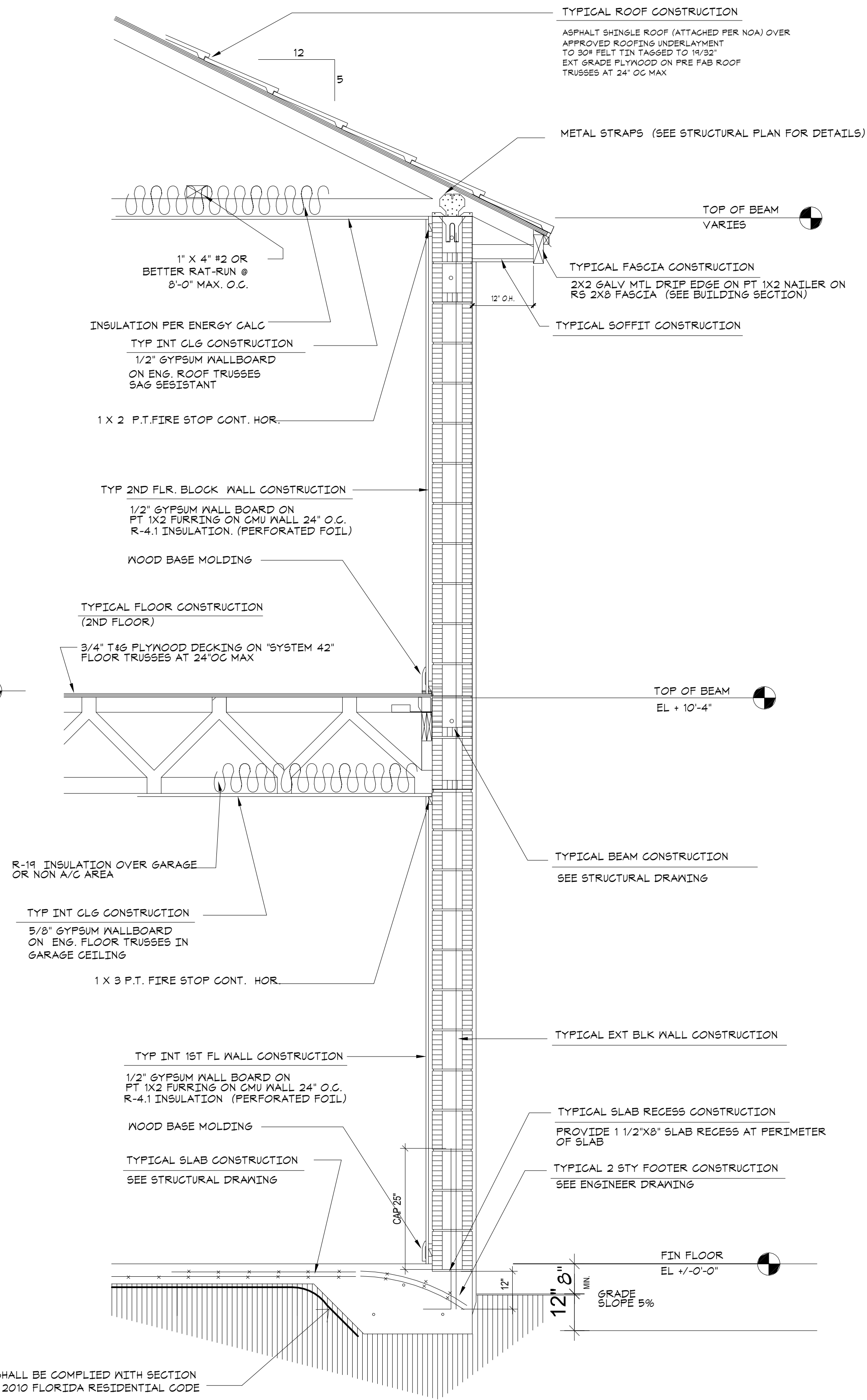
4
D2

INTERIOR NON-BEARING WALL DETAIL



1
D2

2 STORY TYPICAL WALL SECTION & FIREWALL DETAILS



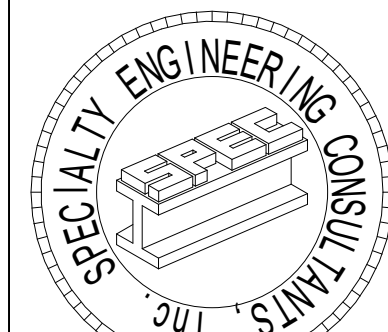
TYP WALL SECTIONS

SHEET INFORMATION

PROJECT INFORMATION

BELMONT
PALM SPRINGS,
FLORIDA

D.R. HORTON
America's Builder
www.drhorton.com
6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 948-3000 Fax: (954) 928-8921



SPECIALTY ENGINEERING
CONSULTANTS, Inc.

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL, CA #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:

SCALE:

DATE 5/28/2021

RVD. BY Checker

DRWN. BY Author

REVISION SCHEDULE
NO DATE Description

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

D2

Belmont

West Palm Beach



Belmont • Kirk Road, West Palm Beach, FL 33406 • drhorton.com

D.R. Horton is equal housing opportunity builder. This map is a schematic for exhibition purposes only and does not represent the exact location or configuration of site features, lot lines, easements, amenities, units, buildings or details shown thereon. All homesite sizes are approximate and may vary. All information on this map, including availability and delivery dates is subject to change without notice or obligation. Certified General Contractor License Number CGC059394

DRAINAGE STATEMENT

BELMONT

Village of Palm Springs, Florida



December 2021

Prepared By:

**Michael B. Schorah and Associates, Inc.
1850 Forest Hill Blvd., Suite 206
West Palm Beach, Florida 33406
(561) 968-0080**

Martha H. Carter, P.E.
Florida Registration No. 47589

Dated:

Belmont
Drainage Statement
December 2021
Page 2

I. INTRODUCTION

D.R. Horton, Inc. is proposing to redevelop a site known as Lutheran Church – Kirk Road Lot 2 as a multifamily residential community. The site is generally located North of Forest Hill Boulevard on the west side of Kirk Road in the Village of Palm Springs. The site is bordered on the south by an existing retail parcel; on the west by an existing multi-family residential development; and on the north by the LWDD L-7 Canal. The development parcel is located in Section 12, Township 44 South, Range 42 East in Palm Beach County, Florida.

The purpose of this report is to identify general criteria for a practical and economical system to drain and control the stormwater runoff from the proposed development. These criteria will provide a design basis for a functional positive delay drainage system. The objective, based upon rainfall and durations for selected design storm events, is to provide a surface water management system that complies with regulatory criteria for site grading, finished road grades, finished floor protection, and post-development discharge. A review of the site drainage will involve identifying the requirements of the Village of Palm Springs, the South Florida Water Management District (SFWMD) and the Lake Worth Drainage District (LWDD)

II. EXISTING FACILITIES

The existing site currently contains church buildings, parking and green areas. Review of the Topographic Survey prepared by our office shows the parcel as having ground elevations ranging from approximately 15.0' (NAVD) along Kirk Road to approximately 17.5' (NAVD) along the west property boundary and the LWDD L-7 Canal. Runoff from the site either percolates into the ground or generally flows east toward Kirk Road.

Our review of South Florida Water Management District permit files found no previous Environmental Resource permits for the subject site.

Belmont
Drainage Statement
December 2021
Page 3

III. PROPOSED DRAINAGE SYSTEM

The proposed development, as shown on the Conceptual Site Plan prepared by WGI, Inc., includes 50 multi-family townhome units, roadways, parking and an amenity site. The total area of this project is approximately 5.07 acres. Included in the Site Plan for the parcel are two dry detention areas that will provide water quality treatment and storm attenuation for the development. Discharge from the site will be routed north to a control structure and outfall into LWDD L-7 Canal.

Site drainage design and analysis will involve a review of water quality, quantity and flood protection criteria and a review of SFWMD C-51 Flood Plain criteria. The proposed project is located within Sub-Basin 31 of SFWMD C-51 Basin and subject to the specific criteria of that basin. The basin has an allowable discharge rate of 35 CSM and the 100-year flood stage of elevation 13.1' (NGVD) or 11.6' (NAVD). Soil storage and site storage, on a pre vs. post development basis, will be evaluated and addressed as part of this project.

IV. CONCLUSION

A preliminary analysis of the site drainage features, based on the Conceptual Site Plan and Topographic Survey Data, indicates that this site can be adequately drained and that a storm water management system capable of meeting the applicable regulatory requirements can be designed and permitted for this project.

Revised November 29, 2021

Sent via e-mail: KLNorthup@drhorton.com

Revised October 20, 2021, August 17, 2021, April 23, 2021

April 8, 2021

Kristen L. Northup
Entitlements Manager
DR Horton Southeast Florida Division
6123 Lyons Road, Coconut Creek, Florida 33073
o: 954.949.3000 x 4261

**Re: Belmont FKA Bella Sera – Traffic Concurrency
PCN 70-42-44-12-39-000-0020**

Dear Kristen,

JFO Group Inc. has been retained to evaluate a traffic impact analysis to determine compliance with *Palm Beach County (PBC) - Traffic Performance Standards (TPS) - Article 12 of the PBC Unified Land Development Code (ULDC)*. This traffic statement is associated with a site plan amendment application for the Belmont property to replace an existing 11,917 square foot Church with a 50-townhome development. Exhibit 1 includes a copy of a boundary survey for the site.

The site is located on the west side of Kirk Road, about 0.15 miles north of Forest Hill Boulevard in the Village of Palm Springs, Florida. Figure 1 shows the project location in relation to the transportation network. Parcel Control Number associated with this project is 70-42-44-12-39-000-0020. A copy of the property appraiser information for the site is included as Exhibit 2 while Exhibit 3 includes a copy of the proposed site plan for the project. Project buildout is expected in the year 2024.

Project trip generation rates used for this analysis were based on *PBC Trip Generation Rates* dated March 2, 2020. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions. Exhibit 4 includes a copy of the PBC trip generation rates.

According to provisions in Article 12 of the PBC ULDC – Section 3.B, if a structure or building has not been discontinued or abandoned for five (5) or more years prior to the time of the application, then the project is eligible for an existing use credit against project traffic. Exhibit 5 includes a 2016 aerial of the site.



Figure 1 : Project Location

Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the existing and proposed development. According to Table 2, the net Daily, AM and PM peak trips potentially generated due to the proposed development are 287, 19 (3 In/16 Out) and 22 (15 In/ 7 Out) trips respectively. Therefore, according to Table 12.B.2.D-7 3A from the PBC – TPS and given the trip generation characteristics from Table 2, a ½-mile Radius of Development Influence (RDI) needs to be considered for traffic impact analysis.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily	Pass-By %	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Church	560	6.95	5%	60%	40%	0.33	45%	55%	0.49
Townhomes	220	7.32	0%	23%	77%	0.46	63%	37%	0.56

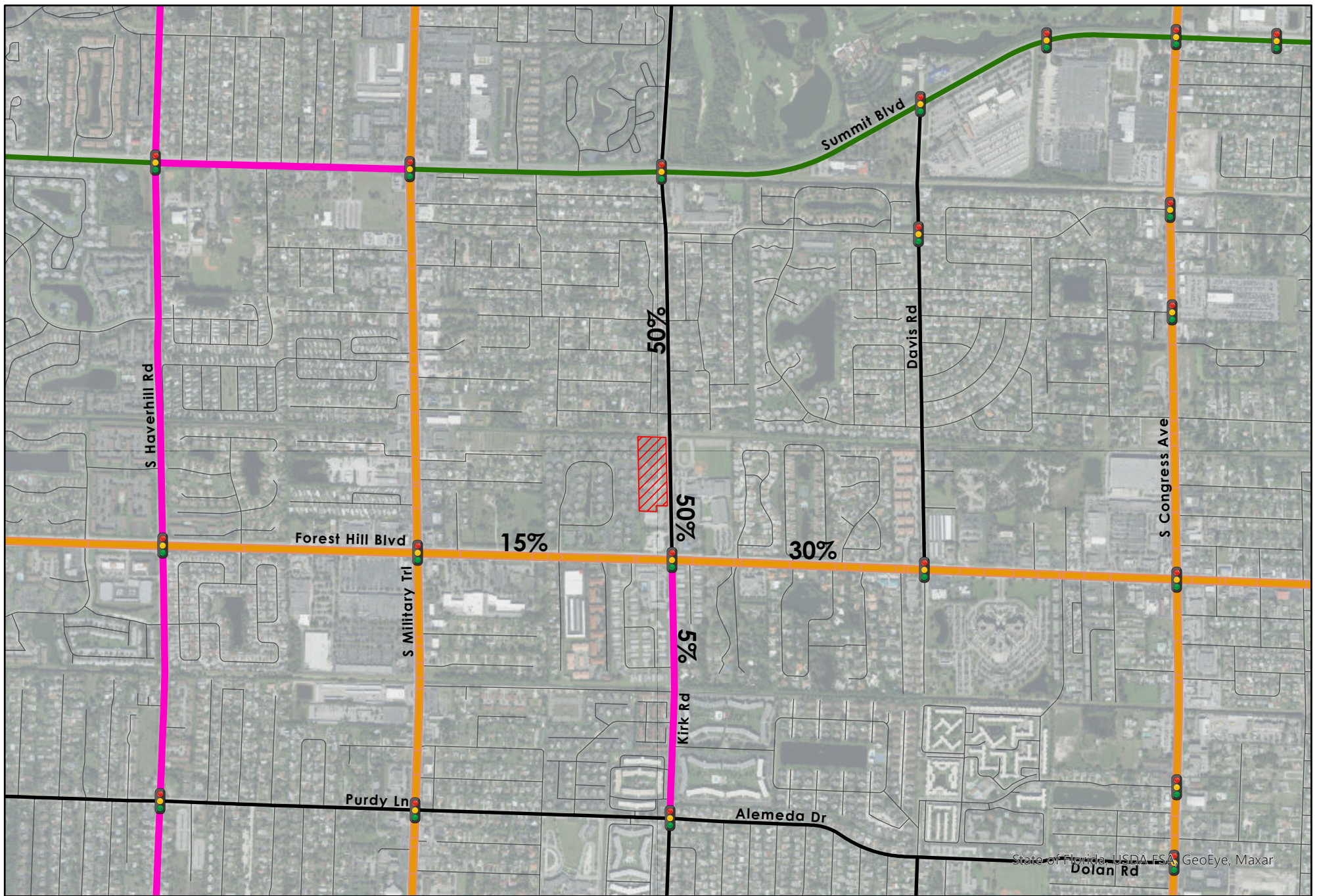
Table 2: Trip Generation

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
EXISTING DEVELOPMENT								
Church	11,917 SF	83	2	2	4	3	3	6
Pass-By	5%	4	0	0	0	0	0	0
Net Existing Traffic		79	2	2	4	3	3	6
PROPOSED DEVELOPMENT								
Townhomes	50 DUs	366	5	18	23	18	10	28
Net Proposed Traffic		366	5	18	23	18	10	28
Net Traffic		287	3	16	19	15	7	22

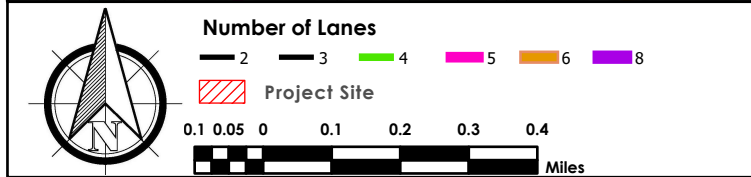
Figure 2 shows the project traffic assignment as well as the signalized intersections and roadway geometry within the RDI used to determine the functional classification of the impacted roadways. Table 3 includes the project impact within Test 1 RDI.

Table 3: Project Impact

Roadway	From	To	Ln	Number of Existing and Proposed Traffic Signals - 1	Length (miles)	Signalized intersections per mile	Class	LOS Capacity	Traffic Assignment	Project Traffic	Traffic Impact
Kirk Rd	Purdy Ln	Forest Hill Blvd	5	1	0.51	1.96	I	1,960	5%	1	0.05%
Kirk Rd	Forest Hill Blvd	Site	2	1	0.77	1.30	I	880	50%	8	0.91%
	Site	Summit Blvd							50%	8	0.91%
Forest Hill Blvd	Military Tr	Kirk Rd	6D	1	0.51	1.96	I	2,940	15%	2	0.07%
Forest Hill Blvd	Kirk Rd	Congress Ave	6D	2	1.00	2.00	II	2,680	30%	5	0.19%



State of Florida, USDA, GeoEye, Maxar



**Figure 2:
Belmont
Traffic Assignment**



Based on the *PBC – TPS* and the *Land Development Design Standards Manual*, a left-turn lane is required at each driveway where inbound peak hour left-turning traffic is equal or greater than 30 vehicles. A right-turn lane is required at each driveway where street Average Daily Traffic (ADT) volumes exceed 10,000 vehicles per day, and driveway daily volume is greater than 1,000 trips, with inbound peak hour right-turning traffic being at least 75 vehicles. Figure 2 provides Daily, AM and PM peak hour driveway volumes for the Belmont property. Based on the information presented in Figure 2, *PBC - TPS*, the *Land Development Design Standards Manual*, and the HCS Analyses included in Exhibit 6, additional turn lanes are not required at the project driveways.

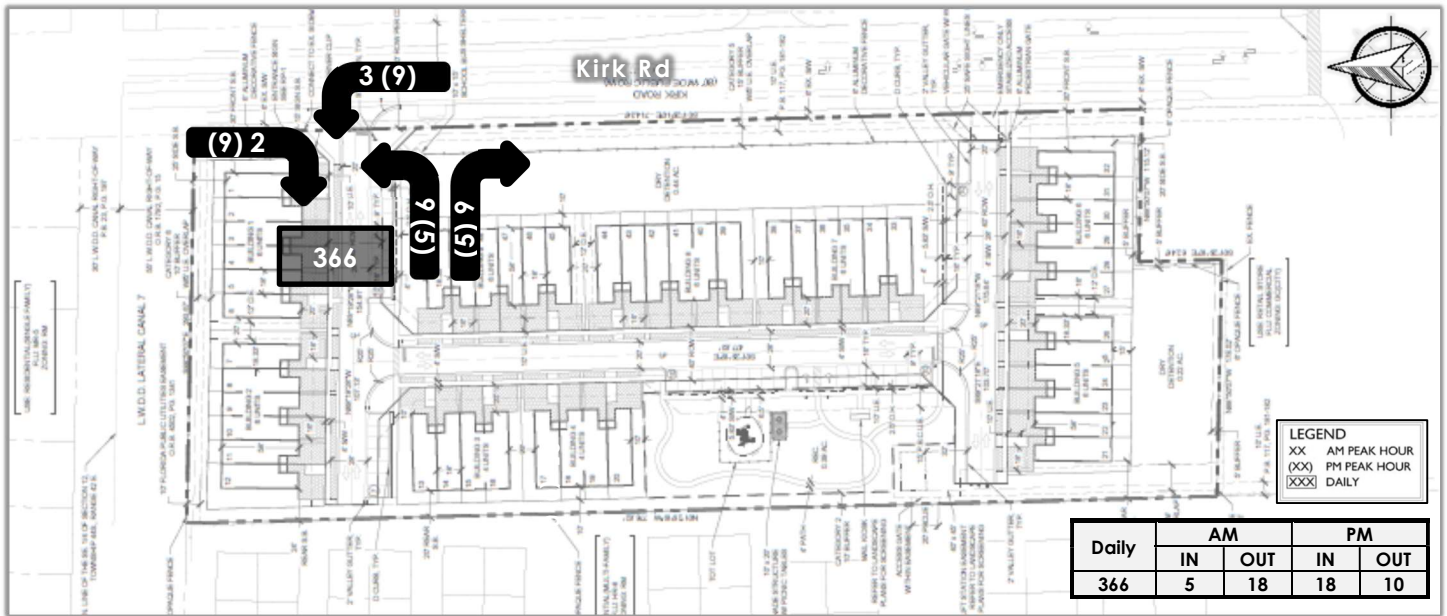


Figure 2: Project Driveway Volumes

Table 4 includes HCS analyses where the project connects to Kirk Road. As shown in Table 4, the existing roadway system can accommodate the proposed project traffic, see Exhibit 6.

Table 4: HCS Summary

MOEs	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
AM																
Volume (veh/h)	-	9	-	9	-	-	-	-	-	3	459	-	-	-	384	2
95% Queue Length	-	-	0.1	-	-	-	-	-	-	0.0	-	-	-	-	-	-
Control Delay	-	-	12.2	-	-	-	-	-	-	8.1	-	-	-	-	-	-
Level of Service	-	-	B	-	-	-	-	-	-	A	-	-	-	-	-	-
PM																
Volume (veh/h)	-	5	-	5	-	-	-	-	-	9	531	-	-	-	624	9
95% Queue Length	-	-	0.1	-	-	-	-	-	-	0.0	-	-	-	-	-	-
Control Delay	-	-	14.6	-	-	-	-	-	-	8.9	-	-	-	-	-	-
Level of Service	-	-	B	-	-	-	-	-	-	A	-	-	-	-	-	-

Projects with more than three percent (3%) of the adopted LOS thresholds within the RDI as set forth in PBC ULDC Table 12.B.C-4 2A: LOS E Link Service Volumes, shall be included in Test 2. In addition, links outside the RDI on which net trips are greater than five percent (5%) of the LOS 'E' of the Link affected shall be included in Test 2.

Table 3 determines significance levels for LOS 'D' for the proposed project. Since all links included in Table 3 are impacted less than three percent (3%), and, since LOS 'E' service volumes are the same or higher than LOS 'D', all links within the RDI will be impacted by the project with less than three percent (3%) of the adopted LOS thresholds determined for Test 2. As requested by the Village of Palm Springs on April 20, 2021 (See Exhibit 7), Table 5 includes Test 2 significance levels for LOS 'E'. Test 2 has been met.

Table 5: Test 2 Impact

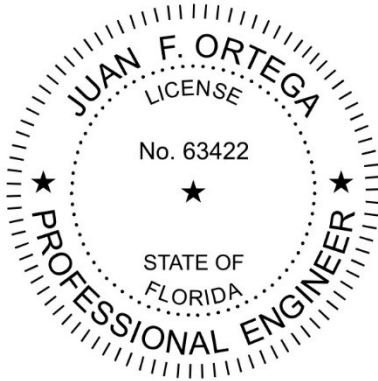
Roadway	From	To	Ln	Number of Existing and Proposed Traffic Signals - 1	Length (miles)	Signalized intersections per mile	Class	LOS Capacity	Traffic Assignment	Project Traffic	Traffic Impact
Kirk Rd	Purdy Ln	Forest Hill Blvd	5	1	0.51	1.96	I	1,960	5%	1	0.05%
Kirk Rd	Forest Hill Blvd	Site	2	1	0.77	1.30	I	880	50%	8	0.91%
	Site	Summit Blvd							50%	8	0.91%
Forest Hill Blvd	Military Tr	Kirk Rd	6D	1	0.51	1.96	I	2,940	15%	2	0.07%
Forest Hill Blvd	Kirk Rd	Congress Ave	6D	2	1.00	2.00	II	2,830	30%	5	0.18%

The proposed changes to the Belmont property have been evaluated following *PBC TPS - Article 12 of the PBC ULDC*. Exhibit 8 includes a preliminary PBC Access Management review approving the proposed driveway location on the south side of the project. However, the city prefers the project driveway on the north side of the project. Exhibit 9 includes County approval of the proposed driveway on the north side. Exhibit 10 includes a copy of the PBC TPS approval for the proposed project.

This analysis shows that the proposed request to replace an existing 11,917 square foot Church with a 50-townhome development will generate less than one percent (1%) of the adjacent roadway peak-hour peak-direction LOS in all links included within the PBC RDI. This analysis shows that the proposed development will be in compliance with *PBC TPS - Article 12 of the PBC ULDC*. Project build-out is expected in 2024.

Sincerely,

JFO GROUP INC
COA Number 32276



Enclosures:

- Exhibit 1: Boundary Survey
- Exhibit 2: Property Appraiser Information
- Exhibit 3: Site Plan
- Exhibit 4: Trip Generation Rates
- Exhibit 5: 2016 Aerial
- Exhibit 6: HCS Analyses
- Exhibit 7: Village of Palm Springs Traffic Review
- Exhibit 8: PBC Access Management Review
- Exhibit 9: Driveway Location Memorandum
- Exhibit 10: PBC TPS approval



LEGEND

ABBREVIATIONS

P.O.B.	=	POINT OF BEGINNING
C.M.	=	CONCRETE MONUMENT
R.W.	=	RIGHT-OF-WAY
O.R.B.	=	OFFICIAL RECORD BOOK
P.B.	=	PLAT BOOK
P.B.C.	=	PALM BEACH COUNTY
P.	=	PLAT
D.	=	DESCRIPTION
C.	=	CALCULATED
M.	=	MEASURED
C & M.	=	CALCULATED AND MEASURED
P & M.	=	PLAT AND MEASURED
LP	=	LIGHT POLE
PP	=	POWER POLE
FH	=	FIRE HYDRANT
W.M.	=	WATER METER
C.B.	=	CATCH BASIN
S.MH.	=	STORM MANHOLE
FPL	=	FLORIDA POWER AND LIGHT COMPANY
VG	=	VALLEY GUTTER
C&G	=	CURB AND GUTTER
U.E.	=	UTILITY EASEMENT
FD.	=	FOUND
I.R. & C.	=	IRON ROD & CAP
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
EL.	=	ELEVATION
W.P.P.	=	WOOD POWER POLE

SYMBOLS

●	=	SET 1/2" IRON ROD AND CAP STAMPED MBSA LB 2438
○	=	FOUND 1/2" I.R. & C. STAMPED "LB 6865" OR AS NOTED
○	=	SET MAG NAIL AND WASHER "LB 2438"
○	=	CENTERLINE
○	=	SANITARY SEWER MANHOLE
○	=	STORM MANHOLE
○	=	CABLE RISER
○	=	SOUTHERN BELL MANHOLE
○	=	CATCH BASIN
○	=	FIRE HYDRANT
○	=	GATE VALVE
○	=	UTILITY POLE AS SHOWN
○	=	OVERHEAD POWER LINE
○	=	EXISTING ELEVATIONS
○	=	1/4 SECTION CORNER
○	=	SECTION CORNER
○	=	SIGN

SURVEYOR NOTES:

1. NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY THIS OFFICE.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF SOUTH 01°29'10" EAST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT.
3. NO SURFACE OR SUBSURFACE IMPROVEMENTS, UTILITIES OR FOUNDATIONS ON OR ADJACENT TO SUBJECT PROPERTY LOCATED PER CLIENT'S REQUEST.
4. THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X" BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 12099C0588 F, FOR THE VILLAGE OF PALM SPRINGS, FLORIDA, DATED: 10/5/17.
5. THIS SURVEY WAS PERFORMED WITH A COMBINATION OF RTK GPS METHODS AND CONVENTIONAL OPTICAL SURVEY METHODS.
6. THE POSITIONAL TOLERANCE OF THE CORNER MONUMENTS SHOWN HEREON ARE EXPECTED TO BE LESS THAN, OR EQUAL TO 0.07'.
7. ALL BOUNDARY DIMENSIONS ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
8. EASEMENTS AS SHOWN HEREON ARE PER LUTHERAN CHURCH - KIRK ROAD PLAT (P.B. 117, PAGES 181-182), UNLESS OTHERWISE SHOWN.
9. THIS SURVEY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE. ALL FIELD - MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION. (1" IN 7,500' ACCURACY)
10. ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88). BENCHMARK ORIGIN: FOUND PALM BEACH COUNTY BRASS DISK CONTROL STATION "FH 14" REFERENCE ELEVATION = 17.553 NAVD 88.

LEGAL DESCRIPTION

LOT 2, LUTHERAN CHURCH - KIRK ROAD, AS RECORDED IN PLAT BOOK 117, PAGES 181 AND 182, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING: 220,689 SQUARE FEET OR 5.066 ACRES MORE OR LESS.

COORDINATE NOTE:

STATE PLANE COORDINATES SHOWN ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE, COORDINATE SYSTEM 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000039295
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

THE BOUNDARY SURVEY PROVIDED HEREON MEETS THE REQUIREMENTS AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AND THE STANDARDS OF PRACTICE PURSUANT TO CHAPTER 472 FLORIDA STATUTES.

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DATE OF SIGNATURE: _____

CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 5019
STATE OF FLORIDA

DATE OF LAST FIELD WORK: 2/1/2021

NO.	BY	DATE	REVISIONS



MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 Forest Hill Boulevard, Suite 206
West Palm Beach, Florida 33406
Phone (561) 968-0080 Fax (561) 642-9726

FIELD	C.D./P.M.	FIELD BOOK	SCALE	SHEET NO.
CHECKED	C.S.P.	PAGE	ELECT.	1
DRAWN	L.C.B.	CADD FILE	DATE	OF 2
		1715 BD	JANUARY, 2021	

BOUNDARY SURVEY
LOT 2
LUTHERAN CHURCH - KIRK ROAD

LB # 2438

FILE NO.

1715

This Page Intentionally Left Blank

Property Detail	
Location Address	1591 KIRK RD A
Municipality	PALM SPRINGS
Parcel Control Number	70-42-44-12-39-000-0020
Subdivision	LUTHERAN CHURCH KIRK ROAD
Official Records Book	29015
	Page 1789
Sale Date	APR-2017
Legal Description	LUTHERAN CHURCH KIRK ROAD LT 2

Owner Information	
Owners	Mailing address
FINESTRA HOLY CROSS LLC	5701 SWAYING PALM LN BOYNTON BEACH FL 33437 4227

Sales Information				
Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2017	\$10	29015 / 01789	WARRANTY DEED	FINESTRA HOLY CROSS LLC

Exemption Information	
No Exemption information available	

Property Information	
Number of Units	
*Total Square Feet	11917
Acres	5.07
Use Code	7100 - RELIGIOUS
Zoning	RM - RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Appraisals			
Tax Year	2020	2019	2018
Improvement Value	\$745,549	\$733,349	\$731,492
Land Value	\$287,849	\$274,160	\$266,175
Total Market Value	\$1,033,398	\$1,007,509	\$997,667
All values are as of January 1st each year			

Assessed and Taxable Values			
Tax Year	2020	2019	2018
Assessed Value	\$1,033,398	\$1,007,509	\$997,667
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$1,033,398	\$1,007,509	\$997,667

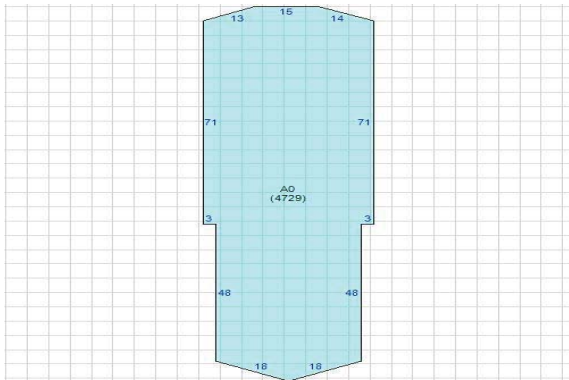
Taxes			
Tax Year	2020	2019	2018
Ad Valorem	\$21,460	\$21,163	\$20,450
Non Ad Valorem	\$2,248	\$2,308	\$2,248
Total tax	\$23,708	\$23,471	\$22,698

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

Property Detail			
Parcel Control Number:	70-42-44-12-39-000-0020	Location Address:	1591 KIRK RD A
Owners:	FINESTRA HOLY CROSS LLC		
Mailing Address:	5701 SWAYING PALM LN,BOYNTON BEACH FL 33437 4227		
Last Sale:	APR-2017	Book/Page#:	29015 / 1789
Property Use Code:	7100 - RELIGIOUS	Zoning:	RM - RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)
Legal Description:	LUTHERAN CHURCH KIRK ROAD LT 2	Total SF:	11917
		Acres	5.07

2020 Values (Current)		2020 Taxes	
Improvement Value	\$745,549	Ad Valorem	\$21,460
Land Value	\$287,849	Non Ad Valorem	\$2,248
Total Market Value	\$1,033,398	Total Tax	\$23,708
Assessed Value	\$1,033,398	2021 Qualified Exemptions	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$1,033,398	Applicants	
All values are as of January 1st each year.		No Details Found	

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
RELIGIOUS	4729
Total Square Footage : 4729	

Extra Features

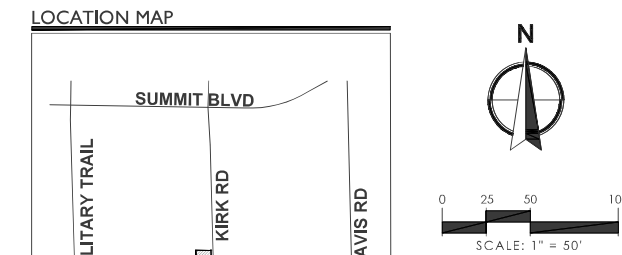
Description	Year Built	Unit
Paving- Asphalt	1966	19020
Fence- Chain Link 6ft #11 Gaug	1966	230
Paving- Asphalt	1977	7950
Wall	1977	235
Screen Enclosure	1966	98
Unit may represent the perimeter, square footage, linear footage, total number or other measurement.		

Structural Details (Building 1)		MAP	
Description			
1. Year Built	1966		
2. RELIGIOUS	4729		

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

3/31/2021

This Page Intentionally Left Blank



SITE DATA	
APPLICATION NAME	BELMONT
EXISTING LAND USE DESIGNATION (VILLAGE)	OTHER PUBLIC FACILITIES
PROPOSED LAND USE DESIGNATION (VILLAGE)	MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING DISTRICT (VILLAGE)	RM
PROPOSED ZONING DISTRICT (VILLAGE)	RM/PUD
PCN	70-42-44-12-39-000-0020
EXISTING USE	CHURCH
PROPOSED USE	TOWNHOME RESIDENTIAL
GROSS SITE AREA	5.07 AC.
TOTAL PROPOSED UNITS (TOWNHOUSE)	50 D.U.
GROSS DENSITY	9.86 D.U./AC.
OPEN SPACE REQUIRED	1.77 AC.(35%)
OPEN SPACE PROVIDED	2.42 AC.(48%)
PROPOSED PERVIOUS	2.31 AC.(45.6%)
PROPOSED IMPERVIOUS	x.xx AC.(xx.xx%)
COMMON AMENITY REQUIRED	0.35 AC.(20% OF OPEN SPACE)
COMMON AMENITY PROVIDED	0.38 AC.
DRY DETENTION AREA	0.66 AC. (13%)
TOTAL PARKING REQUIRED	157 SP.
RESIDENTIAL PARKING REQUIRED (2.5 SP./D.U.)	125 SP.
GUEST SPACES REQUIRED (25% OF REQ. SP.)	32 SP.
TOTAL PARKING PROVIDED	165 SP.
GARAGE SPACES	50 SP.
DRIVEWAY SPACES	68 SP.
GUEST SPACES	47 SP.
BUILDING HEIGHT	30' MAX
TRAFFIC ANALYSIS ZONE (TAZ)	294

NOTE:
1. REFER TO CIVIL PLANS FOR UTILITIES, GRADING, SIGNAGE AND PAVEMENT MARKING.
2. REFER TO PHOTOMETRIC PLANS FOR LIGHTING LOCATIONS.

PROPERTY DEVELOPMENT REGULATIONS (TOWNHOUSE
SEC.34-1064(e)

ZONING DISTRICT (RM)	MAX BLDG COVER	MIN. SETBACKS			
		FRONT	SIDE	CORNER STREET	REAR
REQUIRED	40%	25'	20'	25'	20'
PROPOSED	24%	30'	20'	N/A	20'

NOTE: PROPERTY DEVELOPMENT REGULATIONS TAKEN FROM PERIMETER OF DEVELOPMENT
PER SEC. 34-1064.

WAIVER CHART

W/IVER SUBJECT	CODE SECTION	REQUIRED	PROPOSED	DEVIATION
MIN. LOT AREA	34-766(1)	490,000 SF / 11.25 AC.	220,849 SF / 5.07 AC.	-269,151 SF / - 6.18 AC.
PARKING DRIVE AISLE	34-1328	26'	20'	-6'

LEGEND

- AC = ACRES
C = CENTER LINE
D.E. = DRAINAGE EASEMENT
DRO = DEVELOPMENT REVIEW OFFICERS
D.U. = DWELLING UNITS
EX. = EXISTING
FLU = FUTURE LAND USE
M = MODEL UNIT
O.H.E. = OVERHANG EASEMENT
O.R.B. = OFFICIAL RECORD BOOK
O.S.T. = OPEN SPACE TRACT
P = POSTAL DELIVERY PARKING
P.B. = PLAT BOOK
PDR = PROPERTY DEVELOPMENT REGULATIONS
PG. = PAGE
R = RADIUS
R.O.W. = RIGHT-OF-WAY
S.B. = SETBACK
S.W. = SIDEWALK
S.F. = SQUARE FEET
T.B.A. = TO BE ABANDONED
TH = TYPICAL
TH = TOWNSHIP
LIE = LUTHERY EASEMENT

[illegible]

**BELMONT
VILLAGE OF PALM SPRINGS**

SHEET:
SP-1

Demet Surve P:\500\5581.01 1591 Kirk Road - Land De\PLAN\CAD\558100-PL-SITE.1.dwg --- Plotted: 11/25/2021 2:36:20 PM Saved: 11/25/2021 2:36:26 PM

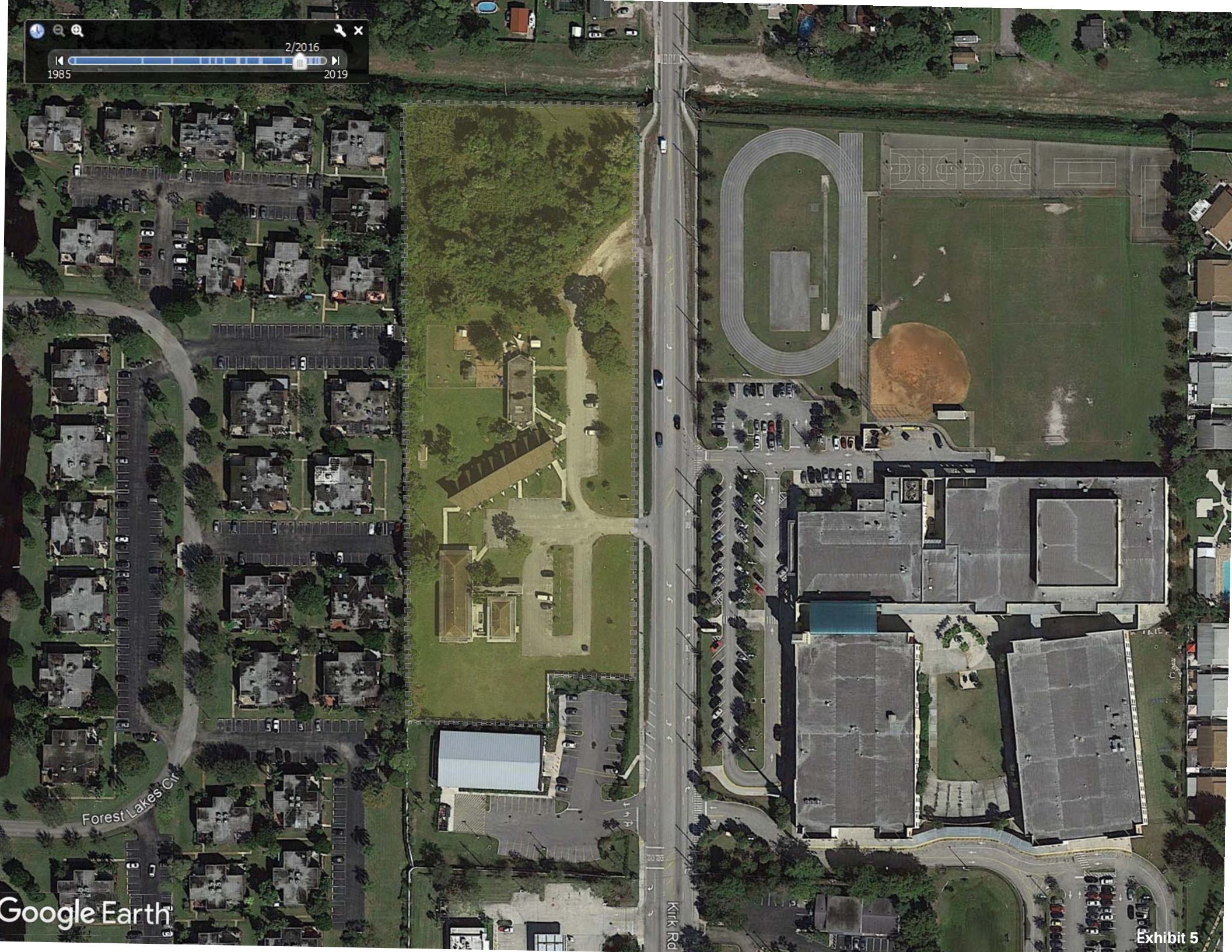
This Page Intentionally Left Blank

Palm Beach County Trip Generation Rates

(Effective with traffic studies submitted to the County on or after 4/15/2019)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	In/Out	AM Peak Hour Rate/Equation	In/Out	PM Peak Hour Rate/Equation
Industrial	Light Industrial	110	1000 S.F.	4.96	10%	88/12	0.7	13/87	0.63
	Warehouse	150	1000 S.F.	1.74	10%	77/23	0.17	27/73	0.19
	Flex Space - IND FLU	PBC	1000 S.F.	7.86	10%	64/36	1.53	40/60	1.21
	Flex Space - COM FLU	PBC	1000 S.F.	29.67	45%	72/28	2.12	40/60	2.67
	Mini-Warehouse/SS	151	1000 S.F.	1.51	10%	60/40	0.1	47/53	0.17
Residential	Single Family Detached	210	Dwelling Unit	10	0%	25/75	0.74	63/37	$\ln(T) = 0.96 \ln(X) + 0.20$
	Multifamily Low-Rise Housing upto 2 story (Apartment/Condo/TH)	220	Dwelling Unit	7.32	0%	23/77	0.46	63/37	0.56
	Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	Dwelling Unit	5.44	0%	26/74	0.36	61/39	0.44
	55+ SF Detached	251	Dwelling Unit	4.27	0%	33/67	0.24	61/39	0.30
	55+ SF Attached	252	Dwelling Unit	3.7	0%	35/65	0.2	55/45	0.26
	Congregate Care Facility	253	Dwelling Unit	2.02	0%	60/40	0.07	53/47	0.18
	Assisted Living Facility	254	Beds	2.6	0%	63/37	0.19	38/62	0.26
Ldg	Hotel	310	Rooms	8.36	10%	59/41	0.47	51/49	0.6
Rec	Movie Theater	444	Seats	1.76	5%	N/A	0	55/45	0.09
	Health Club	492	1000 S.F.	32.93	5%	50/50	1.41	57/43	3.53
Institutional	Elementary School	520	Students	1.89	0%	54/46	0.67	48/52	0.17
	Middle/Junior School	522	Students	2.13	0%	54/46	0.58	49/51	0.17
	High School	530	Students	2.03	0%	67/33	0.52	48/52	0.14
	Private School (K-8)	534	Students	Use Private K-12 rate	0%	55/45	0.91	46/54	0.26
	Private School (K-12)*	536	Students	2.48	0%	61/39	0.80	43/57	0.17
	Church/Synagogue ^a	560	1000 S.F.	6.95	5%	60/40	0.33	45/55	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
Med	Hospital	610	1000 S.F.	10.72	10%	68/32	0.89	32/68	0.97
	Nursing Home	620	Beds	3.06	10%	72/28	0.17	33/67	0.22
Office	General Office (>5,000 SF GFA)	710	1000 S.F.	$\ln(T) = 0.97 \ln(X) + 2.50$	10%	86/14	$T = 0.94(X) + 26.49$	16/84	1.15
	Small Office Building (<=5,000 SF GFA)	712	1000 S.F.	16.19	10%	83/18	1.92	32/68	2.45
	Medical Office	720	1000 S.F.	34.8	10%	78/22	2.78	28/72	3.46
	Medical Office (Reduced) ^b	PBC	1000 S.F.	17.4	10%	78/22	1.39	28/72	1.73
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71

This Page Intentionally Left Blank

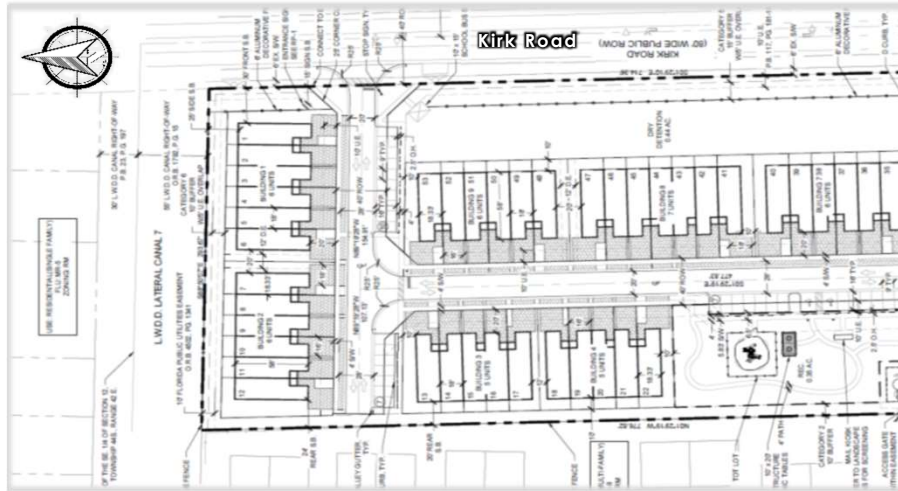


Google Earth

Exhibit 5

This Page Intentionally Left Blank

Critical Movement Analysis



Kirk Road & Project Driveway Belmont (FKA Bella Sera)

Input Data

GR	=	1.00%
Peak Season	=	1.00
Traffic Count Year	=	2019
Buildout Year	=	2024
Years	=	5

AM Peak Hour		PM Peak Hour		Proposed Development	
In	Out	In	Out		
5	18	18	10	50	Townhomes

AM Peak Hour												
AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 11-Mar-19	-	-	-	-	-	-	0	412	-	-	350	-
Peak Season Volume	-	-	-	-	-	-	0	412	-	-	350	-
2024 Historic Growth	-	-	-	-	-	-	0	433	-	-	368	-
Major Project Traffic	-	-	-	-	-	-	0	26	-	-	16	-
Major Project Traffic + 1% growth	-	-	-	-	-	-	0	459	-	-	384	-
% Project Traffic	50%	-	50%	-	-	-	50%	-	-	-	-	50%
Project Traffic Direction	OUT	-	OUT	-	-	-	IN	-	-	-	-	IN
Project Traffic	9	-	9	-	-	-	3	-	-	-	-	2
2024 Total Traffic	9	-	9	-	-	-	3	459	-	-	384	2
PM Peak Hour												
PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 11-Mar-19	-	-	-	-	-	-	0	481	-	-	566	-
Peak Season Volume	-	-	-	-	-	-	0	481	-	-	566	-
2024 Historic Growth	-	-	-	-	-	-	0	506	-	-	595	-
Major Project Traffic	-	-	-	-	-	-	0	25	-	-	29	-
Major Project Traffic + 1% growth	-	-	-	-	-	-	0	531	-	-	624	-
% Project Traffic	50%	-	50%	-	-	-	50%	-	-	-	-	50%
Project Traffic Direction	OUT	-	OUT	-	-	-	IN	-	-	-	-	IN
Project Traffic	5	-	5	-	-	-	9	-	-	-	-	9
2024 Total Traffic	5	-	5	-	-	-	9	531	-	-	624	9

HCS7 Two-Way Stop-Control Report

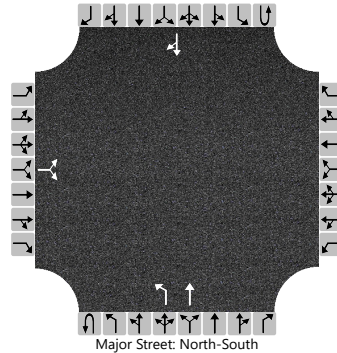
General Information

Analyst	JF
Agency/Co.	JFO GROUP INC
Date Performed	11/19/2021
Analysis Year	2024
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	Belmont

Site Information

Intersection	Kirk Road and Project
Jurisdiction	PBC
East/West Street	Project Driveway
North/South Street	Kirk Road
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		9		9						3	459				384	2
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized																
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			19							3						
Capacity, c (veh/h)			519							1152						
v/c Ratio			0.04							0.00						
95% Queue Length, Q ₉₅ (veh)			0.1							0.0						
Control Delay (s/veh)			12.2							8.1						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)	12.2								0.1							
Approach LOS	B															

HCS7 Two-Way Stop-Control Report

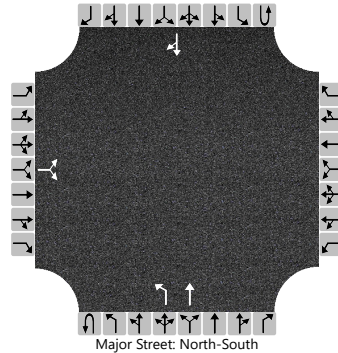
General Information

Analyst	JF
Agency/Co.	JFO GROUP INC
Date Performed	11/19/2021
Analysis Year	2024
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	Belmont

Site Information

Intersection	Kirk Road and Project
Jurisdiction	PBC
East/West Street	Project Driveway
North/South Street	Kirk Road
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		5		5						9	531				624	9
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized																
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			11							9						
Capacity, c (veh/h)			385							923						
v/c Ratio			0.03							0.01						
95% Queue Length, Q ₉₅ (veh)			0.1							0.0						
Control Delay (s/veh)			14.6							8.9						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)	14.6								0.1							
Approach LOS	B															

STN#	ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES					2019 DAILY		18-19 GR	3YR GR	2019 AM PEAK HOUR			2019 PM PEAK HOUR		
						2014	2015	2016	2017	2018	VOL	DATE			2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
5620	JOG RD	Normandy Ln	Linton Blvd	6D	2680	37154	38158	38400	40270	40135	41023	1/29/2019	2.21%	2.23%	3440	1258	2400	3371	1960	1411
5622	JOG RD	Linton Blvd	C-15 Canal	6D	2680	32592	33918	32872	32413	35976	36806	1/29/2019	2.31%	3.84%	3357	1293	2102	3242	1730	1517
6200	JOG RD	C-15 Canal	Clint Moore Rd	6D	2680	33388	33990	33328	32952	34776	37550	1/29/2019	7.98%	4.06%	3375	1355	2081	3289	1762	1595
6616	JOG RD	Clint Moore Rd	Yamato Rd	6D	2680	30831	35206		31179	32125	33944	1/29/2019	5.66%		2738	1105	1677	2918	1512	1406
6634	JOG RD	Yamato Rd	Potomac Rd	4D	1770	29399	33030		28608	29655	29528	2/4/2019	-0.43%		2593	1129	1602	2624	1379	1257
6618	JOG RD	Potomac Rd	Glades Rd	4D	1960	30558	33018		29792	30832	30487	2/4/2019	-1.12%		2751	1564	1217	2539	1127	1414
6420	JUDGE WINIKOFF RD	Sandpoint Ter	SR 7	4D	1960	10501	10464	9375	9590	9756	9693	1/8/2019	-0.65%	1.12%	1036	667	369	801	374	456
1404	JUPITER FARMS RD	Indiantown Rd	South of Indiantown	2	1140	10157	10366	11136	11257		13127	1/16/2019		5.64%	1087	732	386	1305	378	949
6417	KIMBERLY BLVD	SR-7	Lyons Rd	4D	1960	6067	6170	6267	6213	6321	6027	1/30/2019	-4.65%	-1.29%	440	248	207	509	243	270
3614	KIRK RD	Southern Blvd	Gun Club Rd	4D	1770	10460	10020	10468	11067	11400	11515	1/22/2019	1.01%	3.23%	1151	633	518	1116	641	510
3662	KIRK RD	Gun Club Rd	Summit Blvd	2	880	10512	10675	10759	11029	11376	10939	3/11/2019	-3.84%	0.55%	931	527	414	1081	527	557
3656	KIRK RD	Summit Blvd	Forest Hill Blvd	2	880	10082	9611	11093	10698	10833	10667	3/11/2019	-1.53%	-1.30%	762	412	350	1047	481	566
4208	KIRK RD	Forest Hill Blvd	Purdy Ln	5	1960	15933	16029	17223	17900	17337	17287	3/11/2019	-0.29%	0.12%	1269	837	492	1559	469	1110
4664	KIRK RD	Purdy Ln	10th Ave N	2	880	12617	12213	12939	13172	13864	13625	3/11/2019	-1.72%	1.74%	1072	446	626	1189	566	624
4630	KIRK RD	10th Ave N	Lake Worth Rd	2	880	9115	9240	9699	9470	9976	9287	2/4/2019	-6.91%	-1.44%	696	266	436	825	410	444
4652	KIRK RD	Lake Worth Rd	Melaleuca Ln	2	880	7187	6791	7859	7859	8269	7762	2/4/2019	-6.13%	-0.41%	569	309	260	765	355	428
5649	LAKE IDA RD	Hagen Ranch Rd	Jog Rd	2	880	7703	7536	8245	8622	8812	9182	1/22/2019	4.20%	3.65%	703	352	351	859	360	504
5653	LAKE IDA RD	Jog Rd	El Clair Ranch Rd	2	880	9485	10969	11308	12273	11274	12062	1/22/2019	6.99%	2.17%	918	430	488	1104	501	619
5651	LAKE IDA RD	El Clair Ranch Rd	Military Tr	2	880	11230	11682	12468	11777	12608	13552	1/22/2019	7.49%	2.82%	1030	573	457	1212	564	648

ROAD NAME: Kirk Rd
 CURRENT YEAR: 2019
 ANALYSIS YEAR: 2024
 GROWTH RATE: -1.30%

Input Data

STATION: 3656
 FROM: Forest Hill Blvd
 TO: Midpoint
 COUNT DATE: 3/11/2019
 PSF: 1

Report Created
 4/5/2021

Link Analysis

Time Period Direction	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	762	412	350	1047	481	566
Peak Volume	762	412	350	1047	481	566
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	762	412	350	1047	481	566

Committed Developments							Type	% Complete
APEC Auto-Summit	11	5	5	9	5	5	NR	0%
CHS Properties	9	6	3	10	5	5	NR	52%
Abbey Park MUPD	0	0	0	0	0	0	NR	100%
Circus Trix	0	0	0	2	1	1	NR	25%
Forest Hill / Congress Pharmacy	2	1	1	10	5	5	NR	50%
PBIA Parcel F	9	7	2	10	3	7	NR	0%
Dollar General -Palm Springs	1	0	0	8	4	4	NR	65%
Palm Springs Apartments	1	1	0	2	1	1	Res	68%
WAWA - Forest Hill & Congress	0	0	0	0	0	0	NR	100%
2773 Public Charter School	11	6	5	2	1	1	NR	75%
Total Committed Developments	44	26	16	53	25	29		
Total Committed Residential	1	1	0	2	1	1		
Total Committed Non-Residential	43	25	16	51	24	28		
Double Count Reduction	0	0	0	1	0	0		
Total Discounted Committed Developments	44	26	16	52	25	29		
Historical Growth	-48	-26	-22	-66	-30	-36		
Comm Dev+1% Growth	83	47	34	105	50	58		
Growth Volume Used	83	47	34	105	50	58		
Total Volume	845	459	384	1152	531	624		

Lanes	2L					
LOS D Capacity	1480	880	880	1480	880	880
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	1570	880	880	1570	880	880
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

This Page Intentionally Left Blank

Juan Ortega

From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Wednesday, April 21, 2021 5:50 PM
To: Juan Ortega
Cc: 'Kristen L Northup'
Subject: FW: [EXTERNAL] 1591 Kirk Rd

Juan,

Please see comments below from the Village on traffic.

Thanks.



Jerrod Purser, PLA
Project Manager

2035 Vista Parkway
West Palm Beach, FL 33411
561.687.2220 | 561.537.4533 (direct)



From: Iramis Cabrera <icabrera@vpsfl.org>
Sent: Tuesday, April 20, 2021 4:12 PM
To: Jerrod Purser <Jerrod.Purser@wginc.com>
Subject: FW: [EXTERNAL] 1591 Kirk Rd

FYI!!

See comments from traffic Engineer.

Thanks.

From: Thuha Nguyen <thuha.nguyen@viaplanning.com>
Sent: Tuesday, April 20, 2021 12:54 PM
To: Iramis Cabrera <icabrera@vpsfl.org>
Subject: RE: [EXTERNAL] 1591 Kirk Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and are confident the content is safe.

Hi Iramis,

We completed the review of the traffic study. Below is our only comment:

- **Traffic: Please include "Test 2" as required by PBC TPS Article 12.**

I trust that the traffic report was sent to the County for their review, as the applicant noted to us on kick-off call. Please include the above comment with any other comments you have from other reviewers. Since the development passes Test 1, I don't think they will have any trouble passing Test 2.

As you can see from the site plan, they did move the entrance further south, away from the school's entrance. It seems that the curb cut to the north would need to be slightly moved to accommodate the emergency exit from the site.

Please let me know if you have any questions.

Thuha

From: Iramis Cabrera <icabrera@vpsfl.org>
Sent: Thursday, April 15, 2021 4:20 PM
To: Thuha Nguyen <thuha.nguyen@viaplanning.com>
Subject: FW: [EXTERNAL] 1591 Kirk Rd

Attached is the traffic report for your review.

Thanks.

From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Thursday, April 15, 2021 4:03 PM
To: Iramis Cabrera <icabrera@vpsfl.org>
Subject: RE: [EXTERNAL] 1591 Kirk Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and are confident the content is safe.

Hi Iramis,

Please see attached. Please note it is currently under review by the County. File is digitally signed, electronically sealed and set up for double side printing.

Thanks.



Jerrod Purser, PLA
Project Manager
2035 Vista Parkway
West Palm Beach, FL 33411
561.687.2220 | 561.537.4533 (direct)



From: Iramis Cabrera <icabrera@vpsfl.org>
Sent: Wednesday, April 14, 2021 2:27 PM
To: Jerrod Purser <Jerrod.Purser@wginc.com>
Subject: [EXTERNAL] 1591 Kirk Rd

Hi,

Can you please send me the traffic study for this project?

Thanks.

PLEASE NOTE: Florida has a very broad public records law. E-mail communications to or from the Village of Palm Springs officials and employees are public records and are available upon request. Transmission of sensitive information such as but not limited to social security numbers, credit card information, medical records and criminal justice information (outlined in the [FBI CJIS Policy](#)) via email is prohibited. If this message is unexpected or appears suspicious, please notify us immediately by replying to the message.

** Please consider the negative environmental impacts associated with printing email **

VISIT OUR WEBSITE FOR MORE INFORMATION ABOUT THE VILLAGE OF PALM SPRINGS FLORIDA
www.vpsfl.org

This Page Intentionally Left Blank

Juan Ortega

From: Bogdan Piorkowski <BPiorkow@pbcgov.org>
Sent: Tuesday, August 17, 2021 12:48 PM
To: Jerrod Purser
Cc: Quazi Bari; Hanane Akif
Subject: FW: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs
Attachments: 558100-PL-SITE-RESO_SP1.pdf; IMG-2351.mov

Hi Jarrod,
The proposed driveway location looks acceptable to Traffic Division.

Bogdan Piorkowski, Senior Professional Engineer
Traffic Division – PBC Engineering & Public Works
2300 N Jog Rd, 3rd Floor
West Palm Beach, FL 33411
Phone (561) 684-4030
Email: BPiorkow@pbcgov.org

From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Monday, August 16, 2021 3:19 PM
To: Bogdan Piorkowski <BPiorkow@pbcgov.org>
Cc: Quazi Bari <QBari@pbcgov.org>
Subject: RE: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Good afternoon Bogdan,

Please see attached site plan with entrance flipped to the south as discussed. The attached video on Kirk Road shows the crosswalk location just north of the Dollar General driveway access. The site plan has included this location. The distance of the crosswalk from our proposed entrance is approximately 205 ft.

Please advise if the entrance location is acceptable to PBC Traffic.

Thank you.
Jerrod



Jerrod Purser, PLA
Project Manager

2035 Vista Parkway
West Palm Beach, FL 33411
561.687.2220 | 561.537.4533 (direct)



From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Monday, August 9, 2021 10:23 AM
To: Bogdan Piorkowski <BPiorkow@pbcgov.org>
Cc: Quazi Bari <QBari@pbcgov.org>
Subject: RE: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

Hi Bogdan,

Yes, we've added the driveway location. I'll send the plan over prior to our meeting this afternoon.

Thanks.



Jerrod Purser, PLA
Project Manager
2035 Vista Parkway
West Palm Beach, FL 33411
561.687.2220 | 561.537.4533 (direct)

 [\[linkedin.com\]](#)  [\[facebook.com\]](#)  [\[instagram.com\]](#)  [\[youtube.com\]](#)  [\[twitter.com\]](#)

From: Bogdan Piorkowski <BPiorkow@pbcgov.org>
Sent: Monday, August 9, 2021 10:17 AM
To: Jerrod Purser <Jerrod.Purser@wginc.com>
Cc: Quazi Bari <QBari@pbcgov.org>
Subject: RE: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

Hi Jerrod,
Did you show location of school driveway as requested?
Bogdan

From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Wednesday, July 28, 2021 4:01 PM
To: Bogdan Piorkowski <BPiorkow@pbcgov.org>; Quazi Bari <QBari@pbcgov.org>
Subject: RE: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Hi Bogdan,

I understand your request now, I'll work on that.

The Village director is out next week. **Do you both have availability the following week of 8/9?** Preferably Monday or Tuesday.

Thanks.



Jerrod Purser, PLA
Project Manager
2035 Vista Parkway
West Palm Beach, FL 33411
561.687.2220 | 561.537.4533 (direct)



From: Bogdan Piorkowski <BPiorkow@pbcgov.org>
Sent: Wednesday, July 28, 2021 3:01 PM
To: Jerrod Purser <Jerrod.Purser@wginc.com>; Quazi Bari <QBari@pbcgov.org>
Subject: RE: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

Hi Jerrod,
Per your email **"We're proposing the entrance at the north end of the site, rather than aligned with the school entrance, in order to avoid school traffic and safety concerns"**.
Can you please show driveway/s location on the east side of Kirk Rd on sheet SP-1? Where is the school entrance shown on sheet SP-1?
Bogdan

From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Wednesday, July 28, 2021 1:32 PM
To: Bogdan Piorkowski <BPiorkow@pbcgov.org>; Quazi Bari <QBari@pbcgov.org>
Subject: RE: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Hi Bogdan,

Please see the project entrance clouded on attached. This is the only driveway access to/from Kirk Road. There's an emergency access only further south with gate and knox box.

Let me know if any further information needed.

Thank you.
Jerrod



Jerrod Purser, PLA
Project Manager
2035 Vista Parkway
West Palm Beach, FL 33411
561.687.2220 | 561.537.4533 (direct)



From: Bogdan Piorkowski <BPiorkow@pbcgov.org>
Sent: Wednesday, July 28, 2021 1:10 PM
To: Jerrod Purser <Jerrod.Purser@wginc.com>; Quazi Bari <QBari@pbcgov.org>
Subject: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

Hi Jerrod,
Can you please show driveway/s location on the east side of Kirk Rd on sheet SP-1?
I will be on short vacations starting tomorrow and will be back in the office on 8/4.
Bogdan

From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Monday, July 26, 2021 1:58 PM
To: Quazi Bari <QBari@pbcgov.org>; Bogdan Piorkowski <BPiorkow@pbcgov.org>
Subject: Belmont (formerly Bella Sera) - Palm Springs

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Good afternoon Quazi and Bogdan,

The Village of Palm Springs has requested that we coordinate a meeting with you, regarding the attached TPS condition on this application. Also attached is the latest submitted site plan.

We're proposing the entrance at the north end of the site, rather than aligned with the school entrance, in order to avoid school traffic and safety concerns.

What times work for you, either this week or next? Would this week Thursday at 10:30am work as an option?

Thank you.
Jerrod



Jerrod Purser, PLA
Project Manager
2035 Vista Parkway
West Palm Beach, FL 33411
561.687.2220 | 561.537.4533 (direct)



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

Juan Ortega

From: Bogdan Piorkowski <BPiorkow@pbcgov.org>
Sent: Thursday, October 14, 2021 4:35 PM
To: Jerrod Purser; Rogelio J. Perez Gonzalez; Quazi Bari; Iramis Cabrera; Frank Castro
Cc: Doug Murray; Juan Ortega; Kristen L Northup; Christopher M Gratz; Kimberly K. Glas-Castro
Subject: RE: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

Hi Jerrod,

As stated in our previous email we prefer the driveway location to be closer to the southern border of your site. However, as discussed in our meeting yesterday the Village and local police force representative have a strong opinion that the new driveway should be located at the northern boundary of the site.

Therefore, based on the Village's and police representative knowledge of the local school related conditions along Kirk Rd. we are in agreement with the proposed driveway location as shown on your attached drawing.

Please let me know if you have additional questions.

Thank you,

Bogdan Piorkowski, Senior Professional Engineer
Traffic Division – PBC Engineering & Public Works
2300 N Jog Rd, 3rd Floor
West Palm Beach, FL 33411
Phone (561) 684-4030
Email: BPiorkow@pbcgov.org

From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Wednesday, October 13, 2021 3:46 PM
To: Rogelio J. Perez Gonzalez <rperezgonzalez@vpsfl.org>; Bogdan Piorkowski <BPiorkow@pbcgov.org>; Quazi Bari <QBari@pbcgov.org>; Iramis Cabrera <icabrera@vpsfl.org>; Frank Castro <fcastro@vpsfl.org>
Cc: Doug Murray <doug.murray@wginc.com>; jortega@jfo.us; Kristen L Northup <KLNorthup@drhorton.com>; Christopher M Gratz <CMGratz@drhorton.com>; Kimberly K. Glas-Castro <kglas-castro@vpsfl.org>
Subject: RE: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Hi Bogdan,

Based on the Village's comments and concerns, can you confirm Traffic's acceptance of the entrance location to the north per attached?

Thank you.
Jerrod



Jerrod Purser, PLA
Project Manager
3230 W. Commercial Blvd, Suite 300
Fort Lauderdale, FL 33309



954.660.1660 | 561.537.4533 (direct) | 904.874.3483 (cell)



From: Rogelio J. Perez Gonzalez <rperezgonzalez@vpsfl.org>
Sent: Tuesday, October 12, 2021 4:19 PM
To: Jerrod Purser <Jerrod.Purser@wginc.com>; Bogdan Piorkowski <BPiorkow@pbcgov.org>; Quazi Bari <QBari@pbcgov.org>; Iramis Cabrera <icabrera@vpsfl.org>; Frank Castro <fcastro@vpsfl.org>
Cc: Doug Murray <Doug.Murray@wginc.com>; jortega@jfo.us; Kristen L Northup <KLNorthup@drhorton.com>; Christopher M Gratz <CMGratz@drhorton.com>; Kimberly K. Glas-Castro <kglas-castro@vpsfl.org>
Subject: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

Hello,

Please see the revised statement.

From: Rogelio J. Perez Gonzalez
Sent: Tuesday, October 12, 2021 16:15
To: Jerrod Purser <Jerrod.Purser@wginc.com>; Bogdan Piorkowski <BPiorkow@pbcgov.org>; Quazi Bari <QBari@pbcgov.org>; Iramis Cabrera <icabrera@vpsfl.org>; Frank Castro <fcastro@vpsfl.org>
Cc: Doug Murray <Doug.Murray@wginc.com>; jortega@jfo.us; Kristen L Northup <KLNorthup@drhorton.com>; Christopher M Gratz <CMGratz@drhorton.com>; Kimberly K. Glas-Castro <kglas-castro@vpsfl.org>
Subject: RE: Belmont (formerly Bella Sera) - Palm Springs

Hello,

Per our last meeting, I attached the traffic conditions statement we prepared.



[\[gcc02.safelinks.protection.outlook.com\]](mailto:gcc02.safelinks.protection.outlook.com)

Rogelio Perez

Planner

Planning, Zoning, & Building Department, Village of Palm Springs

(561) 584-8200 Ext. 8462

226 Cypress Lane | Palm Springs, Florida 33461-1604

From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Tuesday, October 12, 2021 14:44
To: Bogdan Piorkowski <BPiorkow@pbcgov.org>; Quazi Bari <QBari@pbcgov.org>; Iramis Cabrera <icabrera@vpsfl.org>; Rogelio J. Perez Gonzalez <rperezgonzalez@vpsfl.org>; Frank Castro <fcastro@vpsfl.org>
Cc: Doug Murray <Doug.Murray@wginc.com>; jortega@jfo.us; Kristen L Northup <KLNorthup@drhorton.com>; Christopher M Gratz <CMGratz@drhorton.com>
Subject: Belmont (formerly Bella Sera) - Palm Springs

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and are confident the content is safe.

Hi All,

Please see attached latest site plan and comments from the Village for reference in today's meeting.

Thanks.
Jerrod



Jerrod Purser, PLA
Project Manager

3230 W. Commercial Blvd, Suite 300
Fort Lauderdale, FL 33309

954.660.1660 | 561.537.4533 (direct) | 904.874.3483 (cell)



[gcc02.safelinks.protection.outlook.com]



[gcc02.safelinks.protection.outlook.com]



[gc

PLEASE NOTE: Florida has a very broad public records law. E-mail communications to or from the Village of Palm Springs officials and employees are public records and are available upon request. Transmission of sensitive information such as but not limited to social security numbers, credit card information, medical records and criminal justice information (outlined in the [FBI_CJIS_Policy \[fbi.gov\]](#)) via email is prohibited. If this message is unexpected or appears suspicious, please notify us immediately by replying to the message.

** Please consider the negative environmental impacts associated with printing email **

VISIT OUR WEBSITE FOR MORE INFORMATION ABOUT THE VILLAGE OF PALM SPRINGS FLORIDA
www.vpsfl.org [vpsfl.org]

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

This Page Intentionally Left Blank

Village of Palm Springs Development Review

DATE: 1/24/2022
DESCRIPTION: Bella Sera – Townhomes
APPLICANT: D.R. Horton (Contract Purchaser)
AGENT: WGI, Inc., Jerrod Purser
OWNER: Finestra Holy Cross LLC
APPLICATION TYPE: Planned Development
REQUEST: Future Land Use Map Amendment & Site Plan (Minor/Major/PD) Review
LOCATION: 1591 Kirk Road, Palm Springs, Florida
STAFF REVIEW: **COMMENT LETTER #3**

The Engineering Department has the following comments:

Justification Statement

- 1) [Original Comment #1] Page 5, g) – When submitting photometric plans include light levels just beyond property on all sides. Include levels on all sidewalk and parking areas throughout the project and cut sheets on lights. Also, per Sec. 34-1364. - Outdoor lighting, a photometric plan should be included as part of the site plan package.

Applicant Response: Photometric Plans have been provided with the resubmittal.

Village Response: Revise plan to address following items: Several sidewalk values are below the allowable 0.75 fc, Provide light levels for Park, Bus Stop, and Mail Location. Confirm entrance lighting is available at entrances of buildings, that have a 0.75 fc or greater capacity. Revise location of lights to address other comments in photometric section of comments.

Applicant response: The average at all sidewalks has been increased to average 0.75 fc minimum. The average of the Park, Bus Stop and Mail Kiosk have increased to average 0.75 fc minimum. The residential building entrances fall under the exception 3A: "Single family and multifamily dwellings up to two units shall not be subject to requirements of this section"

Village Response: The proposed development exceeds minimum 2 unit per multi-family building described in this code section. Provide illuminate levels at building entrances on the photometric plan.

Previous Justification Statement comments not included herein have been addressed and/or satisfied.

Site Plan

- 2) [Original Comment # 8] The site plan does not clearly provide adequate information for review. Provide split sheets at a larger scale if necessary.
- a. Clearly dimension and call out the depth and width of the parking stalls, curbs/gutters, width of pavement, width of driveways, widths of possible parking overhangs, etc.
 - b. Clearly call out, dimension and delineate all easements.
 - c. Provide a different line type for the lot line and the building foundation line.
 - d. Clearly identify and dimension dark solid line surrounding the ROW/street.
 - e. Show and label proposed utilities and existing utilities to remain – both above and underground.

Applicant Response: The proposed site plan identifies the necessary information required by the Village of Palm Springs. Depth and width of parking stalls, curbs/gutters, width of pavement, width of driveways, widths of parking overhangs have all been identified on the proposed site plan; All easements have been dimensioned and called out; Different line types are utilized for lot line and building footprint line; The ROW has been clearly identified and dimensioned.

Village Response: The site plan does not identify the necessary information required per Code. See Code Sec. 34-685 for full information that shall be shown on the site plan. While the scale is large enough per this Code section, the plan is still difficult to read. While it's not required per Code to increase the scale – the suggestion to increase the scale of the site plan remains. This would likely eliminate the need for additional comments, clarification, provision of multiple exhibits, etc. and reduce the amount of time required for review.

- a) **FFE is not provided.**

Applicant Response: The FFE for each building is provided on the conceptual engineering plans included with the resubmittal.

Village Response: Please confirm that FFE is 18.00' NAVD.

- b) **Are the streets publicly dedicated or privately dedicated and maintained?**

Applicant Response: The proposed streets are to be privately dedicated and maintained. A note has been added to sheet SP-1.

Village Response: No such note has been provided on the site plan.

- c) **The utilities shall be shown on the site plan.**

Applicant Response: For graphic clarity, the utilities and light fixtures have been shown along with the landscape on the landscape plans. Corresponding notes have been added to sheet SP-1.

Village Response: There are notes directing the reviewer to the civil plans and the photometric plans, but not the landscape plans. Further, it's not appropriate to refer to the landscape plan for these elements. And, as they are provided on the landscape plan – there are several conflicts between the utilities and the lighting as well as other conflicts. These are not landscape issues and the landscape plan doesn't need to be

the document that governs and records these features. Please show these features on the site plan as well as the landscape plan.

- There are multiple conflicts between fire hydrants and light fixtures.
- Lots 13, 33 and 50 show a lot line that appears to extend to the back of the common area sidewalk. That means that if these owners decide to fence their property, that they can put a fence directly against the sidewalk and fence in site lighting. It is recommend that these lot lines are adjusted and set back off the back of the sidewalk so that the common area landscape (hedge along sidewalks) and the lighting remains in the domain of the HOA.

d) Light fixtures shall be located on the site plan.

Applicant Response: For graphic clarity, the utilities and light fixtures have been shown along with the landscape on the landscape plans. Corresponding notes have been added to sheet SP-1.

Village Response: Light fixtures and all other utilities, above ground and below, shall be shown on the site plan.

- 3) [Original Comment #17] A revised plat of property will be required for final review of rights-of-way and easements. All right-of-way and easement widths and dimensions shall be shown on the plat. The plat shall contain a statement that no buildings or any kind of construction, or trees or shrubs shall be placed on easements. Review Sec. 34-434 for additional requirements about utilities and commonly held property.

Applicant Response: Acknowledged

Village Response: An approved and recorded plat will be required prior to an approval being issued.

Applicant Response: Based on previous direction from Village PZB staff, the plat goes through a separate review and Village Council approval. Staff recommended this typically occurs after site plan approval. Code Section 34-439 states recording of the plat is required prior to issuance of building permits, but there's no mention of being recorded prior to site plan approval.

Village Response: Provide confirmation from Village PZB Staff of plat approval process and timeline as it relates to site plan approval.

Previous Site Plan comments not included herein have been addressed and/or satisfied

Regulating Plan

All previous comments relating to the Regulating Plan have been addressed and/or satisfied.

Drainage Statement

Previous Drainage Statement comments not included herein have been addressed and/or satisfied.

Utilities/Engineering/Etc

Previous Utilities/Engineering comments not included herein have been addressed and/or satisfied.

Landscape Plans

- 4) [Previously Comment #32] Private lot lines are shown throughout the landscape plan:
- In several locations, it appears that “public” landscape (i.e., portions of buffer plantings or hedges along sidewalks/parking) is placed on a private lot (within the lot lines extending from each townhome). Describe how this scenario potentially impacts ownership and maintenance of the landscape.
 - Is there a potential for private yards to be fenced?

Applicant Response: All landscape to be maintained by the HOA.

Village Response: The comment has been partially addressed. Is there a potential for private yards to be fenced? If yes, there appears to be common area landscaping on private lots – for example, along sidewalks facing common parking spaces. Will access to private, fenced yards be allowed for maintenance by the HOA?

Applicant Response: There will be an option for private yards to be fenced, but the HOA documents will include stipulations that the required landscape material may not be removed and will be maintained by owner.

Village Response: Lots #13, 50, and 33 have lot lines that extend to common area sidewalks. As the lot lines are now, these owners could place a fence directly along a common area sidewalk and enclose common area landscaping and site lighting. It is recommended that these lot lines be adjusted so that common area landscape and site lighting remains completely within the common area property controlled by the HOA.

- 5) [New comment] Show a minimum 7.5' clear zone surrounding all fire hydrants. This area shall be free from trees, shrubs, signage, site lighting and other vertical elements.
- 6) [New comment] At the southeastern ingress/egress it appears that two (2) fire hydrants are shown together. The fire hydrant proposed for removal shall not be shown on the landscape plan. Any and all existing site features to be removed shall not be shown on the landscape plan; only features to remain shall be shown.
- 7) [New comment] On the south property line, there appears to be a hedge that is contained between two (2) fence lines. Remove the decorative aluminum fence that runs along the south property line. Only the 6' height opaque fence is recommended.

Previous Landscape Plan comments not included herein have been addressed and/or satisfied.

Photometric/Lighting Plan:

- 8) [New comment] There are several lighting and utility conflicts present as noted above. (I.e. light fixture conflicts with fire hydrants). Correct these conflicts and resubmit amended lighting/photometric plan.**

Previous Photometric/Lighting Plan comments not included herein have been addressed and/or satisfied.

Applicant: In addition to any plan amendments, please provide written responses to the comments herein.

This letter has been prepared by the following individual, in association with their consultants and subconsultants:

A handwritten signature in blue ink, appearing to read "Brent Whitfield".

Brent Whitfield, P.E.
Chen Moore and Associates
Tel: 561.746.6900 x 1160
Email: bwhitfield@chenmoore.com



January 24, 2022

Dr. Juan F. Ortega, PE
JFO Group Inc.
6671 W Indiantown Road, Suite 50-324
Jupiter, FL 33458

**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**

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

**RE: Belmont
Project #: 220110 (previously 210409)
Traffic Performance Standards (TPS) Review**

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated January 12, 2022, 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:	West side of Kirk Road, about 0.15 miles north of Forest Hill Blvd
PCN:	70-42-44-12-39-000-0020
Access:	One full access driveway connection onto Kirk Road (As used in the study and is NOT an approval by the County through this letter)
Existing Uses:	Church = 11,917 SF
Proposed Uses:	Redevelop the site with: Low-rise Multi-Family Residential = 50 DU
Project Daily Trips:	366
Project Peak Hour Trips:	23 (5/18) AM; 28 (18/10) PM
New Daily Trips:	287
New Peak Hour Trips:	19 (3/16) AM; 22 (15/7) PM
Build-out:	December 31, 2024

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

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

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.

"An Equal Opportunity
Affirmative Action Employer"



Dr. Juan F. Ortega, PE
January 24, 2022
Page 2

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

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

Sincerely,

A handwritten signature in blue ink that reads "Hanane Akif".

Hanane Akif, P.E.
Professional Engineer
Traffic Division

QB:HA:qg

ec:

Iramis Cabrera, Interim PZ&B Director, Village of Palm Springs
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2022\220110 - BELMONT.DOCXN

9-20-2021

Good morning,
I have no issues here.

Chris Schulle
Division Manager
Office # 561-688-8912
Fax # 561-688-8914
Cell # 772-216-4876

From: Iramis Cabrera <icabrera@vpsfl.org>
Sent: Monday, September 20, 2021 11:04 AM
To: Christopher Schulle <cschulle@wasteprousa.com>
Subject: Belmont

Good morning,

Can you please review attached site plan and let me know if you have any comments?

Thanks.



Iramis Cabrera

PZ&B Director
226 Cypress Lane | Palm Springs, Florida 33461
Phone: 561.965.4016 Fax: 561.439.4132
Email: icabrera@vpsfl.org

6-21-2021

Good evening Iramis,

The proposed location for the mail kiosk is acceptable. I also reviewed the proposed address against our database. We do have it as a single business delivery point. Please advise if there was a pre-existing structure. If so, I would like to suggest assigning a different number.

Lastly, I would like to request the contact information of the builder or ownership of this project please.

Sincerely,

Nikki Rudershausen
United States Postal Service
Florida 3 District
Delivery Programs
Growth Management Coordinator
2200 NW 72ND AVE STE 222
Miami, FL 33152-9321

Direct Line 305-470-0553
Fax Line 305-470-0554

When referring to specific project, please include the ZIP Code and project name in the subject line.
Thank you ☺

From: Iramis Cabrera <icabrera@vpsfl.org>

Iramis:

Good morning. The site plan shows a location for a 10' by 15' school bus shelter and the project has been issued a SCAD letter. Please let me know if you need any condition language from me regarding the school bus shelter.

Thank you.

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



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.

April 1, 2021

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

**Re: 1591 KIRK ROAD
MULTI-FAMILY DEVELOPMENT (Pulte Homes)
SE Quad of Kirk Road and LWDD's L-7 Canal
PCN: 70-42-44-12-39-000-0020
LWDD Canal No. L-7
LWDD Record No. RI-18-0011**

Dear Ms. Cabrera:

This project is located on the south side of the L-7 Canal and is adjacent.

After reviewing the Survey including Canal Cross-Sections, LWDD not require additional right-of-way.

This project will require a drainage connect outfall permit from this District.

LWDD has no objection to the certification of this petition.

Sincerely,

Anne H. Perry
Anne H. Perry

9-7-2021

Iramis,

Based on the size of the lift station it appears that the lift station will be private. The civil plan should identify the lift station and onsite sanitary sewer as private.

As previously stated, if the lift station is private an agreement with property to the south regarding sanitary sewer will be required and indemnification agreement with PBCWUD will be required prior to PBCWUD plan approval. The easement to the property to the south would be dedicated to the property to the south not to PBCWUD.

A portion of the 8" watermain is shown within a 15' PBCUE. The watermain must be centered within a 20'PBCUE.

Meters cannot be installed within driveway

No trees or obstructions within 7.5 feet of fire hydrant (there appears to be a tree too close to the fire hydrant SE of the lift station)

Gate is required at location to the east where sanitary sewer crosses the property line

Thank you,

Jackie Michels, P.E.

Project Manager

Palm Beach County Water Utilities

8100 Forest Hill Blvd.

West Palm Beach, Florida 33413

Phone (561) 493-6116

1-24-2022

Hello Rogelio,

Issues:

No issues at this time.

Comments:

We may ask the applicant to adjust the curb return radii to tie into the adjacent inlet with a type F curb and stripe out the control radius as currently shown. This will need to be determined during right of way permit review. Note that we have ongoing issues with vehicles running off the pavement over flush header curbs causing erosion behind the back of curb.

Disclaimer:

Please note this courtesy review in advance of the PBC right of way permitting application is independent of Traffic Performance Standards (TPS) review and approval through PBC Traffic Division.

Regards,
Will



Will Carey, PE

[Roadway Production Division](#)

Palm Beach County Engineering & Public Works
Dept.

(561) 684-4183 / wcarey@pbcgov.org / Mon-Fri
7am to 6pm



5/13/2021

No comments, thank you.

Yash Nagal

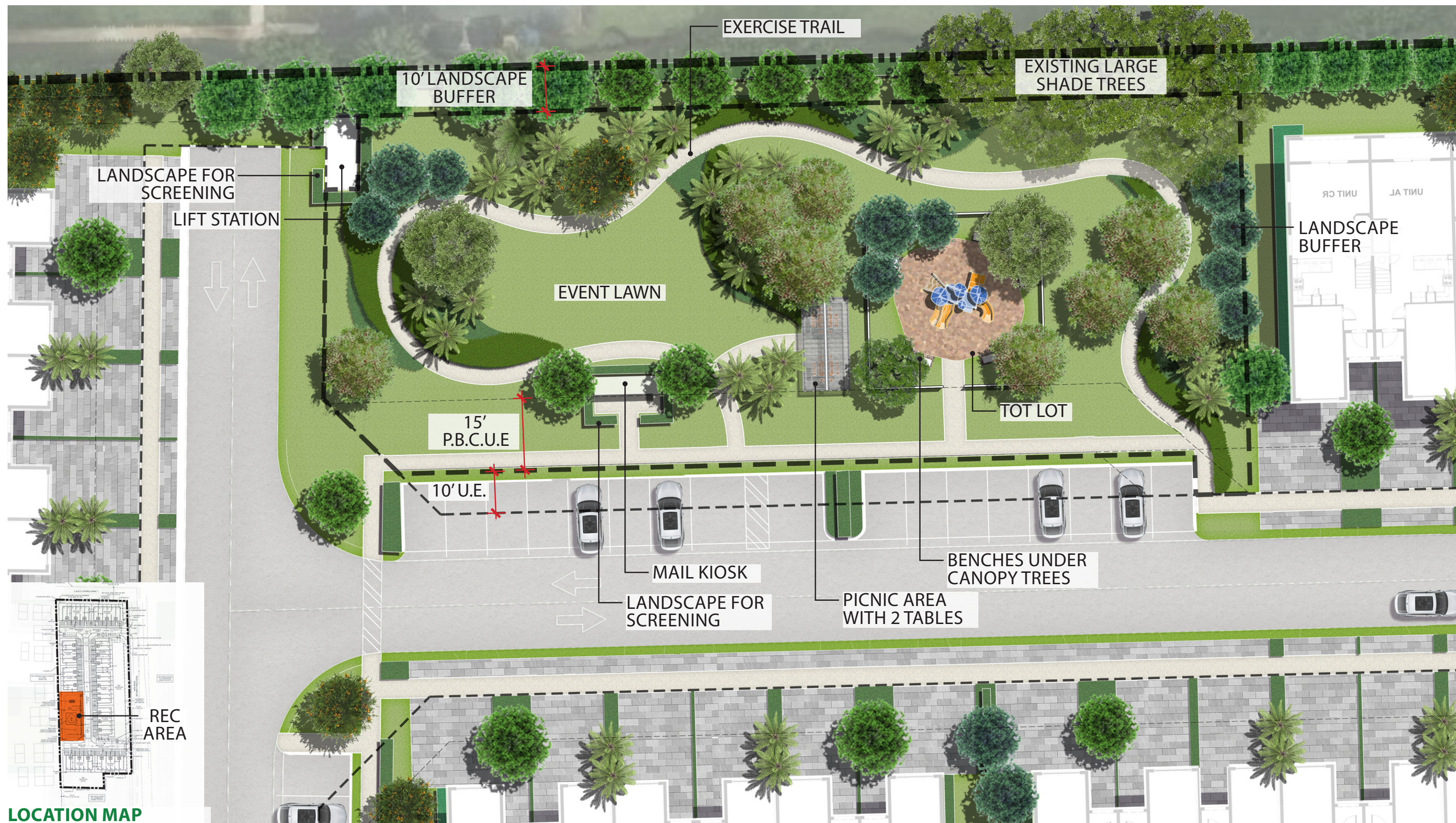
Senior Planner

Tel: 561 841-4238

ynagal@pbcgov.org

<http://www.palmtran.org>





Belmont | Palm Springs, Florida

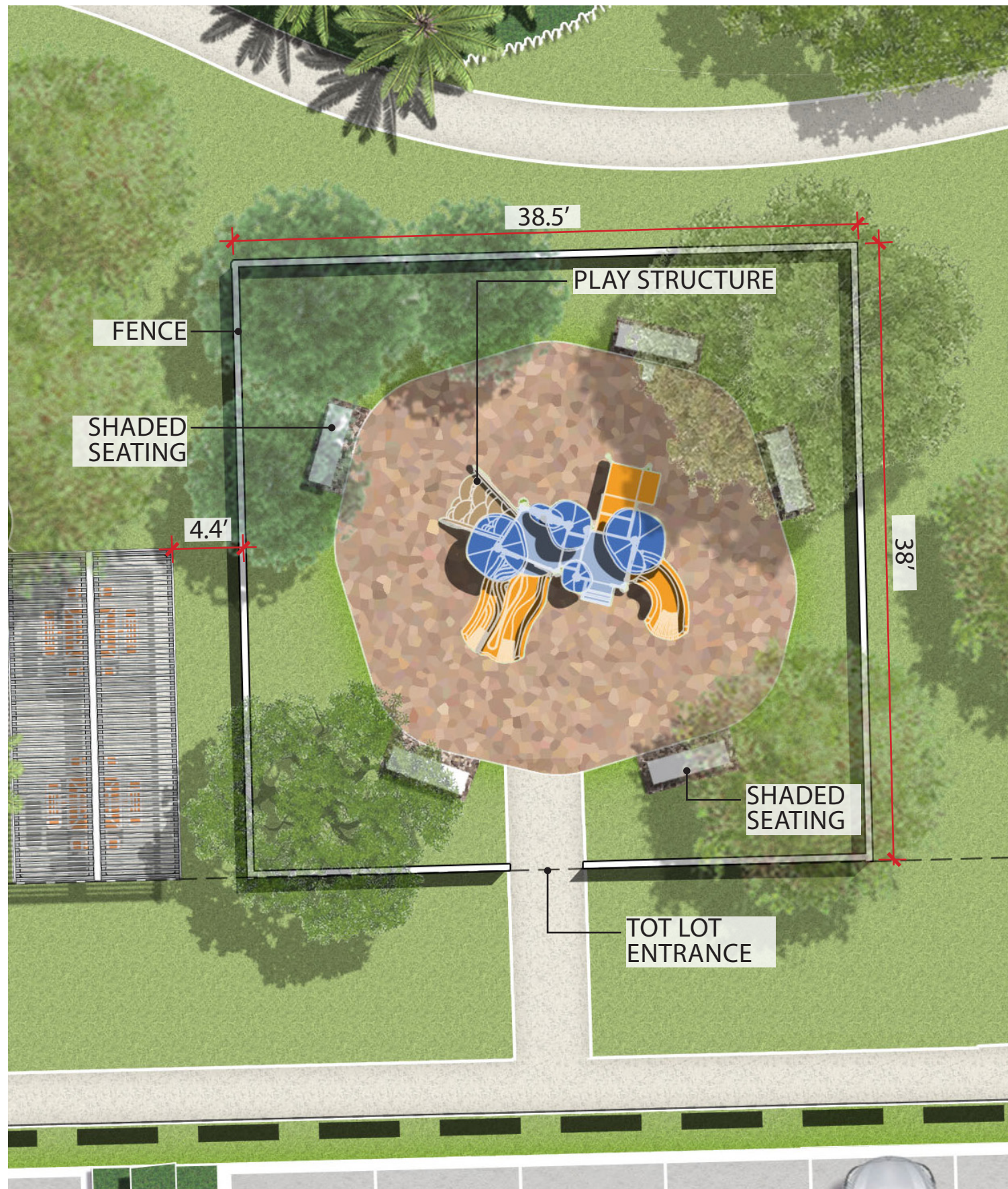
CONCEPTUAL SITE PLAN

06-11-2021



0' 10' 20' 40'
SCALE: 1" = 20'-0"





TOT LOT LOCATION

MANUFACTURER:

PLAYWORLD

350-1736

Age 2-12



Belmont | Palm Springs, Florida

TOT LOT PLAN

06-11-2021



0' 4' 8' 16'
SCALE: 1/8" = 1'-0"



Page 2

MANUFACTURER:

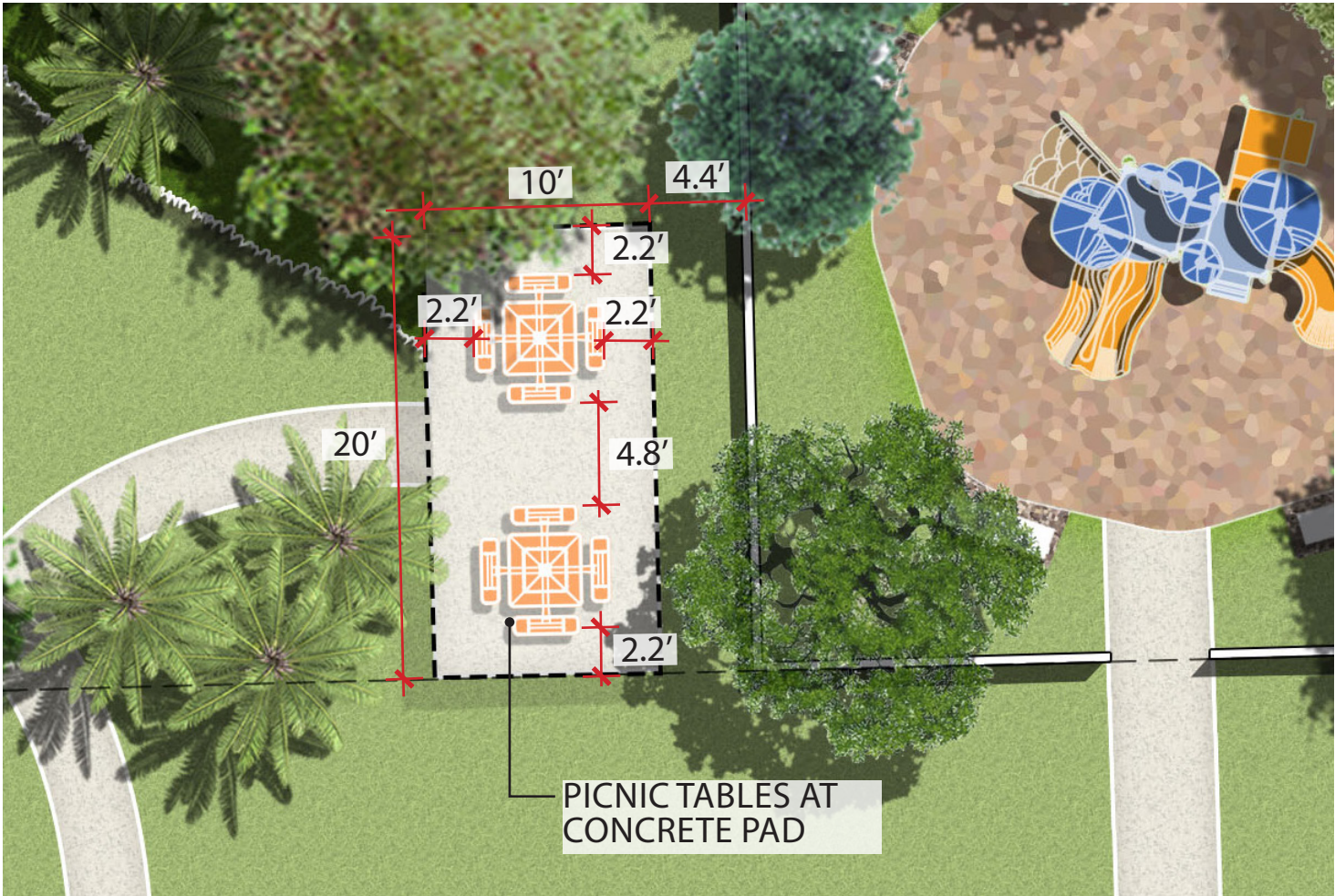
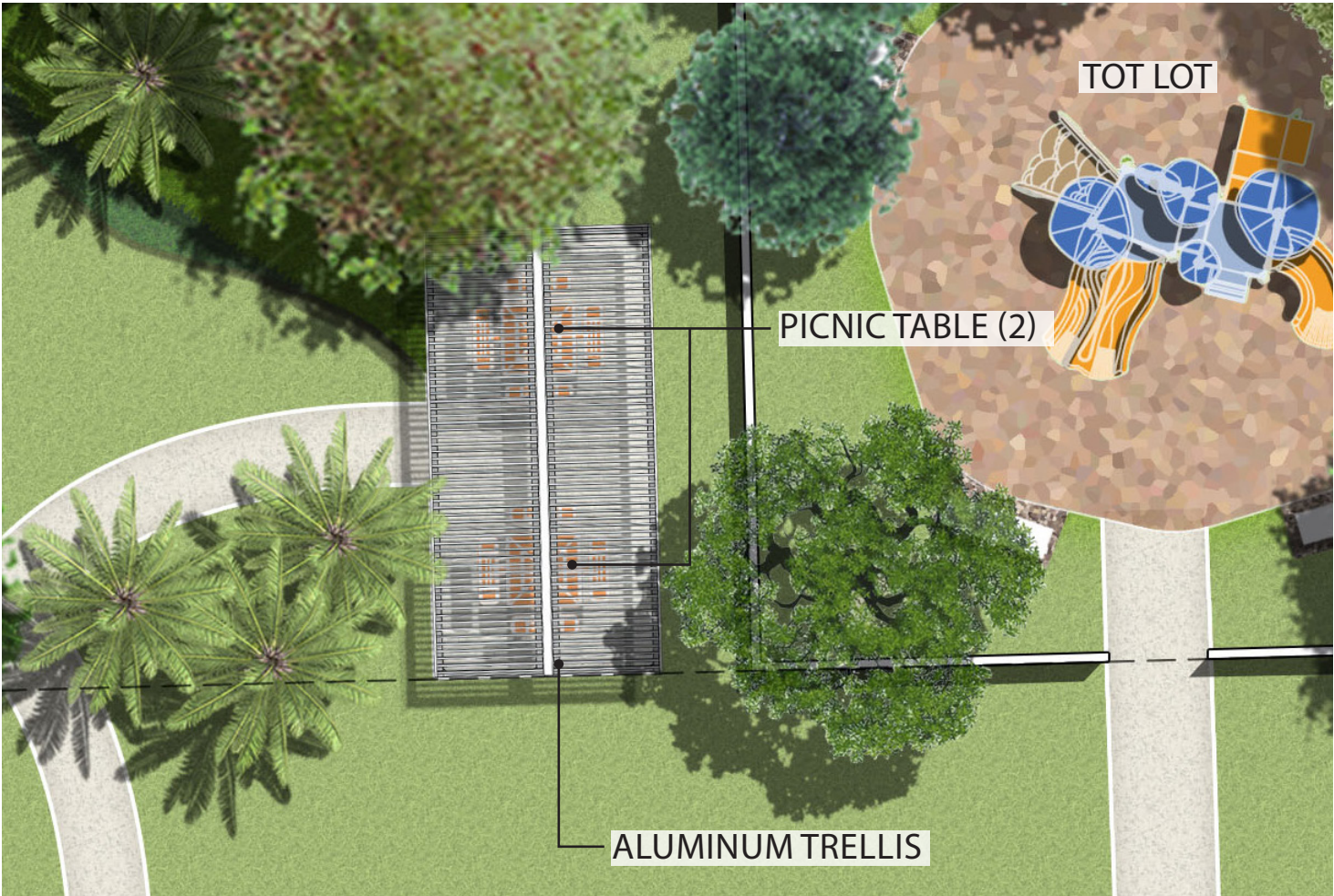
WABASH VALLEY

Model #: SG214D

Table Top Color: Charcoal
Leg Color: Black
Seat Color: Charcoal
Mount: Surface
Size: 40 in. Square
Pattern: Diamond
Total of Picnic: 2



PICNIC TRELLIS LOCATION





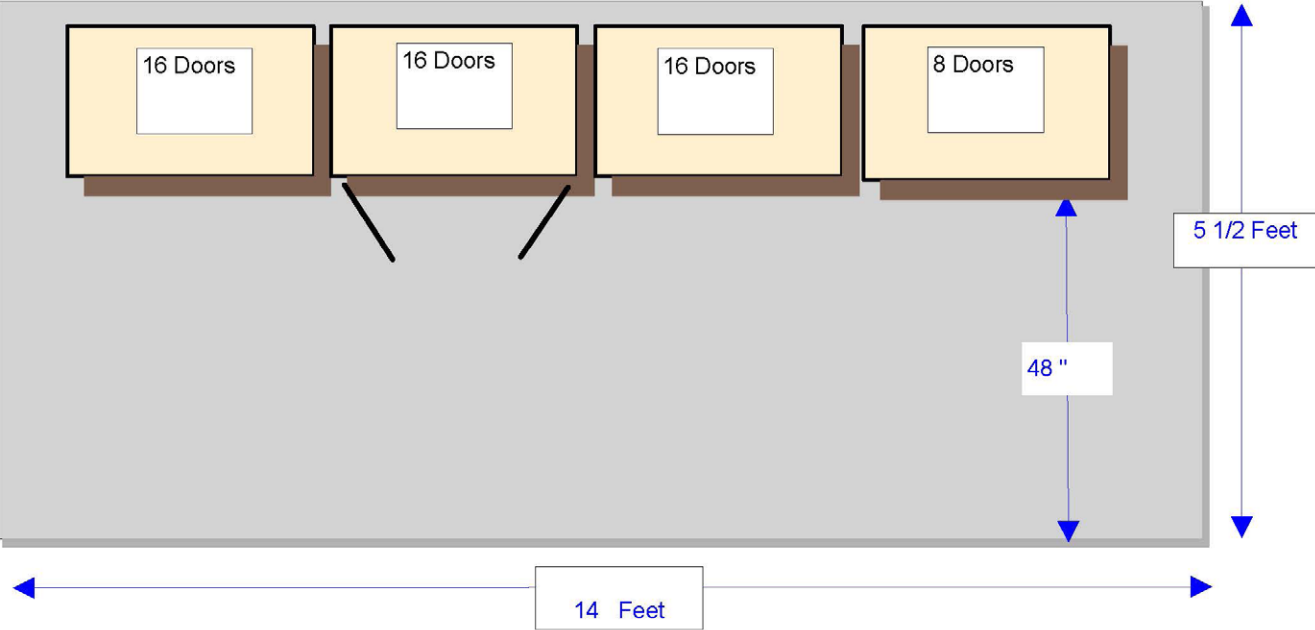


Elevation 1



Prepared by: The Beautiful Mailbox Company
3 - 16 Door Units
1 - 8 Door Unit
TOTAL 56 Customer Doors

SUGGESTED SLAB LAYOUT



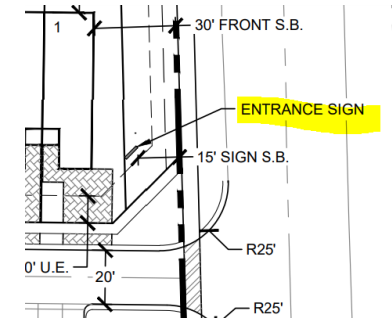
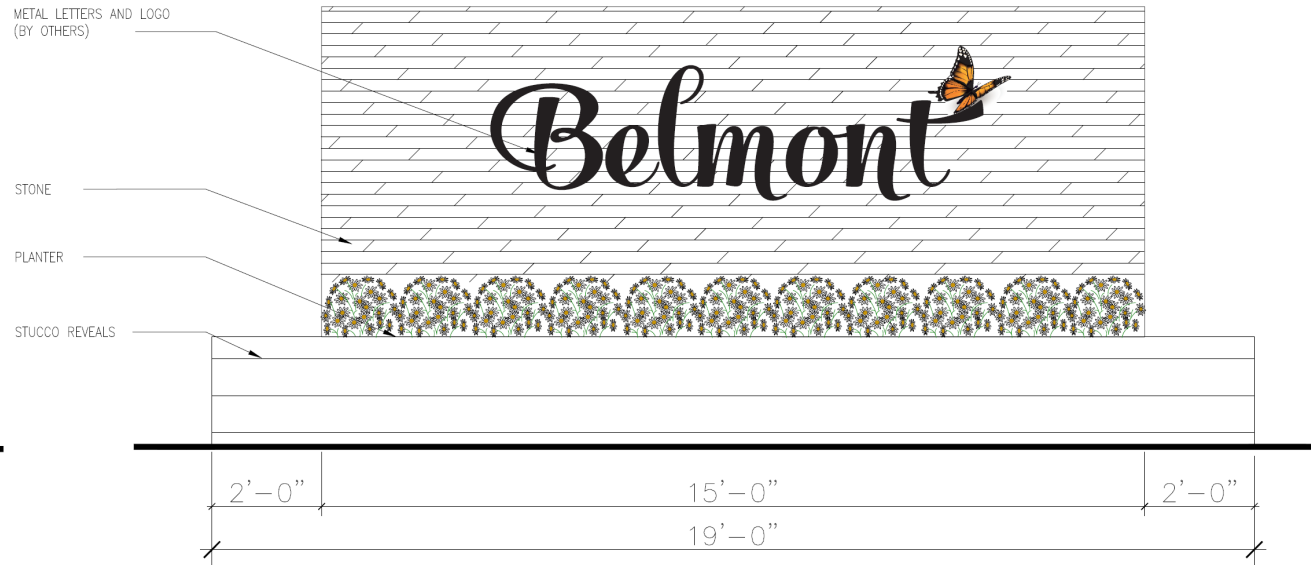
MAIL KIOSK LOCATION

TYPE III - 16 Door CBU



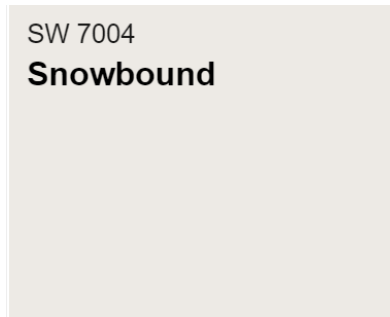
Type I - 8 Door CBU





STUCCO REVEALS

SW 7004
Snowbound



FRONT & REAR ELEVATION

Natural LedgeStone Glacier White



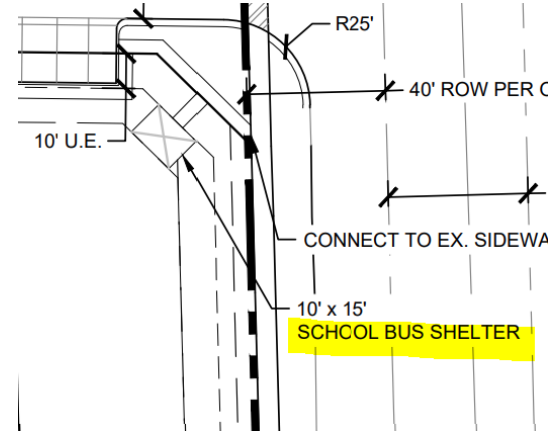
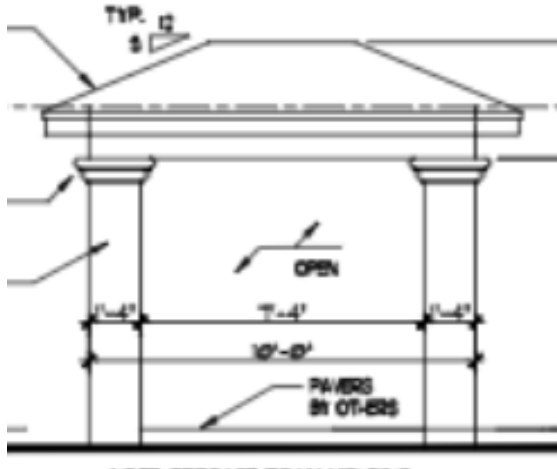
Belmont • Kirk Road, West Palm Beach, FL 33406 • drhorton.com

D.R. Horton is equal housing opportunity builder. This map is a schematic for exhibition purposes only and does not represent the exact location or configuration of site features, lot lines, easements, amenities, units, buildings or details shown thereon. All home-site sizes are approximate and may vary. All information on this map, including availability and delivery dates is subject to change without notice or obligation. Florida Certified General Contractor #CGC059394

Belmont 

Belmont • Kirk Road, West Palm Beach, FL 33406 • drhorton.com

D.R. Horton is equal housing opportunity builder. This map is a schematic for exhibition purposes only and does not represent the exact location or configuration of site features, lot lines, easements, amenities, units, buildings or details shown thereon. All home-site sizes are approximate and may vary. All information on this map, including availability and delivery dates is subject to change without notice or obligation. Florida Certified General Contractor #CGC059394



COLUMN

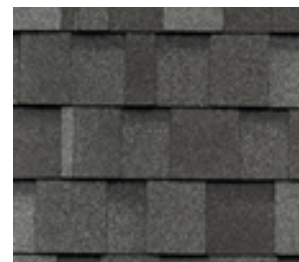
SW 7004
Snowbound

TRIM & FASCIA

SW 9165
Gossamer Veil

ROOF SHINGLE

COLOR HARVARD SLATE

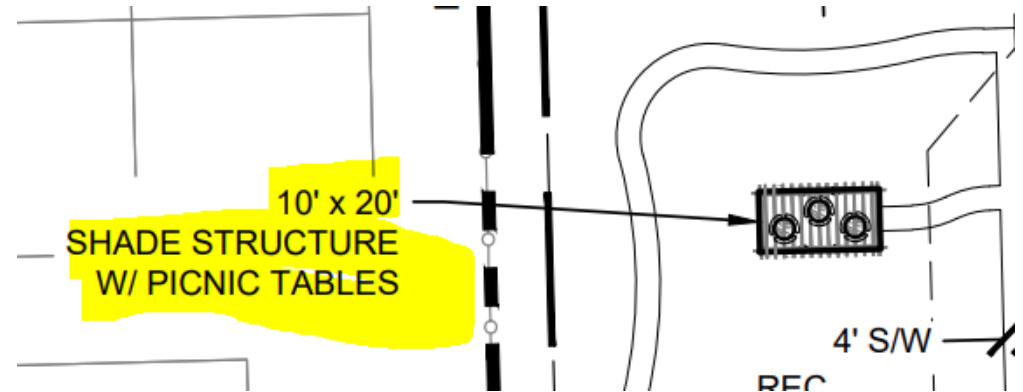


Belmont • Kirk Road, West Palm Beach, FL 33406 • drhorton.com

D.R. Horton is equal housing opportunity builder. This map is a schematic for exhibition purposes only and does not represent the exact location or configuration of site features, lot lines, easements, amenities, units, buildings or details shown thereon. All home-site sizes are approximate and may vary. All information on this map, including availability and delivery dates is subject to change without notice or obligation. Florida Certified General Contractor #CGC059394

Aluminum Trellis

- floor surface concrete



WABASH VALLEY

Model #: SG214D

Table Top Color: Charcoal

Leg Color: Black

Seat Color: Charcoal

Mount: Surface

Size: 40 in. Square

Pattern: Diamond

Total of Picnic: 3

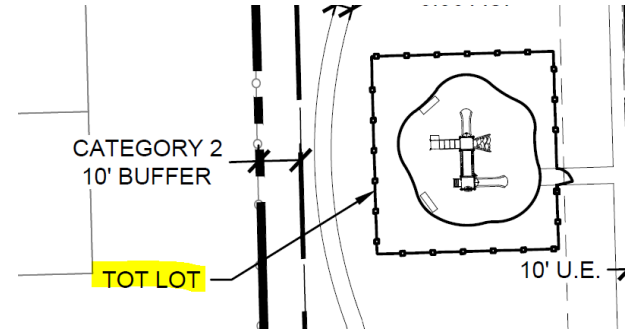


Belmont • Kirk Road, West Palm Beach, FL 33406 • drhorton.com

D.R. Horton is equal housing opportunity builder. This map is a schematic for exhibition purposes only and does not represent the exact location or configuration of site features, lot lines, easements, amenities, units, buildings or details shown thereon. All home-site sizes are approximate and may vary. All information on this map, including availability and delivery dates is subject to change without notice or obligation. Florida Certified General Contractor #CGC059394



350-1736
Age 2-12



Belmont • Kirk Road, West Palm Beach, FL 33406 • drhorton.com

D.R. Horton is equal housing opportunity builder. This map is a schematic for exhibition purposes only and does not represent the exact location or configuration of site features, lot lines, easements, amenities, units, buildings or details shown thereon. All home-site sizes are approximate and may vary. All information on this map, including availability and delivery dates is subject to change without notice or obligation. Florida Certified General Contractor #CGC059394

Belmont

West Palm Beach

Aluminum Rail Style
Per Section

Aluminum rail along Kirk Rd., with gates for the Emergency Fire Access, and also a Pedestrian Gate at the south emergency access



Belmont • Kirk Road, West Palm Beach, FL 33406 • drhorton.com

D.R. Horton is equal housing opportunity builder. This map is a schematic for exhibition purposes only and does not represent the exact location or configuration of site features, lot lines, easements, amenities, units, buildings or details shown thereon. All home-site sizes are approximate and may vary. All information on this map, including availability and delivery dates is subject to change without notice or obligation. Florida Certified General Contractor #CGC059394











DOLLAR GENERAL

DOLLAR
GENERAL

1679











DISCHARGING
OR LOADING
PASSENGERS
FROM TRAVEL
LANES PROHIBITED

ONLY
RIGHT LANE





DRIVE
ON
PARKING
FOR
LANE

ONLY

1-877-WINDOWS
STORMTIGHT WINDOWS
www.stormtightwindows.com
CRC046091

SCHOOL BUS

STOP









STOP

ONLY
RIGHT LANE

SCHOOL BUS

CREST AIR
CREST
"Comfort, Value, Quality... We Care!"
CREST AIR
CREST AIR
CREST AIR









DISCHARGING
OR LOADING
PASSENGERS
FROM TRAVEL
LANES PROHIBITED





CFN 20170130372

OR BK 29015 PG 1789
RECORDED 04/13/2017 15:30:51
AMT 10.00
Doc Stamp 0.70
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1789 - 1790; (2pgs)

Prepared by and return to:
GARY WALK, ESQ.

Ciklin Lubitz & O'Connell
515 North Flagler Drive 20th Floor
West Palm Beach, FL 33401
561-832-5900
File Number: 13556-55449
Will Call No.: 69/mmi

[Space Above This Line For Recording Data]

This Special Warranty Deed is a transfer of unencumbered real property without consideration and as such is subject to minimum documentary Stamp tax under Florida Statutes Section 201.02(1)(a) and Florida Administrative Code Section 12B-4.014(2).

Special Warranty Deed

This Special Warranty Deed made as of the 1st day of April, 2017 between **THE LUTHERAN CHURCH OF THE HOLY CROSS, WEST PALM BEACH, FLORIDA, INC.,** a Florida not for profit corporation whose post office address is 1591 Kirk Road, West Palm Beach, FL 33406, grantor, and **FINESTRA-HOLY CROSS, LLC,** a Florida limited liability company whose post office address is 5701 Swaying Palm Lane, Boynton Beach, FL 33437, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Palm Beach County, Florida,** to-wit:

Lot 2 of LUTHERAN CHURCH - KIRK ROAD according to the Plat thereof as recorded in Plat Book 117, Page 181 of the public records of Palm Beach County, Florida.

Parcel Identification Number: 70-42-44-12-39-000-0020

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

THE LUTHERAN CHURCH OF THE HOLY CROSS,
WEST PALM BEACH, FLORIDA, INC., a Florida not for
profit corporation

By: Robert Emch
ROBERT EMCH, President

Gary Walk
Witness Name: Gary Walk

Marilynn M Ives
Witness Name: Marilynn M Ives

(Corporate Seal)



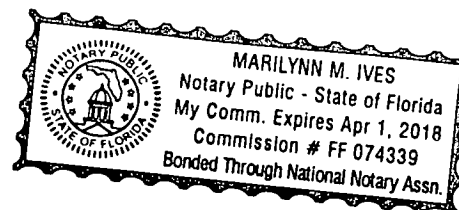
State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 10 day of April, 2017 by ROBERT EMCH, President of THE LUTHERAN CHURCH OF THE HOLY CROSS, WEST PALM BEACH, FLORIDA, INC., a Florida not for profit corporation, on behalf of the corporation. He ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]

Marilynn M Ives
Notary Public, State of Florida at Large

My Commission Expires: _____





Canal 7

70424412390000020

Kirk Rd

0 50 100 200
Feet



Village of Palm Springs

Kirk Road

 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.

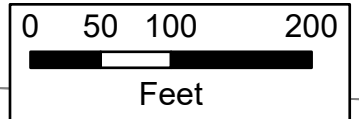
Data Source: Tax Deed Parcels and Village Limits data provided by the Village of Palm Springs, Parcels provided by Palm Beach County, Basemap provided by ESRI World Imagery.



Canal 7

70424412390000020

Kirk Rd



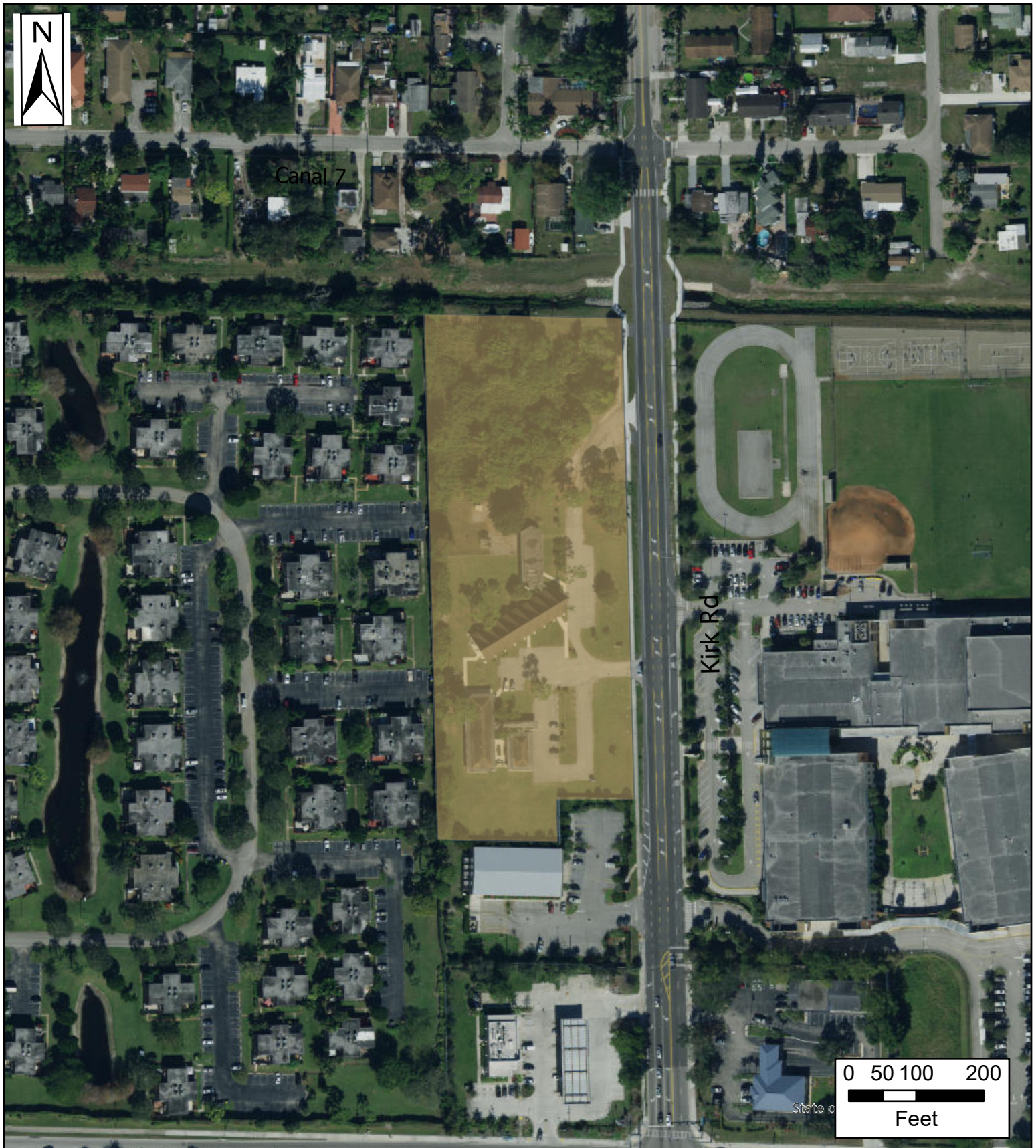
Village of Palm Springs

Kirk Road

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.

-  Parcels
-  Property Boundary

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

Kirk Road

Medium Density Residential

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.