AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
FEBRUARY 13, 2024
6:30 PM

Johnnie Tieche, Chairman
Richard Hughes, Vice-Chairman
Ralph Lashells, Board Member
Ralph Wiles, Jr. Alternate
Peter Braun, Board Member
Kim Gehrman, Board Member
Brenda Browning, Sr. Alternate

ADMINISTRATION

PZB Director Iramis Cabrera
PZB Planner Christian Melendez
Village Attorney Christy Goddeau
Deputy Village Clerk Jane R. Worth

If a person decides to appeal any decision made by this Board with respect to any matter considered at this meeting, they will need a record of the proceeding, and for such purpose they 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.

CALL TO ORDER

ROLL CALL

Chairman Johnnie Tieche
Vice Chairman Richard Hughes
Ralph Lashells
Peter Braun
Kim Gehrman
Brenda Browning, Sr. Alternate
Ralph Wiles, Jr. Alternate
PZ&B Director, Iramis Cabrera PZ&B
Planner, Christian Melendez
Village Attorney Christy Goddeau
Deputy Village Clerk Jane R. Worth

NOTE: CLERK TO ASCERTAIN IF THERE ARE ANY *EX PARTE* COMMUNICATIONS

TO BE DISCLOSED DURING QUASI JUDICIAL DISCUSSIONS. CLERK TO SWEAR IN WITNESSES FOR TESTIMONY.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

APPROVAL OF MINUTES

2. **Approval of January 9, 2024, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve January 9, 2024, minutes from the Planning and Zoning Advisory Board Meeting.
   Staff: Jane Worth, Deputy Village Clerk

3. **Approval of May 9, 2023, Planning and Zoning Advisory Board Meeting Minutes:** Motion for the approval of the May 9, 2023, Planning and Zoning Advisory Board Meeting Minutes.
   Staff: Jane Worth, Deputy Village Clerk

4. **Approval of June 13, 2023, Planning and Zoning Advisory Board Minutes:** Motion for the approval of June 13, 2023, Planning and Zoning Advisory Board Meeting Minutes.
   Staff: Jane Worth, Deputy Village Clerk

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

5. **Residential Planned Unit Development Site Plan (SPR24-02) with Two (2) Waivers - Palm Springs Townhomes East - 3820, 3838 & 3864 Gulfstream Road:** Motion to recommend approval to Village Council of an application from Cotleur & Hearing, agent for Palm Springs Town Homes East, for a Residential Planned Development Site Plan (SPR24-02) with two (2) waivers and conditions, for construction of 24 residential two-story townhouses, within four (4) buildings on a 2.48 gross acre parcel, located at 3820, 3838 & 3864 Gulfstream Road.
   Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Technician

6. **Residential Planned Unit Development Site Plan (SPR24-01) with Two (2) Waivers - Palm Springs Townhomes West - 3935 Gulfstream Road:** Motion to recommend approval to Village Council of an application from Cotleur & Hearing, agent for Palm Springs Town Homes Wast, for a Residential Planned Unit Development Site Plan (SPR24-01) with two (2) waivers and conditions, for construction of nine (9) residential two-story townhouses, on a 0.93 gross acre parcel, located at 3935 Gulfstream Road.
   Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Technician

7. **Minor Site Plan (SPR24-03) submitted by PlanW3st LLC, Agent for 2964 Second Avenue North LLC ("Applicant") for the property located at 2964 2nd Avenue North (*The Applicant has requested this Item be Postponed)***

   Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Technician

OTHER BUSINESS

ADJOURNMENT

NEXT MEETING
TUESDAY, MARCH 12, 2024, @ 6:30 PM

Village of Palm Springs

Title VI/Nondiscrimination Policy

I. Policy Statement:

The Village of Palm Springs values diversity and welcomes input from all interested parties, regardless of cultural identity, background, or income level. Moreover, the Village believes the best programs and services result from careful consideration of the needs of all its communities and when those communities are involved in the decision-making process. The Village does not tolerate discrimination in any of its programs, services, or activities. Pursuant to Title VI of the Civil Rights Act of 1964 and other federal and state authorities, the Village will not exclude from participation in, deny the benefits of, or subject to discrimination anyone on the grounds of race, color, national origin, sex, age, disability, religion, or family status.

II. Persons with Disabilities:

Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990 (ADA) and related federal and state laws and regulations forbid discrimination against those who have disabilities. These laws require federal-aid recipients and other government entities to take affirmative steps to reasonably accommodate those with disabilities and ensure that their needs are equitably represented.

The Village will make every effort to ensure that its facilities, programs, services, and activities are accessible to those with disabilities. The Village will also make every effort to ensure that its advisory committees, public involvement activities and all other programs, services and activities include representation by communities with disabilities and disability service groups.

The Village encourages the public to report any facility, program, service, or activity that appears inaccessible to those who are disabled. Also, the Village will provide reasonable accommodation to individuals with disabilities who wish to participate in public involvement events or who require special assistance to access facilities, programs, services, or activities. Because providing reasonable accommodation may require outside assistance, the Village asks that requests be made at least three (3) business days prior to the need for accommodation. Questions, concerns, comments, or requests for accommodation should be made to the Village ADA Officer:

Name: Ashley Saingilus
Address: 226 Cypress Lane, Palm Springs, FL 33461
Email: asaingilus@vpsfl.org
Phone: (561)584-8200 Ext. 8421

III. Complaint Procedures:

The Village has established a discrimination complaint procedure and will take prompt and reasonable action to investigate and eliminate discrimination when found. Any person who believes that he or she has been subjected to discrimination based upon race, color, national origin, sex, religion, age, disability or family status in any Village program, service or activity may file a complaint with the Village Title VI/Nondiscrimination Coordinator:

Name: Janette Piedra, Human Resources Manager
Address: 226 Cypress Lane, Palm Springs, FL 33461
Email: jpiedra@vpsfl.org
Phone: (561)584-8200 Ext. 8422

Village of Palm Springs

Staff Report

AGENDA DATE: February 13, 2024

DEPARTMENT: Administration

ITEM #2: January 9, 2024, Planning and Zoning Advisory Board Meeting Minutes

FISCAL IMPACT:

ATTACHMENTS:

1. January 9, 2024 Planning and Zoning Advisory Board Minutes

AGENDA
PLANNING AND ZONING BOARD MEETING MINUTES
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
JANUARY 9, 2024
6:30 PM

Johnnie Tieche, Chairman
Richard Hughes, Vice-Chairman
Ralph Lashells, Board Member
Vacant, Jr. Alternate
Peter Braun, Board Member
Kim Gehrman, Board Member
Brenda Browning, Sr. Alternate

ADMINISTRATION

PZ&B Director Iramis Cabrera
PZ&B Planner Christian Melendez
Deputy Village Clerk Jane R. Worth
Village Attorney Christy Goddeau

Persons who need an accommodation to attend or participate in this meeting should contact the office of the Village Clerk at (561) 584-8200 at least three (3) business days before the event to request such assistance.

CALL TO ORDER
The meeting was called to order by Chairman Johnnie Tieche at 6:33 PM.

ROLL CALL

ROLL CALL:

BOARD MEMBERS: ***Chairman Johnnie Tieche, Vice Chairman Richard Hughes, Ralph Lashells, Peter Braun, Kim Gehrman, and Brenda Browning***

STAFF: ***Planning, Zoning, and Building Director Iramis Cabrera, Village Attorney Christy Goddeau, and Deputy Village Clerk Jane R. Worth***

ABSENT: ***Planning, Zoning, and Building Planner Christian Melendez***

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

   There were no *ex-parte* communications.

   Deputy Worth swore in Planning, Zoning and Building Director Iramis Cabrera.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA
None

APPROVAL OF MINUTES

2. **Approval of March 8, 2022, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve March 9, 2022, minutes from the Planning and Zoning Advisory Board Meeting.
   Staff: Jane Worth, Deputy Village Clerk

   Chairman Tieche asked for a motion of approval for the March 8, 2022, minutes. A motion to approve the March 8, 2022, minutes was made by Mr. Braun and seconded by Mr. Hughes. Motion carried 5-0.

3. **Approval of September 12, 2023, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve September 23, 2023, minutes from the Planning and Zoning Advisory Board Meeting.
   Staff: Jane Worth, Deputy Village Clerk

   Chairman Tieche asked for a motion of approval for the September 12, 2023, minutes. A motion to approve the September 12, 2023, minutes was made by Mrs. Gehrman and seconded by Mr. Braun. Motion carried 5-0.

4. **Approval of November 14, 2023, Planning and Zoning Advisory Board Meeting Minutes:** Motion for approval of November 14, 2023, minutes from the Planning and Zoning Advisory Board meeting.
   Staff: Jane Worth, Deputy Village Clerk

   Chairman Tieche asked for a motion of approval for the November 14, 2023, minutes. A motion to approve the November 14, 2023, minutes was made by Mr. Lashells and seconded by Mr. Hughes. Motion carried 5-0.

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

5. **Ordinance No. 2024-03 - Village Code Amendment - Chapter 10 - Buildings and Building Regulations:** Motion to recommend approval to the Village Council for an amendment to the Village's Code of Ordinances (Chapter 10 - Buildings and Building Regulations) by adopting, by reference, the new Florida Building Code, 8th Edition (2023), which will become effective within the State of Florida on January 1, 2024.
   Staff: Christian Melendez Berrios, PZ&B Technician

   SUMMARY: Planning, Zoning & Building Staff is recommending an amendment to the Village's Code of Ordinances (Chapter 10 - Buildings and Building Regulations) by adopting, by reference, the new Florida Building Code, 8th Edition (2023), which will become effective within the State of Florida on January 1, 2024. The Florida Building Code is revised every three (3) years by the state and these codes establish the minimum construction standards for buildings and structures to protect public health, safety, and general welfare. The 7th Edition of the Florida Building Code was adopted by the Village in 2021 (Ordinance 2021-01).

   Additionally, the Village can provide/approve local amendments ("Chapter One Amendments") that are more specific than the Florida Building Code and are adopted concurrently to create consistency. These proposed amendments provide for local administrative regulations and requirements (i.e., enforcement mechanisms, interpretation/appeal procedures, etc.).

   The Building Officials Association of Florida (BOAF) developed the proposed Chapter One Amendments as a template for local governments within Palm Beach County to address local regulations and requirements better. The Village's Interim Building Official, Wayne Cameron, served on the Advisory Board Subcommittee to develop the proposed recommendations/revisions to Chapter One of the new Florida Building Code.

   As a result, the Florida Building Code, 8th Edition (2023), and the proposed "Chapter One Amendments" include amendments to the following construction standards:

   - Roofing
   - Energy
   - Fire
   - Plumbing
   - Electrical
   - Code Administration

   Note: The Florida Building Commission is responsible for updating the Florida Building Codes every three (3) years. If approved, the proposed Chapter One Amendments will be submitted to the Building Official Commission within 30 days of adoption.
   Director Cabrera informed the Board that staff was recommending an amendment

to the Village Code Chapter 10, Building Regulations to adopt by reference, the new Florida Building Code, 8th Edition (2023) which became effective in the State of Florida on January 1, 2024. Director Cabrera said the most important amendment to the code is regarding residential condominium comparative if they are three (3) stories or more, they are required to have a structural inspection done.

There were questions by the Board regarding the Florida Building Code, which Director Cabrera answered.

There was a question as to why the Florida Building Code wasn't automatically adopted whenever there was an update. Attorney Goddeau stated some cities have an automatic provision in their code that states whenever there is an update to the Florida Building Code, it will be enforced within the municipality. They still have to go through and make changes to their Chapter 1 amendments if they have any changes to that.

Chairman Tieche asked for a motion to approve Ordinance No. 2024-03. A motion to recommend approval of Ordinance No. 2024-03 was made by Mr. Braun and seconded by Mrs. Gehrman. Motion carried 5-0.

FISCAL IMPACT:
The proposed ordinance does not have a direct fiscal impact on the Village.

OTHER BUSINESS
None

ADJOURNMENT
Hearing no further business, Chairman Tieche adjourned the meeting at 6:44 PM.

NEXT MEETING
TUESDAY, FEBRUARY 14, 2024 @ 6:30 PM
VILLAGE COUNCIL CHAMBERS

ADJOURNMENT
Hearing no further business, Chairman Tieche adjourned the meeting at 7:20 PM.

ATTEST:

_____
Johnnie Tieche, Chairman

The undersigned is the Deputy Village Clerk of Palm Springs, Florida, and the information provided herein is the Minutes of the Regular Council Meeting held on

January 9, 2024. Which minutes were formally approved and adopted by the Planning and Zoning Advisory Board on **February 13, 2024.**

_____
Jane R. Worth, Deputy Village Clerk

Village of Palm Springs

Staff Report

AGENDA DATE: February 13, 2024

DEPARTMENT: Administration

ITEM #3: May 9, 2023 Planning and Zoning Advisory Board Meeting Minutes

FISCAL IMPACT:

ATTACHMENTS:
1. May 9, 2023 Planning and Zoning Advisory Board Meeting Minutes

AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
MAY 9, 2023
6:30 PM

Johnnie Tieche, Chairman
Richard Hughes, Vice-Chairman
Ralph Lashells, Board Member
Vacant, Jr. Alternate
Peter Braun, Board Member
Kim Gehrman, Board Member
Larry Saingilus, Sr. Alternate

ADMINISTRATION

PZ&B Director Iramis Cabrera
PZ&B Planner Christian Melendez
Deputy Village Clerk Jane R. Worth
Village Attorney Susan Garrett

Persons who need accommodation to attend or participate in this meeting should contact the office of the Village Clerk at (561) 584-8200 at least three (3) business days before the event to request such assistance.

CALL TO ORDER
The meeting was called to order by Chairman Johnnie Tieche at 6:31 PM.

ROLL CALL:

BOARD MEMBERS: Chairman Johnnie Tieche, Vice Chairman Richard Hughes, Ralph Lashells, Peter Braun, and Larry Saingilus. Kim Gehrman came into the meeting at 6:35 PM.

ABSENT: Planning, Zoning and Building Planner, Christian Melendez

STAFF: Planning, Zoning, and Building Director Iramis Cabrera, Village Attorney Susan Garrett, and Deputy Village Clerk Jane R. Worth

1. **NOTE: CLERK TO ASCERTAIN IF THERE ARE ANY *EX PARTE* COMMUNICATIONS TO BE DISCLOSED DURING QUASI-JUDICIAL DISCUSSIONS. CLERK TO SWEAR IN WITNESSES FOR TESTIMONY.**
There were no ex-parte communications.

Deputy Clerk Worth swore in: Mr. Cory O'Gorman, Dr. Crocket, Mr. Will Foster, and Director Cabrera

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA
None

2. **Approval of March 15, 2023, Planning and Zoning Advisory Board Minutes:**
Motion for the approval of March 15, 2023, Planning and Zoning Advisory Board Meeting Minutes.
Staff: Jane Worth, Deputy Village Clerk

Chairman Tieche asked for a motion to approve the March 15, 2023, minutes. A motion to accept the minutes was made by Mr. Braun and seconded by Mr. Saingilus. Motion carried. 4 - 0

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

3. **Residential Planned Development Site Plan (SPR23-03) with three (3) Waivers - Village of Valor - 2nd Avenue North:** Motion to recommend approval to Village Council of an application from Place Planning, agent for Village of Valor LTD, Applicant, for a Residential Planned Development Site Plan (SPR23-03) with waivers and conditions, for construction of two (2) buildings with four (4) stories for a total of fifty-four (54) units, within a 5.47 gross acre parcel, located in a vacant lot on 2nd Avenue North Parcel #70-43-44-20-01-098-0020.
Staff: Christian Melendez Berrios, PZ&B Technician

SUMMARY: Place Planning, agent for Village of Valor LTD ("Applicant"), is requesting a Residential Planned Development (RPD) Site Plan (SPR23-03) with three waivers, for the construction of two (2) buildings with four (4) stories for a total of fifty-four (54) units, within 5.47 gross acres parcel, located in a vacant lot on 2nd Avenue North Parcel #70-43-44-20-01-098-0020.

The buildings will provide fifty-four (54) units of affordable housing for low-income military veterans and their families, many of whom were either previously homeless or at risk of being homeless. This will aid in their housing stability and, through

Stand Down, will provide a wide range of counseling services customized to each resident. Services available to residents include therapy and counseling, childcare (off-site), financial assistance, paid job training and placement, and transportation for those who cannot drive or have no vehicles. The proposed facility will consist of two (2) buildings containing 54 multi-family units, support services, common areas, space for bicycle parking, a pool, and a recreational facility on a 5.47-acre parcel.

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 accompany an application for site plan approval of planned development.

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

1. Relief from Sec. 34-1064 to allow an increase of 12'5" in building height from the permitted 35' to allow 47'5" for the proposed buildings.
2. Relief from Sec. 34-1329 (b) to allow a reduction in the required parking spaces from 169 to 117 spaces.

3. Relief from Sec. 34-766 (1) to allow a minimum lot area of 5.47 acres (238,273 sf) instead of the 11.46 acres (499,500 sf) minimum requirement for 54 units.

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 5.47 gross acre parcel could not only support a maximum of 26 dwelling units rather than the proposed fifty-the developer. The applicant is seeking one (1) waiver to obtain approval as a Residential Planned Development (RPD) and therefore the ability to maximize density on the property with fifty-four (54) units.

The Planning, Zoning, and Building Staff does not object to the Residential Planned Development Site Plan with three(3) waivers and recommends conditional approval of the proposed development subject to 32 conditions.

Director Cabrera informed the Board, the Applicant is requesting a Residential Planned Development (RPD) Site Plan (SPR23-03) with three waivers, for the construction of two (2) buildings with four (4) stories for a total of fifty-four (54) units, located in a vacant lot on 2nd Avenue North, Parcel #70-43-44-20-01-098-0020. The development was approved back in 2015. It was never constructed, and the applicant is now bringing it forward for approval.

Mr. Cory O'Gorman, of Place Planning and Design, representing the Applicant, Village of Valor LTD., informed the Board, that there would be a two (2) part presentation, beginning with the program elements of Faith, Hope, Love, and Charity (FHLC) and Stand Down, and the services that were provided to the residents, followed by a description of the development. Mr. O'Gorman introduced Dr. Crocket, Deputy Director of FHLC and Stand Down House, and Mr. Will Foster,

also Executive Director and FHLC, Veteran's Association, West Palm Beach, 4309 Davis Road, which is strictly by referral from the Veteran's Association.

Dr. Crocket stated many veterans are struggling with PTSD and Mental Health Issues as well as physical disabilities. The program has helped veterans to get back into the workforce, and they have been helped with applying for housing own. Dr. Crocket gave the Board information on all the benefits that the Village of Valor are trying to do for not only the Veteran, but the children, and the families as they are all one. There are a number of services that are provided for the Veterans to help them to get housing and full support services for their families.

Mr. Lashells asked how long Dr. Crocket was with the organization. Dr. Crocket stated she has been with the organization for 17 years. The program has been in service for over 28 years. He questioned if there was a program like this already. She said there are many veterans programs, but there is not affordable housing for our veterans. They are not homeless, they are our veterans and they have served our country. Mr. Lashell's said it looked great, he mentioned he was just nervous that if it fails the property could be in trouble. Dr. Crocket stated failure was not an option in their plan.

Mr. Larry Saingilus asked if the services were provided on-site. Dr. Crocket answered yes, and there are satellites, and we do get a lot of intake. There will be no one left behind. There are a lot of outreach programs that we work with. Mr. Tieche asked with the American Disabilities Act, will the Veterans have a preference? Dr. Crocket stated that they were not able to turn anyone away. Once the market is open, it will be flooded with applicants from the veterans. Vice Chair Hughes asked if they could sublease. Dr. Crocket answered no. Mr. Hughes stated it was a wonderful program and we do need to do all possible for the Veterans.

Mr. O'Gorman went over a power point presentation for the construction of the project. This entailed parking, the buildings, landscaping, and the waivers the Applicant was requesting. Mr. O'Gorman said the if the Board had any questions, they were available to answer them.

The Board asked what type of security had been arranged. Mr. Foster said they were looking at electronic key cards. Each lease will have an independent key card. Mr. Foster also mentioned before Covid, there were two (2) lots, one on the Lake Worth side, and one on the Palm Springs side. To go forward with the project, we had to sell the Lake Worth side. The Board suggested a condition of having parking decals for the cars that will be living on the property, since a reduction in parking was one of the waivers, and that would be a good way to track parking.

The Board and the Applicant continued to discuss the project. The Board stated a concrete wall was requested instead of a wooden or plastic fence. Those products did not last. The Board also asked if there would be an access card to get into the

pool area and Mr. O'Gorman stated there would be.

Penny Rankin - Resident of 2921 Vassallo Avenue – The property is in behind my house and I would like to see a concrete wall. The dumpsters will be in that corner and the concrete wall will keep them hidden.

Robert Cruise - stated this property was behind my house. Mr. Cruise wanted the applicant to know, that the street floods, and when there is heavy rain, it acts like a retention pond, and all the water runs into his property. He also agreed he would like to see a concrete wall. At one time there was a proposal to build back there, and there was a recommendation for a pumping station to have to be installed.

Peter Floyd - stated he is a veteran, and Mr. Roy Foster and the Stand Down community helped him, his wife, and his son when he was one of the unlucky people to be let go when COVID came through. Mr. Floyd said he has been employed by the VA as an EMS and he could not thank Roy Foster and Dr. Crocket enough.

Mr. O'Gorman informed the Board they will replace the extension of the wood fence with a concrete wall. The civil engineering has been designed to address all site flows (stormwater) on site.

Chairman Tieche asked the public or the Board for any comments. Hearing none, a motion for approval of the Residential Planned Development Site Plan (SPR23-03) with the three (3) waivers and conditions, was made by Mr. Hughes, and seconded by Mr. Lahsells. The motion carried 4-1. Ms. Gehrman voted no.

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

OTHER BUSINESS

ADJOURNMENT

Hearing no further business, Chairman Tieche adjourned the meeting at 7:26 PM.

NEXT MEETING
TUESDAY, JUNE 13, 2023, @ 6:30 PM
VILLAGE COUNCIL CHAMBERS

If a person decides to appeal any decision made by the Council concerning any considered matter, they will need a record of the proceeding. For such purposes, they may need to ensure that a verbatim record of the proceedings is available. The recording includes the testimony and evidence upon which the appeal is to be based.

Village of Palm Springs

Title VI/Nondiscrimination Policy

I. Policy Statement:

The Village of Palm Springs values diversity and welcomes input from all interested parties, regardless of cultural identity, background, or income level. Moreover, the Village believes the best programs and services result from careful consideration of the needs of all its communities and when those communities are involved in the decision-making process. The Village does not tolerate discrimination in any of its programs, services, or activities. Pursuant to Title VI of the Civil Rights Act of 1964 and other federal and state authorities, the Village will not exclude from participation in, deny the benefits of, or subject to discrimination anyone on the grounds of race, color, national origin, sex, age, disability, religion, or family status.

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Name: Ashley Saingilus
Address: 226 Cypress Lane, Palm Springs, FL 33461
Email: asaingilus@vpsfl.org
Phone: (561)584-8200 Ext. 8421

III. Complaint Procedures:

The Village has established a discrimination complaint procedure and will take prompt and reasonable action to investigate and eliminate discrimination when found. Any person who believes that he or she has been subjected to discrimination based upon race, color, national origin, sex, religion, age, disability or family status in any Village program, service or activity may file a complaint with the Village Title VI/Nondiscrimination Coordinator:

Name: Janette Piedra, Human Resources Manager
Address: 226 Cypress Lane, Palm Springs, FL 33461
Email: jpiedra@vpsfl.org
Phone: (561)584-8200 Ext. 8422

Village of Palm Springs

Staff Report

AGENDA DATE: February 13, 2024

DEPARTMENT: Administration

ITEM #4: June 13, 2023, Planning and Zoning Advisory Board Minutes

FISCAL IMPACT:

ATTACHMENTS:
1. Placeholder - June 13, 2023 Minutes

Placeholder – June 13, 2023 Planning and Zoning Advisory Board meeting minutes to be provided prior to the meeting

Village of Palm Springs

Staff Report

AGENDA DATE: February 13, 2024

DEPARTMENT: Planning, Zoning & Building

ITEM #5: Residential Planned Unit Development Site Plan (SPR24-02) with Two (2) Waivers - Palm Springs Townhomes East - 3820, 3838 & 3864 Gulfstream Road

SUMMARY: Cotleur & Hearing, agent for Palm Springs Town Homes East, is requesting a Residential Planned Unit Development Site Plan (SPR24-02) to allow the construction of 24 residential two-story townhouses, utilizing the Gulfstream Road Overlay development regulation located on three parcels that make up the site currently within the Residential Multiple-Family zoning district at 3820, 3838 & 3864 Gulfstream Road.

The property is located within the Gulfstream Road Overlay (GRO), which is only applicable to Residential Multi-Family zoned properties fronting Gulfstream Road between Lakewood Road and Lake Worth Road. The GRO objective is to encourage residential development projects, optimize the utilization of residential properties to create a neighborhood identity, and fulfill the objectives of the Palm Springs Community Redevelopment Agency. Redevelopment in the GRO shall utilize a Key West architectural style to establish a neighborhood identity and, projects that comply with the development standards of the GRO, shall be eligible for and may be granted a density bonus by the Village Council with a maximum density of 10 dwelling units per gross acre.

Some regulations of the GRO provide the following:

- Use of Key West architectural style to establish a distinct neighborhood identity and create a sense of place (Gable-ends, raised seam metal roofing material or dimensional shingles, minimum two-foot overhang with exposed or decorative truss-tails, design to distinguish each unit, etc.)
- Windows shall incorporate single-hung or double-hung windows with mullions in at least one of the window frames, decorative or functional shutters mounted on the side of each window, or utilizing a "Bahama" type shutter.
- Exterior wall finish shall be comprised of a clapboard appearance utilizing wood, vinyl, or Hardie Plank type of siding, or a stucco finish.
- The building color shall be a tropical light-colored pastel, all units shall include a complementary accent color, and all trim shall be white.
- Building articulation. There shall be variation in the building façade of multi-unit buildings, which may be accomplished by articulating individual units, using a different paint color for each unit, or other similar architectural treatment.
- At least 20 percent of the project site shall be designed for active or passive recreation activities.

The applicant proposes the development of a 2.48-acre parcel with the construction of 24 two-story

fee-simple townhomes within four (4) buildings, utilizing the GRO development standards. The community will have two access driveways via the existing Gulfstream Road right-of-way. The buildings will be configured with three (3) two-story townhome structures, each building with six (6) attached units. The townhomes will be three-bedroom homes with a one-car garage and a driveway with space for one car. A centralized open grass area is proposed for lawn games and/or leisure time.

Additionally, the applicant is seeking the following waivers:

Waiver #1: The applicant requests a waiver relief from Sec. 34-1063(a)(1) to allow a sidewalk on one side of the private street - along the north side of the south entrance and the south side of the north entrance.
Waiver #2: The applicant is requesting a waiver relief from Sec. 34-162(b)(2) to reduce the required landscape buffer from 10' wide to 5' within 24 linear feet of the south and north property lines (at each end of the internal drive aisle).

The Planning, Zoning & Building Staff does not object to the Residential Planned Unit Development Site Plan and recommends conditional approval of the proposed project subject to the conditions listed on the Staff Report.

FISCAL IMPACT:
The proposed project is expected to have a fiscal impact on the Village as it would enhance the Village's assessed property valuation. This project, if approved, would require various Village services that will result in increased expenditures to the Village.

ATTACHMENTS:
1. Exhibit "A" Staff Report
2. Justification Statement
3. Site Plan, Landscape Plans, Architectural Plans and Letters
4. Color Rendering
5. Aerial and Location Maps

PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Residential Planned Unit Development Site Plan – 3820, 3838 & 3864 Gulfstream Road – Palm Springs Town Homes East

Application Summary			
Applicant / Petitioner	Cotleur & Hearing	**Submittal Date**	10/28/2022
Reference Name	Palm Springs Townhouses East	**Case Number**	**SPR24-02**
		Parcel Control No	70-43-44-19-11-002-0082, 70-43-44-19-11-002-0070, 70-43-44-19-11-002-0060
Location	Assembly of the properties 3820, 3838 & 3864 Gulfstream Road	**Site Area**	2.48 gross acres
P&Z Bd Meeting	February 13, 2024	**Council Meeting**	March 14, 2024

Requests	
Proposed Use(s)	PUD Site Plan to allow the construction of 24 residential units within 4 two-story fee-simple townhouse buildings.
# of buildings	4 two-story fee-simple townhomes buildings 21,428 SF

Waiver Request

1. Sec. 34-1063(a)(1) - Required a sidewalk on both sides of a street or primary driveway. Waiver requested to allow a sidewalk on one side of the private street on the North side of the South entry street and the South side of the North entry street.

2. Sec. 34-162(b)(2) – Required a ten-foot-wide buffer. Waiver requested to reduce the required landscape buffer from ten-foot wide to five-foot within 24 linear feet of the South and North property lines (at each end of the internal drive aisle).

Setbacks		
Direction	**Proposed**	**Required**
North & South (interior side)	25’	20’
East (rear)	25’	20’
West (front)	25.1’	25’

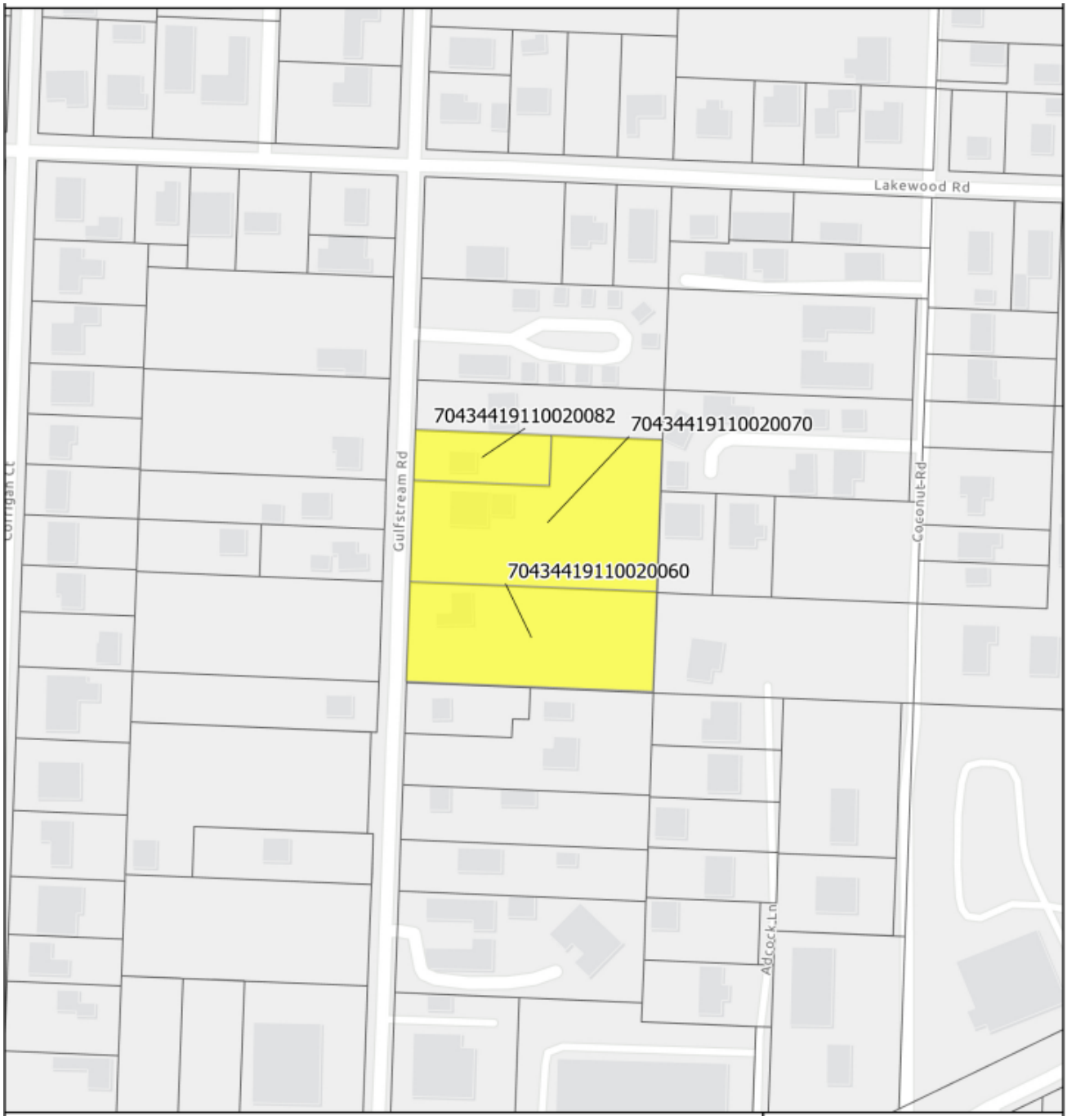
Parking			
Code	**Required**	**Provided**	**Meets Requirement**
Total Parking	2.5/ unit + 25% guest **Total of 75 parking needed**	**Total of 75 parking spaces**	Yes

Site Characteristics			
Existing Use	Single -Family residences	**Proposed Use**	Residential
Existing Zoning	Residential Multi-Family (RM)	**Existing Future Land Use**	Low Density Residential

Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	**Existing Use**	**Future Land Use**	**Zoning District**
North	Single Family Residence	Low Density Residential	Residential Multiple-Family (RM)
South	Multi-Family Residence	Low Density Residential	Residential Multiple-Family (RM)
East	Multi-Family Residential	Low Density Residential	Residential Multiple-Family (RM)
West	Multi-Family Residential	Low Density Residential	Residential Multiple-Family (RM)

Residential PUD Site Plan – 3820,3838 & 3864 Gulfstream Road - Palm Springs Town Homes East

Recommendation
Planning, Zoning & Building Staff recommends conditional approval of the proposed PUD Site Plan for the construction of 24 residential dwelling units within 4 two-story townhome buildings.



I. Site History

- Ordinance 2012-03: Annexation

The properties were voluntarily annexed into the Village of Palm Springs as developed parcels on January 26, 2012, and designated with the Land Development as Residential Multi-Family zoning districts and Future Land Use of Low Density Residential.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning are Low Density Residential and Residential Multi-family (RM), respectively. The property is located within the Gulfstream Road Overlay (GRO) which is only applicable to Residential Multi-Family zoned properties fronting Gulfstream Road between Lakewood Road and Lake worth Rd. The GRO was created as an effort to encourage residential redevelopment, optimization of residential properties and creation of a neighborhood identity within the area.

The project is proposed to be a fee-simple townhomes community. The site plan emphasizes multiple-family residences, while preserving and protecting the residential character of the village and the GRO district. The proposed site plan for the construction of 24 multi-family fee-simple units is a permitted use and is generally consistent with goals, objectives, and policies of the Village's Comprehensive Plan specifically "Objective R".

The **Gulfstream Road Overlay** intent is to provide special development regulations for the development and redevelopment of high-quality multifamily residences at a density, scale, and mass complementary to the existing neighborhood character and incorporating the Key West architectural style to establish a neighborhood identity.

In addition to the regulations specified herein for the GRO, all lot and building requirements of the underlying RM zoning district and all other applicable standards in these land development regulations shall apply; where there is a conflict between the GRO standards and other land development regulations, the GRO standards shall apply.

Residential projects that comply with the development standards of the GRO are eligible for and may be granted a density bonus by the Village Council, without the need for a future land use map amendment. The maximum density for a GRO development project shall be 10 dwelling units per gross acre consistent with the maximum intensity of the Medium Density Residential land use category.

The GRO provides the following:

- Use of Key West architectural style to establish a distinct neighborhood identity and create a sense of place (Gable-ends, Raised seam metal roofing material or dimensional shingles, minimum two-foot overhang with exposed or decorative truss-tails, design to distinguish each unit, etc.)

- Windows shall incorporate single-hung or double-hung windows with mullions in at least one of the window frames, decorative or functional shutters mounted on the side of each window or utilizing a "Bahama" type shutter.

- Exterior wall finish shall be comprised of clapboard appearance utilizing wood, vinyl or hardi-plank type of siding, or a stucco finish.

- Building color shall be a tropical light-color pastel, and all units shall include a complementary accent color and all trim shall be white.

- Building height maximum 35 feet to the top of beam of the third floor. Three-stories maximum.

- Building articulation. There shall be variation in the building façade of multi-unit buildings which may be accomplished by articulating individual units, using a different paint color for each unit, or other similar architectural treatment.

- Maximum building width shall be 150 feet.

- A minimum of 20 percent of the project site shall be designed for active or passive recreation activities.

III. Waivers Requested

The applicant is seeking the following waivers:

Waiver #1: The applicant is requesting a waiver relief from Sec. 34-1063(a)(1) to allow a sidewalk on one side of the private street on the North side of the South entry street and the South side of the North entry street.

Waiver #2: The applicant is requesting a waiver relief from Sec. 34-162(b)(2) to reduce the required landscape buffer from ten-foot wide to five-foot within 24 linear feet of the South and North property lines (at each end of the internal drive aisle).

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.

The waiver request to reduce the landscape buffer along the required t-turnaround is consistent with the intent and goals of both the Comprehensive Plan and Land Development Code. Additionally, we are also requesting a waiver to allow a sidewalk on one side of the private street on the North side of the South entry Street and on the South side of the North entry street, this is all in harmony with and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code.

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

We are only requesting a waiver to reduce the required 10'ft landscape to 5' ft along the t-turn around as required by fire which is 24 linear feet for each turnaround. The reduction of the one sidewalk at the North entry and South Entry streets are the minimum standards are met.

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

Allowing the waiver will result in preservation of valuable natural resources, including drainage and recharge areas.

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

Granting of the waiver will allow for fire safety requirements for the public benefit. It will also not take away from any green space or issues with pedestrian connectivity.

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

The granting of the waiver still provides adequate screening adjacent properties.

f. Economic hardship may not be used to justify waivers.

There are no economic hardships.

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

The waiver is consistent with the adjacent area.

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

No applicable to this request.

I. Waiver requests from maximum height limitations shall further demonstrate that the additional height will not adversely impact adjacent properties and appropriate setbacks are provided as building height increases.

No applicable to this request.

Staff support the applicant request based on the intent of the applicant to encourage residential development optimizing the residential properties and creating a neighborhood identify in compliance with the objectives of the Gulfstream Road Overlay district.

IV. Neighborhood Compatibility

1) The proposed project is located on the north side of Lake Worth Road and south of Lakewood Road.
2) Surrounding properties are generally residential use.
3) A mix of different uses like general retails, restaurants, grocery supermarket and professional offices are located on the proximities along Lake Worth Road.
4) The Village Center is located within 1 mile.
5) Available public transportation on Lake Worth Road and South Military Trail are existing within less than 1 mile from the property.
6) The proposed residential townhomes are permitted within the Residential Multi-Family zoning district and within the Gulfstream Road Overlay.

V. Regulatory Issues

• The site plan generally conforms to the property development standards of the Gulfstream Road Overlay and RM district.

1) Proposed project generally meets required site development regulations.
2) A demolition permit shall be submitted to the Planning, Zoning and Building department for the demolition of the residential structured that are currently on the properties.
3) Permits from all applicable permitting agencies, including but not limited to Lake Worth Beach Electric Utilities, PBC Fire Rescue and Village of Palm Springs are required prior to construction.
4) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.
5) The Final Plat shall be approved and recorded **prior to any individual sales**.
6) Civil/Utility plans shall be approved by the Village's Engineer.

VI. Environmental Issues:

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

VII. Community Outreach/ Notification

- The subject property was posted on February 1, 2024
- Public Notification letters were mailed to all property owners within 300 feet radius of subject

property on February 1, 2024.
- Legal advertisement was published in the paper on February 1, 2024.
- Staff has not received any inquiries or comments as a result of the notices.

VIII. Proposed Development Plan Details

The petitioner's development plans dated received on October 28, 2022 depicts the following:

- An application submitted for a Residential Site Development Plan to allow the construction of 24 residential dwelling units within 4 two-stories townhomes buildings utilizing the Gulfstream Road Overlay regulations.
    1. Site Plan dated received on October 28, 2022, revised, and resubmitted on January 18, 2024.
    2. Landscape plans dated received October 28, 2022, revised, and resubmitted on January 18, 2024.
    3. Engineering plans dated received October 28, 2022, revised, and resubmitted on January 18, 2024.
    4. Architectural plans dated received October 28, 2022, revised, and resubmitted on January 18, 2024.
    5. Photometric plan.
    6. Boundary survey.
    7. Project narrative and justification statements.
    8. Traffic study.

IX. Recommendation

The property is located on 3 parcels that make up the site currently within the Residential Multiple-Family zoning district and have a Low-Density Residential Land Use designation. Additionally, the property is located within the Gulfstream Road Overlay (GRO) district which it was adopted by the Village Council on November 12, 2020.

The GRO objective is to encourage residential development projects optimizing the utilization of residential properties to create a neighborhood identity and fulfill objectives of the Palm Springs Community Redevelopment Agency. Redevelopment in the GRO shall utilize a Key West architectural style to establish a neighborhood identity and, project that comply with the development standards of the GRO, shall be eligible for and may be granted a density bonus by the Village Council with a maximum density of on 10 dwelling units per gross acre.

The applicant is proposing the development of a 2.48 acres parcel with the construction of 24 two-story fee-simple townhomes within 4 buildings utilizing the GRO development standards. The community will have two access driveways via the existing Gulfstream Road right-of-way. The buildings will be configured with 3 two-story townhome structures and each building with 6 attached units. The townhomes will be three-bedroom homes with a one car garage and a driveway with space for one car. A centralized open grass area is proposed for lawn games and/or leisure time.

Staff has found the proposed PUD Site Plan to be generally consistent with goals, objectives and policies of the Village's Comprehensive Plan and the Gulfstream Road Overlay. The proposed use is generally consistent with the Land Development and zoning regulations and all other portions of the code. The new project does not negatively impact natural systems.

Planning, Zoning and Building Staff recommends conditional approval of the Residential Planned Unit Development Site Plan with two waivers subject to the following Forty (40) 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, 2027.
2. A Unity of Title to unify the 3 parcels into 1 property shall be approved and recorded **prior to the issuance of any building permit.**
3. Garages shall be used as a parking only. The standard HOA covenants/deed restriction shall prohibit the

conversion of garages into habitable spaces or use as non-vehicular storage.

4. 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.
5. 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**.
6. Only one vehicle shall be parked in the driveways overnight and shall not be permitted to park on or block any sidewalk or drive isles.
7. 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.
8. The Owner and/or Developer shall maintain common facilities in perpetuity. Common facilities include but are not limited to roads, sidewalks, parking areas, driveways, landscaping, benches, mailboxes, trash cans, bike racks, etc.
9. The final plat shall be approved and recorded **prior to the sale of any individual townhome**.
10. No signs are proposed as part of this application.
11. A Utility/Civil Plan shall be approved by the Village Engineer and the Village Public Service Director **at time of permitting**.
12. Photometric plans shall be approved by the Planning, Zoning and Building Department **at time of permitting**.
13. Irrigation plans shall be provided **at the time of permitting**. Non-potable water shall be used for the irrigation system per Village code.
14. Demolition permits are required to be obtain with the Planning, Zoning and Building Department to remove the existing structures from the property.
15. Bike racks shall accommodate 24 bicycles.
16. All electric utilities shall be underground.
17. Palm Beach County "Digital Inclusion infrastructure" (broadband antenna and related facilities) shall be accommodated on the property **(if location is determined to be desirable for broadband coverage by Palm Beach County or School District of Palm Beach County**), **prior to the issuance of the 24th Certificate of Occupancy**, and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program.
18. Any existing or proposed utility box/cabinet shall be screened from view and shall be wrapped with a match design accordingly with the existing/proposed location **at time of landscaping inspections**.
19. A root barrier shall be provided on trees that are within 12' of utility lines.
20. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
21. All mechanical equipment's and above-ground infrastructure shall be screened from view.
22. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village. Each trash can and recycle bins shall be located inside the garages after picked up.
23. The mail pickup and delivery system shall be approved by the United States Postal Service.
24. Provide permits from all applicable permitting agencies, including but not limited to, PBC and Village of Palm Springs **at the time of permitting** and **prior to commencing any construction activities.**
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 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. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Department prior to commencement of any construction activity. The project shall be constructed in accordance with the FBC edition in effect **at the time of permitting**.
29. 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.

30. 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.
31. Any sidewalk broken or damaged during construction shall be replaced by the contractor **prior to CO**.
32. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to Certificate of Occupancy/Certificate of Completion** of each improvement area.
33. Absolutely no occupancy, other than construction personnel, is permitted **prior to TCO/CO**.
34. Photometrics must be certified by an engineer **prior to CO**.
35. The civil engineer of record shall certify the site construction **prior to Certificate of Occupancy**.
36. 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.
37. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
38. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
39. **At the time of CO**, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.
40. An updated SCAD letter shall be submitted **prior to the Council meeting on 03/14/2024**.

41. The School District has requested the Applicant offer a voluntary commitment to make a contribution of $73,854.00 to the School District of Palm Beach County prior to issuance of a building permit, based on School Capacity Availability Determination letter.

Cotleur & Hearing
LC26000535
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PALM SPRINGS TOWNHOUSES

3820, 3838, 3864 Gulfstream Road

JUSTIFICATION STATEMENT

October 25, 2022
Revised May 15, 2023
January 25, 2024
February 12, 2024

REQUEST

On behalf of the property owner, 3860 Canal 9 Rd LLC, Cotleur & Hearing is requesting Major site plan approval for the project known as "Palm Springs Townhouses-3820,3838,3864 Gulfstream Road". The site is in the Land Use Designation of Low Density Residential and RM (Residential Multiple-Family) zoning district. The project site will consist of twenty-four (24) multi-family dwellings, each 2 stories in height. The subject site is in the Gulfstream Road overlay.

LOCATION

The property is 2.476 acres and .119 miles north of Lake Worth Road and Gulfstream Road, directly East on Gulfstream Road. The site address is 3820, 3838, 3864 Gulfstream Road, Palm Springs, FL 33461. PCNs: 70-43-44-19-11-002-0082, 70-43-44-19-11-002-0070,70-43-44-19-11-002-0060.

APPROVAL

The Major Site Plan Application is consistent with the goals and regulations set forth in the Palm Springs zoning code and Comprehensive plan. The subject site is located within the RM (Residential Multiple-Family) zoning district and meets or exceeds the property development regulations. The project site will consist of twenty-four (24) multi-family dwellings. The development will be a fee simple method. The site plan emphasizes multiple-family residences, while preserving and protecting the residential character of the village and the GRO (Gulfstream Overlay) district.

Section 34-1323

Per Article 6, division 7, under Supplemental District Regulations, Section 34-1323 Gulfstream Road overlay, the permitted use within that overlay is Multiple family dwellings units.

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Section 34-1324

The site plan and architectural renderings incorporate the Development Standards listed Section 34-1324 incorporating the required elements of the building and site design. Each unit provides a front porch and does not exceed 35' ft in height.

The applicant is proposing a mix of active and passive recreation activities that consist of 20% of the overall acreage of the site as required in Section 34-1324.

Section 34-1324.1

The applicant will be utilizing the density bonus as per Section 34-1324.1 pursuant to the GRO (Gulfstream Overlay) provisions of the comprehensive plan, but it will not exceed ten dwelling units per acre. The overall site will complement the surrounding development on Gulfstream Road and the village.

Sec. 34-1063 (a) (1)

The Applicant will be requesting a waiver for the required a sidewalk on both sides of a street or primary driveway. The waiver request is to not provide a sidewalk on the entire north side of the main private street.

PALM SPRINGS CRA

Section 14- Consistency with community Redevelopment Plan

1. Improving Utilities and Infrastructure
   RESPONSE: The proposed project, "Palm Springs Townhouses-3820,3838,3864 Gulfstream Road," is fully aligned with the objectives of the Palm Springs Community Redevelopment Agency (CRA) regarding the improvement of utilities and infrastructure. Acting on behalf of the property owner, 3860 Canal 9 Rd LLC, Cotleur & Hearing is seeking Major site plan approval for this development located within the Low Density Residential Land Use Designation and RM zoning district.

   With a plan to construct twenty-four (24) multi-family dwellings, each two stories in height, the project site falls within the Gulfstream Road overlay. Through this development, we are committed to enhancing utilities and infrastructure in the Palm Springs community. Our approach involves integrating modern utility systems and infrastructure enhancements to support the increased residential capacity.

Furthermore, our project adheres to sustainable development practices, including water conservation measures and energy-efficient design elements, which contribute to the overall improvement of utilities and infrastructure. Additionally, the increase in housing density facilitated by the multi-family dwellings aligns with the efficient use of existing infrastructure resources, thus promoting sustainability and long-term viability.

By investing in the enhancement of utilities and infrastructure, the "Palm Springs Townhouses-3820,3838,3864 Gulfstream Road" project embodies our dedication to supporting the objectives outlined by the Palm Springs CRA. We are committed to creating a development that not only meets the needs of residents but also contributes positively to the overall improvement of utilities and infrastructure in the Palm Springs community.

2. Expanding Job Development and Economic Growth
   RESPONSE: The proposed project, "Palm Springs Townhouses-3820,3838,3864 Gulfstream Road," is in line with the goals of the Palm Springs Community Redevelopment Agency (CRA) regarding expanding job development and economic growth. Acting on behalf of the property owner, 3860 Canal 9 Rd LLC, Cotleur & Hearing is seeking Major site plan approval for this development situated within the Low-Density Residential Land Use Designation and RM zoning district.

   With plans to construct twenty-four (24) multi-family dwellings, each two stories in height, the project site falls within the Gulfstream Road overlay. This development initiative will directly contribute to job creation and economic growth in the Palm Springs community. During the construction phase, employment opportunities will arise in various fields, including construction, architecture, engineering, and related services.

   Furthermore, the completed project will stimulate economic growth by increasing the demand for local goods and services, thereby supporting businesses in the area. The influx of residents into the newly constructed multi-family dwellings will further contribute to economic activity, as they patronize local businesses and contribute to the local economy.

   By facilitating job development and economic growth, the "Palm Springs Townhouses-3820,3838,3864 Gulfstream Road" project aligns with the objectives outlined by the Palm Springs CRA. We are committed to creating opportunities for employment and fostering economic prosperity in the Palm Springs community through this development initiative.

3. Enhancing Public Safety
   RESPONSE: The proposed project, "Palm Springs Townhouses-3820,3838,3864 Gulfstream Road," underscores a commitment to enhancing public safety in accordance

with the objectives of the Palm Springs Community Redevelopment Agency (CRA). Acting on behalf of the property owner, 3860 Canal 9 Rd LLC, Cotleur & Hearing is requesting Major site plan approval for this development situated within the Low Density Residential Land Use Designation and RM zoning district.

Comprising twenty-four (24) multi-family dwellings, each spanning two stories in height, the project site falls within the Gulfstream Road overlay. Through this development, we prioritize the implementation of safety measures that promote a secure environment for residents and the surrounding community. This includes incorporating features such as well-lit pathways, designated parking areas, and landscaping that enhances visibility and deters illicit activities.

Furthermore, our project adheres to building codes and regulations aimed at ensuring structural integrity and fire safety. We will collaborate with local authorities and stakeholders to implement additional safety measures as necessary, such as security patrols or surveillance systems, to further enhance public safety within the vicinity.

By fostering a safe and secure living environment, the "Palm Springs Townhouses-3820,3838,3864 Gulfstream Road" project contributes to the overarching goal of enhancing public safety as outlined by the Palm Springs CRA. We are dedicated to prioritizing the well-being and security of residents and the community, creating a development that promotes peace of mind and a sense of security for all.

4. Increasing and Maintaining Workforce Housing
   RESPONSE: The proposed project, "Palm Springs Townhouses-3935 Gulfstream," aligns with the goals of the Palm Springs Community Redevelopment Agency (CRA) by addressing the need for increasing and maintaining workforce housing. On behalf of the property owner, 1185 N Benoist Farms Rd 106 LLC, Cotleur & Hearing is seeking Major site plan approval for this development situated within the Low-Density Residential Land Use Designation and RM zoning district.

   Comprising nine (9) multi-family dwellings, each spanning two stories in height, the project site falls within the Gulfstream Road overlay. The creation of these multi-family units directly contributes to the expansion of workforce housing options within the Palm Springs community. By providing affordable and accessible housing opportunities, we aim to support the local workforce by enabling individuals and families to live in proximity to their places of employment.

   Furthermore, the inclusion of multi-family dwellings in this development caters to a diverse range of housing needs, including those of essential workers, service industry

professionals, and others vital to the economic fabric of Palm Springs. Our project underscores our commitment to increasing and maintaining workforce housing, thereby fostering a vibrant and inclusive community in alignment with the objectives outlined by the Palm Springs CRA. We are dedicated to addressing the housing needs of the local workforce and contributing to the overall well-being and prosperity of the Palm Springs area.

5. Advancing the Partnership with Palm Beach County

   RESPONSE: The proposed project, "Palm Springs Townhouses-3935 Gulfstream," exemplifies a commitment to advancing the partnership with Palm Beach County in accordance with the objectives of the Palm Springs Community Redevelopment Agency (CRA). On behalf of the property owner, 1185 N Benoist Farms Rd 106 LLC, Cotleur & Hearing is seeking Major site plan approval for this development situated within the Low-Density Residential Land Use Designation and RM zoning district.

   Comprising nine (9) multi-family dwellings, each spanning two stories in height, the project site falls within the Gulfstream Road overlay. By undertaking this development, we aim to enhance the collaborative relationship between the Palm Springs community and Palm Beach County. Through adherence to county regulations and standards, as well as collaboration with local authorities and stakeholders, we are committed to ensuring that the "Palm Springs Townhouses-3935 Gulfstream" project contributes positively to the broader goals of the county.

   Moreover, the proposed multi-family dwellings address the need for diverse housing options within Palm Beach County, aligning with county-wide initiatives aimed at promoting inclusive and sustainable communities. By fostering a partnership with Palm Beach County, we aspire to leverage resources and expertise to create a development that enhances the overall quality of life for residents while adhering to the vision outlined by the Palm Springs CRA. We are dedicated to advancing this partnership and contributing to the mutual prosperity of Palm Springs and Palm Beach County.

WAIVERS

Sec. 34-875. - Waivers

Pursuant to Section 66-57.3- Requests for waivers shall be submitted in writing and shall address each of the following criteria:

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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.

RESPONSE: The waiver request to reduce the landscape buffer along the required t-turnaround is consistent with the intent and goals of both the Comprehensive Plan and Land Development Code. Additionally, we are also requesting a waiver to allow a sidewalk on one side of the local street on the North side of the South entry Street and to allow a sidewalk on one side of the local street on the South side of the North entry street, this is all in harmony with and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code.

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

RESPONSE: We are only requesting a waiver to reduce the required 10'ft landscape to 5' ft along the t-turn around as required by fire which is 24 linear feet for each turnaround. The reduction of the one sidewalk at the North entry and South Entry streets are the minimum standards are met.

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

RESPONSE: Allowing the waiver will result in preservation of valuable natural resources, including drainage and recharge areas.

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.

RESPONSE: Granting of the waiver will allow for fire safety requirements for the public benefit. It will also not take away from any green space or issues with pedestrian connectivity.

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

RESPONSE: The granting of the waiver still provides adequate screening adjacent properties.

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f. economic hardship may not be used to justify waivers.

RESPONSE: There are no economic hardships.

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

RESPONSE: Th waiver is consistent with the adjacent area.

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

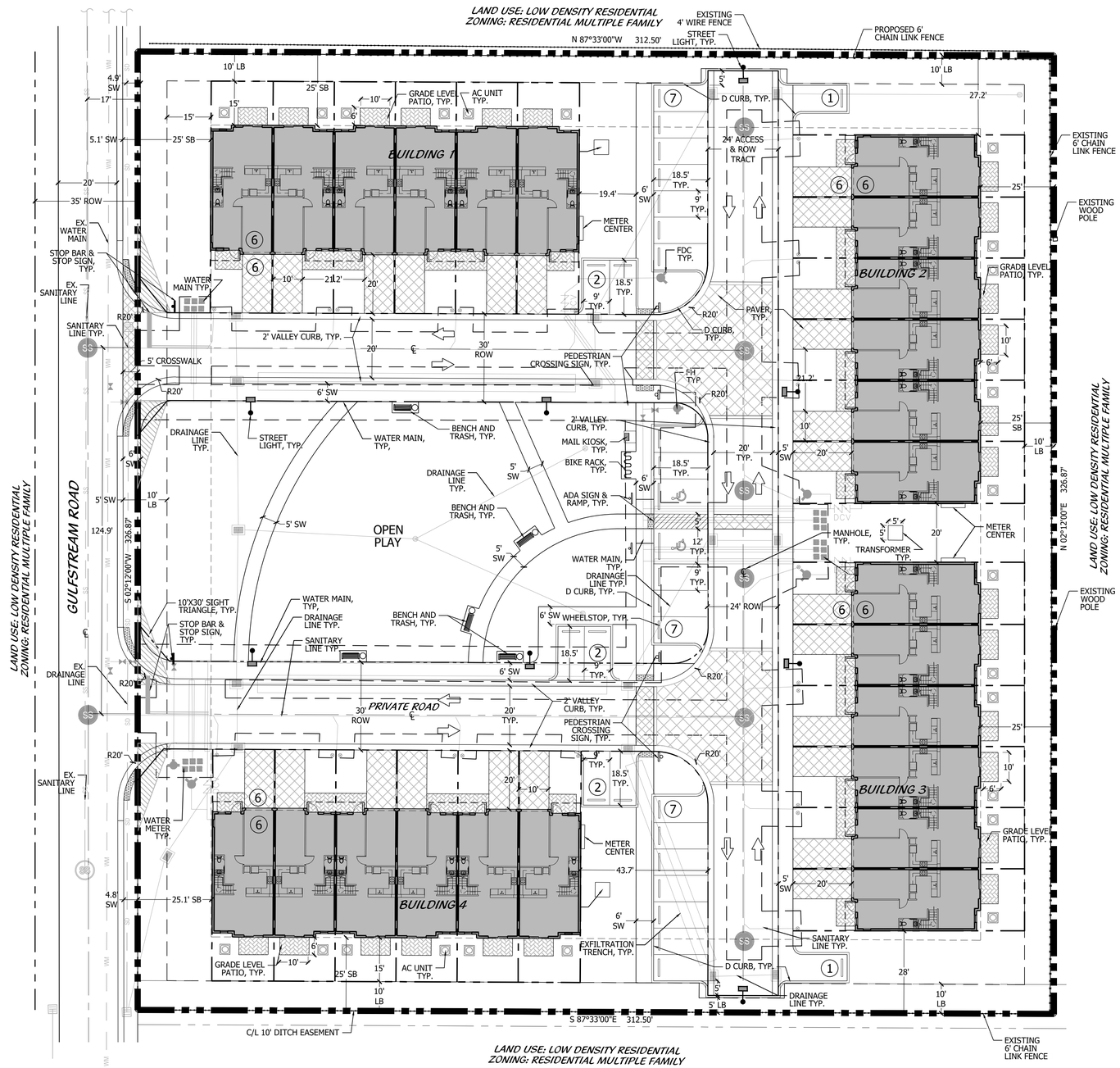
RESPONSE: No applicable to this request.

I. Waiver requests from maximum height limitations shall further demonstrate that the additional height will not adversely impact adjacent properties and appropriate setbacks are provided as building height increases.

RESPONSE: No applicable to this request.

CONCLUSION

The owner and the development team are available to answer any questions staff might have and provide necessary information to supplement the information provided in the submittal. Please do not hesitate to contact Jeanne Ducharme of Cotleur & Hearing 561.747.6336 ext.105 if additional information is required.



SITE DATA

NAME OF PROJECT	Palm Springs Townhomes
PROPERTY CONTROL NUMBERS	70-43-44-19-11-002-0082 70-43-44-19-11-002-0070 70-43-44-19-11-002-0060
FEMA FLOOD ZONE TRAFFIC ANALYSIS ZONE	X500
EXISTING LAND USE DESIGNATION EXISTING ZONING DISTRICT	LOW DENSITY RESIDENTIAL RM - RESIDENTIAL MULIPLE-FAMILY
FUTURE LAND USE DESIGNATION PROPOSED ZONING OVERLAY DISTRICT	LOW DENSITY RESIDENTIAL RM - RESIDENTIAL MUTIPLE FAMILY GULFSTREAM RD OVERLAY
MAXIMUM BUILDING HEIGHT NUMBER OF STORIES NUMBER OF BUILDINGS	35' 2 4
TOTAL SITE AREA	**2.48 AC** **107,868.00 SF**

BUILDING DATA

NUMBER OF MULTIFAMILY UNITS	24
PROJECT DENSITY	9.68 DU/AC

LAND USE	SF	AC	%
BUILDING LOT COVERAGE	21,428	0.49	19.86%
VEHICULAR USE AREA	28,918	0.62	24.95%
OPEN SPACE	59,479	1.37	55.14%
TOTAL	**107,824**	**2.48**	**99.96%**

OPEN SPACE	MIN	PROV
	20% OS/RC	55.14%
	21,573.60	59,478.77

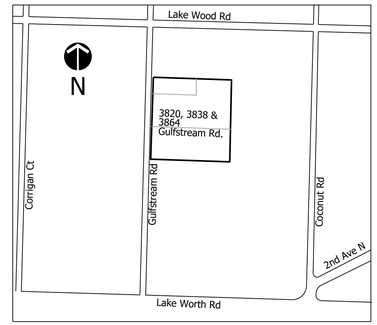
RECREATION	MIN	PROV
	20% OS/RC	25.15%
	11,895.75	14,956.51

LOT COVERAGE			
IMPERVIOUS AREA	SF	AC	%
BUILDING LOT COVERAGE	21,428	0.49	19.86%
VEHICULAR USE AREA			
COMMON	22,043	0.51	20.44%
FEE SIMPLE	4,918	0.11	4.56%
SIDEWALKS & HARDSCAPE			
COMMON	6,783	0.16	6.29%
FEE SIMPLE	3,291	0.08	3.05%
TOTAL IMPERVIOUS AREA	**58,463**	**1.34**	**54.20%**
PERVIOUS AREA	**SF**	**AC**	**%**
GREEN SPACE	49,405	1.13	45.80%
TOTAL PERVIOUS AREA	**49,405**	**1.13**	**45.80%**
TOTAL SITE AREA	**107,868**	**2.48**	**100.00%**

PARKING DATA	REQ	PROV
RESIDENTIAL (2.5 PER UNIT)	60	
GARAGE		24
DRIVEWAY (TANDEM)		24
GUEST 25% (AT-GRADE)	15	27
ADA SPACES	2	2
TOTAL	**77**	**77**

PEDESTRIAN AMENITIES	REQ	PROV
BENCH	2	5
TRASH CAN	1	5
BIKE RACK	1	1

LOCATION MAP



LEGEND

ADA	ADA		ADA SIGN
LB	LANDSCAPE BUFFER		STOP SIGN
R	RADIUS		PEDESTRIAN CROSSING
SB	SETBACK		PARKING LIGHT
SW	SIDEWALK		
TYP	TYPICAL		
ROW	RIGHT OF WAY		
CL	CENTER LINE		
EX	EXISTING		

PROJECT TEAM

OWNER/CLIENT:
FBI CONSTRUCTION SERVICES, INC
275 TONEY PENNA DR SUITE 5
JUPITER, FL 33458
561.203.2825
CONTACT: COLLIN FOREMAN

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.747.6336
CONTACT: DONALDSON HEARING

ARCHITECT:
CLAUDIA DE NARCAEZ
11231 US HIGHWAY1 #306
NORTH PALM BEACH, FL 33408
561.716. 0317

CIVIL ENGINEER:
ENGENUITY
1280 NORTH CONGRESS AVE SUITE 101
WEST PALM BEACH, FL 33409
561.655.1151
CONTACT: KIMBERLI KILE

PHOTOMETRICS
KAMM CONSULTING
1407 W NEWPORT CENTER DR
DEERFIELD BEACH, FL 33441
954.949.2200
CONTACT: JOHN MAYR

SURVEYOR:
UNIVERSAL SURVEYING
ADDRESS IS 2623 LAKE DR
BOYNTON BEACH, FL 33435
561.736.0432
CONTACT: JOHN TRACH

TRAFFIC ENGINEER
KIMLEY HORN
1920 WEKIVA WAY SUITE 200
WEST PALM BEACH, FL 33411
561.845.0665
CONTACT: ADAM KERR

LEGAL DESCRIPTION

ADDRESS #3820
THE WEST 172.5 FEET OF THE SOUTH HALF OF TRACT 8, BLOCK 2, LAKEWOOD GARDENS PLAT 1, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 18, PAGE 38.

AND

ADDRESS #3838
TRACT 7 AND THE EAST 140.00 FEET OR THE SOUTH HALF OF TRACT 8, BLOCK 2, LAKEWOOD GARDENS PLAT 1, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTRY, FLORIDA, RECORDED IN PLAT BOOK 18, PAGE 38.

AND

ADDRESS #3864
TRACT 6, BLOCK 2, LAKEWOOD GARDENS PLAT 1, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 18, PAGE 38.

GENERAL NOTES

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL RESIDENTIAL SERVICE.

10' X 30' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS.

TYPE D OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

TYPE D CURB IS NOT REQUIRED FOR DRIVEWAYS.

RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA ADA ACCESSIBILITY CODE.

ALL A/C UNITS SHALL BE LOCATED TO THE REAR OR SIDE OF ALL BUILDINGS AND FULLY SCREENED ON THREE SIDES WITH LANDSCAPING.

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTED DESIGN PRINCIPLES.

MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT & BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE T-500 (AFTER OCT. 1, 2005 FBC 2004)

"PEDESTRIAN XING" SIGNS SHALL BE PROVIDED FOR ALL MID-BLOCK CROSSINGS.

PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.

STREET LIGHTS TO BE GARDCO ECOFORM G2 SERIES ON 18' POLES.

RM DISTRICT SETBACKS

	REQUIRED	PROPOSED
MINIMUM FRONT YARD SETBACK	25'	25'
MINIMUM SIDE YARD SETBACK	20'	20'
MINIMUM REAR YARD SETBACK	25'	25'

WAIVER CHART

CODE SECTION	REQUIRED	PROVIDED	WAIVER
Sec. 34-1063 (1)	A sidewalk on both sides of a street or primary driveway	One side	To allow a sidewalk on one side of the private street on the North side of the South entry street and the South side of the North entry street.
Sec. 34-162(b)(2)	A ten-foot-wide buffer	Five-Foot Wide buffer	To reduce the required landscape buffer from ten-foot wide to five-foot within 24 linear feet of the South and North property lines (at each end of the internal drive aisle).

Site Plan

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'

North

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

Palm Springs Town Homes

FBI Construction Services
Village of Palm Springs, Florida

DESIGNED	DEH
DRAWN	JS/RNK
APPROVED	DEH
JOB NUMBER	22-0801
DATE	09-09-22
REVISIONS	10-27-22
	08-31-23 01-03-23
	10-23-23 01-30-23
	01-17-24 03-16-23
	02-05-24 05-15-23

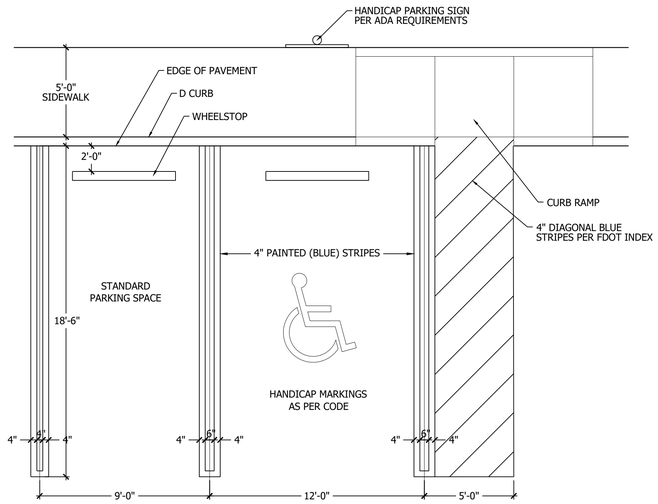
February 05, 2024 2:07:58 p.m.
Drawing: 22-0801 SP.DWG

SHEET 1 OF 2

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STANDARD AND ADA PARKING DETAIL

NTS



CHAINLINK FENCE DETAIL

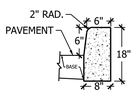
NTS



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

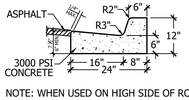
D CURB DETAIL

NTS



F CURB DETAIL

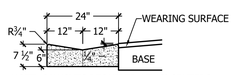
NTS



NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

VALLEY CURB DETAIL

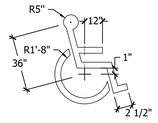
NTS



NOTE: SAWCUTS REQUIRED AT 10' CENTERS

ADA SYMBOL DETAIL

NTS



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

ADA SIGN DETAIL

NTS

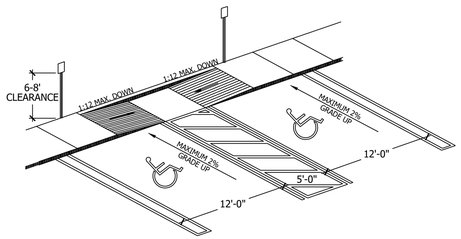


COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE

ADA RAMP DETAIL

NTS



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

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

SIGNAGE DETAILS

NTS



PEDESTRIAN CROSSING SIGN

NTS



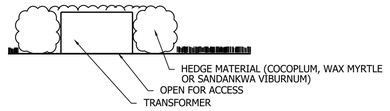
COLORS:
BACKGROUND = YELLOW
IMAGE = BLACK

24" HT X 24" W

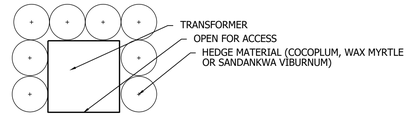
TRANSFORMER DETAIL

NTS

ELEVATION VIEW



PLAN VIEW



TRASH CAN DETAIL

NTS



LANDSCAPE FORMS
PLEXUS LITTER RECEPTACLE

BIKE RACK DETAIL

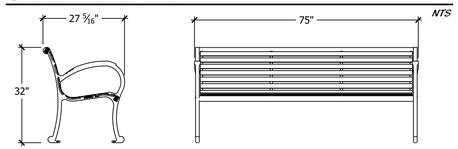
NTS



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

BENCH DETAIL

NTS



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

Site Details

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

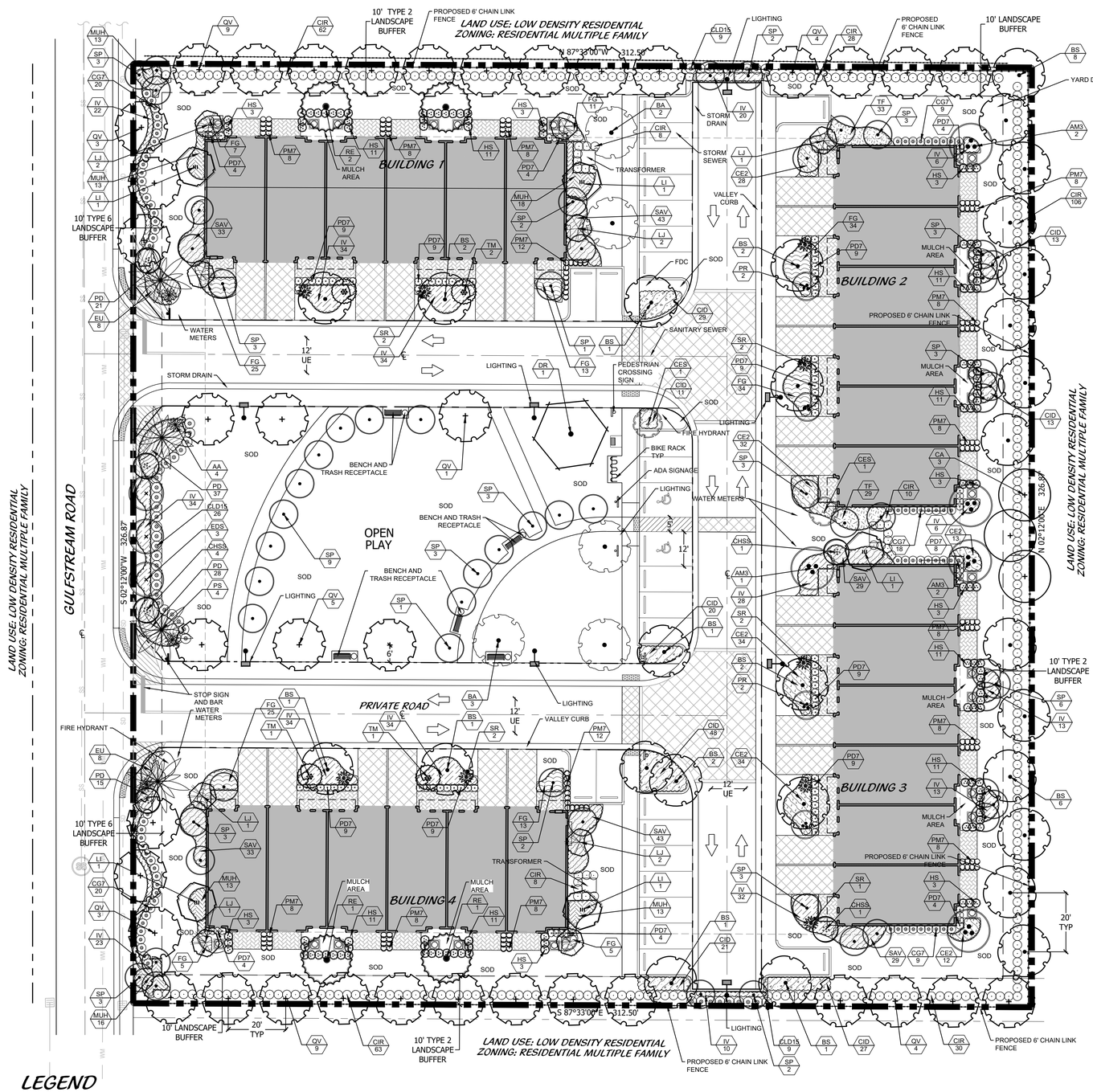
Palm Springs Town Homes
FBI Construction Services
Village of Palm Springs, Florida

DESIGNED	DEH
DRAWN	JS/RNK
APPROVED	DEH
JOB NUMBER	22-0801
DATE	09-09-22
REVISIONS	10-27-22
08-31-23	01-03-23
10-23-23	01-30-23
01-17-24	03-16-23
02-05-24	05-15-23

February 05, 2024 2:07:58 p.m.
Drawing: 22-0801 SP.DWG

SHEET 2 OF 2

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LEGEND

ADA	ADA
LB	LANDSCAPE BUFFER
R	RADIUS
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
ROW	RIGHT OF WAY
CL	CENTER LINE
EX	EXISTING

ADA SIGN
STOP SIGN
PEDESTRIAN CROSSING
PARKING LIGHT

PLANT SCHEDULE

TREES							
BA	5	BULNESIA ARBOREA	VERAWOOD	45 GAL. OR F.G.	2.5" CAL	14'-16' OA	N	FULL CANOPY, FL# 1 OR BETTER, , MIN 5.5' CT.
BS	28	BURSERA SIMARUBA	GUMBO LIMBO	45 GAL. MIN	3"-4" CAL	14' HT X 6' SPRD	Y	FULL CANOPY, FL #1 OR BETTER
CA	3	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTY LEAF	30 GAL. OR F.G.	2" CAL	12' HT X 5' SPRD	N	FULL CANOPY
CES	2	CONOCARPUS ERECTUS ' SERICEUS '	SILVER BUTTONWOOD TREE	45 GAL	2" CAL	12' HT X 4'-5' SPRD	Y	FULL CANOPY, MIN 5' CT
DR	1	DELONIX REGIA	ROYAL POINCIANA	45 GAL	2.5" CAL	14'-16' OA HT.	N	SINGLE STRAIGHT TRUNK, FULL CANOPY. FLORIDA FANCY.
EDS	3	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	65 GAL. MIN.	N.A.	14' O.A. MATCHED	N	FULL & THICK CANOPY, STANDARD. FLORIDA FANCY. 4' CT SINGLE STRAIGHT TRUNK. MATCHED.
LI	5	LAGERSTROEMIA INDICA ' MUSKOGEE ' OR ' TUSKEGEE '	CREPE MYRTLE	30 GAL	1.5" CAL	12' HT X 4' SPRD	N	MULTI, LIMB UP 5', CHERRY LAKE NURSERY.
LJ	9	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	45 GAL. OR F.G.	3 TRK MIN., 1"-2" CAL. EA.	6' HT., 6' SPD.	N	FULL CANOPY, MULTI TRUNK, LIMB UP 3'
QV	38	QUERCUS VIRGINIANA	LIVE OAK	45 GAL. OR F.G.	2" CAL. MIN	12' -14' OA	Y	FULL CANOPY, FL #1
PALM TREES							
CHRS	6	CHAMAEROPS HUMILIS	SILVER SELECT FAN PALM	30 GAL	N.A.	4'-5' O.A.	N	MULTI TRUNK, FULL CANOPY.
PR	4	PHOENIX ROEBELINII	PYGMY DATE PALM	FG	N.A.	6'-8' O.A.	N	3 STEM, FULL CANOPY, MATCHED. MIN 2' CT.
PS	4	PHOENIX SYLVESTRIS	SYLVESTER DATE PALM	FG	N/A	8' CT.	N	FLORIDA FANCY, HEAVY CALIPER, MATCHED, DSMOND
RE	4	ROYSTONEA ELATA	ROYAL PALM	FIELD GROWN	N.A.	8' GW, 16' CT, 24' OA	N	FULL TRUNK. FULL CANOPY. MATCHED
SP	58	SABAL PALMETTO	SABAL PALM	FIELD GROWN	N/A	18', 22', 26' OA STGG	Y	SLICK TRUNK, STRAIGHT, SEE PLAN FOR OVERALL HEIGHTS
TM	4	THRINAX MORRISSII	KEY THATCH PALM	FIELD GROWN	MULTI TRUNK	7'-8' HT X 3'-4' SPRD	Y	FULL & THICK, MULTI TRUNK, FL #1 OR BETTER
AMJ	5	VEITCHIA MERRILLII	CHRISTMAS PALM	FG	N.A.	12'-14' HT.	N	FULL CANOPY, TRIPLE TRUNK, FL #1 OR BETTER.

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
SHRUBS								
AA	4	AGAVE AMERICANA ' GAINESVILLE BLUE '	BLUE CENTURY PLANT	25 GAL	30" X 30"	A.S.	N	FULL & THICK
CIR	315	CHRYSOBALANUS ICACO ' RED TIP '	RED TIP COCOPLUM	7 GAL	30" X 30"	A.S.	Y	FULL & THICK
CLD15	44	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	15 GAL	48" X 36"	36" O.C.	Y	FULL & THICK, FLORIDA FANCY
CG7	76	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	7 GAL.	#7, 3' X 2'	A.S.	Y	FULL TO BASE
HS	112	HIBISCUS ' SEMINOLE PINK '	SEMINOLE PINK HIBISCUS	3 GAL	18" X 18"	24" OC	N	FULL, FLOWERING
PM7	120	PODOCARPUS MACROPHYLLUS	PODOCARPUS	7 GAL	6'	2' O.C.	N	FULL & THICK
PD7	104	PODOCARPUS MACROPHYLLUS ' PRINGLES '	DWARF PODOCARPUS	7 GAL	24" X 24"	24" O.C.	N	FULL & THICK, FF
SR	9	STRELITZIA REGINAE	ORANGE BIRD OF PARADISE	15 GAL MIN	30"X30"	A.S.	N	FULL, FLOWERING
GROUND COVERS								
CE2	153	CARISSA MACROCARPA ' EMERALD BLANKET '	EMERALD BLANKET CARISSA	3 GAL	12" X 18"	24" OC	N	FULL & THICK
CID	182	CHRYSOBALANUS ICACO ' HORIZONTAL '	DWARF COCOPLUM	3 GAL	12" X 12"	24" O.C.	Y	FULL & THICK, NOT STRETCHED, FLORIDA FANCY
EU	16	EUPHORBIA MILII ' ROSY ' (PINK)	DWF. CROWN OF THORNS	1 GAL	8" X 8"	12" O.C.	N	FULL
FG	172	FICUS MACROPHYLLA ' GREEN ISLAND '	GREEN ISLAND FICUS	3 GAL	12" X 12"	24" O.C.	N	FULL AND THICK
IV	343	ILEX VOMITORIA ' SHILLINGS DWARF '	DWARF YAUPON HOLLY	3 GAL	15" X 15"	24" OC	Y	FULL & THICK
MUH	86	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL	18" X 12"	24" O.C.	Y	FULL & THICK
PD	101	PODOCARPUS ' DWARF PRINGLES '	DWARF PODOCARPUS	3 GAL	15" X 15"	18" O.C.	N	FULL & THICK
SAV	210	SCHEFFLERA ARBORICOLA ' TRINETTE '	DWARF VARIEGATED SCHEFFLERA	3 GAL	18" X18"	24" OC	N	FULL & THICK
TF	62	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3 GAL	24" X 24"	30" OC	Y	

LANDSCAPE DATA

NAME OF PROJECT	Palm Springs Townhomes
PROPERTY CONTROL NUMBERS	70-43-44-19-11-002-0082 70-43-44-19-11-002-0070 70-43-44-19-11-002-0060
FEMA FLOOD ZONE	X500
TRAFFIC ANALYSIS ZONE	
EXISTING LAND USE DESIGNATION	LOW DENSITY RESIDENTIAL
EXISTING ZONING DISTRICT	RM - RESIDENTIAL MULIPLE-FAMILY
FUTURE LAND USE DESIGNATION	LOW DENSITY RESIDENTIAL
PROPOSED ZONING	RM - RESIDENTIAL MUTIPLE FAMILY
OVERLAY DISTRICT	GULFSTREAM RD OVERLAY
MAXIMUM BUILDING HEIGHT	35'
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	4
TOTAL SITE AREA	**2.48 AC** **107,868.00 SF**

BUILDING DATA

NUMBER OF MULTIFAMILY UNITS	24
PROJECT DENSITY	9.68 DU/AC

LAND USE

	SF	AC	%
BUILDING LOT COVERAGE	21,428	0.49	19.86%
VEHICULAR USE AREA	26,918	0.62	24.95%
OPEN SPACE	59,521	1.37	55.18%
TOTAL	**107,867**	**2.48**	**100.00%**

OPEN SPACE

	MIN	PROV
	20% OS/RC	55.18%
	21,573.60	59,521.26

RECREATION

	MIN	PROV
	20% OS/RC	25.13%
	11,904.25	14,956.51

LOT COVERAGE

IMPERVIOUS AREA	SF	AC	%
BUILDING LOT COVERAGE	21,428	0.49	19.86%
VEHICULAR USE AREA			
COMMON	22,001	0.51	20.40%
FEE SIMPLE	4,918	0.11	4.56%
SIDEWALKS & HARDSCAPE			
COMMON	6,600	0.15	6.12%
FEE SIMPLE	3,291	0.08	3.05%
TOTAL IMPERVIOUS AREA	**58,238**	**1.34**	**53.99%**
PERVIOUS AREA	**SF**	**AC**	**%**
GREEN SPACE	49,630	1.14	46.01%
TOTAL PERVIOUS AREA	**49,630**	**1.14**	**46.01%**
TOTAL SITE AREA	**107,868**	**2.48**	**100.00%**

PARKING DATA

	REQ	PROV
RESIDENTIAL (2.5 PER UNIT)	60	
GARAGE		24
DRIVEWAY (TANDEM)		24
GUEST 25% (AT-GRADE)	15	27
ADA SPACES	2	2
TOTAL	**77**	**77**

PEDESTRIAN AMENITIES

	REQ	PROV
BENCH	2	5
TRASH CAN	1	5
BIKE RACK	1	1

REQUIRED PERIMETER BUFFER TREES

	REQ	PROV
NORTH PROPERTY LINE 312.50' (1 TREE EVERY 20')*	16	14 TREES, 2 PALMS
SOUTH PROPERTY LINE 312.50' (1 TREE EVERY 20')*	16	15 TREES, 2 PALMS
WEST PROPERTY LINE 306.87' (1 TREE EVERY 20')**	15	9 TREES, 4 SPECIMEN PALMS, 6 PALMS
EAST PROPERTY LINE 326.87' (1 TREE EVERY 20')	16	16 TREES
ALL PROPERTY LINES REQUIRE 36" HT. CONTINUOUS HEDGE	YES	YES
WEST PROPERTY LINE TYPE 6 LANDSCAPE BUFFER- TIERED HEIGHT	YES	YES

VEHICULAR USE AREA TREES

	REQ	PROV
TERMINAL ISLAND TREES (1 TREE PER ISLAND)	9	9

NET LOT AREA TREE & SHRUB REQUIREMENT

	REQ	PROV
TREES (1 PER 1,500 SF OF OPEN SPACE) RESIDENTIAL	72	37 TREES, 37 PALMS

NATIVE TREES & SHRUBS

	REQ	PROV
PERCENT NATIVE TREES	50%	73%
PERCENT NATIVE PALMS	50%	80%
PERCENT NATIVE SHRUBS	50%	62%

DROUGHT TOLERANT TREES & SHRUBS

	REQ	PROV
PERCENT DROUGHT TOLERANT TREES	50%	87%
PERCENT DROUGHT TOLERANT PALMS	50%	90%
PERCENT DROUGHT TOLERANT SHRUBS	50%	77%

*- WHERE POSSIBLE, 10' BUFFERS HAVE BEEN PROVIDED. A WAIVER HAS BEEN REQUESTED FOR BUFFERS LESS THAN 10'. REFER TO SITE PLAN FOR WAIVER REQUEST INFORMATION.

**- BUFFER PLANTING LENGTH RELFECTS 20' REDUCTION DUE TO ENTRY DRIVE.

PROJECT TEAM

OWNER/CLIENT:
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275 TONEY PENNA DR SUITE 5
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LANDSCAPE ARCHITECT/PLANNER:
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561.845.0665
CONTACT: ADAM KERR

GENERAL NOTES

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL RESIDENTIAL SERVICE.

10' X 30' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS.

TYPE D OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

TYPE D CURB IS NOT REQUIRED FOR DRIVEWAYS.

RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA ADA ACCESSIBILITY CODE.

ALL A/C UNITS SHALL BE LOCATED TO THE REAR OR SIDE OF ALL BUILDINGS AND FULLY SCREENED ON THREE SIDES WITH LANDSCAPING.

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTED DESIGN PRINCIPLES.

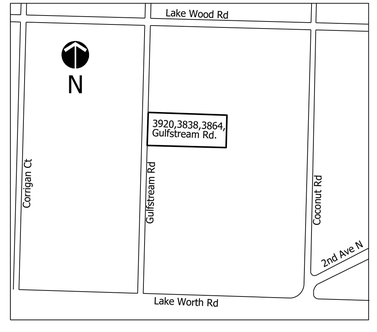
MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT & BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE T-500 (AFTER OCT. 1, 2005 FBC 2004)

"PEDESTRIAN XING" SIGNS SHALL BE PROVIDED FOR ALL MID-BLOCK CROSSINGS.

PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.

STREET LIGHTS TO BE GARDCO ECOFORM G2 SERIES ON 18' POLES.

LOCATION MAP



Landscape Plan

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
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Palm Springs Town Homes

FBI Construction Services
Village of Palm Springs, Florida

REGISTERED LANDSCAPE ARCHITECT
DONALDSON E. HEARING
LA 0000943
STATE OF FLORIDA

DESIGNED	DEH
DRAWN	AGB
APPROVED	DEH
JOB NUMBER	22-0801
DATE	09-09-22
REVISIONS	10-20-22
	05-12-23
	07-11-23
	10-19-23
	01-15-24

January 15, 2024 1:32:05 p.m.
Drawing: 22-0801 LP.DWG

SHEET 1 OF 2

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

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

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

PLANT SIZE AND QUALITY

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

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

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

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

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITEC TO BE UNSUITABLE FOR PLANTING, IE. ROAD BASE, PAVEMENT, ETC. REPLACMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

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

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

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	1/3 LB.	3
7-15 GAL.	1/2 LB.	6
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF ½ LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

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

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

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

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

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

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

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

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

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

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

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

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

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

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT. WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEMS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILLTO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP, STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACMENT SOIL.

LANDSCAPE WARRENTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDTION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

LANDSCAPE NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

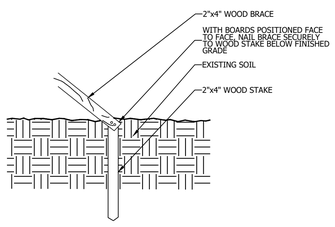
ALL PLANTING AREA SHALL BE EXCAVATED TO A DEPTH OF 30" MINIMUM AND BACKFILLED WITH A SOIL MIX CONSISTING IF ½ NATIVE SOIL, ½ CLEAN SAND AND ½ COMPOSED COW MANURE OR COMPARABLE COMPOSED ORGANIC MATERIAL.

EASEMENTS SHALL NOT ENCROACH LANDSCAPE BUFFERS MORE THAN FIVE FEET.

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

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

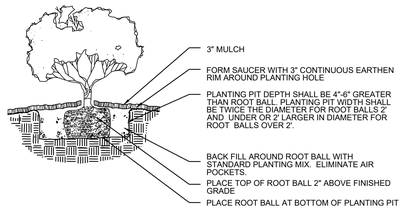
LIGHT POLES, FIRE HYDRANTS, ELECTRICAL/MECHANICAL EQUIPMENT, SIGNS, DRAINAGE STRUCTURES, ECT. SHALL BE INTERFERE WITH LANDSCAPING IN TERMINAL ISLANDS, INTERIOR ISLANDS, MEDIANS, DIAMONDS, BUFFERS OR OTHER LANDSCAPED AREAS.



WOOD STAKING DETAIL

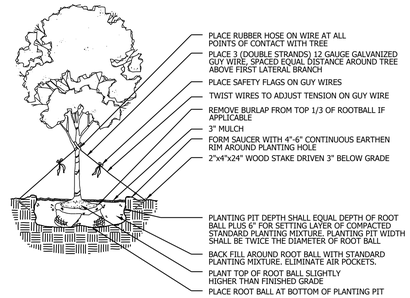
NTS

PLANTING DETAILS



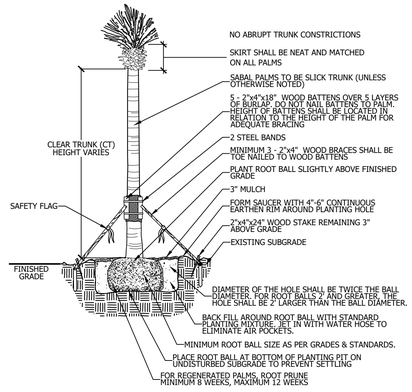
SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



LARGE TREE PLANTING DETAIL

NTS

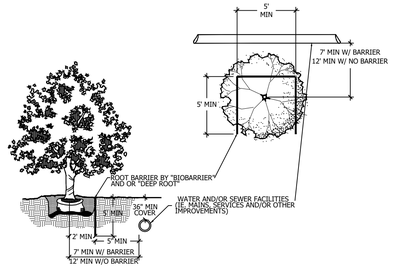


SABAL PALM PLANTING DETAIL

NTS

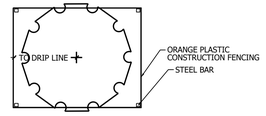
LANDSCAPE AND ROOT BARRIER NOTE:
TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASES ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID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

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



ROOT BARRIER DETAIL

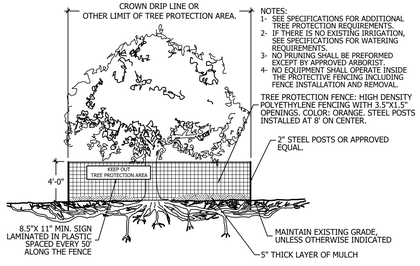
NTS



TREE PROTECTION DETAIL

PLAN VIEW

NTS



TREE PROTECTION DETAIL

SECTION VIEW

NTS

Landscape Details

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Land Planners
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www.cotleurhearing.com
Lic# LC-26000535

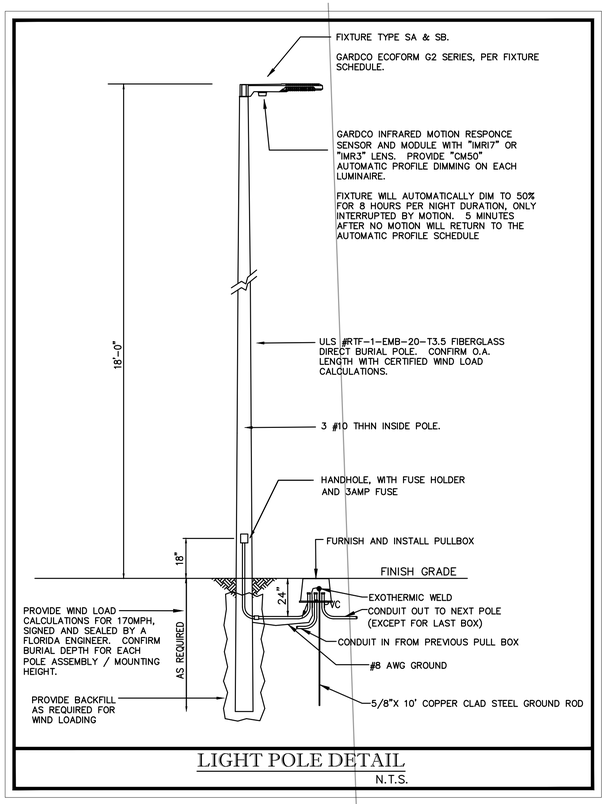
Palm Springs Town Homes
FBI Construction Services
Village of Palm Springs, Florida

REGISTERED LANDSCAPE ARCHITECT
CONNIE E. HEARING
LA 0000943
STATE OF FLORIDA

DESIGNED	DEH
DRAWN	AGB
APPROVED	DEH
JOB NUMBER	22-0801
DATE	09-09-22
REVISIONS	10-20-22
	05-12-23
	07-11-23
	10-19-23
	01-15-24

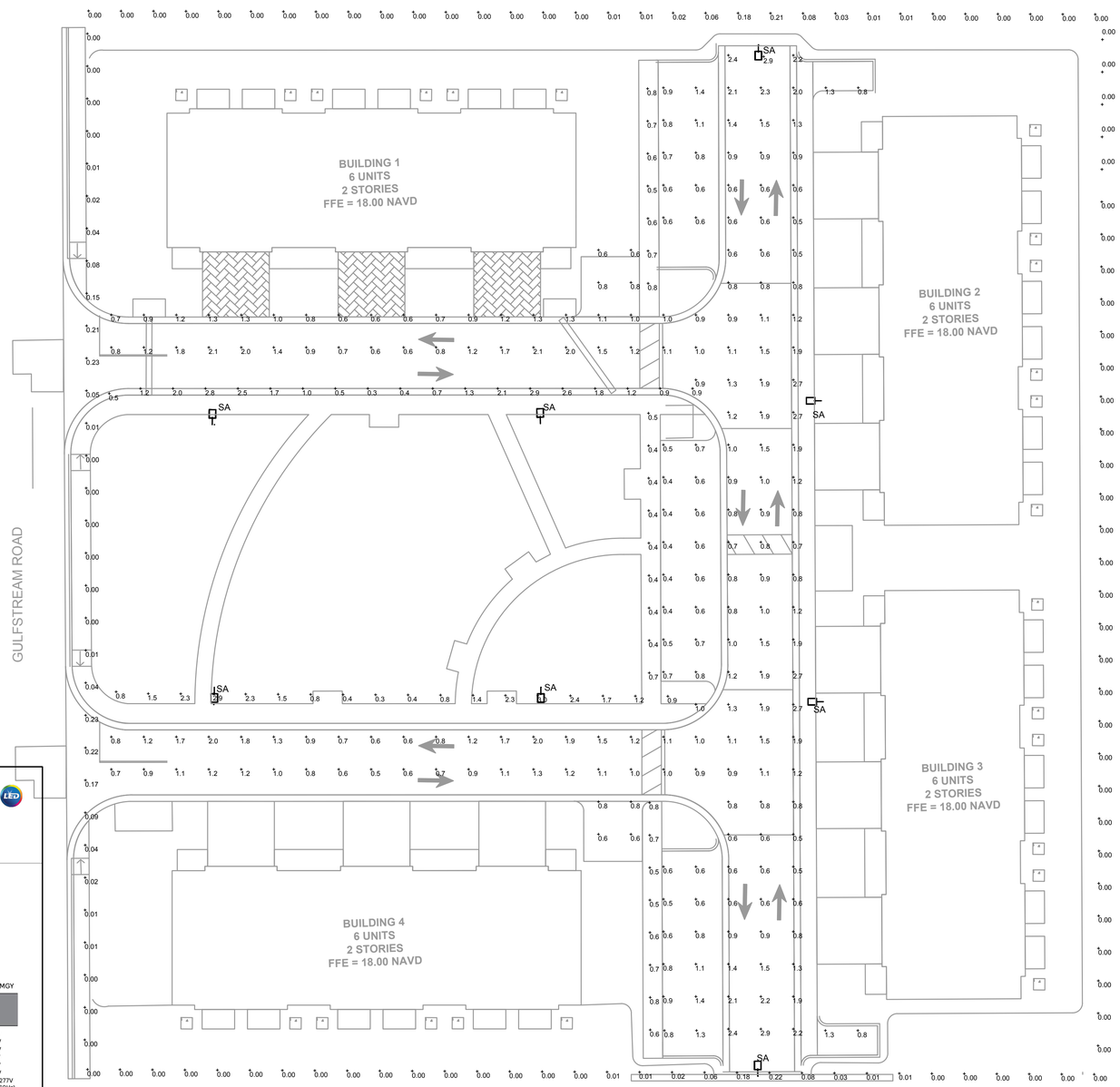
January 15, 2024 1:32:05 p.m.
Drawing: 22-0801 LP.DWG

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LIGHT POLE DETAIL

N.T.S.



Luminaire Schedule								
Project: PALM SPRINGS TOWNHOMES SITE REV2 03-29-2023								
Symbol	Qty	Label	[MANUFAC]	Description	Arr. Lum. Lumens	LLF	Lum. Watts	Total Watts
	11	SA	Gardco	ECF-S-32L-530-NW-G2-4-HIS POLE MOUNT 18' AFG	6048	0.900	55.7	612.7
	1	SB	Gardco	ECF-S-32L-530-NW-G2-3-HIS POLE MOUNT 18' AFG	5873	0.950	55.7	55.7

Calculation Summary							
Project: PALM SPRINGS TOWNHOMES SITE REV2 03-29-2023							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
TRACT 4 ROW & PARKING_Planar	Illuminance	Fc	1.27	2.9	0.4	3.18	7.25
TRACT 4 NON RESI P - LINE 6' AFG	Illuminance	Fc	0.03	0.29	0.00	N.A.	N.A.
TRACT 4 RESI - ROW P LINE 6'AFG	Illuminance	Fc	0.03	0.22	0.00	N.A.	N.A.
TRACT 4 WALWAYS	Illuminance	Fc	1.05	3.1	0.4	2.63	7.75
TRACT 8 RESI - ROW P LINE 6'AFG	Illuminance	Fc	0.02	0.23	0.00	N.A.	N.A.
TRACT 8 ROW & PARKING_Planar	Illuminance	Fc	1.08	2.9	0.4	2.70	7.25
TRACT 8 WALWAYS	Illuminance	Fc	1.12	3.0	0.3	3.73	10.00

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

Palm Spring

FBI Construction Services
Palm Beach County, Florida

REVISED PER UTILITIES COMMENTS

SITE PHOTOMETRIC PLAN

1"=20'-0" NORTH

DESIGNED	DEH
DRAWN	JS
APPROVED	DEH
JOB NUMBER	20-0905
DATE	10-04-23
REVISIONS	

ISSUED FOR PERMIT ONLY 10-21-22
NOT FOR PRICING OR CONSTRUCTION

KAMM CONSULTING PROJECT #: 2022-0550
PROJECT MANAGER: JOHN MAYR

KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 954.448.0792
JMAYR@kammconsulting.com
Certification of Authorization #8189

PRINCIPAL
Bradly L Brown Florida License #58232 01-17-24 date
signed

E1.2

SHEET
COTLEUR & HEARING, INC.

GARDCO by Signify

Site & Area

EcoForm

ECF-S small area light



Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:	PALM SPRINGS TOWNHOMES
Location:	PALM BEACH COUNTY, FL
Cat.No:	ECF-S-32L-700-NW-G2-HIS
Type:	
Lamps:	Qty: 11
Notes:	

Ordering guide

example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage
ECF-S	32L	700	NW-G1	AR	4	

- **ECF-S** EcoForm site and area, small
- **32L** 32 LEDs (2 modules); **48L** 48 LEDs (3 modules); **64L** 64 LEDs (4 modules)
- **365** 365 mA; **530** 530 mA; **700** 700 mA; **1A** 1050 mA; **1.2A** 1200 mA; **900** 900 mA; **1A** 1050 mA; **1.2A**[A] 1200 mA; **900** 900 mA; **1A**[A] 1050 mA
- **WW-G2** Warm White 3000K, 70CRI Generation 2; **NW-G2** Neutral White 4000K, 70CRI Generation 2; **CW-G2** Cool White 5000K, 70CRI Generation 2
- **AR**[1] Arm Mount (standard)

The following mounting kits must be ordered separately (See accessories)

- **SF**[2] Slip Fitter Mount (fits to 2 1/4" O.D. tenon)
- **WS** Wall mount with surface conduit rear entry permitted
- **RAM**[2] Retrofit arm mount kit

Type 2
- **2** Type 2
- **2-90** Rotated left 90°
- **2-270** Rotated right 270°

Type 3
- **3** Type 3
- **3-90** Rotated left 90°
- **3-270** Rotated right 270°

Type 4
- **4** Type 4
- **4-90** Rotated left 90°
- **4-270** Rotated right 270°

Type 5
- **5** Type 5
- **SW** Type SW
- **AFR** Auto Front Row
- **AFR-90** Auto Front Row, Rotated left 90°
- **AFR-270** Auto Front Row, Rotated right 270°
- **BLC** Back Light Control
- **BLC-90** Back Light Control rotated at 90°
- **BLC-270** Back Light Control rotated at 270°
- **LCL**[3] LEED Corner Optic Left
- **RCL**[3] LEED Corner Optic Right

- **120** 120V; **208** 208V; **240** 240V; **277** 277V; **347** 347V; **480** 480V; **UNV** 120-277V (50/60Hz); **HVU** 347-480V (50/60Hz)

Options

Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	Finish

- **DD**[16] 0-10V External dimming (for controls by others)
- **DCC**[4,8,9,10] Dual Circuit Control
- **FAWS**[4,9,10] Field Adjustable Wattage Selector
- **LLC**[4,7,9,10] Integral wireless module
- **BL**[1,4,7,10] Bi-level functionality
- **SRDR**[4,8,9,6,7] SR driver connected to Zhaga socket

DynaDimmer: Automatic Profile Dimming
- **CS50**[4,5] Safety 50% Dimming, 7 hours
- **CM50**[4,5] Median 50% Dimming, 8 hours
- **CS30**[4,5] Safety 30% Dimming, 7 hours
- **CM30**[4,5] Median 30% Dimming, 8 hours

- **IMRI3**[15] Integral with #3 lens
- **IMRI7**[14] Integral with #7 lens

- **PCB**[8,9] Photocontrol Button
- **TLRDS**[10,17] Twist Lock Receptacle 5 Pin
- **TLRD7**[10,17] Twist Lock Receptacle 7 Pin
- **TLRPC**[10,15,17] Twist Lock Receptacle w/ Photocell

Fusing
- **F1**[1] Single (120, 277, 347VAC)
- **F2**[1] Double (208, 240, 480VAC)

Pole Mount Fusing
- **FPF1** Single (120, 277, 347VAC)
- **FPF2** Double (208, 240, 480VAC)
- **FP3**[1] Canadian Double Pull (208, 240, 480VAC)

Surge Protection (10kA standard)
- **SP2** Increased 20kA

- **TB**[12] Terminal Block
- **RPA**[13] Round Pole Adapter (fits to 3"- 3.9" O.D. pole)
- **HIS**[14] Internal House Side Shield

Square Pole Adapter included in standard product

Textured
- **BK** Black
- **WH** White
- **BZ** Bronze
- **DGY** Dark Gray
- **MGY** Medium Gray

Customer specified
- **RAL** Specify optional color or RAL (ex: RAL7024)
- **CC** Custom color (Must supply color chip for required factory quote)

1. BL-IMRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Must specify a motion sensor lens.
8. Not available in 347 or 480V
9. Must specify input voltage.
10. TLRDS, TLRD7 and TLRPC receptacle pins 4 & 5 are capped off when ordered with any of the Dimming controls DD or FAWS or LLC.
11. Not available in 480V. Order photocell separately with TLRDS/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5, SW, BLC, BLC-90, BLC-270, LCL or RCL optics.
15. Not available with DD, DCC, and FAWS dimming control options.
16. Not available with DD, DCC, FAWS and LLC dimming control options.
17. When ordering SRDR, controller (by others) to be used on socket must be SR compatible (See specifications for more details). Consult factory for lead time. All 7 pins in NEMA receptacle are connected to SR driver. SRDR not available with TLRDS or TLRPC.
18. 0-10V dimming driver standard.
19. LCL and RCL not available with 48L-1.2A or 64L-1A.

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.

(5) *Luminaire heights.* Table 34-1362(2). Maximum Permitted Luminaire Height, identifies the maximum height for any freestanding or structure mounted luminaires.

Table 34-1362(2)-Maximum Permitted Luminaire Height

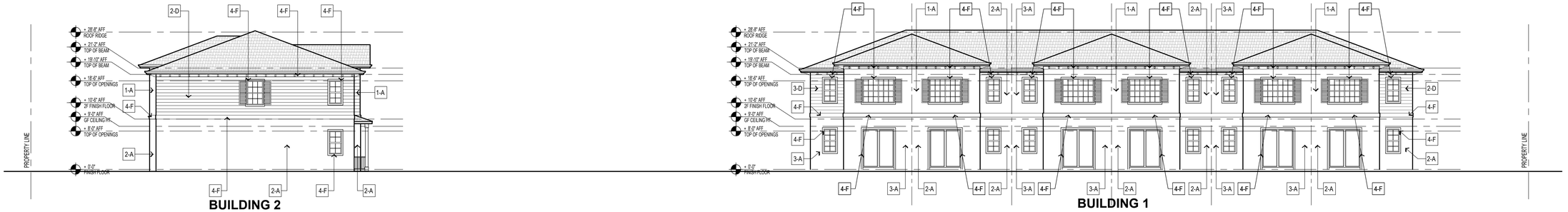
EXPAND

(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

EXPAND

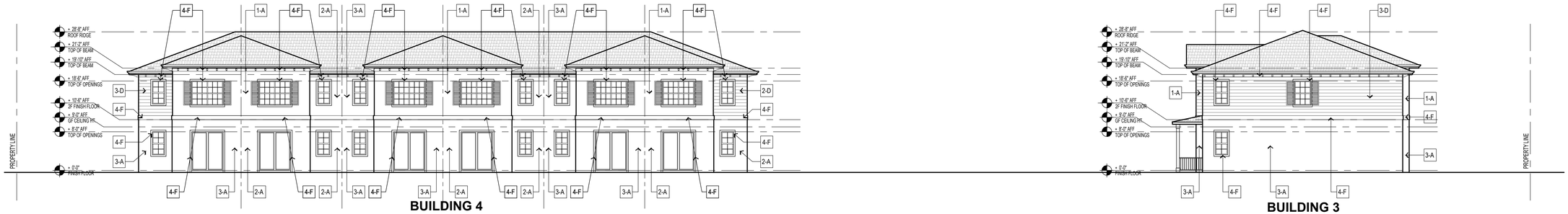
Outdoor Lighting	Maximum Illumination (1)	Minimum Illumination (1)	Max to Min Ratio	Average to Min Ratio
Buildings and Accessory Structures				
a. Pathway lighting (2)	5.0 (4)	-	-	-
b. Canopies, drive-thru and overhangs	30.0	3.0	10:1	2.5:1
Parking lots				
a. Multifamily residential	3.0	0.3	10:1	-
b. 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	-	-



BUILDING 2 BUILDING 1

OVERALL NORTH ELEVATION

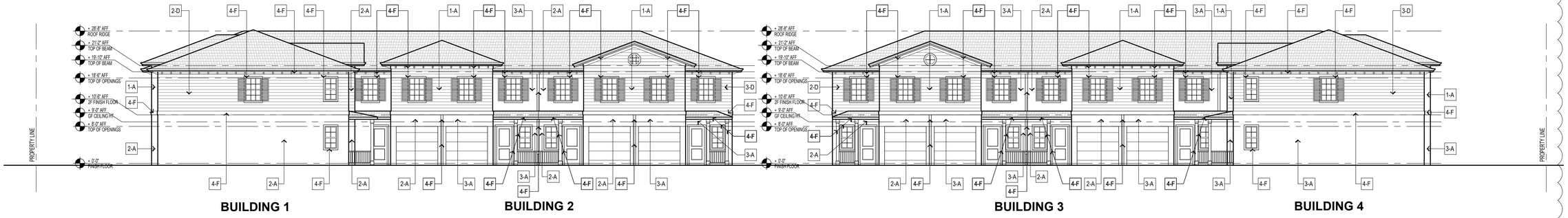
SCALE : 3/32"=1'-0"



BUILDING 4 BUILDING 3

OVERALL SOUTH ELEVATION

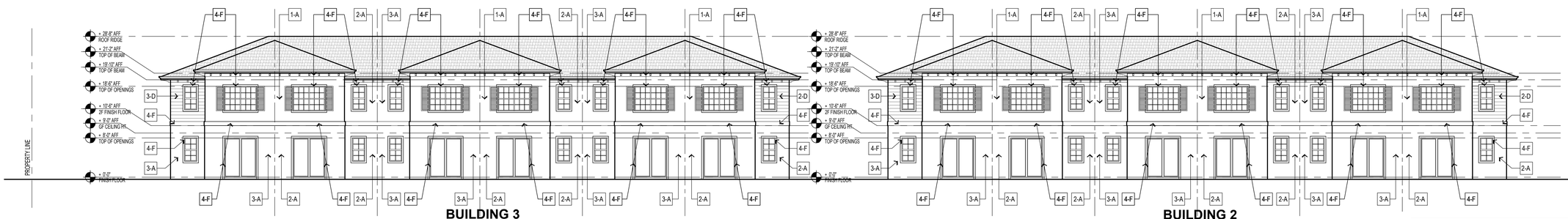
SCALE : 3/32"=1'-0"



BUILDING 1 BUILDING 2 BUILDING 3 BUILDING 4

OVERALL WEST ELEVATION

SCALE : 3/32"=1'-0"



BUILDING 3 BUILDING 2

OVERALL EAST ELEVATION

SCALE : 3/32"=1'-0"

FINISH SCHEDULE

PAINT			
1	Sherwin Williams	SW-6434	Spinach White
2	Sherwin Williams	SW-9046	Gentle Aquamarine
3	Sherwin Williams	SW-6808	Celestial
4	Sherwin Williams	SW-7006	Extra White
FINISH / TEXTURE			
A	Textured Stucco		
D	Clapboard Siding in Stucco		
F	Stucco band		

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CLAUDIA DE NARVAEZ, NCARB
Registered Architect
(561) 716-0317
11231 US Highway 1 # 306, North Palm Beach, FL 33408

JOB NAME

VILLAGE OF PALM SPRINGS TOWN HOMES LOT 1

3820-3838-3864
GULFSTREAM ROAD
PALM SPRINGS - FLORIDA

CLIENT

FBI CONSTRUCTION SERVICES, INC.

(561) 203-2825
275 TONEY PENNA DRIVE
SUITE 5
LANTANA, FL 33462

CONTRACTOR

STATE OF FLORIDA
MARIA C. DE NARVAEZ
AR 98739
REGISTERED ARCHITECT

ISSUE DATE - REVISION

No.	DATE	DESCRIPTION
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#2	01-10-2024	REV. PER BUILDING DEPT.

DATE **05-03-2023**

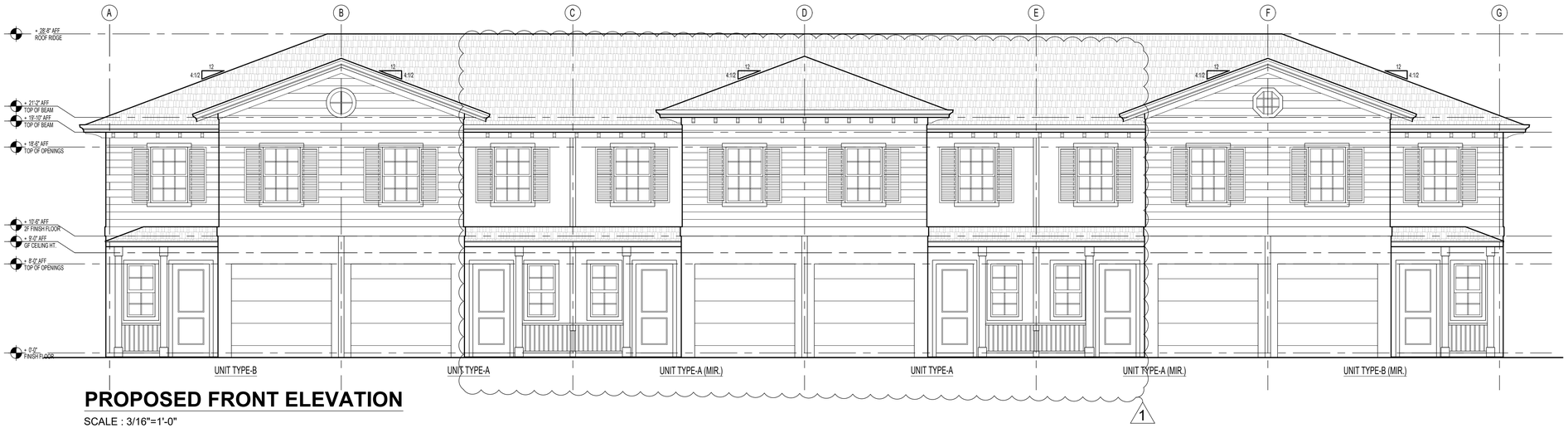
LAST REVISION

DESCRIPTION **SITE ELEVATIONS**

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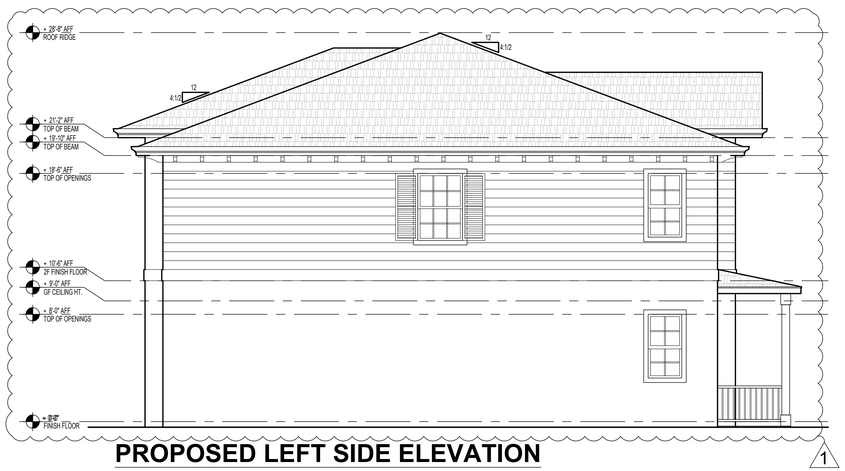
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PROPOSED FRONT ELEVATION

SCALE : 3/16"=1'-0"



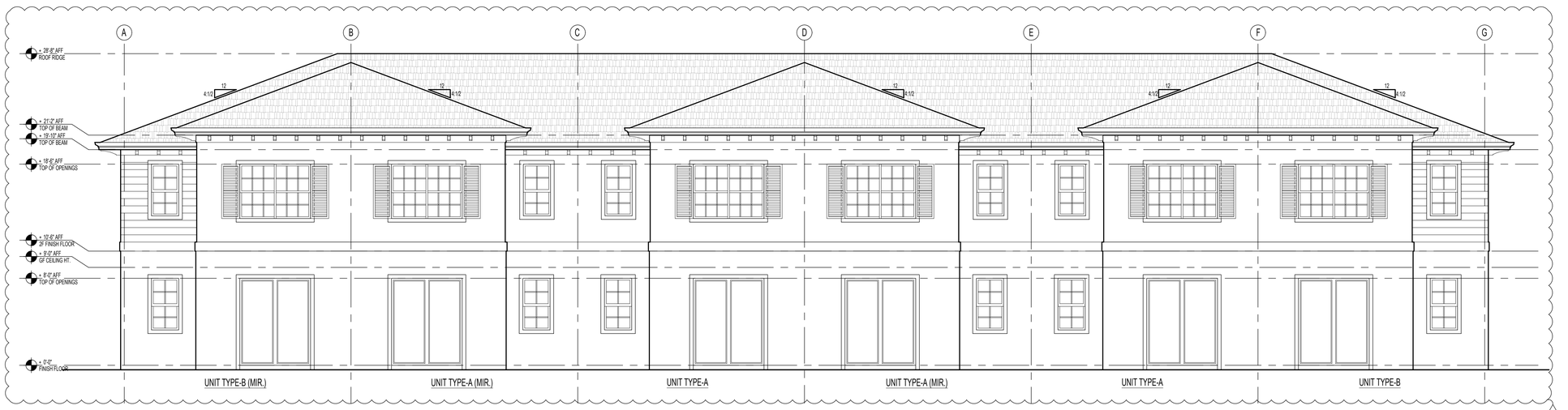
PROPOSED LEFT SIDE ELEVATION

SCALE : 3/16"=1'-0"



PROPOSED RIGHT SIDE ELEVATION

SCALE : 3/16"=1'-0"



PROPOSED REAR ELEVATION

SCALE : 3/16"=1'-0"

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CLAUDIA DE NARVAEZ, NCARB
Registered Architect
(561) 716-0317
11231 US Highway 1 # 306, North Palm Beach, FL 33408

JOB NAME

VILLAGE OF PALM SPRINGS TOWN HOMES LOT 1

3820-3838-3864
GULFSTREAM ROAD
PALM SPRINGS - FLORIDA

CLIENT

FBI CONSTRUCTION SERVICES, INC.

(561) 203-2825
275 TONEY PENNA DRIVE
SUITE 5
LANTANA, FL 33462

CONTRACTOR

STATE OF FLORIDA
MARIA C. DE NARVAEZ
AR 98739
REGISTERED ARCHITECT

ISSUE DATE - REVISION

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DATE
05-03-2023

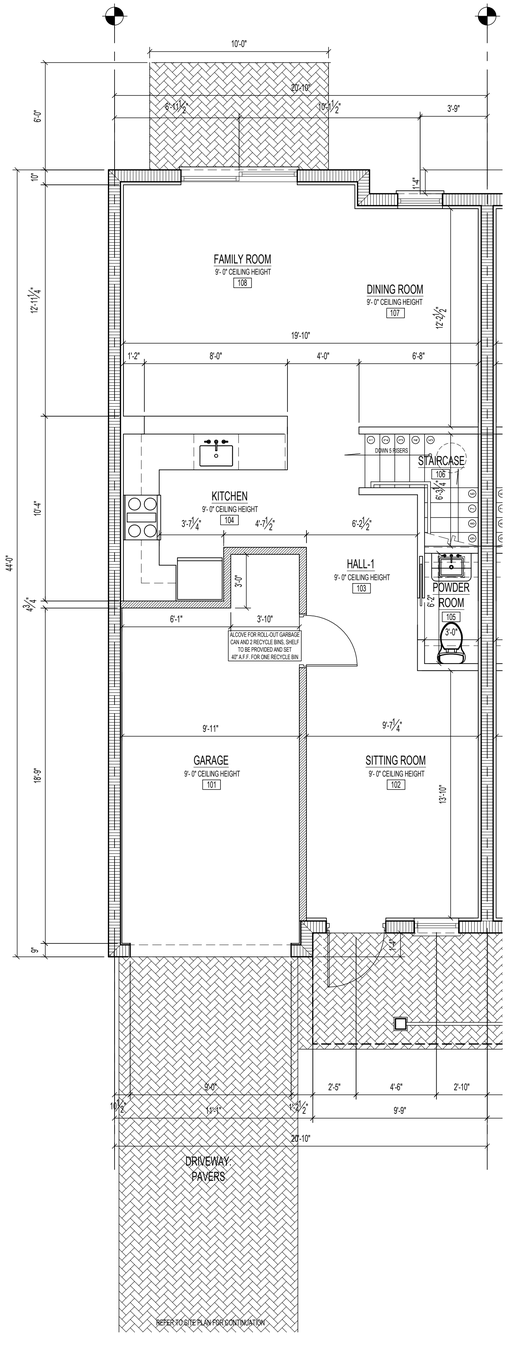
LAST REVISION

DESCRIPTION
6-UNIT BUILDING ELEVATIONS

SCALE
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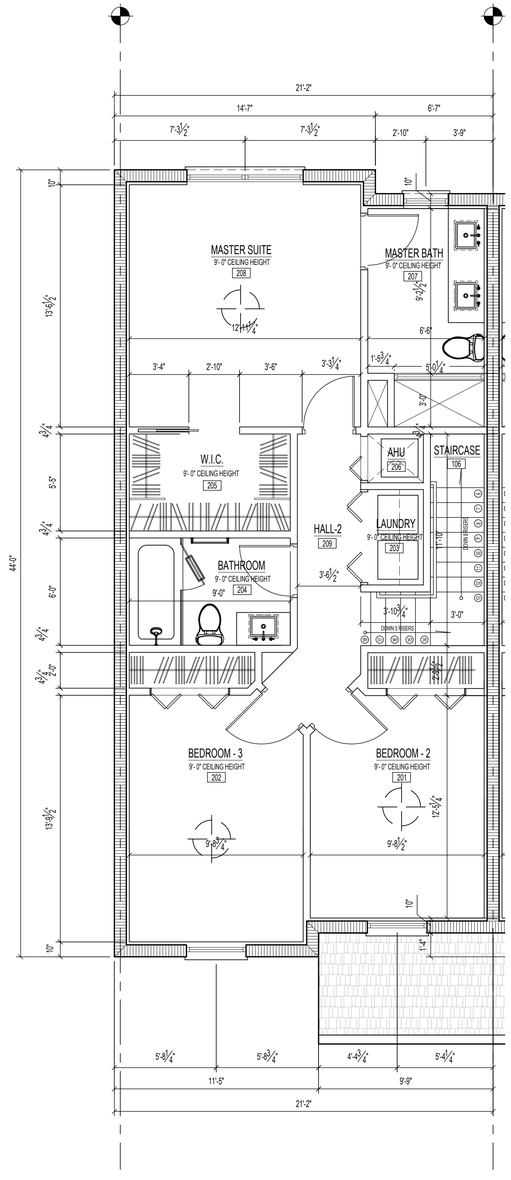
SHEET No.
A-5.3

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UNIT-A GROUND FLOOR PLAN - MIDDLE UNIT

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



UNIT-A SECOND FLOOR PLAN - MIDDLE UNIT

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

CONCRETE MASONRY WALL
SEE STRUCTURAL PLANS FOR DETAILS

CONCRETE COLUMN

3⅝" OR 6" METAL STUD PARTITION 24" o.c. WITH ½" GYPSUM BOARD ON EACH SIDE

3⅝" METAL STUD PARTITION 16" o.c. WITH 1/2" GYPSUM BOARD ON BOTH SIDES.

SQUARE FOOTAGE CALCULATIONS	
SIZE	AREA
FIRST FLOOR AIR CONDITIONED	681 S.F.
GARAGE (NON AIR CONDITIONED)	213 S.F.
REAR PATIO (NOT INCLUDED IN TOTALS)	30 S.F.
SUBTOTAL - FIRST FLOOR	894 S.F.
SECOND FLOOR AIR CONDITIONED	894 S.F.
SUBTOTAL - SECOND FLOOR	894 S.F.
TOTAL	1,788 S.F.

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CLAUDIA DE NARVAEZ, NCARB
Registered Architect
(561) 716-0317
11231 US Highway 1 # 306, North Palm Beach, FL 33408

JOB NAME

VILLAGE OF PALM SPRINGS TOWN HOMES LOT 1

3820-3838-3864
GULFSTREAM ROAD
PALM SPRINGS - FLORIDA

CLIENT

FBI CONSTRUCTION SERVICES, INC.

(561) 203-2825
275 TONEY PENNA DRIVE
SUITE 5
LANTANA, FL 33462

CONTRACTOR

STATE OF FLORIDA
MARIA C. DE NARVAEZ
AR 98739
REGISTERED ARCHITECT

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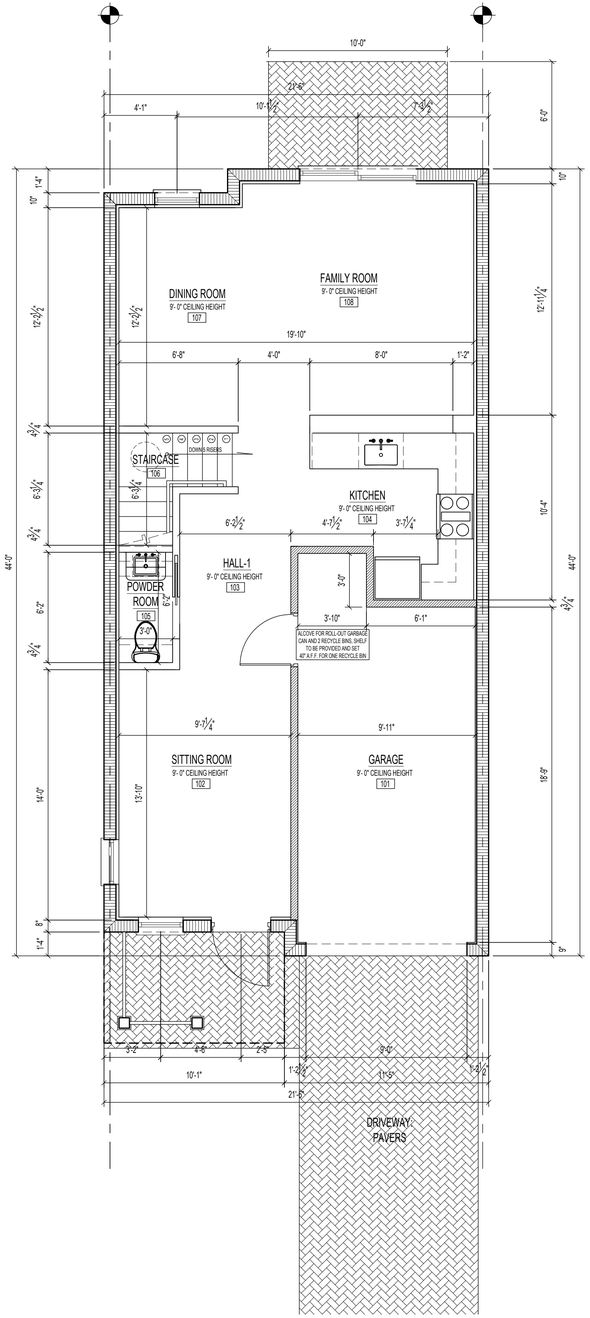
LAST REVISION

DESCRIPTION
UNIT-A FLOOR PLANS

SCALE
1/4"=1'-0"

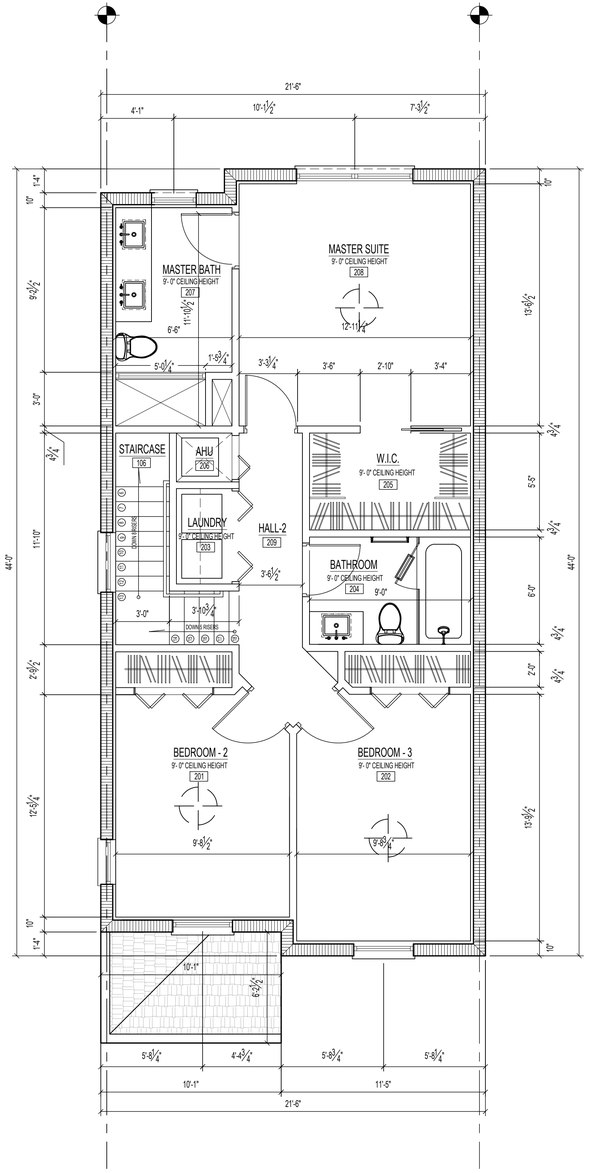
SHEET No.
A-2.1

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UNIT-B GROUND FLOOR PLAN - CORNER UNIT

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



UNIT-B SECOND FLOOR PLAN - CORNER UNIT

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

	CONCRETE MASONRY WALL SEE STRUCTURAL PLANS FOR DETAILS
	CONCRETE COLUMN
	3⅝" OR 6" METAL STUD PARTITION 24" o.c. WITH ½" GYPSUM BOARD ON EACH SIDE.
	3⅝" METAL STUD PARTITION 16" o.c. WITH 1/2" GYPSUM BOARD ON BOTH SIDES.

SQUARE FOOTAGE CALCULATIONS	
SIZE	AREA
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GARAGE (NON AIR CONDITIONED)	213 S.F.
REAR PATIO (NOT INCLUDED IN TOTALS)	30 S.F.
SUBTOTAL - FIRST FLOOR	907 S.F.
SECOND FLOOR AIR CONDITIONED	907 S.F.
SUBTOTAL - SECOND FLOOR	907 S.F.
TOTAL	1,814 S.F.

CLAUDIA DE NARVAEZ, NCARB
Registered Architect
(561) 716-0317
11231 US Highway 1 # 306, North Palm Beach, FL 33408

JOB NAME

VILLAGE OF PALM SPRINGS TOWN HOMES LOT 1

3820-3838-3864
GULFSTREAM ROAD
PALM SPRINGS - FLORIDA

CLIENT

FBI CONSTRUCTION SERVICES, INC.

(561) 203-2825
275 TONEY PENNA DRIVE
SUITE 5
LANTANA, FL 33462

CONTRACTOR

STATE OF FLORIDA
MARIA C. DE NARVAEZ
AR 98739
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ISSUE DATE - REVISION

No.	DATE	DESCRIPTION
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DATE
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LAST REVISION

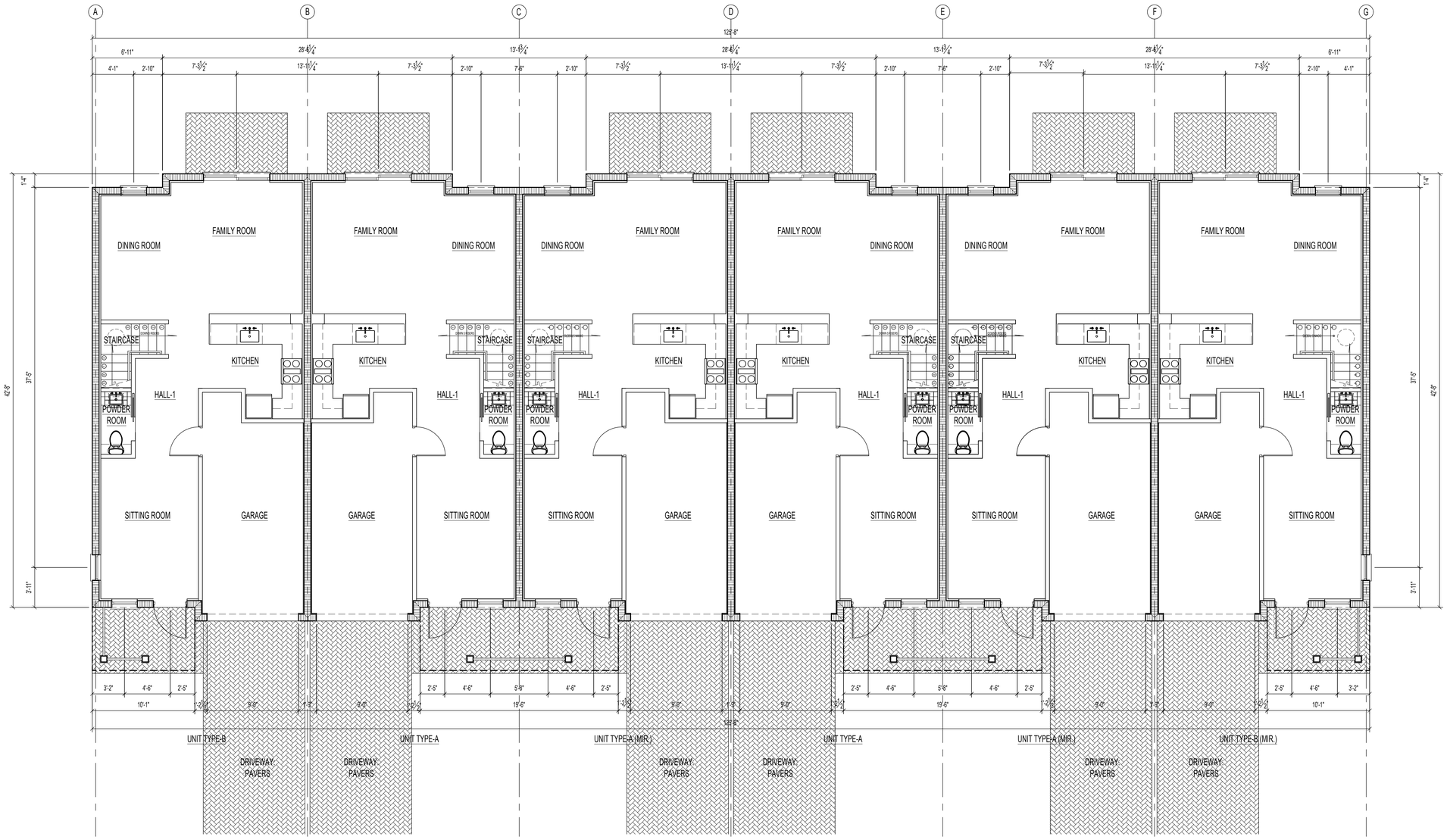
DESCRIPTION
UNIT-B FLOOR PLANS

SCALE
1/4"=1'-0"

SHEET No.
A-3.1

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6 - UNIT BLOCK GROUND FLOOR PLAN

SCALE : 3/16"=1'-0"

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CLAUDIA DE NARVAEZ, NCARB
Registered Architect
(561) 716-0317
11231 US Highway 1 # 306, North Palm Beach, FL 33408

JOB NAME

VILLAGE OF PALM SPRINGS TOWN HOMES LOT 1

3820-3838-3864
GULFSTREAM ROAD
PALM SPRINGS - FLORIDA

CLIENT

FBI CONSTRUCTION SERVICES, INC.

(561) 203-2825
275 TONEY PENNA DRIVE
SUITE 5
LANTANA, FL 33462

CONTRACTOR

STATE OF FLORIDA
MARIA C. DE NARVAEZ
AR 98739
REGISTERED ARCHITECT

ISSUE DATE - REVISION

No.	DATE	DESCRIPTION
#1	07-19-2023	REV. PER BUILDING DEPT.

DATE
05-03-2023

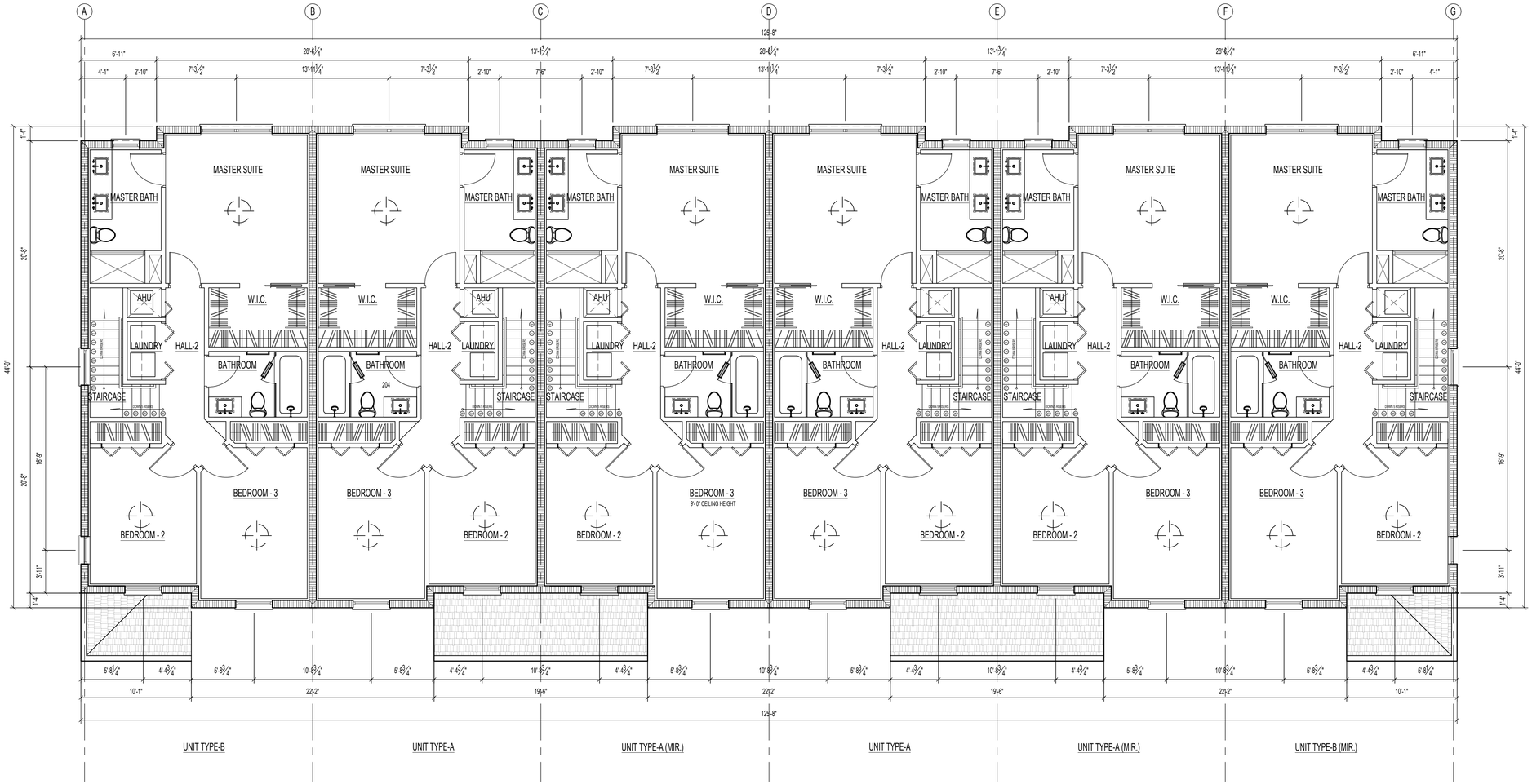
LAST REVISION

DESCRIPTION
6-UNIT BUILDING GROUND FLOOR PLAN

SCALE
3/16"=1'-0"

SHEET No.
A-5.1

©####CLAUDIA DE NARVAEZ, NCARB



6 - UNIT BLOCK SECOND FLOOR PLAN

SCALE : 3/16"=1'-0"

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DESCRIPTION
6-UNIT BUILDING SECOND FLOOR PLAN

SCALE
3/16"=1'-0"

SHEET No.
A-5.2

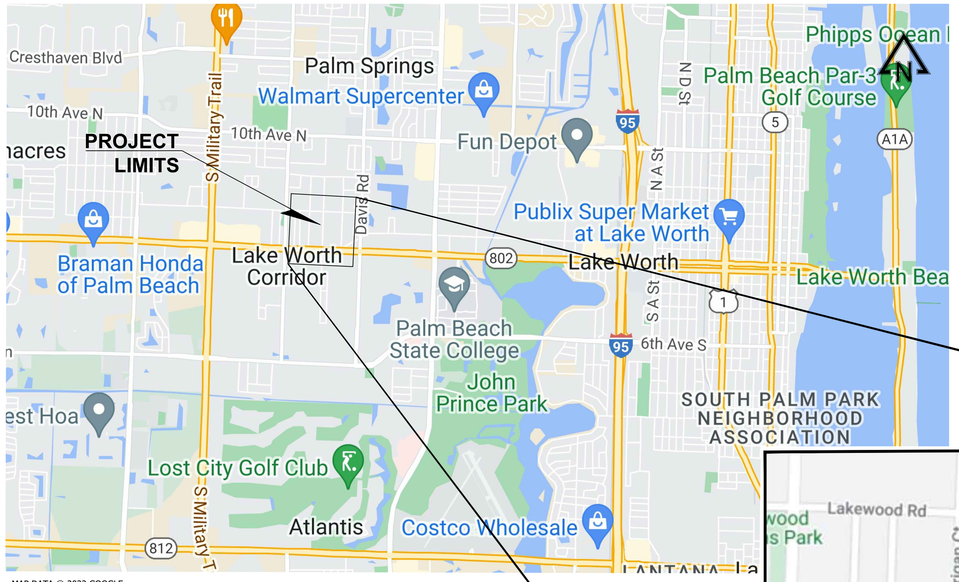
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GULFSTREAM IMPROVEMENTS - EAST
3820, 3838 & 3864 GULFSTREAM ROAD
PALM SPRINGS, FLORIDA 33461

PREPARED FOR

VILLAGE OF PALM SPRINGS

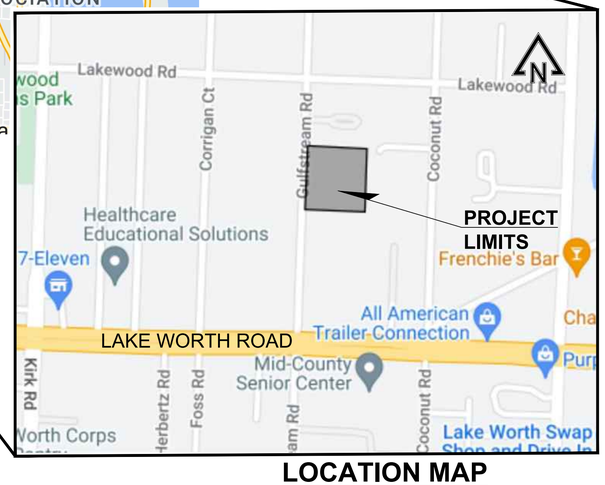
OCTOBER 2023



SECTION 19, TOWNSHIP 44S, RANGE 43E

VICINITY MAP

NTS



LOCATION MAP

NTS

SHEET INDEX

SHEET NO	SHEET TITLE
C-1	COVER
C-2	PRELIMINARY DEMOLITION PLAN
C-3	PAVING, GRADING, AND DRAINAGE PLAN
C-4	WATER AND SEWER PLAN
C-5	SIGNAGE AND PAVEMENT MARKING PLAN
C-6	CROSS SECTIONS
C-7	PAVING, GRADING AND DRAINAGE DETAILS
C-8	WATER AND SEWER DETAILS
C-9	WATER AND SEWER DETAILS
C-10	WATER AND SEWER DETAILS
C-11	WATER AND SEWER DETAILS

TOTAL NO OF SHEETS - 11

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1	4/7/2023	VPS COMMENTS	KAK
2	12/14/2023	VPS COMMENTS	KAK

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ADAM SWANEY, P.E.
NO. 72235

GULFSTREAM IMPROVEMENTS - EAST
3820, 3838 & 3864 GULFSTREAM ROAD
PALM SPRINGS, FLORIDA 33461
COVER

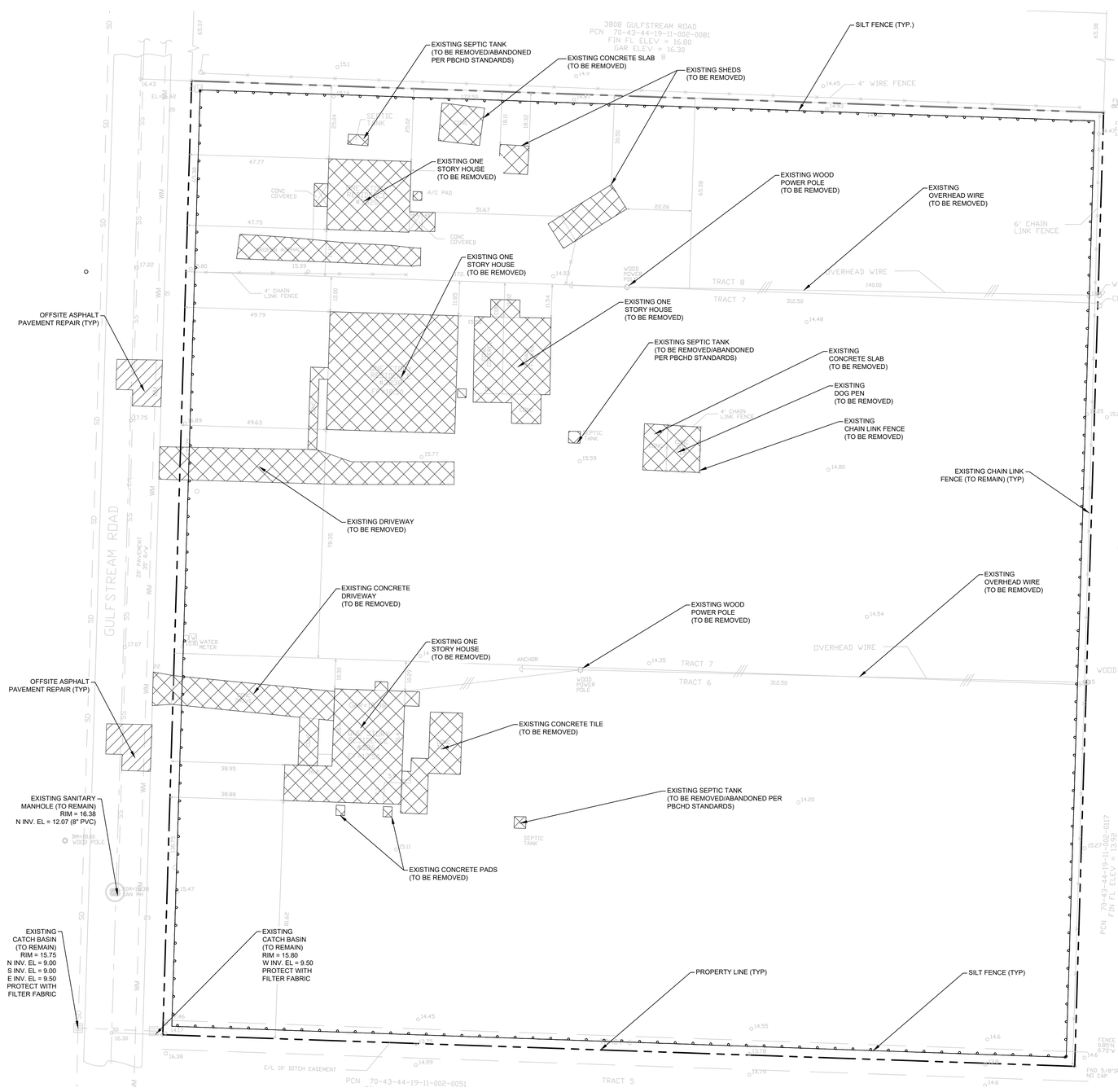
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J:\Land Projects RZ\22105.01 Gulfstream Village Apartments\DWG\East\22105.01_CVR_EAST.dwg DATE: 4/13/2023 5:43 PM

DATE	OCTOBER 2023
DRAWN	KL/KAK
PROJECT ENGINEER	KAK
PROJECT MANAGER	KAK
CHECKED	ACS

SHEET NO. C-1
TOTAL SHEETS 11

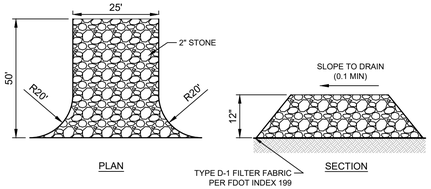
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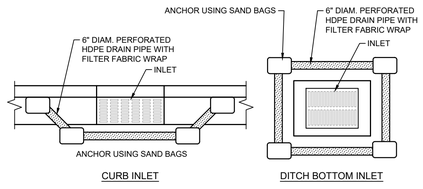
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TEMPORARY GRAVEL ENTRANCE
N.T.S.



STORM DRAIN INLET PROTECTION
N.T.S.

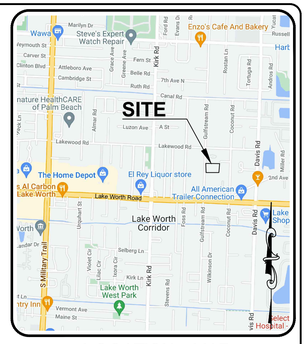
GRAPHIC SCALE
0 20' 30' 40'
SCALE: 1" = 20'

PROPOSED DEMOLITION LEGEND:

- SILT FENCE
- DEMOLISH
- OFFSITE ASPHALT PAVEMENT REPAIR

SURVEY LEGEND:
X.XX = EXISTING LOT GRADES.
N&TT = NAIL AND TIN TAB
M.E. = MAINTENANCE EASEMENT
FP&L = FLORIDA POWER & LIGHT
P.C.P.= PERMANENT CONTROL POINT
C/L = CENTERLINE
SDE = SWALE DRAINAGE EASEMENT
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F.F. = FINISH FLOOR
R = RADIUS
A = DELTA
L = LENGTH

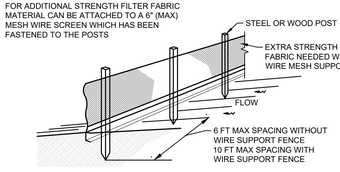
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3. EXISTING DRAINAGE INFORMATION OBTAINED FROM GULFSTREAM ROAD DRAINAGE IMPROVEMENTS PLANS AS PREPARED BY CRAVEN, THOMPSON AND ASSOCIATES, INC.
4. CONTRACTOR TO PROVIDE MOT PLAN FOR PROPOSED IMPROVEMENTS ALONG GULFSTREAM ROAD.

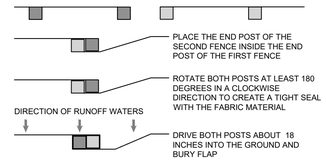


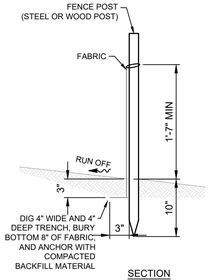
LOCATION MAP
N.T.S.

POLLUTION PREVENTION NOTES:

1. ALL POLLUTION PREVENTION MEASURES SHALL BE STRICTLY ENFORCED.
2. PROVISIONS FOR CONTROL OF POLLUTION:
   A. SUFFICIENT PRECAUTIONS SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT THE RUN-OFF OF POLLUTING SUBSTANCES SUCH AS SILT, CLAY, FUELS, OILS, BITUMEN'S OR OTHER POLLUTING MATERIALS HARMFUL TO HUMANS, FISH, OR OTHER LIFE, INTO THE SUPPLIES AND SURFACE WATERS OF THE STATE OF FLORIDA. CONTROL MEASURES MUST BE ADEQUATE TO ASSURE THAT TURBIDITY IN THE RECEIVING WATER WILL NOT BE INCREASED MORE THAN 29 NEPHELOMETRIC TURBIDITY UNITS (NTU) ABOVE BACKGROUND UNLESS OTHERWISE PERMITTED. SPECIAL PRECAUTIONS SHALL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT OPERATIONS WHICH PROMOTE EROSION. EROSION EVIDENT WITHIN THE LIMITS OF CONSTRUCTION OR OTHER AREAS AFFECTED BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
   B. FILL OUT A NOTICE OF INTENT FORM (FDEP FORM 62-621.300(4)(B) AND SUBMIT IT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
   C. EXCAVATION OF WATER MANAGEMENT FACILITIES SHOULD OCCUR IMMEDIATELY AFTER CLEARING AND GRUBBING TO SERVE AS A SEDIMENT TRAP OR CATCHMENT FOR STORMWATER RUNOFF FROM EXPOSED SOILS.
   D. CONSTRUCT PERIMETER BERM OR GRADE SITE TO PREVENT OFF-SITE DISCHARGE OF STORMWATER RUNOFF.
   E. PLACE SILT FENCES OR HAY BALES TO CONTAIN EROSION IN AREAS PRONE TO STORMWATER RUNOFF EROSIVE VELOCITIES.
   F. PROTECT EACH INLET THAT MAY RECEIVE RUNOFF FROM THE CONSTRUCTION SITE WITH SILT FENCE/FILTER FABRIC STAKED IN PLACE.
   G. TAKE ALL REASONABLE PRECAUTIONS TO CONTROL DUST AND UNCONFINED PARTICULATE MATTER. THE APPLICATION OF WATER IS AN ACCEPTABLE DUST SUPPRESSANT ON ROADWAYS, STOCKPILES, AND ANY OTHER AREAS WITHIN THE PROJECT BOUNDARIES. DUST SUPPRESSANT WATER SHALL BE APPLIED IN SUCH A MANNER SO AS NOT TO PRODUCE EXCESS RUNOFF AND EROSION.
   H. TAKE PRECAUTIONS IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT OPERATIONS WHICH PROMOTE EROSION.
3. OTHER CONTROLS AND MATERIAL MANAGEMENT PRACTICES:
   A. HAZARDOUS WASTE - DISPOSE OF IN A MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS.
   B. NOISE - MINIMIZE NOISE CAUSED BY THE OPERATION OF EQUIPMENT. ABIDE BY ALL LOCAL REGULATIONS COVERING NOISE CONTROL.
   C. ODORS - DO NOT CAUSE OBJECTIONABLE ODORS TO BE GENERATED.
   D. OFFSITE VEHICLE TRACKING - PROVIDE A ROCK CONSTRUCTION ENTRANCE TO REDUCE VEHICLE TRACKING OF SEDIMENTS. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE SHALL BE COVERED WITH A TARPAULIN.
   E. OPEN BURNING - NO OPEN FIRES OR BURNING OF MATERIALS.
   F. PAINTS - ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM, BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO THE PAINT MANUFACTURER'S INSTRUCTIONS AND STATE OR LOCAL REGULATIONS.
   G. PETROLEUM PRODUCTS - MONITOR ONSITE VEHICLES AND TANKS FOR LEAKS. THEY SHALL RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. STORE PETROLEUM PRODUCTS IN TIGHTLY SEALED CONTAINERS, WHICH ARE CLEARLY LABELED. USE ASPHALT SUBSTANCES ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE SECONDARY CONTAINMENT FOR ALL ABOVE GROUND FUEL TANKS.
   H. SANITARY WASTE - COLLECT ALL SANITARY WASTE FROM THE PORTABLE UNITS AT LEAST TWICE PER WEEK.
   I. WASTE MATERIALS - COLLECT AND STORE ALL WASTE MATERIALS IN A SECURELY COVERED METAL DUMPSTER PROVIDED BY A LICENSED SOLID WASTE MANAGEMENT COMPANY. DEPOSIT ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE IN THE DUMPSTER. THE DUMPSTER IS TO BE EMPTIED AS NEEDED SO THERE IS NO OVERFLOW. HAUL TRASH TO A STATE APPROVED LANDFILL FACILITY.
4. MAINTENANCE / INSPECTION PROCEDURES:
   A. INSPECT ALL CONTROL MEASURES AT LEAST ONCE PER WEEK AND FOLLOWING ANY STORM EVENT OF 0.5 INCHES OR GREATER.
   B. MAINTAIN ALL MEASURES IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT MUST BE INITIATED WITHIN 24 HOURS OF THE ONSITE INSPECTION REPORT.
   C. REMOVE BUILT UP SEDIMENT FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
   D. INSPECT SILT FENCE FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
   E. PREPARE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS FOUND AT THE END OF THIS SECTION.
   F. THE CONTRACTOR SHALL DESIGNATE A QUALIFIED PERSON TO BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND COMPLETING THE INSPECTION AND MAINTENANCE REPORTS.
   G. NON-STORMWATER DISCHARGES ARE PERMISSIBLE PROVIDED THAT DISCHARGE DOES NOT CAUSE EROSION OR CREATE TURBIDITY WITHIN THE RECEIVING BODY AND ARE IN COMPLIANCE WITH REGULATORY REQUIREMENTS. THESE DISCHARGES MAY INCLUDE WATER LINE FLUSHING, FIRE FIGHTING ACTIVITIES, FIRE HYDRANT FLUSHING, DUST CONTROL, IRRIGATION DRAINAGE, AIR CONDITIONING CONDENSATION, AND WATER USED TO SPRAY OFF LOOSE SOLIDS FROM VEHICLES.
5. PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE ENGINEERING DEPARTMENT'S PRE-CONSTRUCTION MEETING FOR SITE DEVELOPMENT.
6. AUTHORIZATION FOR INSTALL EROSION CONTROL DEVICES AND PRESERVE BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. THIS AUTHORIZATION SHALL BE POSTED ON THE SITE, IN THE PERMIT BOX, IT'S LOCATION SHOWN ELSEWHERE ON THIS PAGE.
7. PRIOR TO SCHEDULING A FINAL ENVIRONMENTAL INSPECTION FOR THE INFRASTRUCTURE, ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
8. SOIL STABILIZATION SHALL BE COMPLETED WITHIN 30 DAYS OF VEGETATION REMOVAL. STABILIZATION TO CONSIST OF PLACEMENT OF SOD OF ALL DISTURBED AREAS.







NOTES:
1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UP SLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UP SLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS WITH TIES SPACED EVERY 24 INCHES AT TOP AND MID. SECTION. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
8. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE OR DEPTH OF ACCUMULATED SEDIMENT REACHES 6 INCHES.
9. SILT FENCE SHALL BE INSTALLED PER MANUFACTURES SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL CONSTRUCTION IS COMPLETE.
10. THE CONTRACTOR SHALL INSPECT AND REPAIR THE SILT FENCE AFTER EACH RAIN EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
11. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFFSITE AND CAN BE PERMANENTLY STABILIZED.
12. THE SILT FENCE SHALL BE PLACED ON SLOPE CONTOUR TO MAXIMIZE ITS PONDING EFFICIENCY.
13. IF DITCH LEVEL IS DEEPER THAN 30", THEN A FLOATING SILT SCREEN SHALL BE USED.
14. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
15. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN.
16. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

SILT FENCE INSTALLATION DETAIL
N.T.S.

REVISIONS			
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1	4/7/2023	VPS COMMENTS	KAK
2	9/18/2023	VPS COMMENTS	KAK

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ADAM SWANEY, P.E.
NO. 72235

GULFSTREAM IMPROVEMENTS - EAST
3820, 3838 & 3864 GULFSTREAM ROAD
PALM SPRINGS, FLORIDA 33461
PRELIMINARY DEMOLITION PLAN

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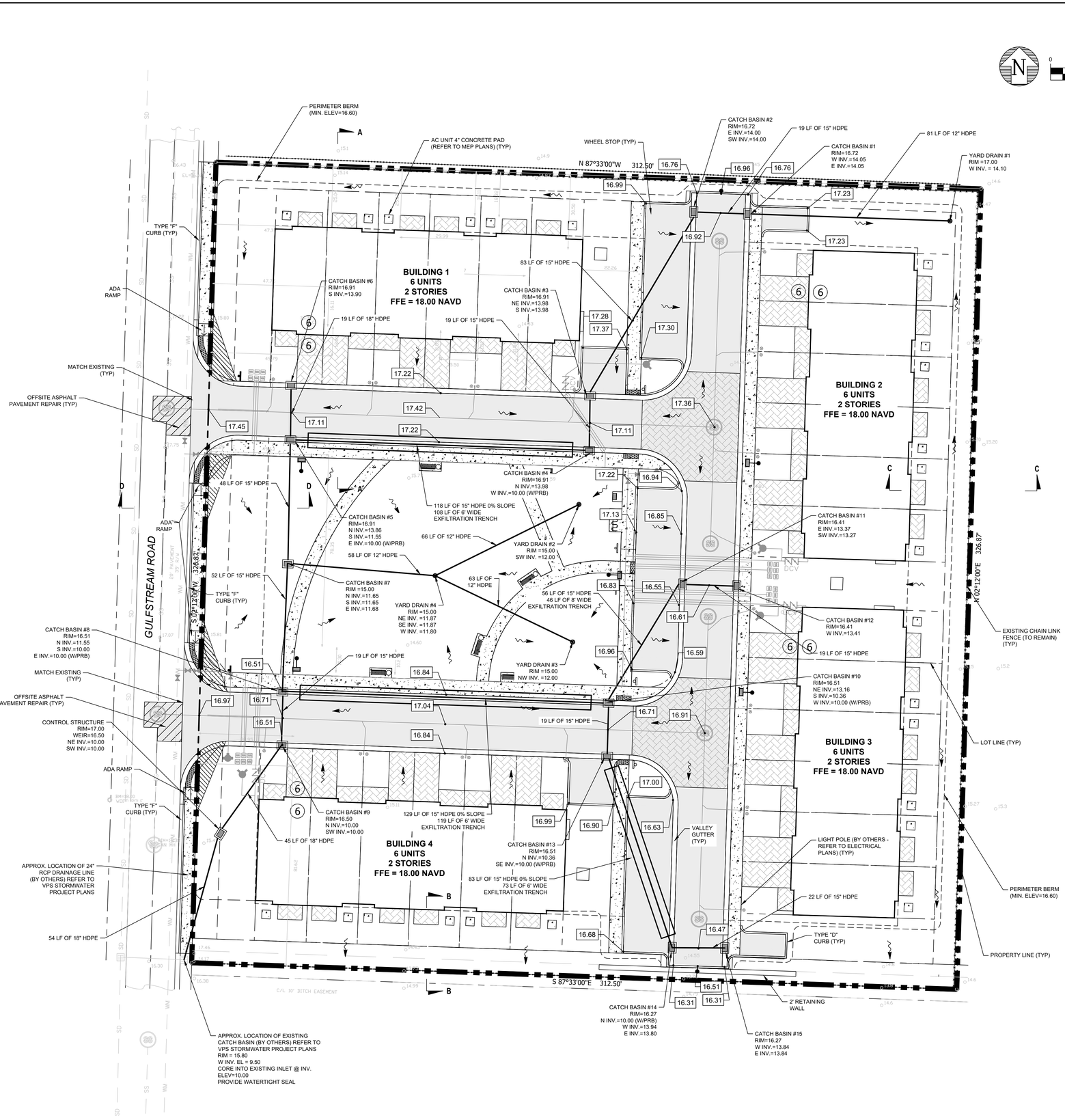
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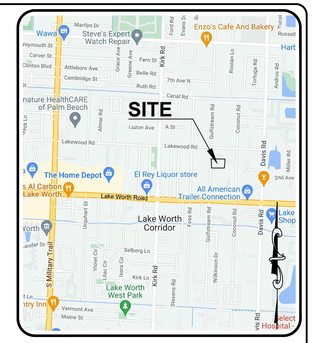
DATE	OCTOBER 2023
DRAWN	KL/KAK
PROJECT ENGINEER	KAK
PROJECT MANAGER	KAK
CHECKED	ACS

SHEET NO. C-2
JOB NO. 22105.01

PLOT: 1/18/2024 8:19:46 AM

SUBMITTAL, PRELIMINARY





LOCATION MAP
N.T.S.

PROPOSED ENGINEERING LEGEND:

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- PAVERS
- OFFSITE ASPHALT PAVEMENT REPAIR
- CATCH BASIN
- YARD DRAIN
- DRAINAGE FLOW DIRECTION
- PROPOSED ELEVATION
- EXFILTRATION TRENCH
- PCB POLLUTION CONTROL BAFFLE

SURVEY LEGEND:

X.XX = EXISTING LOT GRADES.
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R = RADIUS
A = DELTA
L = LENGTH

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REVISIONS			
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1	4/7/2023	VPS COMMENTS	KAK
2	9/18/2023	VPS COMMENTS	KAK

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ADAM SWANEY, P.E.
NO. 72235

GULFSTREAM IMPROVEMENTS - EAST
3820, 3838 & 3864 GULFSTREAM ROAD
PALM SPRINGS, FLORIDA 33461

PAVING, GRADING, AND DRAINAGE PLAN

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WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-9390 •
WWW.ENGENUITYGROUP.COM CERTIFICATE OF AUTHORIZATION #7095

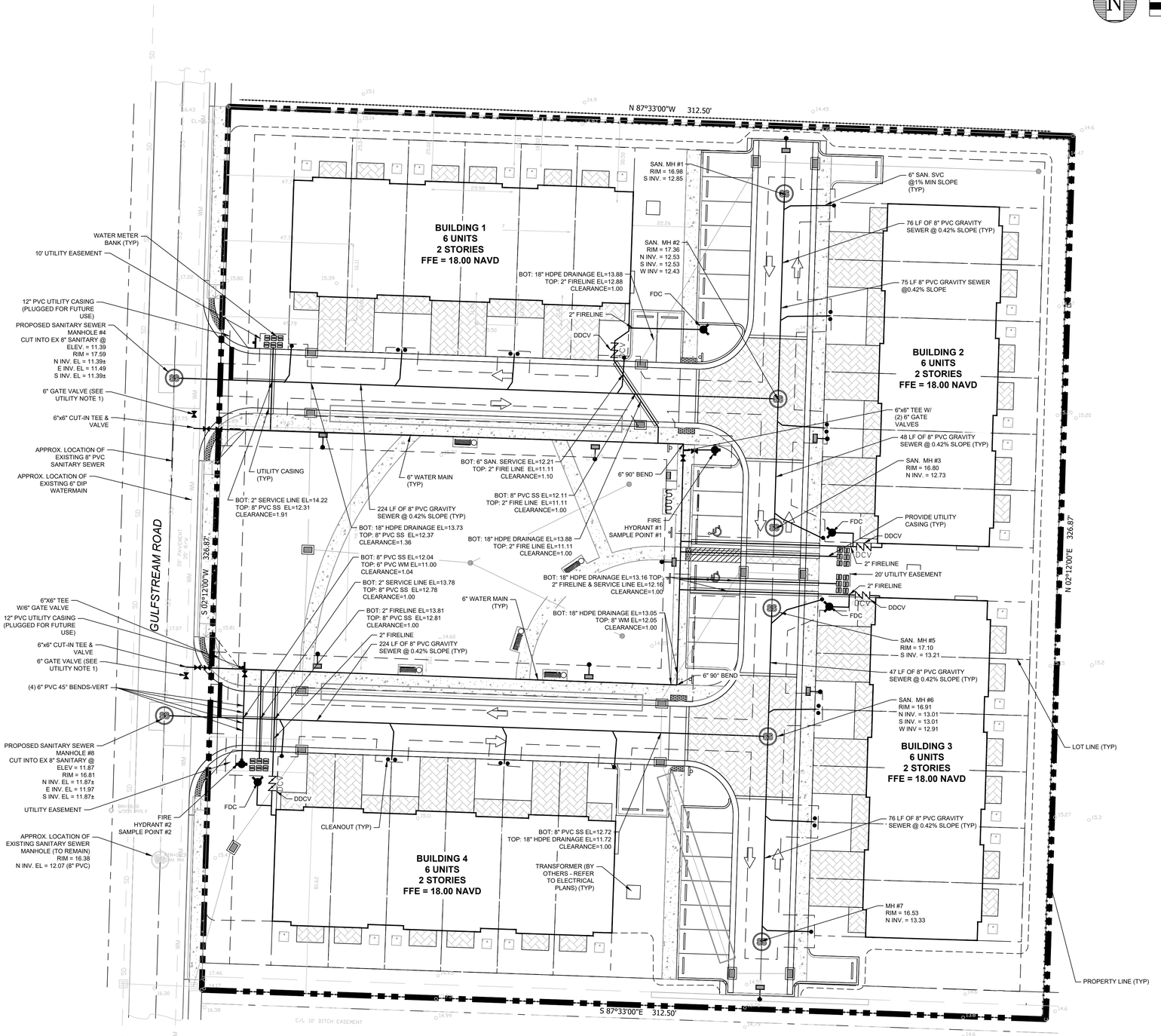
J:\Land Projects R22\22105.01 Gulfstream Village Apartments\DWG\East\22105.01 NEW Prelim Eng_East.dwg DATE: 1/18/2024 8:18 AM

DATE	OCTOBER 2023	
DRAWN	KL/KAK	
PROJECT ENGINEER	KAK	
PROJECT MANAGER	KAK	
CHECKED	ACS	

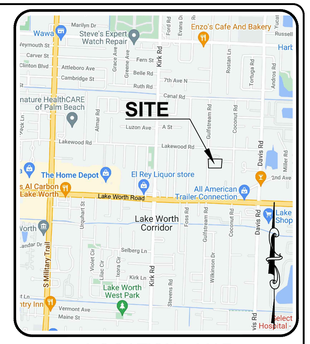
SHEET NO. C-3
SHEET TOTAL 11
JOB NO. 22105.01

PLOT: 1/18/2024 8:19:56 AM

SUBMITTAL, PRELIMINARY



GRAPHIC SCALE
0 20' 30' 40'
SCALE: 1" = 20'



LOCATION MAP
N.T.S.

PROPOSED ENGINEERING LEGEND:

- SANITARY MANHOLE
- SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WATERMAIN FITTING (REFER TO PLANS FOR DETAIL)
- EASEMENT

SURVEY LEGEND:
X.XX = EXISTING LOT GRADES.
N&TT = NAIL AND TIN TAB
M.E. = MAINTENANCE EASEMENT
FP&L = FLORIDA POWER & LIGHT
P.C.P.= PERMANENT CONTROL POINT
C/L = CENTERLINE
SDE = SWALE DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
FND = FOUND
CONC = CONCRETE
N&D = NAIL & DISC
IR&C = IRON ROD & CAP
R/W = RIGHT OF WAY
F.F. = FINISH FLOOR
R = RADIUS
A = DELTA
L = LENGTH

GENERAL NOTES:
1. ALL ELEVATIONS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
2. TOPOGRAPHIC SURVEY PERFORMED BY UNIVERSAL SURVEYING SYSTEMS, INC. LAST REVISED ON SEPTEMBER 20, 2022.
3. EXISTING DRAINAGE INFORMATION OBTAINED FROM GULFSTREAM ROAD DRAINAGE IMPROVEMENTS PLANS AS PREPARED BY CRAVEN, THOMPSON AND ASSOCIATES, INC.

UTILITY NOTES:
1. IF ISOLATION OF THE EXISTING WATERMAIN IS PROHIBITED/UNOBTAINABLE, AN INSERTION VALVE SHALL BE USED IN PLACE OF A GATE VALVE.

PRELIMINARY SUBMITTAL

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ADAM SWANEY, P.E.
NO. 72235

GULFSTREAM IMPROVEMENTS - EAST
3820, 3838 & 3864 GULFSTREAM ROAD
PALM SPRINGS, FLORIDA 33461
WATER AND SEWER PLAN

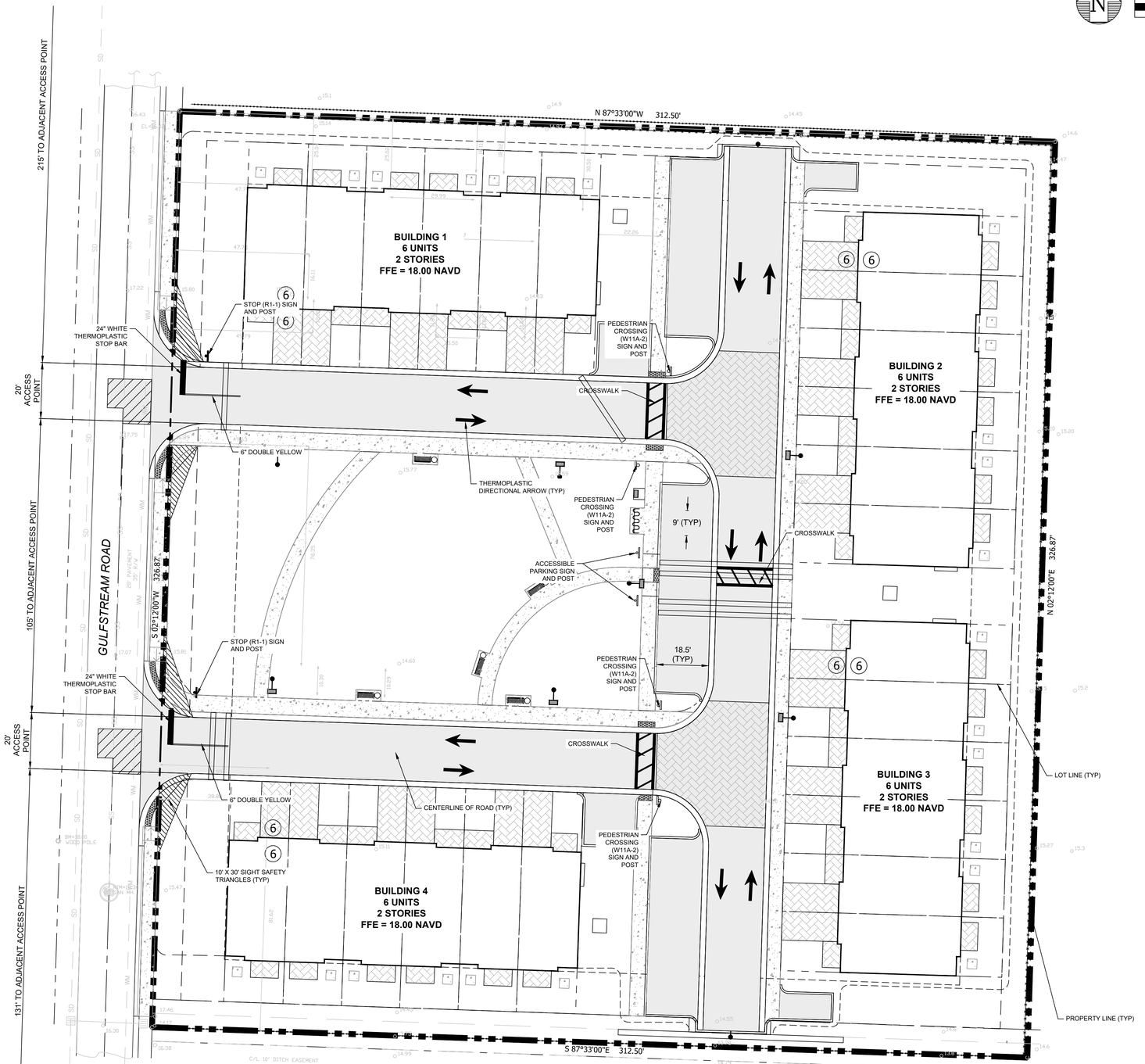
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DATE	OCTOBER 2023
DRAWN	KL/KAK
PROJECT ENGINEER	KAK
PROJECT MANAGER	KAK
CHECKED	ACS
SHEET NO.	C-4
	11
JOB NO.	22105.01

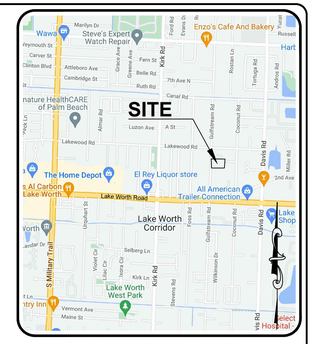
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PLOT: 1/18/2024 8:20:02 AM

SUBMITTAL, PRELIMINARY



GRAPHIC SCALE
0 20' 30' 40'
SCALE: 1" = 20'



LOCATION MAP
N.T.S.

PROPOSED ENGINEERING LEGEND:

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- PAVERS
- OFFSITE ASPHALT PAVEMENT REPAIR
- SIGN

SURVEY LEGEND:
X.XX = EXISTING LOT GRADES.
N&TT = NAIL AND TIN TAB
M.E. = MAINTENANCE EASEMENT
FP&L = FLORIDA POWER & LIGHT
P.C.P.= PERMANENT CONTROL POINT
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SDE = SWALE DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
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3. EXISTING DRAINAGE INFORMATION OBTAINED FROM GULFSTREAM ROAD DRAINAGE IMPROVEMENTS PLANS AS PREPARED BY CRAVEN, THOMPSON AND ASSOCIATES, INC.

SIGNAGE AND PAVEMENT MARKING NOTES:

1. ALL STRIPING SHALL BE PAINTED IN ACCORDANCE WITH SECTION 710 OF THE FDOT SPECIFICATIONS, LATEST EDITION, EXCEPT WHERE INDICATED TO BE THERMOPLASTIC. ALL STOP BARS, STRIPING AT ENTRANCE/EXIT DRIVES, AND DIRECTIONAL ARROWS SHALL BE THERMOPLASTIC. ALL PARKING STALLS STRIPING SHALL BE PAINTED.
2. PAVEMENT DIRECTIONAL ARROWS ARE TO BE THERMOPLASTIC AND SHALL COMPLY WITH THE LATEST EDITION FDOT STANDARD PLANS, INDEX 711-001.
3. THERMOPLASTIC STRIPING MATERIAL SHALL BE APPLIED IN ACCORDANCE WITH SECTION 711 OF THE FDOT SPECIFICATIONS, LATEST EDITION. THICKNESS SHALL BE 90 MILS. MIN. AND 120 MILS. MAX. (ALKYD ONLY) AND EXTRUDED ONLY.
4. PAVEMENT MARKING AND GEOMETRICS SHALL COMPLY WITH LATEST EDITION OF THE MUTCD FOR STREETS AND HIGHWAYS.
5. THE DISTANCE BETWEEN THE STOP BAR AND CROSSWALKS SHALL BE 4 FEET MINIMUM.
6. THERMOPLASTIC MATERIAL SHALL NOT BE INSTALLED ON THIS PROJECT UNTIL 14 CALENDAR DAYS FOLLOWING THE FINAL LIFT OF ASPHALT HAS BEEN COMPLETED.
7. PAINT MATERIAL SHALL NOT BE APPLIED TO THE ASPHALT ON THIS PROJECT UNTIL 7 CALENDAR DAYS FOLLOWING THE FINAL LIFT OF ASPHALT HAS BEEN COMPLETED.



MUTCD R1-1



MUTCD W11A-2

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2/16/2023	VPS COMMENTS		

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ADAM SWANEY, P.E.
NO. 72235

GULFSTREAM IMPROVEMENTS - EAST
3820, 3838 & 3864 GULFSTREAM ROAD
PALM SPRINGS, FLORIDA 33461

SIGNAGE AND PAVEMENT MARKING PLAN

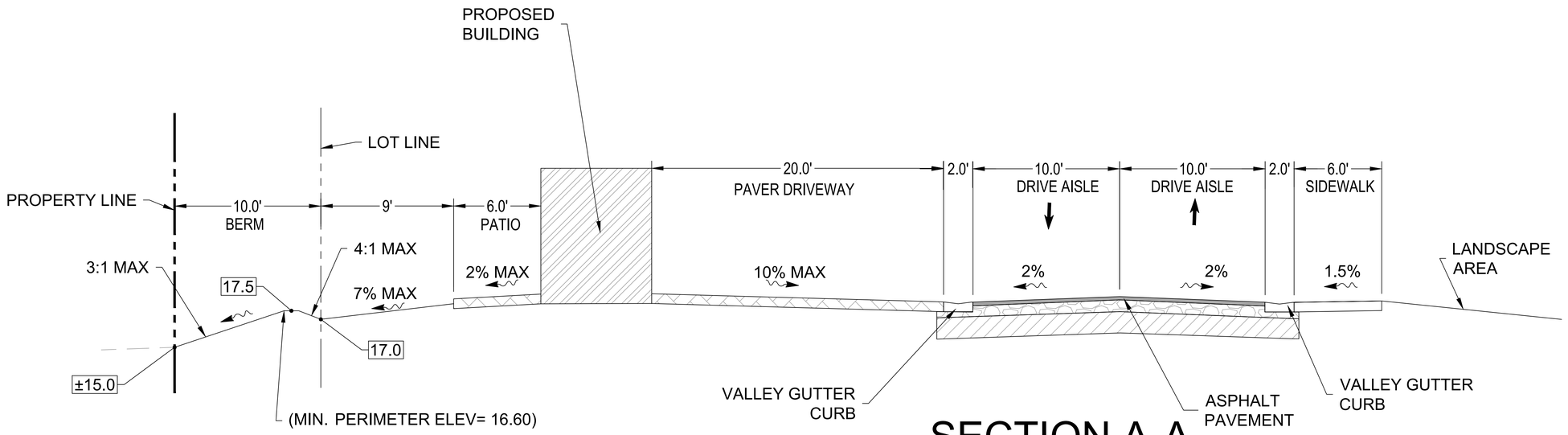
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DATE	OCTOBER 2023
DRAWN	KL/KAK
PROJECT ENGINEER	KAK
PROJECT MANAGER	KAK
CHECKED	ACS
SHEET NO.	C-5
	11
JOB NO.	22105.01

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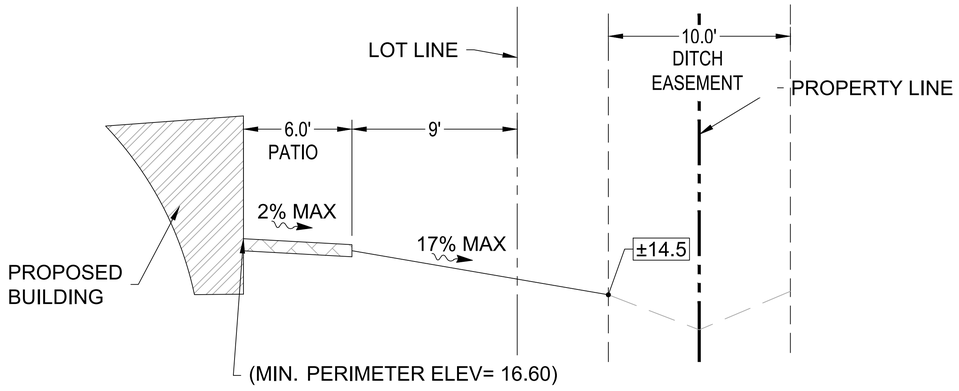
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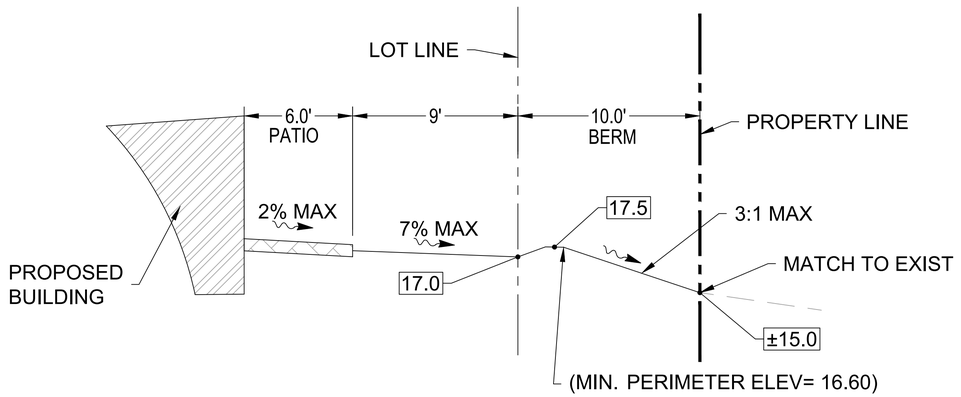
SECTION A-A

N.T.S.



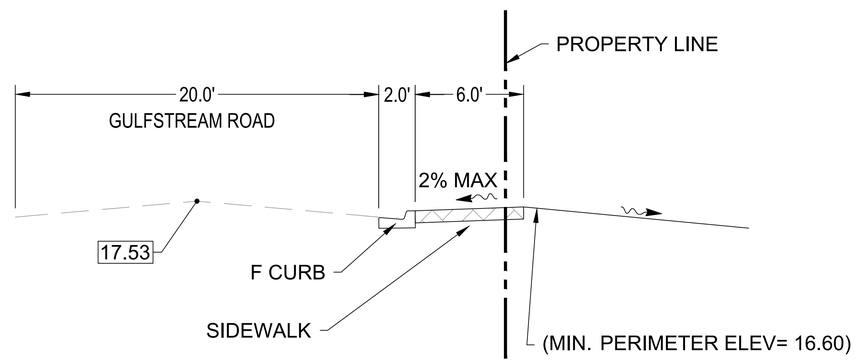
SECTION B-B

N.T.S.



SECTION C-C

N.T.S.



SECTION D-D

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ADAM SWANEY, P.E. NO. 72235

GULFSTREAM IMPROVEMENTS - EAST
3820, 3838 & 3864 GULFSTREAM ROAD
PALM SPRINGS, FLORIDA 33461
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CHECKED	ACS

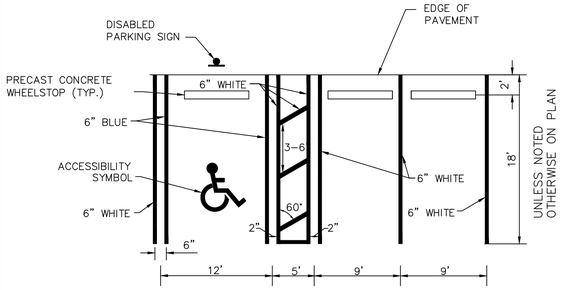
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TOTAL SHEETS 11

JOB NO. 22105.01

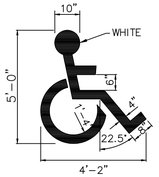
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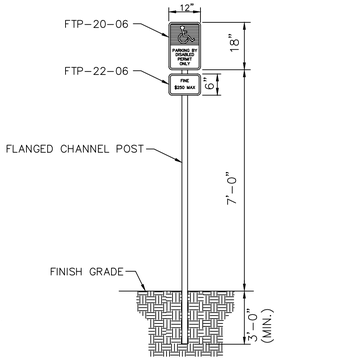
SUBMITTAL, PRELIMINARY



PARKING SPACE MARKINGS

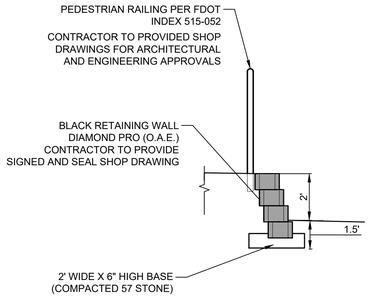


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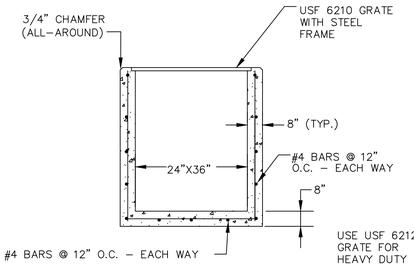


SIGNS SHALL BE PER INDEX 17355, SHEET 2 OF THE 2013 FLORIDA DEPARTMENT OF TRANSPORTATION'S DESIGN STANDARDS. POSTS SHALL BE PER THE PALM BEACH COUNTY TYPICALS FOR PAVEMENT MARKINGS, SIGNING & GEOMETRICS (NO. T-P-17-001), SHEET 9.

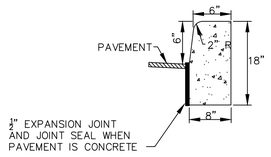
DISABLED PARKING SIGN



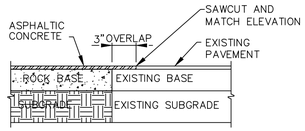
2' HIGH NORTH RETAINING WALL
NTS



DRAINAGE INLET - TYPE C



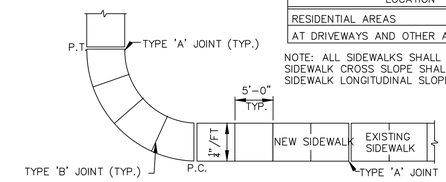
TYPE "D" CURB



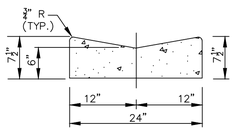
ASPHALT PAVEMENT JOINT

TABLE OF SIDEWALK THICKNESS	
LOCATION	
RESIDENTIAL AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

NOTE: ALL SIDEWALKS SHALL MEET ADA STANDARDS.
SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.
SIDEWALK LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.



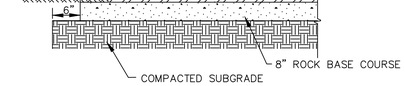
PLAN



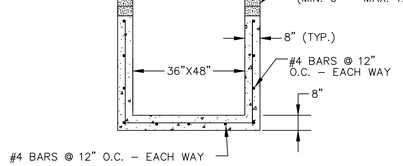
VALLEY GUTTER



CONCRETE SIDEWALK

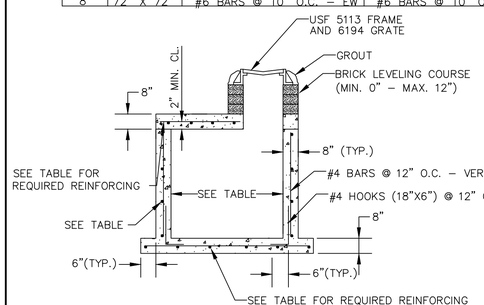


ASPHALT PAVEMENT SECTION

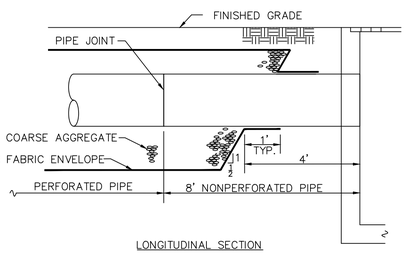


DRAINAGE INLET - TYPE E1

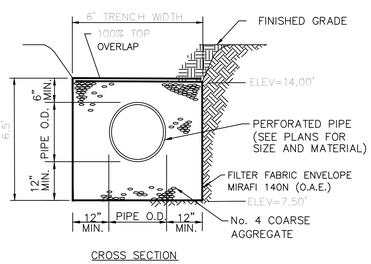
INLET TYPE	STRUCTURE SIZE	SLAB REINFORCING REQUIRED	HORIZ. REINFORCING REQ.
3	36" X 36"	#4 BARS @ 10" O.C. - EW	#4 BARS @ 10" O.C.
4	48" X 48"	#5 BARS @ 10" O.C. - EW	#5 BARS @ 10" O.C.
5	54" X 54"	#5 BARS @ 10" O.C. - EW	#5 BARS @ 10" O.C.
6	60" X 60"	#6 BARS @ 10" O.C. - EW	#5 BARS @ 10" O.C.
7	66" X 66"	#6 BARS @ 10" O.C. - EW	#6 BARS @ 10" O.C.
8	72" X 72"	#6 BARS @ 10" O.C. - EW	#6 BARS @ 10" O.C.



DRAINAGE INLET

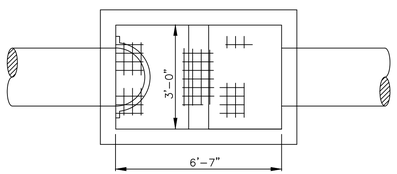


LONGITUDINAL SECTION

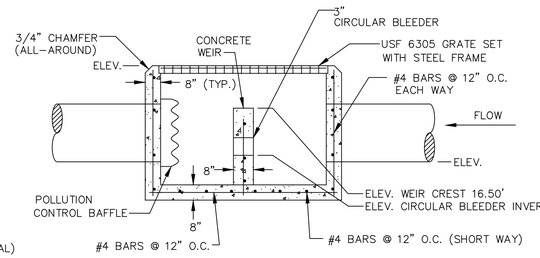


CROSS SECTION

EXFILTRATION TRENCH

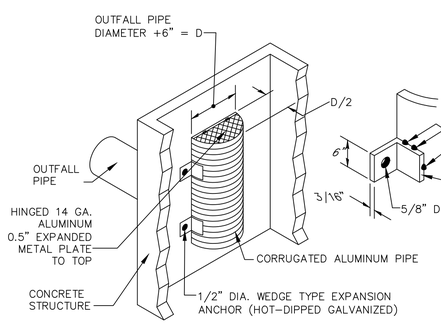


PLAN

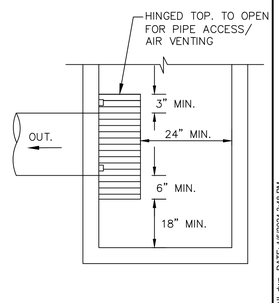


SECTION

CONTROL STRUCTURE



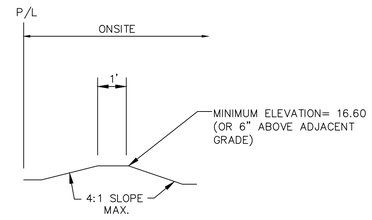
ISOMETRIC VIEW



SIDE VIEW

TOP OF BAFFLE SHALL BE 12 INCHES BELOW TOP OF STRUCTURE. BOTTOM OF BAFFLE SHALL BE 18 INCHES ABOVE BOTTOM OF STRUCTURE. BOTTOM OF BAFFLE SHALL BE 6 INCHES BELOW OUTFALL PIPE INVERT.

POLLUTION CONTROL BAFFLE



PERIMETER BERM DETAIL

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SUBMITTAL, PRELIMINARY

PLOT: 1/18/2024 8:20:15 AM

REVISIONS

NO.	DATE	REMARKS	BY
1	4/7/2023	VPS COMMENTS	KAK

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ADAM SWANEY, P.E.
NO. 72235

GULFSTREAM IMPROVEMENTS - EAST
3820, 3838 & 3864 GULFSTREAM ROAD
PALM SPRINGS, FLORIDA 33461
PAVING, GRADING AND DRAINAGE DETAILS

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J:\Land Projects R2\22105.01 Gulfstream Village Apartments\DWG\East\22102.01 DETAIL.dwg DATE: 1/5/2024 3:48 PM

DATE	OCTOBER 2023
DRAWN	KL/KAK
PROJECT ENGINEER	KAK
PROJECT MANAGER	KAK
CHECKED	ACS

SHEET NO. C-7
SHEET TOTAL 11
JOB NO. 22105.01

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
Office: +1 (561) 746-6900

chen moore and associates

Village of Palm Springs Development Review

DATE:	1/25/2024
DESCRIPTION:	Palm Springs Townhouses – 3935 Gulfstream Road – Site Plan Application
APPLICANT:	Cotleur & Hearing
OWNER:	1185 N Benoist Farms Rd Unit 106 LLC
APPLICATION TYPE:	Site Plan (Minor/Major)
REQUEST:	Site Plan & Landscape Plan Review
LOCATION:	3935 Gulfstream Rd. (West), Palm Springs, FL 33461
STAFF REVIEW:	**COMMENT LETTER #5**

The Engineering Department has the following comments:

Site Plan

1. [Previously Comment 7.] Provide the location of transformers. Franchised utilities shall be installed underground and screened from view.
   Applicant Response: None.
   Village Response: Comment not addressed.
   Applicant Response: By Others. Refer to MEP Plans.
   Village Response: All utilities and appurtenances should be reflected on the site plan and screened accordingly. Add to plan(s).
   Applicant Response: This will be added at the next resubmittal.
   Village Response: Comment not addressed.
   Applicant Response: The transformers have been screened according to site and landscape plans.
   Village Response: Comment Resolved.

2. **[New comment.] Based on response on Section 10 – Site Plan # 3.3. Include the request for one side sidewalk on the Waiver Chart. This comment will be issued as a condition of the site approval.**

Drainage Plan

3. [Previously Comment 22.] Confirm right-of-way width, as marginal access streets require 40' right-of-way widths.
   Applicant Response: None.
   Village Response: Comment not addressed.
   Applicant Response: Acknowledged.
   Village Response: The right-of-way width for the two access streets for the property is only 20'. Please revise so that the marginal access streets are 40' in width.

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West Palm Beach, FL 33401
Office: +1 (561) 746-6900

Applicant Response: We are requesting a waiver of this request as discussed in our meeting.
Village Response: Comment resolve, waiver will be required as part of final approval prior to construction.
Applicant Response: Per meeting with staff on 12/15 there is no waiver needed. The minimum pavement is met, marginal access is not applicable to a private road.
Village Response: Comment Resolved.

Landscape Plan:

4. [Previous Comment 25.] Provide a tree disposition plan and mitigation strategy for tree removals.
Applicant Response: This has been provided with the landscape plan.
Village Response: A tree disposition plan has still not been provided. If it is the intent that no existing vegetation is to be preserved in place, simply respond in kind.
Applicant Response: A letter has been provided with this submittal in regard to mitigation.
Village Response: Comment Resolved.

5. [Previous Comment 29.] Define the groundcover treatment at the rear of the A/C units. Reviewer assumes this material is sod, however it is unclear what the design intent is.
Applicant Response: This has been updated, it will be Sod.
Village Response: Mulch is being called out. Is sod or mulch being provided?
Applicant Response: This has been updated, it will be mulch.
Village Response: Comment Resolved.

6. [Previous Comment 30.] There proposed water meter cluster locations were not considered on the landscape plan and have been planted over. Review and rectify conflicts.
Applicant Response: This has been updated.
Village Response: This has not been addressed. There is still vegetation and trees proposed over water meters. (See the northwest corner of Building 1.)
Applicant Response: No response.
Village Response: Comment Resolved.

7. [Previous Comment 32.] The proposed palm north of the driveway ingress is located on top of a drainage basin. Coordinate the civil design with the landscape design.
Applicant Response: This has been updated.
Village Response: This has not been addressed.
Applicant Response: The palm has been relocated out of the catch basin.
Village Response: Comment Resolved.

8. [Previous Comment 33.] There is a bench call out pointing to the single parking space, south of the driveway egress.
Applicant Response: This has been updated.
Village Response: This has not been updated.

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
Office: +1 (561) 746-6900

Applicant Response: This has been updated.
Village Response: Comment Resolved.

9. **[New comment.]** There are new fire hydrants shown on the site plan and landscape plan. One hydrant appears to conflict with a light pole and traffic signage. Another appears to conflict with landscaping as well as appears to be located too close to a driveway. A clear zone, recommended to be a minimum of 7.5' in diameter, shall be provided around a fire hydrant. **Recommended condition of approval: No fire hydrant shall be installed with conflicts to fixed site fixtures, landscape, nor driveways where access to the fixtures may conflict with parked vehicles. A minimum clear zone that allows unhindered access of the fire hydrant shall be observed throughout the site. This comment will be issued as a condition of the site approval.**

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

01/26/2024

David Cowan Jr., P.E.
Chen Moore and Associates
Tel: 561.746.6900 x 1220
Email: dcowan@chenmoore.com

Gulfstream Townhouses (2nd Submittal) - East and West developments

WR

Wesley Jolin R. <WJolin@pbcgov.org>

To:

- Christian Melendez Berrios;
- Iramis Cabrera

Fri 2/17/2023 1:56 PM

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.

No fire rescue comments. Plans are being routed back to Palm Springs. Thank you.

Wesley Jolin, IAAI-CFI®
Fire Safety Specialist
Palm Beach County Fire Rescue
wjolin@pbcgov.org
561.233.2695
2300 North Jog Road: Suite 1E-40
West Palm Beach FL 33411

LAKE WORTH DRAINAGE DISTRICT

13081 S. MILITARY TRAIL
DELRAY BEACH, FLORIDA 33484-1105

Board of Supervisors
James M. Alderman
Stephen Bedner
Carrie P. Hill
Jeffrey P. Phipps, Sr.
John I. Whitworth III
Executive Director
Tommy B. Strowd, P.E.
District Counsel
Mark A. Perry, P.A.

February 17, 2023

Chris Melendez
Planning, Zoning & Building Department
226 Cypress Lane
Palm Springs, FL 33461

RE: 3820-3838-3864 Gulfstream Rd. – 2nd Submittal
Palm Springs Town Homes

Good Afternoon,

This petition is located on the South side of Lake Worth Drainage District's (LWDD) L-11 Canal and is not adjacent. COMMENT

LWDD has no objection to the certification of this petition. COMMENT

Thank you,

Margie Illsley

Margie Illsley | Right-of-Way Specialist
Lake Worth Drainage District **I** 13081 S. Military Trail **I** Delray Beach, FL 33484
Main Number– 561.498.5363 **I** Toll Free 1.844.306.5933 **I** Fax – 561.495.9694
www.lwdd.net I
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Village of Palm Springs
Planning, Zoning & Building
226 Cypress Lane
Palm Springs, FL 33461
Phone (561) 584-8200 Ext. 3
www.vpsfl.org

LETTER OF TRANSMITTAL

To: David Harden
PD - Tom Ceccarelli / Frank Castro
Fire Department – Jolin Wesley
Utilities - Ed Horton

Date: 5/15/2023

3rd Submittal

RE: East 3820/3838/3864 Gulfstream Rd – Site Plan – Townhouses

Attached are:

- ☒ Prints
- ☐ Reproducible
- ☐ Correspondence
- ☐ Report
- ☐ Specifications
- ☐ Applications
- ☐ Other

COPIES	DATE	DESCRIPTION
1	5/15/23	Site Plan Package

Transmitted:

- ☐ For Approval
- ☐ As Requested
- ☒ For Review and Comment
- ☐ For Revisions
- ☐ For Your Use
- ☐ Other

REMARKS:

Upon review, please forward any comments regarding the attached materials to Chris Meléndez or Iramis Cabrera. If you have any questions regarding the attached materials, do not hesitate to contact us at (561) 584-8200 or cmelendezberrios@vpsfl.org / icabrera@vpsfl.org.

Thank you for your assistance.

COMMENTS/SUGGESTIONS:

OK

Signed: _____ Date: 5/31/23

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
Gregg K. Weiss, Mayor
Maria Sachs, Vice Mayor
Maria G. Marino
Dave Kerner
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator
Verdenia C. Baker

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January 9, 2023

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

RE: Village of Palm Spring - Large Lot
Project #: 221206
Traffic Performance Standards (TPS) Review

Dear Mr. Kerr:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated October 20, 2022, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Palm Springs
Location:	East side of Gulfstream Road, about 0.12 miles north of Lake Worth Road
PCN:	70-43-44-19-11-002-0060/-0070/-0082
Access:	Two full access driveway connections onto Gulfstream Road (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Single Family Detached = 3 DUs
Proposed Uses:	Multi-Family Residential = 24 DUs
New Daily Trips:	132
New Peak Hour Trips:	8 (1/7) AM; 9 (6/3) PM
Build-out:	December 31, 2027

Based on our review, the Traffic Division has determined the proposed development generates less than 20 peak hour trips; therefore, the project **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.

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,

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
Alberto Lopez, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2022\221206 - VILLAGE OF PALM SPRING LARGE LOT.DOCX

Village of Palm Springs
Planning, Zoning & Building
226 Cypress Lane
Palm Springs, FL 33461
Phone (561) 584-8200 Ext. 3
www.vpsfl.org

LETTER OF TRANSMITTAL

To: David Harden
PD - Tom Ceccarelli / Frank Castro
Fire Department – Jolin Wesley
Utilities - Ed Horton

Date: 5/15/2023

3rd Submittal

RE: East 3820/3838/3864 Gulfstream Rd – Site Plan – Townhouses

Attached are:

- ☒ Prints
- ☐ Reproducible
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- ☐ Report
- ☐ Specifications
- ☐ Applications
- ☐ Other

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- ☐ For Approval
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REMARKS:

Upon review, please forward any comments regarding the attached materials to Chris Meléndez or Iramis Cabrera. If you have any questions regarding the attached materials, do not hesitate to contact us at (561) 584-8200 or cmelendezberrios@vpsfl.org / icabrera@vpsfl.org.

Thank you for your assistance.

COMMENTS/SUGGESTIONS: Utilities look good.

Signed: [signature] Date: 5-23-23

PALM SPRINGS TOWN HOMES

Village of Palm Springs, Florida

Cotleur & Hearing



SITE PLAN 1/2

North

VILLAGE OF PALM SPRINGS TOWN HOMES # 1

3820-3838-3864 GULFSTREAM ROAD
PALM SPRINGS - FLORIDA



CLAUDIA DE NARVAEZ, NCARB
Registered Architect
(561) 716-0317
11231 US Highway 1 # 306, North Palm Beach, FL 33408

JOB NAME

VILLAGE OF PALM SPRINGS TOWN HOMES LOT 1

3820-3838-3864
GULFSTREAM ROAD
PALM SPRINGS - FLORIDA

CLIENT

FBI CONSTRUCTION SERVICES, INC.

(561) 203-2825
275 TONEY PENNA DRIVE
SUITE 5
LANTANA, FL 33462

CONTRACTOR

STATE OF FLORIDA
MARIA C. DE NARVAEZ
AR 98739
REGISTERED ARCHITECT

ISSUE DATE - REVISION

No.	DATE	DESCRIPTION
#1	07-19-2023	REV. PER BUILDING DEPT.

DATE
05-03-2023

LAST REVISION

DESCRIPTION
COVER SHEET

SCALE
AS NOTED

SHEET No.
CV

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SIDE ELEVATION

SCALE : 3/32"=1'-0"



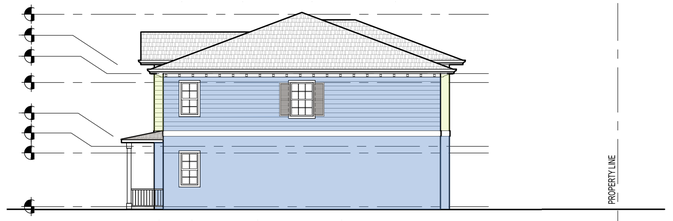
FONT ELEVATION

SCALE : 3/32"=1'-0"



REAR ELEVATION

SCALE : 3/32"=1'-0"



SIDE ELEVATION

SCALE : 3/32"=1'-0"

FINISH SCHEDULE

PAINT			
1	Sherwin Williams	SW-6434	Spinach White
2	Sherwin Williams	SW-9046	Gentle Aquamarine
3	Sherwin Williams	SW-6808	Celestial
4	Sherwin Williams	SW-7006	Extra White
FINISH / TEXTURE			
A	Textured Stucco		
D	Clapboard Siding in Stucco		
F	Stucco band		

CLAUDIA DE NARVAEZ, NCARB
Registered Architect
(561) 716-0317
11231 US Highway 1 # 306, North Palm Beach, FL 33408

JOB NAME

VILLAGE OF PALM SPRINGS TOWN HOMES LOT 1

3820-3838-3864
GULFSTREAM ROAD
PALM SPRINGS - FLORIDA

CLIENT

FBI CONSTRUCTION SERVICES, INC.

(561) 203-2825
275 TONEY PENNA DRIVE
SUITE 5
LANTANA, FL 33462

CONTRACTOR

STATE OF FLORIDA
MARIA C. DE NARVAEZ
AR 98739
REGISTERED ARCHITECT

ISSUE DATE - REVISION

No.	DATE	DESCRIPTION
#1	07-19-2023	REV. PER BUILDING DEPT.
#2	01-10-2024	REV. PER BUILDING DEPT.

DATE
05-03-2023

LAST REVISION

DESCRIPTION
SITE ELEVATIONS

SCALE
3/32"=1'-0"

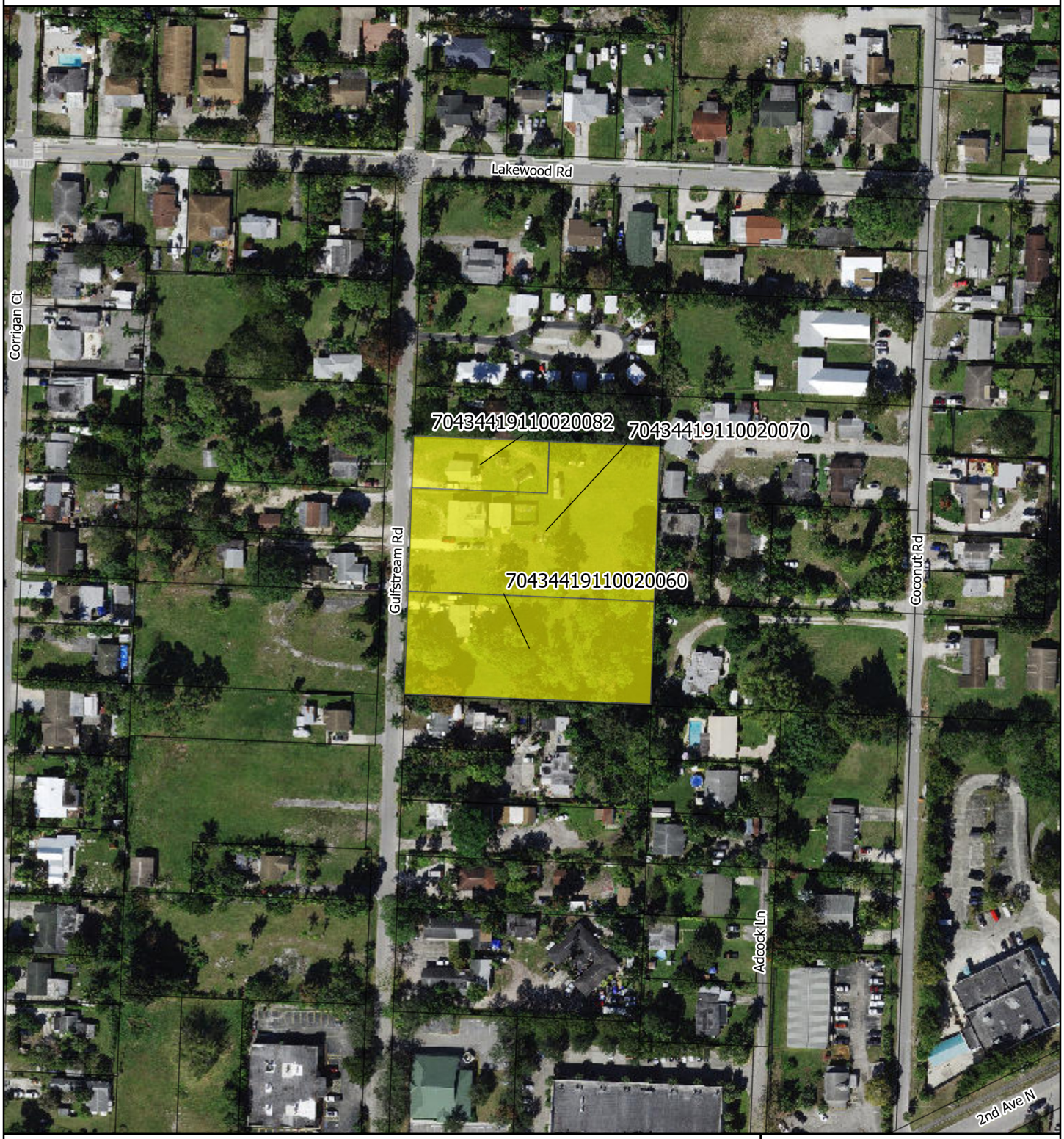
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VILLAGE OF PALM SPRINGS

3820, 3838, 3864 Gulfstream



Legend

- Village Boundary
- Parcels
- Proposel Parcel

Date: 1/24/2024

When Printed on 8 1/2" x 11"

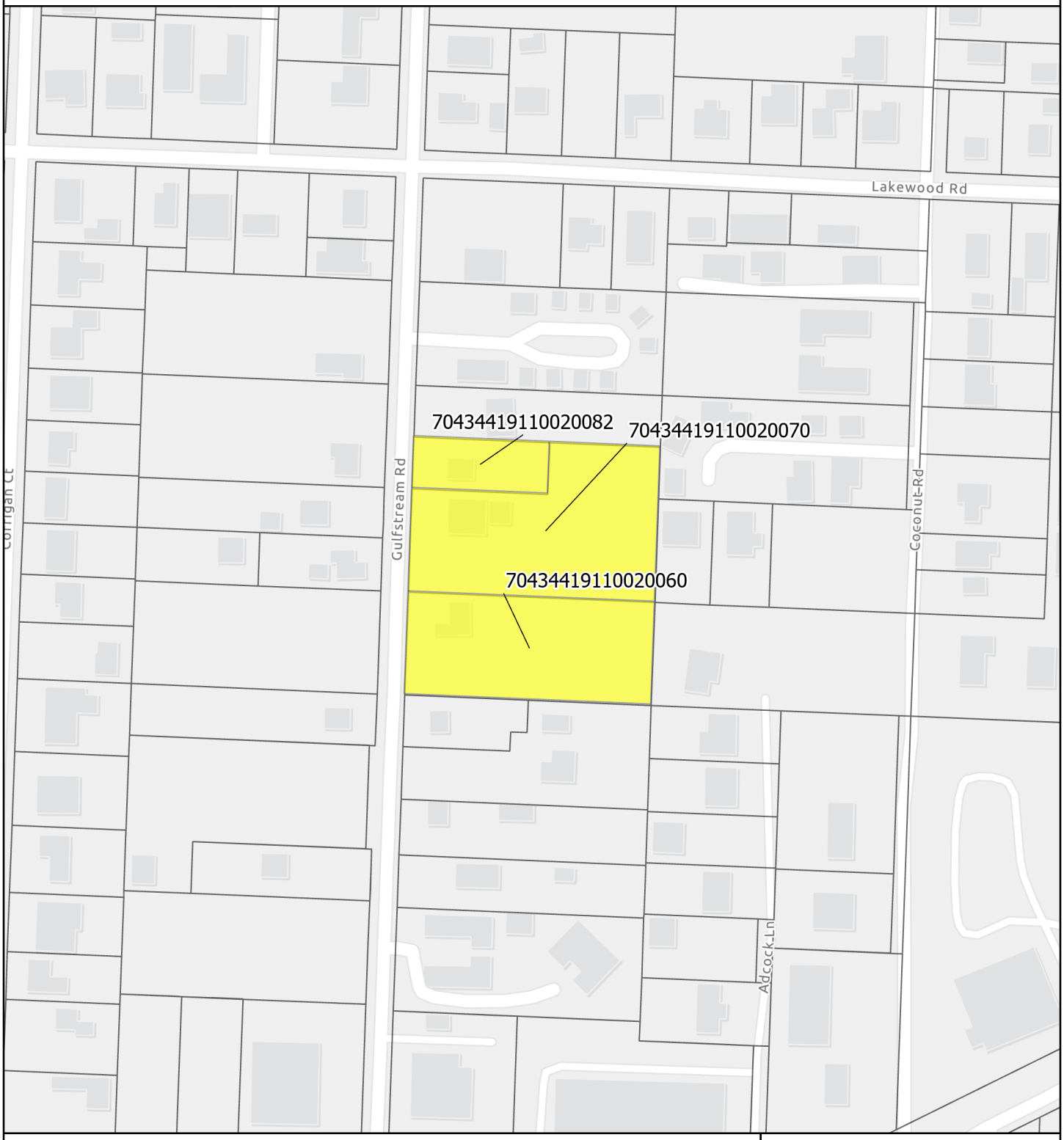
1 inch equals 200 feet

0 250 Feet

Florida Technical Consultants

VILLAGE OF PALM SPRINGS

3820, 3838, 3864 Gulfstream



Legend

- Village Boundary
- Parcels
- Proposel Parcel

Date: 1/24/2024

When Printed on 8 1/2" x 11"

1 inch equals 200 feet

0 250 Feet

Florida Technical Consultants

Village of Palm Springs

Staff Report

AGENDA DATE: February 13, 2024

DEPARTMENT: Planning, Zoning & Building

ITEM #6: Residential Planned Unit Development Site Plan (SPR24-01) with Two (2) Waivers - Palm Springs Townhomes West - 3935 Gulfstream Road

SUMMARY: Cotleur & Hearing, agent for Palm Springs Town Homes West, is requesting a Residential Planned Unit Development Site Plan (SPR24-01) to allow the construction of 9 residential two-story townhomes, utilizing the Gulfstream Road Overlay development regulation for the Residential-Multifamily property located at 3935 Gulfstream Road.

The property is located within the Gulfstream Road Overlay (GRO), which is only applicable to Residential Multi-Family zoned properties fronting Gulfstream Road between Lakewood Road and Lake Worth Road. The GRO objective is to encourage residential redevelopment projects, optimizing the utilization of residential properties to create a neighborhood identity and fulfill the objectives of the Palm Springs Community Redevelopment Agency. Redevelopment in the GRO shall utilize a Key West architectural style to establish a neighborhood identity and, projects that comply with the development standards of the GRO, shall be eligible for and may be granted a density bonus by the Village Council with a maximum density of 10 dwelling units per gross acre.

Some regulations of the GRO provide the following:

- Use of Key West architectural style to establish a distinct neighborhood identity and create a sense of place (Gable-ends, Raised seam metal roofing material or dimensional shingles, minimum two-foot overhang with exposed or decorative truss-tails, design to distinguish each unit, etc.)
- Windows shall incorporate single-hung or double-hung windows with mullions in at least one of the window frames, decorative or functional shutters mounted on the side of each window, or utilizing a "Bahama" type shutter.
- The building color shall be a tropical light-colored pastel, all units shall include a complementary accent color, and all trim shall be white.
- Building articulation. There shall be variation in the building façade of multi-unit buildings, which may be accomplished by articulating individual units, using a different paint color for each unit, or other similar architectural treatment.
- At least 20 percent of the project site shall be designed for active or passive recreation activities.

The applicant is proposing the development of a 0.93-acre parcel with the construction of nine (9) two-story fee-simple townhomes within two (2) buildings utilizing the GRO development standards. The community will have access via the existing Gulfstream Road right-of-way. The buildings will be configured with two (2), two-story townhome structures (one building with three (3) attached units and

one (1) building with six (6) attached units). The townhomes will be three-bedroom homes with a one-car garage and a driveway with space for one car. A centralized open grass area is proposed for lawn games and/or leisure time.

Additionally, the applicant is seeking the following waivers:

Waiver #1: The applicant is requesting a waiver relief from Sec. 34-1063(a)(1) to not provide a sidewalk on the entire north side of the main private street.
Waiver #2: The applicant is requesting a waiver relief from Sec. 34-162(b)(2) to reduce the required landscape buffer from ten feet wide to five feet wide within 90 linear feet of the south property line.

The Planning, Zoning & Building Staff does not object to the Residential Planned Unit Development Site Plan and recommends conditional approval of the proposed development subject to the conditions listed on the Staff Report.

FISCAL IMPACT:
The proposed project is expected to have a fiscal impact on the Village as it would enhance the Village's assessed property valuation. Additionally, this project, if approved, would require various Village services that will result in increased expenditures to the Village.

ATTACHMENTS:
1. Exhibit "A" Staff Report
2. Justification Statement
3. Site Plan, Landscape Plan, Architectural Plans, Civil Plans and Letters
4. Color Rendering
5. Aerial and Location Maps

PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Residential Planned Unit Development Site Plan – 3935 Gulfstream Road – Palm Springs Town Homes West

Application Summary			
Applicant / Petitioner	Cotleur & Hearing	**Submittal Date**	10/28/2022
Reference Name	Palm Springs Townhouses West	**Case Number**	**SPR24-01**
		Parcel Control No	70-43-44-19-11-001-0030
Location	3935 Gulfstream Road	**Site Area**	0.938 gross acres
P&Z Bd Meeting	February 13, 2024	**Council Meeting**	March 14, 2024
Requests			
Proposed Use(s)	PUD Site Plan to allow the construction of nine (9) residential units within 2 two-story fee-simple townhomes buildings		
# of buildings	2 two-story fee-simple townhomes buildings 8,112 SF		
Waivers Request **1**. Sec. 34-1063 (a) (1) - Required a sidewalk on both sides of a street or primary driveway. Waiver requested to not provide a sidewalk on the entire north side of the main private street. **2**. Sec. 34-162 (b) (2) - Required a ten-foot-wide buffer. Waiver requested to reduce the required landscape buffer from ten-foot wide to five-foot wide within 90 linear feet of the south property line.			

Setbacks		
Direction	**Proposed**	**Required**
North (side)	25’	20’
South (side)	29’	20’
East (front)	25’	25’
West (rear)	25’	20’

Parking			
Code	**Required**	**Provided**	**Meets Requirement**
Total Parking	2.5 + 25% guest **Total of 29 parking needed**	**Total of 29 parking spaces**	Yes

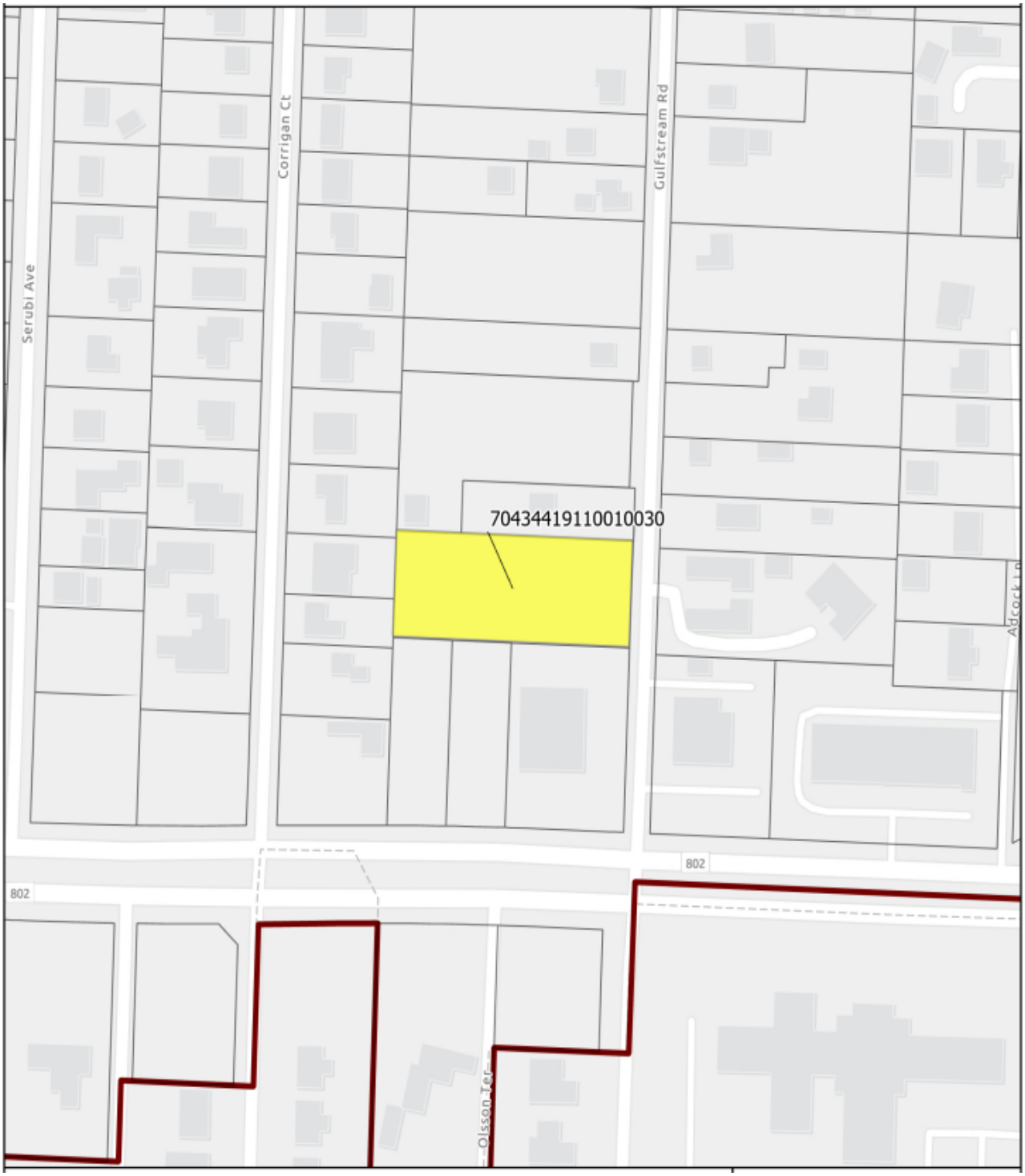
Site Characteristics			
Existing Use	Vacant lot	**Proposed Use**	Residential
Existing Zoning	Residential Multi-Family (RM)	**Existing FLUM**	Low Density Residential

Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	**Existing Use**	**Future Land Use**	**Zoning District**
North	Single Family Residence & Multifamily rental community	Low Density Residential	Residential Multiple-Family (RM)
South	Commercial offices & Commercial Vacant Lots	Commercial	Commercial General (CG)
East	Multifamily Residences	Low Density Residential	Residential Multiple-Family (RM)
West	Single Family Residences	Low Density Residential	Residential Multiple-Family (RM)

Recommendation

Residential Planned Unit Development Site Plan – 3935 Gulfstream Road – Palm Springs Town Homes West

Planning, Zoning & Building Staff recommends conditional approval of the proposed Residential Planned Unit Development Site Plan for the construction of 9 residential dwelling units within 2 two-stories fee-simple townhome buildings.



I. Site History

- Ordinance 2012-03: Annexation

The property was voluntarily annexed into the Village of Palm Springs as a developed parcel on January 26, 2012, and designated with the Land Development as Residential Multi-Family zoning districts and Future Land Use of Low

Density Residential. At the time of the annexation the property was developed with a single-family residence, which was demolished between 2013 and 2015 without a permit.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning are Low Density Residential and Residential Multi-family (RM), respectively. The property is located within the Gulfstream Road Overlay (GRO) which is only applicable to Residential Multi-Family zoned properties fronting Gulfstream Road between Lakewood Road and Lake worth Rd. The GRO was created as an effort to encourage residential redevelopment, optimization of residential properties and creation of a neighborhood identity within the area.

The project is proposed to be a fee-simple townhomes community. The site plan emphasizes multiple-family residences, while preserving and protecting the residential character of the village and the GRO district. The proposed site plan for the construction of 9 residential fee-simple townhomes is a permitted use and is generally consistent with goals, objectives, and policies of the Village's Comprehensive Plan specifically "Objective R".

The **Gulfstream Road Overlay** intent is to provide special development regulations for the development and redevelopment of high-quality multifamily residences at a density, scale, and mass complementary to the existing neighborhood character and incorporating the Key West architectural style to establish a neighborhood identity.

In addition to the regulations specified herein for the GRO, all lot and building requirements of the underlying RM zoning district and all other applicable standards in these land development regulations shall apply; where there is a conflict between the GRO standards and other land development regulations, the GRO standards shall apply.

Residential projects that comply with the development standards of the GRO are eligible for and may be granted a density bonus by the Village Council, without the need for a future land use map amendment. The maximum density for a GRO development project shall be 10 dwelling units per gross acre consistent with the maximum intensity of the Medium Density Residential land use category.

The GRO provides the following:

- Use of Key West architectural style to establish a distinct neighborhood identity and create a sense of place (Gable-ends, Raised seam metal roofing material or dimensional shingles, minimum two-foot overhang with exposed or decorative truss-tails, design to distinguish each unit, etc.)

- Windows shall incorporate single-hung or double-hung windows with mullions in at least one of the window frames, decorative or functional shutters mounted on the side of each window or utilizing a "Bahama" type shutter.

- Exterior wall finish shall be comprised of clapboard appearance utilizing wood, vinyl or hardi-plank type of siding, or a stucco finish.

- Building color shall be a tropical light-color pastel, and all units shall include a complementary accent color and all trim shall be white.

- Building height maximum 35 feet to the top of beam of the third floor. Three-stories maximum.

- Building articulation. There shall be variation in the building façade of multi-unit buildings which may be accomplished by articulating individual units, using a different paint color for each unit, or other similar architectural treatment.

    - Maximum building width shall be 150 feet.

- A minimum of 20 percent of the project site shall be designed for active or passive recreation activities.

III. Waivers Requested

The applicant is seeking the following waivers:

Waiver #1: The applicant is requesting a waiver relief from Sec.34-1063(a)(1) to not provide a sidewalk on the entire north side of the main private street.

Waiver #2: The applicant is requesting a waiver relief from Sec.34-162(b)(2) to reduce the required buffer from ten-foot wide to five-foot wide within 90 linear feet of the south property line.

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.

Yes, the proposed request is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code and the waiver will not be injurious to the area or detrimental to public health, safety and welfare.

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

Correct- we are just reducing the south property line buffer at the t-turnaround to accommodate fire safety for truck turnround. The reduction of the one sidewalk along the north side is the minimum standards is met.

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

The waiver will not have any impact on natural resources, including drainage and recharge areas, natural areas.

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

The waiver does benefit the public to be able to provide adequate ROW for a fire truck. Granting of the waiver will allow for fire safety requirements for the public benefit. It will also not take away from any green space or issues with pedestrian connectivity.

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

Yes, the waiver is to only reduce the 10' landscape buffer at the main drive aisle for the t-turnaround. No vegetation reduction is proposed.

f. Economic hardship may not be used to justify waivers.

Noted and does not apply to our request.

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

Yes, it is compatible with existing land adjacent to the development site and will have no impact.

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

Not applicable

i. Waiver requests from maximum height limitations shall further demonstrate that the additional height will not adversely impact adjacent properties and appropriate setbacks are provided as building height increases.

Not applicable to this request.

Staff support the applicant request based on the intent of the applicant to encourage residential development optimizing the residential property and creating a neighborhood identify in compliance with the objectives of the Gulfstream Road Overlay district.

IV. Neighborhood Compatibility

1) The proposed project is located on the north side of Lake Worth Road and south of Lakewood Road.
2) Surrounding properties are generally residential use.
3) A mix of different uses like general retails, restaurants, grocery supermarket and professional offices are located on the proximities along Lake Worth Road.
4) The Village Center is located within 1 mile.
5) Available public transportation on Lake Worth Road and South Military Trail are existing within less than 1 mile from the property.
6) The proposed residential townhomes are permitted within the Residential Multi-Family zoning district and within the Gulfstream Road Overlay.
7) The proposed project is located within the Lake Worth District CRA and is proposing to utilize the GRO (Gulfstream Road Overlay) development regulations.

V. Regulatory Issues

• The site plan generally conforms to the property development standards of the Gulfstream Road Overlay and RM district.

1) Proposed project generally meets required site development regulations.
2) An after-the-fact permit shall be submitted with the Planning, Zoning and Building department for the demolition of the single-family residence that was removed from the property without permit.
3) Permits from all applicable permitting agencies, including but not limited to Lake Worth Beach Electric Utilities, PBC Fire Rescue and Village of Palm Springs are required prior to construction.
4) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.
5) The Final Plat shall be approved and recorded **prior to any individual sales**.
6) Civil/Utility plans shall be approved by the Village's Engineer.

VI. Environmental Issues:

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

VII. Community Outreach/ Notification

- The subject property was posted on February 1, 2024.

- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on February 1, 2024.
- Legal advertisement was published in the paper on February 1, 2024.
- Staff has not received any inquiries or comments as a result of the notices.

VIII. Proposed Development Plan Details

The petitioner's development plans dated received on October 28, 2022 depicts the following:

- An application submitted for a Residential Site Development Plan to allow the construction of 9 residential dwelling units within 2 two-stories fee-simple townhomes buildings utilizing the Gulfstream Road Overlay regulations.
    1. Site Plan dated received on October 28, 2022, revised and resubmitted on January 18, 2024.
    2. Landscape plans dated received October 28, 2022, revised and resubmitted on January 18, 2024.
    3. Engineering plans dated received October 28, 2022, revised and resubmitted on January 18, 2024.
    4. Architectural plans dated received October 28, 2022, revised and resubmitted on January 18, 2024.
    5. Photometric plan.
    6. Boundary survey.
    7. Project narrative and justification statements.
    8. Traffic study.

IX. Recommendation

The property is located within the Residential Multiple-Family zoning district and have a Low-Density Residential Land Use designation. Additionally, the property is located within the Gulfstream Road Overlay (GRO) district which it was adopted by the Village Council on November 12, 2020 and within the CRA Lake Worth District.

The GRO objective is to encourage residential development projects optimizing the utilization of residential properties to create a neighborhood identity and fulfill objectives of the Palm Springs Community Redevelopment Agency. Redevelopment in the GRO shall utilize a Key West architectural style to establish a neighborhood identity and, project that comply with the development standards of the GRO, shall be eligible for and may be granted a density bonus by the Village Council with a maximum density of on 10 dwelling units per gross acre.

The applicant is proposing the development of a 0.93 acres parcel with the construction of 9 two-story fee-simple townhomes within 2 buildings utilizing the GRO development standards. The community will have access via the existing Gulfstream Road right-of-way. The buildings will be configured with 2 two-story townhome structures and one building with 3 attached units and the other building with 6 attached units. The townhomes will be three-bedroom homes with a one car garage and a driveway with space for one car. A centralized open grass area is proposed for lawn games and/or leisure time.

Staff has found the proposed PUD Site Plan to be generally consistent with goals, objectives and policies of the Village's Comprehensive Plan, the Gulfstream Road Overlay and the CRA. The proposed use is generally consistent with the Land Development and zoning regulations and all other portions of the code. The new project does not negatively impact natural systems.

Planning, Zoning and Building Staff recommends conditional approval of the Residential Planned Unit Development Site Plan with a waiver subject to the following forty-one (41) 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, 2027.
2. Garages shall be used as a parking only. The standard HOA covenants/deed restrictions shall prohibit the

conversion of garages into habitable spaces or use as non-vehicular storage.

3. 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.
4. The final plat shall be approved by the Village Council **prior to issuance of a building permit**.
5. 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.**
6. Only one vehicle shall be parked in the driveways overnight and shall not be permitted to park on or block any sidewalk or drive isles.
7. 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.
8. The Owner and/or Developer shall maintain common facilities in perpetuity. Common facilities include but are not limited to roads, sidewalks, parking areas, driveways, landscaping, benches, mailboxes, trash cans, bike racks, etc.
9. The final plat shall be approved and recorded **prior to any individual sales**.
10. No signs are proposed as part of this application.
11. A Utility/Civil Plan shall be approved by the Village Engineer and the Village Public Service Director **at time of permitting**.
12. Photometric plans shall be approved by the Planning, Zoning and Building Department **at time of permitting**.
13. Irrigation plans shall be provided **at the time of permitting**. Non-potable water shall be used for the irrigation system per Village code.
14. An After-the-Fact demolition permit is required for the removal of the single-family residence prior to the issuance of any construction building permit.
15. Bike racks shall accommodate 9 bicycles.
16. A fire hydrant that is proposed to be installed with conflicts to fixed site fixtures, landscape, may conflict with parked vehicles. A minimum clear zone that allows unhindered access of the fire hydrant shall be observed throughout the site. The location will need to be revised and accepted as part of the permitting process.
17. All electric utilities shall be underground.
18. Palm Beach County "Digital Inclusion infrastructure" (broadband antenna and related facilities) shall be accommodated on the property (**if location is determined to be desirable for broadband coverage by Palm Beach County or School District of Palm Beach County), prior to the issuance of the 9th Certificate of Occupancy**, and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program.
19. Any existing or proposed utility box/cabinet shall be screened from view and shall be wrapped with a match design accordingly with the existing/proposed location **at time of landscaping inspections**.
20. A root barrier shall be provided on trees that are within 12' of utility lines.
21. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
22. All mechanical equipment's and above-ground infrastructure shall be screened from view.
23. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village. Each trash can and recycle bins shall be located inside the garages after picked up.
24. The mail pickup and delivery system shall be approved by the United States Postal Service.
25. Provide permits from all applicable permitting agencies, including but not limited to, PBC and Village of Palm Springs **at the time of permitting and prior to commencing any construction activities**.
26. 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.

27. A copy of the NPDES Notice of Intent for Generic Permit shall be submitted to the PZB Department **at time of permitting**.
28. A stabilized surface shall be provided at all time during construction for access by emergency vehicles.
29. 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.
30. 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.
31. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include increased on-site security at the operator's sole expense.
32. Any sidewalk broken or damaged during construction shall be replaced by the contractor **prior to CO**.
33. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to Certificate of Occupancy/Certificate of Completion** of each improvement area.
34. Absolutely no occupancy, other than construction personnel, is permitted **prior to TCO/CO**.
35. Photometrics must be certified by an engineer **prior to CO**.
36. The civil engineer of record shall certify the site construction **prior to Certificate of Occupancy**.
37. The applicant may be required to provide a resident inspector for structural elements such as concrete pours in accordance with Section 109.1.3 FBC 2010 and F.S. 553.791. Determination shall be made at time of pre-construction conference with Planning Zoning and Building Director.
38. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
39. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
40. **At the time of CO**, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.
41. An updated SCAD letter shall be submitted **prior to the Council meeting on 03/14/2024**.

42. The School District has requested the Applicant offer a voluntary commitment to make a contribution of $33,612.00 to the School District of Palm Beach County prior to issuance of a building permit, based on School Capacity Availability Determination letter.

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PALM SPRINGS TOWNHOUSES

3935 Gulfstream Road

JUSTIFICATION STATEMENT

October 25, 2022
Revised May 15, 2023
January 25, 2024
February 12, 2024

REQUEST

On behalf of the property owner, 1185 N Benoist Farms Rd 106 LLC, Cotleur & Hearing is requesting Major site plan approval for the project known as “Palm Springs Townhouses-3935 Gulfstream”. The site is in the Land Use Designation of Low Density Residential and RM (Residential Multiple-Family) zoning district. The project site will consist of nine (9) multi-family dwellings, each 2 stories in height. The subject site is in the Gulfstream Road overlay.

LOCATION

The property is .991 acres and .044 miles north of Lake Worth Road and Gulfstream Road, directly West on Gulfstream Road. The site address is 3935 Gulfstream Road, Palm Springs, FL 33461. PCN: 70-43-44-19-11-001-0030.

APPROVAL

The Major Site Plan Application is consistent with the goals and regulations set forth in the Palm Springs zoning code and Comprehensive plan. The subject site is located within the RM (Residential Multiple-Family) zoning district and meets or exceeds the property development regulations. The project site will consist of nine (9) multi-family dwellings. The development will be a fee simple method. The site plan emphasizes multiple-family residences, while preserving and protecting the residential character of the village and the GRO (Gulfstream Overlay) district.

Section 34-1323

Per Article 6, division 7, under Supplemental District Regulations, Section 34-1323 Gulfstream Road overlay, the permitted use within that overlay is Multiple family dwellings units.

Section 34-1324

The site plan and architectural renderings incorporate the Development Standards listed Section 34-1324 incorporating the required elements of the building and site design. Each unit provides a front porch and does not exceed 35’ ft in height. The applicant is proposing a mix of active and

passive recreation activities that consist of 20% of the overall acreage of the site as required in Section 34-1324.

Section 34-1324.1

The applicant will be utilizing the density bonus as per Section 34-1324.1 pursuant to the GRO (Gulfstream Overlay) provisions of the comprehensive plan, but it will not exceed ten dwelling units. The overall site will complement the surrounding development on Gulfstream Road and the village.

Sec. 34-1063 (a) (1)

The Applicant will be requesting a waiver for the required a sidewalk on both sides of a street or primary driveway. The waiver request is to not provide a sidewalk on the entire north side of the main private street.

PALM SPRINGS CRA

Section 14- Consistency with community Redevelopment Plan

1. Improving Utilities and Infrastructure
   RESPONSE: The proposed project, "Palm Springs Townhouses-3935 Gulfstream," aligns with the objectives of the Palm Springs Community Redevelopment Agency (CRA), particularly in the area of improving utilities and infrastructure. The development, located at 3935 Gulfstream within the Low-Density Residential Land Use Designation and RM zoning district, comprises nine (9) multi-family dwellings, each spanning two stories in height. Additionally, the project site falls within the Gulfstream Road overlay. Through this development, we aim to enhance the utility and infrastructure framework of the area in accordance with the goals outlined by the Palm Springs CRA.

2. Expanding Job Development and Economic Growth
   RESPONSE: The proposed project, "Palm Springs Townhouses-3935 Gulfstream," demonstrates a commitment to advancing job development and economic growth in alignment with the objectives of the Palm Springs Community Redevelopment Agency (CRA). As the designated developer on behalf of the property owner, 1185 N Benoist Farms Rd 106 LLC, we are seeking Major site plan approval for this project situated within the Low-Density Residential Land Use Designation and RM zoning district.

   Comprising nine (9) multi-family dwellings, each spanning two stories in height, the project site falls within the Gulfstream Road overlay. By introducing this residential development,

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we anticipate stimulating economic activity through job creation within the construction sector and supporting local businesses involved in the project's implementation. Moreover, the addition of new housing units can attract residents to the area, potentially fostering demand for local goods and services, thus contributing to the overall economic growth envisioned by the Palm Springs CRA. This project embodies our commitment to supporting job development and economic prosperity in the Palm Springs community, aligning with the goals outlined by the CRA.

3. Enhancing Public Safety
   RESPONSE: The proposed project, "Palm Springs Townhouses-3935 Gulfstream," is in harmony with the objectives of the Palm Springs Community Redevelopment Agency (CRA) by prioritizing the enhancement of public safety. As representatives of the property owner, 1185 N Benoist Farms Rd 106 LLC, Cotleur & Hearing is seeking Major site plan approval for this development situated within the Low-Density Residential Land Use Designation and RM zoning district.

   Consisting of nine (9) multi-family dwellings, each spanning two stories in height, the project site falls within the Gulfstream Road overlay. By introducing this residential development, we are committed to implementing safety measures that promote a secure environment for residents and the surrounding community. This includes incorporating features such as well-lit pathways, designated parking areas, and landscaping that enhances visibility and deterrence of illicit activities.

   Furthermore, our project adheres to building codes and regulations aimed at ensuring structural integrity and fire safety. By fostering a safe and secure living environment, the "Palm Springs Townhouses-3935 Gulfstream" project contributes to the overarching goal of enhancing public safety as outlined by the Palm Springs CRA. We are dedicated to partnering with local authorities and stakeholders to uphold the principles of safety and security within the Palm Springs community.

4. Increasing and Maintaining Workforce Housing
   RESPONSE: The proposed project, "Palm Springs Townhouses-3935 Gulfstream," aligns with the goals of the Palm Springs Community Redevelopment Agency (CRA) by addressing the need for increasing and maintaining workforce housing. On behalf of the property owner, 1185 N Benoist Farms Rd 106 LLC, Cotleur & Hearing is seeking Major site plan approval for this development situated within the Low-Density Residential Land Use Designation and RM zoning district.

   Comprising nine (9) multi-family dwellings, each spanning two stories in height, the project site falls within the Gulfstream Road overlay. The creation of these multi-family units

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directly contributes to the expansion of workforce housing options within the Palm Springs community. By providing affordable and accessible housing opportunities, we aim to support the local workforce by enabling individuals and families to live in proximity to their places of employment.

Furthermore, the inclusion of multi-family dwellings in this development caters to a diverse range of housing needs, including those of essential workers, service industry professionals, and others vital to the economic fabric of Palm Springs. Our project underscores our commitment to increasing and maintaining workforce housing, thereby fostering a vibrant and inclusive community in alignment with the objectives outlined by the Palm Springs CRA. We are dedicated to addressing the housing needs of the local workforce and contributing to the overall well-being and prosperity of the Palm Springs area.

5. Advancing the Partnership with Palm Beach County
RESPONSE: The proposed project, "Palm Springs Townhouses-3935 Gulfstream," exemplifies a commitment to advancing the partnership with Palm Beach County in accordance with the objectives of the Palm Springs Community Redevelopment Agency (CRA). On behalf of the property owner, 1185 N Benoist Farms Rd 106 LLC, Cotleur & Hearing is seeking Major site plan approval for this development situated within the Low-Density Residential Land Use Designation and RM zoning district.

Comprising nine (9) multi-family dwellings, each spanning two stories in height, the project site falls within the Gulfstream Road overlay. By undertaking this development, we aim to enhance the collaborative relationship between the Palm Springs community and Palm Beach County. Through adherence to county regulations and standards, as well as collaboration with local authorities and stakeholders, we are committed to ensuring that the "Palm Springs Townhouses-3935 Gulfstream" project contributes positively to the broader goals of the county.

Moreover, the proposed multi-family dwellings address the need for diverse housing options within Palm Beach County, aligning with county-wide initiatives aimed at promoting inclusive and sustainable communities. By fostering a partnership with Palm Beach County, we aspire to leverage resources and expertise to create a development that enhances the overall quality of life for residents while adhering to the vision outlined by the Palm Springs CRA. We are dedicated to advancing this partnership and contributing to the mutual prosperity of Palm Springs and Palm Beach County.

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WAIVERS

Sec. 34-875. - Waivers.

Pursuant to *Section 66-57.3- Requests for waivers shall be submitted in writing and shall address each of the following criteria:*

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

b. *The request results from innovative design in which other minimum standards are exceeded.*
RESPONSE: Correct- we are just reducing the south property line buffer at the t-turnaround to accommodate fire safety for truck turnround.

c. *The request demonstrates that granting of the waiver will result in preservation of valuable natural resources, including drainage and recharge areas, natural areas, etc.*
RESPONSE: The waiver will not have any impact on natural resources, including drainage and recharge areas, natural areas.

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.*
RESPONSE: The waiver does benefit the public to be able to provide adequate ROW for a fire truck.

e. *The request provides sufficient screening and buffering to screen adjacent uses from adverse impacts caused by the granting of a waiver.*
RESPONSE: Yes, the waiver is to only reduce the 10' landscape buffer at the ROW for the t-turnaround. No vegetation reduction is proposed.

f. *Economic hardship may not be used to justify waivers.*

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RESPONSE: Noted and does not apply to our request.

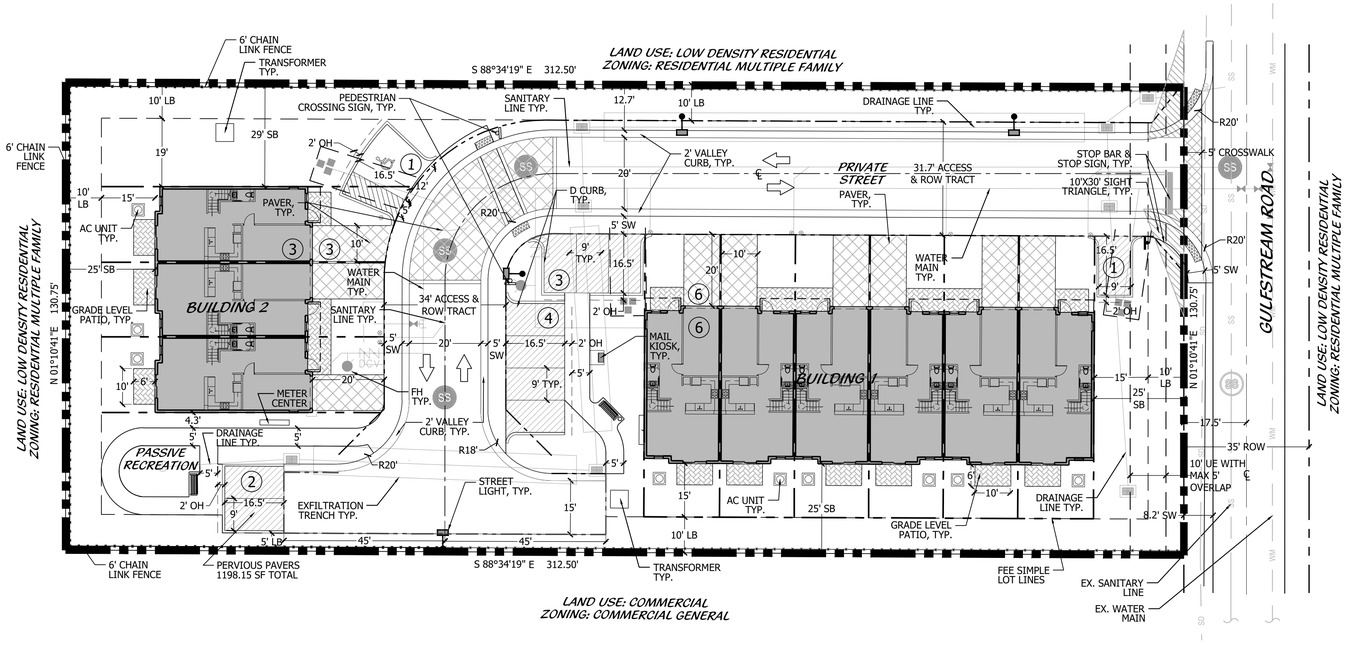
g. *The result is compatible with existing and potential land uses adjacent to the development site.*
RESPONSE: Yes, it is compatible with existing land adjacent to the development site and will have no impact.

h. *Waiver requests from minimum common amenity area requirements shall further demonstrate that adequate recreation area is available on the immediate vicinity of the proposed development.*
RESPONSE: Not applicable

i. *.Waiver requests from maximum height limitations shall further demonstrate that the additional height will not adversely impact adjacent properties and appropriate setbacks are provided as building height increases.*
RESPONSE: Not applicable

CONCLUSION

The owner and the development team are available to answer any questions staff might have and provide necessary information to supplement the information provided in the submittal. Please do not hesitate to contact Jeanne Ducharme of Cotleur & Hearing 561.747.6336 ext.105 if additional information is required.



WAIVER CHART

CODE SECTION	REQUIRED	PROVIDED	WAIVER
Sec. 34-162 - Required Buffers	Category 2. Ten-foot wide buffer area with a wall or fence and hedge not less than six feet in height, supplemented by trees spaced not more than 20 feet apart. The hedge shall be a minimum of three feet in height at time of planting.	Five-Foot Wide buffer	To reduce the required landscape buffer for catgory type 2 and propose Five-Foot Wide Buffer along the Right of way (90 linear feet) of the South property line.
Sec. 34-1063 (1)	A sidewalk on both sides of a street or primary driveway	Partial sidewalk	To not provide a sidewalk on the entire north side of the main private street.

SITE DATA

NAME OF PROJECT	Palm Springs Townhomes
PROPERTY CONTROL NUMBERS	70-43-44-19-11-001-0030
FEMA FLOOD ZONE	X500
TRAFFIC ANALYSIS ZONE	
EXISTING LAND USE DESIGNATION	LOW DENSITY RESIDENTIAL
EXISTING ZONING DISTRICT	RM - RESIDENTIAL MULIPLE-FAMILY
FUTURE LAND USE DESIGNATION	LOW DENSITY RESIDENTIAL
PROPOSED ZONING	RM - RESIDENTIAL MUTIPLE FAMILY
OVERLAY DISTRICT	GULFSTREAM RD OVERLAY
MAXIMUM BUILDING HEIGHT	35'
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
TOTAL SITE AREA	**0.99 AC** **43,147.00 SF**

BUILDING DATA

NUMBER OF MULTIFAMILY UNITS	9
PROJECT DENSITY	9.08 DU/AC

LAND USE	**SF**	**AC**	**%**
BUILDING LOT COVERAGE	8,112	0.19	18.80%
VEHICULAR USE AREA	12,341	0.28	28.60%
OPEN SPACE	22,694	0.52	52.60%
TOTAL	**43,147**	**0.99**	**100.00%**

OPEN SPACE	**MIN**	**PROV**
	20% OS/RC	52.60%
	4,538.84	22,694.22

RECREATION (COMMON AREA)	**MIN**	**PROV**
	20% OS/RC	21.26%
	4,538.84	4,825.60

LOT COVERAGE

IMPERVIOUS AREA	**SF**	**AC**	**%**
BUILDING LOT COVERAGE	8,112	0.19	18.80%
VEHICULAR USE AREA			
COMMON	10,495	0.24	24.32%
FEE SIMPLE	1,846	0.04	4.28%
SIDEWALKS & HARDSCAPE			
COMMON	2,790	0.06	6.47%
FEE SIMPLE	1,231	0.03	2.85%
TOTAL IMPERVIOUS AREA	**24,473**	**0.56**	**53.36%**
PERVIOUS AREA	**SF**	**AC**	**%**
GREEN SPACE	18,674	0.43	43.28%
TOTAL PERVIOUS AREA	**18,674**	**0.43**	**46.64%**
TOTAL SITE AREA	**43,147**	**0.99**	**100.00%**

PARKING DATA	**REQ**	**PROV**
RESIDENTIAL (2.5 PER UNIT)	23	
GARAGE		9
DRIVEWAY (TANDEM)		9
GUEST 25% (AT-GRADE)	6	11
TOTAL	**28**	**29**

PEDESTRIAN AMENITIES	**REQ**	**PROV**
BENCH	1	2
TRASH CAN	0	1
BIKE RACK	0	0

PERVIOUS PAVERS	**SF**	**AC**	**%**
	1449.7462	0.0333	0.034

LEGAL DESCRIPTION

TRACT 3, BLOCK 1, OF LAKEWOOD GARDENS PLAT NO. 1, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 18, PAGE 38.

GENERAL NOTES

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL RESIDENTIAL SERVICE.

10' X 30' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS.

TYPE D OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

TYPE D CURB IS NOT REQUIRED FOR DRIVEWAYS.

RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA ADA ACCESSIBILITY CODE.

ALL A/C UNITS SHALL BE LOCATED TO THE REAR OR SIDE OF ALL BUILDINGS AND FULLY SCREENED ON THREE SIDES WITH LANDSCAPING.

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTED DESIGN PRINCIPLES.

MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT & BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE T-500 (AFTER OCT. 1, 2005 FBC 2004)

"PEDESTRIAN XING" SIGNS SHALL BE PROVIDED FOR ALL MID-BLOCK CROSSINGS.

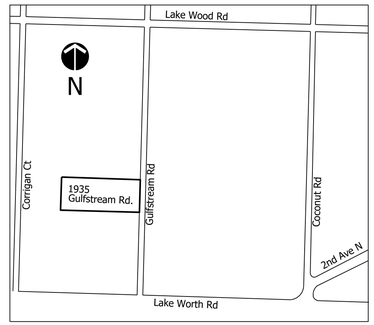
PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.

STREET LIGHTS TO BE GARDCO ECOFORM G2 SERIES ON 18' POLES.

RM DISTRICT SETBACKS

	REQUIRED	PROPOSED
MINIMUM FRONT YARD SETBACK	25'	25'
MINIMUM SIDE YARD SETBACK	20'	20'
MINIMUM REAR YARD SETBACK	25'	25'

LOCATION MAP



LEGEND

ADA	ADA		ADA SIGN
LB	LANDSCAPE BUFFER		STOP SIGN
R	RADIUS		PEDESTRIAN CROSSING
SB	SETBACK		PARKING LIGHT
SW	SIDEWALK		
TYP	TYPICAL		
ROW	RIGHT OF WAY		
CL	CENTER LINE		
EX	EXISTING		

PROJECT TEAM

OWNER/CLIENT:
FBI CONSTRUCTION SERVICES, INC
275 TONEY PENNA DR SUITE 5
JUPITER, FL 33458
561.203.2825
CONTACT: COLLIN FOREMAN

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.747.6336
CONTACT: DONALDSON HEARING

ARCHITECT:
CLAUDIA DE NARCAEZ
11231 US HIGHWAY1 #306
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SURVEYOR:
UNIVERSAL SURVEYING
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CONTACT: JOHN TRACH

TRAFFIC ENGINEER
KIMLEY HORN
1920 WEKIVA WAY SUITE 200
WEST PALM BEACH, FL 33411
561.845.0665
CONTACT: ADAM KERR

Site Plan

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'

North

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

Palm Springs Town Homes

FBI Construction Services
Village of Palm Springs, Florida

Scale: 1" = 20'

0' 10' 20' 40'

DESIGNED	DEH
DRAWN	JS/RNK
APPROVED	DEH
JOB NUMBER	22-0801
DATE	09-09-22
REVISIONS	10-27-22
	08-31-23 01-03-23
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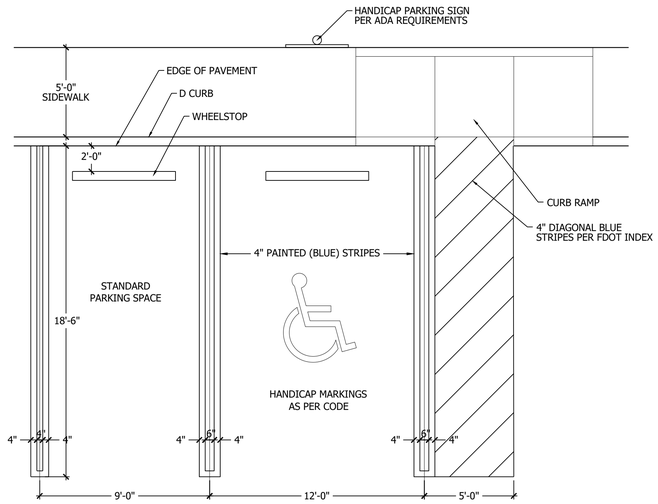
February 05, 2024 2:07:58 p.m
Drawing: 22-0801 SP.DWG

SHEET 1 OF 2

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STANDARD AND ADA PARKING DETAIL

NTS



CHAINLINK FENCE DETAIL

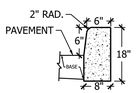
NTS



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

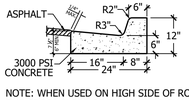
D CURB DETAIL

NTS



F CURB DETAIL

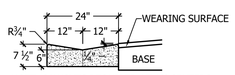
NTS



NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

VALLEY CURB DETAIL

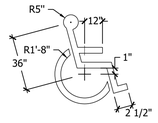
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NOTE: SAWCUTS REQUIRED AT 10' CENTERS

ADA SYMBOL DETAIL

NTS



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

ADA SIGN DETAIL

NTS

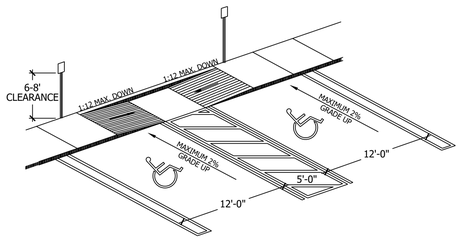


COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE

ADA RAMP DETAIL

NTS



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

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

SIGNAGE DETAILS

NTS



PEDESTRIAN CROSSING SIGN

NTS



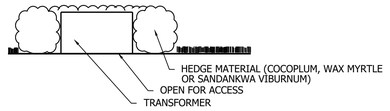
COLORS:
BACKGROUND = YELLOW
IMAGE = BLACK

24" HT X 24" W

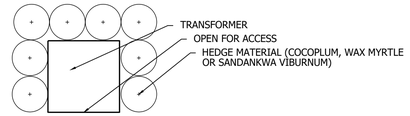
TRANSFORMER DETAIL

NTS

ELEVATION VIEW



PLAN VIEW



TRASH CAN DETAIL

NTS



LANDSCAPE FORMS
PLEXUS LITTER RECEPTACLE

BIKE RACK DETAIL

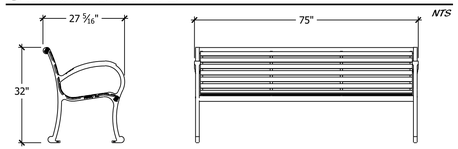
NTS



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

BENCH DETAIL

NTS



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

Site Details

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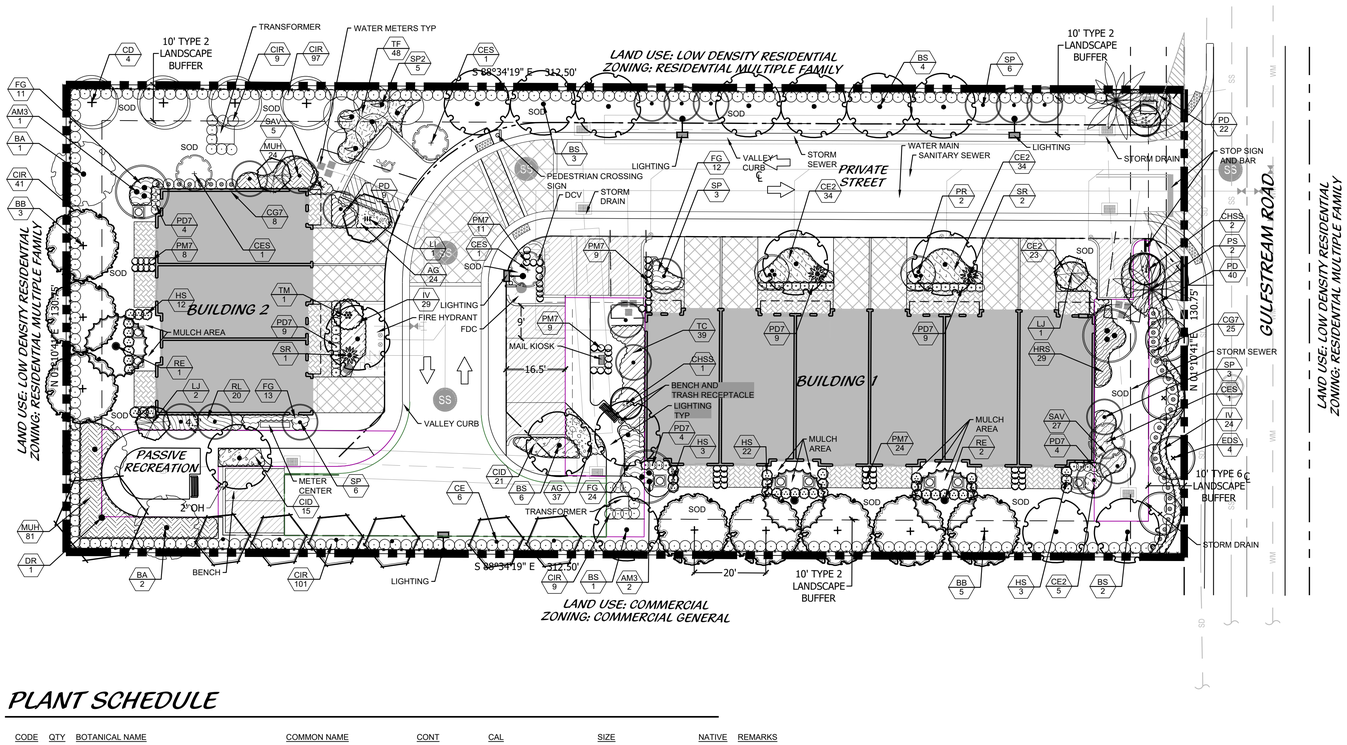
Palm Springs Town Homes
FBI Construction Services
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SHEET 2 OF 2

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PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
TREES								
BB	8	BUCIDA BUCERAS `SHADY LADY`	SHADY LADY BLACK OLIVE	45 GAL. OR F.G.	2.5-3" CAL.	14-16` HT.	N	FULL CANOPY, FL#1 OR BETTER
BA	3	BULNESIA ARBOREA	VERAWOOD	45 GAL. OR F.G.	2.5" CAL	14`-16` OA	N	FULL CANOPY, FL# 1 OR BETTER, , MIN 5.5' CT.
BS	16	BURSERA SIMARUBA	GUMBO LIMBO	45 GAL, MIN	3"-4" CAL	14` HT X 6` SPRD	Y	FULL CANOPY, FL #1 OR BETTER
CD	4	COCOLUBA DIVERSIFOLIA	PIGEON PLUM	45 GAL.	2.5" CAL.	12`-14` HT., 4`-5` SPD.	Y	SINGLE STRAIGHT TRUNK. FULL CANOPY.
CE	6	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	45 GAL.	2" CAL.	12` O.A., H.T.	Y	FULL CANOPY
CES	4	CONOCARPUS ERECTUS `SERICEUS`	SILVER BUTTONWOOD TREE	45 GAL.	2" CAL	12` HT X 4`-5` SPRD	Y	FULL CANOPY, MIN 5' CT
DR	1	DELONIX REGIA	ROYAL POINCIANA	45 GAL	2.5" CAL	14`-16` OA HT.	N	SINGLE STRAIGHT TRUNK. FULL CANOPY. FLORIDA FANCY.
EDS	4	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	65 GAL. MIN.	N.A.	14` O.A. MATCHED	N	FULL & THICK CANOPY, STANDARD. FLORIDA FANCY. 4` CT SINGLE STRAIGHT TRUNK. MATCHED,
LI	1	LAGERSTROEMIA INDICA `MUSKOGEE` OR `TUSKEGEE`	CREPE MYRTLE	30 GAL	1.5" CAL	12` HT X 4` SPRD	N	MULTI, LIMB UP 5`. CHERRY LAKE NURSERY.
LJ	3	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	45 GAL. OR F.G.	3 TRK MIN., 1"-2" CAL. EA.	6` HT., 6` SPD.	N	FULL CANOPY, MULTI TRUNK, LIMB UP 3`
PALM TREES								
CHSS	3	CHAMAEROPS HUMILIS	SILVER SELECT FAN PALM	30 GAL	N.A.	4`-5` O.A.	N	MULTI TRUNK, FULL CANOPY.
PR	2	PHOENIX ROEBELINII	PYGMY DATE PALM	FG	N.A.	6`-8` O.A.	N	3 STEM, FULL CANOPY, MATCHED. MIN 2' CT.
PS	2	PHOENIX SYLVESTRIS	SYLVESTER DATE PALM	FG	N/A	8` CT.	N	FLORIDA FANCY, HEAVY CALIPER, MATCHED, DIAMOND CUT TRUNK
RE	3	ROYSTONEA ELATA	ROYAL PALM	FIELD GROWN	N.A.	8` GW, 16` CT, 24` OA	Y	FULL CANOPY, MATCHED
SP	18	SABAL PALMETTO	SABAL PALM	FIELD GROWN	N/A	18`, 22`, 26` OA STGG	Y	SLICK TRUNK, STRAIGHT, SEE PLAN FOR OVERALL HEIGHTS
SP2	5	SABAL PALMETTO	CURVED CABBAGE PALM	N.A.	N.A.	14`-16` OA	Y	STRONG, UNIQUE CURVES, SLICK TRUNKS
TM	1	THRINAX MORRISSII	KEY THATCH PALM	FIELD GROWN	MULTI TRUNK	7`-8` HT X 3`-4` SPRD	Y	FULL & THICK, MULTI TRUNK, FL #1 OR BETTER
AM3	3	VEITCHIA MERRILLII	CHRISTMAS PALM	FG	N.A.	12`-14` HT.	N	FULL CANOPY, TRIPLE TRUNK, FL #1 OR BETTER.

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
SHRUBS								
CIR	257	CHRYSOBALANUS ICACO `RED TIP`	RED TIP COCOPLUM	7 GAL	30" X 30"	A.S.	Y	FULL & THICK
CG7	33	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	7 GAL.	#7, 3` X 2`	A.S.	Y	FULL TO BASE
HS	40	HIBISCUS 'SEMINOLE PINK'	SEMINOLE PINK HIBISCUS	3 GAL	18" X 18"	24" OC	N	FULL, FLOWERING
PM7	61	PODOCARPUS MACROPHYLLUS	PODOCARPUS	7 GAL	6`	2` O.C.	N	FULL & THICK
PD7	39	PODOCARPUS MACROPHYLLUS `PRINGLES`	DWARF PODOCARPUS	7 GAL	24" X 24"	24" O.C.	N	FULL & THICK, FF
SR	3	STRELITZIA REGINAE	ORANGE BIRD OF PARADISE	15 GAL MIN	30"X30"	A.S.	N	FULL, FLOWERING
GROUND COVERS								
AG	61	ARACHIS GLABRATA	PERENNIA PEANUT	4" POT	6" X 6"	12" OC	N	
CE2	96	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET CARISSA	3 GAL	12" X 18"	24" OC	N	FULL & THICK
CID	36	CHRYSOBALANUS ICACO `HORIZONTAL`	DWARF COCOPLUM	3 GAL	12" X 12"	24" O.C.	Y	FULL & THICK, NOT STRETCHED, FLORIDA FANCY
FG	60	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	3 GAL	12" X 12"	24" O.C.	N	FULL AND THICK
HRS	29	HIBISCUS `SEMINOLE PINK`	SEMINOLE PINK HIBISCUS	3 GAL	20" X 20"	24" O.C.	N	FULL & THICK
IV	53	ILEX VOMITORIA `SHILLINGS DWARF`	DWARF YAUPON HOLLY	3 GAL	15" X 15"	24" OC	Y	FULL & THICK
MUH	105	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL	18" X 12"	24" O.C.	Y	FULL & THICK
PD	71	PODOCARPUS `DWARF PRINGLES`	DWARF PODOCARPUS	3 GAL	15" X 15"	18" O.C.	N	FULL & THICK
RL	20	RONDELETTIA LEUCOPHYLLA	PANAMA ROSE	3 GAL	20" X 20"	24" OC	N	FULL & THICK
SAV	32	SCHEFFLERA ARBORICOLA `TRINETTE`	DWARF VARIEGATED SCHEFFLERA	3 GAL	18" X18"	24" OC	N	FULL & THICK
TC	39	TABERNAEMONTANA DIVARTICA	PINWHEEL JASMINE	3 GAL	20" X 20"	24" O.C.	N	FULL & THICK
TF	48	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3 GAL	24" X 24"	30" OC	Y	

LEGEND

ADA	ADA
LB	LANDSCAPE BUFFER
R	RADIUS
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
ROW	RIGHT OF WAY
CL	CENTER LINE
EX	EXISTING

ADA SIGN
STOP SIGN
PEDESTRIAN CROSSING
PARKING LIGHT

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

LANDSCAPE DATA

NAME OF PROJECT	Palm Springs Townhomes
PROPERTY CONTROL NUMBERS	70-43-44-19-11-001-0030
FEMA FLOOD ZONE	X500
TRAFFIC ANALYSIS ZONE	
EXISTING LAND USE DESIGNATION	LOW DENSITY RESIDENTIAL
EXISTING ZONING DISTRICT	RM - RESIDENTIAL MULIPLE-FAMILY
FUTURE LAND USE DESIGNATION	LOW DENSITY RESIDENTIAL
PROPOSED ZONING	RM - RESIDENTIAL MULTIPLE FAMILY
OVERLAY DISTRICT	GULFSTREAM RD OVERLAY
MAXIMUM BUILDING HEIGHT	35'
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
TOTAL SITE AREA	**0.99 AC** **43,147.00 SF**

BUILDING DATA
NUMBER OF MULTIFAMILY UNITS: 9
PROJECT DENSITY: 9.08 DU/AC

LAND USE

	SF	AC	%
BUILDING LOT COVERAGE	8,112	0.19	18.80%
VEHICULAR USE AREA	12,341	0.28	28.60%
OPEN SPACE	22,694	0.52	52.60%
TOTAL	**43,147**	**0.99**	**100.00%**

OPEN SPACE

	MIN	PROV
	20% OS/RC	52.60%
	4,538.84	22,694.22

RECREATION (COMMON AREA)

	MIN	PROV
	20% OS/RC	21.26%
	4,538.84	4,825.60

LOT COVERAGE

IMPERVIOUS AREA	SF	AC	%
BUILDING LOT COVERAGE	8,112	0.19	18.80%
VEHICULAR USE AREA			
COMMON	10,495	0.24	24.32%
FEE SIMPLE	1,846	0.04	4.28%
SIDEWALKS & HARDSCAPE			
COMMON	2,790	0.06	6.47%
FEE SIMPLE	1,231	0.03	2.85%
TOTAL IMPERVIOUS AREA	**24,473**	**0.56**	**53.36%**
PERVIOUS AREA			
GREEN SPACE	18,674	0.43	43.28%
TOTAL PERVIOUS AREA	**18,674**	**0.43**	**43.28%**
TOTAL SITE AREA	**43,147**	**0.99**	**100.00%**

PARKING DATA

	REQ	PROV
RESIDENTIAL (2.5 PER UNIT)	23	
GARAGE		9
DRIVEWAY (TANDEM)		9
GUEST 25% (AT-GRADE)	6	11
TOTAL	**28**	**29**

PEDESTRIAN AMENITIES

	REQ	PROV
BENCH	1	2
TRASH CAN	0	1
BIKE RACK	0	0

PERVIOUS PAVERS	SF	AC	%
	1449.7462	0.0333	0.034

REQUIRED PERIMETER BUFFER TREES

	REQ	PROV
NORTH PROPERTY LINE 312.50' (1 TREE EVERY 20')	16	14 TREES, 6 PALMS
SOUTH PROPERTY LINE 312.50' (1 TREE EVERY 20')	16	16 TREES
WEST PROPERTY LINE 130.75' (1 TREE EVERY 20')	7	7 TREES
EAST PROPERTY LINE 110.75'** (1 TREE EVERY 20')	6	4 TREES, 2 SPECIMEN PALMS
ALL PROPERTY LINES REQUIRE 36" HT. CONTINUOUS HEDGE	YES	YES
EAST PROPERTY TYPE 6 BUFFER TIERING REQUIRED	YES	YES

VEHICULAR USE AREA TREES

	REQ	PROV
TERMINAL ISLAND TREES (1 TREE PER ISLAND)	4	4

NET LOT AREA TREE & SHRUB REQUIREMENT

	REQ	PROV
TREES (1 PER 1,500 SF OF OPEN SPACE) RESIDENTIAL	29	9 TREES, 23PALMS

NATIVE TREES & SHRUBS

	REQ	PROV
PERCENT NATIVE TREES	50%	73%
PERCENT NATIVE PALMS	50%	68%
PERCENT NATIVE SHRUBS	50%	52%

DROUGHT TOLERANT TREES & SHRUBS

	REQ	PROV
PERCENT DROUGHT TOLERANT TREES	50%	86%
PERCENT DROUGHT TOLERANT PALMS	50%	85%
PERCENT DROUGHT TOLERANT SHRUBS	50%	87%

**- BUFFER PLANTING LENGTH RELFECTS 20' REDUCTION DUE TO ENTRY DRIVE.

GENERAL NOTES

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL RESIDENTIAL SERVICE.

10' X 30' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS.

TYPE D OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

TYPE D CURB IS NOT REQUIRED FOR DRIVEWAYS.

RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA ADA ACCESSIBILITY CODE.

ALL A/C UNITS SHALL BE LOCATED TO THE REAR OR SIDE OF ALL BUILDINGS AND FULLY SCREENED ON THREE SIDES WITH LANDSCAPING.

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTED DESIGN PRINCIPLES.

MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT & BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE T-500 (AFTER OCT. 1, 2005 FBC 2004)

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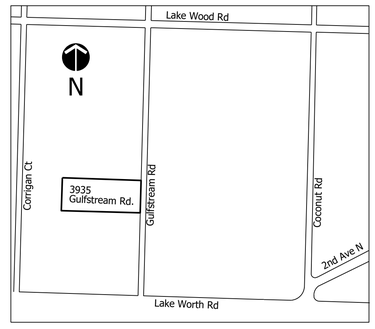
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FBI Construction Services
Village of Palm Springs, Florida

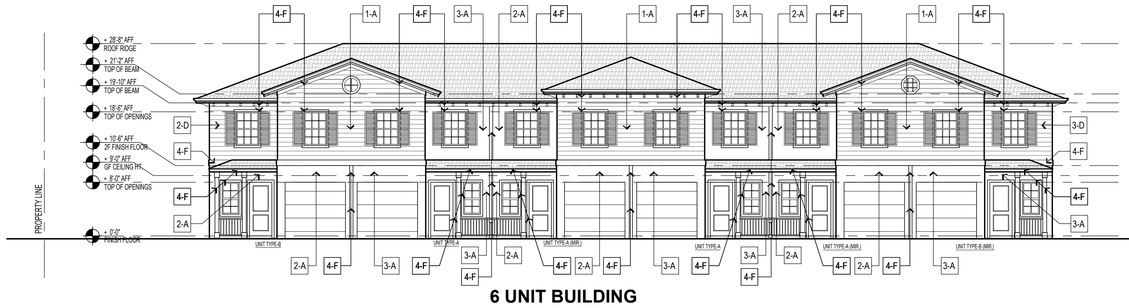
REGISTERED LANDSCAPE ARCHITECT
DONALDSON E. HEARING
LA 0000943
STATE OF FLORIDA

DESIGNED	DEH
DRAWN	AGB
APPROVED	DEH
JOB NUMBER	22-0801
DATE	09-09-22
REVISIONS	10-20-22
	05-12-23
	07-11-23
	10-19-23
	01-15-24

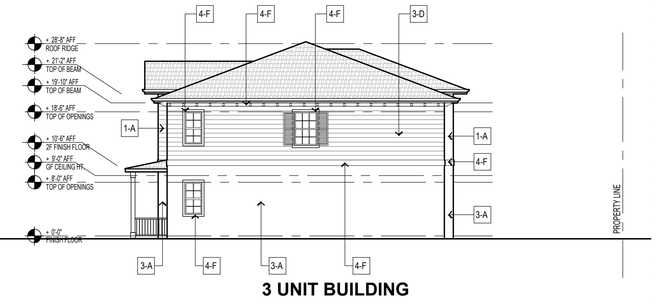
January 15, 2024 1:32:05 p.m.
Drawing: 22-0801 LP.DWG

SHEET 1 OF 2

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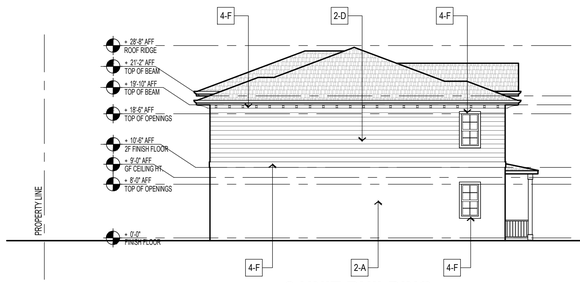
6 UNIT BUILDING



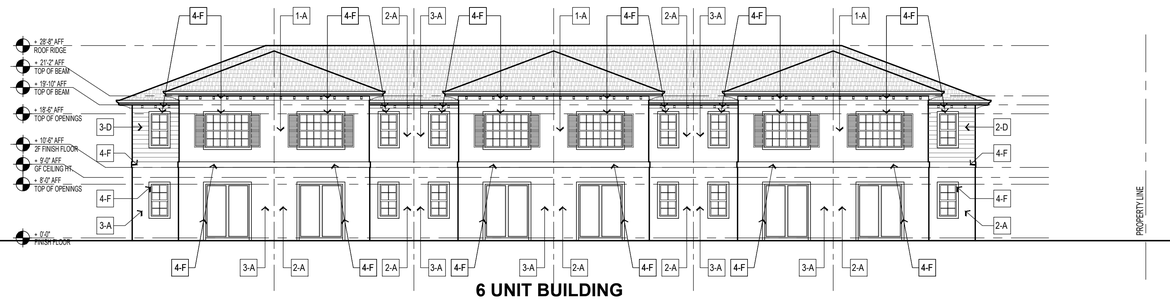
3 UNIT BUILDING

OVERALL NORTH ELEVATION

SCALE : 3/32"=1'-0"



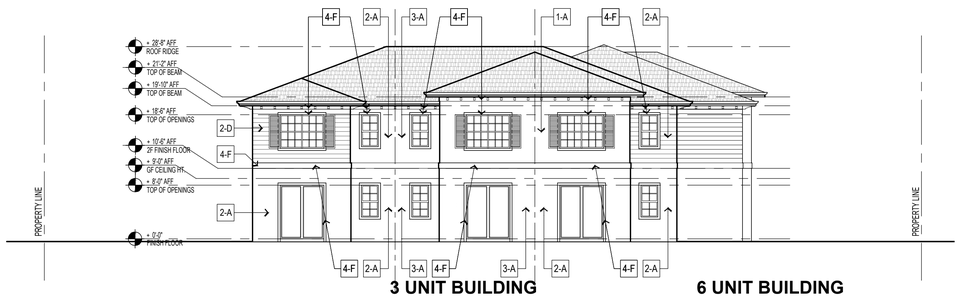
3 UNIT BUILDING



6 UNIT BUILDING

OVERALL SOUTH ELEVATION

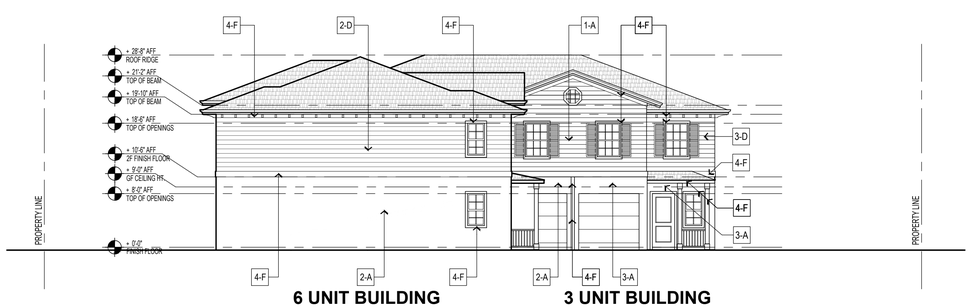
SCALE : 3/32"=1'-0"



3 UNIT BUILDING 6 UNIT BUILDING

OVERALL WEST ELEVATION

SCALE : 3/32"=1'-0"



6 UNIT BUILDING 3 UNIT BUILDING

OVERALL EAST ELEVATION

SCALE : 3/32"=1'-0"

FINISH SCHEDULE			
PAINT			
1	Sherwin Williams	SW-6434	Spinach White
2	Sherwin Williams	SW-9046	Gentle Aquamarine
3	Sherwin Williams	SW-6808	Celestial
4	Sherwin Williams	SW-7006	Extra White
FINISH / TEXTURE			
A	Textured Stucco		
D	Clapboard Siding in Stucco		
F	Stucco band		

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Registered Architect
(561) 716-0317
11231 US Highway 1 # 306, North Palm Beach, FL 33408

JOB NAME

VILLAGE OF PALM SPRINGS TOWN HOMES LOT 2

3935 GULFSTREAM ROAD
PALM SPRINGS - FLORIDA

CLIENT

FBI CONSTRUCTION SERVICES, INC.

(561) 203-2825
275 TONEY PENNA DRIVE
SUITE 5
LANTANA, FL 33462

CONTRACTOR

STATE OF FLORIDA
MARIA C. DE NARVAEZ
AR 98739
REGISTERED ARCHITECT

ISSUE DATE - REVISION

No.	DATE	DESCRIPTION
#1	07-19-2023	REV. PER BUILDING DEPT.
#2	01-10-2024	REV. PER BUILDING DEPT.

DATE
05-03-2023

LAST REVISION

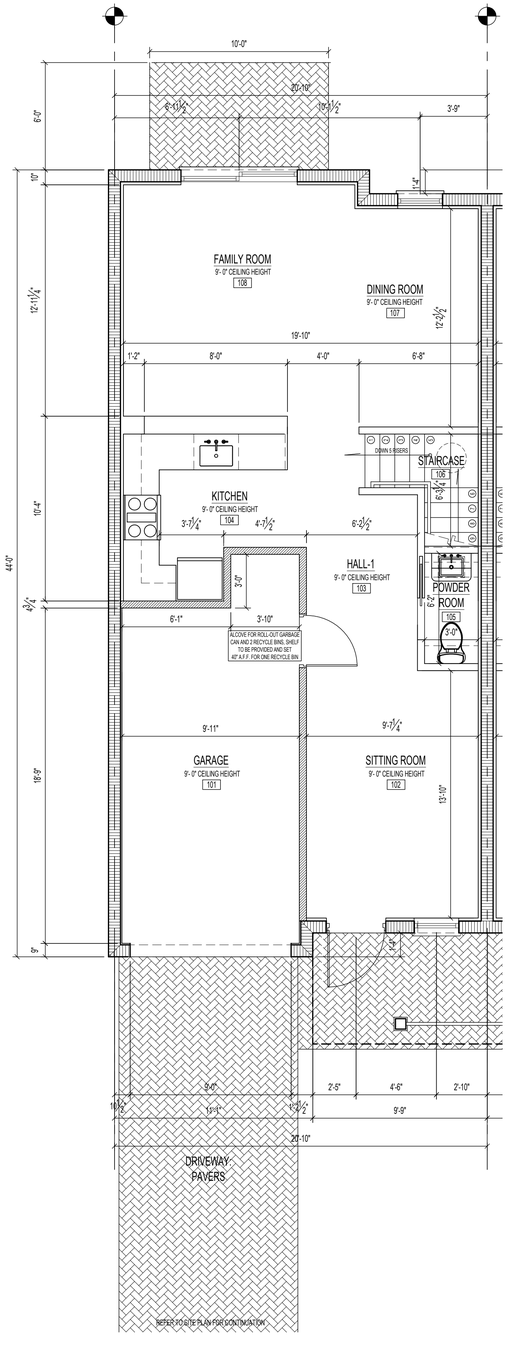
DESCRIPTION
SITE ELEVATIONS

SCALE
3/32"=1'-0"

SHEET No.
A-1.1

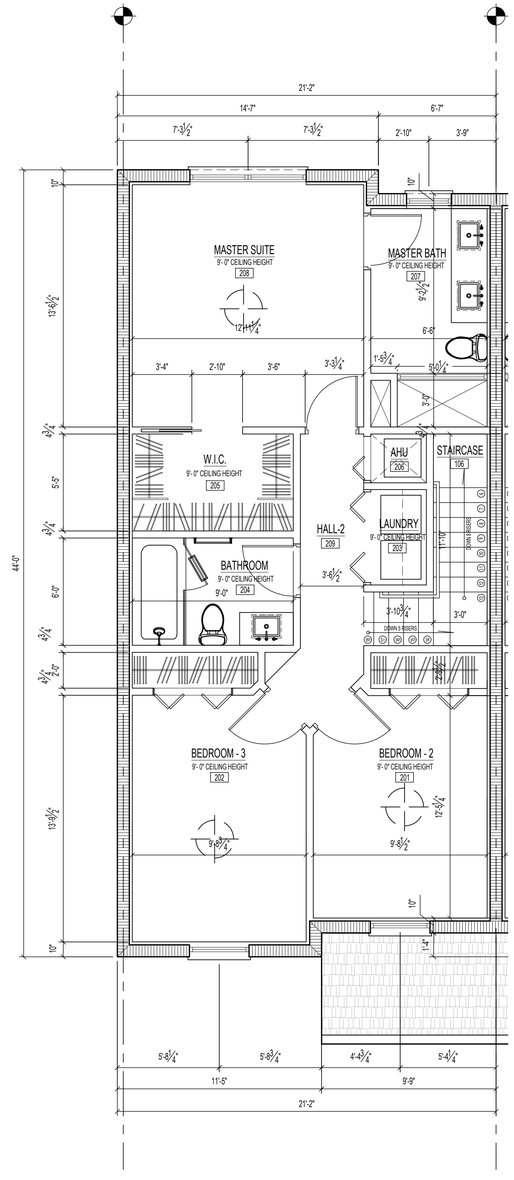
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UNIT-A GROUND FLOOR PLAN - MIDDLE UNIT

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



UNIT-A SECOND FLOOR PLAN - MIDDLE UNIT

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

CONCRETE MASONRY WALL
SEE STRUCTURAL PLANS FOR DETAILS

CONCRETE COLUMN

3⅝" OR 6" METAL STUD PARTITION 24" o.c. WITH ½" GYPSUM BOARD ON EACH SIDE

3⅝" METAL STUD PARTITION 16" o.c. WITH 1/2" GYPSUM BOARD ON BOTH SIDES.

SQUARE FOOTAGE CALCULATIONS	
SIZE	AREA
FIRST FLOOR AIR CONDITIONED	681 S.F.
GARAGE (NON AIR CONDITIONED)	213 S.F.
REAR PATIO (NOT INCLUDED IN TOTALS)	30 S.F.
SUBTOTAL - FIRST FLOOR	894 S.F.
SECOND FLOOR AIR CONDITIONED	894 S.F.
SUBTOTAL - SECOND FLOOR	894 S.F.
TOTAL	1,788 S.F.

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3935 GULFSTREAM ROAD
PALM SPRINGS - FLORIDA

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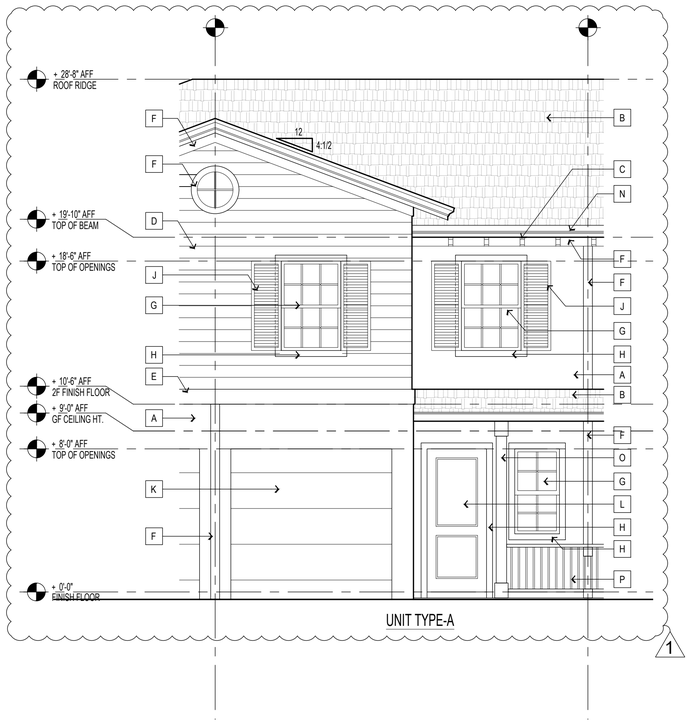
LAST REVISION

DESCRIPTION
UNIT-A FLOOR PLANS

SCALE
1/4"=1'-0"

SHEET No.
A-2.1

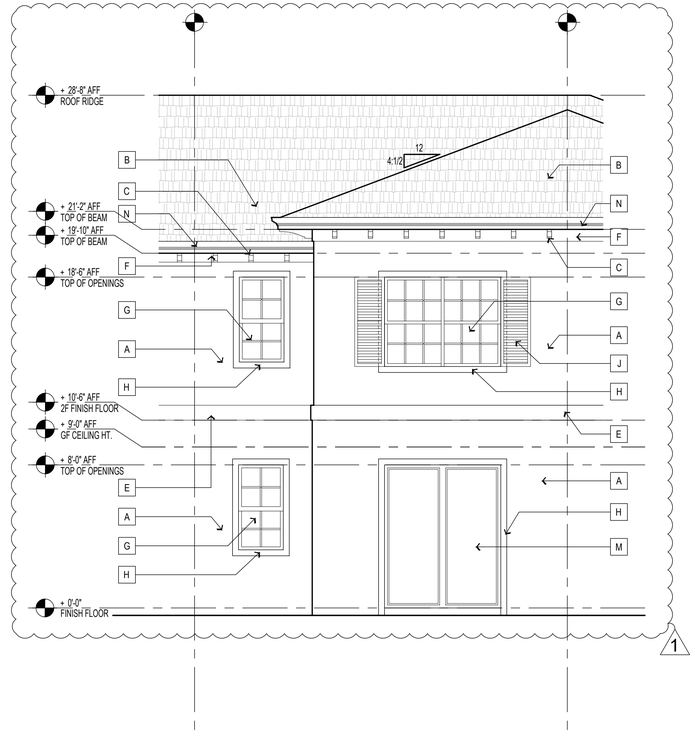
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UNIT TYPE-A

UNIT-A FRONT ELEVATION - MIDDLE UNIT

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



UNIT-A REAR ELEVATION - MIDDLE UNIT

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

ELEVATION LEGEND	
A	TEXTURED STUCCO FINISH ON CONCRETE BLOCK
B	DIMENSIONAL SHINGLES ROOFING
C	DECORATIVE TRUSS TAILS
D	CLAPBOARD SIDING IN STUCCO - PAINT FINISH
E	10" STUCCO BAND - PAINT FINISH
F	6" STUCCO BAND - PAINT FINISH
G	ALUMINUM IMPACT WINDOWS
H	4" STUCCO BAND - PAINT FINISH
J	DECORATIVE SHUTTERS - ATTACH WITH TAPCONS AT 8" O.C. E.W. 2:1/4" MIN. EMBEDMENT
K	GARAGE DOOR
L	ENTRY DOOR - 3'-0" WIDE
M	ALUMINUM IMPACT SLIDERS
N	ALUMINUM GUTTERS - 'K' STYLE (WHITE FINISH)
O	POST - PAINTED TO MATCH TRIM
P	DECORATIVE RAILING - PAINTED TO MATCH TRIM

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JOB NAME

VILLAGE OF PALM SPRINGS TOWN HOMES LOT 2

3935 GULFSTREAM ROAD
PALM SPRINGS - FLORIDA

CLIENT

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CONTRACTOR

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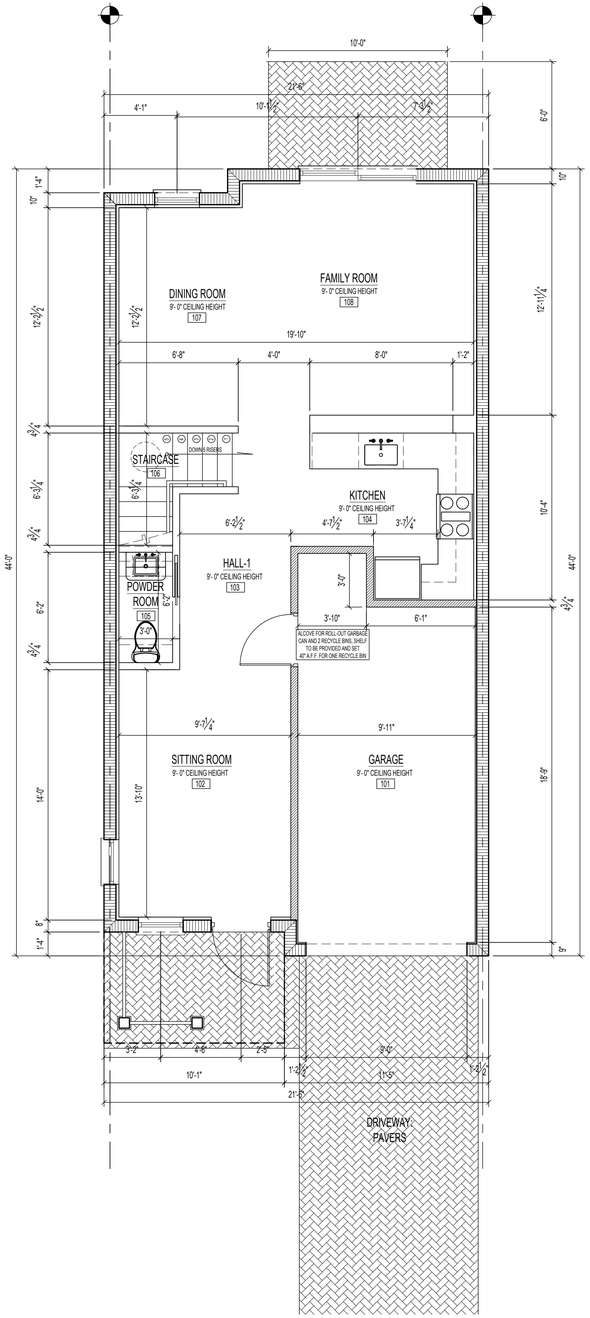
LAST REVISION

DESCRIPTION
UNIT-A ELEVATIONS

SCALE
1/4"=1'-0"

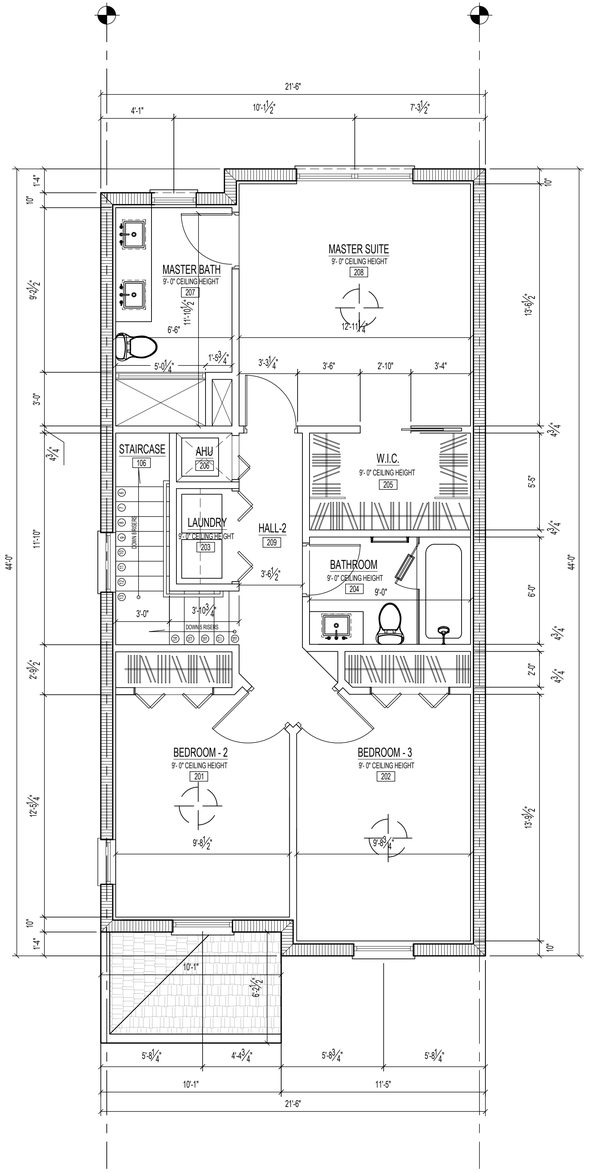
SHEET No.
A-2.2

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UNIT-B GROUND FLOOR PLAN - CORNER UNIT

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



UNIT-B SECOND FLOOR PLAN - CORNER UNIT

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

CONCRETE MASONRY WALL SEE STRUCTURAL PLANS FOR DETAILS

CONCRETE COLUMN

3⅝" OR 6" METAL STUD PARTITION 24" o.c. WITH ½" GYPSUM BOARD ON EACH SIDE.

3⅝" METAL STUD PARTITION 16" o.c. WITH 1/2" GYPSUM BOARD ON BOTH SIDES.

SQUARE FOOTAGE CALCULATIONS	
SIZE	AREA
FIRST FLOOR AIR CONDITIONED	694 S.F.
GARAGE (NON AIR CONDITIONED)	213 S.F.
REAR PATIO (NOT INCLUDED IN TOTALS)	30 S.F.
SUBTOTAL - FIRST FLOOR	907 S.F.
SECOND FLOOR AIR CONDITIONED	907 S.F.
SUBTOTAL - SECOND FLOOR	907 S.F.
TOTAL	1,814 S.F.

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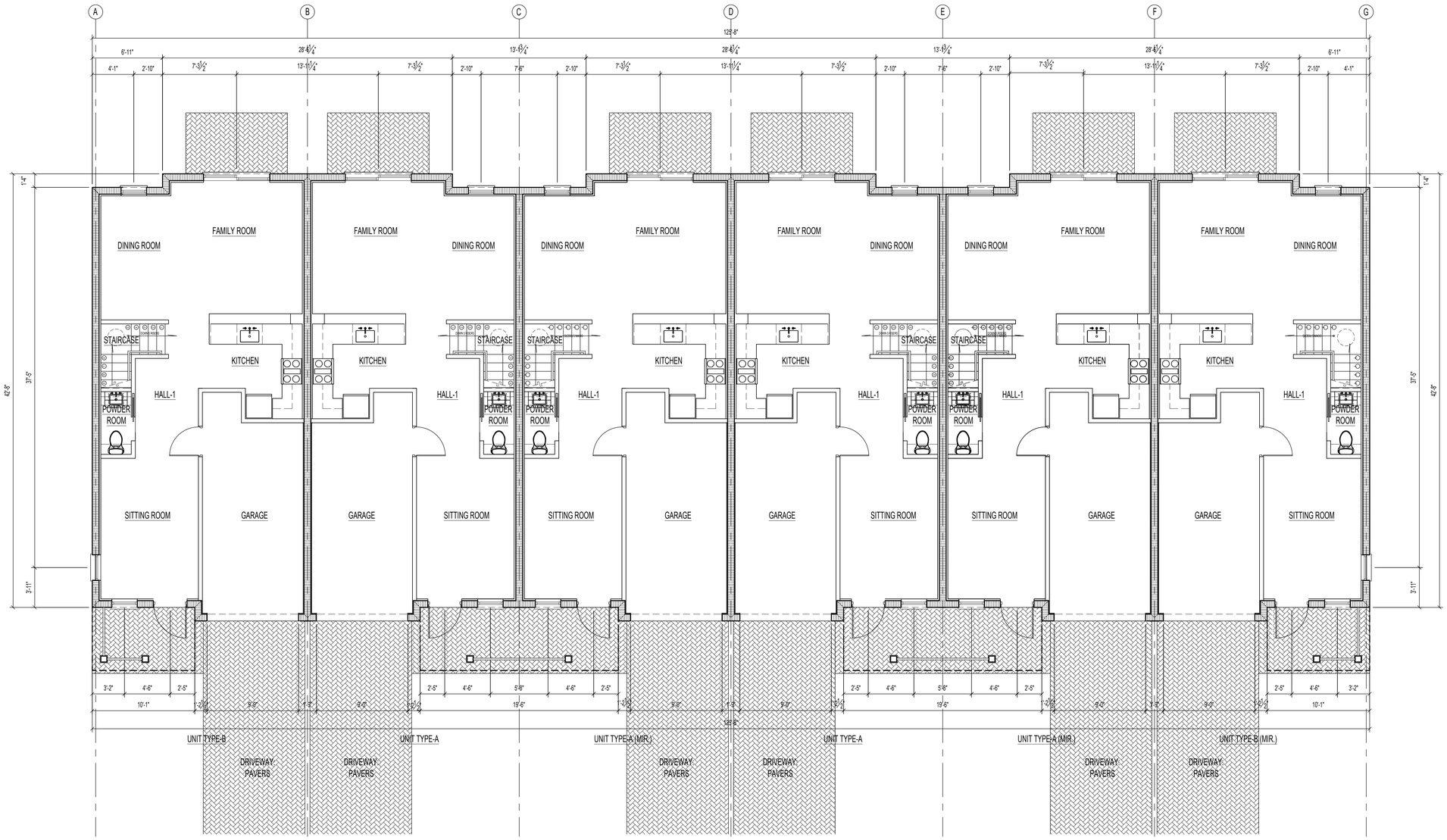
DESCRIPTION
UNIT-B FLOOR PLANS

SCALE
1/4"=1'-0"

SHEET No.
A-3.1

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6 - UNIT BLOCK GROUND FLOOR PLAN

SCALE : 3/16"=1'-0"

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JOB NAME

VILLAGE OF PALM SPRINGS TOWN HOMES LOT 2

3935 GULFSTREAM ROAD
PALM SPRINGS - FLORIDA

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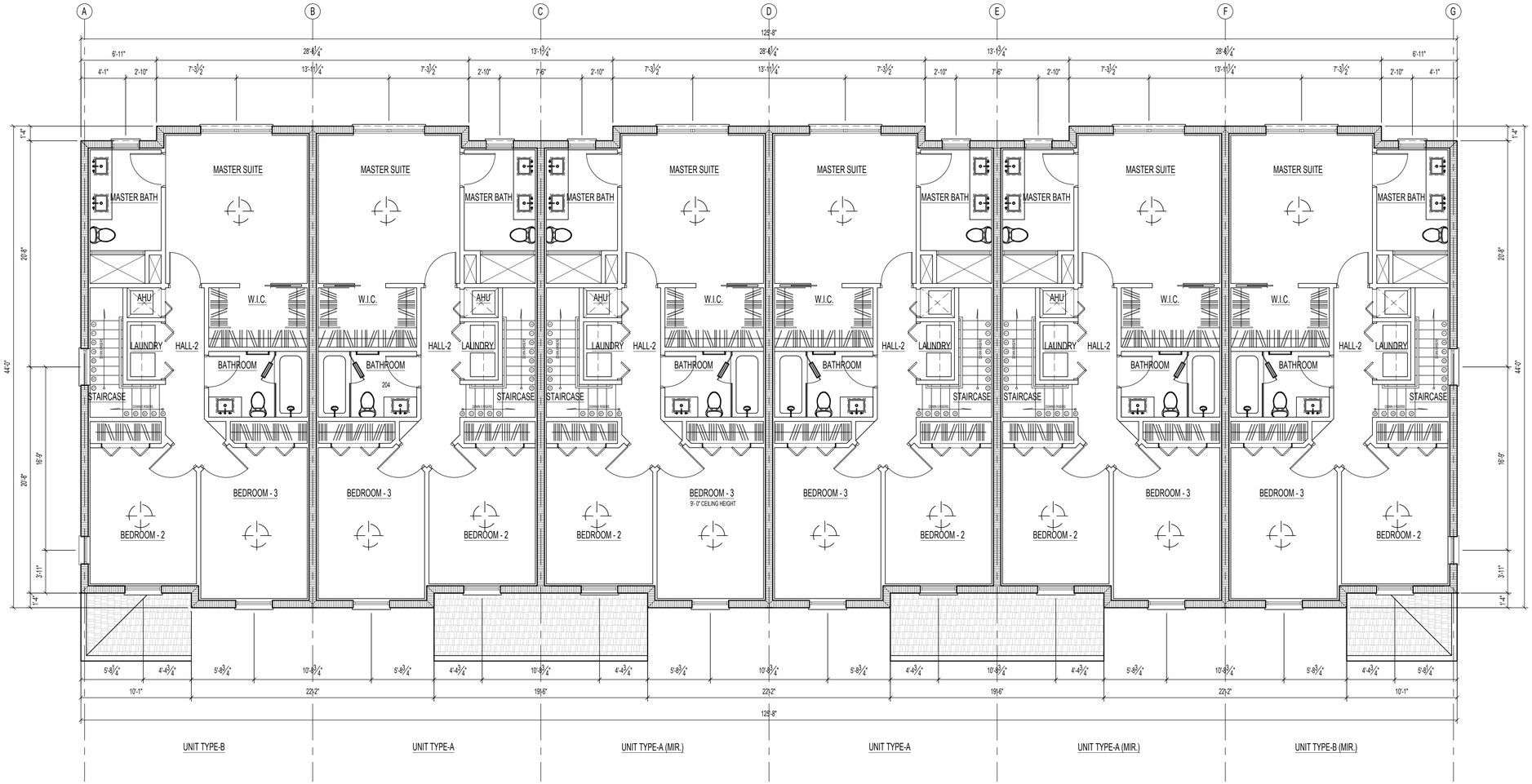
LAST REVISION

DESCRIPTION
6-UNIT BUILDING GROUND FLOOR PLAN

SCALE
3/16"=1'-0"

SHEET No.
A-5.1

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6 - UNIT BLOCK SECOND FLOOR PLAN

SCALE : 3/16"=1'-0"

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JOB NAME

VILLAGE OF PALM SPRINGS TOWN HOMES LOT 2

3935 GULFSTREAM ROAD
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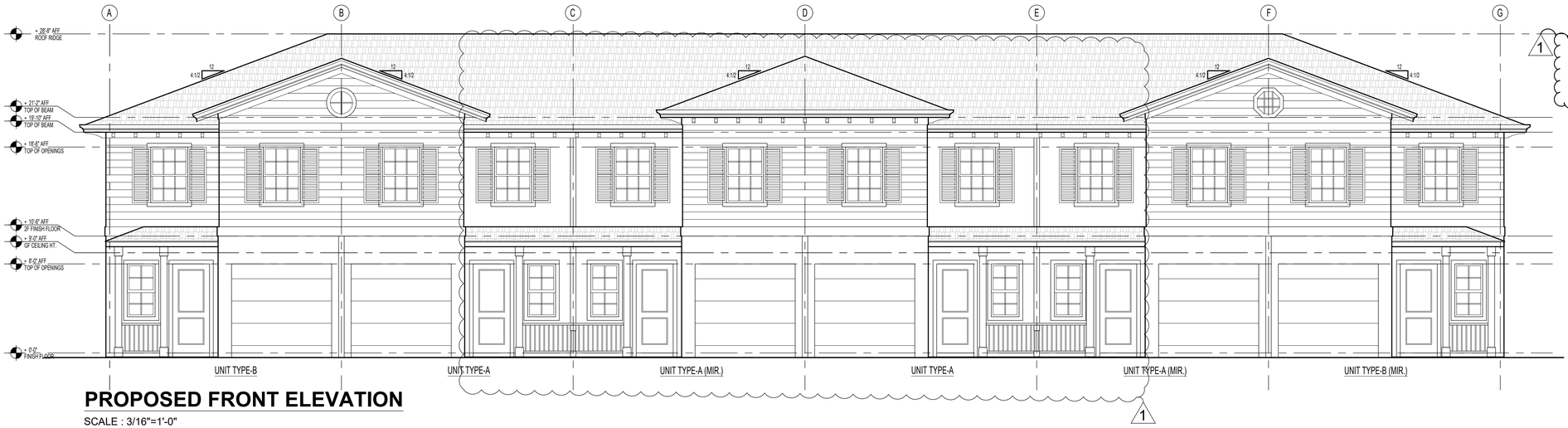
LAST REVISION

DESCRIPTION
6-UNIT BUILDING SECOND FLOOR PLAN

SCALE
3/16"=1'-0"

SHEET No.
A-5.2

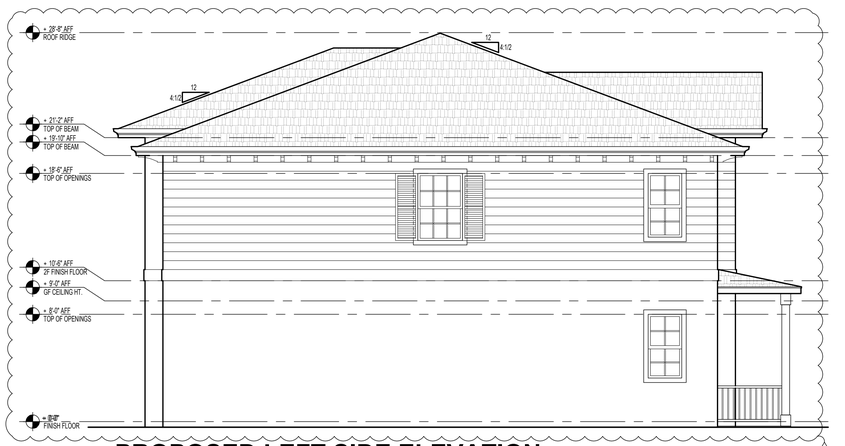
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PROPOSED FRONT ELEVATION

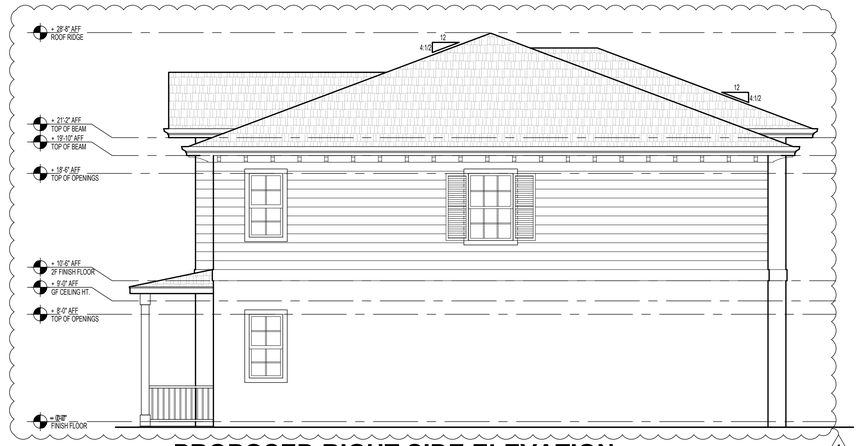
SCALE : 3/16"=1'-0"

FOR BUILDING DEPARTMENT USE:
- FRONT ELEVATION = NORTH ELEVATION.
- REAR ELEVATION = SOUTH ELEVATION.
- LEFT SIDE ELEVATION = WEST ELEVATION.
- RIGHT SIDE ELEVATION = EAST ELEVATION.



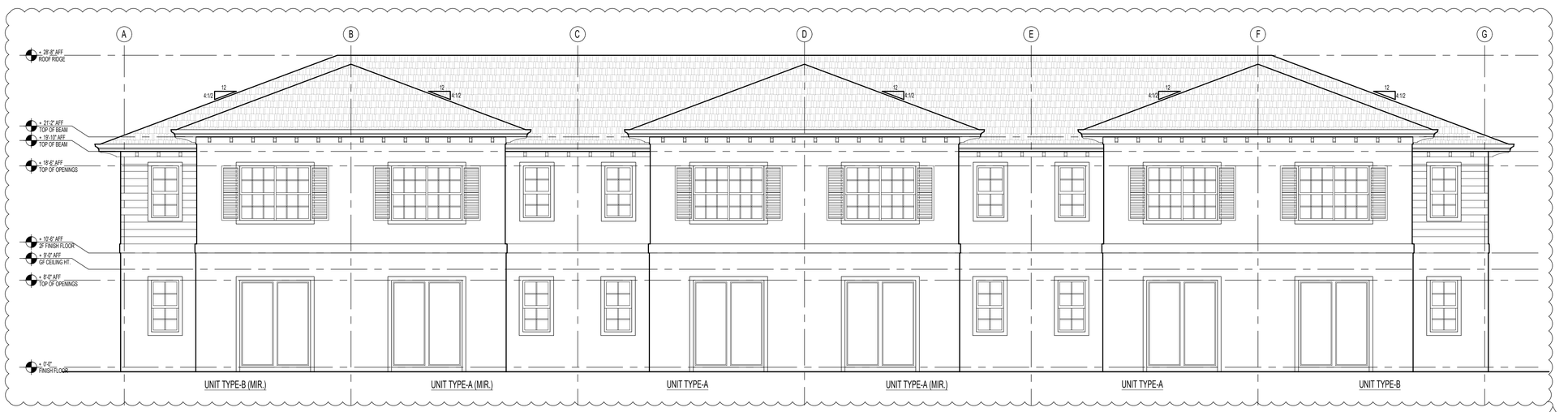
PROPOSED LEFT SIDE ELEVATION

SCALE : 3/16"=1'-0"



PROPOSED RIGHT SIDE ELEVATION

SCALE : 3/16"=1'-0"



PROPOSED REAR ELEVATION

SCALE : 3/16"=1'-0"

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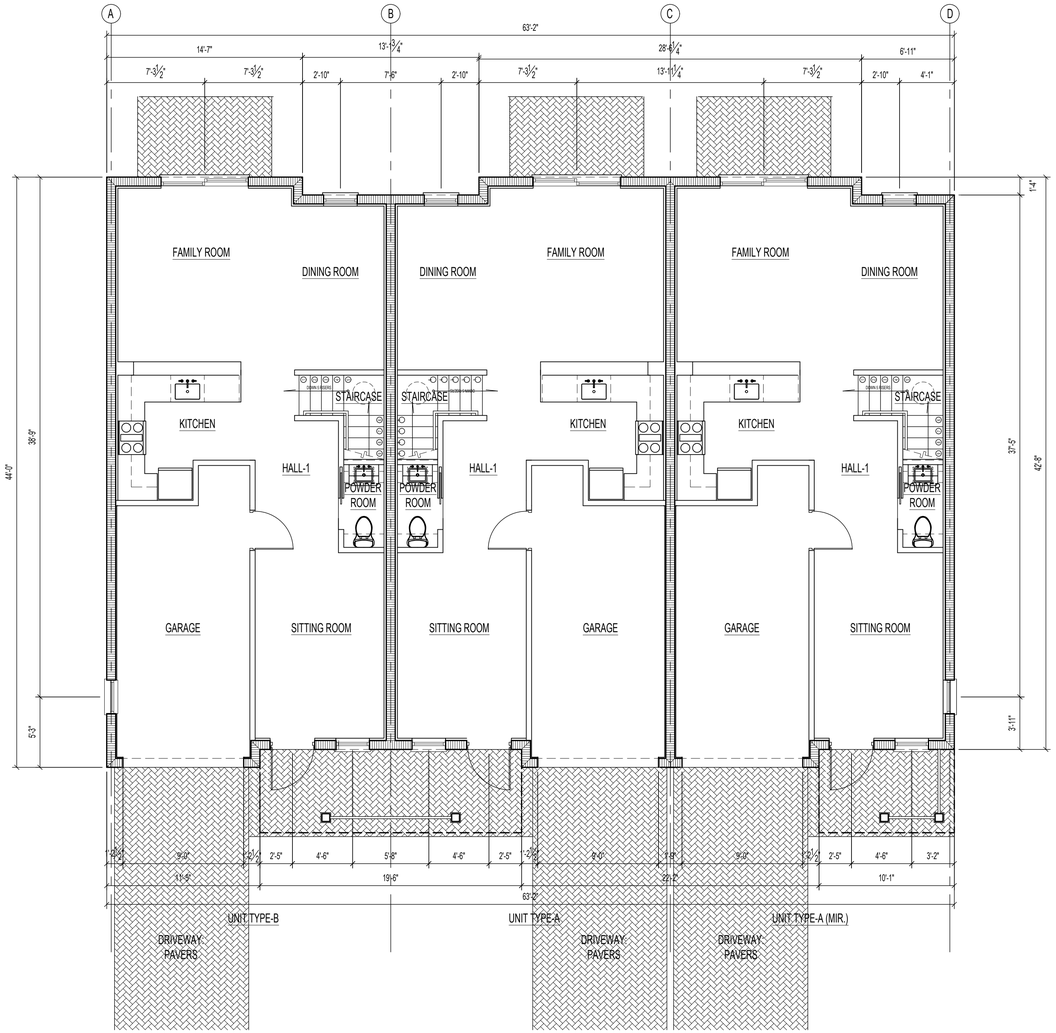
LAST REVISION

DESCRIPTION
6-UNIT BUILDING ELEVATIONS

SCALE
3/16"=1'-0"

SHEET No.
A-5.3

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3 - UNIT BLOCK GROUND FLOOR PLAN

SCALE : 3/16"=1'-0"

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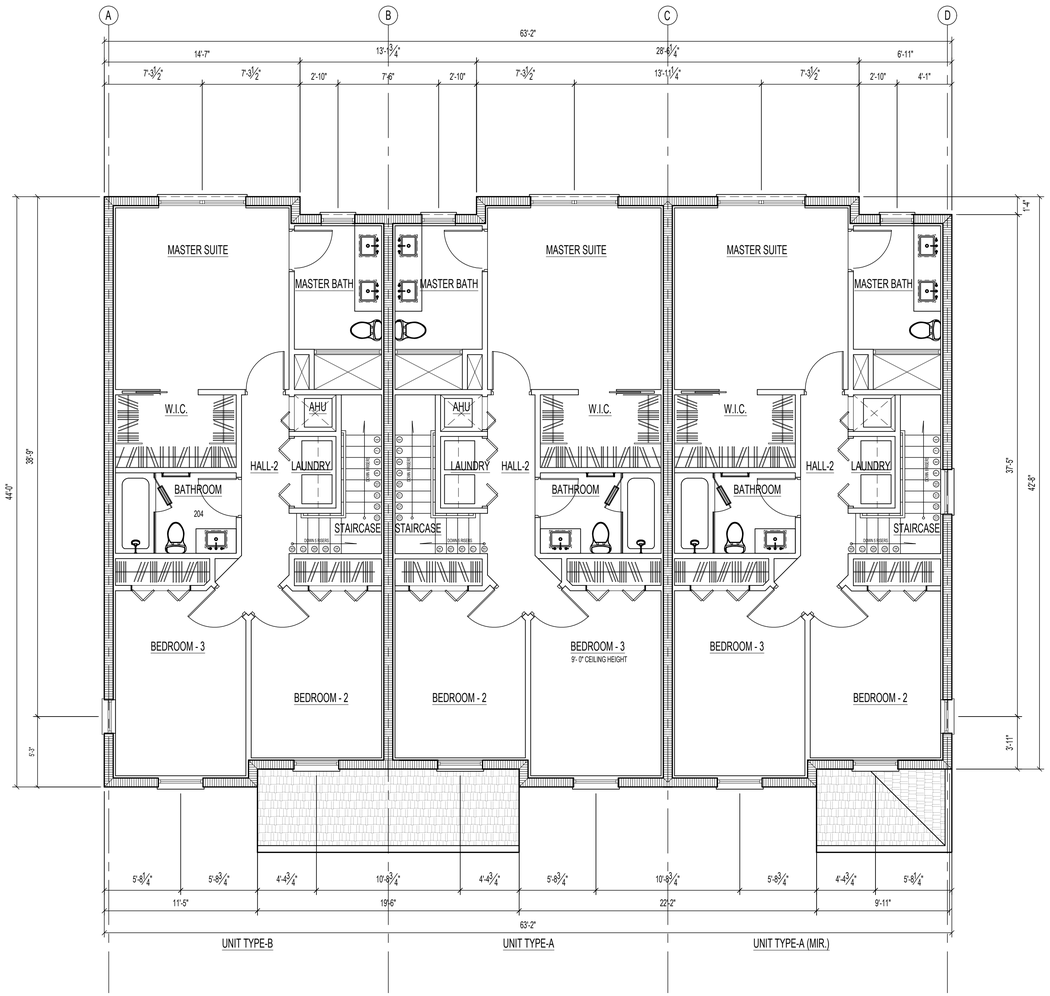
LAST REVISION

DESCRIPTION
3-UNIT BUILDING GROUND FLOOR PLAN

SCALE
3/16"=1'-0"

SHEET No.
A-6.1

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3 - UNIT BLOCK SECOND FLOOR PLAN

SCALE : 3/16"=1'-0"

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DATE
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LAST REVISION

DESCRIPTION
3-UNIT BUILDING SECOND FLOOR PLAN

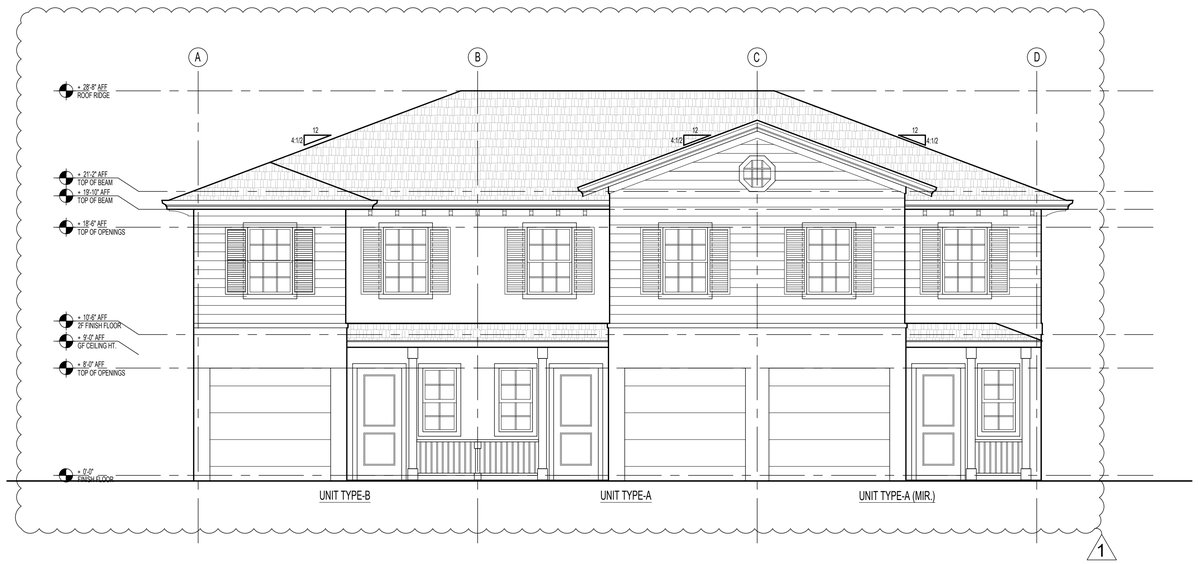
SCALE
3/16"=1'-0"

SHEET No.
A-6.2

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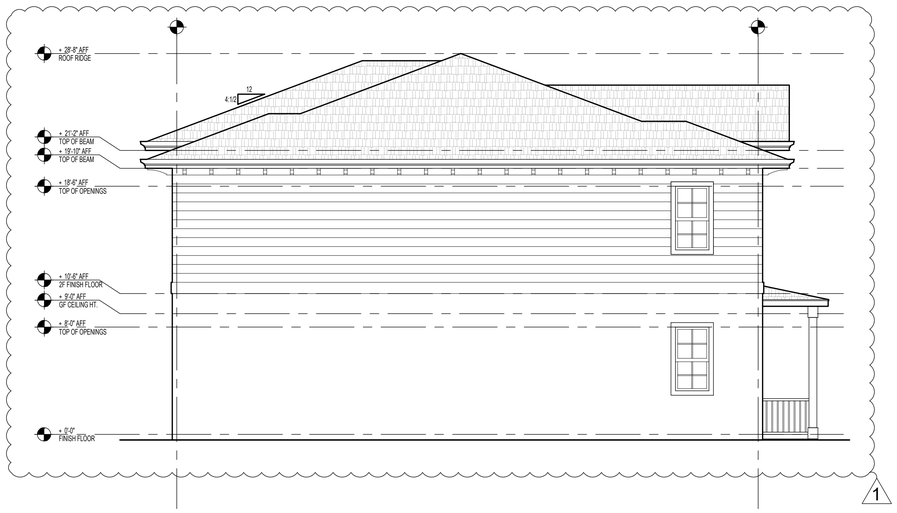
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FOR BUILDING DEPARTMENT USE:
- FRONT ELEVATION = EAST ELEVATION.
- REAR ELEVATION = WEST ELEVATION.
- LEFT SIDE ELEVATION = SOUTH ELEVATION.
- RIGHT SIDE ELEVATION = NORTH ELEVATION.



PROPOSED FRONT ELEVATION

SCALE : 3/16"=1'-0"



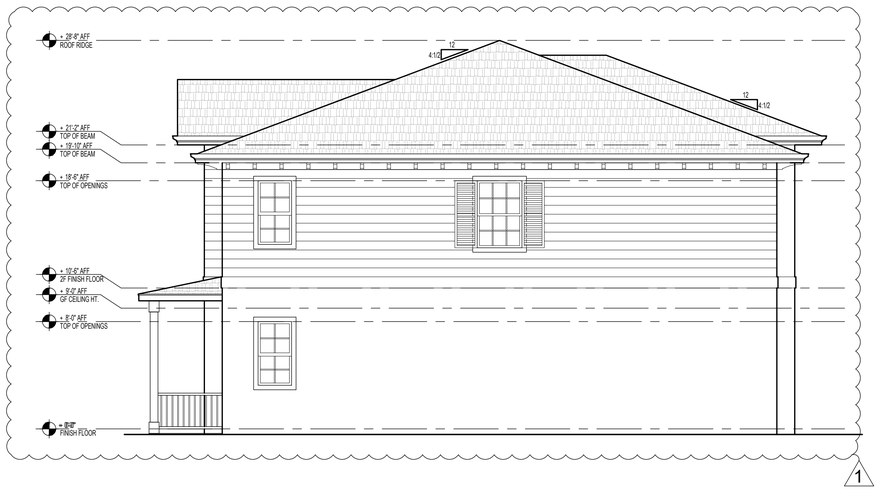
PROPOSED LEFT SIDE ELEVATION

SCALE : 3/16"=1'-0"



PROPOSED REAR SIDE ELEVATION

SCALE : 3/16"=1'-0"



PROPOSED RIGHT SIDE ELEVATION

SCALE : 3/16"=1'-0"

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Registered Architect
(561) 716-0317
11231 US Highway 1 # 306, North Palm Beach, FL 33408

JOB NAME

VILLAGE OF PALM SPRINGS TOWN HOMES LOT 2

3935 GULFSTREAM ROAD
PALM SPRINGS - FLORIDA

CLIENT

FBI CONSTRUCTION SERVICES, INC.

(561) 203-2825
275 TONEY PENNA DRIVE
SUITE 5
LANTANA, FL 33462

CONTRACTOR

STATE OF FLORIDA
MARIA C. DE NARVAEZ
AR 98739
REGISTERED ARCHITECT

ISSUE DATE - REVISION

No.	DATE	DESCRIPTION
#1	07-19-2023	REV. PER BUILDING DEPT.

DATE
05-03-2023

LAST REVISION

DESCRIPTION
3-UNIT BUILDING ELEVATIONS

SCALE
3/16"=1'-0"

SHEET No.
A-6.3

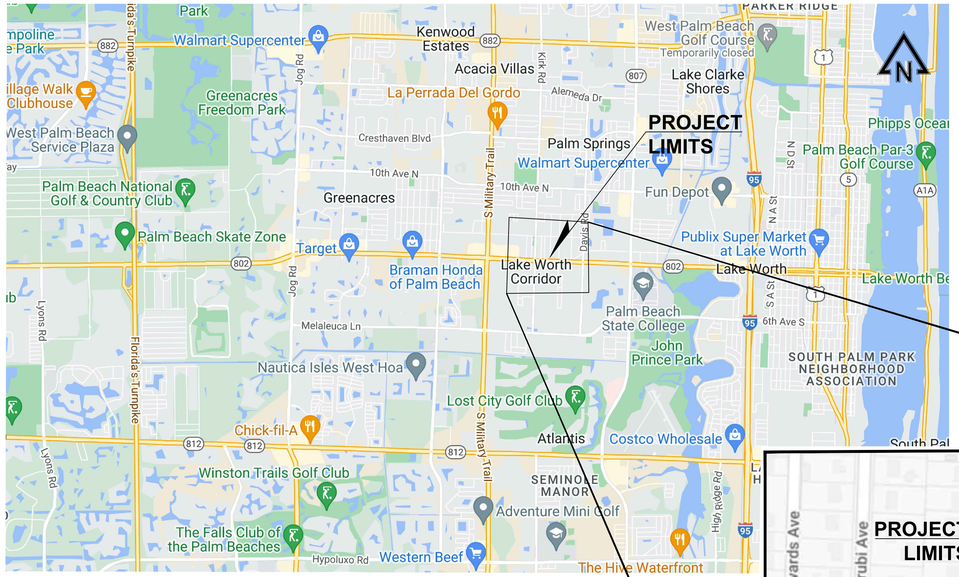
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GULFSTREAM IMPROVEMENTS - WEST
3935 GULFSTREAM ROAD
PALM SPRINGS, FLORIDA 33461

PREPARED FOR

VILLAGE OF PALM SPRINGS

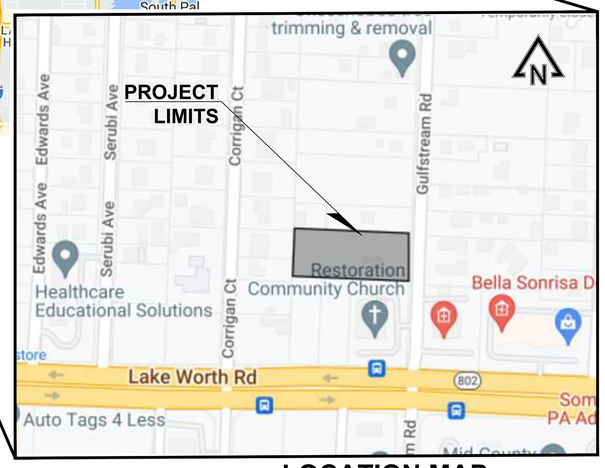
OCTOBER 2023



SECTION 19, TOWNSHIP 44S, RANGE 43E

VICINITY MAP

NTS



LOCATION MAP

NTS

SHEET INDEX

SHEET NO	SHEET TITLE
C-1	COVER
C-2	DEMOLITION AND EROSION CONTROL PLAN
C-3	PAVING, GRADING, AND DRAINAGE PLAN
C-4	UTILITY PLAN
C-5	SIGNAGE AND PAVEMENT MARKING PLAN
C-6	CROSS SECTIONS
C-7	PAVING, GRADING AND DRAINAGE DETAILS
C-8	WATER AND SEWER DETAILS
C-9	WATER AND SEWER DETAILS
C-10	WATER AND SEWER DETAILS
C-11	WATER AND SEWER DETAILS

TOTAL NO OF SHEETS - 11

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1	12/18/2023	VPS COMMENTS	KAK
2	4/7/2023	VPS COMMENTS	KAK

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ADAM SWANEY, P.E.
NO. 72335

GULFSTREAM IMPROVEMENTS - WEST
3935 GULFSTREAM ROAD
PALM SPRINGS, FLORIDA 33461
COVER

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J:\Land Projects R2\22105.01 Gulfstream Village Apartments\DWG\West\22105.01_CVR_West.dwg DATE: 10/4/2023 1:49 PM

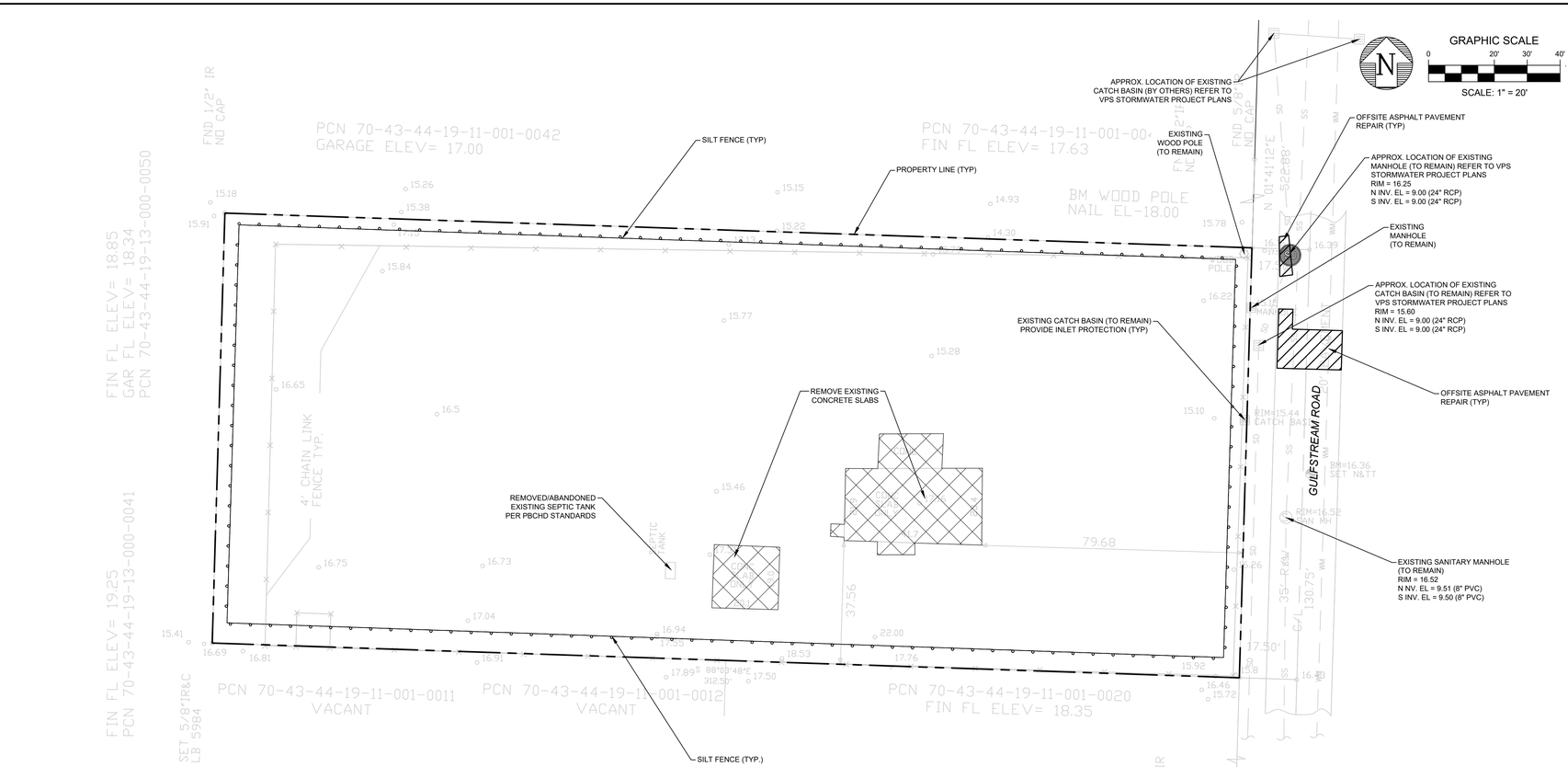
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DRAWN	KL/KAK
PROJECT ENGINEER	KAK
PROJECT MANAGER	KAK
CHECKED	ACS

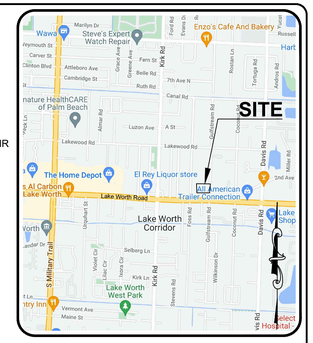
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JOB NO. 22105.01

PLOT: 1/18/2024 8:44:33 AM

SUBMITTAL, PRELIMINARY





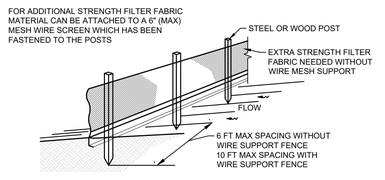
LOCATION MAP
N.T.S.

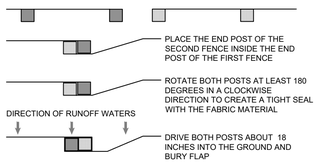
POLLUTION PREVENTION NOTES:

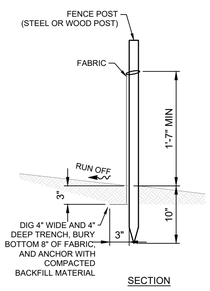
1. ALL POLLUTION PREVENTION MEASURES SHALL BE STRICTLY ENFORCED.
2. PROVISIONS FOR CONTROL OF POLLUTION:
   A. SUFFICIENT PRECAUTIONS SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT THE RUN-OFF OF POLLUTING SUBSTANCES SUCH AS SILT, CLAY, FUELS, OILS, BITUMEN'S OR OTHER POLLUTING MATERIALS HARMFUL TO HUMANS, FISH, OR OTHER LIFE, INTO THE SUPPLIES AND SURFACE WATERS OF THE STATE OF FLORIDA. CONTROL MEASURES MUST BE ADEQUATE TO ASSURE THAT TURBIDITY IN THE RECEIVING WATER WILL NOT BE INCREASED MORE THAN 29 NEPHELOMETRIC TURBIDITY UNITS (NTU) ABOVE BACKGROUND UNLESS OTHERWISE PERMITTED. SPECIAL PRECAUTIONS SHALL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT OPERATIONS WHICH PROMOTE EROSION. EROSION EVIDENT WITHIN THE LIMITS OF CONSTRUCTION OR OTHER AREAS AFFECTED BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
   B. FILL OUT A NOTICE OF INTENT FORM (FDEP FORM 62-621.300(4)(B) AND SUBMIT IT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
   C. EXCAVATION OF WATER MANAGEMENT FACILITIES SHOULD OCCUR IMMEDIATELY AFTER CLEARING AND GRUBBING TO SERVE AS A SEDIMENT TRAP OR CATCHMENT FOR STORMWATER RUNOFF FROM EXPOSED SOILS.
   D. CONSTRUCT PERIMETER BERM OR GRADE SITE TO PREVENT OFF-SITE DISCHARGE OF STORMWATER RUNOFF.
   E. PLACE SILT FENCES OR HAY BALES TO CONTAIN EROSION IN AREAS PRONE TO STORMWATER RUNOFF EROSIVE VELOCITIES.
   F. PROTECT EACH INLET THAT MAY RECEIVE RUNOFF FROM THE CONSTRUCTION SITE WITH SILT FENCE/FILTER FABRIC STAKED IN PLACE.
   G. TAKE ALL REASONABLE PRECAUTIONS TO CONTROL DUST AND UNCONFINED PARTICULATE MATTER. THE APPLICATION OF WATER IS AN ACCEPTABLE DUST SUPPRESSANT ON ROADWAYS, STOCKPILES, AND ANY OTHER AREAS WITHIN THE PROJECT BOUNDARIES. DUST SUPPRESSANT WATER SHALL BE APPLIED IN SUCH A MANNER SO AS NOT TO PRODUCE EXCESS RUNOFF AND EROSION.
   H. TAKE PRECAUTIONS IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT OPERATIONS WHICH PROMOTE EROSION.
3. OTHER CONTROLS AND MATERIAL MANAGEMENT PRACTICES:
   A. HAZARDOUS WASTE - DISPOSE OF IN A MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS.
   B. NOISE - MINIMIZE NOISE CAUSED BY THE OPERATION OF EQUIPMENT. ABIDE BY ALL LOCAL REGULATIONS COVERING NOISE CONTROL.
   C. ODORS - DO NOT CAUSE OBJECTIONABLE ODORS TO BE GENERATED.
   D. OFFSITE VEHICLE TRACKING - PROVIDE A ROCK CONSTRUCTION ENTRANCE TO REDUCE VEHICLE TRACKING OF SEDIMENTS. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE SHALL BE COVERED WITH A TARPAULIN.
   E. OPEN BURNING - NO OPEN FIRES OR BURNING OF MATERIALS.
   F. PAINTS - ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM, BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO THE PAINT MANUFACTURER'S INSTRUCTIONS AND STATE OR LOCAL REGULATIONS.
   G. PETROLEUM PRODUCTS - MONITOR ONSITE VEHICLES AND TANKS FOR LEAKS. THEY SHALL RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. STORE PETROLEUM PRODUCTS IN TIGHTLY SEALED CONTAINERS, WHICH ARE CLEARLY LABELED. USE ASPHALT SUBSTANCES ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE SECONDARY CONTAINMENT FOR ALL ABOVE GROUND FUEL TANKS.
   H. SANITARY WASTE - COLLECT ALL SANITARY WASTE FROM THE PORTABLE UNITS AT LEAST TWICE PER WEEK.
   I. WASTE MATERIALS - COLLECT AND STORE ALL WASTE MATERIALS IN A SECURELY COVERED METAL DUMPSTER PROVIDED BY A LICENSED SOLID WASTE MANAGEMENT COMPANY. DEPOSIT ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE IN THE DUMPSTER. THE DUMPSTER IS TO BE EMPTIED AS NEEDED SO THERE IS NO OVERFLOW. HAUL TRASH TO A STATE APPROVED LANDFILL FACILITY.
4. MAINTENANCE / INSPECTION PROCEDURES:
   A. INSPECT ALL CONTROL MEASURES AT LEAST ONCE PER WEEK AND FOLLOWING ANY STORM EVENT OF 0.5 INCHES OR GREATER.
   B. MAINTAIN ALL MEASURES IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT MUST BE INITIATED WITHIN 24 HOURS OF THE ONSITE INSPECTION REPORT.
   C. REMOVE BUILT UP SEDIMENT FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
   D. INSPECT SILT FENCE FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
   E. PREPARE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS FOUND AT THE END OF THIS SECTION.
   F. THE CONTRACTOR SHALL DESIGNATE A QUALIFIED PERSON TO BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND COMPLETING THE INSPECTION AND MAINTENANCE REPORTS.
   G. NON-STORMWATER DISCHARGES ARE PERMISSIBLE PROVIDED THAT DISCHARGE DOES NOT CAUSE EROSION OR CREATE TURBIDITY WITHIN THE RECEIVING BODY AND ARE IN COMPLIANCE WITH REGULATORY REQUIREMENTS. THESE DISCHARGES MAY INCLUDE WATER LINE FLUSHING, FIRE FIGHTING ACTIVITIES, FIRE HYDRANT FLUSHING, DUST CONTROL, IRRIGATION DRAINAGE, AIR CONDITIONING CONDENSATION,
   AND WATER USED TO SPRAY OFF LOOSE SOLIDS FROM VEHICLES.
5. PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE ENGINEERING DEPARTMENT'S PRE-CONSTRUCTION MEETING FOR SITE DEVELOPMENT.
6. AUTHORIZATION FOR INSTALL EROSION CONTROL DEVICES AND PRESERVE BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. THIS AUTHORIZATION SHALL BE POSTED ON THE SITE, IN THE PERMIT
   BOX, IT'S LOCATION SHOWN ELSEWHERE ON THIS PAGE.
7. PRIOR TO SCHEDULING A FINAL ENVIRONMENTAL INSPECTION FOR THE INFRASTRUCTURE, ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
8. SOIL STABILIZATION SHALL BE COMPLETED WITHIN 30 DAYS OF VEGETATION REMOVAL. STABILIZATION TO CONSIST OF PLACEMENT OF SOD OF ALL DISTURBED AREAS.

GENERAL NOTES:

1. ALL ELEVATIONS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
2. TOPOGRAPHIC SURVEY PERFORMED BY UNIVERSAL SURVEYING SYSTEMS, INC. DATED MARCH 4, 2021.
3. EXISTING DRAINAGE INFORMATION OBTAINED FROM GULFSTREAM ROAD DRAINAGE IMPROVEMENTS PLANS AS PREPARED BY CRAVEN, THOMPSON AND ASSOCIATES, INC.
4. CONTRACTOR TO PROVIDE MOT PLAN FOR PROPOSED IMPROVEMENTS ALONG GULFSTREAM ROAD.





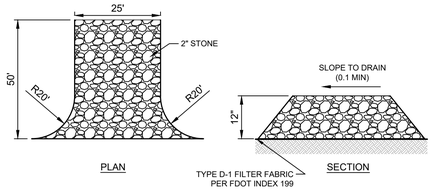


SECTION

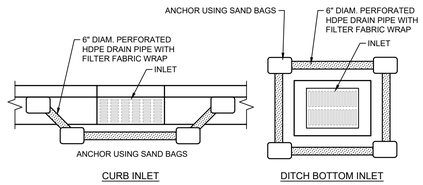
NOTES:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UP SLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UP SLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS WITH TIES SPACED EVERY 24 INCHES AT TOP AND MID. SECTION. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
8. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE OR DEPTH OF ACCUMULATED SEDIMENT REACHES 6 INCHES.
9. SILT FENCE SHALL BE INSTALLED PER MANUFACTURES SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL CONSTRUCTION IS COMPLETE.
10. THE CONTRACTOR SHALL INSPECT AND REPAIR THE SILT FENCE AFTER EACH RAIN EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
11. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFFSITE AND CAN BE PERMANENTLY STABILIZED.
12. THE SILT FENCE SHALL BE PLACED ON SLOPE CONTOUR TO MAXIMIZE ITS PONDING EFFICIENCY.
13. IF DITCH LEVEL IS DEEPER THAN 30", THEN A FLOATING SILT SCREEN SHALL BE USED.
14. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
15. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN.
16. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

SILT FENCE INSTALLATION DETAIL
N.T.S.



TEMPORARY GRAVEL ENTRANCE
N.T.S.



STORM DRAIN INLET PROTECTION
N.T.S.

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2	9/18/2023	VPS COMMENTS	KAK

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NO. 72335

GULFSTREAM IMPROVEMENTS - WEST
3935 GULFSTREAM ROAD
PALM SPRINGS, FLORIDA 33461
DEMOLITION AND EROSION CONTROL PLAN

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DATE	OCTOBER 2023
DRAWN	KL/KAK
PROJECT ENGINEER	KAK
PROJECT MANAGER	KAK
CHECKED	ACS

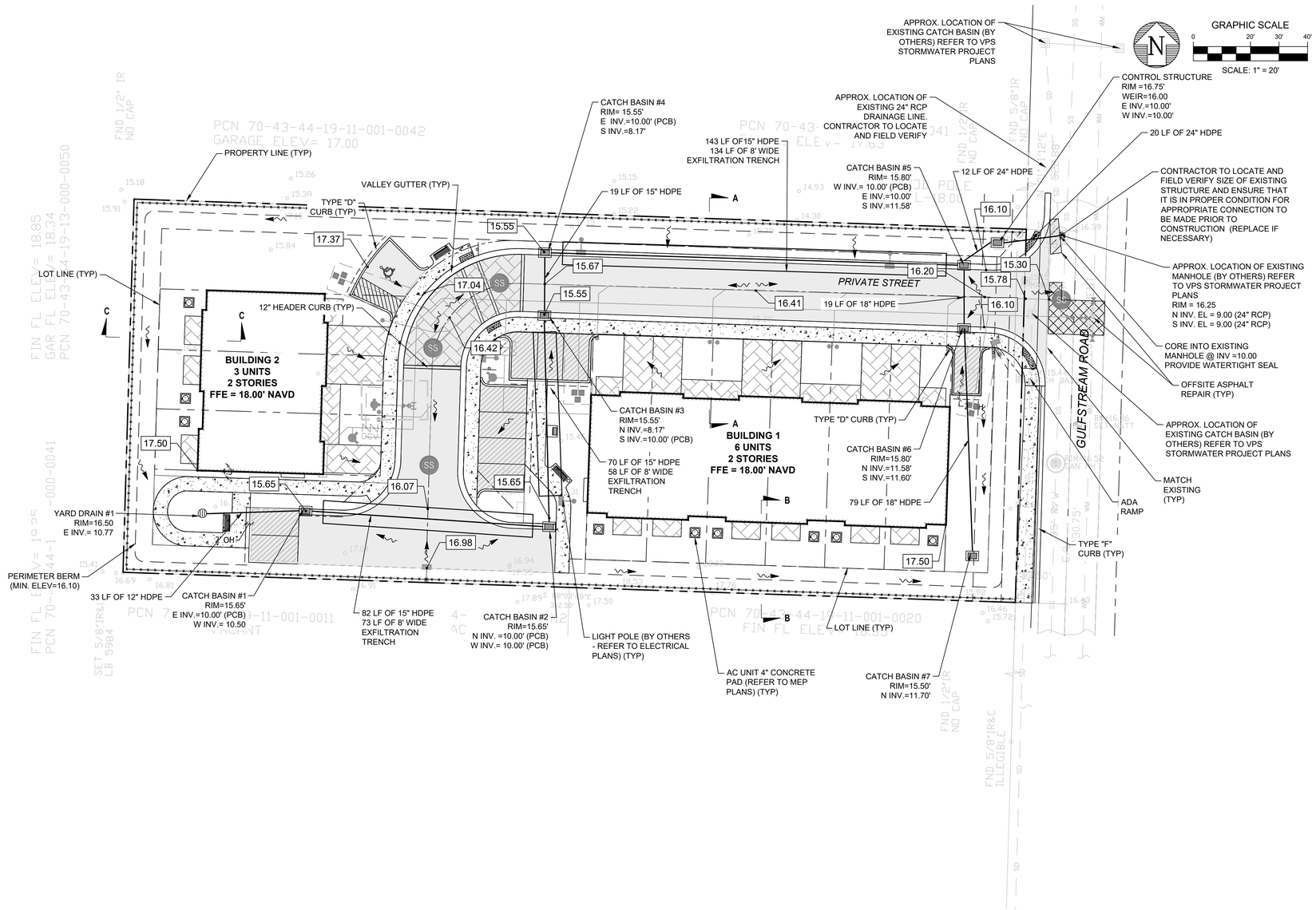
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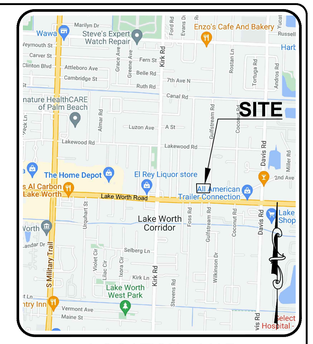
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PLOT: 1/18/2024 8:44:42 AM

SUBMITTAL, PRELIMINARY





LOCATION MAP
N.T.S.

PROPOSED ENGINEERING LEGEND:

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- PAVERS
- OFFSITE ASPHALT PAVEMENT REPAIR
- PERVIOUS PAVERS
- CATCH BASIN
- YARD DRAIN
- DRAINAGE FLOW DIRECTION
- 12.55 PROPOSED ELEVATION
- EXFILTRATION TRENCH
- PCB POLLUTION CONTROL BAFFLE

SURVEY LEGEND:
X.XX = EXISTING LOT GRADES.
N&TT = NAIL AND TIN TAB
M.E. = MAINTENANCE EASEMENT
FP&L = FLORIDA POWER & LIGHT
P.C.P.= PERMANENT CONTROL POINT
C/L = CENTERLINE
SDE = SWALE DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
FND = FOUND
CONC = CONCRETE
N&D = NAIL & DISC
IR&C = IRON ROD & CAP
R/W = RIGHT OF WAY
F.F. = FINISH FLOOR
R = RADIUS
Δ = DELTA
L = LENGTH

GENERAL NOTES:
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3	2/16/2023	VPS COMMENTS	KAK

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PAVING, GRADING, AND DRAINAGE PLAN

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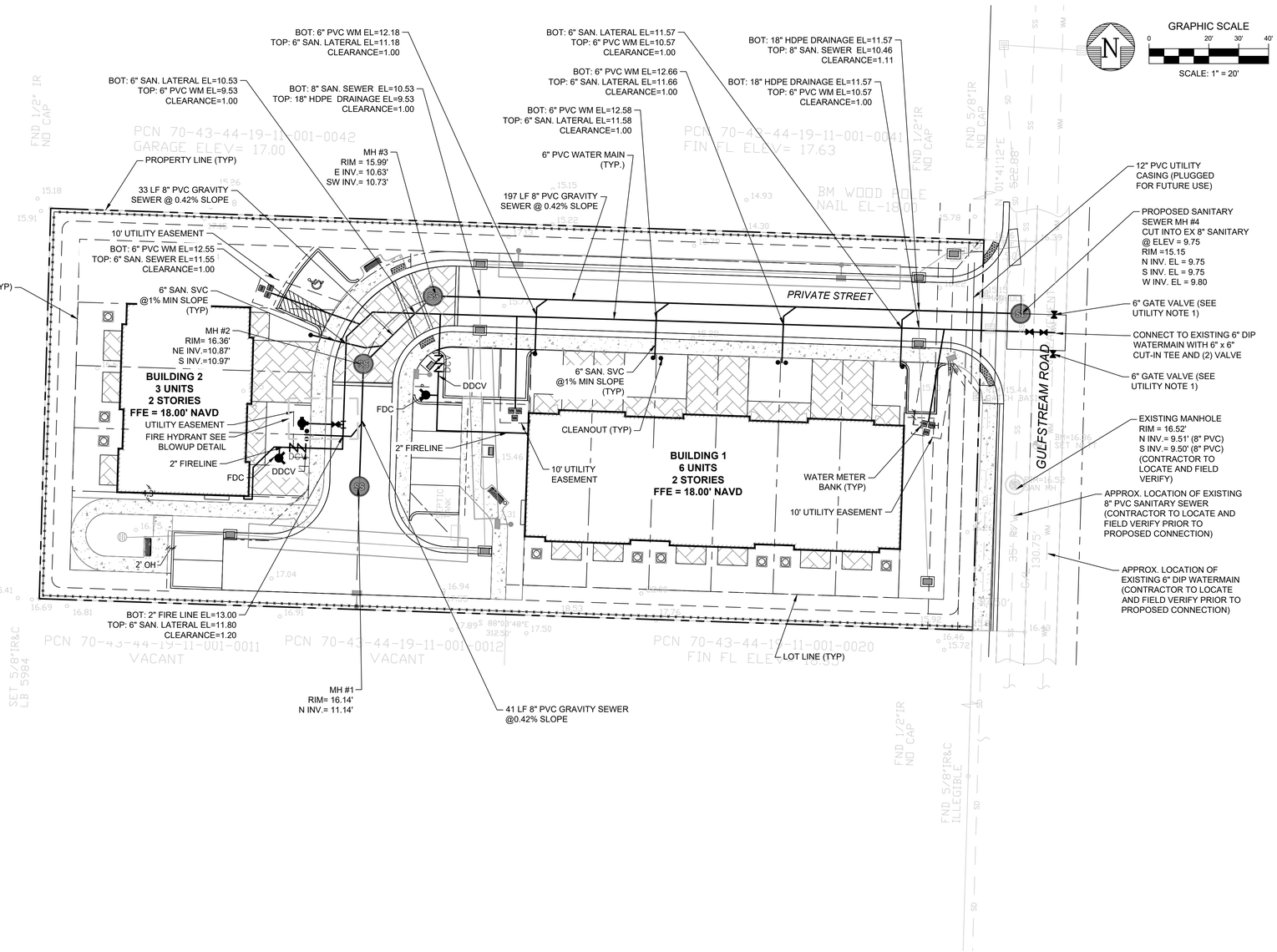
DATE	OCTOBER 2023
DRAWN	KL/KAK
PROJECT ENGINEER	KAK
PROJECT MANAGER	KAK
CHECKED	ACS

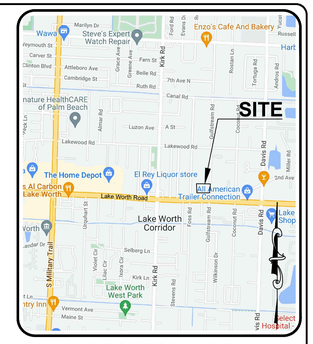
SHEET NO. C-3
11
JOB NO. 22105.01

J:\Land Projects R\22105.01 Gulfstream Village Apartments\DWG\West\22105.01 NEW Prelim Eng_West.dwg DATE: 1/18/2024 8:43 AM

PLOT: 1/18/2024 8:44:48 AM

SUBMITTAL, PRELIMINARY





LOCATION MAP
N.T.S.

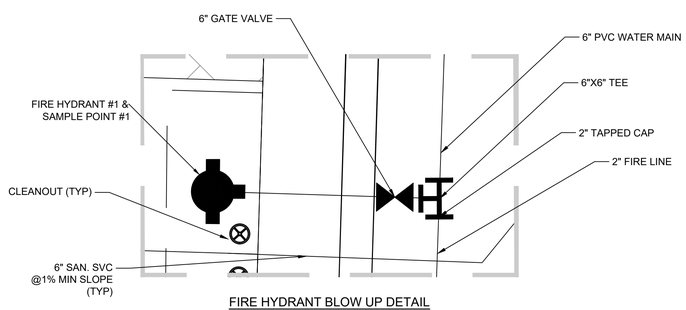
PROPOSED ENGINEERING LEGEND:

- SANITARY MANHOLE
- SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WATERMAIN FITTING (REFER TO PLANS FOR DETAIL)
- EASEMENT

SURVEY LEGEND:
X.XX = EXISTING LOT GRADES.
N&TT = NAIL AND TIN TAB
M.E. = MAINTENANCE EASEMENT
FP&L = FLORIDA POWER & LIGHT
P.C.P.= PERMANENT CONTROL POINT
C/L = CENTERLINE
SDE = SWALE DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
FND = FOUND
CONC = CONCRETE
N&D = NAIL & DISC
IR&C = IRON ROD & CAP
R/W = RIGHT OF WAY
F.F. = FINISH FLOOR
R = RADIUS
A = DELTA
L = LENGTH

GENERAL NOTES:
1. ALL ELEVATIONS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
2. TOPOGRAPHIC SURVEY PERFORMED BY UNIVERSAL SURVEYING SYSTEMS, INC. DATED MARCH 4, 2021.
3. EXISTING DRAINAGE INFORMATION OBTAINED FROM GULFSTREAM ROAD DRAINAGE IMPROVEMENTS PLANS AS PREPARED BY CRAVEN, THOMPSON AND ASSOCIATES, INC.

UTILITY NOTES:
1. IF ISOLATION OF THE EXISTING WATERMAIN IS PROHIBITED/UNOBTAINABLE, AN INSERTION VALVE SHALL BE USED IN PLACE OF A GATE VALVE.



FIRE HYDRANT BLOW UP DETAIL
N.T.S.

PRELIMINARY SUBMITTAL

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ADAM SWANEY, P.E.
NO. 72335

GULFSTREAM IMPROVEMENTS - WEST
3935 GULFSTREAM ROAD
PALM SPRINGS, FLORIDA 33461
UTILITY PLAN

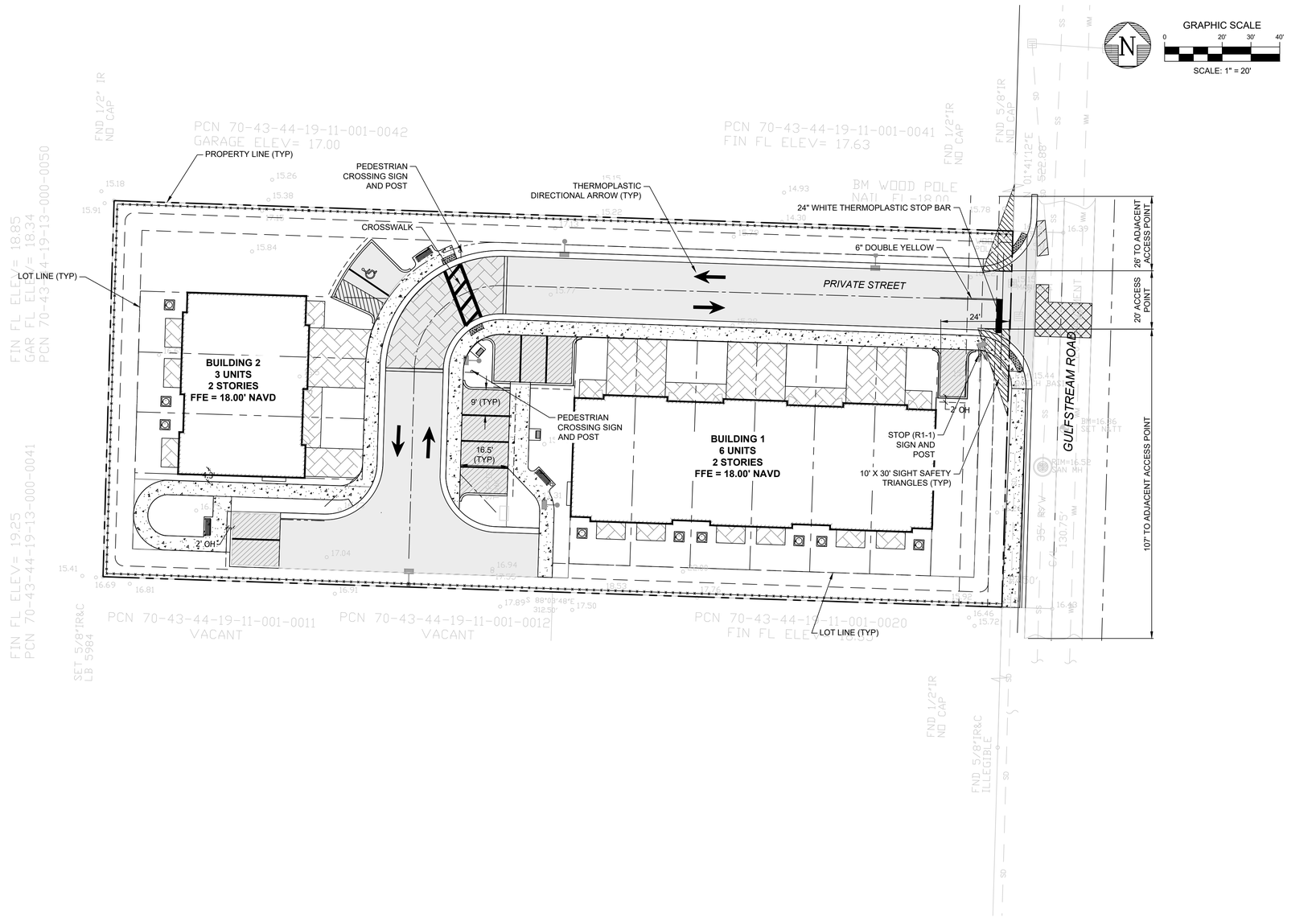
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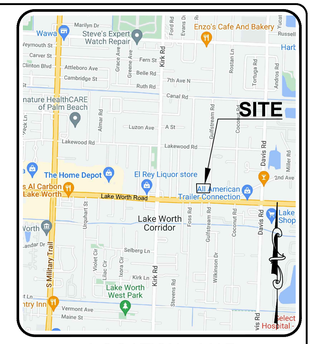
J:\Land Projects\22\22105.01 Gulfstream Village Apartments\DWG\West\22105.01 NEW Prelim Eng_West.dwg DATE: 1/18/2024 8:43 AM

DATE	OCTOBER 2023
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PROJECT ENGINEER	KAK
PROJECT MANAGER	KAK
CHECKED	ACS

PLOT: 1/18/2024 8:44:54 AM

SUBMITTAL, PRELIMINARY





LOCATION MAP
N.T.S.

PROPOSED ENGINEERING LEGEND:

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- PAVERS
- OFFSITE ASPHALT PAVEMENT REPAIR
- SIGN

SURVEY LEGEND:
X.XX = EXISTING LOT GRADES.
N&TT = NAIL AND TIN TAB
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MUTCD R1-1



MUTCD W11A-2

SIGNAGE AND PAVEMENT MARKING NOTES:

1. ALL STRIPING SHALL BE PAINTED IN ACCORDANCE WITH SECTION 710 OF THE FDOT SPECIFICATIONS, LATEST EDITION, EXCEPT WHERE INDICATED TO BE THERMOPLASTIC. ALL STOP BARS, STRIPING AT ENTRANCE/EXIT DRIVES, AND DIRECTIONAL ARROWS SHALL BE THERMOPLASTIC. ALL PARKING STALLS STRIPING SHALL BE PAINTED.
2. PAVEMENT DIRECTIONAL ARROWS ARE TO BE THERMOPLASTIC AND SHALL COMPLY WITH THE LATEST EDITION FDOT STANDARD PLANS, INDEX 711-001.
3. THERMOPLASTIC STRIPING MATERIAL SHALL BE APPLIED IN ACCORDANCE WITH SECTION 711 OF THE FDOT SPECIFICATIONS, LATEST EDITION. THICKNESS SHALL BE 90 MILS. MIN. AND 120 MILS. MAX. (ALKYD ONLY) AND EXTRUDED ONLY.
4. PAVEMENT MARKING AND GEOMETRICS SHALL COMPLY WITH LATEST EDITION OF THE MUTCD FOR STREETS AND HIGHWAYS.
5. THE DISTANCE BETWEEN THE STOP BAR AND CROSSWALKS SHALL BE 4 FEET MINIMUM.
6. THERMOPLASTIC MATERIAL SHALL NOT BE INSTALLED ON THIS PROJECT UNTIL 14 CALENDAR DAYS FOLLOWING THE FINAL LIFT OF ASPHALT HAS BEEN COMPLETED.
7. PAINT MATERIAL SHALL NOT BE APPLIED TO THE ASPHALT ON THIS PROJECT UNTIL 7 CALENDAR DAYS FOLLOWING THE FINAL LIFT OF ASPHALT HAS BEEN COMPLETED.

PRELIMINARY SUBMITTAL

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ADAM SWANEY, P.E.
NO. 72335

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3935 GULFSTREAM ROAD
PALM SPRINGS, FLORIDA 33461

SIGNAGE AND PAVEMENT MARKING PLAN

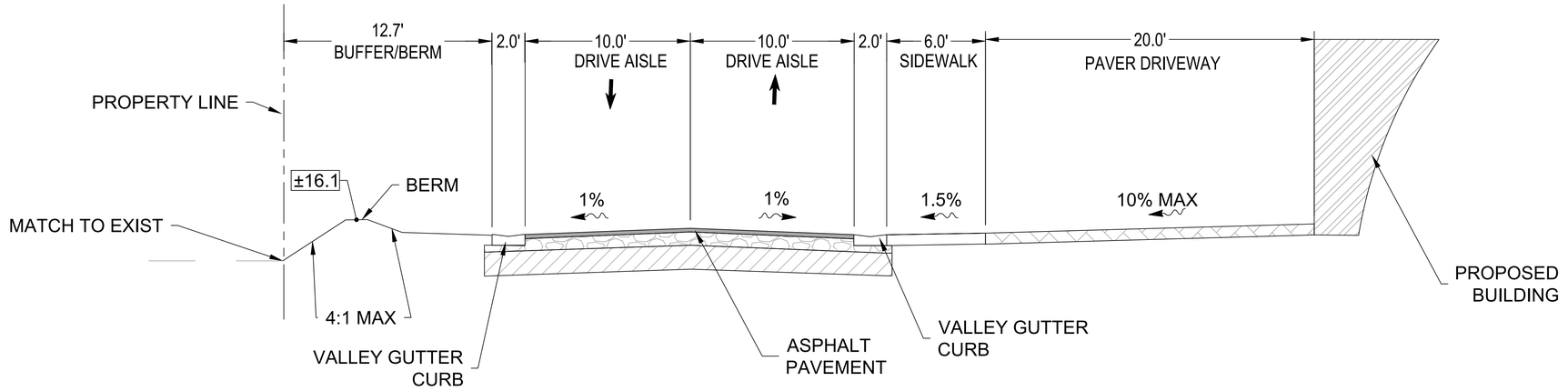
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PROJECT MANAGER	KAK
CHECKED	ACS
SHEET NO.	C-5 / 11
JOB NO.	22105.01

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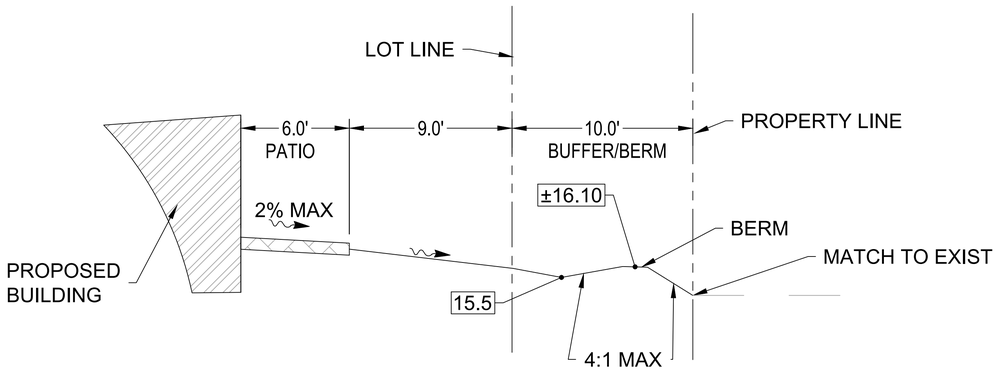
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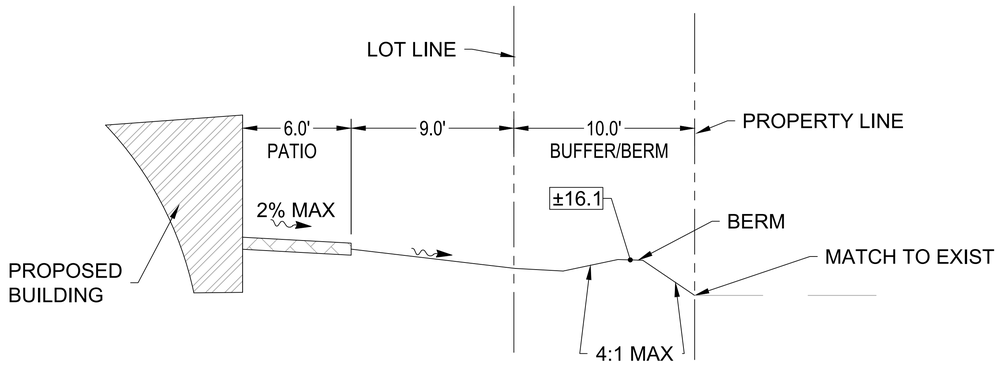
SECTION A-A

N.T.S.



SECTION B-B

N.T.S.



SECTION C-C

N.T.S.

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GULFSTREAM IMPROVEMENTS - WEST
3935 GULFSTREAM ROAD
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CROSS SECTIONS

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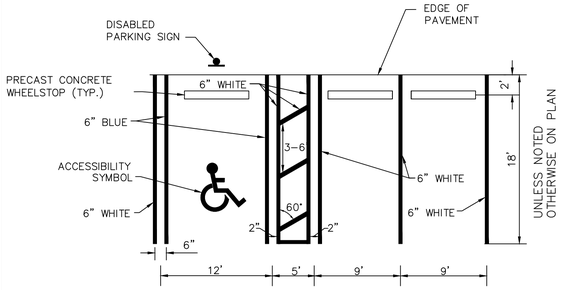
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PROJECT ENGINEER	KAK
PROJECT MANAGER	KAK
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SHEET NO. C-6 / 11

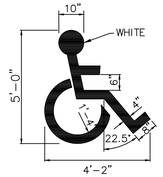
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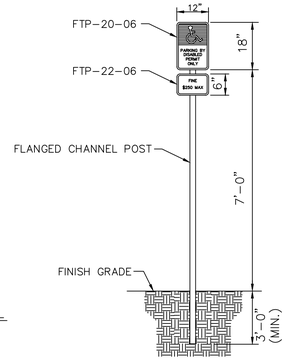
SUBMITTAL, PRELIMINARY



PARKING SPACE MARKINGS

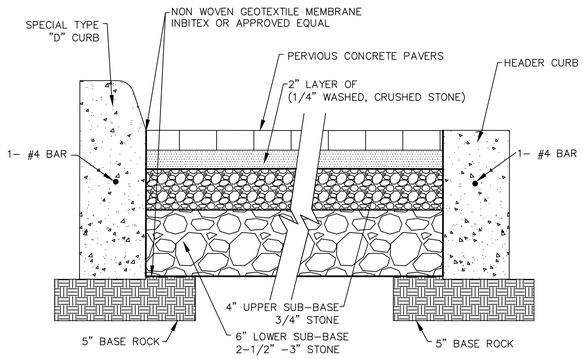


ACCESSIBILITY SYMBOL

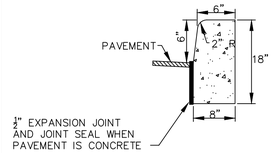


SIGNS SHALL BE PER INDEX 17355, SHEET 2 OF THE 2013 FLORIDA DEPARTMENT OF TRANSPORTATION'S DESIGN STANDARDS. POSTS SHALL BE PER THE PALM BEACH COUNTY TYPICALS FOR PAVEMENT MARKINGS, SIGNING & GEOMETRICS (NO. T-P-17-001), SHEET 9.

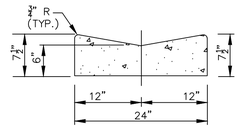
DISABLED PARKING SIGN



PERVIOUS PAVER SECTION



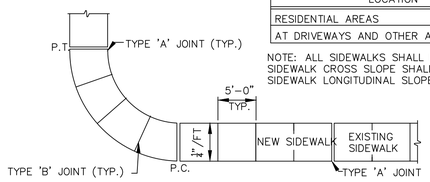
TYPE "D" CURB



VALLEY GUTTER

TABLE OF SIDEWALK THICKNESS	
LOCATION	
RESIDENTIAL AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

NOTE: ALL SIDEWALKS SHALL MEET ADA STANDARDS. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%. SIDEWALK LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.

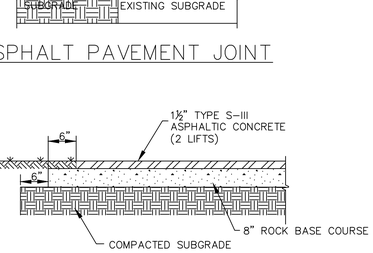


PLAN

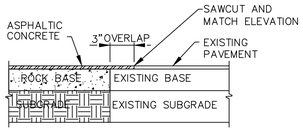


TYPE 'A' JOINT TYPE 'B' JOINT

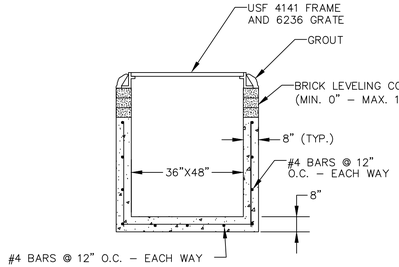
CONCRETE SIDEWALK



ASPHALT PAVEMENT SECTION

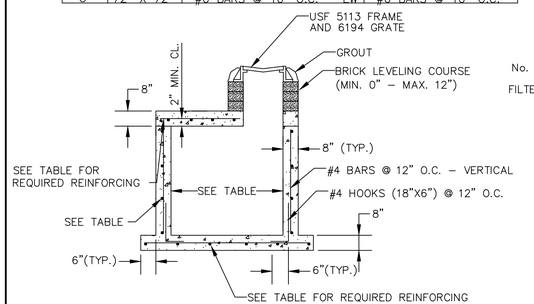


ASPHALT PAVEMENT JOINT

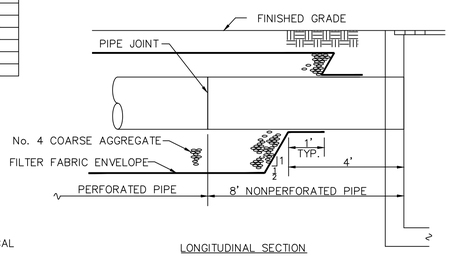


DRAINAGE INLET - TYPE E1

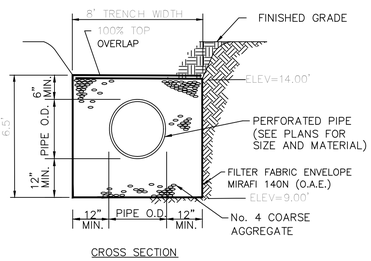
INLET TYPE	STRUCTURE SIZE	SLAB REINFORCING REQUIRED	HORIZ. REINFORCING REQ.
3	36" X 36"	#4 BARS @ 10" O.C. - EW	#4 BARS @ 10" O.C.
4	48" X 48"	#5 BARS @ 10" O.C. - EW	#5 BARS @ 10" O.C.
5	54" X 54"	#5 BARS @ 10" O.C. - EW	#5 BARS @ 10" O.C.
6	60" X 60"	#6 BARS @ 10" O.C. - EW	#5 BARS @ 10" O.C.
7	66" X 66"	#6 BARS @ 10" O.C. - EW	#6 BARS @ 10" O.C.
8	72" X 72"	#6 BARS @ 10" O.C. - EW	#6 BARS @ 10" O.C.



DRAINAGE INLET

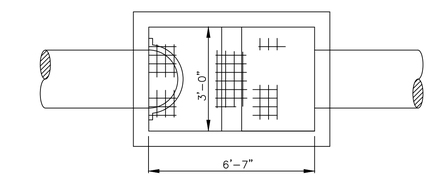


LONGITUDINAL SECTION

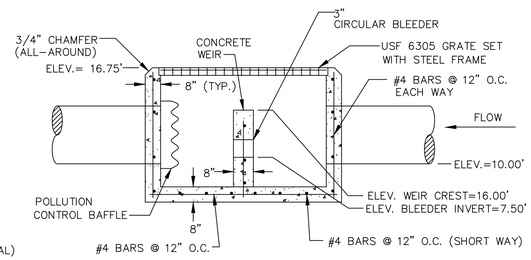


CROSS SECTION

EXFILTRATION TRENCH

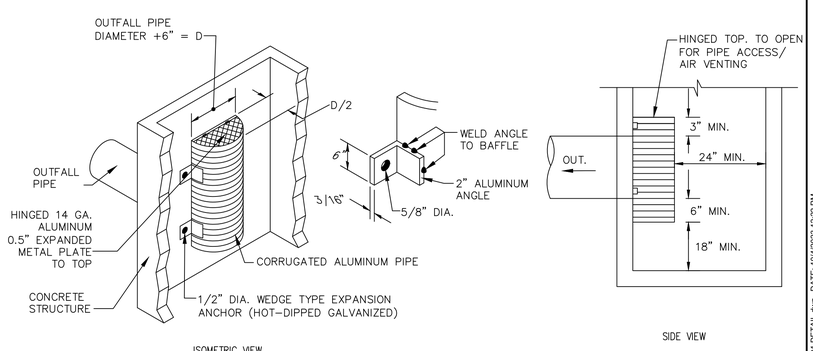


PLAN



SECTION

CONTROL STRUCTURE



ISOMETRIC VIEW SIDE VIEW

TOP OF BAFFLE SHALL BE 12 INCHES BELOW TOP OF STRUCTURE. BOTTOM OF BAFFLE SHALL BE 18 INCHES ABOVE BOTTOM OF STRUCTURE. BOTTOM OF BAFFLE SHALL BE 6 INCHES BELOW OUTFALL PIPE INVERT.

POLLUTION CONTROL BAFFLE

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ADAM SWANEY, P.E. NO. 72335

GULFSTREAM IMPROVEMENTS - WEST
3935 GULFSTREAM ROAD
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PAVING, GRADING AND DRAINAGE DETAILS

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J:\Land Projects R2\22105.01 Gulfstream Village Apartments\DWG\Web\221102.01 DETAIL.dwg DATE: 10/4/2023 12:22 PM

DATE	OCTOBER 2023
DRAWN	KL/KAK
PROJECT ENGINEER	KAK
PROJECT MANAGER	KAK
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SHEET NO. C-7
TOTAL SHEETS 11
JOB NO. 22105.01

PLOT: 1/18/2024 8:45:08 AM

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LC26000535
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JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

PALM SPRINGS TOWNHOUSES

3935 Gulfstream Road

JUSTIFICATION STATEMENT

October 25, 2022
Revised May 15, 2023
January 25, 2024

REQUEST

On behalf of the property owner, 1185 N Benoist Farms Rd 106 LLC, Cotleur & Hearing is requesting Major site plan approval for the project known as “Palm Springs Townhouses-3935 Gulfstream”. The site is in the Land Use Designation of Low Density Residential and RM (Residential Multiple-Family) zoning district. The project site will consist of nine (9) multi-family dwellings, each 2 stories in height. The subject site is in the Gulfstream Road overlay.

LOCATION

The property is .991 acres and .044 miles north of Lake Worth Road and Gulfstream Road, directly West on Gulfstream Road. The site address is 3935 Gulfstream Road, Palm Springs, FL 33461. PCN: 70-43-44-19-11-001-0030.

APPROVAL

The Major Site Plan Application is consistent with the goals and regulations set forth in the Palm Springs zoning code and Comprehensive plan. The subject site is located within the RM (Residential Multiple-Family) zoning district and meets or exceeds the property development regulations. The project site will consist of nine (9) multi-family dwellings. The development will be rental community with no options of a fee simple method. The site plan emphasizes multiple-family residences, while preserving and protecting the residential character of the village and the GRO (Gulfstream Overlay) district.

Section 34-1323

Per Article 6, division 7, under Supplemental District Regulations, Section 34-1323 Gulfstream Road overlay, the permitted use within that overlay is Multiple family dwellings units.

Section 34-1324

The site plan and architectural renderings incorporate the Development Standards listed Section 34-1324 incorporating the required elements of the building and site design. Each unit provides a front porch and does not exceed 35’ ft in height. The applicant is proposing a mix of active and

passive recreation activities that consist of 20% of the overall acreage of the site as required in Section 34-1324.

Section 34-1324.1

The applicant will be utilizing the density bonus as per Section 34-1324.1 pursuant to the GRO (Gulfstream Overlay) provisions of the comprehensive plan, but it will not exceed ten dwelling units. The overall site will complement the surrounding development on Gulfstream Road and the village.

WAIVERS

Sec. 34-875. - Waivers.

Pursuant to *Section 66-57.3- Requests for waivers shall be submitted in writing and shall address each of the following criteria:*

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

b. *The request results from innovative design in which other minimum standards are exceeded.*
   RESPONSE: Correct- we are just reducing the south property line buffer at the t-turnaround to accommodate fire safety for truck turnround.

c. *The request demonstrates that granting of the waiver will result in preservation of valuable natural resources, including drainage and recharge areas, natural areas, etc.*
   RESPONSE: The waiver will not have any impact on natural resources, including drainage and recharge areas, natural areas.

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*

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project boundaries, preservation of open areas and use of desirable architectural, building, and site design techniques.
RESPONSE: The waiver does benefit the public to be able to provide adequate ROW for a fire truck.

e. *The request provides sufficient screening and buffering to screen adjacent uses from adverse impacts caused by the granting of a waiver.*
RESPONSE: Yes, the waiver is to only reduce the 10' landscape buffer at the ROW for the t-turnaround. No vegetation reduction is proposed.

f. *Economic hardship may not be used to justify waivers.*
RESPONSE: Noted and does not apply to our request.

g. *The result is compatible with existing and potential land uses adjacent to the development site.*
RESPONSE: Yes, it is compatible with existing land adjacent to the development site and will have no impact.

h. *Waiver requests from minimum common amenity area requirements shall further demonstrate that adequate recreation area is available on the immediate vicinity of the proposed development.*
RESPONSE: Not applicable

i. *.Waiver requests from maximum height limitations shall further demonstrate that the additional height will not adversely impact adjacent properties and appropriate setbacks are provided as building height increases.*
RESPONSE: Not applicable

CONCLUSION

The owner and the development team are available to answer any questions staff might have and provide necessary information to supplement the information provided in the submittal. Please do not hesitate to contact Jeanne Ducharme of Cotleur & Hearing 561.747.6336 ext.105 if additional information is required.

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
Gregg K. Weiss, Mayor
Maria Sachs, Vice Mayor
Maria G. Marino
Dave Kerner
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator
Verdenia C. Baker

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January 9, 2023

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

RE: Village of Palm Spring - Small Lot
Project #: 221207
Traffic Performance Standards (TPS) Review

Dear Mr. Kerr:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated October 20, 2022, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Palm Springs
Location:	West side of Gulfstream Road, about 300 feet north of Lake Worth Road
PCN:	70-43-44-19-11-001-0030
Access:	Full access driveway connection onto Gulfstream Road (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Vacant
Proposed Uses:	Multi-Family Residential = 9 DUs
New Daily Trips:	61
New Peak Hour Trips:	4 (1/3) AM; 5 (3/2) PM
Build-out:	December 31, 2027

Based on our review, the Traffic Division has determined the proposed development generates less than 20 peak hour trips; therefore, the project **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.

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,

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
Alberto Lopez, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2022\221207 - VILLAGE OF PALM SPRING SMALL LOT.DOCX

Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
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561.747.6336 561.747.1377

Iramis Cabrera, PZB Director
Village of Palm Springs
Planning and Zoning Department
226 Cypress Lane
Palm Springs, FL 33461

via e-mail: icabrera@vpsfl.org

Subject: 3935 Gulfstream Road (Palm Springs Townhouses) (CH-22-0230)

Dear Ms. Cabrera:
On behalf of the applicant, we received the comment letter dated November 2, 2024, from The Village of Palm Springs, Department of Planning and Zoning. Please find herein the responses and revised plans in accordance with comments from each agency.

CHEN MOORE AND ASSOCIATES; David Cowan, P.E.

7. [Previously Comment 12.] Provide the location of transformers. Franchised utilities shall be installed underground and screened from view.
Applicant Response: None.
Village Response: Comment not addressed.
Applicant Response: By Others. Refer to MEP Plans.
Village Response: All utilities and appurtenances should be reflected on the site plan and screened accordingly. Add to plan(s).
Response: The transformers have been screened according to site an landscape plans.

8. [New comment.] Remove all the line work separating units and depicting lot lines from all plans,
since this is a multifamily development and not fee simple.

Response: This is a fee simple project. We made an error at last submittal.

Village Response: Satisfied. Below are several comments based on the most recent response.
[New comment.] Sec. 34-766 (1) Provide how the project meets the minimum requirements for lot area.
[New comment.] Section. 34-1324 (9) Property development regulations of the RM district remain applicable. By creating lots as fee simple project, building setbacks should be measured from lot lines. Revise.
[New comment.] Depict proposed lot dimensions.
[New comment.] Section. 34-766 (7) Minimum front yard: 25 feet. The site plan depicts a 20 feet front yard setback for the lots. Revise.
Village Response: Comment Resolved per Iramis email dated 12.13.23.
22. Confirm right-of-way width, as marginal access streets require 40’ right-of-way widths.

Applicant Response: Acknowledged.
Village Response: The right-of-way width for the two access streets for the property is only 20'. Please revise so that the marginal access streets are 40' in width with respect to the parking space near the property line.
Response: We are requesting a waiver of this request as discussed in our meeting.

Village Response: The right-of-way width for the two access streets for the property is only 20'. Please revise so that the marginal access streets are 40' in width.
Applicant Response: We are requesting a waiver of this request as discussed in our meeting.
Village Response: Comment resolve, waiver will be required as part of final approval prior to construction.

Response: Per meeting with staff on 12/15 there is no waiver needed. The minimum pavement is met, marginal access is not applicable to a private road.

25. [New comment.] Provide a tree disposition plan and mitigation strategy for tree removals.
Response: This has been provided with the landscape plan.

Village Response: A tree disposition plan has still not been provided. If it is the intent that no existing vegetation is to be preserved in place, simply respond in kind.

Response- A letter as been provided with this submittal in regard to mitigation.

29. [New comment.] Define the groundcover treatment at the rear of the A/C units. Reviewer assumes this material is sod, however it is unclear what the design intent is.

Response: This has been update, it will be mulch.

32. [New comment.] The proposed palm north of the driveway ingress is located on top of a drainage basin. Coordinate the civil design with the landscape design.
Response: This has been updated.

Village Response: This has not been addressed.

Response: The palm has been relocated out of the catch basin.

33. [New comment.] There is a bench call out pointing to the single parking space, south of the driveway egress.
Response: This has been updated.

Unified Development Application; David T. Harden Comments

Section 3 – Land Use and Zoning Information

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1. When all the Gulfstream Road Overlay Development Standards (34-1324) are met, a density bonus may be requested from the Village Council.
Response: Acknowledged

Section 5 – General Submittal Requirements
2. The notice requirements listed under Additional Requirements for Public Hearing Applications will need to be completed at the appropriate time.
Response: Acknowledged

Section 10 - Site Plan

3. 3. 1. 34-685(a)(6) – The Village Code (34-477) requires sidewalks on both sides of local streets. The Site Plan shows sidewalks on only one side of the two entry streets, which will require a waiver. The response to comments states that "this has been updated", however there is still no sidewalk shown on the north side of the north entry street and the south side of the south entry street. A waiver is required and needs to be shown on the Waiver Chart. These streets are not "marginal access streets". See Palm Springs Village Code, Sec. 1-2, Street (1)g. Marginal access street
Response: A waiver has been added to the application to allow for one sidewalk at the north and south entries as requested by the staff.

4. 3.c. Please provide a color, materials, and texture schedule.
Response: Please refer to Sheet A-1.1 for tagged elevations showing color and finish materials. Sheet A-3.1 already shows the finish materials and texture schedule and tags.

5. 3.d Building colors need to be provided to include the paint company name, as well as the color name and number. The wall colors illustrated on the Cover Sheet of the plans do not match the paint chips submitted, so a new color rendering is needed. The paint company name and color names are still not stated anywhere in the plans. The paint chips submitted are not labeled to indicate where each color is to be applied. Also, the same information is needed for the trim colors being proposed. The General Notes on Sheet A-1.0 include paint specifications, but no list of colors or manufacturers is found anywhere in the plans submitted.
Response: Please refer to Sheet A-1.1 for tagged elevations showing colors to be applied throughout with a schedule specifying color name and number - Paint to be Used: Sherwin Williams. Please refer to color chips provided to match colors on the renderings.

6. 6. 3.e. Please add a detail for the pedestrian crossing sign to page 2 of the Site Plan.
Response: This has been added to the site plan.

7. Waiver Chart. There is no waiver needed for streets. The minimum pavement width of 20 feet is met, and the right-of-way minimum is not applicable for a private street. A sidewalk waiver request will need to be added as stated in comment 3 above.
Response: This has been confirmed with staff and the waiver has been removed.

Other- Gulfstream Road Overlay Development Standards (Sec. 34-1324)

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8. All minimum standards appear to have been met.
Response: Acknowledged

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West Palm Beach, FL 33401
Office: +1 (561) 746-6900

chen moore and associates

Village of Palm Springs Development Review

DATE:	1/25/2024
DESCRIPTION:	Palm Springs Townhouses – 3935 Gulfstream Road – Site Plan Application
APPLICANT:	Cotleur & Hearing
OWNER:	1185 N Benoist Farms Rd Unit 106 LLC
APPLICATION TYPE:	Site Plan (Minor/Major)
REQUEST:	Site Plan & Landscape Plan Review
LOCATION:	3935 Gulfstream Rd. (West), Palm Springs, FL 33461
STAFF REVIEW:	**COMMENT LETTER #5**

The Engineering Department has the following comments:

Site Plan

1. [Previously Comment 7.] Provide the location of transformers. Franchised utilities shall be installed underground and screened from view.
   Applicant Response: None.
   Village Response: Comment not addressed.
   Applicant Response: By Others. Refer to MEP Plans.
   Village Response: All utilities and appurtenances should be reflected on the site plan and screened accordingly. Add to plan(s).
   Applicant Response: This will be added at the next resubmittal.
   Village Response: Comment not addressed.
   Applicant Response: The transformers have been screened according to site and landscape plans.
   Village Response: Comment Resolved.

2. **[New comment.] Based on response on Section 10 – Site Plan # 3.3. Include the request for one side sidewalk on the Waiver Chart. This comment will be issued as a condition of the site approval.**

Drainage Plan

3. [Previously Comment 22.] Confirm right-of-way width, as marginal access streets require 40' right-of-way widths.
   Applicant Response: None.
   Village Response: Comment not addressed.
   Applicant Response: Acknowledged.
   Village Response: The right-of-way width for the two access streets for the property is only 20'. Please revise so that the marginal access streets are 40' in width.

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West Palm Beach, FL 33401
Office: +1 (561) 746-6900

Applicant Response: We are requesting a waiver of this request as discussed in our meeting.
Village Response: Comment resolve, waiver will be required as part of final approval prior to construction.
Applicant Response: Per meeting with staff on 12/15 there is no waiver needed. The minimum pavement is met, marginal access is not applicable to a private road.
Village Response: Comment Resolved.

Landscape Plan:

4. [Previous Comment 25.] Provide a tree disposition plan and mitigation strategy for tree removals.
Applicant Response: This has been provided with the landscape plan.
Village Response: A tree disposition plan has still not been provided. If it is the intent that no existing vegetation is to be preserved in place, simply respond in kind.
Applicant Response: A letter has been provided with this submittal in regard to mitigation.
Village Response: Comment Resolved.

5. [Previous Comment 29.] Define the groundcover treatment at the rear of the A/C units. Reviewer assumes this material is sod, however it is unclear what the design intent is.
Applicant Response: This has been updated, it will be Sod.
Village Response: Mulch is being called out. Is sod or mulch being provided?
Applicant Response: This has been updated, it will be mulch.
Village Response: Comment Resolved.

6. [Previous Comment 30.] There proposed water meter cluster locations were not considered on the landscape plan and have been planted over. Review and rectify conflicts.
Applicant Response: This has been updated.
Village Response: This has not been addressed. There is still vegetation and trees proposed over water meters. (See the northwest corner of Building 1.)
Applicant Response: No response.
Village Response: Comment Resolved.

7. [Previous Comment 32.] The proposed palm north of the driveway ingress is located on top of a drainage basin. Coordinate the civil design with the landscape design.
Applicant Response: This has been updated.
Village Response: This has not been addressed.
Applicant Response: The palm has been relocated out of the catch basin.
Village Response: Comment Resolved.

8. [Previous Comment 33.] There is a bench call out pointing to the single parking space, south of the driveway egress.
Applicant Response: This has been updated.
Village Response: This has not been updated.

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West Palm Beach, FL 33401
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Applicant Response: This has been updated.
Village Response: Comment Resolved.

9. **[New comment.]** There are new fire hydrants shown on the site plan and landscape plan. One hydrant appears to conflict with a light pole and traffic signage. Another appears to conflict with landscaping as well as appears to be located too close to a driveway. A clear zone, recommended to be a minimum of 7.5' in diameter, shall be provided around a fire hydrant. **Recommended condition of approval: No fire hydrant shall be installed with conflicts to fixed site fixtures, landscape, nor driveways where access to the fixtures may conflict with parked vehicles. A minimum clear zone that allows unhindered access of the fire hydrant shall be observed throughout the site. This comment will be issued as a condition of the site approval.**

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

01/26/2024

David Cowan Jr., P.E.
Chen Moore and Associates
Tel: 561.746.6900 x 1220
Email: dcowan@chenmoore.com

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
Office: +1 (561) 746-6900

chen moore and associates

Village of Palm Springs Development Review

DATE:	1/25/2024
DESCRIPTION:	Palm Springs Townhouses – 3935 Gulfstream Road – Site Plan Application
APPLICANT:	Cotleur & Hearing
OWNER:	1185 N Benoist Farms Rd Unit 106 LLC
APPLICATION TYPE:	Site Plan (Minor/Major)
REQUEST:	Site Plan & Landscape Plan Review
LOCATION:	3935 Gulfstream Rd. (West), Palm Springs, FL 33461
STAFF REVIEW:	**Letter to Recommend Approval**

The Engineering Department has reviewed the project and has the following comments:

Site Plan

1. The site plan is acceptable and is recommended for approval with the following conditions.
    a. The project should include a request for one side of the sidewalk on the Waiver Chart.
    b. A fire hydrant that is proposed to be installed with conflicts to fixed site fixtures, landscape, may conflict with parked vehicles. A minimum clear zone that allows unhindered access of the fire hydrant shall be observed throughout the site. The location will need to be revised and accepted as part of the permitting process.

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

01/26/2024

David Cowan Jr., P.E.
Chen Moore and Associates
Tel: 561.746.6900 x 1220
Email: dcowan@chenmoore.com

Site Plan 3935 Gulfstream Road - Palm Springs Townhouses

HL

Hymowitz, Larry <Larry.Hymowitz@dot.state.fl.us>
To:

- Christian Melendez Berrios

Mon 11/7/2022 1:28 PM

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.

Greetings Christian. FDOT has no comments on the subject site plan review.

Thank you.

Larry Hymowitz
Planning Specialist, Policy and Mobility Planning Section
Planning & Environmental Management - FDOT District Four
p: (954) 777-4663 f: (954) 677-7892
a: 3400 W. Commercial Boulevard, Ft. Lauderdale, FL 33309
e: larry.hymowitz@dot.state.fl.us w: www.dot.state.fl.us

Village of Palm Springs
Planning, Zoning & Building
226 Cypress Lane
Palm Springs, FL 33461
Phone (561) 584-8200 Ext. 3
www.vpsfl.org

LETTER OF TRANSMITTAL

To: David Harden
PD - Tom Ceccarelli / Frank Castro
Fire Department – Jolin Wesley
Utilities - Ed Horton

Date: 5/15/2023

3rd Submittal

RE: West 3935 Gulfstream Rd – Site Plan – Townhouses

Attached are:

- ☒ Prints
- ☐ Reproducible
- ☐ Correspondence
- ☐ Report
- ☐ Specifications
- ☐ Applications
- ☐ Other

COPIES	DATE	DESCRIPTION
1	5/15/23	Site Plan Package

Transmitted:

- ☐ For Approval
- ☐ As Requested
- ☒ For Review and Comment
- ☐ For Revisions
- ☐ For Your Use
- ☐ Other

REMARKS:

Upon review, please forward any comments regarding the attached materials to Chris Meléndez or Iramis Cabrera. If you have any questions regarding the attached materials, do not hesitate to contact us at (561) 584-8200 or cmelendezberrios@vpsfl.org / icabrera@vpsfl.org.

Thank you for your assistance.

COMMENTS/SUGGESTIONS:

OK

Signed: _____ Date: 5/31/23

Village of Palm Springs
Planning, Zoning & Building
226 Cypress Lane
Palm Springs, FL 33461
Phone (561) 584-8200 Ext. 3
www.vpsfl.org

LETTER OF TRANSMITTAL

To: David Harden
PD - Tom Ceccarelli / Frank Castro
Fire Department – Jolin Wesley
Utilities - Ed Horton

Date: 5/15/2023

3rd Submittal

RE: West 3935 Gulfstream Rd – Site Plan – Townhouses

Attached are:

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COPIES	DATE	DESCRIPTION
1	5/15/23	Site Plan Package

Transmitted:

- ☐ For Approval
- ☐ As Requested
- ☒ For Review and Comment
- ☐ For Revisions
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- ☐ Other

REMARKS:

Upon review, please forward any comments regarding the attached materials to Chris Meléndez or Iramis Cabrera. If you have any questions regarding the attached materials, do not hesitate to contact us at (561) 584-8200 or cmelendezberrios@vpsfl.org / icabrera@vpsfl.org.

Thank you for your assistance.

COMMENTS/SUGGESTIONS: Utilities look good.

Signed: Ed Horton Date: 5-23-23

Village of Palm Springs
Planning, Zoning & Building
226 Cypress Lane
Palm Springs, FL 33461
Phone (561) 584-8200 Ext. 3
www.vpsfl.org

LETTER OF TRANSMITTAL

To: David Harden
PD - Tom Ceccarelli / Frank Castro
Fire Department – Jolin Wesley
Utilities - Ed Horton

Date: 11/01/2022

RE: 3935 Gulfstream Rd – Site Plan – Townhouses

Attached are:

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COPIES	DATE	DESCRIPTION
1	11/01/2022	Site Plan Package

Transmitted:

- ☐ For Approval
- ☐ As Requested
- ☒ For Review and Comment
- ☐ For Revisions
- ☐ For Your Use
- ☐ Other

REMARKS:

Upon review, please forward any comments regarding the attached materials to Chris Meléndez or Iramis Cabrera. If you have any questions regarding the attached materials, do not hesitate to contact us at (561) 584-8200 or cmelendezberrios@vpsfl.org / icabrera@vpsfl.org.

Thank you for your assistance.

COMMENTS/SUGGESTIONS:

No fire rescue comments.
WRJ 11/3/22

Signed: _____ Date: _____

PALM SPRINGS TOWN HOMES

Village of Palm Springs, Florida

Cotleur & Hearing



SITE PLAN 2/2

North

VILLAGE OF PALM SPRINGS TOWN HOMES # 2

3935 GULFSTREAM ROAD
PALM SPRINGS - FLORIDA



CLAUDIA DE NARVAEZ, NCARB
Registered Architect
(561) 716-0317
11231 US Highway 1 # 306, North Palm Beach, FL 33408

JOB NAME

VILLAGE OF PALM SPRINGS TOWN HOMES LOT 2

3935 GULFSTREAM ROAD
PALM SPRINGS - FLORIDA

CLIENT

FBI CONSTRUCTION SERVICES, INC.

(561) 203-2825
275 TONEY PENNA DRIVE
SUITE 5
LANTANA, FL 33462

CONTRACTOR

STATE OF FLORIDA
MARIA C. DE NARVAEZ
AR 98739
REGISTERED ARCHITECT

ISSUE DATE - REVISION

No.	DATE	DESCRIPTION
#1	07-19-2023	REV. PER BUILDING DEPT.

DATE
05-03-2023

LAST REVISION

DESCRIPTION
COVER SHEET

SCALE
AS NOTED

SHEET No.
CV

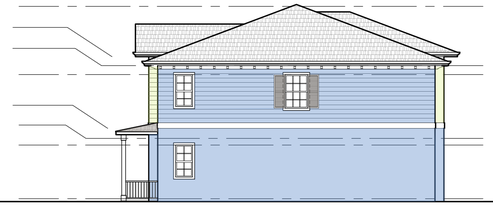
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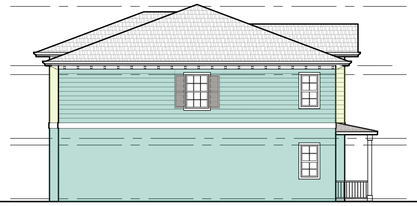


6 UNIT BUILDING

OVERALL NORTH ELEVATION



3 UNIT BUILDING



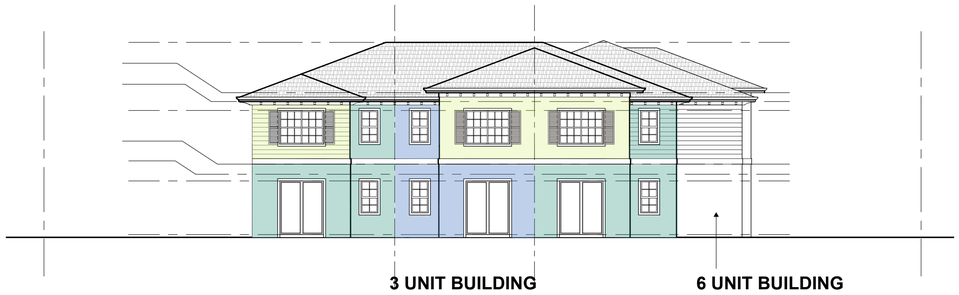
3 UNIT BUILDING

OVERALL SOUTH ELEVATION



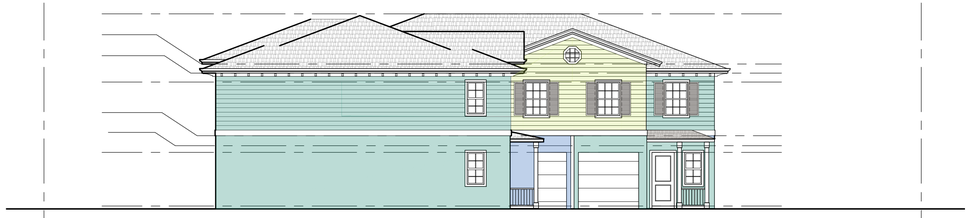
6 UNIT BUILDING

FINISH SCHEDULE			
PAINT			
1	Sherwin Williams	SW-6434	Spinach White
2	Sherwin Williams	SW-9046	Gentle Aquamarine
3	Sherwin Williams	SW-6808	Celestial
4	Sherwin Williams	SW-7006	Extra White
FINISH / TEXTURE			
A	Textured Stucco		
D	Clapboard Siding in Stucco		
F	Stucco band		



3 UNIT BUILDING 6 UNIT BUILDING

OVERALL WEST ELEVATION



6 UNIT BUILDING 3 UNIT BUILDING

OVERALL EAST ELEVATION

CLAUDIA DE NARVAEZ, NCARB
Registered Architect
(561) 716-0317
11231 US Highway 1 # 306, North Palm Beach, FL 33408

JOB NAME

VILLAGE OF PALM SPRINGS TOWN HOMES LOT 2

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ISSUE DATE - REVISION

No.	DATE	DESCRIPTION
#1	07-19-2023	REV. PER BUILDING DEPT.
#2	01-10-2024	REV. PER BUILDING DEPT.

DATE
05-03-2023

LAST REVISION

DESCRIPTION
SITE ELEVATIONS

SCALE
3/32"=1'-0"

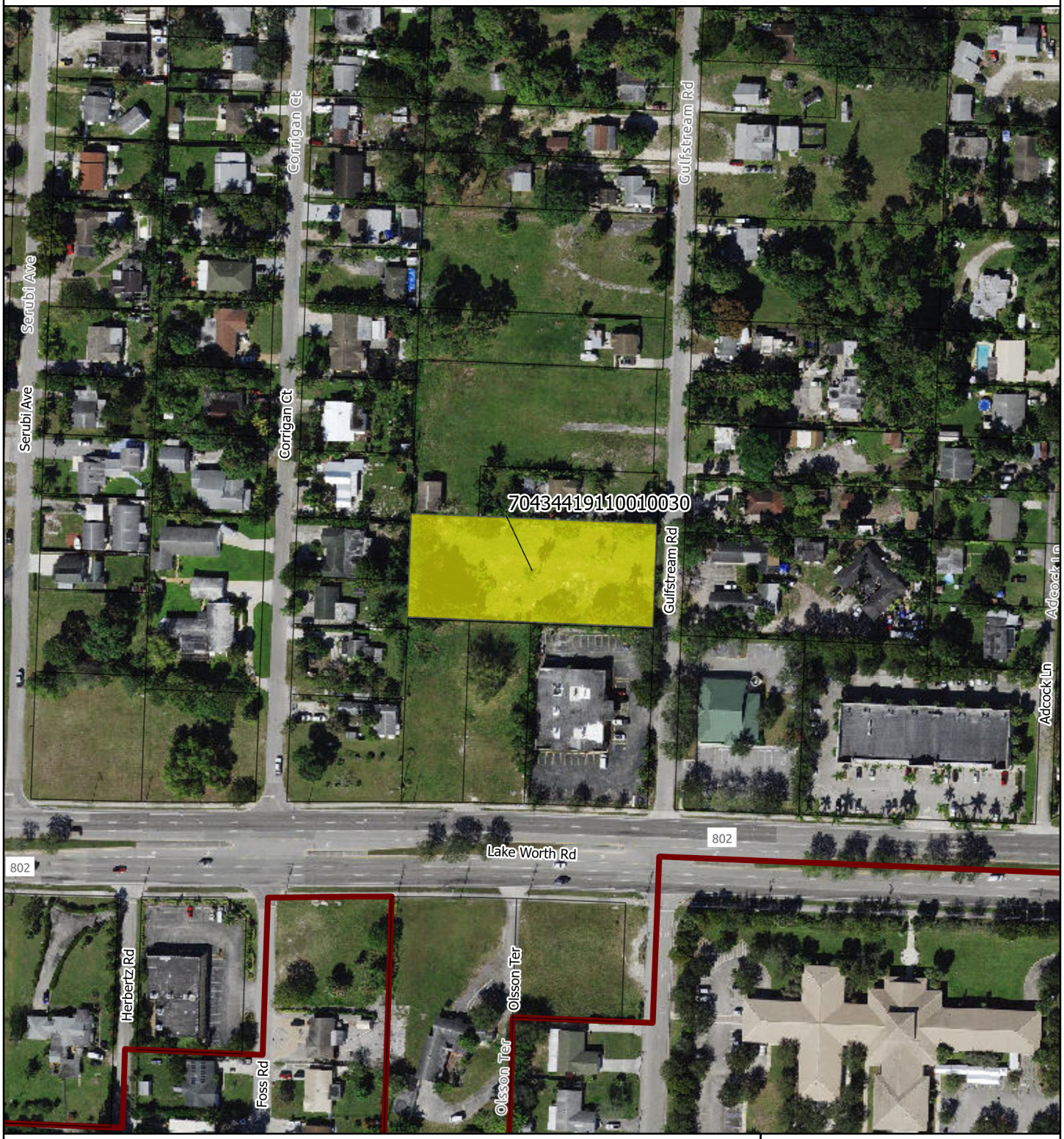
SHEET No.
A-1.3

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VILLAGE OF PALM SPRINGS

3935 Gulfstream



Legend

- Village Boundary
- Parcels
- Proposel Parcel

Date: 1/24/2024

When Printed on 8 1/2" x 11"

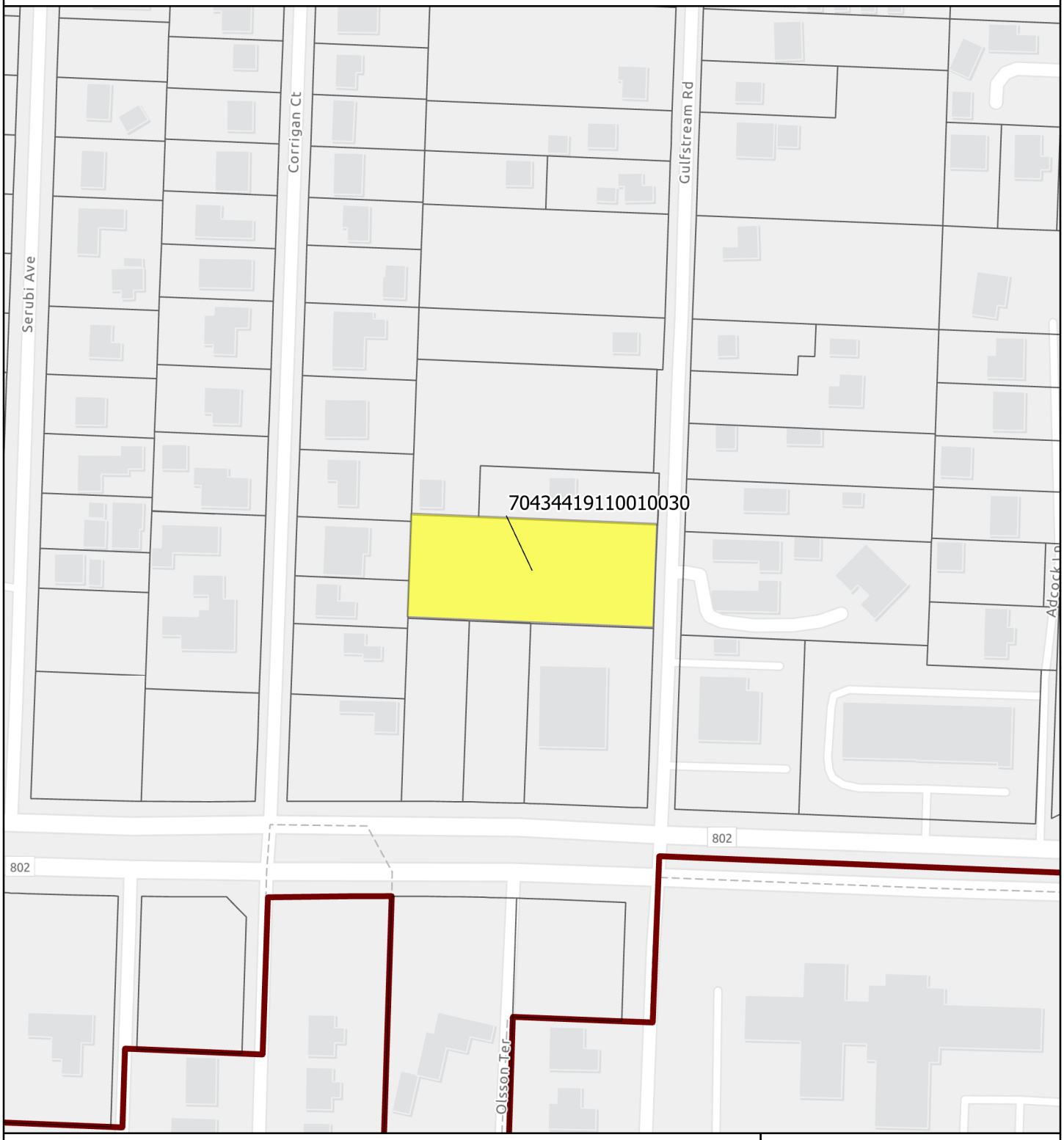
1 inch equals 200 feet

0 250 Feet

Florida Technical Consultants

VILLAGE OF PALM SPRINGS

3935 Gulfstream



Legend

- Village Boundary
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Date: 1/24/2024

When Printed on 8 1/2" x 11"

1 inch equals 200 feet

0 250 Feet

Florida Technical Consultants

Village of Palm Springs

Staff Report

AGENDA DATE: February 13, 2024

DEPARTMENT: Administration

ITEM #7: Minor Site Plan (SPR24-03) submitted by PlanW3est LLC

FISCAL IMPACT:

ATTACHMENTS:
None