AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
APRIL 8, 2025
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
Deputy Village Clerk Jane R. Worth
Village Attorney Christy Goddeau

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 March 11, 2025, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve March 11, 2025, minutes from the Planning and Zoning Advisory Board Meeting.
   Staff: Andrea Medero, Records Clerk

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

3. **PZ&B Order 2025-01 - Parking Variance (PSV25-01) and Number of Loading Zones Variance (PSV25-02) - Palm Springs Market Place - 3965 South Congress Avenue:** Motion to recommend approval of an application submitted by Palm Springs Market Place, LLC, applicant and contract purchaser for 3965 South Congress INC.. The application seeks approval for a Site Development Plan Amendment (SPR25-03) and concurrently requests a Special Exception Use (PSSE25-02) to allow the construction of a 10,879-square-foot retail center with a drive-thru coffee shop and a sit-down restaurant within the commercial property at 3965 South Congress Avenue.
   Staff: Christian Melendez Berrios, PZ&B Technician

4. **Site Development Plan (SPR25-03) and Special Exception Use (PSSE25-02) - Palm Springs Market Place - 3965 South Congress Avenue:** Motion to recommend approval of an application submitted by Palm Springs Market Place, LLC, applicant and contract purchaser for 3965 South Congress INC. The application seeks approval from the Village Council for a Site Development Plan Amendment (SPR25-03) and concurrently requests a Special Exception Use (PSSE25-02) to allow the construction of a 10,879-square-foot retail center with a drive-thru coffee shop and a sit-down restaurant within the commercial property at 3965 South Congress Avenue.
   Staff: Christian Melendez Berrios, PZ&B Technician

OTHER BUSINESS

ADJOURNMENT

NEXT MEETING:
TUESDAY, MAY 13, 2025, 6:30 PM – VILLAGE COUNCIL CHAMBERS

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: April 8, 2025

DEPARTMENT: Administration

ITEM #2: March 11, 2025 Planning and Zoning Advisory Board Meeting Minute

FISCAL IMPACT:

ATTACHMENTS:

1. March 11, 2025 - Planning & Zoning Advisory Board Meeting Minutes

AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
MARCH 11, 2025
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

PZ&B Director Iramis Cabrera
PZ&B Planner Christian Melendez
Records Clerk Andrea Medero
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
Chairman Johnnie Tieche called the Planning & Zoning Board Meeting to order at 6:34 p.m.

ROLL CALL

Present: Chairman Johnnie Tieche, Vice-Chairman Richard Hughes, Board Member Ralph Lashells, Jr. Alternate Ralph Wiles, Board Member Peter Braun, Board Member Kim Gehrman, Sr. Alternate Brenda Browning Planning, Zoning, and Building Director, Iramis Cabrera, Planning, Zoning, and Building Technician, Christian Melendez, Village Attorney Christy Goddeau, and Records Clerk Andrea Medero.

Also present: Mayor Pro Tem Gary Ready

Absent: Planning, Zoning, and Building Technician, 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.**
   Staff: Andrea Medero, Records Clerk

   There were no ex-parte communications.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA
There were no changes on the agenda.

APPROVAL OF MINUTES

2. **Approval of February 11, 2025, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve February 11, 2025, minutes from the Planning and Zoning Advisory Board Meeting.
   Staff: Andrea Medero, Records Clerk

   Chairman Tieche asked for a motion of approval for the February 11, 2025, minutes. A motion to approve the February 11, 2025, minutes was made by Mr. Braun and seconded by Mrs. Gehrman. Motion carried 5-0.

ORDER OF BUSINESS
There was no order of business.

REGULAR AGENDA

3. **Transportation Alternative Grant for 2nd Avenue North - Congress Avenue to Lake Worth Road Complete Street Project: Recommend approval to the Village Council of the Transportation Alternative Grant for 2nd Avenue North and Congress Avenue to Lake Worth Road Complete Street Project.**
   Staff: Iramis Cabrera, PZB Director

   SUMMARY: The Village of Palm Springs is collaborating with the Transportation Planning Agency (TPA) to apply for a Transportation Alternatives (TA) grant, which offers funding of up to $1,500,000. This grant focuses on projects that feature non-motorized elements, such as sidewalks, bicycle infrastructure, pedestrian and bicycle signals, traffic-calming measures, lighting, and other roadway safety improvements. The Village plans to allocate these funds to the 2nd Avenue North corridor, identified as a prime candidate for essential safety enhancements.

   Attached is a draft typical section for reference. As we progress with the design, the Village will create a more comprehensive section tailored to the various areas along the corridor.

   Public Works Director Felipe Lofaso presented the article. Mr. Lofaso explained that the Transportation Alternative Grant is a project focused on developing complete street-type projects that include non-motorized elements such as sidewalks, bicycle

infrastructure, and pedestrian walkways. He mentioned that this project would be divided into two phases. The first phase is currently underway and involves a drainage project on 2nd Avenue North, which is expected to take approximately one year to complete. Phase 2 will focus on the complete street project.

Mr. Lofaso added that this article is being submitted to the Board for review and approval so the council can evaluate it. The timeline for this grant extends to 2028. He also noted that if any previous projects do not continue, Phase 2 could move forward before 2028 or within that year.

The Board asked questions regarding the project's progress, the inclusion of bike lanes, and if there were any cost implications for the community.

Chairman Tieche called for a motion regarding the Transportation Alternative Grant for 2nd Avenue North, Congress Avenue to Lake Worth Road Complete Street Project. Mr. Lashells made a motion to approve, which was seconded by Mr. Hughes. The motion carried unanimously, 5-0.

FISCAL IMPACT:

If the grant is approved, it will facilitate the development of a complete street project along 2nd Avenue North and therefore will encourage the redevelopment of the properties within the area.

PUBLIC HEARINGS

4. **Ordinance No. 2025-03 - Updates to the Land Development Regulations: Recommend approval to the Village Council for Ordinance No. 2025-03 to adopt a Vision Plan in August 2023 and EAR-based amendments to its Comprehensive Plan in 2024 (changes to comply with Florida law and implement the new Vision).**

   Staff: Iramis Cabrera, PZB Director

   SUMMARY: The Village adopted a Vision Plan in August 2023 and EAR-based amendments to its Comprehensive Plan in 2024 (changes to comply with Florida law and implement the new Vision). The Village is required to update the Land Development Regulations (LDR) within one year of the adopted Comprehensive Plan. To that end, staff developed a Technical Advisory Committee to guide the LDR updates, encourage public participation in the process, and vet the draft document before the Village Council review.

   A Joint Workshop was held on February 13, 2025, with the Village Council, Planning and Zoning Board & CRA to provide an overview of the recommended changes to the Code and to seek input from the Joint Committee and the public.

   The purpose of today’s public hearing is to present the final draft of the updated Land Development Regulations and seek a recommendation from the Village Council to approve Ordinance No. 2025-03.

As a result of the Joint Workshop, the following updates were made:

- Revise the language for the corridor overlay to clarify that any site area dedicated to the right of way will still be included in the total site calculations for intensity and/or density.
- Rename the Roadway overlay as the “Lake Worth Road Connector Overlay.”
- Remove Sec. 34-1300 Administrative Policies for Affordable Housing related to the Live Local Act. The State pre-empts the Village on this matter, and the legislation does not require the Village to codify the process. However, the Village must include a summary of the process for Live Local Act projects on the Village Website. The consultant is working with Village staff to add this to the web page for Affordable Housing.
- Refine the standards for setbacks from stormwater ponds.

The Village Council will consider the proposed ordinance at its First Reading during its April 10, 2025, meeting.

Ms. Bonnie Landry from Bonnie Landry Associates presented the article. She discussed the changes made since the Joint Workshop on February 13, 2025. The purpose of the presentation was to share a draft of the updates and gather feedback from the board.

Ms. Landry highlighted the modifications to the Land Development Regulations, emphasizing that her staff has been collaborating closely with city staff to ensure the best decisions are made. The key points of her presentation included:

1. Clarifying the corridor overlay language to specify that any site area designated for right-of-way will be included in total site calculations for intensity and density.
2. Renaming the Roadway Overlay to "Lake Worth Road Connector Overlay."
3. Removing Section 34-1300 regarding Affordable Housing policies linked to the Live Local Act, as the State preempts the Village.
4. Ensuring that the Village provides a summary of the process for Live Local Act projects on its website, which is being coordinated with the consultant.
5. Refining the setback standards for stormwater ponds.

The Board inquired about who was responsible for maintaining the natural features, the modifications to the footpaths, the list of prohibited uses, and the addition of lanes.

Chairman Tieche called for a motion regarding the updates to the land development regulations. Mr. Lashells made a motion to approve, which Mr. Braun seconded. The motion carried 4-1. Mr. Hughes was opposed.

FISCAL IMPACT:

Adoption of the revised land development regulations will facilitate the redevelopment of many undeveloped properties and therefore will increase the village's property valuation.

OTHER BUSINESS
None

ADJOURNMENT
Hearing no further business, Chairman Tieche adjourned the meeting at 7:40 P.M.

_____
Andrea Medero, Records Clerk

ATTEST:

_____
Johnnie Tieche, Chairman
Planning and Zoning Advisory Board Meeting Minutes

NEXT MEETING
TUESDAY, APRIL 8, 2025, AT 6:30 P.M.

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.

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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: April 8, 2025

DEPARTMENT: Planning, Zoning & Building

ITEM #3: PZ&B Order 2025-01 - Parking Variance (PSV25-01) and Number of Loading Zones Variance (PSV25-02) - Palm Springs Market Place - 3965 South Congress Avenue

SUMMARY: An application submitted by Palm Springs Market Place, LLC, ("Applicant") and contract purchaser for 3965 South Congress INC, for a Site Development Plan Amendment (SPR25-03) and concurrently requesting a Special Exception Use (PSSE25-02) to allow the construction of 10,879 square feet one-story retail center with a drive-thru coffee shop and a sit-down restaurant within the commercial property at 3965 South Congress.

The property was annexed into the Village on August 27, 2009, as a developed parcel, with a full-service station and a convenience store. The existing property has been a gas station since 1997 with a 3,223-square-foot building that will be demolished and replaced with the proposed retail building. Within the existing intersection, there are three gas stations, creating a vehicular-dominant use and a proliferation of the same type of use.

The proposed development project provides upscale building architecture, allowing for prominent retail and restaurant uses. The proposed development proposes improvements regarding landscaping, traffic trip reduction, and providing needed retail services to the neighborhood.

As part of the proposed Site Development Plan, the applicant is requesting two (2) variances, which are subject to the Planning and Zoning Board's consideration:

1. PSV25-01 - Requesting variance relief from Section 34-1329 to allow the reduction of parking spaces from 68 parking spaces required to 57 spaces, a reduction of 11 spaces.
2. PSV25-02 - Requesting variance relief from Section 13-1330 to reduce the number of loading zones from the required two spaces to one space.

Planning, Zoning & Building does not object to the variances requested and recommends conditional approval to facilitate the redevelopment project proposed for the property, which is subject to a separate agenda item.

FISCAL IMPACT:
The proposed project is expected to have a fiscal impact on the Village as it would enhance the village's assessed property valuation. Additionally, the new construction may have a positive effect on neighboring properties.

ATTACHMENTS:

1. Planning and Zoning Board Order 2025-01 - 3965 South Congress Avenue - PSV25-01 and PSV25-02
2. Exhibit "A" Staff Report
3. Justification Statements
4. Site Plan, Landscaping Plan and letters
5. Color Rendering

VILLAGE OF PALM SPRINGS, FLORIDA
PLANNING AND ZONING BOARD

PZ&B Order 2025-01
(PSV25-01 & PSV25-02)

Palm Springs Market Place
3965 South Congress Avenue
Palm Springs, FL 33406

PCN: 70-43-44-19-31-001-0000

Applicant(s)

FINAL ORDER

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Board ("The Board") on **April 8, 2025.** The Board, having considered the evidence presented by the parties and having been fully apprised of the circumstances, makes the following finding of fact and conclusions of law.

FINDINGS OF FACT

1. The Board has jurisdiction over the following variance applications **PSV25-01 and PSV25-02**.

2. The above Applicant(s) is the owner of the property legally described as: **HESS CONGRESS LAKE WORTH PAR A K/A COMMERCIAL**

3. The Applicant has submitted an application for two (2) variances from the Village of Palm Springs, Florida as set forth below:

    1. **(PSV25-01)** - The applicant is requesting variance relief from Section 34-1329 to allow the reduction of parking spaces from 68 parking spaces required to 57 spaces, a reduction of 11 spaces.

    2. **(PSV25-02)** – The applicant is requesting variance relief from Section 13-1330 to reduce the number of loading zones from the required two spaces to one space.

4. The Village's Land Development Code Section 34-746 (10) requires the Board to determine that the variance meets the following requirements:

    1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.

    2. The special conditions and circumstances do not result from the actions of the applicant.

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

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

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

6. The grant of the variance will be in harmony with the general intent and purpose of this chapter.

7. Such a variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

5. The Board has determined that Variances **PSV25-01 and PSV25-02** have met the requirements of Section 34-746(10) of the Land Development Code.

6. The Variance is hereby **GRANTED/DENIED**.

DONE AND ORDERED in Palm Springs, Florida this 8th day of April 2025.

ATTEST:

_____ _____

Jane Worth, Deputy Village Clerk

Johnnie Tieche, Chairman
Planning and Zoning Board

Copies furnished to:

Palm Springs Market Place, 3965 South Congress Avenue, Palm Springs, FL 33461

HSQ Group, LLC, 1001 Yamato Road, Suite 105, Boca Raton, Florida 33431

Iramis Cabrera, Planning, Zoning and Building Director, 226 Cypress Lane, Palm Springs, FL 33461

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

PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Site Development Plan Amendment and Special Exception Use with two Variances – Palm Springs Market Plaza – Retail and Restaurant Building – 3965 South Congress Ave

Application Summary			
Applicant / Petitioner	Palm Springs Market Place, LLC	**Submittal Date**	11/06/2024
Reference Name	Palm Springs Market Place	**Case Number**	**SPR25-03, PSSE25-02 & PSV25-01, PSV25-02**
		Parcel Control No.	70-43-44-19-31-001-0000
Location	3965 South Congress Ave	**Site Area**	± 1.56 acres
P&Z Board	April 8, 2025	**Village Council**	May 8, 2025
Requests			
Proposed Use(s)	Site Development Plan Amendment and Special Exception Use to demolish the existing gas station and construct a new retail building with two restaurants consisting of a 10,879-square-foot one-story retail center with a drive-thru coffee shop and a sit-down restaurant within the property located at 3965 South Congress.		
Number of Buildings	One (1) one-story building – 10,879 square feet		
Variance	**PSV25-01 –** Requesting a variance relief from Section 34-1329 to allow the reduction of parking spaces. **PSV25-02 -**Requesting variance relief from Section 13-1330 to reduce the number of loading zones from the required two spaces to one space.		

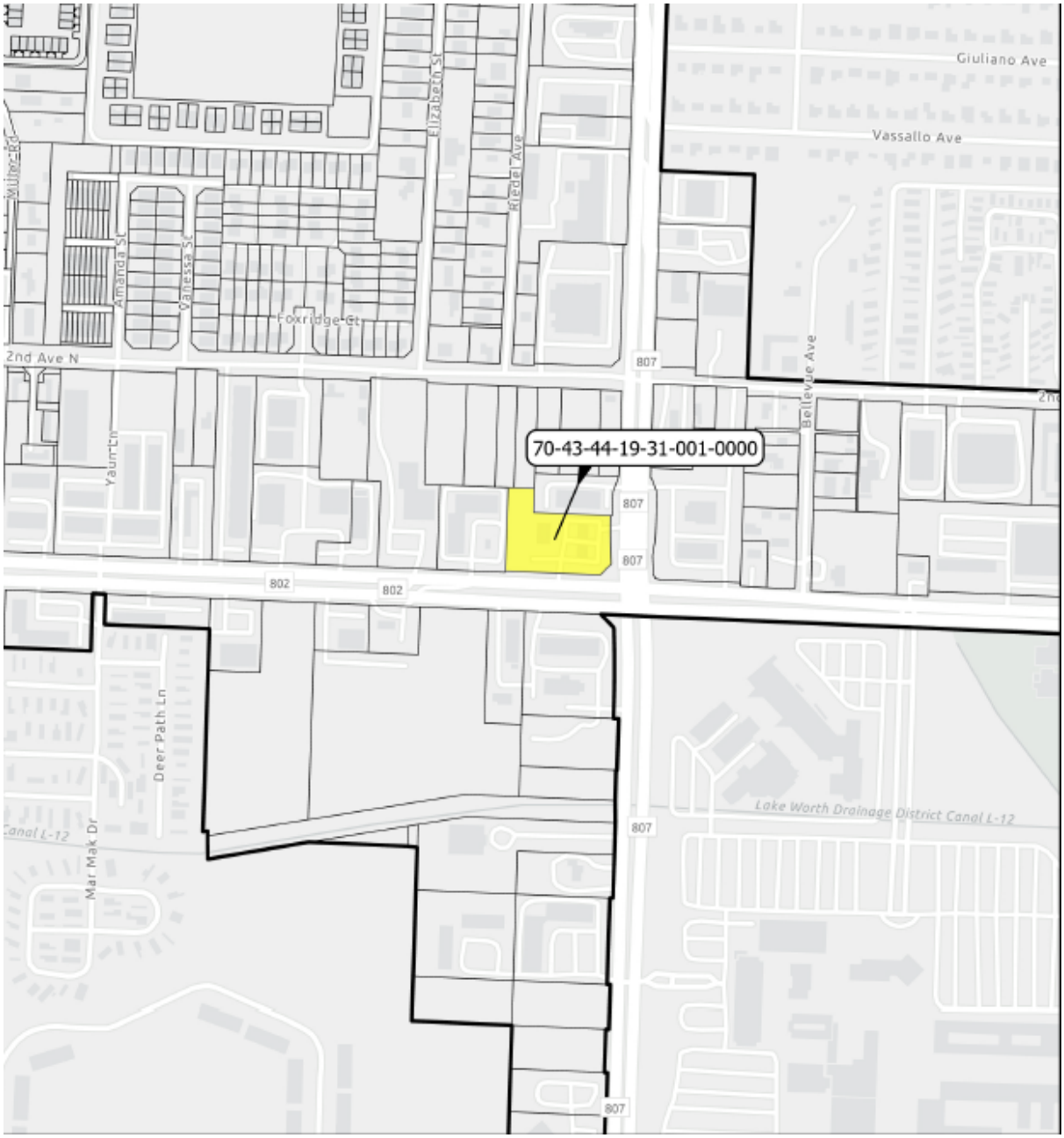
Parking			
Code	**Required**	**Provided**	**Meets Requirement**
Total Vehicular Parking	**Total Required -** 68 spaces **Retail Sales** - 1 Space/200 sf @ 8,185 sf = 41 **Restaurant & Coffee Shop** - 1 Space/100 sf or 1/3 seats @ 2694 sf = 27	57 spaces	No

Setbacks			
Code	**Required Minimum**	**Proposed**	**Meets Requirement**
Front Yard (South)	50’	89’	Yes
Rear Yard (North)	20’	39’	Yes
Side Yard Corner (East)	25’	93’	Yes
Side Yard (West)	15’	63’	Yes

Site Characteristics			
Existing Use	Gas Station	**Proposed Use**	Retail and Restaurants
Existing Zoning	Commercial General (CG)	**Existing Future Land Use**	Commercial Renewal

Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	**Existing Use**	**Future Land Use**	**Zoning District**
North	Commercial Offices Building	Commercial Renewal	Commercial General (CG)
South	Gas Station	Commercial Renewal	Commercial General (CG)
East	Gas Station	Commercial Renewal	Commercial General (CG)
West	Commercial Offices Building	Commercial Renewal	Commercial General (CG)

Recommendation
Planning, Zoning & Building Staff recommends conditional approval of the proposed 10,879 square feet retail center with a restaurant and a drive-in coffee shop as depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan and compatibility with surrounding uses.



I. Site History

- Ordinance 2004-31: Annexation

The property was annexed into the Village of Palm Springs on August 27, 2009, as a developed parcel with a service station and designated with the Land Development as Commercial General zoning district and Commercial Future Land Use.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning are Commercial Renewal and Commercial General (CG), respectively. The proposed redevelopment project to demolish the existing building with the service stations and construct a new retail building with a restaurant and a drive-in coffee shop is consistent with the goals, objectives, and policies of the Village's Comprehensive Plan.

III. Variances Requested

The applicant is seeking the following variances:

1. **PSV25-01** – Requesting a variance relief from Section 34-1329 to allow the reduction of parking spaces from the required 68 parking spaces to 57 (a reduction of 11 spaces).
2. **PSV25-02** -Requesting variance relief from Section 13-1330 to reduce the number of loading zones from the required two spaces to one space.

The proposed use includes a 1,500 square foot coffee shop with a drive-through and a 1,194 square foot restaurant for a total of 2,694 square feet of restaurant facilities and 8,185 square feet of general retail space. The general retail space requires one parking space per 200 square feet. The 8,185 square feet / 200 requires 41 parking spaces. We have no objection to this code requirement. The restaurant code requirement has two options of one space per 100 square feet of floor area or one space per three seats. The coffee shop customers are drive-through users who do not require parking spaces. The seating capacity for the restaurant is 45 seats, equating to 15 parking spaces. Our request for variance is to use the seating capacity to regulate the required parking space instead of the gross floor area.

The proposed building's gross square footage does exceed 10,000 square feet by only 879 square feet. Due to the limited space on the site and the net building area being less than 10,000 square feet, we are confident that one oversized loading zone is sufficient for this site. The justification is as follows:

The applicant's full justification is hereto:

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

The Village code has a broad definition of restaurant uses, referring back to this section, which uses the more restrictive analysis. The proposed coffee shop does not have seating, and the customers are drive-thru patrons who do not require any parking. The second restaurant will include seating inside the establishment and will be limited to 45 seats.

The minimum code loading zone size is 12' wide by 40' long. This site provides an oversized loading zone of 14' wide by 50' long. The oversized loading zone provides sufficient space for commercial vehicles to service the eight commercial bays.

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

The applicant meets the remainder of the code section utilizing 1 space per 3 seats, which is more appropriate for this type of restaurant use.

The overall gross area may exceed 10,000 square feet, but the number of businesses remains eight. Reducing the building size below 10,000 square feet will not reduce the number of businesses for this particular site, thus, the additional loading zone does not improve the site's loading logistics.

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

The variance does not give any special uses or privileges to the applicant. The variance only clarifies the type of restaurant use and why the parking calculations and loading zones used are more appropriate for the proposed restaurant and retail services.

d. *That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly*

enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

The literal interpretation creates a commercial development that is over-parked, creating a sea of asphalt that would be under-utilized and detrimental to the sustainability and viability of the project. The developer wishes to develop a vibrant retail center with multiple tenants with different product types that generate different peak hour intensities throughout the day that allowing for shared parking without parking issues.

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

The parking reduction request is the minimum request because it meets the alternative restaurant requirements of 1 parking space per 3 seats per code.

The site does require a loading zone, and the oversized loading zone provided meets the intent of the code.

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

The variance allows modifications to the code to fit specific properties and uses. The proposed use has its own parking requirements that are met on-site. Modification of the site plan to meet the general parking and loading requirements would be detrimental to the overall site development.

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

The granting of this variance request will not harm public welfare.

Staff does not object to the applicant's request based on the applicant's intent to redevelop the site, providing a retail center with a mix of uses in line with the Village's Vision and Comprehensive Plan. Staff agree that special circumstances are present due to the existing configuration of the land. Granting the variance will not confer on the applicant any privilege that is denied to other lands, and will make reasonable use of the property. Granting the variances will be in harmony with the general intent and purpose of the applicant's requests and will not be injurious to the area involved or otherwise detrimental to public welfare.

IV. Lake Worth District CRA

The proposed project is consistent with the CRA goals and objectives as follows:

Goal I: Retain the small town feel for development.
The proposed retail center will consist of small businesses that cater to the local community. The retail center businesses include restaurants and retail-type businesses that could include services like dentists, coffee shops, cell phone stores, and general retail.

Goal II: Creation of Jobs.
The proposed retail center will include several local retail/ restaurant businesses. Each business will have multiple jobs requiring local employees to work at the establishment. This promotes the goals and objectives of the CRA.

Goal III: Identify key parcels for community-serving businesses.
Policy III.I: The CRA shall create a list of desired community-serving businesses.
The developer is actively looking for businesses to serve the local community. The owner will continue with the CRA to find businesses that meet the desired use of the CRA.

Goal IV: Protect the residential uses adjacent to Lake Worth Road and Congress Avenue Corridors.
Objective IV.1: Attract and support neighborhood-oriented businesses that contribute to the adjacent stable of residential neighborhoods.
Policy IV.1: Types of uses and their environmental impact, such as noise, traffic, and hours of operation, shall be regulated through the Village's Land Development Regulations.

The proposed commercial retail/ restaurant uses are designed to serve the local residential community. The commercial uses will adhere to Village codes for hours of operation and allowable uses. The existing gas station will be removed, which results in a positive impact on the community by reduction of traffic trips, reduced noise, and possible environmental impacts sometimes caused by gas stations.

Goal V: Increase traffic safety on Lake Worth Road and Congress Avenue.
This project is located on the northwest corner of Lake Worth Road and Congress Avenue. The proposed design maintains the pedestrian sidewalks along both roadways. Recent construction of the intersection has improved traffic safety to include bike lanes and crosswalks. Pedestrian connections to the proposed building are included in our design. The developer is open to additional pedestrian connections to adjacent properties in the future if the adjacent properties are developed in such a way as to promote connectivity.

V. Neighborhood Compatibility

1) The proposed project is located at the Northwest corner of Lake Worth Rd and South Congress Ave and it's part of the Lake Worth District CRA area.
2) Surrounding properties are a mix of residential and commercial uses.
3) The proposed project is on one of the most important corridors within the Village limits, Lake Worth Road, that connects the East and West portions of the County and surrounding cities.
4) Transit service is available through Palm Tran.
5) The proposed facility is a desirable use within the Commercial General zoning district.

VI. Regulatory Issues

- The site plan generally conforms to the property development standards of the CG district.
  1) The proposed project plan generally meets the required site development regulations.
  2) Two variances requested shall be approved by the Planning & Zoning Board before the consideration of the Site Plan.
  3) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.
  4) The plans shall meet FDOT requirements.
  5) Permits from all applicable agencies, including but not limited to PBC Fire Rescue, FDOT, and the Village, are required prior to construction.
  6) Civil/Utility plans shall be approved by the Village's Engineer and the Village's Utility Department.

VII. Environmental Issues:

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

VIII. Community Outreach/ Notification

- The subject property was posted on March 28, 2025.
- Public Notification letters were mailed to all property owners within a 300' radius of the subject property on March 28, 2025.
- A legal advertisement was published in the paper on March 28, 2025.
- Staff have not received any inquiries or comments because of the notices.

IX. Proposed Development Plan Details

The petitioner's development plans dated received on November 6, 2024, depict the following:

- An application submitted for a Site Plan, Special Exception, and 2 variances for the redevelopment of the existing commercial property to be converted into a mix of retail and restaurant uses.
    1. Site Plan received November 6, 2024, revised and resubmitted on March 21, 2025.
    2. Landscape plans received November 6, 2024, revised and resubmitted on March 21, 2025.
    3. Preliminary Engineering plans received November 6, 2024, revised and resubmitted on March 21, 2025.
    4. Architectural plans.
    5. Photometric plans.
    6. Justification statement and project narrative of the proposed use.
    7. Color rendering

X. Recommendation

The applicant is requesting a site development plan amendment and special exception use to allow the redevelopment of the property from a gas station with a convenience store to a 10,879 square feet commercial center, including 1,500 sf coffee shop with drive-through, a 1,194 sit sit-down restaurant, and 8,185 sf retail spaces.

Additionally, the applicant is requesting two variances:

1. A parking reduction from 68 parking spaces to 57 spaces.
2. Provide one larger loading zone instead of the two required.

Planning, Zoning & Building Staff have conducted a review of the application and found the proposed project to be consistent with goals, objectives, and policies of the Village's Comprehensive Plan. The proposed project is generally consistent with the Land Development and zoning regulations, CRA, and all other portions of the code. The proposed uses do not significantly reduce light and air on adjacent properties and would not be a deterrent to surrounding properties. The new project does not negatively impact natural systems. The proposed project will improve the aesthetics of the Lake Worth and South Congress corridors.

Planning, Zoning & Building Staff recommends conditional approval of the proposed project subject to the following thirty-seven (37) conditions below:

1. Build out date December 31, 2028.
2. The special exception approval shall be implemented within 18 months of Council approval.
3. The site plan approval is valid within 24 months of Council approval.
4. A Utility/Civil Plan shall be approved by the Village Engineer and the Village Utility Department **at the time of permitting**.
5. Hours of operation shall be according with the Village's Land Development Regulation Section 34-891.
6. No overnight parking shall be permitted.
7. No outdoor seating area shall be permitted. If an outdoor seating area is desired in the future, a site plan amendment shall be requested.
8. No outdoor storage shall be allowed.
9. Any monument signs and wall signs shall follow the Village's Land Development Regulations.
10. A root barrier shall be provided on trees that are within 12' of utility lines.
11. Driveways along Lake Worth Road and South Congress Avenue shall be constructed accordingly with FDOT requirements.
12. Any existing or proposed utility easements shall not overlap more than 5' the landscaped buffer.
13. Civil/Utility plans need to be reviewed and approved by the Village's Engineer **at the time of site work permit**.

14. Any existing or proposed utility box/cabinet shall be screened from view. Staff recommend wrapping the cabinet/box with an appropriate design for the existing/proposed location.
15. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
16. Photometric plans shall be approved by the Planning, Zoning and Building Department **at time of permitting**.
17. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
18. Dumpsters shall be screened according to the Village's Land Development Regulations.
19. A future cross-access location with the properties to the north shall be depicted on the site plan **prior to Council consideration.**
20. Irrigation plans shall be provided **at the time of permitting**. Non-potable water shall be used for the irrigation.
21. Provide permits from all applicable permitting agencies, including but not limited to, FDOT, PBC Fire Rescue and Village of Palm Springs **at the time of permitting**.
22. The property owner shall register an Agent of Record, prior to the issuance of a building permit, to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.
23. All mechanical equipment and above-ground infrastructure shall be screened from view.
24. PD suggestions & comments for Palm Springs Marketplace shall be addressed **prior to Council consideration**. Drive-thru stacking concerns: evaluate the drive-thru queuing capacity to ensure it doesn't spill onto Congress Ave. Pre-ordering kiosks or employees run drive-thru orders during busy periods. Ensure ingress and egress points minimize conflicts with traffic along Congress Ave. Suggest future connectivity to the adjacent parcels for traffic distribution and pedestrian access.
25. 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.
26. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise **at the time of permitting** as needed.
27. All new electric utilities shall be underground.
28. 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**.
29. Any sidewalk broken or damaged during construction shall be replaced by the contractor **prior to CO**.
30. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to Certificate of Occupancy/Certificate of Completion** of each improvement area.
31. Absolutely no occupancy, other than construction personnel, is permitted **prior to TCO/CO**.
32. Photometrics must be certified by an engineer **prior to CO**.
33. The civil engineer of record shall certify the site construction **prior to Certificate of Occupancy**.
34. 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.
35. Palm Beach County "Digital Inclusion infrastructure" (broadband antenna and related facilities) shall be accommodated on the property (if location is determined to be desirable for broadband coverage by Palm Beach County or School District of Palm Beach County), prior to **Certificate of Completion**, and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program.
36. The General Contractor shall be on site during all construction activity in accordance with FS 489.1195.
37. **At the time of CO**, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.

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March 14, 2025

Village of Palm Springs
226 Cypress Lane
Palm Springs, Fl 33461

Re:	Project Name:	**PALM SPRINGS MARKET PLACE**
	Project process:	**SITE PLAN APPROVAL**
	HSQ Project Number:	**240210**
	Location:	**Village of Palm Springs, Palm Beach County**

Dear All:

OVERVIEW:

Palm Springs Market Place, LLC. ("Petitioner") is the contract purchaser of the 1.58-acre parcel generally located on the Northwest corner of Congress Avenue and Lake Worth Road in the Village of Palm Springs ("Village"). The Parcel referred to herein as the "Property" and are further identified by the folio number is 704344193100100000 is currently owned by 3965 South Congress, Inc. Legal Description of Property is Parcel A, Hess-Congress-Lake Worth plat as recorded in Plat Book 92, Page 49, Palm Beach County records, Florida.

The Property has a future land use designation of COMMERCIAL ("Com U/S Tier") and is currently zoned Commercial CG District. Petitioner is proposing to develop the Property with a commercial retail use referred to as ("Project").

The existing property has been a gas station since 1997. A 3,223 square foot building is on the property.

At this time, Petitioner is also seeking site plan approval for a 10,879 square foot one story retail center with drive thru component for a coffee shop or similar use. The existing gas station and associated uses will be demolished and removed from the site.

SITE DENSITY:

This property consists of 1.58 (68,922 SF) acres of land. The proposed 10.879 SF is 16% of the site and a FAR of 0.16. The maximum allowable FAR is CG is 0.50. CG zoning does not have a maximum lot coverage requirement.

The surrounding uses are as follows:

North (CG zoning)	Retail building
South (CG zoning)	Gas station
East (CG zoning)	Gas station
West (CG zoning	Retail building.

BUILDING ARCHITECTURE:

The proposed building on the site is a one-story commercial retail style building with a front overhang over the sidewalk. The front façade undulates giving it a 3D impression and the roof line articulates vertically over each tenant space to give specialized expression for each retail user. The color pallet is earth tones with a mixture of surface materials to provide an upscale modern look to the building. The building is situated on the site to provide the back of house facing North away from the two fronting streets. The drive thru lane is also on the North and West sides of the building away from the streets to minimize the views of the drive thru lanes from passerby traffic. Please see attached building elevations for more information.

SITE ACCESS, PARKING AND TRAFFIC:

Access to the property is from Lake Worth Road and S. Congress Avenue. The existing gas station has two platted access points from the adjacent roads. Per our pre-application meeting with FDOT the two proposed drive locations have been moved farther away from the intersection of Lake Worth Road and South Congress Avenue. Please see attached FDOT access letter. The platted limited access openings require modification to allow the new access locations and close the current locations. The internal traffic patterns consist of one-way traffic counterclockwise. The design forces vehicles to travel around the building to either access parking stalls or the drive thru facility. This design minimized stacking issues at the access locations and increases parking spaces. A parking study is provided to show the proposed uses to include a coffee shop with drive thru and other retail tenants has the appropriate amount of parking for the site since the peak hour visitors for each use differs throughout the day and the coffee shop majority patrons are drive thru uses. Please see attached parking study. A drive thru queuing analysis is attached indicating 12 car stacking is sufficient for this site. The code require 5 car stacking, but the developer wishes to increase it to 12 cars to ensure no stacking issues on site or spilling into the adjacent roadways. The existing gas station has significantly more vehicular trips generating 3532 trips per day per ITE calculations. The proposed use generates 1,996 trips per day resulting in a decrease in 1,536 trips per day. Please see the traffic statement for more information.

DRAINAGE AND FEMA:

The overall existing site currently consists of a building, pavement, dry detention area and exfiltration trench to meet the SFWMD drainage requirements. The proposed design is similar to drainage design with building, dry detention area and exfiltration trench. The FEMA flood map indicates Zone X. The proposed finish floor 14.00 NAVD which is above the SFWMD C-51 basin rule of 12.10 NAVD. Please see drainage calculations for more information.

BUFFERS AND SETBACKS:

The existing site has platted 15’ landscape buffers on Lake Worth Road (South side) and S. Congress Avenue (East side). The site has existing 5’ platted buffers on the West and North sides adjacent to the commercial properties. The proposed site plan maintains those buffers and will maintain most of the mature trees along the property line. The buffers will be enhanced to meet today’s landscape code. Please see attached landscape plans for more information. The building setbacks are as follows:

Setback side	Code requirement (min.)	Provided
North (rear)	20’	39’
West (side)	15’	66’
South (front)	50’	88’
East (side)	25’	89’

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UTILITIES:

The water and sewer are provided by the Village of Palm Springs. The property has existing water and sewer services to the gas station that will be modified for the retail center. The building will be fire sprinkled serviced by the water main on S. Congress Avenue. The property has existing fire hydrants located on the adjacent streets to remain and serve the proposed development.

CONCLUSION:

The existing intersection has three gas stations creating a vehicular dominant use and feel. The proposed retail development provides an upscale building architecture allowing for prominent retail uses. The proposed development will improve landscaping, reduce traffic trips and provide needed retail services to the neighborhood.

If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,
HSQ GROUP, INC.



Jay Huebner, P.E., A.I.C.P.

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March 14, 2025

Village of Palm Springs
226 Cypress Lane
Palm Springs, Fl 33461

Re:	Project Name:	**PALM SPRINGS MARKET PLACE**
	Project process:	**Parking/ loading Variance application**
	HSQ Project Number:	**240210**
	Location:	**Village of Palm Springs, Palm Beach County**

Dear All:

OVERVIEW:

Palm Springs Market Place, LLC. ("Petitioner") is the contract purchaser of the 1.58-acre parcel generally located on the Northwest corner of Congress Avenue and Lake Worth Road in the Village of Palm Springs ("Village"). The Parcel referred to herein as the "Property" and are further identified by the folio number is 704344193100100000 is currently owned by 3965 South Congress, Inc. Legal Description of Property is Parcel A, Hess-Congress-Lake Worth plat as recorded in Plat Book 92, Page 49, Palm Beach County records, Florida.

The Property has a future land use designation of COMMERCIAL ("Com U/S Tier") and is currently zoned Commercial CG District. Petitioner is proposing to develop the Property with a commercial retail use referred to as ("Project").

The existing property has been a gas station since 1997. A 3,223 square foot building is on the property.

At this time, Petitioner is also seeking site plan approval for a 10,879 square foot one story retail center with drive thru component for a coffee shop or similar use. The existing gas station and associated uses will be demolished and removed from the site.

SITE DENSITY:

This property consists of 1.58 (68,922 SF) acres of land. The proposed 10,879 SF is 16% of the site and a FAR of 0.16. The maximum allowable FAR is CG is 0.50. CG zoning does not have a maximum lot coverage requirement.

The surrounding uses are as follows:

North (CG zoning)	Retail building
South (CG zoning)	Gas station
East (CG zoning)	Gas station
West (CG zoning	Retail building.

BUILDING ARCHITECTURE:

The proposed building on the site is a one-story commercial retail style building with a front overhang over the sidewalk. The front façade undulates giving it a 3D impression and the roof line articulates vertically over each tenant space to give specialized expression for each retail user. The color pallet is earth tones with a mixture of surface materials to provide an upscale modern look to the building. The building is situated on the site to provide the back of house facing North away from the two fronting streets. The drive thru lane is also on the North and West sides of the building away from the streets to minimize the views of the drive thru lanes from passerby traffic. Please see attached building elevations for more information.

SITE ACCESS, PARKING AND TRAFFIC:

Access to the property is from Lake Worth Road and S. Congress Avenue. The existing gas station has two platted access points from the adjacent roads. Per our pre-application meeting with FDOT the two proposed drive locations have been moved farther away from the intersection of Lake Worth Road and South Congress Avenue. Please see attached FDOT access letter. The platted limited access openings require modification to allow the new access locations and close the current locations. The internal traffic patterns consist of one-way traffic counterclockwise. The design forces vehicles to travel around the building to either access parking stalls or the drive-through facility. This design minimized stacking issues at the access locations and increased parking spaces. A parking study is provided to show the proposed uses to include a coffee shop with a drive-through and other retail tenants have the appropriate amount of parking for the site since the peak hour visitors for each use differs throughout the day and the coffee shop majority patrons are drive thru uses. Please see attached parking study. A drive through queuing analysis is attached indicating 12 car stacking is sufficient for this site. The code requires 5 car stacking, but the developer wishes to increase it to 12 cars to ensure no stacking issues on site or spilling into the adjacent roadways. The existing gas station has significantly more vehicular trips generating 3532 trips per day per ITE calculations. The proposed use generates 1,996 trips per day resulting in a decrease in 1,536 trips per day. Please see the traffic statement for more information.

BUFFERS AND SETBACKS:

The existing site has platted 15’ landscape buffers on Lake Worth Road (South side) and S. Congress Avenue (East side). The site has existing 5’ platted buffers on the West and North sides adjacent to the commercial properties. The proposed site plan maintains those buffers and will maintain most of the mature trees along the property line. The buffers will be enhanced to meet today’s landscape code. Please see the attached landscape plans for more information. The building setbacks are as follows:

Setback side	Code requirement (min.)	Provided
North (rear)	20’	39’
West (side)	15’	66’
South (front)	50’	88’
East (side)	25’	89’

VARIANCE REQUEST:

A variance request to modify the required parking on the property per section 34-239 of the Village code related to parking code section 34-1329(5) and associated required loading zones per 34-1330(c))(2):

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Restaurants (fast food). One parking space per three seating accommodations, or one parking space per 50 square feet of gross floor area, whichever is more restrictive. The stacking lane and bypass lane requirements for other drive-in, drive up and walkup facilities shall apply.

Every commercial, institutional or similar type of building or use that requires the receipt of, or distribution by vehicle of, materials or merchandise shall have permanently maintained off-street loading spaces that do not hinder the free movement of vehicles and pedestrians, and which meet the following requirements:(1)Buildings or uses containing up to 10,000 square feet of gross floor area shall require one off-street loading space. (2) buildings or uses containing between 10,000 square feet and 20,000 square feet of gross floor area shall require two off-street loading spaces.

The proposed use includes a 1,500 square foot coffee shop with drive through and a 1,194 square foot restaurant for a total of 2,694 square feet restaurant facilities and 8,185 square feet of general retail space. The general retail space code requires one parking space per 200 square feet. The 8,185 square feet / 200 requires 41 parking spaces. We have no objection to this code requirement. The restaurant (fast food) code requirement has two options of one space per 50 square feet of floor area requiring 54 parking spaces or one space per three-seating accommodation. The coffee shop customers are predominantly drive-through users which do not require parking spaces. The seating accommodations for the restaurant has 45 seats equating to 15 parking spaces. Our variance request is to use the seating capacity to regulate the required parking instead of the gross floor area. The proposed building gross square footage does exceed the 10,000 square feet by only 879 square feet. Due to the limited space on the site and the net building area is less than 10,000 square feet we are confident one oversized loading zone is sufficient for this site. The justification per code is as follows:

A. *Those special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structure, or buildings in the same planning, building and zoning district.*
The Village code has a broad definition of restaurant uses referring back to this section which uses the more restrictive analysis. The coffee shop doesn't proposed to have seating because the majority of the customers are drive thru patrons which does not require any parking. The second restaurant will include seating inside the establishment and will be limited to 45 seats. The minimum code loading zone size is 12' wide by 40' long. This site provides an oversized loading zone of 14' wide by 50' long. The oversized loading zone provides sufficient space for commercial vehicles to service the eight commercial bays.

B. *That the special conditions and circumstances do not result from the actions of the applicant.*
The applicant meets the remainder of the code section utilizing 1 space per 3 seats which is more appropriate for this type of restaurant use. The overall gross area may exceed 10,000 square feet, but the number of businesses remains eight. Reducing the building size below 10,000 square feet will not reduce the number of businesses for this particular site thus the additional loading zone does not improve the site loading logistics.

C. *Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same planning, building & zoning district.*

The variance does not give any special uses are privileges to the applicant. The variance only clarifies the type of restaurant use and why the parking calculations and loading zones used are more appropriate for the proposed restaurant and retail services.

D. *The literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same Planning, Building & Zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.*
The literal interpretation creates a commercial development that is over parked creating a sea of asphalt that would be under-utilized and detrimental to the sustainability and viability of the project. The developer wishes to develop a vibrant retail center with multiple tenets with different product types that generate different peak hour intensities throughout the day that allows for shared parking without parking issues.

E. *That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.*
The parking reduction request is the minimum requirement request because it meets the alternative restaurant requirements of 1 parking space per 3 seats per code. The site does require loading zone and the oversized loading zone provided meets the intent of the code.

F. *The granting of the variance will be in harmony with the general intent and purpose of this chapter.*
The variance allows modifications to the code to fit specific properties and uses. The proposed use has its own parking requirements that are met on site. Modification of the site plan to meet the general parking and loading requirements would be detrimental to the overall site development.

G. *The variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*
The granting of this variance request has not negative impact to public welfare.

CONCLUSION:

The existing intersection has three gas stations creating a vehicular dominant use and feel. The proposed retail development provides an upscale building architecture allowing for prominent retail uses. The proposed development will improve landscaping, reduce traffic trips and provide needed retail services to the neighborhood. The proposed site plan layout purposefully designed with a coffee shop as the anchor to the shopping center with a drive through designed with ample vehicular stacking. The tenet use allows for multiple types of businesses that have different peak hour parking requirements. This allows for shared parking to maximize the use of the site and provide for a sustainable future. Please see the parking study for more information.

If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,
HSQ GROUP, INC.



Jay Huebner, P.E., A.I.C.P.

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March 27, 2025

Village of Palm Springs
226 Cypress Lane
Palm Springs, Fl 33461

Re:	Project Name:	**PALM SPRINGS MARKET PLACE**
	Project process:	**SITE PLAN APPROVAL LAKE WORTH ROAD CRA JUSTIFICATION**
	HSQ Project Number:	**240210**
	Location:	**Village of Palm Springs, Palm Beach County**

Dear All:

OVERVIEW:

Palm Springs Market Place, LLC. ("Petitioner") is the contract purchaser of the 1.58-acre parcel generally located on the Northwest corner of Congress Avenue and Lake Worth Road in the Village of Palm Springs ("Village"). The Parcel referred to herein as the "Property" and are further identified by the folio number is 704344193100100000 is currently owned by 3965 South Congress, Inc. Legal Description of Property is Parcel A, Hess-Congress-Lake Worth plat as recorded in Plat Book 92, Page 49, Palm Beach County records, Florida.

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West (CG zoning	Retail building.

BUILDING ARCHITECTURE:

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DRAINAGE AND FEMA:

The overall existing site currently consists of a building, pavement, dry detention area and exfiltration trench to meet the SFWMD drainage requirements. The proposed design is similar to drainage design with building, dry detention area and exfiltration trench. The FEMA flood map indicates Zone X. The proposed finish floor 14.00 NAVD which is above the SFWMD C-51 basin rule of 12.10 NAVD. Please see drainage calculations for more information.

BUFFERS AND SETBACKS:

The existing site has platted 15’ landscape buffers on Lake Worth Road (South side) and S. Congress Avenue (East side). The site has existing 5’ platted buffers on the West and North sides adjacent to the commercial properties. The proposed site plan maintains those buffers and will maintain most of the mature trees along the property line. The buffers will be enhanced to meet today’s landscape code. Please see attached landscape plans for more information. The building setbacks are as follows:

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LAKE WORTH ROAD CRA:

The proposed project is consistent with the CRA five key goals as follows:

Improve utilities and infrastructure
Expanding job development and economic growth
Enhancing public safety
Increasing and maintaining workforce housing
Advancing the partnership with Palm Beach County

The proposed project consists of commercial retail shoppes and restaurants that promote economic growth by providing multiple businesses located in the CRA boundary. These businesses require local workforce employment, thus creating jobs for the CRA area. This is an improvement compared to the existing gas station consisting of only a few employees managing the station. The proposed site plan provides pedestrian connectivity to Lake Worth Road and Congress Avenue and to the adjacent neighboring businesses. The site includes bike racks, handicap parking and lush landscaping promoting public safety. The property will remove the existing utilities and gas station infrastructure and replace it with new utilities and infrastructure supporting the commercial development.

LAKE WORTH ROAD GOALS AND OBJECTIVES:

The proposed commercial redevelopment is consistent with the CRA goals and objectives as follows:

Goal I: retain the small town feel for development. The proposed retail center will consist of small businesses that cater to the local community. The retail center businesses include restaurants and retail type businesses that could include services like dentists, coffee shops, cell phones stores and general retail.

Goal II: Creation of Jobs: The proposed retail center will include several local retail/ restaurant businesses. Each business will have multiple jobs requiring local employees to work at the establishment. This promotes the goals and objectives of the CRA.

Policy III.I: The CRA shall create a list of desired community-serving businesses. The developer is active looking for businesses to serve the local community. The owner will continue with the CRA to find businesses that meet the desired use of the CRA.

Goal IV: Protect the residential uses adjacent to Lake Worth Road and Congress Avenue Corridors:
Objective IV.1: Attract and support neighborhood-oriented businesses that contribute to the adjacent stability of residential neighborhoods.
Policy IV.1: Types of uses and their environmental impact, such as noise, traffic and hours of operation shall be regulated through the Village's Land Development Regulations.
The proposed commercial retail/ restaurant uses are designed to serve the local residential community. The commercial uses will adhere to Village codes for hours of operation and allowable uses. The existing gas station will be removed, which results in a positive impact to the community by reduction of traffic trips, reduced noise and possible environmental impacts sometimes caused by gas stations.

Goal V: Increase traffic Safety on Lake Worth Road and Congress Avenue.

This project is located on the northwest corner of Lake Worth Road and Congress Avenue. The proposed design maintains the pedestrian sidewalks along both roadways. Recent construction of the intersection has improved the traffic safety to include bike lanes and crosswalks. Pedestrian connections to the proposed building are included in our design. The developer is open to additional pedestrian connections to adjacent properties in the future if the adjacent properties are developed in such a way to promote connectivity.

CONCLUSION:

The existing intersection has three gas stations creating a vehicular dominant use and feel. The proposed retail development provides an upscale building architecture allowing for prominent retail uses. The proposed development will improve landscaping, reduce traffic trips and provide needed retail services to the neighborhood.

If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,
HSQ GROUP, INC.



Jay Huebner, P.E., A.I.C.P.

PALM SPRINGS MARKET PLACE

PALM BEACH COUNTY, FLORIDA

PALM SPRINGS MARKET PLACE, LLC.

INDEX OF PLANS

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SP-1	SITE PLAN
S-1	SURVEY
A	RENDERING
A1	FLOOR PLANS
A2	ELEVATIONS
A3	DUMPSTER / RECYCLE ENCLOSURE
A4	BUILDING ROOF PLAN
TDP-1.0	TREE DISPOSITION PLANS
TDP-1.1	TREE DISPOSITION CHARTS & DETAILS
TDP1.2	TREE RELOCATION PLAN
LNP-1.0	LANDSCAPE PLAN
LNP-1.1	LANDSCAPE CALCULATIONS & DETAILS
LNP-1.2	LANDSCAPE NOTES
C-1	CONCEPTUAL ENGINEERING PLAN
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WSD-1	WATER AND SEWER DETAILS
WSD-2	WATER AND SEWER DETAILS
WSD-3	WATER AND SEWER DETAILS



LOCATION MAP

SCALE: 1" = 300'

DEVELOPER:

PALM SPRINGS MARKET PLACE, LLC.
C/O KEN HARRIS
1701 S. OLIVE AVE
WEST PALM BEACH, FL 33401
(561) 301-0875

PLANNER:

HSQ GROUP, LLC.
1001 YAMATO ROAD
SUITE 105
BOCA RATON, FL 33431
(561) 392-0221

ARCHITECT:

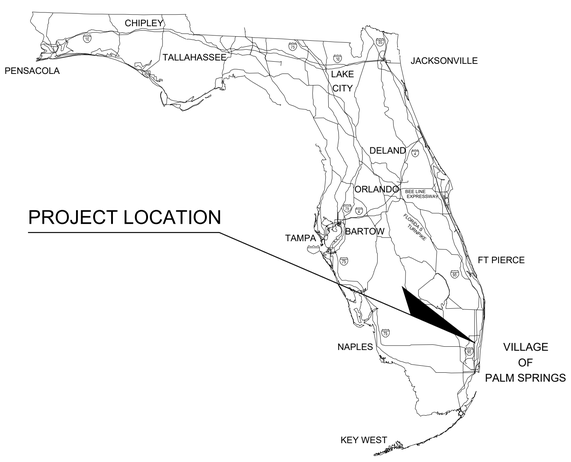
CHARETT INTERNATIONAL
ARCHITECTURE
551 NW 77TH ST.
SUITE 107
BOCA RATON, FL 33487
(561) 756-6094

CIVIL ENGINEER:

HSQ GROUP, LLC.
1001 YAMATO ROAD
SUITE 105
BOCA RATON, FL 33431
(561) 392-0221

LANDSCAPE ARCHITECT:

MILLER LEGG
13680 NW 5TH STREET, SUITE 200
SUNRISE, FL 33325
(954) 436-7000



SITE PLAN

HSQ GROUP, LLC.
Engineers · Planners · Surveyors
1001 Yamayo Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

LEGAL DESCRIPTION:

PARCEL A, HESS-CONGRESS-LAKE WORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGE 49, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL NUMBER: 70-43-44-19-31-001-0000

NOTES:

THE PROPOSED WORK HAS BEEN DESIGNED IN ACCORDANCE WITH ALL APPLICABLE, FEDERAL, STATE, COUNTY AND VILLAGE CODES AND REGULATIONS HAVING JURISDICTION. IF ANY DISCREPANCIES EXIST BETWEEN THE PLANS/ SPECIFICATIONS PREPARED BY THE DESIGNER AND THE VILLAGE CODE AND/OR THE VILLAGE STANDARD DETAILS, THE LATER SHALL GOVERN OR THE MOST STRINGENT.

ALL VEGETATION, MUCH, AND ANY DELETERIOUS MATERIAL WITHIN THE ROW LIMITS OF ALL STREETS AND ALLEYS AND REQUIRED OFF-STREET PARKING AREAS MUST BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL FREE OF STUMPS, LARGE ROOTS OR OTHER MATERIAL NOT SUITABLE FOR INCLUSION IN ROADWAY FILL.

OWNERSHIP AND MAINTENANCE OF THE SANITARY SYSTEM BY THE VILLAGE IS LIMITED TO THE MAINS FROM MANHOLE TO MANHOLE AND EXPRESSLY EXCLUDES SEWER LATERAL SERVICES. THE SEWER LATERAL SERVICE FROM GRAVITY MAIN INTO THE BUILDING IS TO BE MAINTAINED BY THE PROPERTY OWNER.

ENGINEER'S CERTIFICATION

THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JAY HUEBNER, P.E., USING A DIGITAL SIGNATURE

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

NO	DATE	BY	REVISIONS

HSQ GROUP, LLC.
Engineers · Planners · Surveyors
1001 Yamato Road · Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

PALM SPRINGS MARKET PLACE

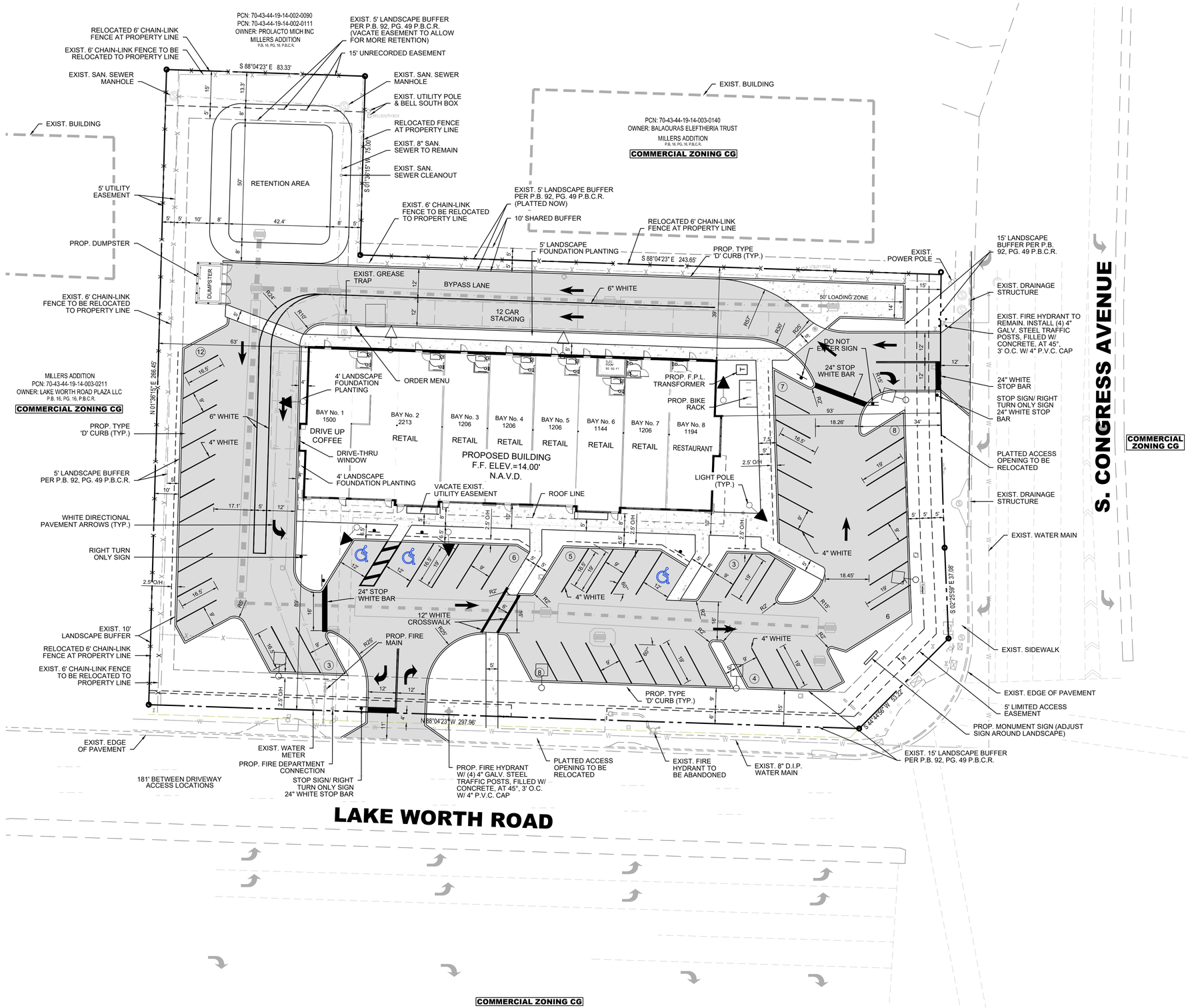
COVER SHEET

DATE:	02/24
DESIGNED BY:	JH
DRAWN BY:	ZT
CHECKED BY:	JH

JAY HUEBNER LICENSE No 54615 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: Mar 17, 2025
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

PROJECT:	240210
SHEET:	CS-1



0 20 40
FEET

SCALE: 1"=20'

SITE DATA TABLE

SUBJECT PROPERTY ADDRESS:
3965 S. CONGRESS AVENUE, PALM SPRINGS, FLORIDA

ZONING:

CURRENT ZONING: COMMERCIAL CG
PROPOSED ZONING: COMMERCIAL CG
CURRENT USE: COMMERCIAL (GAS STATION)
PROPOSED USE: COMMERCIAL (RETAIL)

LAND USE:

EXISTING FUTURE LAND USE: COM U/S TIER
PROPOSED FUTURE LAND USE: COM U/S TIER

SITE AREA INFORMATION:

TOTAL AREA:	68,861 SF.	1.58 AC.
BLDG. COVERAGE AREA:	10,879 SF.	0.25 AC.
PAVEMENT VUA AREA:	42,878 SF.	0.98 AC.
SIDEWALK & CONCRETE:	5,113 SF.	0.12 AC.
DRY DETENTION AREA:	3,842 SF.	0.09 AC.
LANDSCAPE AREA:	6,149 SF.	0.14 AC.
	68,861 SF.	1.58 AC
PERVIOUS:	9,991 SF. / 0.23 AC.	15%
IMPERVIOUS:	58,870 SF. / 1.35 AC.	85%

PARKING & LOADING CALCULATIONS

REQUIRED

1 SPACE PER 200 SF. RETAIL 8,181 SF /200 = 41 SPACES
1 SPACE FOR EVERY 3 SEATS -RESTAURANTS 45 SEATS = 15 SPACES
56 SPACES REQUIRED

PROVIDED

PARKING SPACES (9' x 18') = 54 SPACES
HANDICAP SPACES (12' x 18') = 3 SPACES
PARKING SPACES (TOTAL) = 57 SPACES
BIKE PARKING SPACES = 7 SPACES

SETBACK INFORMATION

	(MIN. PERMITTED)	PROVIDED	
NORTH SIDE:	20'	39'	
EAST SIDE :	25'	89'	
WEST SIDE	15'	66'	
SOUTH SIDE	50'	88'	
BUILDING COVERAGE (MAX):	50%	16%	10,879 SF., 0.25 AC.
OPEN SPACE (MIN.):	N/A	34%	
BUILDING HEIGHT (MAX.):	45'	25'	

LOCATED WITHIN LAKE WORTH CORRIDOR
VARIANCE REQUEST FOR RESTAURANT PARKING
SPECIAL EXCEPTION FOR RESTAURANT WITH DRIVE THRU

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers - Planners - Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 - (561) 392-0221
C26258 - LB7924

PALM SPRINGS MARKET PLACE

SITE PLAN

DATE:
DESIGNED BY: JH
DRAWN BY: HG
CHECKED BY: JH

JAY HUEBNER LICENSE No. 54615 FLORIDA PROFESSIONAL ENGINEER

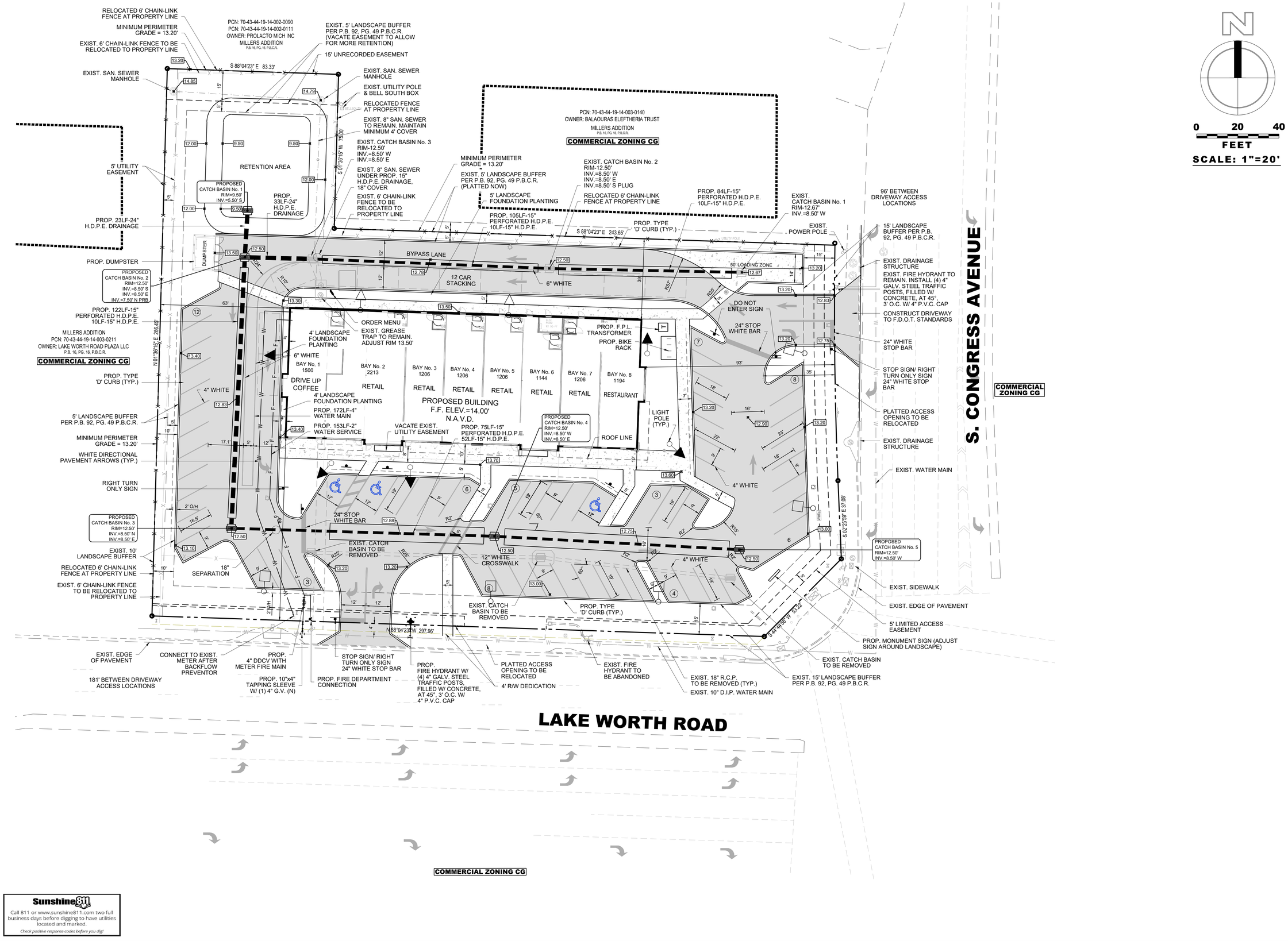
DATE: Mar 19, 2025
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

This item has been digitally signed and sealed by Jay Huebner, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PROJECT: 240210

SHEET: SP-1

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N

0 20 40

FEET

SCALE: 1"=20'

NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers - Planners - Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 - (561) 392-0221
C26258 - LB7924

PALM SPRINGS MARKET PLACE

CONCEPTUAL ENGINEERING PLAN

DATE:	
DESIGNED BY:	JH
DRAWN BY:	HG
CHECKED BY:	JH

JAY HUEBNER LICENSE No. 54615 FLORIDA PROFESSIONAL ENGINEER

DATE: Mar 19, 2025

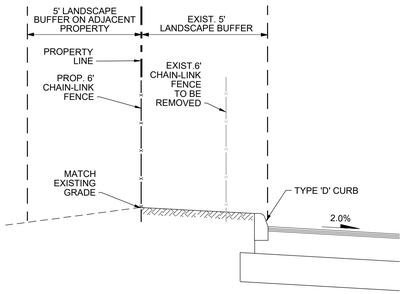
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

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PROJECT:	240210
SHEET:	C-1

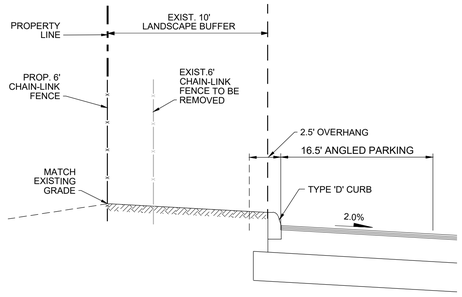
The Seal Appearing Hereon Was Authorized By Jay Huebner, P.E. On The Date Adjacent To The Seal. Printed Copies Of This Document Are Not Considered Signed And Sealed And The Signature Must Be Verified On Any Electronic Copies.

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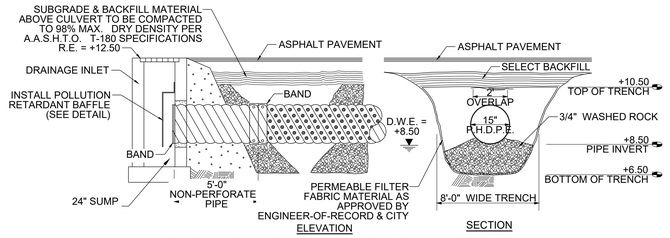
NORTH PROPERTY LINE

N.T.S.



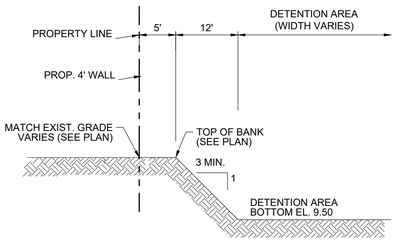
WEST PROPERTY LINE

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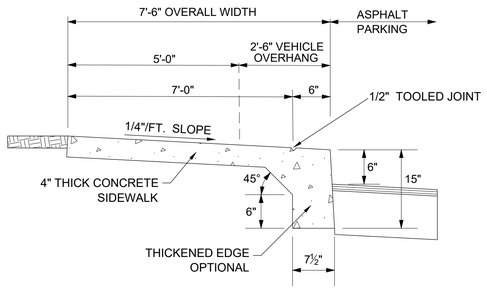
EXFILTRATION TRENCH DETAIL

N.T.S.



DETENTION AREA SECTION

N.T.S.

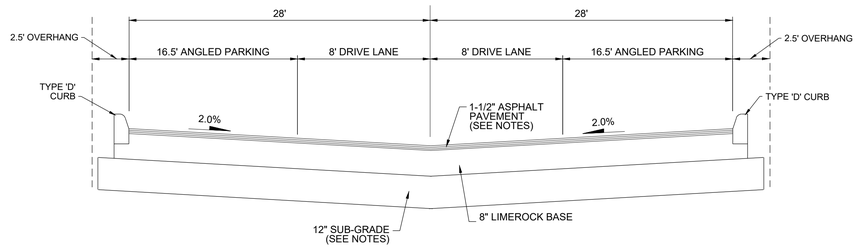


NOTES

1. PROVIDE 1/8" CONSTRUCTION JOINTS AT 5' O/C, MINIMUM DEPTH 1/2".
2. PROVIDE 1/2" EXPANSION JOINTS WITH NON-RISING FILLER AT 20' O/C, TO RUN FULL DEPTH OF SLAB.
3. CONCRETE TO BE 3,000 P.S.I. IN 28 DAYS.
4. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.

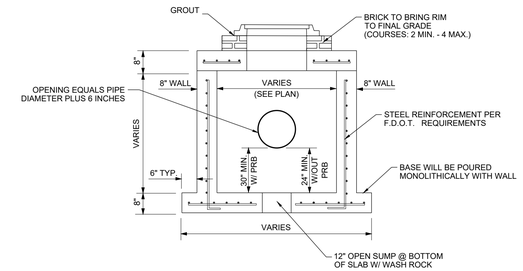
CONCRETE SIDEWALK DETAILS

N.T.S.



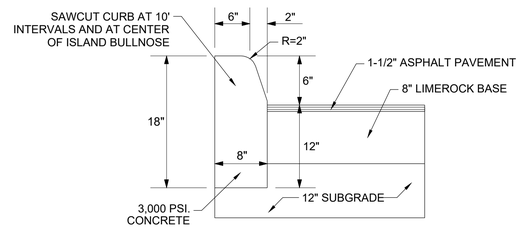
TYPICAL PARKING LOT SECTION

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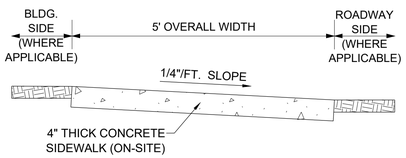
MANHOLE / CATCH BASIN DETAIL

N.T.S.



TYPE "D" CONCRETE CURB DETAIL

N.T.S.

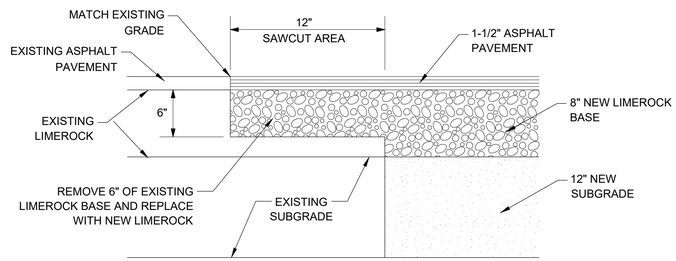


NOTES

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2. PROVIDE 1/2" EXPANSION JOINTS WITH NON-RISING FILLER AT 20' O/C, TO RUN FULL DEPTH OF SLAB.
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4. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.

CONCRETE SIDEWALK DETAILS

N.T.S.



ASPHALT CONNECTION DETAIL

N.T.S.

PAVEMENT NOTES

1. THE PAVEMENT SURFACE SHALL BE TYPE S-3 ASPHALTIC CONCRETE. THE SURFACE SHALL BE 1 1/2 INCHES THICK, APPLIED IN TWO (2) SEPARATE LIFTS OF 3/4 INCHES EACH. A TACK COAT SHALL BE APPLIED BETWEEN BOTH PAVEMENT COURSES.
2. THE LIMEROCK BASE SHALL BE 8 INCHES THICK. THE LIMEROCK MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 100. THE LIMEROCK MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
3. THE SUBGRADE SHALL BE 12 INCHES THICK. THE SUBGRADE MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 40. THE SUBGRADE MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
4. THE LIMEROCK AND SUBGRADE COURSES SHALL NOT BE CONSTRUCTED UNTIL ALL UTILITY INSTALLATIONS UNDER PAVEMENT AREAS ARE COMPLETED, TESTED AND ACCEPTED. ANY PAVEMENT CONSTRUCTION PRIOR TO THIS REQUIREMENT SHALL BE CONDUCTED AT THE CONTRACTOR'S OWN RISK AND ANY REQUIRED REPAIRS WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY.
5. THE PRIME AND TACK COATS SHALL CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (SECTIONS 300-1 THRU 300-7) SPECIFICATIONS. THE PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD OF PAVEMENT.
6. PERIODIC DENSITY TESTING SHALL BE CONDUCTED AFTER BOTH SUBGRADE AND LIMEROCK BASE COURSES HAVE BEEN COMPLETED. THE TOTAL NUMBER AND EXACT LOCATIONS OF THE TESTS SHALL BE DETERMINED BY EITHER THE ENGINEER-OF-RECORD OR GOVERNMENT INSPECTOR. THE MINIMUM AMOUNT OF TESTING SHALL BE BASED ON ONE (1) DENSITY TEST PER 5,000 SQAURE FEET OF PAVEMENT.
7. THE FIRST LIFT OF THE ASPHALTIC CONCRETE PAVEMENT SHALL BE APPLIED½INCH BELOW THE LIP OF CURB AND/OR SIDEWALK (IF APPLICABLE). THE SECOND (FINAL) LIFT SHALL EXTEND 1/4 INCH ABOVE THE LIP OF CURB AND/OR SIDEWALK. THE FINAL LIFT OF ASPHALT SHALL NOT BE APPLIED UNTIL EITHER THE CLIENT, ENGINEER-OF-RECORD AND/OR GOVERNMENT AGENCY DETERMINES THAT SUBSTANTIAL PROJECT CONSTRUCTION HAS BEEN COMPLETED.
8. ALL EXISTING ORGANIC AND DELETERIOUS MATERIALS WITHIN THE RIGHT-OF-WAY AND PAVEMENT AREAS ARE TO BE REMOVED TO THEIR FULL DEPTH AND REPLACED WITH APPROVED SUITABLE MATERIAL, UNLESS AN ALTERNATIVE METHOD IS RECOMMENDED BY A CERTIFIED GEOTECHNICAL ENGINEER. THE DETERMINATION OF ORGANIC AND UNSUITABLE MATERIALS SHALL BE BASED ON F.D.O.T. STANDARDS.
9. ALL EXISTING PAVEMENT CONNECTIONS AND REPAIRS SHALL HAVE A STRAIGHT SAW-CUT EDGE PRIOR TO APPLYING NEW ASPHALT.
10. ONCE FINAL LIFT OF ASPHALT HAS BEEN APPLIED, ALL PERMANENT CONTROL POINTS, REFERNCE MARKERS, VALVES, INLET AND MANHOLE RIMS SHALL BE ADJUSTED TO FINAL GRADE.
11. PAVING SHALL NOT COMMENCE UNTIL ROCK AS-BUILTS HAVE BEEN APPROVED BY THE ENGINEER OF RECORD AND THE CITY INSPECTOR.

DRAINAGE NOTES

1. HDPE DRAINAGE PIPE (ADS N-12 ST IB), 12"-60", MUST MEET AASHTO M294, TYPE S OR ASTM F2306.
2. DRAINAGE CONCRETE STRUCTURES SHOULD BE AMDE WITH REBAR-GRADE 60, WELDED WIRE MESH GRADE 65 KSI, MONOLITHIC BASE POUR, 4,000 PSI @ 28 DAYS, 8" THICK WALLS.
3. MANHOLE PAINT: KOPPER 300. FIRST COAT RED, 24 HRS LATER FINAL COAT BLACK.

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Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAY HUEBNER, P.E., ON 11/06/24 USING A DIGITAL SIGNATURE

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NO	DATE	BY	REVISIONS
2	2022/03/22	SG	REVISED PER ENGENUITY GROUP COMMENTS
1	2022/02/11	SG	REVISED PER FDOT COMMENTS

HSQ GROUP, LLC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 LB7924

PALM SPRINGS MARKET PLACE

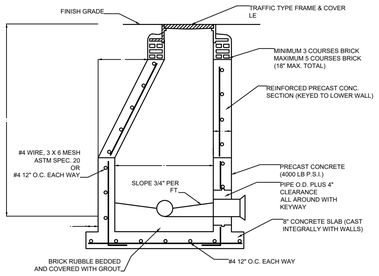
CROSS SECTIONS AND DETAILS

DATE:	08/21
DESIGNED BY:	ZT
DRAWN BY:	SG
CHECKED BY:	ZT

JAY HUEBNER LICENSE No 54615 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: Mar 18, 2025
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

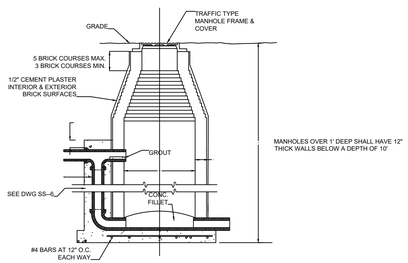
PROJECT:	240210
SHEET:	C-2



NOTES:

1. BRICK MASONRY CONSTRUCTION TO BE STUCCOED WITH 1/2" MORTAR INSIDE AND OUTSIDE.
2. THE FIRST THREE JOINTS OF PIPE AT ALL INFLUENTS AND EFFLUENTS OF EACH MANHOLE TO BE A MAXIMUM OF 2'-0" IN LENGTH (TO ALLOW FOR SETTLING)
3. CONCRETE TO BE SEAL COATED WITH 16 MIL. THICKNESS APPROVED COATING.
4. IF MANHOLE IS EXISTING AND MODIFIED, MAINSTAY COMPOSITE LINER APPLIED PER APPROVED PRODUCTS LIST. IF MANHOLE IS NEW, NO LINER IS REQUIRED.
5. TYPE II CEMENT TO BE USED.
6. LIFT HOLES THROUGH PRECAST STRUCTURE ARE PERMITTED.
7. SEE TECHNICAL SPECIFICATIONS FOR PLACEMENT OF CONSTRUCTION JOINTS.
8. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF, EXPANDING GROUT.
9. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
10. BEDDING MATERIAL REQUIRED
11. PREFORMED FLEXIBLE PLASTIC JOINT SEALER SHALL BE USED WHERE REQUIRED."RAM-NEK" AS MAFG. BY K.T. SNYDER, INC. OR APPROVED EQUAL.

STANDARD MANHOLE PRECAST

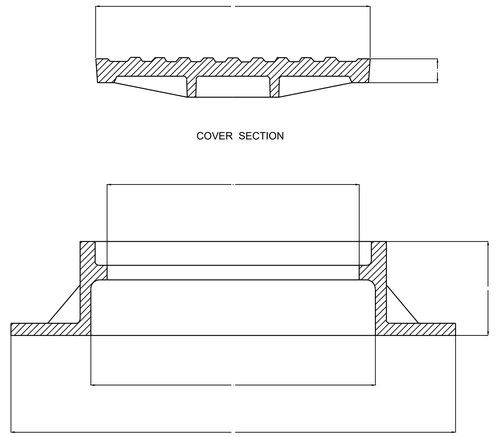


TYPICAL SECTION

NOTES:

1. CONCRETE FOR MANHOLE BOTTOM SHALL BE 4000 P.S.I. TYPE ii
2. MANHOLE BRICK SHALL CONFORM TO ASTM SPECIFICATION DESIGNATION C32, GRADE MS.

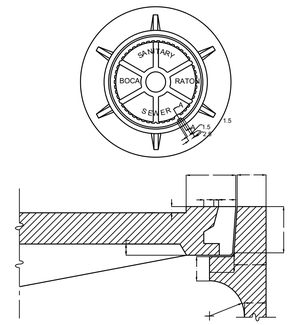
STANDARD DROP MANHOLE BRICK



NOTES:

1. MANHOLES LOCATED WITHIN WETTED AREAS OF SWALES AND INVERTED CROWN STREETS SHALL REQUIRE A "WATER PROOF" TYPE FRAME AND COVER EQUAL TO U.S. FOUNDRY No. 410 OR 420 (OLD U.S.F. No. 32)

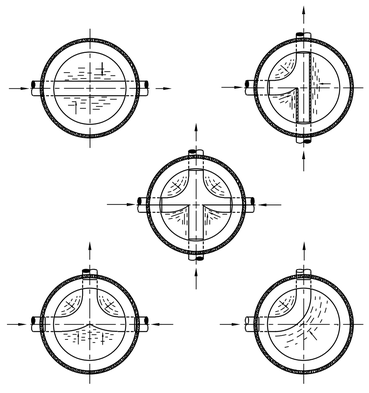
SANITARY SEWER MANHOLE FRAME & COVER



NOTES:

1. LETTERS ON COVER TO BE ARRANGED WITH A RADIUS OF 6.5" TO CENTER OF LETTERS.
2. EACH LETTER TO BE 2" LONG, 3/8" DEEP, 1/4" TO 5/16" THICK, AND FLUSH WITH TOP OF BEADS.
3. BEADS TO BE 3/8" HIGH WITH A RADIUS OF 1/2" AT BOTTOM AND 3/8" AT TOP.
4. ALL BEARING SURFACES TO BE MACHINED (IRON TO IRON).
5. FRAMES AND COVERS MUST CONFORM TO A.S.T.M. DESIGNATION A48, CLASS 30.
6. MIN. WEIGHTS: COVER-160 LBS., FRAME-250 LBS.
7. FRAME AND COVER SHALL BE U.S. FOUNDRY No. 410 OR (OLD No. 32) OR EQUIVALENT.

SANITARY SEWER MANHOLE FRAME & COVER DETAIL



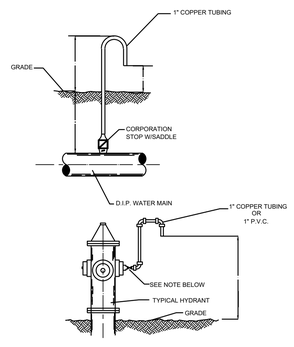
NOTE:

1. PROVIDE SPILLWAY FOR SMOOTH FLOW BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS

PLAN OF MANHOLE BOTTOM AND FLOW CURVES

1. ALL FITTINGS TO BE LEAD-FREE BRASS AND APPROVED FOR USE WITH POTABLE WATER SYSTEMS (NSF-61 CERTIFIED). FITTINGS, VALVES AND SERVICE PIPING SHALL MATCH METER SIZE FOR 1-1/2" AND 2" METERS.
2. METER SETTERS SHALL BE USED WHEN CONNECTING EXISTING SERVICES WITH METER SETTERS INSTALLED OR UPON PERMISSION OF CITY TO MAINTAIN MIN. 6" AND MAX. 10" CLEARANCE BETWEEN THE TOP OF THE METER REGISTER AND THE UNDERSIDE OF THE METER BOX LID. IF CURB STOP VALVES CANNOT BE INSTALLED WITHIN METER BOX WHEN METER SETTER IS REQUIRED, VALVES SHALL BE INSTALLED WITHIN 2-FEET UPSTREAM OF THE METER BOX.
3. IN ACCORDANCE WITH THE CITY'S CROSS-CONNECTION CONTROL & BACKFLOW PREVENTION POLICY FOR PREMISES WHERE THERE IS AN AUXILIARY OR RECLAIMED WATER SYSTEM, THE INSTALLATION OF AN APPROPRIATE AND APPROVED BACKFLOW PROTECTION DEVICE IS REQUIRED. WHEN METER SETTER IS REQUIRED PER NOTE 2, REPLACEABLE DUAL-CHECK VALVE SHALL BE INTEGRAL TO METER SETTER PROVIDED BY THE MANUFACTURER. FOR NON-RESIDENTIAL SERVICES, AN APPROVED BACKFLOW DEVICE IS REQUIRED IN ACCORDANCE WITH THE CITY'S CROSS CONNECTION CONTROL & BACKFLOW PREVENTION POLICY.
4. CURB STOPS VALVE CLOSEST TO METERS MUST BE INSTALLED WITHIN THE METER BOX.

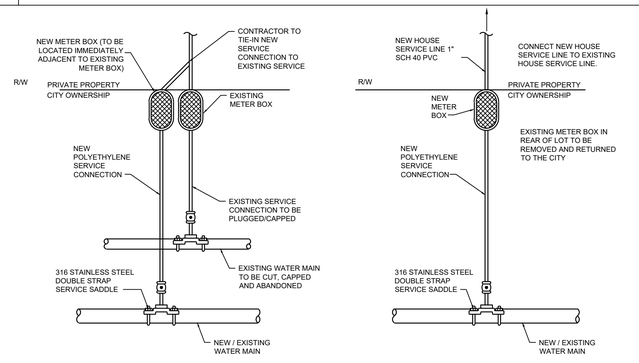
WATER SERVICE GENERAL NOTES



NOTES:

1. SAMPLE POINTS COMING FROM HYDRANTS TO INCLUDE A SMALL VALVE WITH A REMOVABLE HANDLE.
2. LABEL AND NUMBER LABEL AND NUMBER ALL SAMPLE POINTS PER PLAN SHEETS.
3. SAMPLING POINTS ON WATER MAINS: A CORPORATION STOP SHALL BE INSTALLED WITH A PIECE OF 1" COPPER TUBING EXTENDING UP OF THE GROUND. THE TUBING SHALL BE BENT SO THAT THE END OF THE TUBING IS LOOKING STRAIGHT DOWN. THE DISTANCE BETWEEN THE END OF THE TUBING AND THE GROUND LINE WILL BE A MINIMUM OF 2" AFTER SATISFACTORY BACTEROLOGICAL TESTING CORPORATION IS TO BE SHUT OFF AT MAIN AND ALL TUBING REMOVED.

SAMPLING POINT DETAILS



1. SEE TYPICAL SINGLE/DOUBLE WATER SERVICE CONNECTION DETAIL FOR ADDITIONAL REQUIREMENTS.
2. WHERE SERVICES CROSS UNDER THE ROADWAY, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE, OR POLYETHYLENE CASING PIPE UNLESS OTHERWISE NOTED. WATER SERVICE CASINGS CROSSING CAMINO REAL SHALL BE SCHEDULE 80 PVC. WATER SERVICES CROSSING CAMINO REAL SHALL BE INSTALLED UNDER THE ROADWAY VIA TRENCHLESS METHODS. OPEN CUTTING CAMINO REAL ROADWAY WILL NOT BE ALLOWED FOR INSTALLATION OF WATER SERVICES.
3. CONTRACTOR SHALL FIELD-VERIFY LOCATION OF ALL EXISTING WATER METERS TO BE REPLACED. CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING WATER METERS AND METER BOXES ON PROPERTIES SERVICED FROM THE REAR FOLLOWING SUCCESSFUL TIE-IN AND PLACEMENT INTO SERVICE OF NEW WATER SERVICE AND METER ASSEMBLY.
4. EXISTING SERVICES MUST REMAIN IN SERVICE UNTIL THE NEW MAIN HAS BEEN CLEARED AND CERTIFIED. FOLLOWING CERTIFICATION, THE CONTRACTOR MAY TIE-IN THE NEW SERVICE LINES AND METER ASSEMBLIES TO THE EXISTING WATER SERVICE ASSEMBLIES.
5. EXISTING WATER SERVICES TO BE REPLACED SHALL BE PLUGGED/CAPPED AND ABANDONED UPSTREAM OF THE EXISTING METER LOCATION.
6. CONTRACTOR SHALL COORDINATE WITH CITY AND ENGINEER TO DETERMINE ROUTING/LOCATION OF NEW WATER SERVICE LINES AND METER/METER BOX ASSEMBLIES ON PROPERTIES PRIOR TO INSTALLATION OF WATER METERS AND/OR METER BOXES. WHERE THE WATER SERVICE IS BEING RELOCATED FROM THE REAR OF A PROPERTY TO THE FRONT OF THE PROPERTY, NEW WATER SERVICE AND METER ASSEMBLIES SHALL BE LOCATED AS NECESSARY TO MINIMIZE LENGTH OF NEW WATER SERVICE TO THE TIE-IN LOCATION AND TO MINIMIZE DISRUPTION OF PRIVATE PROPERTY LANDSCAPING, HARDSCAPES, STRUCTURES, DRIVEWAYS, ETC. AT PROPERTIES WITH EXISTING FRONT METER, PROPOSED METER(S) SHALL BE INSTALLED IMMEDIATELY ADJACENT TO EXISTING METER(S) AND EXISTING PRIVATE SIDE WATER SERVICE SHALL BE CONNECTED TO PROPOSED SERVICE.
7. REPLACEMENT WATER METERS SHALL BE FURNISHED BY THE CITY OF BOCA RATON FOR INSTALLATION BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING METER BOX AS APPROVED BY THE ENGINEER AND CITY. CONTRACTOR SHALL RECORD METER READINGS AND CORRESPONDING METER ADDRESSES PRIOR TO REMOVING EXISTING WATER METERS FROM SERVICE.
8. CONTRACTOR SHALL COORDINATE WITH THE CITY TO OBTAIN ALL NECESSARY PERMITS PRIOR TO INSTALLATION OF NEW WATER SERVICE LINES AND METERS/METER BOXES ON PRIVATE PROPERTY.
9. AT CONTRACTOR'S SOLE EXPENSE, CONTRACTOR SHALL COMPLETELY RESTORE TO ORIGINAL CONDITION OR BETTER ANY EXISTING DRIVEWAYS, WALKWAYS, SOD, HARDSCAPES, FENCING, STRUCTURES, UTILITIES, ETC. ON PRIVATE PROPERTY WHICH ARE DAMAGED/REMOVED DURING CONSTRUCTION OF THE PROPOSED WATER MAINS AND WATER SERVICES.

SERVICE CONNECTION TYPES

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Boca Raton, Florida 33431 - (561) 392-0221
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PALM SPRINGS MARKET PLACE

WATER AND SEWER DETAILS

DATE:
DESIGNED BY: JH
DRAWN BY: HG
CHECKED BY: JH

JAY HUEBNER LICENSE No. 54615 STATE OF FLORIDA PROFESSIONAL ENGINEER

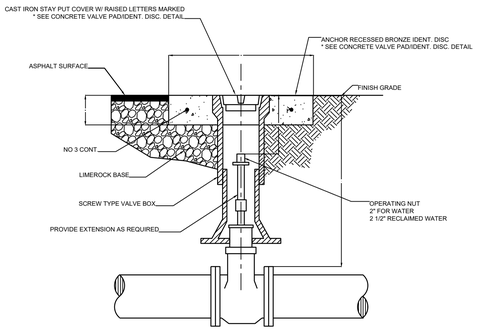
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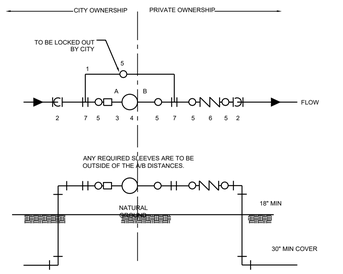
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VALVE AND BOX DETAIL

METER SIZE	SIZE OF SPOOL PIECE BETWEEN OSY VALVE AND METER FLANGE	
	A	B
4"	**	8"
6"	30"	12"
8"	40"	16"



1. ABOVEGROUND BYPASS
2. UPPER AND LOWER 90 ELB.
3. STRAINER
4. METER
5. OSY VALVES
6. REDUCED PRESSURE BACKFLOW ALL BELOW GRADE PIPE/FITTINGS TO BE M.J./R.J. ABOVE FLGD X FLGD.
7. TEE

METER, STRAINER, BY PASS AND BACKFLOW ARE TO BE VERTICALLY SUPPORTED (NOT SHOWN)

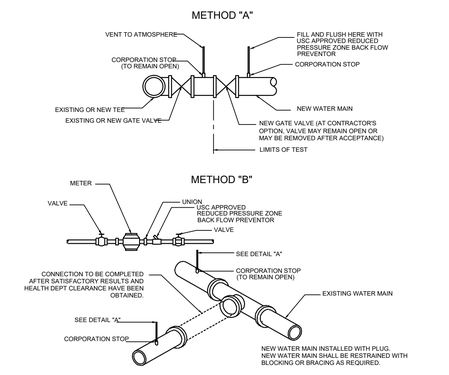
METER AND STRAINER SHALL BE INSTALLED BY MANUFACTURERS' GUIDELINES.

A,B DIMENSIONS ARE IN INCHES. THE NUMBER OF PIPE DIAMETERS UPSTREAM FROM THE METER AND DOWNSTREAM FROM THE METER CAN BE CALCULATED BY MAINTAINING MANUFACTURES RECOMMENDATIONS BASED ON METER SIZE.

NOTE:IF TEST TEE IS INSTALLED AFTER THE METER. CONTRACTOR MUST MAINTAIN A MINIMUM OF TWO PIPE DIAMETERS DOWNSTREAM FROM THE METER.

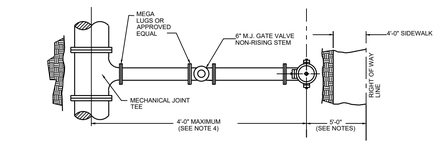
** USE 4" TURBO 1000 METER WITH INTEGRAL STRAINER

POTABLE WATER ABOVE GROUND METER INSTALLATION



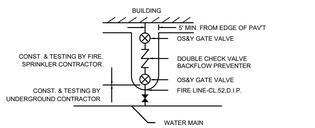
1. REMOVE TEMPORARY CONNECTION CONNECTION OF CORPORATION STOP ON EXISTING MAIN AFTER FILLING AND FLUSHING OF NEW LINE.
2. DO NOT REMOVE TEMPORARY CONNECTION AT CORPORATION STOP ON NEW MAIN UNTIL TESTING HAS BEEN COMPLETED.

FILLING AND FLUSHING CONNECTION



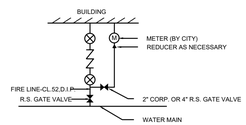
1. HYDRANT SHALL BE INSTALLED PLUMB AND TRUE.
2. ALL ABOVE GRADE PORTIONS OF THE HYDRANT SHALL BE PAINTED SILVER.
3. HYDRANT IS TO BE LOCATED PER NFPA 1141-8.1.4, LATEST EDITION.
4. IF THE SIDEWALK WIDTH IS GREATER THAN 4' IN 50' WIDE RIGHT-OF-WAY, THEN THE HYDRANT MUST BE INSTALLED IN A SPECIAL EASEMENT IN BACK OF THE SIDEWALK.
5. CLEARANCES OF SEVEN AND ONE HALF FEET (7'-6") IN FRONT OF AND TO THE SIDES OF THE HYDRANT, WITH A FOUR FEET (4') CLEARANCE TO THE REAR OF THE HYDRANT ARE REQUIRED.
6. BURIED HYDRANT HARDWARE (NUTS & BOLTS) SHALL BE STAINLESS STEEL (TYPE 304 OR BETTER).
7. NO CONNECTION (TEE OR TAP) IS ALLOWED BETWEEN THE HYDRANT CONTROL VALVE AND THE HYDRANT.

TYPICAL FIRE HYDRANT INSTALLATION



TYPICAL FIRE LINE

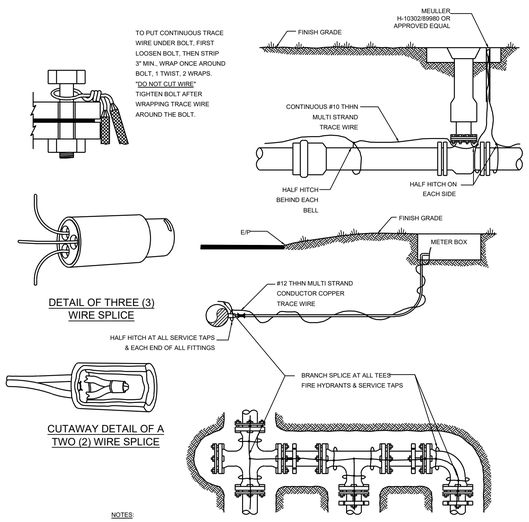
NOTE: ALL FIRE LINES TO CONFORM TO ENVIRONMENTAL CONTROL REGULATION RULE NUMBER TWO, AND BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMENDATIONS. D.C.V. TO BE U.L. LISTED & APPROVED FOR FIRE SERVICE. WATTS 709 SERIES OR APPOVED EQUAL.



FIRE LINE / DOMESTIC

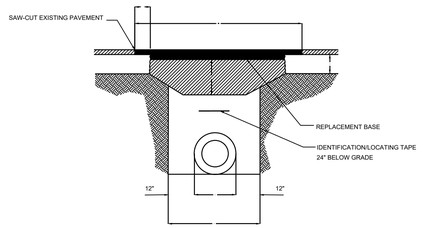
1", 1/12", 2" METER ONLY

FIRE LINES



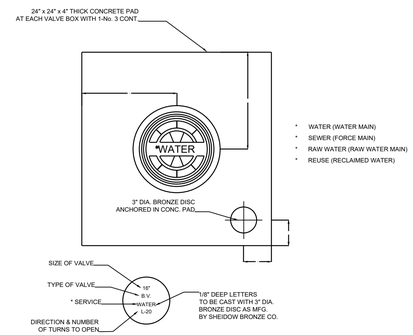
NOTES:
1. TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER, AND SHOWN IN STANDARD DETAILS.
2. INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3. CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE DETAIL



1. REPLACED BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, (2T) OR 16" MIN. WHICHEVER IS GREATER
2. BASE MATERIAL SHALL BE PLACED IN TWO OR THREE LIFTS AND EACH LIFT COMPACTED TO 98% MAXIMUM DENSITY PER AASHTO T-180 (MAX. LIFT THICKNESS = 8")
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED AND BUTT-JOINTED.
4. ALL DISTURBED PAVEMENT MARKINGS SHALL BE RESTORED IN ACCORDANCE WITH CITY STANDARDS.
5. SURFACE SURFACE MATERIAL SHALL BE FDOT TYPE S-III ASPHALTIC CONC.(MIN. THICKNESS 2") TWO 1" LIFTS
6. ANY PAVT. CUTS SHALL BE COLD PATCHED AT END OF EACH WORKING DAY TO FACILITATE UNHINDERED TRAFFIC FLOW.
7. PIPE SHALL BE PLACED IN A DRY TRENCH
8. CONTRACTOR SHALL PROVIDE ADEQUATE COMPACTED FILL BENEATH THE HAUNCHES OF THE PIPE, USING MECHANICAL TAMPS SUITABLE FOR THIS PURPOSE.

ROADWAY PAVEMENT RESTORATION



* WATER (WATER MAIN)
* SEWER (FORCE MAIN)
* RAW WATER (RAW WATER MAIN)
* REUSE (RECLAIMED WATER)

CONCRETE VALVE PAD IDENTIFICATION DISC

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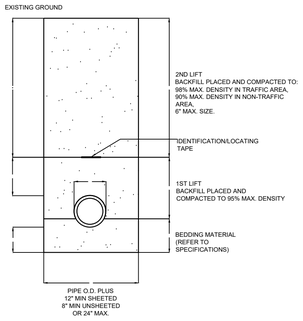
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DATE:
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

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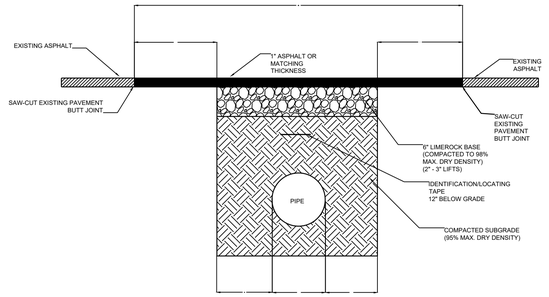
SHEET: WSD-2



NOTES

1. FOR EXCAVATION AND BACKFILL AROUND MANHOLES, APPURTENANCES, OR IN WATER, REFER TO PROVISIONS WITHIN THE SPECIFICATIONS.
2. UNLESS OTHERWISE SPECIFIED, BEDDING MATERAL SHALL CONSIST OF WASHED AND GRADED LIMEROCK (3/8"-7/8").
3. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH SPECIFICATIONS
4. REFER TO SPECIFICATIONS FOR EXCAVATION IN MUCK OR OTHER UNSUITABLE MATERIAL

TYPICAL TRENCH EXCAVATION



NOTES:

1. NO OPEN CUTS PERMITTED WITHIN CITY-OWNED RIGHTS-OF-WAY WITHOUT WRITTEN PERMISSION OF THE CITY OF BOCA RATON ENGINEERING DEPARTMENT.
2. CITY OF BOCA RATON ENGINEERING DEPARTMENT TO BE NOTIFIED FOR INSPECTION OF LIMEROCK AND SUBGRADE PRIOR TO RECONSTRUCTION OF ASPHALT.
3. ANY CUTS GREATER THAN 36" THE CONTRACTOR MUST SUBMIT TO THE CITY OF BOCA RATON ENGINEERING DEPARTMENT A SHOP DRAWING OF HIS PROPOSED PAVEMENT REPAIR FOR APPROVAL.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAING TRAFFIC IN ACCORDANCE WITH THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL & SAFE PRACTICES.

OPEN-CUT DRIVEWAY REPLACEMENT

STANDARD SEPARATIONS

NEW OR RELOCATED, UNDERGROUND WATER MAINS WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE TREATMENT AND DISPOSAL SYSTEM."

NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY-OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.

AT THE UTILITY CROSSINGS DESCRIBE IN PART II.C.1.W OF DEP FORM 62-555.900(7), ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

PIPE MARKINGS

ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(B)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR, (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)

STANDARD SEPARATIONS & PIPE MARKING NOTES

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PROJECT:	240210
SHEET:	WSD-3

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PLAT LIMITS

PCN: 70-43-44-19-14-002-0090
PCN: 70-43-44-19-14-002-0111
OWNER: PROLACTO MICH INC
MILLERS ADDITION
P.B. 16, PG. 16, P.B.C.R.

S 88°04'23" E 83.33'

PLAT LIMITS

RETENTION AREA

CLEANOUT

S 01°36'15" W 75.00'

PCN: 70-43-44-19-14-003-0140
OWNER: BALAOURAS ELEFTHERIA TRUST
MILLERS ADDITION
P.B. 16, PG. 16, P.B.C.R.

COMMERCIAL ZONING CG

PALM BEACH FIRE TRUCK
Custom

S 88°04'23" E 243.65'

DUMPSTER

BYPASS LANE

12 CAR STACKING

ASPHALT

VALVE

MILLERS ADDITION
PCN: 70-43-44-19-14-003-0211
OWNER: LAKE WORTH ROAD PLAZA LLC
P.B. 16, PG. 16, P.B.C.R.

COMMERCIAL ZONING CG

N 01°36'15" E 266.45'

BAY No. 1 1500 — DRIVE UP COFFEE
BAY No. 2 2213 — RETAIL
BAY No. 3 1206 — RETAIL
BAY No. 4 1206 — RETAIL
BAY No. 5 1206 — RETAIL
BAY No. 6 1144 — RETAIL
BAY No. 7 1206 — RETAIL
BAY No. 8 1194 — RESTAURANT

RUSH 10' X 10' RISE 90 FEET

PROPOSED BUILDING
F.F. ELEV.=14.00'
N.A.V.D.

MONITORING WELL

GAS LIDS

LIGHT

SIGN

S 02°25'59" E 37.08'

S 44°44'56" W 50.22'

N 88°04'23" W 297.96'

PALM BEACH FIRE TRUCK
Custom

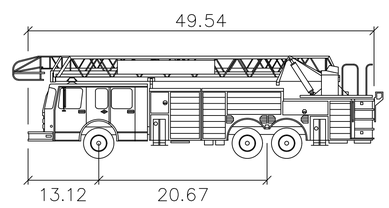
WEST BOUND LANES ASPHALT
STATE ROAD NO. 802
LAKE WORTH ROAD
(124' RIGHT OF WAY)
AS MEASURED ON THE
PALM BEACH COUNTY PROPERTY APPRAISERS WEB MAP
MULTILANE DIVIDED HIGHWAY

SOUTH BOUND LANES ASPHALT
STATE ROAD NO. 807
SOUTH CONGRESS AVENUE
(RIGHT OF WAY WIDTH VARIES)
AS MEASURED ON THE
PALM BEACH COUNTY PROPERTY APPRAISERS WEB MAP
MULTILANE DIVIDED HIGHWAY

COMMERCIAL ZONING CG

N

20 10 5 0 20
1"= 20'



Fire Truck

	feet
Width	: 8.53
Track	: 8.53
Lock to Lock Time	: 6.0
Steering Angle	: 32.6

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

ZZ:\Projects\2024\240210-2966 S CONGRESS\Drawings\Exhibits & Presentations\240210 Palm Springs-FT-UPDATED.dwg

NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers · Planners · Surveyors
1601 Yamato Road, Suite 105
Boca Raton, Florida 33431 · (561) 392-0221
C26258 · LB7924

PALM SPRINGS MARKET PLACE

FIRE & GARBAGE TRUCK PATH PLAN

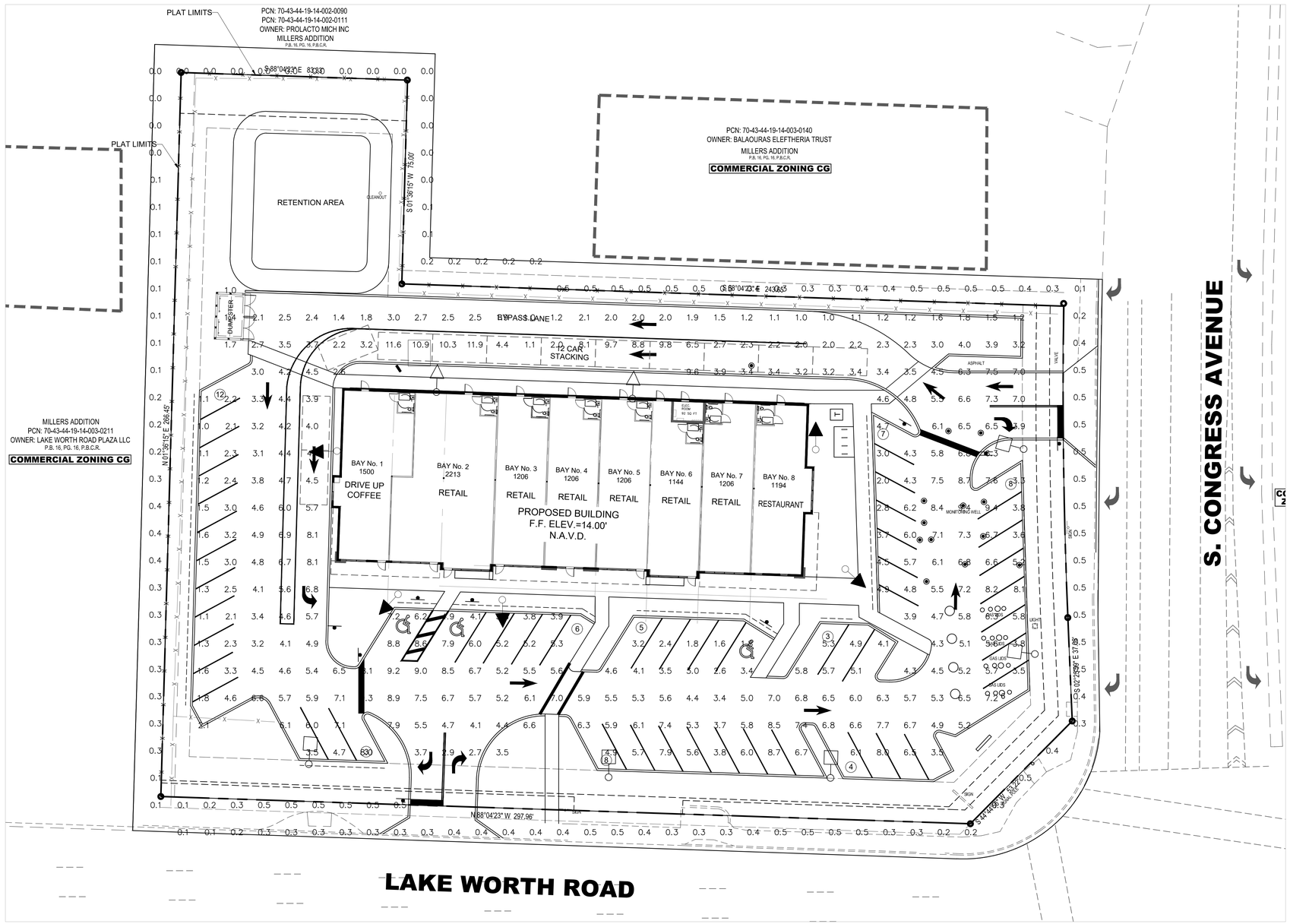
DATE:	10/18
DESIGNED BY:	JH
DRAWN BY:	HG
CHECKED BY:	JH

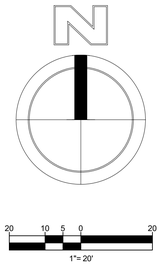
JAY HUEBNER
LICENSE
No. 54615
STATE OF FLORIDA
PROFESSIONAL ENGINEER

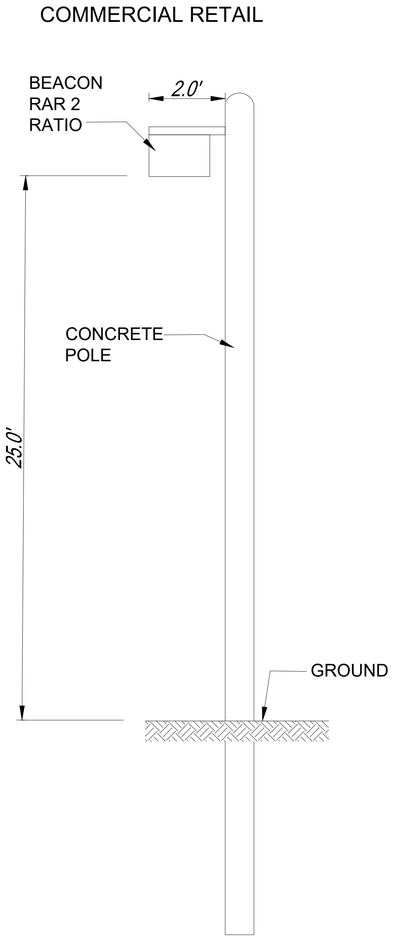
DATE:
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

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PROJECT:	240210
SHEET:	FT-1







LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	MODEL	QUANTITY	TOTAL LUMENS	IES FILE
RAR2		(1) B-70-CRI		BEACON, RAR2-320L-165-4K7-3	5	21714	RAR2-320L-165-4K7-3 (1)
RAR-2-HSS		(1) B-70-CRI	Ratio Area 3; Type IV-W Optics with 90° House-Side Shield (mounted on door)	BEACON, RAR2-320L-165-3K7-4W-HSS-90-B	7	18282	RAR2-320L-165-3K7-4W-HSS-90-B
RAR2-HSS		(1)	Ratio Area 3; Type IV-W Optics with 90° House-Side Shield (mounted on door)	BEACON, RAR2-320L-165-3K7-4W-HSS-90-B	2	16235	RAR2-320L-165-3K7-4W-HSS-90-B

ONSITE LIGHTING

AVERAGE FOOT-CANDLES	4.74
MAXIMUM FOOT-CANDLES	11.9
MINIMUM FOOT-CANDLES	1.0
MINIMUM TO MAXIMUM FC RATIO	0.07
MAXIMUM TO MINIMUM FC RATIO	13.71
AVERAGE TO MINIMUM FC RATIO	5.46

OFFSITE LIGHTING

AVERAGE FOOT-CANDLES	0.31
MAXIMUM FOOT-CANDLES	0.5
MINIMUM FOOT-CANDLES	0
MINIMUM TO MAXIMUM FC RATIO	0.01
MAXIMUM TO MINIMUM FC RATIO	67.31
AVERAGE TO MINIMUM FC RATIO	26.62

Sunshine811
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NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 - (561) 392-0221
C26258 - LB7924

PALM SPRINGS MARKET PLACE

PHOTOMETRIC PLAN

DATE:	01/16
DESIGNED BY:	JH
DRAWN BY:	HG
CHECKED BY:	JH

JAY HUEBNER LICENSE No. 54615 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE:
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

No. 54615 JAY HUEBNER STATE OF FLORIDA PROFESSIONAL ENGINEER
It is unlawful for anyone, acting singly and except by the Florida P.E. who sealed this document, to alter this document in any way. If this document is altered, the altering engineer must sign, seal and date the alteration and describe the alteration.

PROJECT:	240210
SHEET:	PH-1 of 2

PLAT LIMITS

PCN: 70-43-44-19-14-002-0090
PCN: 70-43-44-19-14-002-0111
OWNER: PROLACTO MICH INC
MILLERS ADDITION
P.B. 16, PG. 16, P.B.C.R.

S 88°04'23" E 83.33'

PLAT LIMITS

RETENTION AREA

CLEANOUT

S 01°36'15" W 75.00'

PCN: 70-43-44-19-14-003-0140
OWNER: BALAOURAS ELEFTHERIA TRUST
MILLERS ADDITION
P.B. 16, PG. 16, P.B.C.R.
COMMERCIAL ZONING CG

S 88°04'23" E 243.65'

Waste Collection Truck
EDMONTON 2018 (CA)

DUMPSTER

BYPASS LANE

12 CAR STACKING

ASPHALT

VALVE

MILLERS ADDITION
PCN: 70-43-44-19-14-003-0211
OWNER: LAKE WORTH ROAD PLAZA LLC
P.B. 16, PG. 16, P.B.C.R.
COMMERCIAL ZONING CG

N 01°36'15" E 266.45'

BAY No. 1	BAY No. 2	BAY No. 3	BAY No. 4	BAY No. 5	BAY No. 6	BAY No. 7	BAY No. 8
1500	2213	1206	1206	1206	1144	1206	1194
DRIVE UP COFFEE	RETAIL	RETAIL	RETAIL	RETAIL	RETAIL	RETAIL	RESTAURANT

PROPOSED BUILDING
F.F. ELEV.=14.00'
N.A.V.D.

DEC. ROW 80' 50' FT

MONITORING WELL

GAS LIDS

SIGN

S 07°25'59" E 37.08'

SOUTH BOUND LANES ASPHALT
STATE ROAD NO. 807
SOUTH CONGRESS AVENUE
(RIGHT OF WAY WIDTH VARIES)
AS MEASURED ON THE PALM BEACH COUNTY PROPERTY APPRAISERS WEB MAP
MULTI-LANE DIVIDED HIGHWAY

COMMERCIAL ZONING CG

S 44°48'06" W 56.22'

N 88°04'23" W 297.96'

Waste Collection Truck
EDMONTON 2018 (CA)

WEST BOUND LANES ASPHALT
STATE ROAD NO. 802
LAKE WORTH ROAD
(124' RIGHT OF WAY)
AS MEASURED ON THE PALM BEACH COUNTY PROPERTY APPRAISERS WEB MAP
MULTI-LANE DIVIDED HIGHWAY

N

20 10 5 0 20
1"= 20'

40.55

13.58 17.72

Front Loading Collection truck

	feet
Width	: 8.53
Track	: 8.53
Lock to Lock Time	: 6.0
Steering Angle	: 27.7

Sunshine811
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NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers · Planners · Surveyors
16911 Yamato Road, Suite 105
Boca Raton, Florida 33431 · (561) 392-0221
C26258 · LB7924

PALM SPRINGS MARKET PLACE

FIRE & GARBAGE TRUCK PATH PLAN

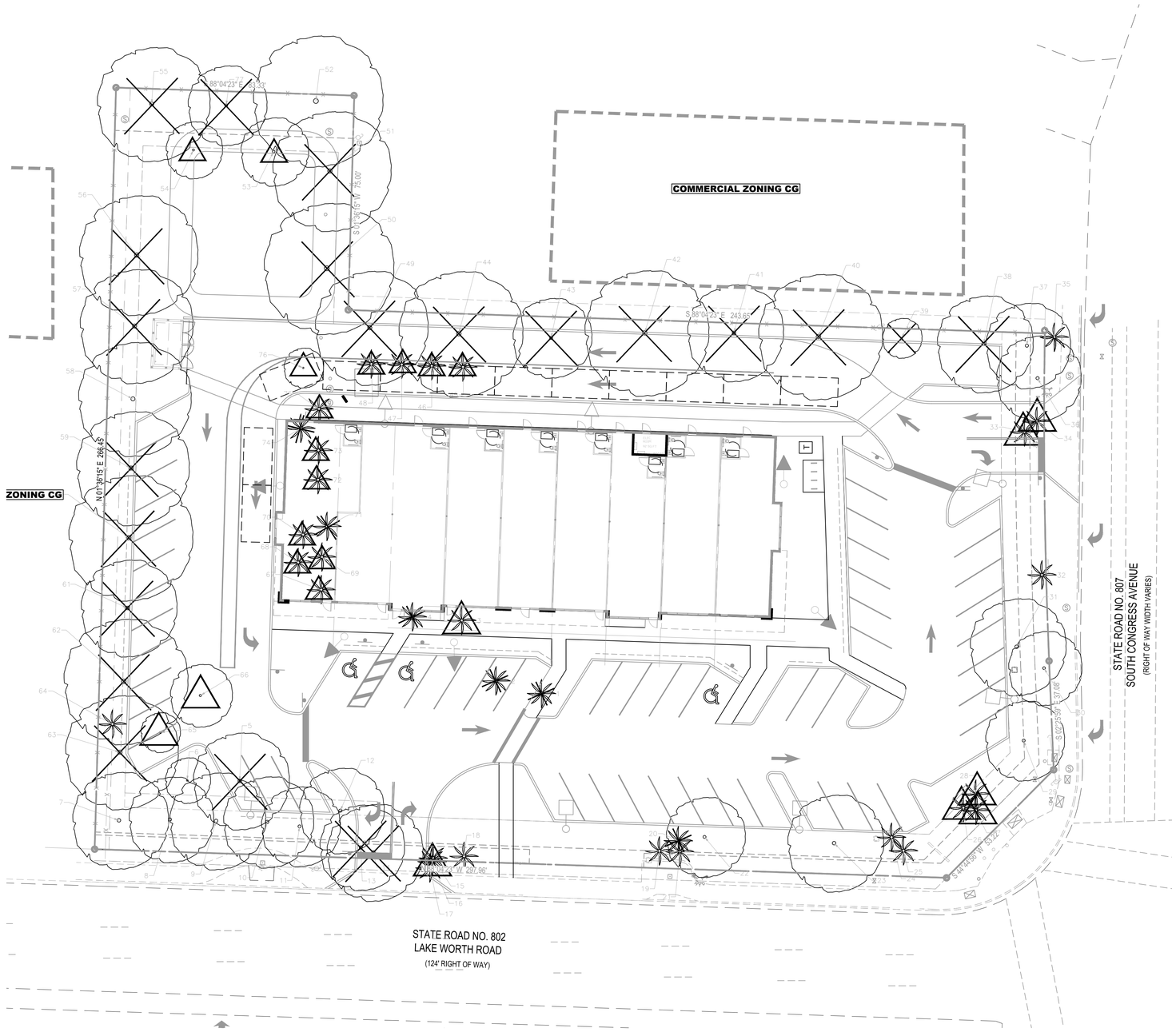
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DRAWN BY:	HG
CHECKED BY:	JH

JAY HUEBNER
LICENSE
No. 54615
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE:
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

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PROJECT:	240210
SHEET:	FGT-1



LEGEND:

EXISTING TREES AND PALMS TO BE REMOVED

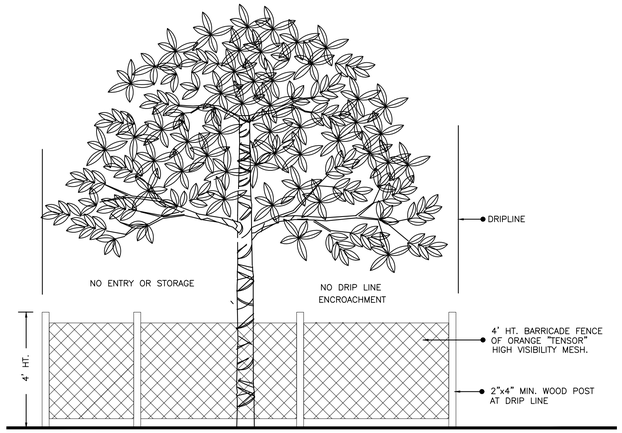
EXISTING TREES AND PALMS TO BE RELOCATED

EXISTING TREES AND PALMS TO REMAIN

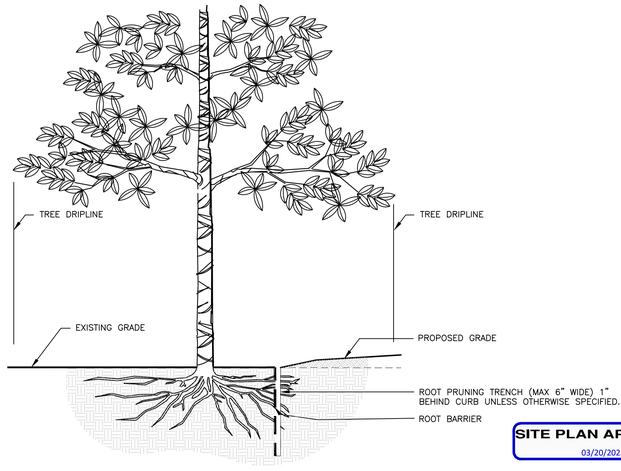
GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 INCH = 20 FEET



TREE PROTECTION BARRICADE FENCING DETAIL



TREES TO REMAIN ROOT PRUNING DETAIL

SITE PLAN APPROVAL
03/20/2025

This item has been digitally signed and sealed by Michael M. Bradley, RLA on the date adjacent to the seal.

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LANDSCAPE ARCHITECT
MICHAEL M. BRADLEY
LA6667655
STATE OF FLORIDA

APPROVED : MICHAEL M. BRADLEY, RLA
FLA. REGISTRATION NO. LA6667655 DATE : 3/20/2025

TREE DISPOSITION PLAN

PALM SPRINGS MARKET PLACE STARBUCKS

PALM BEACH COUNTY, FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE

MILLER LEGG
South Florida Office: 13680 NW 5th Street, Suite 200
Sunrise, Florida 33325
954-435-7000
www.millerlegg.com

CERTIFICATE OF AUTHORIZATION:
LB6680

DES	DRWN	CHK
DES.	DWN.	CHK.

PROJECT / FILE NO.
24-00197

DRAWING NO.
L-1

DATE DRAWN:
3/20/25

V:\PROJECTS\2024\24-00197 - PALM SPRINGS STARBUCKS\DRAWINGS\24-00197_TDP.DWG by MBRADLEY 3/20/2025 10:56:17 AM

GENERAL SPECIFICATIONS:

THE WORK AND MATERIALS NECESSARY FOR MEETING THESE SPECIFICATIONS SHALL BE INCLUDED IN THE UNIT COST OF TREE AND/OR PALM RELOCATION. PERFORM ALL TREE REMOVAL AND PRESERVATION ACTIVITIES IN COMPLIANCE THE CITY'S AND COUNTY'S CODES AND ORDINANCES & POLICIES.
NO PERSON SHALL REMOVE, RELOCATE, OR REPLACE ANY TREE OR VEGETATION FROM SUBJECT PROPERTY WITHOUT FIRST OBTAINING A TREE PERMIT FROM THE APPROPRIATE JURISDICTION.

1.00 SUBMITTALS

A. SUBMIT THE FOLLOWING LIST OF ITEMS FOR REVIEW PRIOR TO INITIATING TREE RELOCATION / REMOVAL ACTIVITIES:
1) VERIFICATIONS OF QUALIFICATIONS. CONTRACTOR TO SUBMIT A LIST OF REFERENCES AND MINIMUM OF FIVE (5) COMPLETED PROJECTS IN SIMILAR NATURE.
2) VERIFICATION OF ALL LICENSES AND CERTIFICATIONS.
3) SUBMIT SEQUENCE AND EXECUTION PLAN: PLAN TO INCLUDE THE FOLLOWING: PROPOSED SEQUENCE OF EVENTS FROM START TO FINISH, IN WRITING. INCLUDE NECESSARY MEETINGS / FIELD REVIEWS WITH CITY URBAN FORESTER. LIST OF ALL EQUIPMENT TO BE UTILIZED FOR TREE PREPARATION AND TRANSPLANTING. LITERATURE AND PROPOSED APPLICATION RATES FOR SPECIFIED WETTING AGENTS, FERTILIZERS, SOIL MIX, SOIL CONDITIONERS. TREE AND PALM WATERING SCHEDULE FOR TRANSPLANTED TREES AND PALMS. TREE PROTECTION PLAN FOR TREES & PALMS TO REMAIN. PROVIDE WORK SITE SUPERVISOR (W.S.S.) TO PROVIDE REGULAR ON SITE SUPERVISION DURING THE WORK. PROVIDE INTERNATIONAL SOCIETY OF ARBORICULTURE (I.S.A.) CERTIFIED ARBORIST INDEPENDENT OF CONTRACTOR AND SUBCONSULTANT RESPONSIBLE FOR THE RELOCATION LANDSCAPE ACTIVITIES. WORK SITE SUPERVISOR AND ISA CERTIFIED ARBORIST QUALIFICATIONS AND CONTACT INFORMATION TO BE INCLUDED IN SEQUENCE AND EXECUTION PLAN.

1.01 LOCATION

TREES SHALL BE RELOCATED ONCE FROM THEIR PRESENT LOCATION TO FINAL LOCATION. CONTRACTOR TO COORDINATE WITH THE FOR LOCATIONS OF THE RELOCATED MATERIAL. CONTRACTOR TO STAKE RELOCATION POSITIONS IN THE FIELD FOR REVIEW LANDSCAPE ARCHITECT. SHOULD TREES DESIGNATED TO BE RELOCATED NOT BE RELOCATABLE ON PROJECT SITE, CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT AND RELOCATE MATERIAL TO A SITE APPROVED BY LANDSCAPE ARCHITECT.

1.02 ROOT PRUNING

A. ALL TREE RELOCATION, ROOT PRUNING AND TRIMMING, SHALL BE PERFORMED UNDER THE SUPERVISION OF AN INTERNATIONAL SOCIETY OF ARBORICULTURE (I.S.A.) CERTIFIED ARBORIST, LICENSED IN PALM BEACH COUNTY AND WORK SITE SUPERVISOR.. I.S.A CERTIFIED ARBORIST TO BE INDEPENDENT OF CONTRACTOR AND SUBCONSULTANT PERFORMING THE TREE RELOCATION ACTIVITIES.
B. ROOT PRUNE TREES PRIOR TO MOVING THEM. COORDINATE WITH ISA CERTIFIED ARBORIST FOR MINIMUM AND IDEAL ROOT PRUNING WAITING PERIODS. RECOMMENDED FOR A TREE WITH A 12" OR GREATER CALIPER, ROOT PRUNE 8 TO 12 MONTHS PRIOR TO RELOCATING THE TREE. PRIOR TO ROOT PRUNING, THOROUGHLY WATER THE ROOT ZONE ON A CONTINUOUS BASIS WITH AT LEAST 2 TO 3 INCHES OF WATER, 2 TO 3 DAYS PRIOR TO ROOT PRUNING. IF THE TREE HAS A DORMANT PERIOD, THEY SHOULD NOT BE TRANSPLANTED DURING THAT TIME. TREES SHOULD NOT BE TRANSPLANTED DURING PERIODS OF STRONG WINDS, DRY WINTER MONTHS OR DURING DROUGHT.
C. ROOT PRUNING SHALL BE ACCOMPLISHED BY DIGGING A TRENCH TWO-THIRDS (2/3) OF THE WAY AROUND THE TREE AT A MINIMUM OF 24" DEEP. THE ROOT PRUNING SHALL PRODUCE A ROOT BALL THAT CAN ADEQUATELY SUPPORT THE TREE TO BE MOVED. ROOT PRUNE ONLY WITH A MECHANICAL ROOT-PRUNING SAW OR OTHER DEVICE WHICH CLEANLY CUTS ROOTS. THIS TRENCH SHALL FORM A ROOTBALL DIAMETER OF APPROXIMATELY 10" TO 1' FOR EACH 1" OF TRUNK CALIPER MEASURES 6" ABOVE THE GROUND.
D. ALL EXPOSED ROOTS SHALL BE CUT OFF CLEANLY, WITH SHARP INSTRUMENTS. BACKFILL TRENCHES WITH SOIL CONSISTING OF 30% SILICA SAND AND 70% MUCK. ROOT BALL & TRENCH SHALL BE KEPT MOIST DURING REGENERATION PERIOD.
E. ALL ROOT PRUNING SHALL BE DONE IN ACCORDANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE A-300 STANDARDS

1.03 TOP PRUNING AND THINNING:

A. THE AMOUNT OF GENERAL PRUNING AND THINNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS OR BRANCHES AS A RESULT OF TRANSPLANTING OPERATIONS. PRUNING AND THINNING SHALL BE DONE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF A PLANT.
B. ALL CROWN PRUNING SHALL BE DONE IN ACCORDANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE A-300 STANDARDS OR PALM PRUNING IN ACCORDANCE WITH THE STANDARDS IN "Arboriculture: Integrated Management of Landscape Trees, Shrubs, and Vines, Second Edition" by Richard W. Harris, CURRENT EDITION AND BY AN I.S.A. CERTIFIED ARBORIST.

1.04 BRACING AND GUYING OF TREES AFTER ROOT PRUNING:

A. BRACING AND GUYING SHALL BE PROVIDED TO ASSURE THE TREES' STABILITY DURING THE ROOT REGENERATION PERIOD; AS ANSI A-300 STANDARDS.

1.05 BALLING AND BURLAPPING

A. PLANT MATERIAL, WHICH IS IN A SOIL OF A LOOSE TEXTURE, WHICH DOES NOT READILY ADHERE TO THE ROOT SYSTEM, ESPECIALLY IN THE CASE OF LARGE PLANTS OR TREES, SHALL HAVE THE ROOTBALL TIGHTLY WRAPPED IN NATURAL BURLAP AND SECURED WITH A BIO-DEGRADABLE NATURAL HEMP ROPE.
B. NO SYNTHETIC WRAPPING MATERIALS MAY BE USED,

1.06 TRANSPLANTING PLANT MATERIAL

A. MOVEMENT OF PLANTS ON PUBLIC R.O.W.'S SHALL COMPLY WITH ALL ORDINANCES, CODES AND SAFETY REQUIREMENTS, ETC.
B. TRANSPORT MATERIALS ON VEHICLES LARGE ENOUGH TO ALLOW PLANTS TO NOT BE CROWDED AND DAMAGED. PLANTS SHALL BE COVERED TO PREVENT WIND DAMAGE DURING TRANSIT.
C. PROTECT PLANT MATERIAL DURING TRANSPORTING TO PREVENT DAMAGE TO THE ROOT SYSTEM AND DESICCATION OF LEAVES. TREES SHALL BE PROTECTED BY TYING IN THE BRANCHES AND COVERING ALL EXPOSED BRANCHES AS NECESSARY. DO NOT BEND OR BIND-TIE PLANT MATERIAL IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES OR ALTER THE NATURAL SHAPE.
D. ALL TRUNKS AND LIMBS THAT COULD BE DAMAGED DURING TRANSPLANTING SHALL BE WRAPPED WITH AT LEAST TWO LAYERS OF BURLAP OR SIMILAR FABRIC PRIOR TO MOVING.
E. THE CONTRACTOR SHALL EXERCISE CARE IN HANDLING, LOADING, UNLOADING, STORING, AND TRANSPORTING MATERIAL TO PREVENT DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR PROTECTION AND SAFEKEEPING OF MATERIALS STORED.
F. TRANSPORTING MUST BE DONE WITHIN 24 HOURS AFTER BEING DUG. STORE TREES IN SHADE, WHEN APPLICABLE. AND KEEP THE ROOT BALL AND CANOPY MOIST.
G. WHEN TREE IS READY TO BE TRANSPLANTED, EXISTING BACKFILLED ROOT PRUNE TRENCH SHALL BE CAREFULLY EXCAVATED SO AS NOT TO DISTURB OR DAMAGE NEW ROOTS WHEN TREE IS READY TO BE TRANSPLANTED.
H. THE TREE SHALL BE GENTLY LIFTED BY THE ROOT BALL NOT THE TRUNK. IF THE ROOT BALL BREAKS DUE TO AN UNSTABLE SOIL OR ANY OTHER REASON THE TREE MAY BE PINNED. THE LAST RESORT IS TO CHOKE THE TREE. EXTRA CARE SHOULD BE MADE SO THE BARK IS NOT STRIPPED DURING THIS OPERATION. ALL AREAS OF THE TRUNK SHOULD BE ADEQUATELY PROTECTED WITH BURLAP OR OTHER TYPE OF NATURAL FABRIC.

1.07 INSTALLATION

A. EXCAVATION OF HOLES:
PLANT HOLES SHALL BE ROUGHLY CYLINDRICAL IN SHAPE WITH SIDES APPROXIMATELY VERTICAL. THE DEPTH OF THE HOLE SHALL BE EQUAL TO THE ROOTBALL DEPTH. THE DIAMETER OF THE HOLE SHALL BE A MINIMUM OF TWO (2) TIMES THE WIDTH OF THE ROOTBALL DIAMETER. THE BOTTOM OF THE HOLE SHOULD BE COMPACTED SO THAT A MINIMAL AMOUNT OF DOWNWARD SETTLING TAKES PLACE.

B. SETTING OF PLANTS:
LANDSCAPE ARCHITECT SHALL BE CONTACTED PRIOR TO SETTING OF RELOCATED TREES. PLANT MATERIAL SHALL BE PLANTED A MINIMUM OF 2" HIGHER THAN THEIR NATURAL AND ORIGINAL PLANTING LEVEL PRIOR TO THEIR RELOCATION AND PLACEMENT ON THE NEW SITE. WHEN LOWERED INTO THE HOLE, THE PLANTS SHALL REST ON THE PREPARED HOLE BOTTOM SUCH THAT THE SURFACE ROOTS AT THE TOP OF THE ROOTBALL ARE LEVEL OR SLIGHTLY ABOVE THE LEVEL OF THE TOP OF THE HOLE. CREATE A SAUCER, APPROXIMATELY 6" DEEP TO HELP HOLD WATER. THE PLANTS SHALL BE SET STRAIGHT OR PLUMB OR NORMAL TO THE RELATIONSHIP OR THEIR GROWTH PRIOR TO TRANSPLANTING. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REALIGN ANY PLANT MATERIAL AFTER IT HAS BEEN SET, WITHOUT ADDITIONAL COST.

C. BACKFILLING
1) USE PLANTING SOIL FOR TREE INSTALLATION WHEN POOR SOILS ARE PRESENT AT NEW LOCATION CONSISTING OF 50/50 MIX OF GENERAL PURPOSE PLANTING SOIL TO SAND. PALMS RECEIVE 30/70 GENERAL PURPOSE PLANTING SOIL TO SAND MIX. EXCEPTION SHALL BE MADE BY CITY URBAN FORESTER.
2) BACKFILL THE BOTTOM TWO-THIRDS OF THE PLANTING HOLE AND FIRMLY TAMP AND SETTLE BY WATERING AS BACKFILLING PROGRESSES. AFTER HAVING TAMPED AND SETTLED THE BOTTOM TWO-THIRDS OF THE HOLE, THOROUGHLY PUDDLE WITH WATER AND FILL REMAINING ONE-THIRD OF THE HOLE WITH PLANTING SOIL, TAMPING AND WATERING TO ELIMINATE AIR POCKETS.

1.08 WATERING TRANSPLANTED TREES:

A. ROOTBALL WATERING: MAINTAIN A SOIL MOISTURE IN THE ROOT ZONE AT AN OPTIMUM LEVEL FOR HEALTHY GROWTH. DEEP WATER THE ENTIRE ROOTBALL AREA AT A MINIMUM ACCORDING TO THE APPROVED WATERING SCHEDULE. WATER TO FIELD CAPACITY, (WATER UNTIL SOIL CAN BE CLUMPED AND WILL RETAIN IT'S SHAPE). TEMPORARY IRRIGATION SYSTEM TO BE INSTALLED AND MAINTAINED. IF THERE IS NO SOURCE FOR WATER AVAILABLE AT THE PROJECT, SUCH AS A HOSEBIB(S) OR FIRE HYDRANTS(S) IF APPROVED FOR USE, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING WATER BY MEANS OF A TRUCK OR TANK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PAY ANY FEES FOR WATER USE.
B. THE CONTRACTOR SHALL ADHERE TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S WATER RESTRICTIONS CURRENT AT THE TIME OF RELOCATION ACTIVITIES.

1.09 MULCHING OF PLANT SAUCER:

A. MULCH SHALL BE SHREDDED EUCALYPTUS OR MELALEUCA GRADE 'B' MULCH OR EQUAL (NO CYPRESS MULCH OR RED MULCH). THE WATERING SAUCER SHALL RECEIVE A 3" DEPTH LAYER WHICH SHALL TAPER TO A 1" DEPTH LAYER UP TO 3" FROM THE TRUNK OF TREE.

1.10 APPLICATION OF FERTILIZER:

A. AT TIME OF WATERING ROOT-PRUNED TREES PRIOR TO TRANSPLANTING, DRENCH ROOTBALL ONCE PER WEEK DURING THE COURSE OF WATERING WITH A SOLUBLE FERTILIZER THAT HAS A 20.20.20 ANALYSIS AT THE MANUFACTURER'S RECOMMENDED RATE.
B. RELOCATED TREES SHALL NOT BE FERTILIZED AT TIME OF PLANTING, BUT SHALL BE WATERED SUFFICIENTLY UNTIL THE TREE GROWTH IS REESTABLISHED. THREE (3) WEEKS AFTER TRANSPLANTING, AND AFTER MULCHING, APPLY ON THE SURFACE, EVENLY SPREAD OVER THE AREA OF THE ENTIRE ROOTBALL AT THE RATE OF 0.5KG PER 1" OF TRUNK DIAMETER.

1.11 STAKING TREES:

A. STAKE ALL TREES AT THE NEW SITE WITH NEW TIMBERS WITH A MINIMUM 2" X 4" DIMENSION AS PER CITY STANDARD, OR IN THE CASE OF OBSTACLE, IN ANOTHER MANNER WHICH WILL SUPPORT THE TREES.

1.12 CLEAN-UP:

A. DISPOSAL OF WASTE: ALL WASTE AND OTHER OBJECTIONABLE MATERIAL CREATED THROUGH PLANTING OPERATIONS AND LANDSCAPE CONSTRUCTION SHALL BE REMOVED COMPLETELY ON A DAILY BASIS FROM THE JOB OR AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. ANY PAVED AREAS, INCLUDING CURBS AND SIDEWALKS THAT HAVE BEEN STAINED WITH SOIL, SOD WASTE, FERTILIZER OR OTHER WASTE SHALL BE THOROUGHLY SWEPT.
B. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF STAKES AND BATTENS AND UNTIE ANY TIED-UP CANOPIES WHEN IT IS DETERMINED BY THE CITY THAT SUFFICIENT TIME HAS ELAPSED FOR THE PLANTS TO ROOT STABILIZE, AND/OR AT THE END OF THE ONE YEAR GUARANTEE PERIOD. THIS SHALL BE DONE EVEN IF THE PROJECT HAS BEEN COMPLETED AND GIVEN FINAL ACCEPTANCE. THE CONTRACTOR SHALL UNTIE CANOPIES IMMEDIATELY AFTER INSTALLATION AND REMOVE STAKES AFTER ONE YEAR.
C. BACKFILLING OF HOLE LEFT BY RELOCATED OR REMOVED TREE SHALL BE DONE IMMEDIATELY AFTER TREE REMOVAL TO PREVENT INJURIES. THE CONTRACTOR SHALL BACKFILL HOLES WITH CLEAN FILL FROM SITE, FLUSH WITH ADJACENT GRADE.

1.13 GUARANTEE AND REPLACEMENT:

A. ALL RELOCATED PLANT MATERIAL SHALL BE GUARANTEED DURING RELOCATION ACTIVITIES INCLUDING ROOT PRUNING, AND SHALL HAVE AN MINIMUM ONE (1) YEAR GUARANTEE OR UNTIL PROJECT FINAL ACCEPTANCE, WHICHEVER IS GREATER, ANY DEFICIENCIES SHALL REQUIRE REPLACEMENT.
B. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 75 MPH AS DEFINED BY THE MIAMI HURRICANE CENTER, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST.

1.14 SCHEDULE AND APPROVALS:

SUBMIT A WRITTEN SCHEDULE OF OPERATIONS AND WRITTEN REQUESTS FOR APPROVALS IN ACCORDANCE WITH PROJECT SPECIFICATIONS OR AS OTHERWISE AGREED UPON.

1.15 FINAL ACCEPTANCE:

LANDSCAPE ARCHITECT SHALL REVIEW PROJECT UPON NOTIFICATION BY CONTRACTOR. LANDSCAPE ARCHITECT SHALL ISSUE A FINAL ACCEPTANCE AFTER ALL CONTRACT ITEMS AND OBLIGATIONS ARE SATISFACTORY.

TREE DISPOSITION CHART

ID #	Common Name	Botanical Name	DBH Inches	Height Clear Trunk Ft	Spread FT	Condition	Disposition	Notes
1	Christmas Palm	Adonidia merrillii	4	2	5	Poor (30%)	Remove	Trunk Damage
2	Christmas Palm	Adonidia merrillii	4	3	4	Poor (30%)	Remove	Trunk Damage
3	Christmas Palm	Adonidia merrillii	4	3	4	Fair (55%)	Relocate	Yellow Fronds
4	Christmas Palm	Adonidia merrillii				Dead (0%)	Remove	Co-Dominant Leaders|Limb Damage - Minor|Partially Uprooted
5	Carrotwood	Cupaniopsis anacardioides	16	26	34	Fair (50%)	Remove	Limb Damage - Minor|Lopsided, Invasive Exotic
6	Clusia	Clusia rosea	5	20	16	Fair (50%)	Remain	Limb Damage - Minor|Lopsided
7	Live Oak	Quercus virginiana	15	26	34	Fair (55%)	Remain	Circling Roots|Limb Damage - Minor|Lopsided
8	Live Oak	Quercus virginiana	13	32	30	Fair (50%)	Remain	Co-Dominant Leaders|Lopsided
9	Live Oak	Quercus virginiana	15	36	34	Fair (50%)	Remain	Bent Leader|Limb Damage - Minor
10	Live Oak	Quercus virginiana	12	34	32	Fair (50%)	Remain	Co-Dominant Leaders|Lopsided|Sprouting
11	Live Oak	Quercus virginiana	9	36	28	Fair (45%)	Remain	Bent Leader|Limb Damage - Minor|Lopsided
12	Live Oak	Quercus virginiana	13	34	30	Fair (50%)	Remain, Root Prune	Bent Leader|Co-Dominant Leaders|Lopsided
13	Live Oak	Quercus virginiana	13	30	30	Fair (50%)	Remove	Apical Dieback|Bent Leader
14	Live Oak	Quercus virginiana	13	30	34	Fair (55%)	Remove	
15	Cabbage Palm	Sabal palmetto	11	20	12	Good (80%)	Relocate	
16	Cabbage Palm	Sabal palmetto	11	12	8	Good (70%)	Relocate	Leaning
17	Cabbage Palm	Sabal palmetto	12	18	12	Good (70%)	Relocate	Leaning
18	Cabbage Palm	Sabal palmetto	11	18	10	Good (80%)	Remain	
19	Cabbage Palm	Sabal palmetto	10	20	18	Good (70%)	Remain	Bent Trunk
20	Cabbage Palm	Sabal palmetto	12	20		Dead (0%)	Remove	
21	Cabbage Palm	Sabal palmetto	11	20	10	Good (65%)	Remain	Bent Trunk
22	Live Oak	Quercus virginiana	12	28	28	Good (70%)	Remain, Root Prune	Limb Damage - Minor
23	Live Oak	Quercus virginiana	18	36	34	Good (65%)	Remain, Root Prune	Slight Lean|Sprouting
24	Montgomery Palm	Veitchia arecina				Dead (0%)	Remove	
25	Montgomery Palm	Veitchia arecina	6	16	8	Good (70%)	Remain	Bent Trunk
26	Montgomery Palm	Veitchia arecina	6	14	10	Good (70%)	Relocate	Bent Trunk
27	Montgomery Palm	Veitchia arecina	7	14	10	Good (70%)	Relocate	Bent Trunk
28	Montgomery Palm	Veitchia arecina	6	15	10	Good (70%)	Relocate	Bent Trunk
29	Live Oak	Quercus virginiana	11	26	28	Good (65%)	Remain	Bent Leader|Sprouting
30	Live Oak	Quercus virginiana	12	28	26	Fair (50%)	Remain	Limb Damage - Minor|Sprouting
31	Live Oak	Quercus virginiana	13	28	34	Good (65%)	Remain, Root Prune	Co-Dominant Leaders|Constricted Roots|Limb Damage - Minor
32	Cabbage Palm	Sabal palmetto	12	20	10	Good (80%)	Remain	
33	Cabbage Palm	Sabal palmetto	11	14	10	Good (75%)	Relocate	
34	Cabbage Palm	Sabal palmetto	10	12	8	Good (80%)	Relocate	
35	Cabbage Palm	Sabal palmetto	12	5	8	Good (80%)	Remain	
36	Live Oak	Quercus virginiana	13	28	30	Fair (45%)	Remain	Apical Dieback|Bent Leader|Lopsided
37	Live Oak	Quercus virginiana	16	32	30	Fair (50%)	Remain, Root Prune	Bent Leader|Lopsided|Sprouting
38	Live Oak	Quercus virginiana	18	32	34	Fair (50%)	Remove	Adjust Power Lines|Bent Leader|Lopsided
39	Live Oak	Quercus virginiana	11	24	14	Poor (35%)	Remove	Limb Damage - Major|Sprouting|Trunk Damage - Major
40	Live Oak	Quercus virginiana	20	38	44	Fair (55%)	Remove	Constricted Roots|Limb Damage - Minor
41	Live Oak	Quercus virginiana	16	36	34	Fair (50%)	Remove	Co-Dominant Leaders|Lopsided|Sprouting
42	Live Oak	Quercus virginiana	20	38	44	Fair (45%)	Remove	Circling Roots|Constricted Roots|Limb Damage - Minor
43	Live Oak	Quercus virginiana	13	28	28	Fair (50%)	Remove	Bent Leader|Limb Damage - Minor|Lopsided
44	Live Oak	Quercus virginiana	20	42	44	Good (70%)	Remove	Limb Damage - Minor
45	Montgomery Palm	Veitchia arecina	8	20	10	Good (70%)	Relocate	Bent Trunk
46	Montgomery Palm	Veitchia arecina	8	20	10	Good (70%)	Relocate	Bent Trunk
47	Montgomery Palm	Veitchia arecina	5	18	6	Good (75%)	Relocate	Bent Trunk
48	Montgomery Palm	Veitchia arecina	6	20	10	Good (70%)	Relocate	Bent Trunk
49	Live Oak	Quercus virginiana	19	38	40	Fair (55%)	Remove	Co-Dominant Leaders|Limb Damage - Minor|Sprouting
50	Live Oak	Quercus virginiana	19	44	46	Good (65%)	Remove	Limb Damage - Minor|Sprouting
51	Live Oak	Quercus virginiana	22	38	42	Good (70%)	Remove	Limb Damage - Minor
52	Live Oak	Quercus virginiana	20	38	46	Fair (50%)	Remain, Root Prune	Leaning - Minor|Limb Damage - Minor
53	Clusia	Clusia rosea	8	22	24	Good (80%)	Relocate	
54	Clusia	Clusia rosea	8	18	20	Good (80%)	Relocate	
55	Live Oak	Quercus virginiana	22	42	40	Good (70%)	Remove	Co-Dominant Leaders|Limb Damage - Minor
56	Live Oak	Quercus virginiana	25	40	42	Good (70%)	Remove	Apical Dieback|Limb Damage - Minor
57	Live Oak	Quercus virginiana	16	34	40	Good (75%)	Remove	Limb Damage - Minor
58	Live Oak	Quercus virginiana	18	38	40	Good (80%)	Remain, Root Prune	Limb Damage - Minor
59	Live Oak	Quercus virginiana	18	36	40	Good (70%)	Remove	Limb Damage - Minor
60	Live Oak	Quercus virginiana	22	38	44	Good (70%)	Remove	Limb Damage - Minor
61	Live Oak	Quercus virginiana	14	32	34	Fair (50%)	Remove	Limb Damage - Minor|Lopsided|Sprouting
62	Live Oak	Quercus virginiana	22	42	44	Good (70%)	Remove	Limb Damage - Minor|Sprouting
63	Live Oak	Quercus virginiana	18	36	40	Good (65%)	Remove	Co-Dominant Leaders|Included Bark|Limb Damage - Minor
64	Cabbage Palm	Sabal palmetto	10	4	12	Good (80%)	Remain	
65	Silver Buttonwood	Conocarpus erectus	5	12	14	Fair (55%)	Relocate	Bent Leader|Limb Damage - Minor
66	Silver Buttonwood	Conocarpus erectus	8	20	22	Good (70%)	Relocate	Bent Leader|Co-Dominant Leaders
67	Cabbage Palm	Sabal palmetto	12	24	10	Good (80%)	Relocate	
68	Cabbage Palm	Sabal palmetto	11	20	10	Good (70%)	Relocate	Bent Trunk
69	Cabbage Palm	Sabal palmetto	11	24	10	Good (70%)	Relocate	Trunk Damage
70	Cabbage Palm	Sabal palmetto	11	18	10	Good (70%)	Relocate	Yellow Fronds
71	Cabbage Palm	Sabal palmetto				Dead (0%)	Remove	
72	Cabbage Palm	Sabal palmetto	11	22	10	Good (80%)	Relocate	
73	Cabbage Palm	Sabal palmetto	11	20	10	Good (75%)	Relocate	Bent Trunk
74	Cabbage Palm	Sabal palmetto				Dead (0%)	Remove	
75	Cabbage Palm	Sabal palmetto	12	18	10	Good (80%)	Relocate	
76	Clusia	Clusia rosea	5	12	14	Good (80%)	Relocate	
77	Live Oak	Quercus virginiana	8	36	28	Good (80%)	Remove	

SITE PLAN APPROVAL
03/20/2025

This item has been digitally signed and sealed by Michael M. Bradley, RLA on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

LANDSCAPE ARCHITECT
MICHAEL M. BRADLEY
LA6667655
STATE OF FLORIDA

APPROVED : MICHAEL M. BRADLEY, RLA
FLA. REGISTRATION NO. LA6667655 DATE : 3/20/2025

REVISIONS

NO.	DATE	REVISIONS

PALM SPRINGS MARKET PLACE STARBUCKS
PALM BEACH COUNTY, FLORIDA

TREE DISPOSTIION NOTES

MILLER LEGG
South Florida Office: 13880 NW 5th Street, Suite 200
Sunrise, Florida 33325
954-486-7000
www.millerlegg.com

CERTIFICATE OF AUTHORIZATION:
LB6680

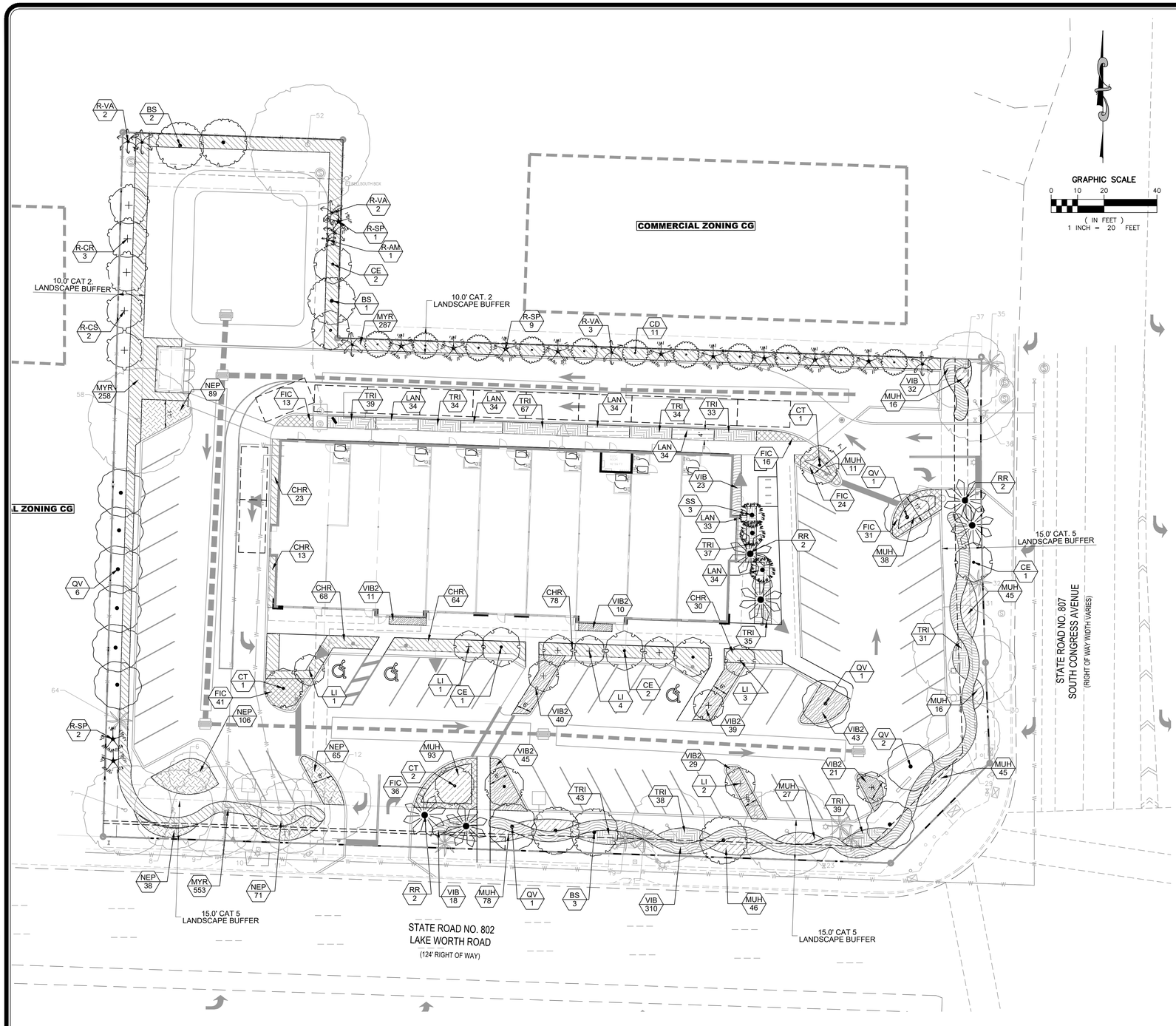
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DES.	DWN.	CHK.

PROJECT / FILE NO.
24-00197

DRAWING NO.
L-2

DATE DRAWN:
3/20/25

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PLANT_SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CALIPER	HEIGHT	SPREAD	NATIVE	QTY
TREES								
	BS	Bursera simaruba / Gumbo Limbo	Field Grown	3.5" CAL	16` HT		Yes	6
	CD	Coccoloba diversifolia / Pigeon Plum	Field Grown	4"CAL	14` HT		Yes	11
	CE	Conocarpus erectus / Buttonwood	Field Grown	3.5" CAL	14` HT		Yes	6
	CT	Conocarpus erectus var. sericeus / Silver Buttonwood	Field Grown	Multi-trunk Min 6" Total CAL	14` HT		Yes	4
	LI	Lagerstroemia indica / Crape Myrtle	Field Grown	Multi-trunk Min 6" Total CAL	14` HT		No	10
	QV	Quercus virginiana / Southern Live Oak	Field Grown	4.5" CAL	16` HT		Yes	11
	RR	Roystonea regia / Royal Palm	Field Grown		16` GW		Yes	6
	SS	Sabal palmetto / Cabbage Palmetto	Field Grown		16`-18` CT		Yes	3
RELOCATED TREES & PALMS								
	R-AM	Adonidia merrillii / Manila Palm	Relocated	N/A	3` HT.	4` SPR.	No	1
	R-CR	Clusia rosea / Autograph Tree	Relocated	VARIES	VARIES	VARIES	Yes	3
	R-CS	Conocarpus erectus var. sericeus / Silver Buttonwood	Relocated	VARIES	VARIES	VARIES	Yes	2
	R-SP	Sabal palmetto / Cabbage Palmetto	Relocated	N/A	VARIES	VARIES	Yes	12
	R-VA	Veitchia arecina / Montgomery Palm	Relocated	N/A	VARIES	VARIES	No	7
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	NATIVE	SPACING	QTY
SHRUB AREAS								
	CHR	Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum	3 GAL	24" HT.		Yes	24" o.c.	290
	FIC	Ficus microcarpa 'Green Island' / Green Island Indian Laurel Fig	3 GAL	12" HT.		Yes	24" o.c.	161
	LAN	Lantana involucrata / Buttonsage	3 GAL	24" HT.		Yes	18" o.c.	203
	MUH	Muhlenbergia capillaris / Pink Muhly Grass	3 GAL	24"		Yes	18" o.c.	415
	MYR	Myrcianthes fragrans / Simpson's Stopper	7 GAL	36" HT.		Yes	30" o.c.	545
	NEP	Nephrolepis exaltata / Boston Fern	3 GAL	12" HT.		Yes	18" o.c.	365
	TRI	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass	3 GAL	18" HT.		Yes	18" o.c.	430
	VIB2	Viburnum obovatum / Walter's Viburnum	3 GAL	24" HT.		Yes	24" o.c.	238
	VIB	Viburnum obovatum / Walter's Viburnum	7 GAL	36" HT.		Yes	24" o.c.	383

NOTE:
ALL AREAS NOT DESIGNATED FOR HARDSCAPE, VEHICULAR USE, BUILDING FOOTPRINT, OR PLANTING ARE TO BE PLANTED WITH ST. AUGUSTINE SOD.

SITE PLAN APPROVAL
03/20/2025

This item has been digitally signed and sealed by Michael M. Bradley, RLA on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

LANDSCAPE ARCHITECT
MICHAEL M. BRADLEY
LA6667655
STATE OF FLORIDA

APPROVED : MICHAEL M. BRADLEY, RLA
FLA. REGISTRATION NO. LA6667655 DATE : 3/20/2025

REVISIONS

NO.	DATE	REVISIONS
1	3/20/25	PSMU

PALM SPRINGS MARKET PLACE STARBUCKS
PALM BEACH COUNTY, FLORIDA

LANDSCAPE PLAN

MILLER LEGG
South Florida Office: 13680 NW 5th Street, Suite 200
Sunrise, Florida 33325
954-435-7000
www.millerlegg.com

CERTIFICATE OF AUTHORIZATION: LB6680

DES.	DWN.	CHK.

PROJECT / FILE NO. 24-00197
DRAWING NO. L-3
DATE DRAWN: 3/20/25

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1. PLANT MATERIAL: All plant material shall be Florida #1 or better as established by "Grades and Standards for Nursery Plants" of the state of Florida, Department of Agriculture.

2. All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.

3. Quantities listed on the the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, topsoil, fertilizer, etc. shall be included in the unit cost of the plants.

4. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or plant list, the plan takes precedence.

5. All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded eucalyptus or florimulch grade 'B' or better.

6. The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.

7. SOD: All areas not used for buildings, vehicular use areas, walks or planting beds shall be grassed. Grassing shall extend to any abutting street pavement edge and to the mean waterline of any abutting canal, lake or waterway.

8. PLANTING SOIL: All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas and 2" for sodded grass areas.

9. Planting soil to be a weed-free mixture of 50% sand, 40% muck, and 10% Canadian peat. All plant material to receive planting soil as per details.

10. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.

11. Contractor to notify "Sunshine State One Call of Florida, Inc." at 1-800-432-4770 Two Full Business Days prior to digging for underground utility locations.

12. Contractor shall be responsible for providing final grading of all associated planting areas.

13. After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off-site.

14. All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note 8).

15. No plunging of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.

16. Contractor shall stake & guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during warranty period and removal & disposal of staking after establishment period.

17. Fertilizer for grass areas shall be NPK 16-4-8 @ 12.5 lbs/1000 s.f. or 545 lbs/acre. Nitrogen 50% slow release form & fertilizer to include secondary micronutrients.

18. SUBSTITUTIONS AND CHANGES: All substitutions and changes shall be approved in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscape Architect, the owner and governing municipality.

19. WATERING: All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition, Contractor will continue watering of plant material until substantial completion and as needed thereafter for a period of 2 months.

20. All new plant material shall be guaranteed for 1 year from time of final acceptance of project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10 days of notification. For all replacement plant material, the warranty period shall be extended an additional 45 days beyond the original warranty period. All trees that lean or are blown over, caused by winds less than 75 mph, will be re-set and braced by the Contractor at no additional cost to the Owner.

21. The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.

22. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.

23. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.

24. Root-prune all trees a minimum of (8) weeks prior to planting.

25. All landscaped areas will be irrigated by an underground, automatic, rust-free irrigation system providing 100% coverage and 100% spray overlap. The system shall be maintained in good working order and designed to minimize water on impervious services and not overspray walkways. A rain sensor device shall be installed to override the irrigation cycle of the system when adequate rainfall has occurred.

26. All plant material planted within the sight distance triangle areas (see plan) shall provide unobstructed cross-visibility at a horizontal level between 30 inches and 8 feet above adjacent street grade.

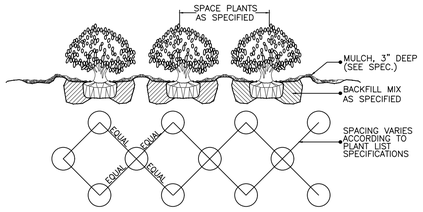
27. No canopy trees shall be planted within 12 feet of a light pole. No palm species shall be planted within 6 feet of a light pole.

28. Ground cover plantings shall provide not less than 50 percent coverage immediately upon planting and 100 percent coverage within 6 months after planting.

29. Tree protection barricades shall be provided by Landscape Contractor around existing trees that may be impacted by the proposed construction. Prior to any construction a tree protection barricade inspection shall be conducted by the landscape architect, owner or governing municipality. Refer to landscape detail for tree preservation barricade fencing.

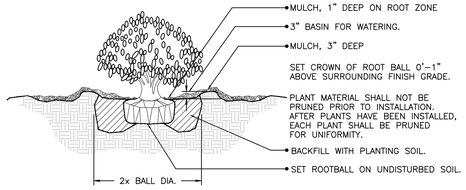
30. In all pedestrian areas, all trees and palms shall be maintained to allow for clear passage at an 8 foot clear trunk.

31. All landscape material shall be setback a minimum of 10' from any Fire Hydrant.



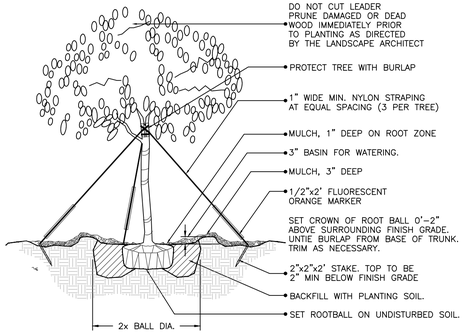
SHRUB / GROUNDCOVER SPACING / PLANTING DETAIL

N.T.S.



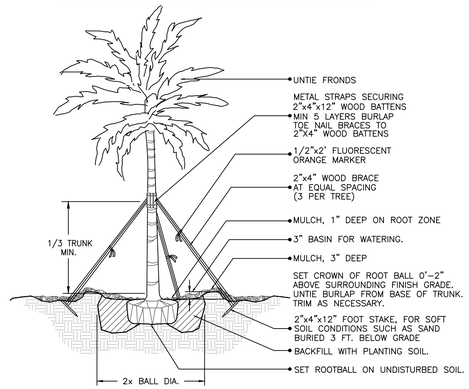
SHRUB PLANTING DETAIL

N.T.S.



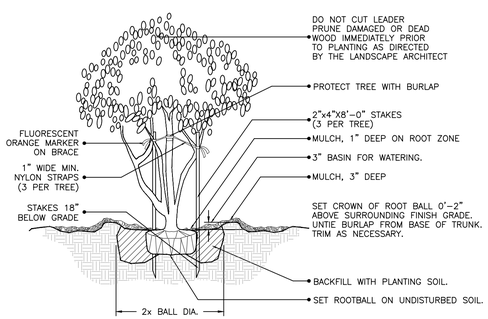
LARGE TREE PLANTING DETAIL

N.T.S.



LARGE PALM PLANTING DETAIL

N.T.S.



MULTI-TRUNK PLANTING DETAIL

N.T.S.

MITIGATION CHART

Table 1: Trees to Be Removed

ID #	Common Name	Botanical Name	DBH Inches	Height Clear Trunk Ft	Spread FT	Condition	Disposition	Notes
5	Carrotwood	*Cupaniopsis anacardioides*	16	26	34	Fair (50%)	Remove	Limb Damage - Minor|Lopsided, Invasive Exotic
13	Live Oak	*Quercus virginiana*	13	30	30	Fair (50%)	Remove	Apical Dieback|Bent Leader
14	Live Oak	*Quercus virginiana*	13	30	34	Fair (55%)	Remove	
38	Live Oak	*Quercus virginiana*	18	32	34	Fair (50%)	Remove	Adjust Power Lines|Bent Leader|Lopsided
39	Live Oak	*Quercus virginiana*	11	24	14	Poor (35%)	Remove	Limb Damage - Major|Sprouting|Trunk Damage - Major
40	Live Oak	*Quercus virginiana*	20	38	44	Fair (55%)	Remove	Constricted Roots|Limb Damage - Minor
41	Live Oak	*Quercus virginiana*	16	36	34	Fair (50%)	Remove	Co-Dominant Leaders|Lopsided|Sprouting
42	Live Oak	*Quercus virginiana*	20	38	44	Fair (45%)	Remove	Circling Roots|Constricted Roots|Limb Damage - Minor
43	Live Oak	*Quercus virginiana*	13	28	28	Fair (50%)	Remove	Bent Leader|Limb Damage - Minor|Lopsided
44	Live Oak	*Quercus virginiana*	20	42	44	Good (70%)	Remove	Limb Damage – Minor
49	Live Oak	*Quercus virginiana*	19	38	40	Fair (55%)	Remove	Co-Dominant Leaders|Limb Damage - Minor|Sprouting
50	Live Oak	*Quercus virginiana*	19	44	46	Good (65%)	Remove	Limb Damage - Minor|Sprouting
51	Live Oak	*Quercus virginiana*	22	38	42	Good (70%)	Remove	Limb Damage - Minor
55	Live Oak	*Quercus virginiana*	22	42	40	Good (70%)	Remove	Co-Dominant Leaders|Limb Damage - Minor
56	Live Oak	*Quercus virginiana*	25	40	42	Good (70%)	Remove	Apical Dieback|Limb Damage - Minor
57	Live Oak	*Quercus virginiana*	16	34	40	Good (75%)	Remove	Limb Damage - Minor
59	Live Oak	*Quercus virginiana*	18	36	40	Good (70%)	Remove	Limb Damage - Minor
60	Live Oak	*Quercus virginiana*	22	38	44	Good (70%)	Remove	Limb Damage - Minor
61	Live Oak	*Quercus virginiana*	14	32	34	Fair (50%)	Remove	Limb Damage - Minor|Lopsided|Sprouting
62	Live Oak	*Quercus virginiana*	22	42	44	Good (70%)	Remove	Limb Damage - Minor|Sprouting
63	Live Oak	*Quercus virginiana*	18	36	40	Good (65%)	Remove	Co-Dominant Leaders|Included Bark|Limb Damage - Minor
77	Live Oak	*Quercus virginiana*	8	36	28	Good (80%)	Remove	
		TOTAL DBH INCHES TO BE REPLACED	369					
		TREES TO BE REPLACED (1-1 BASIS)	3					

Table 2: Palms to be Removed

ID #	Common Name	Botanical Name	DBH Inches	Height Clear Trunk Ft	Spread FT	Condition	Disposition	Notes
1	Christmas Palm	*Adonidia merrillii*	4	2	5	Poor (30%)	Remove	Trunk Damage
2	Christmas Palm	*Adonidia merrillii*	4	3	4	Poor (30%)	Remove	Trunk Damage
3	Christmas Palm	*Adonidia merrillii*	4	3	4	Fair (55%)	Relocate	Yellow Fronds
4	Christmas Palm	*Adonidia merrillii*				Dead (0%)	Remove	Co-Dominant Leaders|Limb Damage - Minor|Partially Uprooted
71	Cabbage Palm	*Sabal palmetto*				Dead (0%)	Remove	
74	Cabbage Palm	*Sabal palmetto*				Dead (0%)	Remove	
		TOTAL PALMS TO BE REPLACED	6					

Table 3: Tree Mitigation

Common Name	Botanical Name	DBH Inches	Height Clear Trunk Ft	Quantity	Replacement Inches
Gumbo Limbo	*Bursera simaruba*	3.5	16	6	21
Pigeon Plum	*Coccoloba diversifolia*	4	14	11	44
Buttonwood	*Conocarpus erectus*	3.5	14	6	21
Silver Buttonwood	*Conocarpus erectus var. sericies*	6	14	4	24
Crape Myrtle	*Lagerstroemia indica*	6	14	10	60
Live Oak	*Quercus virginiana*	4.5	16	11	49.5
	TOTAL REPLACEMENT INCHES:				**219.5**

LANDSCAPE REQUIREMENTS

CODE SECTION	DESCRIPTION	REQUIRED	PROVIDED
SEC. 34-161	**Required Landscaping**		
b.2	1 tree / 2500SF of parcel (68,922 / 2500SF)	28	45 Trees, 9 Palms
c.1	20SF of landscaping for each parking space (57 spaces)	1140 SF	19,363 SF
	1 Tree / Terminal and Interior Island no less than 5' wide	13	13
	Perimeter to include hedge of minimum 4' height	Yes	Yes
c.2	VUA Landscape = 10% of total paved area (29,451SF x .10)	2946 SF	Over 3,000 SF
	1 Tree / 200SF and or 40LFof landscaped area	15	28
d	Non-VUAs		
	Perimeter landscape 25' in width	Yes	Yes
	1 Tree / 25LF of outside perimeter (1183 / 25LF)	48	54
SEC 34-162	**Required Buffers**		
b.2	10' wide buffer area with hedge min. 3' height	10'	10'
	1 Tree / 20LF (667.97 /20 LF	34	34
	Hedge, min 3' height at planting	Yes	Yes
b.5	15' wide buffer area	15'	15'
	1 Tree / 20LF (502 / 20LF)	25	27
	Hedge min 3' height at planting, two maintained tiers in non-linear pattern	Yes	Yes
SEC 34-164	**Required Foundation Planting**		
	25% of total linear footage (South & East Façade) to be planted (234.46LF x 25%)	59 LF	234 LF
	1 Tree or grouping of 3 palms / 30 LF (488/30)	8	8 trees / 5 palms
SEC 34-183	**Native Plant Materials & Xeriscaping Landscape**		
	Min 40% Native species when using potable for IRR.	40% +	78% Trees 100% Palms 99% Shrubs 100% Groundcover
SEC 34-185	**Tree Dimensions**		
b	No more than 50% of req. trees shall be palms	<50%	18% Palms
SEC 34-186	**Tree Species**		
	50% of all trees and palms to be native	50%	78% Trees 100% Palms

SITE PLAN APPROVAL
03/20/2025

This item has been digitally signed and sealed by Michael M. Bradley, RLA on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

LANDSCAPE ARCHITECT MICHAEL M. BRADLEY LA6667655 STATE OF FLORIDA

APPROVED : MICHAEL M. BRADLEY, RLA
FLA. REGISTRATION NO. LA6667655 DATE : 3/20/2025

NO.	DATE	REVISIONS

PALM SPRINGS MARKET PLACE

PALM BEACH COUNTY, FLORIDA

LANDSCAPE DETAILS AND NOTES

MILLER LEGG
South Florida Office: 13680 NW 5th Street, Suite 200
Sunrise, FL 33325
954-436-7000
www.millerlegg.com

CERTIFICATE OF AUTHORIZATION: LB6680

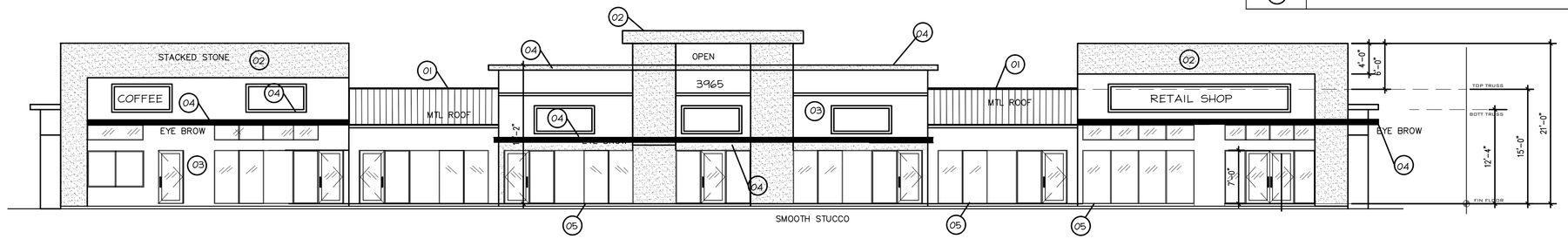
DES	DRWN	CHK
DES.	DWN.	CHK.

PROJECT / FILE NO.: 24-00197
DRAWING NO.: L-4
DATE DRAWN: 3/20/25

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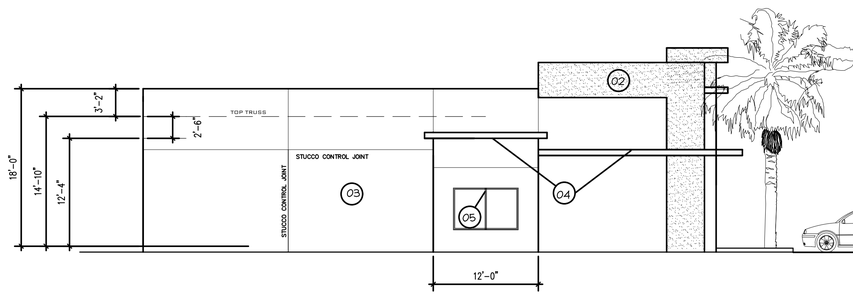
FINISH SCHEDULE

MARK	DESCRIPTION
01	BLACK METAL ROOF
02	DARK GRAY STACKED STONE
03	SMOOTH STUCCO - BENJAMIN MOORE 2119-60 "SILVER LINING"
04	TRIM STUCCO - BENJAMIN MOORE 2119-40 "SILVER STREAK"
05	BRONZE WINDOW FRAME
06	BRONZE GUTTER AND DOWN SPOUTS

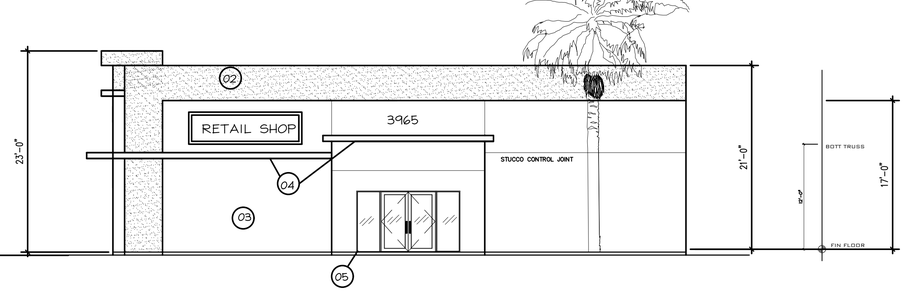


SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

LAKE WORTH ROAD

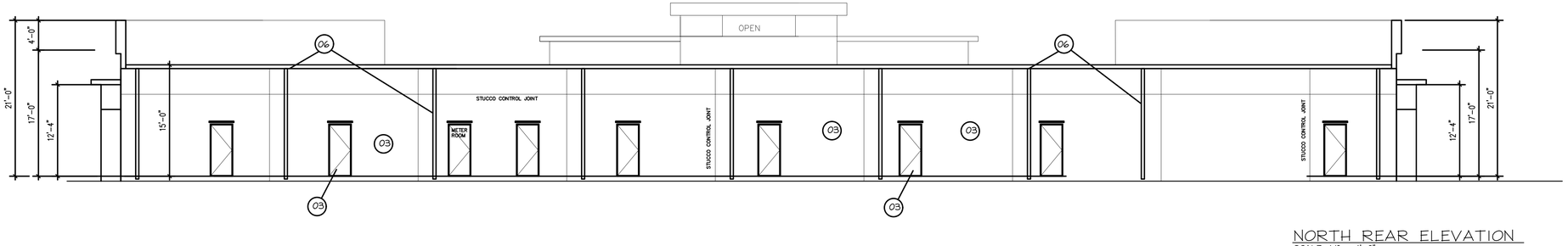


WEST END ELEVATION
SCALE: 1/8" = 1'-0"



EAST END ELEVATION
SCALE: 1/8 = 1'-0"

CONGRESS AVE



NORTH REAR ELEVATION
SCALE: 1/8 = 1'-0"

PAUL CHARETTE A.I.A.
LICENSE AR0016279

MARK HUNLEY A.I.A.
LICENSE AR0099784

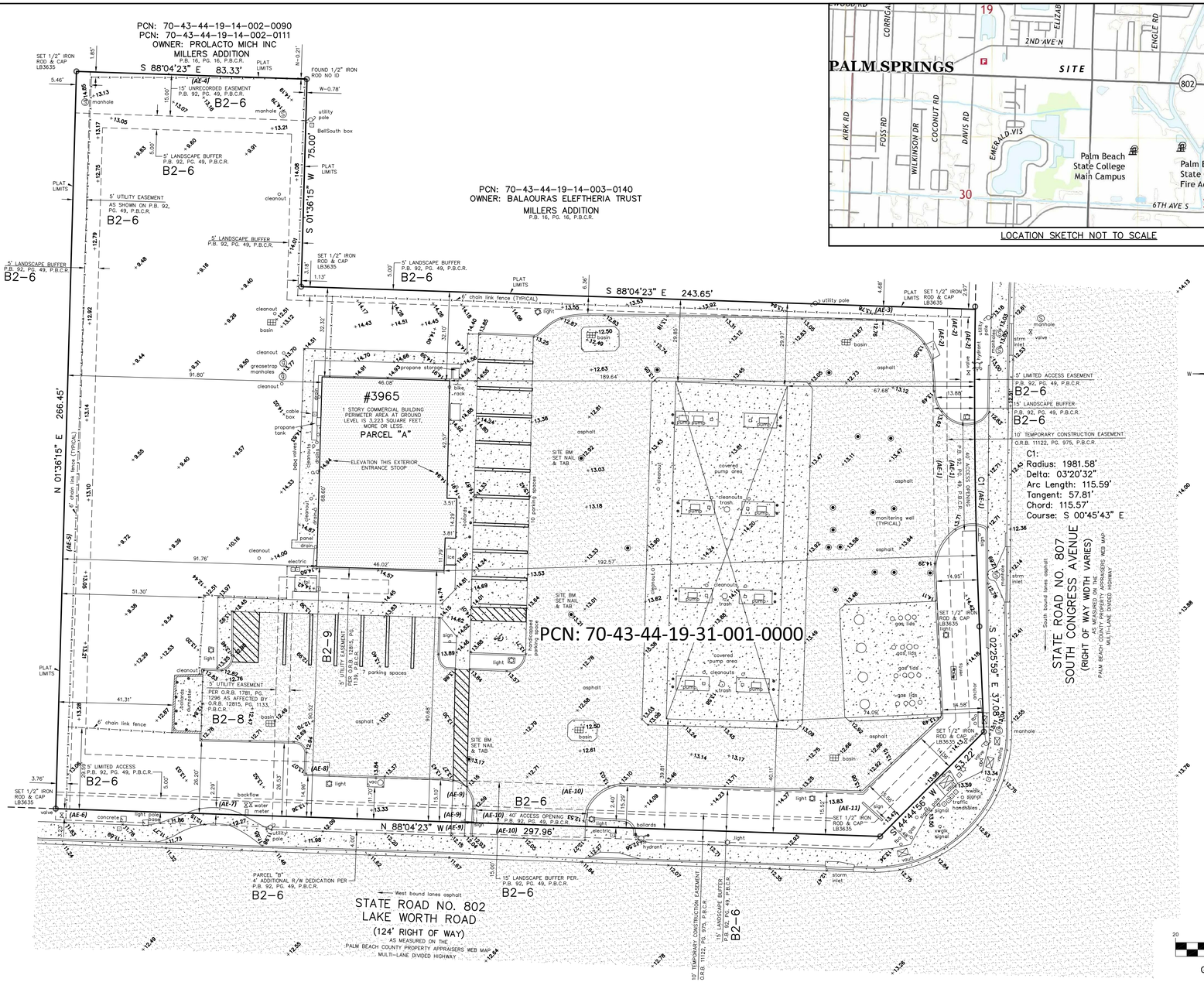
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MARK HUNLEY OR PAUL CHARETTE ON THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

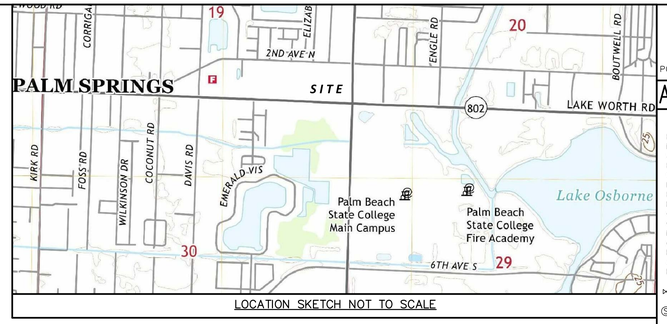
CHARETTE INTERNATIONAL ARCHITECTURE
551 NW 77TH ST SUITE 107
BOCA RATON, FL 33487
paul@charettearch.com
561-756-6094
mark@charettearch.com
954-809-9802
WWW.CHARETTEARCH.COM

PALM SPRINGS MARKETPLACE
3965 S.CONGRESS AVE
PALM SPRINGS, FL
JOB NUMBER: 2024-117

STARTED:	09/29/2024
PRELIM:	10-1-2024
PRELIM 2:	10-16-2024
PRELIM 3:	
P&Z FINAL:	3-18-2025
CONST DOCS:	
BLDG DEPT:	
BLDG DEPT:	
BLDG DEPT:	
AS-BUILTS:	
ISSUED:	

SHEET
A-2





ACCURATE LAND SURVEYORS, INC.
L.B. #3635
1600 S. FEDERAL HIGHWAY
SUITE 600
POMPANO BEACH, FLORIDA 33062
TEL: (954) 782-1441
FAX: (954) 782-1442
EMAIL: INFO@ACCURATELANDSURVEYORS.COM

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W	=	RIGHT OF WAY	×7.00'	=	ELEVATIONS BASED ON N.A.V.D.
N	=	NORTH	(AE)	=	APPARENT ENCROACHMENT
S	=	SOUTH	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
E	=	EAST	M.D.C.R.	=	MIAMI-DADE COUNTY RECORDS
W	=	WEST	P.O.C.	=	POINT OF COMMENCEMENT
D.B.	=	DEED BOOK	P.O.B.	=	POINT OF BEGINNING
ENCH.	=	ENCROACH	CHATT.	=	CHATTAHOOCHEE
F.F.	=	FINISHED FLOOR	F.P.L.	=	FLORIDA POWER & LIGHT
GAR.	=	GARAGE	B.C.R.	=	BROWARD COUNTY RECORDS
C/L	=	CENTERLINE	O.R.B.	=	OFFICIAL RECORDS BOOK
MH	=	MANHOLE	F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
(M)	=	MEASURED	D.E.P.	=	DEPARTMENT OF ENVIRONMENTAL PROTECTION
P.B.	=	PLAT BOOK	D.N.R.	=	DEPARTMENT OF NATURAL RESOURCES
A/C	=	AIR CONDITIONER	P.R.M.	=	PERMANENT REFERENCE MONUMENT
P	=	PLAT	N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM

VALVE	UTILITY BOX		PARKING STRIPE
MANHOLE	HYDRANT		OVERHEAD UTILITY LINES
BASIN	UTILITY POLE		6" CONCRETE WALL
WELL	VAULT		COVERED AREA
WATER METER	LIGHT		CONCRETE
MONITERING WELL	BOLLARD		BRICK PAVERS
PROPERTY CORNER	AIR CONDITIONER		TILE
			ASPHALT

STREET ADDRESS:
3965 South Congress Avenue
Palm Springs, Florida 33461

LEGAL DESCRIPTION:
Parcel A, Hess-Congress-Lake Worth , according to the plat thereof as recorded in Plat Book 92, Page 49, Public Records of Palm Beach County, Florida.

NOTES:
1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Bearings shown hereon are based on a Plat bearing of North 88°04'23" West along the South line of Parcel "A", Plat Book 92, Page 49, Public Records of Palm Beach County, Florida.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are not determined.
5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
6. Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
7. This survey reflects all obtainable, legible, plottable, recorded matters of survey per Schedule B2 of Old Republic National Title Insurance Company Commitment No: 1403235, Commitment Date: May 10, 2023 at 11:00P.M.
8. Perimeter area of the subject property is 68,865 square feet, or 1.5809 acres, more or less.
9. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
10. The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
11. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
12. There was no evidence of recent street or sidewalk construction or repairs in the process of conducting the fieldwork.
13. Accuracy statement: This survey meets or exceeds the horizontal and vertical accuracy for Alta NSPS Land Title Survey Required February 2021.
14. Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
15. PDF copies of this survey are not valid without the digital signature of a Florida Licensed Surveyor and Mapper and must be verified.

FLOOD INFORMATION:
Community name and number: Village of Palm Springs 120223
Map and panel number: 12099C0777F
Panel date: 10-05-2017
Index date: 10-05-2017
Flood zone: X
Base flood elevation: N/A

BENCHMARK INFORMATION:
Palm Beach County benchmark "DUFED"
Elevation = 16.635'NAVD1988

ORIGINAL DATE OF FIELD SURVEY: 05-20-2023	DRAWN BY: MLW	
FIELD BOOK: ALS-SU-23-0678	CHECKED BY: MLW	
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY
ADD PARCEL CONTROL NUMBER "NO FIELD VISIT"	03-19-2025	MLW
UPDATE/TOPOGRAPHIC SURVEY 24-0951	08-09-2024	MLW
ADD CERTS.	07-27-2023	AL/RLT

SCHEDULE B2 EXCEPTIONS:
1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-- Requirements are met. ***(This item is not a matter of survey.)***

2. a. General or special taxes and assessments required to be paid in the year 2023 and subsequent years. ***(This item is not a matter of survey.)***

b. Rights or claims of parties in possession not recorded in the Public Records. ***(This item is not a matter of survey.)***

c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. ***(After upon review of survey to be determined by title examiner.)***

d. Easements or claims of easements not recorded in the Public Records. ***(This item is not certifiable.)***

e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. ***(This item is not a matter of survey.)***

3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. ***(As of date of survey the subject property was not submerged.)***

4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. ***(This item is not a matter of survey.)***

5. Rights of the lessees under unrecorded leases. ***(This item is not a matter of survey.)***

6. All matters contained on the Plat of Hess-Congress-Lake Worth, as recorded in Plat Book 92, Page 49, Public Records of Palm Beach County, Florida. ***(All plottable matters of survey are shown hereon.)***

7. Restrictions contained in Special Warranty Deed recorded in O.R. Book 31438, Page 1640, Public Records of Palm Beach County, Florida. ***(This item affects the subejct property however it is not a plottable matter of survey.)***

8. Easement for public utilities in favor of the City of Lake Worth, recorded in O.R. Book 1781, Page 1296, affected by Resolution recorded in O.R. Book 12815, Page 1133, Public Records of Palm Beach County, Florida. ***(This item affects the subject proerty and is shown hereon.)***

9. Easement for public utilities in favor of the City of Lake Worth, recorded in O.R. Book 12815, Page 1139, Public Records of Palm Beach County, Florida. ***(This item affects the subject proerty and is shown hereon.)***

10. This Commitment/Policy does not insure personal property. ***(This item is not a matter of survey.)***

11. FOR INFORMATIONAL PURPOSES ONLY, Commitment exception #3 is hereby deleted in its entirety. ***(This item is not a matter of survey.)***

APPARENT ENCROACHMENTS:
1. Asphalt and curb in road right of way, 15' landscape buffer & 10' temporary construction easement along the East boundary.
2. Concrete and fence in 15' landscape buffer & 10' temporary construction easement along the East boundary.
3. Curb and fence in 5' landscape buffer along the most Easterly North boundary.
4. Fence in 15' unrecorded easement along the most Westerly North boundary.
5. Fence in 5' landscape buffer & 5' utility easement along the West boundary.
6. Fence in road right of way along the Southwest boundary.
7. Concrete sidewalk across South boundary.
8. Asphalt and concrete in 15' landscape buffer along the South boundary.
9. Concrete entrywalk in 15' landscape buffer, 10' temporary construction easement, 5' limited access easement and road right of way along the South boundary.
10. Asphalt and curb in 15' landscape buffer, 10' temporary construction easement and road right of way along the South boundary.
11. Sign in 15' landscape buffer, 10' temporary construction easement and 5' limited access easement along the Southeast boundary.

CERTIFY TO:
3965 South Congress, Inc., a Florida corporation
Shehadeh Giannamore, P.L.L.C.
Attorneys Title Fund Services, LLC
Old Republic National Title Insurance Company
First Bank
McGahee & Perez, PL

SEAL
Robert L. Thompson
License Number
NO. 3869
STATE OF FLORIDA
Professional Surveyor and Mapper

CERTIFICATION:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11, 14, 16, 18 and 19 of Table A thereof. The fieldwork was completed on 08-09-2024.

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 – STATE OF FLORIDA

SHEET 1 OF 1	SCALE 1"=20'	SKETCH NUMBER SU-23-0678

Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

September 27, 2024

THIS PRE-APPLICATION LETTER IS VALID UNTIL – September 27, 2025
THIS LETTER IS NOT A PERMIT APPROVAL

Jay Huebner, P.E.
HSQ Group
1001 Yamato Road, Suite 105, Boca Raton, Fl 33431

Dear Jay:
RE: Pre-Application Review for **Category D Driveway,** Pre-application Meeting Date: **9/19/2024**
Palm Beach County - Village of Palm Springs; SR 802 807; Sec. # 93180000 93006000; MP: 2.08; Access Class - 05;
Posted Speed - 40; SIS - No; FDOT Ref. Project: 441632.1, 441632.1, 441632.1

Request:
1. **A right-in/right-out driveway along SR 802 located approximately 181 feet from the intersection of SR 802 and SR 807.**
2. **A right-in-right-out driveway along SR 807 located approximately 104 feet from the intersection of SR 807 and SR 802.**

SITE SPECIFIC INFORMATION
Project Name & Address: **Palm Springs Marketplace – 3965 South Congress Avenue, Palm Springs**
Property Owner: **3965 South Congress, Inc.**; Parcel Size: **1.6 Acres**
Development Size: **8,544 SF Retail and 2,500 SF Coffee Shop w/ Drive-Thru**

REQUEST APPROVED

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:
- **A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.**

Comments:
- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval**. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: https://osp.fdot.gov; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.
Please contact the District Traffic Operations Access Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,

Roya Edwards, AICP
District Traffic Operations Access Manager

cc: Patricia Moore
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2024-09-19\Pre-App 02-93180000-2.08-Palm Springs Marketplace\93006000 MP 2.08 SR 802 & 807 Palm Springs Marketplace.docx

PALM BEACH COUNTY FIRE RESCUE
Community Risk Reduction Division
2300 North Jog Rd, Suite 1E40
West Palm Beach, FL 33411-4217

Garrett Telfair
561-233-0060
gtelfair@pbcgov.org

PR# PS2025-42 **FP# AP24-0060** **Date 11/19/24**
Project: PALM SPRINGS MARKETPLACE **Occupancy: SITE PLAN**
Address: 3965 S. CONGRESS AVE **Construction Type: SITE PLAN**

Please review and respond to the plan review comments below:

1. **Please provide a Village of Palm Springs application that states the value for the proposed site work only.**

2. **Please provide civil plans that have been approved and stamped by PBCFR Fire Safety Specialist Wesley Jolin.**

   **** Please submit 3 signed/sealed hard copies of the civil plans (paving and water) for fire department review (fire department vehicle access routes, water/fire mains [sizes, pipe material], fire hydrants, fire department connections [size, location, pipe material], fire flow calculations supported by building size and construction type, etc.). The fire plan review fee is $500 payable by money order or check made out to PBCBCC (Palm Beach County Board of County Commissioners). Plans can be physically left in the fire rescue drop box just outside the office door or plans can be mailed to the address below (include a suite #1E-40 if mailing) with attention to: Wesley Jolin.***

Respectfully,
Garrett Telfair
Fire Safety Specialist
PALM BEACH COUNTY FIRE RESCUE
2300 N Jog Rd, West Palm Beach, Florida 33411
gtelfair@pbcgov.org

PTC
Transportation Consultants
601 Heritage Drive, Suite 493
Jupiter, FL 33458
(561) 296-9698

August 29, 2024

Mr. Kenneth Harris
1701 S Olive Avenue
West Palm Beach, FL 33401

Re: 3965 S. Congress Avenue - #PTC24-087
Shared Parking Statement

Dear Mr. Harris:

The purpose of this letter is to provide a shared parking statement for the above referenced project. The site is located in the northwest quadrant of the Congress Avenue and Lake Worth Road intersection in the Village of Palm Springs, as shown on **Attachment 1**. It is proposed to redevelop the site with a 2,500 SF coffee shop with 450 SF of outdoor dining and a drive-thru lane and an 8,080 SF strip retail plaza.

The parking demand for the individual uses occur at different times of the day. Therefore, a shared parking analysis was completed. The Institute of Transportation Engineers (ITE), Parking Generation, 6th Edition report was utilized to determine the baseline parking rate and the hourly percentages for both the weekday and weekend for each use. The ITE data is provided in the **Appendix**.

Attachments 2A and 2B provide the shared parking analysis for this site for the weekday. This analysis shows that the peak parking demand of 33 spaces occurs from 1 to 2 PM on a weekday. **Attachments 3A and 3B** provide the shared parking analysis for this site for the weekend. This analysis shows that the peak parking demand of 37 spaces occurs from 12 to 2 PM on a weekend. The proposed 53 parking spaces meet the peak parking demand of 37 with more than a 30% buffer to accommodate parking turnover.

Please contact me by phone or at atroutman@pindertroutman.com if you need any additional information or have any questions.

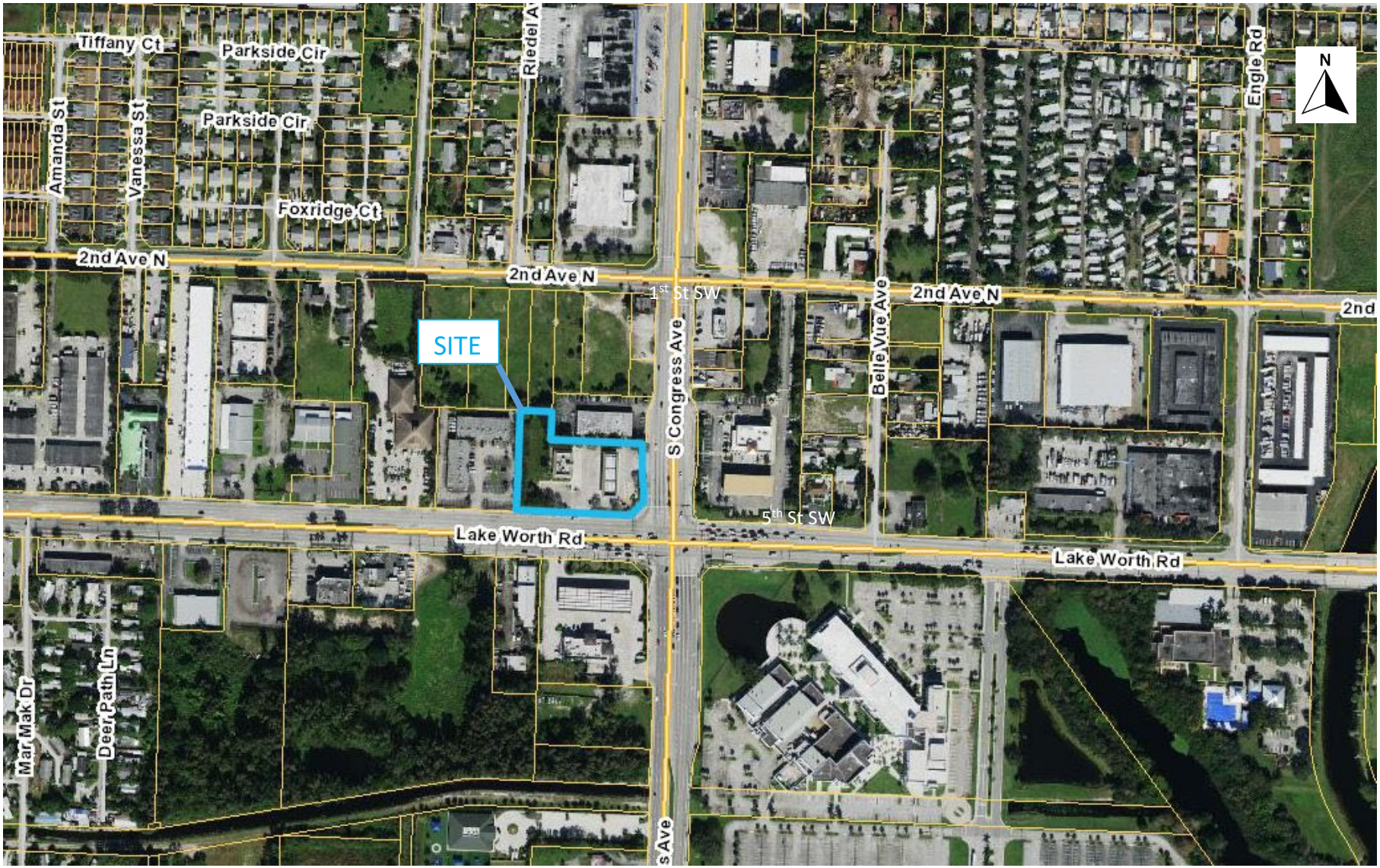
Sincerely,

Andrea M. Troutman, P.E.
President

Attachments

Andrea M. Troutman, State of Florida, Professional Engineer, License No. 45409
This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 8/29/24 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment 1 Project Location
3965 S. Congress Avenue



PTC

Attachment 2A
3965 S. Congress Avenue
Baseline Parking Requirements - Weekday

Land Use	ITE Code	Intensity	ITE Weekday Parking Requirement [1]	Parking Spaces
Strip Retail Plaza (< 40k)	822	8,080 SF	3.13 space / 1000 SF	25
Coffee/Donut Shop w/ Drive-Thru	937	2,950 SF	5.1 space / 1000 SF	15
TOTAL				

[1] Source: ITE, Parking Generation, 6th Edition. See Appendix.

Attachment 2B
3965 S. Congress Avenue
Shared Parking Analysis - Weekday

Weekday Time of Day Adjustments [1]

Land Use	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM
Strip Retail Plaza (< 40k)	0%	19%	33%	47%	55%	89%	100%	73%	73%	66%	70%	75%	70%	54%	48%
Coffee/Donut Shop w/ Drive-Thru	91%	100%	97%	97%	71%	77%	66%	54%	57%	63%					

Land Use	Parking Reqd [2]	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM
Strip Retail	25	-	5	8	11	13	20	23	16	16	15	16	17	16	13	12
Coffee/Donut Shop	15	14	15	15	15	11	12	10	8	9	9	-	-	-	-	-
Total Hourly Parking Demand		**14**	**20**	**23**	**26**	**24**	**32**	**33**	**24**	**25**	**24**	**16**	**17**	**16**	**13**	**12**

[1] Source: ITE, Parking Generation, 6th Edition. See Appendix. Hourly data for Coffee/Donut Shop after 4 PM not available.

[2] See Attachment 2.

Attachment 3A
3965 S. Congress Avenue
Baseline Parking Requirements - Weekend

Land Use	ITE Code	Intensity	ITE Weekend Parking Requirement [1]	Parking Spaces
Strip Retail Plaza (< 40k)	822	8,080 SF	2.77 space / 1000 SF	22
Coffee/Donut Shop w/ Drive-Thru	937	2,950 SF	8.7 space / 1000 SF	26
TOTAL				

[1] Source: ITE, Parking Generation, 6th Edition. See Appendix.

Attachment 3B
3965 S. Congress Avenue
Shared Parking Analysis - Weekend

Weekend Time of Day Adjustments [1]

Land Use	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM
Strip Retail Plaza (< 40k)	0%	0%	38%	55%	66%	85%	100%	96%	79%	66%	64%	67%	70%	70%	51%
Coffee/Donut Shop w/ Drive-Thru	91%	100%	97%	97%	71%	77%	66%	54%	57%	63%					

Land Use	Parking Reqd [2]	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM
Strip Retail	22	-	-	8	11	14	17	20	19	15	14	13	14	14	14	11
Coffee/Donut Shop	26	24	26	25	25	18	20	17	14	15	16	-	-	-	-	-
Total Hourly Parking Demand		**24**	**26**	**33**	**36**	**32**	**37**	**37**	**33**	**30**	**30**	**13**	**14**	**14**	**14**	**11**

[1] Source: ITE, Parking Generation, 6th Edition. See Appendix. Weekend hourly data for Coffee/Donut Shop not available, therefore, used weekday hourly data.

[2] See Attachment 2.

APPENDIX

Land Use: 822 Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area (GFA) of the building.

The 40,000 square feet GLA threshold between shopping plaza and strip retail plaza (Land Use 822) is based on an examination of the parking demand database. All shopping plazas with a supermarket as their anchor in the database are larger than 40,000 square feet GLA.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a Monday–Thursday (five study sites), a Friday (two study sites), and a Saturday (four study sites).

Hour Beginning	Percent of Peak Parking Demand		
	Monday–Thursday	Friday	Saturday
12:00–4:00 a.m.	—	—	—
5:00 a.m.	—	—	—
6:00 a.m.	—	—	—
7:00 a.m.	—	—	—
8:00 a.m.	19	19	—
9:00 a.m.	33	40	38
10:00 a.m.	47	44	55
11:00 a.m.	55	52	66
12:00 p.m.	89	96	85
1:00 p.m.	100	96	100
2:00 p.m.	73	84	96
3:00 p.m.	73	52	79
4:00 p.m.	66	50	66
5:00 p.m.	70	63	64
6:00 p.m.	75	49	67
7:00 p.m.	70	100	70
8:00 p.m.	54	94	70
9:00 p.m.	48	73	51
10:00 p.m.	—	—	—
11:00 p.m.	—	—	—

Additional Data

The average parking supply ratios for the study sites with parking supply information are the following:

- 5.7 spaces per 1,000 square feet GLA (24 sites) in a general urban/suburban setting
- 3.3 spaces per 1,000 square feet GLA (3 sites) in a dense multi-use urban setting

The average peak parking occupancy is 50 percent at the general urban/suburban sites and 76 percent at the dense multi-use urban sites.

The sites were surveyed in the 1990s, the 2010s, and the 2020s in Alberta (CAN), British Columbia (CAN), California, Colorado, Kansas, Maine, Manitoba (CAN), Maryland, Michigan, Minnesota, Missouri, New York, Texas, Virginia, and Washington.

Future data submissions should attempt to provide information on the composition of each study site (types and number of stores, restaurants, or other tenants within the shopping center).

Source Numbers

89, 209, 219, 297, 511, 601, 605, 606, 618, 619, 621, 635

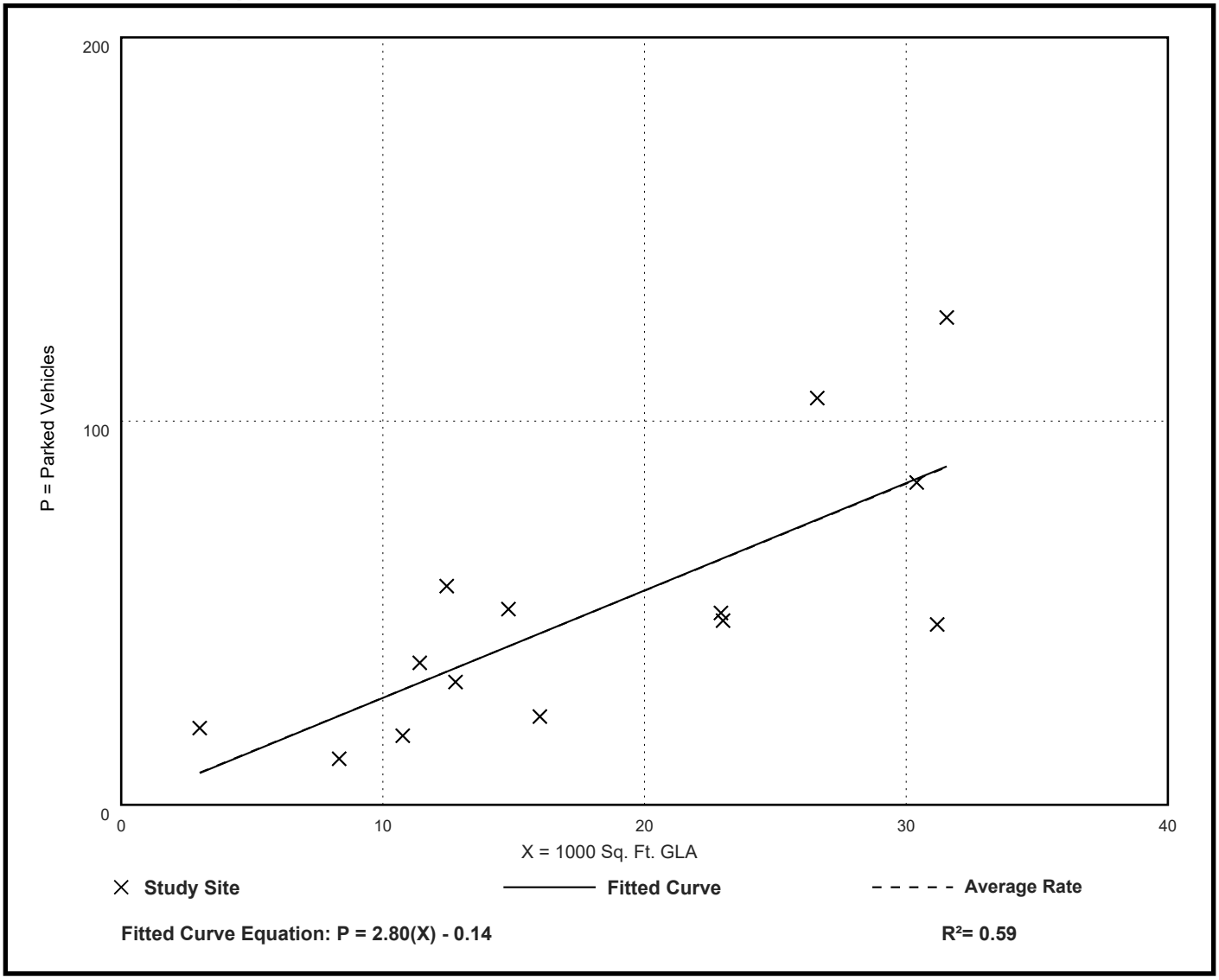
Strip Retail Plaza (< 40k)
(822)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA
On a: Weekday (Monday - Thursday)
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. 1000 Sq. Ft. GLA: 18

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.79	1.44 - 6.67	2.07 / 4.44	***	1.14 (41%)

Data Plot and Equation



Fitted Curve Equation: P = 2.80(X) - 0.14

R^2= 0.59

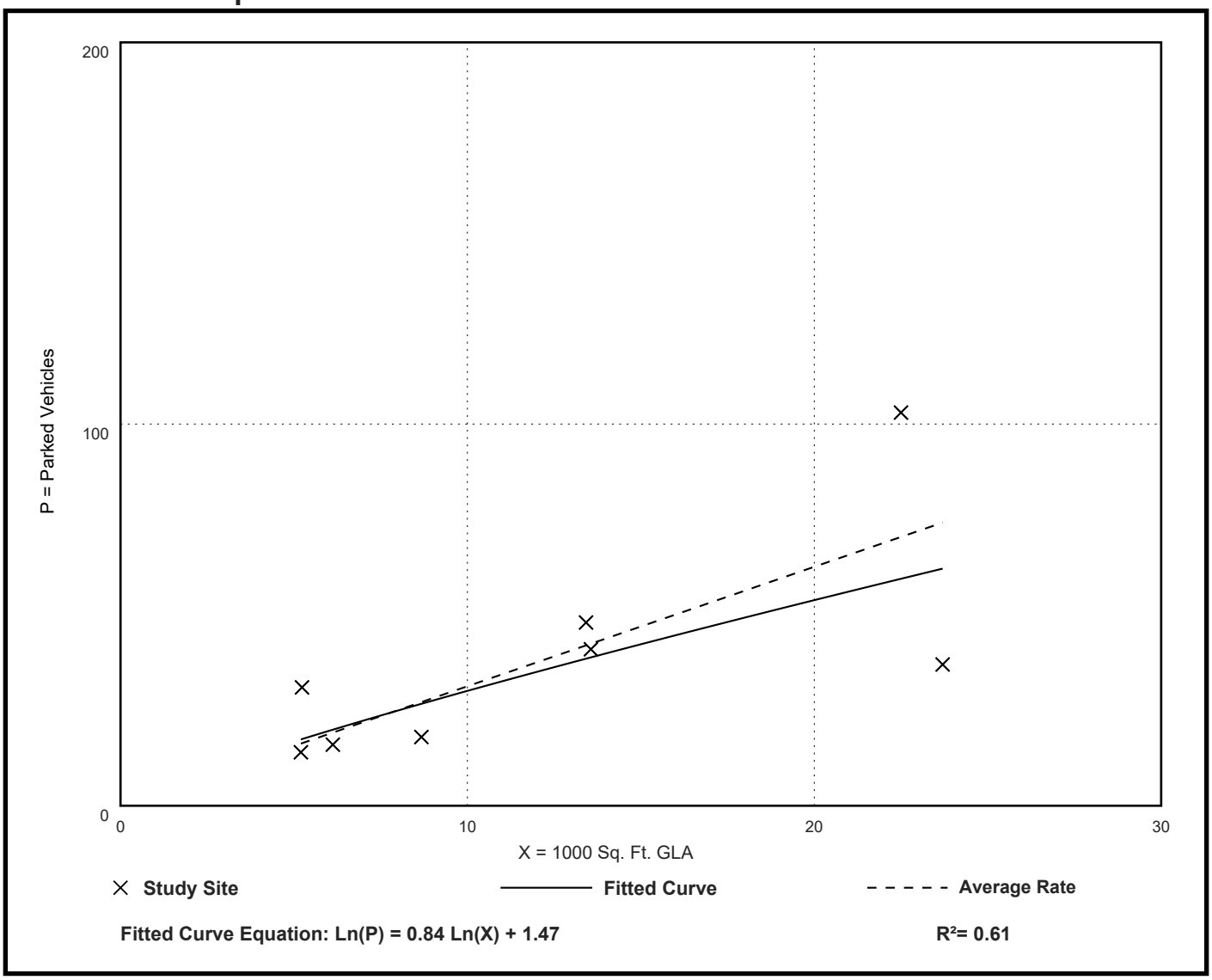
Strip Retail Plaza (< 40k)
(822)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA
On a: Friday
Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. 1000 Sq. Ft. GLA: 12

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.13	1.56 - 5.93	2.60 / 5.45	***	1.37 (44%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.84 Ln(X) + 1.47

R^2= 0.61

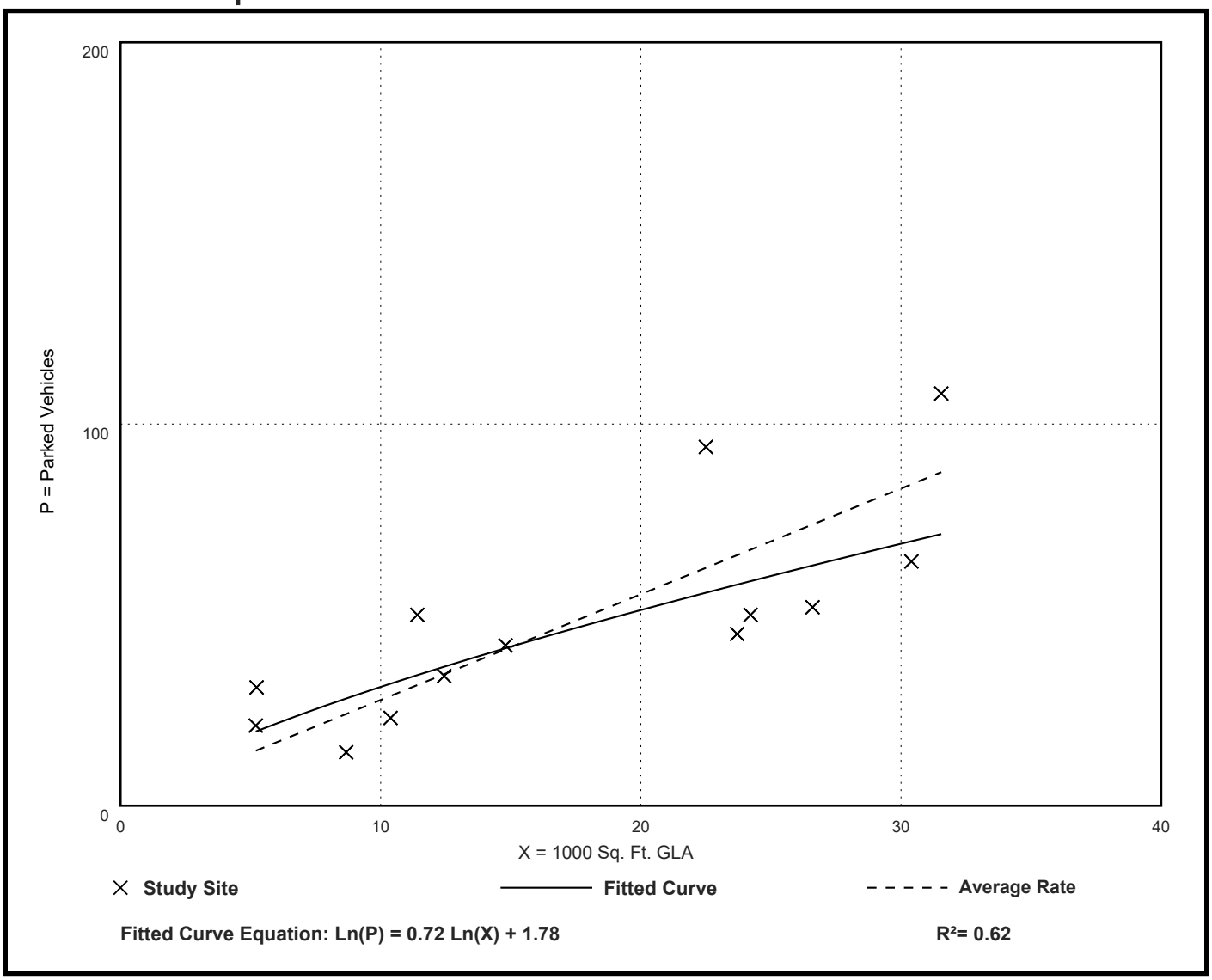
Strip Retail Plaza (< 40k)
(822)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA
On a: Saturday
Setting/Location: General Urban/Suburban
Number of Studies: 13
Avg. 1000 Sq. Ft. GLA: 17

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.77	1.61 - 5.93	2.09 / 4.36	***	1.03 (37%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.72 Ln(X) + 1.78

R^2= 0.62

Land Use: 937 Coffee/Donut Shop with Drive-Through Window

Description

This land use includes any coffee and donut restaurant that has a drive-through window as well as a walk-in entrance area at which a patron can purchase and consume items. The restaurant sells freshly brewed coffee (along with coffee-related accessories) and a variety of food/drink products such as donuts, bagels, breads, muffins, cakes, sandwiches, wraps, salads, and other hot and cold beverages. The restaurant marketing and sales may emphasize coffee beverages over food (or vice versa). A coffee/donut shop typically holds long store hours (more than 15 hours) with an early morning opening. Limited indoor seating is generally provided for patrons and table service is not provided.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at four study sites in a general urban/suburban setting.

Hour Beginning	Percent of Monday–Thursday Peak Parking Demand
12:00–4:00 a.m.	–
5:00 a.m.	–
6:00 a.m.	–
7:00 a.m.	91
8:00 a.m.	100
9:00 a.m.	97
10:00 a.m.	97
11:00 a.m.	71
12:00 p.m.	77
1:00 p.m.	66
2:00 p.m.	54
3:00 p.m.	57
4:00 p.m.	63
5:00 p.m.	–
6:00 p.m.	–
7:00 p.m.	–
8:00 p.m.	–
9:00 p.m.	–
10:00 p.m.	–
11:00 p.m.	–

Additional Data

The average parking supply ratio for the 12 study sites in a general urban/suburban setting and with parking supply information is 10.3 spaces per 1,000 square feet GFA. The average peak parking occupancy at these sites is 50 percent.

The sites were surveyed in the 2000s, the 2010s, and the 2020s in Maine, Nevada, New Jersey, Ontario (CAN), Tennessee, and Washington.

Source Numbers

405, 407, 412, 433, 442, 509, 523, 540, 620

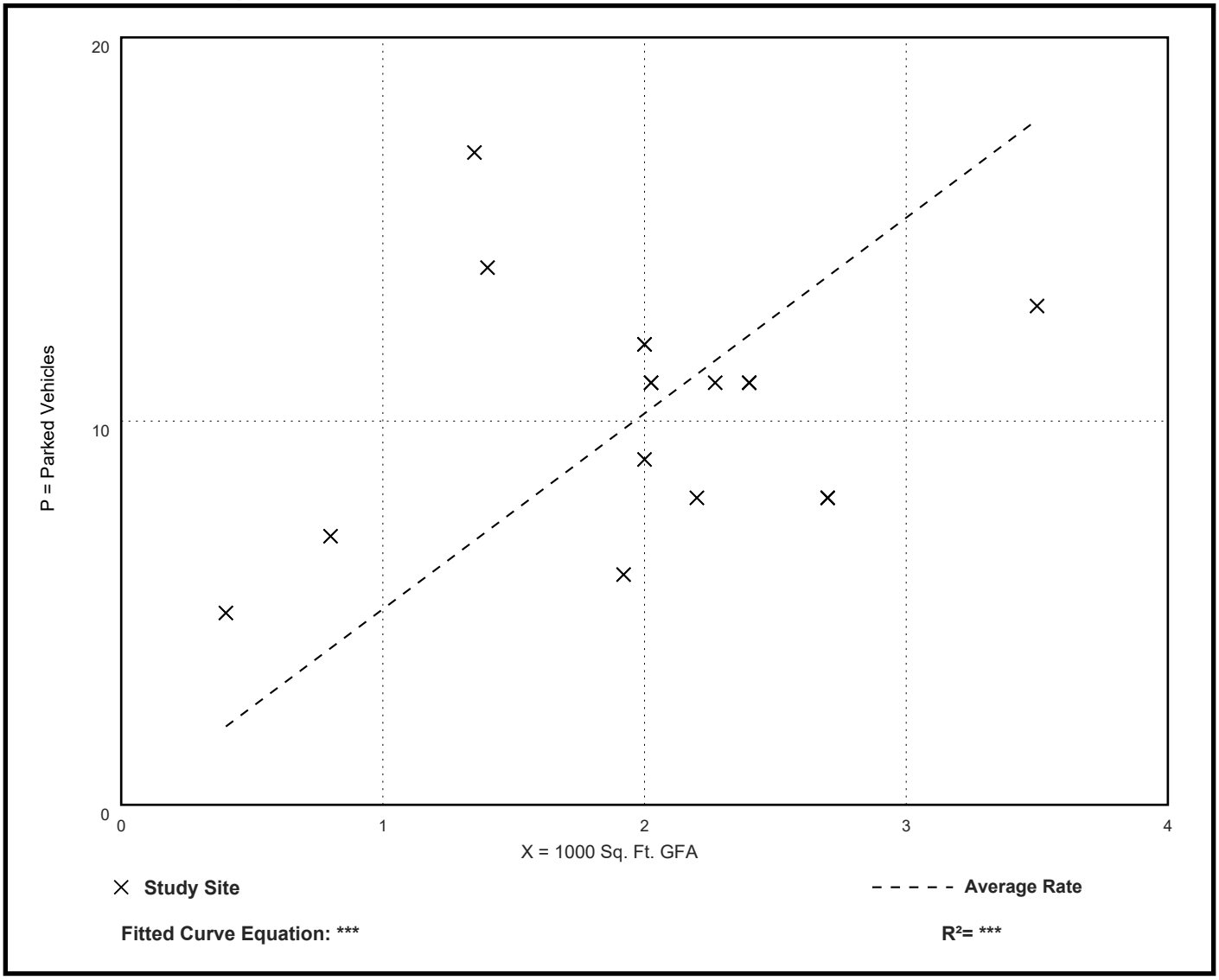
Coffee/Donut Shop with Drive-Through Window (937)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 17
Avg. 1000 Sq. Ft. GFA: 2.0

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
5.10	2.96 - 12.59	4.45 / 10.75	***	2.44 (48%)

Data Plot and Equation



Coffee/Donut Shop with Drive-Through Window (937)

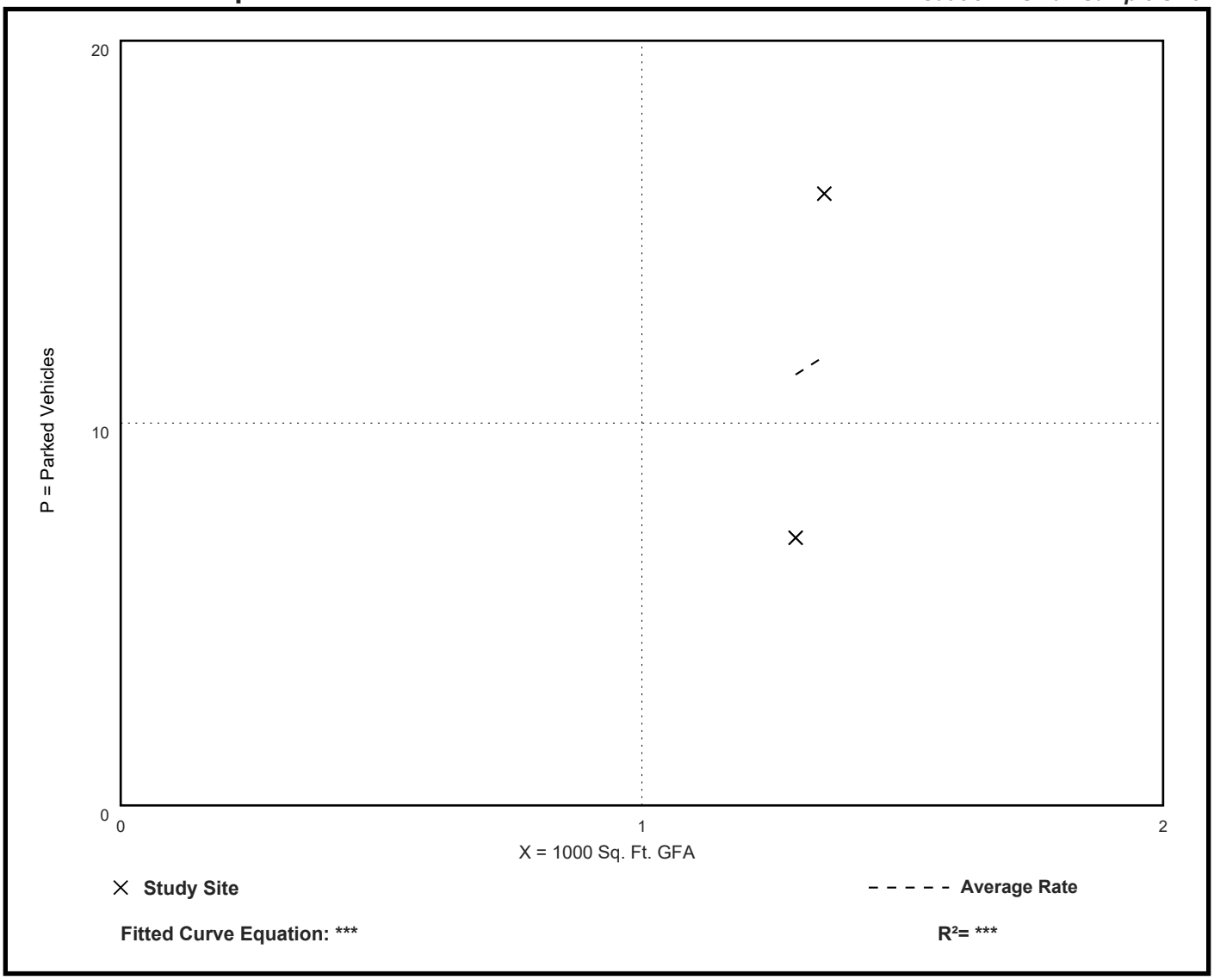
Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Saturday
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. 1000 Sq. Ft. GFA: 1.3

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
8.70	5.41 - 11.85	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Coffee/Donut Shop with Drive-Through Window (937)

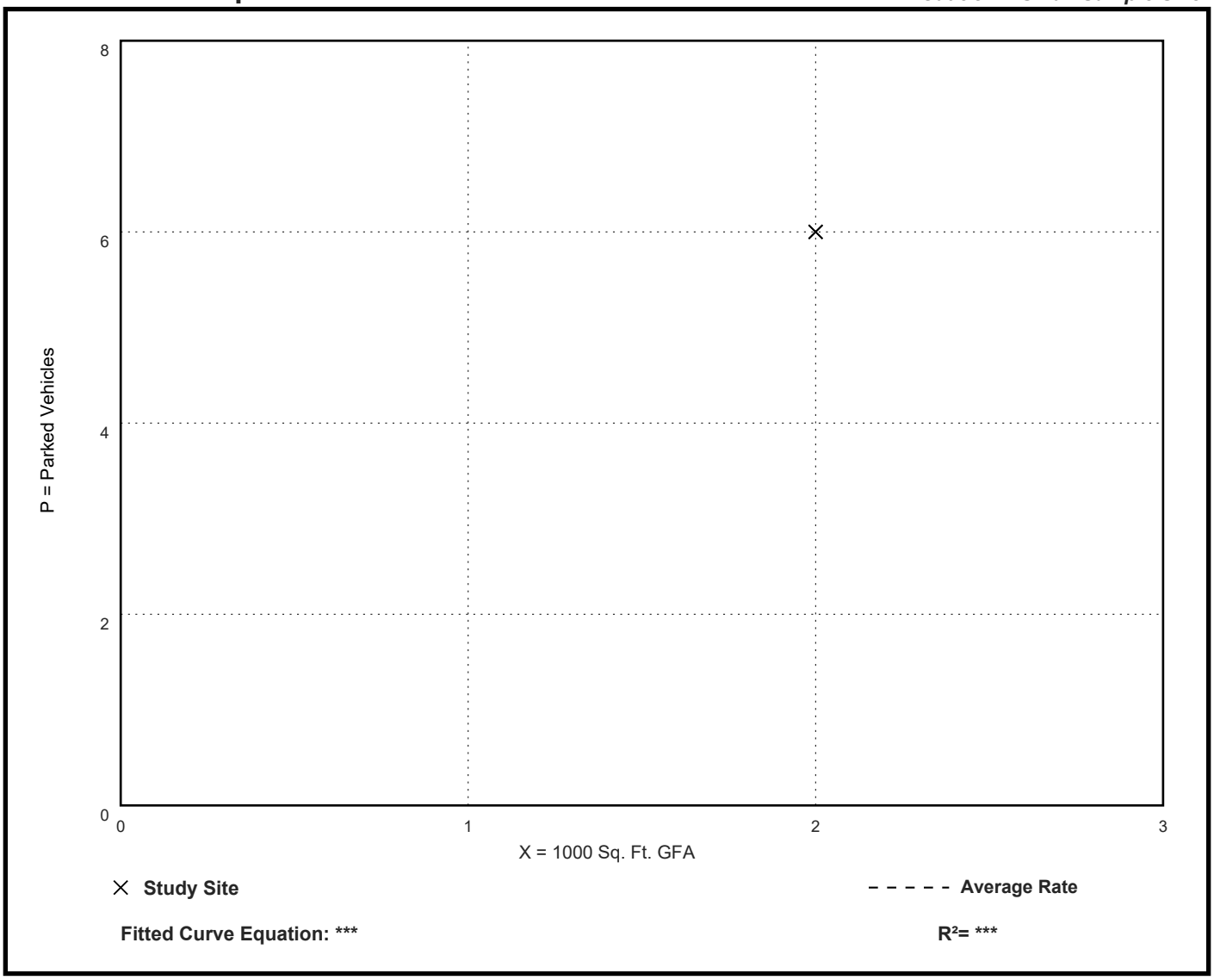
Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Sunday
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. 1000 Sq. Ft. GFA: 2.0

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.00	3.00 - 3.00	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: ***

R^2= ***

PTC
Transportation Consultants

2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411-6700
(561) 296-9698
Certificate of Authorization Number: 7989

May 19, 2022

Mr. Brian Plewinski
EZ Permits, Inc.
4101 Ravenswood Rd, Suite 201
Ft Lauderdale, FL 33312

Re: Tequesta Starbucks - #PTC21-085
Queue Study

Dear Mr. Plewinski:

The purpose of this letter is to provide a summary of the two Starbucks queue studies conducted this week. The locations of the two stores are: 5932 SE Federal Highway, Stuart, FL and 179 SW Port St. Lucie Boulevard, Port St. Lucie, FL.

Queues from the pickup window were recorded on 5-minute increments from 7:00 AM to 11:00 AM on Tuesday, May 17 and Wednesday, May 18, 2022. The studies were conducted by KMF Traffic Group, LLC. A summary of the queue studies is shown below, along with the daily traffic volume of the adjacent streets (obtained from FDOT).

Location	Maximum Queue	Roadway 2019 AADT
Stuart	12	29,000
Port St. Lucie	13	51,500

Attachment 1 provides the data for the Stuart location. Attachment 2 provides the Port St. Lucie data. The actual queue data collection sheets are attached to the back of this letter report.

The results of this queue study indicate a maximum of 13 vehicles were recorded in queue. The Tequesta Starbucks location is providing a queue length of 18 vehicles. The annual average daily traffic on US 1 is 30,000. Therefore, the proposed Site Plan is expected to accommodate the queue demand.

Please contact me if you need any additional information or have any questions.

Sincerely,

Rebecca J. Mulcahy, P.E.
Vice President

Attachments

Rebecca J. Mulcahy, State of Florida, Professional Engineer, License No. 42570
This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 5/19/22 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment 1

Stuart Starbucks **May 17, 2022**

Time	Queue	Queue	Time
7:00	5	1	9:00
7:05	4	5	9:05
7:10	6	7	9:10
7:15	4	4	9:15
7:20	7	4	9:20
7:25	12	3	9:25
7:30	8	4	9:30
7:35	5	8	9:35
7:40	8	8	9:40
7:45	12	5	9:45
7:50	3	5	9:50
7:55	4	3	9:55
8:00	9	3	10:00
8:05	7	2	10:05
8:10	9	2	10:10
8:15	9	3	10:15
8:20	6	5	10:20
8:25	6	5	10:25
8:30	3	4	10:30
8:35	5	1	10:35
8:40	3	3	10:40
8:45	4	4	10:45
8:50	9	2	10:50
8:55	5	2	10:55
		2	11:00

Maximum Queue: **12**
95th Percentile Queue: **9**
Average Queue: **6**

Attachment 2

PSL Starbucks **May 18, 2022**

Time	Queue	Queue	Time
7:00	0	13	9:00
7:05	9	13	9:05
7:10	10	9	9:10
7:15	4	11	9:15
7:20	6	11	9:20
7:25	8	10	9:25
7:30	7	11	9:30
7:35	1	10	9:35
7:40	6	7	9:40
7:45	4	7	9:45
7:50	2	7	9:50
7:55	3	5	9:55
8:00	4	5	10:00
8:05	2	4	10:05
8:10	6	6	10:10
8:15	3	7	10:15
8:20	2	6	10:20
8:25	8	8	10:25
8:30	8	9	10:30
8:35	6	7	10:35
8:40	6	8	10:40
8:45	7	2	10:45
8:50	10	2	10:50
8:55	13	2	10:55
		3	11:00

Maximum Queue: **13**
95th Percentile Queue: **12**
Average Queue: **6**

Stuart Starbucks Queue Study - May, 17, 2022

5932 SE Federal Hwy, Stuart, FL 34997

Time	Queue
7:00 AM	5
7:05 AM	4
7:10 AM	6
7:15 AM	4
7:20 AM	7
7:25 AM	12
7:30 AM	8
7:35 AM	5
7:40 AM	8
7:45 AM	12
7:50 AM	3
7:55 AM	4

Time	Queue
8:00 AM	9
8:05 AM	7
8:10 AM	9
8:15 AM	9
8:20 AM	6
8:25 AM	6
8:30 AM	3
8:35 AM	5
8:40 AM	3
8:45 AM	4
8:50 AM	9
8:55 AM	5

Stuart Starbucks Queue Study - May, 17, 2022

5932 SE Federal Hwy, Stuart, FL 34997

Time	Queue
9:00 AM	1
9:05 AM	5
9:10 AM	7
9:15 AM	4
9:20 AM	4
9:25 AM	3
9:30 AM	4
9:35 AM	8
9:40 AM	8
9:45 AM	5
9:50 AM	5
9:55 AM	3

Time	Queue
10:00 AM	3
10:05 AM	2
10:10 AM	2
10:15 AM	3
10:20 AM	5
10:25 AM	5
10:30 AM	4
10:35 AM	1
10:40 AM	3
10:45 AM	4
10:50 AM	2
10:55 AM	2
11:00 AM	2

PSL Starbucks Queue Study - May, 18, 2022

179 SW Port St. Lucie BlvdPort St. Lucie, FL 34984

Time	Queue
7:00 AM	0
7:05 AM	9
7:10 AM	10
7:15 AM	4
7:20 AM	6
7:25 AM	8
7:30 AM	7
7:35 AM	1
7:40 AM	6
7:45 AM	4
7:50 AM	2
7:55 AM	3

Time	Queue
8:00 AM	4
8:05 AM	2
8:10 AM	6
8:15 AM	3
8:20 AM	2
8:25 AM	8
8:30 AM	8
8:35 AM	6
8:40 AM	6
8:45 AM	7
8:50 AM	10
8:55 AM	13

Comments:

From 7:10 to 8:55 am, an employee was standing in the drive thru lane taking orders via a tablet.

At 8:58 am there was a queue of 15 cars which reached the street

PSL Starbucks Queue Study - May, 18, 2022

179 SW Port St. Lucie BlvdPort St. Lucie, FL 34984

Time	Queue
9:00 AM	13
9:05 AM	13
9:10 AM	9
9:15 AM	11
9:20 AM	11
9:25 AM	10
9:30 AM	11
9:35 AM	10
9:40 AM	7
9:45 AM	7
9:50 AM	7
9:55 AM	5

Time	Queue
10:00 AM	5
10:05 AM	4
10:10 AM	6
10:15 AM	7
10:20 AM	6
10:25 AM	8
10:30 AM	9
10:35 AM	7
10:40 AM	8
10:45 AM	2
10:50 AM	2
10:55 AM	2
11:00 AM	3

SURFACE WATER MANAGEMENT CALCULATIONS POST- DEVELOPMENT

PALM SPRINGS MARKET PLACE

PALM SPRINGS, FLORIDA

HSQ PROJECT No.: 240210

Prepared For:

Ken Harris

Prepared By:

HSQ GROUP, INC.

Engineers ● Planners ● Surveyors

1001 Yamato Road, Suite 105

Boca Raton, Florida 33431

(561) 392-0221 Phone

Jay Huebner, P.E.

Fl Reg # 54615

DATE:March 18, 2025

This item has been digitally signed and sealed by Jay Huebner, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on elec. copies.

GIVEN: **Post Development**

A. LAND USE SUMMARY:

1.	Lake Area =	0.00 ac.	
2.	Buildings =	0.25 ac.	
3.	Impervious Areas =	0.79 ac.	
4.	Pervious Areas =	0.54 ac.	POST DEVELOPMENT CALCS
5.	**Total =**	**1.58**	
		1.58	

B. PROPOSED improvements:

Construction of a residential apartments

DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

1. If a wet detention system, then whichever is the greater of the following:
   a. The first inch of runoff from the entire project site.
   b. The amount of 2.5 inches times the percent impervious for the project site.
2. If a dry detention system, then 75% of the volume required for the wet detention system.
3. If a retention system, then 50% of the volume required.
4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

B. WATER QUANTITY CRITERIA:

1. DESIGN EVENTS AND RAINFALL AMOUNTS:

a. Design Event for Minimum Road Elevation:
   Frequency: 3 year
   Duration: 1 day
   Amount: 5.50 inches

b. Design Event for Minimum Discharge Elevation:
   Frequency: 10 year
   Duration: 3 day
   Amount: 11.00 inches

c. Design Event for Minimum Finish Floor Elevation:
   Frequency: 100 year
   Duration: 3 day
   Amount: 16.00 inches

2. ADDITIONAL DESIGN INFORMATION:

a. Design Water / Control Elevation: 8.50 NAVD
b. Drainage Basin / Canal Number: L-12 LWDD canal 35 CSM 10 year

COMPUTATIONS:

A. WATER QUALITY COMPUTATIONS:

1. Compute the first inch of runoff from the entire developed project site:
   = 1.00 inch X 1.580 acres X (1 foot / 12 inches)
   = **0.132 ac-ft for the first inch of runoff**

2. Compute 2.5 inches times the percent impervious for the developed project site:
   a. Site area for water quality pervious / impervious calculations only:
      = Total Project - (Lake Area + Buildings)
      = 1.580 acres - (0.000 acres + 0.250 acres)
      = **1.330 acres of site area for water quality calculations**

   b. Impervious area for water quality pervious / impervious calculations only:
      = Site area for water quality - Pervious area
      = 1.330 acres - 0.540 acres
      = **0.790 acres of impervious area for water quality calculations**

   c. Percentage of impervious area for water quality:
      = Impervious area for water quality / Site area for water quality X 100%
      = 0.790 acres / 1.330 acres X 100%
      = **59.40 % Impervious**

   d. For 2.5 inches times the percentage of impervious area:
      = 2.5 inches X 59.40 %
      = **1.485 inches to be treated**

   e. Compute volume required for quality detention:
      = Inches to be treated X (Total Site Area - Lake Area)
      = 1.485 inches X (1.580 acres - 0.000 acres) X (1 foot / 12 inches)
      = **0.196 ac-ft required for detention storage**

3. The first inch of runoff from the entire developed site = 0.132 ac-ft
   2.5 inches times the percentage of impervious area = 0.196 ac-ft

   The volume of 0.196 ac-ft controls

4. If the project is zoned "Commercial" or if the project were discharging directly to a sensitive receiving body and is more than 40% impervious, 0.5 inches of dry detention pre-treatment must be provided:

   = 0.5 inches X (Total Site Area - Lake Area)
   = 0.5 inches X (1.580 acres - 0.000 acres) X (1 foot / 12 inches)
   = **0.066 ac-ft required for pre-treatment**

5. Compute credit for using one of the following systems:

   a. Wet detention volume to be provided:
      = Total required detention - Pre-treatment
      = 0.196 ac-ft - 0.066 ac-ft
      = **0.130 ac-ft of volume required for wet detention**

   b. Dry detention volume to be provided (75% of the total required detention volume):
      = Total required detention volume X 75%
      = 0.196 ac-ft X 75%
      = **0.147 ac-ft of volume required for dry detention**

   c. Dry retention volume to be provided (50% of the total required detention volume):
      = Total required detention volume X 50%
      = 0.196 ac-ft X 50%
      = **0.098 ac-ft of volume required for dry retention**

B. SUMMARY OF WATER QUALITY COMPUTATIONS:

Item:	Description:	Quantity:
A.1	First inch of runoff from entire project site =	0.132 ac-ft
A.2	2.5 inches times percent impervious =	0.196 ac-ft
A.3	Volume to be treated =	0.196 ac-ft
A.4	Pre-treatment required for commercial site =	0.066 ac-ft
A.5.a	Wet detention volume required =	0.130 ac-ft
A.5.b	Dry detention volume required =	0.147 ac-ft
A.5.c	Dry retention volume required =	0.098 ac-ft
A.5.d	Exfiltration trench volume required =	0.196 ac-ft

C. STAGE ELEVATION INFORMATION:

Item:	Description:	S type	Area ac.	Low ft.	High ft.	I %	C %	Total Area %
1	dry detention	V	0.050	9.50	9.50	0	50	3.16
2	dry detention bank	L	0.040	9.50	12.00	0	50	2.53
3								
4								
5								
6								
7	berm	L	0.000	13.00	13.20	100	100	0.00
8	upland green area	L	0.450	12.00	13.50	0	100	28.48
9	sidewalk	L	0.110	13.00	14.00	100	100	6.96
10	pavement area	L	0.680	12.50	13.50	100	100	43.04
11	Building Coverage Areas	V	0.250	14.00	14.00	100	100	15.82
	Total:		**1.580**	**9.50**	**14.00**	**65.82**	**97.15**	**100.0**

* Abbreviations:

S = Storage; (V = Vertical Storage & L = Linear Storage)
I = Impervious
C = Compaction; (Use the following compaction factors: 0%, 50%, 100%)

D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:
   Existing Soil Type: 1 **COASTAL**

Depth to Water Table ft.	Cumulative Water Storage (Pre.-Dev.) in.	Compacted Water Storage (Post 50%) in.	Compacted Water Storage (Post 100%) in.
1	0.60	0.53	0.45
2	2.50	2.19	1.88
3	6.60	5.78	4.95
4	10.90	9.54	8.18

2. Available Soil Storage Calculation:

Item:	Description:	Elev. ft.	S in.	Area acres	Stored ac-in
1	dry detention	9.50	0.53	0.050	0.03
2	dry detention bank	10.75	3.08	0.040	0.12
3	0	0.00	0.00	0.000	0.00
4	0	0.00	0.00	0.000	0.00
5	0	0.00	0.00	0.000	0.00
6	0	0.00	0.00	0.000	0.00
7	berm	13.10	8.18	0.000	0.00
8	upland green area	12.75	8.18	0.450	3.68
9	sidewalk	13.50	8.18	0.000	0.00
10	pavement area	13.00	8.18	0.000	0.00
11	Building Coverage Areas	14.00	8.18	0.000	0.00
	Total:	**12.30**	**44.48**	**0.540**	**3.83**

* Abbreviations: S = Soil Storage
P = Pervious

3. Moisture Storage Calculation (S):
   = Available soil storage / Total Site Area
   = 3.83 ac-in / 1.580 acres
   = **2.42 inches**

4. SCS Curve Number Calculation (CN):
   = 1000 / (S + 10)
   = 1000 / (2.423 + 10)
   = **80**

E. SURFACE STORAGE CALCULATIONS:

1. Stage vs. Storage Calculations:

		STORAGE (ac-ft)											
Stage ft.	Item:	1 ac-ft	2 ac-ft	3 ac-ft	4 ac-ft	5 ac-ft	6 ac-ft	7 ac-ft	8 ac-ft	9 ac-ft	10 ac-ft	T ac-ft	Total ac-ft
8.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.11
9.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.22	0.22
10.00		0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.32	0.35
10.50		0.05	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43	0.49
11.00		0.08	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43	0.52
11.50		0.10	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43	0.56
12.10		0.13	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43	0.62
12.60		0.16	0.07	0.00	0.00	0.00	0.00	0.00	0.05	0.00	0.00	0.43	0.72
12.90		0.17	0.09	0.00	0.00	0.00	0.00	0.00	0.12	0.00	0.05	0.43	**0.86**
13.00		0.18	0.09	0.00	0.00	0.00	0.00	0.00	0.15	0.00	0.09	0.43	0.93
13.50		0.20	0.11	0.00	0.00	0.00	0.00	0.00	0.34	0.01	0.34	0.43	1.43
14.00		0.23	0.13	0.00	0.00	0.00	0.00	0.00	0.56	0.06	0.68	0.43	2.08

* Abbreviations: T = Exfiltration Trench

G. S.F.W.M.D. C-51 BASIN RULE (STORAGE - NEW CRITERIA):

1. C-51 Basin Rule (Sub-Basin 32) Peak Flood Stage = 12.10 NAVD

2. Available On-Site Soil Storage = 0.32 ac-ft

3. Available On-Site Surface Storage @ Peak Flood Stage Elevation = 0.62 ac-ft

4. Total On-Site Storage Requirement per C-51 Basin Rules = **0.94 ac-ft**

PRE DEVELOPMENT VOLUME 0.82
PLEASE SEE PRE DEVELOPMENT CALCULATIONS ABOVE

H. MINIMUM BUILDING FINISH FLOOR ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 100-Year, 3-Day storm event:
   = **16.00 in.**

2. Compute inches of runoff, Q:
   = (P - (0.2 S)) ^2 / (P + (0.8 X S))
   = (16.00 in. - (0.2 X 2.42 in.)) ^2 / 16.00 in. + (0.8 X 2.42 in.))
   = **13.42 inches of runoff**

3. Compute volume of runoff:
   = (Inches of Runoff) X (Project Area)
   = 13.42 inches X 1.580 acres X (1 foot / 12 inches)
   = **1.77 ac-ft of storage required (zero discharge)**

4. From the stage vs storage curve, **1.77** ac-ft corresponds to elevation **13.76 NAVD**

Finish floors are at 14.00 NAVD

I. MINIMUM DISCHARGE ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 10-Year, 3-Day storm event:
   = **11.00 in.**

2. Compute inches of runoff, Q:
   = (P - (0.2 S)) ^2 / (P + (0.8 X S))
   = (11.00 in. - (0.2 X 2.42 in.)) ^2 / 11.00 in. + (0.8 X 2.42 in.))
   = **8.55 inches of runoff**

3. Compute volume of runoff:
   = (Inches of Runoff) X (Project Area)
   = 8.55 inches X 1.580 acres X (1 foot / 12 inches)
   = **1.13 ac-ft of storage required (zero discharge)**

4. From the stage vs storage curve, **1.13** ac-ft corresponds to elevation **13.19 NAVD**
   perimeter berm set at 13.20

I. MINIMUM ROAD CROWN ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 5-Year, 1-Day storm event:
   = **5.50 in.**

2. Compute inches of runoff, Q:
   = (P - (0.2 S)) ^2 / (P + (0.8 X S))
   = (5.50 in. - (0.2 X 2.42 in.)) ^2 / 5.50 in. + (0.8 X 2.42 in.))
   = **3.38 inches of runoff**

3. Compute volume of runoff:
   = (Inches of Runoff) X (Project Area)
   = 3.38 inches X 1.580 acres X (1 foot / 12 inches)
   = **0.45 ac-ft of storage required (zero discharge)**

4. From the stage vs storage curve, **0.45** ac-ft corresponds to elevation **10.34 NAVD**

Minimum road grade 12.50 NAVD

I. EXFILTRATION TRENCH CALCULATIONS: TRECH PROVIDES WATER QUALITY AND ADDITIONAL STORAGE FOR C-51

1. Design Formula: L = (FS ((%WQ*V1) + V2)) / (K((H2*W) + (2*H2*Du) - (Du^2) + (2*H2*Ds)) + (1.39x10^4*W*Du))

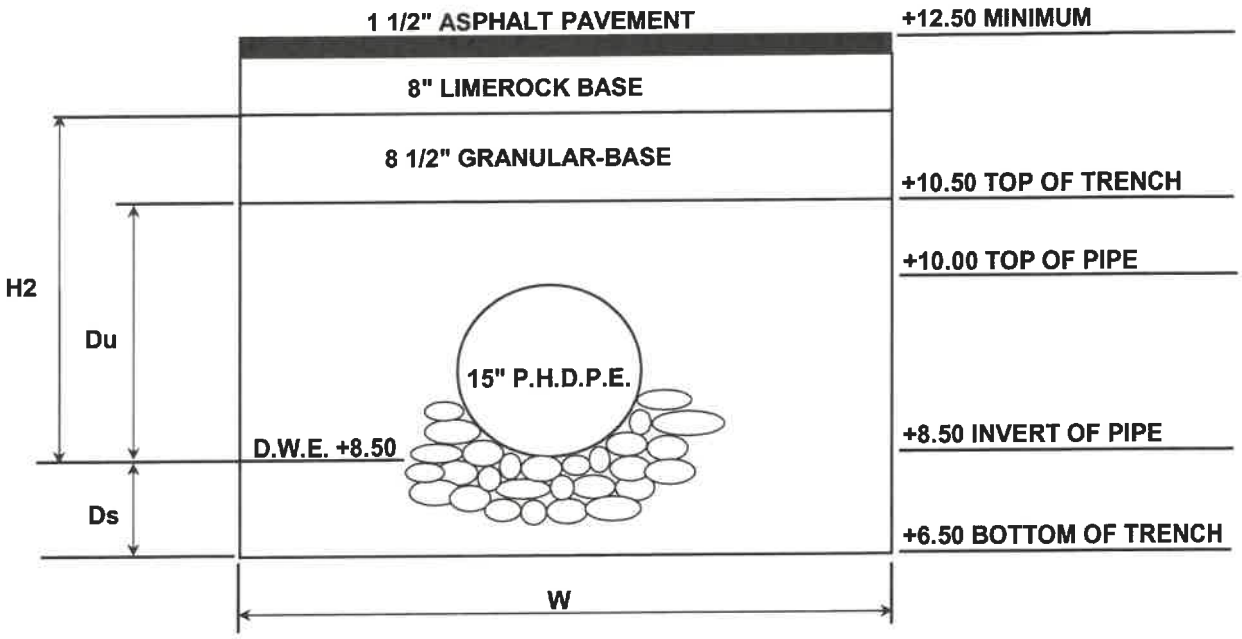
2. Design Information:

V1 = Exfiltrated Volume (Pre-treatment):	5.18	ac-in
V2 = Exfiltrated Volume (Additional Storage):		ac-in
W = Trench Width:	8.00	ft.
K = Hydraulic Conductivity:	3.19E-04	cfs/sq-ft per ft head
H2 = Depth of Water Table:	4.00	ft.
Du = Non-Saturated Trench Depth:	2.00	ft.
Ds = Saturated Trench Depth:	2.00	ft.

3. Exfiltration Trench Required: **485 ft.**

4. Exfiltration Trench Provided: **485 ft.**

5. Exfiltration Trench Storage Provided: **5.18 ac-in** or **0.43 ac-ft**



EXFILTRATION TEST REPORT
South Florida Water Management District - Usual Open Hole Test

Client: Ken Harris

Project No: 3730.2400092.0000

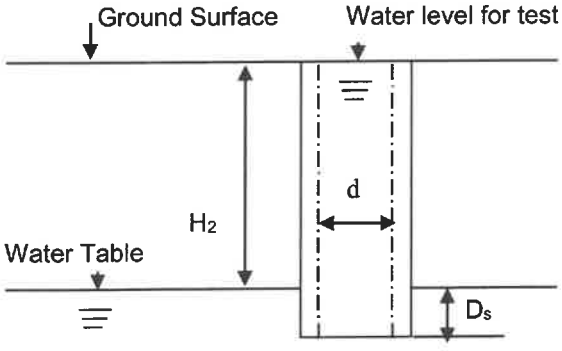
Project: S. Congress Ave Retail Center
3965 S. Congress Ave., Lake Worth Beach, Florida

Test Date: 10/30/2024
Technician: RV/NG

SOIL PROFILE

Test Location: EX-2	Depth (feet)	Soil Description	HCP
	0 – 3	Gray fine sand and rock fragments (SP)	80+
	3 – 5	Brown fine sand (SP)	80+
	5 – 6	Light gray fine sand (SP)	80+
			80+
			80+
			80+
	Depth to Water Table from Ground Surface (feet)		N/A

CALCULATION OF HYDRAULIC CONDUCTIVITY



$$K = \frac{4Q}{\pi d(2H_2^2 + 4H_2D_S + H_2d)}$$

K	Hydraulic Conductivity (cfs/ ft^2 – ft head)	**2.55×10^{-04}**
Q	Stabilized Flow Rate (cubic ft per second)	**4.46×10^{-03}**
d	Diameter of Test Hole (feet)	**0.33**
H_2	Depth to Water Table (feet)	**6.0**
D_S	Saturated Hole Depth (feet)	**0.0**
Notes: 8' of water table was assumed for calculation purposes.		

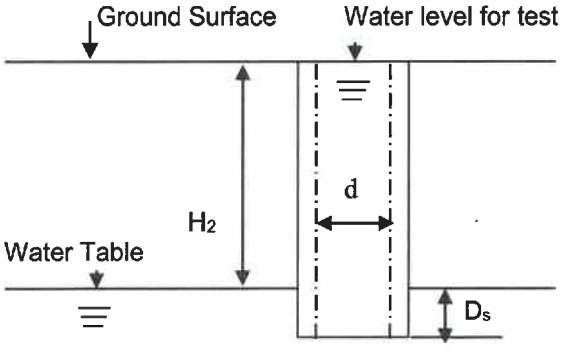
EXFILTRATION TEST REPORT
South Florida Water Management District - Usual Open Hole Test

Client:	Ken Harris	**Project No:**	3730.2400092.0000
Project:	S. Congress Ave Retail Center 3965 S. Congress Ave., Lake Worth Beach, Florida	**Test Date:** **Technician:**	10/30/2024 RV/NG

SOIL PROFILE

Test Location: EX-1	Depth (feet)	Soil Description	HCP
	0 – 3	Sandstone little fine sand (GP)	80+
	3 – 5	Gray fine sand (SP)	80+
	5 – 6	Light gray fine sand (SP)	80+
			80+
			70
			70
	Depth to Water Table from Ground Surface (feet)		N/A

CALCULATION OF HYDRAULIC CONDUCTIVITY



$$K = \frac{4Q}{\pi d(2H_2^2 + 4H_2D_S + H_2d)}$$

K	Hydraulic Conductivity (cfs/ ft² – ft head)	**3.83×10^{-04}**
Q	Stabilized Flow Rate (cubic ft per second)	**6.68×10^{-02}**
d	Diameter of Test Hole (feet)	**0.33**
H_2	Depth to Water Table (feet)	**6.0**
D_S	Saturated Hole Depth (feet)	**0.0**
Notes: 8' of water table was assumed for calculation purposes.		


Coffee
Sign
STORE
Grocery
Retail Shop


Coffee


Retail Shop



Village of Palm Springs

Staff Report

AGENDA DATE: April 8, 2025

DEPARTMENT: Planning, Zoning & Building

ITEM #4: Site Development Plan (SPR25-03) and Special Exception Use (PSSE25-02) - Palm Springs Market Place - 3965 South Congress Avenue

SUMMARY: An application submitted by Palm Springs Market Place, LLC, ("Applicant") and contract purchaser for 3965 South Congress INC, for a Site Development Plan Amendment (SPR25-03) and concurrently requesting a Special Exception Use (PSSE25-02) to allow the construction of 10,879 square feet one-story retail center with a drive-thru coffee shop and a sit-down restaurant within the commercial property at 3965 South Congress.

The property was annexed into the Village on August 27, 2009, as a developed parcel, with a full-service station and a convenience store. The existing property has been a gas station since 1997 with a 3,223-square-foot building that will be demolished and replaced with the proposed retail building. Within the existing intersection, there are three gas stations, creating a vehicular-dominant use and a proliferation of the same type of use.

The proposed development project provides upscale building architecture, allowing for prominent retail and restaurant uses. The proposed development proposes improvements regarding landscaping, traffic trip reduction, and providing needed retail services to the neighborhood.

As part of the proposed Site Development Plan, the applicant is requesting two (2) variances, which are subject to the Planning and Zoning Board's consideration:

1. PSV25-01 - Requesting variance relief from Section 34-1329 to allow the reduction of parking spaces.
2. PSV25-02 - Requesting variance relief from Section 13-1330 to reduce the number of loading zones from the required two spaces to one space.

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

Planning, Zoning & Building does not object to the proposed Special Exception Use, Site Development Plan Amendment, and requested Variances, and recommends conditional approval to facilitate the redevelopment project proposed for the property.

FISCAL IMPACT:

The proposed development will enhance the village's assessed property valuation. Additionally, the new construction may have a positive effect on neighboring properties.

ATTACHMENTS:

1. Exhibit "A" Staff Report
2. Justification Statements
3. Site Plan, Landscaping Plan and letters
4. Color Rendering

PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Site Development Plan Amendment and Special Exception Use with two Variances – Palm Springs Market Plaza – Retail and Restaurant Building – 3965 South Congress Ave

Application Summary			
Applicant / Petitioner	Palm Springs Market Place, LLC	**Submittal Date**	11/06/2024
Reference Name	Palm Springs Market Place	**Case Number**	**SPR25-03, PSSE25-02 & PSV25-01, PSV25-02**
		Parcel Control No.	70-43-44-19-31-001-0000
Location	3965 South Congress Ave	**Site Area**	± 1.56 acres
P&Z Board	April 8, 2025	**Village Council**	May 8, 2025
Requests			
Proposed Use(s)	Site Development Plan Amendment and Special Exception Use to demolish the existing gas station and construct a new retail building with two restaurants consisting of a 10,879-square-foot one-story retail center with a drive-thru coffee shop and a sit-down restaurant within the property located at 3965 South Congress.		
Number of Buildings	One (1) one-story building – 10,879 square feet		
Variance	**PSV25-01 –** Requesting a variance relief from Section 34-1329 to allow the reduction of parking spaces. **PSV25-02 -**Requesting variance relief from Section 13-1330 to reduce the number of loading zones from the required two spaces to one space.		

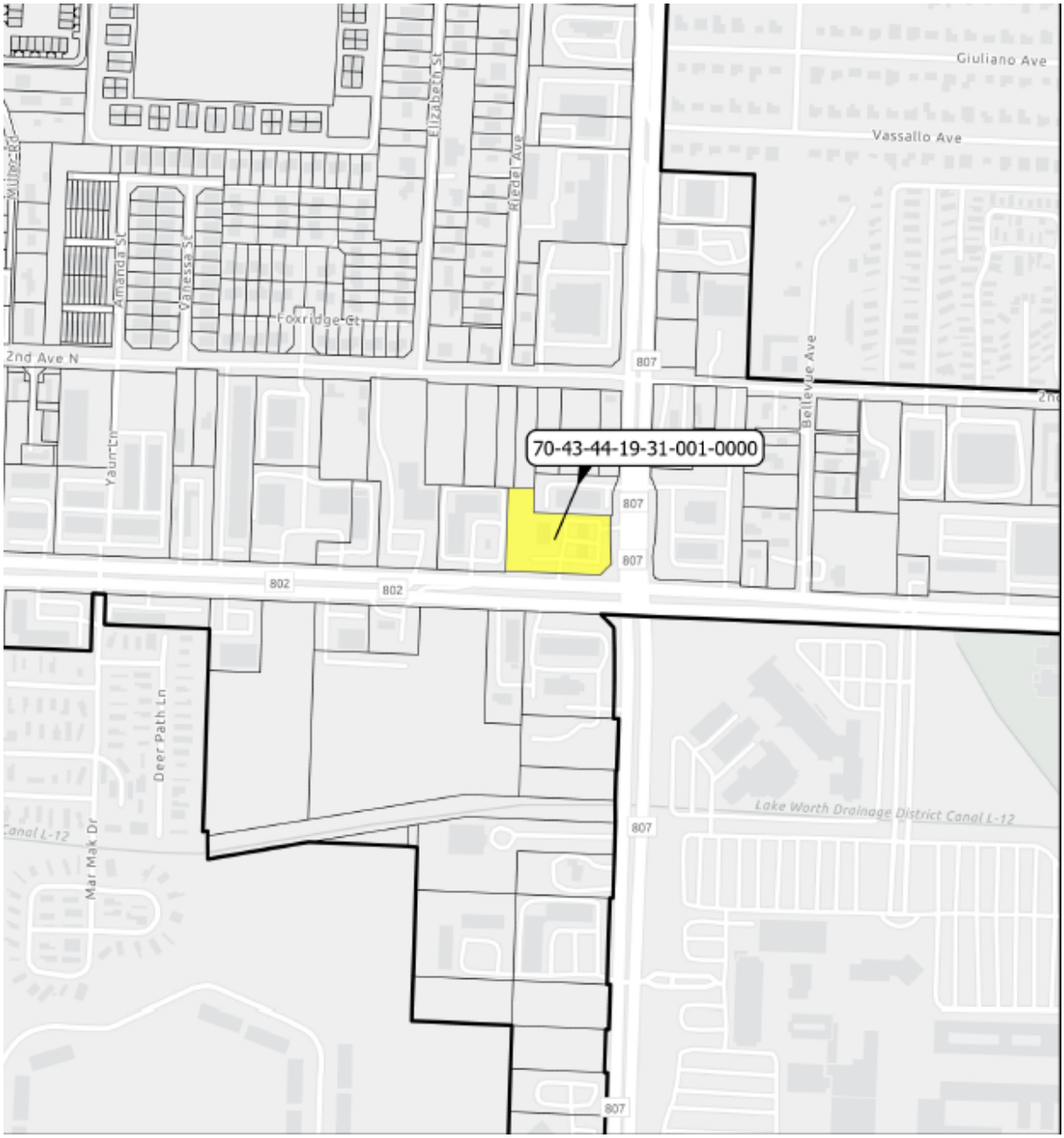
Parking			
Code	**Required**	**Provided**	**Meets Requirement**
Total Vehicular Parking	**Total Required -** 68 spaces **Retail Sales** - 1 Space/200 sf @ 8,185 sf = 41 **Restaurant & Coffee Shop** - 1 Space/100 sf or 1/3 seats @ 2694 sf = 27	57 spaces	No

Setbacks			
Code	**Required Minimum**	**Proposed**	**Meets Requirement**
Front Yard (South)	50’	89’	Yes
Rear Yard (North)	20’	39’	Yes
Side Yard Corner (East)	25’	93’	Yes
Side Yard (West)	15’	63’	Yes

Site Characteristics			
Existing Use	Gas Station	**Proposed Use**	Retail and Restaurants
Existing Zoning	Commercial General (CG)	**Existing Future Land Use**	Commercial Renewal

Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	**Existing Use**	**Future Land Use**	**Zoning District**
North	Commercial Offices Building	Commercial Renewal	Commercial General (CG)
South	Gas Station	Commercial Renewal	Commercial General (CG)
East	Gas Station	Commercial Renewal	Commercial General (CG)
West	Commercial Offices Building	Commercial Renewal	Commercial General (CG)

Recommendation
Planning, Zoning & Building Staff recommends conditional approval of the proposed 10,879 square feet retail center with a restaurant and a drive-in coffee shop as depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan and compatibility with surrounding uses.



I. Site History

- Ordinance 2004-31: Annexation

The property was annexed into the Village of Palm Springs on August 27, 2009, as a developed parcel with a service station and designated with the Land Development as Commercial General zoning district and Commercial Future Land Use.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning are Commercial Renewal and Commercial General (CG), respectively. The proposed redevelopment project to demolish the existing building with the service stations and construct a new retail building with a restaurant and a drive-in coffee shop is consistent with the goals, objectives, and policies of the Village's Comprehensive Plan.

III. Variances Requested

The applicant is seeking the following variances:

1. **PSV25-01** – Requesting a variance relief from Section 34-1329 to allow the reduction of parking spaces from the required 68 parking spaces to 57 (a reduction of 11 spaces).
2. **PSV25-02** -Requesting variance relief from Section 13-1330 to reduce the number of loading zones from the required two spaces to one space.

The proposed use includes a 1,500 square foot coffee shop with a drive-through and a 1,194 square foot restaurant for a total of 2,694 square feet of restaurant facilities and 8,185 square feet of general retail space. The general retail space requires one parking space per 200 square feet. The 8,185 square feet / 200 requires 41 parking spaces. We have no objection to this code requirement. The restaurant code requirement has two options of one space per 100 square feet of floor area or one space per three seats. The coffee shop customers are drive-through users who do not require parking spaces. The seating capacity for the restaurant is 45 seats, equating to 15 parking spaces. Our request for variance is to use the seating capacity to regulate the required parking space instead of the gross floor area.

The proposed building's gross square footage does exceed 10,000 square feet by only 879 square feet. Due to the limited space on the site and the net building area being less than 10,000 square feet, we are confident that one oversized loading zone is sufficient for this site. The justification is as follows:

The applicant's full justification is hereto:

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

The Village code has a broad definition of restaurant uses, referring back to this section, which uses the more restrictive analysis. The proposed coffee shop does not have seating, and the customers are drive-thru patrons who do not require any parking. The second restaurant will include seating inside the establishment and will be limited to 45 seats.

The minimum code loading zone size is 12' wide by 40' long. This site provides an oversized loading zone of 14' wide by 50' long. The oversized loading zone provides sufficient space for commercial vehicles to service the eight commercial bays.

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

The applicant meets the remainder of the code section utilizing 1 space per 3 seats, which is more appropriate for this type of restaurant use.

The overall gross area may exceed 10,000 square feet, but the number of businesses remains eight. Reducing the building size below 10,000 square feet will not reduce the number of businesses for this particular site, thus, the additional loading zone does not improve the site's loading logistics.

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

The variance does not give any special uses or privileges to the applicant. The variance only clarifies the type of restaurant use and why the parking calculations and loading zones used are more appropriate for the proposed restaurant and retail services.

d. *That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly*

enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

The literal interpretation creates a commercial development that is over-parked, creating a sea of asphalt that would be under-utilized and detrimental to the sustainability and viability of the project. The developer wishes to develop a vibrant retail center with multiple tenants with different product types that generate different peak hour intensities throughout the day that allowing for shared parking without parking issues.

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

The parking reduction request is the minimum request because it meets the alternative restaurant requirements of 1 parking space per 3 seats per code.

The site does require a loading zone, and the oversized loading zone provided meets the intent of the code.

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

The variance allows modifications to the code to fit specific properties and uses. The proposed use has its own parking requirements that are met on-site. Modification of the site plan to meet the general parking and loading requirements would be detrimental to the overall site development.

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

The granting of this variance request will not harm public welfare.

Staff does not object to the applicant's request based on the applicant's intent to redevelop the site, providing a retail center with a mix of uses in line with the Village's Vision and Comprehensive Plan. Staff agree that special circumstances are present due to the existing configuration of the land. Granting the variance will not confer on the applicant any privilege that is denied to other lands, and will make reasonable use of the property. Granting the variances will be in harmony with the general intent and purpose of the applicant's requests and will not be injurious to the area involved or otherwise detrimental to public welfare.

IV. Lake Worth District CRA

The proposed project is consistent with the CRA goals and objectives as follows:

Goal I: Retain the small town feel for development.
The proposed retail center will consist of small businesses that cater to the local community. The retail center businesses include restaurants and retail-type businesses that could include services like dentists, coffee shops, cell phone stores, and general retail.

Goal II: Creation of Jobs.
The proposed retail center will include several local retail/ restaurant businesses. Each business will have multiple jobs requiring local employees to work at the establishment. This promotes the goals and objectives of the CRA.

Goal III: Identify key parcels for community-serving businesses.
Policy III.I: The CRA shall create a list of desired community-serving businesses.
The developer is actively looking for businesses to serve the local community. The owner will continue with the CRA to find businesses that meet the desired use of the CRA.

Goal IV: Protect the residential uses adjacent to Lake Worth Road and Congress Avenue Corridors.
Objective IV.1: Attract and support neighborhood-oriented businesses that contribute to the adjacent stable of residential neighborhoods.
Policy IV.1: Types of uses and their environmental impact, such as noise, traffic, and hours of operation, shall be regulated through the Village's Land Development Regulations.

The proposed commercial retail/ restaurant uses are designed to serve the local residential community. The commercial uses will adhere to Village codes for hours of operation and allowable uses. The existing gas station will be removed, which results in a positive impact on the community by reduction of traffic trips, reduced noise, and possible environmental impacts sometimes caused by gas stations.

Goal V: Increase traffic safety on Lake Worth Road and Congress Avenue.
This project is located on the northwest corner of Lake Worth Road and Congress Avenue. The proposed design maintains the pedestrian sidewalks along both roadways. Recent construction of the intersection has improved traffic safety to include bike lanes and crosswalks. Pedestrian connections to the proposed building are included in our design. The developer is open to additional pedestrian connections to adjacent properties in the future if the adjacent properties are developed in such a way as to promote connectivity.

V. Neighborhood Compatibility

1) The proposed project is located at the Northwest corner of Lake Worth Rd and South Congress Ave and it's part of the Lake Worth District CRA area.
2) Surrounding properties are a mix of residential and commercial uses.
3) The proposed project is on one of the most important corridors within the Village limits, Lake Worth Road, that connects the East and West portions of the County and surrounding cities.
4) Transit service is available through Palm Tran.
5) The proposed facility is a desirable use within the Commercial General zoning district.

VI. Regulatory Issues

- The site plan generally conforms to the property development standards of the CG district.
  1) The proposed project plan generally meets the required site development regulations.
  2) Two variances requested shall be approved by the Planning & Zoning Board before the consideration of the Site Plan.
  3) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.
  4) The plans shall meet FDOT requirements.
  5) Permits from all applicable agencies, including but not limited to PBC Fire Rescue, FDOT, and the Village, are required prior to construction.
  6) Civil/Utility plans shall be approved by the Village's Engineer and the Village's Utility Department.

VII. Environmental Issues:

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

VIII. Community Outreach/ Notification

- The subject property was posted on March 28, 2025.
- Public Notification letters were mailed to all property owners within a 300' radius of the subject property on March 28, 2025.
- A legal advertisement was published in the paper on March 28, 2025.
- Staff have not received any inquiries or comments because of the notices.

IX. Proposed Development Plan Details

The petitioner's development plans dated received on November 6, 2024, depict the following:

- An application submitted for a Site Plan, Special Exception, and 2 variances for the redevelopment of the existing commercial property to be converted into a mix of retail and restaurant uses.
    1. Site Plan received November 6, 2024, revised and resubmitted on March 21, 2025.
    2. Landscape plans received November 6, 2024, revised and resubmitted on March 21, 2025.
    3. Preliminary Engineering plans received November 6, 2024, revised and resubmitted on March 21, 2025.
    4. Architectural plans.
    5. Photometric plans.
    6. Justification statement and project narrative of the proposed use.
    7. Color rendering

X. Recommendation

The applicant is requesting a site development plan amendment and special exception use to allow the redevelopment of the property from a gas station with a convenience store to a 10,879 square feet commercial center, including 1,500 sf coffee shop with drive-through, a 1,194 sit sit-down restaurant, and 8,185 sf retail spaces.

Additionally, the applicant is requesting two variances:

1. A parking reduction from 68 parking spaces to 57 spaces.
2. Provide one larger loading zone instead of the two required.

Planning, Zoning & Building Staff have conducted a review of the application and found the proposed project to be consistent with goals, objectives, and policies of the Village's Comprehensive Plan. The proposed project is generally consistent with the Land Development and zoning regulations, CRA, and all other portions of the code. The proposed uses do not significantly reduce light and air on adjacent properties and would not be a deterrent to surrounding properties. The new project does not negatively impact natural systems. The proposed project will improve the aesthetics of the Lake Worth and South Congress corridors.

Planning, Zoning & Building Staff recommends conditional approval of the proposed project subject to the following thirty-seven (37) conditions below:

1. Build out date December 31, 2028.
2. The special exception approval shall be implemented within 18 months of Council approval.
3. The site plan approval is valid within 24 months of Council approval.
4. A Utility/Civil Plan shall be approved by the Village Engineer and the Village Utility Department **at the time of permitting**.
5. Hours of operation shall be according with the Village's Land Development Regulation Section 34-891.
6. No overnight parking shall be permitted.
7. No outdoor seating area shall be permitted. If an outdoor seating area is desired in the future, a site plan amendment shall be requested.
8. No outdoor storage shall be allowed.
9. Any monument signs and wall signs shall follow the Village's Land Development Regulations.
10. A root barrier shall be provided on trees that are within 12' of utility lines.
11. Driveways along Lake Worth Road and South Congress Avenue shall be constructed accordingly with FDOT requirements.
12. Any existing or proposed utility easements shall not overlap more than 5' the landscaped buffer.
13. Civil/Utility plans need to be reviewed and approved by the Village's Engineer **at the time of site work permit**.

14. Any existing or proposed utility box/cabinet shall be screened from view. Staff recommend wrapping the cabinet/box with an appropriate design for the existing/proposed location.
15. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
16. Photometric plans shall be approved by the Planning, Zoning and Building Department **at time of permitting**.
17. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
18. Dumpsters shall be screened according to the Village's Land Development Regulations.
19. A future cross-access location with the properties to the north shall be depicted on the site plan **prior to Council consideration.**
20. Irrigation plans shall be provided **at the time of permitting**. Non-potable water shall be used for the irrigation.
21. Provide permits from all applicable permitting agencies, including but not limited to, FDOT, PBC Fire Rescue and Village of Palm Springs **at the time of permitting**.
22. The property owner shall register an Agent of Record, prior to the issuance of a building permit, to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.
23. All mechanical equipment and above-ground infrastructure shall be screened from view.
24. PD suggestions & comments for Palm Springs Marketplace shall be addressed **prior to Council consideration**. Drive-thru stacking concerns: evaluate the drive-thru queuing capacity to ensure it doesn't spill onto Congress Ave. Pre-ordering kiosks or employees run drive-thru orders during busy periods. Ensure ingress and egress points minimize conflicts with traffic along Congress Ave. Suggest future connectivity to the adjacent parcels for traffic distribution and pedestrian access.
25. 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.
26. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise **at the time of permitting** as needed.
27. All new electric utilities shall be underground.
28. 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**.
29. Any sidewalk broken or damaged during construction shall be replaced by the contractor **prior to CO**.
30. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to Certificate of Occupancy/Certificate of Completion** of each improvement area.
31. Absolutely no occupancy, other than construction personnel, is permitted **prior to TCO/CO**.
32. Photometrics must be certified by an engineer **prior to CO**.
33. The civil engineer of record shall certify the site construction **prior to Certificate of Occupancy**.
34. 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.
35. Palm Beach County "Digital Inclusion infrastructure" (broadband antenna and related facilities) shall be accommodated on the property (if location is determined to be desirable for broadband coverage by Palm Beach County or School District of Palm Beach County), prior to **Certificate of Completion**, and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program.
36. The General Contractor shall be on site during all construction activity in accordance with FS 489.1195.
37. **At the time of CO**, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.

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March 14, 2025

Village of Palm Springs
226 Cypress Lane
Palm Springs, Fl 33461

Re:	Project Name:	**PALM SPRINGS MARKET PLACE**
	Project process:	**SITE PLAN APPROVAL**
	HSQ Project Number:	**240210**
	Location:	**Village of Palm Springs, Palm Beach County**

Dear All:

OVERVIEW:

Palm Springs Market Place, LLC. ("Petitioner") is the contract purchaser of the 1.58-acre parcel generally located on the Northwest corner of Congress Avenue and Lake Worth Road in the Village of Palm Springs ("Village"). The Parcel referred to herein as the "Property" and are further identified by the folio number is 704344193100100000 is currently owned by 3965 South Congress, Inc. Legal Description of Property is Parcel A, Hess-Congress-Lake Worth plat as recorded in Plat Book 92, Page 49, Palm Beach County records, Florida.

The Property has a future land use designation of COMMERCIAL ("Com U/S Tier") and is currently zoned Commercial CG District. Petitioner is proposing to develop the Property with a commercial retail use referred to as ("Project").

The existing property has been a gas station since 1997. A 3,223 square foot building is on the property.

At this time, Petitioner is also seeking site plan approval for a 10,879 square foot one story retail center with drive thru component for a coffee shop or similar use. The existing gas station and associated uses will be demolished and removed from the site.

SITE DENSITY:

This property consists of 1.58 (68,922 SF) acres of land. The proposed 10.879 SF is 16% of the site and a FAR of 0.16. The maximum allowable FAR is CG is 0.50. CG zoning does not have a maximum lot coverage requirement.

The surrounding uses are as follows:

North (CG zoning)	Retail building
South (CG zoning)	Gas station
East (CG zoning)	Gas station
West (CG zoning	Retail building.

BUILDING ARCHITECTURE:

The proposed building on the site is a one-story commercial retail style building with a front overhang over the sidewalk. The front façade undulates giving it a 3D impression and the roof line articulates vertically over each tenant space to give specialized expression for each retail user. The color pallet is earth tones with a mixture of surface materials to provide an upscale modern look to the building. The building is situated on the site to provide the back of house facing North away from the two fronting streets. The drive thru lane is also on the North and West sides of the building away from the streets to minimize the views of the drive thru lanes from passerby traffic. Please see attached building elevations for more information.

SITE ACCESS, PARKING AND TRAFFIC:

Access to the property is from Lake Worth Road and S. Congress Avenue. The existing gas station has two platted access points from the adjacent roads. Per our pre-application meeting with FDOT the two proposed drive locations have been moved farther away from the intersection of Lake Worth Road and South Congress Avenue. Please see attached FDOT access letter. The platted limited access openings require modification to allow the new access locations and close the current locations. The internal traffic patterns consist of one-way traffic counterclockwise. The design forces vehicles to travel around the building to either access parking stalls or the drive thru facility. This design minimized stacking issues at the access locations and increases parking spaces. A parking study is provided to show the proposed uses to include a coffee shop with drive thru and other retail tenants has the appropriate amount of parking for the site since the peak hour visitors for each use differs throughout the day and the coffee shop majority patrons are drive thru uses. Please see attached parking study. A drive thru queuing analysis is attached indicating 12 car stacking is sufficient for this site. The code require 5 car stacking, but the developer wishes to increase it to 12 cars to ensure no stacking issues on site or spilling into the adjacent roadways. The existing gas station has significantly more vehicular trips generating 3532 trips per day per ITE calculations. The proposed use generates 1,996 trips per day resulting in a decrease in 1,536 trips per day. Please see the traffic statement for more information.

DRAINAGE AND FEMA:

The overall existing site currently consists of a building, pavement, dry detention area and exfiltration trench to meet the SFWMD drainage requirements. The proposed design is similar to drainage design with building, dry detention area and exfiltration trench. The FEMA flood map indicates Zone X. The proposed finish floor 14.00 NAVD which is above the SFWMD C-51 basin rule of 12.10 NAVD. Please see drainage calculations for more information.

BUFFERS AND SETBACKS:

The existing site has platted 15’ landscape buffers on Lake Worth Road (South side) and S. Congress Avenue (East side). The site has existing 5’ platted buffers on the West and North sides adjacent to the commercial properties. The proposed site plan maintains those buffers and will maintain most of the mature trees along the property line. The buffers will be enhanced to meet today’s landscape code. Please see attached landscape plans for more information. The building setbacks are as follows:

Setback side	Code requirement (min.)	Provided
North (rear)	20’	39’
West (side)	15’	66’
South (front)	50’	88’
East (side)	25’	89’

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UTILITIES:

The water and sewer are provided by the Village of Palm Springs. The property has existing water and sewer services to the gas station that will be modified for the retail center. The building will be fire sprinkled serviced by the water main on S. Congress Avenue. The property has existing fire hydrants located on the adjacent streets to remain and serve the proposed development.

CONCLUSION:

The existing intersection has three gas stations creating a vehicular dominant use and feel. The proposed retail development provides an upscale building architecture allowing for prominent retail uses. The proposed development will improve landscaping, reduce traffic trips and provide needed retail services to the neighborhood.

If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,
HSQ GROUP, INC.



Jay Huebner, P.E., A.I.C.P.

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March 14, 2025

Village of Palm Springs
226 Cypress Lane
Palm Springs, Fl 33461

Re:	Project Name:	**PALM SPRINGS MARKET PLACE**
	Project process:	**Parking/ loading Variance application**
	HSQ Project Number:	**240210**
	Location:	**Village of Palm Springs, Palm Beach County**

Dear All:

OVERVIEW:

Palm Springs Market Place, LLC. ("Petitioner") is the contract purchaser of the 1.58-acre parcel generally located on the Northwest corner of Congress Avenue and Lake Worth Road in the Village of Palm Springs ("Village"). The Parcel referred to herein as the "Property" and are further identified by the folio number is 704344193100100000 is currently owned by 3965 South Congress, Inc. Legal Description of Property is Parcel A, Hess-Congress-Lake Worth plat as recorded in Plat Book 92, Page 49, Palm Beach County records, Florida.

The Property has a future land use designation of COMMERCIAL ("Com U/S Tier") and is currently zoned Commercial CG District. Petitioner is proposing to develop the Property with a commercial retail use referred to as ("Project").

The existing property has been a gas station since 1997. A 3,223 square foot building is on the property.

At this time, Petitioner is also seeking site plan approval for a 10,879 square foot one story retail center with drive thru component for a coffee shop or similar use. The existing gas station and associated uses will be demolished and removed from the site.

SITE DENSITY:

This property consists of 1.58 (68,922 SF) acres of land. The proposed 10,879 SF is 16% of the site and a FAR of 0.16. The maximum allowable FAR is CG is 0.50. CG zoning does not have a maximum lot coverage requirement.

The surrounding uses are as follows:

North (CG zoning)	Retail building
South (CG zoning)	Gas station
East (CG zoning)	Gas station
West (CG zoning	Retail building.

BUILDING ARCHITECTURE:

The proposed building on the site is a one-story commercial retail style building with a front overhang over the sidewalk. The front façade undulates giving it a 3D impression and the roof line articulates vertically over each tenant space to give specialized expression for each retail user. The color pallet is earth tones with a mixture of surface materials to provide an upscale modern look to the building. The building is situated on the site to provide the back of house facing North away from the two fronting streets. The drive thru lane is also on the North and West sides of the building away from the streets to minimize the views of the drive thru lanes from passerby traffic. Please see attached building elevations for more information.

SITE ACCESS, PARKING AND TRAFFIC:

Access to the property is from Lake Worth Road and S. Congress Avenue. The existing gas station has two platted access points from the adjacent roads. Per our pre-application meeting with FDOT the two proposed drive locations have been moved farther away from the intersection of Lake Worth Road and South Congress Avenue. Please see attached FDOT access letter. The platted limited access openings require modification to allow the new access locations and close the current locations. The internal traffic patterns consist of one-way traffic counterclockwise. The design forces vehicles to travel around the building to either access parking stalls or the drive-through facility. This design minimized stacking issues at the access locations and increased parking spaces. A parking study is provided to show the proposed uses to include a coffee shop with a drive-through and other retail tenants have the appropriate amount of parking for the site since the peak hour visitors for each use differs throughout the day and the coffee shop majority patrons are drive thru uses. Please see attached parking study. A drive through queuing analysis is attached indicating 12 car stacking is sufficient for this site. The code requires 5 car stacking, but the developer wishes to increase it to 12 cars to ensure no stacking issues on site or spilling into the adjacent roadways. The existing gas station has significantly more vehicular trips generating 3532 trips per day per ITE calculations. The proposed use generates 1,996 trips per day resulting in a decrease in 1,536 trips per day. Please see the traffic statement for more information.

BUFFERS AND SETBACKS:

The existing site has platted 15’ landscape buffers on Lake Worth Road (South side) and S. Congress Avenue (East side). The site has existing 5’ platted buffers on the West and North sides adjacent to the commercial properties. The proposed site plan maintains those buffers and will maintain most of the mature trees along the property line. The buffers will be enhanced to meet today’s landscape code. Please see the attached landscape plans for more information. The building setbacks are as follows:

Setback side	Code requirement (min.)	Provided
North (rear)	20’	39’
West (side)	15’	66’
South (front)	50’	88’
East (side)	25’	89’

VARIANCE REQUEST:

A variance request to modify the required parking on the property per section 34-239 of the Village code related to parking code section 34-1329(5) and associated required loading zones per 34-1330(c))(2):

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Restaurants (fast food). One parking space per three seating accommodations, or one parking space per 50 square feet of gross floor area, whichever is more restrictive. The stacking lane and bypass lane requirements for other drive-in, drive up and walkup facilities shall apply.

Every commercial, institutional or similar type of building or use that requires the receipt of, or distribution by vehicle of, materials or merchandise shall have permanently maintained off-street loading spaces that do not hinder the free movement of vehicles and pedestrians, and which meet the following requirements:(1)Buildings or uses containing up to 10,000 square feet of gross floor area shall require one off-street loading space. (2) buildings or uses containing between 10,000 square feet and 20,000 square feet of gross floor area shall require two off-street loading spaces.

The proposed use includes a 1,500 square foot coffee shop with drive through and a 1,194 square foot restaurant for a total of 2,694 square feet restaurant facilities and 8,185 square feet of general retail space. The general retail space code requires one parking space per 200 square feet. The 8,185 square feet / 200 requires 41 parking spaces. We have no objection to this code requirement. The restaurant (fast food) code requirement has two options of one space per 50 square feet of floor area requiring 54 parking spaces or one space per three-seating accommodation. The coffee shop customers are predominantly drive-through users which do not require parking spaces. The seating accommodations for the restaurant has 45 seats equating to 15 parking spaces. Our variance request is to use the seating capacity to regulate the required parking instead of the gross floor area. The proposed building gross square footage does exceed the 10,000 square feet by only 879 square feet. Due to the limited space on the site and the net building area is less than 10,000 square feet we are confident one oversized loading zone is sufficient for this site. The justification per code is as follows:

A. *Those special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structure, or buildings in the same planning, building and zoning district.*
The Village code has a broad definition of restaurant uses referring back to this section which uses the more restrictive analysis. The coffee shop doesn't proposed to have seating because the majority of the customers are drive thru patrons which does not require any parking. The second restaurant will include seating inside the establishment and will be limited to 45 seats. The minimum code loading zone size is 12' wide by 40' long. This site provides an oversized loading zone of 14' wide by 50' long. The oversized loading zone provides sufficient space for commercial vehicles to service the eight commercial bays.

B. *That the special conditions and circumstances do not result from the actions of the applicant.*
The applicant meets the remainder of the code section utilizing 1 space per 3 seats which is more appropriate for this type of restaurant use. The overall gross area may exceed 10,000 square feet, but the number of businesses remains eight. Reducing the building size below 10,000 square feet will not reduce the number of businesses for this particular site thus the additional loading zone does not improve the site loading logistics.

C. *Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same planning, building & zoning district.*

The variance does not give any special uses are privileges to the applicant. The variance only clarifies the type of restaurant use and why the parking calculations and loading zones used are more appropriate for the proposed restaurant and retail services.

D. *The literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same Planning, Building & Zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.*
The literal interpretation creates a commercial development that is over parked creating a sea of asphalt that would be under-utilized and detrimental to the sustainability and viability of the project. The developer wishes to develop a vibrant retail center with multiple tenets with different product types that generate different peak hour intensities throughout the day that allows for shared parking without parking issues.

E. *That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.*
The parking reduction request is the minimum requirement request because it meets the alternative restaurant requirements of 1 parking space per 3 seats per code. The site does require loading zone and the oversized loading zone provided meets the intent of the code.

F. *The granting of the variance will be in harmony with the general intent and purpose of this chapter.*
The variance allows modifications to the code to fit specific properties and uses. The proposed use has its own parking requirements that are met on site. Modification of the site plan to meet the general parking and loading requirements would be detrimental to the overall site development.

G. *The variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*
The granting of this variance request has not negative impact to public welfare.

CONCLUSION:

The existing intersection has three gas stations creating a vehicular dominant use and feel. The proposed retail development provides an upscale building architecture allowing for prominent retail uses. The proposed development will improve landscaping, reduce traffic trips and provide needed retail services to the neighborhood. The proposed site plan layout purposefully designed with a coffee shop as the anchor to the shopping center with a drive through designed with ample vehicular stacking. The tenet use allows for multiple types of businesses that have different peak hour parking requirements. This allows for shared parking to maximize the use of the site and provide for a sustainable future. Please see the parking study for more information.

If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,
HSQ GROUP, INC.



Jay Huebner, P.E., A.I.C.P.

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March 27, 2025

Village of Palm Springs
226 Cypress Lane
Palm Springs, Fl 33461

Re:	Project Name:	**PALM SPRINGS MARKET PLACE**
	Project process:	**SITE PLAN APPROVAL LAKE WORTH ROAD CRA JUSTIFICATION**
	HSQ Project Number:	**240210**
	Location:	**Village of Palm Springs, Palm Beach County**

Dear All:

OVERVIEW:

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DRAINAGE AND FEMA:

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BUFFERS AND SETBACKS:

The existing site has platted 15’ landscape buffers on Lake Worth Road (South side) and S. Congress Avenue (East side). The site has existing 5’ platted buffers on the West and North sides adjacent to the commercial properties. The proposed site plan maintains those buffers and will maintain most of the mature trees along the property line. The buffers will be enhanced to meet today’s landscape code. Please see attached landscape plans for more information. The building setbacks are as follows:

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LAKE WORTH ROAD CRA:

The proposed project is consistent with the CRA five key goals as follows:

Improve utilities and infrastructure
Expanding job development and economic growth
Enhancing public safety
Increasing and maintaining workforce housing
Advancing the partnership with Palm Beach County

The proposed project consists of commercial retail shoppes and restaurants that promote economic growth by providing multiple businesses located in the CRA boundary. These businesses require local workforce employment, thus creating jobs for the CRA area. This is an improvement compared to the existing gas station consisting of only a few employees managing the station. The proposed site plan provides pedestrian connectivity to Lake Worth Road and Congress Avenue and to the adjacent neighboring businesses. The site includes bike racks, handicap parking and lush landscaping promoting public safety. The property will remove the existing utilities and gas station infrastructure and replace it with new utilities and infrastructure supporting the commercial development.

LAKE WORTH ROAD GOALS AND OBJECTIVES:

The proposed commercial redevelopment is consistent with the CRA goals and objectives as follows:

Goal I: retain the small town feel for development. The proposed retail center will consist of small businesses that cater to the local community. The retail center businesses include restaurants and retail type businesses that could include services like dentists, coffee shops, cell phones stores and general retail.

Goal II: Creation of Jobs: The proposed retail center will include several local retail/ restaurant businesses. Each business will have multiple jobs requiring local employees to work at the establishment. This promotes the goals and objectives of the CRA.

Policy III.I: The CRA shall create a list of desired community-serving businesses. The developer is active looking for businesses to serve the local community. The owner will continue with the CRA to find businesses that meet the desired use of the CRA.

Goal IV: Protect the residential uses adjacent to Lake Worth Road and Congress Avenue Corridors:
Objective IV.1: Attract and support neighborhood-oriented businesses that contribute to the adjacent stability of residential neighborhoods.
Policy IV.1: Types of uses and their environmental impact, such as noise, traffic and hours of operation shall be regulated through the Village's Land Development Regulations.
The proposed commercial retail/ restaurant uses are designed to serve the local residential community. The commercial uses will adhere to Village codes for hours of operation and allowable uses. The existing gas station will be removed, which results in a positive impact to the community by reduction of traffic trips, reduced noise and possible environmental impacts sometimes caused by gas stations.

Goal V: Increase traffic Safety on Lake Worth Road and Congress Avenue.

This project is located on the northwest corner of Lake Worth Road and Congress Avenue. The proposed design maintains the pedestrian sidewalks along both roadways. Recent construction of the intersection has improved the traffic safety to include bike lanes and crosswalks. Pedestrian connections to the proposed building are included in our design. The developer is open to additional pedestrian connections to adjacent properties in the future if the adjacent properties are developed in such a way to promote connectivity.

CONCLUSION:

The existing intersection has three gas stations creating a vehicular dominant use and feel. The proposed retail development provides an upscale building architecture allowing for prominent retail uses. The proposed development will improve landscaping, reduce traffic trips and provide needed retail services to the neighborhood.

If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,
HSQ GROUP, INC.



Jay Huebner, P.E., A.I.C.P.

PALM SPRINGS MARKET PLACE

PALM BEACH COUNTY, FLORIDA

PALM SPRINGS MARKET PLACE, LLC.

INDEX OF PLANS

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A1	FLOOR PLANS
A2	ELEVATIONS
A3	DUMPSTER / RECYCLE ENCLOSURE
A4	BUILDING ROOF PLAN
TDP-1.0	TREE DISPOSITION PLANS
TDP-1.1	TREE DISPOSITION CHARTS & DETAILS
TDP1.2	TREE RELOCATION PLAN
LNP-1.0	LANDSCAPE PLAN
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LNP-1.2	LANDSCAPE NOTES
C-1	CONCEPTUAL ENGINEERING PLAN
C-2	SITE CROSS SECTIONS & DETAILS PLAN
PH-1	PHOTOMETRICS
FT-1	GARBAGE/FIRE TRUCK PATH PLAN
WSD-1	WATER AND SEWER DETAILS
WSD-2	WATER AND SEWER DETAILS
WSD-3	WATER AND SEWER DETAILS



LOCATION MAP

SCALE: 1" = 300'

DEVELOPER:

PALM SPRINGS MARKET PLACE, LLC.
C/O KEN HARRIS
1701 S. OLIVE AVE
WEST PALM BEACH, FL 33401
(561) 301-0875

PLANNER:

HSQ GROUP, LLC.
1001 YAMATO ROAD
SUITE 105
BOCA RATON, FL 33431
(561) 392-0221

ARCHITECT:

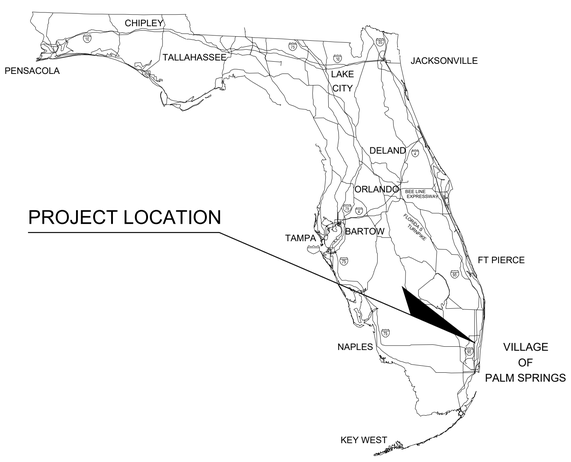
CHARETT INTERNATIONAL
ARCHITECTURE
551 NW 77TH ST.
SUITE 107
BOCA RATON, FL 33487
(561) 756-6094

CIVIL ENGINEER:

HSQ GROUP, LLC.
1001 YAMATO ROAD
SUITE 105
BOCA RATON, FL 33431
(561) 392-0221

LANDSCAPE ARCHITECT:

MILLER LEGG
13680 NW 5TH STREET, SUITE 200
SUNRISE, FL 33325
(954) 436-7000



SITE PLAN

HSQ GROUP, LLC.
Engineers · Planners · Surveyors
1001 Yamayo Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

LEGAL DESCRIPTION:

PARCEL A, HESS-CONGRESS-LAKE WORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGE 49, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL NUMBER: 70-43-44-19-31-001-0000

NOTES:

THE PROPOSED WORK HAS BEEN DESIGNED IN ACCORDANCE WITH ALL APPLICABLE, FEDERAL, STATE, COUNTY AND VILLAGE CODES AND REGULATIONS HAVING JURISDICTION. IF ANY DISCREPANCIES EXIST BETWEEN THE PLANS/ SPECIFICATIONS PREPARED BY THE DESIGNER AND THE VILLAGE CODE AND/OR THE VILLAGE STANDARD DETAILS, THE LATER SHALL GOVERN OR THE MOST STRINGENT.

ALL VEGETATION, MUCH, AND ANY DELETERIOUS MATERIAL WITHIN THE ROW LIMITS OF ALL STREETS AND ALLEYS AND REQUIRED OFF-STREET PARKING AREAS MUST BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL FREE OF STUMPS, LARGE ROOTS OR OTHER MATERIAL NOT SUITABLE FOR INCLUSION IN ROADWAY FILL.

OWNERSHIP AND MAINTENANCE OF THE SANITARY SYSTEM BY THE VILLAGE IS LIMITED TO THE MAINS FROM MANHOLE TO MANHOLE AND EXPRESSLY EXCLUDES SEWER LATERAL SERVICES. THE SEWER LATERAL SERVICE FROM GRAVITY MAIN INTO THE BUILDING IS TO BE MAINTAINED BY THE PROPERTY OWNER.

ENGINEER'S CERTIFICATION

THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JAY HUEBNER, P.E., USING A DIGITAL SIGNATURE

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NO	DATE	BY	REVISIONS

HSQ GROUP, LLC.
Engineers · Planners · Surveyors
1001 Yamato Road · Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

PALM SPRINGS MARKET PLACE

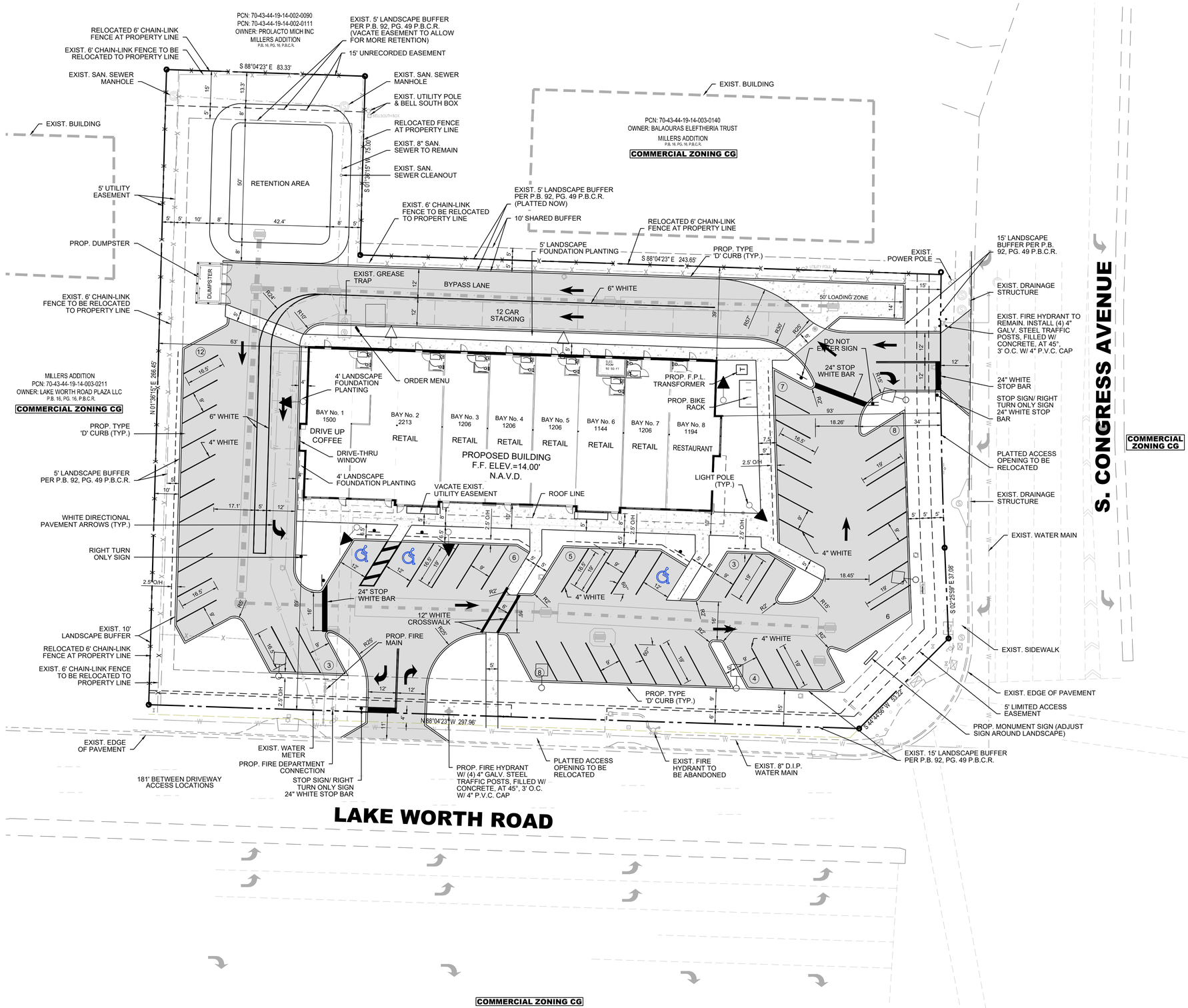
COVER SHEET

DATE:	02/24
DESIGNED BY:	JH
DRAWN BY:	ZT
CHECKED BY:	JH

JAY HUEBNER LICENSE No 54615 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: Mar 17, 2025
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

PROJECT:	240210
SHEET:	CS-1



0 20 40
FEET

SCALE: 1"=20'

SITE DATA TABLE

SUBJECT PROPERTY ADDRESS:
3965 S. CONGRESS AVENUE, PALM SPRINGS, FLORIDA

ZONING:

CURRENT ZONING: COMMERCIAL CG
PROPOSED ZONING: COMMERCIAL CG
CURRENT USE: COMMERCIAL (GAS STATION)
PROPOSED USE: COMMERCIAL (RETAIL)

LAND USE:

EXISTING FUTURE LAND USE: COM U/S TIER
PROPOSED FUTURE LAND USE: COM U/S TIER

SITE AREA INFORMATION:

TOTAL AREA:	68,861 SF.	1.58 AC.
BLDG. COVERAGE AREA:	10,879 SF.	0.25 AC.
PAVEMENT VUA AREA:	42,878 SF.	0.98 AC.
SIDEWALK & CONCRETE:	5,113 SF.	0.12 AC.
DRY DETENTION AREA:	3,842 SF.	0.09 AC.
LANDSCAPE AREA:	6,149 SF.	0.14 AC.
	68,861 SF.	1.58 AC
PERVIOUS:	9,991 SF. / 0.23 AC.	15%
IMPERVIOUS:	58,870 SF. / 1.35 AC.	85%

PARKING & LOADING CALCULATIONS

REQUIRED

1 SPACE PER 200 SF. RETAIL 8,181 SF /200 = 41 SPACES
1 SPACE FOR EVERY 3 SEATS -RESTAURANTS 45 SEATS = 15 SPACES
56 SPACES REQUIRED

PROVIDED

PARKING SPACES (9' x 18') = 54 SPACES
HANDICAP SPACES (12' x 18') = 3 SPACES
PARKING SPACES (TOTAL) = 57 SPACES
BIKE PARKING SPACES = 7 SPACES

SETBACK INFORMATION

	(MIN. PERMITTED)	PROVIDED	
NORTH SIDE:	20'	39'	
EAST SIDE :	25'	89'	
WEST SIDE	15'	66'	
SOUTH SIDE	50'	88'	
BUILDING COVERAGE (MAX):	50%	16%	10,879 SF., 0.25 AC.
OPEN SPACE (MIN.):	N/A	34%	
BUILDING HEIGHT (MAX.):	45'	25'	

LOCATED WITHIN LAKE WORTH CORRIDOR
VARIANCE REQUEST FOR RESTAURANT PARKING
SPECIAL EXCEPTION FOR RESTAURANT WITH DRIVE THRU

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers - Planners - Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 - (561) 392-0221
C26258 - LB7924

PALM SPRINGS MARKET PLACE

SITE PLAN

DATE:
DESIGNED BY: JH
DRAWN BY: HG
CHECKED BY: JH

JAY HUEBNER LICENSE No. 54615 FLORIDA PROFESSIONAL ENGINEER

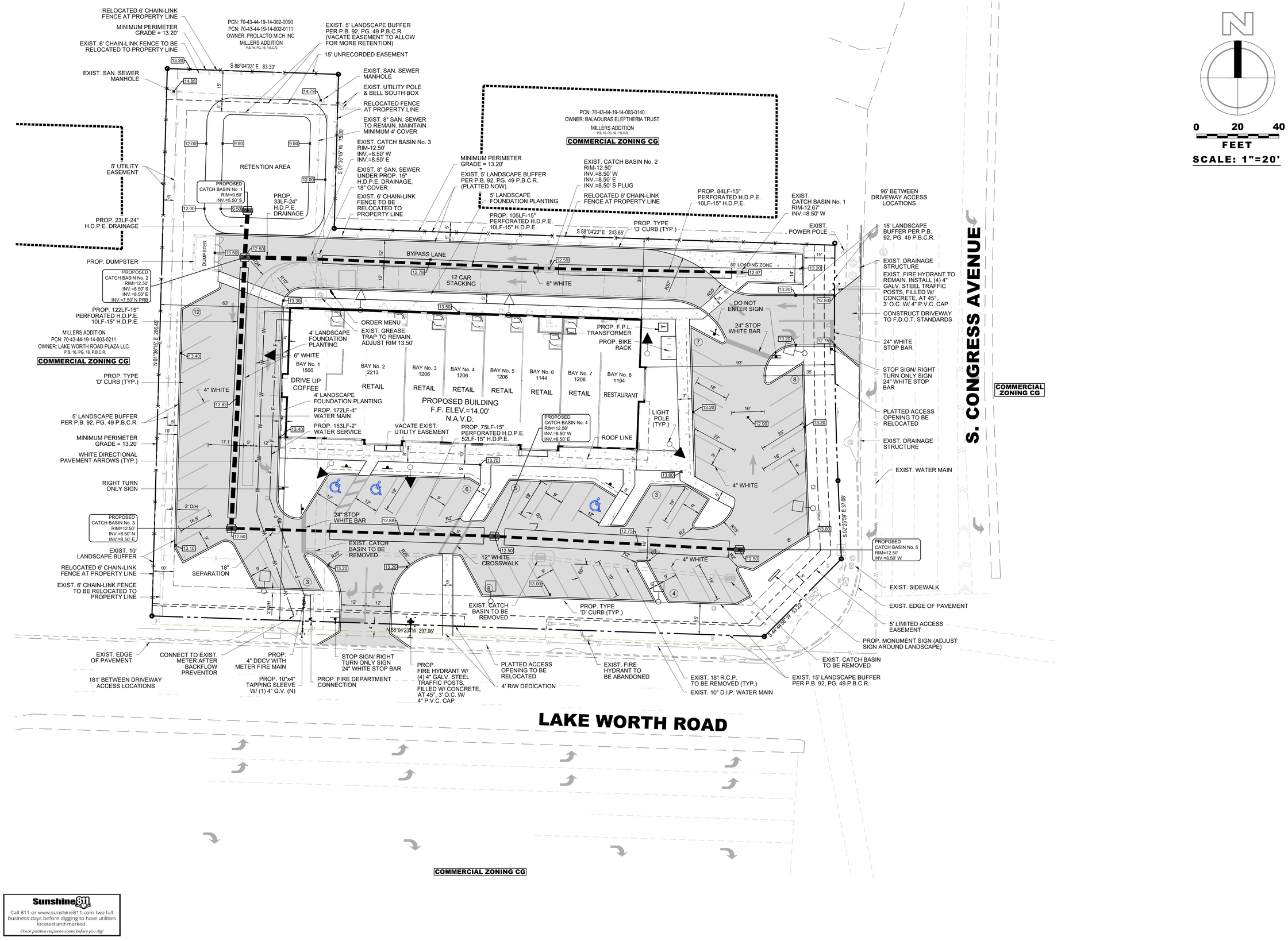
DATE: Mar 19, 2025
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

This item has been digitally signed and sealed by Jay Huebner, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PROJECT: 240210

SHEET: SP-1

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N

0 20 40

FEET

SCALE: 1"=20'

NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers - Planners - Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 - (561) 392-0221
C26258 - LB7924

PALM SPRINGS MARKET PLACE

CONCEPTUAL ENGINEERING PLAN

DATE:	
DESIGNED BY:	JH
DRAWN BY:	HG
CHECKED BY:	JH

JAY HUEBNER LICENSE No. 54615 FLORIDA PROFESSIONAL ENGINEER

DATE: Mar 19, 2025

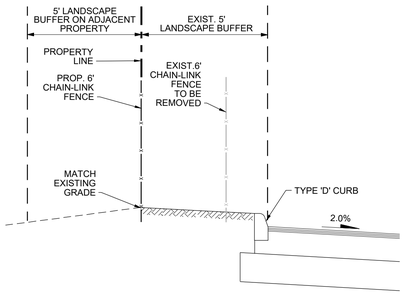
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

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PROJECT:	240210
SHEET:	C-1

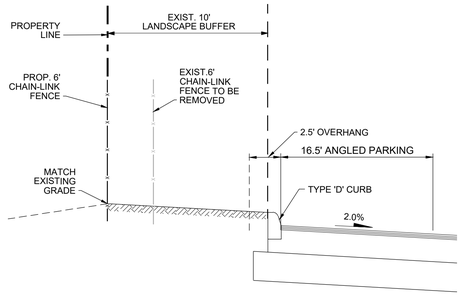
The Seal Appearing Hereon Was Authorized By Jay Huebner, P.E. On The Date Adjacent To The Seal. Printed Copies Of This Document Are Not Considered Signed And Sealed And The Signature Must Be Verified On Any Electronic Copies.

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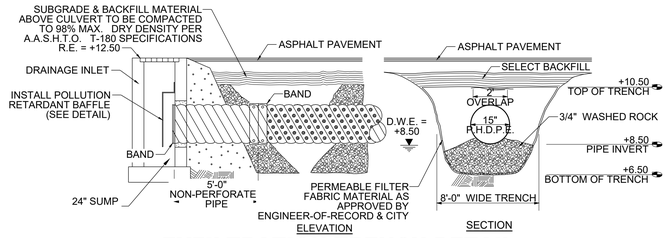
NORTH PROPERTY LINE

N.T.S.



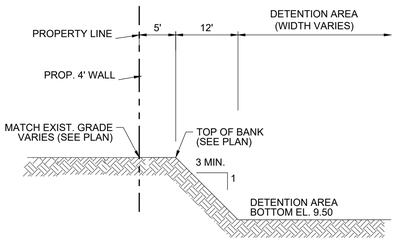
WEST PROPERTY LINE

N.T.S.



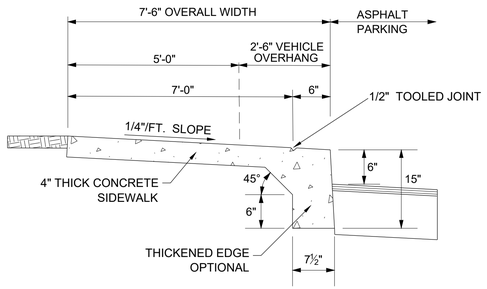
EXFILTRATION TRENCH DETAIL

N.T.S.



DETENTION AREA SECTION

N.T.S.

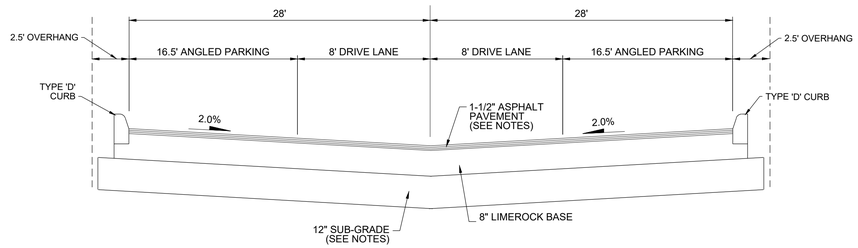


NOTES

1. PROVIDE 1/8" CONSTRUCTION JOINTS AT 5' O/C, MINIMUM DEPTH 1/2".
2. PROVIDE 1/2" EXPANSION JOINTS WITH NON-RISING FILLER AT 20' O/C, TO RUN FULL DEPTH OF SLAB.
3. CONCRETE TO BE 3,000 P.S.I. IN 28 DAYS.
4. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.

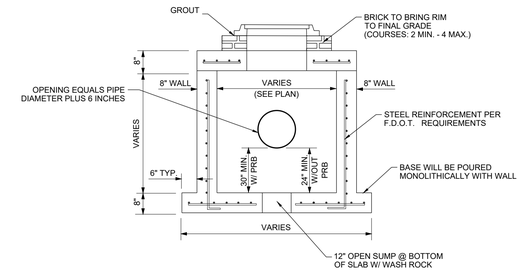
CONCRETE SIDEWALK DETAILS

N.T.S.



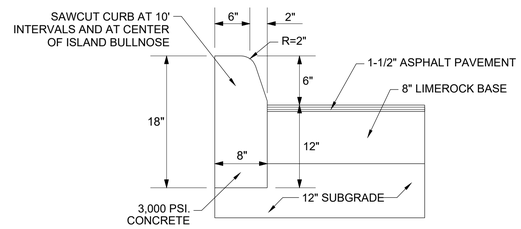
TYPICAL PARKING LOT SECTION

N.T.S.



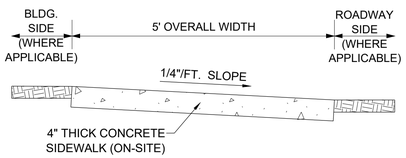
MANHOLE / CATCH BASIN DETAIL

N.T.S.



TYPE "D" CONCRETE CURB DETAIL

N.T.S.

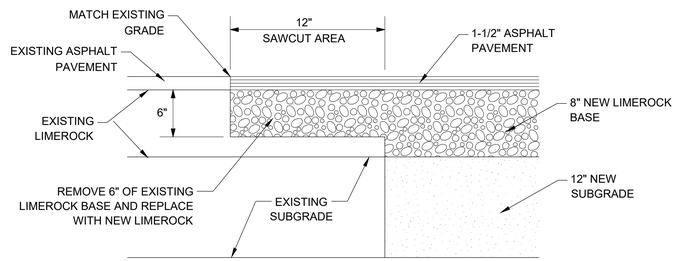


NOTES

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4. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.

CONCRETE SIDEWALK DETAILS

N.T.S.



ASPHALT CONNECTION DETAIL

N.T.S.

PAVEMENT NOTES

1. THE PAVEMENT SURFACE SHALL BE TYPE S-3 ASPHALTIC CONCRETE. THE SURFACE SHALL BE 1 1/2 INCHES THICK, APPLIED IN TWO (2) SEPARATE LIFTS OF 3/4 INCHES EACH. A TACK COAT SHALL BE APPLIED BETWEEN BOTH PAVEMENT COURSES.
2. THE LIMEROCK BASE SHALL BE 8 INCHES THICK. THE LIMEROCK MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 100. THE LIMEROCK MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
3. THE SUBGRADE SHALL BE 12 INCHES THICK. THE SUBGRADE MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 40. THE SUBGRADE MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
4. THE LIMEROCK AND SUBGRADE COURSES SHALL NOT BE CONSTRUCTED UNTIL ALL UTILITY INSTALLATIONS UNDER PAVEMENT AREAS ARE COMPLETED, TESTED AND ACCEPTED. ANY PAVEMENT CONSTRUCTION PRIOR TO THIS REQUIREMENT SHALL BE CONDUCTED AT THE CONTRACTOR'S OWN RISK AND ANY REQUIRED REPAIRS WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY.
5. THE PRIME AND TACK COATS SHALL CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (SECTIONS 300-1 THRU 300-7) SPECIFICATIONS. THE PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD OF PAVEMENT.
6. PERIODIC DENSITY TESTING SHALL BE CONDUCTED AFTER BOTH SUBGRADE AND LIMEROCK BASE COURSES HAVE BEEN COMPLETED. THE TOTAL NUMBER AND EXACT LOCATIONS OF THE TESTS SHALL BE DETERMINED BY EITHER THE ENGINEER-OF-RECORD OR GOVERNMENT INSPECTOR. THE MINIMUM AMOUNT OF TESTING SHALL BE BASED ON ONE (1) DENSITY TEST PER 5,000 SQAURE FEET OF PAVEMENT.
7. THE FIRST LIFT OF THE ASPHALTIC CONCRETE PAVEMENT SHALL BE APPLIED½INCH BELOW THE LIP OF CURB AND/OR SIDEWALK (IF APPLICABLE). THE SECOND (FINAL) LIFT SHALL EXTEND 1/4 INCH ABOVE THE LIP OF CURB AND/OR SIDEWALK. THE FINAL LIFT OF ASPHALT SHALL NOT BE APPLIED UNTIL EITHER THE CLIENT, ENGINEER-OF-RECORD AND/OR GOVERNMENT AGENCY DETERMINES THAT SUBSTANTIAL PROJECT CONSTRUCTION HAS BEEN COMPLETED.
8. ALL EXISTING ORGANIC AND DELETERIOUS MATERIALS WITHIN THE RIGHT-OF-WAY AND PAVEMENT AREAS ARE TO BE REMOVED TO THEIR FULL DEPTH AND REPLACED WITH APPROVED SUITABLE MATERIAL, UNLESS AN ALTERNATIVE METHOD IS RECOMMENDED BY A CERTIFIED GEOTECHNICAL ENGINEER. THE DETERMINATION OF ORGANIC AND UNSUITABLE MATERIALS SHALL BE BASED ON F.D.O.T. STANDARDS.
9. ALL EXISTING PAVEMENT CONNECTIONS AND REPAIRS SHALL HAVE A STRAIGHT SAW-CUT EDGE PRIOR TO APPLYING NEW ASPHALT.
10. ONCE FINAL LIFT OF ASPHALT HAS BEEN APPLIED, ALL PERMANENT CONTROL POINTS, REFERNCE MARKERS, VALVES, INLET AND MANHOLE RIMS SHALL BE ADJUSTED TO FINAL GRADE.
11. PAVING SHALL NOT COMMENCE UNTIL ROCK AS-BUILTS HAVE BEEN APPROVED BY THE ENGINEER OF RECORD AND THE CITY INSPECTOR.

DRAINAGE NOTES

1. HDPE DRAINAGE PIPE (ADS N-12 ST IB), 12"-60", MUST MEET AASHTO M294, TYPE S OR ASTM F2306.
2. DRAINAGE CONCRETE STRUCTURES SHOULD BE AMDE WITH REBAR-GRADE 60, WELDED WIRE MESH GRADE 65 KSI, MONOLITHIC BASE POUR, 4,000 PSI @ 28 DAYS, 8" THICK WALLS.
3. MANHOLE PAINT: KOPPER 300. FIRST COAT RED, 24 HRS LATER FINAL COAT BLACK.

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NO	DATE	BY	REVISIONS
2	2022/03/22	SG	REVISED PER ENGENUITY GROUP COMMENTS
1	2022/02/11	SG	REVISED PER FDOT COMMENTS

HSQ GROUP, LLC.
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1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 LB7924

PALM SPRINGS MARKET PLACE

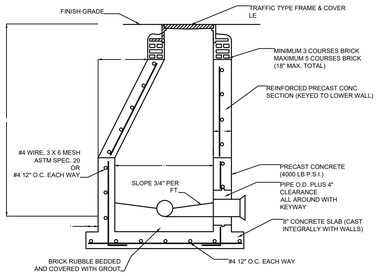
CROSS SECTIONS AND DETAILS

DATE:	08/21
DESIGNED BY:	ZT
DRAWN BY:	SG
CHECKED BY:	ZT

JAY HUEBNER LICENSE No 54615 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: Mar 18, 2025
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

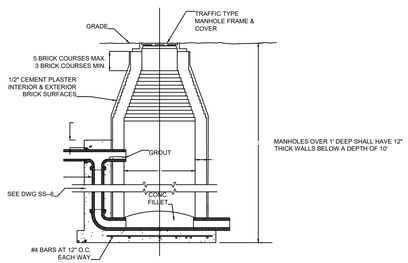
PROJECT:	240210
SHEET:	C-2



NOTES:

1. BRICK MASONRY CONSTRUCTION TO BE STUCCOED WITH 1/2" MORTAR INSIDE AND OUTSIDE.
2. THE FIRST THREE JOINTS OF PIPE AT ALL INFLUENTS AND EFFLUENTS OF EACH MANHOLE TO BE A MAXIMUM OF 2'-0" IN LENGTH (TO ALLOW FOR SETTLING)
3. CONCRETE TO BE SEAL COATED WITH 16 MIL. THICKNESS APPROVED COATING.
4. IF MANHOLE IS EXISTING AND MODIFIED, MAINSTAY COMPOSITE LINER APPLIED PER APPROVED PRODUCTS LIST. IF MANHOLE IS NEW, NO LINER IS REQUIRED.
5. TYPE II CEMENT TO BE USED.
6. LIFT HOLES THROUGH PRECAST STRUCTURE ARE PERMITTED.
7. SEE TECHNICAL SPECIFICATIONS FOR PLACEMENT OF CONSTRUCTION JOINTS.
8. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF, EXPANDING GROUT.
9. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
10. BEDDING MATERIAL REQUIRED
11. PREFORMED FLEXIBLE PLASTIC JOINT SEALER SHALL BE USED WHERE REQUIRED."RAM-NEK" AS MAFG. BY K.T. SNYDER, INC. OR APPROVED EQUAL.

STANDARD MANHOLE PRECAST

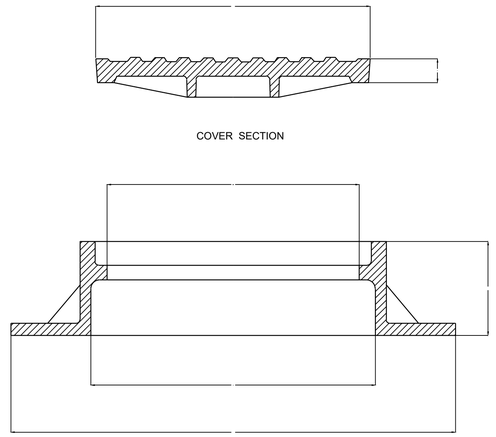


TYPICAL SECTION

NOTES:

1. CONCRETE FOR MANHOLE BOTTOM SHALL BE 4000 P.S.I. TYPE ii
2. MANHOLE BRICK SHALL CONFORM TO ASTM SPECIFICATION DESIGNATION C32, GRADE MS.

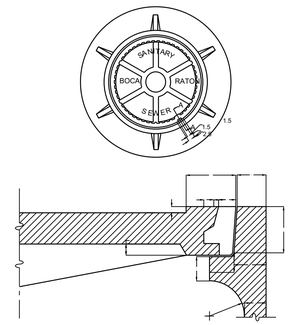
STANDARD DROP MANHOLE BRICK



NOTES:

1. MANHOLES LOCATED WITHIN WETTED AREAS OF SWALES AND INVERTED CROWN STREETS SHALL REQUIRE A "WATER PROOF" TYPE FRAME AND COVER EQUAL TO U.S. FOUNDRY No. 410 OR 420 (OLD U.S.F. No. 32)

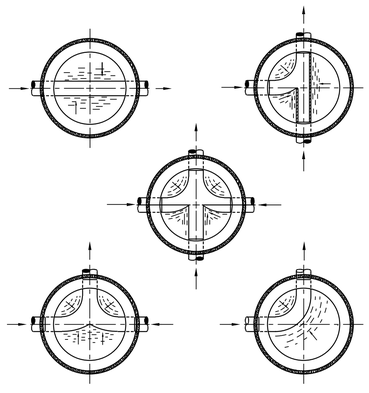
SANITARY SEWER MANHOLE FRAME & COVER



NOTES:

1. LETTERS ON COVER TO BE ARRANGED WITH A RADIUS OF 6.5" TO CENTER OF LETTERS.
2. EACH LETTER TO BE 2" LONG, 3/8" DEEP, 1/4" TO 5/16" THICK, AND FLUSH WITH TOP OF BEADS.
3. BEADS TO BE 3/8" HIGH WITH A RADIUS OF 1/2" AT BOTTOM AND 3/8" AT TOP.
4. ALL BEARING SURFACES TO BE MACHINED (IRON TO IRON).
5. FRAMES AND COVERS MUST CONFORM TO A.S.T.M. DESIGNATION A48, CLASS 30.
6. MIN. WEIGHTS: COVER-160 LBS., FRAME-250 LBS.
7. FRAME AND COVER SHALL BE U.S. FOUNDRY No. 410 OR (OLD No. 32) OR EQUIVALENT.

SANITARY SEWER MANHOLE FRAME & COVER DETAIL



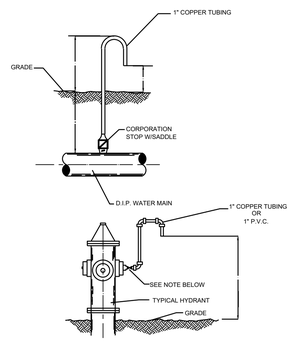
NOTE:

1. PROVIDE SPILLWAY FOR SMOOTH FLOW BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS

PLAN OF MANHOLE BOTTOM AND FLOW CURVES

1. ALL FITTINGS TO BE LEAD-FREE BRASS AND APPROVED FOR USE WITH POTABLE WATER SYSTEMS (NSF-61 CERTIFIED). FITTINGS, VALVES AND SERVICE PIPING SHALL MATCH METER SIZE FOR 1-1/2" AND 2" METERS.
2. METER SETTERS SHALL BE USED WHEN CONNECTING EXISTING SERVICES WITH METER SETTERS INSTALLED OR UPON PERMISSION OF CITY TO MAINTAIN MIN. 6" AND MAX. 10" CLEARANCE BETWEEN THE TOP OF THE METER REGISTER AND THE UNDERSIDE OF THE METER BOX LID. IF CURB STOP VALVES CANNOT BE INSTALLED WITHIN METER BOX WHEN METER SETTER IS REQUIRED, VALVES SHALL BE INSTALLED WITHIN 2-FEET UPSTREAM OF THE METER BOX.
3. IN ACCORDANCE WITH THE CITY'S CROSS-CONNECTION CONTROL & BACKFLOW PREVENTION POLICY FOR PREMISES WHERE THERE IS AN AUXILIARY OR RECLAIMED WATER SYSTEM, THE INSTALLATION OF AN APPROPRIATE AND APPROVED BACKFLOW PROTECTION DEVICE IS REQUIRED. WHEN METER SETTER IS REQUIRED PER NOTE 2, REPLACEABLE DUAL-CHECK VALVE SHALL BE INTEGRAL TO METER SETTER PROVIDED BY THE MANUFACTURER. FOR NON-RESIDENTIAL SERVICES, AN APPROVED BACKFLOW DEVICE IS REQUIRED IN ACCORDANCE WITH THE CITY'S CROSS CONNECTION CONTROL & BACKFLOW PREVENTION POLICY.
4. CURB STOPS VALVE CLOSEST TO METERS MUST BE INSTALLED WITHIN THE METER BOX.

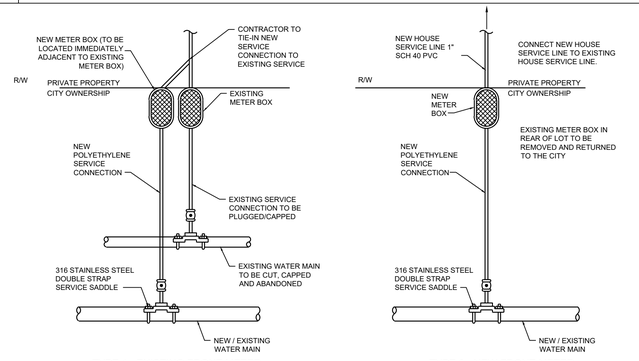
WATER SERVICE GENERAL NOTES



NOTES:

1. SAMPLE POINTS COMING FROM HYDRANTS TO INCLUDE A SMALL VALVE WITH A REMOVABLE HANDLE.
2. LABEL AND NUMBER LABEL AND NUMBER ALL SAMPLE POINTS PER PLAN SHEETS.
3. SAMPLING POINTS ON WATER MAINS: A CORPORATION STOP SHALL BE INSTALLED WITH A PIECE OF 1" COPPER TUBING EXTENDING UP OF THE GROUND. THE TUBING SHALL BE BENT SO THAT THE END OF THE TUBING IS LOOKING STRAIGHT DOWN. THE DISTANCE BETWEEN THE END OF THE TUBING AND THE GROUND LINE WILL BE A MINIMUM OF 2" AFTER SATISFACTORY BACTEROLOGICAL TESTING CORPORATION IS TO BE SHUT OFF AT MAIN AND ALL TUBING REMOVED.

SAMPLING POINT DETAILS



1. SEE TYPICAL SINGLE/DOUBLE WATER SERVICE CONNECTION DETAIL FOR ADDITIONAL REQUIREMENTS.
2. WHERE SERVICES CROSS UNDER THE ROADWAY, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE, OR POLYETHYLENE CASING PIPE UNLESS OTHERWISE NOTED. WATER SERVICE CASINGS CROSSING CAMINO REAL SHALL BE SCHEDULE 80 PVC. WATER SERVICES CROSSING CAMINO REAL SHALL BE INSTALLED UNDER THE ROADWAY VIA TRENCHLESS METHODS. OPEN CUTTING CAMINO REAL ROADWAY WILL NOT BE ALLOWED FOR INSTALLATION OF WATER SERVICES.
3. CONTRACTOR SHALL FIELD-VERIFY LOCATION OF ALL EXISTING WATER METERS TO BE REPLACED. CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING WATER METERS AND METER BOXES ON PROPERTIES SERVICED FROM THE REAR FOLLOWING SUCCESSFUL TIE-IN AND PLACEMENT INTO SERVICE OF NEW WATER SERVICE AND METER ASSEMBLY.
4. EXISTING SERVICES MUST REMAIN IN SERVICE UNTIL THE NEW MAIN HAS BEEN CLEARED AND CERTIFIED. FOLLOWING CERTIFICATION, THE CONTRACTOR MAY TIE-IN THE NEW SERVICE LINES AND METER ASSEMBLIES TO THE EXISTING WATER SERVICE ASSEMBLIES.
5. EXISTING WATER SERVICES TO BE REPLACED SHALL BE PLUGGED/CAPPED AND ABANDONED UPSTREAM OF THE EXISTING METER LOCATION.
6. CONTRACTOR SHALL COORDINATE WITH CITY AND ENGINEER TO DETERMINE ROUTING/LOCATION OF NEW WATER SERVICE LINES AND METER/METER BOX ASSEMBLIES ON PROPERTIES PRIOR TO INSTALLATION OF WATER METERS AND/OR METER BOXES. WHERE THE WATER SERVICE IS BEING RELOCATED FROM THE REAR OF A PROPERTY TO THE FRONT OF THE PROPERTY, NEW WATER SERVICE AND METER ASSEMBLIES SHALL BE LOCATED AS NECESSARY TO MINIMIZE LENGTH OF NEW WATER SERVICE TO THE TIE-IN LOCATION AND TO MINIMIZE DISRUPTION OF PRIVATE PROPERTY LANDSCAPING, HARDSCAPES, STRUCTURES, DRIVEWAYS, ETC. AT PROPERTIES WITH EXISTING FRONT METER, PROPOSED METER(S) SHALL BE INSTALLED IMMEDIATELY ADJACENT TO EXISTING METER(S) AND EXISTING PRIVATE SIDE WATER SERVICE SHALL BE CONNECTED TO PROPOSED SERVICE.
7. REPLACEMENT WATER METERS SHALL BE FURNISHED BY THE CITY OF BOCA RATON FOR INSTALLATION BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING METER BOX AS APPROVED BY THE ENGINEER AND CITY. CONTRACTOR SHALL RECORD METER READINGS AND CORRESPONDING METER ADDRESSES PRIOR TO REMOVING EXISTING WATER METERS FROM SERVICE.
8. CONTRACTOR SHALL COORDINATE WITH THE CITY TO OBTAIN ALL NECESSARY PERMITS PRIOR TO INSTALLATION OF NEW WATER SERVICE LINES AND METERS/METER BOXES ON PRIVATE PROPERTY.
9. AT CONTRACTOR'S SOLE EXPENSE, CONTRACTOR SHALL COMPLETELY RESTORE TO ORIGINAL CONDITION OR BETTER ANY EXISTING DRIVEWAYS, WALKWAYS, SOD, HARDSCAPES, FENCING, STRUCTURES, UTILITIES, ETC. ON PRIVATE PROPERTY WHICH ARE DAMAGED/REMOVED DURING CONSTRUCTION OF THE PROPOSED WATER MAINS AND WATER SERVICES.

SERVICE CONNECTION TYPES

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Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

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HSQ GROUP, LLC
Engineers - Planners - Surveyors
1601 Yamato Road, Suite 105
Boca Raton, Florida 33431 - (561) 392-0221
C26258 - LB7924

PALM SPRINGS MARKET PLACE

WATER AND SEWER DETAILS

DATE:
DESIGNED BY: JH
DRAWN BY: HG
CHECKED BY: JH

JAY HUEBNER LICENSE No. 54615 STATE OF FLORIDA PROFESSIONAL ENGINEER

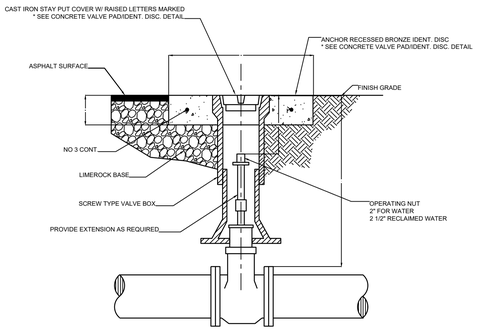
DATE:
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

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PROJECT: 240210

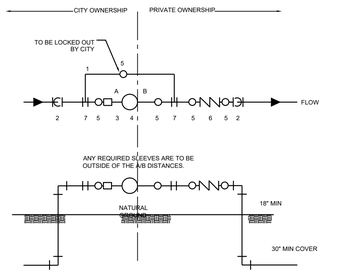
SHEET: WSD-1

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VALVE AND BOX DETAIL

METER SIZE	SIZE OF SPOOL PIECE BETWEEN OSY VALVE AND METER FLANGE	
	A	B
4"	**	8"
6"	30"	12"
8"	40"	16"



1. ABOVEGROUND BYPASS
2. UPPER AND LOWER 90 ELB.
3. STRAINER
4. METER
5. OSY VALVES
6. REDUCED PRESSURE BACKFLOW ALL BELOW GRADE PIPE/FITTINGS TO BE M.J./R.J. ABOVE FLGD X FLGD.
7. TEE

METER, STRAINER, BY PASS AND BACKFLOW ARE TO BE VERTICALLY SUPPORTED (NOT SHOWN)

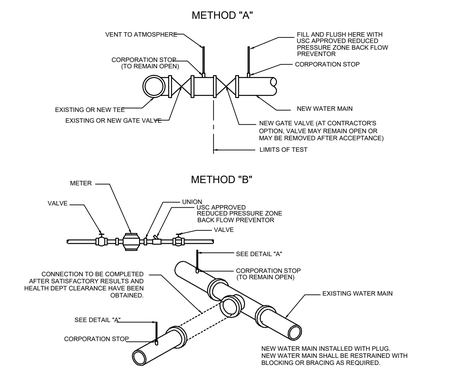
METER AND STRAINER SHALL BE INSTALLED BY MANUFACTURERS' GUIDELINES.

A,B DIMENSIONS ARE IN INCHES. THE NUMBER OF PIPE DIAMETERS UPSTREAM FROM THE METER AND DOWNSTREAM FROM THE METER CAN BE CALCULATED BY MAINTAINING MANUFACTURES RECOMMENDATIONS BASED ON METER SIZE.

NOTE:IF TEST TEE IS INSTALLED AFTER THE METER. CONTRACTOR MUST MAINTAIN A MINIMUM OF TWO PIPE DIAMETERS DOWNSTREAM FROM THE METER.

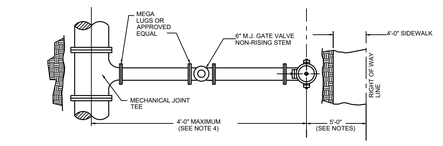
** USE 4" TURBO 1000 METER WITH INTEGRAL STRAINER

POTABLE WATER ABOVE GROUND METER INSTALLATION



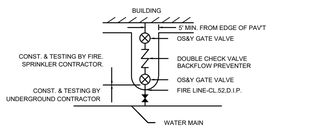
1. REMOVE TEMPORARY CONNECTION CONNECTION OF CORPORATION STOP ON EXISTING MAIN AFTER FILLING AND FLUSHING OF NEW LINE.
2. DO NOT REMOVE TEMPORARY CONNECTION AT CORPORATION STOP ON NEW MAIN UNTIL TESTING HAS BEEN COMPLETED.

FILLING AND FLUSHING CONNECTION



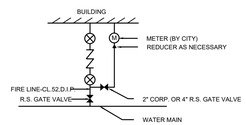
1. HYDRANT SHALL BE INSTALLED PLUMB AND TRUE.
2. ALL ABOVE GRADE PORTIONS OF THE HYDRANT SHALL BE PAINTED SILVER.
3. HYDRANT IS TO BE LOCATED PER NFPA 1141-8.1.4, LATEST EDITION.
4. IF THE SIDEWALK WIDTH IS GREATER THAN 4' IN 50' WIDE RIGHT-OF-WAY, THEN THE HYDRANT MUST BE INSTALLED IN A SPECIAL EASEMENT IN BACK OF THE SIDEWALK.
5. CLEARANCES OF SEVEN AND ONE HALF FEET (7'-6") IN FRONT OF AND TO THE SIDES OF THE HYDRANT, WITH A FOUR FEET (4') CLEARANCE TO THE REAR OF THE HYDRANT ARE REQUIRED.
6. BURIED HYDRANT HARDWARE (NUTS & BOLTS) SHALL BE STAINLESS STEEL (TYPE 304 OR BETTER).
7. NO CONNECTION (TEE OR TAP) IS ALLOWED BETWEEN THE HYDRANT CONTROL VALVE AND THE HYDRANT.

TYPICAL FIRE HYDRANT INSTALLATION



TYPICAL FIRE LINE

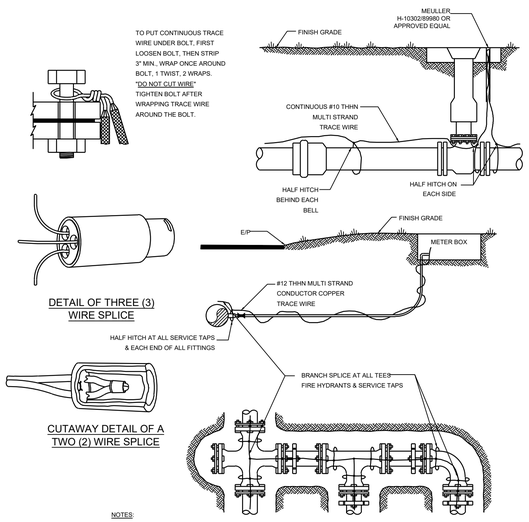
NOTE: ALL FIRE LINES TO CONFORM TO ENVIRONMENTAL CONTROL REGULATION RULE NUMBER TWO, AND BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMENDATIONS. D.C.V. TO BE U.L. LISTED & APPROVED FOR FIRE SERVICE. WATTS 709 SERIES OR APPOVED EQUAL.



FIRE LINE / DOMESTIC

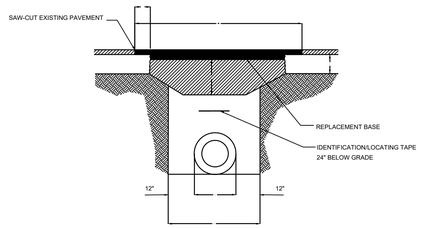
1", 1/12", 2" METER ONLY

FIRE LINES



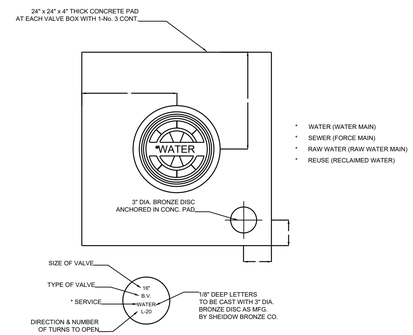
NOTES:
1. TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER, AND SHOWN IN STANDARD DETAILS.
2. INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3. CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE DETAIL



1. REPLACED BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, (2T) OR 16" MIN. WHICHEVER IS GREATER
2. BASE MATERIAL SHALL BE PLACED IN TWO OR THREE LIFTS AND EACH LIFT COMPACTED TO 98% MAXIMUM DENSITY PER AASHTO T-180 (MAX. LIFT THICKNESS = 8")
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED AND BUTT-JOINTED.
4. ALL DISTURBED PAVEMENT MARKINGS SHALL BE RESTORED IN ACCORDANCE WITH CITY STANDARDS.
5. SURFACE SURFACE MATERIAL SHALL BE FDOT TYPE S-III ASPHALTIC CONC.(MIN. THICKNESS 2") TWO 1" LIFTS
6. ANY PAVT. CUTS SHALL BE COLD PATCHED AT END OF EACH WORKING DAY TO FACILITATE UNHINDERED TRAFFIC FLOW.
7. PIPE SHALL BE PLACED IN A DRY TRENCH
8. CONTRACTOR SHALL PROVIDE ADEQUATE COMPACTED FILL BENEATH THE HAUNCHES OF THE PIPE, USING MECHANICAL TAMPS SUITABLE FOR THIS PURPOSE.

ROADWAY PAVEMENT RESTORATION



* WATER (WATER MAIN)
* SEWER (FORCE MAIN)
* RAW WATER (RAW WATER MAIN)
* REUSE (RECLAIMED WATER)

CONCRETE VALVE PAD IDENTIFICATION DISC

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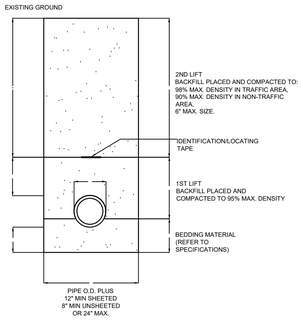
JAY HUEBNER LICENSE No. 54615 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE:
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

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PROJECT: 240210

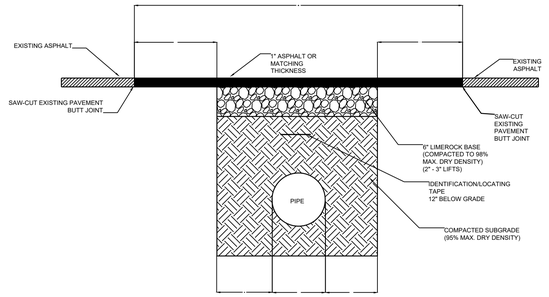
SHEET: WSD-2



NOTES

1. FOR EXCAVATION AND BACKFILL AROUND MANHOLES, APPURTENANCES, OR IN WATER, REFER TO PROVISIONS WITHIN THE SPECIFICATIONS.
2. UNLESS OTHERWISE SPECIFIED, BEDDING MATERAL SHALL CONSIST OF WASHED AND GRADED LIMEROCK (3/8"-7/8").
3. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH SPECIFICATIONS
4. REFER TO SPECIFICATIONS FOR EXCAVATION IN MUCK OR OTHER UNSUITABLE MATERIAL

TYPICAL TRENCH EXCAVATION



NOTES:

1. NO OPEN CUTS PERMITTED WITHIN CITY-OWNED RIGHTS-OF-WAY WITHOUT WRITTEN PERMISSION OF THE CITY OF BOCA RATON ENGINEERING DEPARTMENT.
2. CITY OF BOCA RATON ENGINEERING DEPARTMENT TO BE NOTIFIED FOR INSPECTION OF LIMEROCK AND SUBGRADE PRIOR TO RECONSTRUCTION OF ASPHALT.
3. ANY CUTS GREATER THAN 36" THE CONTRACTOR MUST SUBMIT TO THE CITY OF BOCA RATON ENGINEERING DEPARTMENT A SHOP DRAWING OF HIS PROPOSED PAVEMENT REPAIR FOR APPROVAL.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAING TRAFFIC IN ACCORDANCE WITH THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL & SAFE PRACTICES.

OPEN-CUT DRIVEWAY REPLACEMENT

STANDARD SEPARATIONS

NEW OR RELOCATED, UNDERGROUND WATER MAINS WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE TREATMENT AND DISPOSAL SYSTEM."

NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY-OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.

AT THE UTILITY CROSSINGS DESCRIBE IN PART II.C.1.W OF DEP FORM 62-555.900(7), ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

PIPE MARKINGS

ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(B)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR, (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)

STANDARD SEPARATIONS & PIPE MARKING NOTES

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PROJECT:	240210
SHEET:	WSD-3

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PLAT LIMITS

PCN: 70-43-44-19-14-002-0090
PCN: 70-43-44-19-14-002-0111
OWNER: PROLACTO MICH INC
MILLERS ADDITION
P.B. 16, PG. 16, P.B.C.R.

S 88°04'23" E 83.33'

PLAT LIMITS

RETENTION AREA

CLEANOUT

S 01°36'15" W 75.00'

PCN: 70-43-44-19-14-003-0140
OWNER: BALAOURAS ELEFTHERIA TRUST
MILLERS ADDITION
P.B. 16, PG. 16, P.B.C.R.

COMMERCIAL ZONING CG

PALM BEACH FIRE TRUCK
Custom

S 88°04'23" E 243.65'

DUMPSTER

BYPASS LANE

12 CAR STACKING

ASPHALT

VALVE

MILLERS ADDITION
PCN: 70-43-44-19-14-003-0211
OWNER: LAKE WORTH ROAD PLAZA LLC
P.B. 16, PG. 16, P.B.C.R.

COMMERCIAL ZONING CG

N 01°36'15" E 266.45'

BAY No. 1 1500 — DRIVE UP COFFEE
BAY No. 2 2213 — RETAIL
BAY No. 3 1206 — RETAIL
BAY No. 4 1206 — RETAIL
BAY No. 5 1206 — RETAIL
BAY No. 6 1144 — RETAIL
BAY No. 7 1206 — RETAIL
BAY No. 8 1194 — RESTAURANT

RUSH 10' X 10' RISE 90 FEET

PROPOSED BUILDING
F.F. ELEV.=14.00'
N.A.V.D.

MONITORING WELL

GAS LIDS

LIGHT

SIGN

S 02°25'59" E 37.08'

S 44°44'56" W 50.22'

N 88°04'23" W 297.96'

PALM BEACH FIRE TRUCK
Custom

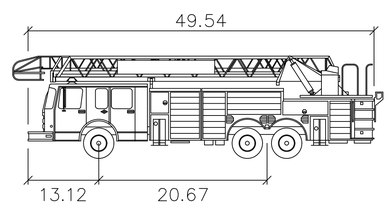
WEST BOUND LANES ASPHALT
STATE ROAD NO. 802
LAKE WORTH ROAD
(124' RIGHT OF WAY)
AS MEASURED ON THE
PALM BEACH COUNTY PROPERTY APPRAISERS WEB MAP
MULTILANE DIVIDED HIGHWAY

SOUTH BOUND LANES ASPHALT
STATE ROAD NO. 807
SOUTH CONGRESS AVENUE
(RIGHT OF WAY WIDTH VARIES)
AS MEASURED ON THE
PALM BEACH COUNTY PROPERTY APPRAISERS WEB MAP
MULTILANE DIVIDED HIGHWAY

COMMERCIAL ZONING CG

N

20 10 5 0 20
1"= 20'



Fire Truck

	feet
Width	: 8.53
Track	: 8.53
Lock to Lock Time	: 6.0
Steering Angle	: 32.6

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NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers · Planners · Surveyors
1601 Yamato Road, Suite 105
Boca Raton, Florida 33431 · (561) 392-0221
C26258 · LB7924

PALM SPRINGS MARKET PLACE

FIRE & GARBAGE TRUCK PATH PLAN

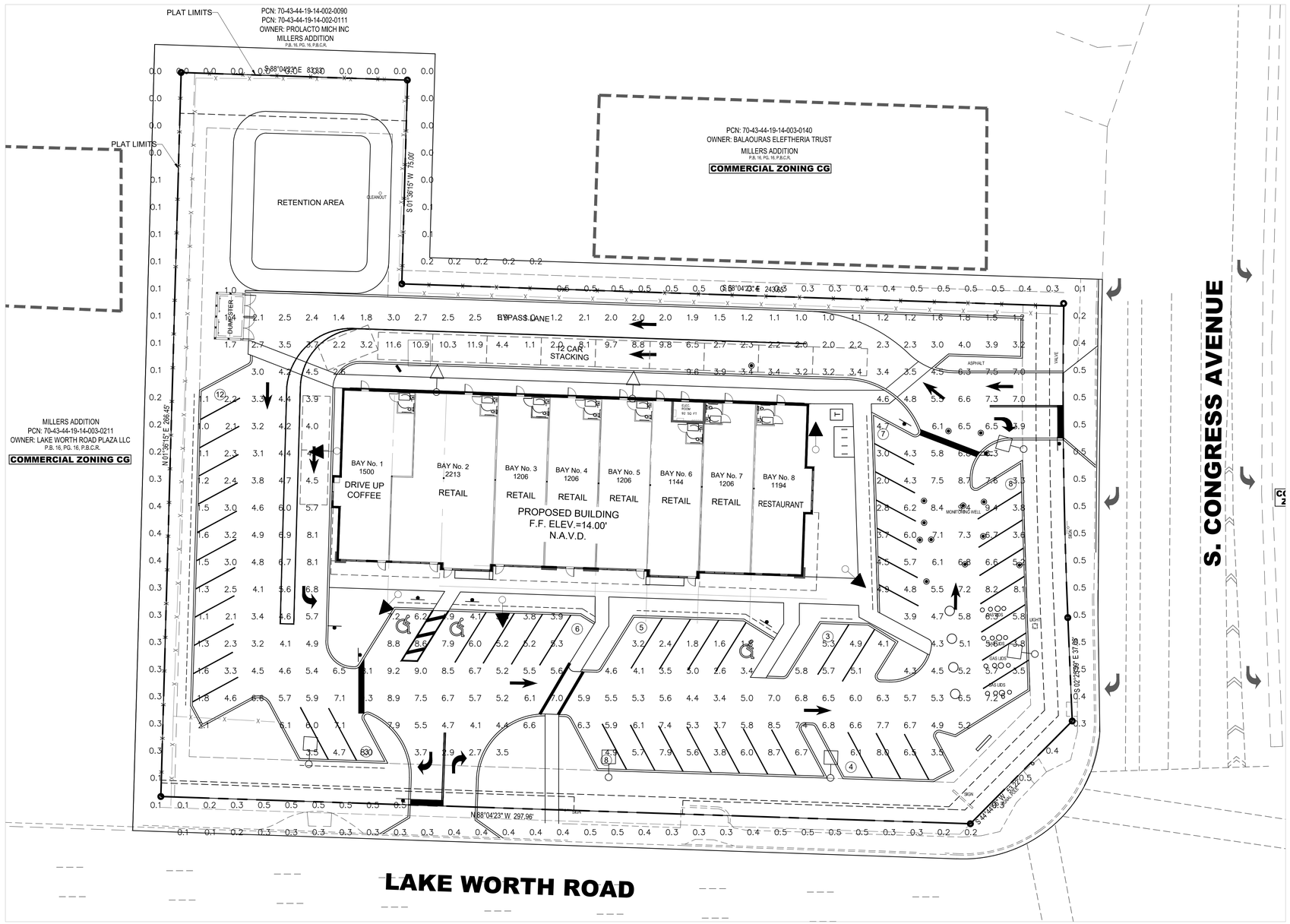
DATE:	10/18
DESIGNED BY:	JH
DRAWN BY:	HG
CHECKED BY:	JH

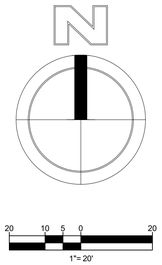
JAY HUEBNER
LICENSE
No. 54615
STATE OF FLORIDA
PROFESSIONAL ENGINEER

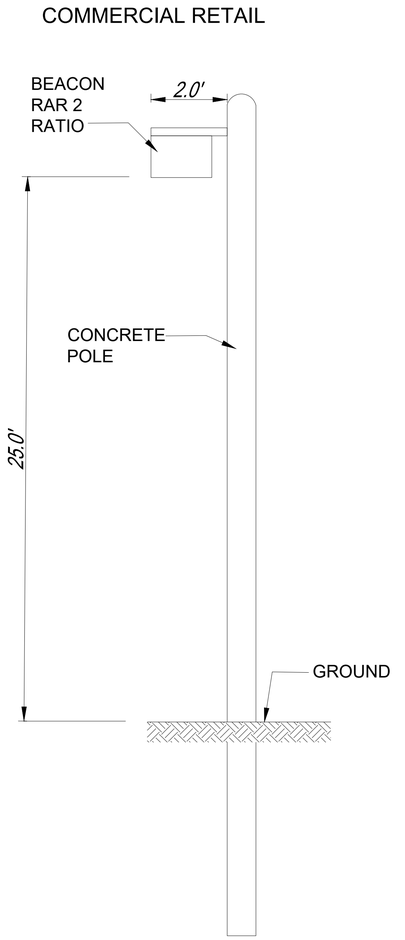
DATE:
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

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PROJECT:	240210
SHEET:	FT-1







LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	MODEL	QUANTITY	TOTAL LUMENS	IES FILE
RAR2		(1) B-70-CRI		BEACON, RAR2-320L-165-4K7-3	5	21714	RAR2-320L-165-4K7-3 (1)
RAR-2-HSS		(1) B-70-CRI	Ratio Area 3; Type IV-W Optics with 90° House-Side Shield (mounted on door)	BEACON, RAR2-320L-165-3K7-4W-HSS-90-B	7	18282	RAR2-320L-165-3K7-4W-HSS-90-B
RAR2-HSS		(1)	Ratio Area 3; Type IV-W Optics with 90° House-Side Shield (mounted on door)	BEACON, RAR2-320L-165-3K7-4W-HSS-90-B	2	16235	RAR2-320L-165-3K7-4W-HSS-90-B

ONSITE LIGHTING

AVERAGE FOOT-CANDLES	4.74
MAXIMUM FOOT-CANDLES	11.9
MINIMUM FOOT-CANDLES	1.0
MINIMUM TO MAXIMUM FC RATIO	0.07
MAXIMUM TO MINIMUM FC RATIO	13.71
AVERAGE TO MINIMUM FC RATIO	5.46

OFFSITE LIGHTING

AVERAGE FOOT-CANDLES	0.31
MAXIMUM FOOT-CANDLES	0.5
MINIMUM FOOT-CANDLES	0
MINIMUM TO MAXIMUM FC RATIO	0.01
MAXIMUM TO MINIMUM FC RATIO	67.31
AVERAGE TO MINIMUM FC RATIO	26.62

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Boca Raton, Florida 33431 - (561) 392-0221
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PALM SPRINGS MARKET PLACE

PHOTOMETRIC PLAN

DATE:	01/16
DESIGNED BY:	JH
DRAWN BY:	HG
CHECKED BY:	JH

JAY HUEBNER LICENSE No. 54615 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE:
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

No. 54615 JAY HUEBNER STATE OF FLORIDA PROFESSIONAL ENGINEER
It is unlawful for anyone, acting singly and except by the Florida P.E. who sealed this document, to alter this document in any way. If this document is altered, the altering engineer must sign, seal and date the alteration and describe the alteration.

PROJECT:	240210
SHEET:	PH-1 of 2

PLAT LIMITS

PCN: 70-43-44-19-14-002-0090
PCN: 70-43-44-19-14-002-0111
OWNER: PROLACTO MICH INC
MILLERS ADDITION
P.B. 16, PG. 16, P.B.C.R.

S 88°04'23" E 83.33'

PLAT LIMITS

RETENTION AREA

CLEANOUT

S 01°36'15" W 75.00'

PCN: 70-43-44-19-14-003-0140
OWNER: BALAOURAS ELEFTHERIA TRUST
MILLERS ADDITION
P.B. 16, PG. 16, P.B.C.R.
COMMERCIAL ZONING CG

S 88°04'23" E 243.65'

Waste Collection Truck
EDMONTON 2018 (CA)

DUMPSTER

BYPASS LANE

12 CAR STACKING

ASPHALT

VALVE

MILLERS ADDITION
PCN: 70-43-44-19-14-003-0211
OWNER: LAKE WORTH ROAD PLAZA LLC
P.B. 16, PG. 16, P.B.C.R.
COMMERCIAL ZONING CG

N 01°36'15" E 266.45'

BAY No. 1	BAY No. 2	BAY No. 3	BAY No. 4	BAY No. 5	BAY No. 6	BAY No. 7	BAY No. 8
1500	2213	1206	1206	1206	1144	1206	1194
DRIVE UP COFFEE	RETAIL	RETAIL	RETAIL	RETAIL	RETAIL	RETAIL	RESTAURANT

PROPOSED BUILDING
F.F. ELEV.=14.00'
N.A.V.D.

DEC. ROW 80' 50' FT

MONITORING WELL

GAS LIDS

SIGN

S 07°25'59" E 37.08'

SOUTH BOUND LANES ASPHALT
STATE ROAD NO. 807
SOUTH CONGRESS AVENUE
(RIGHT OF WAY WIDTH VARIES)
AS MEASURED ON THE PALM BEACH COUNTY PROPERTY APPRAISERS WEB MAP
MULTI-LANE DIVIDED HIGHWAY

COMMERCIAL ZONING CG

S 44°48'06" W 56.22'

N 88°04'23" W 297.96'

Waste Collection Truck
EDMONTON 2018 (CA)

WEST BOUND LANES ASPHALT
STATE ROAD NO. 802
LAKE WORTH ROAD
(124' RIGHT OF WAY)
AS MEASURED ON THE PALM BEACH COUNTY PROPERTY APPRAISERS WEB MAP
MULTI-LANE DIVIDED HIGHWAY

N

20 10 5 0 20
1"= 20'

40.55

13.58 17.72

Front Loading Collection truck

	feet
Width	: 8.53
Track	: 8.53
Lock to Lock Time	: 6.0
Steering Angle	: 27.7

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16911 Yamato Road, Suite 105
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PALM SPRINGS MARKET PLACE

FIRE & GARBAGE TRUCK PATH PLAN

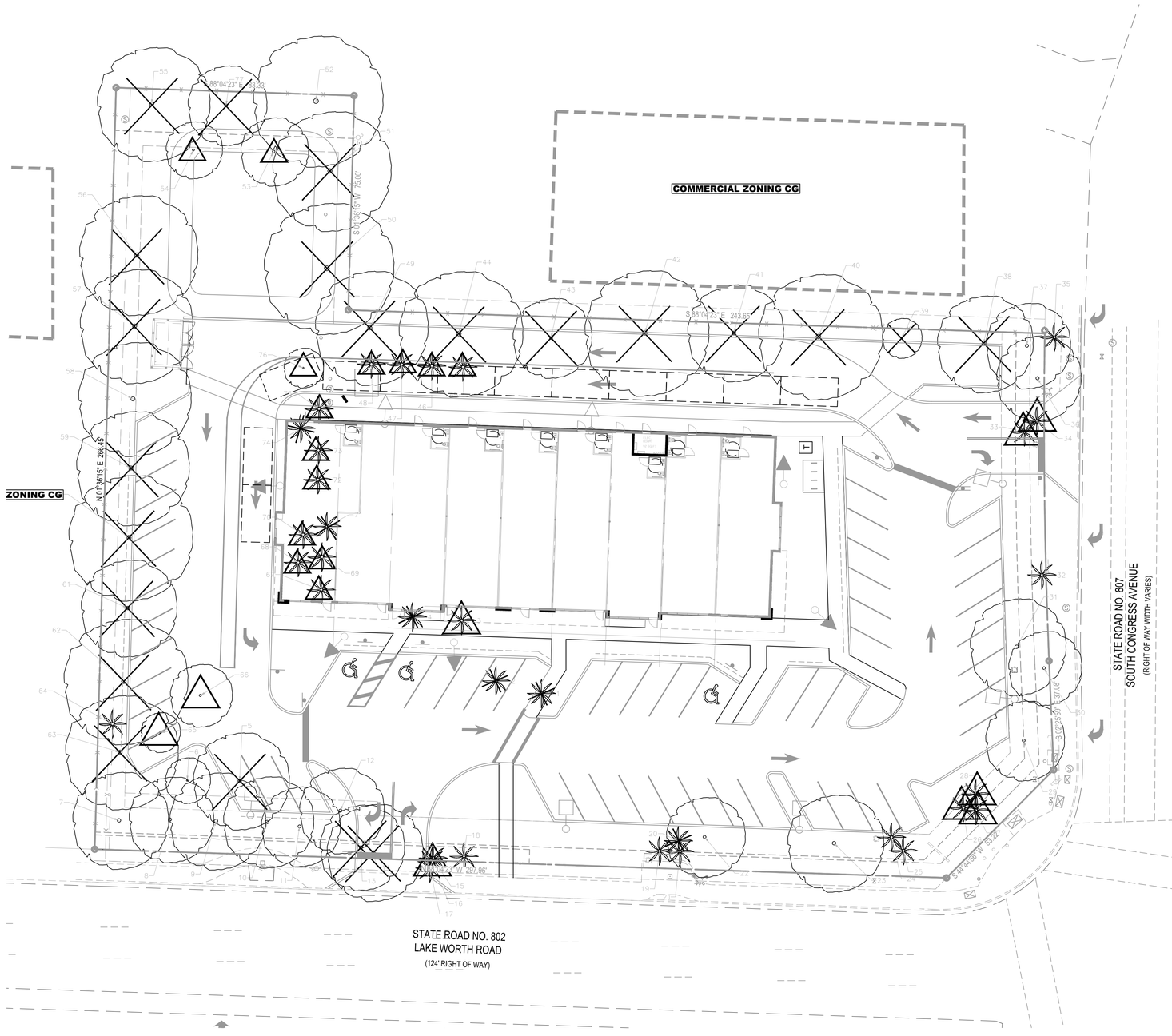
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JAY HUEBNER
LICENSE
No. 54615
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE:
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

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PROJECT:	240210
SHEET:	FGT-1



LEGEND:

EXISTING TREES AND PALMS TO BE REMOVED

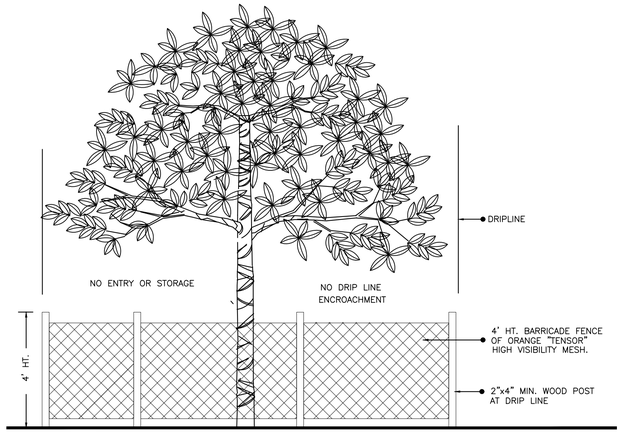
EXISTING TREES AND PALMS TO BE RELOCATED

EXISTING TREES AND PALMS TO REMAIN

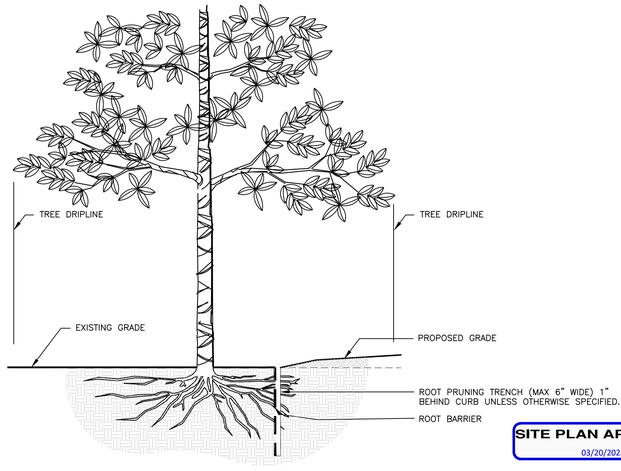
GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 INCH = 20 FEET



TREE PROTECTION BARRICADE FENCING DETAIL



TREES TO REMAIN ROOT PRUNING DETAIL

SITE PLAN APPROVAL
03/20/2025

This item has been digitally signed and sealed by Michael M. Bradley, RLA on the date adjacent to the seal.

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LANDSCAPE ARCHITECT
MICHAEL M. BRADLEY
LA6667655
STATE OF FLORIDA

APPROVED : MICHAEL M. BRADLEY, RLA
FLA. REGISTRATION NO. LA6667655 DATE : 3/20/2025

TREE DISPOSITION PLAN

PALM SPRINGS MARKET PLACE STARBUCKS

PALM BEACH COUNTY, FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE

MILLER LEGG
South Florida Office: 13680 NW 5th Street, Suite 200
Sunrise, Florida 33325
954-435-7000
www.millerlegg.com

CERTIFICATE OF AUTHORIZATION:
LB6680

DES	DRWN	CHK
DES.	DWN.	CHK.

PROJECT / FILE NO.
24-00197

DRAWING NO.
L-1

DATE DRAWN:
3/20/25

V:\PROJECTS\2024\24-00197 - PALM SPRINGS STARBUCKS\DRAWINGS\24-00197_TDP.DWG by MBRADLEY 3/20/2025 10:56:17 AM

GENERAL SPECIFICATIONS:

THE WORK AND MATERIALS NECESSARY FOR MEETING THESE SPECIFICATIONS SHALL BE INCLUDED IN THE UNIT COST OF TREE AND/OR PALM RELOCATION. PERFORM ALL TREE REMOVAL AND PRESERVATION ACTIVITIES IN COMPLIANCE THE CITY'S AND COUNTY'S CODES AND ORDINANCES & POLICIES.
NO PERSON SHALL REMOVE, RELOCATE, OR REPLACE ANY TREE OR VEGETATION FROM SUBJECT PROPERTY WITHOUT FIRST OBTAINING A TREE PERMIT FROM THE APPROPRIATE JURISDICTION.

1.00 SUBMITTALS

A. SUBMIT THE FOLLOWING LIST OF ITEMS FOR REVIEW PRIOR TO INITIATING TREE RELOCATION / REMOVAL ACTIVITIES:
1) VERIFICATIONS OF QUALIFICATIONS. CONTRACTOR TO SUBMIT A LIST OF REFERENCES AND MINIMUM OF FIVE (5) COMPLETED PROJECTS IN SIMILAR NATURE.
2) VERIFICATION OF ALL LICENSES AND CERTIFICATIONS.
3) SUBMIT SEQUENCE AND EXECUTION PLAN: PLAN TO INCLUDE THE FOLLOWING: PROPOSED SEQUENCE OF EVENTS FROM START TO FINISH, IN WRITING. INCLUDE NECESSARY MEETINGS / FIELD REVIEWS WITH CITY URBAN FORESTER. LIST OF ALL EQUIPMENT TO BE UTILIZED FOR TREE PREPARATION AND TRANSPLANTING. LITERATURE AND PROPOSED APPLICATION RATES FOR SPECIFIED WETTING AGENTS, FERTILIZERS, SOIL MIX, SOIL CONDITIONERS. TREE AND PALM WATERING SCHEDULE FOR TRANSPLANTED TREES AND PALMS. TREE PROTECTION PLAN FOR TREES & PALMS TO REMAIN. PROVIDE WORK SITE SUPERVISOR (W.S.S.) TO PROVIDE REGULAR ON SITE SUPERVISION DURING THE WORK. PROVIDE INTERNATIONAL SOCIETY OF ARBORICULTURE (I.S.A.) CERTIFIED ARBORIST INDEPENDENT OF CONTRACTOR AND SUBCONSULTANT RESPONSIBLE FOR THE RELOCATION LANDSCAPE ACTIVITIES. WORK SITE SUPERVISOR AND ISA CERTIFIED ARBORIST QUALIFICATIONS AND CONTACT INFORMATION TO BE INCLUDED IN SEQUENCE AND EXECUTION PLAN.

1.01 LOCATION

TREES SHALL BE RELOCATED ONCE FROM THEIR PRESENT LOCATION TO FINAL LOCATION. CONTRACTOR TO COORDINATE WITH THE FOR LOCATIONS OF THE RELOCATED MATERIAL. CONTRACTOR TO STAKE RELOCATION POSITIONS IN THE FIELD FOR REVIEW LANDSCAPE ARCHITECT. SHOULD TREES DESIGNATED TO BE RELOCATED NOT BE RELOCATABLE ON PROJECT SITE, CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT AND RELOCATE MATERIAL TO A SITE APPROVED BY LANDSCAPE ARCHITECT.

1.02 ROOT PRUNING

A. ALL TREE RELOCATION, ROOT PRUNING AND TRIMMING, SHALL BE PERFORMED UNDER THE SUPERVISION OF AN INTERNATIONAL SOCIETY OF ARBORICULTURE (I.S.A.) CERTIFIED ARBORIST, LICENSED IN PALM BEACH COUNTY AND WORK SITE SUPERVISOR.. I.S.A CERTIFIED ARBORIST TO BE INDEPENDENT OF CONTRACTOR AND SUBCONSULTANT PERFORMING THE TREE RELOCATION ACTIVITIES.
B. ROOT PRUNE TREES PRIOR TO MOVING THEM. COORDINATE WITH ISA CERTIFIED ARBORIST FOR MINIMUM AND IDEAL ROOT PRUNING WAITING PERIODS. RECOMMENDED FOR A TREE WITH A 12" OR GREATER CALIPER, ROOT PRUNE 8 TO 12 MONTHS PRIOR TO RELOCATING THE TREE. PRIOR TO ROOT PRUNING, THOROUGHLY WATER THE ROOT ZONE ON A CONTINUOUS BASIS WITH AT LEAST 2 TO 3 INCHES OF WATER, 2 TO 3 DAYS PRIOR TO ROOT PRUNING. IF THE TREE HAS A DORMANT PERIOD, THEY SHOULD NOT BE TRANSPLANTED DURING THAT TIME. TREES SHOULD NOT BE TRANSPLANTED DURING PERIODS OF STRONG WINDS, DRY WINTER MONTHS OR DURING DROUGHT.
C. ROOT PRUNING SHALL BE ACCOMPLISHED BY DIGGING A TRENCH TWO-THIRDS (2/3) OF THE WAY AROUND THE TREE AT A MINIMUM OF 24" DEEP. THE ROOT PRUNING SHALL PRODUCE A ROOT BALL THAT CAN ADEQUATELY SUPPORT THE TREE TO BE MOVED. ROOT PRUNE ONLY WITH A MECHANICAL ROOT-PRUNING SAW OR OTHER DEVICE WHICH CLEANLY CUTS ROOTS. THIS TRENCH SHALL FORM A ROOTBALL DIAMETER OF APPROXIMATELY 10" TO 1' FOR EACH 1" OF TRUNK CALIPER MEASURES 6" ABOVE THE GROUND.
D. ALL EXPOSED ROOTS SHALL BE CUT OFF CLEANLY, WITH SHARP INSTRUMENTS. BACKFILL TRENCHES WITH SOIL CONSISTING OF 30% SILICA SAND AND 70% MUCK. ROOT BALL & TRENCH SHALL BE KEPT MOIST DURING REGENERATION PERIOD.
E. ALL ROOT PRUNING SHALL BE DONE IN ACCORDANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE A-300 STANDARDS

1.03 TOP PRUNING AND THINNING:

A. THE AMOUNT OF GENERAL PRUNING AND THINNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS OR BRANCHES AS A RESULT OF TRANSPLANTING OPERATIONS. PRUNING AND THINNING SHALL BE DONE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF A PLANT.
B. ALL CROWN PRUNING SHALL BE DONE IN ACCORDANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE A-300 STANDARDS OR PALM PRUNING IN ACCORDANCE WITH THE STANDARDS IN "Arboriculture: Integrated Management of Landscape Trees, Shrubs, and Vines, Second Edition" by Richard W. Harris, CURRENT EDITION AND BY AN I.S.A. CERTIFIED ARBORIST.

1.04 BRACING AND GUYING OF TREES AFTER ROOT PRUNING:

A. BRACING AND GUYING SHALL BE PROVIDED TO ASSURE THE TREES' STABILITY DURING THE ROOT REGENERATION PERIOD; AS ANSI A-300 STANDARDS.

1.05 BALLING AND BURLAPPING

A. PLANT MATERIAL, WHICH IS IN A SOIL OF A LOOSE TEXTURE, WHICH DOES NOT READILY ADHERE TO THE ROOT SYSTEM, ESPECIALLY IN THE CASE OF LARGE PLANTS OR TREES, SHALL HAVE THE ROOTBALL TIGHTLY WRAPPED IN NATURAL BURLAP AND SECURED WITH A BIO-DEGRADABLE NATURAL HEMP ROPE.
B. NO SYNTHETIC WRAPPING MATERIALS MAY BE USED,

1.06 TRANSPLANTING PLANT MATERIAL

A. MOVEMENT OF PLANTS ON PUBLIC R.O.W.'S SHALL COMPLY WITH ALL ORDINANCES, CODES AND SAFETY REQUIREMENTS, ETC.
B. TRANSPORT MATERIALS ON VEHICLES LARGE ENOUGH TO ALLOW PLANTS TO NOT BE CROWDED AND DAMAGED. PLANTS SHALL BE COVERED TO PREVENT WIND DAMAGE DURING TRANSIT.
C. PROTECT PLANT MATERIAL DURING TRANSPORTING TO PREVENT DAMAGE TO THE ROOT SYSTEM AND DESICCATION OF LEAVES. TREES SHALL BE PROTECTED BY TYING IN THE BRANCHES AND COVERING ALL EXPOSED BRANCHES AS NECESSARY. DO NOT BEND OR BIND-TIE PLANT MATERIAL IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES OR ALTER THE NATURAL SHAPE.
D. ALL TRUNKS AND LIMBS THAT COULD BE DAMAGED DURING TRANSPLANTING SHALL BE WRAPPED WITH AT LEAST TWO LAYERS OF BURLAP OR SIMILAR FABRIC PRIOR TO MOVING.
E. THE CONTRACTOR SHALL EXERCISE CARE IN HANDLING, LOADING, UNLOADING, STORING, AND TRANSPORTING MATERIAL TO PREVENT DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR PROTECTION AND SAFEKEEPING OF MATERIALS STORED.
F. TRANSPORTING MUST BE DONE WITHIN 24 HOURS AFTER BEING DUG. STORE TREES IN SHADE, WHEN APPLICABLE. AND KEEP THE ROOT BALL AND CANOPY MOIST.
G. WHEN TREE IS READY TO BE TRANSPLANTED, EXISTING BACKFILLED ROOT PRUNE TRENCH SHALL BE CAREFULLY EXCAVATED SO AS NOT TO DISTURB OR DAMAGE NEW ROOTS WHEN TREE IS READY TO BE TRANSPLANTED.
H. THE TREE SHALL BE GENTLY LIFTED BY THE ROOT BALL NOT THE TRUNK. IF THE ROOT BALL BREAKS DUE TO AN UNSTABLE SOIL OR ANY OTHER REASON THE TREE MAY BE PINNED. THE LAST RESORT IS TO CHOKE THE TREE. EXTRA CARE SHOULD BE MADE SO THE BARK IS NOT STRIPPED DURING THIS OPERATION. ALL AREAS OF THE TRUNK SHOULD BE ADEQUATELY PROTECTED WITH BURLAP OR OTHER TYPE OF NATURAL FABRIC.

1.07 INSTALLATION

A. EXCAVATION OF HOLES:
PLANT HOLES SHALL BE ROUGHLY CYLINDRICAL IN SHAPE WITH SIDES APPROXIMATELY VERTICAL. THE DEPTH OF THE HOLE SHALL BE EQUAL TO THE ROOTBALL DEPTH. THE DIAMETER OF THE HOLE SHALL BE A MINIMUM OF TWO (2) TIMES THE WIDTH OF THE ROOTBALL DIAMETER. THE BOTTOM OF THE HOLE SHOULD BE COMPACTED SO THAT A MINIMAL AMOUNT OF DOWNWARD SETTLING TAKES PLACE.

B. SETTING OF PLANTS:
LANDSCAPE ARCHITECT SHALL BE CONTACTED PRIOR TO SETTING OF RELOCATED TREES. PLANT MATERIAL SHALL BE PLANTED A MINIMUM OF 2" HIGHER THAN THEIR NATURAL AND ORIGINAL PLANTING LEVEL PRIOR TO THEIR RELOCATION AND PLACEMENT ON THE NEW SITE. WHEN LOWERED INTO THE HOLE, THE PLANTS SHALL REST ON THE PREPARED HOLE BOTTOM SUCH THAT THE SURFACE ROOTS AT THE TOP OF THE ROOTBALL ARE LEVEL OR SLIGHTLY ABOVE THE LEVEL OF THE TOP OF THE HOLE. CREATE A SAUCER, APPROXIMATELY 6" DEEP TO HELP HOLD WATER. THE PLANTS SHALL BE SET STRAIGHT OR PLUMB OR NORMAL TO THE RELATIONSHIP OR THEIR GROWTH PRIOR TO TRANSPLANTING. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REALIGN ANY PLANT MATERIAL AFTER IT HAS BEEN SET, WITHOUT ADDITIONAL COST.

C. BACKFILLING
1) USE PLANTING SOIL FOR TREE INSTALLATION WHEN POOR SOILS ARE PRESENT AT NEW LOCATION CONSISTING OF 50/50 MIX OF GENERAL PURPOSE PLANTING SOIL TO SAND. PALMS RECEIVE 30/70 GENERAL PURPOSE PLANTING SOIL TO SAND MIX. EXCEPTION SHALL BE MADE BY CITY URBAN FORESTER.
2) BACKFILL THE BOTTOM TWO-THIRDS OF THE PLANTING HOLE AND FIRMLY TAMP AND SETTLE BY WATERING AS BACKFILLING PROGRESSES. AFTER HAVING TAMPED AND SETTLED THE BOTTOM TWO-THIRDS OF THE HOLE, THOROUGHLY PUDDLE WITH WATER AND FILL REMAINING ONE-THIRD OF THE HOLE WITH PLANTING SOIL, TAMPING AND WATERING TO ELIMINATE AIR POCKETS.

1.08 WATERING TRANSPLANTED TREES:

A. ROOTBALL WATERING: MAINTAIN A SOIL MOISTURE IN THE ROOT ZONE AT AN OPTIMUM LEVEL FOR HEALTHY GROWTH. DEEP WATER THE ENTIRE ROOTBALL AREA AT A MINIMUM ACCORDING TO THE APPROVED WATERING SCHEDULE. WATER TO FIELD CAPACITY, (WATER UNTIL SOIL CAN BE CLUMPED AND WILL RETAIN IT'S SHAPE). TEMPORARY IRRIGATION SYSTEM TO BE INSTALLED AND MAINTAINED. IF THERE IS NO SOURCE FOR WATER AVAILABLE AT THE PROJECT, SUCH AS A HOSEBIB(S) OR FIRE HYDRANTS(S) IF APPROVED FOR USE, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING WATER BY MEANS OF A TRUCK OR TANK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PAY ANY FEES FOR WATER USE.
B. THE CONTRACTOR SHALL ADHERE TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S WATER RESTRICTIONS CURRENT AT THE TIME OF RELOCATION ACTIVITIES.

1.09 MULCHING OF PLANT SAUCER:

A. MULCH SHALL BE SHREDDED EUCALYPTUS OR MELALEUCA GRADE 'B' MULCH OR EQUAL (NO CYPRESS MULCH OR RED MULCH). THE WATERING SAUCER SHALL RECEIVE A 3" DEPTH LAYER WHICH SHALL TAPER TO A 1" DEPTH LAYER UP TO 3" FROM THE TRUNK OF TREE.

1.10 APPLICATION OF FERTILIZER:

A. AT TIME OF WATERING ROOT-PRUNED TREES PRIOR TO TRANSPLANTING, DRENCH ROOTBALL ONCE PER WEEK DURING THE COURSE OF WATERING WITH A SOLUBLE FERTILIZER THAT HAS A 20.20.20 ANALYSIS AT THE MANUFACTURER'S RECOMMENDED RATE.
B. RELOCATED TREES SHALL NOT BE FERTILIZED AT TIME OF PLANTING, BUT SHALL BE WATERED SUFFICIENTLY UNTIL THE TREE GROWTH IS REESTABLISHED. THREE (3) WEEKS AFTER TRANSPLANTING, AND AFTER MULCHING, APPLY ON THE SURFACE, EVENLY SPREAD OVER THE AREA OF THE ENTIRE ROOTBALL AT THE RATE OF 0.5KG PER 1" OF TRUNK DIAMETER.

1.11 STAKING TREES:

A. STAKE ALL TREES AT THE NEW SITE WITH NEW TIMBERS WITH A MINIMUM 2" X 4" DIMENSION AS PER CITY STANDARD, OR IN THE CASE OF OBSTACLE, IN ANOTHER MANNER WHICH WILL SUPPORT THE TREES.

1.12 CLEAN-UP:

A. DISPOSAL OF WASTE: ALL WASTE AND OTHER OBJECTIONABLE MATERIAL CREATED THROUGH PLANTING OPERATIONS AND LANDSCAPE CONSTRUCTION SHALL BE REMOVED COMPLETELY ON A DAILY BASIS FROM THE JOB OR AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. ANY PAVED AREAS, INCLUDING CURBS AND SIDEWALKS THAT HAVE BEEN STAINED WITH SOIL, SOD WASTE, FERTILIZER OR OTHER WASTE SHALL BE THOROUGHLY SWEPT.
B. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF STAKES AND BATTENS AND UNTIE ANY TIED-UP CANOPIES WHEN IT IS DETERMINED BY THE CITY THAT SUFFICIENT TIME HAS ELAPSED FOR THE PLANTS TO ROOT STABILIZE, AND/OR AT THE END OF THE ONE YEAR GUARANTEE PERIOD. THIS SHALL BE DONE EVEN IF THE PROJECT HAS BEEN COMPLETED AND GIVEN FINAL ACCEPTANCE. THE CONTRACTOR SHALL UNTIE CANOPIES IMMEDIATELY AFTER INSTALLATION AND REMOVE STAKES AFTER ONE YEAR.
C. BACKFILLING OF HOLE LEFT BY RELOCATED OR REMOVED TREE SHALL BE DONE IMMEDIATELY AFTER TREE REMOVAL TO PREVENT INJURIES. THE CONTRACTOR SHALL BACKFILL HOLES WITH CLEAN FILL FROM SITE, FLUSH WITH ADJACENT GRADE.

1.13 GUARANTEE AND REPLACEMENT:

A. ALL RELOCATED PLANT MATERIAL SHALL BE GUARANTEED DURING RELOCATION ACTIVITIES INCLUDING ROOT PRUNING, AND SHALL HAVE AN MINIMUM ONE (1) YEAR GUARANTEE OR UNTIL PROJECT FINAL ACCEPTANCE, WHICHEVER IS GREATER, ANY DEFICIENCIES SHALL REQUIRE REPLACEMENT.
B. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 75 MPH AS DEFINED BY THE MIAMI HURRICANE CENTER, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST.

1.14 SCHEDULE AND APPROVALS:

SUBMIT A WRITTEN SCHEDULE OF OPERATIONS AND WRITTEN REQUESTS FOR APPROVALS IN ACCORDANCE WITH PROJECT SPECIFICATIONS OR AS OTHERWISE AGREED UPON.

1.15 FINAL ACCEPTANCE:

LANDSCAPE ARCHITECT SHALL REVIEW PROJECT UPON NOTIFICATION BY CONTRACTOR. LANDSCAPE ARCHITECT SHALL ISSUE A FINAL ACCEPTANCE AFTER ALL CONTRACT ITEMS AND OBLIGATIONS ARE SATISFACTORY.

TREE DISPOSITION CHART

ID #	Common Name	Botanical Name	DBH Inches	Height Clear Trunk Ft	Spread FT	Condition	Disposition	Notes
1	Christmas Palm	Adonidia merrillii	4	2	5	Poor (30%)	Remove	Trunk Damage
2	Christmas Palm	Adonidia merrillii	4	3	4	Poor (30%)	Remove	Trunk Damage
3	Christmas Palm	Adonidia merrillii	4	3	4	Fair (55%)	Relocate	Yellow Fronds
4	Christmas Palm	Adonidia merrillii				Dead (0%)	Remove	Co-Dominant Leaders|Limb Damage - Minor|Partially Uprooted
5	Carrotwood	Cupaniopsis anacardioides	16	26	34	Fair (50%)	Remove	Limb Damage - Minor|Lopsided, Invasive Exotic
6	Clusia	Clusia rosea	5	20	16	Fair (50%)	Remain	Limb Damage - Minor|Lopsided
7	Live Oak	Quercus virginiana	15	26	34	Fair (55%)	Remain	Circling Roots|Limb Damage - Minor|Lopsided
8	Live Oak	Quercus virginiana	13	32	30	Fair (50%)	Remain	Co-Dominant Leaders|Lopsided
9	Live Oak	Quercus virginiana	15	36	34	Fair (50%)	Remain	Bent Leader|Limb Damage - Minor
10	Live Oak	Quercus virginiana	12	34	32	Fair (50%)	Remain	Co-Dominant Leaders|Lopsided|Sprouting
11	Live Oak	Quercus virginiana	9	36	28	Fair (45%)	Remain	Bent Leader|Limb Damage - Minor|Lopsided
12	Live Oak	Quercus virginiana	13	34	30	Fair (50%)	Remain, Root Prune	Bent Leader|Co-Dominant Leaders|Lopsided
13	Live Oak	Quercus virginiana	13	30	30	Fair (50%)	Remove	Apical Dieback|Bent Leader
14	Live Oak	Quercus virginiana	13	30	34	Fair (55%)	Remove	
15	Cabbage Palm	Sabal palmetto	11	20	12	Good (80%)	Relocate	
16	Cabbage Palm	Sabal palmetto	11	12	8	Good (70%)	Relocate	Leaning
17	Cabbage Palm	Sabal palmetto	12	18	12	Good (70%)	Relocate	Leaning
18	Cabbage Palm	Sabal palmetto	11	18	10	Good (80%)	Remain	
19	Cabbage Palm	Sabal palmetto	10	20	18	Good (70%)	Remain	Bent Trunk
20	Cabbage Palm	Sabal palmetto	12	20		Dead (0%)	Remove	
21	Cabbage Palm	Sabal palmetto	11	20	10	Good (65%)	Remain	Bent Trunk
22	Live Oak	Quercus virginiana	12	28	28	Good (70%)	Remain, Root Prune	Limb Damage - Minor
23	Live Oak	Quercus virginiana	18	36	34	Good (65%)	Remain, Root Prune	Slight Lean|Sprouting
24	Montgomery Palm	Veitchia arecina				Dead (0%)	Remove	
25	Montgomery Palm	Veitchia arecina	6	16	8	Good (70%)	Remain	Bent Trunk
26	Montgomery Palm	Veitchia arecina	6	14	10	Good (70%)	Relocate	Bent Trunk
27	Montgomery Palm	Veitchia arecina	7	14	10	Good (70%)	Relocate	Bent Trunk
28	Montgomery Palm	Veitchia arecina	6	15	10	Good (70%)	Relocate	Bent Trunk
29	Live Oak	Quercus virginiana	11	26	28	Good (65%)	Remain	Bent Leader|Sprouting
30	Live Oak	Quercus virginiana	12	28	26	Fair (50%)	Remain	Limb Damage - Minor|Sprouting
31	Live Oak	Quercus virginiana	13	28	34	Good (65%)	Remain, Root Prune	Co-Dominant Leaders|Constricted Roots|Limb Damage - Minor
32	Cabbage Palm	Sabal palmetto	12	20	10	Good (80%)	Remain	
33	Cabbage Palm	Sabal palmetto	11	14	10	Good (75%)	Relocate	
34	Cabbage Palm	Sabal palmetto	10	12	8	Good (80%)	Relocate	
35	Cabbage Palm	Sabal palmetto	12	5	8	Good (80%)	Remain	
36	Live Oak	Quercus virginiana	13	28	30	Fair (45%)	Remain	Apical Dieback|Bent Leader|Lopsided
37	Live Oak	Quercus virginiana	16	32	30	Fair (50%)	Remain, Root Prune	Bent Leader|Lopsided|Sprouting
38	Live Oak	Quercus virginiana	18	32	34	Fair (50%)	Remove	Adjust Power Lines|Bent Leader|Lopsided
39	Live Oak	Quercus virginiana	11	24	14	Poor (35%)	Remove	Limb Damage - Major|Sprouting|Trunk Damage - Major
40	Live Oak	Quercus virginiana	20	38	44	Fair (55%)	Remove	Constricted Roots|Limb Damage - Minor
41	Live Oak	Quercus virginiana	16	36	34	Fair (50%)	Remove	Co-Dominant Leaders|Lopsided|Sprouting
42	Live Oak	Quercus virginiana	20	38	44	Fair (45%)	Remove	Circling Roots|Constricted Roots|Limb Damage - Minor
43	Live Oak	Quercus virginiana	13	28	28	Fair (50%)	Remove	Bent Leader|Limb Damage - Minor|Lopsided
44	Live Oak	Quercus virginiana	20	42	44	Good (70%)	Remove	Limb Damage - Minor
45	Montgomery Palm	Veitchia arecina	8	20	10	Good (70%)	Relocate	Bent Trunk
46	Montgomery Palm	Veitchia arecina	8	20	10	Good (70%)	Relocate	Bent Trunk
47	Montgomery Palm	Veitchia arecina	5	18	6	Good (75%)	Relocate	Bent Trunk
48	Montgomery Palm	Veitchia arecina	6	20	10	Good (70%)	Relocate	Bent Trunk
49	Live Oak	Quercus virginiana	19	38	40	Fair (55%)	Remove	Co-Dominant Leaders|Limb Damage - Minor|Sprouting
50	Live Oak	Quercus virginiana	19	44	46	Good (65%)	Remove	Limb Damage - Minor|Sprouting
51	Live Oak	Quercus virginiana	22	38	42	Good (70%)	Remove	Limb Damage - Minor
52	Live Oak	Quercus virginiana	20	38	46	Fair (50%)	Remain, Root Prune	Leaning - Minor|Limb Damage - Minor
53	Clusia	Clusia rosea	8	22	24	Good (80%)	Relocate	
54	Clusia	Clusia rosea	8	18	20	Good (80%)	Relocate	
55	Live Oak	Quercus virginiana	22	42	40	Good (70%)	Remove	Co-Dominant Leaders|Limb Damage - Minor
56	Live Oak	Quercus virginiana	25	40	42	Good (70%)	Remove	Apical Dieback|Limb Damage - Minor
57	Live Oak	Quercus virginiana	16	34	40	Good (75%)	Remove	Limb Damage - Minor
58	Live Oak	Quercus virginiana	18	38	40	Good (80%)	Remain, Root Prune	Limb Damage - Minor
59	Live Oak	Quercus virginiana	18	36	40	Good (70%)	Remove	Limb Damage - Minor
60	Live Oak	Quercus virginiana	22	38	44	Good (70%)	Remove	Limb Damage - Minor
61	Live Oak	Quercus virginiana	14	32	34	Fair (50%)	Remove	Limb Damage - Minor|Lopsided|Sprouting
62	Live Oak	Quercus virginiana	22	42	44	Good (70%)	Remove	Limb Damage - Minor|Sprouting
63	Live Oak	Quercus virginiana	18	36	40	Good (65%)	Remove	Co-Dominant Leaders|Included Bark|Limb Damage - Minor
64	Cabbage Palm	Sabal palmetto	10	4	12	Good (80%)	Remain	
65	Silver Buttonwood	Conocarpus erectus	5	12	14	Fair (55%)	Relocate	Bent Leader|Limb Damage - Minor
66	Silver Buttonwood	Conocarpus erectus	8	20	22	Good (70%)	Relocate	Bent Leader|Co-Dominant Leaders
67	Cabbage Palm	Sabal palmetto	12	24	10	Good (80%)	Relocate	
68	Cabbage Palm	Sabal palmetto	11	20	10	Good (70%)	Relocate	Bent Trunk
69	Cabbage Palm	Sabal palmetto	11	24	10	Good (70%)	Relocate	Trunk Damage
70	Cabbage Palm	Sabal palmetto	11	18	10	Good (70%)	Relocate	Yellow Fronds
71	Cabbage Palm	Sabal palmetto				Dead (0%)	Remove	
72	Cabbage Palm	Sabal palmetto	11	22	10	Good (80%)	Relocate	
73	Cabbage Palm	Sabal palmetto	11	20	10	Good (75%)	Relocate	Bent Trunk
74	Cabbage Palm	Sabal palmetto				Dead (0%)	Remove	
75	Cabbage Palm	Sabal palmetto	12	18	10	Good (80%)	Relocate	
76	Clusia	Clusia rosea	5	12	14	Good (80%)	Relocate	
77	Live Oak	Quercus virginiana	8	36	28	Good (80%)	Remove	

SITE PLAN APPROVAL
03/20/2025

This item has been digitally signed and sealed by Michael M. Bradley, RLA on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

LANDSCAPE ARCHITECT
MICHAEL M. BRADLEY
LA6667655
STATE OF FLORIDA

APPROVED : MICHAEL M. BRADLEY, RLA
FLA. REGISTRATION NO. LA6667655 DATE : 3/20/2025

REVISIONS

NO.	DATE	REVISIONS

PALM SPRINGS MARKET PLACE STARBUCKS
PALM BEACH COUNTY, FLORIDA

TREE DISPOSTIION NOTES

MILLER LEGG
South Florida Office: 13880 NW 5th Street, Suite 200
Sunrise, Florida 33325
954-486-7000
www.millerlegg.com

CERTIFICATE OF AUTHORIZATION:
LB6680

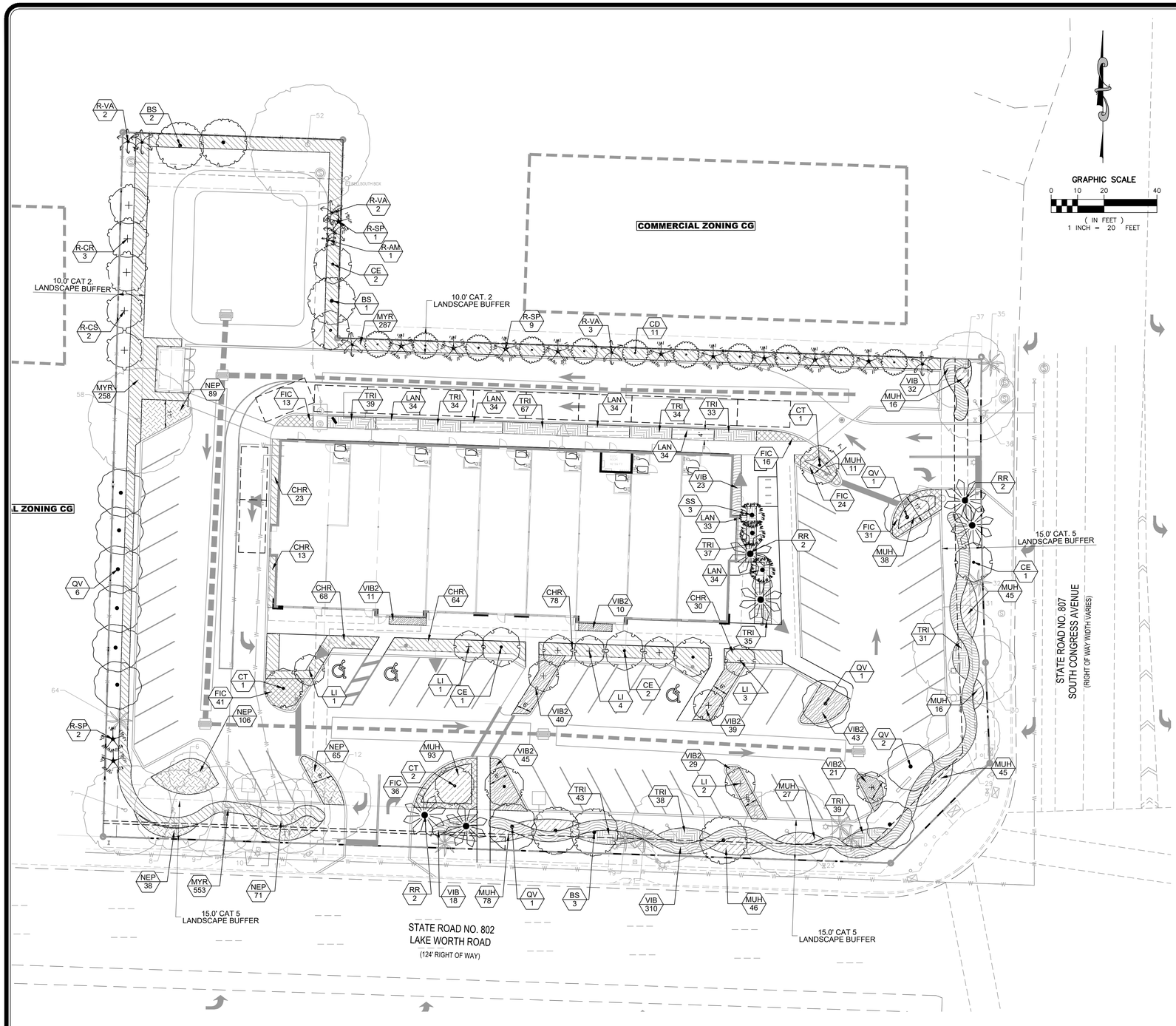
DES	DRWN	CHK
DES.	DWN.	CHK.

PROJECT / FILE NO.
24-00197

DRAWING NO.
L-2

DATE DRAWN:
3/20/25

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PLANT_SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CALIPER	HEIGHT	SPREAD	NATIVE	QTY
TREES								
	BS	Bursera simaruba / Gumbo Limbo	Field Grown	3.5" CAL	16` HT		Yes	6
	CD	Coccoloba diversifolia / Pigeon Plum	Field Grown	4"CAL	14` HT		Yes	11
	CE	Conocarpus erectus / Buttonwood	Field Grown	3.5" CAL	14` HT		Yes	6
	CT	Conocarpus erectus var. sericeus / Silver Buttonwood	Field Grown	Multi-trunk Min 6" Total CAL	14` HT		Yes	4
	LI	Lagerstroemia indica / Crape Myrtle	Field Grown	Multi-trunk Min 6" Total CAL	14` HT		No	10
	QV	Quercus virginiana / Southern Live Oak	Field Grown	4.5" CAL	16` HT		Yes	11
	RR	Roystonea regia / Royal Palm	Field Grown		16` GW		Yes	6
	SS	Sabal palmetto / Cabbage Palmetto	Field Grown		16`-18` CT		Yes	3
RELOCATED TREES & PALMS								
	R-AM	Adonidia merrillii / Manila Palm	Relocated	N/A	3` HT.	4` SPR.	No	1
	R-CR	Clusia rosea / Autograph Tree	Relocated	VARIES	VARIES	VARIES	Yes	3
	R-CS	Conocarpus erectus var. sericeus / Silver Buttonwood	Relocated	VARIES	VARIES	VARIES	Yes	2
	R-SP	Sabal palmetto / Cabbage Palmetto	Relocated	N/A	VARIES	VARIES	Yes	12
	R-VA	Veitchia arecina / Montgomery Palm	Relocated	N/A	VARIES	VARIES	No	7
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	NATIVE	SPACING	QTY
SHRUB AREAS								
	CHR	Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum	3 GAL	24" HT.		Yes	24" o.c.	290
	FIC	Ficus microcarpa 'Green Island' / Green Island Indian Laurel Fig	3 GAL	12" HT.		Yes	24" o.c.	161
	LAN	Lantana involucrata / Buttonsage	3 GAL	24" HT.		Yes	18" o.c.	203
	MUH	Muhlenbergia capillaris / Pink Muhly Grass	3 GAL	24"		Yes	18" o.c.	415
	MYR	Myrcianthes fragrans / Simpson's Stopper	7 GAL	36" HT.		Yes	30" o.c.	545
	NEP	Nephrolepis exaltata / Boston Fern	3 GAL	12" HT.		Yes	18" o.c.	365
	TRI	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass	3 GAL	18" HT.		Yes	18" o.c.	430
	VIB2	Viburnum obovatum / Walter's Viburnum	3 GAL	24" HT.		Yes	24" o.c.	238
	VIB	Viburnum obovatum / Walter's Viburnum	7 GAL	36" HT.		Yes	24" o.c.	383

NOTE:
ALL AREAS NOT DESIGNATED FOR HARDSCAPE, VEHICULAR USE, BUILDING FOOTPRINT, OR PLANTING ARE TO BE PLANTED WITH ST. AUGUSTINE SOD.

SITE PLAN APPROVAL
03/20/2025

This item has been digitally signed and sealed by Michael M. Bradley, RLA on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

LANDSCAPE ARCHITECT
MICHAEL M. BRADLEY
LA6667655
STATE OF FLORIDA

APPROVED : MICHAEL M. BRADLEY, RLA
FLA. REGISTRATION NO. LA6667655 DATE : 3/20/2025

REVISIONS

NO.	DATE	REVISIONS
1	3/20/25	PSMU

PALM SPRINGS MARKET PLACE STARBUCKS
PALM BEACH COUNTY, FLORIDA

LANDSCAPE PLAN

MILLER LEGG
South Florida Office: 13680 NW 5th Street, Suite 200
Sunrise, Florida 33325
954-435-7000
www.millerlegg.com

CERTIFICATE OF AUTHORIZATION: LB6680

DES.	DWN.	CHK.

PROJECT / FILE NO. 24-00197
DRAWING NO. L-3
DATE DRAWN: 3/20/25

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1. PLANT MATERIAL: All plant material shall be Florida #1 or better as established by "Grades and Standards for Nursery Plants" of the state of Florida, Department of Agriculture.

2. All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.

3. Quantities listed on the the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, topsoil, fertilizer, etc. shall be included in the unit cost of the plants.

4. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or plant list, the plan takes precedence.

5. All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded eucalyptus or florimulch grade 'B' or better.

6. The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.

7. SOD: All areas not used for buildings, vehicular use areas, walks or planting beds shall be grassed. Grassing shall extend to any abutting street pavement edge and to the mean waterline of any abutting canal, lake or waterway.

8. PLANTING SOIL: All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas and 2" for sodded grass areas.

9. Planting soil to be a weed-free mixture of 50% sand, 40% muck, and 10% Canadian peat. All plant material to receive planting soil as per details.

10. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.

11. Contractor to notify "Sunshine State One Call of Florida, Inc." at 1-800-432-4770 Two Full Business Days prior to digging for underground utility locations.

12. Contractor shall be responsible for providing final grading of all associated planting areas.

13. After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off-site.

14. All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note 8).

15. No plunging of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.

16. Contractor shall stake & guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during warranty period and removal & disposal of staking after establishment period.

17. Fertilizer for grass areas shall be NPK 16-4-8 @ 12.5 lbs/1000 s.f. or 545 lbs/acre. Nitrogen 50% slow release form & fertilizer to include secondary micronutrients.

18. SUBSTITUTIONS AND CHANGES: All substitutions and changes shall be approved in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscape Architect, the owner and governing municipality.

19. WATERING: All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition, Contractor will continue watering of plant material until substantial completion and as needed thereafter for a period of 2 months.

20. All new plant material shall be guaranteed for 1 year from time of final acceptance of project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10 days of notification. For all replacement plant material, the warranty period shall be extended an additional 45 days beyond the original warranty period. All trees that lean or are blown over, caused by winds less than 75 mph, will be re-set and braced by the Contractor at no additional cost to the Owner.

21. The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.

22. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.

23. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.

24. Root-prune all trees a minimum of (8) weeks prior to planting.

25. All landscaped areas will be irrigated by an underground, automatic, rust-free irrigation system providing 100% coverage and 100% spray overlap. The system shall be maintained in good working order and designed to minimize water on impervious services and not overspray walkways. A rain sensor device shall be installed to override the irrigation cycle of the system when adequate rainfall has occurred.

26. All plant material planted within the sight distance triangle areas (see plan) shall provide unobstructed cross-visibility at a horizontal level between 30 inches and 8 feet above adjacent street grade.

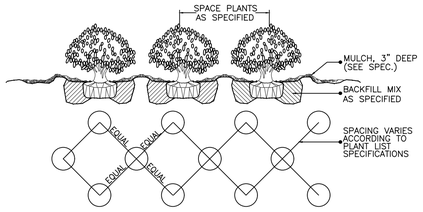
27. No canopy trees shall be planted within 12 feet of a light pole. No palm species shall be planted within 6 feet of a light pole.

28. Ground cover plantings shall provide not less than 50 percent coverage immediately upon planting and 100 percent coverage within 6 months after planting.

29. Tree protection barricades shall be provided by Landscape Contractor around existing trees that may be impacted by the proposed construction. Prior to any construction a tree protection barricade inspection shall be conducted by the landscape architect, owner or governing municipality. Refer to landscape detail for tree preservation barricade fencing.

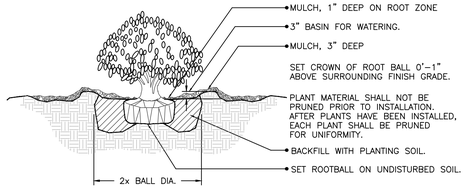
30. In all pedestrian areas, all trees and palms shall be maintained to allow for clear passage at an 8 foot clear trunk.

31. All landscape material shall be setback a minimum of 10' from any Fire Hydrant.



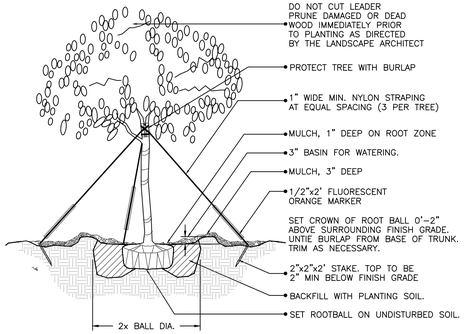
SHRUB / GROUNDCOVER SPACING / PLANTING DETAIL

N.T.S.



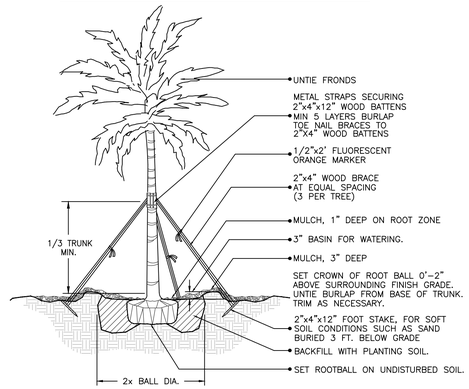
SHRUB PLANTING DETAIL

N.T.S.



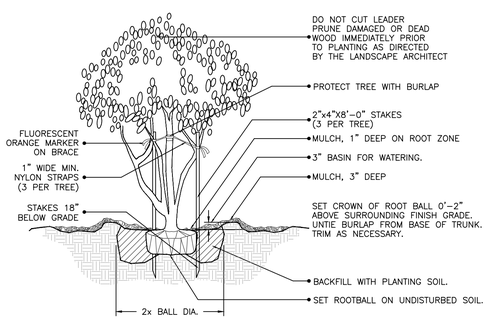
LARGE TREE PLANTING DETAIL

N.T.S.



LARGE PALM PLANTING DETAIL

N.T.S.



MULTI-TRUNK PLANTING DETAIL

N.T.S.

MITIGATION CHART

Table 1: Trees to Be Removed

ID #	Common Name	Botanical Name	DBH Inches	Height Clear Trunk Ft	Spread FT	Condition	Disposition	Notes
5	Carrotwood	*Cupaniopsis anacardioides*	16	26	34	Fair (50%)	Remove	Limb Damage - Minor|Lopsided, Invasive Exotic
13	Live Oak	*Quercus virginiana*	13	30	30	Fair (50%)	Remove	Apical Dieback|Bent Leader
14	Live Oak	*Quercus virginiana*	13	30	34	Fair (55%)	Remove	
38	Live Oak	*Quercus virginiana*	18	32	34	Fair (50%)	Remove	Adjust Power Lines|Bent Leader|Lopsided
39	Live Oak	*Quercus virginiana*	11	24	14	Poor (35%)	Remove	Limb Damage - Major|Sprouting|Trunk Damage - Major
40	Live Oak	*Quercus virginiana*	20	38	44	Fair (55%)	Remove	Constricted Roots|Limb Damage - Minor
41	Live Oak	*Quercus virginiana*	16	36	34	Fair (50%)	Remove	Co-Dominant Leaders|Lopsided|Sprouting
42	Live Oak	*Quercus virginiana*	20	38	44	Fair (45%)	Remove	Circling Roots|Constricted Roots|Limb Damage - Minor
43	Live Oak	*Quercus virginiana*	13	28	28	Fair (50%)	Remove	Bent Leader|Limb Damage - Minor|Lopsided
44	Live Oak	*Quercus virginiana*	20	42	44	Good (70%)	Remove	Limb Damage – Minor
49	Live Oak	*Quercus virginiana*	19	38	40	Fair (55%)	Remove	Co-Dominant Leaders|Limb Damage - Minor|Sprouting
50	Live Oak	*Quercus virginiana*	19	44	46	Good (65%)	Remove	Limb Damage - Minor|Sprouting
51	Live Oak	*Quercus virginiana*	22	38	42	Good (70%)	Remove	Limb Damage - Minor
55	Live Oak	*Quercus virginiana*	22	42	40	Good (70%)	Remove	Co-Dominant Leaders|Limb Damage - Minor
56	Live Oak	*Quercus virginiana*	25	40	42	Good (70%)	Remove	Apical Dieback|Limb Damage - Minor
57	Live Oak	*Quercus virginiana*	16	34	40	Good (75%)	Remove	Limb Damage - Minor
59	Live Oak	*Quercus virginiana*	18	36	40	Good (70%)	Remove	Limb Damage - Minor
60	Live Oak	*Quercus virginiana*	22	38	44	Good (70%)	Remove	Limb Damage - Minor
61	Live Oak	*Quercus virginiana*	14	32	34	Fair (50%)	Remove	Limb Damage - Minor|Lopsided|Sprouting
62	Live Oak	*Quercus virginiana*	22	42	44	Good (70%)	Remove	Limb Damage - Minor|Sprouting
63	Live Oak	*Quercus virginiana*	18	36	40	Good (65%)	Remove	Co-Dominant Leaders|Included Bark|Limb Damage - Minor
77	Live Oak	*Quercus virginiana*	8	36	28	Good (80%)	Remove	
		TOTAL DBH INCHES TO BE REPLACED	369					
		TREES TO BE REPLACED (1-1 BASIS)	3					

Table 2: Palms to be Removed

ID #	Common Name	Botanical Name	DBH Inches	Height Clear Trunk Ft	Spread FT	Condition	Disposition	Notes
1	Christmas Palm	*Adonidia merrillii*	4	2	5	Poor (30%)	Remove	Trunk Damage
2	Christmas Palm	*Adonidia merrillii*	4	3	4	Poor (30%)	Remove	Trunk Damage
3	Christmas Palm	*Adonidia merrillii*	4	3	4	Fair (55%)	Relocate	Yellow Fronds
4	Christmas Palm	*Adonidia merrillii*				Dead (0%)	Remove	Co-Dominant Leaders|Limb Damage - Minor|Partially Uprooted
71	Cabbage Palm	*Sabal palmetto*				Dead (0%)	Remove	
74	Cabbage Palm	*Sabal palmetto*				Dead (0%)	Remove	
		TOTAL PALMS TO BE REPLACED	6					

Table 3: Tree Mitigation

Common Name	Botanical Name	DBH Inches	Height Clear Trunk Ft	Quantity	Replacement Inches
Gumbo Limbo	*Bursera simaruba*	3.5	16	6	21
Pigeon Plum	*Coccoloba diversifolia*	4	14	11	44
Buttonwood	*Conocarpus erectus*	3.5	14	6	21
Silver Buttonwood	*Conocarpus erectus var. sericies*	6	14	4	24
Crape Myrtle	*Lagerstroemia indica*	6	14	10	60
Live Oak	*Quercus virginiana*	4.5	16	11	49.5
	TOTAL REPLACEMENT INCHES:				**219.5**

LANDSCAPE REQUIREMENTS

CODE SECTION	DESCRIPTION	REQUIRED	PROVIDED
SEC. 34-161	**Required Landscaping**		
b.2	1 tree / 2500SF of parcel (68,922 / 2500SF)	28	45 Trees, 9 Palms
c.1	20SF of landscaping for each parking space (57 spaces)	1140 SF	19,363 SF
	1 Tree / Terminal and Interior Island no less than 5' wide	13	13
	Perimeter to include hedge of minimum 4' height	Yes	Yes
c.2	VUA Landscape = 10% of total paved area (29,451SF x .10)	2946 SF	Over 3,000 SF
	1 Tree / 200SF and or 40LFof landscaped area	15	28
d	Non-VUAs		
	Perimeter landscape 25' in width	Yes	Yes
	1 Tree / 25LF of outside perimeter (1183 / 25LF)	48	54
SEC 34-162	**Required Buffers**		
b.2	10' wide buffer area with hedge min. 3' height	10'	10'
	1 Tree / 20LF (667.97 /20 LF	34	34
	Hedge, min 3' height at planting	Yes	Yes
b.5	15' wide buffer area	15'	15'
	1 Tree / 20LF (502 / 20LF)	25	27
	Hedge min 3' height at planting, two maintained tiers in non-linear pattern	Yes	Yes
SEC 34-164	**Required Foundation Planting**		
	25% of total linear footage (South & East Façade) to be planted (234.46LF x 25%)	59 LF	234 LF
	1 Tree or grouping of 3 palms / 30 LF (488/30)	8	8 trees / 5 palms
SEC 34-183	**Native Plant Materials & Xeriscaping Landscape**		
	Min 40% Native species when using potable for IRR.	40% +	78% Trees 100% Palms 99% Shrubs 100% Groundcover
SEC 34-185	**Tree Dimensions**		
b	No more than 50% of req. trees shall be palms	<50%	18% Palms
SEC 34-186	**Tree Species**		
	50% of all trees and palms to be native	50%	78% Trees 100% Palms

SITE PLAN APPROVAL
03/20/2025

This item has been digitally signed and sealed by Michael M. Bradley, RLA on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

LANDSCAPE ARCHITECT MICHAEL M. BRADLEY LA6667655 STATE OF FLORIDA

APPROVED : MICHAEL M. BRADLEY, RLA
FLA. REGISTRATION NO. LA6667655 DATE : 3/20/2025

NO.	DATE	REVISIONS

PALM SPRINGS MARKET PLACE

PALM BEACH COUNTY, FLORIDA

LANDSCAPE DETAILS AND NOTES

MILLER LEGG
South Florida Office: 13680 NW 5th Street, Suite 200
Sunrise, FL 33325
954-436-7000
www.millerlegg.com

CERTIFICATE OF AUTHORIZATION: LB6680

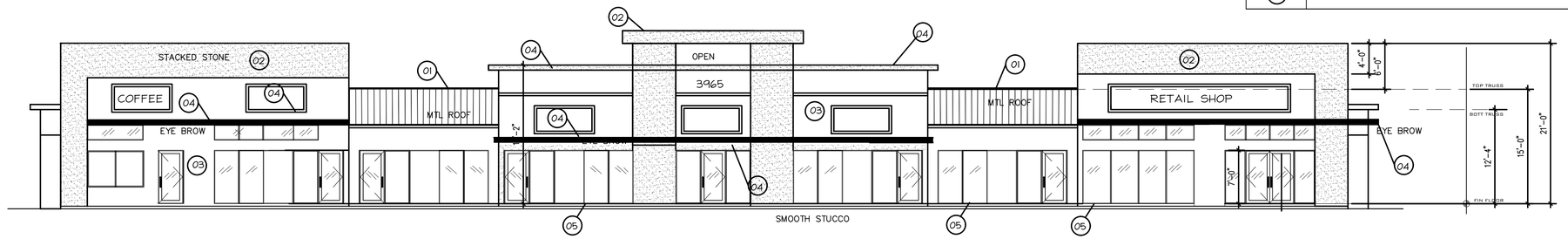
DES	DRWN	CHK
DES.	DWN.	CHK.

PROJECT / FILE NO.: 24-00197
DRAWING NO.: L-4
DATE DRAWN: 3/20/25

V:\PROJECTS\2024\24-00197 - PALM SPRINGS STARBUCKS\DRAWINGS\24-00197_LNP.DWG by MBRADLEY 3/20/2025 10:56:27 AM

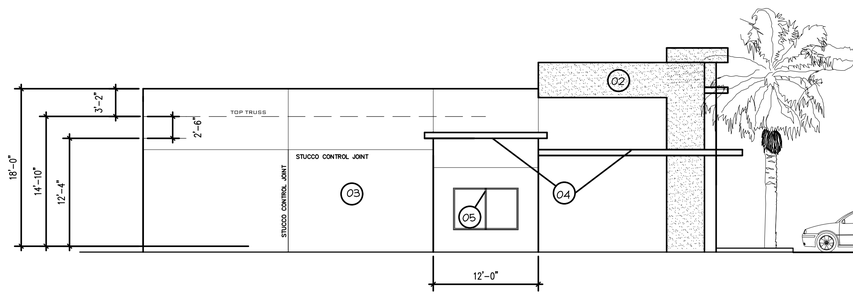
FINISH SCHEDULE

MARK	DESCRIPTION
01	BLACK METAL ROOF
02	DARK GRAY STACKED STONE
03	SMOOTH STUCCO - BENJAMIN MOORE 2119-60 "SILVER LINING"
04	TRIM STUCCO - BENJAMIN MOORE 2119-40 "SILVER STREAK"
05	BRONZE WINDOW FRAME
06	BRONZE GUTTER AND DOWN SPOUTS

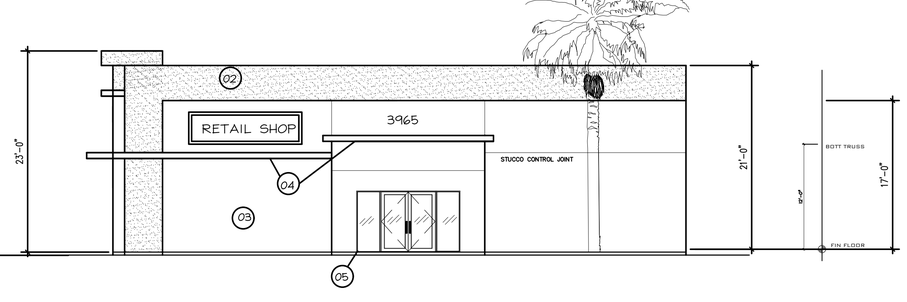


SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

LAKE WORTH ROAD

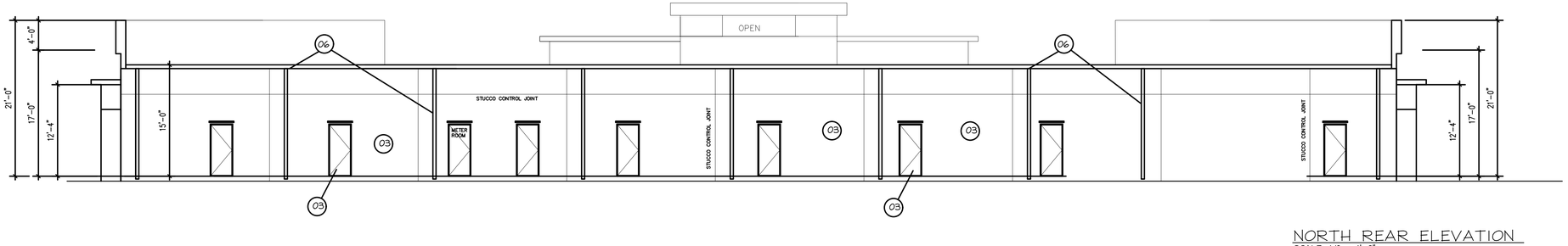


WEST END ELEVATION
SCALE: 1/8" = 1'-0"



EAST END ELEVATION
SCALE: 1/8 = 1'-0"

CONGRESS AVE



NORTH REAR ELEVATION
SCALE: 1/8 = 1'-0"

PAUL CHARETTE A.I.A.
LICENSE AR0016279

MARK HUNLEY A.I.A.
LICENSE AR0099784

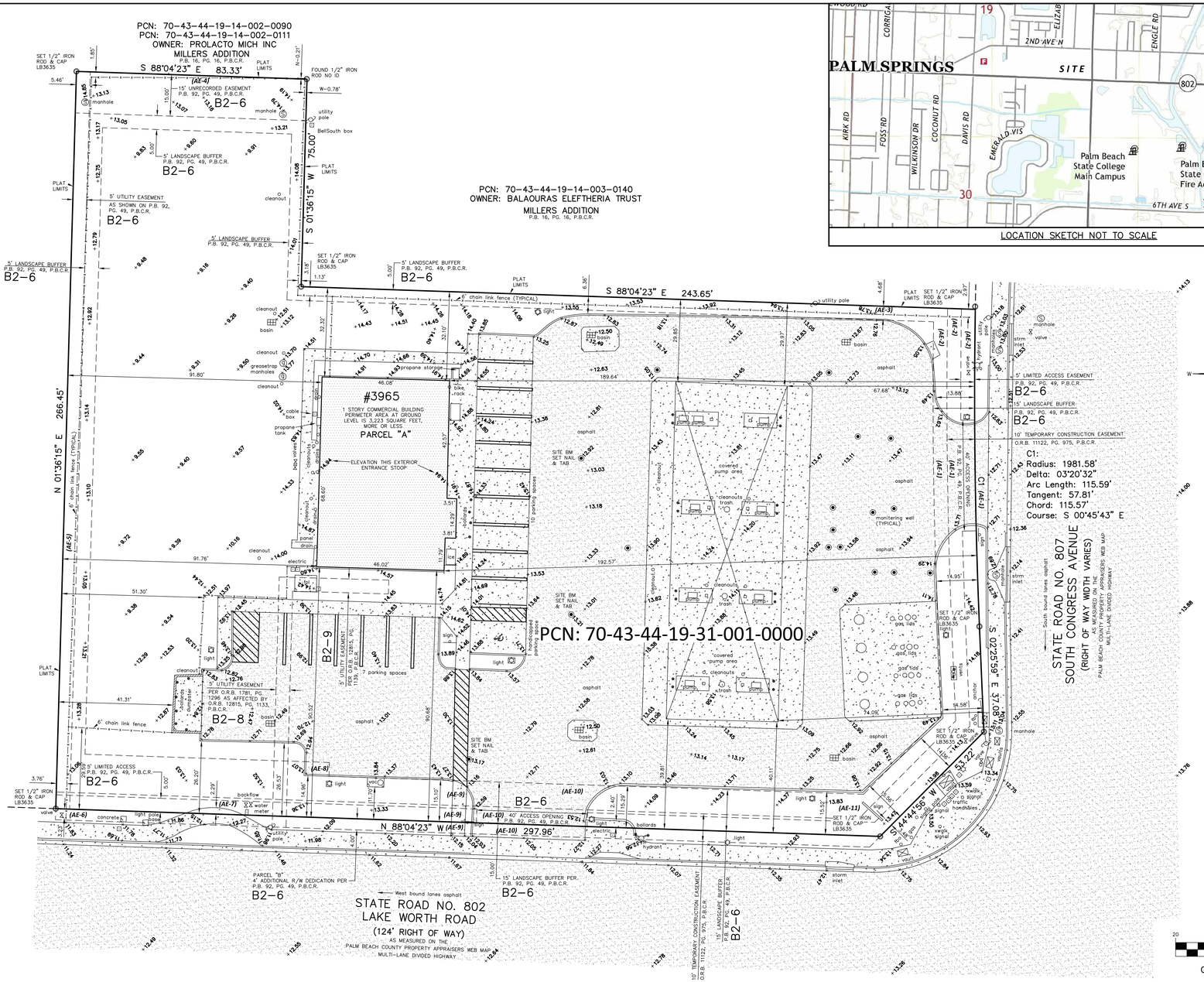
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MARK HUNLEY OR PAUL CHARETTE ON THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

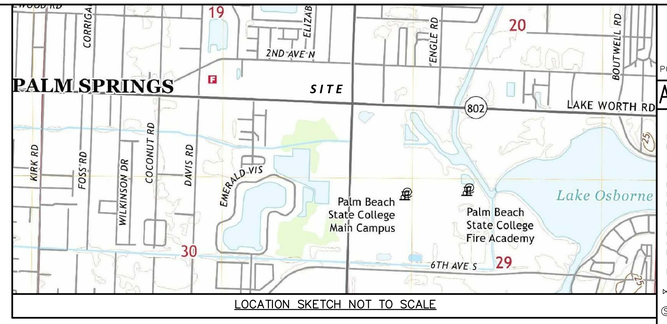
CHARETTE INTERNATIONAL ARCHITECTURE
551 NW 77TH ST SUITE 107
BOCA RATON, FL 33487
paul@charettearch.com
561-756-6094
mark@charettearch.com
954-809-9802
WWW.CHARETTEARCH.COM

PALM SPRINGS MARKETPLACE
3965 S.CONGRESS AVE
PALM SPRINGS, FL
JOB NUMBER: 2024-117

STARTED:	09/29/2024
PRELIM:	10-1-2024
PRELIM 2:	10-16-2024
PRELIM 3:	
P&Z FINAL:	3-18-2025
CONST DOCS:	
BLDG DEPT:	
BLDG DEPT:	
BLDG DEPT:	
AS-BUILTS:	
ISSUED:	

SHEET
A-2





ACCURATE LAND SURVEYORS, INC.
L.B. #3635
1600 S. FEDERAL HIGHWAY
SUITE 600
POMPANO BEACH, FLORIDA 33062
TEL: (954) 782-1441
FAX: (954) 782-1442
EMAIL: INFO@ACCURATELANDSURVEYORS.COM

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W	=	RIGHT OF WAY	×7.00'	=	ELEVATIONS BASED ON N.A.V.D.
N	=	NORTH	(AE)	=	APPARENT ENCROACHMENT
S	=	SOUTH	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
E	=	EAST	M.D.C.R.	=	MIAMI-DADE COUNTY RECORDS
W	=	WEST	P.O.C.	=	POINT OF COMMENCEMENT
D.B.	=	DEED BOOK	P.O.B.	=	POINT OF BEGINNING
ENCH.	=	ENCROACH	CHATT.	=	CHATTAHOOCHEE
F.F.	=	FINISHED FLOOR	F.P.L.	=	FLORIDA POWER & LIGHT
GAR.	=	GARAGE	B.C.R.	=	BROWARD COUNTY RECORDS
C/L	=	CENTERLINE	O.R.B.	=	OFFICIAL RECORDS BOOK
MH	=	MANHOLE	F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
(M)	=	MEASURED	D.E.P.	=	DEPARTMENT OF ENVIRONMENTAL PROTECTION
P.B.	=	PLAT BOOK	D.N.R.	=	DEPARTMENT OF NATURAL RESOURCES
A/C	=	AIR CONDITIONER	P.R.M.	=	PERMANENT REFERENCE MONUMENT
P	=	PLAT	N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM

VALVE	UTILITY BOX		PARKING STRIPE
MANHOLE	HYDRANT		OVERHEAD UTILITY LINES
BASIN	UTILITY POLE		6" CONCRETE WALL
WELL	VAULT		COVERED AREA
WATER METER	LIGHT		CONCRETE
MONITERING WELL	BOLLARD		BRICK PAVERS
PROPERTY CORNER	AIR CONDITIONER		TILE
			ASPHALT

STREET ADDRESS:
3965 South Congress Avenue
Palm Springs, Florida 33461

LEGAL DESCRIPTION:
Parcel A, Hess-Congress-Lake Worth , according to the plat thereof as recorded in Plat Book 92, Page 49, Public Records of Palm Beach County, Florida.

NOTES:
1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Bearings shown hereon are based on a Plat bearing of North 88°04'23" West along the South line of Parcel "A", Plat Book 92, Page 49, Public Records of Palm Beach County, Florida.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are not determined.
5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
6. Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
7. This survey reflects all obtainable, legible, plottable, recorded matters of survey per Schedule B2 of Old Republic National Title Insurance Company Commitment No: 1403235, Commitment Date: May 10, 2023 at 11:00P.M.
8. Perimeter area of the subject property is 68,865 square feet, or 1.5809 acres, more or less.
9. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
10. The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
11. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
12. There was no evidence of recent street or sidewalk construction or repairs in the process of conducting the fieldwork.
13. Accuracy statement: This survey meets or exceeds the horizontal and vertical accuracy for Alta NSPS Land Title Survey Required February 2021.
14. Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
15. PDF copies of this survey are not valid without the digital signature of a Florida Licensed Surveyor and Mapper and must be verified.

FLOOD INFORMATION:
Community name and number: Village of Palm Springs 120223
Map and panel number: 12099C0777F
Panel date: 10-05-2017
Index date: 10-05-2017
Flood zone: X
Base flood elevation: N/A

BENCHMARK INFORMATION:
Palm Beach County benchmark "DUFED"
Elevation = 16.635'NAVD1988

ORIGINAL DATE OF FIELD SURVEY: 05-20-2023	DRAWN BY: MLW	
FIELD BOOK: ALS-SU-23-0678	CHECKED BY: MLW	
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY
ADD PARCEL CONTROL NUMBER "NO FIELD VISIT"	03-19-2025	MLW
UPDATE/TOPOGRAPHIC SURVEY 24-0951	08-09-2024	MLW
ADD CERTS.	07-27-2023	AL/RLT

SCHEDULE B2 EXCEPTIONS:
1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-- Requirements are met. ***(This item is not a matter of survey.)***

2. a. General or special taxes and assessments required to be paid in the year 2023 and subsequent years. ***(This item is not a matter of survey.)***

b. Rights or claims of parties in possession not recorded in the Public Records. ***(This item is not a matter of survey.)***

c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. ***(After upon review of survey to be determined by title examiner.)***

d. Easements or claims of easements not recorded in the Public Records. ***(This item is not certifiable.)***

e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. ***(This item is not a matter of survey.)***

3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. ***(As of date of survey the subject property was not submerged.)***

4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. ***(This item is not a matter of survey.)***

5. Rights of the lessees under unrecorded leases. ***(This item is not a matter of survey.)***

6. All matters contained on the Plat of Hess-Congress-Lake Worth, as recorded in Plat Book 92, Page 49, Public Records of Palm Beach County, Florida. ***(All plottable matters of survey are shown hereon.)***

7. Restrictions contained in Special Warranty Deed recorded in O.R. Book 31438, Page 1640, Public Records of Palm Beach County, Florida. ***(This item affects the subejct property however it is not a plottable matter of survey.)***

8. Easement for public utilities in favor of the City of Lake Worth, recorded in O.R. Book 1781, Page 1296, affected by Resolution recorded in O.R. Book 12815, Page 1133, Public Records of Palm Beach County, Florida. ***(This item affects the subject proerty and is shown hereon.)***

9. Easement for public utilities in favor of the City of Lake Worth, recorded in O.R. Book 12815, Page 1139, Public Records of Palm Beach County, Florida. ***(This item affects the subject proerty and is shown hereon.)***

10. This Commitment/Policy does not insure personal property. ***(This item is not a matter of survey.)***

11. FOR INFORMATIONAL PURPOSES ONLY, Commitment exception #3 is hereby deleted in its entirety. ***(This item is not a matter of survey.)***

APPARENT ENCROACHMENTS:
1. Asphalt and curb in road right of way, 15' landscape buffer & 10' temporary construction easement along the East boundary.
2. Concrete and fence in 15' landscape buffer & 10' temporary construction easement along the East boundary.
3. Curb and fence in 5' landscape buffer along the most Easterly North boundary.
4. Fence in 15' unrecorded easement along the most Westerly North boundary.
5. Fence in 5' landscape buffer & 5' utility easement along the West boundary.
6. Fence in road right of way along the Southwest boundary.
7. Concrete sidewalk across South boundary.
8. Asphalt and concrete in 15' landscape buffer along the South boundary.
9. Concrete entrywalk in 15' landscape buffer, 10' temporary construction easement, 5' limited access easement and road right of way along the South boundary.
10. Asphalt and curb in 15' landscape buffer, 10' temporary construction easement and road right of way along the South boundary.
11. Sign in 15' landscape buffer, 10' temporary construction easement and 5' limited access easement along the Southeast boundary.

CERTIFY TO:
3965 South Congress, Inc., a Florida corporation
Shehadeh Giannamore, P.L.L.C.
Attorneys Title Fund Services, LLC
Old Republic National Title Insurance Company
First Bank
McGahee & Perez, PL

SEAL
Robert L. Thompson
License Number
NO. 3869
STATE OF FLORIDA
Professional Surveyor and Mapper

CERTIFICATION:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11, 14, 16, 18 and 19 of Table A thereof. The fieldwork was completed on 08-09-2024.

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 – STATE OF FLORIDA

SHEET 1 OF 1	SCALE 1"=20'	SKETCH NUMBER SU-23-0678

Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

September 27, 2024

THIS PRE-APPLICATION LETTER IS VALID UNTIL – September 27, 2025
THIS LETTER IS NOT A PERMIT APPROVAL

Jay Huebner, P.E.
HSQ Group
1001 Yamato Road, Suite 105, Boca Raton, Fl 33431

Dear Jay:
RE: Pre-Application Review for **Category D Driveway,** Pre-application Meeting Date: **9/19/2024**
Palm Beach County - Village of Palm Springs; SR 802 807; Sec. # 93180000 93006000; MP: 2.08; Access Class - 05;
Posted Speed - 40; SIS - No; FDOT Ref. Project: 441632.1, 441632.1, 441632.1

Request:
1. **A right-in/right-out driveway along SR 802 located approximately 181 feet from the intersection of SR 802 and SR 807.**
2. **A right-in-right-out driveway along SR 807 located approximately 104 feet from the intersection of SR 807 and SR 802.**

SITE SPECIFIC INFORMATION
Project Name & Address: **Palm Springs Marketplace – 3965 South Congress Avenue, Palm Springs**
Property Owner: **3965 South Congress, Inc.**; Parcel Size: **1.6 Acres**
Development Size: **8,544 SF Retail and 2,500 SF Coffee Shop w/ Drive-Thru**

REQUEST APPROVED

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:
- **A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.**

Comments:
- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval**. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: https://osp.fdot.gov; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.
Please contact the District Traffic Operations Access Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,

Roya Edwards, AICP
District Traffic Operations Access Manager

cc: Patricia Moore
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2024-09-19\Pre-App 02-93180000-2.08-Palm Springs Marketplace\93006000 MP 2.08 SR 802 & 807 Palm Springs Marketplace.docx

PALM BEACH COUNTY FIRE RESCUE
Community Risk Reduction Division
2300 North Jog Rd, Suite 1E40
West Palm Beach, FL 33411-4217

Garrett Telfair
561-233-0060
gtelfair@pbcgov.org

PR# PS2025-42 **FP# AP24-0060** **Date 11/19/24**
Project: PALM SPRINGS MARKETPLACE **Occupancy: SITE PLAN**
Address: 3965 S. CONGRESS AVE **Construction Type: SITE PLAN**

Please review and respond to the plan review comments below:

1. **Please provide a Village of Palm Springs application that states the value for the proposed site work only.**

2. **Please provide civil plans that have been approved and stamped by PBCFR Fire Safety Specialist Wesley Jolin.**

   **** Please submit 3 signed/sealed hard copies of the civil plans (paving and water) for fire department review (fire department vehicle access routes, water/fire mains [sizes, pipe material], fire hydrants, fire department connections [size, location, pipe material], fire flow calculations supported by building size and construction type, etc.). The fire plan review fee is $500 payable by money order or check made out to PBCBCC (Palm Beach County Board of County Commissioners). Plans can be physically left in the fire rescue drop box just outside the office door or plans can be mailed to the address below (include a suite #1E-40 if mailing) with attention to: Wesley Jolin.***

Respectfully,
Garrett Telfair
Fire Safety Specialist
PALM BEACH COUNTY FIRE RESCUE
2300 N Jog Rd, West Palm Beach, Florida 33411
gtelfair@pbcgov.org

PTC
Transportation Consultants
601 Heritage Drive, Suite 493
Jupiter, FL 33458
(561) 296-9698

August 29, 2024

Mr. Kenneth Harris
1701 S Olive Avenue
West Palm Beach, FL 33401

Re: 3965 S. Congress Avenue - #PTC24-087
Shared Parking Statement

Dear Mr. Harris:

The purpose of this letter is to provide a shared parking statement for the above referenced project. The site is located in the northwest quadrant of the Congress Avenue and Lake Worth Road intersection in the Village of Palm Springs, as shown on **Attachment 1**. It is proposed to redevelop the site with a 2,500 SF coffee shop with 450 SF of outdoor dining and a drive-thru lane and an 8,080 SF strip retail plaza.

The parking demand for the individual uses occur at different times of the day. Therefore, a shared parking analysis was completed. The Institute of Transportation Engineers (ITE), Parking Generation, 6th Edition report was utilized to determine the baseline parking rate and the hourly percentages for both the weekday and weekend for each use. The ITE data is provided in the **Appendix**.

Attachments 2A and 2B provide the shared parking analysis for this site for the weekday. This analysis shows that the peak parking demand of 33 spaces occurs from 1 to 2 PM on a weekday. **Attachments 3A and 3B** provide the shared parking analysis for this site for the weekend. This analysis shows that the peak parking demand of 37 spaces occurs from 12 to 2 PM on a weekend. The proposed 53 parking spaces meet the peak parking demand of 37 with more than a 30% buffer to accommodate parking turnover.

Please contact me by phone or at atroutman@pindertroutman.com if you need any additional information or have any questions.

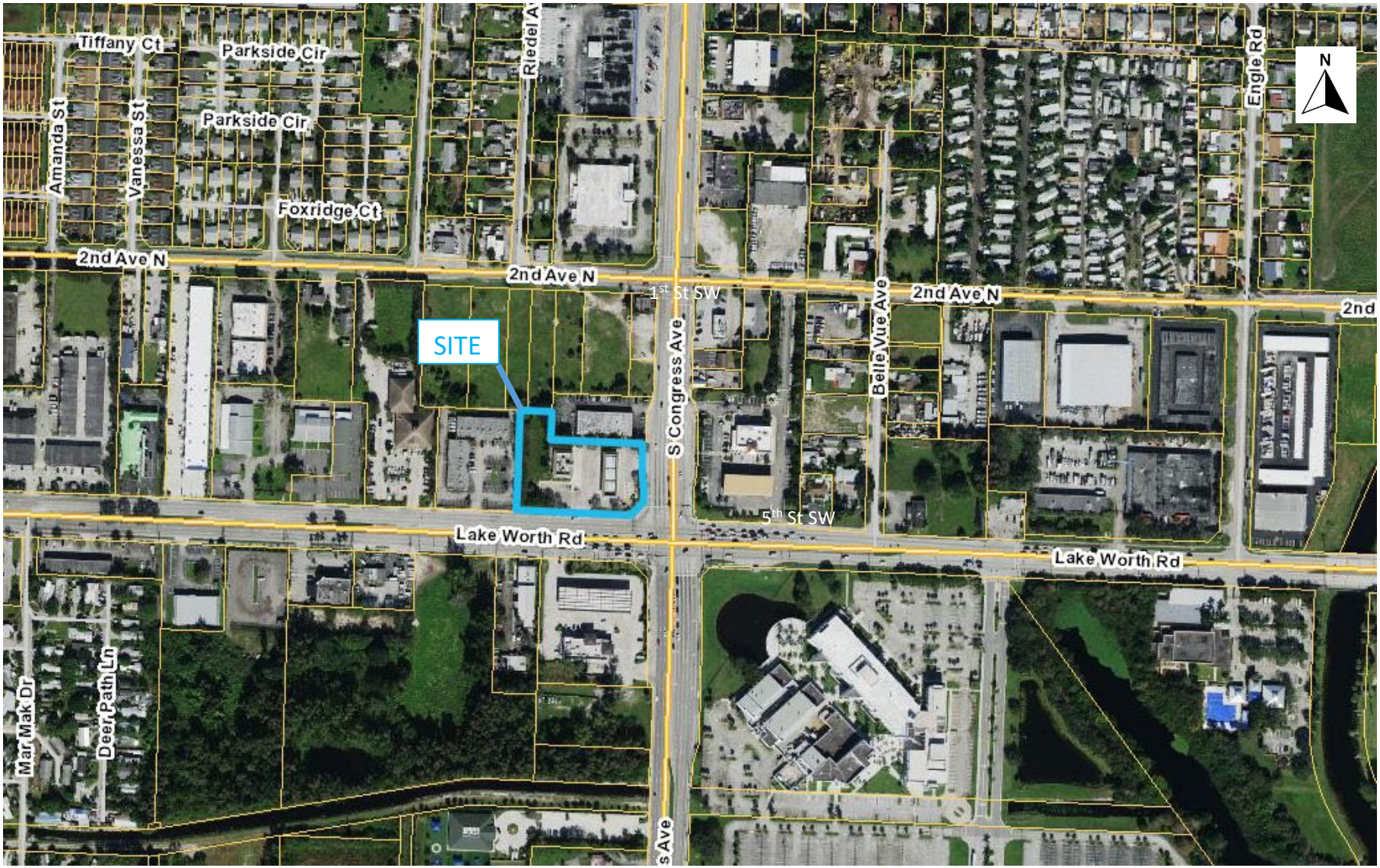
Sincerely,

Andrea M. Troutman, P.E.
President

Attachments

Andrea M. Troutman, State of Florida, Professional Engineer, License No. 45409
This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 8/29/24 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment 1 Project Location
3965 S. Congress Avenue



PTC

Attachment 2A
3965 S. Congress Avenue
Baseline Parking Requirements - Weekday

Land Use	ITE Code	Intensity	ITE Weekday Parking Requirement [1]	Parking Spaces
Strip Retail Plaza (< 40k)	822	8,080 SF	3.13 space / 1000 SF	25
Coffee/Donut Shop w/ Drive-Thru	937	2,950 SF	5.1 space / 1000 SF	15
TOTAL				

[1] Source: ITE, Parking Generation, 6th Edition. See Appendix.

Attachment 2B
3965 S. Congress Avenue
Shared Parking Analysis - Weekday

Weekday Time of Day Adjustments [1]

Land Use	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM
Strip Retail Plaza (< 40k)	0%	19%	33%	47%	55%	89%	100%	73%	73%	66%	70%	75%	70%	54%	48%
Coffee/Donut Shop w/ Drive-Thru	91%	100%	97%	97%	71%	77%	66%	54%	57%	63%					

Land Use	Parking Reqd [2]	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM
Strip Retail	25	-	5	8	11	13	20	23	16	16	15	16	17	16	13	12
Coffee/Donut Shop	15	14	15	15	15	11	12	10	8	9	9	-	-	-	-	-
Total Hourly Parking Demand		**14**	**20**	**23**	**26**	**24**	**32**	**33**	**24**	**25**	**24**	**16**	**17**	**16**	**13**	**12**

[1] Source: ITE, Parking Generation, 6th Edition. See Appendix. Hourly data for Coffee/Donut Shop after 4 PM not available.

[2] See Attachment 2.

Attachment 3A
3965 S. Congress Avenue
Baseline Parking Requirements - Weekend

Land Use	ITE Code	Intensity	ITE Weekend Parking Requirement [1]	Parking Spaces
Strip Retail Plaza (< 40k)	822	8,080 SF	2.77 space / 1000 SF	22
Coffee/Donut Shop w/ Drive-Thru	937	2,950 SF	8.7 space / 1000 SF	26
TOTAL				

[1] Source: ITE, Parking Generation, 6th Edition. See Appendix.

Attachment 3B
3965 S. Congress Avenue
Shared Parking Analysis - Weekend

Weekend Time of Day Adjustments [1]

Land Use	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM
Strip Retail Plaza (< 40k)	0%	0%	38%	55%	66%	85%	100%	96%	79%	66%	64%	67%	70%	70%	51%
Coffee/Donut Shop w/ Drive-Thru	91%	100%	97%	97%	71%	77%	66%	54%	57%	63%					

Land Use	Parking Reqd [2]	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM
Strip Retail	22	-	-	8	11	14	17	20	19	15	14	13	14	14	14	11
Coffee/Donut Shop	26	24	26	25	25	18	20	17	14	15	16	-	-	-	-	-
Total Hourly Parking Demand		**24**	**26**	**33**	**36**	**32**	**37**	**37**	**33**	**30**	**30**	**13**	**14**	**14**	**14**	**11**

[1] Source: ITE, Parking Generation, 6th Edition. See Appendix. Weekend hourly data for Coffee/Donut Shop not available, therefore, used weekday hourly data.

[2] See Attachment 2.

APPENDIX

Land Use: 822 Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area (GFA) of the building.

The 40,000 square feet GLA threshold between shopping plaza and strip retail plaza (Land Use 822) is based on an examination of the parking demand database. All shopping plazas with a supermarket as their anchor in the database are larger than 40,000 square feet GLA.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a Monday–Thursday (five study sites), a Friday (two study sites), and a Saturday (four study sites).

Hour Beginning	Percent of Peak Parking Demand		
	Monday–Thursday	Friday	Saturday
12:00–4:00 a.m.	—	—	—
5:00 a.m.	—	—	—
6:00 a.m.	—	—	—
7:00 a.m.	—	—	—
8:00 a.m.	19	19	—
9:00 a.m.	33	40	38
10:00 a.m.	47	44	55
11:00 a.m.	55	52	66
12:00 p.m.	89	96	85
1:00 p.m.	100	96	100
2:00 p.m.	73	84	96
3:00 p.m.	73	52	79
4:00 p.m.	66	50	66
5:00 p.m.	70	63	64
6:00 p.m.	75	49	67
7:00 p.m.	70	100	70
8:00 p.m.	54	94	70
9:00 p.m.	48	73	51
10:00 p.m.	—	—	—
11:00 p.m.	—	—	—

Additional Data

The average parking supply ratios for the study sites with parking supply information are the following:

- 5.7 spaces per 1,000 square feet GLA (24 sites) in a general urban/suburban setting
- 3.3 spaces per 1,000 square feet GLA (3 sites) in a dense multi-use urban setting

The average peak parking occupancy is 50 percent at the general urban/suburban sites and 76 percent at the dense multi-use urban sites.

The sites were surveyed in the 1990s, the 2010s, and the 2020s in Alberta (CAN), British Columbia (CAN), California, Colorado, Kansas, Maine, Manitoba (CAN), Maryland, Michigan, Minnesota, Missouri, New York, Texas, Virginia, and Washington.

Future data submissions should attempt to provide information on the composition of each study site (types and number of stores, restaurants, or other tenants within the shopping center).

Source Numbers

89, 209, 219, 297, 511, 601, 605, 606, 618, 619, 621, 635

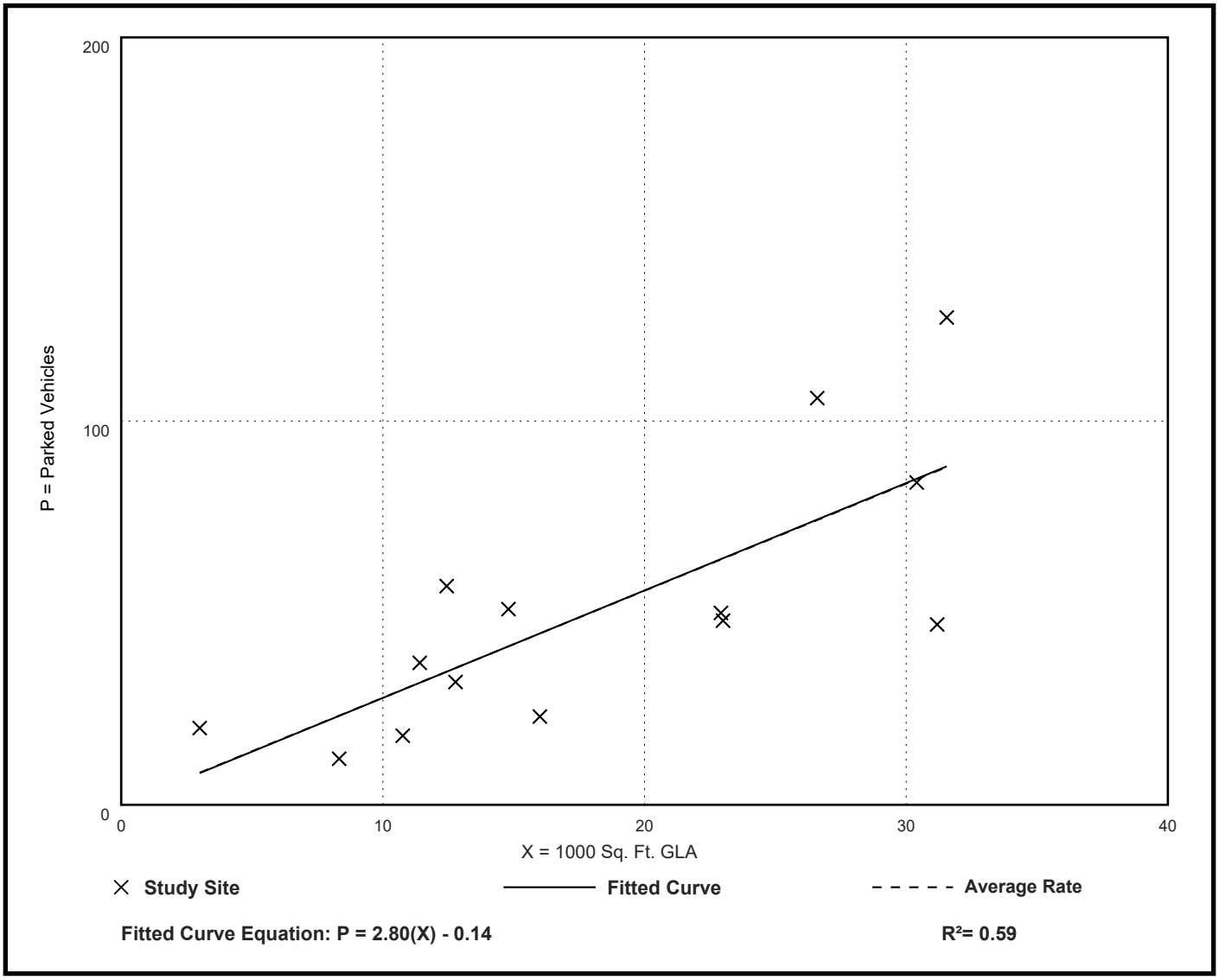
Strip Retail Plaza (< 40k)
(822)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA
On a: Weekday (Monday - Thursday)
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. 1000 Sq. Ft. GLA: 18

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.79	1.44 - 6.67	2.07 / 4.44	***	1.14 (41%)

Data Plot and Equation



Fitted Curve Equation: P = 2.80(X) - 0.14

R^2= 0.59

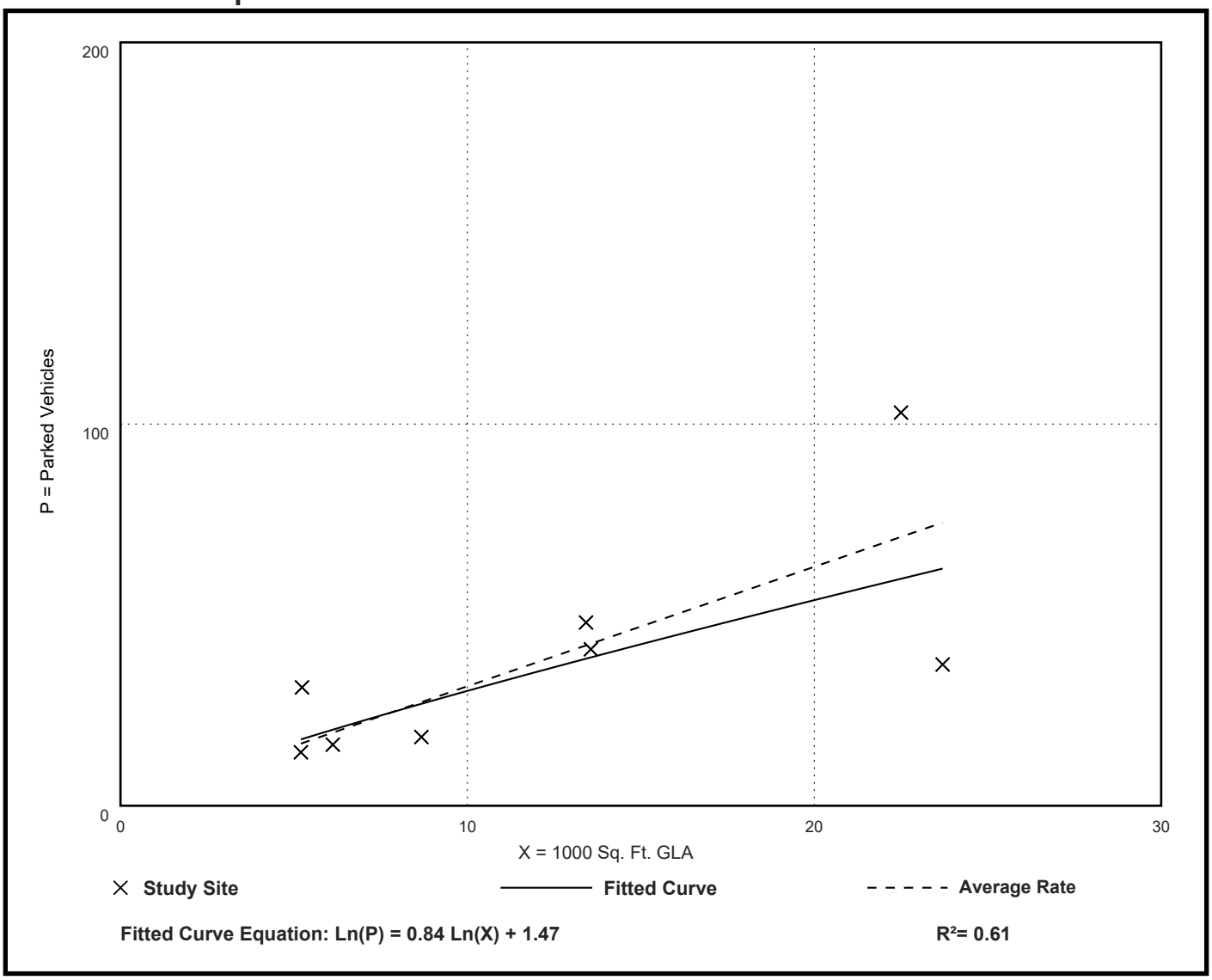
Strip Retail Plaza (< 40k)
(822)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA
On a: Friday
Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. 1000 Sq. Ft. GLA: 12

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.13	1.56 - 5.93	2.60 / 5.45	***	1.37 (44%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.84 Ln(X) + 1.47

R^2= 0.61

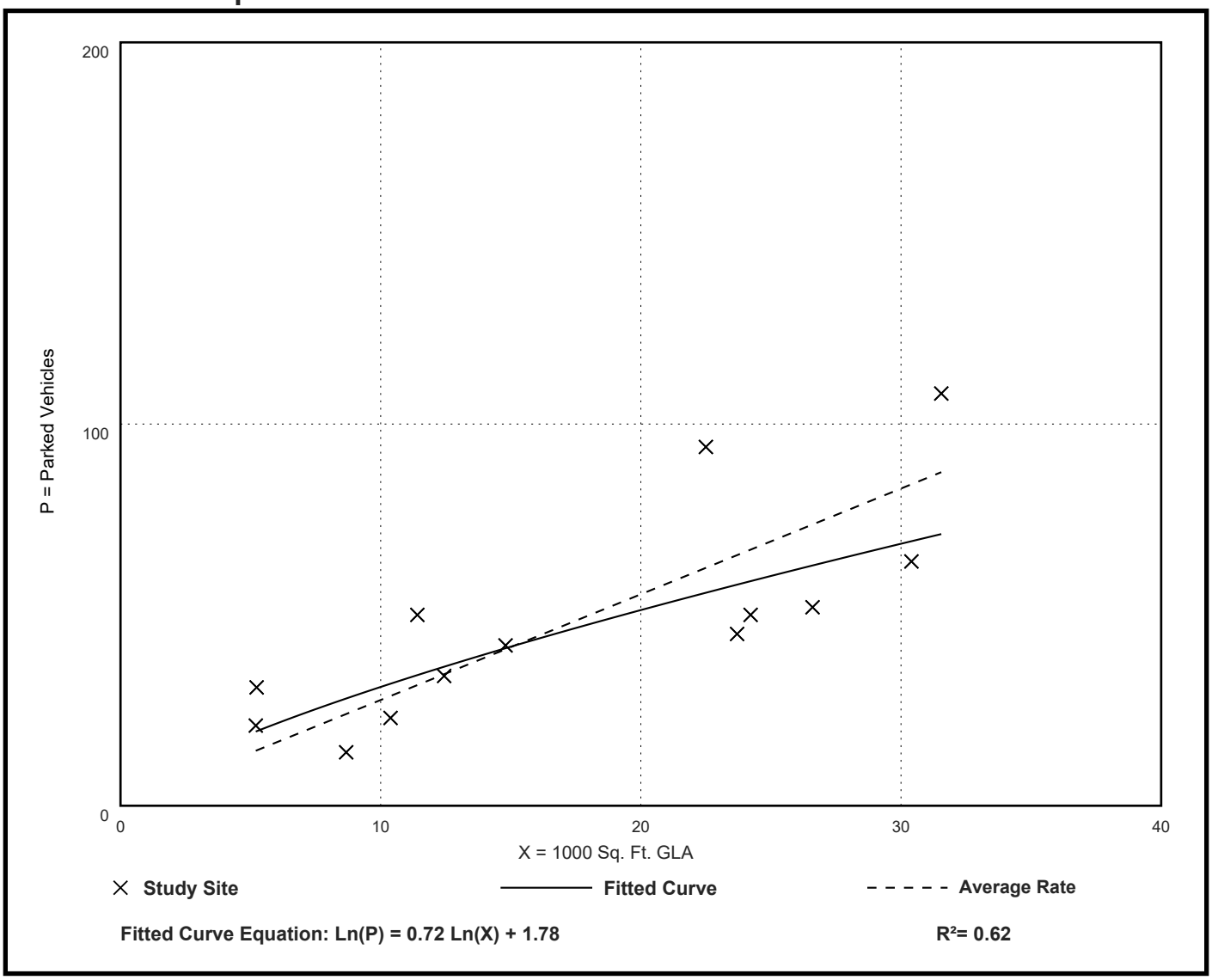
Strip Retail Plaza (< 40k)
(822)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA
On a: Saturday
Setting/Location: General Urban/Suburban
Number of Studies: 13
Avg. 1000 Sq. Ft. GLA: 17

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.77	1.61 - 5.93	2.09 / 4.36	***	1.03 (37%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.72 Ln(X) + 1.78

R^2= 0.62

Land Use: 937 Coffee/Donut Shop with Drive-Through Window

Description

This land use includes any coffee and donut restaurant that has a drive-through window as well as a walk-in entrance area at which a patron can purchase and consume items. The restaurant sells freshly brewed coffee (along with coffee-related accessories) and a variety of food/drink products such as donuts, bagels, breads, muffins, cakes, sandwiches, wraps, salads, and other hot and cold beverages. The restaurant marketing and sales may emphasize coffee beverages over food (or vice versa). A coffee/donut shop typically holds long store hours (more than 15 hours) with an early morning opening. Limited indoor seating is generally provided for patrons and table service is not provided.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at four study sites in a general urban/suburban setting.

Hour Beginning	Percent of Monday–Thursday Peak Parking Demand
12:00–4:00 a.m.	–
5:00 a.m.	–
6:00 a.m.	–
7:00 a.m.	91
8:00 a.m.	100
9:00 a.m.	97
10:00 a.m.	97
11:00 a.m.	71
12:00 p.m.	77
1:00 p.m.	66
2:00 p.m.	54
3:00 p.m.	57
4:00 p.m.	63
5:00 p.m.	–
6:00 p.m.	–
7:00 p.m.	–
8:00 p.m.	–
9:00 p.m.	–
10:00 p.m.	–
11:00 p.m.	–

Additional Data

The average parking supply ratio for the 12 study sites in a general urban/suburban setting and with parking supply information is 10.3 spaces per 1,000 square feet GFA. The average peak parking occupancy at these sites is 50 percent.

The sites were surveyed in the 2000s, the 2010s, and the 2020s in Maine, Nevada, New Jersey, Ontario (CAN), Tennessee, and Washington.

Source Numbers

405, 407, 412, 433, 442, 509, 523, 540, 620

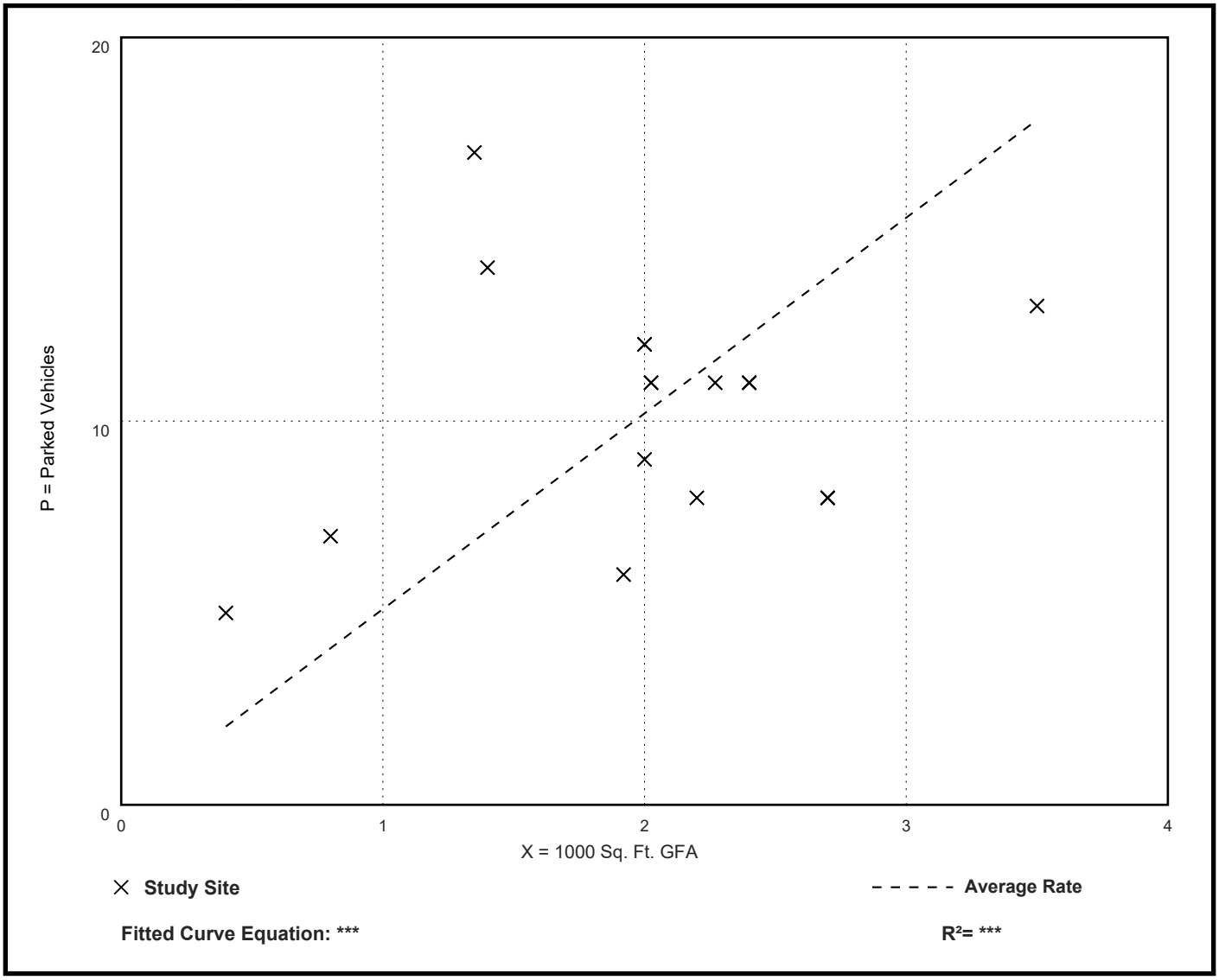
Coffee/Donut Shop with Drive-Through Window (937)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 17
Avg. 1000 Sq. Ft. GFA: 2.0

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
5.10	2.96 - 12.59	4.45 / 10.75	***	2.44 (48%)

Data Plot and Equation



Coffee/Donut Shop with Drive-Through Window (937)

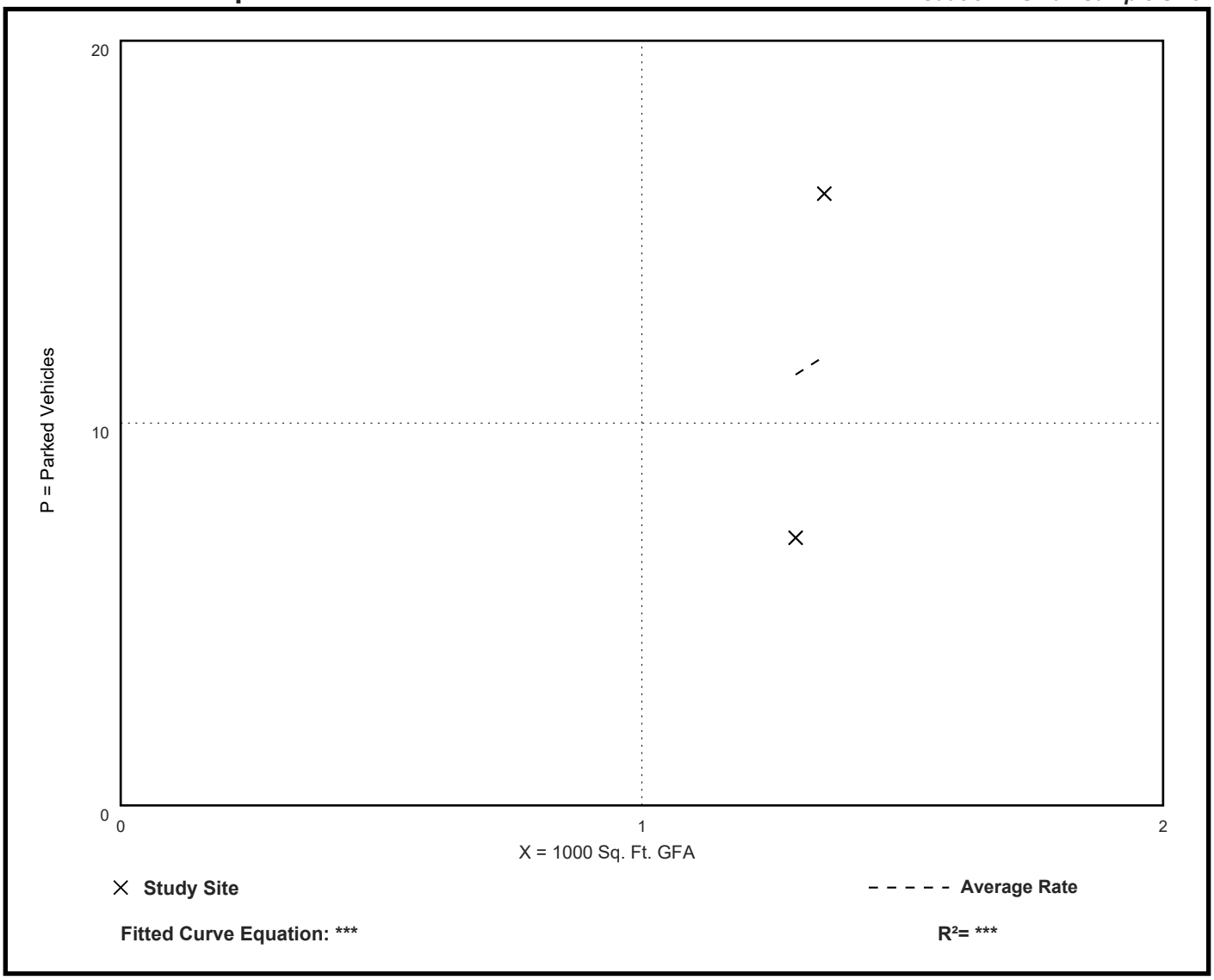
Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Saturday
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. 1000 Sq. Ft. GFA: 1.3

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
8.70	5.41 - 11.85	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Coffee/Donut Shop with Drive-Through Window (937)

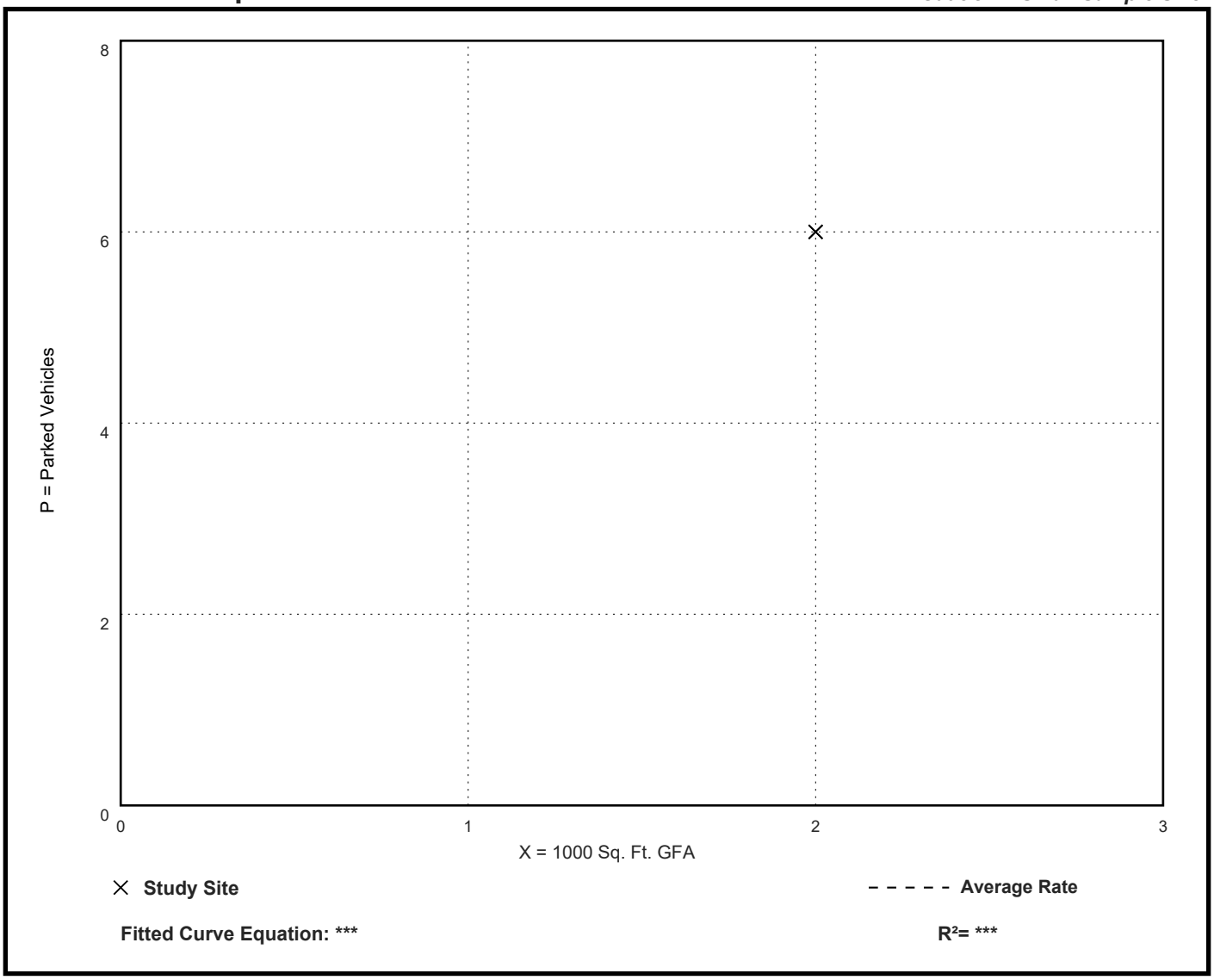
Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Sunday
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. 1000 Sq. Ft. GFA: 2.0

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.00	3.00 - 3.00	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: ***

R^2= ***

PTC
Transportation Consultants

2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411-6700
(561) 296-9698
Certificate of Authorization Number: 7989

May 19, 2022

Mr. Brian Plewinski
EZ Permits, Inc.
4101 Ravenswood Rd, Suite 201
Ft Lauderdale, FL 33312

Re: Tequesta Starbucks - #PTC21-085
Queue Study

Dear Mr. Plewinski:

The purpose of this letter is to provide a summary of the two Starbucks queue studies conducted this week. The locations of the two stores are: 5932 SE Federal Highway, Stuart, FL and 179 SW Port St. Lucie Boulevard, Port St. Lucie, FL.

Queues from the pickup window were recorded on 5-minute increments from 7:00 AM to 11:00 AM on Tuesday, May 17 and Wednesday, May 18, 2022. The studies were conducted by KMF Traffic Group, LLC. A summary of the queue studies is shown below, along with the daily traffic volume of the adjacent streets (obtained from FDOT).

Location	Maximum Queue	Roadway 2019 AADT
Stuart	12	29,000
Port St. Lucie	13	51,500

Attachment 1 provides the data for the Stuart location. Attachment 2 provides the Port St. Lucie data. The actual queue data collection sheets are attached to the back of this letter report.

The results of this queue study indicate a maximum of 13 vehicles were recorded in queue. The Tequesta Starbucks location is providing a queue length of 18 vehicles. The annual average daily traffic on US 1 is 30,000. Therefore, the proposed Site Plan is expected to accommodate the queue demand.

Please contact me if you need any additional information or have any questions.

Sincerely,

Rebecca J. Mulcahy, P.E.
Vice President

Attachments

Rebecca J. Mulcahy, State of Florida, Professional Engineer, License No. 42570
This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 5/19/22 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment 1

Stuart Starbucks **May 17, 2022**

Time	Queue	Queue	Time
7:00	5	1	9:00
7:05	4	5	9:05
7:10	6	7	9:10
7:15	4	4	9:15
7:20	7	4	9:20
7:25	12	3	9:25
7:30	8	4	9:30
7:35	5	8	9:35
7:40	8	8	9:40
7:45	12	5	9:45
7:50	3	5	9:50
7:55	4	3	9:55
8:00	9	3	10:00
8:05	7	2	10:05
8:10	9	2	10:10
8:15	9	3	10:15
8:20	6	5	10:20
8:25	6	5	10:25
8:30	3	4	10:30
8:35	5	1	10:35
8:40	3	3	10:40
8:45	4	4	10:45
8:50	9	2	10:50
8:55	5	2	10:55
		2	11:00

Maximum Queue: **12**
95th Percentile Queue: **9**
Average Queue: **6**

Attachment 2

PSL Starbucks **May 18, 2022**

Time	Queue	Queue	Time
7:00	0	13	9:00
7:05	9	13	9:05
7:10	10	9	9:10
7:15	4	11	9:15
7:20	6	11	9:20
7:25	8	10	9:25
7:30	7	11	9:30
7:35	1	10	9:35
7:40	6	7	9:40
7:45	4	7	9:45
7:50	2	7	9:50
7:55	3	5	9:55
8:00	4	5	10:00
8:05	2	4	10:05
8:10	6	6	10:10
8:15	3	7	10:15
8:20	2	6	10:20
8:25	8	8	10:25
8:30	8	9	10:30
8:35	6	7	10:35
8:40	6	8	10:40
8:45	7	2	10:45
8:50	10	2	10:50
8:55	13	2	10:55
		3	11:00

Maximum Queue: **13**
95th Percentile Queue: **12**
Average Queue: **6**

Stuart Starbucks Queue Study - May, 17, 2022

5932 SE Federal Hwy, Stuart, FL 34997

Time	Queue
7:00 AM	5
7:05 AM	4
7:10 AM	6
7:15 AM	4
7:20 AM	7
7:25 AM	12
7:30 AM	8
7:35 AM	5
7:40 AM	8
7:45 AM	12
7:50 AM	3
7:55 AM	4

Time	Queue
8:00 AM	9
8:05 AM	7
8:10 AM	9
8:15 AM	9
8:20 AM	6
8:25 AM	6
8:30 AM	3
8:35 AM	5
8:40 AM	3
8:45 AM	4
8:50 AM	9
8:55 AM	5

Stuart Starbucks Queue Study - May, 17, 2022

5932 SE Federal Hwy, Stuart, FL 34997

Time	Queue
9:00 AM	1
9:05 AM	5
9:10 AM	7
9:15 AM	4
9:20 AM	4
9:25 AM	3
9:30 AM	4
9:35 AM	8
9:40 AM	8
9:45 AM	5
9:50 AM	5
9:55 AM	3

Time	Queue
10:00 AM	3
10:05 AM	2
10:10 AM	2
10:15 AM	3
10:20 AM	5
10:25 AM	5
10:30 AM	4
10:35 AM	1
10:40 AM	3
10:45 AM	4
10:50 AM	2
10:55 AM	2
11:00 AM	2

PSL Starbucks Queue Study - May, 18, 2022

179 SW Port St. Lucie BlvdPort St. Lucie, FL 34984

Time	Queue
7:00 AM	0
7:05 AM	9
7:10 AM	10
7:15 AM	4
7:20 AM	6
7:25 AM	8
7:30 AM	7
7:35 AM	1
7:40 AM	6
7:45 AM	4
7:50 AM	2
7:55 AM	3

Time	Queue
8:00 AM	4
8:05 AM	2
8:10 AM	6
8:15 AM	3
8:20 AM	2
8:25 AM	8
8:30 AM	8
8:35 AM	6
8:40 AM	6
8:45 AM	7
8:50 AM	10
8:55 AM	13

Comments:

From 7:10 to 8:55 am, an employee was standing in the drive thru lane taking orders via a tablet.

At 8:58 am there was a queue of 15 cars which reached the street

PSL Starbucks Queue Study - May, 18, 2022

179 SW Port St. Lucie BlvdPort St. Lucie, FL 34984

Time	Queue
9:00 AM	13
9:05 AM	13
9:10 AM	9
9:15 AM	11
9:20 AM	11
9:25 AM	10
9:30 AM	11
9:35 AM	10
9:40 AM	7
9:45 AM	7
9:50 AM	7
9:55 AM	5

Time	Queue
10:00 AM	5
10:05 AM	4
10:10 AM	6
10:15 AM	7
10:20 AM	6
10:25 AM	8
10:30 AM	9
10:35 AM	7
10:40 AM	8
10:45 AM	2
10:50 AM	2
10:55 AM	2
11:00 AM	3

SURFACE WATER MANAGEMENT CALCULATIONS POST- DEVELOPMENT

PALM SPRINGS MARKET PLACE

PALM SPRINGS, FLORIDA

HSQ PROJECT No.: 240210

Prepared For:

Ken Harris

Prepared By:

HSQ GROUP, INC.

Engineers ● Planners ● Surveyors

1001 Yamato Road, Suite 105

Boca Raton, Florida 33431

(561) 392-0221 Phone

Jay Huebner, P.E.

Fl Reg # 54615

DATE:March 18, 2025

This item has been digitally signed and sealed by Jay Huebner, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on elec. copies.

GIVEN: **Post Development**

A. LAND USE SUMMARY:

1.	Lake Area =	0.00 ac.	
2.	Buildings =	0.25 ac.	
3.	Impervious Areas =	0.79 ac.	
4.	Pervious Areas =	0.54 ac.	POST DEVELOPMENT CALCS
5.	**Total =**	**1.58**	
		1.58	

B. PROPOSED improvements:

Construction of a residential apartments

DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

1. If a wet detention system, then whichever is the greater of the following:
   a. The first inch of runoff from the entire project site.
   b. The amount of 2.5 inches times the percent impervious for the project site.
2. If a dry detention system, then 75% of the volume required for the wet detention system.
3. If a retention system, then 50% of the volume required.
4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

B. WATER QUANTITY CRITERIA:

1. DESIGN EVENTS AND RAINFALL AMOUNTS:

a. Design Event for Minimum Road Elevation:
   Frequency: 3 year
   Duration: 1 day
   Amount: 5.50 inches

b. Design Event for Minimum Discharge Elevation:
   Frequency: 10 year
   Duration: 3 day
   Amount: 11.00 inches

c. Design Event for Minimum Finish Floor Elevation:
   Frequency: 100 year
   Duration: 3 day
   Amount: 16.00 inches

2. ADDITIONAL DESIGN INFORMATION:

a. Design Water / Control Elevation: 8.50 NAVD
b. Drainage Basin / Canal Number: L-12 LWDD canal 35 CSM 10 year

COMPUTATIONS:

A. WATER QUALITY COMPUTATIONS:

1. Compute the first inch of runoff from the entire developed project site:
   = 1.00 inch X 1.580 acres X (1 foot / 12 inches)
   = **0.132 ac-ft for the first inch of runoff**

2. Compute 2.5 inches times the percent impervious for the developed project site:
   a. Site area for water quality pervious / impervious calculations only:
      = Total Project - (Lake Area + Buildings)
      = 1.580 acres - (0.000 acres + 0.250 acres)
      = **1.330 acres of site area for water quality calculations**

   b. Impervious area for water quality pervious / impervious calculations only:
      = Site area for water quality - Pervious area
      = 1.330 acres - 0.540 acres
      = **0.790 acres of impervious area for water quality calculations**

   c. Percentage of impervious area for water quality:
      = Impervious area for water quality / Site area for water quality X 100%
      = 0.790 acres / 1.330 acres X 100%
      = **59.40 % Impervious**

   d. For 2.5 inches times the percentage of impervious area:
      = 2.5 inches X 59.40 %
      = **1.485 inches to be treated**

   e. Compute volume required for quality detention:
      = Inches to be treated X (Total Site Area - Lake Area)
      = 1.485 inches X (1.580 acres - 0.000 acres) X (1 foot / 12 inches)
      = **0.196 ac-ft required for detention storage**

3. The first inch of runoff from the entire developed site = 0.132 ac-ft
   2.5 inches times the percentage of impervious area = 0.196 ac-ft

   The volume of 0.196 ac-ft controls

4. If the project is zoned "Commercial" or if the project were discharging directly to a sensitive receiving body and is more than 40% impervious, 0.5 inches of dry detention pre-treatment must be provided:

   = 0.5 inches X (Total Site Area - Lake Area)
   = 0.5 inches X (1.580 acres - 0.000 acres) X (1 foot / 12 inches)
   = **0.066 ac-ft required for pre-treatment**

5. Compute credit for using one of the following systems:

   a. Wet detention volume to be provided:
      = Total required detention - Pre-treatment
      = 0.196 ac-ft - 0.066 ac-ft
      = **0.130 ac-ft of volume required for wet detention**

   b. Dry detention volume to be provided (75% of the total required detention volume):
      = Total required detention volume X 75%
      = 0.196 ac-ft X 75%
      = **0.147 ac-ft of volume required for dry detention**

   c. Dry retention volume to be provided (50% of the total required detention volume):
      = Total required detention volume X 50%
      = 0.196 ac-ft X 50%
      = **0.098 ac-ft of volume required for dry retention**

B. SUMMARY OF WATER QUALITY COMPUTATIONS:

Item:	Description:	Quantity:
A.1	First inch of runoff from entire project site =	0.132 ac-ft
A.2	2.5 inches times percent impervious =	0.196 ac-ft
A.3	Volume to be treated =	0.196 ac-ft
A.4	Pre-treatment required for commercial site =	0.066 ac-ft
A.5.a	Wet detention volume required =	0.130 ac-ft
A.5.b	Dry detention volume required =	0.147 ac-ft
A.5.c	Dry retention volume required =	0.098 ac-ft
A.5.d	Exfiltration trench volume required =	0.196 ac-ft

C. STAGE ELEVATION INFORMATION:

Item:	Description:	S type	Area ac.	Low ft.	High ft.	I %	C %	Total Area %
1	dry detention	V	0.050	9.50	9.50	0	50	3.16
2	dry detention bank	L	0.040	9.50	12.00	0	50	2.53
3								
4								
5								
6								
7	berm	L	0.000	13.00	13.20	100	100	0.00
8	upland green area	L	0.450	12.00	13.50	0	100	28.48
9	sidewalk	L	0.110	13.00	14.00	100	100	6.96
10	pavement area	L	0.680	12.50	13.50	100	100	43.04
11	Building Coverage Areas	V	0.250	14.00	14.00	100	100	15.82
	Total:		**1.580**	**9.50**	**14.00**	**65.82**	**97.15**	**100.0**

* Abbreviations:

S = Storage; (V = Vertical Storage & L = Linear Storage)
I = Impervious
C = Compaction; (Use the following compaction factors: 0%, 50%, 100%)

D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:
   Existing Soil Type: 1 **COASTAL**

Depth to Water Table ft.	Cumulative Water Storage (Pre.-Dev.) in.	Compacted Water Storage (Post 50%) in.	Compacted Water Storage (Post 100%) in.
1	0.60	0.53	0.45
2	2.50	2.19	1.88
3	6.60	5.78	4.95
4	10.90	9.54	8.18

2. Available Soil Storage Calculation:

Item:	Description:	Elev. ft.	S in.	Area acres	Stored ac-in
1	dry detention	9.50	0.53	0.050	0.03
2	dry detention bank	10.75	3.08	0.040	0.12
3	0	0.00	0.00	0.000	0.00
4	0	0.00	0.00	0.000	0.00
5	0	0.00	0.00	0.000	0.00
6	0	0.00	0.00	0.000	0.00
7	berm	13.10	8.18	0.000	0.00
8	upland green area	12.75	8.18	0.450	3.68
9	sidewalk	13.50	8.18	0.000	0.00
10	pavement area	13.00	8.18	0.000	0.00
11	Building Coverage Areas	14.00	8.18	0.000	0.00
	Total:	**12.30**	**44.48**	**0.540**	**3.83**

* Abbreviations: S = Soil Storage
P = Pervious

3. Moisture Storage Calculation (S):
   = Available soil storage / Total Site Area
   = 3.83 ac-in / 1.580 acres
   = **2.42 inches**

4. SCS Curve Number Calculation (CN):
   = 1000 / (S + 10)
   = 1000 / (2.423 + 10)
   = **80**

E. SURFACE STORAGE CALCULATIONS:

1. Stage vs. Storage Calculations:

		STORAGE (ac-ft)											
Stage ft.	Item:	1 ac-ft	2 ac-ft	3 ac-ft	4 ac-ft	5 ac-ft	6 ac-ft	7 ac-ft	8 ac-ft	9 ac-ft	10 ac-ft	T ac-ft	Total ac-ft
8.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.11
9.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.22	0.22
10.00		0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.32	0.35
10.50		0.05	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43	0.49
11.00		0.08	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43	0.52
11.50		0.10	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43	0.56
12.10		0.13	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43	0.62
12.60		0.16	0.07	0.00	0.00	0.00	0.00	0.00	0.05	0.00	0.00	0.43	0.72
12.90		0.17	0.09	0.00	0.00	0.00	0.00	0.00	0.12	0.00	0.05	0.43	**0.86**
13.00		0.18	0.09	0.00	0.00	0.00	0.00	0.00	0.15	0.00	0.09	0.43	0.93
13.50		0.20	0.11	0.00	0.00	0.00	0.00	0.00	0.34	0.01	0.34	0.43	1.43
14.00		0.23	0.13	0.00	0.00	0.00	0.00	0.00	0.56	0.06	0.68	0.43	2.08

* Abbreviations: T = Exfiltration Trench

G. S.F.W.M.D. C-51 BASIN RULE (STORAGE - NEW CRITERIA):

1. C-51 Basin Rule (Sub-Basin 32) Peak Flood Stage = 12.10 NAVD

2. Available On-Site Soil Storage = 0.32 ac-ft

3. Available On-Site Surface Storage @ Peak Flood Stage Elevation = 0.62 ac-ft

4. Total On-Site Storage Requirement per C-51 Basin Rules = **0.94 ac-ft**

PRE DEVELOPMENT VOLUME 0.82
PLEASE SEE PRE DEVELOPMENT CALCULATIONS ABOVE

H. MINIMUM BUILDING FINISH FLOOR ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 100-Year, 3-Day storm event:
   = **16.00 in.**

2. Compute inches of runoff, Q:
   = (P - (0.2 S)) ^2 / (P + (0.8 X S))
   = (16.00 in. - (0.2 X 2.42 in.)) ^2 / 16.00 in. + (0.8 X 2.42 in.))
   = **13.42 inches of runoff**

3. Compute volume of runoff:
   = (Inches of Runoff) X (Project Area)
   = 13.42 inches X 1.580 acres X (1 foot / 12 inches)
   = **1.77 ac-ft of storage required (zero discharge)**

4. From the stage vs storage curve, **1.77** ac-ft corresponds to elevation **13.76 NAVD**

Finish floors are at 14.00 NAVD

I. MINIMUM DISCHARGE ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 10-Year, 3-Day storm event:
   = **11.00 in.**

2. Compute inches of runoff, Q:
   = (P - (0.2 S)) ^2 / (P + (0.8 X S))
   = (11.00 in. - (0.2 X 2.42 in.)) ^2 / 11.00 in. + (0.8 X 2.42 in.))
   = **8.55 inches of runoff**

3. Compute volume of runoff:
   = (Inches of Runoff) X (Project Area)
   = 8.55 inches X 1.580 acres X (1 foot / 12 inches)
   = **1.13 ac-ft of storage required (zero discharge)**

4. From the stage vs storage curve, **1.13** ac-ft corresponds to elevation **13.19 NAVD**
   perimeter berm set at 13.20

I. MINIMUM ROAD CROWN ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 5-Year, 1-Day storm event:
   = **5.50 in.**

2. Compute inches of runoff, Q:
   = (P - (0.2 S)) ^2 / (P + (0.8 X S))
   = (5.50 in. - (0.2 X 2.42 in.)) ^2 / 5.50 in. + (0.8 X 2.42 in.))
   = **3.38 inches of runoff**

3. Compute volume of runoff:
   = (Inches of Runoff) X (Project Area)
   = 3.38 inches X 1.580 acres X (1 foot / 12 inches)
   = **0.45 ac-ft of storage required (zero discharge)**

4. From the stage vs storage curve, **0.45** ac-ft corresponds to elevation **10.34 NAVD**

Minimum road grade 12.50 NAVD

I. EXFILTRATION TRENCH CALCULATIONS: TRECH PROVIDES WATER QUALITY AND ADDITIONAL STORAGE FOR C-51

1. Design Formula: L = (FS ((%WQ*V1) + V2)) / (K((H2*W) + (2*H2*Du) - (Du^2) + (2*H2*Ds)) + (1.39x10^4*W*Du))

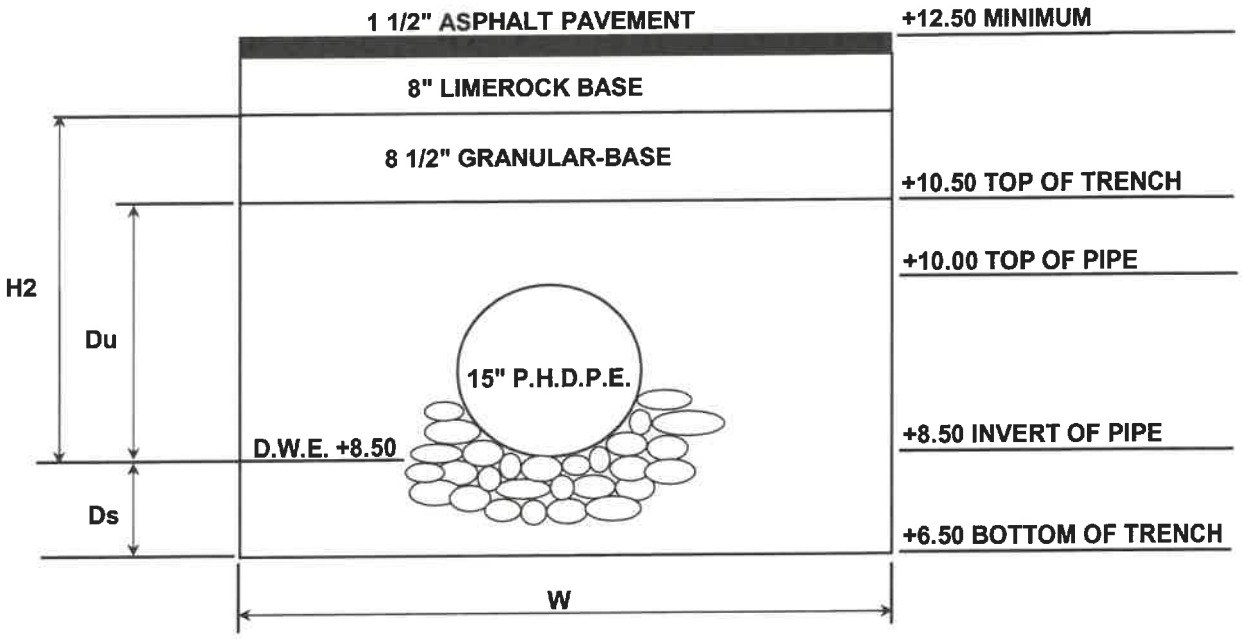
2. Design Information:

V1 = Exfiltrated Volume (Pre-treatment):	5.18	ac-in
V2 = Exfiltrated Volume (Additional Storage):		ac-in
W = Trench Width:	8.00	ft.
K = Hydraulic Conductivity:	3.19E-04	cfs/sq-ft per ft head
H2 = Depth of Water Table:	4.00	ft.
Du = Non-Saturated Trench Depth:	2.00	ft.
Ds = Saturated Trench Depth:	2.00	ft.

3. Exfiltration Trench Required: **485 ft.**

4. Exfiltration Trench Provided: **485 ft.**

5. Exfiltration Trench Storage Provided: **5.18 ac-in** or **0.43 ac-ft**



EXFILTRATION TEST REPORT
South Florida Water Management District - Usual Open Hole Test

Client: Ken Harris

Project No: 3730.2400092.0000

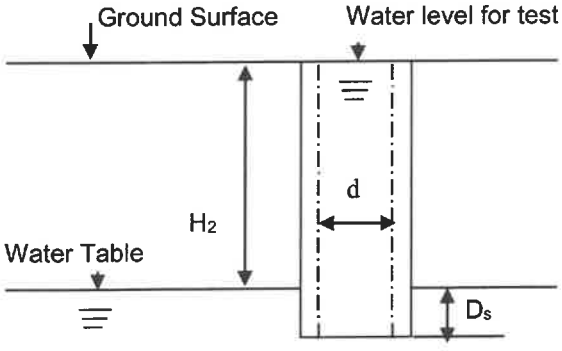
Project: S. Congress Ave Retail Center
3965 S. Congress Ave., Lake Worth Beach, Florida

Test Date: 10/30/2024
Technician: RV/NG

SOIL PROFILE

Test Location: EX-2	Depth (feet)	Soil Description	HCP
	0 – 3	Gray fine sand and rock fragments (SP)	80+
	3 – 5	Brown fine sand (SP)	80+
	5 – 6	Light gray fine sand (SP)	80+
			80+
			80+
			80+
	Depth to Water Table from Ground Surface (feet)		N/A

CALCULATION OF HYDRAULIC CONDUCTIVITY



$$K = \frac{4Q}{\pi d(2H_2^2 + 4H_2D_S + H_2d)}$$

K	Hydraulic Conductivity (cfs/ ft^2 – ft head)	**2.55×10^{-04}**
Q	Stabilized Flow Rate (cubic ft per second)	**4.46×10^{-03}**
d	Diameter of Test Hole (feet)	**0.33**
H_2	Depth to Water Table (feet)	**6.0**
D_S	Saturated Hole Depth (feet)	**0.0**
Notes: 8' of water table was assumed for calculation purposes.		

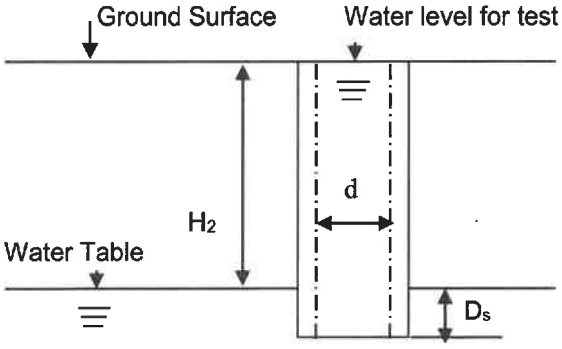
EXFILTRATION TEST REPORT
South Florida Water Management District - Usual Open Hole Test

Client:	Ken Harris	**Project No:**	3730.2400092.0000
Project:	S. Congress Ave Retail Center 3965 S. Congress Ave., Lake Worth Beach, Florida	**Test Date:** **Technician:**	10/30/2024 RV/NG

SOIL PROFILE

Test Location: EX-1	Depth (feet)	Soil Description	HCP
	0 – 3	Sandstone little fine sand (GP)	80+
	3 – 5	Gray fine sand (SP)	80+
	5 – 6	Light gray fine sand (SP)	80+
			80+
			70
			70
	Depth to Water Table from Ground Surface (feet)		N/A

CALCULATION OF HYDRAULIC CONDUCTIVITY



$$K = \frac{4Q}{\pi d(2H_2^2 + 4H_2D_S + H_2d)}$$

K	Hydraulic Conductivity (cfs/ ft² – ft head)	**3.83×10^{-04}**
Q	Stabilized Flow Rate (cubic ft per second)	**6.68×10^{-02}**
d	Diameter of Test Hole (feet)	**0.33**
H_2	Depth to Water Table (feet)	**6.0**
D_S	Saturated Hole Depth (feet)	**0.0**
Notes: 8' of water table was assumed for calculation purposes.		


Coffee
Sign
STORE
Grocery
Retail Shop


Coffee


Retail Shop

