



AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
SEPTEMBER 8, 2026
6:30 PM

Ralph Lashells, Chairman
Richard Hughes, Vice-Chairman
Ralph Wiles, Board Member
Brenda Browning, Jr. Alternate

Peter Braun, Board Member
Kim Gehrman, Board Member
Brian Ruscher, 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 Ralph Lashells
Vice Chairman Richard Hughes
Ralph Wiles
Peter Braun
Kim Gehrman
Brian Ruscher, Sr. Alternate
Brenda Browning, 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 February 10, 2026, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve the August 11, 2026, minutes from the Planning and Zoning Advisory Board meeting.
Staff: Jane Worth, Deputy Village Clerk

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

3. **Ordinance No. 2026-05 - Voluntary Annexation, Small-Scale Land Use Amendment and Rezoning - 1580 Prairie Road:** Motion to recommend approval to the Village Council for an application submitted by Urban Design Studio, agent for the applicants, Contract Purchaser, FL Residential Solution, LLC. The applicants are requesting voluntary annexation of the property into the Village of Palm Springs in accordance with Section 171.044, Florida Statutes, located at 1580 Prairie Road.
Staff: Iramis Cabrera, PZB Director
4. **Residential Planned Unit Development Site Plan (SPR26-08) with one Waiver - 1580 Prairie Road:** Motion to recommend to the Village Council for approval of an application submitted by submitted by Urban Design Studio, agent for the applicants, Contract Purchaser, FL Residential Solution, LLC ("Applicant"). The application seeks approval, with a waiver, from the Village Council for a Planned Unit Development Site Plan for the construction of a 48-unit residential town homes located at 1580 Prairie Road.
Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Technician

OTHER BUSINESS

ADJOURNMENT

**NEXT MEETING
OCTOBER 13, 2026 AT 6:30 PM IN THE 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: September 8, 2026

DEPARTMENT: Village Clerk

ITEM #2:

FISCAL IMPACT:

ATTACHMENTS:

1. Placeholder - August 11, 2026 Planning and Zoning Board Meeting Minutes

PLANNING AND ZONING MINUTES FROM THE AUGUST 11, 2026 MEETING WILL BE AVAILABLE PRIOR TO THE MEETING.



Village of Palm Springs

Staff Report

AGENDA DATE: September 8, 2026

DEPARTMENT: Planning, Zoning & Building

ITEM #3: Ordinance No. 2026-05 - Voluntary Annexation, Small Scale Land Use Amendment and Rezoning — 1580 Prairie Road

SUMMARY: The subject property, proposed to be annexed, is generally located east of South Congress Avenue, west of South Florida Mango Road, and north of Forest Hill Boulevard.

On behalf of the Contract Purchaser, FL Residential Solution, LLC ("Applicant"), Urban Design Studio has requested the voluntary annexation of the property into the Village of Palm Springs in accordance with Section 171.044, Florida Statutes.

The 3.57-acre property is currently being developed with a 3,050 sf place of worship building, and the applicants have the intention of redeveloping the property with a 48-unit fee-simple townhouse residential community. Concurrent with the annexation, the property will be assigned a Village of Palm Springs Future Land Use designation of High Density Residential and a Zoning (land development) district of Residential Multifamily (RM), through the small-scale land use amendment process.

Existing Land Use	PBC Future Land Use	Proposed Future Land Use	Village Existing PBC Zoning	Proposed Zoning	Village
Low Residential	LR-3	High-Density Residential	Residential Family - RS	Single Residential Multifamily	

The annexation complies with Chapter 171, Florida Statutes, as the proposed annexation is compact and contiguous to the Village boundaries per statutory annexation criteria. The subject property is located within the Village's adopted future annexation area and is within the Palm Beach County utility service area.

Palm Beach County did not identify any inconsistency with Chapter 171, Florida Statutes, or with the policies in the County's Comprehensive Plan.

If approved, the Local Planning Agency (LPA) will consider the proposed ordinance at its October 8, 2026, meeting, and will provide its recommendation to the Village Council.

The Village Council will consider the proposed ordinance for 1st reading during its October 8, 2026, meeting.

FISCAL IMPACT:

The assessed value of the property is \$365,367 and will contribute to the village's overall property value. If approved and constructed, it will further contribute to the village's overall property values.

ATTACHMENTS:

1. Placeholder - Ordinance No. 2026-05
2. Annexation Package
3. Location, Proposed FLU and Proposed Zoning Maps

PROPOSED ORDINANCE NO. 2026-05 – VOLUNTARY
ANNEXATION, SMALL SCALE LAND USE AMENDMENT
AND REZONING – 1580 PRAIRIE ROAD WILL BE PROVIDED
PRIOR TO THE MEETING.



APPLICATION FOR VOLUNTARY ANNEXATION

Property Owner(s)/Agent*: Reorganized Church of Jesus Christ of Latter Day Saints

*If corporation or other business entity, the name of the officer or person who maintains authority to represent and execute application.

Address (Property Location): 1580 Prairie Road

Address (Correspondence)*: Urban Design Studio, 610 Clematis Street, Suite CU02, West Palm Beach, FL 33401

*All agendas, letters, and other materials will be mailed.

Property Tax #*: 00-43-44-08-01-000-0081

*May attached legal description as separate sheet.

Existing Use: Place of Worship Estimated Household population/occupancy: _____

PBC Land Use: LR-3 PBC Zoning: RS

OWNER'S AUTHORIZATION

Under the provisions for Voluntary Annexation, Florida Statutes 171.044, requires that the application for annexation must bear the signature of the owner/agent of the property. The authority authorizing a person other than the owner to sign the application must be attached and accompany this application (refer to attached affidavit).

It is understood by the property owner/agent that by signing this agreement is hereby providing written consent to the Stormwater Management Assessment and any other Assessment Fees levied by the Village pursuant to its ordinances and Florida Statutes, Chapters 170 and 197. This consent is a written covenant running with the land. This agreement shall be recorded in the Public Records of Palm Beach County, Florida. The property owner/agent and all subsequent transferees, grantees, heirs, successors, and assigns of the property owner shall be bound by this written consent to the Stormwater Management Assessment Fees levies by the Village pursuant to its ordinances and Florida Statutes, Chapters 170 and 197.

The property owner/agent agrees that this Application for Voluntary Annexation into the Village of Palm Springs shall be irrevocable by the property owner/agent, their heirs and assigns, and it shall be binding on any future assigns and/or purchasers. It is the property owner's/agent's intent that this Application for Voluntary Annexation shall be binding on all successor title holders of said property.

Owner/Agent: Ronald Harmon, President

Printed

Signature

Owner/Agent: NA

Printed

NA

Signature

Street Address: 1001 West Walnut

NA

Street Address

Independence, MO 64050

NA

City, State, Zip Code

City, State, Zip Code

Call Agent: (561) 366-1100

Telephone #

Fax #

Telephone #

Fax #

Email Agent: bmiller@udsflorida.com / avillalobos@udsflorida.com

Email Address

Email Address

NOTARY

STATE OF Missouri, COUNTY OF Jackson

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of June, 2026 by

Ron Harmon, who is personally known to me or who has produced
(type of identification) as identification and who did (did not) take an oath.

Signature of person taking acknowledgement

Name of officer taking acknowledgement--typed, printed or stamped Nicole L Robison

Title or rank _____ Serial number _____

**Palm Beach County
Annexation Information Sheet**

Please submit the following information regarding each proposed annexation:

Annexation Name	Prairie Road Townhomes
Annexation Type	Voluntary
Acres	3.81 acres (1 parcel)
Location	1580 Prairie Road
Existing Use	Place of Assembly
Proposed Use	Residential community
County Future Land Use	Low Residential LR-3
County Zoning	Residential Single Family - RS
City Future Land Use	High-Density Residential
City Zoning	Residential Multifamily
First Reading (<i>tentative</i>)	August 20, 2026
Second Reading (<i>tentative</i>)	September 10, 2026
Ordinance Num. (<i>if known</i>)	
Location Map	(Attached)
Parcel Control Number	00-43-44-08-01-000-0081

<u>OWNER NAME</u>	<u>PBC L/U</u>	<u>ZONING</u>	<u>ADDRESS</u>	<u>Street</u>	<u>PCN #</u>	<u>ACRES</u>	<u>Site Devl</u>	<u>Assd Value</u>	<u>Fl Zone</u>	<u>Zip Code</u>
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Reorganized Church of Jesus Chris	Low Residential LR-3	Residential Single Family RS	1580	Prairie Road	00-43-44-08-01-000-0081	3.8100	Place of Worship 3,050 sf	\$365,367.00	AE	33406
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3.8100

\$365,367.00

Property Detail

Location Address : 1580 PRAIRIE RD
Municipality : UNINCORPORATED
Parcel Control Number : 00-43-44-08-01-000-0081
Subdivision : ALROSA PARK IN
Official Records Book/Page : 01629 / 0023
Sale Date : 12/01/1967
Legal Description : ALROSA PARK S 62 FT OF LT 8 LYG W OF & ADJ TO W WATER LI OF LAKE GRIFFO, LTS 9 & 10 LYG W OF & ADJ TO W WATER LI OF LAKE GRIFFO & N 8 FT OF LT 11 LYG W OF & ADJ TO W WATER LI OF LAKE GRIFFO & 8-44-43, N200 FT OF S 800 FT OF W 800 FT OF NE 1/4 OF SW 1/4 (LESS PRAIRIE RD R/W) A/K/A LT 4 (LESS PRAIRIE RD R/W) PALM ACRES TRACTS NO 4 UNREC

Owner Information

Owner(s)	Mailing Address
REORGANIZED CHURCH OF JESUS CHRIST	OF LATTER DAY SAINTS / RICK BARNES C/O 1307 S PARROTT AVE LOT 31 OKEECHOBEE FL 34974 5299

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
12/01/1967	\$14,900	01629 / 00023	WARRANTY DEED	REORGANIZED CHURCH OF JESUS CHRIST

Exemption Information

Applicant/Owner(s)	Year	Detail
	2026	

Property Information

Total Number of Units Per Parcel :
***Total Square Feet :** 2880
Acres : 3.81
Property Use Code : 7100—RELIGIOUS
Zoning : RS—SINGLE FAMILY RESIDENTIAL (00-UNINCORPORATED)

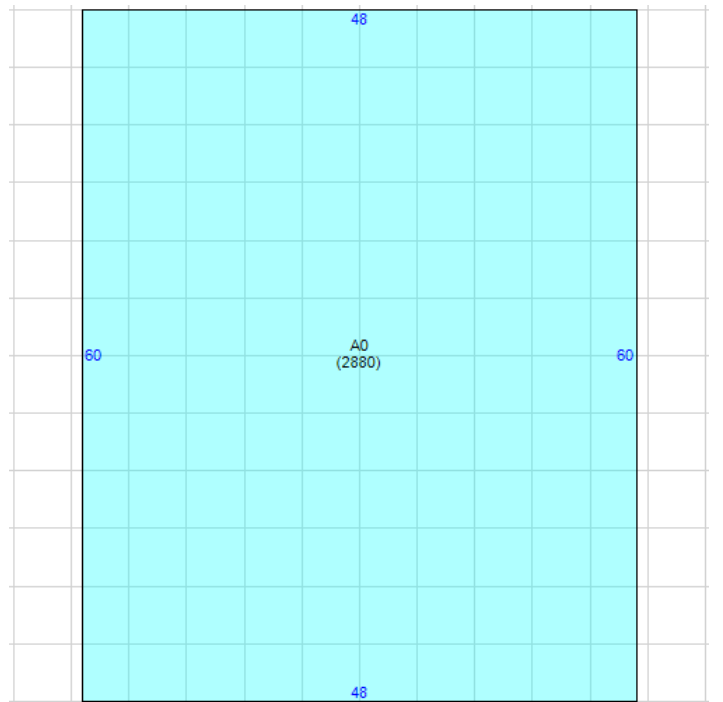
Building Details

Structural Details

Structural Element for Building 1		Sketch for Building 1
Year Built	1961	
RELIGIOUS	2880	

Subarea and Square Footage for Building 1

Code Description	square Footage
RELIGIOUS	2880
Total Square Footage	2880



Property Extra Feature

Description	Year Built	Units
Paving- Asphalt	1961	9940
Patio	1961	835

Property Land Details

Land Line #	Description	Zoning	Acres
2	CHURCH	RS	3.8056

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$106,277	\$109,187	\$100,278	\$0	\$0
Land Value	\$1,113,995	\$1,060,947	\$1,060,947	\$0	\$0
Total Market Value	\$1,220,272	\$1,170,134	\$1,161,225	\$0	\$0

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$332,152	\$301,956	\$274,505	\$0	\$0
Exemption Amount	\$332,152	\$301,956	\$274,505	\$0	\$0
Taxable Value	\$0	\$0	\$0	\$0	\$0

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$0	\$0	\$0	\$0	\$0
NON AD VALOREM	\$465	\$442	\$198	\$0	\$0
TOTAL TAX	\$465	\$442	\$198	\$0	\$0



Cherokee Ct

Cherokee Rd

Prairie Rd

Prairie Rd

00-43-44-08-01-000-0081

OnLine
Training



**Planning, Zoning
& Building Department**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Compliance 233-5500
Contractor Regulations 233-5525
Administration Office 233-5005
Finance 233-5026
Executive Office 233-5228
www.pbc.gov/pzb



**Palm Beach County
Board of County
Commissioners**

Sara Baxter, Mayor
Marci Woodward, Vice Mayor

Maria G. Marino
Gregg K. Weiss
Joel G. Flores
Maria Sachs
Bobby Powell Jr.

County Administrator

Joseph Abruzzo

June 26, 2026

Iramis Cabrera
Planning, Zoning & Building Director
Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461

RE: Proposed Annexation Prairie Road Townhomes, 2026-70-001

Dear Iramis Cabrera,

Thank you for providing the County advance notice and the opportunity to review the proposed annexation summarized below.

Name/Annex ID	Description
Prairie Road Townhomes	Acres: 3.81
2026-70-001	Location: East side of Prairie Rd, north of Forest Hill Blvd; 1580 Prairie Road
	1st Reading: 8/20/2026 2nd Reading: 9/10/2026

The proposed annexation was processed through the County's Annexation Review Process. County staff and service delivery agencies reviewed the proposed annexation. After the departmental review, County staff has not identified any inconsistencies with Chapter 171, Florida Statutes. The County's Engineering Department requests that the access point to Prairie Road must align with Creek Road.

The County remains committed to our efforts to work cooperatively with municipalities toward annexation. If you have any questions or comments, please contact me at 561-233-5332 or Khurshid Mohyuddin, Principal Planner, at 561-233-5351.

Sincerely,


Jeffrey W. Gagnon, AICP
Interim Planning Director

cc: The Honorable Joel Flores, District 3 Commissioner
Patrick W. Rutter, Chief Deputy County Administrator
Whitney Carroll, Esq., AICP, Executive Director, PZ&B
Cindy Hoskin, JD, Deputy Director, PZ&B

Darren Leiser, Esq., Assistant County Attorney
Khurshid Mohyuddin, AICP, Principal Planner, PBC
Tammy Lee, Engineering Dept., PBC
Michael Bornstein, Village Manager, Palm Springs

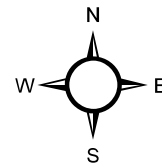
"An Equal Opportunity Employer"

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Village of Palm Springs

1580 Prairie Road



- Parcel
- Proposal Parcel

Date: 5/21/2026

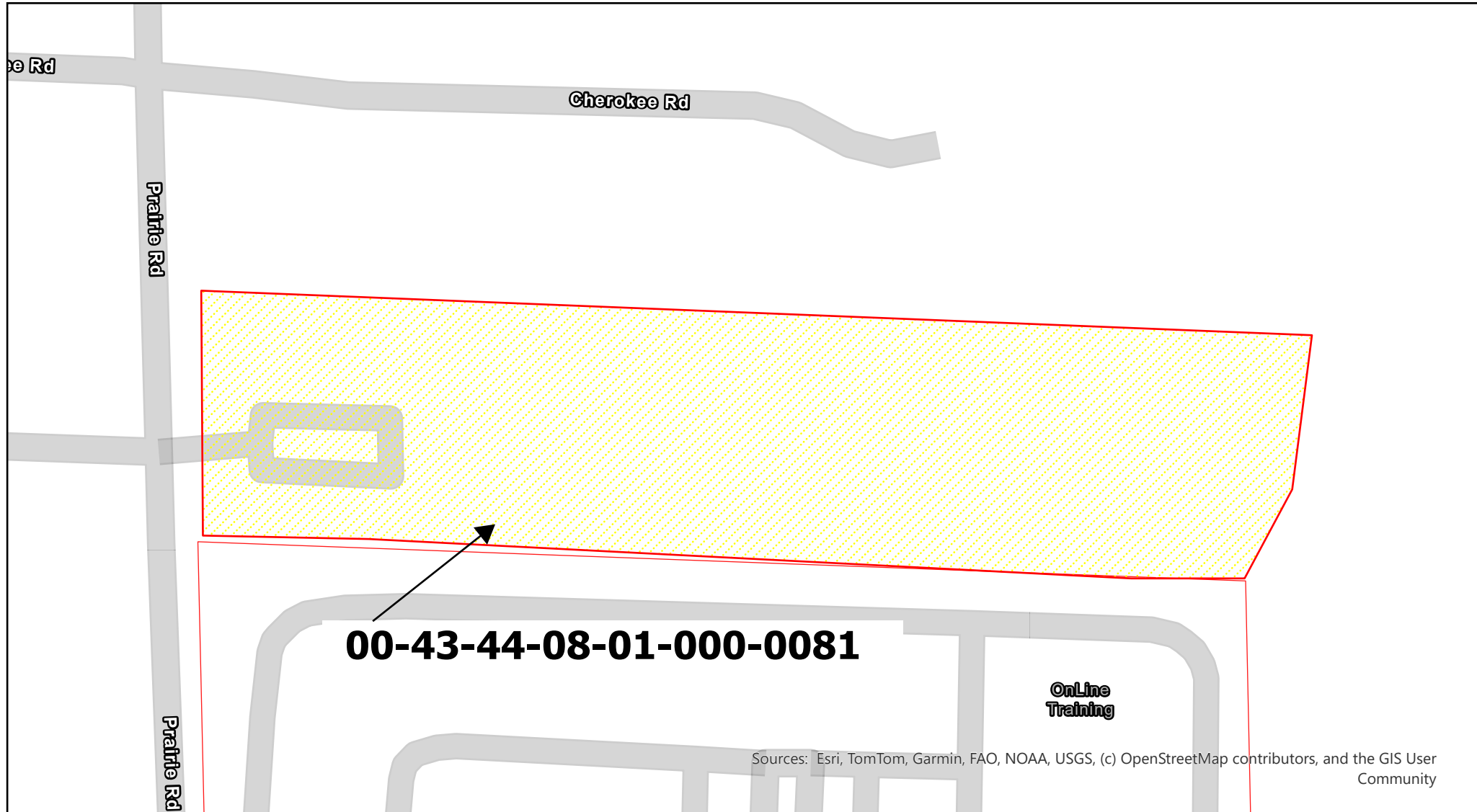
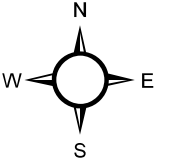
0 10 20 40 Meters

A scale bar showing distances of 0, 10, 20, and 40 meters.



Village of Palm Springs

1580 Prairie Road - FLUM



-  Parcel
-  Proposed High Density Residential

Date: 5/21/2026

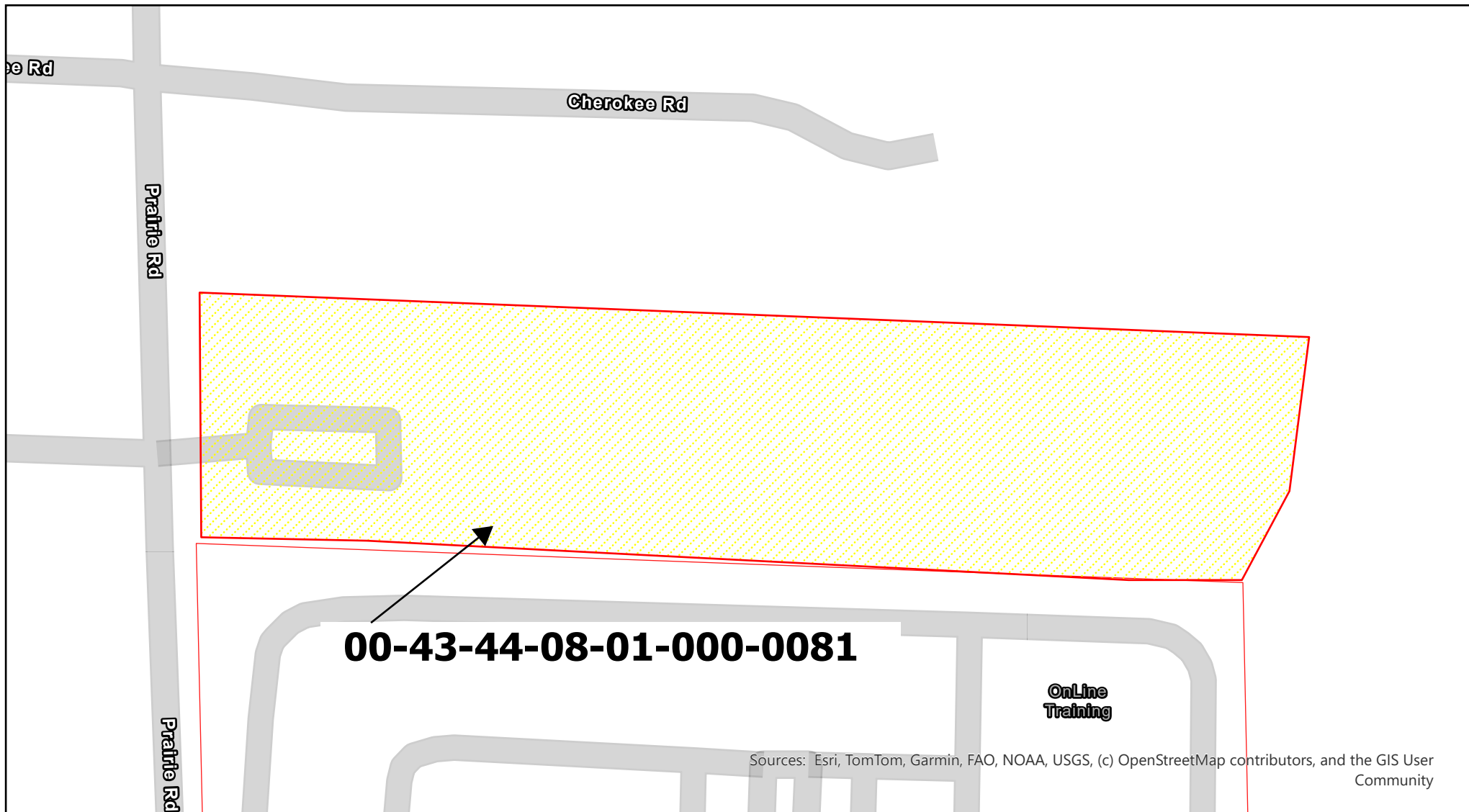
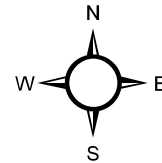
0 10 20 40 Meters





Village of Palm Springs

1580 Prairie Road - Zoning



-  Parcel
-  Proposed Residential Multifamily (RM)

Date: 5/21/2026

0 10 20 40 Meters





Village of Palm Springs

Staff Report

AGENDA DATE: September 8, 2026

DEPARTMENT: Planning, Zoning & Building

ITEM #4: Residential Planned Unit Development Site Plan (SPR26-08) with one Waiver — 1580 Prairie Road

SUMMARY: An application submitted by Urban Design Studio on behalf of the Contract Purchaser, FL Residential Solution, LLC (“Applicant”), for a Planned Unit Development Site Plan (**SPR26-08**) with one waiver, for the construction of 48-unit residential town homes on one (1) parcel located at 1580 Prairie Road totaling 3.57 acres and generally located between Forest Hill Boulevard and Cherokee Road on the east side of Prairie Road.

The applicant is the contract purchaser of the subject property and is requesting approval of the Planned Unit Development Site Plan to develop the ±3.57-acre Residential Multiple-Family property, which is currently a religious place. The subject property is proposed to be redeveloped with a residential planned development comprised of 48 fee-simple townhome structures. Each unit supports a one-car garage with two additional parking spaces in the driveway, 3 bedrooms, 2 bathrooms, a living room, and a kitchen. The community will have one access driveway via the existing Prairie Road right-of-way. Amenities include: a picnic area with grills, a pavilion, a playground, dog equipment, and a leisure area with benches.

The project generally meets and exceeds some of the minimum requirements for a Planned Development as shown in the table below:

Land Development Regulations	Required	Proposed
35 percent of the gross land area for open space	57,857 sf	60,195 sf
20 percent of open space shall be common amenities	33,062 sf	34,021 sf

The applicant is seeking the following waiver:

1. A waiver of relief from the Village Code Sec. 34-1064(e)(1)(b) to allow a reduction in the required side interior setback from 20’ to 15’.

Staff recommends conditional approval of the Planned Unit Development Site Plan to allow the redevelopment of the property with the construction of 48 fee-simple townhomes, finding the applicant’s request generally consistent with the Village Comprehensive Plan and Land Development Regulations.

FISCAL IMPACT:

The assessed value of the property is \$365,367 and will contribute to the village's overall property value. If approved and constructed, it will further contribute to the village's overall property values.

ATTACHMENTS:

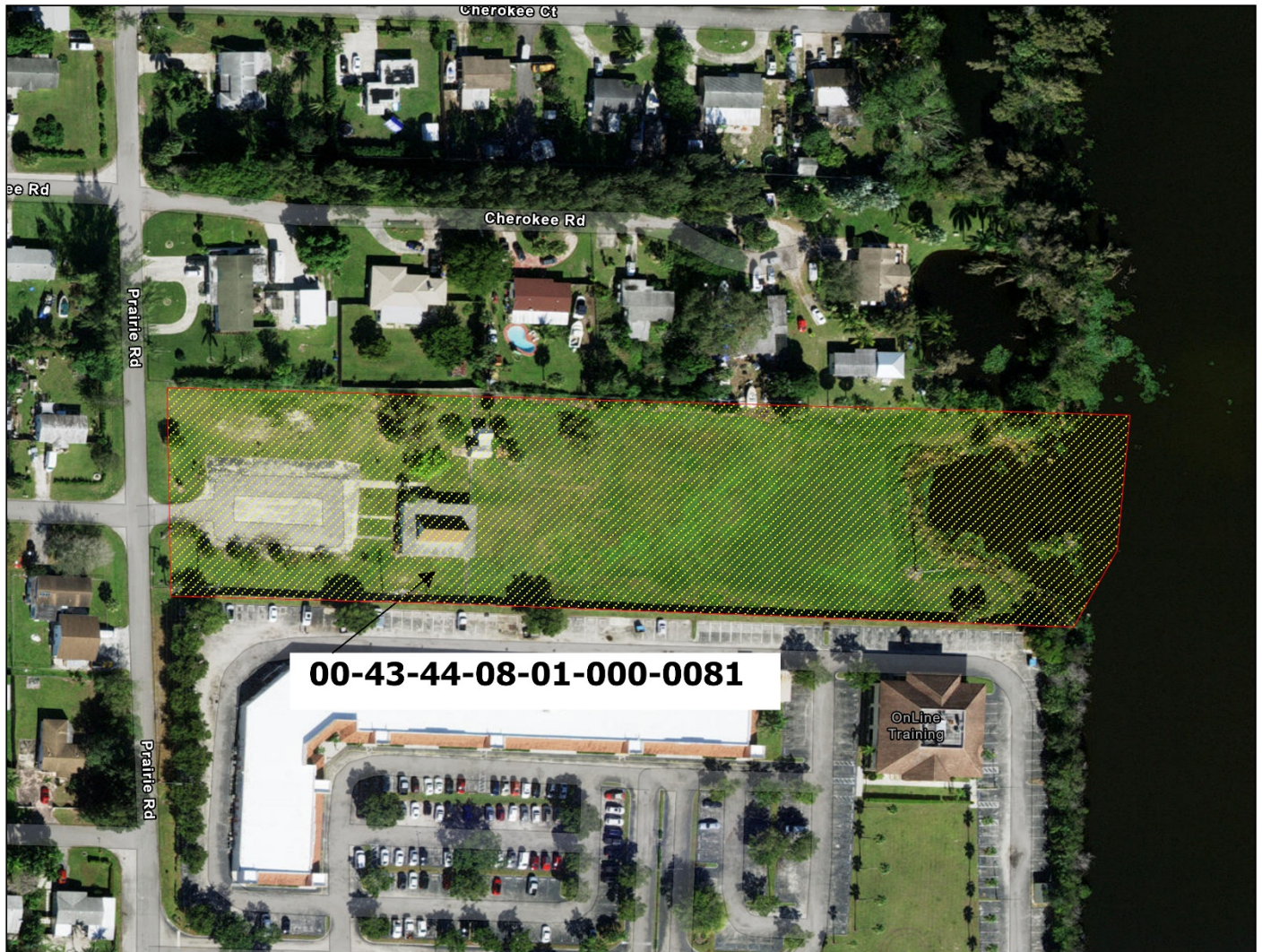
1. Exhibit "A" Staff Report
2. Justification Statement
3. Site Plan, Landscape Plan, Architectural Plans, Photometric Plan and Letters
4. Color Renderings
5. Aerial and Location Maps



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Residential Planned Unit Development Site Plan with one Waiver - 1580 Prairie Road

Application Summary			
Applicant / Petitioner	FL Residential Solution, LLC	Submittal Date	5/7/2026
Reference Name	1580 Prairie Road	Case Number	SPR26-08
		Parcel Control No	00-43-44-08-01-000-0081
Location	1580 Prairie Road	Gross Site Area	±3.57 acres
P&Z Bd Meeting	September 8, 2026	Council Meeting	November 12, 2026
Requests			
Proposed Use(s)	Residential Planned Unit Development Site Plan for construction of 48 fee-simple townhomes.		
Number of Buildings	48 residential townhomes		
Waivers	1. Requesting a waiver from Sec.34-1064 (e) (1) (b) to allow a reduction in the required side interior setback of 20’ to 15’.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	Total of 150	150 spaces	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Rear yard (East)	20’	176.8’	Yes
Front yard (West)	25’	63.8’	Yes
Side yard (North)	20’	15’	No, waiver requested
Side yard (South)	20’	15’	No, waiver requested
Site Characteristics			
Existing Use	Religious Building	Proposed Use	Residential Multifamily
Existing Zoning	PBC Unincorporated Residential Single-Family (RS)	Proposed Zoning	Residential Multifamily
Existing FLUM	PBC Unincorporated Low Residential LR-3	Proposed FLUM	High Density Residential
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Unincorporated PBC Single-Family	Low Density Residential	Unincorporated PBC Single-Family
South	CR-Commercial Renewal	Commercial Renewal	CR-Commercial Renewal
East	Unincorporated PBC	Unincorporated PBC	Unincorporated PBC
West	Unincorporated PBC Single-Family	Low Density Residential	Unincorporated PBC Single-Family
Recommendation			
Staff recommends conditional approval of the Planned Unit Development Site Plan to allow the construction of 48 fee-simple residential townhomes, finding the applicant’s request generally consistent with the Village Comprehensive Plan and Land Development Regulations.			
Note: Based on the proposed land use designation (19 du/acres), a maximum of 67 units would be permitted. Applicant is proposing a density of 14 du/acre.			



I. Site History

The subject site is located within the jurisdictional boundaries of unincorporated Palm Beach County ("County") on the east side of Prairie Road, approximately 0.11 miles north of Forest Hill Boulevard. The subject property is comprised of one parcel and may be more specifically identified with Parcel Control Number (PCN): 00-43-44-08-01-000-0081 ("Subject Property"). The Subject Property has a Palm Beach County future land use designation of Low Residential, 3 dwelling units per acre ("LR-3") and is within the Residential Single-Family ("RS") zoning district. The subject site is improved with a one-story Place of Worship building, consisting of approximately 3,050 square feet, known as West Palm Beach Community of Christ.

The applicant is requesting to annex the property to the Village of Palm Springs and concurrently requests the approval of a Planned Unit Development Site Plan to redevelop the site with the construction of a 48 fee-simple townhome residential community.

II. Comprehensive Plan Consistency

- The subject property's Zoning and Future Land Use will be designated as Residential Multifamily (RM) and High Density Residential, respectively. The acreage of the property (± 3.57 acres) allows up to 67 residential dwelling units at the maximum utilization of the land use category (19 du/acre).

- The proposed Site Development Plan is generally consistent with goals, objectives, and policies of the Village's Comprehensive Plan.

III. Waivers Requested

The applicant is seeking the following waiver (1) from Village Code requirements:

Waiver #1: Requesting a waiver from Section 34-1064 (e)(1)(b) to allow a reduction in the required side setback from 20' to 15'.

The Applicant's full justification is attached hereto.

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

Within the RM zoning district, the minimum side interior setback is 15 feet for multifamily residential, which the project is in compliance with. Allowing a 5-foot reduction in the north and south interior setback will not cause a detrimental effect on the overall design and development standards of the project. On the contrary, the proposed reductions will allow for the most efficient design and use of the property to maximize safety and livable features for the proposed residents.

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

The 5-foot reduction in the north and south interior setbacks from 20-feet to 15 feet allows for the site to provide a 26-foot drive-aisle along with accommodating a 5-foot sidewalk on each side of the internal drive-aisle for continuous safe pedestrian connection through the site, and still provides sufficient room for a back yard space, plus landscape to screen the commercial to the south, although no buffer is actually required along this property line.

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

Granting waivers will not have a negative impact on the preservation of valuable natural resources.

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

The 5-foot reduction in the (north and south) interior setback from 20 feet to 15 feet still provides sufficient room for a backyard space, plus landscape to screen the commercial to the south, although no buffer is actually required along this property line.

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

Approval of the setback reduction will have no adverse impact on screening or buffering from adjacent uses.

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

Acknowledged; the requested setback waiver is being requested based on on-site configuration and design standards.

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

Allowing a 5-foot reduction in the north and south internal setbacks is compatible with adjacent properties and consistent with 15-foot setbacks for multifamily uses in RM zoning.

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

Not applicable; the proposed development meets the common amenity area requirement.

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

Not applicable; the proposed development meets maximum height limitation.

Staff support the applicant's request based on the intent of the applicant to maximize the utilization of the land, reducing the amount of impervious surface, consistency with the Village Comprehensive Plan allowing for innovative designs, and being developed in the proposed manner without any adverse impact on the surrounding properties.

IV. Neighborhood Compatibility

- 1) The proposed project is located on the north side of Forest Hill Boulevard and on the east side of Prairie Road.
- 2) A mix of different uses, such as retail, restaurants, supermarkets, gas stations, and professional offices, is in the vicinity.
- 3) Surrounding properties are a mix of residential uses and commercial uses.
- 4) The Village center is located within 1.5 miles.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the Residential Planned Development,
 - 1) The proposed project plan generally meets required site development regulations.
 - 2) The annexation concurrently with the High-Density Residential Land Use designation and rezoning to RM, shall be approved before consideration of the proposed Site Plan.
 - 3) Property shall be platted
 - 4) The applicant is responsible for acquiring all applicable permits from all regulatory agencies with jurisdiction over the project site, including but not limited to Palm Beach County and the Village of Palm Springs.
 - 5) Civil/Utility plans shall be approved by the Village's Engineer.
 - 6) Proposed development will negatively impact the public-school system; a \$106,399.00 contribution is requested by the School District of Palm Beach County.

VI. Environmental Issues:

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

VII. Community Outreach/ Notification

- The subject property was posted on August 28, 2026.
- Public Notification letters were mailed to all property owners within a 300' radius of the subject property on August 28, 2026.
- Legal advertisement was published on August 27, 2026.
- Staff has not received any inquiries or comments as a result of the notices.

VIII. Proposed Development Plan Details

The petitioner's development plans received on May 7, 2026 depict the following:

- Application for a Residential Planned Development Site Plan approval with a waiver for the construction of 48 fee-simple residential townhomes.
 1. Site Plan received May 7, 2026, revised and resubmitted on August 8, 2026.
 2. Landscape plans received May 7, 2026, revised and resubmitted on August 8, 2026.
 3. Engineering plans received May 7, 2026, revised and resubmitted on August 8, 2026.
 4. Architectural plans received May 7, 2026, revised and resubmitted on August 8, 2026.
 5. Photometric plan received May 7, 2026, revised and resubmitted on August 8, 2026.
 6. Boundary survey received May 7, 20206
 7. Justification Statement and proposed use
 8. Drainage calculations
 9. Traffic Analysis.
 10. Color rendering
 11. Common amenity plan
 12. Open space plan

IX. Recommendation

The applicant is the contract purchaser of the subject property and is requesting approval of the Plan Unit Development Site Plan to develop the ±3.57-acre Residential Multi-Family property, which is currently a religious place. The subject property is proposed to be redeveloped with a residential planned development comprised of 48 residential fee-simple townhome structures. Each unit supports a one-car garage with two additional parking spaces in the driveway, 3 bedrooms, 2 bathrooms, a living room, and a kitchen. The community will have one access driveway by the existing Prairie Road right-of-way. Amenities include: a picnic area with grills, a pavilion, a playground, dog equipment, and a leisure area with benches.

The project generally meets and exceeds some of the minimum requirements for a Planned Development project as shown on the table below:

Land Development Regulations	Required	Proposed
35 percent of the gross land area for open space	57,857 sf	60,195 sf
20 percent of open space shall be common amenities	33,062 sf	34,021 sf

Planning, Zoning & Building Staff has conducted a review of the application and found the proposed project to be generally consistent with the land development and zoning regulations and all other portions of the code. Staff supports the Residential Planned Development Site Plan with 1 waiver and recommends conditional approval subject to the following **forty-seven (47) conditions**, along with the voluntary monetary contribution requested by the School District to mitigate school impacts:

1. The Site Plan approval is valid within 24 months of Village Council approval.
2. The plat shall be approved and recorded **before the issuance of any Certificate of Occupancy and before the sale of any units.**
3. Based on section 34-162 (6) for the required buffers, the west side shall follow category 6. (6) Category 6. Ten-foot-wide buffer area with a hedge not less than three feet in height, supplemented by trees spaced not more than 20 feet apart. The hedge shall be a minimum of three feet in height at the time of planting. The required hedge shall contain a minimum of two different maintained levels or tiers. The required hedge shall be installed in a non-linear (meandering) manner. If desired, only a decorative metal fence shall be utilized.
4. The existing **fences** on all sides of the property shall be replaced.
5. Garages should be used for parking only. The HOA covenants/ deed restrictions shall prohibit the conversion of garages into habitable spaces or use as non-vehicular storage.

6. No parking shall be allowed, under any circumstances, along the drive aisles. Residents and guest parking shall only occur within private garages and/or driveways and designated guest parking stalls.
7. The HOA covenants/deed restrictions shall prohibit the installation of sheds.
8. The HOA covenants/ deed restrictions shall prohibit the installation of any additional impervious or semi-impervious surface.
9. The HOA shall be responsible for all landscape maintenance, including mowing rear/private yards (this shall be included in the HOA documents).
10. The parking of boats, commercial vehicles, or recreational vehicles shall not be allowed anywhere except inside garages.
11. Parking of oversized vehicles that do not fit within the typical parking stall (9'x18.5') should also be prohibited.
12. The legal instruments providing parking restrictions shall be reviewed and approved by the Village Attorney and PZB Director **before issuance of the first building permit**.
13. Failure of the HOA to enforce provisions herein (including violation(s) by unit owner(s) may result in code enforcement action against the property owner for the violation(s).
14. Proposed Monument sign shall comply with Section 34-327 (b) **at the time of permitting**.
15. A Utility/Civil Plan shall be approved by the Village Engineer and the Village Public Service Director **at the time of permitting**.
16. The proposed 10' utility easements shall be recorded **at the time of plat**.
17. Photometric plans shall be approved by the Planning, Zoning and Building Department **at the time of permitting**.
18. Irrigation plans shall be provided **at the time of permitting**. Non-potable water shall be used for the irrigation system per Village code.
19. Garbage canisters and recycling bins shall be placed in the garages after picking up and set out on the driveways along the road **only on pickup days**.
20. Perimeter compatibility treatments along north, west, and south sides shall be installed **before the issuance of the 1st Certificate of Occupancy**.
21. Landscape buffers shall only be encumbered/overlapped a maximum of 5' by any utility easements. Verify utility and easement locations to ensure that there are no conflicts with landscaping; revise **at the time of permitting as needed**.
22. All electric utilities shall be underground.
23. The common amenity areas shall be completed in their entirety, open for use and accessible to the residents, **before the issuance of the Certificate of Occupancy for the 19th unit** (40% of the project).
24. The property owner shall post a notice of annual boundary school assignments for students from this development. The district will provide an 11' x 17' sign to be posted in a clear and visible location in all sales offices and models with the following:

"NOTICE TO HOMEBUYERS/TENANTS"

"School-age children may not be assigned to the public school closest to their residences. School Board policies regarding overcrowding or other boundary policy decisions affect school boundaries. Please contact the Palm Beach School District Boundary Office at (561)434-8100 for the most current school assignment(s)".
25. Any existing or proposed utility box/cabinet that is not screened from view shall be wrapped with a matching design in accordance with the existing/proposed location **at the time of landscaping inspections**.
26. **At the time of permitting**, the proposed future bus shelter design needs to be reviewed and approved by the Village Planning, Zoning and Building Department **together with the** school determination letter requesting the shelter.
27. 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), before Certificate of Occupancy, and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program.
28. A root barrier shall be provided on trees that are within 12' of utility lines.

29. Landscaped areas shall be irrigated, including but not limited to buffers, islands, planter boxes, etc.
30. All mechanical equipment and above-ground infrastructure shall be screened from view.
31. The construction dumpster shall be provided only by Waste Pro USA who is under a franchise Agreement with the Village.
32. The mail pickup and delivery system shall be approved by the United States Postal Service.
33. Provide permits from all applicable permitting agencies, including but not limited to, PBC and Village of Palm Springs **at the time of permitting**.
34. The property owner shall register an Agent of Record before issuance of a permit, to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.
35. A copy of the NPDES Notice of Intent for Generic Permit shall be submitted to the PZB Department at the time of permitting.
36. A stabilized surface shall be provided at all times during construction for access by emergency vehicles.
37. 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**.
38. A silt barrier shall be installed around the perimeter of the property (within the affected area for the site improvements and new building construction) before commencement of any site work or construction activity, and a track pad shall be installed at the construction entrance(s), both of which shall remain through substantial completion.
39. 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.
40. Any sidewalk broken or damaged during construction shall be replaced by the contractor **before CO**.
41. The Landscaping shall be certified by the Landscape Architect upon completion and **before Certificate of Occupancy/Certificate of Completion** of each improvement area.
42. Absolutely no occupancy, other than construction personnel, is permitted **prior to TCO/CO**.
43. Photometrics must be certified by an engineer **prior to CO**.
44. The civil engineer of record shall certify the site construction **prior to Certificate of Occupancy**.
45. 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 the pre-construction conference with the Planning, Zoning, and Building Director.
46. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
47. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
48. **At the time of CO**, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.
49. The School District has requested the Applicant offer a voluntary commitment to make a contribution of \$106,399.00 to the School District of Palm Beach County before issuance of a building permit, based on the School Capacity Availability Determination letter issued on May 12, 2026.

JUSTIFICATION STATEMENT



PRAIRIE ROAD TOWNHOMES

Annexation, Future Land Use Map Amendment, Rezoning
and Site Plan Approval

Submittal: May 5, 2026

Resubmittal: August 5, 2026

Urban Planning and Design
Landscape Architecture
Communication Graphics

REQUEST

On behalf of the Contract Purchaser and Applicant, FL Residential Solutions, LLC ("Applicant"), Urban Design Studio ("Agent") has prepared and hereby respectfully submits request for Annexation, Future Land Use Map Amendment, Rezoning and Site Plan approval for a 3.57-acre site located at 1580 Prairie Road ("subject site").

The subject site is located within the jurisdictional boundaries of unincorporated Palm Beach County ("County") on the east side of Prairie Road, approximately 0.11-miles north of Forest Hill Boulevard. The subject property is comprised of one parcel and may be more specifically identified with Parcel Control Number (PCN): 00-43-44-08-01-000-0081 ("Subject Property"). The Subject Property has a Palm Beach County future land use designation of Low Residential, 3 dwelling units per acre ("LR-3") and within the Residential ("RS") zoning district. The subject site is improved with a one-story Place of Worship building, consisting of approximately 3,050 square feet, known as West Palm Beach Community of Christ.

It is the intent of the Applicant to redevelop the property with a 48-unit multi-family (townhouse) residential for sale community.

In order to achieve the proposed development, this application is requesting the following:

- Annexation of the subject site into the jurisdictional boundary of the Village of Palm Springs from unincorporated Palm Beach County; and
- Future Land Use Map Amendment from Palm Beach County Low Residential, 3 dwelling units per acre ("LR-3") to Village of Palm Springs High Density Residential ("HDR") future land use designation; and
- Rezone from Palm Beach County Residential ("RS") to Village of Palm Springs Residential Multi-Family ("RM") zoning district; and
- Residential Planned Development Site Plan Approval.



BACKGROUND/HISTORY

Pursuant to the Palm Beach County Property Appraisers Office, the existing structure on the subject site was built in 1961.

The subject property is currently located within the limits of unincorporated Palm Beach County. Based on a search of County records, there is no other development history for this site as it has remained a church since the 1960's, and there is no other history of development petitions for this site.

PRE-APPLICATION MEETING

The Agent met with Village Staff on January 12, 2026, and have been in continual contact and discussion with Staff as it relates to the applications listed herein.

SURROUNDING USES

Below is a description of the uses on the adjacent properties (or those on the other side of abutting ROW's) to the north, south, east, and west of the Subject Property.

Adjacent Property	Municipality	Land Use Designation	Zoning Designation	Existing Use
NORTH	PBC	LR-3	RS	Single-Family Residential
SOUTH	Village of Palm Springs	Commercial Renewal	Commercial Renewal ("CR")	Commercial Shopping Center
EAST	PBC	High Residential 8 du/ac ("HR-8")	RH	Multi-Family Residential
WEST (across Prairie Rd)	PBC	LR-3	RS	Single-Family Residential

ANNEXATION

In accordance with Comprehensive Plan Objective FLU 3.2 Annexation Standards, the Village of Palm Springs has established standards for the annexation of new properties. Annexation applications are to be evaluated on the following criteria, of which the subject site complies:

a) The subject parcel is contiguous with the Village's boundary.

Response: The subject parcel is contiguous with the Village's boundary along the south property line. Provided as part of the application submittal is a Survey showing the subject site is contiguous to the Village's boundary, as well as other required documentation.

b) The subject parcel is reasonably compact.

Response: The subject site consists of one parcel of land containing 3.57-acres with direct access from Prairie Road through existing boundaries of the Village.

c) The subject parcel does not create enclaves.

Response: Being contiguous and compact, the annexation of the subject parcel will not create an enclave, but will extend the boundaries of the Village of Palm Springs.

d) The subject parcel is located in an area with necessary public facilities and services.

Response: Yes, the subject parcel is located in an area with necessary public facilities and services. All public utilities and services exist and are available to serve the proposed development.

e) The subject parcel will be designated with Future Land Use and Zoning consistent with the current development pattern so that it is compatible with the surrounding parcels.

Response: Submitted concurrently with this voluntary annexation is a Future Land Use Amendment application to designate the site High Density Residential and a Rezoning application to the RM zoning district. The proposed townhome residential use is commonly considered an appropriate transitional use between commercial uses, such as those to the south, and single-family homes, such as those to the north and west. The residential character of the proposed townhome development is compatible with the surrounding area.

f) The property owner agrees to connect to water and sewer services, if available.

Response: Yes, the property owner agrees to connect to water and sewer service.

Furthermore, the site complies with the following State Statutes relative to annexation:

- **Section 171.044, Florida Statutes** establish that *"the owner or owners of real properties in an unincorporated area of the County, which is contiguous to a municipality and reasonably compact, may petition the governing body of said municipality that said property be annexed to the municipality."*
- **Section 171.044(5)** of the Florida Statutes state, *"land shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves."* Pursuant to **Section 171.031, Definitions - (13)** defines "Enclave" as *"(a) Any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality; or (b) Any unincorporated improved or developed area that is enclosed within and bounded by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality."*

LAND USE MAP AMENDMENT & REZONING

Concurrent to the Applicant's request to annex the Site, the Applicant is requesting to amend the Village's Future Land Use Map to reflect a change in the Site's land use from the current PBC designation of LR-3 to the Village's High Residential Density designation and rezoning from current PBC zoning district of RS to the Village's zoning district of RM.

Provided below is an analysis of existing and proposed use, include analysis of infrastructure/public services, natural resources, open space, land use compatibility, and consistency with adopted goals, objectives and policies; along with confirmation of the provisions of all necessary facilities and systems.

Policy FLU 2.3.7 of the Comprehensive Plan - the High-Density Residential Future Land Use category is intended to provide residential housing within an easy walking distance of town and neighborhood centers and/or arranged along either side of some of the internal roads. Workforce housing is encouraged in this FLU category.

a) Density and Intensity – the maximum density for the High-Density Residential Future Land Use is 19 du/ac.

Response: The proposed 48-unit development equates to a density of 14 du/ac, which is below the maximum density.

b) Location – the High-Density Residential Future Land Use category is located throughout the Village, mostly along commercial corridors and adjacent to commercial and Medium Density Residential uses.

Response: The subject site is adjacent to a commercial shopping center (to the south) and located approximately 0.11-miles from Forest Hill Blvd, a major commercial corridor, which provides an easy walking distance for residents of the proposed development to commercial opportunities.

Existing & Proposed Use / Land Use Compatibility: The subject property has been developed as a place of worship since the 1960's and the site includes a church building, two storage sheds, and parking. The balance of the site is cleared with the exception of some perimeter and parking lot landscaping.

To the immediate south is a commercial shopping center, to the east is a lake and multifamily development and to the north and west is single-family. Development of the site for multifamily will create a transitional use between the commercial use to the south and single-family homes to the north and the proposed for sale residential development is compatible with the residential character of the neighborhood north and west. The proposed FLU amendment and rezoning will not encourage piecemeal development or create an undevelopable parcel.

Max Development Potential: The proposed amendment and rezoning will result in an increase of the economic development potential on the property compared to what is allowed. The current Place of Worship use is exempt from property taxes, plus based on the current PBC FLU of LR-3, the subject site can only be redeveloped with a maximum of 3 residential units (1 du/3 acres x 3.57-ac = 3 units), subject to compliance of property development regulations. With the Village FLU of High Density Residential, the redevelopment potential of the Subject Site is a maximum of 67 units (19 du/acre x 3.57-acres = 67.83). The proposed development plan includes 48-townhome units which equates to a density of 14 du/ac and two stories which is consistent with the allowed height of the area.

Drainage: The proposed development will meet all Concurrency requirements for development and annexation into the Village of Palm Springs. The existing structures on the site include a one-story building, parking lot and sheds. The existing drainage system sheet flows into the land with ultimate discharge into the LWDD L-7 canal. A portion of the site is in flood zone AE with an elevation of 11' NAVD. The existing structures will be demolished and the property redeveloped with 8 townhome buildings with 6 units each. Drainage improvements will consist of inlets interconnected with pipes, exfiltration trenches and a bleeder discharge to the existing lake. The lake area remains unchanged and the Applicant will be responsible for drainage system maintenance. Please refer to the Preliminary Engineering Plans and a Drainage Report, prepared by Keen Engineering for review and analysis.

Potable Water & Wastewater: The subject site is currently served by Palm Beach County Water Utilities and will continue service based on the proposed redevelopment.

Environmental: There are no known significant habitats or species located on property. The subject site is not located within a Wellfield Protection Zone or includes any Wellfield Protection wells.

Traffic: Provided with this application is a Traffic Study, prepared by JFO Group, Inc., which analyzes the traffic impacts for the 48-unit multifamily development. The proposed project is anticipated to result in a de minimis traffic impact and compliant with Palm Beach County Traffic Performance Standards (“TPS”). The analysis indicates that the proposed 48 multifamily units will generate less than one percent (1%) of the adjacent roadway peak-hour, peak-direction level of service volumes on all roadway segments included within the PBC RDI. For this reason, the proposed development has an insignificant impact on the existing transportation network.

Left-turn and u-turn analysis were carried out at the intersections of Forest Hill Blvd and Prairie Road, and at Forest Hill Blvd and Muskeogee Road. The results conclude that the existing eastbound/westbound left/u-turn lanes impacted by the project will be able to accommodate future background and project traffic at project build-out in 2029, and additional turn lanes are not required at the project driveway based on projected driveway volumes (figure below).



The Traffic Study was sent to Palm Beach County Traffic Division to confirm the proposed 48-unit development meets the TPS roadway standards for the development; and a TPS letter was issued on May 18, 2026 confirming the proposed project meets the TPS of Palm Beach County.

Mass Transit: The subject site is currently served by Palm Tran Bus Route 46 “WPB – WLN via Forest Hill” which is located 0.13-miles from the site with bus stops located along Forest Hill Boulevard. There is no proposed change to these services with the proposed application.

School: A School Capacity Availability Determination (“SCAD”) letter from the School District of Palm Beach County confirming there is adequate school capacity to accommodate the resident population for the 48-unit development is being requested and will be added to the application through the process. The subject site will be served by the following schools; Meadow Elementary School, Conniston Middle School and Forest Hill High School. A SCAD letter was issued on May 12, 2026 and has been added to the file and a 10’x30’ bus shelter area has been identified on the Site Plan along the property frontage, should it be determined by the School District of Palm Beach County that a bus stop is needed.

Fire Rescue: The subject site is currently served by Palm Beach County Fire Rescue Station #39, which is located 1.06-miles from the site at 228 Cypress Lane, Palm Springs, Florida.

PLANNED DEVELOPMENT (SITE PLAN)

The proposed development plan is in compliance with the objectives in Subdivision IX and residential planned development Sec.34-1064.

The proposed site plan consists of eight (8) two-story residential buildings, each containing six 2-story townhome units, creating a cohesive and thoughtfully arranged community and transitional use between the commercial development to the south and the single-family residential homes to the north. Each townhome is approximately 1,935 SF including 3-bedrooms, 2 ½-bathrooms, a one car garage, and patio area. The architectural style of the development can be described as a coastal-inspired contemporary design that blends texture and color. The buildings feature a combination of stone veneer and smooth stucco finishes creating visual contrast and depth across the façades, along with Bahama shutters which provides a tropical feel.

The development is designed with a range of resident-focused amenities, including a dedicated dog park, a scenic lake feature, a pavilion area for gathering, a tot lot play area and barbecue grills to support outdoor social activities and foster a welcoming neighborhood atmosphere.

Townhome unit garages will be limited to car parking only, as controlled by HOA Documents, and garages will have sufficient space to store a minimum of one (1) bicycle, which meets the minimum bicycle parking requirement. An additional bike rack is provided under the pavilion located in the southeast portion of the site. Garbage collection will be handled through roll-out bins, to also be stored in the garages in lieu of a dumpster. A garage exhibit has been added to the Floor Plan set confirming the bicycle and trash canister details.

Access

The project proposes one point of ingress/egress located on Prairie Road. The point of access is comprised of 2 lanes that total 26-feet, aligned with Creek Road to the west as required by Palm Beach County. Given the width of the property and Lake Griffon encroaching into a portion of the site, a t-style turnaround is provided at the terminus of the private driveway. The t-style turnaround which meets code standards and is designed with appropriate turning radius and back up space for emergency response vehicles and garbage collection trucks. An auto-turn exhibit is provided within the civil drawings set for further detail. Adequate vehicular circulation is provided and will not negatively impact existing roadway conditions.

Pedestrian access is provided along the frontage and through the site. A 5-foot sidewalk is provided along Prairie Road, with a sidewalk provided along each side of the internal drive-aisle within the community to provide continuous pedestrian connectivity through the site.

Building Coverage, Open Space & Recreation Area

The maximum lot coverage in the RM zoning district is 40%, which equates to 66,123 square feet for the 3.57-acre (165,308 square feet) site. The proposed building coverage of 27.20% (44,928 square feet) is below the maximum allowable amount.

The minimum open space requirement in the RM zoning district is 35%, which equates to 57,857 square feet for the 3.57-acre (165,308 square feet) site. The proposed open space area of 36%

(60,195 square feet) exceeds the required amount.

The minimum recreation space requirement in the RM zoning district is 20%, which equates to 33,062 square feet for the 3.57-acre (165,308 square feet) site. The proposed recreation area of 21% (34,021 square feet) which exceeds the required amount. As mentioned previously, the recreation area amenities include a dedicated dog park, a scenic lake feature, a pavilion area for gathering, a tot lot play area and barbecue grills. As a safety measure, a 4-foot fence is provided around the perimeter of the lake, along with a retaining wall along the portion adjacent to proposed driveway.

Landscape

The site has been developed since the 1960's as a Place of Worship and most of the property has been cleared, with some landscaping including a few native but mostly exotic and ornamental species of trees around the parking lot area, near the church building, along the north property line and at the lake bank. Existing trees include Royal Poinciana, Mango, Cabbage Palms, and Cypress (planted along the lake bank). Other existing vegetation includes Bamboo and Areca Palms. The trees along the north property line appear to have been planted by the adjacent property owners and include a variety of native, ornamental and exotic species including Ficus, Oak, Australian Pine, Carrot Wood, and Corn Plant. There are no significant habitats or species on this site. Provided with this application is a full set of Landscape Plans, including tree removal and proposed landscaping plans prepared in accordance with the Village regulations.

Landscape buffers for a multi-family development have been provided in accordance with Section 34-162 as further outlined.

Provided along the north property line is a 10-foot-wide landscape buffer (Category 2, when adjacent to single-family residential). Provided along the east property line is a 10-foot-wide landscape buffer (Category 2, when adjacent to multi-family residential), provided along the west property line is a 10-foot landscape buffer (Category 6, when adjacent to local/private ROW), and a landscape buffer is not required along the south property line (when adjacent to nonresidential).

Parking

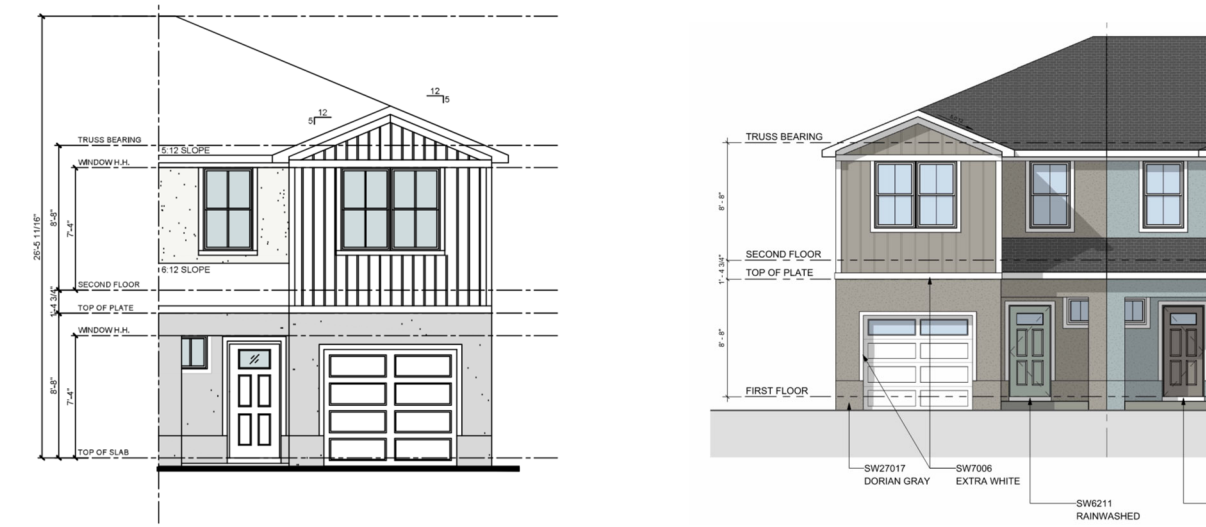
Pursuant to Code Section 34-1329(1)b, multi-family dwellings are required to provide parking at a rate of 2.5 spaces per unit, plus 25% of total required for guest parking. Based on the 48-unit proposed development, 150 parking spaces are required.

2.5 spaces per unit @ 48-units = 120 spaces
25% of total required for guest parking = 30 spaces

The project provides 150 parking spaces, compliant with the code. Each townhome unit will have 3 parking spaces consisting of 2 driveway spaces and 1 garage space (townhome garages will be limited to car parking only and controlled by HOA documents), which equates to 144 parking spaces that can be used by residents and guests. There are additionally 6 guest parking spaces located near the recreation amenity area of the site, which includes 5 standard parking spaces and 1 handicap parking space.

Building Height

The maximum building height within the RM zoning is 35-feet high or 3-story. The development plan provides for eight 2-story townhome buildings with a building height of 18'-10 ³/₄" (to top of masonry) and 26'- 5 11/16" (to roof peak) which is in compliance with code.



Project Signage

Applicant is proposing a monument sign at the project's main entrance into the development from Prairie Road. A typical monument sign detail is provided on Site Plan sheet (SP-2). The proposed monument sign and all other onsite wayfinding signage will comply with the Village's sign regulations.

WAIVERS

As indicated in the chart below, this application is requesting a waiver for a reduction of interior setbacks from 20-feet to 15-feet for the north and south property lines. Pursuant to Section 34-1063(c)(3) when considering a waiver, the following criteria are to be considered:

CODE SECTION	REQUIRED	PROPOSED	WAIVER
SEC. 34-1064(e)	SIDE INTERIOR (NORTH & SOUTH) SETBACK 20-FEET	SIDE INTERIOR (NORTH & SOUTH) SETBACK 15-FEET	5-FEET

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

Response - Within the RM zoning district, the minimum side interior setback is 15-feet for multi-family residential, which the project is in compliance with. Allowing a 5-foot reduction in the north and south internal setback will not cause a detrimental effect on the overall design and development standards of the project. On the contrary, the proposed reductions will allow for

the most efficient design and use of the property to maximize safety and livable features for the proposed residents.

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

Response – The 5-foot reduction in the north and south interior setbacks from 20-feet to 15-feet allows for the site to provide a 26-foot drive-aisle along with accommodating a 5-foot sidewalk on each side of the internal drive-aisle for continuous safe pedestrian connection through the site, and still provides sufficient room for a back yard space, plus landscape to screen the commercial to the south, although no buffer is actually required along this property line.

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

Response - Granting of the waivers will not have a negative impact in the preservation of valuable natural resources.

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

Response – The 5-foot reduction in the (north and south) interior setback from 20-feet to 15-feet still provides sufficient room for a back yard space, plus landscape to screen the commercial to the south, although no buffer is actually required along this property line.

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

Response – Approval of the setback reduction will have no adverse impact on screening or buffering from adjacent uses.

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

Response - Acknowledged; the requested setback waiver is being requested based on site configuration and design standards.

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

Response - Allowing 5-foot reduction in the north and south internal setback is compatible with adjacent properties; and consistent with 15-foot setbacks for multi-family uses in RM zoning.

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

Response – Not applicable; the proposed development meets the common amenity area

requirement.

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

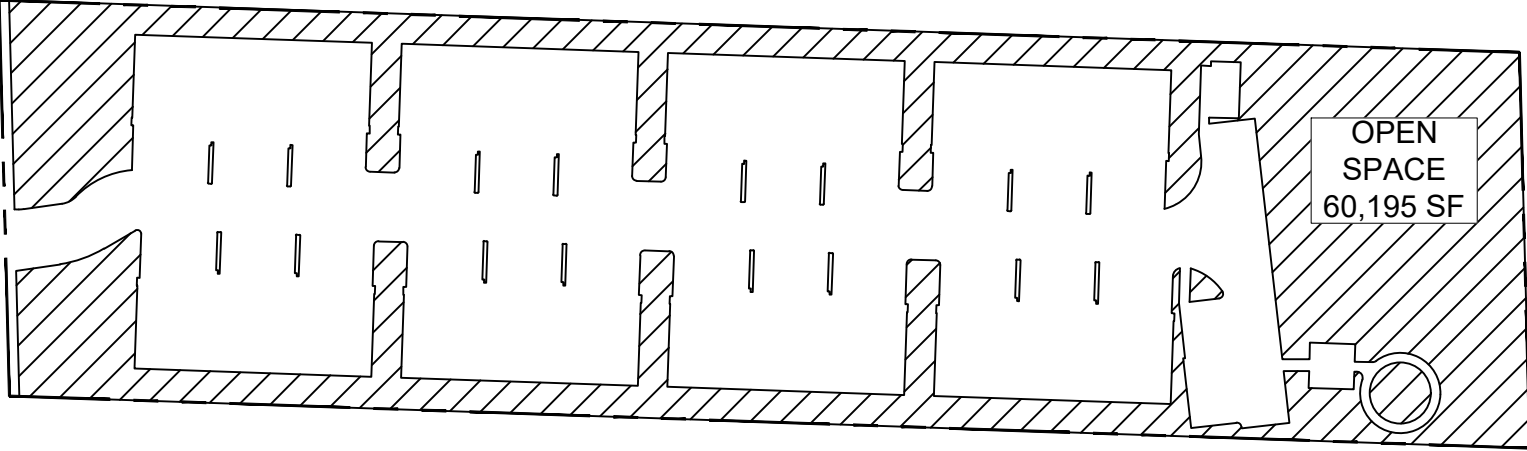
Response – Not applicable; the proposed development meets maximum height limitation.

CONCLUSION

On behalf of the Applicant, Urban Design Studio requests your consideration of these requests for Annexation, Future Land Use Map Amendment, Rezoning and Site Plan approval for a 3.57-acre site located at 1580 Prairie Road. Should you have any questions about the above request or require any additional documentation, please feel free to contact us via telephone at (561) 366-1100 or you may reach Bradley Miller at bmiller@udsflorida.com or Ailish Villalobos at avillalobos@udsflorida.com.

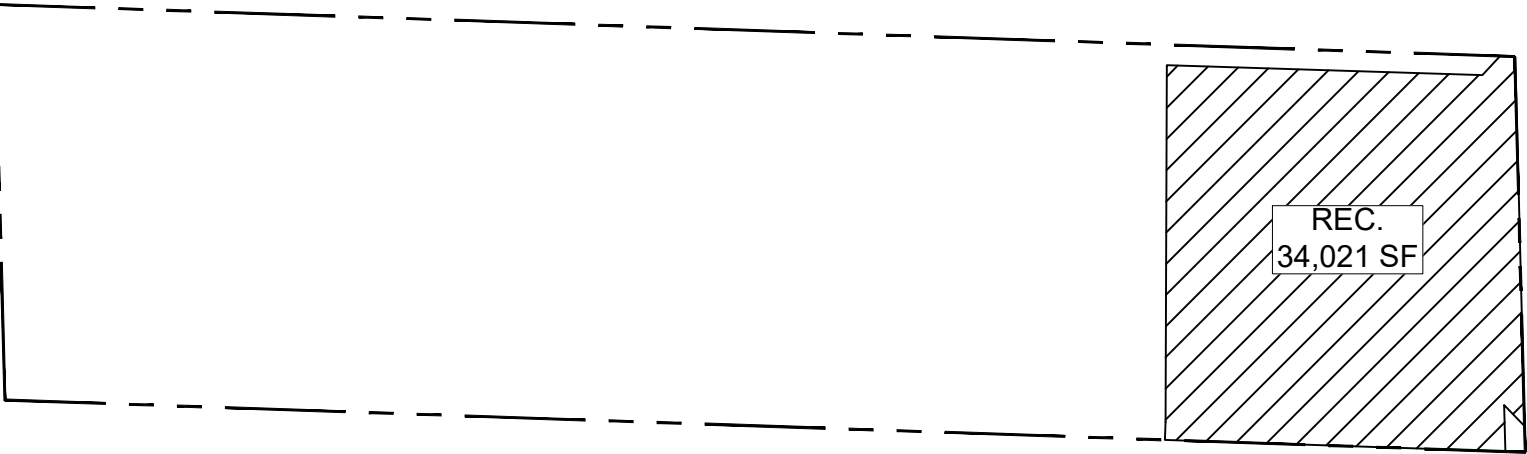
OPEN SPACE CALCULATIONS

TOTAL SITE AREA	3.57 AC	165,308 SF
OPEN SPACE REQUIRED	(35 %)	57,857.80 SF
OPEN SPACE PROVIDED	(36 %)	60,195 SF



RECREATION AMENITY EXHIBIT

TOTAL SITE AREA	3.57 AC	165,308 SF
RECREATION REQUIRED	(20 %)	33,062 SF
RECREATION PROVIDED	(21 %)	34,021 SF



PROPERTY DEVELOPMENT REGULATIONS

Zoning Dist./Pod	Min. Lot Dimensions (ft)			Density	Bldg. Height	Bldg. Cover.	Setbacks/Separation (ft)*			
RM	Size	Width/ Frontage	Depth				Front (West)	Side (North)	Side (South)	Rear (East)
Required	N/A	80'	100'	19 du/ac	35'	40%	25'	20'	20'	20'
Proposed	3.57-ac	200.37'	771.41'	14 du/ac	<35'	27.2%	63.8'	15'	15'	176.8'

*Pursuant to Residential Planned Development Sec. 34-1064

PROPOSED WAIVERS

CODE SECTION	REQUIRED	PROPOSED	WAIVER
SEC. 34-1064(e)	SIDE INTERIOR (NORTH & SOUTH) SETBACK 20-FEET	SIDE INTERIOR (NORTH & SOUTH) SETBACK 15-FEET	5-FEET

LEGAL DESCRIPTION

PARCEL A

THE NORTH 200 FEET OF THE SOUTH 800 FEET OF THE WEST 800 FEET OF THE NE ¼ OF THE SW ¼ OF SECTION 8, TOWNSHIP 44 SOUTH, RANGE 43 EAST. THE AFORESAID DESCRIBED PARCEL BEING LOT 4 OF PALM ACRES TRACT NO. 4, AN UNRECORDED PLAT, LESS PRAIRIE ROAD RIGHT-OF-WAY.

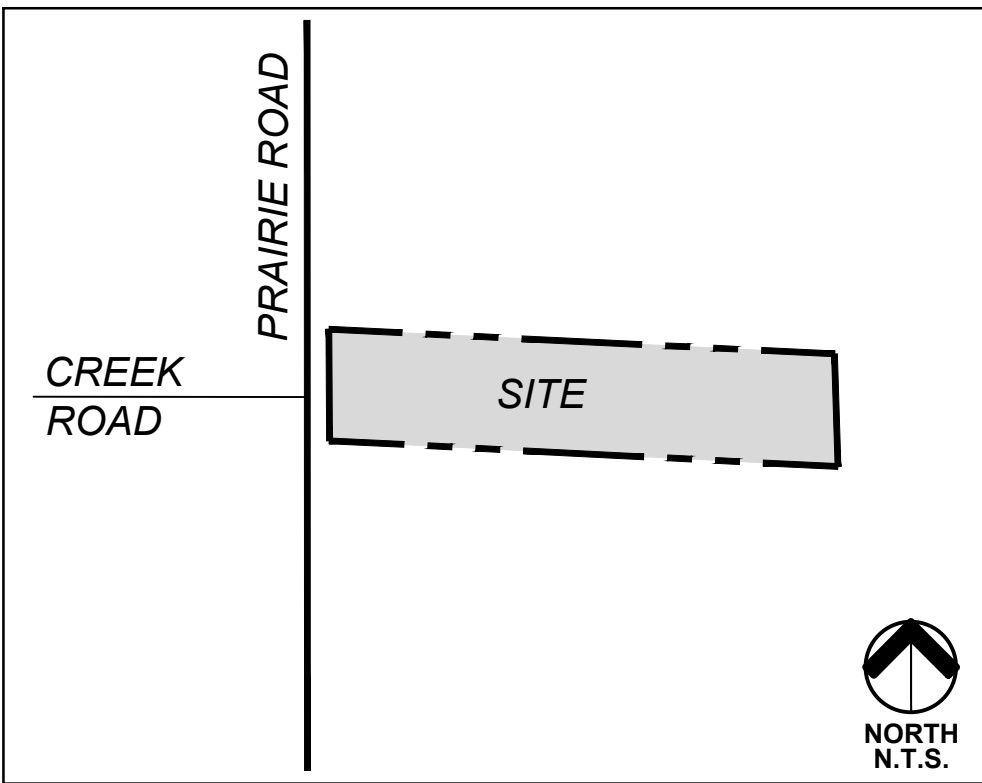
PARCEL B

THAT PORTION OF THE SOUTH 62 FEET, MORE OR LESS, OF LOT 8 AND THAT PORTION OF LOTS 9 AND 10 AND THAT PORTION OF THE NORTH 8 FEET, MORE OR LESS, OF LOT 11, ALROSA PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 24, PAGE 218, LYING WEST OF THE WATERS EDGE OF LAKE GRIFFO AND EAST OF THE EASTERLY EXTENSION OF THE NORTH AND SOUTH PROPERTY LINES OF THE NORTH 200 FEET OF THE SOUTH 800 FEET OF THE WEST 800 FEET OF THE NE ¼ OF THE SW ¼ OF SECTION 8, TOWNSHIP 44 SOUTH, RANGE 43 EAST.

SITE DATA

PROPERTY CONTROL NUMBER	00-43-44-08-01-000-0081
LOT SIZE	165,308 SF (3.57-AC)
EXISTING FUTURE LAND USE (PBC)	LR-3
EXISTING ZONING (PBC)	RS
EXISTING USE	PLACE OF WORSHIP
PROPOSED FUTURE LAND USE (VILLAGE)	HIGH DENSITY RESIDENTIAL
PROPOSED ZONING (VILLAGE)	RM
PROPOSED USE	RESIDENTIAL PLANNED DEVELOPMENT
MAXIMUM ALLOWED DENSITY	19 DU/AC
PROPOSED DENSITY	14 DU/AC
PROPOSED NUMBER OF UNITS	48 UNITS
MAXIMUM LOT COVERAGE	40%
PROPOSED LOT COVERAGE	27.20%
MINIMUM OPEN SPACE	20%
PROPOSED OPEN SPACE	36.00%
TOTAL BUILDING FOOTPRINT AREA	47,376 SF 28.60%
TOTAL OPEN SPACE AREA	60,195 SF 36.00%
TOTAL HARDSCAPE AREA	57,737 SF 35.40%
TOTAL SITE AREA	165,308 SF 100%
MAXIMUM BUILDING HEIGHT	35' or 3-STORY
PROPOSED BUILDING HEIGHT	18'-10 3/4" T.O.M.
PROPOSED NUMBER OF STORIES	2
FLOOD ZONE	X & AE
TOTAL PARKING REQUIRED	150 SP
2.5 SP PER UNIT @ 48 UNITS; PLUS	120 SP
25% OF TOTAL REQUIRED FOR GUEST PARKING	30 SP
TOTAL PARKING PROVIDED	150 SP
3 SPACES PER UNIT @ 48 UNITS	144 SP
(2 DRIVEWAY & 1 GARAGE)	
SURFACE PARKING	6 SP
(1 HC REQUIRED/PROVIDED)	

LOCATION MAP



DEVELOPMENT TEAM

APPLICANT: FLORIDA RESIDENTIAL SOLUTIONS 1930 HARRISON STREET, SUITE 304 HOLLYWOOD, FL 33020	SURVEYOR: MILLER LAND SURVEYING 1121 LAKE AVENUE LAKE WORTH BEACH, FL 33460 (561) 586-2669
LANDSCAPE ARCHITECT & PLANNER: URBAN DESIGN STUDIO 610 CLEMATIS STREET, SUITE CU02 WEST PALM BEACH, FL 33401 (561) 366-1100	TRAFFIC ENGINEER: JFO GROUP, INC. 11924 FOREST HILL BLVD., SUITE 10A-123 WELLINGTON, FL 33414 (561) 512-7556
ARCHITECT: NVR, INC. 5285 WESTVIEW DRIVE, SUITE 100 FREDERICK, MD 21703	CIVIL ENGINEER: KEEN ENGINEERING INC. 7280 PALMETTO PARK RD., SUITE 105 BOCA RATON, FL 33433 (561) 325-6700

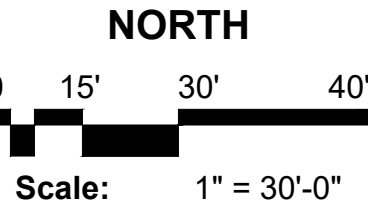
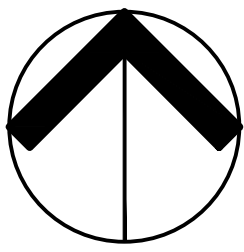
NOTES

- THIS PLAN IS BASED ON A SURVEY PREPARED BY MILLER LAND SURVEYING DATED 7-19-2025.
- THIS PLAN IS SUBJECT TO APPLICABLE ZONING AND DEVELOPMENT REGULATIONS.
- ALL ABOVE GROUND MECHANICAL EQUIPMENT SUCH AS, BUT NOT LIMITED TO, EXTERIOR UTILITY BOXES, METERS, AND TRANSFORMERS SHALL BE VISUALLY SCREENED.
- CURB CUT REQUIRED WHERE ACCESS AISLE MEETS SIDEWALK.
- ALL UTILITIES ARE AVAILABLE AND WILL BE PROVIDED BY THE APPROPRIATE AGENCIES.
- ALL PLANS SUBMITTED FOR SPECIFIC PERMITS SHALL MEET THE CITY'S CODE REQUIREMENTS AT TIME OF APPLICATION. THESE PERMITS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: SITE LIGHTING, PAVING, DRAINAGE, CURBING LANDSCAPING AND IRRIGATION AND SIGNAGE. PERMITS REQUIRED FROM OTHER PERMITTING AGENCIES SUCH AS FDOT, PBC, SFWMD, DERM, LWDD, FDEP, AND ANY OTHERS, SHALL BE INCLUDED WITH THE PERMIT REQUEST.
- ALL STRIPING AND SIGNAGE SHALL CONFORM TO THE ENGINEERING DESIGN HANDBOOK & CONSTRUCTION STANDARDS.
- TOWNHOME GARAGES SHALL BE LIMITED TO CAR PARKING AND ONLY.
- GARBAGE COLLECTION WILL BE HANDLED THROUGH ROLL OUTS IN LIEU OF DUMPSTER.
- TOWNHOME GARAGES WILL HOLD ONE BIKE PER UNIT TO MEET THE MIN. BIKE PARKING REQUIREMENT.

Prairie Road Townhomes

Village of Palm Springs, Florida

Site Plan



Date:	April 2026
Project No.:	25-085.000
Designed By:	BM
Drawn By:	JEV
Checked By:	BM

Revision Dates:
2026.04.29 SUBMITTAL
2026.07.31 RESUBMITTAL

SP-1
of 2

Prairie Road Townhomes

Landscape Plan

Village of Palm Springs, Florida

NOTE: These Landscape Plans have been prepared to satisfy Village of Palm Springs zoning requirements and to conceptually reflect landscape requirements for the site. They are not to be utilized for construction drawings until final engineering and architectural plans are available. These drawings are not to be used for Building Permit application until these plans are finalized.

SHEET INDEX

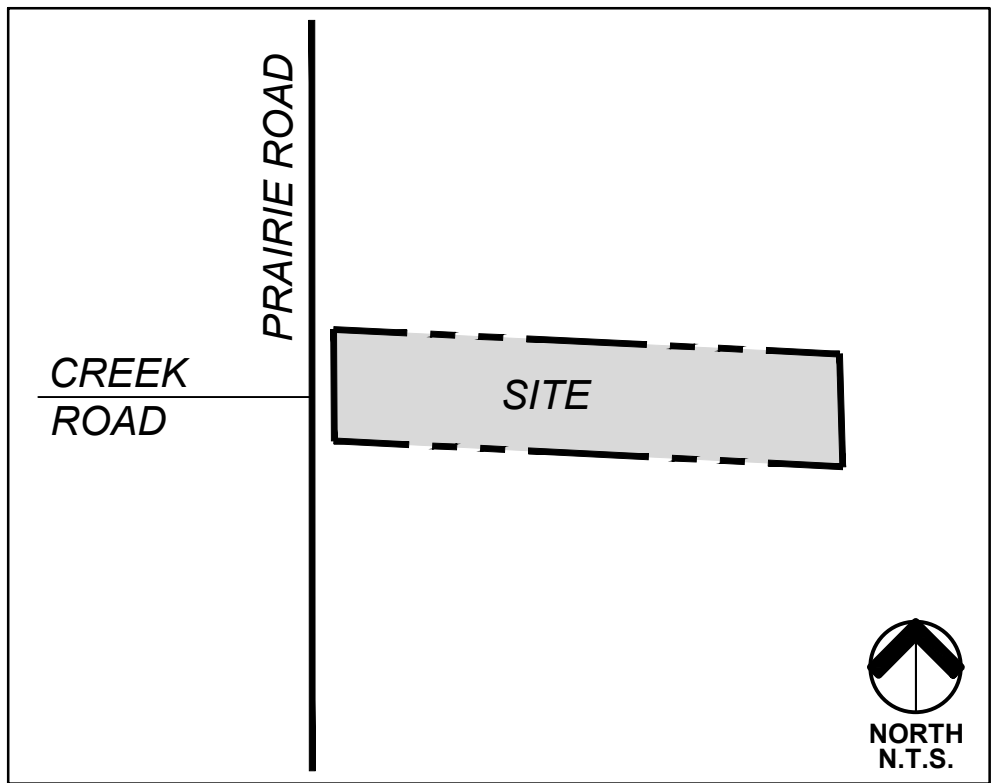
COVER SHEET & PLANT SCHEDULE	LA-1
TREE DISPOSITION PLAN AND	
TREE PROTECTION	LA-2
LANDSCAPE PLAN	LA-3
PLANTING DETAILS	LA-4
PLANTING SPECIFICATIONS	LA-5

PLANT SCHEDULE

- DROUGHT TOLERANT RATING BASED UPON SFWMD WATERWISE PUBLICATION - SOUTH FLORIDA EDITION.
- ALL PLANT MATERIAL SPECIFICATIONS AND CONTAINER SIZES LISTED IN THE PROJECT PLANT SCHEDULE ARE REQUIRED MINIMUMS. CONTRACTOR MAY EXCEED THE REQUIRED MINIMUM SPECIFICATION AND CONTAINER SIZE BASED ON MATERIAL AVAILABILITY.
- ALL PLANT MATERIAL SHALL MEET AND ADHERE TO LATEST EDITION OF FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS. ALL PLANT MATERIAL SHALL BE FLORIDA # 1 OR BETTER.THE LANDSCAPE ARCHITECT OR OWNER/OWNER'S REPRESENTATIVE HAVE THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING THESE STANDARDS.
- QUANTITIES ON PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	DROUGHT TOLERANT
TREES					
	CS	38	Conocarpus / Silver Buttonwood Min. 12" Ht. x 5' Spr., 2" Cal., Single Trunk, Full Canopy	Yes	Very
	CE	2	Conocarpus erectus / Buttonwood Min. 12" Ht. x 5' Spr., 2" Cal., Single Trunk, Full Canopy	Yes	Very
	LM	3	Lagerstroemia x 'Muskogee' / Muskogee Crape Myrtle Min. 12" Ht. x 5' Spr., 2" Cal., Single Trunk, Full Canopy	No	Very
	QV	13	Quercus virginiana / Live Oak Min. 12" Ht. x 5' Spr., 2" Cal., Single Trunk, Full Canopy	Yes	Very
	TH	7	Tabebuia heterophylla / Pink Tabebuia Min. 12" Ht. x 5' Spr., 2" Cal., Single Trunk, Full Canopy	Yes	Yes
EXISTING PALMS					
	EX-SP	3	Sabal palmetto / Cabbage Palmetto Existing Palm to remain. See sheet LA-2 for Tree Protection Details.	Yes	Very
PALM TREES					
	RO	6	Roystonea elata / Florida Royal Palm Field Grown, 10' CW, Heavy Straight Trunk, No Scars, Full Crown	Yes	Yes
	SP	17	Sabal palmetto / Cabbage Palmetto Min. 6' C.W., 12" Ht. O.A., Slick Straight Trunk, Hurricane Cut	Yes	Yes
SHRUBS					
	CHR	553	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum 7 Gal., 36" Ht. x 36" Spr.,36" O.C., Full to Base and Dense	5 gal	
	CHR2	153	Conocarpus erectus / Green Buttonwood 3 Gal., 18" Ht. x 12" Spr., Full to Base and Dense	5 gal	
	CRI	7	Crinum augustum 'Queen Emma' / 'Queen Emma' Crinum 15 Gal., 1 PPP, 48" Ht. x 36" Spr., Disease Free, Specimen	No	Very
	HIB	46	Hibiscus rosa-sinensis 'Seminole Pink' / Seminole Pink Hibiscus 7 Gal., 30" Ht. x 24" Spr., Full to Base and Dense, Disease Free, Pink Blooms	No	
	POD	336	Podocarpus macrophyllus / Podocarpus 3 Gal., 18" Ht. x 12" Spr., Full to Base and Dense	5 gal	

LOCATION MAP



SITE DATA

CONTROL NUMBER:	00-43-44-08-01-000-0081
LOT SIZE:	165,308 S.F.(3.57 AC)
EXISTING FUTURE LAND USE:	LR-3 (PBC)
EXISTING ZONING:	RS (PBC)
EXISTING USE:	PLACE OF WORSHIP

PROPOSED FUTURE LAND USE:	HIGH DENSITY RESIDENTIAL (VILLAGE)
PROPOSED ZONING:	RM (VILLAGE)
PROPOSED USE:	MULTI-FAMILY

DEVELOPMENT TEAM

APPLICANT: FLORIDA RESIDENTIAL SOLUTIONS 1930 HARRISON STREET, SUITE 304 HOLLYWOOD, FL 33020	SURVEYOR: MILLER LAND SURVEYING 1121 LAKE AVENUE LAKE WORTH BEACH, FL 33460 (561) 586-2669
LANDSCAPE ARCHITECT & PLANNER: URBAN DESIGN STUDIO 610 CLEMATIS STREET, SUITE CU02 WEST PALM BEACH, FL 33401 (561) 366-1100	TRAFFIC ENGINEER: JFO GROUP, INC. 11924 FOREST HILL BLVD., SUITE 10A-123 WELLINGTON, FL 33414 (561) 512-7556
ARCHITECT: NVR, INC. 5285 WESTVIEW DRIVE, SUITE 100 FREDERICK, MD 21703	CIVIL ENGINEER: KEEN ENGINEERING INC. 7280 PALMETTO PARK RD., SUITE 105 BOCA RATON, FL 33433 (561) 325-6700

LANDSCAPE DATA TABULAR

PERIMETER BUFFERS								
BUFFER LOCATION	NORTH		EAST		SOUTH		WEST	
BUFFER WIDTH/TYPE	10' BUFFER		10' BUFFER		N/A		10' BUFFER	
BUFFER LENGTH	770.36'		26.4' (EXCLUDES WATER TRACT)		N/A		200.37'	
CANOPY TREE REQUIREMENT	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
1 PER 20 LINEAR FEET	39	39	1	1	0	0	10	10
CONTINUOUS HEDGE	YES	YES	YES	YES	0	0	YES	YES
WALL OR FENCE	YES	FENCE	N/A	N/A	N/A	N/A	N/A	N/A
INTERIOR PLANTINGS								
DEVELOPMENT SQUARE FOOTAGE	38,099 SF		TYPE OF DEVELOPMENT		MULTI-FAMILY			
INTERIOR PLANTING REQUIREMENT					TREES			
					REQUIRED	PROVIDED		
1 TREE PER 1,500 SQ. FT.					25	25		
FOUNDATION PLANTING REQUIREMENT			LOCATION (PERCENT REQUIRED)	LENGTH	TREES			
					REQUIRED	PROVIDED		
1 TREE OR CLUSTER OF 3 PALMS PER 30' L.F. (25% OF BUILDING FACADE FACING A STREET)			BLDG. 1 WEST (25%)	5'	2	2		
			BLDG. 1 WEST (25%)	5'	2	2		
PARKING ISLAND REQUIREMENT			PARKING ISLANDS PROVIDED		TREES			
					REQUIRED	PROVIDED		
1 TREE PER PARKING ISLAND			2		2	2		
<75% NATIVE SPECIES					100%	100%		
NATIVE SPECIES REQUIREMENT					TREES			
					REQUIRED	PROVIDED		
					<50%	75%		
					SHRUBS			
					REQUIRED	PROVIDED		
<50% NATIVE SPECIES					<50%	75%		

TREE/PALM MITIGATION REQUIRED			
NATIVE TREES PRESERVED		0	
NATIVE PALMS PRESERVED		3	
NATIVE TREES REMOVED		0	
NATIVE PALMS REMOVED		4	
MITIGATION REQUIRED		0 TREES + 4 PALMS	
MITIGATION PROPOSED		4 PALMS (CABBAGE PALMS)	

GENERAL NOTES

- SEE ENGINEERING PLANS PREPARED BY OTHERS FOR CONFIGURATION, HEIGHT AND SLOPE OF BERMS.
- DETAILING OF FOCAL POINTS AND HARDSCAPE ARE A SEPARATE DOCUMENT. SEE PLANS PREPARED BY OTHERS FOR THESE DETAILS.

LANDSCAPE NOTES

- BASE INFORMATION OBTAINED FROM A SURVEY PREPARED BY MILLER LAND SURVEYING DATED 7-19-2025.
- ALL INVASIVE SPECIES WILL BE ERADICATED FROM SITE AS REQUIRED BY CODE.
- ALL LANDSCAPE MATERIAL SHALL CONFORM TO THE MOST RECENT STANDARDS AS OUTLINED BY THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER.
- SIGHT TRIANGLES SHALL BE PROVIDED AND MAINTAINED BY OWNER CLEAR OF VEGETATION TO PROVIDE UNOBSTRUCTED VISIBILITY BETWEEN 30 INCHES AND 8 FEET ABOVE GRADE.
- UTILITY EASEMENTS SHALL NOT ENCROACH INTO LANDSCAPE BUFFERS MORE THAN 5 FEET OR AS PERMITTED BY CODE.
- FDOT TYPE "D" OR "F" CURB OR WHEEL STOPS TO BE PROVIDED ALONG ALL LANDSCAPE AREAS, INCLUDING DRIVE AISLES AND PARKING SPACES.
- ALL INSTALLATION WORK SHALL BE CARRIED OUT IN A PROFESSIONAL MANNER IN ACCORDANCE WITH STANDARD NURSERY AND INSTALLATION PRACTICES.
- ALL LANDSCAPE AREAS SHALL BE SODDED, MULCHED OR OTHERWISE COVERED WITH GROUND COVER PER THESE PLANS AS LABELED.
- TREES SHOWN ON THIS PLAN ARE GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES.
- CONTRACTOR TO COORDINATE PLANTING OPERATIONS WITH ALL UNDERGROUND UTILITY PROVIDERS AND CALL "SUNSHINE DIG" / 811 TO FLAG UTILITY LOCATIONS PRIOR TO COMMENCING PLANTING OPERATIONS FOR ANY PORTION OF THE SITE. IF "SUNSHINE DIG" / 811 DOES NOT LOCATE ALL UNDERGROUND UTILITIES ON-SITE, THE CONTRACTOR IS RESPONSIBLE FOR SECURING THESE SERVICES FROM A PRIVATE PROVIDER.
- LANDSCAPE CONTRACTOR TO HAND DIG PLANTING HOLES FOR TREES AND/OR SHRUBS WITHIN FIVE (5') OF ALL FP&L EASEMENTS.
- GROUND MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED PER THESE PLANS INCLUDING AS-BUILT EQUIPMENT LOCATIONS AT TIME OF LANDSCAPE INSTALLATION. CONTRACTOR TO NOTIFY OWNER / OWNER'S REPRESENTATIVE OF ADDITIONAL REQUIRED PLANT MATERIAL QUANTITIES AT TIME OF LANDSCAPE INSTALLATION FOR ADDITIONAL MECHANICAL EQUIPMENT OR RELOCATED EQUIPMENT THAT MAY REQUIRE ADDITIONAL LANDSCAPE SCREENING.
- PLANTINGS ADJACENT TO OVERHEAD LINES TO COMPLY WITH FP&L's "RIGHT TREE IN THE RIGHT PLACE" GUIDELINES FOR MINIMUM SEPARATIONS TO OVERHEAD LINES.

UTILITY SETBACK NOTES

- ALL SETBACK DIMENSIONS SHOWN ON THE PLANS ARE TO BE MET AT THE TIME OF INSTALLATION.
- TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS, OR WITH A MINIMUM SEVEN FOOT (7') SETBACK IF INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL ON THE PLANTING DETAILS SHEET FOR INSTALLATION REQUIREMENTS. HOWEVER IN NO CASE SHALL A TREE ENCROACH INTO A UE WITHOUT PRIOR UTILITY PROVIDER APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 5' OF ANY WATER METER AND WITHIN 7.5' OF ANY FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND UTILITY PROVIDER.
- TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY DRAINAGE OR STORM SEWER INFRASTRUCTURE, OR WITH A MINIMUM SEVEN FOOT (7') SETBACK IF INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" ON THE PLANTING DETAILS SHEET FOR INSTALLATION REQUIREMENTS.
- WHERE REQUIRED, ROOT BARRIER TO BE INSTALLED WITH A MINIMUM 5' SEPARATION TO THE EDGE OF ALL UNDERGROUND UTILITIES AND INFRASTRUCTURE.
- TREES SHALL BE PLANTED WITH A MIN. 2' SEPARATION BETWEEN ANY ROOT BARRIER (MEASURED FROM THE CENTER OF THE TREE).

LANDSCAPE EXCAVATION & BACKFILL NOTES

- TREE AND SHRUB PLANTING BEDS WHICH FALL WITHIN OR NEAR ROADWAY AREAS SHALL BE COMPLETELY EXCAVATED AND BACK-FILLED WITH TOPSOIL. ALL SHELL,ROCK OR OTHER BASE MATERIALS, AND ALL SUBSOIL AND DEBRIS, SHALL BE COMPLETELY REMOVED FROM BENEATH SUCH PLANTING AREAS, TO A MINIMUM DEPTH OF 36". UPON COMPLETION OF EXCAVATION, LANDSCAPE ARCHITECT OR OWNER SHALL INSPECT THE EXCAVATED AREA PRIOR TO BACKFILLING WITH TOPSOIL.
- ALL TREE AND/OR SHRUB PLANTING AREAS WITHIN 8' OF BUILDING FOUNDATIONS, AND ANY OTHER PLANTING AREAS WHERE SIGNIFICANT BURIED CONSTRUCTION DEBRIS IS ENCOUNTERED, SHALL BE COMPLETELY EXCAVATED TO A MINIMUM DEPTH OF 36". UPON COMPLETION OF EXCAVATION, LANDSCAPE ARCHITECT OR OWNER SHALL INSPECT THE EXCAVATED AREA PRIOR TO BACKFILLING WITH TOPSOIL.

MULCH NOTES

- MULCH SHALL BE GRADE A PREMIUM NATURAL MULCH, OR APPROVED EQUAL, FREE OF FOREIGN MATERIALS AND WEED SEEDS. MINIMUM DEPTH AFTER SETTLING SHALL BE THREE (3") INCHES.

Prairie Road Townhomes

Village of Palm Springs, Florida Landscape Plan Cover Sheet

Drawing name: H:\0655\Prairie Road_25456\Finala Residential Solutions_0002\0655\0655 Landscape Plan\2026.07.31_LP_Residential.dwg

Date:	April 2026
Project No.:	25-085.000
Designed By:	JEV
Drawn By:	JEV
Checked By:	NM

Revision Dates:	
2026.04.29	SUBMITTAL
2026.07.31	RESUBMITTAL

LA-1

of 5

SUBMITTAL





LEGEND

- 
TREE / PALM
TO REMAIN
- 
TREE / PALM
TO BE REMOVED

NOTES

- 1) BASE INFORMATION OBTAINED FROM A SURVEY PREPARED BY MILLER LAND SURVEYING DATED 7-19-2025.
- 2) ALL TREES / PALMS TO REMAIN SHALL BE PROTECTED IN ACCORDANCE WITH THE TREE PROTECTION DETAILS ON SHEET LA-2 (THIS SHEET).

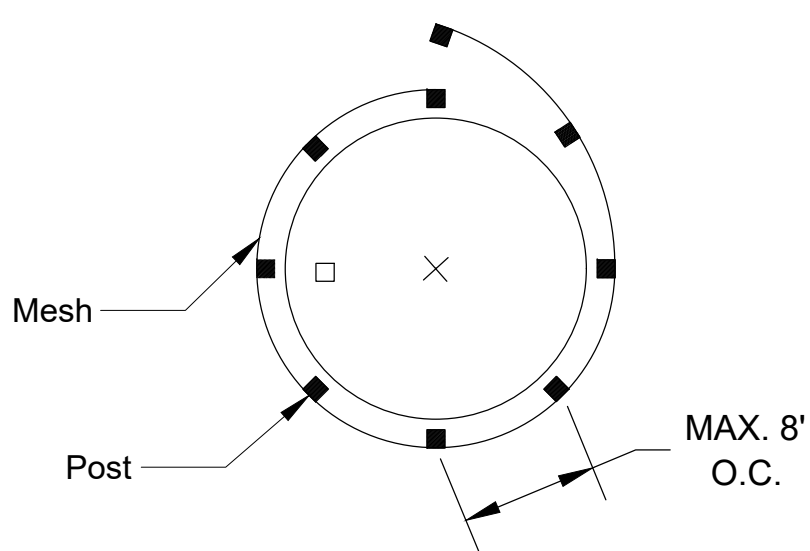
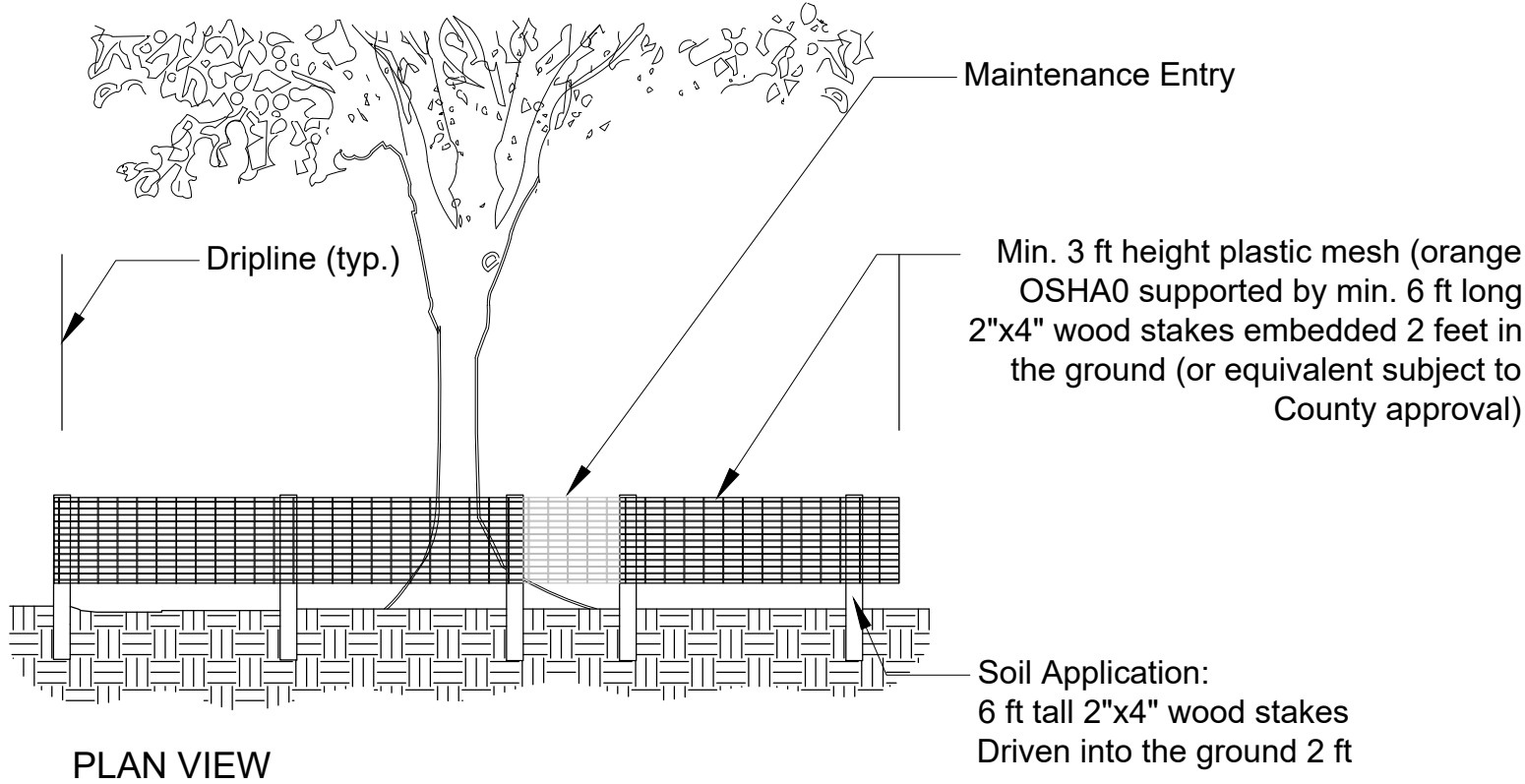
TREE DISPOSITION CHART

Tree ID	Species Type	DIA (Inches)	Disposition
247	POINCIANA	8"	Remove
248	CABBAGE PALM	14"	Preserve
249	POINCIANA	12"	Remove
250	POINCIANA	6"	Remove
251	POINCIANA	8"	Remove
252	CABBAGE PALM	20"	Remove
253	MANGO	18"	Remove
254	POINCIANA	10"	Remove
258	CABBAGE PALM	18"	Remove
259	CABBAGE PALM	18"	Remove
260	CABBAGE PALM	18"	Remove
261	POINCIANA	18"	Remove
264	CABBAGE PALM	20"	Preserve
265	CABBAGE PALM	20"	Preserve

TREE/PALM MITIGATION REQUIRED	
NATIVE TREES PRESERVED	0
NATIVE PALMS PRESERVED	3
NATIVE TREES REMOVED	0
NATIVE PALMS REMOVED	4
MITIGATION REQUIRED	0 TREES + 4 PALMS
MITIGATION PROPOSED	4 PALMS (CABBAGE PALMS)

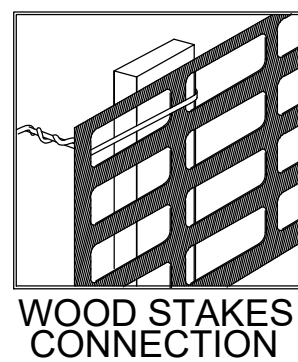
TREE PROTECTION PLAN

- Prior to clearing any of the property for development, the contractor will do the following items:
- Clearly identify and tag all trees using either plastic ribbon tied around the tree trunk or a tag that is attached to the tree trunk. The numbers shown on each tag shall correspond to the number identified on the Tree Disposition Tabular and/or the Tree Survey.
- Prior to site clearing and tree removal, trees to be preserved, mitigate, relocated on-site, relocated off-site, or removed shall be identified using different color plastic ribbon or tag.
- Place barricades to protect the root zones of the native vegetation to be preserved. All barricades are to remain in place until all construction activities are complete.
- Trees to be preserved shall be barricaded with a minimum 3-foot high plastic mesh (orange OSHA) supported by 6-foot length 2"x4" wood stakes embedded a 2 feet in the ground or equivalent as approved in conjunction with the Final Site Plan or Final Subdivision Plan.

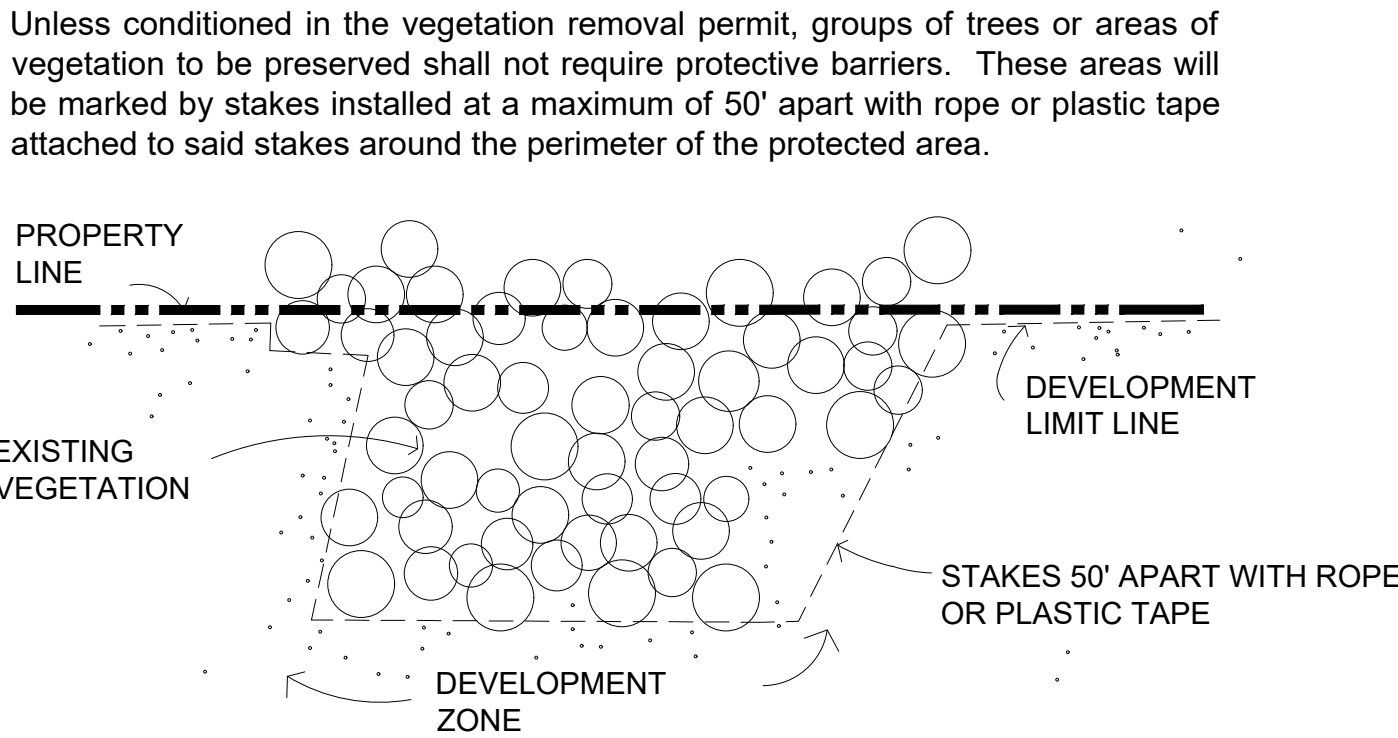


- Installation Notes:
- A. Space posts maximum, every 8 ft.
 - B. Secure fencing to post with nylon cable ties

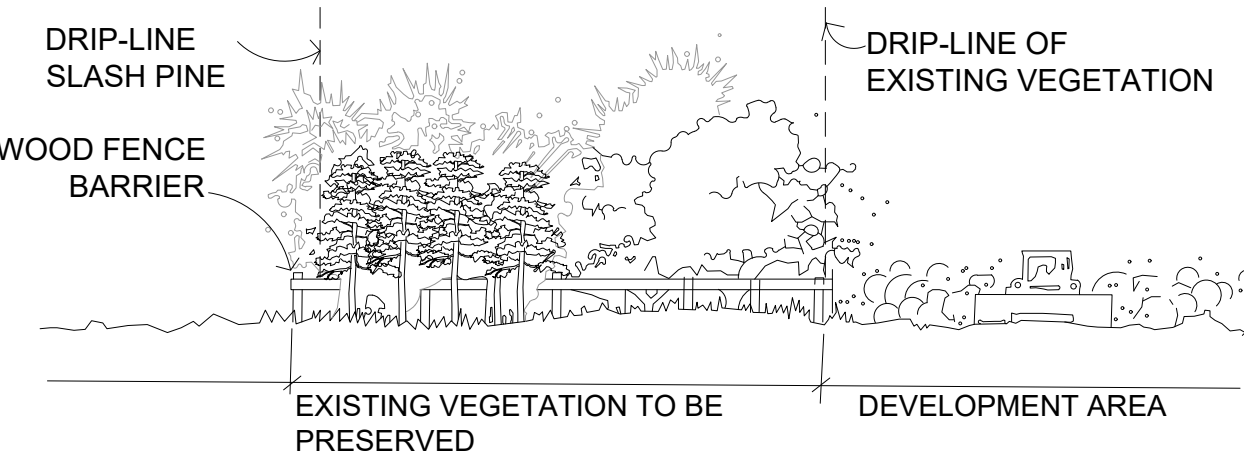
Plastic and/or wood strips may also be used to provide additional support and protection between ties and posts.



TREE PROTECTION BARRIER DETAIL



Sturdy wood posts and rails shall be used to ensure that barricades can withstand construction activity.



Protective barriers or markings shall remain in place until they are authorized to be removed by staff or receipt of a CO.

There shall be limited development within tree preservation areas:

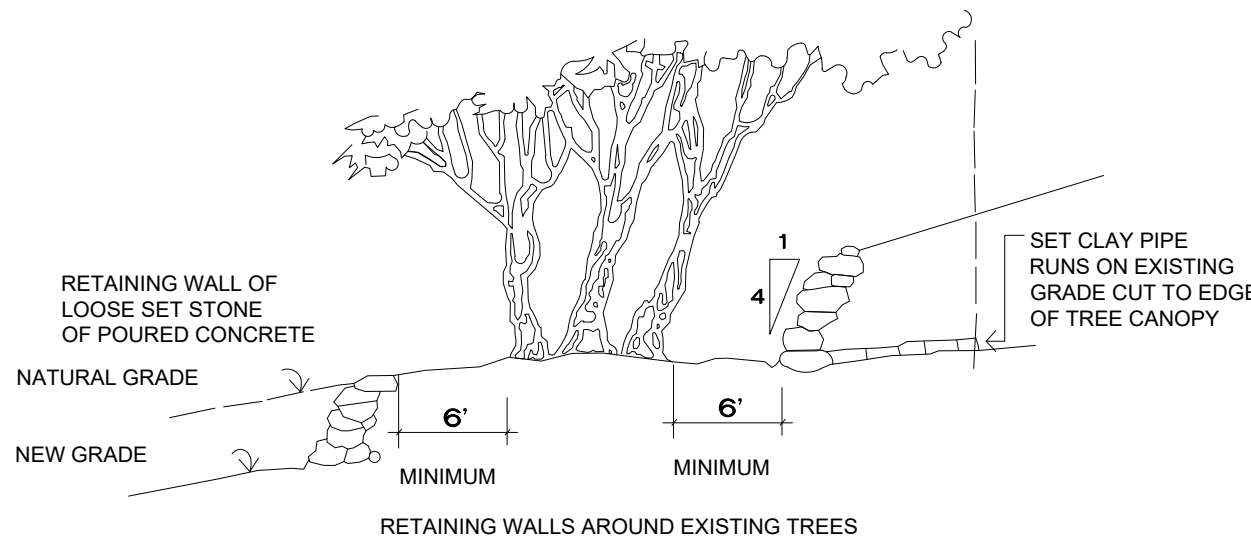
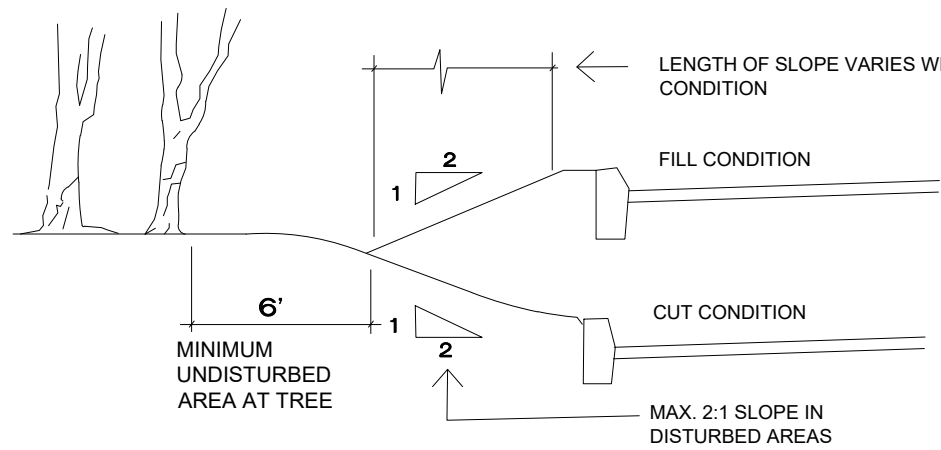
- maintained in its natural state
- provide permeable landscape natural. i.e., grass, mulch
- conform to governing landscape code.

There will be no attachment of signs, etc. to vegetation unless of a non-damaging character.

Light machinery or hand-labor is to be used if vegetation is to be installed in preservation areas.

No grade changes shall be made within tree preservation areas, which require trenching or cutting of roots unless conditioned. Utility lines shall be installed to protect root systems as much as possible.

No removal of soil or fill in tree preservation areas shall occur.



No clearing shall commence until all protection devices are installed , inspected and approved by the Zoning Division and Environmental Resource Management Department.



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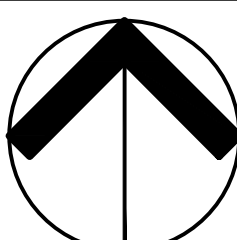
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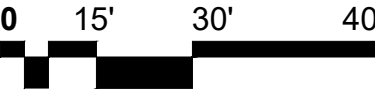
Prairie Road Townhomes

Village of Palm Springs, Florida

Tree Disposition Plan and Tree Protection

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NORTH

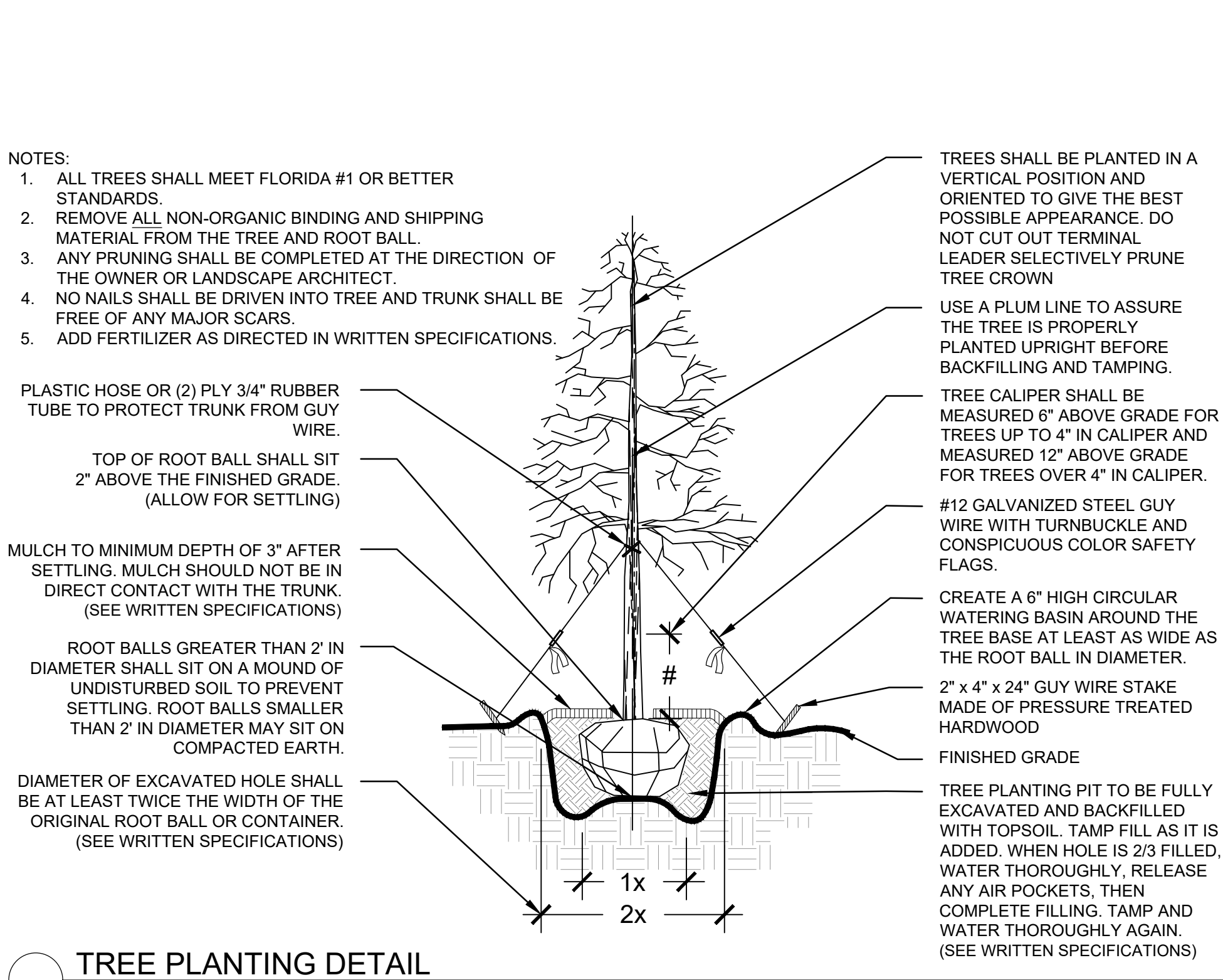

Scale: 1" = 30'-0"

Date:	April 2026
Project No.:	25-085.000
Designed By:	JEV
Drawn By:	JEV
Checked By:	NM

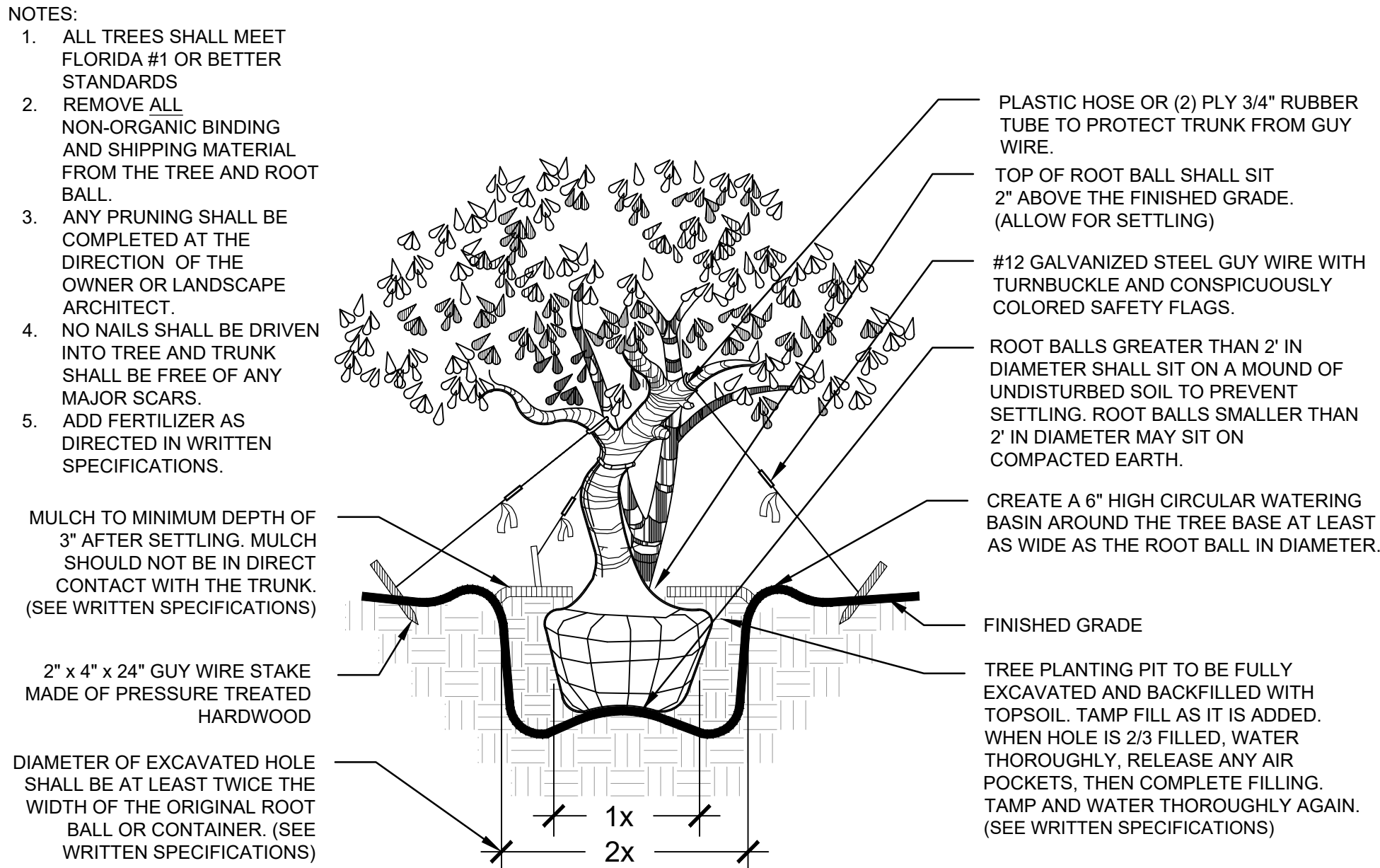
Revision Dates:	
2026.04.29	SUBMITTAL
2026.07.31	RESUBMITTAL

SUBMITTAL

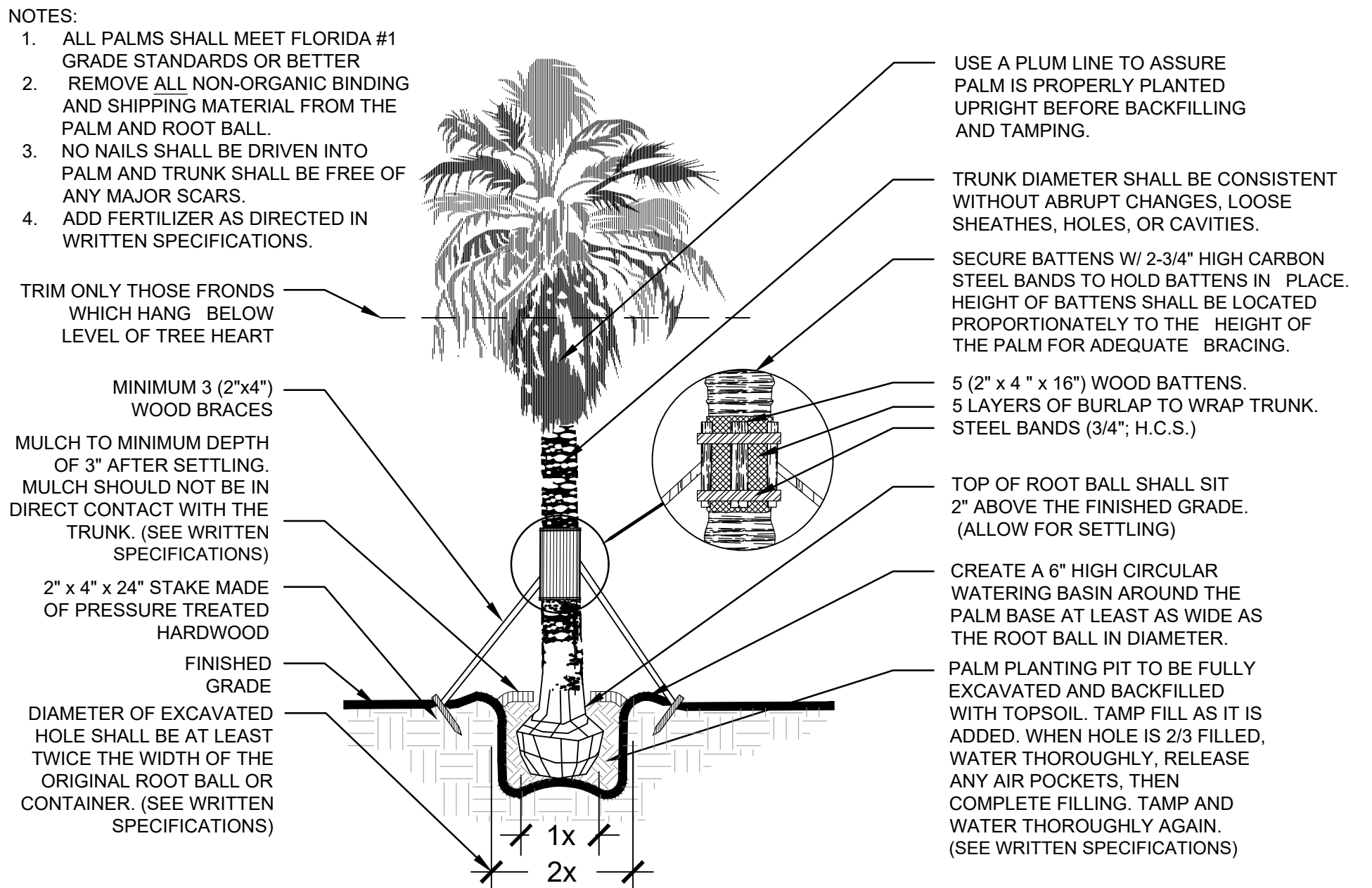
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of 5



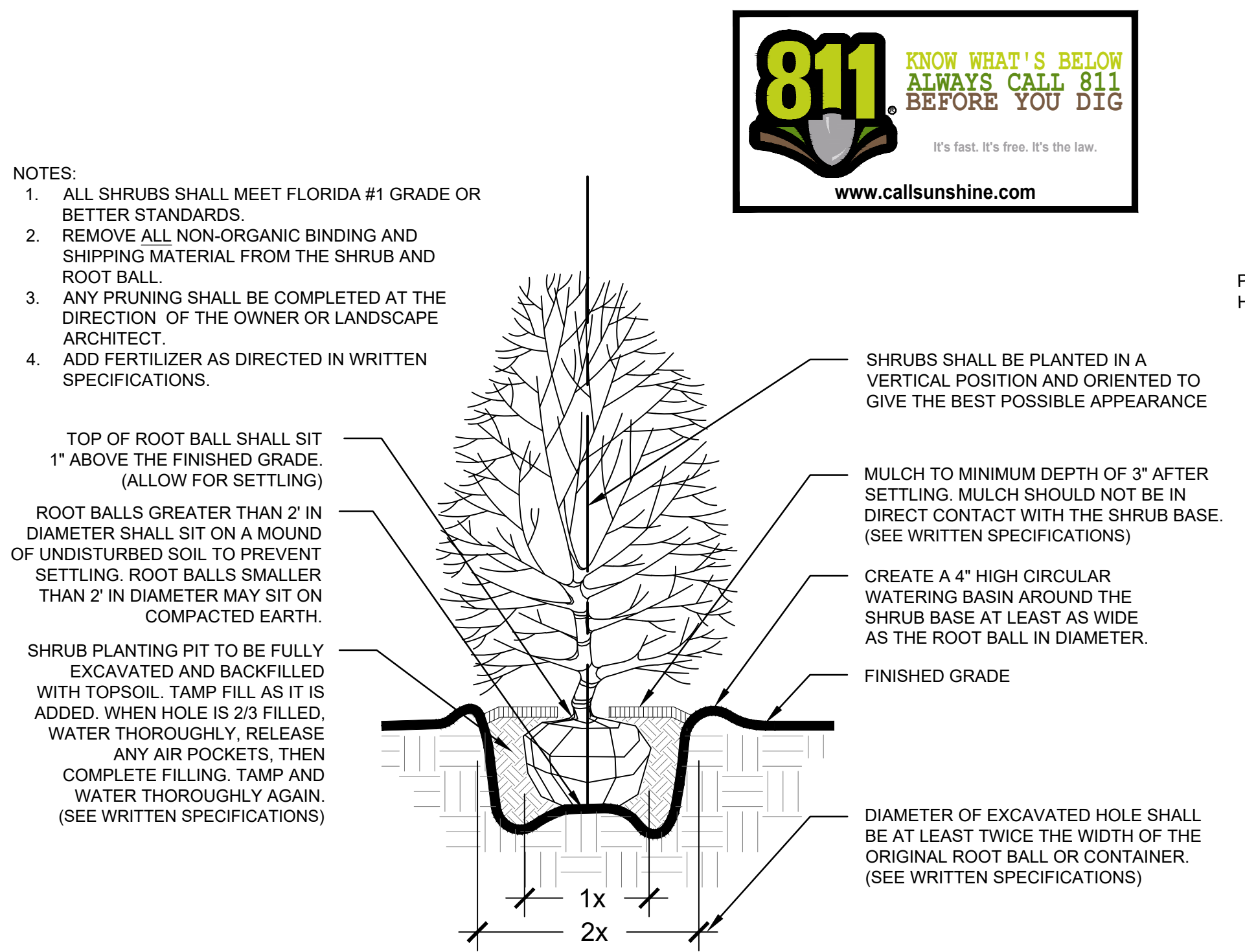
TREE PLANTING DETAIL
NOT TO SCALE



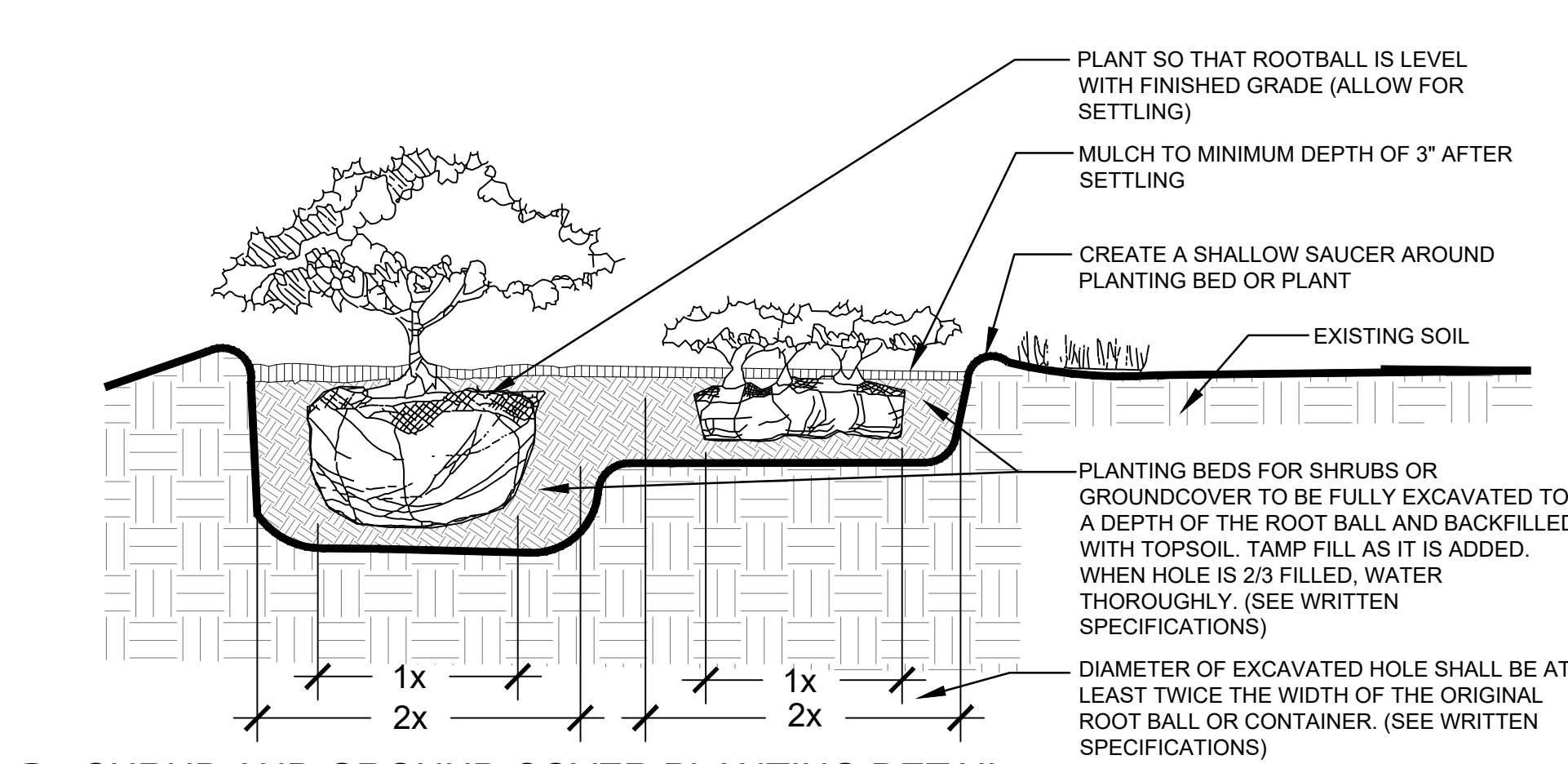
IRREGULAR & MULTI-STEM TREE PLANTING DETAIL
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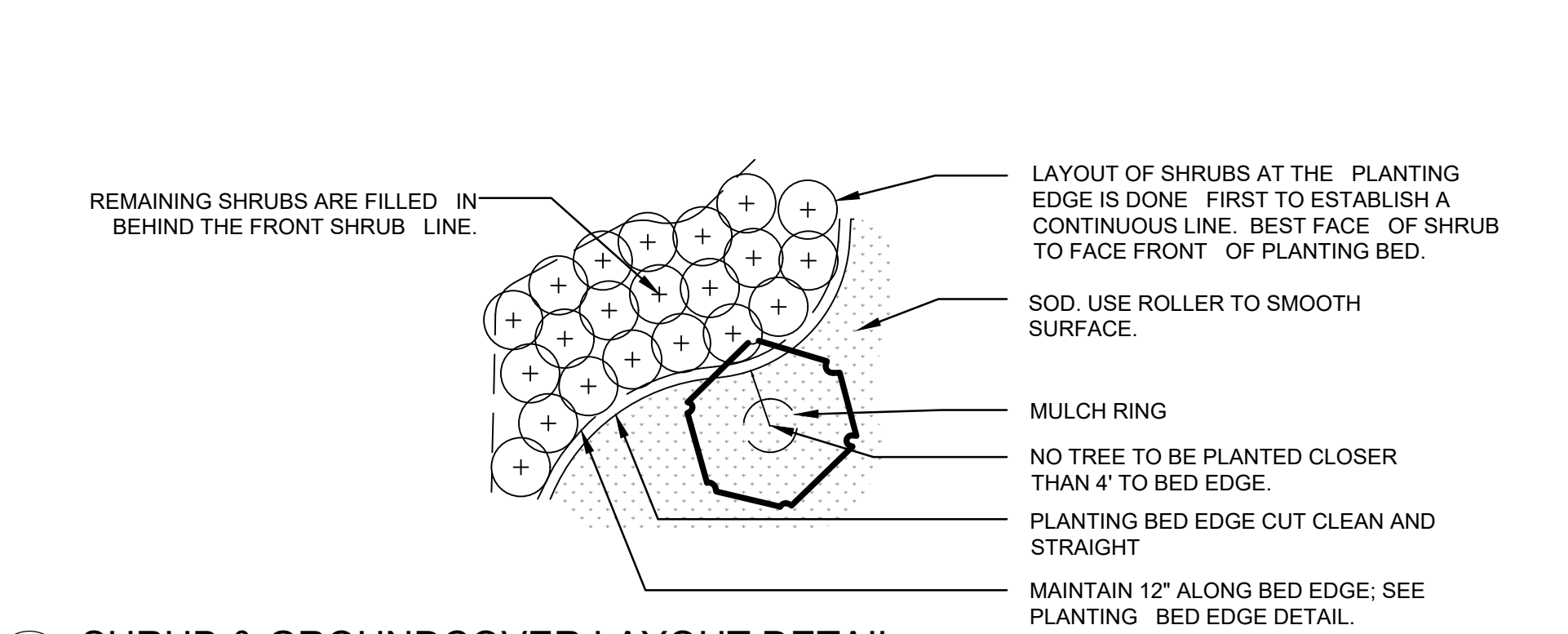
PALM PLANTING DETAIL
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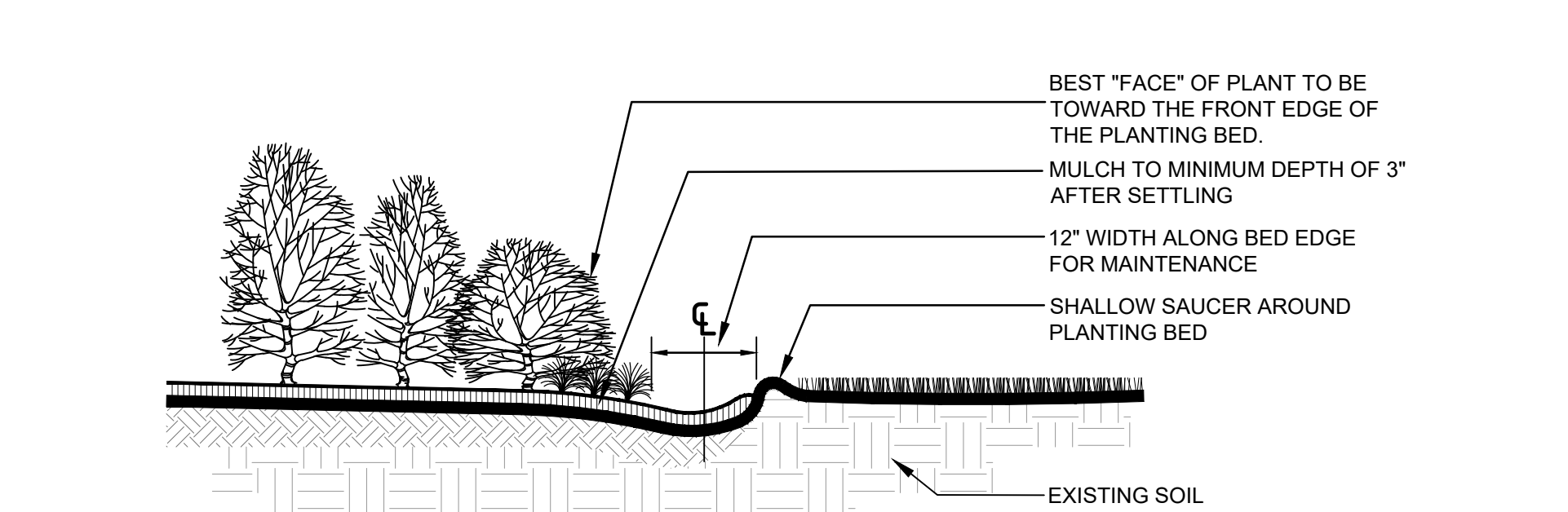
LARGE SHRUB PLANTING DETAIL
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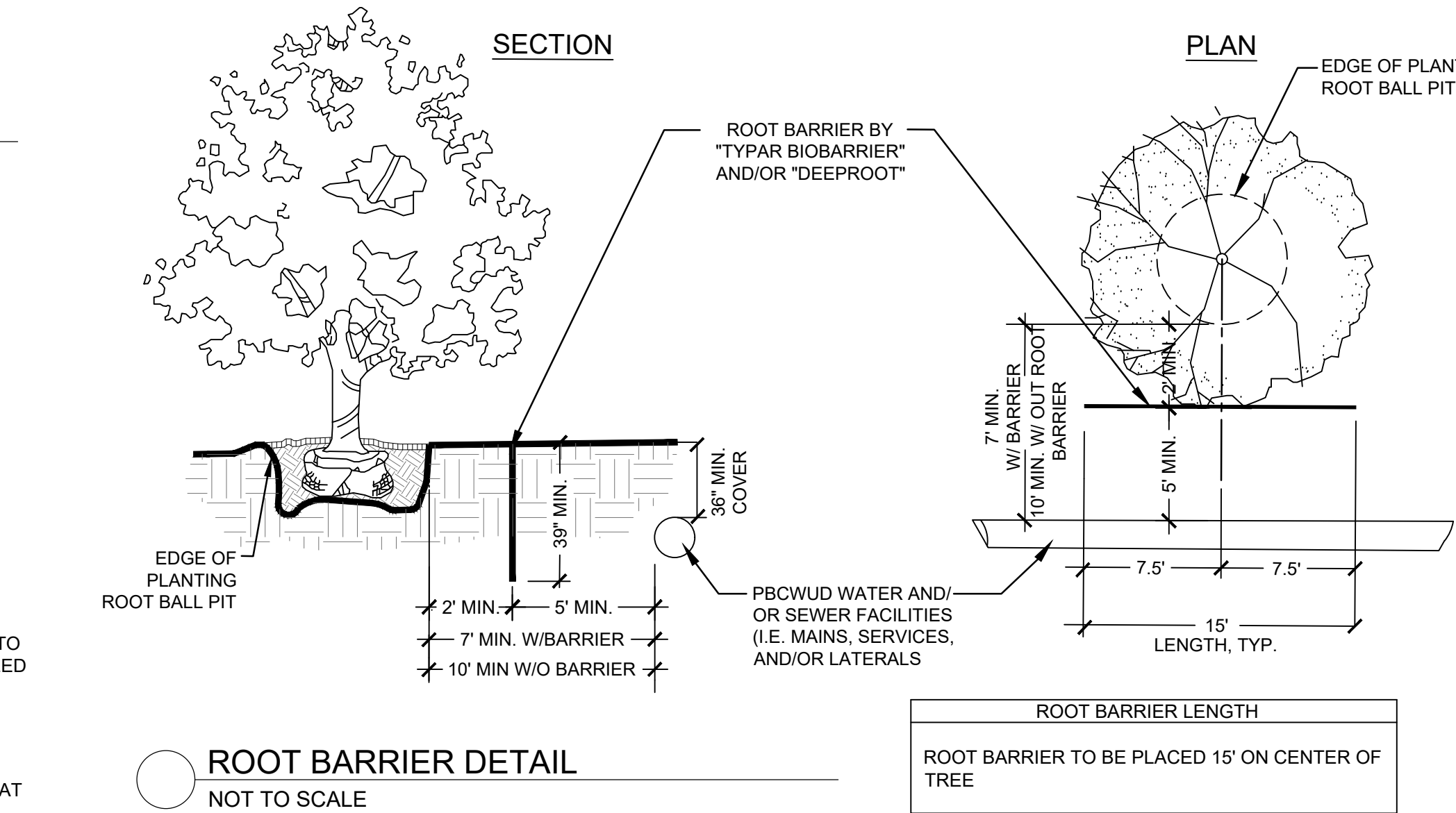
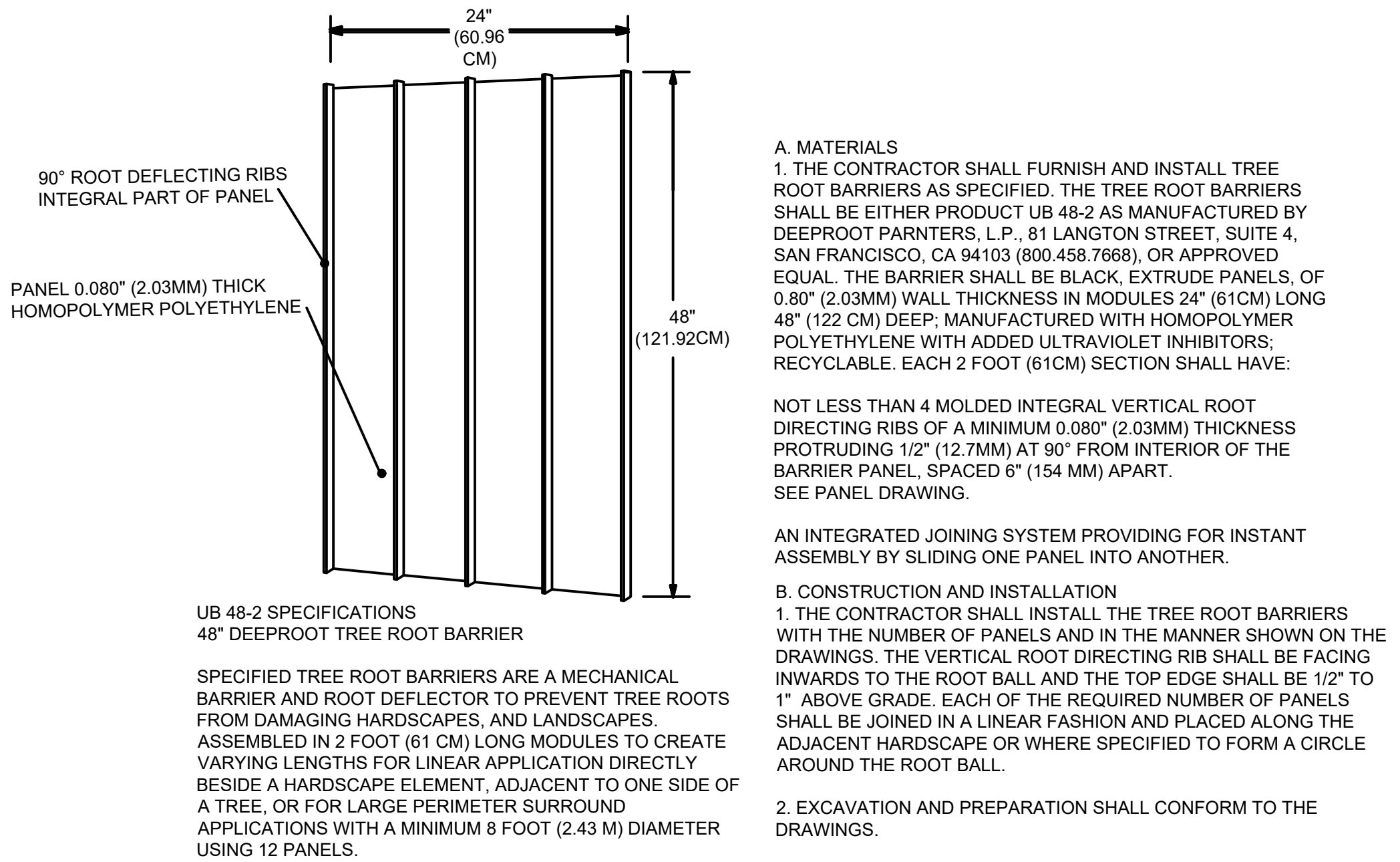
SHRUB AND GROUND COVER PLANTING DETAIL
NOT TO SCALE



SHRUB & GROUNDCOVER LAYOUT DETAIL
NOT TO SCALE

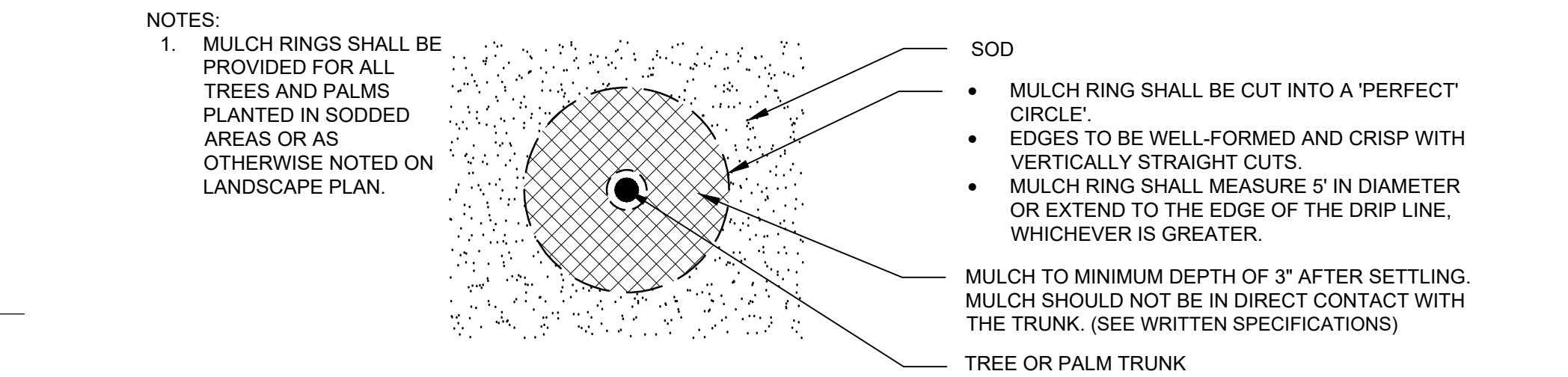


PLANTING BED EDGE DETAIL
NOT TO SCALE

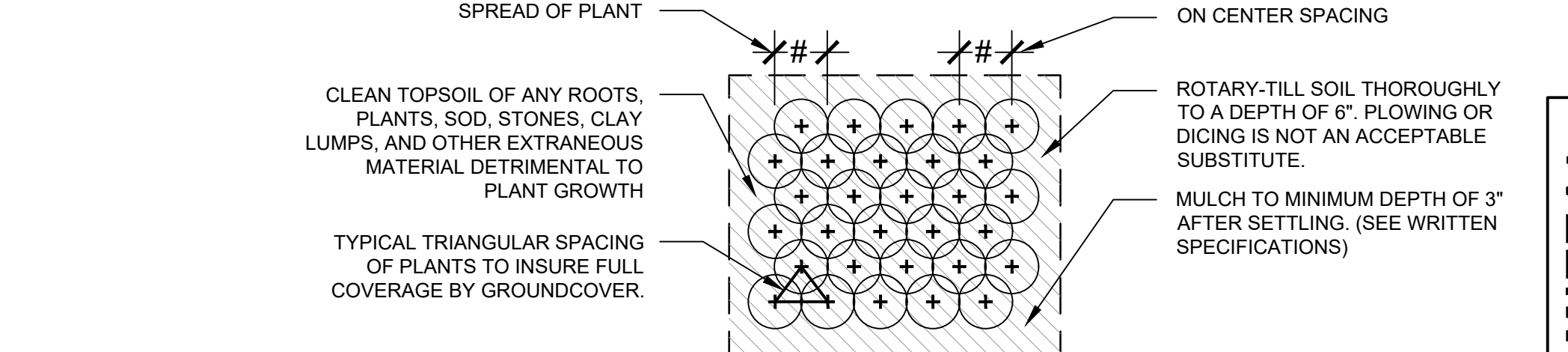


ROOT BARRIER DETAIL
NOT TO SCALE

- LANDSCAPE AND ROOT BARRIER NOTE:
- 1.) TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREON.
 - 2.) TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCR OACH INTO A PBCUE WITHOUT PRIOR DEPARTMENT APPROVAL.
 - 3.) ONLY SOD CAN BE INSTALLED WITHIN 7.5' MINIMUM OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND THE DEPARTMENT.
 - 4.) SOD ONLY SHALL BE INSTALLED WITHIN 5' MINIMUM OF ANY DEPARTMENT WATER METER.
 - 5.) WHEN INSTALLING A SOLID ROOT BARRIER PANEL SYSTEM, THE PANEL RIBS MUST FACE THE ROOT BALL. *



MULCH RING IN SOD DETAIL
NOT TO SCALE



GROUND COVERS & ROOTED CUTTING PLANTING DETAIL
NOT TO SCALE

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Prairie Road Townhomes

Village of Palm Springs, Florida

Planting Details

Date: April 2026

Project No.: 25-085.000

Designed By: JEV

Drawn By: JEV

Checked By: NM

Revision Dates:

2026.04.29	SUBMITTAL
2026.07.31	RESUBMITTAL

SUBMITTAL

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of 5

SECTION 02950

TREES, SHRUBS AND GROUND COVER

PART I - GENERAL

By bidding on this project and/or signing a contract for landscape work, the Contractor acknowledges that he/she has read and understood these specifications in their entirety, that he/she has inspected the site, and that he/she will abide by all plans, specifications and conditions found herein. Any perceived conflicts or concerns within the specifications or on the plant list, including unavailability of materials, are to be brought to the attention of the Landscape Architect prior to bid submission.

1.01 WORK INCLUDED

- Contractor shall obtain or ensure that all necessary permits have been granted to the Owner for work on the Owner's properties or in any adjacent easements prior to commencement of work.
- All planting and construction work shall be executed as shown on the provided drawings, schedules, and specifications.
- Any additional work or materials required to install landscape elements as called for on the plans, specifications or plant list shall be provided and installed by the Contractor.
- Finish Grade Elevations: 2 inch below top of pathway edging.
- The Contractor shall be entirely responsible for all work until final acceptance by the Owner. The Contractor shall protect all materials and work against injury and shall provide and maintain all necessary guards for the protection of the public. He shall be held responsible for any negligence during the execution of the work.

1.02 QUALITY ASSURANCE

- All work specified herein shall be performed by a single firm specializing in landscape work. The Landscape Architect and the Owner retain the right to approve any proposed subcontractors prior to awarding the contract.
- Ship landscape materials with certificates of inspection required by governing authorities. Comply with all regulations applicable to landscape materials.
- Package standard products with manufacturers certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
- Provide trees, palms, shrubs and groundcover grown in a recognized nursery in accordance with good horticultural practice. Materials must be healthy and vigorous, free of disease, insects, eggs, larvae, and defects such as decay, rot, knots, sun scald, injuries, abrasions, and/or other unsatisfactory form. No collected material will be permitted unless specific written approval is granted.
- Do not make substitutions. If specified landscape material is not available at time of planting, submit proof of non-availability and provide a list of proposed equivalent material. Once authorized, adjustments to the contract will be made. Owner is not financially responsible for unauthorized substitutions.
- Plant materials of larger size than specified may be used if acceptable to Landscape Architect and if sizes of root balls are increased proportionately. Installation of larger sizes will not increase contract amount unless specifically authorized by Owner.
- Owner and Landscape Architect reserve the right to inspect, approve or reject at any time plant materials or work either at the nursery or at the site which does not meet the condition in the plans, plant list or specifications.
- The Contractor shall be responsible for planting the landscape in complete accordance with all applicable codes, ordinances, and laws. Any modification made to conform with said codes, laws and ordinances, after the bid is awarded, shall be completed at the Contractor's expense at no additional cost to the Owner.

1.03 SUBMITTALS

- Certification: Submit certificates of inspections as required by governmental authorities, and manufacturers or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
- Submit seed analysis, certified statement of seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.
- Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.
- Maintenance Schedule: Submit typewritten procedures for maintenance of landscape work, through final acceptance.

1.04 DELIVERY, STORAGE AND HANDLING

- Packaged Materials: Deliver packaged materials in original containers showing manufacturer's guaranteed weight analysis and name of manufacturer. Protect materials from damage and deterioration during delivery and storage.
- Trees, shrubs, and ground covers: Provide freshly dug trees, palms, and shrubs. Do not prune prior to delivery. All plants shall be handled and stored so that they are adequately protected from drying out, from sun or wind burn, and from any other injury at all times. Any plant determined to be wilted or burned may be rejected at any time, whether in the ground or not. Plants shall be handled only by their containers or root balls, not by stems or trunks. Trees that are scraped or scarred during delivery, storage, or planting will be rejected. The on-site storage area shall be approved prior to the delivery of any plant materials. Do not bend or bind plants in such a manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery.
- Deliver plant materials after preparations for planting are complete, and plant immediately. Roots or balls of all plants shall be adequately protected at all times from sun and/or wind. Balled and burlapped (B&B) plants that cannot be planted immediately upon delivery shall be set on the ground and protected by having soil, wet peat, or other acceptable material covering the roots or balls keeping them moist.
- Do not remove container grown stock from containers until planting time.
- Label at least one tree, one palm and one shrub of each variety with a securely attached waterproof tag bearing legible designation of botanical and common name, if requested by Owner.
- Fod: Soil: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.

1.05 JOB CONDITIONS

- Proceed with and complete landscape work as rapidly as portions of site become available.
- Utilities: Determine location of overhead and underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required, for Forty eight (48) hours prior to digging, call the appropriate Utility Authority to have all utilities identified and marked in order to avoid conflicts.
- Protection of Existing Structures: All existing buildings, walks, walls, paving, piping, and other items of construction and planting already completed or established shall be protected from damage. All damage resulting from negligence shall be repaired or replaced, including but not limited to marks on pavers and cracks within existing walkways caused by the Contractor. The Owner may, at his discretion have any damage repaired by others and subsequently costs back-charged to the Contractor.
- Protection of Existing Plant Material: The Contractor shall be responsible for all unauthorized cutting or damage to existing trees or shrubs caused by careless operation of equipment, stockpiling of materials, etc. This shall include compaction by driving or parking inside the drip-line of any tree, or spilling of oil, gasoline, or other deleterious materials within the drip-line of any tree. No materials shall be burned.
- Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.

PART II - PRODUCTS

2.01 TOPSOIL

- The Contractor is required to obtain a soil sample and perform a soil analysis test to determine the existing soil composition and conclude whether it complies with the composition criteria below.
- Where topsoil does not meet the specified limits within the project site, it shall be furnished. Throughout all parts of site where finish grades and contour lines differ from existing contour lines, bring to finish grade contours shown on "Grading Plan."
- Topsoil shall be friable, fertile soil with representative characteristics of local soils. It shall be free of heavy clay, marl, stone, extraneous lime, plant roots, refuse and/or solid waste, sticks, brush, construction demolition debris, and any other deleterious materials. There shall be no noxious weeds or weed seeds (i.e., nut grass, Bermuda grass and the like). In no case shall there be more than five percent (5%) by dry weight of clay lumps or stones larger than 1". It shall test in the pH range of 6.0 to 7.2 and shall contain no substance that will impede plant growth. The Contractor shall have topsoil laboratory tested at his expense and approved by Landscape Architect or Owner prior to material delivery.

Topsoil shall conform to the following specifications:

COMPONENTS	DRY WEIGHT MEASURE	PARTICLE SIZE
Organic Matter	2% - 7%	
Silt/Clay	2% - 10%	< 0.074 mm
Sand	85% - 98%	0.075 - 3.00 mm
Gravel	0% - 5%	4.75 mm - 1 inch

The analysis shall also show the following ranges:

Soluble salt	2 - 1.0mmhos/cm
Nitrogen	25-150 PPM
Phosphorus	26 - 39 PPM
Potassium	50 - 250 PPM
Calcium	500 - 2500 PPM
Magnesium	50 - 500 PPM
Iron	2.5 - 25 PPM
Manganese	2.5 - 25 PPM
Zinc	1.3 - 5 PPM
Copper	0.5 - 1.5 PPM
Boron	0.5 - 1.5 PPM
Sulphur	15 - 200 PPM
Chlorine	less than 100 PPM
Sodium	less than 10
Nematodes	none

2.02 SOIL, AMENDMENTS AND FERTILIZERS

- Peat Moss: Peat moss shall be a commercial, baled sphagnum material, free of woody material, minerals, or foreign matter, with a pH range of 3.0 - 5.5.
- Sand: Sand shall be clean, sharp, and free of all deleterious material.
- Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.
- Humus Soil Conditioner: Consisting of yard trimmings and biosolids co-compost.
- Fertilizer: Fertilizer shall be a commercial grade, granular, slow release "pre-plant" type fertilizer.
 - Fertilizer shall be delivered to the site in the original unopened container, bearing the manufacturer's guaranteed analysis. Any opened, caked, or damaged fertilizer will be rejected.
 - Tree, palm, shrub and grass fertilizer shall be "UF (University of Florida) Formulated" product 8-2-12 or 8-2-13 with minor elements as an all-purpose fertilizer, or equal, and applied according to the manufacturer's direction.
 - Application of fertilizer shall be consistent with the current recommendations of the Green Industries - Best Management Practices.
 - Fertilizer shall be applied by an individual who has successfully completed the GI-BMP program and holds a current Urban Fertilizer License or as required by the State and Local Ordinances.

2.03 WATER

- All water necessary for planting and maintenance shall be of satisfactory quality to sustain adequate growth of plants and shall not contain harmful, natural or man-made elements detrimental to plants.

2.04 OTHER LANDSCAPE PRODUCTS

- Mulch: Mulch shall be shredded Melaleuca, Eucalyptus, Grade "A" Pine Bark Nuggets, or approved equal, free of foreign materials and weed seeds. Minimum depth after settling shall be 3".
- Guying and Bracing: Tree guying and bracing shall be the responsibility of the Contractor in accordance with the planting details to insure stability and maintain plants in an upright position.
 - Anti-desiccant: Anti-desiccant shall be "Wiltdrop" or equal, if specified on plans.
 - Tree Wound Paint: Tree wound paint shall be an asphaltic base paint containing an antibacterial agent, specially prepared for tree surgery work.
- Super Absorbent Polymer: "Terra Sorb" or approved equal as packaged in 3 oz. Handy Pac composed of synthetic acrilamide copolymer, potassium, acrylate. Particle size of 1.0 mm to 3.0 mm and absorption rate of 300 times its weight in water, if specified on plans.

Apply dry, using the following amounts:

- For trees and palms up to 36" diameter root ball, use one 3 oz. Handy Pac.
- For trees and palms over 36" diameter root ball use two 3 oz.
- Handy Pacs. Broadcast throughout planting hole and backfill as per manufacturers specifications.

For container grown plants:

Container Size	Application Rate
1 Gallon	1 Handy Pac / 9 Containers
3 Gallons	1 Handy Pac / 4 Containers
7-10 Gallons	1 Handy Pac / 2 Containers
20 Gallons	1 Handy Pac / 1 Container

2.05 PLANT MATERIAL

- Plant list is part of this specification section. The Contractor shall be responsible for furnishing and installing all plant materials shown on the drawings and plant list. In case of conflict between the two documents, the drawings shall rule.
- Quality: Trees, palms, shrubs, and other plants shall be Florida #1 or better as defined in the latest edition of Grades and Standards for Nursery Plants, Florida Department of Agriculture and Consumer Services. Multi-trunked trees will not be accepted unless they are specifically specified in the planting plans. All plants shall have a normal habit of growth and shall be sound, healthy, and vigorous. Trees shall have normal well-developed branching structures and vigorous root systems that are not root or container bound.
 - Balled and burlapped plants (BB or b&b) shall be dug with firm, natural balls of earth, of sufficient depth and diameter to include the fibrous and feeding roots. Plants with cracked, dry, or broken balls will not be accepted, nor will plants with root balls of insufficient size.
 - All plants, other than those collected on site, shall be nursery grown in accordance with good horticultural practices and under climatic conditions similar to the site for at least two years. Transplanting or root pruning shall have taken place during growth.
- Size: Plant sizes shown in the plant list are minimums. When a plant size is given by height and spread or by container size, all specifications are minimums to be met or exceeded. All trees and shrubs shall be measured when their branches are in a normal position. Spread dimensions specified refer to the main body of the plant and not from extreme branch tip to tip. Height is measured from the ground line to the lowest edge of the canopy. Measurement does not include any terminal growth; the container or root ball is also not included.

Unless otherwise specified, the determining measurement for trees shall be caliper, which shall be measured 6" above the ground for trees up to 4" in caliper, and 12" above the ground for trees over 4" caliper.

2.06 GRASS MATERIALS

- Types: Sod type shall be as specified on the provided landscape plan and associated plant schedule.
- Dimensions: The sod shall be taken up in commercial size rectangles, preferably 12-inch x 24-inch.
- Measurement: Sod shall be measured on the basis of square footage. Contractor shall be responsible for complete coverage based on the square footage shown on plans; therefore, Contractor shall factor in cutting and shrinkage of materials.
 - The sod shall be sufficiently thick to provide a dense stand of live grass. The sod shall be live, firm and undamaged, at the time of planting. It shall be a soil mat of sufficient thickness, at least 2" thick, adhering firmly to the roots to withstand all necessary handling. It shall be free of weeds and other grasses. It shall be planted as soon as possible after being dug, and shall be shaded and kept moist from the time it is dug until it is planted. After approval, the area from which the sod is to be harvested shall be closely mowed and raked as necessary to remove excessive top growth and debris.

2.07 REJECTION, SUBSTITUTION, AND RELOCATION

- All plants not conforming to the requirements herein specified shall be considered defective and such plants shall be marked as rejected and removed from the site whether in the ground or not, at the Contractor's expense. Such removal shall take place immediately and new plants shall be brought in as replacements. The plant materials must meet all applicable inspections required by law.
- The Owner or Landscape Architect also reserves the right to require that plants be relocated after installation if their initial installation does not conform to the plans or the intent of the plans, or if the original location poses an unforeseen threat to other facilities, human life, health, or safety, or to site utilities. Such relocation shall be at the Contractor's expense.

PART III - EXECUTION

3.01 GENERAL

- Proceed with and complete landscape work as rapidly as portions of the site become available.
- No planting shall be done until all operations in conjunction with the installation of the sprinkler system have been completed, final grades have been established, planting areas have been properly graded and prepared.
- Adverse Conditions: When conditions potentially detrimental to plant growth are encountered during work, such as rubble or refuse fill, adverse drainage conditions, or obstructions, notify Owner or Landscape Architect before planting.
- Work Scheduling: Work is to be scheduled to establish a logical sequence of steps for completion of each type and phase of landscape work, in such a way as to correspond with, and avoid damage and conflict with, other disciplines on site.
- Coordination with Soil/Lawn: Plant street trees, palms, and shrubs only after final grades are established, and prior to sodding or lawn establishment. If such planting must be done after lawn work, protect lawn/sod areas during planting and promptly repair any resulting damage.
- Timing:
 - Planting work shall not be started until the final subgrade has been established, berms have been constructed and fine finished grading completed.
 - Under no conditions shall work be done if weather or soil conditions are not satisfactory.
- Clean-up:
 - At all times during the construction and installation, the site shall be maintained in a clean, orderly and safe condition. Streets and pavements shall be kept clean. Materials and equipment for planting work shall be limited to the quantity required for the particular phase of work currently underway on the job site.
 - Protect landscape work and materials from damage due to landscape installation and maintenance operations, operations by other contractors and trades, and trespassers. Maintain protection during installation, Maintenance and Establishment periods. Treat, repair or replace damaged landscape work as directed.

3.02 SOIL PREPARATION

- Grading and soil preparation work shall be performed only during periods when best results can be obtained. If the moisture content of the soil is high enough that work would damage soil structure, grading and tilling operations shall be suspended.
- Before mixing in soil amendments, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth. Apply Herbicide for weed control as needed.
- Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.

- For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

- Mix lime with dry soil prior to mixing of fertilizer.
- Prevent lime from contacting roots of acid-loving plants.

- Unless drawings indicate otherwise, berms shall not exceed a 3:1 slope. Berms near buildings or in potentially troublesome drainage situations shall be checked for correct drainage by the project Engineer or Owner prior to planting.
- Free and shrub planting beds which fall within or near parking lot areas shall be completely excavated and back-filled with topsoil. All shell-rock or other base materials and all subsoil and debris, shall be completely removed from beneath such planting areas, to a minimum depth of 24".
- All tree and/or shrub planting areas within 36" of building foundations, and any other planting areas where significant buried construction debris is encountered, shall be excavated to a minimum depth of 24" and backfilled with topsoil as specified elsewhere in these specifications.

3.03 TILLING

- Before mixing, clean soil of roots, plants, clay lumps, stones in excess of 1" in diameter, and other extraneous or potentially harmful materials.
- After all soil conditioning (and topsoil if called for on plans) has been spread at specified rates, the areas to be planted should be thoroughly rotary-tilled to a depth of six (6) inches. Plowing or dicing is not an acceptable substitute for rotary-tilling.

- If the sprinkler system is installed after grading and tilling is completed, the backfill shall be retilled in the affected areas.
- When the subsoil, grading, topsoil addition, soil conditioning, and tilling have been accomplished, all areas so treated shall be compacted and settled by application of heavy irrigation to a minimum depth of twelve (12) inches. Erosion scars shall be repaired.

3.04 FINE FINISH GRADING

- When preliminary grading has been completed and the soil has dried sufficiently to be readily worked, all lawn and planting areas shall be graded to the elevations indicated on the Engineering Plans. The top four (4) inches shall be completely free of stones larger than one (1) inch. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given. Positive drainage away from buildings shall always be maintained. Surface drainage shall be directed as indicated on the drawings by remodeling surfaces to facilitate the natural run-off of water. All depressions where water will stand, all voids, erosion, settled trenches and excavations, and all ridges and rises shall be amended and/or removed leaving a smooth, even finish grade. If additional amended topsoil is required to accomplish the intent of this specification, it shall be according to the foregoing specifications for topsoil.
 - All area shall be graded so that the final grades are 2" below adjacent paved areas, sidewalks, valve boxes, mowing strips, clean-outs, drains, etc., with appropriate adjustments for varying soil thicknesses. The intent is for water always to drain away from paving into lawn/sod areas.
 - Eliminating all erosion scars prior to beginning planting.
 - The Owner and/or his representative shall approve all final finish grades prior to planting.

- Prior to fine grading or the installation of plant material the Contractor shall obtain certification that the project area is at the grade levels proposed by the Civil Engineer or Landscape Architect from a licensed Surveyor. The Contractor shall fine grade the lawn and planting areas to bring the rough grade up to final finished grade allowing for thickness of sod and/or mulch depth.

3.05 PLANTING TREES AND PALMS

- Layout individual tree locations and areas for multiple plantings. Stake all locations and outline areas, then secure Landscape Architect's acceptance before the start of planting work.
- Prior to preparation of tree pits, ascertain the location of all electrical cables, all conduits, all utility lines, oil tanks and supply lines, so that proper precautions may be taken not to disturb or damage them, and to properly maintain and protect existing utilities. Should such underground or overhead obstructions be encountered that interfere with planting, the Contractor will inform the Landscape Architect or Owner's representative and shall be consulted as to the adjustment of the location of plants to clear such obstruction or the relocation of the obstruction.
- Tree pit locations shall be staked by the Contractor and approved by the Owner or Landscape Architect before digging. Pits shall be excavated to the depth and width indicated and all subsoil removed.
- Protect all areas from excessive compaction by foot traffic or machinery when bringing trees to the planting area.
- All excavated pits shall have vertical sides with roughened surfaces and shall be of a size that is at least twice the width of the original plant container or ball. In all cases the holes shall be large enough to permit handling and planting without damage to the roots or root ball.
- Excess soil shall be removed or utilized as directed by Owner or the Owner's representative. If the excess soil will not be used, it is the responsibility of the Contractor to remove and dispose of the discarded soil off site in an acceptable manner.
- Tree pits shall be backfilled with a topsoil mixture as specified elsewhere in these specifications. Palm tree pits will be backfilled with a mixture of up to 95% sand and 5% organic material.
- Add fertilizer to tree pits as specified elsewhere in these specifications.
 - Set balled and burlapped stock on a layer of 50% native soil and 50% topsoil compacted to a 6" depth. Loosen burlap from top of sides of the ball but no burlap shall be pulled from underneath. Remove non-organic binding material (if any) from tree ball. Immediately cut any damaged roots with clean shears. Using a plumb to assure that the tree is properly upright, begin filling the hole and tamping the fill material. When the hole is 2/3 filled, water thoroughly and probe with a stick to be sure that no air pockets remain. Re-plumb, complete filling the hole, re-ramp, and water again.
- Set container-grown stock as above, taking care not to damage roots when removing the container.
- During planting, do not cover the top of the root ball with the soil mixture. All rope, wires, burlap mesh etc., shall be removed from the root ball. No synthetic burlap is allowed on any plant and excavated, as required. Forty eight (48) hours prior to planting, the top of the root ball is 2" above final grade. Allow for settling. Any trees resting deeper or higher must be either reset or replaced at the discretion of the Owner or Landscape Architect; such work shall be at the Contractor's expense.
- Create a watering basin around each tree at least as wide as the root ball in diameter formed to the six o'clock position and having a depth of at least 6" high.
- Each planting basin shall be mulched to a minimum depth of 3" (after settling). Mulch shall not be applied until the tree has been thoroughly watered and two days have elapsed. Mulch should be placed so that it is not in direct contact with trunks.
- All trees are to be staked or guyed per these specifications. All stakes shall be painted a conspicuous color or shall be flagged for visibility and public safety; guy wires shall be near the job site. All disease and pest control shall be done under the direction of a licensed disease and pest control operator.
- Palms shall be planted per above specifications.

3.06 PLANTING SHRUBS, VINES, AND GROUND COVERS

- The location of all plants, bed outlines and all other areas to be planted shall be clearly marked with agricultural gypsum or landscape marking paint then approved by the Owner or Landscape Architect before any holes are dug.
- No planting shall be done until the area concerned has been satisfactorily prepared in accordance with these specifications.
- No more plants shall be distributed in the planting area on any work day than can be planted and watered in that day.
- Unless otherwise indicated, all plants shall be planted in pits, centered as called for on the plant list, and set in 24" depth of topsoil as specified elsewhere in these specifications to such depth that the soil line of the plants will match the surrounding grade after settling. Plants shall be planted in a vertical position and oriented to give the best possible appearance or relationship to adjacent structures or features. Remove all inorganic containers or binding. All damaged roots shall be cut away cleanly. Planting soil shall be placed and compacted carefully to fill all voids and avoid root injury. When the hole is 2/3 filled, water thoroughly. The hole shall then be filled to finish grade and a shallow saucer shall be formed around each bed. After settling, soil shall be added as needed to bring the hole to grade level.
- Acid-loving and other ericaceous plants shall be backfilled with a mixture of 20% topsoil and 80% acid peat. They shall be set so that the bases of the plants are slightly higher than they grew in the container or nursery after settling. At no time shall lime in any form be brought into contact with the plants or their roots. Mulch with pine straw unless noted otherwise.
 - Add fertilizer to plants as outlined in section 2.02.
 - Under no conditions shall work be done if weather or soil conditions are not satisfactory.
- Vines shall be planted in pits containing at least 2 cubic feet of prepared topsoil. They shall be planted in the same manner as shrubs, and shall be mulched. Vines stems shall be fastened to walls, trellises, etc. as specified in the drawings.
- Groundcover plants shall be laid out in their proposed planting locations without being removed from their packaging after the soil is properly prepared per these specifications. Planting methodology is the same as for other shrubs.
- Any plants which, after settling, rest significantly higher or even slightly lower than they grew in the nursery or container are subject to resetting or replacement at the discretion of the OWNER or Landscape Architect. Such work shall be at the Contractor's expense. If called for in the plans, landscape edging shall be installed as specified.
- All planting beds and individual plantings shall be mulched with a minimum of 3" (after settling) of mulch as specified in this document. Mulch shall be free of weed seeds and other foreign matter.

3.07 ANNUAL AND SEASONAL COLOR BEDS

- Beds shall be mounded to a height 6" on top of the existing grade and composed of 50% topsoil and 50% compost.
- Soil shall be covered with 1/2" - 1" deep layer of Pine Fines Mulch or comparable product.

3.08 PRUNING

- All pruning shall be done in the presence of, and with the approval of, the Owner or

Landscape Architect. Only clean, sharp tools designed for the purpose shall be used. The goal of pruning is always to preserve and enhance the natural character of the plant. Pruning shall be done per modern horticultural practice (see National Arborist Standards, latest edition).

- Pruning shall be limited to the minimum necessary to remove injured twigs, branches, and those that compensate for root loss suffered during digging and transplanting, and to thin and shape shrubs and trees. In no case shall more than 1/3 of the branching structure be removed. Damaged, scarred, frayed, split, or skinned twigs, branches, or limbs shall be pruned back to the next sound outside lateral bud, branch or limb. The terminal bud or leader shall never be removed.
- Pruned trees and shrubs to retain required height and spread. Remove the minimal amount of wood necessary on flowering trees and shrubs. Remove only dead or dying fronds from palms. Cuts over 3/4" in diameter shall be treated with wet wound paint; all exposed living tissue shall be covered.
- Existing Trees: If indicated on drawings, Contractor shall prune and thin existing trees on site. The use of climbing sprays is prohibited. All diseased, dead branches and those interfering with the planting work shall be removed. Also, remove root suckers, low branches, and any others as directed by the Owner or Landscape Architect. Cuts shall be flush with the trunk or limb and shall be painted with tree paint. Remove any nails, wires, etc. fastened to the tree.

3.09 PLANTERS - DECORATIVE OR STRUCTURAL

- If specified, landscaping in planters shall be installed using the following method:

- Install 4" deep layer of fine crushed stone in bottom of planter.
- Install filter fabric over stone layer. Turn up edges of fabric all around.
- Install planting soil mix over filter fabric to within 3/32" of top for planter. Do not compact.
- Install plant material as specified elsewhere in these specifications.
- Install 3" of mulch over planting soil.

3.10 SODDING NEW LAWNS

- The Contractor shall sod all areas indicated and noted on the drawings. No sodding shall occur until areas to be sodded are cleared of any rough grass, weeds and debris, the ground brought to an even grade and specified amendments have been added. See details for specific amendments as per sod type.
- Whenever a suitable area has been graded and is ready for sodding the Contractor shall, when directed by the Landscape Architect, proceed at once with the sodding of the available areas. Sodding shall be incorporated into the project at the earliest practical time in the life of the contract. No sod which has been cut for more than seventy two (72) hours shall be used unless specifically authorized by the Landscape Architect or Owner after his careful inspection thereof. Any sod which is not planted within twenty four (24) hours after cutting shall be stacked in an approved manner and maintained properly moistened.
- The sod shall be placed on the prepared surface, with edges in close contact, and shall be firmly and smoothly embedded by light tamping with appropriate tools. Sod shall be rolled with 1,000 lbs. roller unless waived by the Landscape Architect or Owner.
- Where sodding is used in drainage ditches, sod panels shall be set in a staggered pattern, such as to avoid a continuous seam along the line or row. Offsets of individual strips shall not exceed six (6) inches. At the inside of the curbs, sod shall sub up slightly and evenly.
- On areas where the sod may slide, due to height and slope, the Landscape Architect or Owner may direct that the sod be pegged, with pegs driven through the sod blocks into firm earth, at suitable intervals.
- Any pieces of sod which, after placing, show an appearance of extreme dryness shall be removed from the work.
- Where placement of new sod abuts existing sodded areas, new sod must be placed in such a manner as to produce an even transition to existing sodded areas.
- It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas.

PART IV MAINTENANCE, ESTABLISHMENT AND WARRANTY PERIODS

4.01 MAINTENANCE AND ESTABLISHMENT PERIOD

- The Maintenance Period shall begin immediately after each plant is planted, and the Contractor shall continuously maintain all areas involved in this contract during the progress of the work.
- The Establishment Period shall begin on the first day after all planting and installation of all landscape elements is completed and initially accepted. The Contractor shall continuously maintain all areas from initial acceptance until final acceptance by the Owner. The Establishment Period shall continue for not less than ninety (90) continuous calendar days. Herbicide cut-back shall have an Establishment Period of not less than thirty (30) continuous and eighty (80) continuous calendar days. The Establishment Period will end at the time the project is given final acceptance. An inspection shall be made by the Owner or Landscape Architect to accept the completed work and issue a determination of substantial completion. Inspections may be performed on all or partially completed phased work under the Contract, as directed by the Owner.
- Maintenance of new plantings shall consist of, but not necessarily be limited to, pruning, watering, cultivating, weeding, mulching, tightening or replacing guys and stakes, resetting plants to proper grades or upright positions, furnishing and applying sprays as necessary to combat insects and disease, light control, rolling, fertilizing and replanting.
- Planting areas and plants shall be protected at all times against damage of any kind for the duration of the maintenance and establishment periods. If any plants are injured or damaged, they shall be treated or replaced as directed by the Owner or Landscape Architect at no additional cost. The Contractor is responsible for acts of vandalism or theft during the maintenance and establishment period unless this responsibility is assumed in writing by another party.
- Restrict all vehicular traffic from all lawn and planting areas after seeding and planting operations. Erect signs and barriers if required and remove when lawn and plantings are well established and accepted by Owner.
- The Contractor shall be responsible for required adequate protection of the site. Areas damaged by the Landscape Architect's men or equipment, or the men or equipment of his subcontractor, shall be repaired at the Landscape Contractor's expense.
- The Contractor is responsible for keeping all plant materials adequately watered after installation even if the irrigation system is not operational. Plants shall receive a thorough watering immediately after planting. Afterwards, plants shall be watered during the maintenance and establishment periods per the requirements set forth in "Water Retention and Planting Methods" of the Florida Department of Agriculture and Consumer Services, distributed by South Florida Water Management District. In those areas where a permanent irrigation system will not be provided, the Contractor is responsible for implementing the Watering Program identified in the Landscape Plans.
- The Landscape Contractor is responsible for keeping all plant materials adequately fertilized throughout the maintenance and establishment periods. Fertilizer shall be applied at a rate to keep plant materials healthy. All fertilizer shall be done under the direction of a licensed fertilizer operator.
- The Landscape Contractor shall control disease and pest infestations in the planting area. Upon approval, the Contractor shall implement the control measures, exercising extreme caution in using hazardous materials and taking all necessary steps to protect others on and near the job site. All disease and pest control shall be done under the direction of a licensed disease and pest control operator.
- Herbicide Weed Control: All landscape areas shall be free of nut grass, torpedo grass, and other noxious weeds until final acceptance of work.

- "Round-up" shall be applied to all planting areas as needed and determined on-site by the Owner for weed control. Apply per manufacturers specifications.
- "Ronstar" pre-emergent or OWNER - approved equal, shall be applied 2 weeks before planting. Apply per manufacturers specifications.
- Apply "Fusilade" in all areas where torpedo grass has emerged. Apply per manufacturers specifications.
- Apply "Basagran" or "Marage" in all areas where nutgrass has emerged. Apply per manufacturers specifications.

- Mowing of turf will commence ten (10) days after installation. The height of cut will be 3". After the first cut, the Contractor shall adjust the frequency of mowing so that at each operation no more than 1/3 of the grass blade is removed per cutting.
- If the lawn surface becomes uneven or develops any low spots or gaps in the sod at any time during the maintenance or establishment periods, contractor to provide clean sand to fill all low spots and gaps to level the lawn surface. Roll the lawn immediately afterwards with a 1,000 lb. roller. If necessary, the Contractor shall reseed any bare areas. If necessary, using the same procedure until a uniform level lawn surface is provided. Between the 15th and 20th day of the Establishment Period, the Contractor shall re-sod all spots or areas within the lawn where normal turf growth is not evident. Turf must be well established and free of bare spots and weeds to the satisfaction of the OWNER or Landscape Architect prior to final acceptance. Areas where lawn shall be reseeded at intervals of not more than ten (10) days.
- Application of fertilizer to be done between the fortieth (40) and fiftieth (50) day of the establishment period. Landscape Architect or Owner are to be notified a minimum of forty eight (48) hours in advance.
- Improper maintenance or poor condition of any planting at the time of the termination of the scheduled Establishment Period may cause postponement of the final acceptance of the contract. Any material found to be dead, missing, or in poor condition during the establishment period shall be replaced immediately. Maintenance shall be continued by the Contractor until the work is acceptable.
- Inspection and Final Acceptance:

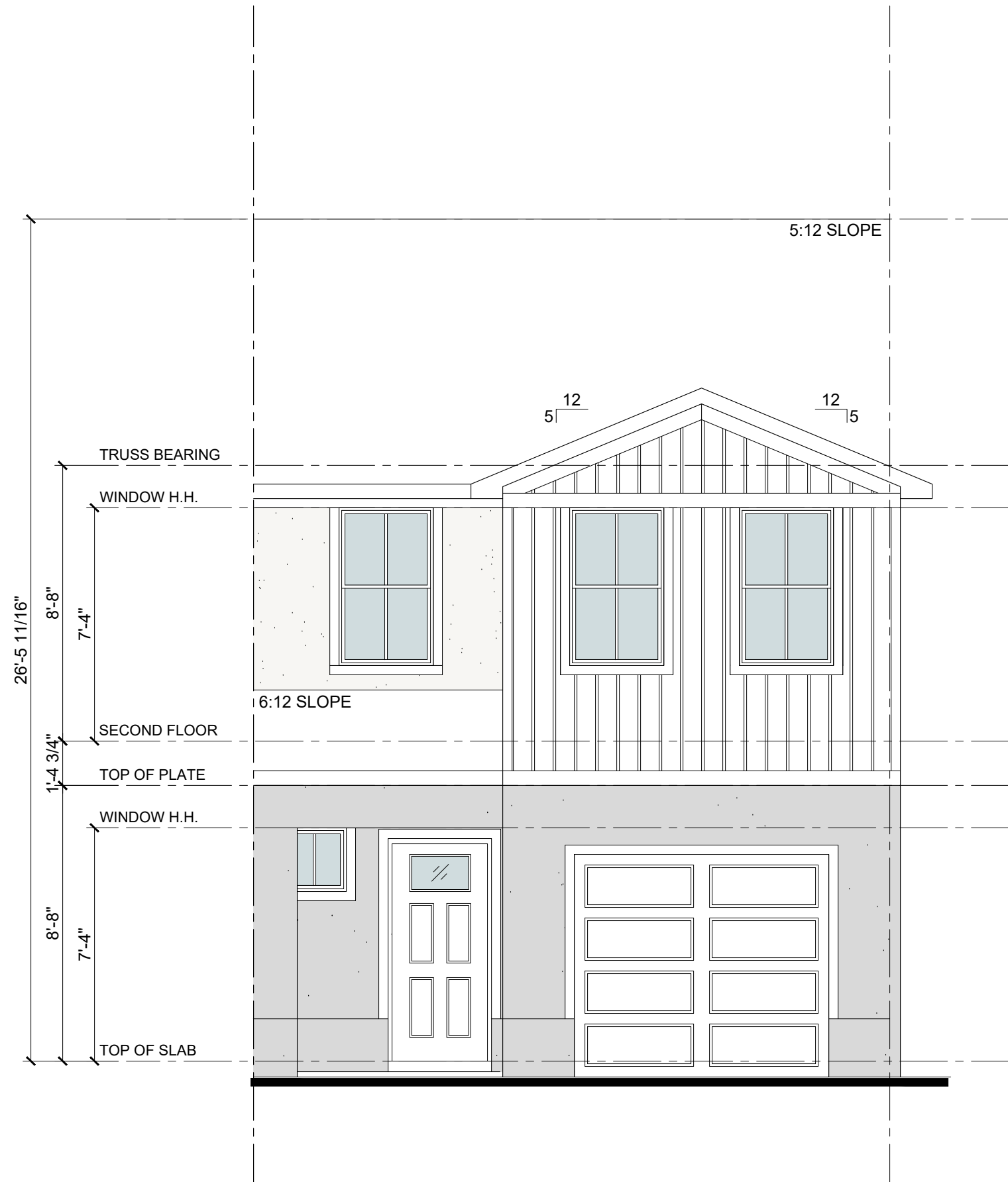
- In all cases the Landscape Architect will perform an initial and final inspection at the beginning and end of the Establishment Period, respectively. It is the responsibility of the Contractor to notify the Owner or Landscape Architect of the beginning and end of this period and to submit a written request for an inspection ten (10) days in advance.
- Following inspection(s), Landscape Architect will prepare a listing of outstanding items to be addressed prior to final acceptance. Final acceptance will be given once all outstanding items are completed, and the work performed to the satisfaction of the Landscape Architect and OWNER.
- Any material that is 25% or more dying shall be considered dead and must be replaced at no charge. A tree shall be considered dead when the main leader has died or when 25% of the crown is dead. A tree that has suffered significant leaf drop but shows signs

of life may be left for later re-inspection. Such trees shall be subject to removal and replacement at any time up to and including the first re-inspection, as requested by the Owner or Landscape Architect. The Warranty Period for such trees shall not begin until after the second re-inspection.

4.02 WARRANTY PERIOD

- Unless a different agreement is reached in writing between the Owner and the Contractor, all trees and other plant material, including ground covers, installed under this agreement shall be guaranteed to live and grow, and shall be warranted against defects, death and unsatisfactory growth for a period of one (1) year from the day of final acceptance of contract work.
- Non-living landscape elements shall also carry a one (1) year guarantee on materials, labor, and workmanship.
- Material found to be dead or in poor condition within the Warranty Period shall be replaced by the Contractor within fifteen (15) days of written notification by the Owner's representative. The Owner or Landscape Architect shall be the sole judges as to the condition of the material.
- Materials and labor involved in the replacing of materials shall be supplied by the Contractor at no additional cost to the Owner.
- Soil Testing: Should plant materials show yellowing or other signs of soil and/or nutritional problems, the Owner or Landscape Architect may request soil testing and analysis. Such testing will be at the expense of the Contractor.
 - Soil problems (as revealed by testing) shall be corrected by application of corrective chemicals and nutrients, removal and replacement of soil, or other measures as agreed upon by all parties. All such measures shall be





INTERIOR CONDITION

FRONT ELEVATION C

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

3

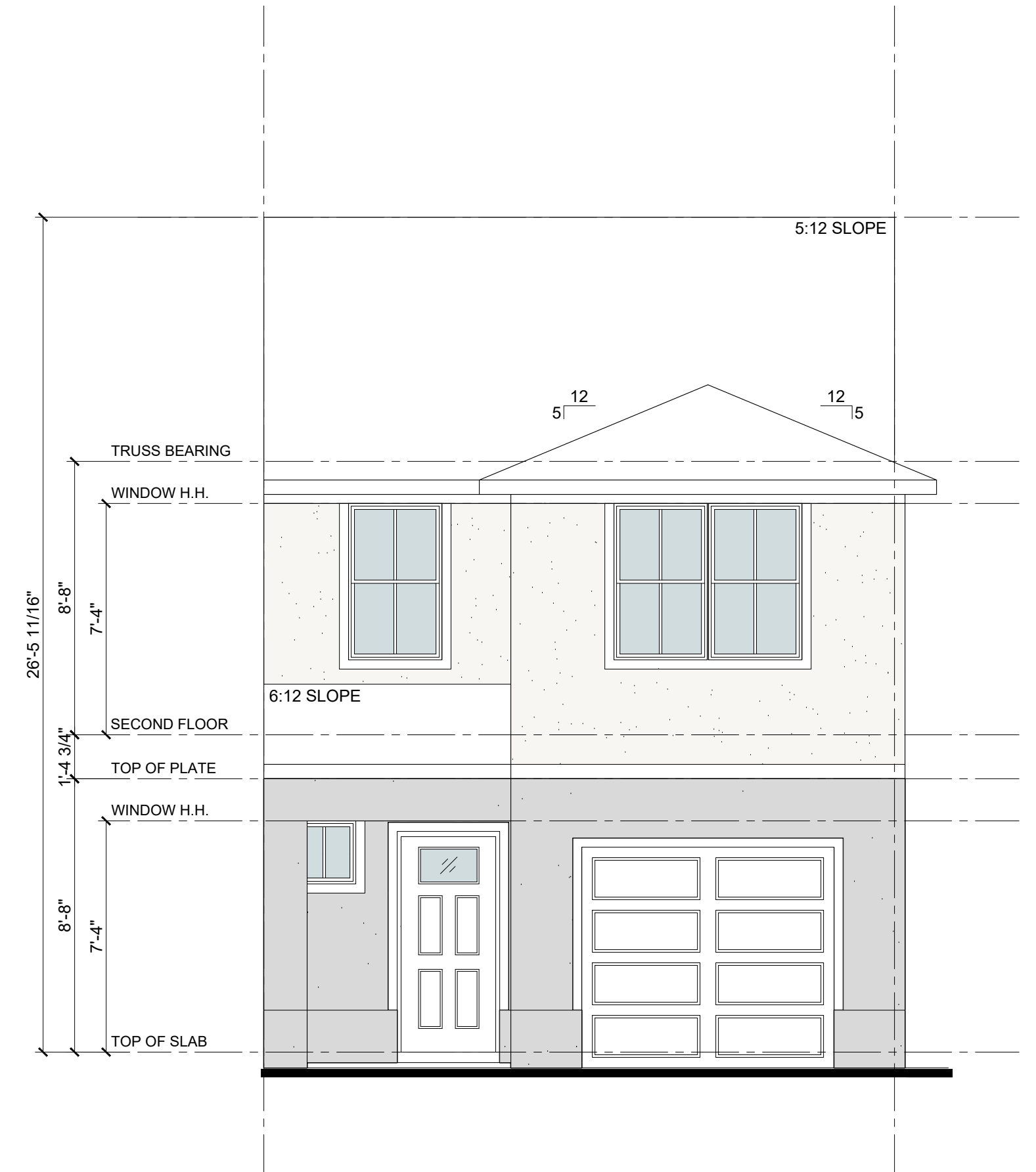


INTERIOR CONDITION

FRONT ELEVATION B

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

2



INTERIOR CONDITION

FRONT ELEVATION A

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

1



2001 K St. NW, South Tower
Suite 200
Washington, DC 20006
ktgy.com
202.599.9191



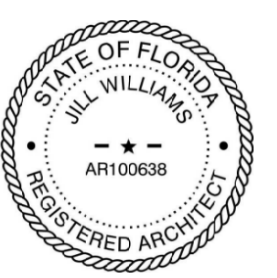
PIPER
Florida

260423.00

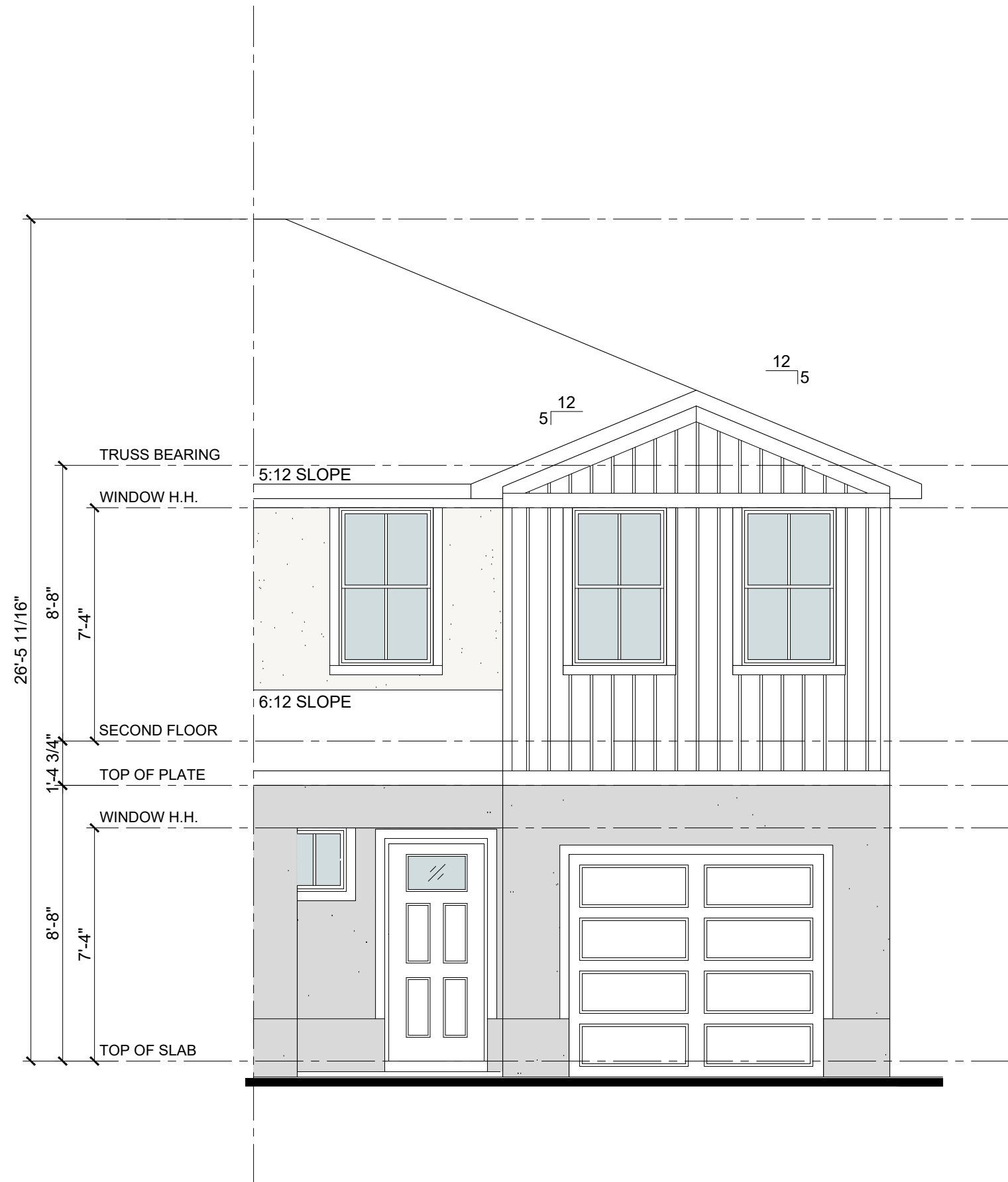
SCHEMATIC DESIGN
AUGUST 04, 2026

PRAIRIE ROAD TOWNHOMES

ELEVATIONS



A-2.0

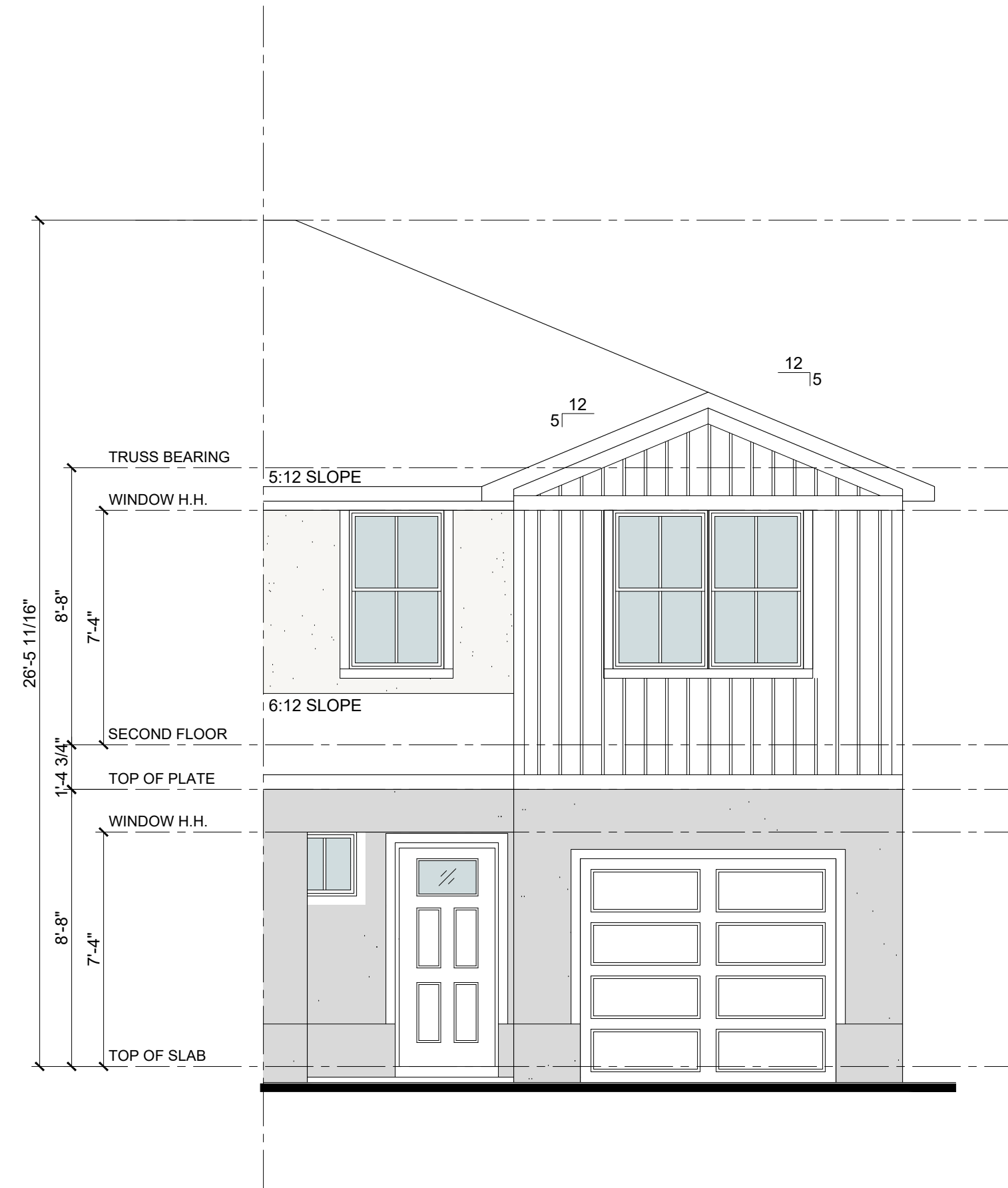


END CONDITION

FRONT ELEVATION C

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

3

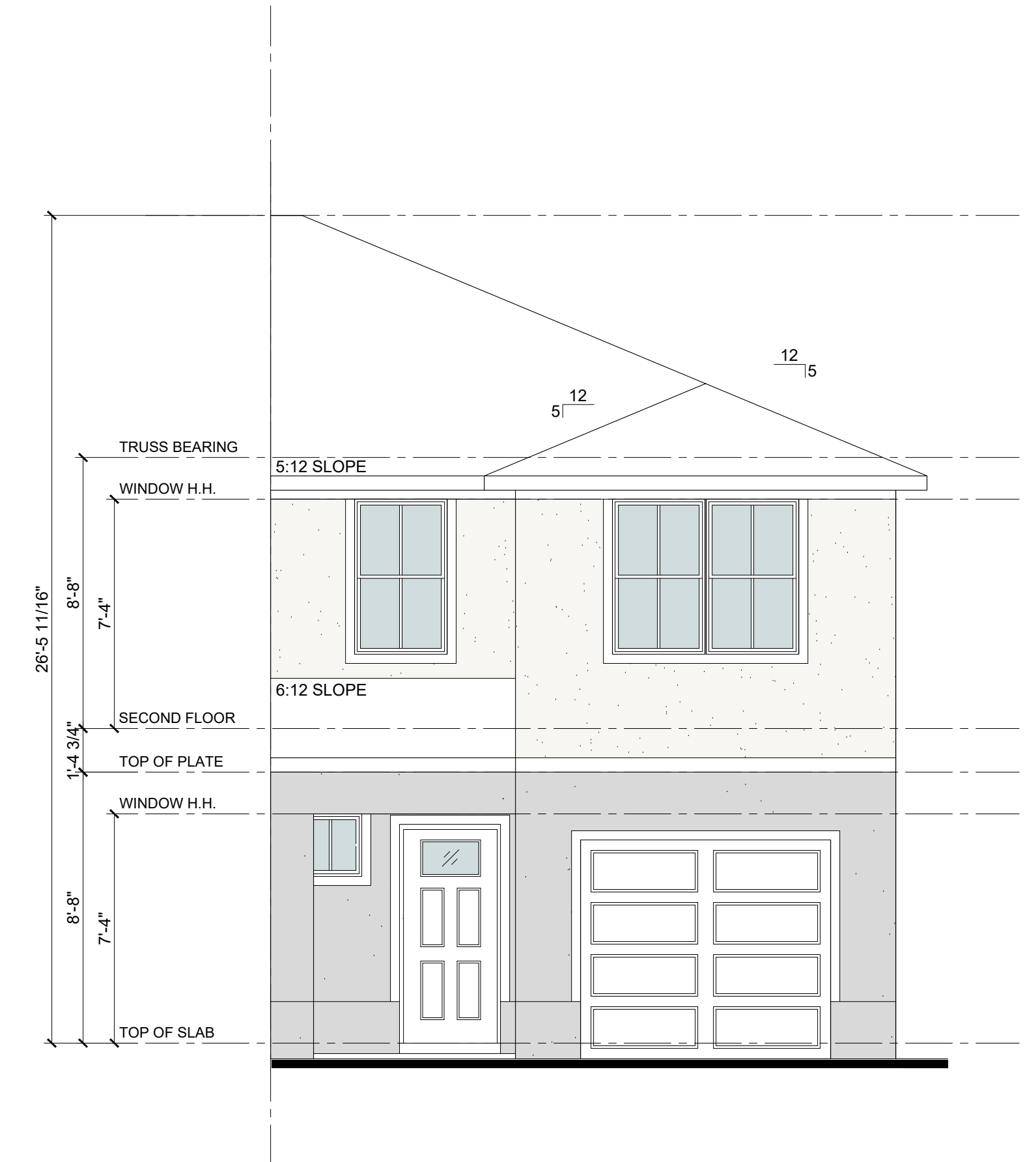


END CONDITION

FRONT ELEVATION B

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

2



END CONDITION

FRONT ELEVATION A

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

1



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Suite 200
Washington, DC 20006
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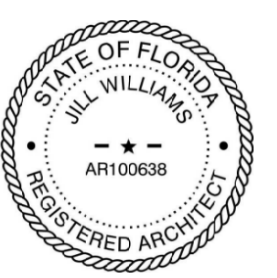
PIPER
Florida

260423.00

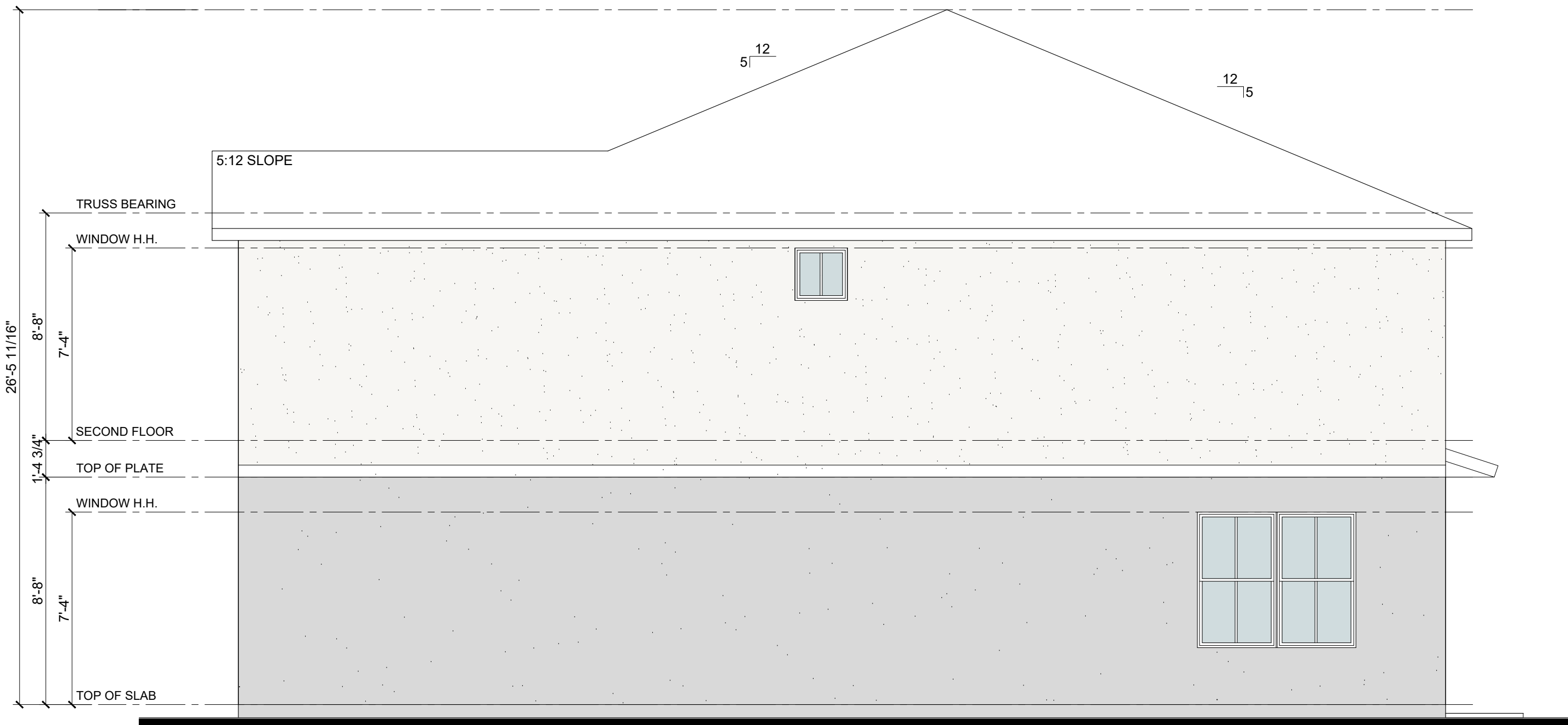
SCHEMATIC DESIGN
AUGUST 04, 2026

PRAIRIE ROAD TOWNHOMES

ELEVATIONS



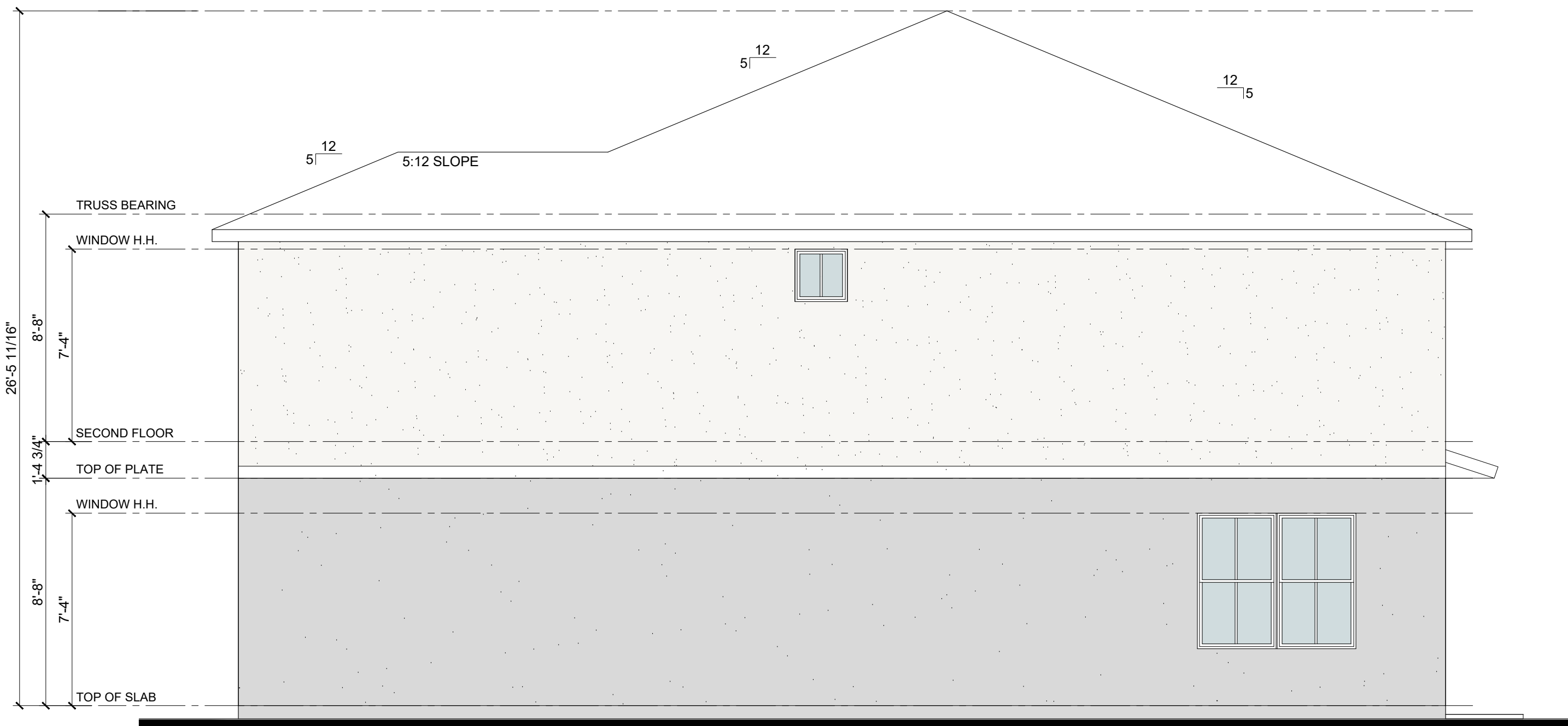
A-2.1



SIDE ELEVATION @ ELEVATION B/C

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

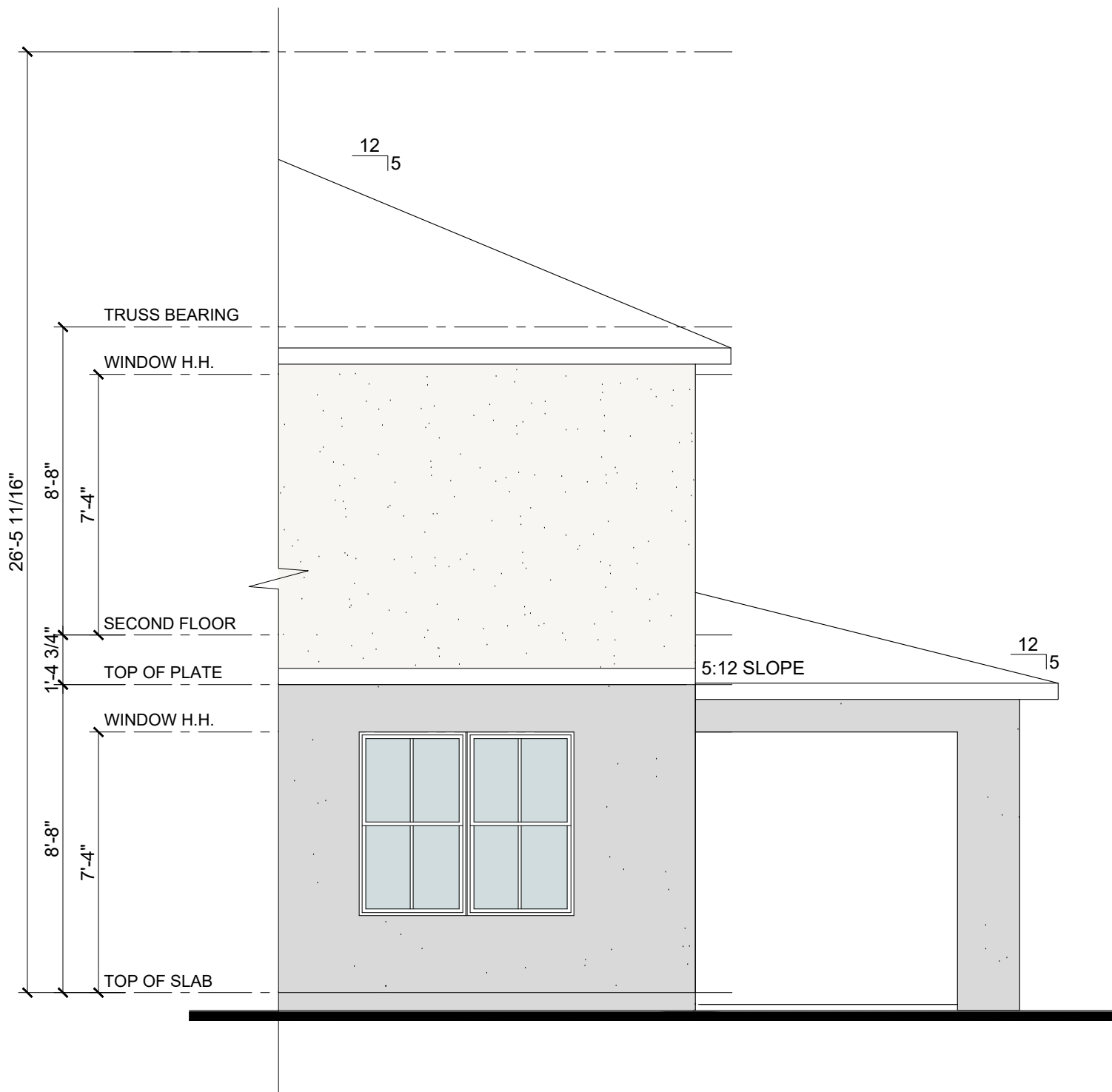
2



SIDE ELEVATION @ ELEVATION A

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

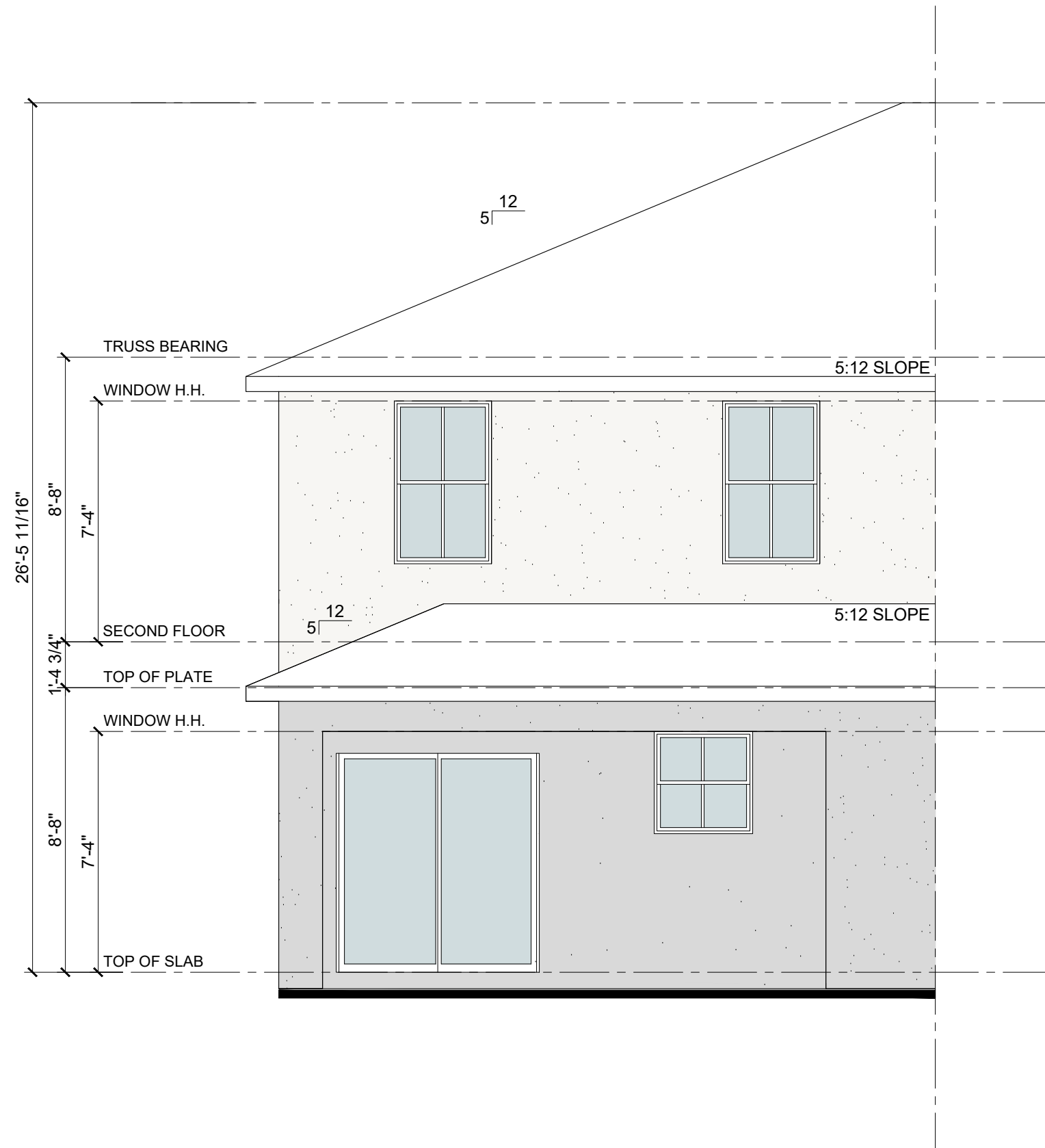
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PARTIAL SIDE ELEVATION @ OPT. LANAI

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

3



END CONDITION

REAR ELEVATION - OPT. LANAI @ALL ELEVATION STYLES

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

4



INTERIOR CONDITION

REAR ELEVATION - OPT. LANAI @ALL ELEVATION STYLES

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

3



END CONDITION

REAR ELEVATION@ALL ELEVATION STYLES

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

2



INTERIOR CONDITION

REAR ELEVATION @ALL ELEVATION STYLES

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

1



FRONT ELEVATION @ 6 UNIT - BUILDING STRIP

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

2



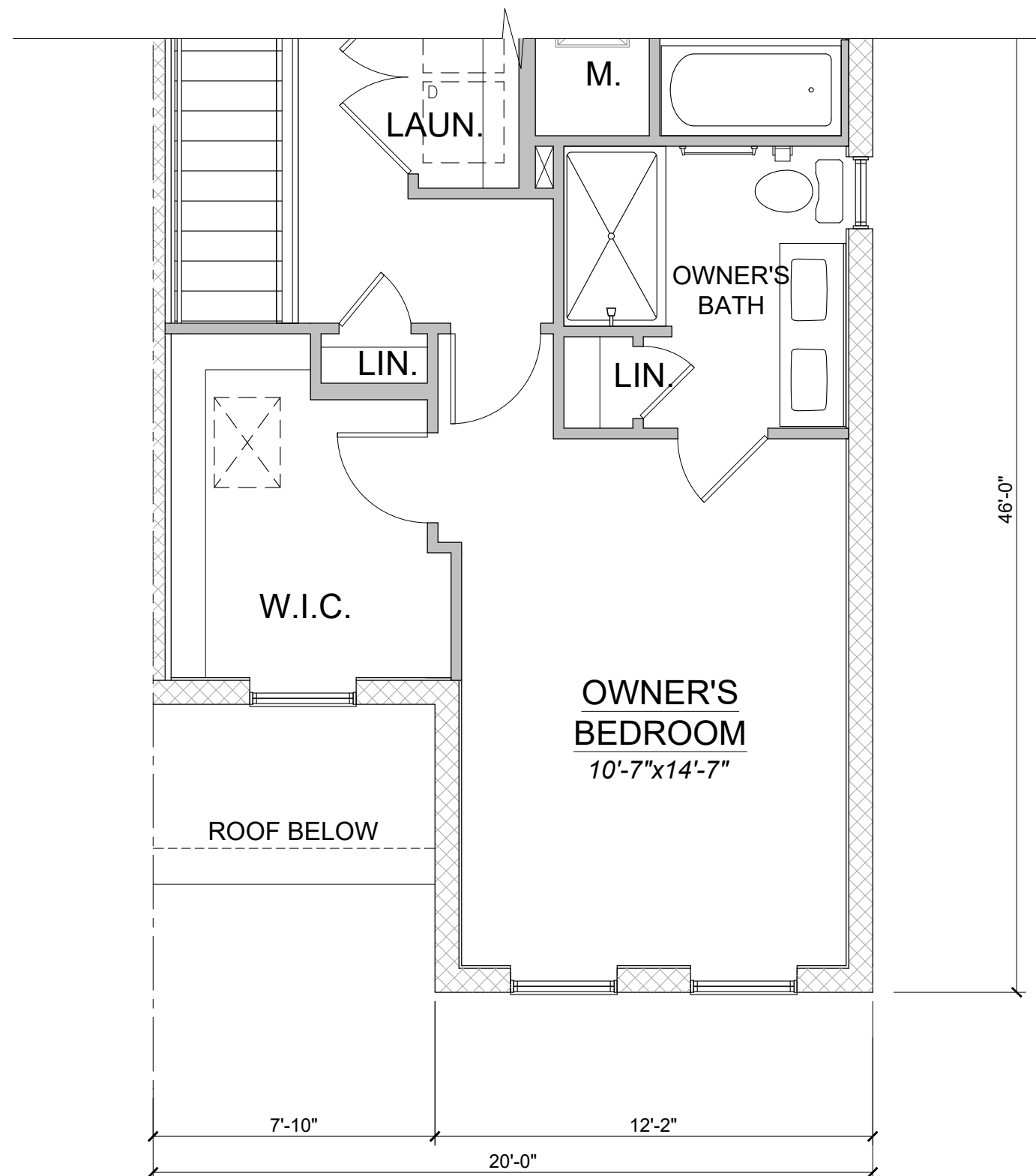
REAR ELEVATION @ 6 UNIT - BUILDING STRIP

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

1





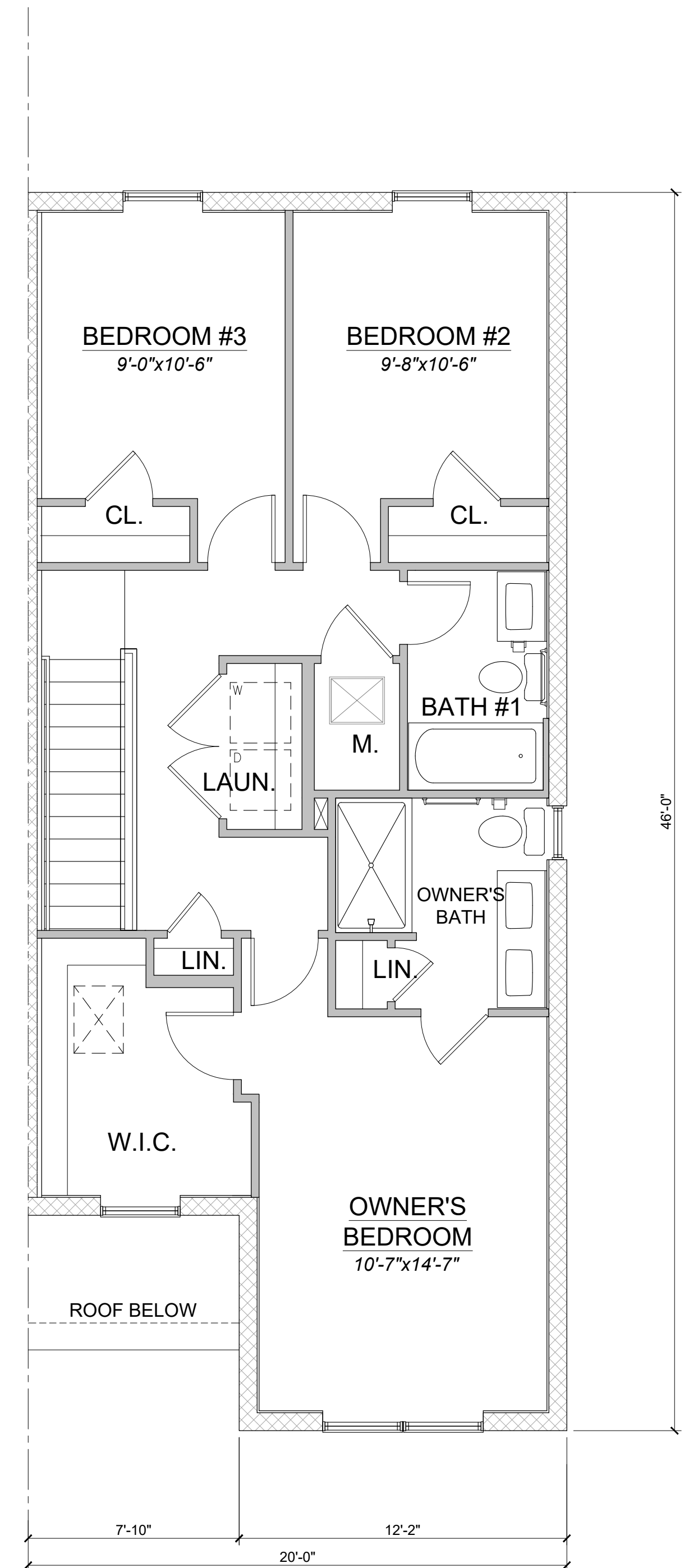


END CONDITION

SECOND FLOOR PLAN @ELEVATION C

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

2

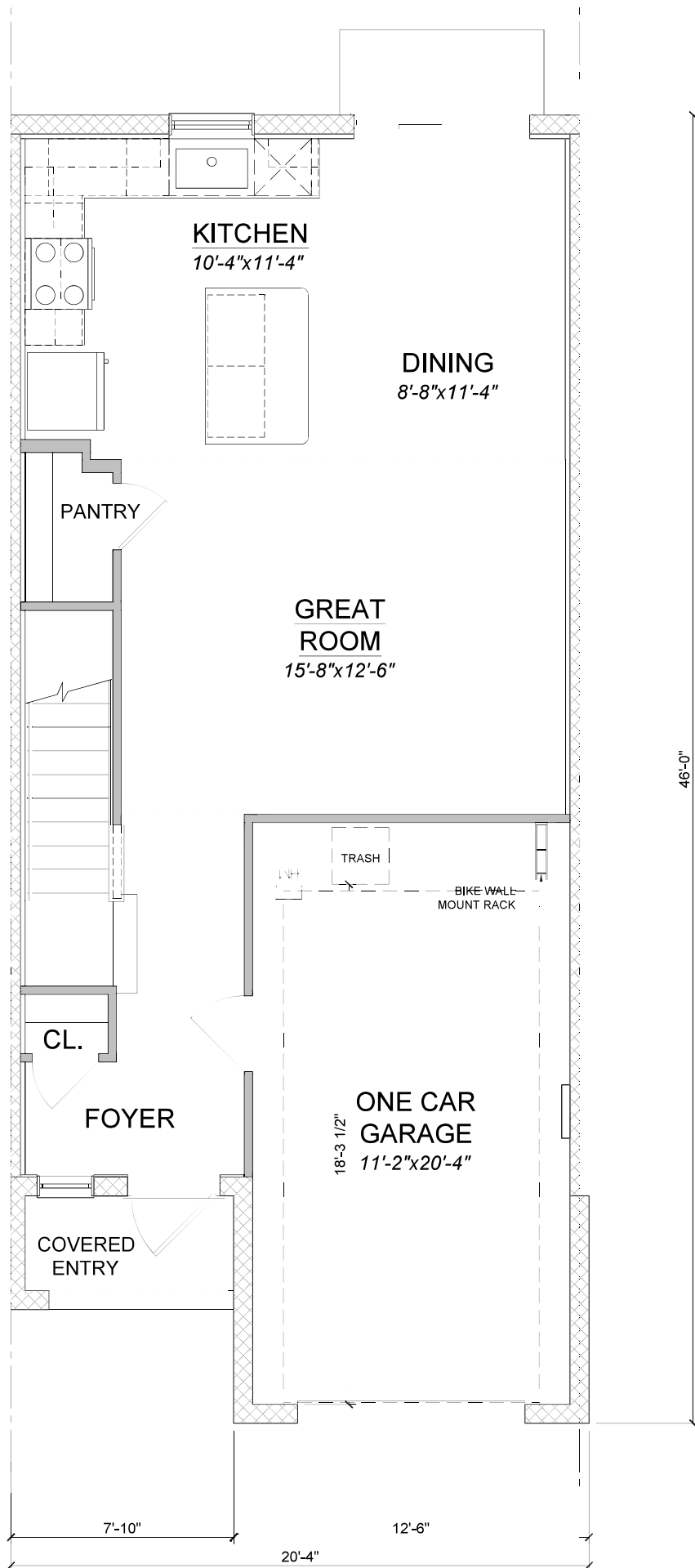


END CONDITION

SECOND FLOOR PLAN @ELEVATION A/B

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

1



DRAINAGE REPORT

PRAIRIE ROAD TOWNHOMES
1580 Prairie Road
Palm Springs, FL

August 5, 2026

Erik J. Wilczek, P.E.
License # 58216

This item has been digitally signed and sealed by ERIK WILCZEK, 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.

Existing Conditions

The subject property is a 3.54-acre property located at 1580 Prairie Road in Palm Shores, Florida. The site is currently developed with a commercial building, parking lot and sheds. The overall 3.54 acre has a 0.34-acre lake on the east side. The existing drainage system sheet flows into the lake with ultimate discharge into the LWDD L-7 canal. A portion of the site is in flood zone AE with an elevation of 11' NAVD.

Proposed Development

The existing structures will be demolished, and the property is to be developed with 8 townhome buildings with 6 units each. The development will include associated drive aisles and parking, lighting, landscaping, and pedestrian amenities. Drainage improvements will consist of inlets interconnected with pipes, exfiltration trenches, and a bleeder discharge to the existing lake.

The lake area remains unchanged and is removed from the routing calculations for modeling purposes.

The landowner will be responsible for drainage system maintenance.

Design Requirements

Water Quality Criteria

SFWMD water quality criteria and procedures were followed during this analysis. Volumes for water quality are provided for required load reductions of total phosphorus and total nitrogen.

Water Quantity/Flood Control Criteria

Road Crown/Parking Lot

- The minimum parking lot elevation shall be at or above the peak stage generated by the **5yr-1day** storm event and minimum 2' above control elevation.

Perimeter Berm

- The perimeter berm shall be at or above the peak stage generated by the **25yr-3day** storm event.

Finished Floor Elevation FFE

- The minimum FFE shall be at or above the peak stage generated by the **100yr-3day** storm event, min 2 ft. above the FEMA flood elevation, or the minimum elevation identified by a local agency criteria (whichever is greater)

Control Elevation/Water table

LWDD L-7 canal controls the water table elevation at this location at 7.0' NAVD.

Land Use Analysis

The table below shows the land use area for the pre and post development conditions.

	Pre Development (Ac.)	Post Development (Ac.)
Building	0.08	1.09
Landscape	2.82	1.22
Paving/Sidewalk	0.30	0.89
Lake	0.34	0.34
TOTAL	3.54	3.54

Design Analysis

The tables below summarize the results of drainage calculations that follow in the report.

Water Quantity Results

STORM EVENT	Post Development (NAVD)
5-yr 1-day	7.67
25-yr 3-day	10.99
100-yr 3-day	12.05

Runoff Analysis Results PRE/POST

STORM EVENT	Discharge (cfs)
25-yr 3-day PRE	13.90 (Overland)
25-yr 3-day POST	0.89 cfs (Bleeder)

Finished Floor Elevation

FEMA Flood El. = 11'

100yr-3day peak stage = 12.05'

Palm Beach County = FEMA + 2' = 13'

Proposed F.F.E = 13.00'

Water Quality

Mass loading reductions for phosphorus and nitrogen are provided in 635 LF of exfiltration trenches. The trenches are 10' wide by 5' deep and the pipe invert is at the water table.

Required Reduction, Phosphorus = 80.00%

Provided Reduction, Phosphorus = 80.14%

Required Reduction, Nitrogen = 58.06%

Provided Reduction, Nitrogen = 80.14%

Location (County)	Palm Beach
HUC 12	030902060800 HUC 12 Boundaries with Impaired Waters and OFWs
Development w/in Impaired Basin?	Yes
WBID	3245F WBID Map
Impairment	N/A
Impaired Watershed Downstream?	No
OFW Downstream?	No https://floridadep.gov/dear/water-quality-standards/content/outstanding-florida-waters
Soil Classification	Flatwoods https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx
<u>Water Level Elevations</u>	
SHWT	7.00 ft-NAVD
Receiving SHWT	7.00 ft-NAVD LWDD L-7 Canal

Type of Project <u>Land Use</u>	Single Family	
Total Area	3.54	Ac.
Pervious Area	2.82	Ac.
Lake Area	0.34	Ac.
Impervious Area:	0.38	Ac.
Building (Roof) Area	0.08	Ac.
Roads, Parking & Sidewalk Area	0.30	Ac.

Description	Pervious Y/N	Type Storage	Area (ac.)	Starting Elev NAVD	Ending Elev NAVD
Building Footprint	No	V	0.08	12.90	
Pavement & Sidewalk	No	L	0.30	11.70	12.90
Open Space/Landscape	Yes	L	2.82	7.00	12.90
TOTAL			3.20		
Exfiltration Trench Included	No				

Stage Step Interval: 0.50 ft
 Start Elevation: 7.00 NAVD

Stage (Ft. NAVD)	Pavement & Sidewalk	Open Space/Landscape							TOTAL (Ac.-Ft.)
7.00	0.00	0.00							0.00
7.50	0.00	0.06							0.06
8.00	0.00	0.24							0.24
8.50	0.00	0.54							0.54
9.00	0.00	0.96							0.96
9.50	0.00	1.49							1.49
10.00	0.00	2.15							2.15
10.50	0.00	2.93							2.93
11.00	0.00	3.82							3.82
11.50	0.00	4.84							4.84
12.00	0.01	5.98							5.99
12.50	0.08	7.23							7.31
13.00	0.23	8.64							8.87
13.50	0.38	10.05							10.43
14.00	0.53	11.46							11.99
14.50	0.68	12.87							13.55

<u>Depth to Water Table</u>	
Average Water Table Elevation	7.00
Average Developed Elevation of Site	9.25
Average Depth to Water Table	2.25

Developed Available Storage		Coastal		Flatwoods		Depressional	
Depth to Water Table		Natural Avail.	Developed	Natural Avail.	Developed	Natural Avail.	Developed
		Storage (in)	Avail. Storage (in)	Storage (in)	Avail. Storage (in)	Storage (in)	Avail. Storage (in)
1.00		0.60	0.45	0.60	0.45	0.60	0.45
2.00		2.50	1.88	2.50	1.88	2.10	1.58
3.00		6.60	4.95	5.40	4.05	4.40	3.30
4.00		10.90	8.18	9.00	6.75	6.80	5.10

Because the average grade after development will place the water table 2.25' below the surface, the developed available storage for this site is = **2.43 inches**

Soil Storage= (Pervious Area / Total Area) X Available Storage = **1.93 inches**

Soil Storage (S) (in.)	1.68	(if result is greater than 3.28, then use 3.28)
Rainfall (P) (in.)	3.28	
Total Drainage Area (A) (ac.)	3.54	
Runoff (Q) (in.)	1.88	where: $Q=(P-0.2S)^2 / (P+0.8S)$
Volume of Runoff (Vr) (ac-ft)	0.55	where: $Vr = (Q^*A)/12$
Stage	8.44	

Required Treatment

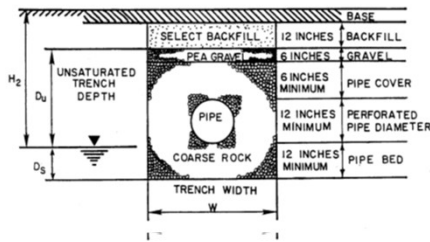
<u>Rainfall Characteristics</u>			
Meteorological Region	Zone 5		[Appendix M-2, ERP AH Vol. I]
Average Annual Rainfall Depth	59	in/yr	[Appendix M-3, ERP AH Vol. I]

<u>Pre-Development Annual Loading</u>			
Land Use Category	Single Family		
EMCs	P= 0.33	mg/l	[Table 9.2, ERP AH Vol. I]
	N= 1.77	mg/l	[Table 9.2, ERP AH Vol. I]
Hydrologic Condition	Good		[NRCS Web Soil Survey]
HSG	A/D		[NRCS Web Soil Survey]
Impervious Area	0.38	Ac.	
Impervious CN	98		[Table 2-2a, USDA-NRCS TR-55]
DCIA	0.38	Ac.	
DCIA %	10.61%		
Pervious Area	2.82	Ac.	
Pervious CN	80		[Table 2-2a, USDA-NRCS TR-55]
Non-DCIA CN	80.0		
ROC	0.226		[Appendix N, ERP AH Vol. I]
Annual Runoff Volume	3.93	Ac.-Ft. / Yr	[Equation 9-1, ERP AH Vol. I]
TP Annual Mass Loading	1.584	kg/yr	[Equation 9-2, ERP AH Vol. I]
TN Annual Mass Loading	8.574	kg/yr	[Equation 9-2, ERP AH Vol. I]

<u>Post-Development Annual Loading</u>			
Land Use Category	Multi-Family		
EMCs	P= 0.52	mg/l	[Table 9.2, ERP AH Vol. I]
	N= 1.84	mg/l	[Table 9.2, ERP AH Vol. I]
Hydrologic Condition	Good		[NRCS Web Soil Survey]
HSG	A/D		[NRCS Web Soil Survey]
Impervious Area	1.98	Ac.	
Impervious CN	98		[Table 2-2a, USDA-NRCS TR-55]
DCIA	1.98	Ac.	
DCIA %	55.98%		
Pervious Area	1.22	Ac.	
Pervious CN	80		[Table 2-2a, USDA-NRCS TR-55]
Non-DCIA CN	80.0		
ROC	0.518		[Appendix N, ERP AH Vol. I]
Annual Runoff Volume	9.01	Ac.-Ft. / Yr	[Equation 9-1, ERP AH Vol. I]
TP Annual Mass Loading	5.777	kg/yr	[Equation 9-2, ERP AH Vol. I]
TN Annual Mass Loading	20.443	kg/yr	[Equation 9-2, ERP AH Vol. I]

<u>Required Load Reduction</u>			
<u>TP</u>			
Standard	80.00%		[Subsection 8.3.2(a), ERP AH Vol. I]
Pre/Post Reduction	72.58%		[Subsection 8.3.2(a), ERP AH Vol. I]
Most Stringent	80.00%		
Required Load Removal	4.622	kg/yr	
Required Load Removal as Dry Ret.	0.924	kg/yr	
<u>TN</u>			
Standard	55.00%		[Subsection 8.3.2(a), ERP AH Vol. I]
Pre/Post Reduction	58.06%		[Subsection 8.3.2(a), ERP AH Vol. I]
Most Stringent	58.06%		
Required Load Removal	11.869	kg/yr	
Required Load Removal as Dry Ret.	2.374	kg/yr	

Exfiltration Trench



Elevations (NAVD)

Low Inlet / Min. Parking Elevation	10.50 ft.
Pipe Cover	2.00 ft.
Pipe Diameter	1.50 ft.
Seasonal High Water Table	7.00 ft.
Trench Top	9.50 ft.
Pipe Invert:	7.00 ft.
Trench Bottom	4.50 ft.
Bleeder Elevation	9.85 ft.

K=HYDRAULIC CONDUCTIVITY (cfs/ft²*ft head)

H2=DEPTH TO WATER TABLE (ft)

W=WIDTH OF TRENCH (ft)

Du=NON-SATURATED TRENCH DEPTH (ft)

Ds=SATURATED TRENCH DEPTH (ft)

TD=TRENCH DEPTH (ft)

K=	2.53E-04
H2=	2.85
W=	10.00
Du=	2.50
Ds=	2.50
TD=	5.00

EQUATION USED FOR THIS CALCULATION:

$$Vwq = \frac{(L)(K)(H2W + 2H2Du - Du^2 + 2*H2*D_s)(1.39E10-4)WDu)}{FS}$$

Exfil. Length Provided=

635

Exfil. Vwq Provided 5.18 ac-in

Depth 1.464 in.

Removal Eff. (4" Max. Depth) 80.14 %

Dry Retention Pond

Is a dry retention pond included:

$$\text{Treatment} = 100\% \{1 - [(1 - \text{Eff1}) * (1 - \text{Eff2})]\}$$

[Equation 9-5, ERP AH Vol. I]

Treatment (TP)= 0.80

Treatment (TN)= 0.58

Eff1= 0.8014

[Exfil. Trench]

$$\text{Required Eff2} = 100\% (1 - (\text{Treatment} - \text{Eff1}) / (1 - \text{Eff1}))$$

Required Eff2 (TP)= 0.0000

Required Eff2 (TN)= 0.0000

Required Treatment Depth for Eff.2 0.00 in.

[Appendix O, ERP AH Vol. I]

Required Treatment Volume (Dry Reten.) 0.00 Ac.-Ft.

Dry Retention Bottom Elev. 7.00

Starting Volume at Dry Retention Bottom 0.00

Provided Stage (vol= 0.00 ac-ft) Ft.

Provided Depth 0.00 in.

Removal Efficiency 0.00%

Total Load Reduction

$$\text{Total Load Reduction} = 100\% \{1 - [(1 - \text{Eff1}) * (1 - \text{Eff2})]\}$$

Total Load Reduction (TP)= 80.14%

Total Load Reduction (TN)= 80.14%

RECOVERY TIME BY EXFILTRATION TRENCH

(per 2012 FDOT Exfiltration Systems Handbook)

$$\begin{aligned}K &= 2.53\text{E-}04 && \text{(from geotechnical report)} \\H_2 &= 2.85 && \text{(Dry Retention volume stage - water table)} \\H_{eff} &= 1.425 && (H_2/2) \\A_{uwb} &= 9525 && \text{(trench } L * [2*Du+W])\end{aligned}$$

The unsaturated exfiltration capacity of the exfiltration trench (Q_u):

$$\begin{aligned}Q_u &= K * A_{uwb} \text{ (unsaturated exfiltration)} * H_{eff} \text{ (effective head)} \\&= 3.43 \text{ cfs}\end{aligned}$$

Total Exfiltration Water Storage Volume (V_{wq}):

$$\begin{aligned}V_e &= 0.86 \text{ ac-ft (with Safety Factor of 2)} \\V_e &= 37606 \text{ cf}\end{aligned}$$

Total Dry Retention Water Storage Volume (V_{wq}):

$$\begin{aligned}V_r &= 0.00 \text{ ac-ft (with Safety Factor of 2)} \\V_r &= 0 \text{ cf}\end{aligned}$$

TOTAL VOLUME TO RECOVER:

$$\begin{aligned}V_t &= V_e + V_r \\V_t &= 37606 \text{ cf}\end{aligned}$$

TOTAL VOLUME RECOVERY TIME:

$$V_t / Q_u = 10951.17 \text{ sec } \boxed{3.04} \text{ hrs } \text{ OK, } T_{rec} \leq 72 \text{ hrs}$$

Summary

	Phosphorus	Nitrogen
Pre-Development Annual Mass Loading	1.58	8.57
Post-Development Annual Mass Loading (w/o BMPs)	5.78	20.44
Required Load Reduction	80.00%	58.06%
Target Discharge Load	1.16	8.57
Total Provided Load Reduction	80.14%	80.14%
Post Development Load (w/ BMPs)	1.15	4.06
Total Load Removed	4.63	16.38
Requirement Met	YES	YES

Dry Detention

Recovery Time (hrs)

3.04

Project Name: Prairie Rd Townhomes PRE

Reviewer: EJW

Project Number: 103-01

Period Begin: Apr 01, 2026;0000 hr End: Apr 05, 2026;0000 hr Duration: 96 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 13 inches

Area: 3.2 acres

Ground Storage: 1.93 inches

Time of Concentration: 0.1 hours

Initial Stage: 7 ft NGVD

Stage (ft NAVD)	Storage (acre-ft)
7.00	0.00
7.50	0.06
8.00	0.24
8.50	0.54
9.00	0.96
9.50	1.49
10.00	2.15
10.50	2.93
11.00	3.82
11.50	4.84
12.00	5.99
12.50	7.31
13.00	8.87
13.50	10.43
14.00	11.99
14.50	13.55

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NAVD)
0.00	7.00
1000.00	7.00

Structure: 1

From Basin: Site

To Basin: Offsitel

Structure Type: Gravity

Weir: Broad Crested, Crest Elev = 7.9 ft NAVD, Length = 40 ft, Weir Coef = 0.6

Bleeder: None

Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NAVD)	Tail Water Stage (ft NAVD)
0.00	0.00	0.00	0.00	0.00	7.00	7.00
1.00	0.06	0.00	0.00	0.00	7.00	7.00
2.00	0.12	0.00	0.00	0.00	7.00	7.00
3.00	0.17	0.00	0.00	0.00	7.00	7.00
4.00	0.23	0.00	0.00	0.00	7.00	7.00
5.00	0.29	0.00	0.00	0.00	7.00	7.00
6.00	0.35	0.00	0.00	0.00	7.00	7.00
7.00	0.41	0.00	0.00	0.00	7.00	7.00
8.00	0.47	0.01	0.00	0.00	7.01	7.00
9.00	0.52	0.02	0.00	0.00	7.02	7.00
10.00	0.58	0.03	0.00	0.00	7.04	7.00
11.00	0.64	0.04	0.00	0.00	7.06	7.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NAVD)	Tail Water Stage (ft NAVD)
12.00	0.70	0.05	0.00	0.00	7.09	7.00
13.00	0.76	0.05	0.00	0.00	7.13	7.00
14.00	0.81	0.06	0.00	0.00	7.17	7.00
15.00	0.87	0.07	0.00	0.00	7.21	7.00
16.00	0.93	0.07	0.00	0.00	7.26	7.00
17.00	0.99	0.08	0.00	0.00	7.31	7.00
18.00	1.05	0.08	0.00	0.00	7.37	7.00
19.00	1.11	0.09	0.00	0.00	7.43	7.00
20.00	1.16	0.09	0.00	0.00	7.49	7.00
21.00	1.22	0.10	0.00	0.00	7.52	7.00
22.00	1.28	0.10	0.00	0.00	7.54	7.00
23.00	1.34	0.10	0.00	0.00	7.56	7.00
24.00	1.40	0.11	0.00	0.00	7.59	7.00
25.00	1.48	0.16	0.00	0.00	7.62	7.00
26.00	1.57	0.17	0.00	0.00	7.66	7.00
27.00	1.65	0.17	0.00	0.00	7.70	7.00
28.00	1.74	0.18	0.00	0.00	7.74	7.00
29.00	1.82	0.18	0.00	0.00	7.78	7.00
30.00	1.91	0.19	0.00	0.00	7.82	7.00
31.00	1.99	0.19	0.00	0.00	7.87	7.00
32.00	2.08	0.20	0.03	0.00	7.91	7.00
33.00	2.16	0.20	0.15	0.01	7.93	7.00
34.00	2.25	0.20	0.19	0.02	7.94	7.00
35.00	2.33	0.21	0.20	0.04	7.94	7.00
36.00	2.42	0.21	0.21	0.06	7.94	7.00
37.00	2.50	0.21	0.21	0.07	7.94	7.00
38.00	2.59	0.21	0.21	0.09	7.94	7.00
39.00	2.67	0.22	0.21	0.11	7.94	7.00
40.00	2.75	0.22	0.22	0.13	7.94	7.00
41.00	2.84	0.22	0.22	0.15	7.94	7.00
42.00	2.92	0.22	0.22	0.16	7.94	7.00
43.00	3.01	0.22	0.22	0.18	7.94	7.00
44.00	3.09	0.23	0.23	0.20	7.94	7.00
45.00	3.18	0.23	0.23	0.22	7.94	7.00
46.00	3.26	0.23	0.23	0.24	7.94	7.00
47.00	3.35	0.23	0.23	0.26	7.95	7.00
48.00	3.43	0.23	0.23	0.28	7.95	7.00
49.00	3.53	0.26	0.26	0.30	7.95	7.00
50.00	3.63	0.27	0.26	0.32	7.95	7.00
51.00	3.74	0.32	0.31	0.34	7.95	7.00
52.00	3.86	0.38	0.35	0.37	7.96	7.00
53.00	4.03	0.49	0.45	0.40	7.97	7.00
54.00	4.23	0.60	0.56	0.45	7.98	7.00
55.00	4.47	0.72	0.68	0.50	7.99	7.00
56.00	4.74	0.84	0.79	0.56	8.00	7.00
57.00	5.07	1.01	0.92	0.63	8.01	7.00
58.00	5.47	1.25	1.15	0.72	8.03	7.00
59.00	6.01	1.84	1.56	0.83	8.06	7.00
60.00	9.71	19.90	13.90	1.34	8.59	7.00
61.00	10.77	2.31	3.86	1.98	8.20	7.00
62.00	11.26	1.39	1.76	2.18	8.08	7.00
63.00	11.57	0.91	1.09	2.28	8.03	7.00
64.00	11.85	0.91	0.94	2.37	8.02	7.00
65.00	12.02	0.54	0.61	2.43	7.99	7.00
66.00	12.20	0.54	0.55	2.47	7.98	7.00
67.00	12.37	0.54	0.55	2.52	7.98	7.00
68.00	12.54	0.54	0.54	2.56	7.98	7.00
69.00	12.66	0.36	0.39	2.60	7.96	7.00
70.00	12.77	0.36	0.37	2.63	7.96	7.00
71.00	12.89	0.36	0.36	2.66	7.96	7.00
72.00	13.00	0.36	0.36	2.69	7.96	7.00
73.00	13.00	0.00	0.09	2.70	7.92	7.00
74.00	13.00	0.00	0.03	2.71	7.91	7.00
75.00	13.00	0.00	0.01	2.71	7.91	7.00
76.00	13.00	0.00	0.01	2.71	7.90	7.00
77.00	13.00	0.00	0.00	2.71	7.90	7.00
78.00	13.00	0.00	0.00	2.71	7.90	7.00
79.00	13.00	0.00	0.00	2.71	7.90	7.00
80.00	13.00	0.00	0.00	2.71	7.90	7.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NAVD)	Tail Water Stage (ft NAVD)
81.00	13.00	0.00	0.00	2.71	7.90	7.00
82.00	13.00	0.00	0.00	2.71	7.90	7.00
83.00	13.00	0.00	0.00	2.71	7.90	7.00
84.00	13.00	0.00	0.00	2.71	7.90	7.00
85.00	13.00	0.00	0.00	2.71	7.90	7.00
86.00	13.00	0.00	0.00	2.71	7.90	7.00
87.00	13.00	0.00	0.00	2.71	7.90	7.00
88.00	13.00	0.00	0.00	2.71	7.90	7.00
89.00	13.00	0.00	0.00	2.71	7.90	7.00
90.00	13.00	0.00	0.00	2.71	7.90	7.00
91.00	13.00	0.00	0.00	2.71	7.90	7.00
92.00	13.00	0.00	0.00	2.71	7.90	7.00
93.00	13.00	0.00	0.00	2.71	7.90	7.00
94.00	13.00	0.00	0.00	2.71	7.90	7.00
95.00	13.00	0.00	0.00	2.71	7.90	7.00
96.00	13.00	0.00	0.00	2.71	7.90	7.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	13.90	60.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	8.59	60.00	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	2.92	0.00	2.71	0.00	0.20	0.00

Project Name: Prairie Rd Townhomes

Reviewer: EJW

Project Number: 103-01

Period Begin: Apr 01, 2026;0000 hr End: Apr 03, 2026;0000 hr Duration: 48 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 5 year

1 Day Rainfall: 5.5 inches

Area: 3.2 acres

Ground Storage: 1.68 inches

Time of Concentration: 0.2 hours

Initial Stage: 7 ft NAVD

Stage (ft NAVD)	Storage (acre-ft)
7.00	0.00
7.50	0.15
8.00	0.34
8.50	0.58
9.00	0.89
9.50	1.25
10.00	1.59
10.50	1.94
11.00	2.39
11.50	3.01
12.00	3.75
12.50	4.67
13.00	5.72
13.50	6.79
14.00	7.83
14.50	8.88

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NAVD)
0.00	7.00
1000.00	7.00

Structure: 1

From Basin: Site

To Basin: Offsitel

Structure Type: Gravity

Weir: None

Bleeder: Circular, Invert Elev = 9.85 ft NAVD, Diameter = 0.5 ft

Default Coefs: Weir Coef = 0.6, Orifice Coef = 0.6

Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NAVD)	Tail Water Stage (ft NAVD)
0.00	0.00	0.00	0.00	0.00	7.00	7.00
1.00	0.03	0.00	0.00	0.00	7.00	7.00
2.00	0.07	0.00	0.00	0.00	7.00	7.00
3.00	0.10	0.00	0.00	0.00	7.00	7.00
4.00	0.13	0.00	0.00	0.00	7.00	7.00
5.00	0.17	0.00	0.00	0.00	7.00	7.00
6.00	0.20	0.00	0.00	0.00	7.00	7.00
7.00	0.23	0.00	0.00	0.00	7.00	7.00
8.00	0.27	0.00	0.00	0.00	7.00	7.00
9.00	0.30	0.00	0.00	0.00	7.00	7.00
10.00	0.33	0.00	0.00	0.00	7.00	7.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NAVD)	Tail Water Stage (ft NAVD)
11.00	0.37	0.00	0.00	0.00	7.00	7.00
12.00	0.40	0.01	0.00	0.00	7.00	7.00
13.00	0.43	0.01	0.00	0.00	7.00	7.00
14.00	0.47	0.01	0.00	0.00	7.01	7.00
15.00	0.50	0.02	0.00	0.00	7.01	7.00
16.00	0.54	0.02	0.00	0.00	7.02	7.00
17.00	0.57	0.02	0.00	0.00	7.02	7.00
18.00	0.60	0.03	0.00	0.00	7.03	7.00
19.00	0.64	0.03	0.00	0.00	7.04	7.00
20.00	0.67	0.03	0.00	0.00	7.05	7.00
21.00	0.70	0.03	0.00	0.00	7.06	7.00
22.00	0.74	0.04	0.00	0.00	7.07	7.00
23.00	0.77	0.04	0.00	0.00	7.08	7.00
24.00	0.80	0.04	0.00	0.00	7.09	7.00
25.00	0.85	0.06	0.00	0.00	7.10	7.00
26.00	0.90	0.07	0.00	0.00	7.12	7.00
27.00	0.95	0.07	0.00	0.00	7.14	7.00
28.00	1.00	0.08	0.00	0.00	7.16	7.00
29.00	1.05	0.08	0.00	0.00	7.18	7.00
30.00	1.10	0.08	0.00	0.00	7.21	7.00
31.00	1.14	0.09	0.00	0.00	7.23	7.00
32.00	1.19	0.09	0.00	0.00	7.25	7.00
33.00	1.24	0.09	0.00	0.00	7.28	7.00
34.00	1.29	0.09	0.00	0.00	7.30	7.00
35.00	1.34	0.10	0.00	0.00	7.33	7.00
36.00	1.39	0.10	0.00	0.00	7.35	7.00
37.00	1.44	0.10	0.00	0.00	7.38	7.00
38.00	1.49	0.10	0.00	0.00	7.41	7.00
39.00	1.54	0.10	0.00	0.00	7.44	7.00
40.00	1.58	0.11	0.00	0.00	7.47	7.00
41.00	1.63	0.11	0.00	0.00	7.50	7.00
42.00	1.68	0.11	0.00	0.00	7.52	7.00
43.00	1.73	0.11	0.00	0.00	7.54	7.00
44.00	1.78	0.11	0.00	0.00	7.57	7.00
45.00	1.83	0.11	0.00	0.00	7.59	7.00
46.00	1.88	0.11	0.00	0.00	7.62	7.00
47.00	1.93	0.12	0.00	0.00	7.64	7.00
48.00	1.97	0.12	0.00	0.00	7.67	7.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	7.67	48.00	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	0.21	0.00	0.00	0.00	0.21	0.00

Project Name: Prairie Rd Townhomes

Reviewer: EJW

Project Number: 103-01

Period Begin: Apr 01, 2026;0000 hr End: Apr 05, 2026;0000 hr Duration: 96 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 10 year

3 Day Rainfall: 10.1 inches

Area: 3.2 acres

Ground Storage: 1.68 inches

Time of Concentration: 0.2 hours

Initial Stage: 7 ft NAVD

Stage (ft NAVD)	Storage (acre-ft)
7.00	0.00
7.50	0.15
8.00	0.34
8.50	0.58
9.00	0.89
9.50	1.25
10.00	1.59
10.50	1.94
11.00	2.39
11.50	3.01
12.00	3.75
12.50	4.67
13.00	5.72
13.50	6.79
14.00	7.83
14.50	8.88

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NAVD)
0.00	7.00
1000.00	7.00

Structure: 1

From Basin: Site

To Basin: Offsitel

Structure Type: Gravity

Weir: None

Bleeder: Circular, Invert Elev = 9.85 ft NAVD, Diameter = 0.5 ft

Default Coefs: Weir Coef = 0.6, Orifice Coef = 0.6

Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NAVD)	Tail Water Stage (ft NAVD)
0.00	0.00	0.00	0.00	0.00	7.00	7.00
1.00	0.05	0.00	0.00	0.00	7.00	7.00
2.00	0.09	0.00	0.00	0.00	7.00	7.00
3.00	0.14	0.00	0.00	0.00	7.00	7.00
4.00	0.18	0.00	0.00	0.00	7.00	7.00
5.00	0.23	0.00	0.00	0.00	7.00	7.00
6.00	0.27	0.00	0.00	0.00	7.00	7.00
7.00	0.32	0.00	0.00	0.00	7.00	7.00
8.00	0.36	0.00	0.00	0.00	7.00	7.00
9.00	0.41	0.01	0.00	0.00	7.00	7.00
10.00	0.45	0.02	0.00	0.00	7.01	7.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NAVD)	Tail Water Stage (ft NAVD)
11.00	0.50	0.02	0.00	0.00	7.01	7.00
12.00	0.54	0.03	0.00	0.00	7.02	7.00
13.00	0.59	0.03	0.00	0.00	7.03	7.00
14.00	0.63	0.04	0.00	0.00	7.04	7.00
15.00	0.68	0.04	0.00	0.00	7.05	7.00
16.00	0.72	0.05	0.00	0.00	7.06	7.00
17.00	0.77	0.05	0.00	0.00	7.08	7.00
18.00	0.81	0.06	0.00	0.00	7.09	7.00
19.00	0.86	0.06	0.00	0.00	7.11	7.00
20.00	0.90	0.06	0.00	0.00	7.12	7.00
21.00	0.95	0.07	0.00	0.00	7.14	7.00
22.00	0.99	0.07	0.00	0.00	7.16	7.00
23.00	1.04	0.07	0.00	0.00	7.18	7.00
24.00	1.09	0.08	0.00	0.00	7.20	7.00
25.00	1.15	0.11	0.00	0.00	7.23	7.00
26.00	1.22	0.12	0.00	0.00	7.26	7.00
27.00	1.28	0.12	0.00	0.00	7.30	7.00
28.00	1.35	0.13	0.00	0.00	7.33	7.00
29.00	1.41	0.13	0.00	0.00	7.37	7.00
30.00	1.48	0.14	0.00	0.00	7.40	7.00
31.00	1.55	0.14	0.00	0.00	7.44	7.00
32.00	1.61	0.14	0.00	0.00	7.48	7.00
33.00	1.68	0.15	0.00	0.00	7.52	7.00
34.00	1.74	0.15	0.00	0.00	7.55	7.00
35.00	1.81	0.15	0.00	0.00	7.58	7.00
36.00	1.88	0.15	0.00	0.00	7.61	7.00
37.00	1.94	0.16	0.00	0.00	7.65	7.00
38.00	2.01	0.16	0.00	0.00	7.68	7.00
39.00	2.07	0.16	0.00	0.00	7.72	7.00
40.00	2.14	0.16	0.00	0.00	7.75	7.00
41.00	2.21	0.16	0.00	0.00	7.79	7.00
42.00	2.27	0.17	0.00	0.00	7.82	7.00
43.00	2.34	0.17	0.00	0.00	7.86	7.00
44.00	2.40	0.17	0.00	0.00	7.90	7.00
45.00	2.47	0.17	0.00	0.00	7.93	7.00
46.00	2.54	0.17	0.00	0.00	7.97	7.00
47.00	2.60	0.17	0.00	0.00	8.01	7.00
48.00	2.67	0.18	0.00	0.00	8.04	7.00
49.00	2.74	0.20	0.00	0.00	8.07	7.00
50.00	2.82	0.20	0.00	0.00	8.11	7.00
51.00	2.91	0.24	0.00	0.00	8.15	7.00
52.00	3.00	0.28	0.00	0.00	8.19	7.00
53.00	3.13	0.37	0.00	0.00	8.25	7.00
54.00	3.28	0.45	0.00	0.00	8.32	7.00
55.00	3.47	0.54	0.00	0.00	8.40	7.00
56.00	3.69	0.63	0.00	0.00	8.51	7.00
57.00	3.94	0.77	0.00	0.00	8.60	7.00
58.00	4.25	0.95	0.00	0.00	8.72	7.00
59.00	4.67	1.38	0.00	0.00	8.87	7.00
60.00	7.54	14.21	0.00	0.00	9.58	7.00
61.00	8.37	1.99	0.26	0.01	10.20	7.00
62.00	8.75	1.10	0.41	0.04	10.32	7.00
63.00	8.99	0.71	0.48	0.08	10.36	7.00
64.00	9.21	0.70	0.51	0.12	10.39	7.00
65.00	9.34	0.42	0.50	0.16	10.38	7.00
66.00	9.48	0.42	0.50	0.20	10.37	7.00
67.00	9.61	0.42	0.49	0.24	10.37	7.00
68.00	9.74	0.42	0.48	0.28	10.36	7.00
69.00	9.83	0.28	0.44	0.32	10.34	7.00
70.00	9.92	0.28	0.42	0.36	10.32	7.00
71.00	10.01	0.28	0.40	0.39	10.31	7.00
72.00	10.10	0.28	0.38	0.42	10.29	7.00
73.00	10.10	0.00	0.34	0.45	10.26	7.00
74.00	10.10	0.00	0.29	0.48	10.22	7.00
75.00	10.10	0.00	0.25	0.50	10.19	7.00
76.00	10.10	0.00	0.22	0.52	10.16	7.00
77.00	10.10	0.00	0.19	0.54	10.14	7.00
78.00	10.10	0.00	0.16	0.55	10.12	7.00
79.00	10.10	0.00	0.14	0.56	10.10	7.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NAVD)	Tail Water Stage (ft NAVD)
80.00	10.10	0.00	0.13	0.57	10.08	7.00
81.00	10.10	0.00	0.11	0.58	10.07	7.00
82.00	10.10	0.00	0.10	0.59	10.06	7.00
83.00	10.10	0.00	0.09	0.60	10.05	7.00
84.00	10.10	0.00	0.08	0.61	10.04	7.00
85.00	10.10	0.00	0.08	0.61	10.03	7.00
86.00	10.10	0.00	0.07	0.62	10.02	7.00
87.00	10.10	0.00	0.06	0.62	10.01	7.00
88.00	10.10	0.00	0.06	0.63	10.00	7.00
89.00	10.10	0.00	0.05	0.63	10.00	7.00
90.00	10.10	0.00	0.05	0.64	9.99	7.00
91.00	10.10	0.00	0.04	0.64	9.98	7.00
92.00	10.10	0.00	0.04	0.65	9.98	7.00
93.00	10.10	0.00	0.04	0.65	9.97	7.00
94.00	10.10	0.00	0.04	0.65	9.97	7.00
95.00	10.10	0.00	0.03	0.65	9.97	7.00
96.00	10.10	0.00	0.03	0.66	9.96	7.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.51	64.20	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	10.39	64.20	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	2.22	0.00	0.66	0.00	1.56	0.00

Project Name: Prairie Rd Townhomes

Reviewer: EJW

Project Number: 103-01

Period Begin: Apr 01, 2026;0000 hr End: Apr 05, 2026;0000 hr Duration: 96 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 13 inches

Area: 3.2 acres

Ground Storage: 1.68 inches

Time of Concentration: 0.2 hours

Initial Stage: 7 ft NAVD

Stage (ft NAVD)	Storage (acre-ft)
7.00	0.00
7.50	0.15
8.00	0.34
8.50	0.58
9.00	0.89
9.50	1.25
10.00	1.59
10.50	1.94
11.00	2.39
11.50	3.01
12.00	3.75
12.50	4.67
13.00	5.72
13.50	6.79
14.00	7.83
14.50	8.88

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NAVD)
0.00	7.00
1000.00	7.00

Structure: 1

From Basin: Site

To Basin: Offsitel

Structure Type: Gravity

Weir: None

Bleeder: Circular, Invert Elev = 9.85 ft NAVD, Diameter = 0.5 ft

Default Coefs: Weir Coef = 0.6, Orifice Coef = 0.6

Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NAVD)	Tail Water Stage (ft NAVD)
0.00	0.00	0.00	0.00	0.00	7.00	7.00
1.00	0.06	0.00	0.00	0.00	7.00	7.00
2.00	0.12	0.00	0.00	0.00	7.00	7.00
3.00	0.17	0.00	0.00	0.00	7.00	7.00
4.00	0.23	0.00	0.00	0.00	7.00	7.00
5.00	0.29	0.00	0.00	0.00	7.00	7.00
6.00	0.35	0.00	0.00	0.00	7.00	7.00
7.00	0.41	0.01	0.00	0.00	7.00	7.00
8.00	0.47	0.02	0.00	0.00	7.01	7.00
9.00	0.52	0.03	0.00	0.00	7.01	7.00
10.00	0.58	0.04	0.00	0.00	7.03	7.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NAVD)	Tail Water Stage (ft NAVD)
11.00	0.64	0.05	0.00	0.00	7.04	7.00
12.00	0.70	0.06	0.00	0.00	7.05	7.00
13.00	0.76	0.07	0.00	0.00	7.07	7.00
14.00	0.81	0.07	0.00	0.00	7.09	7.00
15.00	0.87	0.08	0.00	0.00	7.11	7.00
16.00	0.93	0.08	0.00	0.00	7.13	7.00
17.00	0.99	0.09	0.00	0.00	7.16	7.00
18.00	1.05	0.09	0.00	0.00	7.18	7.00
19.00	1.11	0.10	0.00	0.00	7.21	7.00
20.00	1.16	0.10	0.00	0.00	7.24	7.00
21.00	1.22	0.11	0.00	0.00	7.27	7.00
22.00	1.28	0.11	0.00	0.00	7.30	7.00
23.00	1.34	0.11	0.00	0.00	7.33	7.00
24.00	1.40	0.12	0.00	0.00	7.36	7.00
25.00	1.48	0.18	0.00	0.00	7.40	7.00
26.00	1.57	0.18	0.00	0.00	7.45	7.00
27.00	1.65	0.19	0.00	0.00	7.50	7.00
28.00	1.74	0.19	0.00	0.00	7.54	7.00
29.00	1.82	0.20	0.00	0.00	7.58	7.00
30.00	1.91	0.20	0.00	0.00	7.63	7.00
31.00	1.99	0.20	0.00	0.00	7.67	7.00
32.00	2.08	0.21	0.00	0.00	7.72	7.00
33.00	2.16	0.21	0.00	0.00	7.76	7.00
34.00	2.25	0.21	0.00	0.00	7.81	7.00
35.00	2.33	0.22	0.00	0.00	7.85	7.00
36.00	2.42	0.22	0.00	0.00	7.90	7.00
37.00	2.50	0.22	0.00	0.00	7.95	7.00
38.00	2.59	0.22	0.00	0.00	8.00	7.00
39.00	2.67	0.23	0.00	0.00	8.04	7.00
40.00	2.75	0.23	0.00	0.00	8.08	7.00
41.00	2.84	0.23	0.00	0.00	8.12	7.00
42.00	2.92	0.23	0.00	0.00	8.15	7.00
43.00	3.01	0.23	0.00	0.00	8.19	7.00
44.00	3.09	0.23	0.00	0.00	8.24	7.00
45.00	3.18	0.24	0.00	0.00	8.28	7.00
46.00	3.26	0.24	0.00	0.00	8.32	7.00
47.00	3.35	0.24	0.00	0.00	8.36	7.00
48.00	3.43	0.24	0.00	0.00	8.40	7.00
49.00	3.53	0.27	0.00	0.00	8.44	7.00
50.00	3.63	0.27	0.00	0.00	8.49	7.00
51.00	3.74	0.33	0.00	0.00	8.54	7.00
52.00	3.86	0.38	0.00	0.00	8.58	7.00
53.00	4.03	0.49	0.00	0.00	8.64	7.00
54.00	4.23	0.61	0.00	0.00	8.72	7.00
55.00	4.47	0.73	0.00	0.00	8.81	7.00
56.00	4.74	0.85	0.00	0.00	8.91	7.00
57.00	5.07	1.02	0.00	0.00	9.03	7.00
58.00	5.47	1.26	0.00	0.00	9.17	7.00
59.00	6.01	1.82	0.00	0.00	9.34	7.00
60.00	9.71	18.59	0.36	0.01	10.28	7.00
61.00	10.77	2.59	0.84	0.07	10.89	7.00
62.00	11.26	1.43	0.88	0.14	10.97	7.00
63.00	11.57	0.92	0.89	0.21	10.99	7.00
64.00	11.85	0.91	0.89	0.29	10.99	7.00
65.00	12.02	0.55	0.88	0.36	10.97	7.00
66.00	12.20	0.55	0.86	0.43	10.94	7.00
67.00	12.37	0.55	0.85	0.50	10.91	7.00
68.00	12.54	0.55	0.84	0.57	10.88	7.00
69.00	12.66	0.37	0.81	0.64	10.84	7.00
70.00	12.77	0.37	0.79	0.71	10.80	7.00
71.00	12.89	0.37	0.77	0.77	10.76	7.00
72.00	13.00	0.37	0.75	0.84	10.73	7.00
73.00	13.00	0.00	0.71	0.90	10.67	7.00
74.00	13.00	0.00	0.67	0.95	10.60	7.00
75.00	13.00	0.00	0.63	1.01	10.54	7.00
76.00	13.00	0.00	0.59	1.06	10.49	7.00
77.00	13.00	0.00	0.53	1.10	10.42	7.00
78.00	13.00	0.00	0.48	1.14	10.36	7.00
79.00	13.00	0.00	0.40	1.18	10.31	7.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NAVD)	Tail Water Stage (ft NAVD)
80.00	13.00	0.00	0.34	1.21	10.26	7.00
81.00	13.00	0.00	0.30	1.23	10.23	7.00
82.00	13.00	0.00	0.25	1.26	10.19	7.00
83.00	13.00	0.00	0.22	1.28	10.17	7.00
84.00	13.00	0.00	0.19	1.29	10.14	7.00
85.00	13.00	0.00	0.17	1.31	10.12	7.00
86.00	13.00	0.00	0.15	1.32	10.10	7.00
87.00	13.00	0.00	0.13	1.33	10.09	7.00
88.00	13.00	0.00	0.12	1.34	10.07	7.00
89.00	13.00	0.00	0.10	1.35	10.06	7.00
90.00	13.00	0.00	0.09	1.36	10.05	7.00
91.00	13.00	0.00	0.08	1.37	10.04	7.00
92.00	13.00	0.00	0.08	1.37	10.03	7.00
93.00	13.00	0.00	0.07	1.38	10.02	7.00
94.00	13.00	0.00	0.06	1.38	10.01	7.00
95.00	13.00	0.00	0.06	1.39	10.00	7.00
96.00	13.00	0.00	0.05	1.39	10.00	7.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.89	64.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	10.99	64.00	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	2.98	0.00	1.39	0.00	1.59	0.00

Project Name: Prairie Rd Townhomes

Reviewer: EJW

Project Number: 103-01

Period Begin: Apr 01, 2026;0000 hr End: Apr 05, 2026;0000 hr Duration: 96 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 16.3 inches

Area: 3.2 acres

Ground Storage: 1.68 inches

Time of Concentration: 0.2 hours

Initial Stage: 7 ft NAVD

Stage (ft NAVD)	Storage (acre-ft)
7.00	0.00
7.50	0.15
8.00	0.34
8.50	0.58
9.00	0.89
9.50	1.25
10.00	1.59
10.50	1.94
11.00	2.39
11.50	3.01
12.00	3.75
12.50	4.67
13.00	5.72
13.50	6.79
14.00	7.83
14.50	8.88

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NAVD)
0.00	7.00
1000.00	7.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

```
=====
Struc  Max (cfs)  Time (hr)  Min (cfs)  Time (hr)
=====
```

BASIN MAXIMUM AND MINIMUM STAGES

```
=====
Basin  Max (ft)  Time (hr)  Min (ft)  Time (hr)
=====
Site    12.05    74.20     7.00     0.00
=====
```

BASIN WATER BUDGETS (all units in acre-ft)

```
=====
Basin  Total  Structure  Structure  Initial  Final  Residual
Runoff  Inflow  Outflow  Storage  Storage
=====
Site    3.85    0.00     0.00     0.00     3.85     0.00
=====
```

Palm Beach County Area, Florida

7—Basinger fine sand-Urban land complex, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2x9fl

Landscape: Coastal plains

Elevation: 0 to 30 feet

Mean annual precipitation: 42 to 68 inches

Mean annual air temperature: 68 to 77 degrees F

Frost-free period: 350 to 365 days

Farmland classification: Not prime farmland

Map Unit Composition

Basinger and similar soils: 42 percent

Urban land: 36 percent

Minor components: 22 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Basinger

Setting

Landscape: Coastal plains

Landform: Flats on marine terraces, Drainageways on marine terraces

Landform position (three-dimensional): Tread, dip

Down-slope shape: Linear, convex

Across-slope shape: Linear, concave

Parent material: Sandy marine deposits

Typical profile

Ag - 0 to 2 inches: fine sand

Eg - 2 to 18 inches: fine sand

Bh/E - 18 to 36 inches: fine sand

Cg - 36 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)

Depth to water table: About 3 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: Low (about 5.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: Slough (R155XY011FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Description of Urban Land

Setting

Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Riser, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Forage suitability group not assigned (G155XB999FL)
Other vegetative classification: Forage suitability group not assigned (G155XB999FL)
Hydric soil rating: Unranked

Minor Components

Myakka

Percent of map unit: 5 percent
Landscape: Coastal plains
Landform: Drainageways on marine terraces, Flatwoods on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Immokalee

Percent of map unit: 4 percent
Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Riser, talf
Down-slope shape: Linear
Across-slope shape: Linear

Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks

Other vegetative classification: South Florida Flatwoods
(R155XY003FL), Sandy soils on flats of mesic or hydric
lowlands (G155XB141FL)

Hydric soil rating: No

Placid

Percent of map unit: 4 percent

Landscape: Coastal plains

Landform: Depressions on marine terraces, Drainageways on
marine terraces

Landform position (three-dimensional): Tread, dip

Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: R155XY070FL - Sandy Freshwater Isolated
Marshes and Swamps

Other vegetative classification: Freshwater Marshes and Ponds
(R155XY010FL), Sandy soils on stream terraces, flood plains,
or in depressions (G155XB145FL)

Hydric soil rating: Yes

Jenada

Percent of map unit: 3 percent

Landscape: Coastal plains

Landform: Low broad flats on marine terraces

Landform position (three-dimensional): Tread, dip

Down-slope shape: Linear

Across-slope shape: Linear, concave

Ecological site: R155XY070FL - Sandy Freshwater Isolated
Marshes and Swamps

Other vegetative classification: Slough (R155XY011FL), Sandy
soils on stream terraces, flood plains, or in depressions
(G155XB145FL)

Hydric soil rating: Yes

Matlacha

Percent of map unit: 3 percent

Landscape: Coastal plains

Landform: Flats on marine terraces

Landform position (three-dimensional): Tread, talf

Anthropogenic features: Fills

Down-slope shape: Convex, linear

Across-slope shape: Linear

Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks

Other vegetative classification: Forage suitability group not
assigned (G155XB999FL)

Hydric soil rating: No

Basinger

Percent of map unit: 2 percent

Landscape: Coastal plains

Landform: Flats on marine terraces, Drainageways on marine
terraces

Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, convex
Across-slope shape: Linear, concave
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

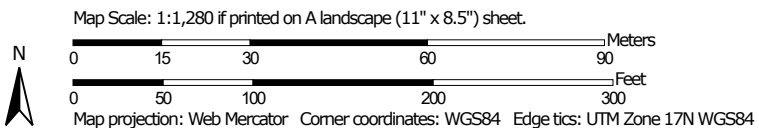
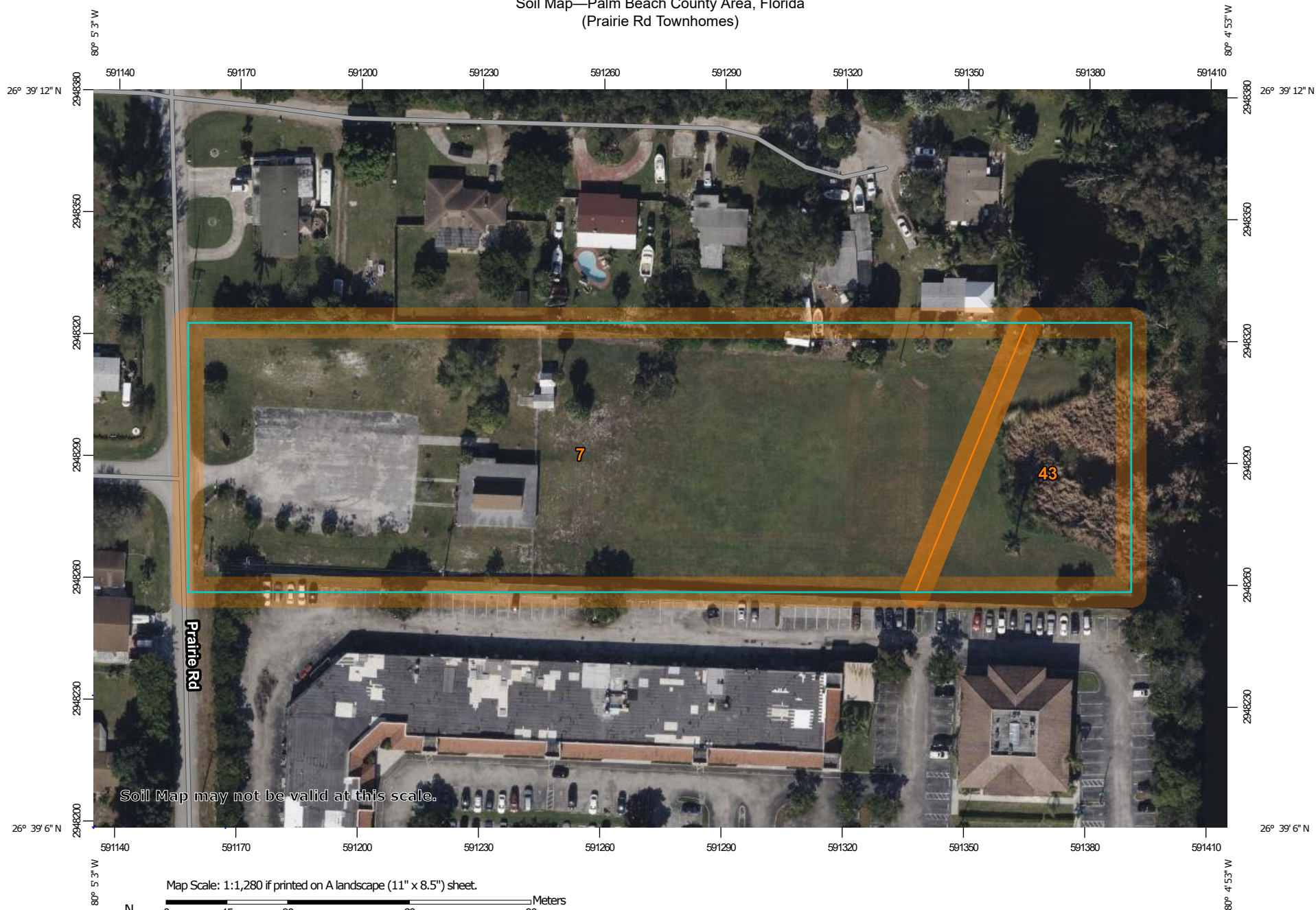
Felda

Percent of map unit: 1 percent
Landscape: Coastal plains
Landform: Drainageways on marine terraces, Flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

Soil Map—Palm Beach County Area, Florida
(Prairie Rd Townhomes)



Soil Map—Palm Beach County Area, Florida
(Prairie Rd Townhomes)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Palm Beach County Area, Florida

Survey Area Data: Version 22, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 10, 2022—May 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7	Basinger fine sand-Urban land complex, 0 to 2 percent slopes	3.2	83.0%
43	Terra Ceia muck, drained, frequently ponded, 0 to 1 percent slopes	0.7	17.0%
Totals for Area of Interest		3.8	100.0%

Village of Palm Springs Development Review

DATE: 8/24/2026
DESCRIPTION: Prairie Road Townhomes
APPLICANT/AGENT: FL Residential Solutions, LLC/Bradley Miller, UDS
OWNER: Reorganized Church of Jesus Christ
APPLICATION TYPE: Site Plan/Rezoning/Future Land Use Amendment/Annexation
REQUEST: Site Plan Review
LOCATION: 1580 Prairie Rd, West Palm Beach, FL 33406,
STAFF REVIEW: **RECOMMENDATION OF APPROVAL LETTER**

The Engineering Department recommends approval of the plans submitted on 08-11-2026.

Utilities/Engineering/Etc.

1. Potable Water – PBCWUD Capacity Confirmation Required – Sheet C-300 shows a proposed 12"x8" tap on the existing PBCWUD water main in Prairie Road. A written letter from PBCWUD confirming adequate system capacity to serve the proposed 48 units concurrent with the impacts of development has not been included in the submittal. Provide a PBCWUD capacity/availability letter prior to approval. (Ref: Sec. 78-62; Sec. 34-514(a)).
Applicant Response: A water capacity/availability letter from PBCWUD has been requested and will be provided upon receipt.
Village Response: Addressed at the Site Plan level. PBCWUD water capacity/availability letter to be provided with the Civil/Utility Plan submittal (Sec. 78-62; Sec. 34-514(a)).
2. Potable Water – Water Main Looping Required – Sheet C-300 shows the proposed on-site water distribution as a branched, dead-end 4" DIP system with no return loop to the Prairie Road main or a secondary connection point. Dead-end mains are not permitted where looping is feasible. Revise Sheet C-300 to provide a looped water main configuration. Where dead-ends are unavoidable, provide automatic flushing devices at each terminus. (Ref: Sec. 34-514(a)(1)).
Applicant Response: Due to the size of the site, looping is not feasible. In lieu of the 4" lines, an 8" main has been proposed to extend down the length of the access drive. It will be terminated with a fire hydrant for easy flushing to maintain the main.
Village Response: Addressed at the Site Plan level. The proposed 8-inch dead-end water main with terminal fire hydrant for flushing is an acceptable design approach given site constraints. Written PBCWUD concurrence with the dead-end configuration and flushing provisions to be provided with the Civil/Utility Plan submittal (Sec. 34-514(a)(1)).
3. Potable Water – Water Main Sizing and Hydraulic Analysis – Sheet C-300 proposes a 4" DIP on-site water main to serve 48 multifamily units. For a multifamily development of this density, the water system must provide a minimum fire flow of 1,500 gpm at a residual pressure of not less than 20 psi in addition to maximum day domestic demands per Sec. 34-514(b)(3). No hydraulic analysis has been submitted demonstrating the proposed 4" system can deliver the required fire flow. Submit a hydraulic analysis prepared by a Florida-licensed P.E. confirming the water main sizing is adequate. (Ref: Sec. 34-514(a)(1), (b)(3)).

Applicant Response: The 4" water main design has been removed and an 8" main is proposed to feed the services.

Village Response: Addressed at the Site Plan level. Hydraulic analysis confirming the 8-inch on-site system delivers the required fire flow at Sec. 34-514(b)(2)'s residential standard (500 gpm at ≥ 20 psi residual), sealed by a Florida-licensed P.E., to be provided with the Civil/Utility Plan submittal.

4. Potable Water – Additional Fire Hydrants Required – Sheet C-300 shows only one (1) fire hydrant, located at the northwest corner of the site near the Prairie Road connection. The site is approximately 770 feet in length (per the property boundary shown on Sheet C-200). Per Sec. 34-514(b), fire hydrant spacing shall not exceed 500 feet, and no lot shall be more than 250 feet from a hydrant. The easternmost buildings are well beyond 500 feet from the single hydrant shown. Revise Sheet C-300 to provide additional fire hydrants meeting the spacing requirements of Sec. 34-514(b). Coordinate hydrant locations with Palm Beach County Fire Rescue as the AHJ prior to resubmittal. (Ref: Sec. 34-514(b)(1), (b)(2); Sec. 34-685(a)(8)).

Applicant Response: A second fire hydrant has been added to the design to meet the spacing. The utility plan has been submitted to PBC fire for their initial review and final approval from their department will be obtained prior to building permit.

Village Response: Comment addressed. Per scaled measurement of Sheet C-300, the two hydrants are approximately 408 feet apart, satisfying the 500-foot maximum spacing of Sec. 34-514(b)(2). Confirmation that no lot exceeds 250 feet from the nearest hydrant, and final Palm Beach County Fire Rescue sign-off on the two-hydrant layout, to be provided with the Civil/Utility Plan submittal.

5. Potable Water – Backflow Prevention Devices – Sheet C-300 shows a 6" RPZ-BFP on the domestic water service and a 3/4" RPZ-BFP on the proposed irrigation service line, which is acceptable. Confirm that all proposed 1" poly services to individual units also include backflow prevention devices in accordance with the Village's cross-connection control requirements and PBCWUD standards. Add a plan note to Sheet C-300 confirming compliance. (Ref: Sec. 78-131 through 78-136).

Applicant Response: All water services will have reduced pressure zone backflow preventers per PBCWUD standards. Note number 14 under Utility Notes has been added to sheet C-300.

Village Response: Comment addressed. Utility Note 14 has been added to Sheet C-300 confirming reduced-pressure-zone backflow preventers on all water services per PBCWUD standards, satisfying Sec. 78-131 through 78-136.

6. Sanitary Sewer – PBCWUD Capacity Confirmation Required – Sheet C-300 shows connection to the PBCWUD wastewater system using PBCWUD standard details. A written letter from PBCWUD confirming adequate wastewater system capacity to serve the proposed 48 units concurrent with the impacts of development has not been included in the submittal. Provide a PBCWUD capacity/availability letter prior to approval. (Ref: Sec. 78-62; Sec. 78-68).

Applicant Response: A sewer capacity/availability letter from PBCWUD has been requested and will be provided upon receipt.

Village Response: Addressed at the Site Plan level. PBCWUD wastewater capacity/availability letter to be provided with the Civil/Utility Plan submittal (Sec. 78-62).

7. Sanitary Sewer – Lift Station Design Details Missing – Sheet C-300 identifies a proposed lift station (RIM: 12.10', INV: 5.25'± NE) with a 2" PVC force main, but no design details for the lift station have been provided. Submit lift station design details including wet well sizing, pump selection and capacity, force main diameter and velocity calculations, alarm system, and emergency power

provisions, prepared by a Florida-licensed P.E. and in conformance with PBCWUD standards and FDEP Chapter 62-604, F.A.C. (Ref: Sec. 78-61; Sec. 34-515).

Applicant Response: Lift station sheet LS-1 has been provided within the Civil Drawings set. Final calcs and details will be provided prior to Building permit.

Village Response: Addressed at the Site Plan level. Sheet LS-1 provides an acceptable preliminary lift station design (wet well sizing, pump selection, force main diameter, alarm/telemetry) for this stage of review. Force main velocity calculations, confirmation of emergency power provisions, and final design details to be provided with the Civil/Utility Plan submittal (Sec. 34-515; Sec. 78-61; FDEP Ch. 62-604, F.A.C.).

8. Sanitary Sewer – FDOH-PBC Permit – No FDOH-PBC permit number or permit application tracking number for the proposed water distribution and wastewater collection systems is included in the submittal. Provide evidence of FDOH-PBC permit issuance or a pending application number prior to Village permit issuance. (Ref: Sec. 78-61; Florida Statutes § 381.0065).

Applicant Response: Acknowledged, to be provided prior to Building Permit.

Village Response: Addressed at the Site Plan level. Evidence of FDOH-PBC permit issuance, or a pending application number, to be provided with the Civil/Utility Plan submittal (Sec. 78-61; F.S. § 381.0065).

9. Stormwater – SFWMD ERP Permit Number Required – The drainage report follows SFWMD ERP criteria, and total site disturbance is 3.54 acres. No SFWMD ERP permit number or application number is referenced anywhere in the submittal. Provide the SFWMD ERP permit number or pending application number, and note it on Sheet C-200 prior to Village permit issuance. (Ref: Sec. 34-62; Sec. 78-207; SFWMD Chapter 40E-4, F.A.C.).

Applicant Response: Acknowledged, to be provided prior to Building Permit.

Village Response: Addressed at the Site Plan level. SFWMD ERP permit number or application number, noted on Sheet C-200, to be provided with the Civil/Utility Plan submittal (Sec. 34-62; Sec. 78-207; SFWMD Ch. 40E-4, F.A.C.).

10. Stormwater – LWDD Coordination Required – The drainage report identifies LWDD L-7 canal as the receiving water body for the project's bleeder discharge. No LWDD right-of-way use permit or letter of no objection from the Lake Worth Drainage District has been included in the submittal. Provide written confirmation from LWDD that the proposed discharge to the L-7 canal is acceptable, including any required LWDD permit number. (Ref: Sec. 34-62; Sec. 78-207).

Applicant Response: A no objection letter from LWDD has been requested and will be provided upon receipt.

Village Response: Addressed at the Site Plan level. LWDD right-of-way use permit or letter of no objection to be provided with the Civil/Utility Plan submittal (Sec. 34-62; Sec. 78-207).

11. Stormwater – FIRM Panel Number Not Shown on Plans – The grading plan (Sheet C-200) identifies Flood Zone AE (El. 11.00' NAVD) and Flood Zone X on the site, but the applicable FEMA FIRM panel number and effective date are not labeled on the plans. Add the FIRM panel number and effective date to Sheet C-200. (Ref: Sec. 34-61).

Applicant Response: FIRM panel number and effective date have been added to sheet C-200, within the Civil Drawings set, as identified on the survey.

Village Response: Comment addressed. FIRM panel 12099C0589F, effective 10/05/2017, is now noted on Sheet C-200 (Sec. 34-61).

12. Stormwater – Pre/Post Discharge Rate Comparison – The drainage report demonstrates post-development peak stages and bleeder discharge rates but does not include an explicit comparison of pre-development versus post-development peak discharge rates at the LWDD L-7 canal

discharge point. Revise the drainage report to include a tabular pre/post peak discharge comparison demonstrating that post-development discharge rates do not exceed pre-development rates. (Ref: Sec. 34-61; Sec. 34-62).

Applicant Response: Pre/Post discharge rate comparisons have been added to the drainage report to show the post development discharge rate is less than the pre.

Village Response: Comment addressed. The drainage report now includes a pre/post peak discharge comparison for the 25-yr, 3-day event (13.90 cfs pre vs. 0.89 cfs post), consistent with Sec. 34-61 and Sec. 34-62.

13. Stormwater – NPDES CGP Coverage Required Prior to Construction – Note 8 on Sheet C-103 states it is "the sole responsibility of the contractor" to obtain the NPDES Construction General Permit. As total site disturbance exceeds 1.0 acre, FDEP NPDES CGP coverage and a Stormwater Pollution Prevention Plan (SWPPP) are required prior to any land clearing or grading. The applicant, not the contractor, is responsible for obtaining this coverage. Provide the NPDES permit number to the Village prior to issuance of any land clearing or grading permit and remove or revise the note on Sheet C-103 to accurately reflect this obligation. (Ref: Sec. 78-207; Sec. 78-208).

Applicant Response: The duly authorized representative (contractor) who has been designated by the responsible authority (owner) will sign and submit for the permit/NOI prior to village building permit issuance.

Village Response: Addressed at the Site Plan level. Sheet C-103 currently states the NPDES permit is the contractor's "sole responsibility"; revised note language reflecting the owner/applicant's ultimate responsibility, along with the NPDES permit/NOI number, to be provided with the Civil/Utility Plan submittal (Sec. 78-207; Sec. 78-208).

14. Stormwater – Drainage Report Discrepancies – The drainage report contains the following errors that must be corrected prior to approval: (a) the project address is listed as "1541 Prairie Road" – the correct address is 1580 Prairie Road; (b) the total site area in the drainage report is listed as 3.54 acres, which does not match the 3.81-acre site area stated on Sheet C-100 – reconcile and confirm the correct total area used in all calculations; (c) the nitrogen water quality section contains a typographical error, listing "Provided Reduction, Phosphorus = 80.14%" twice – the second entry should identify the provided nitrogen reduction. (Ref: Sec. 34-62).

Applicant Response: a) The address has been revised on the report cover; b) The site area is 3.54 acres; c) The reduction is accurate since the trenching provides 80.14% reduction to both the phosphorus and nitrogen.

Village Response: Comment addressed. The drainage report cover now lists 1580 Prairie Road; the total site area of 3.54 acres is consistent between the drainage report and Sheet C-200; and the water quality table correctly labels the second 80.14% entry as the Nitrogen reduction (Sec. 34-62).

15. Site Engineering – Impervious Surface Tabulation Not on Plans – The drainage report provides impervious area data (post-development impervious = 1.98 ac / 55.9%), but this tabulation is not shown on the civil drawings. Per Sec. 34-685(b)(4), the site plan shall include acreage and percentage of paved impervious areas and other pervious surfaces. Add an impervious surface area summary table to Sheet C-200 or the site plan. (Ref: Sec. 34-685(b)(4)).

Applicant Response: A summary impervious/pervious table has been added to sheet C-200 within the Civil Drawings set.

Village Response: Comment addressed. An Impervious/Pervious Surface Table has been added to Sheet C-200 per Sec. 34-685(b)(4).

16. Site Engineering – Utility and Drainage Easements Must Be Formally Dedicated – Sheet C-300 references "10' UTILITY EASEMENT" for the on-site water and sewer infrastructure. These easements must be formally dimensioned, labeled, and depicted on the site plan, and the easement instruments shall be recorded in the Public Records of Palm Beach County prior to Village permit issuance. Separate utility easements and drainage easements shall not be combined per Sec. 34-508. (Ref: Sec. 34-508).

Applicant Response: Acknowledged. Only a water utility easement dedicated to PBCWUD is proposed to run within the site. The drainage and sewer are private. The only public sewer portion is the force main connection within the easement along the street ROW.

Village Response: Addressed at the Site Plan level. Concept of a single, PBCWUD-dedicated water utility easement is acceptable. Formal dimensioning/labeling on the civil plans, reconciliation of the easement width with the Village's 12-foot minimum per Sec. 34-508(1), and recordation in the Public Records to be finalized with the Civil/Utility Plan submittal.

17. Site Engineering – ROW Permit Required for Prairie Road Utility Connections – Sheet C-300 shows proposed utility connections within the Prairie Road right-of-way, including the 12"x8" water tap and sewer main connection. A Village right-of-way permit is required prior to commencement of any work within the Prairie Road ROW. Add a plan note to Sheet C-300 acknowledging this requirement. (Ref: Sec. 78-61; Sec. 78-93).

Applicant Response: Acknowledged. A note has been added to sheet C-300, within the Civil Drawings set, and is number 13 under Utility Notes.

Village Response: Comment addressed. Utility Note 13 has been added to Sheet C-300 acknowledging the Village ROW permit requirement (Sec. 78-61).

18. Site Engineering – As-Built Drawings and Mobility Fee – The record drawing notes on Sheet C-300 reference PBCWUD requirements only. As-built drawings for all water, sewer, and stormwater infrastructure shall also be submitted to the Village, prepared by or under the supervision of a Florida-licensed P.E., prior to issuance of a Certificate of Occupancy. Add a plan note to Sheet C-300 addressing this Village requirement. Additionally, the proposed development is subject to the Village's Mobility Fee per Ordinance No. 2025-04, effective October 8, 2025, payable at the time of building permit application. (Ref: Sec. 78-61; VPS Ordinance No. 2025-04).

Applicant Response: Acknowledged. A note has been added to sheet C-300, within the Civil Drawings set, and is number 5 under Record Drawing Notes.

Village Response: Addressed at the Site Plan level. As-built note (Record Drawing Note 5) is acceptable as submitted (Sec. 78-61(d)). A Mobility Fee acknowledgment note to be added to Sheet C-300 with the Civil/Utility Plan submittal (Sec. 78-61; VPS Ordinance No. 2025-04).

Landscape Plan

No comments.

Site Plan

19. Provide details and specifications for the proposed fence.

Applicant Response: Typical fence details are provided on Site Plan sheet SP-2.

Village Response: Comment addressed.

20. Provide an AutoTURN analysis for the subject site that includes both a fire truck and a waste management truck.

Applicant Response: Sheet C-400, within the Civil Drawings set, depicts both turn analysis for fire and garbage truck. An email from PBC Fire is also provided in support of the T-turn around.

Village Response: Comment addressed.

21. Clarify the trash pickup method or provide a dumpster for the subject site.

Applicant Response: Trash pickup will be handled through roll out bins; a note is included on the Site Plan and a garage exhibit is provided withing the Floor Plan set to include trash cannister details.

Village Response: Comment addressed.

22. Revise Sheet SP-1 to provide sidewalks on both sides of the street that provide access to each building, pursuant to Sec. 34-1063 – Performance Standards.

Applicant Response: The site plan has been modified to include sidewalks on both sides of the drive-aisle.

Village Response: Comment addressed.

23. Revise the justification statement, as Sec. 34-875 applies to waivers within Mixed-Use zoning districts; however, the proposed zoning designation is RM.

Applicant Response: The justification statement has been revised to include the correct code section for Planned Development Waivers, Sect. 34-1063(c)(3) and criteria a- i are included.

Village Response: Comment addressed.

24. Revise Sheet SP-1 site data to include the percentage of common amenity area, in accordance with Sec. 34-1063, which requires that the minimum total open space for residential planned developments be 35 percent of the gross land area, of which 20 percent shall be common amenity area.

Applicant Response: Sheet SP-1 has been revised to include the corrected required percentage of 35% open space calculations.

Village Response: Comment addressed.

25. Clarify if the subject development is simple fee.

Applicant Response: The justification statement has been revised to include the correct code section for Planned Development Waivers, Sect. 34-1063(c)(3) and criteria a- i are included.

Village Response: Comment addressed.Architecture

26. No Comments.

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



8/24/2026

George Krawczyk, P.E.

ChenMoore

Tel: 954.730.0707

Email: gkrawczyk@chenmoore.com

TECHNICAL MEMORANDUM

To: Village of Palm Springs

From: Thuha Nguyen, PE, PTOE, PTP, RSP1

Date: August 31, 2026

Re: Application AP26-0060 – Traffic Engineering review comments

We reviewed the revised submittals received on August 11, 2026. The prior traffic engineering comments, applicant responses, and our follow-up review are provided below:

- Per Village of Palm Springs Land Development Code, Section 34-1328, *Minimum off-street parking bay dimensions*, the minimum required driveway aisle width for 90-degree parking is 26 feet. Please revise the site plan to meet this requirement.

Applicant Response: The site plan has been modified and provides for a 26-foot driveway aisle.

Follow-up: Addressed.

- Please provide a continuous sidewalk connection from the adjacent roadway to all residential units, and to the park/playground area.

Applicant Response: The site plan has been modified to provide a sidewalk on each side of the drive-aisle with continuous connection to Prairie Road and residential amenities.

Follow-up: Addressed.

- Please provide stop bar and STOP sign at the east end of the driveway aisle.

Applicant Response: Sheet C-400, within the Civil Drawings set, identifies the stop bar and stop sign at the east end.

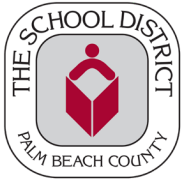
Follow-up: Addressed.

- Currently, the main entrance appears to be the only point of ingress/egress for the community. Please evaluate the feasibility of providing a secondary emergency access point, potentially through a connection to the parcel to the south.

Applicant Response: An email from PBC Fire is provided in support of the T-turn around and no other connection is required for emergency access.

Follow-up: Acknowledged.

All our prior comments have been addressed and we do not have any additional comments.



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

JOYELL SHAW
DIRECTOR

MICHAEL J. BURKE
SUPERINTENDENT

PLANNING & INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK ROAD NORTH, 200
RIVIERA BEACH, FL 33404

JOSEPH M. SANCHES, MBA
CHIEF OPERATING OFFICER

PHONE: 561-434-8020 / FAX: 561- 434-8942
WWW.PALMBEACHSCHOOLS.ORG

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	05/12/2026		
	SCAD No.	26051201F/FLU; 26051201Z/Rezoning; 26051203D/D. O.		
	FLU /Rezoning/D.O. No.	Not Provided – Annexing into Village of Palm Springs from Unincorporated Palm Beach County		
	PCN No. / Address	00-43-44-08-01-000-0081 / 1580 Prairie Road		
	Development Name	Prairie Road Townhomes		
	Owner / Agent Name	Reorganized Church of Jesus Christ of Latter Day Saints / Urban Design Studio		
	SAC No.	184		
	Proposed FLU Proposed Rezoning Proposed D. O.	Maximum 72 Residential Units Maximum 67 Residential Units 48 Multi-Family Units		
Impact Review		Meadow Park Elementary School	Conniston Middle School	Forest Hill High School
	New Students Generated	6	3	4
	Capacity Available	-150	-119	-236
	Projected Utilization	122%	110%	113%
School District Staff's Recommendation	Based on the findings and evaluation of the proposed development, there will be a negative impact on the public-school system. Given the recent increases in school impact fees, effective January 1, 2023, much of these impacts will be mitigated. The impact fees, however, will not fully cover impacts to the school system. Therefore, if the proposed development is approved by Village Council and if the Developer voluntarily agrees, School District staff recommends the following condition to mitigate such impacts. In order to address the school capacity deficiency generated by this proposed development at the District elementary, middle and high school level, the property owner shall contribute a total of \$106,399.00 to the School District of Palm Beach County prior to the issuance of first building permit. This voluntary school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on September 13, 2022.			
Validation Period	1) This determination is valid from 06/01/2026 to 05/31/2027 or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 05/31/2027 or this determination will expire automatically on 05/31/2027.			
Notice	1) This letter replaces a previous one under case# 25072801F/Z/D issued on 07/31/2025. 2) School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

Joyce Cai

Joyce C. Cai, Senior Planner

June 1, 2026

Date

CC: Christian Melendez Berrios, Planner, Village of Palm Springs
Joyell Shaw, PIR Director, School District of Palm Beach County

From: [Erik Wilczek](#)
To: [Ailish Villalobos](#)
Cc: [Janelle Vinson](#)
Subject: FW: Preliminary Plan Review
Date: Thursday, July 9, 2026 4:37:42 PM
Attachments: [image001.png](#)

FYI, fire reviewer did a quick site review of your latest plan, and you are good with the layout. There is no need to add separate access to the south property. I will need to add a hydrant though, midway down the driveway.

From: Wesley Jolin R. <WJolin@pbc.gov>
Sent: Thursday, July 9, 2026 3:54 PM
To: Erik Wilczek <ew@keen-eng.com>
Subject: RE: Preliminary Plan Review

Hi Erik,

I'm good with the fire department access and turnaround. The hydrant spacing would need to be within 400 feet of each structure with a street spacing not to exceed 500 feet.

Wesley Jolin - CFI®
Fire Plan Review
Community Risk Reduction -Vista Office
Palm Beach County Fire Rescue
2300 N. Jog Rd Suite 1E-40
West Palm Beach , FL 33411
Email: wjolin@pbc.gov
Office: (561) 233-2695



From: Erik Wilczek <ew@keen-eng.com>
Sent: Thursday, July 9, 2026 2:42 PM
To: Wesley Jolin R. <WJolin@pbc.gov>
Subject: Preliminary Plan Review

Hello Wesley,

Do you have any time today or tomorrow to get on a quick call to discuss the attached plan? I am looking for a preliminary review of the attached site plan for truck T-turn around and hydrant spacing.

Let me know a good time/day to call you.

Thank you,

Erik

Erik Wilczek

Keen Engineering Inc.

7280 W Palmetto Park Rd, Suite 105

Boca Raton, FL 33433

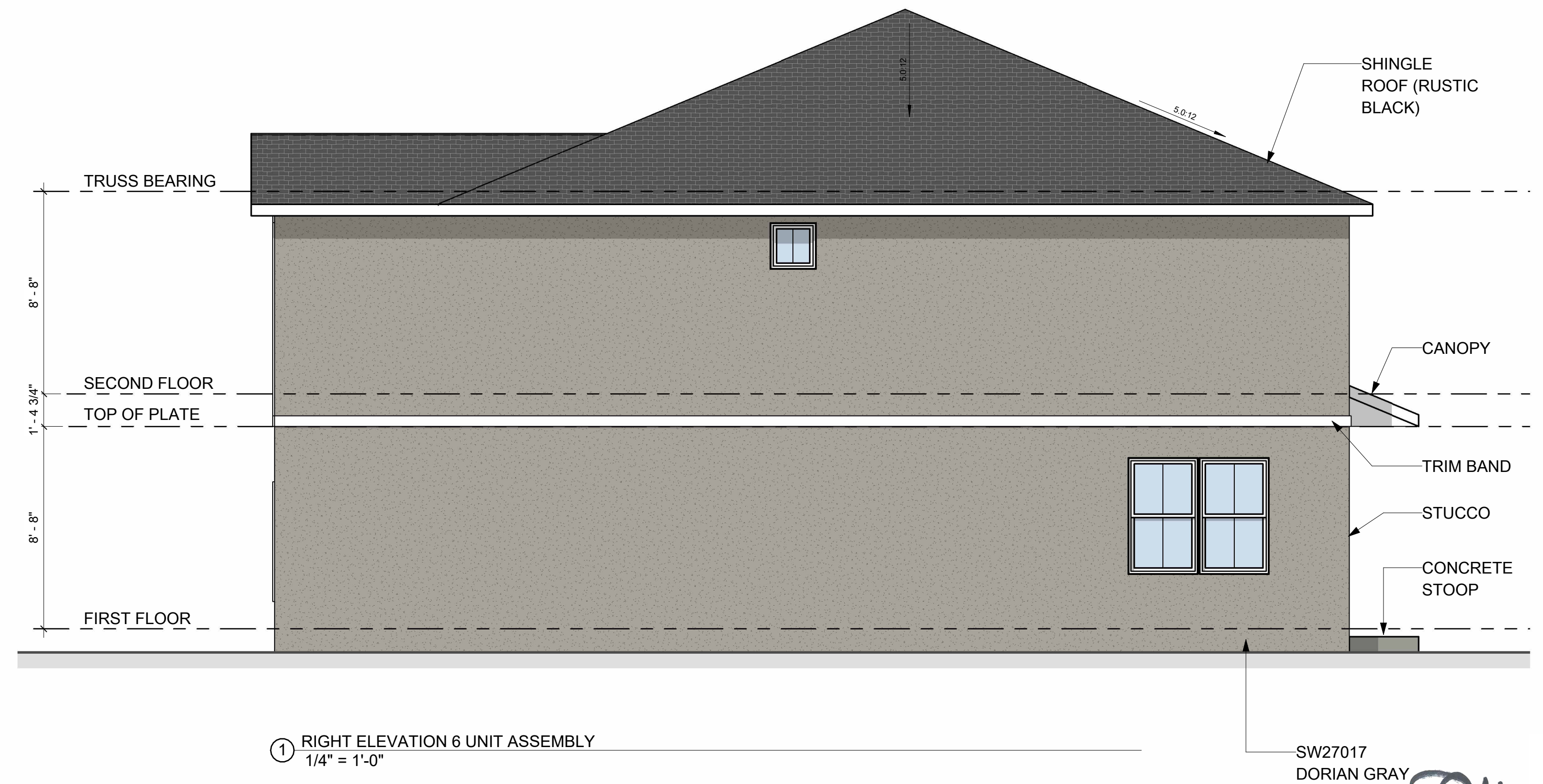
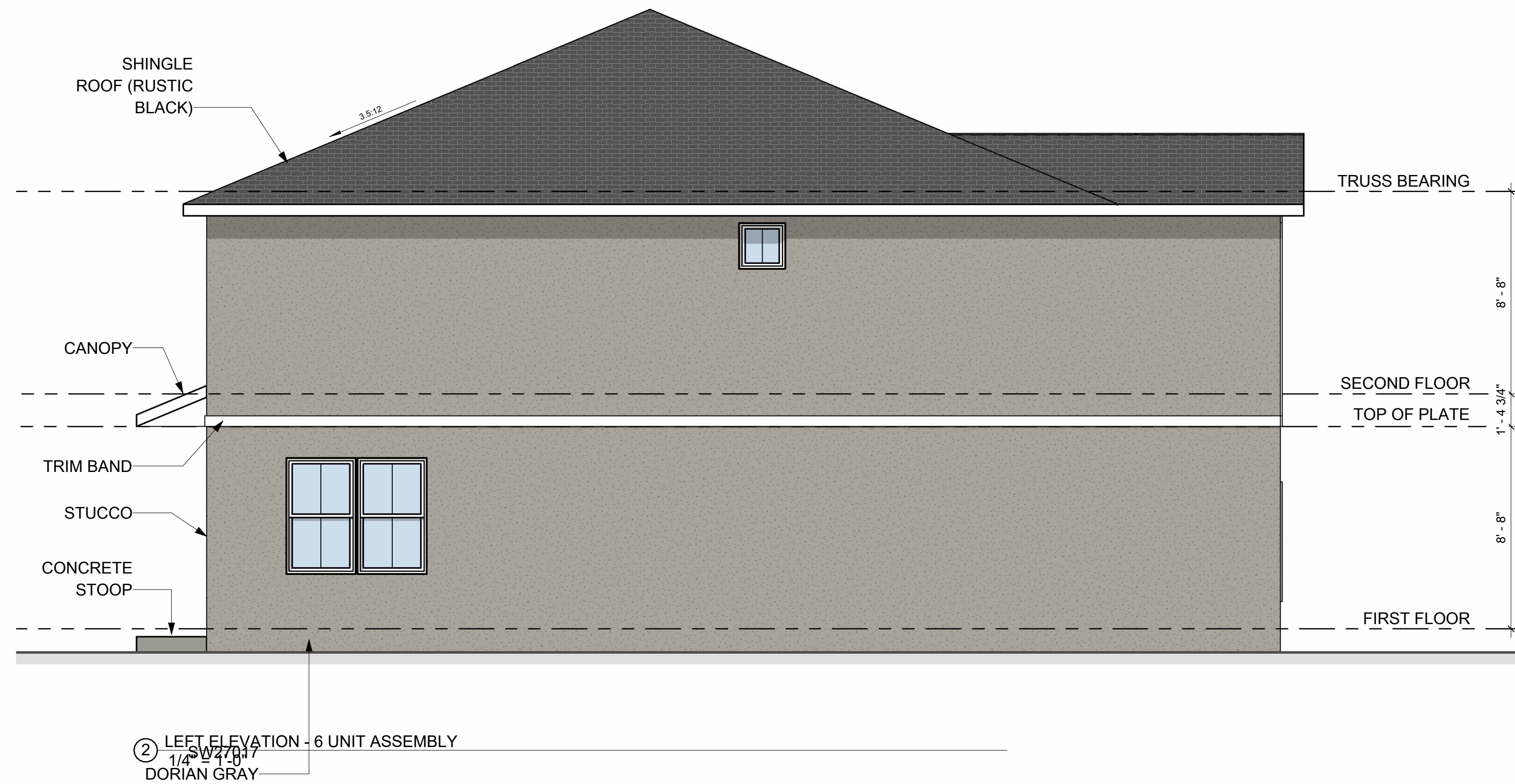
954-614-2698 cell

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



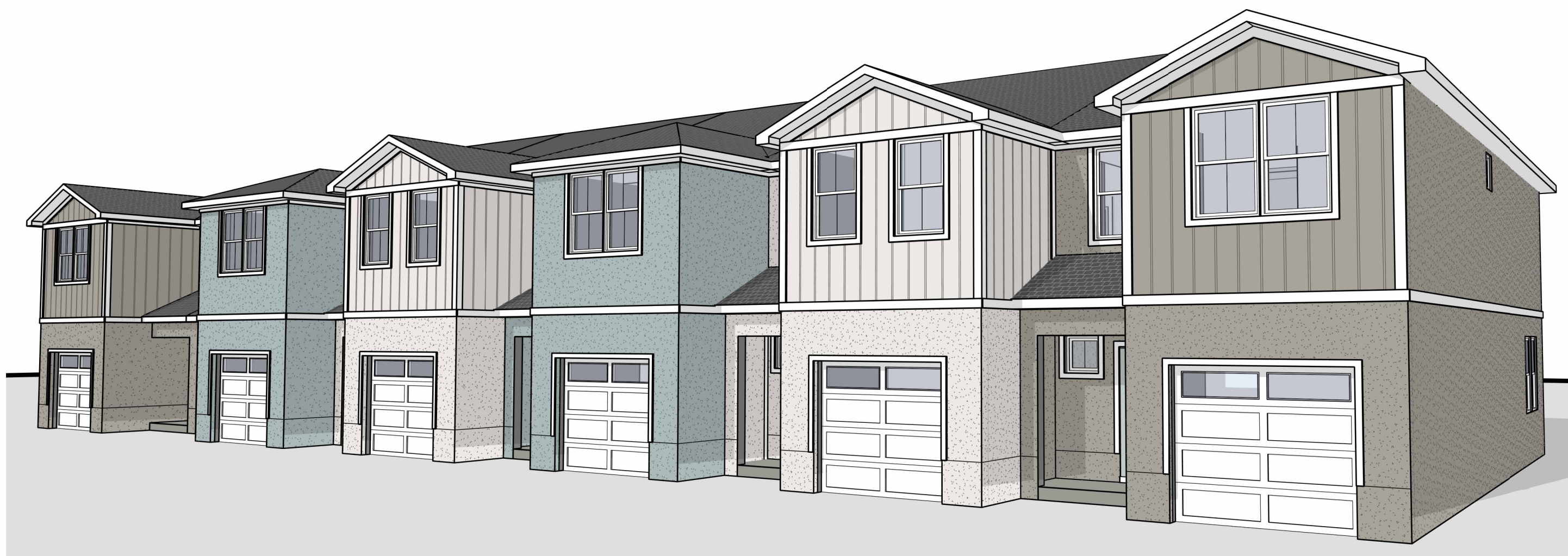
EX 12' WM







① PERSPECTIVE - FRONT LEFT



② PERSPECTIVE - FRONT RIGHT



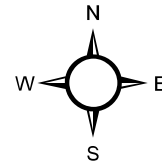
③ PERSPECTIVE - LEFT REAR

Scheme	Primary Siding (Sherwin Williams)	Accent Siding (Sherwin Williams)	Trim (Sherwin Williams)	Shutter Color	Front Door Paint Color	Environmental Stone (if applicable)	Boral Dutch Quality Stone (if applicable)	Shingles
Coast TH 01	Dorian Gray (SW7017)	Repose Gray (SW7015)	Extra White (SW7006)	Seaworthy (SW7620)	Rainwashed (SW6211)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2008								
Coast TH 02	Worldly Gray (SW7043)	Drift of Mist (SW9166)	Extra White (SW7006)	Mediterranean (SW7617)	Halcyon Green (SW6213)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2009								
Coast TH 03	Tradewind (SW6218)	Tradewind (SW6218)	Extra White (SW7006)	Dovetail (SW7018)	Dovetail (SW7018)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2010								
Coast TH 04	North Star (SW6246)	North Star (SW6246)	Extra White (SW7006)	Cyberspace (SW7076)	Smoky Salmon (SW6331)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2011								
Coast TH 05	Uncertain Gray (SW6234)	Misty (SW6232)	Extra White (SW7006)	Pure White (SW7005)	Endless Sea (SW9150)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2012								
Coast TH 06	Snowbound (SW7004)	Snowbound (SW7004)	Extra White (SW7006)	Iron Ore (SW7069)	Iron Ore (SW7069)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2013								



Village of Palm Springs

1580 Prairie Road



- Parcel
- Proposal Parcel

Date: 5/21/2026

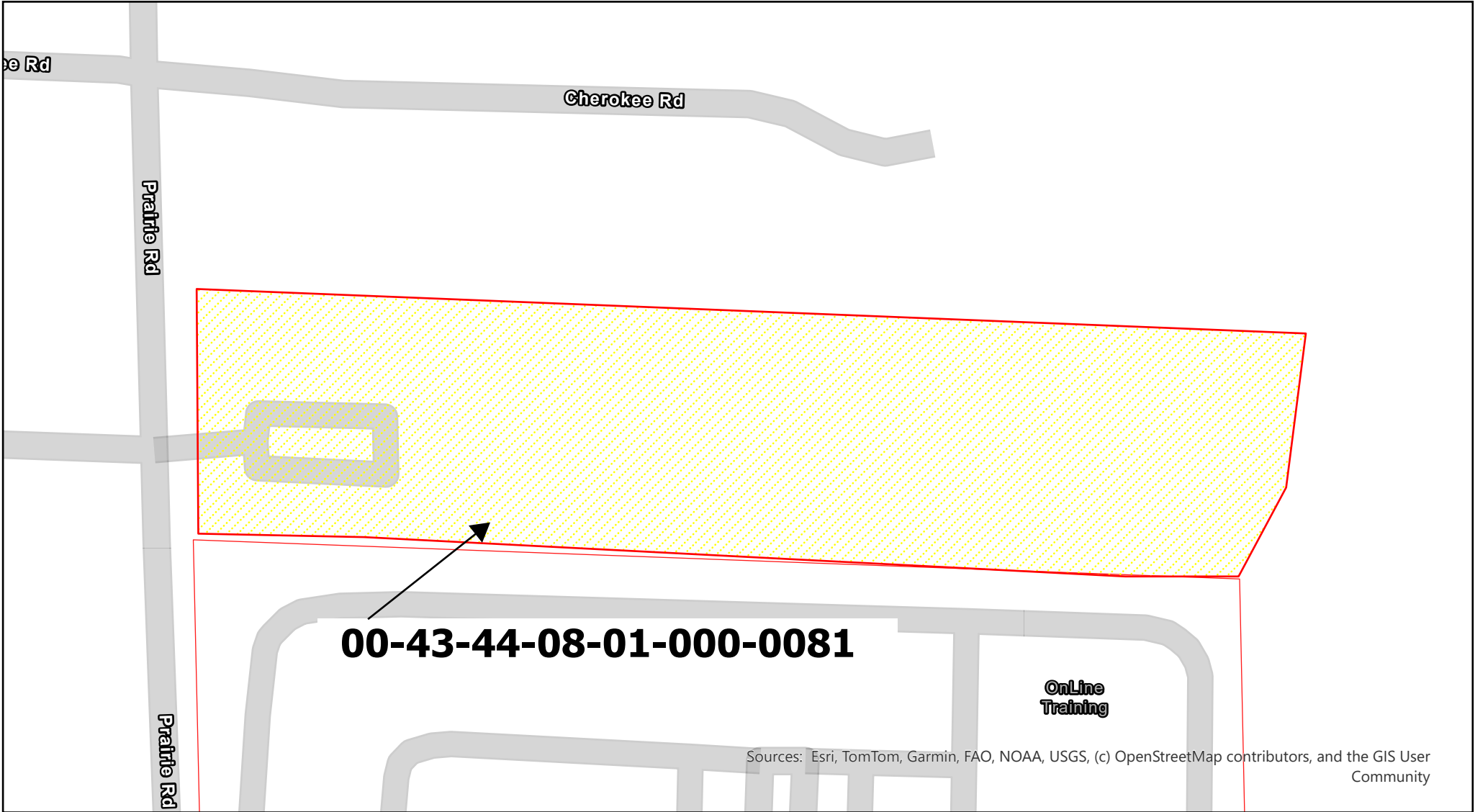
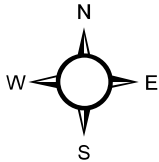
0 10 20 40 Meters

A scale bar showing distances of 0, 10, 20, and 40 meters.



Village of Palm Springs

1580 Prairie Road



-  Parcel
-  Proposal Parcel

Date: 5/21/2026

