Village of North Palm Beach
Planning Commission
REVISED AGENDA
Tuesday, October 3, 2023 at 6:30 pm
Village Hall Council Chambers

1) Roll Call

Donald Solodar, Chair
Cory Cross, Vice-Chair
Thomas Hogarth, Member
Jonathan Haigh, Member
Kathryn DeWitt, Member
Scott Hicks, Member
Nathan Kennedy, Member
Village Staff, Attorney, and Councilmember

2) Deletions, Additions or Modifications to the Agenda

3) Public Comment for Non-Agenda Items

4) Approval of Minutes

5) Declaration of Ex-parte Communications

6) Quasi-judicial Matters / Public Hearing

Village Attorney to swear in all persons speaking

a. Site Plan and Appearance Review

i. 200 Yacht Club – (mixed use development)

Application by Urban Design Studio, agent for the property owner Robbins NPB LLC, for Site Plan and Appearance and Waiver approval to construct a mixed use development with 147 multi-family dwelling units and six waivers for the properties at southeast corner of Yacht Club and US Highway 1.

7) Commission Member Comments

8) Staff Updates

9) Adjournment

All members of the public are invited to appear at the public hearing, which may be continued from time to time, and be heard with respect to this matter.

If a person decides to appeal any decision made with respect to any matter considered at the subject meeting, he or she will need to ensure that a verbatim record of the proceedings is made, which shall include the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). In accordance with the Americans with

Disabilities Act, any person who may require special accommodation to participate in this meeting should contact the Village Clerk's Office at 841-3355 at least 72 hours prior to the meeting date.

This agenda represents the tentative agenda for the scheduled meeting of the Planning Commission. Due to the nature of governmental duties and responsibilities, the Planning Commission reserves the right to make additions to, or deletions from, the items contained in this agenda.

P&Z# 2020-2238 Revised: Sept. 20, 2023
Exhibit "A"
Date: August 24, 2023

COMMUNITY DEVELOPMENT DEPARTMENT REPORT AND RECOMMENDATION

Subject/Agenda Item:
2020-2238 200 Yacht Club
Consideration of Approval: A request from Urban Design Studio, agent for Robbins NPB LLC for Site Plan and Appearance approval of the proposed mixed use development project with six (6) waivers located at the southeast corner of Yacht Club Drive and U.S. Highway 1 at 200 Yacht Club Drive.

[X] Recommendation to APPROVE
[ ] Recommendation to DENY

[X] Quasi-Judicial
[ ] Legislative
[ ] Public Hearing

Originating Department: **Planning & Zoning** Project Manager _____ Caryn Gardner-Young	**Reviewed By:** Community Development Director _____ Caryn Gardner-Young, AICP
Attachments: • Preliminary Site Plan dated August 18, 2023 (PSP-1) • Regulating Plan dated August 18, 2023 and May 6, 2023 (RP-1-5) • Tree Disposition Plan dated September 1, 2023 (TD-1 – 2) • Landscaping Plan dated September 1, 2023 (LP-1- 6) • Autoturn Analysis stamp-dated June 12, 2023 • Conceptual Paving and Drainage Plan dated June 27, 2022 (Sheet 1-3)	Public Notice: [X] Required [ ] Not Required Dates: Paper: Mailing [X] Required [ ] Not Required Notice Distance: 500 feet

I. Executive Summary

The subject property is approximately 4.09 acres with a Commercial Future Land Use (FLU) designation and a C-MU US-1 Mixed-Use District zoning designation. The applicant is proposing to combine three parcels together to construct a mixed-use project consisting of 147 dwelling units based upon a workforce housing density bonus and 1,975 square feet of restaurant space including

400 square feet of outdoor seating area. Buildings on the site will be four stories with public courtyards adjacent to the commercial space in Building A.

Ingress and egress to the site will be provided from driveway locations on Yacht Club Drive and U.S. Highway 1. The petitioner is proposing to provide 234 parking spaces of surface parking and an upper level parking deck.

II. Site Data

Existing Use: 2 lots vacant/ 1 lot office building

Proposed Use: Mixed Use Project

Parcel Control Numbers: 68-43-43-09-000-0010, 68-43-42-09-01-070-1040 and 68-43-42-09-01-070-0121

Parcel Size: 4.09 acres

Existing Future Land Use Designation: Commercial (CM)

Existing Zoning District: US -1 Mixed Use District (C-MU)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:

Direction	Existing Land Use	Future Land Use	Zoning District
North	Marathon Gas Station Shutters Multi-Family condo	Commercial High density Residential	Shopping Commercial District (C-S) Apt. Dwelling District (R-3)
South	Vernis & Bowling Attorneys at Law	Commercial	US-1 Mixed Use District (C-MU)
East	Corinthian Multi- family condo Single Family Residences	High density Residential Low Density Residential	Apt. Dwelling District (R-3) Single Family Dwelling District (R-1)
West	North Palm Beach Country Club	Recreation/Open Space	Public District (P)

III. Annexation/Zoning History

The three parcels that comprise the site currently contain an 11,060 square foot office building. The site previously contained a 250-seat restaurant along Yacht Club Drive and 179-seat restaurant on the southern parcel. Both restaurants have been torn down for several years.

IV. Applicable Code Provisions:

Sec. 6-56 through 6-50 pertaining to Site Plan and Appearance Review
Sec. 6-110 through 6-118 pertaining to sign regulations
Sec. 24-43 pertaining to sidewalks
Sec. 45-31 pertaining to the C-MU US 1 Mixed Use District
Sec. 45-81 -82 through 45-84-92 pertaining to landscaping
Appendix A – pertaining to the Appearance Plan

V. Summary of Proposed Site and Development Plan Details:

The petitioner's site and development plan documents consist of:

1. Preliminary Site Plan dated August 18, 2023 (PSP-1)
2. Regulating Plan (RP-1-5)
3. Tree Disposition Plan dated September 1, 2023 (TD-1 - 2)
4. Landscaping Plan dated September 1, 2023 (LP-1- 6)
5. Autoturn Analysis stamp-dated August 18, 2023
6. Conceptual Paving and Drainage Plan dated Sheet 1 (6/12/2023), Sheet 2 (8/7/2023) and Sheet 3 (6/27/2023) (1-3)

A total land area of 4.09 acres

1. Three (3) proposed buildings
   a. Building A – 4 stories with 60 units and 1,978 sq. ft. restaurant (indoor/outdoor)
   b. Building B – 4 stories with 44 units
   c. Building C – 4 stories with 43 units
3. A total of 234 parking spaces with surface parking and upper level parking deck.
4. Access to Yacht Club Drive and U.S. Highway 1
5. Location for dumpster enclosures
6. Perimeter and Interior landscaping

VI. Staff Analysis:

Project History

The applicant has been working with Village Staff through an extensive Site Plan and Appearance review process over the last two years. The initial development project proposed 206 residential units including four active live-work units, six townhouses and a café. At the December 7, 2021 Planning Commission meeting, a site plan with a 5 story 206-unit concept was approved with a condition to provide a conceptual cross section of the Right of Way for the alley/street dedication on the south end of the property and a condition to eliminate a waiver for the residential courtyard encroachment into the seven-foot US 1 easement with only landscaping being allowed.

The 5 story, 206-unit plan approved by the Planning Commission required Village Council approval to allow a five-story building. However, the applicant decided not to proceed with the waiver and reduced the project to 4 story buildings with 181 units including four commercial units in addition to the café. This modified Site Plan was denied by the Planning Commission at its September 6, 2022 meeting. The applicant appealed the Planning Commission's denial to the Village Council. The appeal was heard by the Village Council and denied.

Request

The current petition is for Site Plan and Appearance Review approval for 147 dwelling units, including 29 workforce dwelling units, and 1,978 square feet of restaurant to be constructed on the subject 4.09-acre site. Landscape buffers will be provided on all perimeters of the site. Access will

be provided on both Yacht Club Drive and U.S. Highway 1. The applicant has provided architectural elevations, which show a maximum building height of 46'8", and provided exterior materials that present a high-quality appearance, designed with the same architectural style and decorative elements on all sides. The colors are compatible with the general character of the area. The proposed height and scale of the buildings is consistent with renderings in the Master Plan for the Yacht Club Drive area.

Waivers

Requirements for Waiver Approval:

The request is for Site Plan and Appearance approval with six waivers. The C-MU Zoning District regulations allow the Planning Commission to grant waivers to certain development standards without the need for Village Council approval. The intent of allowing waivers in a site plan is similar to the same allowance within Planned Unit Developments, namely, to allow flexibility in design in exchange for better outcomes. Section 45-51.1 of the Village Code states as follows: "In the C-MU and C-NB zoning districts, waivers may be requested from certain regulations in this Code. An applicant requesting a waiver shall demonstrate that the waiver provides a public benefit, including, by way of example, high-quality architectural design, pedestrian amenities, no cost dedication of rights-of-way, construction of public parking, public art or other improvements adjacent to the property, preservation of environmentally-sensitive lands, provision of public parks and/or open spaces, or mixed uses which reduce impacts on village services."

The proposed project provides several features which could be considered a "public benefit." The project also includes significant pedestrian amenities, including a new bench and seating area for the Palm Tran bus stop at the US-1 and Yacht Club Drive intersection, and undergrounding of utilities. The Planning Commission and Village Council may also determine that the project provides public benefit by producing high-quality architectural design relative to the remainder of the US-1 corridor.

Analysis of Waivers Requested:

The applicant is requesting six waivers from code provisions in the table and further described in detail below:

WAIVER #	CODE SECTION	REQUIREMENT	PROPOSED	WAIVER
W.1	45-31.D.2, Table 4 Building Frontage: Storefront	Build-to zone: 5' max.	Yacht Club Drive: 12' max. U.S. Highway 1: 9' max.	Yacht Club Drive: **7' INCREASE** U.S. Highway 1: **4' INCREASE**
		Building Frontage: 60% min.	Yacht Club Drive: 57% Percentage of façade within the proposed build-to-zone	Yacht Club Dr: **3% REDUCTION** To allow percentage to be based on portion of façade

				located within the proposed build-to-zone
		Door Recess: 5' Max.	Yacht Club Drive: 6.5' U.S. Highway 1: 6.5'	Yacht Club Drive: **1.5' INCREASE** U.S. Highway 1: **1.5' INCREASE**
		Cumulative Storefront Width: 70% min.	Yacht Club Drive: 53%	Yacht Club Drive: **17% REDUCTION**
		Transparency Ground: 70% min. Upper: 40% min.	Bldg. A North: 36% /26% Bldg. A West:65%/ 31% Bldg. B West:30%/ 31% Bldg. C West: 29% / 30%	34%/ 14% REDUCTION 5% / 9% REDUCTION 40% /9% REDUCTION 41% /11% REDUCTION
W2.	6.115.C.2. Building Wall Signs	C. Maximum sign area of five (5) percent of the facade area if the front building setback is twenty-five (25) feet minimum.	**Sign Type 2 – Tenant Sign:** Maximum sign area of five (5) percent of the façade area with a front building setback of 0' due to Code required build-to-zones.	Removal of 25' Setback requirement.

The Applicant has provided detailed explanations for why the requested waivers are consistent with the waiver standards enumerated within Section 45-51 of the Village Code of Ordinances. This information can be found in the applicant's justification statement.

Staff is supportive of the requested waivers. This is the first project to come forward utilizing the Village's relatively new C-MU code. The form-based code has many prescriptive code provisions that attempt to shape the form of buildings on a site. The applicant has come very close to meeting these provisions.

The design-related aspects of the five waivers from Section 45-31(D)(2)(Table 4) of the Village Code are intended to bring the building closer to the street and create a pedestrian friendly design at the street level. Due to the project not being entirely commercial on the first floor along US-1, minor deviations are needed from the storefront design standards. The waiver from Section 6-115(C)(2) of the Village Code relates to signage. When the C-MU code was adopted, a companion signage section to complement the new code was not created. The Village will eventually need to adopt new signage provisions within its code to accommodate the type of signage requests that are needed within the C-MU code. For instance, the building wall sign allowance in Section 6.115(C)(2) requires a building to be setback 25 feet in order to be granted the allowable sign area, but the C-MU code requires buildings to be located closer to the property line than 25 feet.

Density and Workforce Housing

The allowable residential density for mixed use projects in commercial mixed use zoning districts is 24 dwelling units with the ability to receive up to 36 units per acre with a Workforce

Housing Density bonus. The proposed mix for the project is 78 one-bedroom units, 69 two-bedroom units for a total unit count of 147 units. The proposed 147 units divided by the 4.09 acres of land provides a density of 35.94 which is below the maximum of 36 units.

Of the 49 bonus units, 50% must fall into any of the 4 Workforce Housing income categories (low, mod1, mod 2, middle). Thus, 25 Workforce Housing units are required to classified within the Workforce Housing income categories. Further, no more than 50% of Workforce Housing bonus units can be in the Middle (120%-140%) category which means a maximum of 13 units can be placed in the 120%-140% category. Of the 25 Workforce Housing units required, 15 will be 1-bedroom units while the remaining 10 will be 2-bedroom units. The applicant is proposing to provide the Workforce Housing on-site. The income restricted Workforce Housing units will remain in place for thirty (30) years which will be reflected in a recorded deed restriction. The applicant agrees to contract with a third-party administrator to ensure that all the income restrictions are being followed and to report to the Village on a regular basis as outlined in the conditions of approval. The Planning Commission previously voted to add a condition requiring that rental units are leased for a minimum of one year and prohibiting sub-leasing.

On June, 14, 2023, the Development Review Committee reviewed this petition and reviewed two resubmittals in July and August and recommended approval.

Development Review Committee Comments:

Planning and Zoning.:	Incorporated into the staff report.
Traffic Engineering	Incorporated into the staff report
Civil Engineering	Incorporated into the staff report
Building Division:	Incorporated into the staff report.
Fire Rescue Department:	Incorporated into the staff report
Public Works Department:	Incorporated into the staff report.
Police Department	No comments.

Other Agencies:

PBC Traffic Division:	Project meets traffic performance standards.
Seacoast Water Utilities:	Service is available and no major issues with the proposed water and sewer configuration.
MPO / Palm Tran:	Sufficient mass transit capacity exists to serve the project and an agreement has been reached to keep the existing Palm Tran Bus Stop Pole.
SFWMD:	No objections but a permit will be required.

Standards and Staff Findings:

1. Minimum Lot Requirements: Project lot area of 4.09

2. Height Restrictions:	The maximum building height of 46'8"' **does not exceed** the maximum allowable height of 46'8" (four stories).
3. Off-Street Parking and Loading:	The 234 parking spaces provided **exceeds** the minimum Code requirement of 204 spaces.
4.Landscaping:	The landscaping plan **complies** with the landscape requirements of the Code.
5. Sign Regulations:	Permits **shall be obtained** prior to installation of any signs.
6. Utilities:	The proposed water, sanitary sewer, and drainage systems **will meet** Code requirements subject to final permitting.
7. Concurrency Considerations:	Project traffic **meets** traffic concurrency. Water and sewer service and capacities **are available** to serve the site.
8. Comprehensive Plan Considerations:	The proposed use **is consistent** with the US 1 Mixed Use Zoning District.
9. Color Scheme:	The color of the buildings **shall be** in accord with the site and development plans submitted.

VII. Staff Recommendation:

Approval of P&Z#2020-2238 with the following conditions:

A. The most stringent requirements of Exhibit "A" Development Review Committee Report and Recommendation dated August 24, 2023, and strict compliance with the Exhibits listed below, which are attached hereto and made part hereof as Exhibit "B":

(1) Preliminary Site Plan dated August 18, 2023 (PSP-1)
(2) Regulating Plan dated August 18, 2023 and May 6, 2023 (RP-1-5)
(3) Tree Disposition Plan dated September 1, 2023 (TD-1 – 2)
(4) Landscaping Plan dated September 1, 2023 (LP-1- 6)
(5) Autoturn Analysis stamp-dated June 12, 2023
(6) Conceptual Paving and Drainage Plan dated June 27, 2022 (Sheet 1-3)

B. If any significant archeological resources are found on site during development and construction, the Applicant shall notify Village Staff and follow the procedures outlined in Section 21-104 of the Village Code of Ordinances. (Planning and Zoning)

C. The Property shall be platted with the proposed access easements, utility easements and the dedication of right-of-way to the Village, and the plat shall be approved by the Village Council and recorded in the public records prior to the issuance of a certificate of occupancy. (Planning and Zoning)

D. Prior to the issuance of the first infrastructure permit, the Applicant shall provide the Village with a performance bond, letter of credit, escrow agreement or other acceptable surety agreement in a form approved by the Village Attorney and in an amount approved by the Community Development Director to ensure completion of on-site roadway, drainage, and utility improvements. As improvements are completed and accepted by the Village, the amount of the performance bond, letter of credit, escrow agreement or other acceptable surety may be reduced by a proportionate amount as determined by the Village Manager in consultation with the Community Development Director when requested by the Applicant. (Planning and Zoning)

E. Prior to the first certificate of occupancy, the Applicant shall provide the Village with a recorded deed restriction, in a form approved by the Village Attorney and executed by the Village, against the subject property stating that all Workforce Housing Units will remain Workforce Housing Units for thirty (30) years from the recording of the deed restriction. Should the applicant decide to convert the Workforce Housing Units from rental to condominium or vice versa, then a new deed restriction, in a form approved by the Village Attorney and executed by the Village, must be recorded and the thirty (30) year restriction starts over to year one. (Planning and Zoning)

F. Prior to the first certificate of occupancy, the Applicant shall provide rental rates and a breakdown of workforce housing units for review and approval by the Community Development Department and the Village Attorney. The workforce housing units shall be consistent with Policy 1.B.2 of the Comprehensive Plan. The Applicant shall submit the rental rates and a breakdown of workforce housing units for review and approval by the Community Development Department on or before the first of each month starting with the month after the Village issues the first certificate of occupancy. (Planning and Zoning)

G. A permit shall be obtained from Seacoast Utility Authority prior to the first infrastructure permit. (Planning and Zoning)

H. No parking signs shall be added along the alley in the transportation easement prior to issuance of the first certificate of occupancy. (Public Works)

I. All infrastructure, including but not limited to fire hydrants, street lights, storm drains, etc., proposed on the approved site plan shall be maintained by the Property Owner. Fire hydrants shall be installed, tested and in service prior to construction, and a stabilized fire department access road shall be installed and maintained prior to and throughout construction. (Fire and Planning and Zoning)

J. The commercial space adjacent to the one pedestrian plaza is intended to attract the general public to the area. The commercial space shall provide services, entertainment, and/or retail sales for the general public. The commercial space adjacent to the pedestrian plaza shall not be used for non-service-related office space. Permitted uses will be reviewed and approved by the Village Manager and the Community Development Director. (Planning and Zoning)

K. Permits from the South Florida Water Management District and the Village of North Palm Beach, as required, for the storm water management system must be obtained prior to the issuance of building permits. (Engineering and Planning and Zoning)

L. A driveway connection and/or right-of-way construction permit from the Florida Department of Transportation must be obtained prior to issuance of a building permit if applicable. (Engineering and Planning and Zoning)

M. Prior to the issuance of building permits, drainage calculations must be provided demonstrating that the required water quality and quantity volumes needed for the site can be met. Standard exfiltration trench calculation, drainage pipe sizing calculations, and flood routing calculations for the appropriate storm events must also be included. (Engineering and Planning and Zoning)

N. Permits from the Health Department for the water and sewer system must be obtained prior to approval of building permits. (Engineering and Planning and Zoning)

O. All roof top equipment shall be screened on all four sides consistent with the architecture of the building; no equipment shall be taller than the proposed screening. All ground mounted mechanical equipment (air conditioning, backflow preventer, etc.) shall be screened on all four sides; no equipment shall be taller than the proposed screening. (Planning and Zoning)

P. In accord with the requirements of the National Pollution Discharge Elimination System (NPDES), a Storm Water Pollution Prevention Plan, Owner/Operator Certification, and Notice of Intent shall be submitted and accepted by the Village prior to the issuance of building permits. (Building and Public Works)

Q. A site clearing and tree removal permit shall be required prior to any clearing activities on site. This permit shall demonstrate protection of existing trees to remain. Additions to the landscaping plan may be necessary to meet Code requirements if existing material to remain is unsuitable for buffer purposes. (Planning and Zoning)

R. All new utilities shall be provided underground. Appurtenances to these systems which require above-ground installation must be effectively screened from view. All utilities and services to the site shall be provided by entities holding valid franchise agreements

with the Village. (Engineering and Planning and Zoning)

S. All existing trees shown to remain on the approved landscape plans shall be maintained in perpetuity. In the event they should die, they shall be replaced with like species of a size and quantity. If the oak trees do not survive relocation or preservation, they shall be replaced with oaks that are the largest caliper reasonably available from local nurseries. (Planning and Zoning)

T. In accord with the determination of compliance with the Traffic Performance Standards by Palm Beach County Engineering, no building permits shall be issued after the build-out date of December 31, 2027, unless a revised traffic study with a later build-out date has been approved by the County and a copy of the approval provided to the Village of North Palm Beach. (Planning and Zoning)

U. All conditions as outlined in the Florida Department of Transportation Pre-Application Letter shall be met prior to issuance of building permits. (Planning and Zoning)

V. Prior to issuance of the first building permit for vertical construction, the Applicant shall revise plans to provide details of lighting fixtures that utilize dark-sky friendly techniques where feasible. (Planning and Zoning)

W. The dumpster enclosure walls shall match the finish, color and design elements of the building walls and trim. At a minimum, the dumpster enclosure gates shall be solid 3/4" deep galvanized corrugated 22-gauge steel matching the building color. (Planning and Zoning)

X. A bicycle rack accommodating a minimum of 4 bikes shall be provided. (Planning and Zoning)

Y. The Property Owner shall host a minimum of 6 farmer's market or food truck events per year. If the required number of monthly events is not held by the property owner, the Village shall be granted ability to provide one event, once per month, in coordination with the Property Owner. All such events shall be open to the public. (Leisure Services)

Z. No outdoor speakers shall be permitted. (Planning and Zoning)

AA. Approval for the outdoor seating area must be obtained through an Outdoor Seating Permit or through a Site Plan Amendment whichever process is approved by the Village Council. (Planning and Zoning)

BB. The site plan shall be revised as necessary to reflect all conditions of approval and re-submitted prior to the issuance of building permits. (Planning and Zoning).

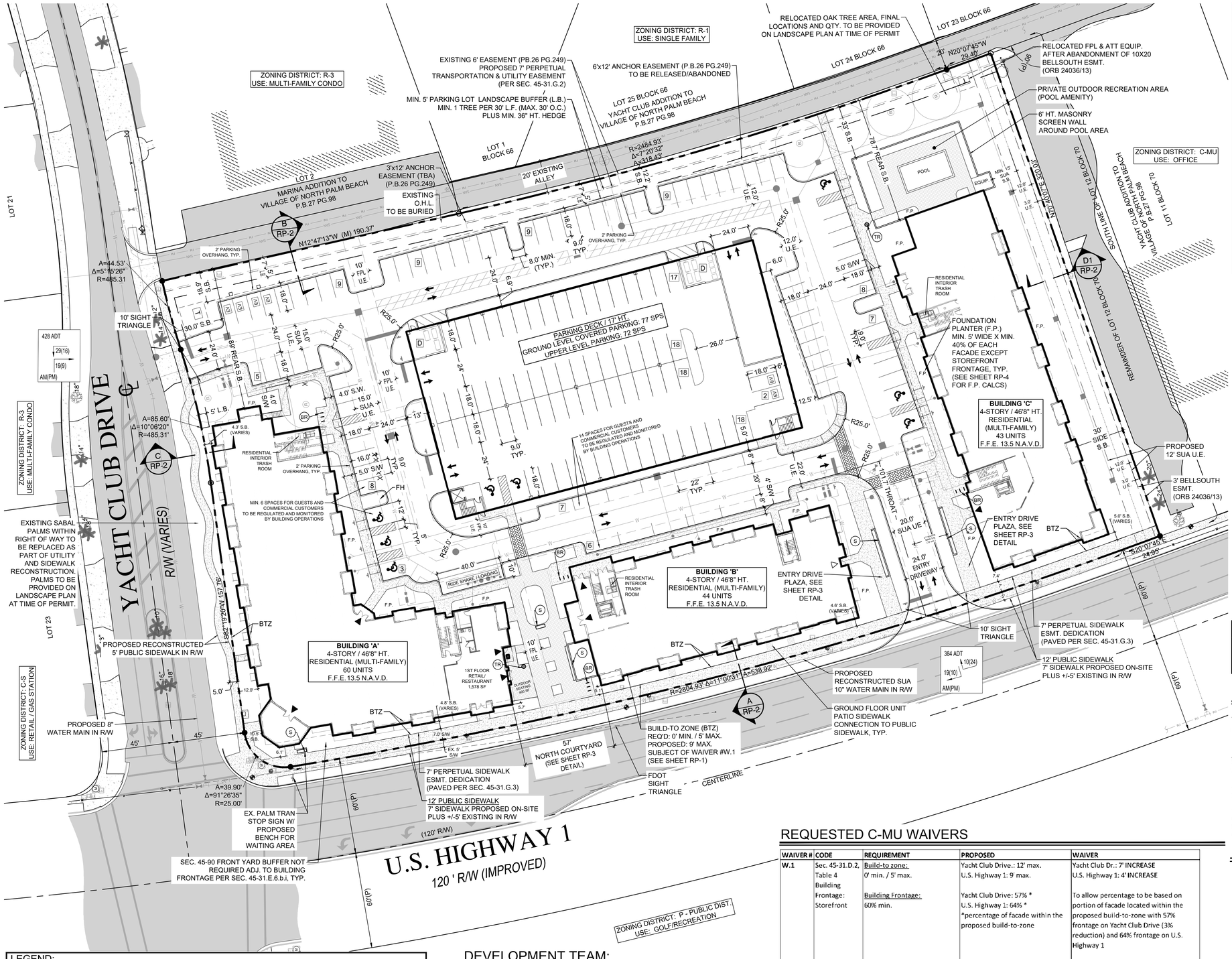
CC. Any deviations to the approved site plan shall be governed by Section 6-59(4) of the Village Code of Ordinances. (Planning and Zoning)

DD. Non-compliance with any of the conditions of approval will result in the Village withholding the issuance of any building permits or any Certificates of Occupancy. (Planning and Building)

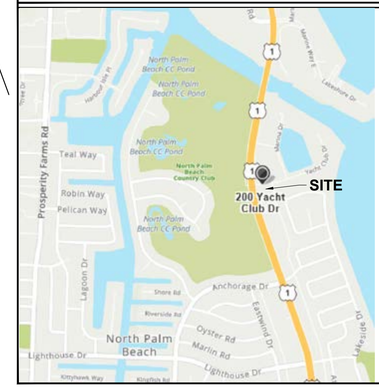
EE. The conditions of approval shall be binding on the Applicant and its successors in interest and assigns and a violation of such conditions shall constitute a violation of the Village Code of Ordinances and may be enforced by the Village as set forth in Article VI, Chapter 2 of the Village Code or as otherwise authorized by law. (Planning and Zoning)

FF. All advertisements and legal addresses on insurance policies and business correspondence shall clearly state that the project is located within the "Village of North Palm Beach." (Planning and Zoning)

PLANNING COMMISSION ACTION– October 3, 2023



LOCATION MAP



SITE DATA:

LAND USE DESIGNATION:	COMMERCIAL
ZONING DISTRICT:	C-MU / US-1 MIXED USE DISTRICT
PROPERTY CONTROL NUMBER(S):	68-43-42-09-02-000-0010 68-43-42-09-01-070-0140 68-43-42-09-01-070-0121
EXISTING USE:	VACANT COMMERCIAL
PROPOSED USES:	RESIDENTIAL DWELLING - MULTI-FAMILY RENTAL (PERMITTED) BUSINESS STORES & SERVICES, GENERAL (PERMITTED) RESTAURANT (PERMITTED)
GROSS SITE AREA:	4.09 AC. / 178,413 SF
MAX. DENSITY PERMITTED:	24 DU/AC BY RIGHT, UP TO 36 DU/AC WITH WORKFORCE HOUSING DENSITY BONUS
DENSITY PROPOSED:	36 DU/AC / 147 UNITS WITH WORKFORCE HOUSING DENSITY BONUS
1-BEDROOM =	78 UNITS
2-BEDROOM =	69 UNITS
TOTAL =	147 UNITS

BUILDING HEIGHT (SEC. 45-31): 4 STORIES / 46'8" HT.
Note: The maximum height of a building in feet is controlled by the maximum ceiling heights for individual stories, as provided in subsection 45-31.E.5.

PUBLIC USE AREA (SEC. 36-23): MIN. 0.20 AC. / 5%
SEE SHEET RP-3 PUA DIAGRAM FOR LOCATION

Concurrency Summary

MULTI-FAMILY RESIDENTIAL	147 UNITS
RESTAURANT	1,978 SF*
* INCLUDES OUTDOOR DINING AREA	

PARKING DATA:

PARKING REQUIRED	**204 SPACES**
MULTI-FAMILY RESIDENTIAL: 1.25 / UNIT @ 147 UNITS = 184 SPACES	
RESTAURANT: 10 PER 1,000 SF @ 1,978 SF (1,578 SF plus 400 SF patio) = 20 SPACES	
PARKING PROVIDED	**234 SPACES ***
SURFACE PARKING:	162 SPS. (90 SPS. COVERED / 72 SPS UNCOVERED)
UPPER LEVEL PARKING DECK:	72 SPS

ACCESSIBLE PARKING : 8 SPS. (12' x 18')
(INCLUDED IN PARKING PROVIDED COUNT ABOVE, FOR 201-300 SPACES PROVIDED)

** NOTE: A MINIMUM OF SIX (6) OF THE PROVIDED PARKING SPACES SHALL BE FOR ELECTRIC VEHICLE (EV) CHARGING STATIONS. 4 EV SPACES ARE PROVIDED IN THE UNCOVERED PARKING AREA AND 2 EV SPACES ARE PROVIDED IN THE COVERED PARKING AREA.*

Notes

1. Base information based on survey prepared by Brown & Phillips, Inc. with title commitment dated October 2020.
2. Prior to construction, all utility locations to be verified to ensure that landscape material does not conflict with utilities.
3. All stop bars shall be setback 4' in advance of pedestrian crosswalks.
4. All accessible paved routes shall not exceed a 20:1 slope.
5. Locations of all proposed traffic signage shall be established by the engineer of record.
6. Curbing details to be shown on engineering construction plans.
7. Surrounding property information shown for informational purposes only.
8. Handicap parking signs shall be placed behind the sidewalk in areas where sidewalk abuts the stall.

REQUESTED C-MU WAIVERS

WAIVER #	CODE	REQUIREMENT	PROPOSED	WAIVER
W.1	Sec. 45-31.D.2, Table 4 Building Frontage: Storefront	Build-to zone: 0' min. / 5' max. Building Frontage: 60% min. Door Recess: 5' Max. Cumulative Storefront Width: 70% of building frontage min. Transparency Ground: 70% min. Upper: 40% min.	Yacht Club Drive.: 12' max. U.S. Highway 1: 9' max. Yacht Club Drive: 57% * U.S. Highway 1: 64% * *percentage of facade within the proposed build-to-zone Yacht Club Drive: 6.5' US Highway 1: 6.5' Yacht Club Drive: 53% Bldg. A North: 36% / 26% Bldg. A West: 65% / 31% Bldg. B West: 30% / 31% Bldg. C West: 29% / 30%	Yacht Club Dr.: 7' INCREASE U.S. Highway 1: 4' INCREASE To allow percentage to be based on portion of facade located within the proposed build-to-zone with 57% frontage on Yacht Club Drive (3% reduction) and 64% frontage on U.S. Highway 1 Yacht Club Drive: 1.5' INCREASE U.S. Highway 1: 1.5' INCREASE Yacht Club Drive: 17% REDUCTION 34% / 14% REDUCTION 5% / 9% REDUCTION 40% / 9% REDUCTION 41% / 11% REDUCTION
W.2	6.115.C.2 Building Wall Signs	C. Maximum sign area of five (5) percent of the facade area if the front building setback is twenty-five (25) feet minimum.	**Sign Type 2 – Tenant Sign**: Maximum sign area of five (5) percent of the façade area with a front building setback of 0' due to code-required build-to-zones.	Removal of 25' Setback requirement.

LEGEND:

AC. = ACRE(S)
BTZ = BUILD TO ZONE SEE SHEET RP-1 BUILDING FRONTAGE DIAGRAM
EX. = EXISTING
FH = FIRE HYDRANT (REFER TO CIVIL PLAN)
PKG. = PARKING
R/W = RIGHT OF WAY
S.B. = SETBACK
S/W = SIDEWALK
T = POSSIBLE ELEC. TRANSFORMER LOCATION
T.B.A. = TO BE ABANDONED OR RELEASED
U.E. = UTILITY EASEMENT
EV = PROPOSED ELECTRIC VEHICLE CHARGING SPACE

(D) ENCLOSED REFUSE STORAGE ROOM FOR TRASH/RECYCLING DUMPSTERS (SEE DETAIL SHEET RP-2)
(TR) PRELIMINARY SITE FURNISHING - TRASH RECEPTACLE
= EXISTING CONCRETE POWER OR LIGHT POLE
= INDICATES PRIMARY PEDESTRIAN ENTRANCE
= PRELIMINARY BENCH / PUBLIC SEATING LOCATION.
(BR) = BIKE RACK, BIKE PARKING AREA SEE DETAIL SHEET RP-2
= PROPOSED STOP SIGN/BAR
(R) = PROPOSED RELOCATED TREE LOCATION (6 EXISTING OAKS), DISPOSITION TO BE FINALIZED AT TIME OF LANDSCAPE PLAN PERMIT REVIEW.

DEVELOPMENT TEAM:

ARCHITECT: SpinaOrourke + Partners, 285 Banyan Blvd. West Palm Beach, FL 33401, 561.684.6844

LANDSCAPE ARCHITECT/ PLANNER: Urban Design Studio, 610 Clematis St. Ste. CU02 West Palm Beach, Florida 33401, 561.366.1100

CIVIL & TRAFFIC ENGINEER: Simmons & White, Inc. 2581 Metrocentre Blvd., Suite 3 West Palm Beach, FL 33407 561.478.7848

SURVEYOR: Brown & Phillips, Inc. 1800 Old Okeechobee Rd., Ste. 509 West Palm Beach, FL 33409 561.615.3988

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200 YACHT CLUB DRIVE
MIXED-USE RESIDENTIAL
North Palm Beach, Florida
PRELIMINARY SITE PLAN

NORTH
0 15' 30' 60'
Scale: 1" = 30'-0"

Date:	OCTOBER 2020
Project No.:	20-013.000
Designed By:	MLC
Drawn By:	MLC
Checked By:	KT

Revision Dates:
2023.05.03: REVISED SPR SUBMITTAL
2023.06.30: SPR Resubmittal #1
2023.08.18: SPR Resubmittal #2

PSP-1
of 1

YACHT CLUB DRIVE (314.5' LOT WIDTH)
TOTAL BUILDING FRONTAGE: REQ'D 60% OF LOT WIDTH (MIN. 189') | PROPOSED 57% (179')
TOTAL CUMULATIVE STOREFRONT WIDTH: REQ'D 70% (OF BLDG. FRONTAGE MIN.) | PROPOSED: 53% (100') *

NORTH FACADE = 196'
BLDG. FRONTAGE (PORTION W/I 12' B.T.Z.) = 179'
CUMULATIVE STOREFRONT WIDTH: 100'

BUILD-TO-ZONE
REQUIRED: 0' MIN. / 5' MAX.
PROPOSED: VARIES 7' TO 12' MAX.
*

BUILD-TO-ZONE
REQUIRED: 0' MIN. / 5' MAX.
PROPOSED: 9' MAX.
*

6.5' DOOR
RECESS, TYP.

+ INDICATES STOREFRONT
(MIN. 4' DEPTH COVER 100% OF BLDG. 'A' U.S.
FRONTAGE FACADE)

WEST FACADE = 156'
BLDG. FRONTAGE (PORTION W/I 9' B.T.Z.) = 131'
CUMULATIVE STOREFRONT WIDTH = 131'

BUILD-TO-ZONE
REQUIRED: 0' MIN. / 5' MAX.
PROPOSED: 9' MAX.
*

WEST FACADE / BUILDING FRONTAGE = 167'
CUMULATIVE STOREFRONT WIDTH = 84'

7' PERPETUAL
SIDEWALK ESMT.
PER SEC. 45-31.G.3

BUILD-TO-ZONE
REQUIRED: 0' MIN. / 5' MAX.
PROPOSED: 9' MAX.
*

WEST FACADE / BUILDING FRONTAGE = 75'
CUMULATIVE STOREFRONT WIDTH = 31'

7' PERPETUAL
SIDEWALK ESMT.
PER SEC. 45-31.G.3

U.S. HIGHWAY 1 (585.8' LOT WIDTH)
TOTAL BUILDING FRONTAGE: REQ'D 60% OF LOT WIDTH (MIN. 352') | PROPOSED 64% (373')
TOTAL CUMULATIVE STOREFRONT WIDTH: REQ'D MIN. 70% OF BLDG. FRONTAGE | PROPOSED 70% (246')

LEGEND
+ INDICATES OVERHEAD COVER, MIN. 4' DEPTH (COUNTS TOWARDS CUMULATIVE STOREFRONT WIDTH)
* INDICATES SUBJECT OF BUILDING FRONTAGE WAIVER, SEE SP-1 WAIVER TABLE

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200 YACHT CLUB DRIVE
MIXED-USE RESIDENTIAL
North Palm Beach, Florida
BUILDING FRONTAGE COMPLIANCE DIAGRAM

NORTH
0 10' 20' 40'
Scale: 1" = 20'-0"

Date:	October, 2020
Project No.:	20-013.000
Designed By:	
Drawn By:	MLC
Checked By:	

Revision Dates:
2023.05.03: Revised SPR Submittal
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2023.08.18: SPR Resubmittal #2

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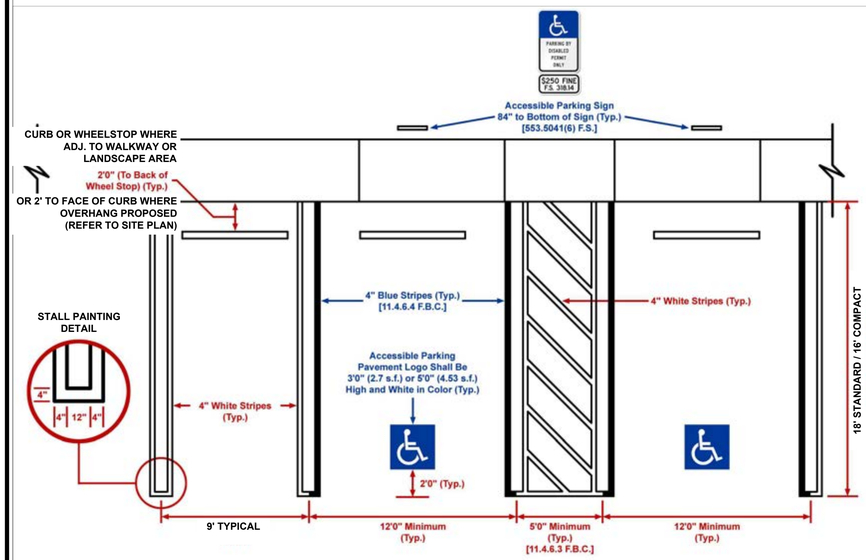
of 5

TYPICAL PARKING SPACE DETAIL

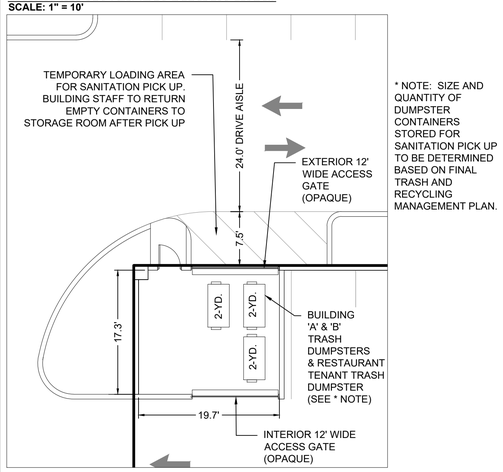
N.T.S.



REFUSE CONTAINER STORAGE & PICK UP DETAIL

NORTH ENCLOSED REFUSE STORAGE ROOM

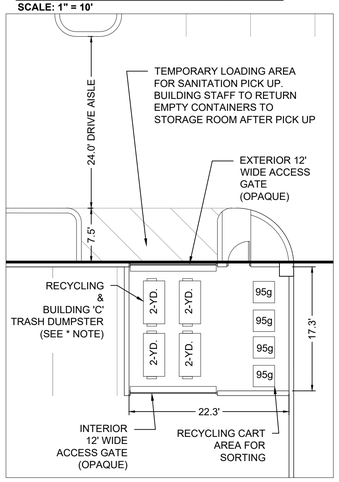
SCALE: 1" = 10'



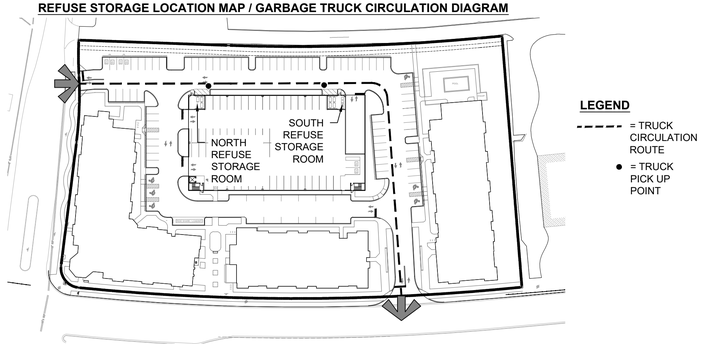
* NOTE: SIZE AND QUANTITY OF DUMPSTER CONTAINERS STORED FOR SANITATION PICK UP TO BE DETERMINED BASED ON FINAL TRASH AND RECYCLING MANAGEMENT PLAN.

SOUTH ENCLOSED REFUSE STORAGE ROOM

SCALE: 1" = 10'



REFUSE STORAGE LOCATION MAP / GARBAGE TRUCK CIRCULATION DIAGRAM

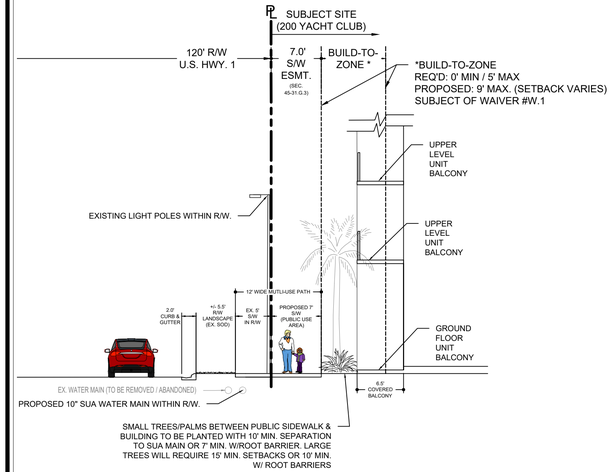


LEGEND

- = TRUCK CIRCULATION ROUTE
- = TRUCK PICK UP POINT

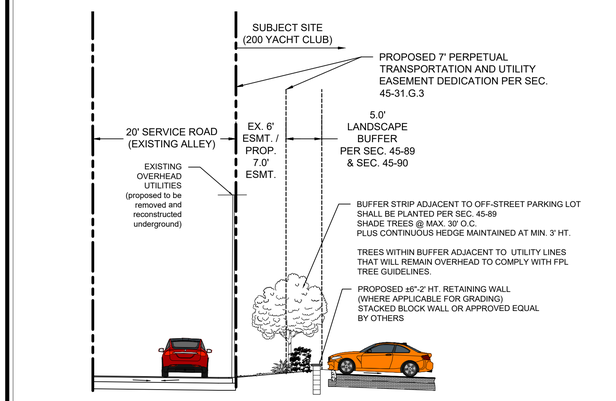
SECTION 'A' - U.S. HIGHWAY 1 FRONTAGE

SCALE: 1" = 10'



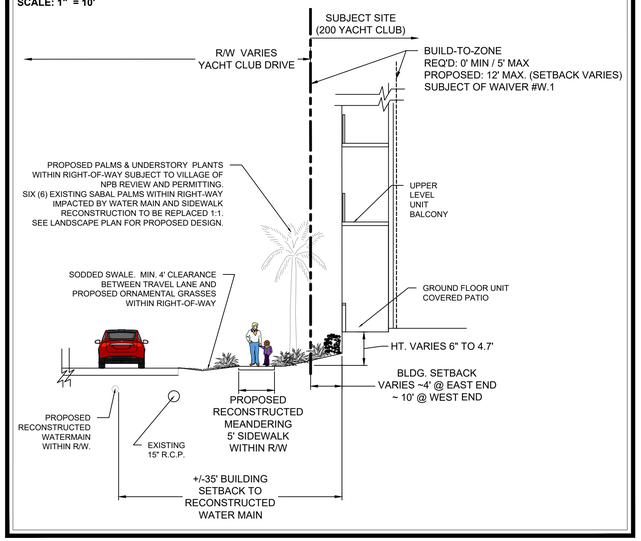
SECTION 'B' - EAST BUFFER

SCALE: 1" = 10'



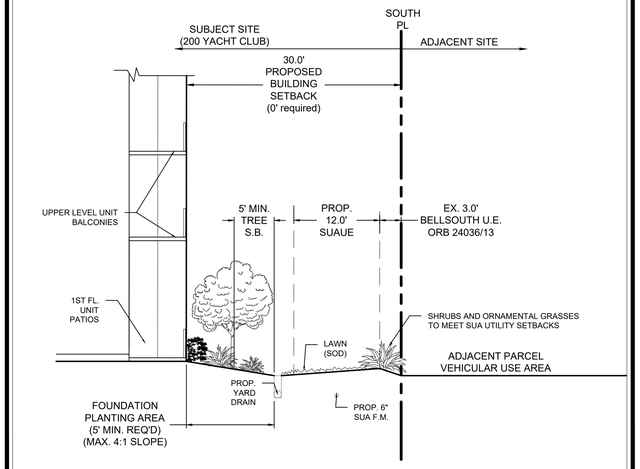
SECTION 'C' - YACHT CLUB DRIVE FRONTAGE

SCALE: 1" = 10'



SECTION 'D1' - SOUTH BUFFER

SCALE: 1" = 10'



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200 YACHT CLUB DRIVE

MIXED-USE RESIDENTIAL

North Palm Beach, Florida

REGULATING PLAN - SITE DETAILS

Date:	October, 2020
Project No.:	20-013.000
Designed By:	MLC
Drawn By:	MLC
Checked By:	

Revision Dates:

2023.05.03: REVISED SPR SUBMITTAL
2023.06.30: SPR Resubmittal #1

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of 5

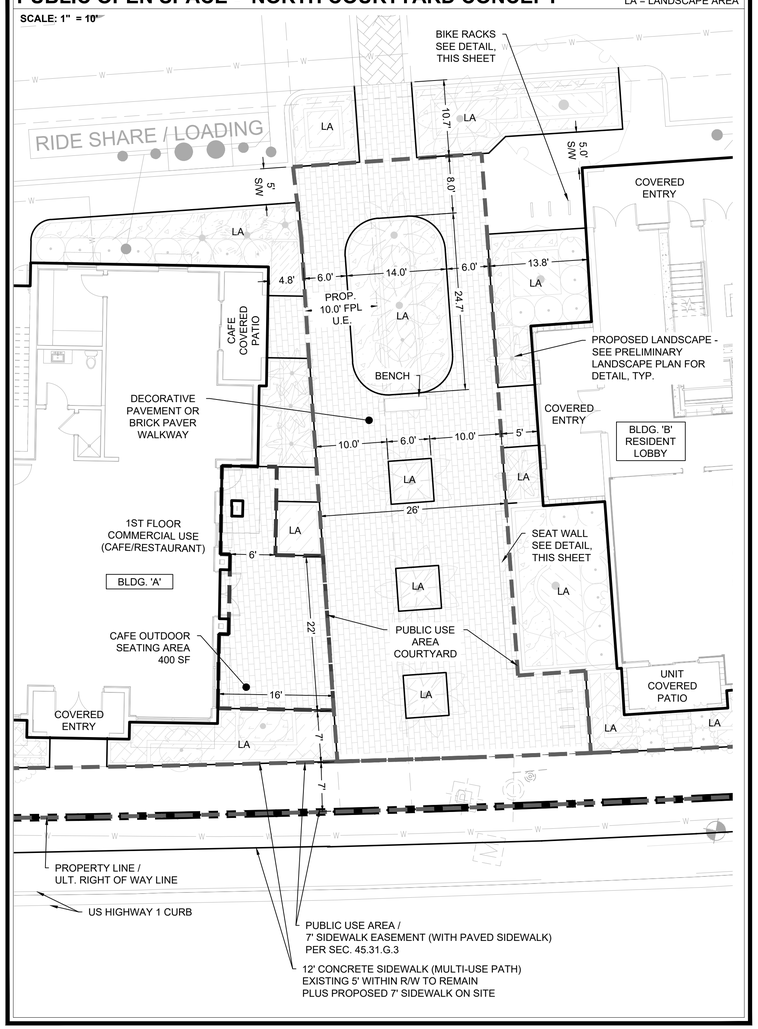
H:\JOBS\Yacht Club Drive_20-013\Robbins NPB LLC_DD_000\Drawings\Site Plan\2023-06-30_REGULATING PLAN_Resubmittal#1.dwg, 6/27/2023 2:39:52 PM, Mcuetara, DWG To PDF.pc3, ARCH full bleed D (24.00 x 36.00 inches), 1:1

Drawing name: H:\JOBS\Yacht Club Drive_20-013\Robbins NPB LLC_DD_000\Drawings\Site Plan\2023-06-30_REGULATING PLAN_Resubmittal#1.dwg

PUBLIC OPEN SPACE - NORTH COURTYARD CONCEPT

LA = LANDSCAPE AREA

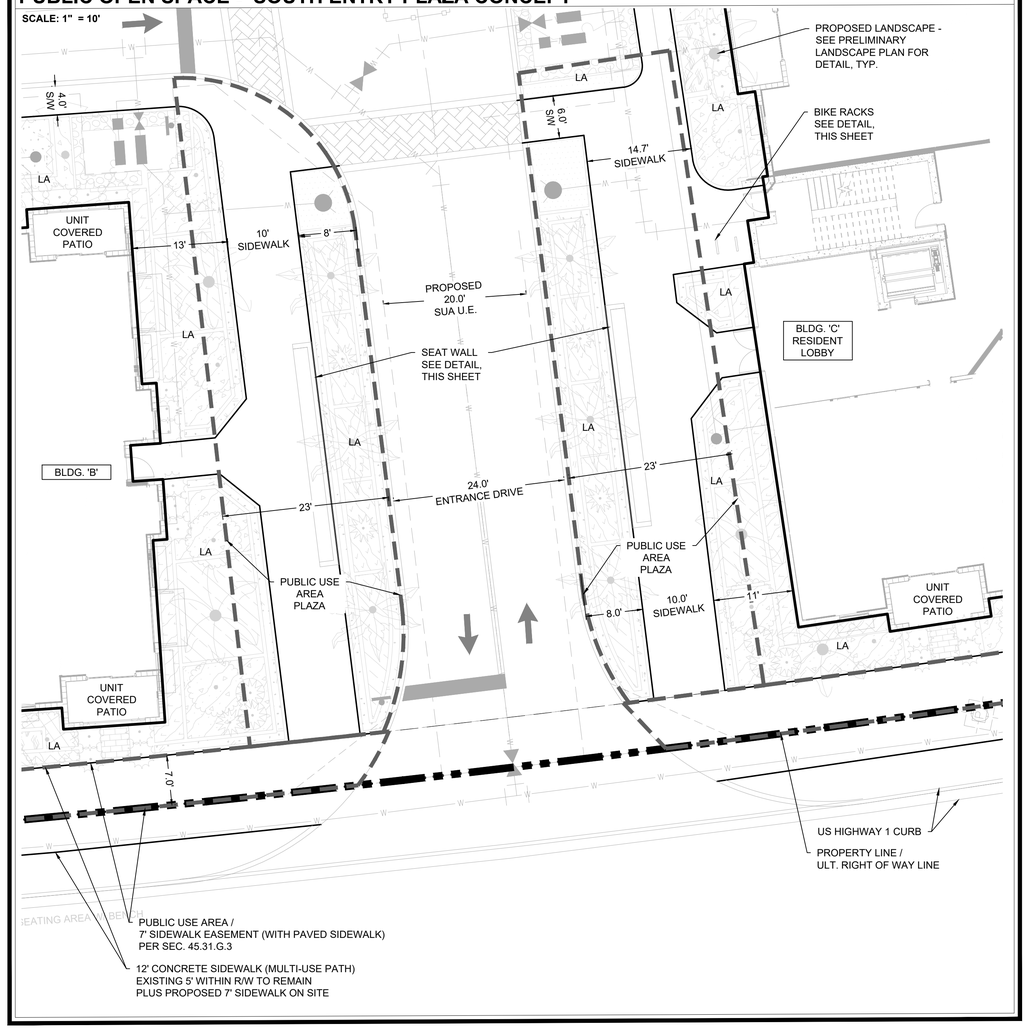
SCALE: 1" = 10'



PUBLIC OPEN SPACE - SOUTH ENTRY PLAZA CONCEPT

LA = LANDSCAPE AREA

SCALE: 1" = 10'



PUBLIC USE AREA LOCATION DIAGRAM

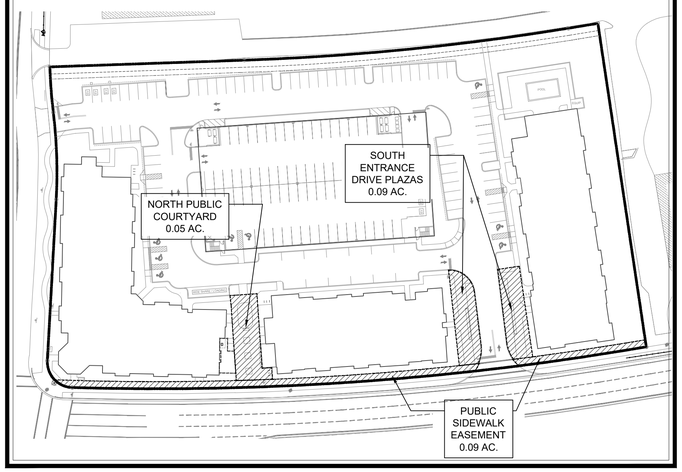
NOT TO SCALE

Requirement:

5% of Gross Land Area, per Sec. 36-23(b)

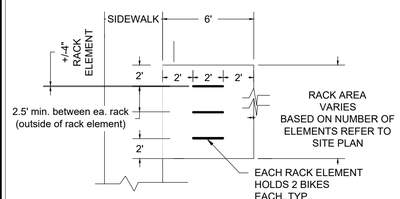
5% x 4.09 Ac. = Min. 0.20 Ac Public Use Area Dedication

PROPOSED PUBLIC USE AREA = 0.23 Ac.



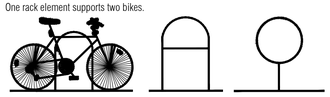
BIKE RACK DETAIL

NOT TO SCALE



TYPICAL BIKE RACK ELEMENT ELEVATIONS

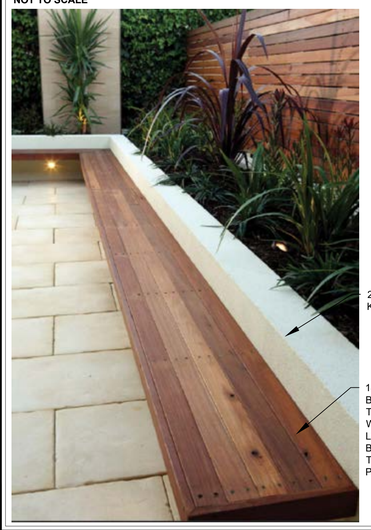
One rack element supports two bikes.



- ELEMENT STYLE CONSISTENT WITH THE ABOVE TYPICAL ELEVATION TO BE SELECTED BY OWNER AT TIME OF BUILDING PERMIT
- BIKE RACK AND RACK AREA DIMENSIONAL CRITERIA BASED ON RECOMMENDATIONS FROM THE ASSOCIATION OF PEDESTRIAN AND BICYCLE PROFESSIONALS (APBP)

SEAT WALL PRECEDENT IMAGE

NOT TO SCALE



FREESTANDING BENCH PRECEDENT IMAGE

NOT TO SCALE

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200 YACHT CLUB DRIVE
MIXED-USE RESIDENTIAL
North Palm Beach, Florida
REGULATING PLAN - COURTYARD DETAILS

Date:	October, 2020
Project No.:	20-013.000
Designed By:	MLC
Drawn By:	MLC
Checked By:	

Revision Dates:

2023.05.03: REVISED SPR SUBMITTAL
2023.06.30: SPR Resubmittal #1

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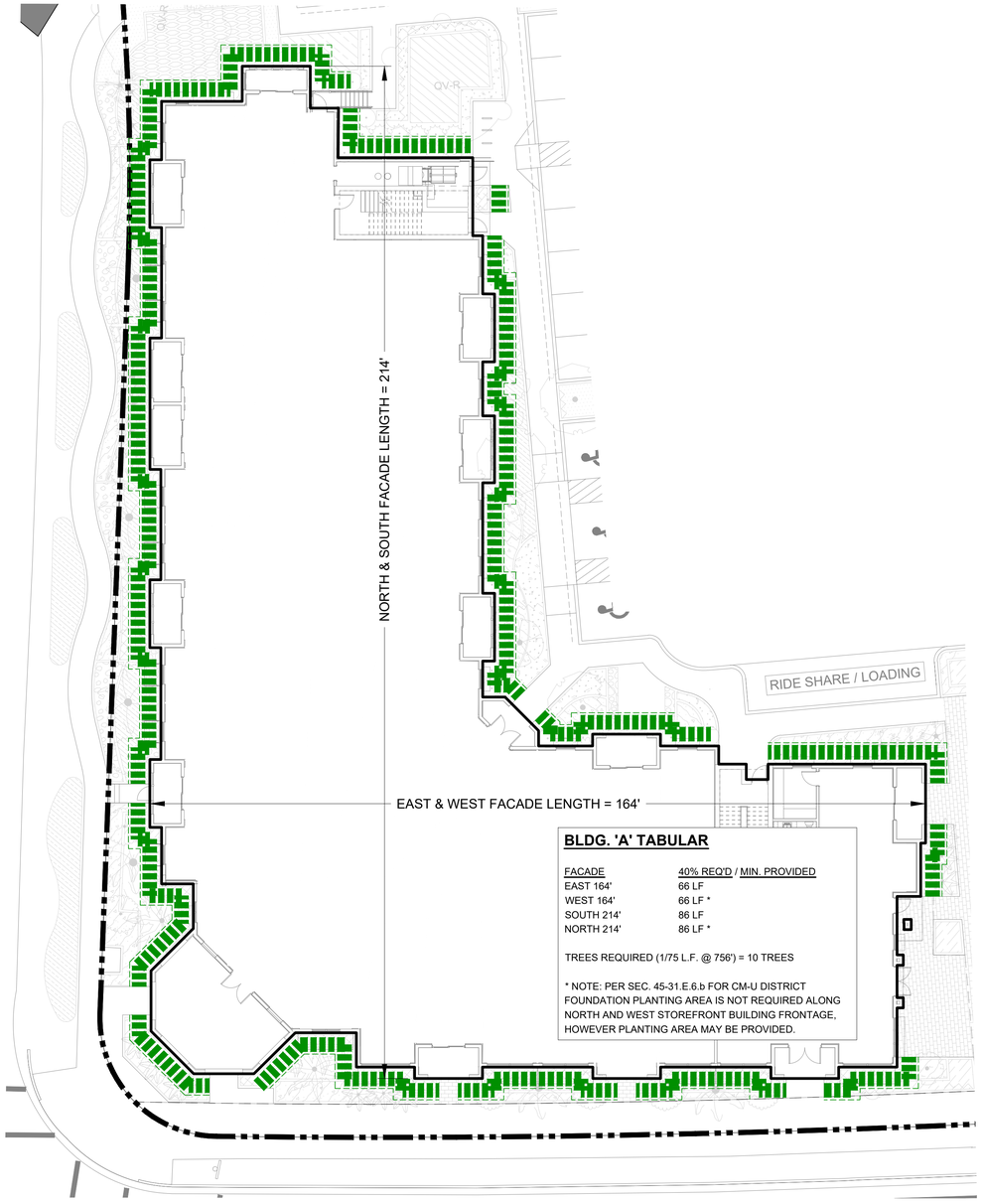
of 5



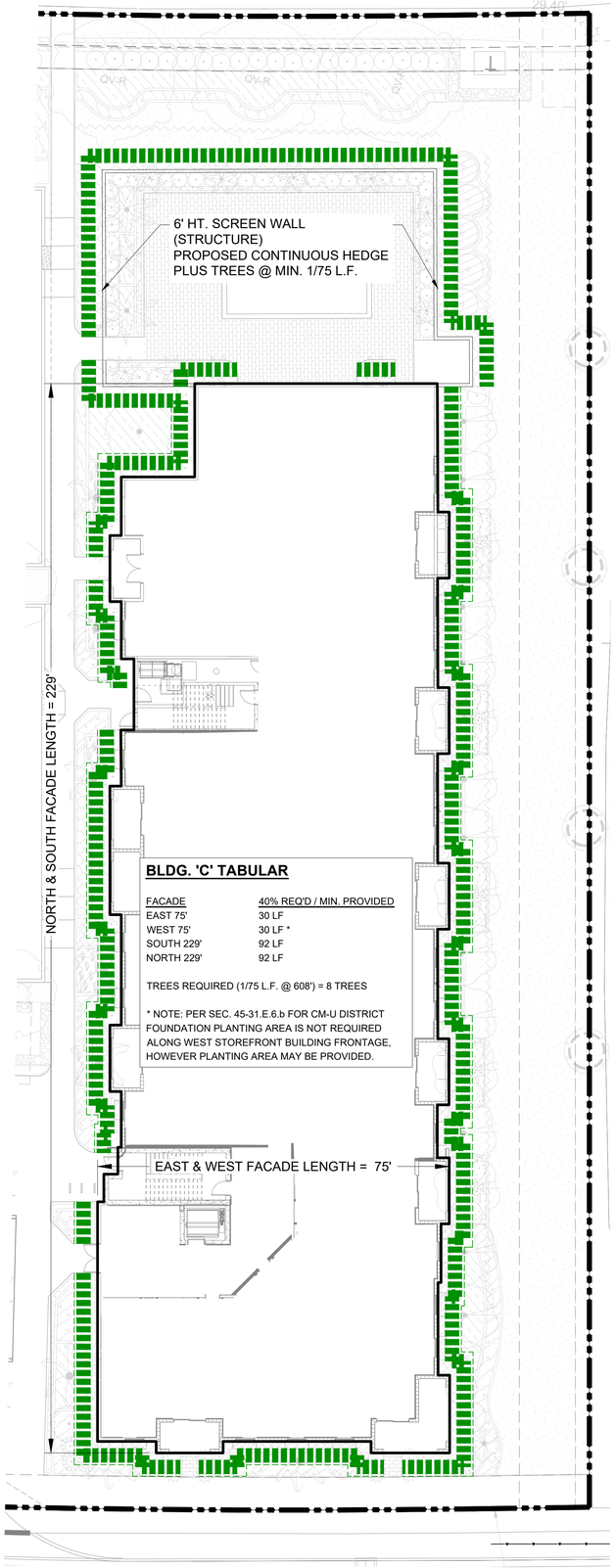
BLDG. 'A' TABULAR

FACADE	40% REQ'D / MIN. PROVIDED
EAST 164'	66 LF
WEST 164'	66 LF *
SOUTH 214'	86 LF
NORTH 214'	86 LF *

TREES REQUIRED (1/75 L.F. @ 756') = 10 TREES

* NOTE: PER SEC. 45-31.E.6.b FOR CM-U DISTRICT FOUNDATION PLANTING AREA IS NOT REQUIRED ALONG NORTH AND WEST STOREFRONT BUILDING FRONTAGE, HOWEVER PLANTING AREA MAY BE PROVIDED.

BUILDING 'A' FOUNDATION PLANTER AREA DIAGRAM



BLDG. 'C' TABULAR

FACADE	40% REQ'D / MIN. PROVIDED
EAST 75'	30 LF
WEST 75'	30 LF *
SOUTH 229'	92 LF
NORTH 229'	92 LF

TREES REQUIRED (1/75 L.F. @ 608') = 8 TREES

* NOTE: PER SEC. 45-31.E.6.b FOR CM-U DISTRICT FOUNDATION PLANTING AREA IS NOT REQUIRED ALONG WEST STOREFRONT BUILDING FRONTAGE, HOWEVER PLANTING AREA MAY BE PROVIDED.

BUILDING 'C' FOUNDATION PLANTER AREA DIAGRAM

LANDSCAPE REQUIREMENTS FOR BASE OF FOUNDATION (PER SEC. 45-91)

- LANDSCAPING REQUIRED WITHIN 5' OF ALL BUILDINGS AND STRUCTURES
- COMBINED LENGTH OF PLANTING: MIN. 40% OF EACH SIDE OF THE STRUCTURE.
- MIN. 1 TREE PER EA. 75 L.F. OF BUILDING PERIMETER, USING A SPECIES SUITABLE FOR THIS LOCATION.
- PER SEC. 45-31.E.6.b FOR CM-U DISTRICT FOUNDATION PLANTING AREA IS NOT REQUIRED FOR BUILDINGS WITH STOREFRONT BUILDING FRONTAGE ALONG US1 AND YACHT CLUB DRIVE, HOWEVER PLANTING AREA MAY BE PROVIDED.

INDICATES LANDSCAPE AREA PROVIDED WITHIN 5' OF THE BUILDING OR STRUCTURE. SEE PRELIMINARY LANDSCAPE PLAN FOR DETAILED PLANTING LAYOUT .

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200 YACHT CLUB DRIVE
MIXED-USE RESIDENTIAL
North Palm Beach, Florida
FOUNDATION PLANTER AREA DIAGRAM

Drawing name: H:\JOBS\Yacht Club Drive_20-013\Robbins NPB LLC_DD_000\Drawings\Site Plan\2023-06-30_REGULATING PLAN_Resubmittal#1.dwg

NORTH

0 7.5' 15' 30'

Scale: 1" = 15'-0"

Date:	October, 2020
Project No.:	20-013.000
Designed By:	MLC
Drawn By:	MLC
Checked By:	

Revision Dates:

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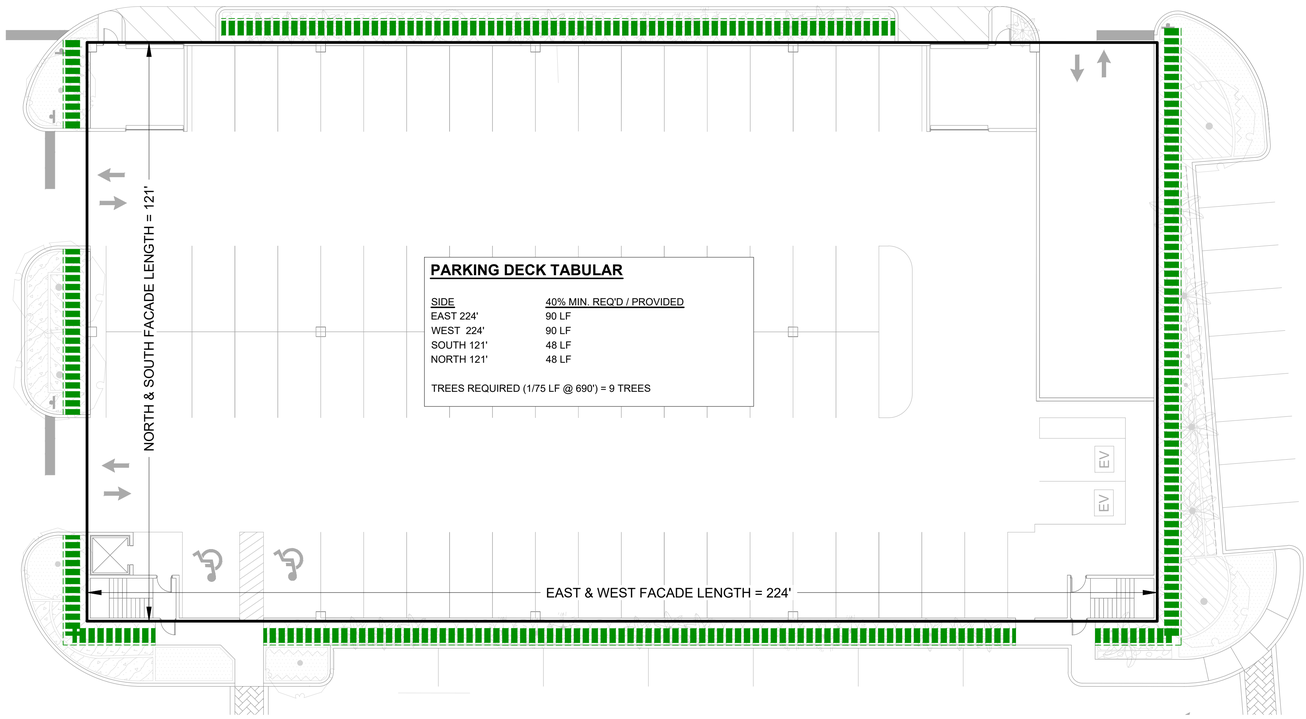
2023.06.30: SPR Resubmittal #1

RP-4
of 5

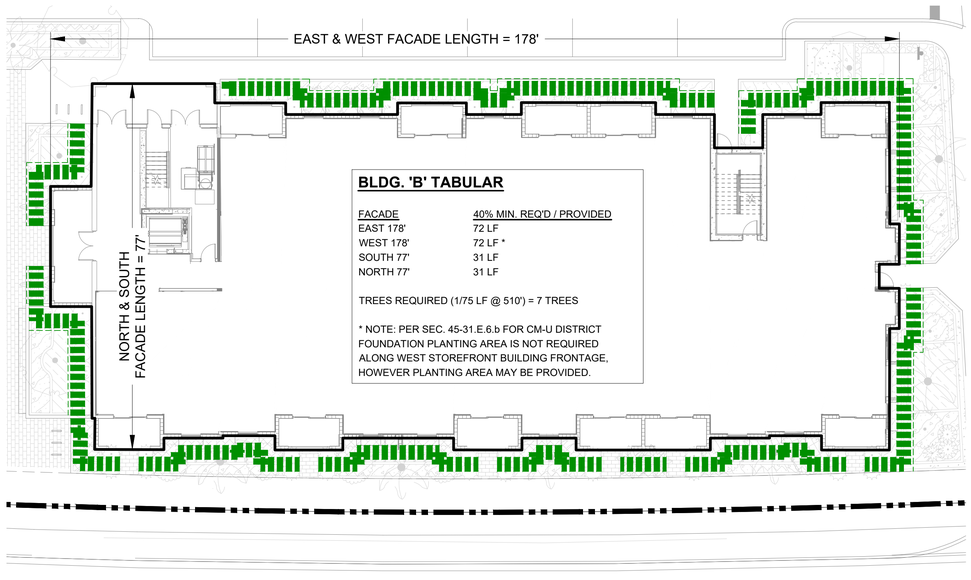


PARKING DECK TABULAR

SIDE	40% MIN. REQ'D / PROVIDED
EAST 224'	90 LF
WEST 224'	90 LF
SOUTH 121'	48 LF
NORTH 121'	48 LF

TREES REQUIRED (1/75 LF @ 690') = 9 TREES

PARKING DECK STRUCTURE FOUNDATION PLANTER AREA DIAGRAM



BLDG. 'B' TABULAR

FACADE	40% MIN. REQ'D / PROVIDED
EAST 178'	72 LF
WEST 178'	72 LF *
SOUTH 77'	31 LF
NORTH 77'	31 LF

TREES REQUIRED (1/75 LF @ 510') = 7 TREES

* NOTE: PER SEC. 45-31.E.6.b FOR CM-U DISTRICT FOUNDATION PLANTING AREA IS NOT REQUIRED ALONG WEST STOREFRONT BUILDING FRONTAGE, HOWEVER PLANTING AREA MAY BE PROVIDED.

BUILDING 'B' FOUNDATION PLANTER AREA DIAGRAM

LANDSCAPE REQUIREMENTS FOR BASE OF FOUNDATION (PER SEC. 45-91)

- LANDSCAPING REQUIRED WITHIN 5' OF ALL BUILDINGS AND STRUCTURES
- COMBINED LENGTH OF PLANTING: MIN. 40% OF EACH SIDE OF THE STRUCTURE.
- MIN. 1 TREE PER EA. 75 L.F. OF BUILDING PERIMETER, USING A SPECIES SUITABLE FOR THIS LOCATION.
- PER SEC. 45-31.E.6.b FOR CM-U DISTRICT FOUNDATION PLANTING AREA IS NOT REQUIRED FOR BUILDINGS WITH STOREFRONT BUILDING FRONTAGE ALONG US1 AND YACHT CLUB DRIVE, HOWEVER PLANTING AREA MAY BE PROVIDED.

INDICATES LANDSCAPE AREA PROVIDED WITHIN 5' OF THE BUILDING OR STRUCTURE. SEE PRELIMINARY LANDSCAPE PLAN FOR DETAILED PLANTING LAYOUT .

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200 YACHT CLUB DRIVE

MIXED-USE RESIDENTIAL

North Palm Beach, Florida

FOUNDATION PLANTER AREA DIAGRAM

NORTH

0 7.5' 15' 30'

Scale: 1" = 15'-0"

Date:	October, 2020
Project No.:	20-013.000
Designed By:	MLC
Drawn By:	MLC
Checked By:	

Revision Dates:

2023.05.03: REVISED SPR SUBMITTAL
2023.06.30: SPR Resubmittal #1

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of 5

TREE DISPOSITION TABULAR

EXISTING TREE DISPOSITION CHART

TREE #	BOTANICAL NAME	COMMON NAME	TREE SIZE DBH (INCHES)	PALM SIZE CT (FEET)	CONDITON % (NOTE #1 & #3)	PROPOSED DISPOSITION	NOTES
1	SABAL PALMETTO	CABBAGE PALM		15		PRESERVE	AT NORTH BOUNDARY
2	SABAL PALMETTO	CABBAGE PALM		8		REMOVE	MITIGATE ON SITE
3	SABAL PALMETTO	CABBAGE PALM		<6		REMOVE	MITIGATION NOT REQ.
4	SABAL PALMETTO	CABBAGE PALM		<6		REMOVE	MITIGATION NOT REQ.
5	SABAL PALMETTO	CABBAGE PALM		20		RELOCATE	RELOCATE ON SITE
6	SABAL PALMETTO	CABBAGE PALM		15		REMOVE	MITIGATE ON SITE
7	SABAL PALMETTO	CABBAGE PALM		16		RELOCATE	RELOCATE ON SITE
8	SABAL PALMETTO	CABBAGE PALM		20		RELOCATE	RELOCATE ON SITE
9	SABAL PALMETTO	CABBAGE PALM		18		RELOCATE	RELOCATE ON SITE
10	SABAL PALMETTO	CABBAGE PALM		18		RELOCATE	RELOCATE ON SITE
11	SABAL PALMETTO	CABBAGE PALM		20		RELOCATE	RELOCATE ON SITE
12	SABAL PALMETTO	CABBAGE PALM		15		RELOCATE	RELOCATE ON SITE
13	SABAL PALMETTO	CABBAGE PALM		15		REMOVE	MITIGATE ON SITE
14	SABAL PALMETTO	CABBAGE PALM		8		REMOVE	MITIGATE ON SITE
15	QUERCUS VIRGINIANA	LIVE OAK	30		40	REMOVE	POOR CONDITION
16	BURSERA SIMARUBA	GUMBO LIMBO	4		50	REMOVE	POOR CONDITION
17	SABAL PALMETTO	CABBAGE PALM		25		RELOCATE	RELOCATE ON SITE
18	SABAL PALMETTO	CABBAGE PALM		25		RELOCATE	RELOCATE ON SITE
19	SABAL PALMETTO	CABBAGE PALM		25		RELOCATE	RELOCATE ON SITE
19A	QUERCUS VIRGINIANA	LIVE OAK	11.5		50	REMOVE	POOR CONDITION
20	QUERCUS VIRGINIANA	LIVE OAK	14		70	RELOCATE	RELOCATE ON SITE
21	SABAL PALMETTO	CABBAGE PALM		16		RELOCATE	RELOCATE ON SITE
22	QUERCUS VIRGINIANA	LIVE OAK	17		70	RELOCATE	RELOCATE ON SITE
23	SABAL PALMETTO	CABBAGE PALM		<6		REMOVE	MITIGATION NOT REQ.
24	SABAL PALMETTO	CABBAGE PALM		20		RELOCATE	RELOCATE ON SITE
25	SABAL PALMETTO	CABBAGE PALM		6		REMOVE	MITIGATE ON SITE
26	SABAL PALMETTO	CABBAGE PALM		6		REMOVE	MITIGATE ON SITE
27	QUERCUS VIRGINIANA	LIVE OAK	13.5		60	RELOCATE	RELOCATE ON SITE
28	QUERCUS VIRGINIANA	LIVE OAK	22		70	RELOCATE	RELOCATE ON SITE
29	QUERCUS VIRGINIANA	LIVE OAK	19.3		50	REMOVE	POOR CONDITION
30	QUERCUS VIRGINIANA	LIVE OAK	13.5		30	REMOVE	POOR CONDITION
31	QUERCUS VIRGINIANA	LIVE OAK	12.8		40	REMOVE	POOR CONDITION
32	SABAL PALMETTO	CABBAGE PALM		20		RELOCATE	RELOCATE ON SITE
33	SABAL PALMETTO	CABBAGE PALM		18		RELOCATE	RELOCATE ON SITE
33A	SABAL PALMETTO	CABBAGE PALM		18		RELOCATE	RELOCATE ON SITE
34	SABAL PALMETTO	CABBAGE PALM		20		RELOCATE	RELOCATE ON SITE
35	SABAL PALMETTO	CABBAGE PALM		<6		REMOVE	MITIGATION NOT REQ.
36	QUERCUS VIRGINIANA	LIVE OAK	16.5		20	REMOVE	POOR CONDITION
37	BUCIDA BUCERAS	BLACK OLIVE	17		N/A	REMOVE	POOR CONDITION
38	BUCIDA BUCERAS	BLACK OLIVE	24		N/A	REMOVE	POOR CONDITION
39	SABAL PALMETTO	CABBAGE PALM		14		REMOVE	MITIGATE ON SITE
40	SABAL PALMETTO	CABBAGE PALM		15		REMOVE	MITIGATE ON SITE
41	SHEEFLERA ARBORICOLA	SHEFFLERA	N/A		N/A	REMOVE	INVASIVE
42	SABAL PALMETTO	CABBAGE PALM		6		REMOVE	MITIGATE ON SITE
43	SABAL PALMETTO	CABBAGE PALM		15		RELOCATE	RELOCATE ON SITE
44	SABAL PALMETTO	CABBAGE PALM		8		REMOVE	MITIGATE ON SITE
45	QUERCUS VIRGINIANA	LIVE OAK	14		50	REMOVE	POOR CONDITION
46	SABAL PALMETTO	CABBAGE PALM		16		RELOCATE	RELOCATE ON SITE
47	SABAL PALMETTO	CABBAGE PALM		17		RELOCATE	RELOCATE ON SITE
48	SABAL PALMETTO	CABBAGE PALM		16		RELOCATE	RELOCATE ON SITE
49	SABAL PALMETTO	CABBAGE PALM		9		REMOVE	MITIGATE ON SITE
50	SABAL PALMETTO	CABBAGE PALM		17		RELOCATE	RELOCATE ON SITE
51	SABAL PALMETTO	CABBAGE PALM		20		RELOCATE	RELOCATE ON SITE
52	SABAL PALMETTO	CABBAGE PALM		17		RELOCATE	RELOCATE ON SITE
53	SABAL PALMETTO	CABBAGE PALM		18		RELOCATE	RELOCATE ON SITE
54	QUERCUS VIRGINIANA	LIVE OAK	11.3		40	REMOVE	POOR CONDITION
55	BURSERA SIMARUBA	GUMBO LIMBO	5		30	REMOVE	POOR CONDITION
56	SABAL PALMETTO	CABBAGE PALM		12		REMOVE	MITIGATE ON SITE
57	SABAL PALMETTO	CABBAGE PALM		6		REMOVE	MITIGATE ON SITE
58	BUCIDA BUCERAS	BLACK OLIVE	8		N/A	REMOVE	POOR CONDITION
59	SABAL PALMETTO	CABBAGE PALM		9		REMOVE	MITIGATE ON SITE
60	BUCIDA BUCERAS	BLACK OLIVE	10.3		40	REMOVE	POOR CONDITION
61	BUCIDA BUCERAS	BLACK OLIVE	10		N/A	REMOVE	POOR CONDITION
62	SABAL PALMETTO	CABBAGE PALM		8		REMOVE	MITIGATE ON SITE
63	SABAL PALMETTO	CABBAGE PALM		16		RELOCATE	RELOCATE ON SITE
64	BUCIDA BUCERAS	BLACK OLIVE	16		30	REMOVE	POOR CONDITION
65	SABAL PALMETTO	CABBAGE PALM		14		REMOVE	MITIGATE ON SITE
66	BUCIDA BUCERAS	BLACK OLIVE	12		N/A	REMOVE	POOR CONDITION
67	BUCIDA BUCERAS	BLACK OLIVE	12		N/A	REMOVE	POOR CONDITION
68	BUCIDA BUCERAS	BLACK OLIVE	10		N/A	REMOVE	POOR CONDITION
69	BUCIDA BUCERAS	BLACK OLIVE	12		N/A	REMOVE	POOR CONDITION
70	BUCIDA BUCERAS	BLACK OLIVE	8		N/A	REMOVE	POOR CONDITION
71	FICUS AUREA	STRANGLER FIG	14		20	REMOVE	POOR CONDITION
72	SABAL PALMETTO	CABBAGE PALM		20		RELOCATE	RELOCATE ON SITE
73	SABAL PALMETTO	CABBAGE PALM		12		REMOVE	MITIGATE ON SITE
73A	BUCIDA BUCERAS	BLACK OLIVE	10		N/A	REMOVE	POOR CONDITION
74	SABAL PALMETTO	CABBAGE PALM		14		REMOVE	MITIGATE ON SITE
75	SABAL PALMETTO	CABBAGE PALM		7		REMOVE	MITIGATE ON SITE
76	SABAL PALMETTO	CABBAGE PALM		10		REMOVE	MITIGATE ON SITE
77	FICUS AUREA	STRANGLER FIG	7		20	REMOVE	POOR CONDITION
78	SABAL PALMETTO	CABBAGE PALM		14		REMOVE	MITIGATE ON SITE
79	SABAL PALMETTO	CABBAGE PALM		12		REMOVE	MITIGATE ON SITE
80	SABAL PALMETTO	CABBAGE PALM		8		REMOVE	MITIGATE ON SITE
81	SABAL PALMETTO	CABBAGE PALM		8		REMOVE	MITIGATE ON SITE
82	SABAL PALMETTO	CABBAGE PALM		10		REMOVE	MITIGATE ON SITE
83	SABAL PALMETTO	CABBAGE PALM		14		REMOVE	MITIGATE ON SITE
84	SABAL PALMETTO	CABBAGE PALM		12		REMOVE	MITIGATE ON SITE
85	SABAL PALMETTO	CABBAGE PALM		10		REMOVE	MITIGATE ON SITE
86	QUERCUS VIRGINIANA	LIVE OAK	11		20	REMOVE	POOR CONDITION
87	SABAL PALMETTO	CABBAGE PALM		9		REMOVE	MITIGATE ON SITE
88	SABAL PALMETTO	CABBAGE PALM		10		REMOVE	MITIGATE ON SITE
89	SABAL PALMETTO	CABBAGE PALM		8		REMOVE	MITIGATE ON SITE
90	SABAL PALMETTO	CABBAGE PALM		10		REMOVE	MITIGATE ON SITE
91	BUCIDA BUCERAS	BLACK OLIVE	24		N/A	REMOVE	POOR CONDITION
92	QUERCUS VIRGINIANA	LIVE OAK	12.8		40	REMOVE	POOR CONDITION
93	QUERCUS VIRGINIANA	LIVE OAK	17.5		70	RELOCATE	RELOCATE ON SITE
94	QUERCUS VIRGINIANA	LIVE OAK	17.5		60	RELOCATE	RELOCATE ON SITE
95	SABAL PALMETTO	CABBAGE PALM		8		REMOVE	MITIGATE ON SITE
96	SABAL PALMETTO	CABBAGE PALM		14		REMOVE	MITIGATE ON SITE
97	SABAL PALMETTO	CABBAGE PALM		16		RELOCATE	RELOCATE ON SITE
98	SABAL PALMETTO	CABBAGE PALM		20		PRESERVE	AT SOUTH BOUNDARY
99	SABAL PALMETTO	CABBAGE PALM		18		PRESERVE	AT SOUTH BOUNDARY
100	SABAL PALMETTO	CABBAGE PALM		20		PRESERVE	AT SOUTH BOUNDARY
101	SABAL PALMETTO	CABBAGE PALM		16		PRESERVE	AT SOUTH BOUNDARY
102	BUCIDA BUCERAS	BLACK OLIVE	18.8		20	REMOVE	POOR CONDITION
		TOTAL =	263.4				

EXISTING TREE DISPOSITION SUMMARY

	QTY.		DBH (INCHES)
Preserve	0		N/A
Remove *Non-native &/OR less than 60% conditon rating (no mitigation required)*	29		N/A
Relocate on site *Native & 60% or greater conditon rating*	6		101.5
Total Trees	35		

EXISTING PALM DISPOSITION SUMMARY

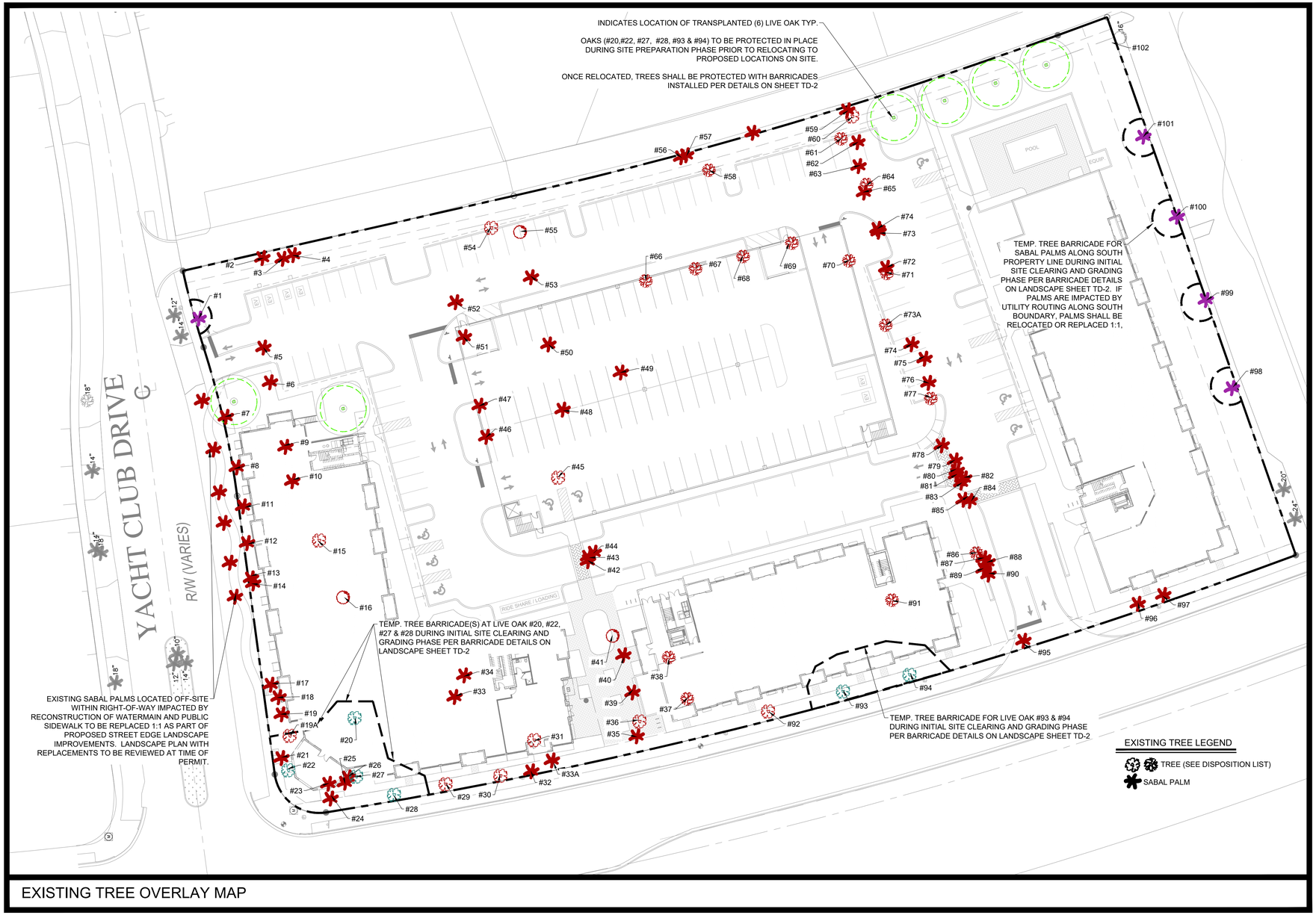
Preserve	5
Relocate on-site	27
Remove & Replace 1:1	34
Remove (<6' CT, no mitigation required)	4
Total Existing Palms	70

REPLACEMENT REQUIRED FOR MITIGATION

TREE SPECIES	TOTAL DBH INCHES LOST		REQUIRED REPLACEMENT DBH INCHES *
OAK	NA		NA

* Replacement required for mitigation (3" caliper for ea. 1" lost)

Note:
1) Tree Species identified as "oak" or "unknown" have been field verified and species, size and conditon % is based on Arboriculture Tree Report prepared by Sutton Consulting Arborist, Inc. dated January 24, 2021.
2) Tree's idenified as "Black Olive" on the tree survey have been field verifed as Black Olive and were not assessed for conditon % as replacement/relocation is not required.
3) Trees with conditon rating of less than 60% do not require relocation or replacement per code Section 45-82.D.4.



EXISTING TREE OVERLAY MAP

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Urban Planning & Design
Landscape Architecture
Communication Graphics
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#LCC000035

200 YACHT CLUB DRIVE
MIXED-USE RESIDENTIAL
North Palm Beach, Florida
TREE DISPOSITION TABULAR & PLAN

Drawing name: H:\JOBS\Yacht Club Dr#e_20-013\Petition NPB LLC_DD_000\Drawings\Landscape Plan_Tree Disposition Plan\2023-09-02_TD1_Revised SPR Submittal.dwg

NORTH
0 15' 30' 60'
Scale: 1" = 30'-0"

Date:	OCTOBER 2020
Project No.:	20-013.000
Designed By:	MLC
Drawn By:	MLC
Checked By:	KT

Revision Dates:
2023.05.03 REVISED SPR SUBMITTAL
2023.08.18 SPR RESUBMITTAL
2023.09.01 SPR RESUBMITTAL

TD-1

200 YACHT CLUB DRIVE

Preliminary Landscape Plan

North Palm Beach, Florida

NOTE: These Landscape Plans have been prepared to satisfy Village of North Palm Beach 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.

LOCATION MAP

LANDSCAPE DATA

REQUIRED LANDSCAPING

1. MISCELLANEOUS LANDSCAPE ELEMENTS (PER SEC. 45-88)
PLAN COMPLIES. SEE SITE AND LANDSCAPE PLAN

2. OFF-STREET PARKING LOTS (PER SEC. 45-89)

BUFFER
REQUIRED: MIN. 5' EAST BUFFER (538 LF.)
TREES @ 30' O.C. = 18 TREES / CON'T HEDGE 3' HT.
PROVIDED: 25 TREES (16 CANOPY TREES PLUS 27 PALMS @ 3:1 CREDIT)

INTERIOR & TERMINAL ISLANDS
REQUIRED: 1 SHADE TREE PER ISLAND
PROVIDED: 21 SHADE TREES (19 SHADE TREES, 6 PALMS @ 3:1 CREDIT)

3. SITE PERIMETERS - CM-U DISTRICT (PER SEC. 45-90)

WEST FRONT YARD
586 L.F. - N/A PER SEC. 45-31.E.6 (BLDG. A, B & C STOREFRONT BUILDING FRONTAGE)

NORTH FRONT YARD
WESTERN 193 L.F. - N/A PER SECT 45-31.E.6 (BLDG. A STOREFRONT BUILDING FRONTAGE)

EASTERN 95 L.F.:
REQUIRED: 5' BUFFER/TREES AT 30' O.C. = 3 TREES/CON'T HEDGE 3' HT.
PROVIDED: +5' BUFFER
3 TREES (2 TREES PLUS 3 PALMS @ 3:1 CREDIT) *
3' HEDGE**
* TREE SPACING EXCEEDS 30' O.C. DUE TO THE WIDTH OF THE ENTRY DRIVEWAY & 5' SIDEWALK PLUS MIN. OFFSETS NEEDED BETWEEN PAVEMENT AND TREES.
** HEDGE IS PROVIDED IN ADJACENT LANDSCAPE ISLAND TO ADDRESS SIGHT LINES AT DRIVEWAY ENTRANCE.

SOUTH SIDE YARD
NOT APPLICABLE FOR CM-U

EAST REAR YARD
SEE OFF STREET PARKING LOT BUFFER REQUIRED/PROVIDED ABOVE

4. BASE OF FOUNDATION (PER SEC. 45-91)
REQUIRED / PROVIDED. MIN. 5' PLANTING AREA @ 40% OF FACADE *
* NOT REQUIRED FOR BUILDING A, B & C STOREFRONT BUILDING FRONTAGE
(REFER TO SHEET RP-4 FOR COMPLIANCE DIAGRAM)

5. SPECIES MIX
REQUIRED = 6 SPECIES
PROVIDED = 7 SPECIES

6. NATIVE CLASSIFICATION
TOTAL TREES PROVIDED = 85 (Tibouchina and Plumeria not included)
% NATIVE = 43 NATIVE TREES / 51%

TOTAL PALMS PROVIDED = 178 (Licuala Palms not included)
% NATIVE = 85 NATIVE PALMS / 53%

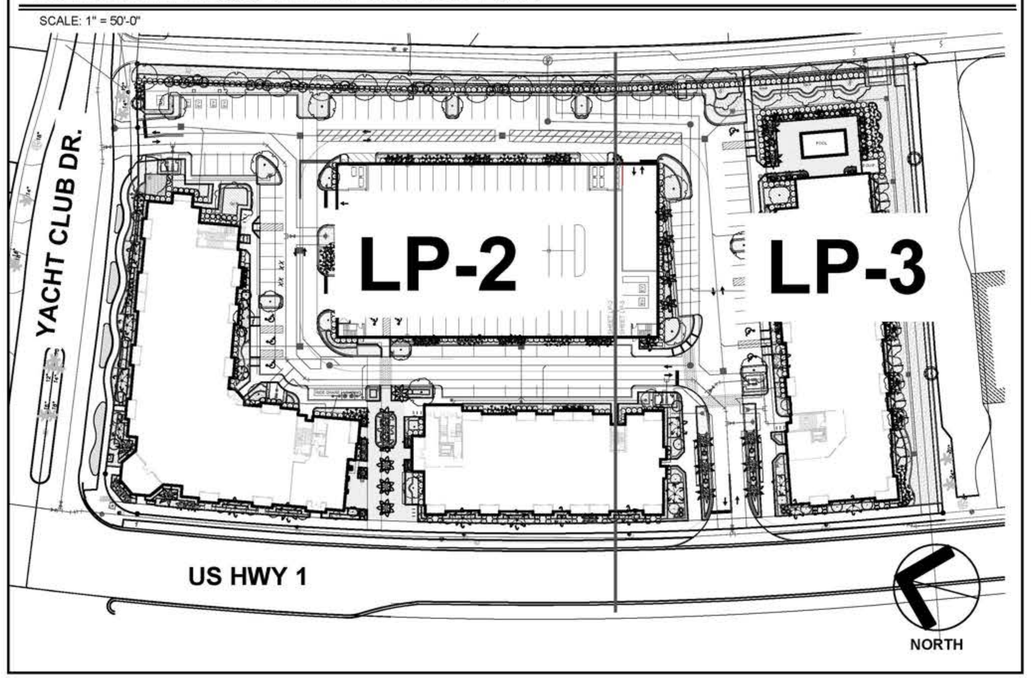
TOTAL SHRUBS & HEDGES PROVIDED = 2,421
% NATIVE = 1,919 NATIVE SHRUBS / 79%

LANDSCAPE POINTS TO EXCEED MINIMUM STANDARDS
(PER SEC. 45-87.D)

REQUIRED: *100 PTS. FOR 1 AND 2 AC.* *PLUS 50 PTS. PER EA. ADD'L ACRE*	200 POINTS (FOR 4.09 AC.PARCEL)
PROVIDED:	
NATIVE TREES (1) - (IF > 5" DBH) (20 POINTS PER TREE RETAINED OR PLANTED PLUS 1 POINT FOR EACH INCH > 5" DBH)	189.5 POINTS (6 RELOCATED TREES) #20 12" LIVE OAK (27 PTS), #22 17" LIVE OAK (32 PTS), #27 13.5" LIVE OAK (28.5 PTS), #28 22" LIVE OAK (37 PTS), #93 17.5 LIVE OAK (32.5 PTS), #94 17.5" LIVE OAK (32.5 PTS)
COURTYARDS, LOGGIAS, PATIOS AND SIMILAR OPEN AREAS AVAILABLE FOR PUBLIC USE (50 POINTS PER PUBLIC OPEN AREA)	100 POINTS (2 AREAs)
TOTAL PROVIDED POINTS	289.5 POINTS (FOR 4.09 AC.PARCEL)

OVERALL LANDSCAPE REFERENCE PLAN

SCALE: 1" = 50'-0"



DEVLEOPMENT TEAM:

ARCHITECT:	SpinaOrourke + Partners 285 Banyan Blvd. West Palm Beach, FL 33401 561.684.6844	CIVIL & TRAFFIC ENGINEER:	Simmons & White, Inc. 2581 Metrocentre Blvd., Suite 3 West Palm Beach, FL 33407 561.478.7848
LANDSCAPE ARCHITECT/ PLANNER:	Urban Design Studio 610 Clematis St. Ste. CU02 West Palm Beach, Florida 33401 561.366.1100	SURVEYOR:	Brown & Phillips, Inc. 1800 Old Okeechobee Rd., Ste. 509 West Palm Beach, FL 33409 561.615.3988

LANDSCAPE NOTES:

1. BASE INFORMATION OBTAINED FROM A PRELIMINARY ENGINEERING AND UTILITY PLANS PREPARED BY SIMMONS & WHITE, INC. DATED 11/24/2020, REVISED ON 08/08/23.
2. ALL INVASIVE SPECIES WILL BE ERADICATED FROM THE AFFECTED AREA AS REQUIRED BY CODE.
3. 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.
4. SIGHT TRIANGLES SHALL BE PROVIDED AND MAINTAINED BY OWNER CLEAR OF VEGETATION TO PROVIDE UNOBSTRUCTED VISIBILITY BETWEEN 30 INCHES AND 8 FEET ABOVE GRADE.
5. UTILITY EASEMENTS SHALL NOT ENCROACH INTO LANDSCAPE BUFFERS MORE THAN 5 FEET OR AS PERMITTED BY CODE.
6. FDOT TYPE "D" OR "F" CURB OR WHEEL STOPS TO BE PROVIDED ALONG ALL LANDSCAPE AREAS.
7. ALL INSTALLATION WORK SHALL BE CARRIED OUT IN A PROFESSIONAL MANNER IN ACCORDANCE WITH STANDARD NURSERY AND INSTALLATION PRACTICES.
8. QUANTITIES ON PLANT LIST ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS. QUANTITIES AND TREE SPACING CANNOT BE CHANGED WITHOUT VILLAGE APPROVAL.
9. ALL LANDSCAPE AREAS SHALL BE SODDED, MULCHED OR OTHERWISE COVERED WITH GROUND COVER PER THESE PLANS AS LABELED.
10. TREES SHOWN ON THIS PLAN ARE 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. QUANTITIES AND TREE SPACING CANNOT BE CHANGED WITHOUT PRIOR VILLAGE APPROVAL.
11. PER SEC. 45-90.B.2 A HEDGE SHALL BE PLANTED IN REQUIRED EAST PERIMETER LANDSCAPE BUFFER TO FORM A CONTINUOUS SOLID OPAQUE VISUAL SCREEN OF AT LEAST THIRTY-SIX (36) INCHES IN HEIGHT WITHIN TWO (2) YEARS OF PLANTING.

UTILITY SETBACK NOTES:

1. ALL SETBACK DIMENSIONS SHOWN ON THE PLANS ARE TO BE MET AT THE TIME OF INSTALLATION.
2. TREES ARE TO BE INSTALLED WITH A FIFTEEN FOOT (15') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS, OR WITH A MINIMUM TEN FOOT (10') SETBACK IF INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL ON SHEET LP-4 FOR INSTALLATION REQUIREMENTS. HOWEVER IN NO CASE SHALL A TREE ENCROACH INTO A SUAUE WITHOUT PRIOR SEACOAST UTILITY AUTHORITY APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 5' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND SUA.
3. 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" DETAIL ON SHEET LP-4 FOR INSTALLATION REQUIREMENTS.
4. WHERE REQUIRED, ROOT BARRIER TO BE INSTALLED WITH A MINIMUM 5' SEPARATION TO THE EDGE OF ALL UNDERGROUND UTILITIES AND INFRASTRUCTURE.
5. TREES SHALL BE PLANTED WITH A MIN. 2' SEPARATION BETWEEN ANY ROOT BARRIER (MEASURED FROM THE CENTER OF THE TREE).

LANDSCAPE EXCAVATION & BACKFILL NOTES:

1. 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.
2. 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.

DISPOSITION & MITIGATION SUMMARY CHART:

EXISTING TREE DISPOSITION SUMMARY	QTY.		DBH (INCHES)
Preserve	0		N/A
Remove *Non-native &/OR less than 60% conditon rating (no mitigation required)*	29		N/A
Relocate on site *Native & 60% or greater conditon rating*	**6**		**101.5**
Total Trees	35		

EXISTING PALM DISPOSITION SUMMARY	
Preserve	5
Relocate on-site	27
Remove & Replace 1:1	34
Remove (<6' CT, no mitigation required)	4
Total Existing Palms	70

RELOCATION PROGRAM:

- LIVE OAKS: 6 RELOCATED ON SITE
- SABAL PALMS: 27 RELOCATED ON SITE (EAST BUFFER)

SHEET INDEX:

PLANT SCHEDULE:

TREES	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	DROUGHT TOLERANT
	BS	8	Bursera simaruba / Gumbo Limbo Min. 12' Ht. x 5' Spr., Min. 3" Cal., Single stemmed, Full even crown	Yes	Yes
	CG	12	Cassia surattensis / Glaucous Cassia 12' Ht. x 5' Spr., Min. 2" cal., Single stemmed, Full even crown	No	Yes
	CE2	13	Conocarpus erectus / Green Buttonwood Min. 12' Ht. x 5' Spr., Min. 3" Cal., Single stemmed, Full even crown	Yes	Yes
	CE	16	Conocarpus erectus 'sericeus' / Silver Buttonwood 12' Ht. x 5' Spr., Min. 2.5" cal., Single stemmed, Full even crown	Yes	Very
	ED	30	Elaeocarpus deopiens / Japanese Blueberry Tree 12' Ht. x 5' Spr., 2.5" Cal., 5' CT, Full Dense Canopy	No	Yes
	PO	1	Plumeria obtusa / Singapore White Plumeria 8' Ht. x 4' Spr., Min	No	Yes
	TG	5	Tibouchina granulosa / Purple Glory Tree 8' Ht. x 4' Spr. 1.5" Cal. Straight Trunk	No	Yes
PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	DROUGHT TOLERANT
	CN	7	Cocos nucifera 'Green Malayan' / Coconut Palm 14' G.W., Matched Heights, Heavy Straight Trunk, No Tapering GW, No Scars, Full Crown	No	Yes
	LG	14	Licuala grandis / Licuala Palm Sun Grown, 4' Ht. x 3' Spr.	No	Yes
	PS	10	Phoenix sylvestris / Wild Date Palm 16' G.W., Matched Heights, Heavy Straight Trunk, No Tapering GW, No Scars, Full Crown	No	Yes
	PE	47	Ptychosperma elegans / Alexander Palm 10' Ct. 16' O.A. Ht. Single Trunk, Full Head, No Scarred Trunk	No	Yes
	RE12	3	Roystonea elata / Florida Royal Palm 12' G.W., Matched Heights, Heavy Straight Trunk, No Tapering GW, No Scars, Full Crown	Yes	Yes
	SP	51	Sabal palmetto / Cabbage Palmetto 8'-12' C.T. Varying Heights, Slick Straight Trunk, Hurricane Cut (NOTE: 34 SABAL PALMS TO BE ALLOCATED TOWARDS REPLACEMENT FOR 34 SABALS REMOVED (1:1 REPLACEMENT)	Yes	Yes
	TR	7	Thrinax radiata / Florida Thatch Palm 6' Ct. 8' O.A. Ht. Single Trunk, Full Head	Yes	Very
	VA	19	Veitchia arecina / Montgomery Palm 12' G.W., Matched Heights, Heavy Straight Trunk, No Scars, Full Crown	No	Yes
RELOCATED TREES	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	DROUGHT TOLERANT
	QV-R	6	Quercus virginiana / Southern Live Oak (RELOCATED) Existing Live Oak Tree relocated from on-site (Tag #s 20, 22, 27, 28,93, 94). Refer to Tree Disposition Tabular	Yes	Yes
	SP-R	27	Sabal palmetto / Cabbage Palmetto (RELOCATED) EXISTING TREE RELOCATED FROM ELSEWHERE ON SITE	Yes	Yes
PRESERVED TREES	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	DROUGHT TOLERANT
	SP-P	5	Sabal palmetto / Cabbage Palmetto Existing to remain	Yes	Yes
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	DROUGHT TOLERANT
	ALZ	131	Alpinia zerumbet / Shell Ginger 7 Gal., Min. 36" Ht., 36" Spr., 48" O.C Full Dense Shrub,	No	Yes
	CLU	408	Clusia guttifera / Small Leaf Clusia 3 Gal., Min. 36" Ht., 36" Spr., 48" o.c. Full donse shrub,	Yes	Yes
	CAQ	13	Crinum augustum 'Queen Emma' / Queen Emma Crinum Lily 7 Gal., Min. 36" Ht., 36" Spr., 36" O.C Full Dense Shrub	No	Yes
	MYC	25	Myrica cerifera / Wax Myrtle 7 Gal., Min. 36" Ht., 36" Spr., 48" o.c. Full donse shrub,	Yes	Yes
LARGE SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	DROUGHT TOLERANT
	CHI3	138	Chrysobalanus icaco 'Red Tipped' / Horizontal Cocoplum Min. 7 Gal., Min. 36" Ht. x 24" Spr. 30" O.C. Full and Dense Shrub, Full to Base	Yes	Yes
MEDIUM SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	DROUGHT TOLERANT
	CHI	193	Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum Min. 3 Gal. Min. 24" Ht. x 24" Spr. 30" O.C. Full and Dense Shrub, Full to Base	Yes	Yes
	HAC	59	Hamelia patens 'Compacta' / Dwarf Firebush Min. 3 Gal., Min. 24" Ht. x 24" Spr., 30" O.C., Fully Rooted and Dense	Yes	Yes
	HIB	106	Hibiscus rosa-sinensis 'Seminole Pink' / Seminole Pink Hibiscus Min. 3 Gal. Min. 24" Ht. x 24" Spr. 30" O.C. Full and Dense Shrub, Full to Base	No	Yes
	IXA	45	Ixora coccinea 'Nora Grant' / Nora Grant Pink Ixora Min. 3 Gal., Min. 24" Ht. x 24" Spr., 30" O.C., Fully Rooted and Dense	No	Yes
	MUC	93	Muhlenbergia capillaris / Pink Muhly Min. 3 Gal., Min. 24" Ht. x 24" Spr. 36" O.C. Full and Dense Shrub, Full to Edge of Pot	Yes	Yes
	PSA	85	Pennisetum setaceum 'Alba' / White Fountain Grass Min. 3 Gal., Min. 24" ht. x 24" spr., 30" O.C., Full dense plant	No	Yes
	PLM	122	Plumbago auriculata / Blue Plumbago Min. 3 Gal., Min. 24" ht. x 24" spr., 30" O.C., Full dense plant	No	Yes
	TDF	29	Tripsacum dactyloides / Fakahatchee Grass Min. 3 Gal. Min. 24" Ht. x 18" Spr. 36" O.C. Full and Dense Shrub, Full to Base	Yes	Yes
	FAD	911	Tripsacum floridanum / Fakahatchee Grass 'Dwarf' Min. 3 Gal., Min. 24" ht. x 24" spr., 30" O.C., Full dense plant	Yes	Yes
	ZAF	63	Zamia floridana / Coontie 3 Gal., Min. 18" ht. x 18" spr., 30" O.C., full to base	Yes	Yes
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	DROUGHT TOLERANT
	AGE	2,127	Arachis glabrata 'Ecoturf' / Perennial Peanut Min. 1 Gal. 6" Ht x 12" Spr. 18" O.C. Full to Edge of Pot	No	Yes
	FIC	1,717	Ficus microcarpa 'Green Island' / Green Island Ficus Min. 3 Gal., 12" Ht. x 12" Spr., 18" O.C., Fully Rooted and Dense	No	Yes
	HDS	245	Helianthus debilis / Dune Sunflower Min. 3 Gal., 12" Ht. x 12" Spr., 24" O.C., Fully Rooted and Dense	Yes	Yes
	LME	629	Liriope muscari 'Emerald Goddess' / Lilyturf Min. 1 Gal. 12" Ht x 12" Spr. 18" O.C. Full to Edge of Pot	No	Yes
SOD AND MULCH	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	DROUGHT TOLERANT
	SOD	11,378 sf	Stenotaphrum secundatum / St. Augustine Grass Laid flat, No Gaps, Rolled and Sanded to create a uniform flat mowing surface, Weed and Disease Free, Laid tight, Staggered joints	No	No

- 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. ALL PLANT MATERIAL SHALL BE FLORIDA # 1 OR BETTER. CONTRACTOR CAN EXCEED THE REQUIRED MINIMUM SPECIFICATION AND CONTAINER SIZE BASED ON MATERIAL AVAILABILITY.
- ALL PLANT MATERIAL SHALL MEET AND ADHERE TO FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS. THE LANDSCAPE ARCHITECT OR CLIENT HAVE THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING THESE STANDARDS.

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West Palm Beach, FL 33401
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REGISTERED LANDSCAPE ARCHITECT ROBERT D. DINSMORE II LA 0667464 STATE OF FLORIDA

Digitally signed by Robert D. Dinsmore II, PLA
Date: 2023.09.01 08:27:24 -04'00'

200 YACHT CLUB DRIVE
Mixed-Use Residential
North Palm Beach, Florida
Landscape Plan - Cover Sheet

NORTH

0 10' 20' 40'

Scale: 1" = 20'-0"

Date:	December 1, 2020
Project No.:	20-013.000
Designed By:	TRM
Drawn By:	TRM
Checked By:	MC / RD

Revision Dates:
2020.12.01 SP REVIEW SUBMITTAL
2021-02-16 DRC RESPONSE RESUBMITTAL
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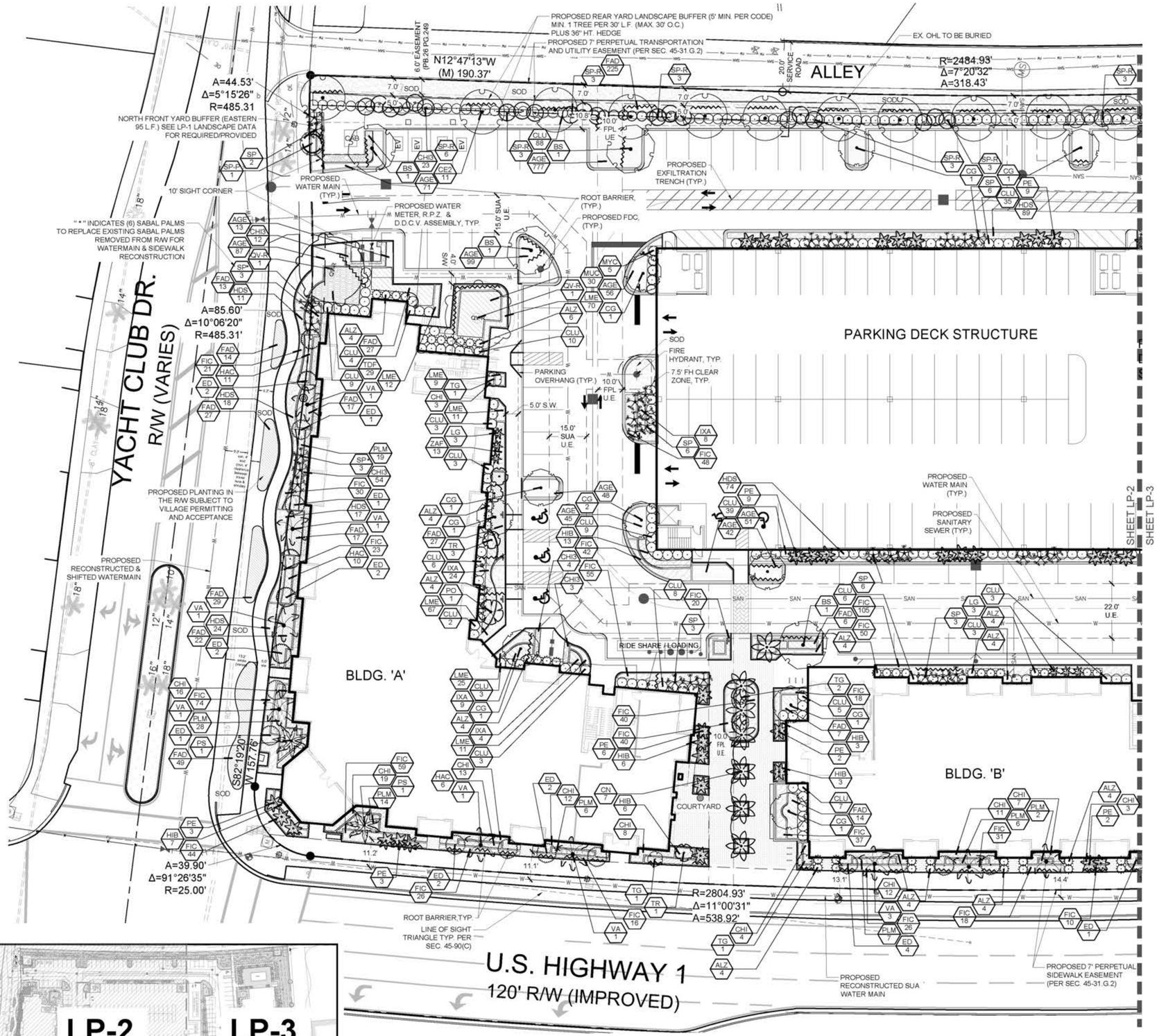
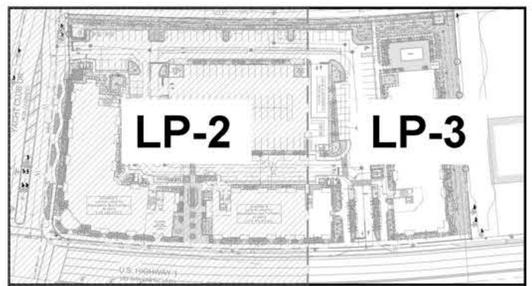
2023-08-18 SPR Resubmittal
2023-09-01 SPR Resubmittal





SHEET KEY

LEGEND:

EX. =	EXISTING	D	= REFUSE (DUMPSTER) ENCLOSURE (MIN. 6' HT. SCREEN WALL W/ OPAQUE GATE AT OPENING - SEE SHEET RP-2)
T.B.A. =	TO BE ABANDONED OR RELEASED		= EXISTING CONCRETE POWER OR LIGHT POLE
U.E. =	UTILITY EASEMENT		= PROPOSED SITE LIGHTING SEE PHOTOMETRIC PLAN
CAB=	FPL CABINET	B	PRELIMINARY BENCH / PUBLIC SEATING LOCATION.
	ROOT BARRIER		

PLANT LEGEND

TREES	CODE	BOTANICAL / COMMON NAME
	BS	Bursera simaruba / Gumbo Limbo Min. 12' Ht. x 5' Spr., Min. 3" Cal., Single stemmed, Full even crown
	CG	Cassia surattensis / Glaucous Cassia 12' Ht. x 5' Spr., Min. 2" cal., Single stemmed, Full even crown
	CE2	Conocarpus erectus / Green Buttonwood Min. 12' Ht. x 5' Spr., Min. 3" Cal., Single stemmed, Full even crown
	CE	Conocarpus erectus `sericeus` / Silver Buttonwood 12' Ht. x 5' Spr., Min. 2.5" cal., Single stemmed, Full even crown
	ED	Elaeocarpus decipiens / Japanese Blueberry Tree 12' Ht. x 5' Spr., 2.5" Cal., 5' CT, Full Dense Canopy
	PO	Plumeria obtusa / Singapore White Plumeria 8' Ht. x 4' Spr., Min
	TG	Tibouchina granulosa / Purple Glory Tree 8' Ht. x 4' Spr. 1.5" Cal. Straight Trunk
PALM TREES	CODE	BOTANICAL / COMMON NAME
	CN	Cocos nucifera `Green Malayan` / Coconut Palm 14' G.W., Matched Heights, Heavy Straight Trunk, No Tapering GW, No Scars, Full Crown
	LG	Licuala grandis / Licuala Palm Sun Grown, 4' Ht. x 3' Spr.
	PS	Phoenix sylvestris / Wild Date Palm 16' G.W., Matched Heights, Heavy Straight Trunk, No Tapering GW, No Scars, Full Crown
	PE	Ptychosperma elegans / Alexander Palm 10' Ct. 16' O.A. Ht. Single Trunk, Full Head, No Scarred Trunk
	RE12	Roystonea elata / Florida Royal Palm 12' G.W., Matched Heights, Heavy Straight Trunk, No Tapering GW, No Scars, Full Crown
	SP	Sabal palmetto / Cabbage Palmetto 8'-12' C.T. Varying Heights, Slick Straight Trunk, Hurricane Cut (NOTE: 34 SABAL PALMS TO BE ALLOCATED TOWARDS REPLACEMENT FOR 34 SABALS REMOVED (1:1 REPLACEMENT)
	TR	Thrinax radiata / Florida Thatch Palm 6' Ct. 8' O.A. Ht. Single Trunk, Full Head
	VA	Veitchia arecina / Montgomery Palm 12' G.W., Matched Heights, Heavy Straight Trunk, No Scars, Full Crown
RELOCATED TREES	CODE	BOTANICAL / COMMON NAME
	QV-R	Quercus virginiana / Southern Live Oak (RELOCATED) Existing Live Oak Tree relocated from on-site (Tag #s 20, 22, 27, 28,93, 94). Refer to Tree Dispositon Tabular
	SP-R	Sabal palmetto / Cabbage Palmetto (RELOCATED) EXISTING TREE RELOCATED FROM ELSEWHERE ON SITE
PRESERVED TREES	CODE	BOTANICAL / COMMON NAME
	SP-P	Sabal palmetto / Cabbage Palmetto Existing to remain
SHRUBS	CODE	BOTANICAL / COMMON NAME
	ALZ	Alpinia zerumbet / Shell Ginger 7 Gal., Min. 36" Ht., 36" Spr., 48" O.C Full Dense Shrub,
	CLU	Clusia guttifera / Small Leaf Clusia 3 Gal., Min. 36" Ht., 36" Spr., 48" o.c. Full dense shrub,
	CAQ	Crinum augustum `Queen Emma` / Queen Emma Crinum Lily 7 Gal., Min. 36" Ht., 36" Spr., 36" O.C Full Dense Shrub
	MYC	Myrica cerifera / Wax Myrtle 7 Gal., Min. 36" Ht., 36" Spr., 48" o.c. Full dense shrub,
LARGE SHRUBS	CODE	BOTANICAL / COMMON NAME
	CHI3	Chrysobalanus icaco `Red Tipped` / Horizontal Cocoplum Min. 7 Gal. Min. 36" Ht. x 24" Spr. 30" O.C. Full and Dense Shrub, Full to Base
MEDIUM SHRUBS	CODE	BOTANICAL / COMMON NAME
	CHI	Chrysobalanus icaco `Horizontalis` / Horizontal Cocoplum Min. 3 Gal. Min. 24" Ht. x 24" Spr. 30" O.C. Full and Dense Shrub, Full to Base
	HAC	Hamelia patens `Compacta` / Dwarf Firebush Min. 3 Gal., Min. 24" Ht. x 24" Spr., 30" O.C., Fully Rooted and Dense
	HIB	Hibiscus rosa-sinensis `Seminole Pink` / Seminole Pink Hibiscus Min. 3 Gal. Min. 24" Ht. x 24" Spr. 30" O.C. Full and Dense Shrub, Full to Base
	IXA	Ixora coccinea `Nora Grant` / Nora Grant Pink Ixora Min. 3 Gal., Min. 24" Ht. x 24" Spr., 30" O.C., Fully Rooted and Dense
	MUC	Muhlenbergia capillaris / Pink Muhly Min. 3 Gal. , Min. 24" Ht. x 24" Spr. 36" O.C. Full and Dense Shrub, Full to Edge of Pot
	PSA	Pennisetum setaceum `Alba` / White Fountain Grass Min. 3 Gal., Min. 24" ht. x 24" spr., 30" O.C., Full dense plant
	PLM	Plumbago auriculata / Blue Plumbago Min. 3 Gal., Min. 24" ht. x 24" spr., 30" O.C., Full dense plant
	TDF	Tripsacum dactyloides / Fakahatchee Grass Min. 3 Gal. Min. 24" Ht. x 18" Spr. 36" O.C. Full and Dense Shrub, Full to Base
	FAD	Tripsacum floridanum / Fakahatchee Grass `Dwarf` Min. 3 Gal., Min. 24" ht. x 24" spr., 30" O.C., Full dense plant
	ZAF	Zamia floridana / Coontie 3 Gal., Min. 18" ht. x 18" spr., 30" O.C., full to base
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	AGE	Arachis glabrata `Ecoturf` / Perennial Peanut Min. 1 Gal. 6" Ht x 12" Spr. 18" O.C. Full to Edge of Pot
	FIC	Ficus microcarpa `Green Island` / Green Island Ficus Min. 3 Gal., 12" Ht. x 12" Spr., 18" O.C., Fully Rooted and Dense
	HDS	Helianthus debilis / Dune Sunflower Min. 3 Gal., 12" Ht. x 12" Spr., 24" O.C., Fully Rooted and Dense
	LME	Liriope muscari `Emerald Goddess` / Lilyturf Min. 1 Gal. 12" Ht x 12" Spr. 18" O.C. Full to Edge of Pot
SOD AND MULCH	CODE	BOTANICAL / COMMON NAME
	SOD	Stenotaphrum secundatum / St. Augustine Grass Laid flat, No Gaps, Rolled and Sanded to create a uniform flat mowing surface, Weed and Disease Free, Laid tight. Staggered joints

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NORTH
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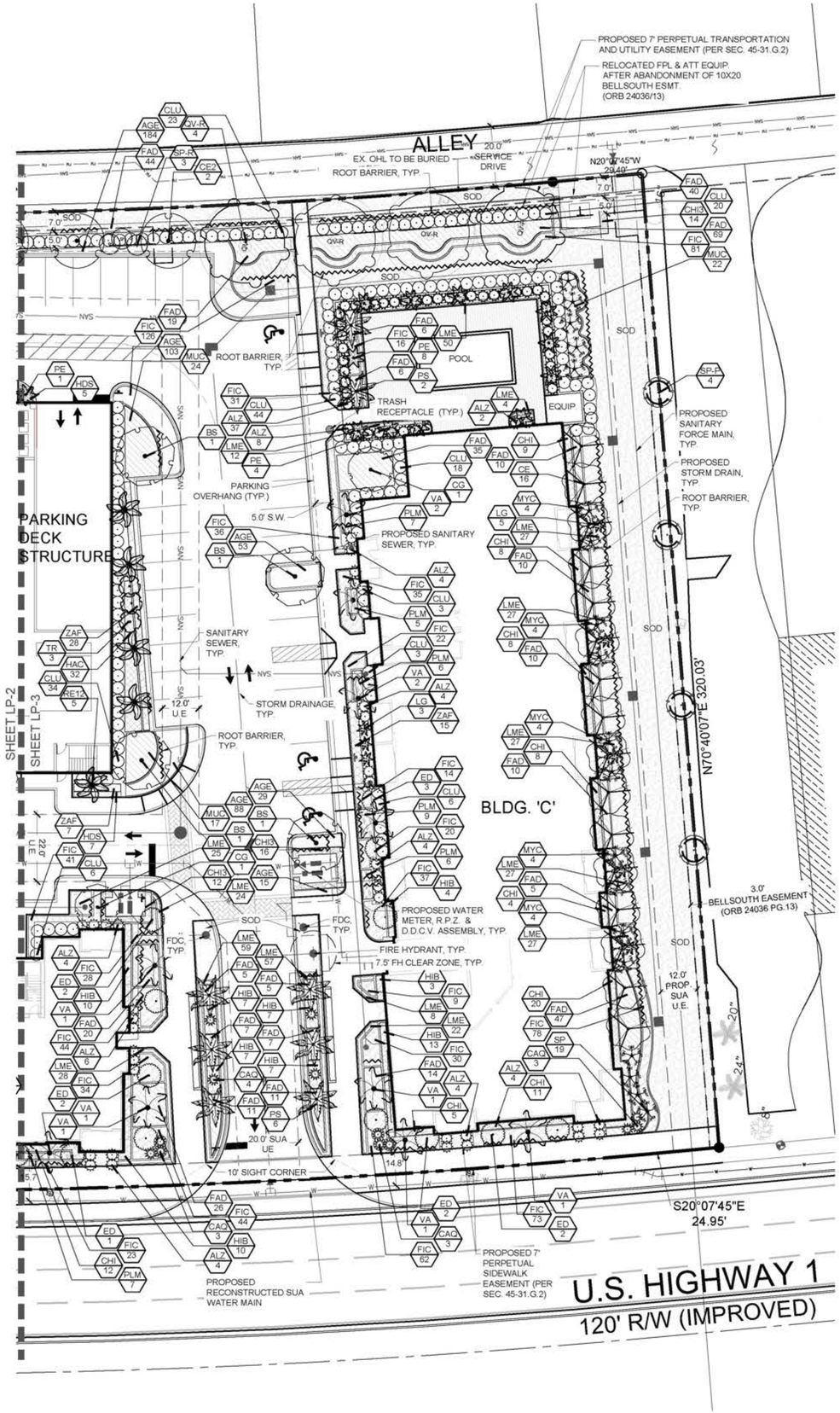
LP-2
of 6



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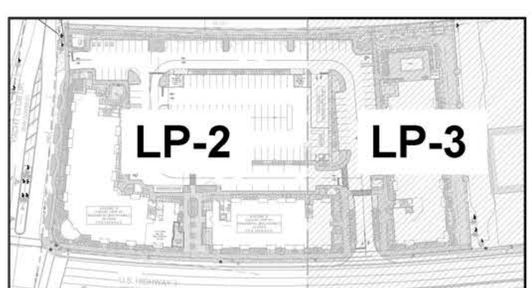

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ROBERT D. DINSMORE LANDSCAPE ARCHITECT LA 0667464 STATE OF FLORIDA

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2023-08-18 SPR Resubmittal
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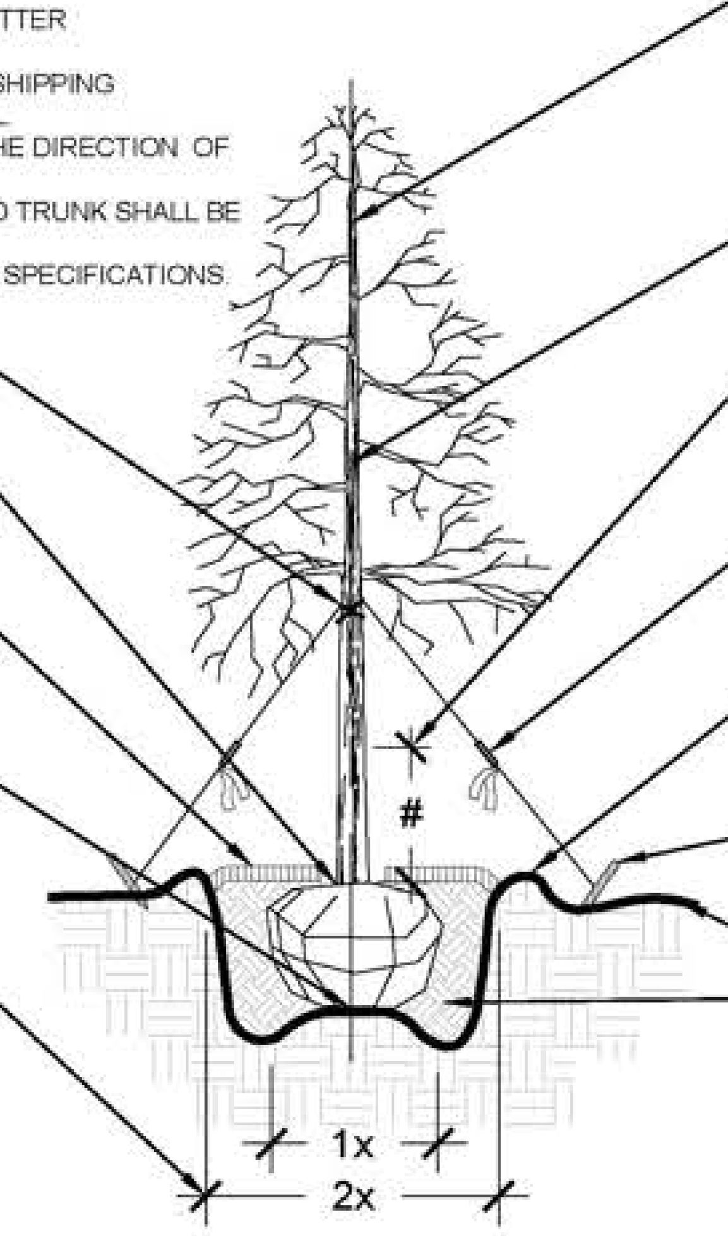
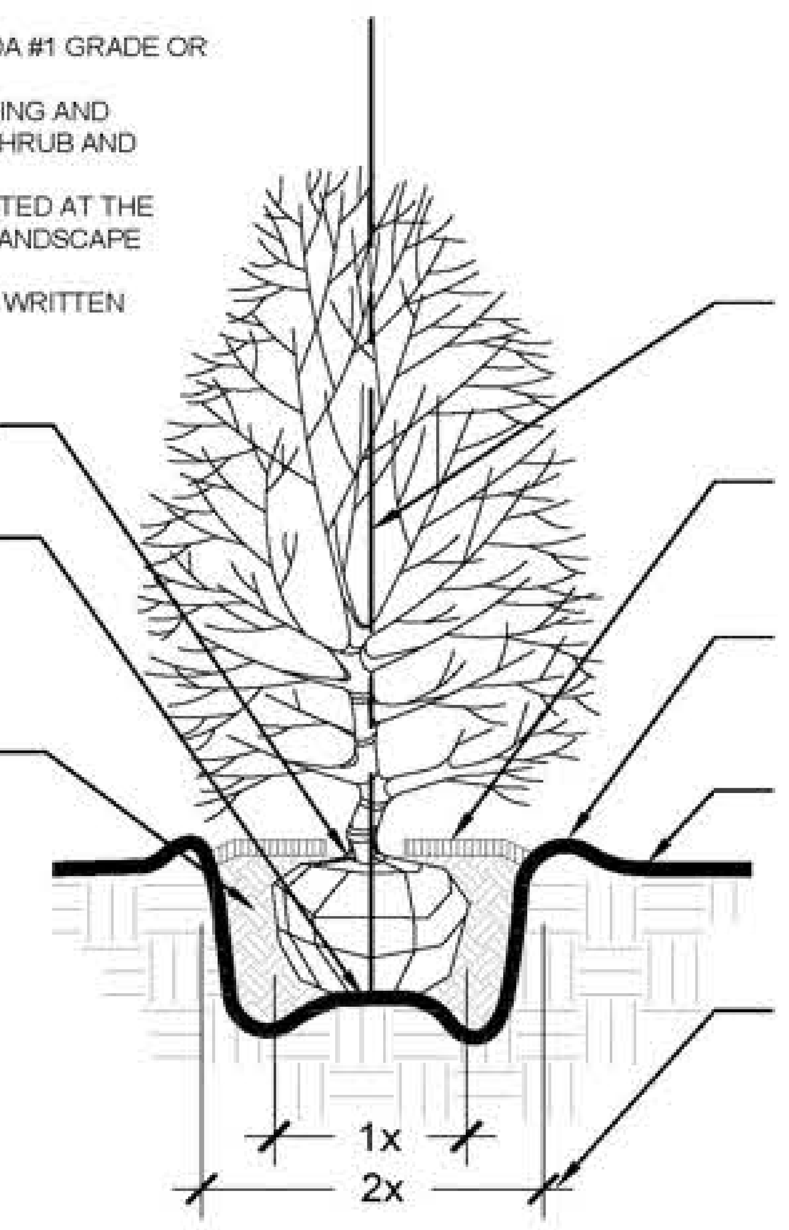
LP-3
of 6

NOTES:
1. ALL TREES SHALL MEET FLORIDA #1 OR BETTER STANDARDS.
2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE TREE AND ROOT BALL.
3. ANY PRUNING SHALL BE COMPLETED AT THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.
4. NO NAILS SHALL BE DRIVEN INTO TREE AND TRUNK SHALL BE FREE OF ANY MAJOR SCARS.
5. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.

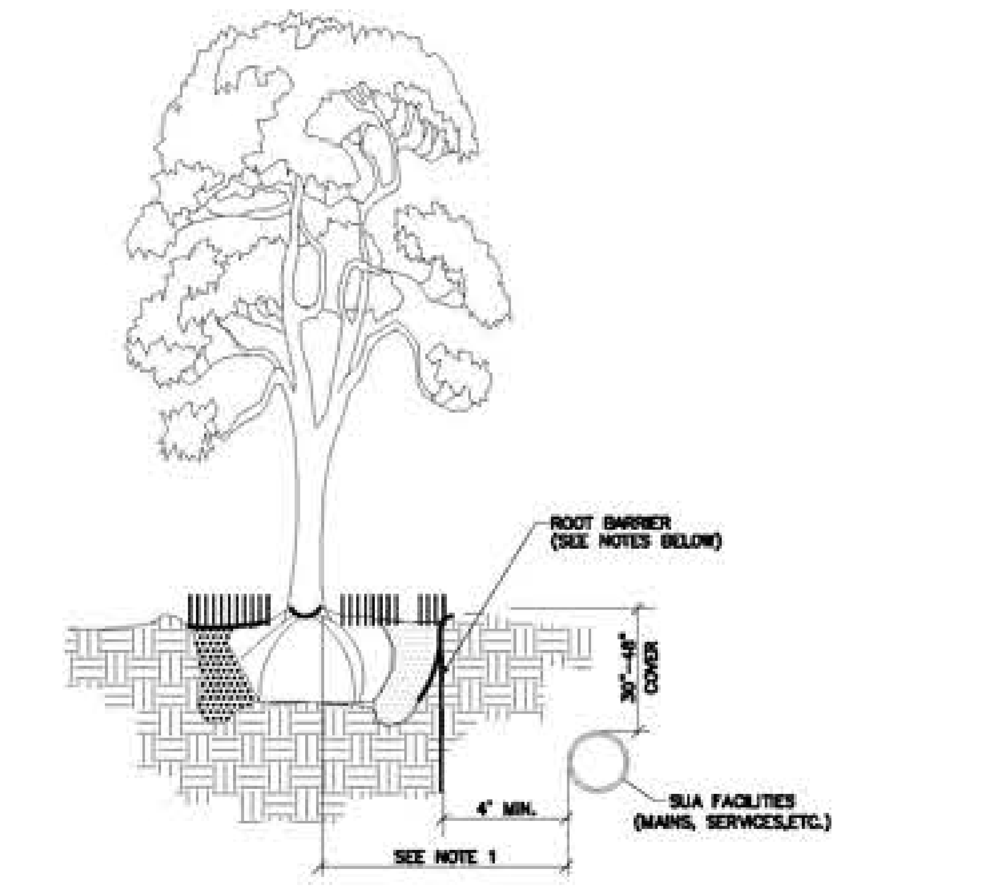


TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
1. ALL SHRUBS SHALL MEET FLORIDA #1 GRADE OR BETTER STANDARDS.
2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE SHRUB AND ROOT BALL.
3. ANY PRUNING SHALL BE COMPLETED AT THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.
4. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.



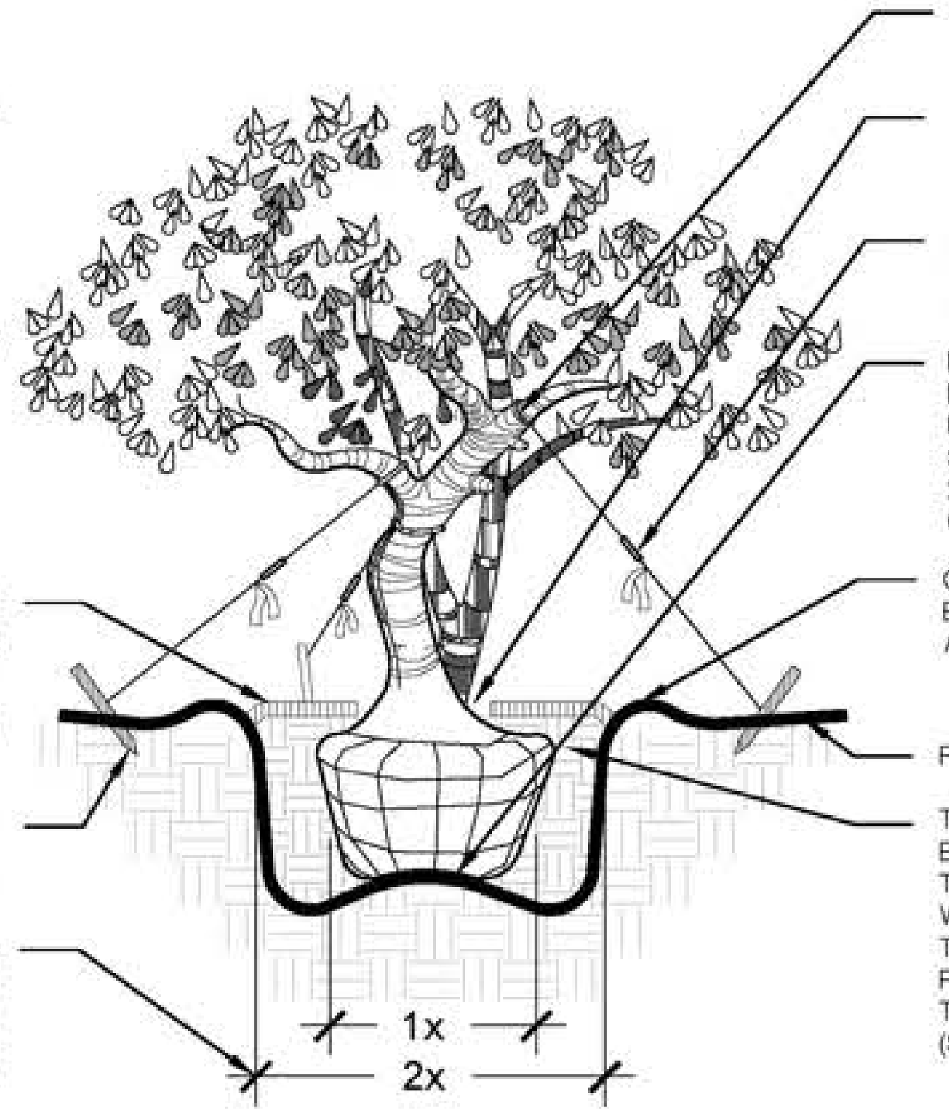
LARGE SHRUB PLANTING DETAIL
NOT TO SCALE



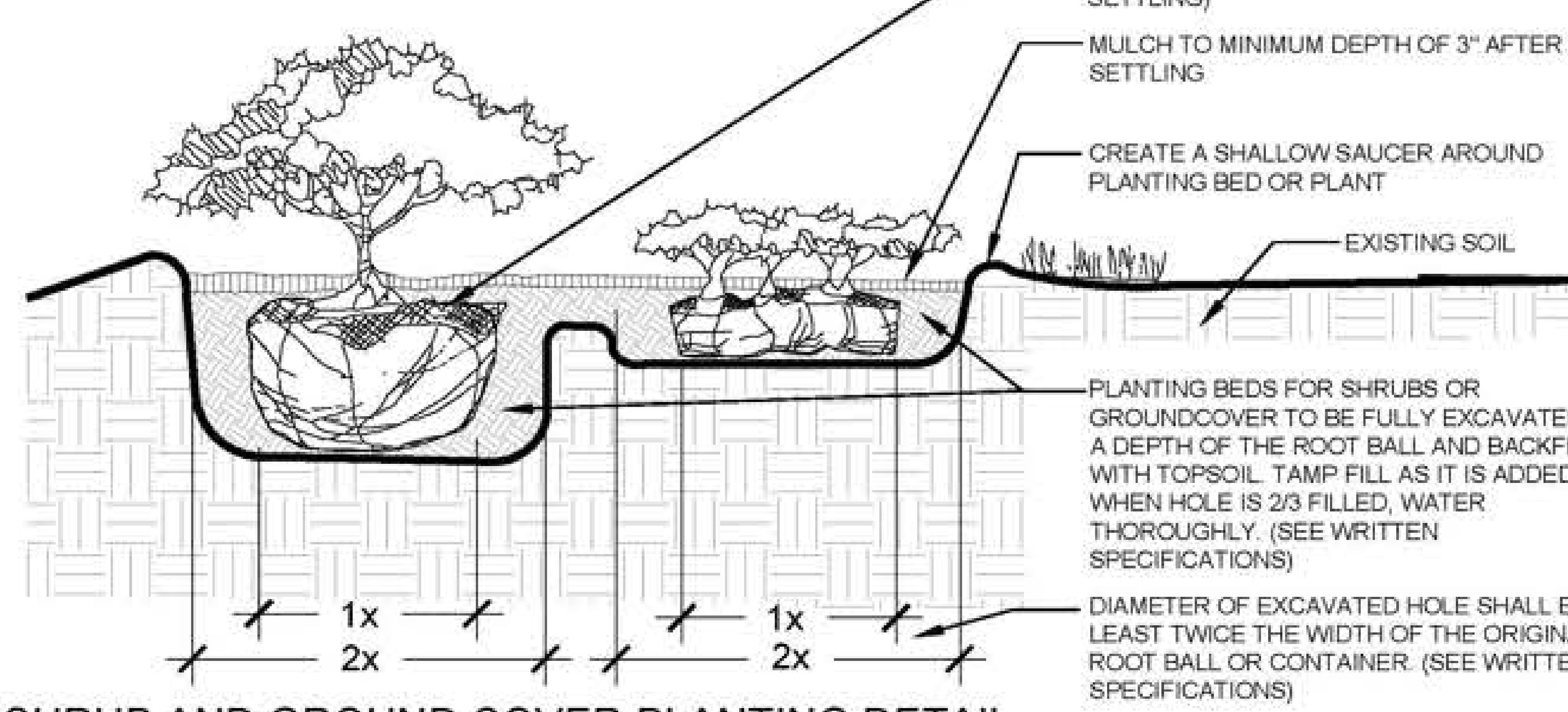
NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. THIS DISTANCE SHALL BE 10' MINIMUM WITH ROOT BARRIER AND 15' MINIMUM IF NO ROOT BARRIER IS USED.
2. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL SEACOAST FACILITIES.
3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SEACOAST AND INSPECTED BY SEACOAST PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
4. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT", "ROOT SOLUTIONS", AND "NDS EP SERIES".
5. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
6. LARGE PALM TREES INCLUDE ROYAL, WASHINGTONIAN, BISMARK AND SIMILAR SIZED SPECIES.

Typical Canopy Tree, Large or Exotic Palm Tree with Root Barrier
MAY 24, 2023 (Rev D-23)

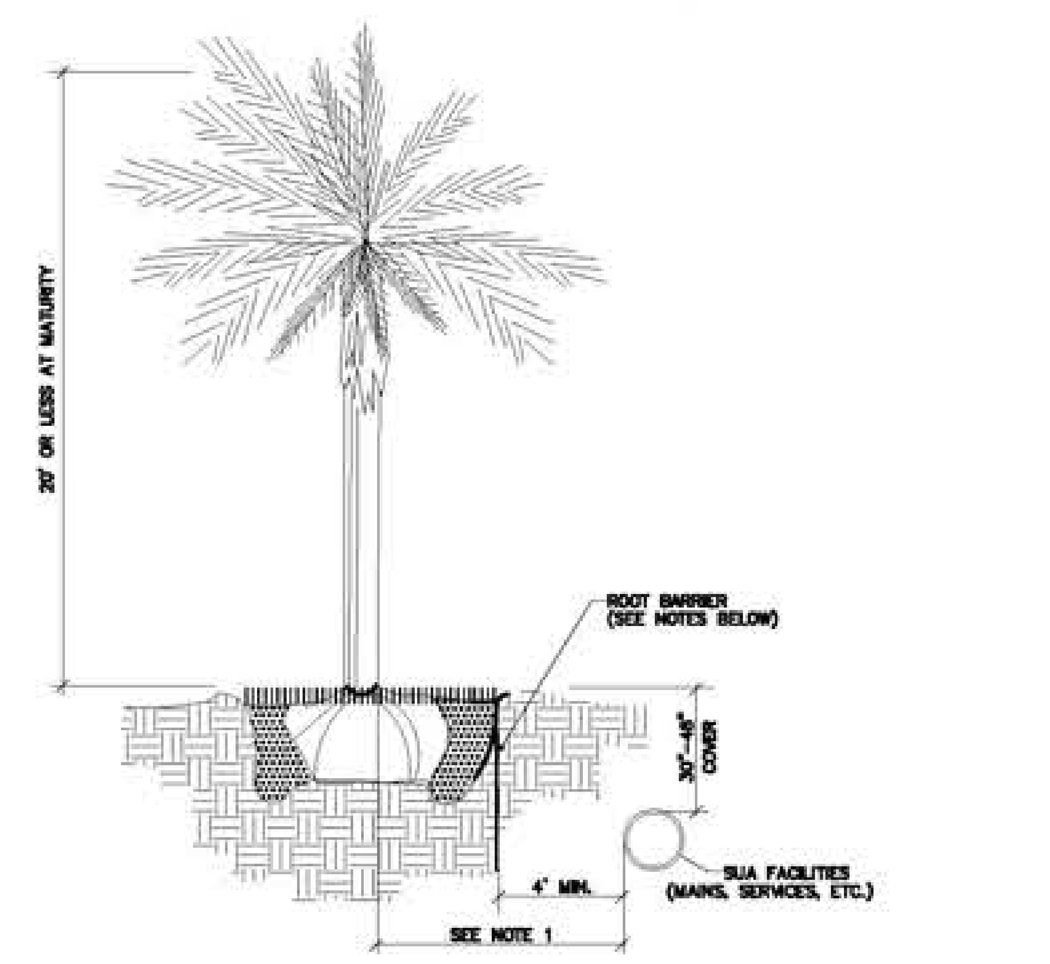
NOTES:
1. ALL TREES SHALL MEET FLORIDA #1 OR BETTER STANDARDS
2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE TREE AND ROOT BALL.
3. ANY PRUNING SHALL BE COMPLETED AT THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.
4. NO NAILS SHALL BE DRIVEN INTO TREE AND TRUNK SHALL BE FREE OF ANY MAJOR SCARS.
5. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.



IRREGULAR & MULTI-STEM TREE PLANTING DETAIL
NOT TO SCALE



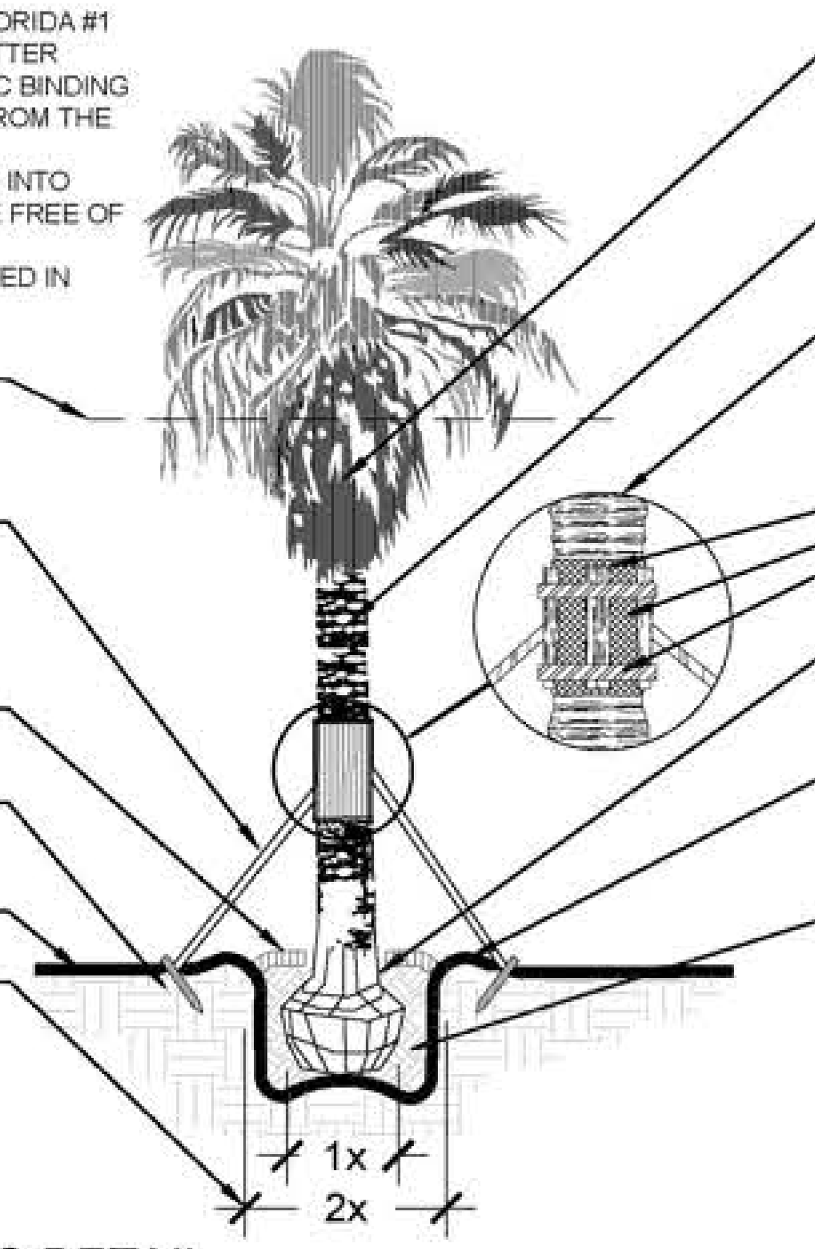
SHRUB AND GROUND COVER PLANTING DETAIL
NOT TO SCALE



NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. THIS DISTANCE SHALL BE 7' MINIMUM WITH ROOT BARRIER AND 10' MINIMUM IF NO ROOT BARRIER IS USED.
2. ALL ROOT BARRIERS SHALL BE 4'MINIMUM FROM ALL SEACOAST FACILITIES.
3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SEACOAST AND INSPECTED BY SEACOAST PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
4. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT", "ROOT SOLUTIONS", AND "NDS EP SERIES".
5. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

Typical Shrub, Small Tree or Palm Tree with Root Barrier
MAY 24, 2023 (Rev D-23)

NOTES:
1. ALL PALMS SHALL MEET FLORIDA #1 GRADE STANDARDS OR BETTER
2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE PALM AND ROOT BALL.
3. NO NAILS SHALL BE DRIVEN INTO PALM AND TRUNK SHALL BE FREE OF ANY MAJOR SCARS.
4. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.



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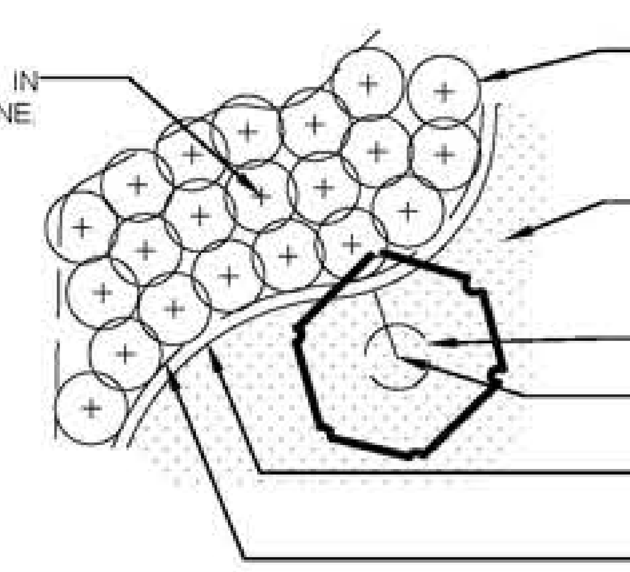
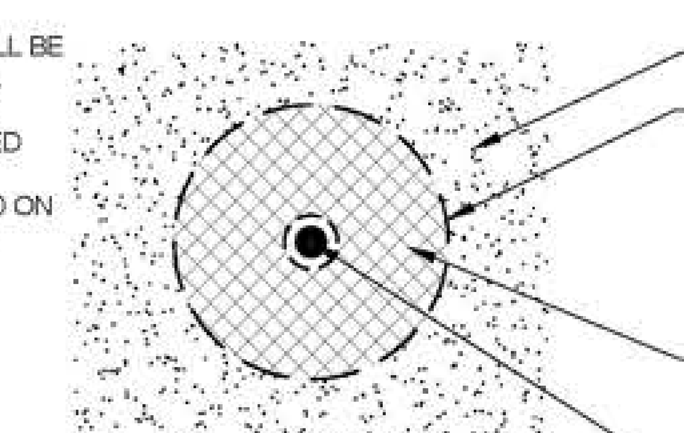
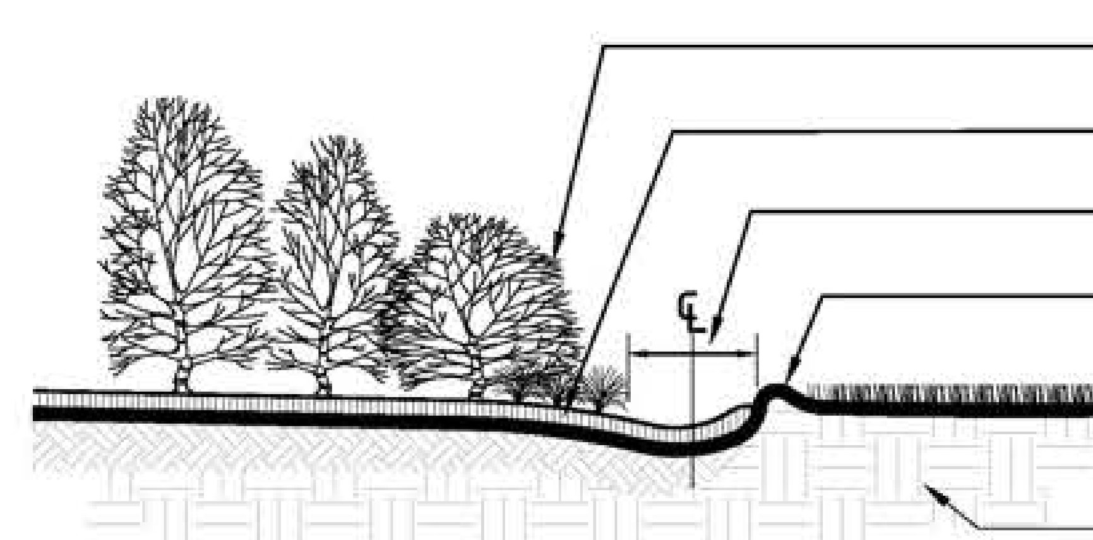


SHRUB & GROUNDCOVER LAYOUT DETAIL
NOT TO SCALE

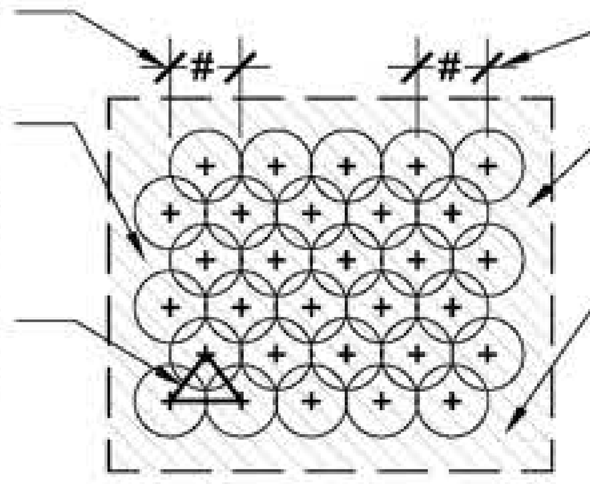
NOTES:
1. MULCH RINGS SHALL BE PROVIDED FOR ALL TREES AND PALMS PLANTED IN SODDED AREAS OR AS OTHERWISE NOTED ON LANDSCAPE PLAN.



MULCH RING IN SOD DETAIL
NOT TO SCALE



PLANTING BED EDGE DETAIL
NOT TO SCALE



GROUND COVERS & ROOTED CUTTING PLANTING DETAIL
NOT TO SCALE

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Digitally signed by Robert D. Dinsmore II, PLA
Date: 2023.09.01 08:28:44 -04'00'

200 YACHT CLUB DRIVE
Mixed-Use Residential
North Palm Beach, Florida
Landscape Details

Date:	December 1, 2020
Project No.:	20-013.000
Designed By:	TRM
Drawn By:	TRM
Checked By:	MC / RD

Revision Dates:
- 2020.12.01 SP REVIEW SUBMITTAL
- 2021-02-16 DRC RESPONSE RESUBMITTAL
- 2021-07-09 DRC RESUBMITTAL
- 2021-09-17 DRC RESUBMITTAL
- 2021-10-29 DRC RESUBMITTAL #4 (Fire&SUA)
- 2022-07-11 Remand Resubmittal
- 2022-08-19 DRC Resubmittal
- 2023-06-30 SPR Resubmittal
- 2023-08-18 SPR Resubmittal
- 2023-09-01 SPR Resubmittal

Tree Protection Plan

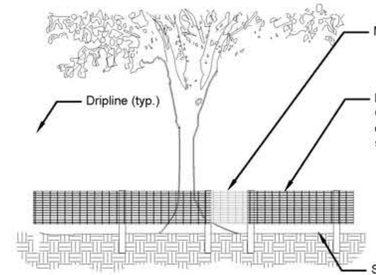
Prior to clearing any of the property for development, the contractor will do the following items:

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.

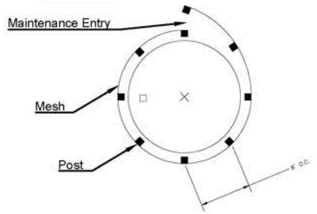
Prior to site clearing and tree removal, trees to be preserved, mitigate, relocated on-site, relocated off-site, or removed shall be identified using different color plastic ribbon or tag.

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 5-foot long rebar or 2"x2" wood stakes or equivalent as approved in conjunction with the Final Site Plan or Final Subdivision Plan.



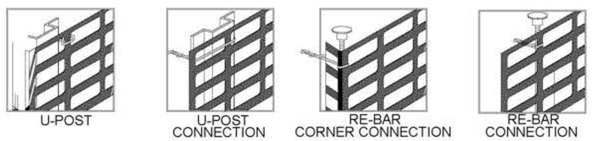
PLAN VIEW



Installation Notes:

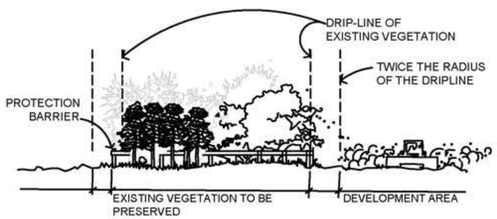
A. Space posts every 8 ft.
B. Secure fencing to post with nylon cable ties

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



TREE PROTECTION BARRIER DETAIL

No heavy equipment or machinery is to be used, nor any construction activities, or grade changes occur within twice the radius of the dripline of native trees which are to be preserved in place.



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

There shall be limited development within tree preservation areas:

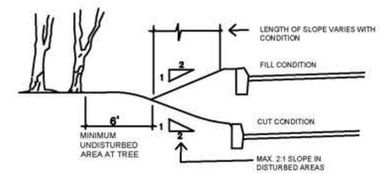
- maintained in its natural state
- provide permeable landscape natural. i.e., grass, mulch
- conform to governing landscape code.

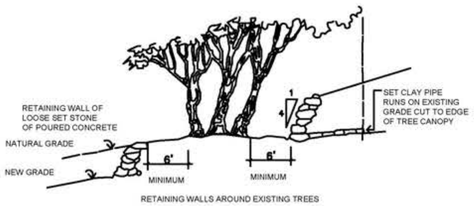
There will be no attachment of signs, etc. to vegetation unless of a non-damaging character.

Prohibited species are to be removed by hand ONLY in preservation areas, and any herbicide applications used should follow label instructions.

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.





RETAINING WALLS AROUND EXISTING TREES

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

TREE RELOCATION PROGRAM

Plant Species Requirements

Live Oaks - Best time to move is in their dormant season. Worst time to move is in the spring because of their flush of new growth and lack of precipitation. They should be root pruned at least two weeks in advance of the move and need to be watered in heavily the first two weeks after transplanting.

Root Pruning and Transplanting

When it is determined that a tree or palm needs to be transplanted, it is beneficial and sometimes required that the plant be root pruned. Root pruning is done to reduce the size of an existing root ball in preparation for transplanting. The root ball is reduced to create a new root system large enough to sustain life in the tree/palm while making its move more effective for transportation. The time it takes for the root system to develop before transplanting will vary from tree to tree, depending on soil moisture content. An estimated wait time follows in the schedule listed below.

1. Clear the area around the tree that has been selected.

2. Determine the size of the root ball that is being prepared.

Tree Caliper	Root Ball
2-4"	36-42"
4-6"	42-48"
6-8"	48-60"
8-10"	72-84"
12-14"	84-96"
14-16"	96-108"
16-18"	108-120"
18-20"	120-132"
20-24"	132-144"
24-28"	144-156"
28-32"	156-168"
32-36"	168-180"

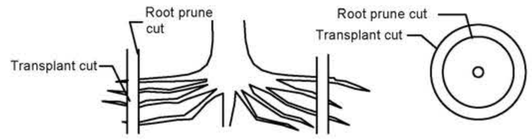
Sabal Palms	4' Root Ball
Coconut Palms	4-5' Root Ball
Queen Palms	4' Root Ball
Canary Island Date Palms	5-6' Root Ball
Reclinata Palms	6-8' Root Ball
Paurotis Palms	6-8' Root Ball
Sago Palms	3-4' Root Ball
Royal Palms	5-6' Root Ball

3. Palms may be cut on three sizes leaving the open side toward the strongest northeast winds.

4. Broadleaf trees should be cut on two sides initially opposite each other.

Transplant cut

5. Once the ball size has been determined, mark the spot around the ball and prepare for a 1' trench around the tree. Use sharp spades for root pruning and do not cut under the root ball. Leave old cut roots on top of root ball.



6. Fill trench with existing soil with 1/3 peat humus mixed in. Leave a depression to hold water.

7. Irrigate with a mist head at root ball to help promote feeder roots and maintain watering.

8. Wait time after root pruning until transplanting per individual specifications, for differing types of plant material.

Ficus Trees	6 weeks to 90 days
Palms	6 weeks to 90 days
Oaks, 6" and under	6 weeks to 90 days
Oaks, 6" - 12"	90 days to 6 months
Oaks, 12" and above	6 months to 1 year

9. Fertilize top of ball with milorganite after root pruning.

10. Some bracing may be required after root pruning.

11. A full top will encourage feeder root growth. Previous to transplanting, remove enough top growth to balance the smaller root system. Thin out and trim back unwanted foliage and branches.

12. Cut trench for transplanting outside of root pruned trench to allow for feeder roots.

13. Lift tree from one side to break suction and peel off root ball. If it doesn't break then dig under to sever roots.

Specifications:

1. Contractor shall be responsible for locating any and all underground utilities or obstructions prior to commencing work. In case of conflict with proposed work, notify landscape architect prior to commencement of work.

2. Contractor shall provide adequate irrigation to assure the healthy establishment of relocated trees.

3. Pruning of limbs shall occur only as necessary to facilitate relocation and shall maintain the natural shape and character of tree.

4. Finish grade for top of tree plug shall meet the proposed finish grade after relocation.

5. All plant materials shall be relocated to freshly dug holes with similar size and type of tree moving equipment. The holes should be filled 1/3 with water, place tree, back fill and water in thoroughly, being sure to avoid air pockets. Provide 4"-6" dish around newly dug plant material to retain water. Water thoroughly after planting as specified.

6. All trees exhibiting shallow root systems shall be staked as required.

7. Prune, thin out and shape relocated trees, shrubs and understory in accordance with desired effect of the landscape architect and to retain natural character. Remove all vines and exotic vegetation. Maintain relocated plant materials for a period of not less than 90 days. Maintain by watering, removing of exotic vegetation or weeds, providing insecticide applications and mulching.

8. The contractor shall protect trees during relocation procedures from scrapes, scars and undue breakage. Understory plant material moved with primary species shall be protected against damage.

9. Landscaping contractor shall provide a one (1) year warranty on all relocated material.

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FLORIDA LANDSCAPE ARCHITECT ROBERT D. DINSMORE LA 0667464 STATE OF FLORIDA

Digitally signed by Robert D. Dinsmore II, PLA
Date: 2023.09.01 08:29:07 -04'00'

200 YACHT CLUB DRIVE
Mixed-Use Residential
North Palm Beach, Florida
Tree Protection and Relocation Details

Date:	December 1, 2020
Project No.:	20-013.000
Designed By:	TRM
Drawn By:	TRM
Checked By:	MC / RD

Revision Dates:

2020.12.01 SP REVIEW SUBMITTAL
2021-02-16 DRC RESPONSE RESUBMITTAL
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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

A. 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.
B. All planting and construction work shall be executed as shown on the provided drawings, schedules, and specifications.
C. 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.
D. Finish Grade Elevations: 2 inch below top of pathway edging.
E. 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

A. 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.
B. Ship landscape materials with certificates of inspection required by governing authorities. Comply with all regulations applicable to landscape materials.
C. 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.
D. 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 poor or unusual form. No collected material will be permitted unless specific written approval is granted.
E. 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.
F. 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.
G. 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.
H. 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

A. 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.
B. Submit seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.
C. Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.
D. Maintenance Instructions: Submit typewritten procedures for maintenance of landscape work, through final acceptance.

1.04 DELIVERY, STORAGE AND HANDLING

A. 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.
B. 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.
C. 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.
D. Do not remove container grown stock from containers until planting time.
E. 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.
F. Sod: 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

A. Proceed with and complete landscape work as rapidly as portions of site become available.
B. Utilities: Determine location of overhead and underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Forty eight (48) hours prior to digging, call the appropriate Utility Authority to have all utilities identified and marked in order to avoid conflicts.
C. 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.
D. 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.
E. 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

A. 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.
B. 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."
C. 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 - 1.0mmmhos/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	2.5 - 25 PPM
Copper	1.3 - 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

A. 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.
B. Sand: Sand shall be clean, sharp, and free of all deleterious material.
C. 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.
D. Humus Soil Conditioner: Consisting of yard trimmings and biosolids co-compost.
E. Fertilizer: Fertilizer shall be a commercial grade, granular, slow release "pre-plant" type fertilizer.
1. 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.
2. 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.
3. Application of fertilizer shall be consistent with the current recommendations of the Green Industries - Best Management Practices.
4. 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

A. 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

A. 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".
B. 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.
C. Anti-desiccant: Anti-desiccant shall be "Wiltpruf" or equal, if specified on plans.
D. Tree Wound Paint: Tree wound paint shall be an asphaltic base paint containing an antibacterial agent, specially prepared for tree surgery work.
E. Super Absorbent Polymer: "Terra Sorb" or approved equal as packaged in 3 oz. Handy Pac composed of synthetic acriamide 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:
1. For trees and palms up to 36" diameter root ball, use one 3 oz. Handy Pac.
2. For trees and palms over 36" diameter root ball use two 3 oz.
3. 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

A. 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.
B. 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.
1. 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.
2. 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.

C. 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 soil line to the average height 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

A. Types: Sod type shall be as specified on the provided landscape plan and associated plant schedule.
B. Dimensions: The sod shall be taken up in commercial size rectangles, preferably 12-inch x 24-inch.
C. 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.
D. The sod shall be sufficiently thick to provide a dense stand of live grass. The sod shall be live, fresh and uninjured, 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

A. 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.
B. 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

A. Proceed with and complete landscape work as rapidly as portions of the site become available.
B. 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.
C. 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.
D. 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.
E. Coordination with Sod/Lawn: Plant 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.
F. Timing:
1. Planting work shall not be started until the final subgrade has been established, berms have been constructed and fine finished grading completed.
2. Under no conditions shall work be done if weather or soil conditions are not satisfactory.
G. Clean-up:
1. 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.
2. 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

A. 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.

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

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

E. 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.
F. Tree 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".
G. 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

A. Before mixing, clean soil of roots, plants, clay lumps, stones in excess of 1" in diameter, and other extraneous or potentially harmful materials.
B. 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.

1. If the sprinkler system is installed after grading and tilling is completed, the backfill shall be retilled in the affected areas.
2. 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

A. 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.

1. 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 sod thicknesses. The intent is for water always to drain away from paving into lawn/sod areas.
2. Eliminating all erosion scars prior to beginning planting.
3. The Owner and/or his representative shall approve all final finish grades prior to planting.

B. 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

A. 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.
B. 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 any existing conditions. 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.
C. 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.
D. Protect all areas from excessive compaction by foot traffic or machinery when bringing trees to the planting area.
E. All excavated holes 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.
F. 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.
G. 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.
H. Add fertilizer to tree pits as specified elsewhere in these specifications.
I. 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-tamp, and water again.
J. Set container-grown stock as above, taking care not to damage roots when removing the container
K. 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 material. Synthetic burlap is unacceptable for rootballs. Trees shall be planted so that 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.
L. Create a watering basin around each tree at least as wide as the root ball in diameter formed by a circular ridge of soil at least 6" high.
M. 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.
N. 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 flagged.
O. Palms shall be planted per above specifications.

3.06 PLANTING SHRUBS, VINES, AND GROUND COVERS

A. The locations 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.
B. No planting shall be done until the area concerned has been satisfactorily prepared in accordance with these specifications.
C. No more plants shall be distributed in the planting area on any work day than can be planted and watered in that day.
D. 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.
E. Azaleas and other ericaceous and acid-loving 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.
F. Add fertilizer to plants as outlined in section 2.02.
G. 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. Vine stems shall be fastened to walls, trellises, etc. as specified in the drawings.
H. Groundcover plants shall be laid out in their proposed planting locations without being removed from their containers after the soil is properly prepared per these specifications. Planting methodology is the same as for other shrubs.
I. 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.
J. If called for in the plans, landscape edging shall be installed as specified.
K. 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

A. Beds shall be mounded to a height 6" on top of the existing grade and composed of 50% topsoil and 50% compost.
B. Soil shall be covered with ½" - 1" deep layer of Pine Fines Mulch or comparable product.

3.08 PRUNING

A. 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).
B. Pruning shall be limited to the minimum necessary to remove injured twigs, branches, and fronds, to 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.
C. Prune 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 tree wound paint; all exposed living tissue shall be covered.
D. Existing Trees: If indicated on drawings, Contractor shall prune and thin existing trees on site. The use of climbing spurs is prohibited. All diseased, dead branches and those interfering with healthy plant growth 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

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

1. Install 4" deep layer of fine crushed stone in bottom of planter.
2. Install filter fabric over stone layer. Turn up edges of fabric all around.
3. Install planting soil mix over filter fabric to within 3½" of top for planter. Do not compact planting soil.
4. Install plant material as specified elsewhere in these specifications.
5. Install 3" of mulch over planting soil.

3.10 SODDING NEW LAWNS

A. 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.
B. 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.
C. 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.
D. 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 of flow. Offsets of individual strips shall not exceed six (6) inches. At the inside of the curbs, sod shall abut squarely and evenly.
E. 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.
F. Any pieces of sod which, after placing, show an appearance of extreme dryness shall be removed from the work.
G. 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.
H. 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

A. 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.
B. 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. Hurricane cut Sabal Palms shall have an Establishment Period of not less than one hundred and eighty (180) 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.
C. 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, litter control, rolling, fertilizing and replanting.
D. 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.
E. Restrict foot and 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.
F. The Contractor shall be responsible for maintaining adequate protection of the site. Areas damaged by the Landscape Contractor's men or equipment, or the men or equipment of his Subcontractor's, shall be repaired at the Landscape Contractor's expense.
G. 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 Requirements for Newly Planted Grass, Ground Covers, Shrubs and Trees in Florida", 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.
H. 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.
I. 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.
J. Herbicide Weed Control: All landscape areas shall be free of nut grass, torpedo grass, and other noxious weeds until final acceptance of work.

1. "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.
2. "Ronstar" pre-emergent or OWNER - approved equal, shall be applied 2 weeks before planting. Apply per manufacturers specifications.
3. Apply "Fusilade" in all areas where torpedo grass has emerged. Apply per manufacturers specifications.
4. Apply "Basagram" or "Marage" in all areas where nutgrass has emerged. Apply per manufacturers specifications.

K. 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.
L. 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 after thoroughly irrigating lawn. If required, level the lawn again, 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. All planted areas other than lawn shall be weeded at intervals of not more than ten (10) days.
M. 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.
N. 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.
O. Inspection and Final Acceptance:

1. 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.
2. 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 the outstanding items are completed, and the work performed to the satisfaction of the Landscape Architect and OWNER.
3. 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

A. 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.
B. Non-living landscape elements shall also carry a one (1) year guarantee on materials, labor, and workmanship.
C. 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.
D. Materials and labor involved in the replacing of materials shall be supplied by the Contractor at no additional cost to the Owner.
E. 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.
1. 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 at the Contractor's expense unless clear evidence establishes that the soil problem is not pre-existing and is caused by factors beyond the Contractor's control.
F. Replacement and Conditions:
1. Materials will be replaced as many times as necessary to satisfy the OWNER'S representative and the specifications. All replacement costs will be the responsibility of the Contractor.
2. Replacements will be of the same size, species, and specifications as the original. No additional soil additives will be required unless significant amounts of soil mix are lost before or during replacement.
3. Plant losses due to abnormal weather conditions such as floods, excessive wind damage (on properly staked or guyed trees), severe freezing, or hail will not be the responsibility of the Contractor.
4. Deciduous materials will be guaranteed to break dormancy at the proper season. Materials planted during their normal dormant period will be guaranteed to resume normal growth at the proper time for that species.

LANDSCAPE NOTES

GENERAL:
1. All proposed material shall be Florida No. 1 or better as set forth in "Grades & Standards for Nursery Plants," Part 1&2, Florida Dept. of Agriculture and Consumer Services, latest edition. No deviations will be permitted.
2. By submitting a bid, the landscape contractor is responsible for providing the material specified on the plans. No substitutions will be accepted without prior written approval and acceptance by the Owner or his representative, or Landscape Architect.
3. Materials to be hand-selected at the discretion of the Owner or his representative, or Landscape Architect.
4. All work shall proceed in a professional manner in accordance with standard nursery and installation practice.
5. Quantities on plant list are for convenience only. Landscape Contractor is responsible for all plants shown on planting plans. When discrepancies occur between plant list and planting plans, the plans are to override the plant list in all cases. Contractor is responsible for confirming sod quantities and certifying such to the Owner or his representative.
6. Contractor is responsible for locating all underground utilities prior to digging. Notify the Owner or his representative, or the Landscape Architect immediately regarding discrepancies or conflicts.
7. Landscape Contractor to notify the Owner or his representative, or Landscape Architect at least three (3) working days prior to beginning any stage of work.
8. Owner or Landscape Architect to be immediately notified of any discrepancies found in field.
9. Owner or his representative, or Landscape Architect reserve the right to field adjust plant material on-site to avoid conflicts or discrepancies not anticipated in the planning process.
10. Existing plant material to be removed, except as noted.

TREES & PALMS
1. All trees, new and relocated, to be staked and guyed as detailed.
2. No double or multi-trunk trees unless otherwise specified.
3. Face of trees and palms to be located a minimum of 2'-0" off all sidewalks/bike paths or other paved surface, unless otherwise notated on plans.
4. Root suckers on Live Oaks are not acceptable.
5. All trees falling within grassed areas to have a mulch ring 3' in diameter, mulched 3" deep with no more than 1" deep directly adjacent to the trunk of the tree.

PLANTING BEDS
1. Groundcover and shrubs to be laid out in a uniform and consistent pattern.
2. All planting beds to receive mulch per plans.
3. Landscape Contractor is responsible for verifying that clean top soil, meeting the attached specifications, exists in each planting bed prior to planting. Contractor shall add or amend top soil if necessary. Tree pits shall be backfilled as noted in attached specifications. Excavate all shrub and groundcover beds as specified and backfill with planting soil per specifications.
4. All existing paving base material to be removed from planting areas and replaced with clean top soil prior to planting. Final grade within planting areas to be 2" below adjacent paved areas or top of curb.
5. Soil in landscaped areas shall be free of debris, including paving base or fill material, and calcareous materials such as shell, lime rock, concrete, plaster and stucco. Planting areas containing excessive calcareous materials shall be excavated to a minimum depth of (2') two feet.

SOD
1. Landscape Contractor is responsible for replacing any damaged sod.

IRRIGATION
1. All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing 120% coverage with 50% overlap or utilizing a drip irrigation/low volume watering system. No landscape installation shall occur until the irrigation system is operational, unless approval is granted by Owner or his representative, or Landscape Architect.

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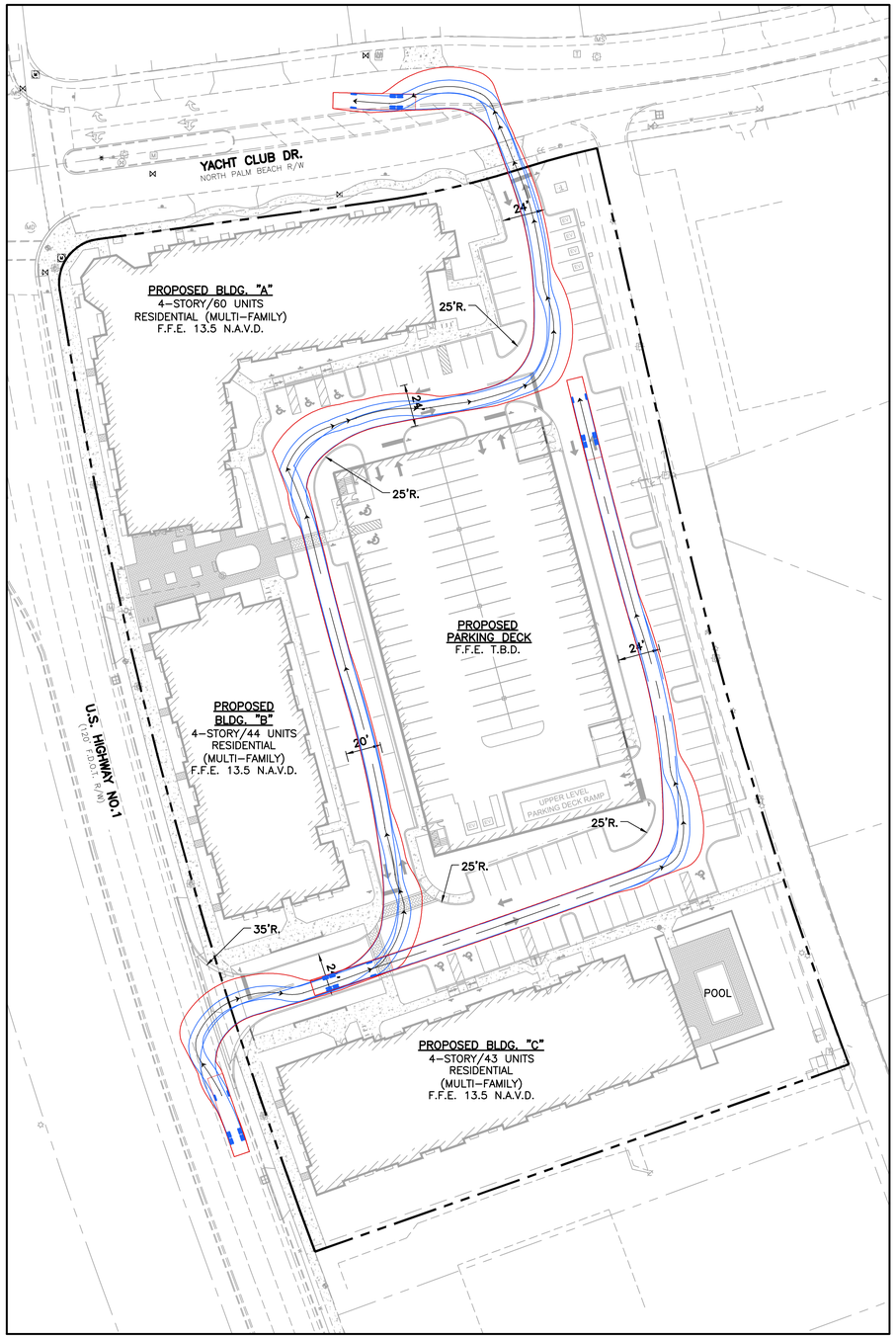
Date: 2023.09.01 08:32:54 -04'00'

200 YACHT CLUB DRIVE
Mixed-Use Residential
North Palm Beach, Florida
Landscape Specifications

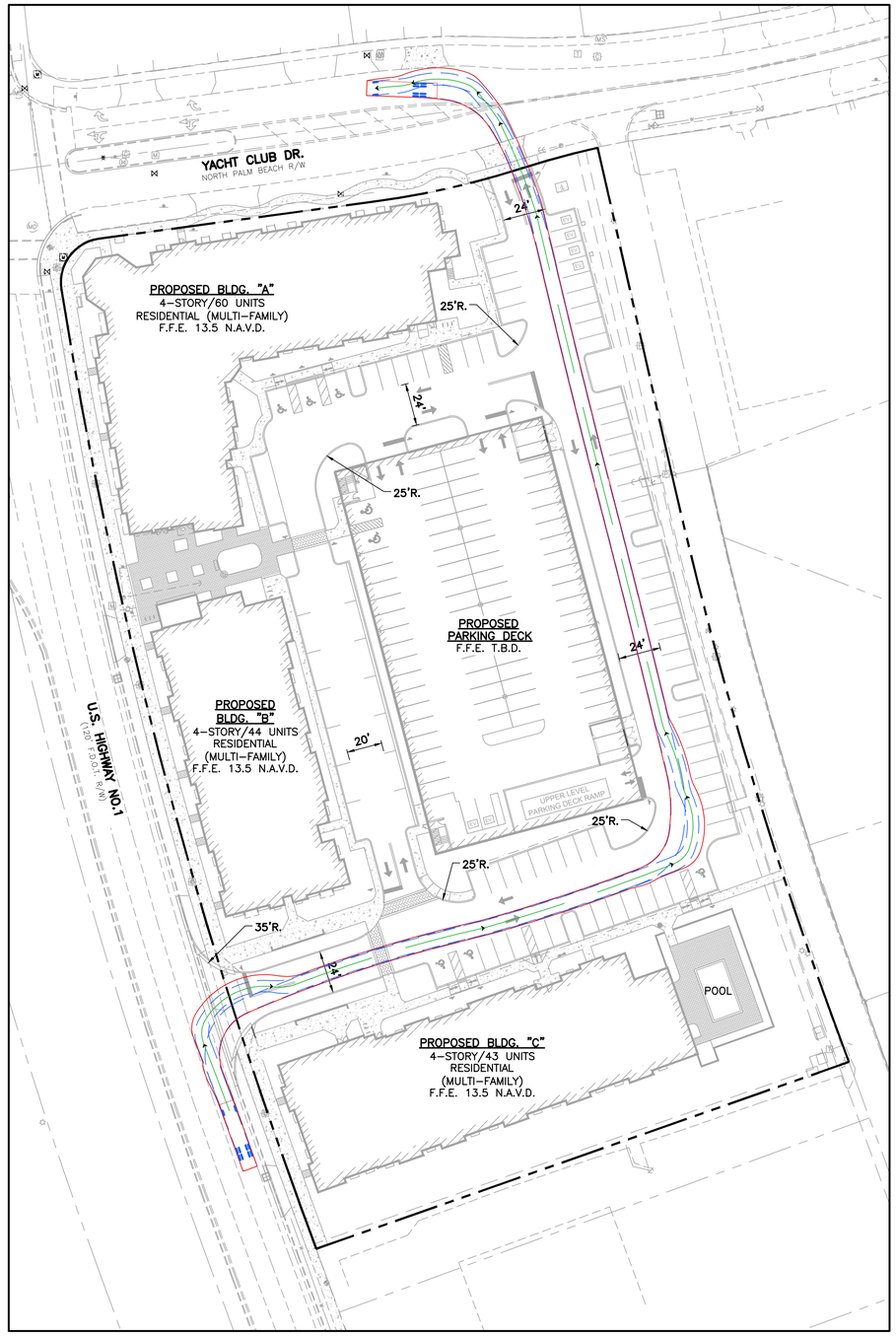
Date:	December 1, 2020
Project No.:	20-013.000
Designed By:	TRM
Drawn By:	TRM
Checked By:	MC / RD

Revision Dates:
2020.12.01 SP REVIEW SUBMITTAL
2021-02-16 DRC RESPONSE RESUBMITTAL
2021-07-09 DRC RESUBMITTAL
2021-09-17 DRC RESUBMITTAL
2021-10-29 DRC RESUBMITTAL #4 (Fire&SUA)
2022-07-11 Remand Resubmittal
2022-08-19 DRC Resubmittal
2023-06-30 SPR Resubmittal
2023-08-18 SPR Resubmittal
2023-09-01 SPR Resubmittal

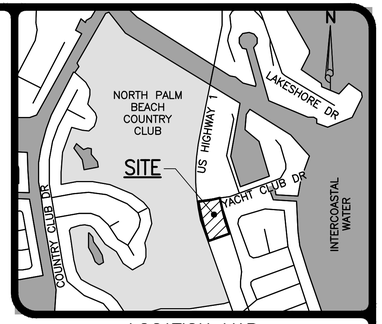
LP-6
of 6



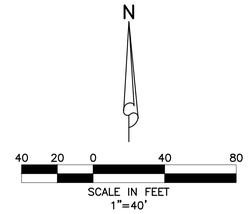
FIRE TRUCK ROUTE

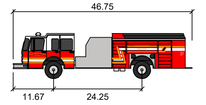


GARBAGE TRUCK ROUTE



LOCATION MAP
NOT TO SCALE

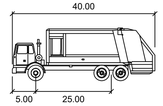




Palm Beach Gardens Fire Truck

	feet
Width	: 9.00
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

RED = VEHICLE BODY
BLUE = TIRE TRACK PATH



Garbage Truck - 40'

	feet
Width	: 8.50
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

RED = VEHICLE BODY
BLUE = TIRE TRACK PATH

JESSE J. PARRISH, IV LICENSE No 85433 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JESSE J. PARRISH, IV., P.E. ON 8/18/2023.

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

2.) REVISED PER SITE PLAN, 06/12/23 B.L.
1.) REVISED PER SITE PLAN, 05/04/23 D.B.

REVISIONS

SIMMONS & WHITE
ENGINEERING | PLANNING | CONSULTING | SINCE 1982
Authorization No. 3452
2581 Metrocentre Blvd West ● Suite 3 ● West Palm Beach, Florida 33407 ● (561) 478–7848

DESIGN	DRAWN	CHECKED	APPROVED	DATE
J.P.	D.B.			

200 YACHT CLUB DRIVE

SECTION 9, TOWNSHIP 42S., RANGE 43E.
NORTH PALM BEACH, FLORIDA
AUTOTURN ANALYSIS

JOB NO.	DRAWING NO.	SHEET	OF
20–112	20112AT01	1	1

Y:\AUTOCAD_FILES\2020\20-112\EXHIBITS\Autoturn Analysis\2023-08-07_Fire-Garbage.dwg 8/18/2023 8:13 AM Daniel Brunet

NOTES:

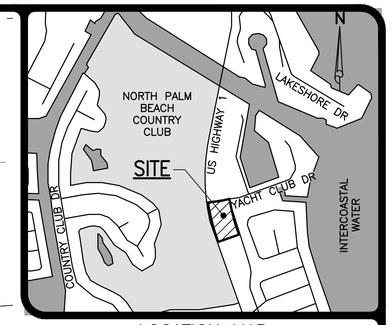
1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.

2.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY STANDARDS.

3.) LOCATIONS OF DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.

4.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.

5.) EXISTING BUILDING, PAVEMENT AND DRAINAGE LOCATED ON–SITE SHALL BE REMOVED, UNLESS NOTED.



LOCATION MAP
NOT TO SCALE

N

30 15 0 30 60
SCALE IN FEET
1"=30'

U.S. HIGHWAY NO.1 (120' F.D.O.T. R/W)

EXISTING F.P.L. POWER LINE (TO BE UNDERGROUNDED)

BENCHMARK MAG NAIL & DISK EL:12.93

EXISTING 5' CONCRETE SIDEWALK (TO BE EXPANDED TO 12' WIDE)

EXISTING DRAINAGE INLET (TO REMAIN) RIM:12.33 (UNABLE TO OPEN)

EXISTING STREET LIGHT & ELECTRICAL BOX (TO REMAIN – TYP.)

EXISTING PALM TRAN SIGN (TO REMAIN)

PROPOSED BENCH FOR PALM TRAN (SEE SITE PLAN FOR DETAILS)

EXISTING LIGHT POLE (TO REMAIN)

EXISTING SIGNAL/MASTER ARM (TO REMAIN)

BENCHMARK MAG NAIL & DISK EL:12.73

BENCH

TRAFFIC CONTROL BOX

RIM:13.64
INV E:8.36
INV W:8.51

A=39.90'
Δ=91°26'35"
R=25.00'

EXISTING DRAINAGE M.H. (TO REMAIN) RIM ELEV. 12.68 INV. ELEV. 5.01E, 6.51W B.T.M. 5.01

RIM:12.63
INV E:6.84
INV W:6.95

ELECTRIC METER

STEPS (TYP.–SEE ARCH. PLANS FOR DETAILS)

SAWCUT AND REMOVE EXISTING DRIVEWAY AS REQUIRED TO COMPLETE CONSTRUCTION AS SHOWN (TYP.)

REPLACE EX. VALLEY GUTTER AT DRIVEWAYS WITH TYPE "F" CURB (TYP.)

EXISTING DRAINAGE INLET (TO REMAIN – REPLACE EX. TOP W/ F.D.O.T. TYPE 5 INLET TOP) RIM:11.52 (UNABLE TO OPEN)

SAWCUT AND REMOVE EXISTING DRIVEWAYS AS REQUIRED TO COMPLETE CONSTRUCTION AS SHOWN (TYP.)

SIDEWALK CONNECTIONS TO MEET A.D.A. STANDARDS (TYP.)

35'R. (TYP. BOTH SIDES)

R=2804.93' A=11°00'31" A=538.92'

OUTDOOR SEATING (BY OTHERS)

10' FPL U.E. (TYP.)

PROPOSED BLDG. "A"
4–STORY/60 UNITS
RESIDENTIAL (MULTI–FAMILY)
F.F.E. 13.5 N.A.V.D.

ELECTRIC PANEL (TO BE REMOVED)

EXISTING F.M. A.R.V RIM:12.79 (TO BE REMOVED) TOP of E/W 8" DIP: 9.49 TOP ARV: 11.29, BTM: 8.00

PROPOSED BLDG. "B"
4–STORY/44 UNITS
RESIDENTIAL (MULTI–FAMILY)
F.F.E. 13.5 N.A.V.D.

BIKE RACK (BY OTHERS)

PROPOSED ROOF DRAIN (SIZE TO BE DETERMINED DURING FINAL DESIGN)

LOT 23

EXISTING 5' CONCRETE SIDEWALK (TO BE REMOVED & REPLACED AS SHOWN)

YACHT CLUB DR.

MARINA ADDITION TO NORTH PALM BEACH P.B.27 PG.98 VILLAGE OF NORTH PALM BEACH

A=85.60'
Δ=10°06'20"
R=485.31'

LOT 22

EXISTING DRAINAGE INLET (TO BE REMOVED) RIM ELEV.: 7.33 INV N:4.65 (12" CMP) BTM:5.00

MATCH EXISTING PAVEMENT ELEVATION (TYP.)

PROPOSED STORM DRAINAGE MANHOLE. CONNECT TO EXISTING 15" R.C.P. 24" STOP BAR & "STOP" SIGN (TYP.)

EXISTING SPEED SIGN (TO BE RELOCATED)

PROPOSED CONTROL STRUCTURE

PROPOSED LIMITS OF OVERHEAD F.P.L. UNDERGROUNDING

A=44.53'
Δ=5°15'26"
R=485.31'

REMOVE & REPLACE EXISTING R.C.P. DRAINAGE PIPE CORE & CONNECT TO EXISTING STORM DRAINAGE INLET

EXISTING DRAINAGE INLET (TO REMAIN) RIM ELEV. 6.28 INV. ELEV. 2.27E, 2.79W, B.T.M. 2.27

LOT 21

PROPOSED PRIVACY WALL (BY OTHERS)

BENCHMARK MAG NAIL EL:11.86

MATCH EXISTING SIDEWALK ELEVATION

PROPOSED 7' PERPETUAL SIDEWALK EASEMENT

HANDICAP RAMP W/ DETECTABLE WARNING SURFACE (TYP.)

HANDICAP SIGN (TYP.)

3' BELLSOUTH EASEMENT (ORB 24036 PG.13)

PROPOSED BLDG. "C"
4–STORY/43 UNITS
RESIDENTIAL (MULTI–FAMILY)
F.F.E. 13.5 N.A.V.D.

PROPOSED STORM DRAINAGE

PROPOSED YARD DRAIN (TYP.)

2' CAR OVERHANG (TYP.)

PROPOSED ROOF DRAIN (SIZE TO BE DETERMINED DURING FINAL DESIGN)

PROPOSED C.O. (TYP.)

PROPOSED PRIVACY WALL (BY OTHERS)

REMAINDER OF LOT 12 BLOCK 70 P.B.27 PG.98

2 STORY CBS BUILDING

DUMPSTER PAD

SOUTH LINE OF LOT 12 BLOCK 70

YACHT CLUB ADDITION TO VILLAGE OF NORTH PALM BEACH P.B.27 PG.98 LOT 11 BLOCK 70

N70°40'07"E 320.03'

POOL

TYPE "F" CURB (TYP.)

TYPE "D" CURB (TYP.)

CONCRETE SIDEWALK (TYP.)

PROPOSED PARKING DECK F.F.E. T.B.D.

UPPER LEVEL PARKING DECK RAMP

PROPOSED EXFILTRATION TRENCH (TYP.) (ACTUAL LENGTH & SIZE TO BE DETERMINED DURING FINAL DESIGN)

EXISTING DRAINAGE INLET (TO BE REMOVED) RIM:10.70 INV E:7.43 INV W:9.18 BTM:7.41

PROPOSED TYPE "C" INLET (TYP.)

PROPOSED F.P.L. TRANSFORMER PAD (BY OTHERS–ACTUAL LOCATION & SIZE TO BE DETERMINED DURING FINAL DESIGN)

DUMPSTER ENCLOSURE–TYP. (SEE SITE PLAN FOR DETAILS)

EXISTING 6" D.I.P. F.M. (TO REMAIN)

3'X12' ANCHOR EASEMENT (P.B.26 PG.249) (TO BE ABANDONED)

EXISTING F.P.L. POWER LINE (TO BE UNDERGROUNDED)

2 STORY CBS BUILDING

N12°47'13"W (M) 190.37'

60' SERVICE ROAD

6' EASEMENT (P.B.26 PG.249)

LOT 1 BLOCK 66

EXISTING CONCRETE WALL (TO REMAIN)

6'x12' ANCHOR EASEMENT (P.B.26 PG.249) (TO BE ABANDONED)

EXISTING DRAINAGE INLET (TO BE REMOVED) RIM ELEV. 8.47 INV. ELEV. 6.60S B.T.M. ±4.5 (DIRT FILLED)

MATCH EXISTING PAVEMENT ELEVATION (TYP.)

LOT 25 BLOCK 66 YACHT CLUB ADDITION TO VILLAGE OF NORTH PALM BEACH P.B.27 PG.98

R=2484.93' Δ=7°20'32" A=318.43'

63.17'(P)

PROPOSED 5' L.B.

PROPOSED 7' PERPETUAL TRANSPORTATION & UTILITY EASEMENT

EXISTING 6" EASEMENT (P.B. 26, PG. 249)

10'X20' BELLSOUTH EASEMENT (O.R.B. 24036, PG. 13) (TO BE PARTIALLY ABANDONDED)

ELECTRIC F.P.L. CABINET & BELLSOUTH EQUIPMENT (TO BE RELOCATED)

LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- DIRECTION OF FLOW
- DIRECTION OF SWALE
- H.P. PROPOSED HIGH POINT
- 13.96 EXISTING GRADE ELEVATION
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DETECTABLE WARNING SURFACE
- SAWCUT, REMOVE, & REPLACE EXISTING PAVEMENT, CONCRETE, CURB, ETC.
- SAWCUT & REMOVE EXISTING PAVEMENT, CONCRETE, CURB, ETC.
- PROPOSED EXFILTRATION TRENCH (ACTUAL LENGTH & SIZE TO BE DETERMINED DURING FINAL DESIGN)
- PROPOSED LIGHT POLE (BY OTHERS)
- T PROPOSED TRANSFORMER LOCATION (BY OTHERS)
- PROPOSED DIRECTIONAL ARROW
- PROPOSED BENCH & TRASH CAN (BY OTHERS)
- PROPOSED BIKE RACK (BY OTHERS)
- PROPOSED 24" WHITE STOP BAR, "STOP" SIGN & 6" DOUBLE YELLOW STRIPE
- EXISTING OVERHEAD POWER LINE & POWER POLE
- EXISTING STORM DRAINAGE PIPE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING FORCE MAIN

JESSE J. PARRISH, IV LICENSE No 85433 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JESSE J. PARRISH, IV., P.E. ON 8/18/2023.

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REVISIONS

7. REVISED PER NEW SITE PLAN, 6/12/23 B.L.
6. REVISED PER NEW SITE PLAN, 6/27/22 R.S.
5. REVISED PER NEW SITE PLAN, 6/16/22 R.S.
4. REVISED PER S.U.A. & N.P.B. COMMENTS, 10/27/21 B.L.
3. REVISED PER N.P.B. & S.U.A. COMMENTS, 09/10/21 B.L.
2. REVISED PER NEW SITE PLAN, 7/9/21 R.S.
1. REVISED PER N.P.B. COMMENTS & SITE/ARCH PLAN UPDATES, 2/10/21 R.S.

SIMMONS & WHITE
ENGINEERING | PLANNING | CONSULTING | SINCE 1982
Authorization No. 3452
2581 Metrocentre Blvd West ● Suite 3 ● West Palm Beach, Florida 33407 ● (561) 478–7848

DESIGN	DRAWN	CHECKED	APPROVED	DATE
J.P.	R.S.			

200 YACHT CLUB DRIVE
SECTION 9, TOWNSHIP 42S., RANGE 43E.
NORTH PALM BEACH, FLORIDA
CONCEPTUAL PAVING AND DRAINAGE PLAN

JOB NO.	DRAWING NO.	SHEET	OF
20–112	20112C01	1	3

NOTES:

1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.

2.) ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SEACOAST UTILITY AUTHORITY AND THE PALM BEACH COUNTY HEALTH DEPARTMENT.

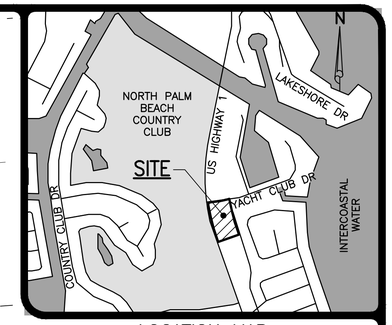
3.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY STANDARDS.

4.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.

5.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.

6.) FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTION.

7.) EXISTING UTILITIES LOCATED ON–SITE SHALL BE REMOVED, UNLESS NOTED.



LOCATION MAP
NOT TO SCALE

N

30 15 0 30 60
SCALE IN FEET
1"=30'

LEGEND

- PROPOSED CONCRETE
- SEWER SERVICE W/ CLEAN–OUT
- FIRE HYDRANT W/ GATE VALVE
- PROPOSED SANITARY SEWER LINE, MANHOLE & FLOW DIRECTION
- WATER SERVICE & R.P.Z. (REFER TO POTABLE WATER SERVICE SINGLE METER INSTALLATION DETAIL.)
- PROPOSED F.D.C.
- PROPOSED LIGHT POLE (BY OTHERS)
- PROPOSED TRANSFORMER LOCATION (BY OTHERS)
- PROPOSED DIRECTIONAL ARROW
- PROPOSED BENCH & TRASH CAN (BY OTHERS)
- PROPOSED BIKE RACK (BY OTHERS)
- PROPOSED 24" WHITE STOP BAR, "STOP" SIGN & 6" DOUBLE YELLOW STRIPE
- EXISTING OVERHEAD POWER LINE & POWER POLE
- EXISTING STORM DRAINAGE PIPE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING FORCE MAIN

U.S. HIGHWAY NO.1 (120' F.D.O.T. R/W)
EXISTING F.P.L. POWER LINE (TO BE UNDERGROUNDED)
BENCHMARK MAG NAIL & DISK EL:12.93
EXISTING 6" D.I.P. F.M. (TO BE REMOVED)
EXISTING PALM TRAN SIGN (TO REMAIN)
EXISTING LIGHT POLE (TO REMAIN)
EXISTING 5' CONCRETE SIDEWALK (TO BE EXPANDED TO 12' WIDE)
EXISTING 10" C.A. WATER MAIN (TO BE ABANDONED/REMOVED)
EXISTING DRAINAGE INLET (TO REMAIN) RIM:12.33 (UNABLE TO OPEN)
12'x25' SUAE (ORB 9617 PG.768) (TO BE ABANDONED)
EXISTING STREET LIGHT & ELECTRICAL BOX (TO REMAIN – TYP.)
PROPOSED WATER METER, R.P.Z & D.D.C.V ASSEMBLY (SIZE TO BE DETERMINED DURING FINAL DESIGN)
EXISTING D.D.C.V. (TO BE REMOVED)
EXISTING DRAINAGE INLET (TO REMAIN – REPLACE EX. TOP W/ F.D.O.T. TYPE 5 INLET TOP) RIM:11.52 (UNABLE TO OPEN)
CONNECT TO EXISTING 10" W.M. W/ GATE VALVE
BENCHMARK MAG NAIL EL:11.86
PROPOSED WATER MAIN (SIZE TO BE DETERMINED DURING FINAL DESIGN)
EXISTING FIRE HYDRANT (TO BE RELOCATED)
PROPOSED F.D.C.
PROPOSED 7' PERPETUAL SIDEWALK EASEMENT
3' BELLSOUTH EASEMENT (ORB 24036 PG.13)
PROPOSED WATER METER, R.P.Z & D.D.C.V ASSEMBLY (SIZE TO BE DETERMINED DURING FINAL DESIGN)
PROPOSED BLDG. "C" 4–STORY/43 UNITS RESIDENTIAL (MULTI–FAMILY) F.F.E. 13.5 N.A.V.D.
PROPOSED 12' S.U.A. U.E.
PROPOSED SANITARY SERVICE @ 1.0% MIN. SLOPE
2 STORY CBS BUILDING
DUMPSTER PAD
REMAINDER OF LOT 12 BLOCK 70
SOUTH LINE OF LOT 12 BLOCK 70
YACHT CLUB ADDITION TO VILLAGE OF NORTH PALM BEACH P.B.27 PG.98 LOT 11 BLOCK 70
N70°40'07"E 320.03'
POOL
PROPOSED 6" S.U.A. F.M. RELOCATION
10'X20' BELLSOUTH EASEMENT (O.R.B. 24036, PG. 13) (TO BE PARTIALLY ABANDONED)
ELECTRIC F.P.L. CABINET & BELLSOUTH EQUIPMENT (TO BE RELOCATED)
R=2484.93' Δ=7°20'32" A=318.43'
6.17'(P)
20' SERVICE ROAD
BLOCK 66
PROPOSED 5' L.B.
PROPOSED 7' PERPETUAL TRANSPORTATION & UTILITY EASEMENT
CONNECT TO EXISTING F.M. W/ VALVE (TYP.)
EXISTING 6' EASEMENT (P.B. 26, PG. 249)
EXISTING F.M. A.R.V RIM:12.79 (TO BE REMOVED) TOP of E/W 8" DIP: 9.49 TOP ARV: 11.29, BTM: 8.00
PROPOSED BLDG. "B" 4–STORY/44 UNITS RESIDENTIAL (MULTI–FAMILY) F.F.E. 13.5 N.A.V.D.
10' FPL U.E. (TYP.)
ELECTRIC PANEL
PROPOSED GREASE TRAP (SIZE TO BE DETERMINED DURING FINAL DESIGN)
PROPOSED SANITARY SERVICE @ 1.0% MIN. SLOPE
PROPOSED SANITARY SEWER MAIN (SIZE TO BE DETERMINED DURING FINAL DESIGN)
PROPOSED 22' S.U.A. U.E.
PROPOSED FIRE HYDRANT ASSEMBLY (TYP.)
PROPOSED 12' S.U.A. U.E.
PROPOSED PARKING DECK F.F.E. T.B.D.
PROPOSED 12' S.U.A. U.E.
EXISTING DRAINAGE INLET (TO BE REMOVED) RIM:10.70 INV E:7.43 INV W:9.18 BTM:7.41
UPPER LEVEL PARKING DECK RAMP
PROPOSED 15' S.U.A. U.E.
PROPOSED F.D.C.
EXISTING SIGNAL/MASTER ARM (TO REMAIN)
BENCHMARK MAG NAIL & DISK EL:12.73
A=39.90' Δ=91°26'35" R=25.00'
EXISTING DRAINAGE M.H. (TO REMAIN) RIM ELEV. 12.68 INV. ELEV. 5.01E, 6.51W B.T.M. 5.01
BENCH
TRAFFIC CONTROL BOX
RIM:13.64 INV E:8.36 INV W:8.51
RIM:12.63 INV E:6.84 INV W:6.95
CONNECT TO EXISTING 10" W.M. W/ GATE VALVE
ELECTRIC METER
PROPOSED 8" D.I.P. WATER MAIN
LOT 23
EXISTING 5' CONCRETE SIDEWALK (TO BE REMOVED & REPLACED AS SHOWN)
EXISTING 8" C.A. WATER MAIN (TO BE ABANDONED/REMOVED)
YACHT CLUB DR.
MARINA ADDITION TO NORTH PALM BEACH P.B.27 PG.98 VILLAGE OF NORTH PALM BEACH
A=85.60' Δ=10°06'20" R=485.31'
PROPOSED WATER METER, R.P.Z. & D.D.C.V. ASSEMBLY TO SERVE TOWNHOMES (SIZE TO BE DETERMINED)
EXISTING DRAINAGE INLET (TO BE REMOVED) RIM ELEV.: 7.33 INV N:4.65 (12" CMP) BTM:5.00
EXISTING 8" C.A. WATER MAIN (TO BE REMOVED & REPLACED)
EXISTING SPEED SIGN (TO BE RELOCATED)
A=44.53' Δ=5°15'26" R=485.31
EXISTING SEWER M.H. (TO REMAIN) RIM ELEV. 7.12 INV. ELEV. 2.79SE, 0.69S, 0.90E, 0.92W
LOT 21
EXISTING DRAINAGE INLET (TO REMAIN) RIM ELEV. 6.28 INV. ELEV. 2.27E, 2.79W, B.T.M. 2.27
EXISTING FIRE HYDRANT (TO REMAIN)
RIM:6.65 INV N:5.39 INV E:1.39 INV W:1.30
N12°47'13"W (M) 190.37'
60' SERVICE ROAD
12' EASEMENT (P.B.27 PG.98) (TO BE ABANDONED)
6' EASEMENT (P.B.26 PG.249)
LOT 1 BLOCK 66
MARINA ADDITION TO VILLAGE OF NORTH PALM BEACH P.B.27 PG.98 LOT 2
EXISTING 8" CLAY SANITARY SEWER LINE
EXISTING 6" D.I.P. F.M. (TO REMAIN)
3'X12' ANCHOR EASEMENT (P.B.26 PG.249) (TO BE ABANDONED)
EXISTING F.P.L. POWER LINE (TO BE UNDERGROUNDED)
2 STORY CBS BUILDING
CONNECT TO EXISTING W.M. W/ TEE AND G.V.
6'x12' ANCHOR EASEMENT (P.B.26 PG.249) (TO BE ABANDONED)
EXISTING DRAINAGE INLET (TO BE REMOVED) RIM ELEV. 8.47 INV. ELEV. 6.60S B.T.M. ±4.5 (DIRT FILLED)
EXISTING CONCRETE WALL (TO REMAIN) (TO REMAIN) RIM ELEV. 7.77 INV. ELEV. –0.23N, –0.39S
CORE & CONNECT INTO EXISTING SANITARY SEWER MANHOLE
EXISTING 8" CLAY SANITARY SEWER LINE
LOT 25 BLOCK 66 YACHT CLUB ADDITION TO VILLAGE OF NORTH PALM BEACH P.B.27 PG.98

JESSE J. PARRISH, IV LICENSE No 85433 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JESSE J. PARRISH, IV., P.E. ON 8/18/2023.

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REVISIONS
8. REVISED PER N.P.B. SITE PLAN COMMENTS, 08/07/23 B.L.
7. REVISED PER N.P.B. COMMENTS, 06/30/23 B.L.
6. REVISED PER NEW SITE PLAN, 6/27/22.
5. REVISED PER NEW SITE PLAN, 6/16/22.
4. REVISED PER S.U.A. & N.P.B. COMMENTS, 10/27/21 B.L.
3. REVISED PER W.P.B. & S.U.A. COMMENTS, 09/10/21 B.L.
2. REVISED PER NEW SITE PLAN, 7/9/21.
1. REVISED PER N.P.B. COMMENTS & SITE/ARCH PLAN UPDATES, 2/10/21.

SIMMONS & WHITE
ENGINEERING I PLANNING I CONSULTING I SINCE 1982
Authorization No. 3452
2581 Metrocentre Blvd West ● Suite 3 ● West Palm Beach, Florida 33407 ● (561) 478–7848

DESIGN	DRAWN	CHECKED	APPROVED	DATE
J.P.	R.S.			

200 YACHT CLUB DRIVE
SECTION 9, TOWNSHIP 42S., RANGE 43E.
NORTH PALM BEACH, FLORIDA
CONCEPTUAL WATER AND WASTEWATER PLAN

JOB NO.	DRAWING NO.	SHEET
20–112	20112C02	2 OF 3

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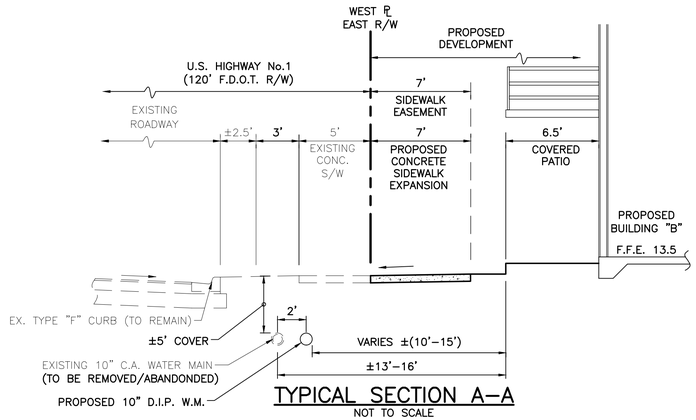
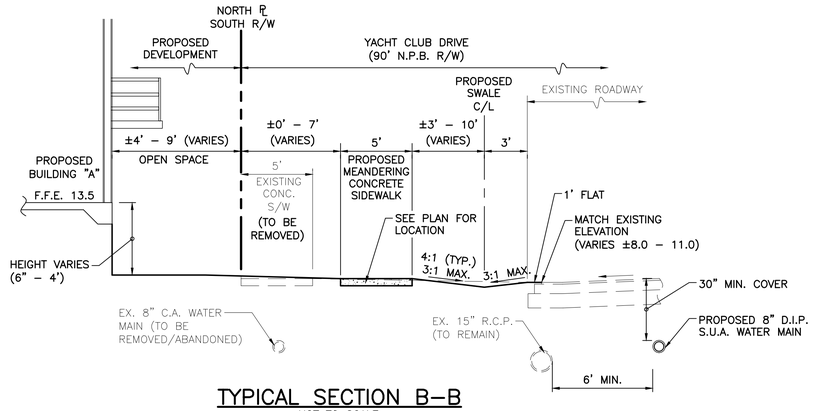
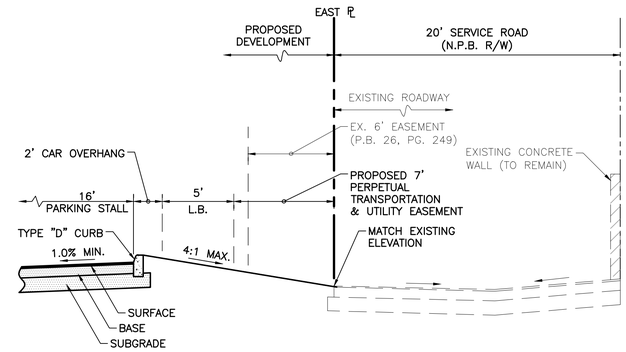


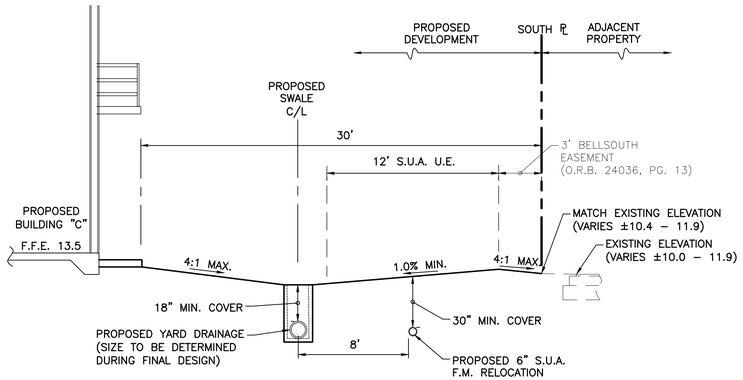
TYPICAL SECTION A–A
NOT TO SCALE



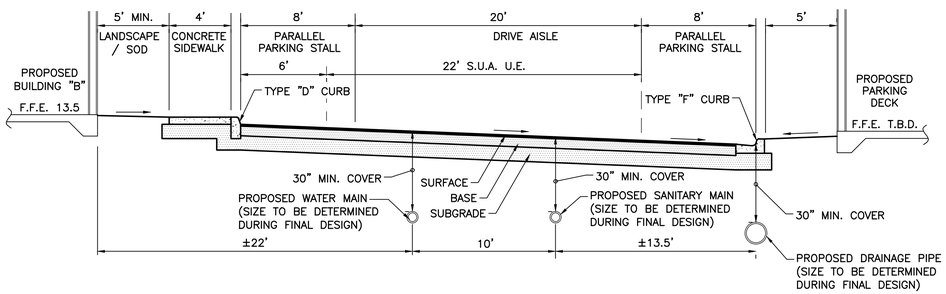
TYPICAL SECTION B–B
NOT TO SCALE



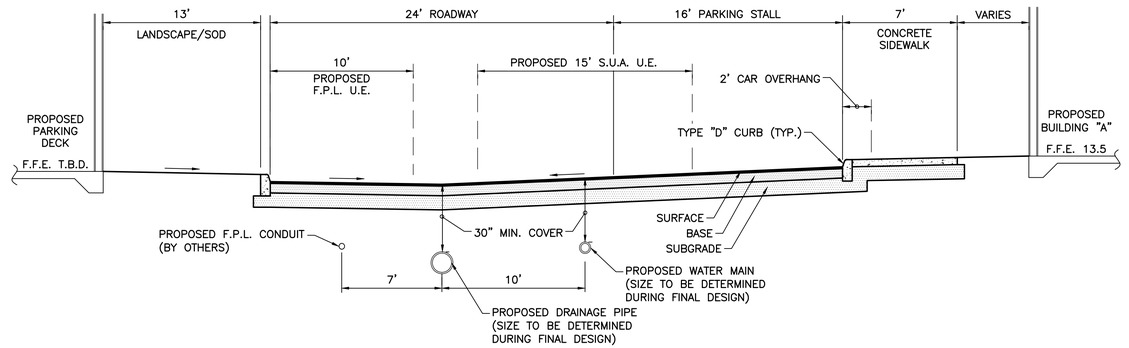
TYPICAL SECTION C–C
NOT TO SCALE



TYPICAL SECTION D–D
NOT TO SCALE



TYPICAL SECTION E–E
NOT TO SCALE



TYPICAL SECTION F–F
NOT TO SCALE

JESSE J. PARRISH, IV
LICENSE
No 85433
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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4. REVISED PER NEW SITE PLAN, 6/27/22.
3. REVISED SECTIONS PER S.U.A., 10/27/21 B.L.
2. REVISED PER N.P.B. & S.U.A. COMMENTS, 09/10/21 B.L.
1. REVISED PER NEW SITE PLAN, 7/9/21.

REVISIONS

SIMMONS & WHITE
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DESIGN	DRAWN	CHECKED	APPROVED	DATE
J.P.	R.S.			

200 YACHT CLUB DRIVE
SECTION 9, TOWNSHIP 42S., RANGE 43E.
NORTH PALM BEACH, FLORIDA
CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER SECTIONS

JOB NO.	DRAWING NO.	SHEET	OF
20-112	20112C03	3	3

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TRAFFIC IMPACT STATEMENT

200 YACHT CLUB DRIVE
VILLAGE OF NORTH PALM BEACH, FLORIDA

Prepared for:

Robbins NPB, LLC
86 Macfarlane Drive
Suite 6G
Delray Beach, Florida 33483

Job No. 20-112

Date: December 1, 2020
Revised: February 24, 2021
Revised: July 8, 2021
Revised: July 11, 2022
Revised: May 2, 2023
Revised: May 31, 2023

Bryan G. Kelley, P.E.
FL Registration No. 74006

Bryan G. Kelley, P.E., State of Florida, Professional Engineer, License No. 74006

This item has been digitally signed and sealed by Bryan G. Kelley, P.E. on 05/31/2023.

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

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Appendices

1.0 SITE DATA

The subject parcel is located in the southeast corner of US-1 and Yacht Club Drive in the Village of North Palm Beach, Florida and contains approximately 4.09 acres. The Property Control Numbers (PCN) for the subject property are:

68-43-42-09-02-000-0010
68-43-42-09-01-070-0140
68-43-42-09-01-070-0121

The subject site currently consists of 11,060 S.F. of office. The proposed redevelopment is to consist of 147 multifamily residential dwelling units and a 1,978 S.F. restaurant with a buildout of 2027. Site access is proposed via a full access driveway connection to Yacht Club Drive and a right in, right out only driveway connection to US-1. For additional information concerning site location and layout, please refer to the Site Plan (included in Appendix "F") prepared by Urban Design Studio. It should be noted the project is located with the Coastal Residential Exception area and is therefore exempt for traffic concurrency. However, the analysis completed in this report is provided for informational purposes.

2.0 PURPOSE OF STUDY

This study will analyze the proposed development's impact on the surrounding major thoroughfares within the project's radius of development influence in accordance with the Palm Beach County Unified Land Development Code Article 12 – Traffic Performance Standards. The Traffic Performance Standards state that a Site Specific Development Order for a proposed project shall meet the standards and guidelines outlined in two separate "Tests" with regard to traffic performance.

Test 1, or the Build-out Test, relates to the build-out period of the project and requires that a project not add traffic within the radius of development influence, which would have total traffic exceeding the adopted LOS at the end of the build-out period. This Test 1 analysis consists of two parts and no project shall be approved for a Site Specific Development Order unless it can be shown to satisfy the requirements of Parts One and Two of Test 1.

Part One – Intersections, requires the analysis of major intersections, within or beyond a project's radius of development influence, where a project's traffic is significant on a link within the radius of development influence. The intersections analyzed shall operate within the applicable threshold associated with the level of analysis addressed. Part Two – Links, compares the total traffic in the peak hour, peak direction on each link within a project's radius of development influence with the applicable LOS "D" link service volumes. The links analyzed shall operate within the applicable thresholds associated with the level of analysis addressed.

Test 2, or the Five Year Analysis, relates to the evaluation of project traffic five years in the future and requires that a project not add traffic within the radius of development influence, which would result in total traffic exceeding the adopted LOS at the end of the Five Year Analysis period. This test requires analysis of links and major intersections as necessary within or beyond the radius of development influence, where a project's traffic is significant on a link within the radius of development influence.

This analysis shall address the total traffic anticipated to be in place at the end of the fifth year of the Florida Department of Transportation Five Year Transportation Improvement Program in effect at the time of traffic analysis submittal.

The existing roadway network as well as both the State and Palm Beach County Five Year Road Program improvements, with construction scheduled to commence prior to the end of the Five Year Analysis Period shall be the Test 2 roadway network assumed in the analysis. The total traffic in the peak hour, peak direction on each link within a project's radius of development influence shall be compared with the applicable LOS "E" service volumes. The links analyzed shall operate within the applicable thresholds associated with the level of analysis addressed. This study will verify that the proposed development's traffic impact will meet the above Traffic Performance Standards.

3.0 TRAFFIC GENERATION

The daily traffic generated by the existing development was calculated in accordance with the traffic generation rates published on the Palm Beach County Traffic website and consistent with the ITE Trip Generation Manual, 11th Edition. Tables 1, 2 and 3 show the daily, A.M. peak hour, and P.M. peak hour traffic generation for the existing development, respectively. Based on the existing development consisting of 11,060 S.F. office, the traffic generation may be summarized as follows:

Existing Development

Daily Traffic Generation	=	108 tpd
A.M. Peak Hour Traffic Generation (In/Out)	=	15 pht (14 pht/1 pht)
P.M. Peak Hour Traffic Generation (In/Out)	=	14 pht (3 pht/11 pht)

Tables 4, 5 and 6 show the daily, A.M. peak hour, and P.M. peak hour traffic generation for the proposed development, respectively. Based on the proposed plan of redevelopment consisting of 147 multifamily dwelling units and 1,978 S.F. restaurant, the traffic generation may be summarized as follows:

Proposed Development

Daily Traffic Generation	=	738 tpd
A.M. Peak Hour Traffic Generation (In/Out)	=	60 pht (16 pht/44 pht)
P.M. Peak Hour Traffic Generation (In/Out)	=	63 pht (39 pht/24 pht)

The difference in trips between the existing and proposed developments that will be utilized in the traffic study is shown in Table 7 and summarized below:

New Trips

Daily Traffic Generation	=	630 tpd
AM Peak Hour Traffic Generation (In/Out)	=	45 pht (2 In/43 Out)
PM Peak Hour Traffic Generation (In/Out)	=	49 pht (36 In/13 Out)

4.0 RADIUS OF DEVELOPMENT INFLUENCE

Based on Table 12.B.2.D-7 3A of the Palm Beach County Unified Land Development Code Article 12 – Traffic Performance Standards, for a net trip generation of 49 peak hour trips, the radius of development influence shall be one-half mile.

For Test 1, a project must address those links within the radius of development influence on which its net trips are greater than one percent of the LOS “D” of the link affected on a peak hour directional basis AND those links outside of the radius of development influence on which its net trips are greater than five percent of the LOS “D” of the link affected on a peak hour two-way basis up to the limits set forth in Table 12.B.2.C-1 1A: LOS “D” Link Service Volumes.

For Test 2, a project must address those links within the radius of development influence on which its net trips are greater than three percent of the LOS “E” of the link affected on a peak hour directional basis AND those links outside of the radius of development influence on which its net trips are greater than five percent of the LOS “E” of the link affected on a peak hour two-way basis up to the limits set forth in Table 12.B.2.C-4 2A: LOS “E” Link Service Volumes.

5.0 EXISTING TRAFFIC

Existing A.M. and P.M. peak hour traffic volumes for the links within the project's radius of development influence were available from the Palm Beach County Engineering Traffic Division. Background traffic, consisting of historical growth allowances furnished by Palm Beach County, major project traffic, and anticipated development in the area was also considered. The area wide growth rate is based on both 2019 and 2022 peak season traffic.

The 2027 total traffic on each link has been calculated using the higher of the area wide growth rate shown in Table 8 or a 1.0% growth rate plus all approved but un-built traffic listed in the Approved Project Database summary tables received from the Palm Beach County Engineering Traffic Division. The project is expected to be built-out in 2027 and background traffic was projected to that time. A detailed analysis of all approved but unbuilt traffic within the project’s radius of development influence has been performed and can be seen in Appendix “D” attached with this report.

6.0 INTERSECTION ANALYSIS TEST 1 – PART 1

As a requirement of Part 1 of Test 1 of the Palm Beach County Traffic Performance Standards, the following directly accessed intersection link ends must be analyzed:

1. US-1 at Yacht Club Drive
2. US-1 at Lighthouse Drive

The development of the subject parcel is not anticipated to result in excess of ten percent of total traffic on an average peak hour total traffic basis leading to any signalized intersection other than the intersections mentioned above. A detailed analysis of these intersections has been performed and can be seen in Appendix "A" attached with this report.

The above referenced intersections have been analyzed using the adjusted turning movement volumes attached with this report in accordance with the methodology set forth in the Transportation Research Board Special Report 209, Planning Analysis. As the results in the Intersection Analyses (attached as Appendix "A") show, the sum of the critical movements during the peak-season, peak-hours at project build-out is less than the adopted Level of Service volume for intersections of 1400 vph.

INTERSECTION	CRITICAL SUM A.M.	P.M.
US-1 at Yacht Club Drive	455	557
US-1 at Lighthouse Drive	571	684

7.0 TRAFFIC ASSIGNMENT/DISTRIBUTION TEST 1 – PART 2

The distribution of project trips was based upon the existing and proposed geometry of the roadway network, a review of the existing and historical travel patterns, and a review of the proposed development and improvements in the area.

The distributed traffic for the project at full build-out of the development was assigned to the links within the project's radius of development influence and can be seen in the Project Distribution Figure attached with this report. Tables 9 and 10 show the project's trip assignment as well as the applicable Level of Service Standard for each of the links within the project's radius of development influence. Links with a project assignment greater than 1% of the applicable Level of Service "D" have been outlined as links with significant project assignment. As shown in Tables 9 and 10, no roadways are considered significantly impacted. However, for informational purposes, a roadway link analysis was completed for US-1.

Based on the projected total A.M. and P.M. peak hour traffic volumes as shown in Tables 11 and 12, this project meets the applicable Peak Hour Traffic Volume Link Performance Standards listed under "Test One - Part Two" of the Palm Beach County Traffic Performance Standards on all links within the project's radius of development influence.

8.0 TEST 2 – FIVE YEAR ANALYSIS

Test 2, or the Five Year Analysis, relates to the evaluation of project traffic five years in the future and requires that a project not add traffic within the radius of development influence which would result in total traffic exceeding the adopted LOS E at the end of the Five Year Analysis Period.

Tables 13 and 14 of Appendix "C" show the project's net trip generation assigned to the links within the project's radius of development influence with the applicable LOS "E" thresholds. Since the project impact represents less than 3% of the LOS "E" threshold for all roadways, Test 2 requirements are met.

9.0 SITE RELATED IMPROVEMENTS

The overall A.M. and P.M. peak hour turning movement driveway volumes and directional distributions at the project entrances for the proposed development with no reduction for pass by credits are shown in Tables 5 and 6 attached with this report. The following summary applies:

		DIRECTIONAL DISTRIBUTION (TRIPS IN / OUT)
A.M. Peak Hour	=	19 / 48
P.M. Peak Hour	=	43 / 26

As previously mentioned, site access is proposed via a full access driveway connection to Yacht Club Drive and a right in, right out only driveway connection to US-1. Based on the Palm Beach County requirements of 75 peak hour right turns and 30 peak hour left turns, no turn lanes are warranted or recommended for the project. A Synchro operational analysis was performed for the intersection of US-1 at Yacht Club Drive. The analysis demonstrated that the intersection will continue to operate at an acceptable Level of Service and only experience minimal vehicular queuing. The operational analysis showed the 95th percentile queue for the westbound approach will be approximately 5 vehicles or 125 feet. The proposed driveway connection to Yacht Club Road is approximately 225 feet from US-1. Additionally, the northbound left turn lane at the intersection will have adequate queue capacity for vehicles making a U-turn when leaving the site. The Synchro printouts are included in Appendix “E”.

10.0 CONCLUSION

The proposed redevelopment is expected to generate a total of 630 net new trips per day, 45 new A.M. peak hour trips and 49 new P.M. peak hour trips at project build-out in 2027. Based on an analysis of existing and project traffic characteristics and distribution, as well as the existing and future roadway network geometry and traffic volumes, this overall project meets the Link/Build-out Test and Five Year Analysis test as required by the Palm Beach County Traffic Performance Standards.

200 YACHT CLUB DRIVE

12/01/2020
Revised: 02/24/2021
Revised: 06/22/2021
Revised: 07/11/2022
Revised: 05/02/2023

EXISTING DEVELOPMENT

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips	Internalization %	Internalization Total	External Trips	Pass-by %	Pass-by Trips	Net Trips
General Office (10k-250k SF GFA)[h]	710	11,060	S.F.	10.84			120		0	120	10%	12	108
			Grand Totals:				**120**	**0.0%**	**0**	**120**	**10%**	**12**	**108**

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
General Office (10k-250k SF GFA)[h]	710	11,060	S.F.	1.52	0.88	0.12	15	2	17	0.0%	0	0	0	15	2	17	10%	2	14	1	15
			Grand Totals:				**15**	**2**	**17**	**0.0%**	**0**	**0**	**0**	**15**	**2**	**17**	**12%**	**2**	**14**	**1**	**15**

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
General Office (10k-250k SF GFA)[h]	710	11,060	S.F.	1.44	0.17	0.83	3	13	16	0.0%	0	0	0	3	13	16	10%	2	3	11	14
			Grand Totals:				**3**	**13**	**16**	**0.0%**	**0**	**0**	**0**	**3**	**13**	**16**	**13%**	**2**	**3**	**11**	**14**

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200 YACHT CLUB DRIVE

12/01/2020
Revised: 02/24/2021
Revised: 06/22/2021
Revised: 07/11/2022
Revised: 05/02/2023

PROPOSED DEVELOPMENT

TABLE 4 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips	Internalization %	Internalization Total	External Trips	Pass-by %	Pass-by Trips	Net Trips
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	147	Dwelling Units	4.54			667	4.8%	32	635	0%	0	635
High Turnover Sit-Down Rest.	932	1,978	S.F.	107.2			212	15.0%	32	180	43%	77	103
			Grand Totals:				**879**	**7.3%**	**64**	**815**	**9%**	**77**	**738**

TABLE 5 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	147	Dwelling Units	0.37	0.23	0.77	12	42	54	5.6%	1	2	3	11	40	51	0%	0	11	40	51
High Turnover Sit-Down Rest.	932	1,978	S.F.	9.57	0.55	0.45	10	9	19	15.0%	2	1	3	8	8	16	43%	7	5	4	9
			Grand Totals:				**22**	**51**	**73**	**8.2%**	**3**	**3**	**6**	**19**	**48**	**67**	**10%**	**7**	**16**	**44**	**60**

TABLE 6 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	147	Dwelling Units	0.39	0.61	0.39	35	22	57	5.3%	1	2	3	34	20	54	0%	0	34	20	54
High Turnover Sit-Down Rest.	932	1,978	S.F.	9.05	0.61	0.39	11	7	18	15.0%	2	1	3	9	6	15	43%	6	5	4	9
			Grand Totals:				**46**	**29**	**75**	**8.0%**	**3**	**3**	**6**	**43**	**26**	**69**	**9%**	**6**	**39**	**24**	**63**

Notes:
Restaurant to primarily serve the residents.

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200 YACHT CLUB DRIVE

12/01/2020
Revised: 02/24/2021
Revised: 06/22/2021
Revised: 07/11/2022
Revised: 05/02/2023

TABLE 7
TRAFFIC GENERATION DIFFERENCE

	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING DEVELOPMENT =	108	15	14	1	14	3	11
PROPOSED DEVELOPMENT =	738	60	16	44	63	39	24
INCREASE =	**630**	**45**	**2**	**43**	**49**	**36**	**13**

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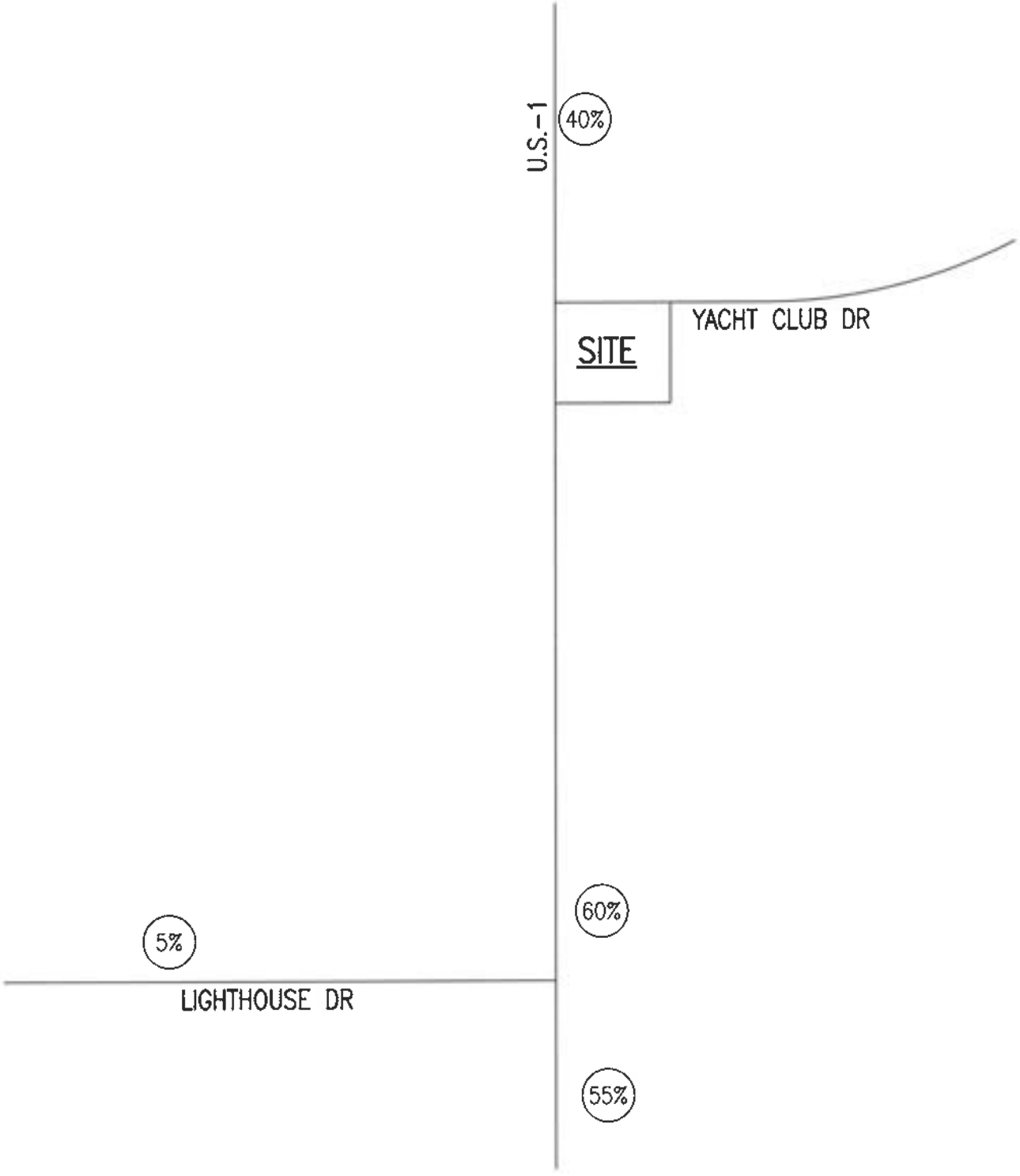


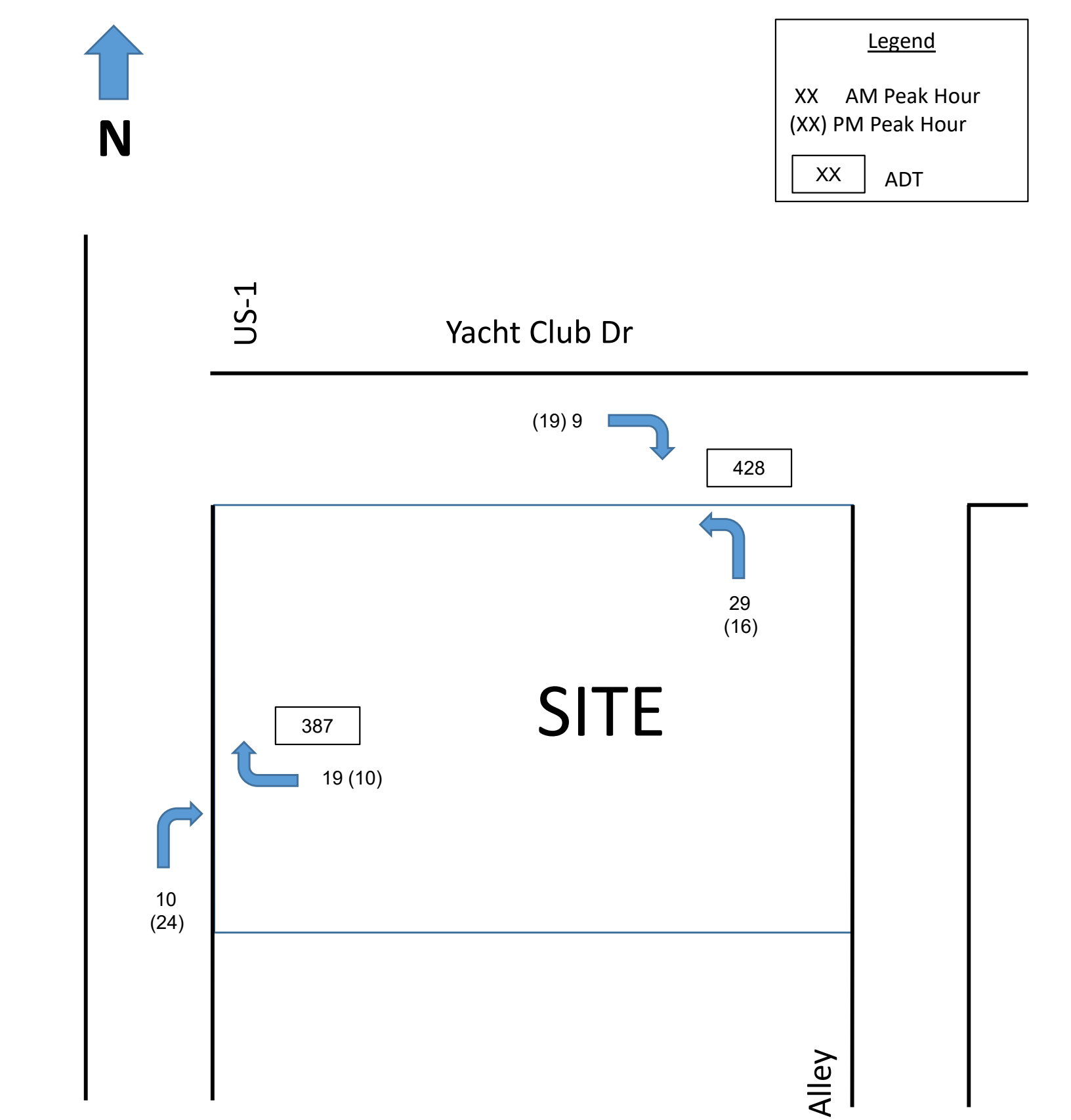
PROJECT DISTRIBUTION

LEGEND

(40%) PROJECT DISTRIBUTION

200 YACHT CLUB DR.

20-112 BK 11-23-2020



Driveway Volumes
200 Yacht Club Dr
Project # 20-112

SIMMONS & WHITE

200 YACHT CLUB DRIVE

12/01/2020
Revised: 02/24/2021
Revised: 06/22/2021
Revised: 07/11/2022
Revised: 05/02/2023

TABLE 8
AREA WIDE GROWTH RATE CALCULATION

STATION	ROADWAY	FROM	TO		2019 PEAK SEASON DAILY TRAFFIC	2022 PEAK SEASON DAILY TRAFFIC	IND. (%)
2838	US-1	PGA BOULEVARD	LIGHTHOUSE DRIVE		25,371	27,035	2.14%
2832	US-1	LIGHTHOUSE DRIVE	NORTHLAKE BOULEVARD		33,163	29,450	-3.88%
				∑ =	**58,534**	**56,485**	**-1.18%**

AREA WIDE GROWTH RATE = 1.0%

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APPENDIX "A"

INTERSECTION ANALYSES

FOR PURPOSES OF PART 1 OF TEST 1

CMA INTERSECTION ANALYSIS
200 YACHT CLUB
US-1 AT YACHT CLUB DRIVE

DRIVEWAY TRIPS

	IN	OUT
AM	19	48
PM	43	26

INPUT DATA

Comments:

Growth Rate = 1.0% Peak Season = 1.00 Current Year = 2019 Buildout Year = 2027

AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2019)	42	852	29	26	755	31	16	0	16	44	0	14
Peak Season Adjustment	0	0	0	0	0	0	0	0	0	0	0	0
Background Traffic Growth	3	71	2	2	63	3	1	0	1	4	0	1
1.0% Background Growth	3	71	2	2	63	3	1	0	1	4	0	1
Major Projects Traffic	0	50	0	0	45	0	0	0	0	0	0	0
Background Traffic Used	3	121	2	2	108	3	1	0	1	4	0	1
Project Traffic	10	10	1	8	0	0	0	0	0	19	0	10
Total	**55**	**983**	**32**	**36**	**863**	**34**	**17**	**0**	**17**	**67**	**0**	**25**
Approach Total		**1,070**			**932**			**35**			**92**	

CRITICAL VOLUME ANALYSIS

No. of Lanes	1	3	<	1	3	<	1	1	<	>	1	1
Per Lane Volume	55	335		36	295		17	17		0	67	25
Right on Red			0			0			0			60
Overlaps Left			0			0			0			36
Adj. Per Lane Volume	55	335		36	295		17	17		0	67	0
Through/Right Volume		335			295			17			67	
Opposing Left Turns		36			55			67			17	
Critical Volume for Approach		371			351			84			84	
Critical Volume for Direction		371						84				
Intersection Critical Volume					**455**							
STATUS?					**UNDER**							

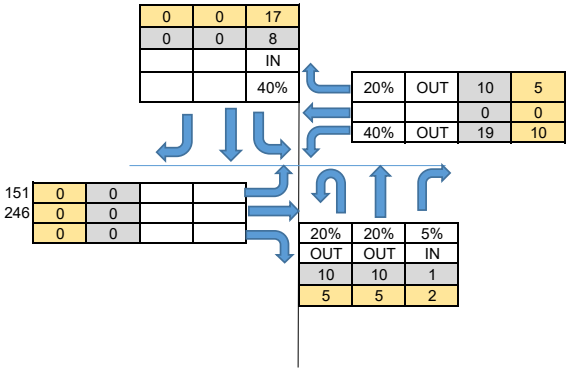
PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2019)	35	1031	55	31	1091	19	25	1	19	40	0	12
Peak Season Adjustment	0	0	0	0	0	0	0	0	0	0	0	0
Background Traffic Growth	3	85	5	3	90	2	2	0	2	3	0	1
1.0% Background Growth	3	85	5	3	90	2	2	0	2	3	0	1
Major Projects Traffic	0	102	0	0	108	0	0	0	0	0	0	0
Background Traffic Used	3	187	5	3	198	2	2	0	2	3	0	1
Project Traffic	5	5	2	17	0	0	0	0	0	10	0	5
Total	**43**	**1223**	**62**	**51**	**1289**	**21**	**27**	**1**	**21**	**53**	**0**	**18**
Approach Total		**1,328**			**1,361**			**49**			**71**	

Critical Volume Analysis

No. of Lanes	1	3	<	1	3	<	1	1	<	>	1	1
Per Lane Volume	43	425		51	433		27	22		0	53	18
Right on Red			0			0			0			60
Overlaps Left			0			0			0			51
Adj. Per Lane Volume	43	425		51	433		27	22		0	53	0
Through/Right Volume		425			433			22			53	
Opposing Left Turns		51			43			53			27	
Critical Volume for Approach		476			476			75			80	
Critical Volume for Direction		476						80				
Intersection Critical Volume					**557**							
STATUS?					**UNDER**							



Note:
Used 2019 counts instead of 2021 counts due to the overall volumes being higher. However, the 2021 counts were used for the turns into and out of the NPB Country Club

US 1 & Yacht Club Drive

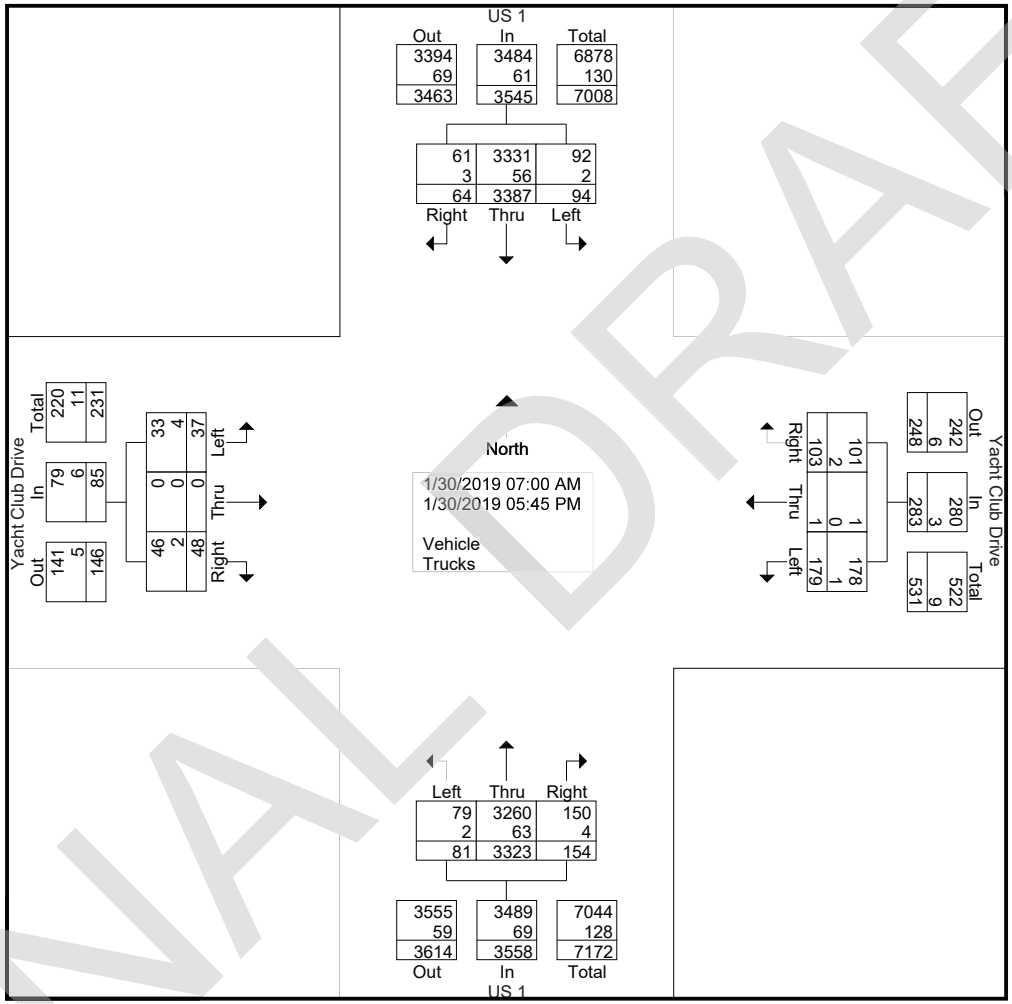
File Name : US 1 & Yacht Club Drive
Site Code : 00000000
Start Date : 1/30/2019
Page No : 1

Groups Printed- Vehicle - Trucks

	US 1 Southbound					US 1 Northbound					Yacht Club Drive Westbound					Yacht Club Drive Eastbound					
Start Time	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	1	122	7	130	0	4	83	1	88	0	11	0	3	14	0	0	0	3	3	235
07:15 AM	0	1	132	3	136	0	6	117	3	126	0	6	0	5	11	0	2	0	5	7	280
07:30 AM	0	0	168	3	171	0	2	161	4	167	0	11	0	7	18	0	0	0	0	0	356
07:45 AM	0	2	195	5	202	0	6	191	9	206	0	13	0	7	20	0	1	0	1	2	430
Total	0	4	617	18	639	0	18	552	17	587	0	41	0	22	63	0	3	0	9	12	1301
08:00 AM	0	4	218	0	222	0	0	215	4	219	0	16	0	5	21	0	0	0	0	0	462
08:15 AM	1	8	193	5	207	0	3	192	10	205	0	13	0	6	19	0	0	0	0	0	431
08:30 AM	0	6	161	4	171	0	2	205	9	216	0	17	0	5	22	0	0	0	0	0	409
08:45 AM	0	7	183	4	194	0	1	240	6	247	0	9	0	9	18	0	3	0	0	3	462
Total	1	25	755	13	794	0	6	852	29	887	0	55	0	25	80	0	3	0	0	3	1764
*** BREAK ***																					
04:00 PM	2	6	220	2	230	2	3	228	19	252	0	8	0	9	17	0	11	0	9	20	519
04:15 PM	1	7	239	3	250	3	2	231	8	244	0	10	0	2	12	0	3	0	3	6	512
04:30 PM	1	9	207	5	222	4	3	221	17	245	0	7	1	11	19	0	3	0	5	8	494
04:45 PM	1	6	258	4	269	3	2	208	9	222	0	14	0	4	18	0	3	0	2	5	514
Total	5	28	924	14	971	12	10	888	53	963	0	39	1	26	66	0	20	0	19	39	2039
05:00 PM	0	5	299	7	311	7	6	256	14	283	0	16	0	8	24	0	2	0	3	5	623
05:15 PM	0	7	287	9	303	1	10	281	16	308	0	15	0	8	23	0	5	0	4	9	643
05:30 PM	0	8	267	2	277	4	1	248	13	266	0	8	0	9	17	0	4	0	12	16	576
05:45 PM	3	8	238	1	250	3	3	246	12	264	0	5	0	5	10	0	0	0	1	1	525
Total	3	28	1091	19	1141	15	20	1031	55	1121	0	44	0	30	74	0	11	0	20	31	2367
Grand Total	9	85	3387	64	3545	27	54	3323	154	3558	0	179	1	103	283	0	37	0	48	85	7471
Apprch %	0.3	2.4	95.5	1.8		0.8	1.5	93.4	4.3		0	63.3	0.4	36.4		0	43.5	0	56.5		
Total %	0.1	1.1	45.3	0.9	47.5	0.4	0.7	44.5	2.1	47.6	0	2.4	0	1.4	3.8	0	0.5	0	0.6	1.1	
Vehicle	9	83	3331	61	3484	27	52	3260	150	3489	0	178	1	101	280	0	33	0	46	79	7332
% Vehicle	100	97.6	98.3	95.3	98.3	100	96.3	98.1	97.4	98.1	0	99.4	100	98.1	98.9	0	89.2	0	95.8	92.9	98.1
Trucks	0	2	56	3	61	0	2	63	4	69	0	1	0	2	3	0	4	0	2	6	139
% Trucks	0	2.4	1.7	4.7	1.7	0	3.7	1.9	2.6	1.9	0	0.6	0	1.9	1.1	0	10.8	0	4.2	7.1	1.9

US 1 & Yacht Club Drive

File Name : US 1 & Yacht Club Drive
Site Code : 00000000
Start Date : 1/30/2019
Page No : 2



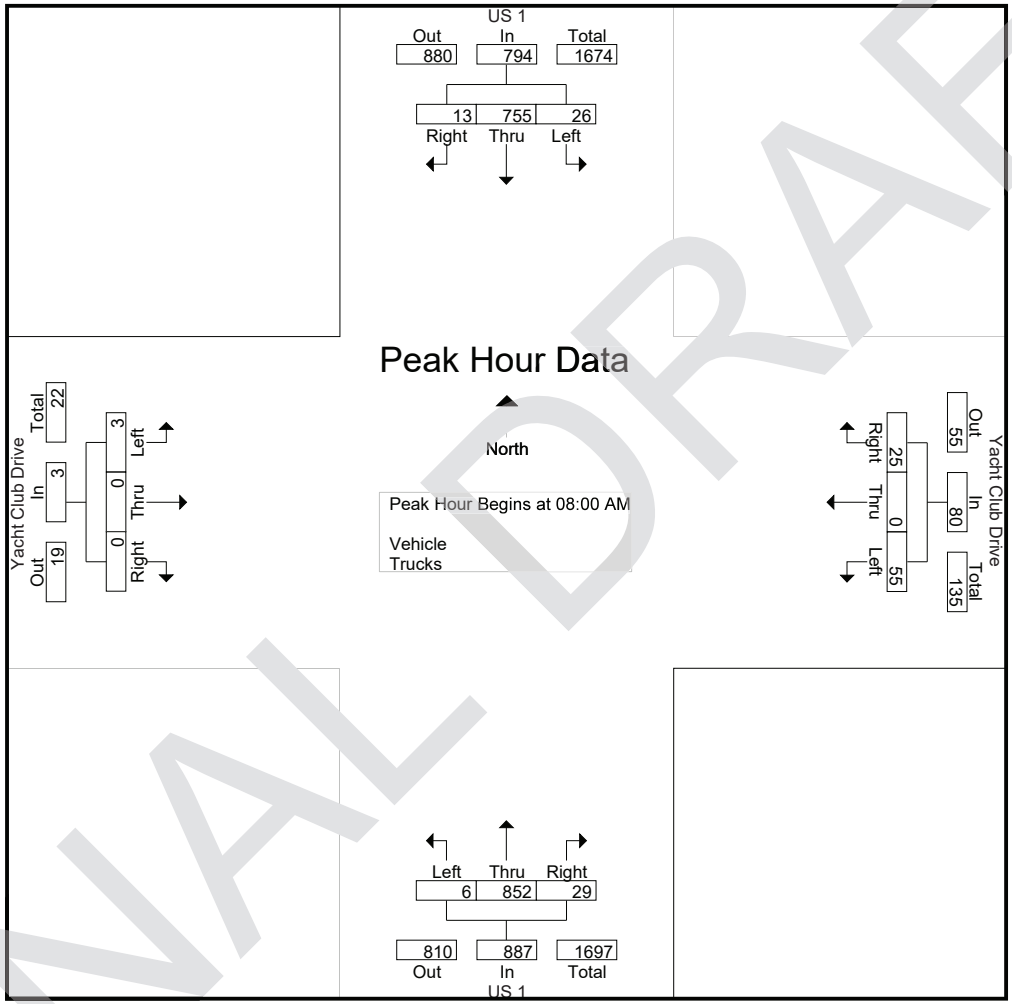
US 1 & Yacht Club Drive

File Name : US 1 & Yacht Club Drive
Site Code : 00000000
Start Date : 1/30/2019
Page No : 3

	US 1 Southbound					US 1 Northbound					Yacht Club Drive Westbound					Yacht Club Drive Eastbound					
Start Time	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	0	4	**218**	0	**222**	0	0	215	4	219	0	16	**0**	**5**	21	0	0	0	0	0	**462**
08:15 AM	**1**	**8**	193	**5**	207	0	**3**	192	**10**	205	0	13	**0**	6	19	0	0	0	0	0	431
08:30 AM	0	6	161	4	171	0	2	205	9	216	0	**17**	**0**	5	**22**	0	0	0	0	0	409
08:45 AM	0	7	183	4	194	0	1	**240**	6	**247**	0	9	**0**	**9**	18	0	**3**	0	0	**3**	462
Total Volume	1	25	755	13	794	0	6	852	29	887	0	55	**0**	25	80	0	3	0	0	3	1764
% App. Total	0.1	3.1	95.1	1.6		0	0.7	96.1	3.3		0	68.8	**0**	31.2		0	100	0	0		
PHF	.250	.781	.866	.650	.894	.000	.500	.888	.725	.898	.000	.809	.000	.694	.909	.000	.250	.000	.000	.250	.955

US 1 & Yacht Club Drive

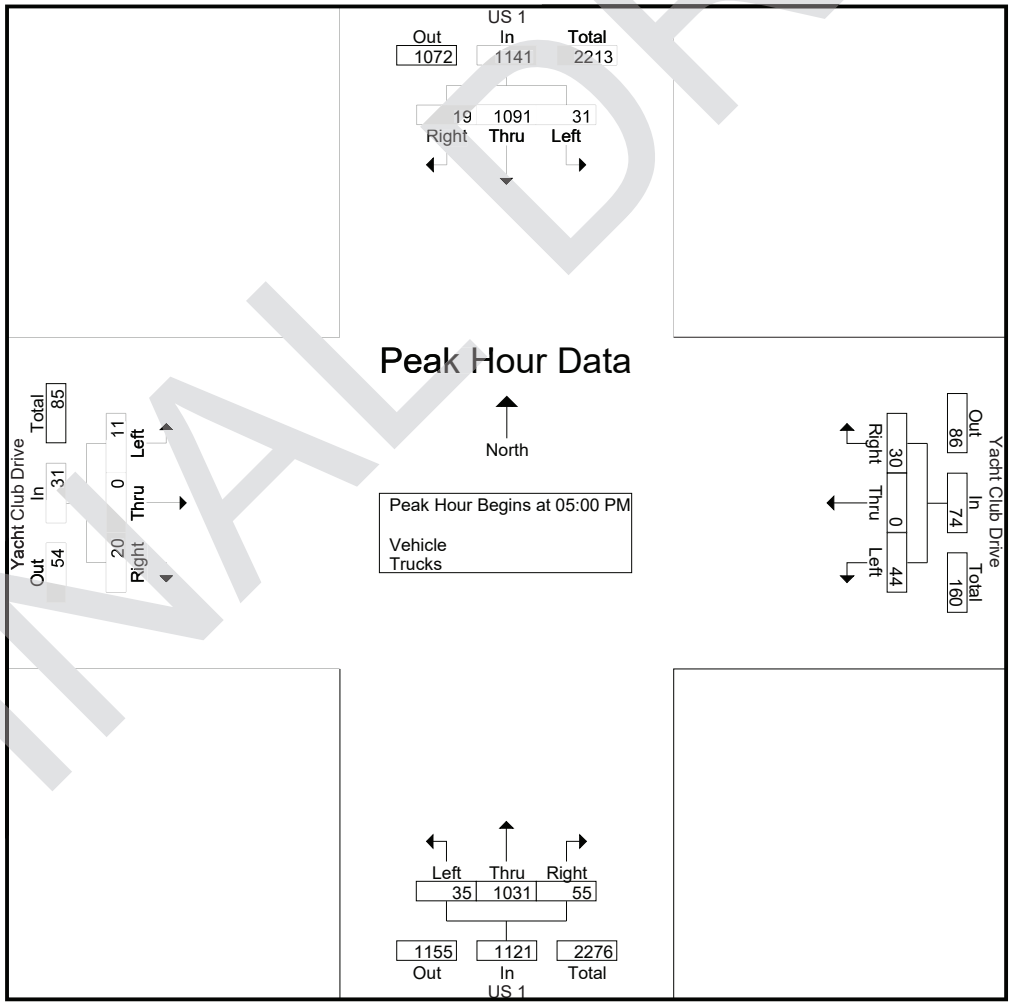
File Name : US 1 & Yacht Club Drive
Site Code : 00000000
Start Date : 1/30/2019
Page No : 4



US 1 & Yacht Club Drive

File Name : US 1 & Yacht Club Drive
Site Code : 00000000
Start Date : 1/30/2019
Page No : 5

	US 1 Southbound					US 1 Northbound					Yacht Club Drive Westbound					Yacht Club Drive Eastbound					
Start Time	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	0	5	**299**	7	**311**	**7**	6	256	14	283	0	**16**	0	8	**24**	0	2	0	3	5	623
05:15 PM	0	7	287	**9**	303	1	**10**	**281**	**16**	**308**	0	15	0	**8**	23	0	**5**	0	4	9	**643**
05:30 PM	0	**8**	267	2	277	4	1	248	13	266	0	8	0	**9**	17	0	4	0	**12**	**16**	576
05:45 PM	**3**	8	238	1	250	3	3	246	12	264	0	5	0	5	**10**	0	0	0	1	1	525
Total Volume	3	28	1091	19	1141	15	20	1031	55	1121	0	44	0	30	74	0	11	0	20	31	2367
% App. Total	0.3	2.5	95.6	1.7		1.3	1.8	92	4.9		0	59.5	0	40.5		0	35.5	0	64.5		
PHF	.250	.875	.912	.528	.917	.536	.500	.917	.859	.910	.000	.688	.000	.833	.771	.000	.550	.000	.417	.484	.920



SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
47495	Woolbright Rd	Military Tr	3/1/2022	4:45 PM	2	523	1760	327	14	186	656	72	10	173	914	168	9	269	705	201	5989
47495	Woolbright Rd	Military Tr	3/12/2019	7:30 AM	2	168	721	326	0	255	1858	112	2	127	657	472	0	527	554	104	5885
47495	Woolbright Rd	Military Tr	3/12/2019	12:00 PM	0	149	812	288	18	160	759	141	7	199	521	150	5	300	601	167	4277
47495	Woolbright Rd	Military Tr	3/12/2019	4:45 PM	0	374	1409	374	23	173	788	103	14	243	593	152	3	438	786	274	5747
47575	Woolbright Rd	Seacrest Bl	10/18/2022	7:45 AM	0	493	249	64	0	82	331	98	7	64	651	404	0	83	624	27	3177
47575	Woolbright Rd	Seacrest Bl	10/18/2022	12:15 PM	0	385	223	79	0	74	173	76	0	52	606	296	0	65	680	61	2770
47575	Woolbright Rd	Seacrest Bl	10/18/2022	4:45 PM	0	646	395	105	0	47	237	82	0	129	679	325	0	69	861	61	3636
47575	Woolbright Rd	Seacrest Bl	4/19/2021	7:45 AM	0	514	224	107	0	60	251	98	0	102	980	461	0	65	705	41	3608
47575	Woolbright Rd	Seacrest Bl	4/19/2021	12:15 PM	0	493	245	107	0	72	182	81	0	111	974	359	0	107	704	72	3507
47575	Woolbright Rd	Seacrest Bl	4/19/2021	4:45 PM	0	657	461	133	0	94	201	93	0	135	922	384	0	66	778	86	4010
47525	Woolbright Rd	SW 18th St	10/5/2022	7:45 AM	0	10	5	87	0	46	10	14	2	21	1127	10	41	33	1144	26	2576
47525	Woolbright Rd	SW 18th St	10/5/2022	12:00 PM	0	9	6	54	0	49	10	36	1	27	987	13	42	56	1018	37	2345
47525	Woolbright Rd	SW 18th St	10/5/2022	4:45 PM	0	14	9	45	0	33	10	19	1	35	1241	17	21	64	1340	57	2906
47530	Woolbright Rd	SW 8th St/Corporate D	10/5/2022	7:45 AM	0	75	28	98	4	322	55	137	26	103	960	105	7	182	1107	258	3467
47530	Woolbright Rd	SW 8th St/Corporate D	10/5/2022	12:00 PM	0	111	85	136	11	380	108	121	23	169	840	68	2	127	1095	271	3547
47530	Woolbright Rd	SW 8th St/Corporate D	10/5/2022	4:45 PM	0	143	70	208	8	446	27	124	29	167	1000	50	4	64	1381	316	4037
47600	Woolbright Rd	US-1 FEDEREAL HW	1/31/2023	7:30 AM	9	318	328	94	8	110	725	126	1	112	339	214	0	152	214	53	2803
47600	Woolbright Rd	US-1 FEDEREAL HW	1/31/2023	11:45 AM	41	333	465	132	10	154	484	172	0	187	414	210	0	201	298	42	3143
47600	Woolbright Rd	US-1 FEDEREAL HW	1/31/2023	4:45 PM	19	355	777	87	9	73	561	114	0	246	372	159	0	155	344	55	3326
47600	Woolbright Rd	US-1 FEDEREAL HW	4/8/2021	7:30 AM	30	355	445	112	2	79	426	62	0	106	480	338	0	47	163	15	2660
47600	Woolbright Rd	US-1 FEDEREAL HW	4/8/2021	11:45 AM	67	410	676	199	13	116	689	101	0	259	542	355	0	139	442	53	4061
47600	Woolbright Rd	US-1 FEDEREAL HW	4/8/2021	4:45 PM	54	537	995	138	11	94	541	92	2	251	447	369	0	166	464	58	4219
47480	Woolbright Rd	Wingfoot Dr	10/17/2022	7:30 AM	0	14	0	19	0	0	0	0	0	0	753	5	0	11	671	0	1473
47480	Woolbright Rd	Wingfoot Dr	10/17/2022	11:15 AM	0	16	0	30	0	0	0	0	0	0	633	15	1	38	573	17	1323
47480	Woolbright Rd	Wingfoot Dr	10/17/2022	4:30 PM	0	14	0	19	0	0	0	0	0	0	728	27	0	37	854	0	1679
15800	Yacht Club Dr	US-1	8/3/2021	8:00 AM	3	39	523	22	1	25	501	31	0	16	0	16	0	44	0	14	1235
15800	Yacht Club Dr	US-1	8/3/2021	12:00 PM	10	28	633	40	7	27	626	32	0	11	1	16	0	45	1	28	1505
15800	Yacht Club Dr	US-1	8/3/2021	3:00 PM	8	29	594	31	5	16	660	39	0	25	1	29	0	40	0	12	1489
59050	Yamato Rd	Boca West Dr	5/12/2021	7:30 AM	0	21	0	44	0	0	0	0	0	0	1760	45	4	80	758	0	2712
59050	Yamato Rd	Boca West Dr	5/12/2021	12:30 PM	0	36	0	137	0	0	0	0	0	0	830	47	1	128	844	0	2023
59050	Yamato Rd	Boca West Dr	5/12/2021	5:00 PM	0	41	0	110	0	0	0	0	0	5	824	30	0	95	1603	0	2708
58089	Yamato Rd	Cain Bl	10/4/2021	7:15 AM	0	5	49	213	0	60	125	61	0	71	344	45	0	126	175	9	1283
58089	Yamato Rd	Cain Bl	10/4/2021	2:00 PM	0	19	66	101	0	34	95	14	0	45	193	28	0	133	99	19	846
58089	Yamato Rd	Cain Bl	10/4/2021	5:00 PM	1	32	125	158	0	34	110	18	2	17	125	16	1	327	171	34	1171
58089	Yamato Rd	Cain Bl	10/28/2019	7:30 AM	0	18	58	338	0	69	128	82	0	72	278	69	0	141	177	18	1448
58089	Yamato Rd	Cain Bl	10/28/2019	5:00 PM	2	48	139	186	0	36	137	19	0	39	190	27	0	339	189	54	1405

CMA INTERSECTION ANALYSIS
200 YACHT CLUB
US-1 AT LIGHTHOUSE DRIVE

TRIPS	IN	OUT
AM	2	43
PM	36	13

INPUT DATA

Comments:

Growth Rate = 1.0% Peak Season = 1.02 Current Year = 2018 Buildout Year = 2027

AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2018)	102	834	33	30	737	32	63	16	66	49	15	11
Peak Season Adjustment	2	17	1	1	15	1	1	0	1	1	0	0
Background Traffic Growth	10	80	3	3	70	3	6	2	6	5	1	1
1.0% Background Growth	10	80	3	3	70	3	6	2	6	5	1	1
Major Projects Traffic	10	34	0	0	36	0	0	0	8	0	0	0
Background Traffic Used	20	114	3	3	106	3	6	2	14	5	1	1
Project Traffic	0	1	0	0	24	2	0	0	0	0	0	0
Total	**124**	**965**	**37**	**33**	**882**	**38**	**70**	**18**	**82**	**55**	**17**	**12**
Approach Total		**1,126**			**953**			**170**			**84**	

CRITICAL VOLUME ANALYSIS

No. of Lanes	1	3	<	1	3	<	1	1	<	1	1	<
Per Lane Volume	124	331		33	303		70	89		55	19	
Right on Red			0			0			0			0
Overlaps Left			0			0			0			0
Adj. Per Lane Volume	124	331		33	303		70	89		55	19	
Through/Right Volume		331			303			89			19	
Opposing Left Turns		33			124			55			70	
Critical Volume for Approach		364			427			144			89	
Critical Volume for Direction		427						144				
Intersection Critical Volume					**571**							
STATUS?					**UNDER**							

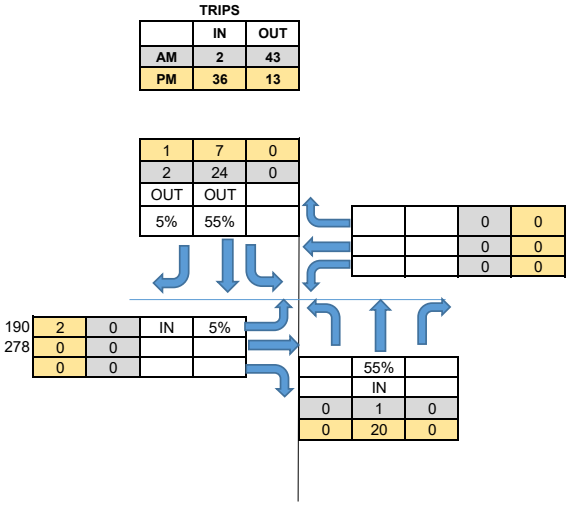
PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2018)	119	690	18	45	806	36	49	26	79	51	15	11
Peak Season Adjustment	2	14	0	1	16	1	1	1	2	1	0	0
Background Traffic Growth	11	66	2	4	77	3	5	2	8	5	1	1
1.0% Background Growth	11	66	2	4	77	3	5	2	8	5	1	1
Major Projects Traffic	22	93	0	0	93	0	0	0	22	0	0	0
Background Traffic Used	33	159	2	4	170	3	5	2	30	5	1	1
Project Traffic	0	20	0	0	7	1	2	0	0	0	0	0
Total	**155**	**883**	**20**	**50**	**999**	**41**	**57**	**29**	**110**	**57**	**17**	**12**
Approach Total		**1,058**			**1,091**			**196**			**86**	

Critical Volume Analysis

No. of Lanes	1	3	<	1	3	<	1	1	<	1	1	<
Per Lane Volume	155	298		50	343		57	129		57	19	
Right on Red			0			0			0			0
Overlaps Left			0			0			0			0
Adj. Per Lane Volume	155	298		50	343		57	129		57	19	
Through/Right Volume		298			343			129			19	
Opposing Left Turns		50			155			57			57	
Critical Volume for Approach		348			498			186			76	
Critical Volume for Direction		498						186				
Intersection Critical Volume					**684**							
STATUS?					**UNDER**							



Note:
Used 2018 counts instead of 2021 counts due to overall volumes being higher.

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
16550	Lighthouse Dr	Prosperity Farms Rd	5/19/2015	7:15 AM	0	23	444	164	0	112	449	64	0	68	185	54	0	181	172	166	2082
16550	Lighthouse Dr	Prosperity Farms Rd	5/19/2015	4:45 PM	0	63	497	114	0	159	513	33	0	37	168	45	0	123	214	210	2176
16700	Lighthouse Dr	US 1	4/24/2018	8:00 AM	6	96	834	33	11	19	737	32	1	62	16	66	0	49	15	11	1988
16700	Lighthouse Dr	US 1	4/24/2018	12:15 PM	36	129	856	29	26	9	791	43	0	64	14	99	0	51	24	13	2184
16700	Lighthouse Dr	US 1	4/24/2018	4:15 PM	39	80	690	18	26	19	806	36	0	49	26	79	0	51	15	11	1945
16700	Lighthouse Dr	US 1	5/19/2015	8:00 AM	13	118	691	34	13	18	576	27	0	68	18	61	0	39	14	9	1699
16700	Lighthouse Dr	US 1	5/19/2015	4:15 PM	42	113	831	34	23	13	915	61	0	47	12	105	0	37	21	7	2261
15900	Lilac St	Military Tr	9/8/2016	7:30 AM	3	0	1601	47	1	34	1697	0	0	0	0	0	0	33	0	64	3480
15900	Lilac St	Military Tr	9/8/2016	12:00 PM	1	0	1183	27	2	20	1369	0	0	0	0	0	0	29	0	32	2663
15900	Lilac St	Military Tr	9/21/2016	2:45 PM	6	0	1117	76	0	63	1189	0	0	0	0	0	0	113	0	136	2700
15900	Lilac St	Military Tr	9/8/2016	4:45 PM	5	0	1947	90	2	64	1655	0	0	0	0	0	0	38	0	32	3833
34150	Lillian Rd	Congress Ave	9/6/2018	7:30 AM	69	27	1555	0	18	0	1378	24	0	104	0	22	0	0	0	0	3197
34150	Lillian Rd	Congress Ave	9/6/2018	12:00 PM	33	53	1189	0	29	0	1074	38	0	36	0	25	0	0	0	0	2477
34150	Lillian Rd	Congress Ave	9/6/2018	4:45 PM	55	66	1421	0	18	0	1725	92	0	54	0	34	0	0	0	0	3465
56601	Lindell Bl/Ave L	US-1/Federal Hwy	8/22/2016	8:15 AM	9	41	531	47	10	28	1067	54	0	94	31	69	0	129	40	29	2179
56601	Lindell Bl/Ave L	US-1/Federal Hwy	8/22/2016	12:15 PM	16	41	749	46	11	41	697	85	0	90	42	41	0	107	53	38	2057
56601	Lindell Bl/Ave L	US-1/Federal Hwy	8/22/2016	4:45 PM	14	76	959	75	8	32	783	116	0	98	40	44	1	101	64	52	2463
55161	Linton Bl	A1A	1/14/2019	7:45 AM	0	243	105	0	0	0	190	286	1	213	3	307	0	0	0	2	1350
55161	Linton Bl	A1A	1/14/2019	12:15 PM	0	450	155	1	0	1	167	372	5	434	4	476	0	0	7	2	2074
55161	Linton Bl	A1A	1/14/2019	4:30 PM	0	385	245	0	0	0	200	332	4	348	3	365	0	2	4	6	1894
55161	Linton Bl	A1A	11/1/2017	7:45 AM	0	218	121	2	0	1	198	268	0	233	4	345	0	1	0	1	1392
55161	Linton Bl	A1A	11/1/2017	12:15 PM	0	351	164	1	0	2	137	304	2	341	4	354	0	0	12	3	1675
55161	Linton Bl	A1A	11/1/2017	4:30 PM	0	351	272	0	0	7	196	325	2	294	1	311	0	2	4	5	1770
55100	Linton Bl	Congress Ave	2/18/2020	8:00 AM	6	84	304	249	3	310	971	185	5	225	1327	337	4	489	1068	265	5832
55100	Linton Bl	Congress Ave	2/18/2020	12:00 PM	16	166	348	405	10	306	356	159	6	184	1020	88	9	298	1174	345	4890
55100	Linton Bl	Congress Ave	2/18/2020	4:45 PM	10	446	1004	576	15	332	437	288	5	329	1331	107	14	259	1274	316	6743
55100	Linton Bl	Congress Ave	2/26/2018	8:00 AM	8	79	308	250	4	265	857	137	8	215	1306	366	5	373	1015	276	5472
55100	Linton Bl	Congress Ave	2/26/2018	12:00 PM	8	122	357	277	11	294	357	184	4	183	1189	101	6	281	1060	284	4718
55100	Linton Bl	Congress Ave	2/26/2018	4:45 PM	16	298	993	548	20	348	438	252	12	301	1357	109	8	213	936	228	6077
55100	Linton Bl	Congress Ave	4/7/2015	8:00 AM	2	54	231	185	3	269	1203	126	11	169	1113	279	0	428	966	172	5211
55100	Linton Bl	Congress Ave	4/7/2015	4:45 PM	32	245	791	360	16	318	516	151	0	226	1097	83	0	238	1102	145	5320
55074	Linton Bl	Delray Hospital/Las Ve	4/23/2018	7:45 AM	0	53	2	47	0	7	6	19	0	7	1175	223	1	98	1018	1	2657
55074	Linton Bl	Delray Hospital/Las Ve	4/23/2018	12:00 PM	0	160	7	110	0	13	6	24	0	22	931	99	4	79	952	23	2430
55074	Linton Bl	Delray Hospital/Las Ve	4/23/2018	4:30 PM	0	193	11	89	0	10	2	15	1	31	907	50	1	34	1044	19	2407
55074	Linton Bl	Delray Hospital/Las Ve	11/7/2017	7:30 AM	0	63	3	56	0	17	4	26	1	6	1194	167	3	59	1018	8	2625
55074	Linton Bl	Delray Hospital/Las Ve	11/7/2017	12:00 PM	0	160	5	85	0	17	1	14	0	20	917	85	5	70	789	17	2185

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
40275	Lantana Rd	US-1/Dixie Hwy	4/5/2021	4:30 PM	0	366	415	8	0	10	461	218	1	348	54	215	0	32	86	10	2224
39795	Lantern Dr	Lyons Rd	8/30/2021	7:15 AM	0	0	355	130	0	69	356	1	0	0	0	3	0	83	0	33	1030
39795	Lantern Dr	Lyons Rd	8/30/2021	5:00 PM	0	0	378	91	0	30	297	5	0	0	0	1	0	75	0	28	905
55040	Las Verdes Dr	Military Tr	9/20/2022	7:45 AM	6	24	917	10	2	17	1830	8	0	30	6	57	0	6	12	1	2926
55040	Las Verdes Dr	Military Tr	9/20/2022	11:45 AM	6	26	1379	3	2	5	1198	32	0	33	0	30	0	3	1	5	2723
55040	Las Verdes Dr	Military Tr	9/20/2022	4:45 PM	2	50	2394	5	1	1	1306	49	0	33	0	47	0	0	0	0	3888
55040	Las Verdes Dr	Military Tr	4/12/2021	7:45 AM	7	18	774	19	5	16	1858	43	0	35	0	62	0	19	1	0	2857
55040	Las Verdes Dr	Military Tr	4/12/2021	11:45 AM	7	59	1497	8	2	2	1350	53	1	61	1	44	0	4	1	1	3091
55040	Las Verdes Dr	Military Tr	4/12/2021	4:45 PM	9	55	1893	4	0	3	1243	51	1	53	1	38	0	4	2	1	3358
42101	Le Chalet Bl	Haverhill Rd	9/23/2021	7:15 AM	0	6	5	1	0	40	70	65	1	21	190	121	0	7	159	23	709
42101	Le Chalet Bl	Haverhill Rd	9/23/2021	4:15 PM	0	27	17	6	0	18	34	26	0	59	237	90	0	25	268	47	854
42090	Le Chalet Bl	Jog Rd	12/8/2022	7:15 AM	0	64	763	69	8	115	1720	94	0	106	60	116	1	95	67	164	3442
42090	Le Chalet Bl	Jog Rd	12/8/2022	5:00 PM	10	181	1820	149	0	113	1094	56	0	68	94	127	0	86	62	183	4043
42090	Le Chalet Bl	Jog Rd	2/17/2022	7:15 AM	1	59	1024	62	5	157	1819	60	1	112	84	142	1	108	76	174	3885
42090	Le Chalet Bl	Jog Rd	2/17/2022	2:00 PM	15	97	1246	67	12	129	1081	61	0	72	95	119	1	98	68	135	3296
42090	Le Chalet Bl	Jog Rd	2/17/2022	4:45 PM	9	169	1839	83	1	158	1186	53	1	65	102	121	0	120	103	211	4221
42090	Le Chalet Bl	Jog Rd	4/9/2019	7:15 AM	3	63	805	80	9	152	2159	64	0	42	87	229	0	115	60	152	4020
42090	Le Chalet Bl	Jog Rd	4/9/2019	12:30 PM	9	84	883	68	2	102	923	54	0	31	59	100	0	68	47	125	2555
42090	Le Chalet Bl	Jog Rd	4/9/2019	4:45 PM	8	178	1712	143	6	148	964	38	0	67	81	91	0	130	112	233	3911
42103	Le Chalet Bl	Military Tr	2/17/2022	7:15 AM	21	222	973	14	5	9	1822	131	1	251	3	132	0	16	6	6	3612
42103	Le Chalet Bl	Military Tr	2/17/2022	12:30 PM	13	254	839	11	9	4	897	138	3	145	11	152	0	9	6	7	2498
42103	Le Chalet Bl	Military Tr	2/17/2022	4:45 PM	22	444	1490	18	16	4	1020	202	1	279	6	167	0	18	6	6	3699
42103	Le Chalet Bl	Military Tr	4/9/2019	7:15 AM	13	196	952	8	2	4	1742	147	0	197	8	149	0	16	3	4	3441
42103	Le Chalet Bl	Military Tr	4/9/2019	12:30 PM	11	235	773	6	9	2	696	103	0	123	4	135	0	8	1	0	2106
42103	Le Chalet Bl	Military Tr	4/9/2019	4:45 PM	25	411	1359	13	10	5	1003	203	0	271	12	169	0	6	1	1	3489
16500	Lighthouse Dr	Alt A1A/SR 811	2/15/2022	7:30 AM	0	101	626	62	2	75	501	77	0	103	97	119	1	97	115	79	2055
16500	Lighthouse Dr	Alt A1A/SR 811	2/15/2022	12:15 PM	3	50	602	75	5	45	528	132	0	111	92	69	0	135	151	53	2051
16500	Lighthouse Dr	Alt A1A/SR 811	2/15/2022	4:45 PM	6	125	736	106	1	80	690	163	0	152	136	90	0	140	221	56	2702
16500	Lighthouse Dr	Alt A1A/SR 811	3/6/2019	7:30 AM	0	125	640	71	0	88	601	81	0	121	120	141	0	145	140	93	2366
16500	Lighthouse Dr	Alt A1A/SR 811	3/6/2019	12:15 PM	10	72	605	78	7	85	542	112	0	127	93	60	0	161	130	56	2138
16500	Lighthouse Dr	Alt A1A/SR 811	3/6/2019	4:45 PM	6	125	865	138	2	95	720	214	0	157	182	78	0	144	258	65	3049
16550	Lighthouse Dr	Prosperity Farms Rd	5/26/2021	7:15 AM	0	13	386	54	0	84	426	44	0	38	124	37	0	95	79	133	1513
16550	Lighthouse Dr	Prosperity Farms Rd	5/26/2021	12:00 PM	0	28	344	80	0	118	426	37	0	34	110	57	0	96	112	135	1577
16550	Lighthouse Dr	Prosperity Farms Rd	5/26/2021	4:45 PM	0	45	376	114	0	134	476	41	0	32	130	38	0	93	145	203	1827
16700	Lighthouse Dr	US-1	8/31/2021	8:00 AM	6	63	715	47	17	22	516	32	0	61	13	97	0	25	17	8	1639
16700	Lighthouse Dr	US-1	8/31/2021	12:15 PM	19	77	679	44	27	15	668	43	0	47	15	52	0	50	18	15	1769

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
16700	Lighthouse Dr	US-1	8/31/2021	4:30 PM	7	117	752	26	29	13	755	43	0	48	19	79	0	67	18	13	1986
15900	Lilac St	Military Tr	9/15/2022	7:00 AM	5	0	1611	158	0	116	954	0	0	0	0	0	0	96	0	114	3054
15900	Lilac St	Military Tr	9/15/2022	12:00 PM	4	0	1038	54	3	40	1065	0	0	0	0	0	0	27	0	43	2274
15900	Lilac St	Military Tr	9/15/2022	2:45 PM	3	0	1140	95	12	101	1266	0	0	0	0	0	0	143	0	191	2951
15900	Lilac St	Military Tr	9/15/2022	4:15 PM	8	0	1115	77	4	72	1662	0	0	0	0	0	0	64	0	63	3065
55161	Linton Bl	A1A	1/14/2019	7:45 AM	0	243	105	0	0	0	190	286	1	213	3	307	0	0	0	2	1350
55161	Linton Bl	A1A	1/14/2019	12:15 PM	0	450	155	1	0	1	167	372	5	434	4	476	0	0	7	2	2074
55161	Linton Bl	A1A	1/14/2019	4:30 PM	0	385	245	0	0	0	200	332	4	348	3	365	0	2	4	6	1894
55095	Linton Bl	Catherine Dr	2/8/2022	8:00 AM	0	18	0	49	0	72	0	38	0	12	1549	12	10	13	1588	9	3370
55095	Linton Bl	Catherine Dr	2/8/2022	11:45 AM	0	7	0	18	0	39	0	23	3	7	1328	9	14	19	1543	10	3020
55095	Linton Bl	Catherine Dr	2/8/2022	5:00 PM	0	10	0	19	0	82	0	58	2	14	1460	12	5	37	1974	16	3689
55100	Linton Bl	Congress Ave	2/18/2020	8:00 AM	6	84	304	249	3	310	971	185	5	225	1327	337	4	489	1068	265	5832
55100	Linton Bl	Congress Ave	2/18/2020	12:00 PM	16	166	348	405	10	306	356	159	6	184	1020	88	9	298	1174	345	4890
55100	Linton Bl	Congress Ave	2/18/2020	4:45 PM	10	446	1004	576	15	332	437	288	5	329	1331	107	14	259	1274	316	6743
55090	Linton Bl	Homewood Bl	5/5/2022	7:30 AM	0	18	10	36	0	163	31	135	0	45	1408	46	0	45	1506	72	3515
55090	Linton Bl	Homewood Bl	5/5/2022	12:00 PM	0	30	35	40	0	88	24	84	4	60	1253	19	3	36	1441	95	3212
55090	Linton Bl	Homewood Bl	5/5/2022	4:30 PM	0	25	41	34	0	98	31	93	2	75	1336	20	3	34	1664	175	3631
55125	Linton Bl	I 95 East	1/31/2022	7:45 AM	0	569	3	841	0	0	0	0	0	438	1934	0	2	0	967	472	5226
55125	Linton Bl	I 95 East	1/31/2022	4:45 PM	0	329	0	661	0	0	0	0	3	601	1630	0	3	0	1633	908	5768
55125	Linton Bl	I 95 East	1/31/2022	12:15 PM	0	420	0	840	0	0	0	0	2	249	1800	0	2	1	1798	725	5837
55125	Linton Bl	I 95 East	11/4/2020	7:45 AM	0	467	0	844	0	0	0	0	2	381	1705	0	0	0	1236	611	5246
55125	Linton Bl	I 95 East	11/4/2020	12:15 PM	0	364	0	658	0	0	0	0	2	326	1512	0	7	0	1478	587	4934
55125	Linton Bl	I 95 East	11/4/2020	4:45 PM	0	422	0	798	0	0	0	0	1	587	1451	0	0	0	1654	1270	6183
55125	Linton Bl	I 95 West	1/31/2022	7:45 AM	0	0	0	0	0	986	1	457	0	0	1281	451	0	476	1175	0	4827
55125	Linton Bl	I 95 West	1/31/2022	12:15 PM	0	0	0	0	0	618	0	182	0	0	1295	263	0	480	1471	0	4309
55125	Linton Bl	I 95 West	1/31/2022	4:45 PM	0	0	0	0	0	679	0	327	0	0	1553	408	1	657	1611	0	5236
55125	Linton Bl	I 95 West	11/4/2020	7:45 AM	0	0	0	0	0	814	0	659	0	0	1059	390	0	400	1008	0	4330
55125	Linton Bl	I 95 West	11/4/2020	12:15 PM	0	0	0	0	0	381	0	267	1	0	1177	300	0	343	1153	0	3622
55125	Linton Bl	I 95 West	11/4/2020	4:45 PM	0	0	0	0	0	564	0	343	0	0	1284	366	0	554	1254	0	4365
55050	Linton Bl	Jog Rd	2/1/2023	7:45 AM	3	63	562	434	0	749	1546	89	0	70	74	109	10	637	149	541	5036
55050	Linton Bl	Jog Rd	2/1/2023	11:30 AM	12	103	848	285	1	566	1059	103	0	101	146	92	13	377	163	641	4510
55050	Linton Bl	Jog Rd	2/1/2023	4:30 PM	10	118	1353	445	0	503	849	92	0	83	136	94	11	566	187	598	5045
55050	Linton Bl	Jog Rd	2/24/2020	7:45 AM	6	60	710	572	2	807	1487	69	0	66	97	131	12	561	108	323	5011
55050	Linton Bl	Jog Rd	2/24/2020	11:30 AM	3	99	837	382	4	578	845	82	1	94	152	92	3	261	125	571	4129
55050	Linton Bl	Jog Rd	2/24/2020	4:30 PM	6	110	1344	422	0	484	836	77	0	68	125	91	10	550	181	664	4968
55157	Linton Bl	Lavers Ave	8/30/2021	8:45 AM	0	41	0	45	0	0	0	2	1	3	1417	28	11	28	927	5	2508

APPENDIX "B"

LINK ANALYSIS

FOR PURPOSES OF PART 2 OF TEST 1

200 YACHT CLUB DRIVE

12/01/2020
Revised: 02/24/2021
Revised: 06/22/2021
Revised: 07/11/2022
Revised: 05/02/2023
Revised: 05/31/2023

TABLE 9

TEST 1 - PROJECT SIGNIFICANCE CALCULATION
AM PEAK HOUR

2027 BUILD OUT
1/2 MILE RADIUS
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 2
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 43

STATION	ROADWAY	FROM	TO	PROJECT DISTRIBUTION	AM PEAK HOUR DIRECTIONAL PROJECT TRIPS	EXISTING LANES	CLASS	LOS D STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
2838	US-1	PGA BOULEVARD	SITE	40%	17	4D	I	1960	0.87%	NO
2838	US-1	SITE	LIGHTHOUSE DRIVE	60%	26	6D	I	2940	0.88%	NO
2832	US-1	LIGHTHOUSE DRIVE	NORTHLAKE BOULEVARD	55%	24	6D	II	2680	0.90%	NO
N/A	LIGHTHOUSE DRIVE	PROSPERITY FARMS ROAD	US-1	5%	2	2	II	810	0.25%	NO

200 YACHT CLUB DRIVE

12/01/2020
Revised: 02/24/2021
Revised: 06/22/2021
Revised: 07/11/2022
Revised: 05/02/2023
Revised: 05/31/2023

TABLE 10
TEST 1 - PROJECT SIGNIFICANCE CALCULATION
PM PEAK HOUR

2027 BUILD OUT
1/2 MILE RADIUS
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 36
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 13

STATION	ROADWAY	FROM	TO	PROJECT DISTRIBUTION	PM PEAK HOUR DIRECTIONAL PROJECT TRIPS	EXISTING LANES	CLASS	LOS D STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
2838	US-1	PGA BOULEVARD	SITE	40%	14	4D	I	1960	0.71%	NO
2838	US-1	SITE	LIGHTHOUSE DRIVE	60%	22	6D	I	2940	0.75%	NO
2832	US-1	LIGHTHOUSE DRIVE	NORTHLAKE BOULEVARD	55%	20	6D	II	2680	0.75%	NO
N/A	LIGHTHOUSE DRIVE	PROSPERITY FARMS ROAD	US-1	5%	2	2	II	810	0.25%	NO

200 YACHT CLUB DRIVE

12/01/2020
Revised: 02/24/2021
Revised: 06/22/2021
Revised: 07/11/2022
Revised: 05/02/2023

TABLE 11
TEST 1 LINK ANALYSIS
AM PEAK HOUR

2027 BUILD OUT
BACKGROUND GROWTH RATE = **1.00%**
NET AM PEAK HOUR PROJECT TRIPS (ENTERING) = **2**
NET AM PEAK HOUR PROJECT TRIPS (EXITING) = **43**

	ROADWAY	FROM	TO	DIRECTION	2022 PEAK HOUR TRAFFIC	AM PEAK HOUR DIRECTIONAL PROJECT DISTRIBUTION	PROJECT TRIPS	MAJOR PROJECT	1.0% GROWTH	BACKGROUND GROWTH	TOTAL BACKGROUND TRAFFIC	2027 TOTAL TRAFFIC	ASSURED LANES	CLASS	LOS E	MEETS LOS STD.
2838	US-1	PGA BOULEVARD	SITE	NB	1110	40%	17	50	57	57	107	1234	4D	I	1,960	YES
				SB	941	40%	1	45	48	48	93	1035	4D	I	1,960	YES
2838	US-1	SITE	LIGHTHOUSE DRIVE	NB	1110	60%	1	50	57	57	107	1218	6D	I	2,940	YES
				SB	941	60%	26	45	48	48	93	1060	6D	I	2,940	YES
2832	US-1	LIGHTHOUSE DRIVE	NORTHLAKE BOULEVARD	NB	1270	55%	1	77	65	65	142	1413	6D	II	2,680	YES
				SB	1103	55%	24	66	56	56	122	1249	6D	II	2,680	YES

12/01/2020
Revised: 02/24/2021
Revised: 06/22/2021
Revised: 07/11/2022
Revised: 05/02/2023

TABLE 12
TEST 1 LINK ANALYSIS
PM PEAK HOUR

2027 BUILD OUT
BACKGROUND GROWTH RATE = **1.00%**
NET PM PEAK HOUR PROJECT TRIPS (ENTERING) = **36**
NET PM PEAK HOUR PROJECT TRIPS (EXITING) = **13**

	ROADWAY	FROM	TO	DIRECTION	2022 PEAK HOUR TRAFFIC	PM PEAK HOUR DIRECTIONAL PROJECT DISTRIBUTION	PROJECT TRIPS	MAJOR PROJECT	1.0% GROWTH	BACKGROUND GROWTH	TOTAL BACKGROUND TRAFFIC	2027 TOTAL TRAFFIC	ASSURED LANES	CLASS	LOS E	MEETS LOS STD.
2838	US-1	PGA BOULEVARD	SITE	NB	1423	40%	5	102	73	73	175	1603	4D	I	1,960	YES
				SB	1029	40%	14	108	52	52	160	1203	4D	I	1,960	YES
2838	US-1	SITE	LIGHTHOUSE DRIVE	NB	1423	60%	22	102	73	73	175	1620	6D	I	2,940	YES
				SB	1029	60%	8	108	52	52	160	1197	6D	I	2,940	YES
2832	US-1	LIGHTHOUSE DRIVE	NORTHLAKE BOULEVARD	NB	1265	55%	20	166	65	65	231	1516	6D	II	2,680	YES
				SB	1296	55%	7	169	66	66	235	1538	6D	II	2,680	YES

APPENDIX "C"

TEST 2 ANALYSIS

200 YACHT CLUB DRIVE

12/01/2020
Revised: 02/24/2021
Revised: 06/22/2021
Revised: 07/11/2022
Revised: 05/02/2023
Revised: 05/31/2023

TABLE 13
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
AM PEAK HOUR

FIVE YEAR ANALYSIS
1/2 MILE RADIUS
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 2
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 43

STATION	ROADWAY	FROM	TO	PROJECT DISTRIBUTION	AM PEAK HOUR DIRECTIONAL PROJECT TRIPS	EXISTING LANES	CLASS	LOS E STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
2838	US-1	PGA BOULEVARD	SITE	40%	17	4D	I	1960	0.87%	NO
2838	US-1	SITE	LIGHTHOUSE DRIVE	60%	26	6D	I	2940	0.88%	NO
2832	US-1	LIGHTHOUSE DRIVE	NORTHLAKE BOULEVARD	55%	24	6D	II	2830	0.85%	NO
N/A	LIGHTHOUSE DRIVE	PROSPERITY FARMS ROAD	US-1	5%	2	2	II	860	0.23%	NO

200 YACHT CLUB DRIVE

12/01/2020
Revised: 02/24/2021
Revised: 06/22/2021
Revised: 07/11/2022
Revised: 05/02/2023
Revised: 05/31/2023

TABLE 14
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
PM PEAK HOUR

FIVE YEAR ANALYSIS
1/2 MILE RADIUS
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 36
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 13

STATION	ROADWAY	FROM	TO	PROJECT DISTRIBUTION	PM PEAK HOUR DIRECTIONAL PROJECT TRIPS	EXISTING LANES	CLASS	LOS E STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
2838	US-1	PGA BOULEVARD	SITE	40%	14	4D	I	1960	0.71%	NO
2838	US-1	SITE	LIGHTHOUSE DRIVE	60%	22	6D	I	2940	0.75%	NO
2832	US-1	LIGHTHOUSE DRIVE	NORTHLAKE BOULEVARD	55%	20	6D	II	2830	0.71%	NO
N/A	LIGHTHOUSE DRIVE	PROSPERITY FARMS ROAD	US-1	5%	2	2	II	860	0.23%	NO

APPENDIX "D"

APPROVED PROJECT DATA

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O

Input Data

E-W Street: Lighthouse Dr | COUNT DATE: 4/24/2018 | Report Created
N-S STREET: Federal Hwy | CURRENT YEAR: 2018 | 5/2/2023
TIME PERIOD: AM | ANALYSIS YEAR: 2027
GROWTH RATE: 2.08% | PSF: 1.02
SIGNAL ID: 16700

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	63	16	66	49	15	11	102	834	33	30	737	32		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	64	16	67	50	15	11	104	851	34	31	752	33		
Committed Developments													Type	% Complete
Village Shoppes II	0	0	7	0	0	0	9	27	0	0	22	0	NR	30%
Northlake Promenade	0	0	1	0	0	0	1	3	0	0	5	0	NR	47%
Stewart Toyota Expansion	0	0	0	0	0	0	0	4	0	0	9	0	NR	62%
Total Committed Developments	0	0	8	0	0	0	10	34	0	0	36	0		
Total Committed Residential	0	0	0	0	0	0	0	0	0	0	0	0		
Total Committed Non-Residential	0	0	8	0	0	0	10	34	0	0	36	0		
Double Count Reduction	0	0	0	0	0	0	0	0	0	0	0	0		
Total Discounted Committed	0	0	8	0	0	0	10	34	0	0	36	0		
Historical Growth	13	3	14	10	3	2	21	173	7	6	153	7		
Comm Dev+1% Growth	6	1	14	5	1	1	20	114	3	3	106	3		
Growth Volume Used	13	3	14	10	3	2	21	173	7	6	153	7		
Total Volume	77	19	81	60	18	13	125	1024	41	37	905	40		

Input Data

E-W Street: Lighthouse Dr | COUNT DATE: 4/24/2018 | Report Created
N-S STREET: Federal Hwy | CURRENT YEAR: 2018 | 5/2/2023
TIME PERIOD: PM | ANALYSIS YEAR: 2027
GROWTH RATE: 2.08% | PSF: 1.02
SIGNAL ID: 16700

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	49	26	79	51	15	11	119	690	18	45	806	36		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	50	27	81	52	15	11	121	704	18	46	822	37		
Committed Developments													Type	% Complete
Village Shoppes II	0	0	18	0	0	0	17	50	0	0	54	0	NR	30%
Northlake Promenade	0	0	4	0	0	0	5	34	0	0	31	0	NR	47%
Stewart Toyota Expansion	0	0	0	0	0	0	0	9	0	0	8	0	NR	62%
Total Committed Developments	0	0	22	0	0	0	22	93	0	0	93	0		
Total Committed Residential	0	0	0	0	0	0	0	0	0	0	0	0		
Total Committed Non-Residential	0	0	22	0	0	0	22	93	0	0	93	0		
Double Count Reduction	0	0	0	0	0	0	0	0	0	0	0	0		
Total Discounted Committed	0	0	22	0	0	0	22	93	0	0	93	0		
Historical Growth	10	5	16	11	3	2	25	143	4	9	167	8		
Comm Dev+1% Growth	5	3	30	5	1	1	33	159	2	4	170	3		
Growth Volume Used	10	5	30	11	3	2	33	159	4	9	170	8		
Total Volume	60	32	111	63	18	13	154	863	22	55	992	45		

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME:	Federal Hwy	STATION:	0		Report Created
CURRENT YEAR:	2020	FROM:	Burns Rd		5/2/2023
ANALYSIS YEAR:	2027	TO:	MIDPOINT		
GROWTH RATE:	0%	COUNT DATE:	NA		
		PSF:	0		

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	0	0	0	0	0	0
Peak Volume	0	0	0	0	0	0
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	0	0	0	0	0	0

Committed Developments							Type	% Complete
Parcel 34.01 A	0	0	0	0	0	0	NR	100%
Northlake Square East	0	0	0	0	0	0	NR	100%
Northlake Promenade	8	3	5	65	34	31	NR	47%
Stewart Toyota Expansion	0	0	0	0	0	0	NR	100%
North Palm Beach Water Club	0	0	0	0	0	0	Res	100%
Village Shoppes II	49	28	22	105	51	54	NR	30%
Briger East	14	10	4	16	5	10	NR	45%
Dairy Queen	0	0	0	0	0	0	NR	100%
PGA Waterfront Residential PUD	6	2	4	7	4	3	Res	0%
Palm Beach Commons Memory Care	19	8	11	20	9	11	NR	0%
~~**200 Yacht Club Drive**~~	~~**0**~~	~~**0**~~	~~**0**~~	~~**0**~~	~~**0**~~	~~**0**~~	~~**Res**~~	~~**0**~~
Total Committed Developments	96	51	46	213	103	109		
Total Committed Residential	6	2	4	7	4	3		
Total Committed Non-Residential	90	49	42	206	99	106		
Double Count Reduction	2	1	1	2	1	1		
Total Discounted Committed Developments	94	50	45	211	102	108		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	94	50	45	211	102	108		
Growth Volume Used	94	50	45	211	102	108		
Total Volume	94	50	45	211	102	108		

Lanes	6LD					
LOS D Capacity	4880	2680	2680	4880	2680	2680
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	5150	2830	2830	5150	2830	2830
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data

ROAD NAME:	Federal Hwy	STATION:	0	Report Created	
CURRENT YEAR:	2020	FROM:	Lighthouse Dr	5/2/2023	
ANALYSIS YEAR:	2027	TO:	MIDPOINT		
GROWTH RATE:	0%	COUNT DATE:	NA		
		PSF:	0		

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	0	0	0	0	0	0
Peak Volume	0	0	0	0	0	0
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	0	0	0	0	0	0

Committed Developments							Type	% Complete
Parcel 34.01 A	0	0	0	0	0	0	NR	100%
Northlake Square East	0	0	0	0	0	0	NR	100%
Northlake Promenade	8	3	5	65	34	31	NR	47%
Stewart Toyota Expansion	0	0	0	0	0	0	NR	100%
North Palm Beach Water Club	0	0	0	0	0	0	Res	100%
Village Shoppes II	49	28	22	105	51	54	NR	30%
Briger East	14	10	4	16	5	10	NR	45%
Dairy Queen	0	0	0	0	0	0	NR	100%
PGA Waterfront Residential PUD	6	2	4	7	4	3	Res	0%
Palm Beach Commons Memory Care	19	8	11	20	9	11	NR	0%
~~**200 Yacht Club Drive**~~	~~**0**~~	~~**0**~~	~~**0**~~	~~**0**~~	~~**0**~~	~~**0**~~	~~**Res**~~	~~**0**~~
Total Committed Developments	96	51	46	213	103	109		
Total Committed Residential	6	2	4	7	4	3		
Total Committed Non-Residential	90	49	42	206	99	106		
Double Count Reduction	2	1	1	2	1	1		
Total Discounted Committed Developments	94	50	45	211	102	108		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	94	50	45	211	102	108		
Growth Volume Used	94	50	45	211	102	108		
Total Volume	94	50	45	211	102	108		

Lanes	6LD					
LOS D Capacity	4880	2680	2680	4880	2680	2680
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	5150	2830	2830	5150	2830	2830
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME: Federal Hwy | STATION: 2832 | Report Created
CURRENT YEAR: 2020 | FROM: Northlake Blvd | 5/2/2023
ANALYSIS YEAR: 2027 | TO: Midpoint
GROWTH RATE: 4.18% | COUNT DATE: 2/25/2020
PSF: 1

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2474	1355	1129	2805	1344	1464
Peak Volume	2474	1355	1129	2805	1344	1464
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2474	1355	1129	2805	1344	1464

Committed Developments							Type	% Complete
Parcel 34.01 A	0	0	0	0	0	0	NR	100%
Northlake Square East	0	0	0	0	0	0	NR	100%
Northlake Promenade	13	5	8	108	56	52	NR	47%
Stewart Toyota Expansion	0	0	0	0	0	0	NR	100%
Village Shoppes II	82	46	36	174	84	90	NR	30%
Dairy Queen	0	0	0	0	0	0	NR	100%
Palm Beach Commons Memory Care	28	16	13	30	16	14	NR	0%
NPB 7-Eleven	9	5	5	12	6	6	NR	0%
Nautilus 211	12	7	5	14	6	9	Res	25%
200 Yacht Club Drive	**0**	**0**	**0**	**0**	**0**	**0**	**Res**	**0%**
Total Committed Developments	144	79	67	338	168	171		
Total Committed Residential	12	7	5	14	6	9		
Total Committed Non-Residential	132	72	62	324	162	162		
Double Count Reduction	3	2	1	4	2	2		
Total Discounted Committed Developments	141	77	66	334	166	169		
Historical Growth	820	449	374	930	446	485		
Comm Dev+1% Growth	319	175	147	536	263	275		
Growth Volume Used	820	449	374	930	446	485		
Total Volume	3294	1804	1503	3735	1790	1949		

Lanes	6LD					
LOS D Capacity	4880	2680	2680	4880	2680	2680
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	5150	2830	2830	5150	2830	2830
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data

ROAD NAME:	Federal Hwy	STATION:	2832		Report Created
CURRENT YEAR:	2020	FROM:	Midpoint		5/2/2023
ANALYSIS YEAR:	2027	TO:	Lighthouse Dr		
GROWTH RATE:	4.18%	COUNT DATE:	2/25/2020		
		PSF:	1		

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2474	1355	1129	2805	1344	1464
Peak Volume	2474	1355	1129	2805	1344	1464
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2474	1355	1129	2805	1344	1464

Committed Developments							Type	% Complete
Parcel 34.01 A	0	0	0	0	0	0	NR	100%
Northlake Square East	0	0	0	0	0	0	NR	100%
Northlake Promenade	13	5	8	108	56	52	NR	47%
Stewart Toyota Expansion	0	0	0	0	0	0	NR	100%
Village Shoppes II	82	46	36	174	84	90	NR	30%
Dairy Queen	0	0	0	0	0	0	NR	100%
Palm Beach Commons Memory Care	28	16	13	30	16	14	NR	0%
NPB 7-Eleven	9	5	5	12	6	6	NR	0%
Nautilus 211	12	7	5	14	6	9	Res	25%
200 Yacht Club Drive	**0**	**0**	**0**	**0**	**0**	**0**	**Res**	**0%**
Total Committed Developments	144	79	67	338	168	171		
Total Committed Residential	12	7	5	14	6	9		
Total Committed Non-Residential	132	72	62	324	162	162		
Double Count Reduction	3	2	1	4	2	2		
Total Discounted Committed Developments	141	77	66	334	166	169		
Historical Growth	820	449	374	930	446	485		
Comm Dev+1% Growth	319	175	147	536	263	275		
Growth Volume Used	820	449	374	930	446	485		
Total Volume	3294	1804	1503	3735	1790	1949		

Lanes	6LD					
LOS D Capacity	4880	2680	2680	4880	2680	2680
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	5150	2830	2830	5150	2830	2830
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

APPENDIX "E"

SYNCHRO PRINTOUTS

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	17	0	67	0	25	55	983	36	863
Future Volume (vph)	17	0	67	0	25	55	983	36	863
Turn Type	Perm	NA	Perm	NA	Perm	pm+pt	NA	pm+pt	NA
Protected Phases		8		4		1	6	5	2
Permitted Phases	8		4		4	6		2	
Detector Phase	8	8	4	4	4	1	6	5	2
Switch Phase									
Minimum Initial (s)	6.0	6.0	6.0	6.0	6.0	4.0	20.0	4.0	20.0
Minimum Split (s)	13.0	13.0	13.0	13.0	13.0	11.5	26.5	11.5	26.5
Total Split (s)	50.0	50.0	50.0	50.0	50.0	18.0	62.0	18.0	62.0
Total Split (%)	38.5%	38.5%	38.5%	38.5%	38.5%	13.8%	47.7%	13.8%	47.7%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.5	4.5	4.5	4.5
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0		7.0	7.0	6.5	6.5	6.5	6.5
Lead/Lag						Lead	Lag	Lead	Lag
Lead-Lag Optimize?						Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Max	None	C-Max
Act Effct Green (s)	11.9	11.9		12.0	12.0	102.3	98.3	101.7	98.0
Actuated g/C Ratio	0.09	0.09		0.09	0.09	0.79	0.76	0.78	0.75
v/c Ratio	0.15	0.05		0.55	0.12	0.12	0.28	0.09	0.25
Control Delay	54.8	0.2		71.5	1.1	3.8	6.9	3.8	6.8
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	54.8	0.2		71.5	1.1	3.8	6.9	3.8	6.8
LOS	D	A		E	A	A	A	A	A
Approach Delay		27.5		52.6			6.7		6.7
Approach LOS		C		D			A		A

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green	
Natural Cycle: 55	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.55	
Intersection Signal Delay: 9.0	Intersection LOS: A
Intersection Capacity Utilization 50.1%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 3: Yacht Club Dr & US-1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	17	0	17	67	0	25	55	983	32	36	863	34
Future Volume (veh/h)	17	0	17	67	0	25	55	983	32	36	863	34
Number	3	8	18	7	4	14	1	6	16	5	2	12
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1900	1863	1863	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	18	0	18	71	0	26	58	1035	34	38	908	36
Adj No. of Lanes	1	1	0	0	1	1	1	3	0	1	3	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	95	0	140	164	0	140	500	3715	122	446	3667	145
Arrive On Green	0.09	0.00	0.09	0.09	0.00	0.09	0.03	0.73	0.73	0.02	0.73	0.73
Sat Flow, veh/h	1379	0	1583	1227	0	1583	1774	5058	166	1774	5019	199
Grp Volume(v), veh/h	18	0	18	71	0	26	58	694	375	38	613	331
Grp Sat Flow(s),veh/h/ln	1379	0	1583	1227	0	1583	1774	1695	1833	1774	1695	1828
Q Serve(g_s), s	1.7	0.0	1.4	6.5	0.0	2.0	1.1	8.9	8.9	0.7	7.7	7.8
Cycle Q Clear(g_c), s	9.5	0.0	1.4	7.8	0.0	2.0	1.1	8.9	8.9	0.7	7.7	7.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.09	1.00		0.11
Lane Grp Cap(c), veh/h	95	0	140	164	0	140	500	2490	1347	446	2477	1335
V/C Ratio(X)	0.19	0.00	0.13	0.43	0.00	0.19	0.12	0.28	0.28	0.09	0.25	0.25
Avail Cap(c_a), veh/h	429	0	524	500	0	524	609	2490	1347	562	2477	1335
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	62.1	0.0	54.6	58.2	0.0	54.9	4.2	5.8	5.8	4.3	5.8	5.8
Incr Delay (d2), s/veh	1.0	0.0	0.4	1.8	0.0	0.6	0.1	0.3	0.5	0.1	0.2	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.2	0.0	1.1	4.6	0.0	1.6	0.9	7.6	8.2	0.6	6.6	7.3
LnGrp Delay(d),s/veh	63.1	0.0	55.0	60.0	0.0	55.5	4.3	6.0	6.3	4.4	6.0	6.2
LnGrp LOS	E		E	E		E	A	A	A	A	A	A
Approach Vol, veh/h		36			97			1127			982	
Approach Delay, s/veh		59.1			58.8			6.0			6.0	
Approach LOS		E			E			A			A	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	10.0	101.5		18.5	9.5	102.0		18.5
Change Period (Y+Rc), s	6.5	6.5		7.0	6.5	6.5		7.0
Max Green Setting (Gmax), s	11.5	55.5		43.0	11.5	55.5		43.0
Max Q Clear Time (g_c+I1), s	3.1	9.8		9.8	2.7	10.9		11.5
Green Ext Time (p_c), s	0.1	7.7		0.4	0.0	9.2		0.1

Intersection Summary	
HCM 2010 Ctrl Delay	9.2
HCM 2010 LOS	A

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	27	1	53	0	18	43	1223	51	1289
Future Volume (vph)	27	1	53	0	18	43	1223	51	1289
Turn Type	Perm	NA	Perm	NA	Perm	pm+pt	NA	pm+pt	NA
Protected Phases		8		4		1	6	5	2
Permitted Phases	8		4		4	6		2	
Detector Phase	8	8	4	4	4	1	6	5	2
Switch Phase									
Minimum Initial (s)	6.0	6.0	6.0	6.0	6.0	4.0	20.0	4.0	20.0
Minimum Split (s)	13.0	13.0	13.0	13.0	13.0	11.5	26.5	11.5	26.5
Total Split (s)	39.0	39.0	39.0	39.0	39.0	25.0	76.0	25.0	76.0
Total Split (%)	27.9%	27.9%	27.9%	27.9%	27.9%	17.9%	54.3%	17.9%	54.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.5	4.5	4.5	4.5
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0		7.0	7.0	6.5	6.5	6.5	6.5
Lead/Lag						Lead	Lag	Lead	Lag
Lead-Lag Optimize?						Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Max	None	C-Max
Act Effct Green (s)	11.0	11.0		11.0	11.0	112.7	109.0	113.0	109.1
Actuated g/C Ratio	0.08	0.08		0.08	0.08	0.80	0.78	0.81	0.78
v/c Ratio	0.27	0.16		0.52	0.10	0.14	0.34	0.16	0.35
Control Delay	65.2	24.0		77.4	1.0	3.8	6.6	3.9	6.6
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	65.2	24.0		77.4	1.0	3.8	6.6	3.9	6.6
LOS	E	C		E	A	A	A	A	A
Approach Delay		46.6		58.0			6.5		6.5
Approach LOS		D		E			A		A

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green	
Natural Cycle: 55	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.52	
Intersection Signal Delay: 8.5	Intersection LOS: A
Intersection Capacity Utilization 55.0%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 3: Yacht Club Dr & US-1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	27	1	21	53	0	18	43	1223	62	51	1289	21
Future Volume (veh/h)	27	1	21	53	0	18	43	1223	62	51	1289	21
Number	3	8	18	7	4	14	1	6	16	5	2	12
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1900	1863	1863	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	28	1	22	56	0	19	45	1287	65	54	1357	22
Adj No. of Lanes	1	1	0	0	1	1	1	3	0	1	3	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	100	6	132	153	0	137	350	3695	187	359	3849	62
Arrive On Green	0.09	0.09	0.09	0.09	0.00	0.09	0.02	0.75	0.75	0.03	0.75	0.75
Sat Flow, veh/h	1388	69	1524	1173	0	1583	1774	4958	250	1774	5155	84
Grp Volume(v), veh/h	28	0	23	56	0	19	45	880	472	54	892	487
Grp Sat Flow(s),veh/h/ln	1388	0	1594	1173	0	1583	1774	1695	1819	1774	1695	1848
Q Serve(g_s), s	2.8	0.0	1.9	5.5	0.0	1.6	0.8	12.5	12.5	1.0	12.7	12.7
Cycle Q Clear(g_c), s	10.1	0.0	1.9	7.3	0.0	1.6	0.8	12.5	12.5	1.0	12.7	12.7
Prop In Lane	1.00		0.96	1.00		1.00	1.00		0.14	1.00		0.05
Lane Grp Cap(c), veh/h	100	0	138	153	0	137	350	2527	1355	359	2531	1380
V/C Ratio(X)	0.28	0.00	0.17	0.37	0.00	0.14	0.13	0.35	0.35	0.15	0.35	0.35
Avail Cap(c_a), veh/h	296	0	364	349	0	362	543	2527	1355	549	2531	1380
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	66.6	0.0	59.2	62.6	0.0	59.1	4.5	6.1	6.1	4.5	6.1	6.1
Incr Delay (d2), s/veh	1.5	0.0	0.6	1.5	0.0	0.5	0.2	0.4	0.7	0.2	0.4	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.0	0.0	1.5	3.9	0.0	1.3	0.7	9.9	10.6	0.9	10.0	10.8
LnGrp Delay(d),s/veh	68.1	0.0	59.8	64.1	0.0	59.5	4.6	6.5	6.8	4.6	6.5	6.8
LnGrp LOS	E		E	E		E	A	A	A	A	A	A
Approach Vol, veh/h		51			75			1397			1433	
Approach Delay, s/veh		64.3			62.9			6.6			6.5	
Approach LOS		E			E			A			A	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	9.8	111.1		19.1	10.0	110.9		19.1
Change Period (Y+Rc), s	6.5	6.5		7.0	6.5	6.5		7.0
Max Green Setting (Gmax), s	18.5	69.5		32.0	18.5	69.5		32.0
Max Q Clear Time (g_c+I1), s	2.8	14.7		9.3	3.0	14.5		12.1
Green Ext Time (p_c), s	0.1	13.9		0.3	0.1	13.5		0.1

Intersection Summary	
HCM 2010 Ctrl Delay	9.0
HCM 2010 LOS	A

TM-32015

Report: WO

PALM BEACH COUNTY TRAFFIC DIVISION

W.O. # 2020-0188

TO: Michael L. Ehora

DATE: 03/31/2020

ACCNT:

FROM: SUNIL GYAWALI

SIGNATURE:

ATLAS PAGE: 35C09 DISTRICT: 1

KLP

SUBJECT: YACHT CLUB DR AND US 1
(SIGNAL & SYSTEM TIMING)

DRAWING #:

INTERSECTION #: 15800

FROM ENGINEERING OFFICE

The signal and system timing signed on 03/31/2020 was modified by the ITS Section at the subject location. Updated time sheet including, yellow and red clrs, ped clrs, alt timing plans. Please update the records in the controller cabinet and your files with the attached signal and system timing sheets.

Thank you.

KLP:File

OPERATIONS OFFICE RESPONSE

RESPONSE REQUIREMENT:

Assignment of Work	Shop Name	Completion Date/Initial
	Signal	
	Sign	
	Striping	
	Construction	
	Other	

COMMENTS:

FINAL DATE: SIGNATURE:

CONTROLLER TIME SHEET

DATE TIMING INSTALLED: _____

INTERSECTION:	YACHT CLUB DR AND US 1	CONTROLLER TYPE:	NAZTEC
SIGNAL #	15800	SYSTEM #	575

PHASE NUMBER	BOUND	TIMING INTERVAL													
		MIN GREEN	GAP EXT	MAX 1	MAX 2	YEL CLR	RED CLR	WALK	PED CLR	MIN RCL	MAX RCL	PED RCL	PHASE ENABLE	LOCKED CALLS	DETECTOR SETTINGS
1	NBLT	4.0	2.0	20.0		4.5	2.0	0.0	0.0	0			1	0	L1:NORMAL
2	SB	20.0	4.0	45.0		4.5	2.0	5.0	21.0	1			1	1	L2:NORMAL
3															
4	WB	6.0	2.0	25.0		4.0	3.0	7.0	26.0	0			1	0	L4:NORMAL L4R:D/N(10)
5	SBLT	4.0	2.0	20.0		4.5	2.0	0.0	0.0	0			1	0	L5:NORMAL
6	NB	20.0	4.0	45.0		4.5	2.0	5.0	16.0	1			1	1	L6:NORMAL
7															
8	EB	6.0	2.0	25.0		4.0	3.0	7.0	28.0	0			1	0	L8:NORMAL L8R:D/N(5)

PRE-EMPTION TIMING								
	DELAY BEFORE	GREEN BEFORE	PRE-EMPT LOCK	TRACK CLR Φ	TRACK CLR GREEN	DWELL Φ	MIN DWELL	EXIT Φ
R/R								
BRIDGE								
FIRE STN								
BUS								

SPECIAL FUNCTIONS						
	START Φ	DUAL ENTRY	DET SWITCH	OUT OF FLASH	INTO FLASH	
	2,6	2,4,6,8	1,5	2,6	4,8	

Notes:
1. *REFER TO SYSTEM TIMING AND ALT TIMING PLANS*
2. *UPDATED TIME SHEET INCLUDING, YELLOW AND RED CLRS, PED CLRS, ALT TIMING PLANS.*
3.
4.

TIME SHEET CREATED BY:	K LANE-PALMER	DATE:	3/24/2020	APPROVED BY:	S GYAWALI, P.E.	DATE:	3/31/2020

SYSTEM TIMING SHEET

DATE TIMING INSTALLED: _____

INTERSECTION:	YACHT CLUB DR AND US 1			CONTROLLER TYPE:	NAZTEC
SYSTEM:		SIGNAL #	15800	SYSTEM #	575

TOD SCHEDULER											
WEEKDAY				WEEKEND							
				SATURDAY				SUNDAY			
TIME	PATTERN	TIME	PATTERN	TIME	PATTERN	TIME	PATTERN	TIME	PATTERN	TIME	PATTERN
0:00	100	7:00	2	0:00	100	8:00	1	0:00	100	8:00	1
9:00	1	15:45	3	19:00	100			19:00	100		
18:00	4	21:00	100								

TIMING PLANS													
PATTERN		1		2		3		4		5		6	
CYCLE LENGTH (SEC)		115		130		140		115					
OFFSET (SEC)		17		28		9		17					
COORDINATED PHASE		2		2		2		2					
SEQUENCE		1		1		1		1					
ALT TIMING PLAN		1		2		3		4					
		SPLIT	MODE	SPLIT	MODE	SPLIT	MODE	SPLIT	MODE	SPLIT	MODE	SPLIT	MODE
FORCE-OFF 1 (SEC)	NBLT	20	NON	18	NON	25	NON	20	NON		NON		NON
FORCE-OFF 2 (SEC)	SB	56	MAX	73	MAX	76	MAX	56	MAX		MAX		MAX
FORCE-OFF 3 (SEC)			NON		NON		NON		NON		NON		NON
FORCE-OFF 4 (SEC)	WB	39	NON	39	NON	39	NON	39	NON		NON		NON
FORCE-OFF 5 (SEC)	SBLT	20	NON	18	NON	25	NON	20	NON		NON		NON
FORCE-OFF 6 (SEC)	NB	56	MAX	73	MAX	76	MAX	56	MAX		MAX		MAX
FORCE-OFF 7 (SEC)			NON		NON		NON		NON		NON		NON
FORCE-OFF 8 (SEC)	EB	39	NON	39	NON	39	NON	39	NON		NON		NON

Special Features:

1)

2)

3)

TIME SHEET CREATED	K LANE-PALMER	DATE:	3/24/2020
APPROVED BY:	S GYAWALI, P.E.	DATE:	3/31/2020

[1.1.6.1] ALTERNATE TIMING SHEET

INTERSECTION:	YACHT CLUB DR AND US 1	SIGNAL #	15800	SYSTEM #	575

	MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR
	ALT TIMING PLAN 1									
1	4.0	2.0	20.0	8.0	4.5	2.0	0.0	0.0	1	
2	20.0	4.0	45.0	45.0	4.5	2.0	5.0	21.0	2	
3										
4	6.0	2.0	25.0	10.0	4.0	3.0	7.0	26.0	4	
5	4.0	2.0	20.0	8.0	4.5	2.0	0.0	0.0	5	
6	20.0	4.0	45.0	45.0	4.5	2.0	5.0	16.0	6	
7										
8	6.0	2.0	25.0	10.0	4.0	3.0	7.0	28.0	8	

	MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR
	ALT TIMING PLAN 2									
1	4.0	2.0	20.0	8.0	4.5	2.0	0.0	0.0	1	
2	20.0	4.0	45.0	45.0	4.5	2.0	5.0	21.0	2	
3										
4	6.0	2.0	25.0	10.0	4.0	3.0	7.0	26.0	4	
5	4.0	2.0	20.0	8.0	4.5	2.0	0.0	0.0	5	
6	20.0	4.0	45.0	45.0	4.5	2.0	5.0	16.0	6	
7										
8	6.0	2.0	25.0	10.0	4.0	3.0	7.0	28.0	8	

	MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR
	ALT TIMING PLAN 3									
1	4.0	2.0	20.0	8.0	4.5	2.0	0.0	0.0	1	
2	20.0	4.0	45.0	45.0	4.5	2.0	5.0	21.0	2	
3										
4	6.0	2.0	25.0	12.0	4.0	3.0	7.0	26.0	4	
5	4.0	2.0	20.0	8.0	4.5	2.0	0.0	0.0	5	
6	20.0	4.0	45.0	45.0	4.5	2.0	5.0	16.0	6	
7										
8	6.0	2.0	25.0	12.0	4.0	3.0	7.0	28.0	8	

	MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR
	ALT TIMING PLAN 4									
1	4.0	2.0	20.0	8.0	4.5	2.0	0.0	0.0	1	
2	20.0	4.0	45.0	45.0	4.5	2.0	5.0	21.0	2	
3										
4	6.0	2.0	25.0	10.0	4.0	3.0	7.0	26.0	4	
5	4.0	2.0	20.0	8.0	4.5	2.0	0.0	0.0	5	
6	20.0	4.0	45.0	45.0	4.5	2.0	5.0	16.0	6	
7										
8	6.0	2.0	25.0	10.0	4.0	3.0	7.0	28.0	8	

	MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR
	ALT TIMING PLAN 5									
1										
2										
3										
4										
5										
6										
7										
8										

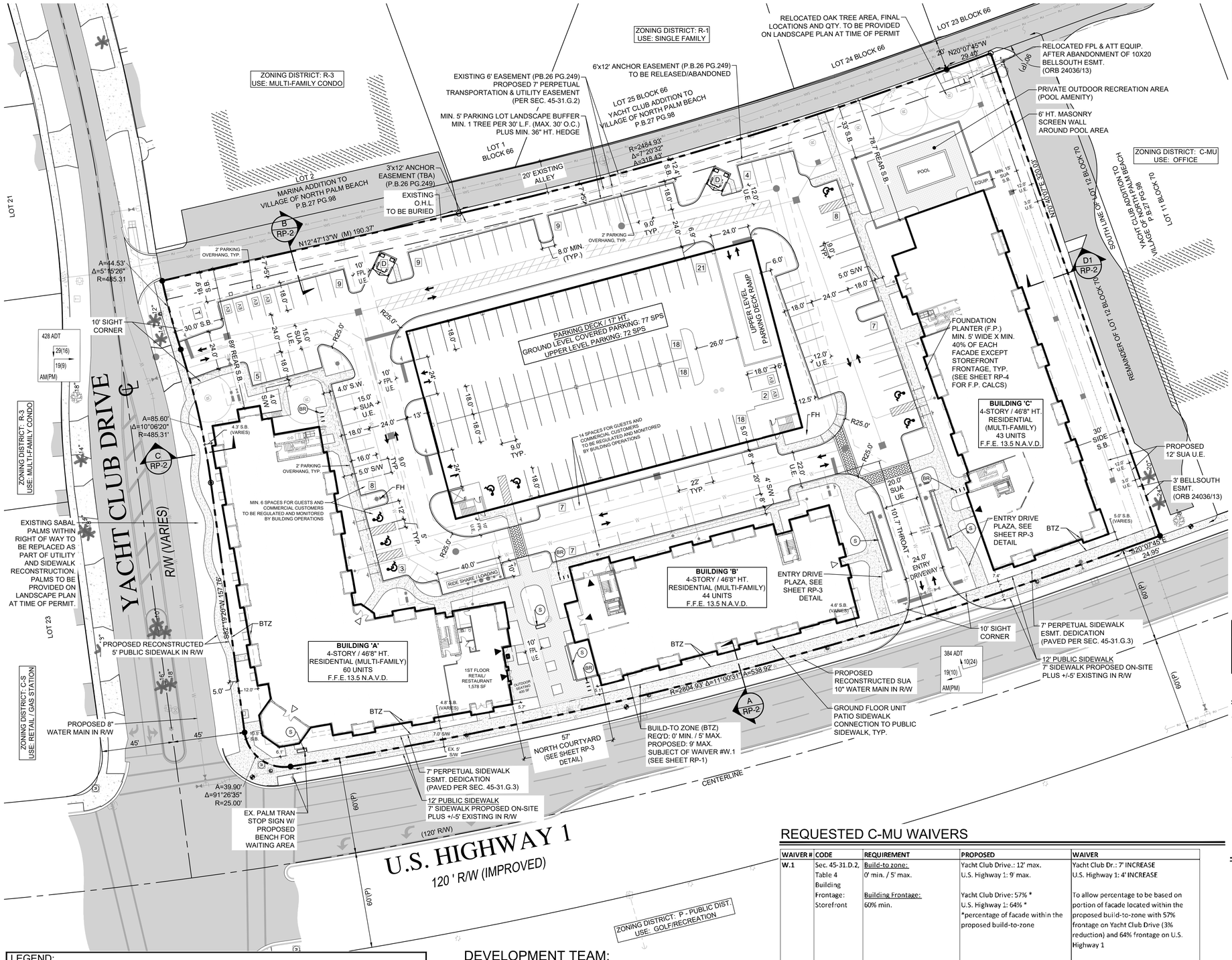
	ALT TIMING PLAN ASSIGNMENTS
ALT TIMING PLAN 1	PATTERN 1
ALT TIMING PLAN 2	PATTERN 2
ALT TIMING PLAN 3	PATTERN 3
ALT TIMING PLAN 4	PATTERN 4
ALT TIMING PLAN 5	

NOTES;	

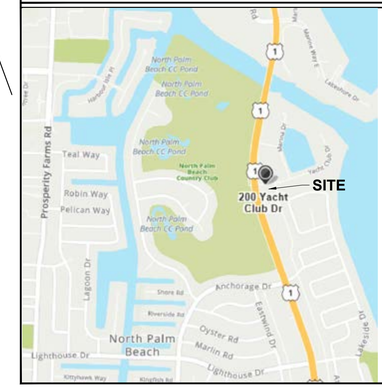
TIME SHEET CREATED BY:	K LANE-PALMER	DATE	3/24/2020
APPROVED BY:	S GYAWALI, P.E.	DATE	3/31/2020

APPENDIX "F"

SITE PLAN



LOCATION MAP



SITE DATA:

LAND USE DESIGNATION:	COMMERCIAL
ZONING DISTRICT:	C-MU / US-1 MIXED USE DISTRICT
PROPERTY CONTROL NUMBER(S):	68-43-42-09-02-000-0010 68-43-42-09-01-070-0140 68-43-42-09-01-070-0121
EXISTING USE:	VACANT COMMERCIAL
PROPOSED USES:	RESIDENTIAL DWELLING - MULTI-FAMILY RENTAL (PERMITTED) BUSINESS STORES & SERVICES, GENERAL (PERMITTED) RESTAURANT (PERMITTED)
GROSS SITE AREA:	4.09 AC. / 178,413 SF
MAX. DENSITY PERMITTED:	24 DU/AC BY RIGHT, UP TO 36 DU/AC WITH WORKFORCE HOUSING DENSITY BONUS
DENSITY PROPOSED:	36 DU/AC / 147 UNITS WITH WORKFORCE HOUSING DENSITY BONUS
1-BEDROOM =	78 UNITS
2-BEDROOM =	69 UNITS
TOTAL =	147 UNITS

BUILDING HEIGHT (SEC. 45-31): 4 STORIES / 46'8" HT.
Note: The maximum height of a building in feet is controlled by the maximum ceiling heights for individual stories, as provided in subsection 45-31.E.5.

PUBLIC USE AREA (SEC. 36-23): MIN. 0.20 AC. / 5%
SEE SHEET RP-3 PUA DIAGRAM FOR LOCATION

Concurrency Summary

MULTI-FAMILY RESIDENTIAL	147 UNITS
RESTAURANT	1,978 SF*
* INCLUDES OUTDOOR DINING AREA	

PARKING DATA:

PARKING REQUIRED	204 SPACES
MULTI-FAMILY RESIDENTIAL: 1.25 / UNIT @ 147 UNITS = 184 SPACES	
RESTAURANT: 10 PER 1,000 SF @ 1,978 SF (1,578 SF plus 400 SF patio) = 20 SPACES	

PARKING PROVIDED	236 SPACES *
SURFACE PARKING:	164 SPS.
UPPER LEVEL PARKING DECK:	72 SPS

ACCESSIBLE PARKING : 8 SPS. (12' x 18')
(INCLUDED IN PARKING PROVIDED COUNT ABOVE, FOR 201-300 SPACES PROVIDED)

** NOTE: A MINIMUM OF SIX (6) OF THE PROVIDED PARKING SPACES SHALL BE FOR ELECTRIC VEHICLE (EV) CHARGING STATIONS. 4 EV SPACES ARE PROVIDED IN THE SURFACE PARKING AREA AND 2 EV SPACES ARE PROVIDED IN THE GARAGE.*

Notes

1. Base information based on survey prepared by Brown & Phillips, Inc. with title commitment dated October 2020.
2. Prior to construction, all utility locations to be verified to ensure that landscape material does not conflict with utilities.
3. All stop bars shall be setback 4' in advance of pedestrian crosswalks.
4. All accessible paved routes shall not exceed a 20:1 slope.
5. Locations of all proposed traffic signage shall be established by the engineer of record.
6. Curbing details to be shown on engineering construction plans.
7. Surrounding property information shown for informational purposes only.
8. Handicap parking signs shall be placed behind the sidewalk in areas where sidewalk abuts the stall.

REQUESTED C-MU WAIVERS

WAIVER #	CODE	REQUIREMENT	PROPOSED	WAIVER
W.1	Sec. 45-31.D.2, Table 4 Building Frontage: Storefront	Build-to zone: 0' min. / 5' max. Building Frontage: 60% min. Door Recess: 5' Max. Cumulative Storefront Width: 70% of building frontage min. Transparency Ground: 70% min. Upper: 40% min.	Yacht Club Drive.: 12' max. U.S. Highway 1: 9' max. Yacht Club Drive: 57% * U.S. Highway 1: 64% * *percentage of facade within the proposed build-to-zone Yacht Club Drive: 6.5' US Highway 1: 6.5' Yacht Club Drive: 53% Bldg. A North: 36% / 26% Bldg. A West: 65% / 31% Bldg. B West: 30% / 31% Bldg. C West: 29% / 30%	Yacht Club Dr.: 7' INCREASE U.S. Highway 1: 4' INCREASE To allow percentage to be based on portion of facade located within the proposed build-to-zone with 57% frontage on Yacht Club Drive (3% reduction) and 64% frontage on U.S. Highway 1 Yacht Club Drive: 1.5' INCREASE U.S. Highway 1: 1.5' INCREASE Yacht Club Drive: 17% REDUCTION 34% / 14% REDUCTION 5% / 9% REDUCTION 40% / 9% REDUCTION 41% / 11% REDUCTION
W.2	6.115.C.2 Building Wall Signs	C. Maximum sign area of five (5) percent of the facade area if the front building setback is twenty-five (25) feet minimum.	**Sign Type 2 – Tenant Sign**: Maximum sign area of five (5) percent of the façade area with a front building setback of 0' due to code-required build-to-zones.	Removal of 25' Setback requirement.

LEGEND:

AC. = ACRE(S)
BTZ = BUILD TO ZONE SEE SHEET RP-1 BUILDING FRONTAGE DIAGRAM
EX. = EXISTING
FH = FIRE HYDRANT (REFER TO CIVIL PLAN)
PKG. = PARKING
R/W = RIGHT OF WAY
S.B. = SETBACK
S/W = SIDEWALK
T = POSSIBLE ELEC. TRANSFORMER LOCATION
T.B.A. = TO BE ABANDONED OR RELEASED
U.E. = UTILITY EASEMENT
EV = PROPOSED ELECTRIC VEHICLE CHARGING SPACE

D = REFUSE (DUMPSTER) ENCLOSURE (MIN. 6' HT. SCREEN WALL W/ OPAQUE GATE AT OPENING - SEE SHEET RP-2)
= EXISTING CONCRETE POWER OR LIGHT POLE
= INDICATES PRIMARY PEDESTRIAN ENTRANCE
S = PRELIMINARY BENCH / PUBLIC SEATING LOCATION.
BR = BIKE RACK, BIKE PARKING AREA SEE DETAIL SHEET RP-2
= PROPOSED STOP SIGN/BAR

R = PROPOSED RELOCATED TREE LOCATION (6 EXISTING OAKS), DISPOSITION TO BE FINALIZED AT TIME OF LANDSCAPE PLAN PERMIT REVIEW.

DEVELOPMENT TEAM:

ARCHITECT:	SpinaOrourke + Partners 285 Banyan Blvd. West Palm Beach, FL 33401 561.684.6844
LANDSCAPE ARCHITECT/ PLANNER:	Urban Design Studio 610 Clematis St. Ste. CU02 West Palm Beach, Florida 33401 561.366.1100
CIVIL & TRAFFIC ENGINEER:	Simmons & White, Inc. 2581 Metrocentre Blvd., Suite 3 West Palm Beach, FL 33407 561.478.7848
SURVEYOR:	Brown & Phillips, Inc. 1800 Old Okeechobee Rd., Ste. 509 West Palm Beach, FL 33409 561.615.3988

urban design studio
Urban Planning & Design
Landscape Architecture
Communication Graphics
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsflorida.com
#LCC000035

200 YACHT CLUB DRIVE
MIXED-USE RESIDENTIAL
North Palm Beach, Florida
PRELIMINARY SITE PLAN

NORTH
0 15' 30' 60'
Scale: 1" = 30'-0"

Date:	OCTOBER 2020
Project No.:	20-013.000
Designed By:	MLC
Drawn By:	MLC
Checked By:	KT

Revision Dates:
2023.05.03: REVISED SPR SUBMITTAL
CORRECTED

PSP-1
of 1

APPENDIX "G"

FDOT CONCEPTUAL DRIVEWAY APPROVAL LETTER

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

March 9, 2023

THIS PRE-APPLICATION LETTER IS VALID UNTIL – March 9, 2024
THIS LETTER IS NOT A PERMIT APPROVAL

Bryan Kelley
Simmons and White
2581 Metrocentre Blvd, West Palm Beach, FL 33407

Dear Bryan Kelley:
RE: Pre-application Review for **Category C Driveway,** Pre-application Meeting Date: **March 9, 2023**
Palm Beach County - North Palm Beach; SR 5; Sec. # 93040000; MP: 1.89; Access Class - 5;
Posted Speed - 35; SIS - No; FDOT Ref. Project:

Request: Driveway : New right in / right out driveway on the east side of SR 5, approximately 400 feet south of Yacht Club Drive. Remove existing four driveways on SR 5.

SITE SPECIFIC INFORMATION
Project Name & Address: **200 Yacht Club Drive – 200 Yacht Club Drive, North Palm Beach**
Property Owner: **Robins NPB LLC**; Parcel Size: **4.08 Acres**
Development Size: **147 Multifamily dwelling units; 2,000 SF Café**

REQUEST APPROVED

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

Conditions:
- **A minimum driveway length of 50 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.**
- **If a gate is proposed, a minimum driveway length of 100 feet to the call box and/or gate house, and a turnaround area before the gate are required.**

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

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

Sincerely,

Kollol Shams, P.E.
District Access Management Manager

cc: Patricia Moore
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2023-03-09\8. 93040000 MP 1.9 SR 5_200 Yacht Club Drive\93040 MP 1.9 SR 5_200 Yacht Club Drive.docx