Village of North Palm Beach
Planning, Zoning and Adjustment Board
AGENDA
Tuesday, November 14, 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

a. September 12, 2023 Minutes

b. October 3, 2023 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. Old Business

1. 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.

2. 730 US Highway 1 – La Bamba (signage and building color)

Application by the property owner, La Bamba, for Site Plan and Appearance approval for a monument sign face change and building color modification to the façade that faces US Highway for the property at 730 US Highway 1.

ii. New Business

1. 124 Shore Court - Hampton House Condo – (building color scheme)

Application by Phillip Zammit, President of the Hampton House Condominium Association, for Site Plan and Appearance and Waiver approval to change the exterior color scheme for the building located at 124 Shore Court.

7) Commission Member Comments

8) Staff Updates

a. December meeting

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.

VILLAGE OF NORTH PALM BEACH
PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, SEPTEMBER 12, 2023 at 6:30 PM

Present	Cory Cross, Vice Chair Kathryn DeWitt, Member Jonathan Haigh, Member Thomas Hogarth, Member Nathan Kennedy, Member
Absent	Donald Solodar, Chair Scott Hicks, Member
Village Staff	Len Rubin, Village Attorney Caryn Gardner-Young, Community Development Director

I. CALL TO ORDER

Vice Chair Cross called the meeting to order at 6:30 p.m.

A. ROLL CALL

Roll was called and it was determined a quorum was present.

II. DELETIONS, ADDITIONS, OR MODIFICATIONS TO THE AGENDA

There were no modifications to the agenda.

III. PUBLIC COMMENT FOR NON-AGENDA ITEMS

There were no public comments.

IV. APPROVAL OF AGENDA

A. AUGUST 1, 2023 MINUTES

Motion: Kathryn DeWitt moved to approve the minutes of the August 1, 2023 meeting as presented. Seconded by Jonathan Haigh. The **motion passed** unanimously.

V. DECLARATION OF EX-PARTE COMMUNICATIONS

There were no ex-parte communications declared.

VI. QUASI-JUDICIAL MATTERS/PUBLIC HEARING

Attorney Rubin swore in those wishing to provide testimony.

A. SITE PLAN AND APPEARANCE REVIEW

1. 525 U.S. HIGHWAY 1 (PA BBQ) – OUTDOOR SEATING

The lessee of 525 U.S. Highway 1, Park Avenue BBQ Grille (PA BBQ), requested Site Plan and Appearance approval to create an outdoor seating area. The applicant, Dean

Lavallee, provided some background information on his business and explained his request for the addition of outdoor seating.

Caryn Gardner-Young presented the project's details and staff recommendations, confirming that the request is consistent with the Village's Appearance Plan and meets Village Code requirements.

No public comments were made during the meeting.

Motion: Jonathan Haigh moved to recommend the application's approval with conditions outlined by the staff. The motion was seconded by Thomas Hogarth. The **motion passed** unanimously.

B. ZONING CODE AMENDMENT RECOMMENDATION

1. CREATION OF THE PLANNING AND ZONING ADJUSTMENT BOARD

Village Staff requested an amendment to the Village Zoning Code to combine the Planning Commission and Board of Adjustment together, to name the combined board the Planning, Zoning and Adjustment Board, and to introduce a new administrative variance process.

Caryn Gardner-Young provided an overview of the proposed changes and presented staff recommendations to clean up the Code provisions related to variances.

Participants discussed the implementation of an administrative variance process. Ms. Gardner-Young and Village Attorney Len Rubin provided additional details to clarify any doubts. However, the consensus was to remove the section related to the administrative variance process in paragraph seven and focus on the sections related to the board. The administrative variance process will be brought back for further consideration at a later date.

Motion: Thomas Hogarth moved to recommend approval of staff recommendations without the administrative variance process. Seconded by Nathan Kennedy. The **motion passed** unanimously.

2. REPEAL OF SENATE BILL 250 MASSING PROVISIONS

Village Staff requested approval of make an amendment to the Zoning Code to repeal the single-family massing provisions adopted by the Village Council in 2022 to comply with Senate Bill 250.

Village Attorney Len Rubin provided an overview of the proposed change and Senate Bill 250. There was no further discussion on this matter.

Mr. Hogarth asked whether the legislation allowed for incentives to be added. Village Attorney Rubin responded that this was not an option.

Motion: Kathryn DeWitt moved to recommend approval of the repeal of the massing provisions. Seconded by Thomas Hogarth. The **motion passed** unanimously.

VII. ATTORNEY PRESENTATION

A. PLANNING COMMISSION RESPONSIBILITIES AND LEGAL REQUIREMENTS

Attorney Rubin presented a PowerPoint presentation on the duties, responsibilities, and legal requirements of the Planning. He covered topics such as Sunshine Law, public records requests, ethics, disclosures, Robert's Rules of Order, quasi-judicial procedures, and board policies. Board members had the opportunity to ask questions and Attorney Rubin clarified as needed.

VIII. COMMISSION MEMBER COMMENTS

Kathryn DeWitt noted the difficulty in advertising public meetings but found the newsletter effective in keeping people informed. However, she pointed out that not all meetings are included.

IX. STAF UPDATES

A. 2024 MEETING SCHEDULE

Caryn Gardner-Young mentioned the proposed schedule for 2024 was included in the backup materials for the meeting. She pointed out that four (4) dates may require modifications, and the attendees discussed possible changes. Additionally, she confirmed that the full schedule would be available on the Village website.

Ms. Gardner-Young also informed the developer for the 200 Yacht Club project had expressed interest in speaking with members of the Planning Commission individually. She emphasized that this would be considered ex-parte communication and it is at the discretion of the members whether they choose to participate or not.

X. ADJOURNMENT

The meeting adjourned at 7:55 p.m. as there was no further business before the Board.

Minutes typed by Kacy Morrone

VILLAGE OF NORTH PALM BEACH
PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 3, 2023 at 6:30 PM

Present	Cory Cross, Vice Chair Kathryn DeWitt, Member Jonathan Haigh, Member Scott Hicks, Member Thomas Hogarth, Member Nathan Kennedy, Member
Absent	Donald Solodar, Chair
Village Staff	Len Rubin, Village Attorney Caryn Gardner-Young, Community Development Director Councilmember Deborah Searcy

I. CALL TO ORDER

Vice Chair Cross called the meeting to order at 6:30 p.m.

A. ROLL CALL

Roll was called and it was determined a quorum was present.

II. DELETIONS, ADDITIONS, OR MODIFICATIONS TO THE AGENDA

There were no modifications to the agenda.

III. PUBLIC COMMENT FOR NON-AGENDA ITEMS

Chris Ryder, who resides at 118 Dory Road South, mentioned that he had sent an email to the members of the Commission. He emphasized the importance of disclosing ex-parte communications and ensuring that the public knows the basis for the Commission's decisions, including the individuals who spoke to the Commission and the topics addressed. He also commented on the backup material for the 200 Yacht Club application and highlighted issues within the Code that needed to be addressed.

IV. APPROVAL OF MINUTES

There were no minutes to be approved.

V. DECLARATION OF EX-PARTE COMMUNICATIONS

Vice Chair Cross informed all members of the Commission he had received three (3) emails, from Robert Stark, Susan Hoff, and Chris Ryder. It was disclosed by two (2) Commission members that they had met with the applicant, while another member stated that they had met with a Village Council member to discuss the application.

VI. QUASI-JUDICIAL MATTERS/PUBLIC HEARING

Attorney Rubin swore in those wishing to provide testimony.

A. SITE PLAN AND APPEARANCE REVIEW

1. 200 YACHT CLUB (MIXED-USE DEVELOPMENT)

The applicant, Robbins NPB LLC, requested a Site Plan and appearance appeal with waivers to construct a mixed-use development consisting of 147 multi-family dwelling units, located at the southeast corner of Yacht Club and US Highway 1. Ken Tuma, Managing Principal of Urban Design Studios, presented the requests on behalf of the property owner.

During the presentation, Mr. Tuma provided a brief overview of the site's development history, which included the approval of a project on December 7, 2021, by the Planning Commission, pending the approval of a waiver by the Village Council. However, a previous iteration of the project was denied by the Planning Commission on September 6, 2022, for failure to meet landscape waivers requirements, and the subsequent appeal to the Village Council was also denied on October 27, 2022.

After reviewing the conditions and plans for the site, Mr. Tuma provided the following details:

- The future land designation for the site is Commercial and covers an area of 4.09 acres.
- The zoning for the site is US-1 Mixed-Use District (C-MU).
- The plan utilizes Workforce Housing density bonus.
- The building will have four (4) stories and a total of 147 units.
- Out of the total number of units, 78 will have one (1) bedroom and 69 will have two (2) bedrooms. The previously proposed townhomes have been removed from the plan.
- The commercial area will cover 1,978 square feet, including 400 square feet of outdoor restaurant seating.
- There will be a single-level parking deck and a pool on the ground floor.
- Access to the site will be provided off US Hwy 1, with closed access to the alley.
- There will be an unobstructed seven (7) foot sidewalk easement and a meandering five (5) foot sidewalk.

Mr. Tuma discussed the current and previous waivers that were requested. He provided a detailed explanation of the current waiver requests, which included adjustments to the build-to zone, building frontage, door recess, transparency, and signage. Additionally, he reviewed traffic, parking, and lighting.

Mr. Tuma referred to the list of conditions of approval provided by the staff and mentioned that the applicant requests the removal of condition Y. This condition requires the property owner to host a minimum of six (6) farmer's market or food trucks per year, which was not supported by the public feedback.

Caryn Gardner-Young presented project details and staff recommendations. She discussed changes which had taken place over the two (2) years of review. She confirmed the Workforce Housing density bonus request is consistent with the Village Code if the conditions of approval outlined in the staff report are met. Village staff has reviewed all of the submissions and determined they are in compliance with the Village regulations, concurrency has been obtained from the School Board and other service providers, traffic impacts have been approved by an independent traffic engineer, and design standards adhere to the Village Appearance and Comprehensive Plan.

Ms. Gardner-Young brought up two (2) areas she wanted the Commission to consider. She pointed out that there were no regulations in place for imposing Workforce Housing, and discussed some potential restrictions, such as rental versus ownership, subleasing, and the number of years the 30-year covenant should be imposed. She also mentioned that the common areas should be reviewed, and whether the developer should be required to hold a certain number of events per year. Ms. Gardner-Young stated that she had received two (2) emails from Susan Hoff and Suzanne Wilson, and read them out loud for the record.

Ms. Gardner-Young confirmed that proper notice had been provided on-site, in the newspaper, and in mailings. The documentation was attached to the record. She stated staff recommended approval with the 32 conditions as outlined in the staff report, with discussion on the two (2) items highlighted.

Vice Chair Cross opened the item to public comments

Chris Ryder, 118 Dory Road South, expressed his acknowledgment that the current project proposal differs significantly from the previous one. Upon initial review, he found the plan to be promising, but suggested that the building façades should be redesigned as they do not align with the Master Plan's intent. He emphasized that the Code is simple and easy to understand, and raised concerns about the transparency of future development. He recommended the project for approval, but not with these elevations.

Robert Stark, 36 Yacht Club Drive, expressed his satisfaction with the progress of the project so far, stating that the project is moving in the right direction, but it has not yet crossed the finish line. He also mentioned that the residents were in favor of a minimum one-year rental requirement with no subleasing. He emphasized the importance of the project's location, which is across from the new Country Club, and suggested that the design should be considered. He further noted that the traffic on the corner required additional review and discussion.

Christian Searcy, 654 Shore Road, shared his concerns regarding the project proposal. He stated the proposal did not comply with the Comprehensive Plan, Zoning Code, and Master Plan, and that the waivers were being requested to circumvent these failures. According to him, the area was intended to be mixed-use, with focus on commercial rather than residential activities, in order to create centers of vibrant city. He also emphasized the need for commercial and retail in the Village and urged the Council to respect the will of the people.

Deborah Cross, 2560 Pepperwood Circle South, expressed her opinion that a mixed-use development should primarily have commercial spaces on the ground floor and residential units on the upper levels. She believed that a small restaurant, as depicted in the plans, would not adequately attract people. She also raised concerns about the transparency in commercial spaces with glass walls on the first floor. Furthermore, she suggested that the Workforce Housing restriction should be in perpetuity to ensure that affordable housing is available in the future, and that the number of unites should exceed the current limit of 25. She supported the idea that rental agreements should have a minimum of one (1) year, and asked that the conditions be set and not be abandoned once the construction is complete.

Diane Smith, 37 Yacht Club Drive, expressed her satisfaction with the resubmission of the development, stating that it was not as obnoxious as its originally design. She pointed out that she had reservations regarding the project. She did not see this project as the "vibrant mixed-use corridor" as described in the Master Plan, but rather as an apartment building. She also raised concerns about the location of the restaurant, suggesting it could utilize the natural view of sunsets over the driving range across the street.

Kenneth McLeskey, 112 Nativa Circle, expressed his views on the proposed development as a pro-business developer. He believes the landowner should be allowed to use their property as long as it adheres to the current Codes and restrictions. He raised concerns regarding the number of parking spaces planned and inquired whether electric vehicle charging was a part of the plan. He complimented the lighting plan, supported a minimum one (1) year lease term, and emphasized the importance of maintaining transparency.

Lisa Jensen, 606 Shore Road, expressed her agreement with the majority of the views expressed by other speakers. She highlighted that the aim of the US-1 development was to transform it into a vibrant mixed- use corridor. However, she felt that the proposed project did not meet this objective and did not qualify as mixed-use by any standard. She further added that designating three commercial plots in the Village for residential use would be a mistake and could set a negative precedent.

Vice Chair Cross closed the public comments

Mr. Tuma responded to the public comments and stated that the applicant did not want an Airbnb and would agree to a one (1) year lease term as a condition of approval. He noted the project exceeded the requirements for parking. He further stated that the applicant had proposed what they believed was appropriate for the site, as it would fit in with the mixed-use in the corridor. He addressed concerns regarding transparency briefly.

Dr. Kennedy acknowledged the plan had significantly changed in response to the community's concerns, and he felt that the proposed plan was much more aligned with expectations. He said it was difficult to judge the appearance of the project because the materials submitted did not include revised elevations. There was a discussion regarding the lack of elevations and plans in the current submission and the applicant showed images of the elevations on the screen.

Dr. Kennedy emphasized the significance of commercial use in the mixed-use, and he asserted that it was discouraging the absence of the live-work units from the plan. He mentioned that the transparency and other requirements were meant to ensure a vibrant first floor in the corridor.

Mr. Hogarth expressed his agreement with the previously submitted architectural character. He approved the waivers and agreed with the applicant on removing the food truck requirement. He appreciated the changes made in response to the concerns of neighbors and stated that the project was consistent with the recommendations made by the consultants for the corridor.

Mr. Haigh agreed with the waivers, he noticed that there was a missed opportunity in not having landscaping between the sidewalk and curb. He suggested that there had been a previous discussion about having flexible spaces that could be used for commercial purposes and later converted to residential if they were unsuccessful. He inquired if there was any interest in continuing with that plan. Mr. Tuma replied that they were not interested in that idea.

Mr. Haigh mentioned that the landscaping around the area was a good addition and helped concealed the lack of transparency. He noted he also agreed with removing the activity condition and replacing it with a one (1) year minimum lease and prohibition on subletting.

Ms. DeWitt appreciated that the developer taken feedback into consideration, and felt that the changes made were beneficial. She mentioned that the mixed-use corridor was a long-term project, and therefore, it would be difficult to include everything in every project. She expressed her satisfaction with the mix of horizontal elements that were included

Ms. DeWitt agreed with Mr. Haigh's comments and suggested adding landscaping in the strip on the south side of US Hwy 1. To this, Mr. Tuma committed to working with Florida Department of Transportation (FDOT) to find a solution.

Ms. DeWitt suggested adding landscaping along the alleyway to enhance the area's appearance. She also recommended having designated parking spaces for the commercial part of the development, which should be marked with signs. Additionally, she proposed replacing the wall around the pool with a black aluminum fence screened with landscaping.

Ms. DeWitt acknowledged the parking concerns and suggested that it should be addressed within the Code since the project exceeded the requirements. She also pointed out that they had a lot of glass which promotes transparency.

Mr. Hicks agreed with the progress made so far and the project's positive aspects. However, he found the submission was challenging to review due to lack of elevations and other graphics that could have illustrated better. He pointed out that he had a difficult time meeting the transparency requirement on the ground floor, and going below half of it was even more difficult. Although he understood that the corridor could be seen as a whole, he was not yet willing to compromise on the intent for a vibrant mixed-use, as reflected in the transparency requirements.

Vice Chair Cross requested clarification on whether there had been any changes made to the design of the individual building elevations. Ms. Gardner-Young clarified that the design of the buildings remained the same. The discussion continued regarding the elevations of the building.

Vice Chair Cross expressed his satisfaction with the overall look of the building. He acknowledged that there were concerns regarding the architecture, but felt the architects had made significant efforts to give the building a unique appearance with different features at different levels. He also mentioned that the change in access had improved the traffic, and he considered this submission a significant improvement.

Vice Chair Cross advised that his only concern was with the commercial, as he would like to see more commercial in the development. He suggested the item be abled to allow the applicant to get elevations showing what is being proposed.

According to Mr. Tuma the applicant may consider more live-work, but not more commercial. They believe they have included an appropriate amount of commercial space for the corridor and that this will serve as a catalyst for future projects.

Vice Chair Cross conducted a straw poll of the Commission and stated that he believed the Commission was ready to support the project with additional live-work space and a review of the architectural designs.

Scott Stettner, Asset Partners Inc., an attorney representing the applicant, responded to the feedback regarding the addition of more commercial square footage. He pointed out that the residents had expressed concerns about traffic and were not in favor of additional commercial space. The challenge had been to reconcile the divergent interest of the parties involved.

Councilmember Searcy informed that the entire Village took part in the charette process, as well as the Master Plan and zoning changes. She acknowledged that the developer was taking into account the needs of Yacht Club Drive, she reminded that there are 12,000 residents in the rest of the Village who also have opinions to be considered.

The Commission discussed tabling the petition and requested further direction on that they want to see brought back.

Motion: Thomas Hogarth moved to continue the petition to the November 14th Planning, Zoning and Adjustment Board meeting with the suggestions to the developer as follows:

1. A complete package with all current elevations and plans be included;
2. Revise the first-floor plan to include three (3) live-work units facing US Hwy 1 in Building B;
3. Eliminate condition Y;
4. Revise the conditions to add language restricting leases to one (1) year and not allowing subleasing;
5. Waivers are approved as requested.

Motion seconded by Kathryn DeWitt. The **motion passed** unanimously.

VII. COMMISSION MEMBER COMMENTS

During the meeting, Mr. Haigh raised the issue of recent changes to the lighting in the back of the Faith Lutheran building. He requested the staff to investigate if the lights meet the parking lot lighting standards. He also pointed out that the lights are causing pollution in the neighborhood and do not shut off.

Mr. Hicks requested an update on the progress of the US Hwy 1 Bridge and Lighthouse Bridge projects.

Mr. Hogarth brought up an article in the Palm Beach Post regarding annexation strategies. He inquired about the Village's position on the matter. In response, Village Attorney Rubin informed that the item was currently under discussion.

VIII. STAFF UPDATES

There were no staff updates.

IX. ADJOURNMENT

With there being no further business to come before the Board, the meeting adjourned at 8:22 p.m.

Minutes typed by Kacy Morrone.

P&Z# 2020-2238 Revised: Sept. 20, 2023
Exhibit "A" Oct. 8, 2023
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 3, 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:	Two lots vacant/ One 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 five 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 25 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 be 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 be leased for a minimum of one year and prohibiting sub-leasing.

On June 14, 2023, the Development Review Committee reviewed this petition, 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, 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, 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 infrastructure building permit, the Applicant shall inform the Village in writing whether the workforce housing units shall be rental or ownership.

G. No certificate of occupancy, either for residential or commercial use, shall be issued until the applicant has provided the Village the following:

a. A Declaration of Covenant that has been reviewed and approved by the Village (and filed in the public records) restricting the workforce housing units to rental or ownership.
b. The Declaration shall outline the following:
    a. The qualifications for occupancy or ownership eligibility of the workforce units and the length of such restrictions;
    b. Identify actions if occupant or owner is noncompliant with the restrictions;
    c. What controls will be imposed to ensure that the units remain affordable, e.g., restrictions on transfer or sale;
    d. The policies for initial and long-term monitoring of the workforce housing units;.
    e. Who or what entity will be monitoring the eligibility requirements and the enforcement of the workforce housing restrictions; and
    f. The reporting requirements to the Village.

H. Proper separation and ventilation shall be required for live work units based upon occupancy classification. (Fire and Building)

~~I. 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)~~

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

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

L. All infrastructure, including but not limited to fire hydrants, streetlights, 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)

M. 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)

N. 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)

O. 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)

P. 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)

Q. 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)

R. 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)

S. 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)

T. 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)

U. 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)

V. 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)

W. 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)

X. 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)

Y. 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)

Z. 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)

AA. Proper separation and ventilation shall be required for the live work units based upon occupancy classification. (Fire)

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

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

DD. 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)

EE. 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).

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

GG. 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)

HH. 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)

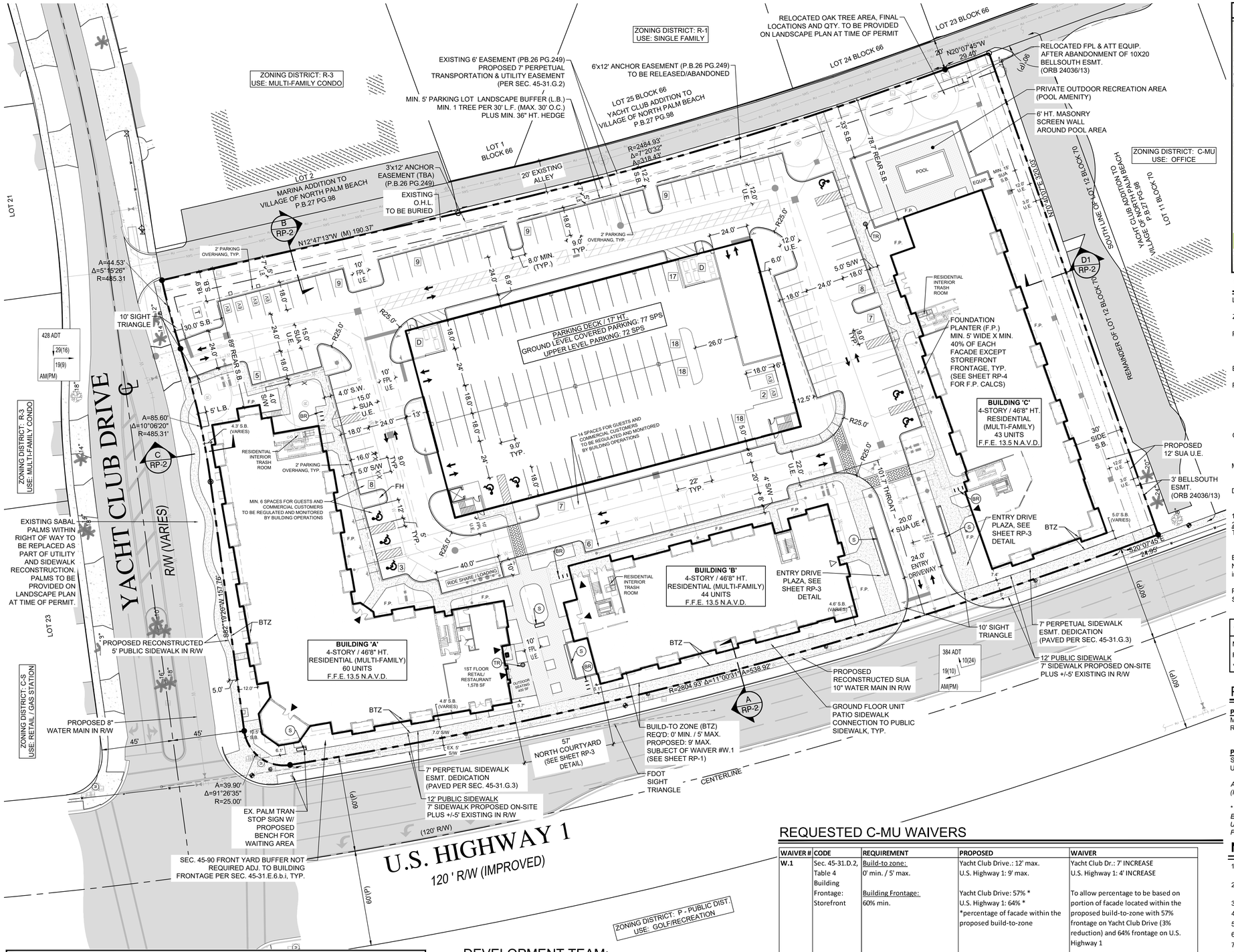
II. All advertisements and legal addresses on insurance policies and business correspondence shall clearly state that the project is located within the "Village of North Palm Beach." (Planning and Zoning)

JJ. The Applicant shall be bound by all oral and written representations made both on the record and as part of the application process irrespective of whether such representations are included as formal conditions.

PLANNING COMMISSION ACTION– October 3, 2023

On a Motion by Planning Commissioner Hogarth and seconded by Planning Commissioner DeWitt, the Planning Commission continued this matter to the November 14th Planning Commission meeting with the following conditions:

1. Waivers will be approved as requested if:
   a. Applicant provides the Village a complete package of plans including updated architectural elevations;
   b. Applicant revises the 1st floor plans to include three (3) Live/Work units along US-1;
   c. Residential units are not allowed to be subleased and shall be no less than one (1) year; and
   d. The food truck and festival condition shall be deleted



LOCATION MAP

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

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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)
	PRELIMINARY SITE FURNISHING -
TR	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

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

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Drawing name: H:\JOBS\Yacht Club Drive_20-013\Robbins NPB LLC_DD_000\Drawings\Site Plan\2023-08-18_FSP_Revised SPR_ReSubmittal#2.dwg

urban design studio
Urban Planning & Design
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Communication Graphics

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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
2023.06.30: SPR Resubmittal #1
2023.08.18: SPR Resubmittal #2

RP-1

of 5

Drawing name: H:\JOBS\Yacht Club Drive_20-013\Robbins NPB LLC_DD_000\Drawings\Site Plan\2023-08-18_REGULATING PLAN_Resubmittal#2.dwg

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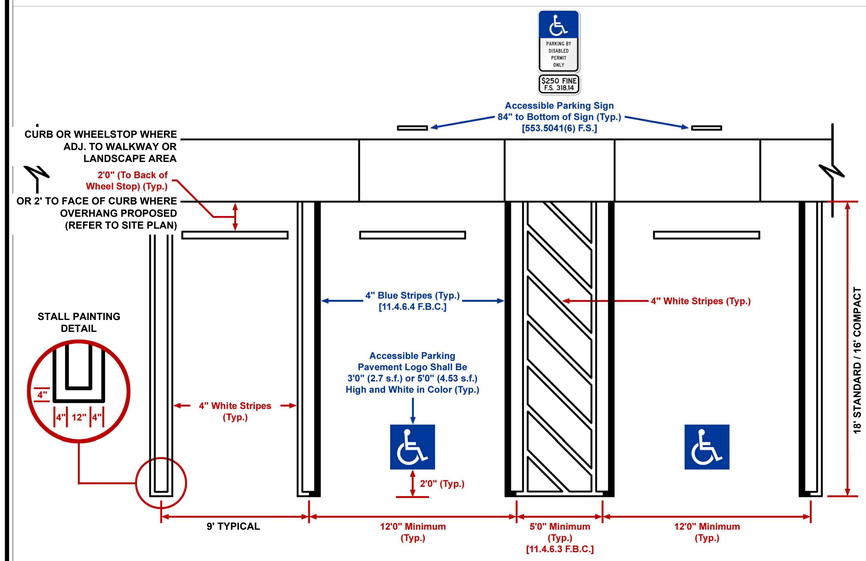
TYPICAL PARKING SPACE DETAIL

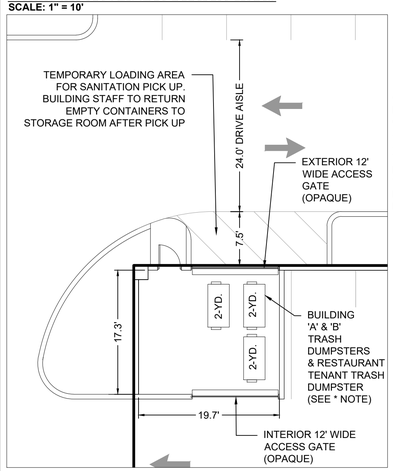
N.T.S.



REFUSE CONTAINER STORAGE & PICK UP DETAIL

NORTH ENCLOSED REFUSE STORAGE ROOM

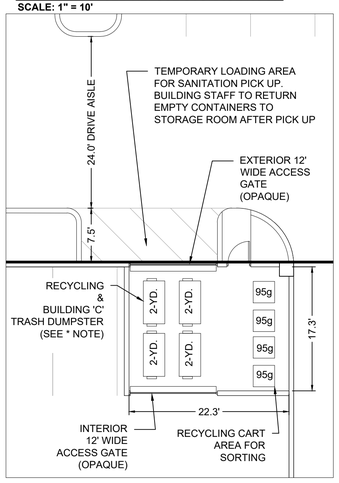
SCALE: 1" = 10'



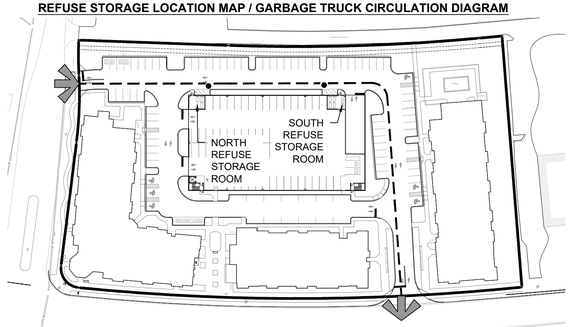
* NOTE: SIZE AND QUANTITY OF DUMPSTER CONTAINERS STORED FOR SANITATION PICK UP TO BE DETERMINED BASED ON FINAL TRASH AND RECYCLING MANAGEMENT PLAN.

SOUTH ENCLOSED REFUSE STORAGE ROOM

SCALE: 1" = 10'



REFUSE STORAGE LOCATION MAP / GARBAGE TRUCK CIRCULATION DIAGRAM

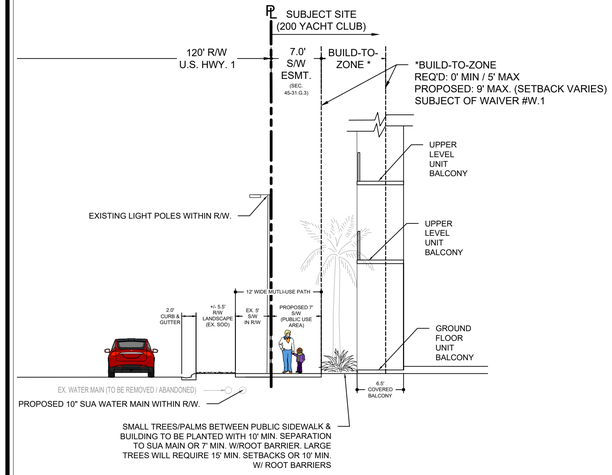


LEGEND

- = TRUCK CIRCULATION ROUTE
- ● = TRUCK PICK UP POINT

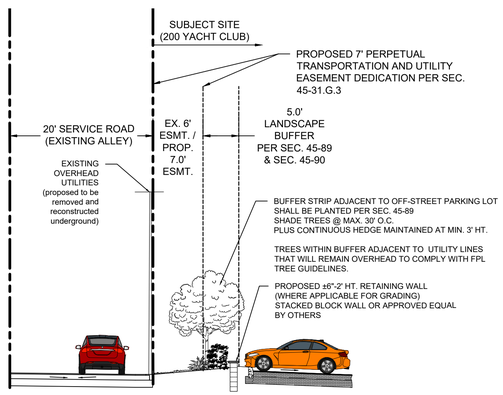
SECTION 'A' - U.S. HIGHWAY 1 FRONTAGE

SCALE: 1" = 10'



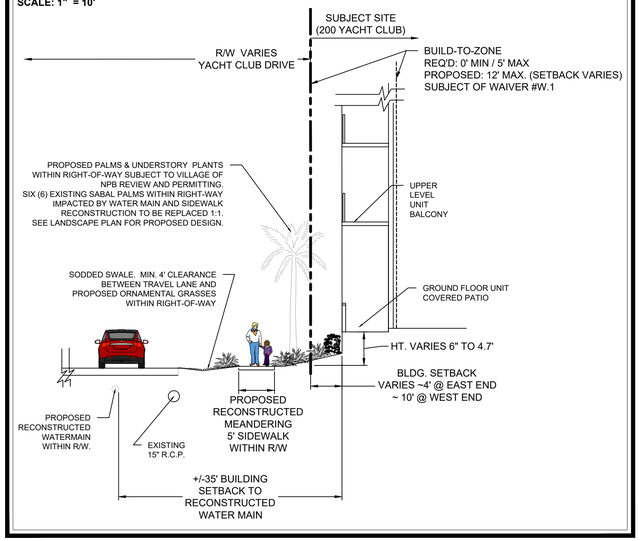
SECTION 'B' - EAST BUFFER

SCALE: 1" = 10'



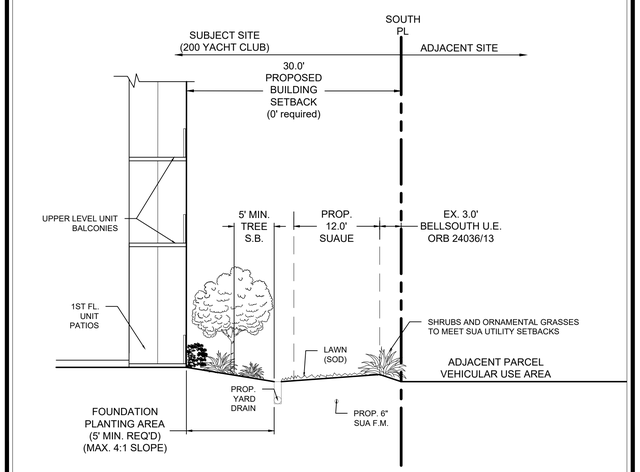
SECTION 'C' - YACHT CLUB DRIVE FRONTAGE

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

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

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

Revision Dates:

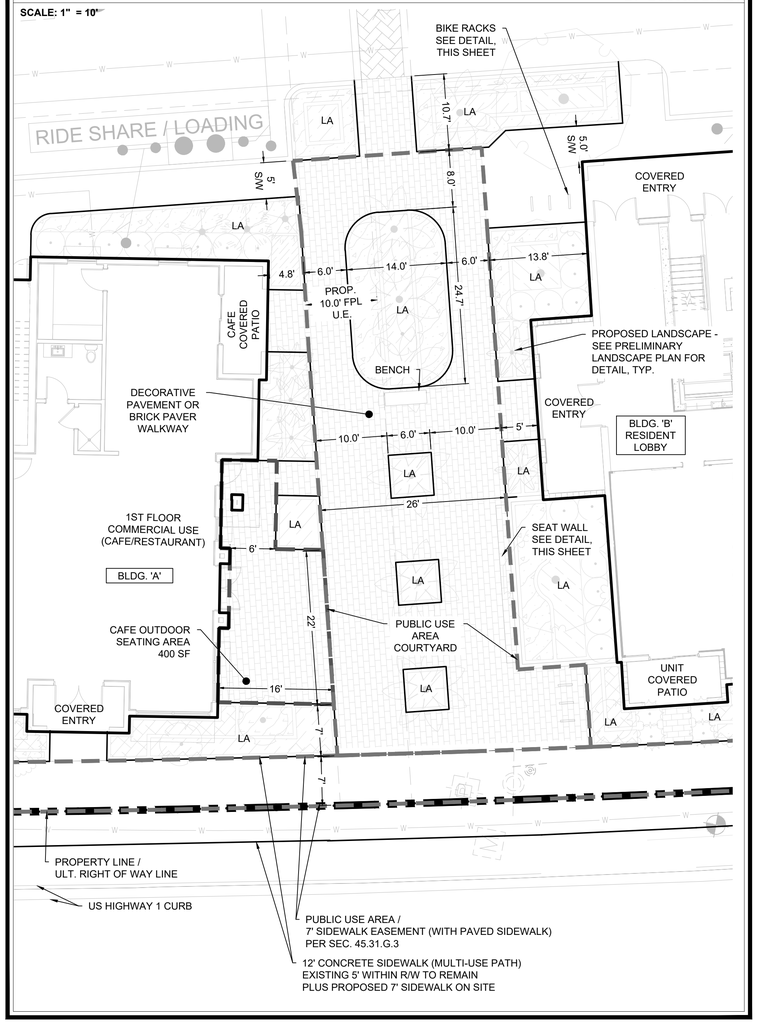
2023.05.03: REVISED SPR SUBMITTAL
2023.06.30: SPR Resubmittal #1

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

PUBLIC OPEN SPACE - NORTH COURTYARD CONCEPT

LA = LANDSCAPE AREA

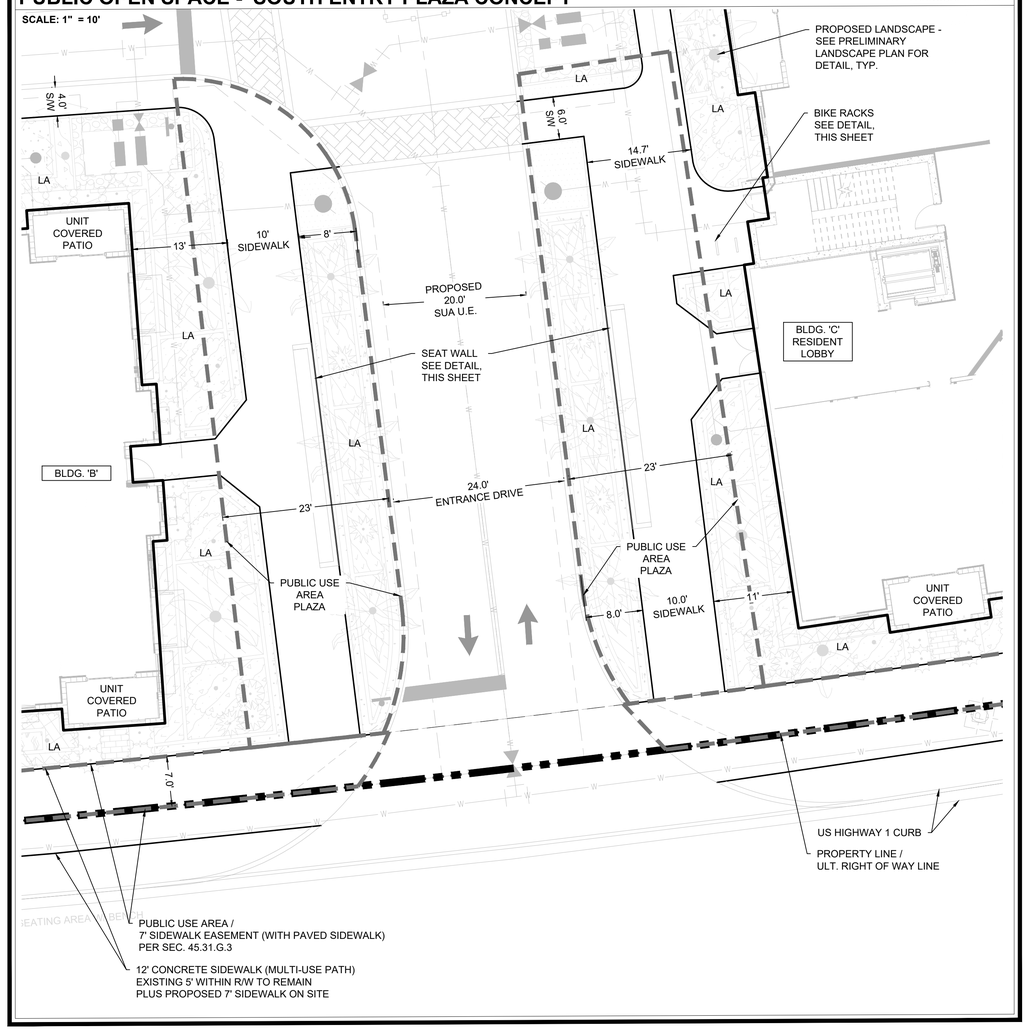
SCALE: 1" = 10'



PUBLIC OPEN SPACE - SOUTH ENTRY PLAZA CONCEPT

LA = LANDSCAPE AREA

SCALE: 1" = 10'



PUBLIC USE AREA LOCATION DIAGRAM

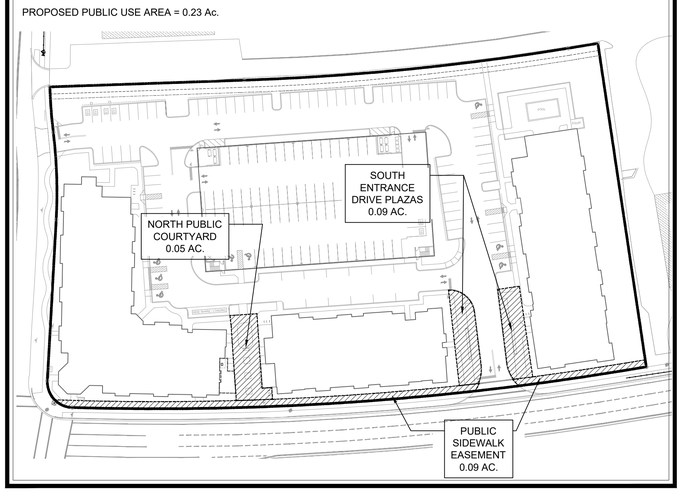
NOT TO SCALE

Requirement:

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

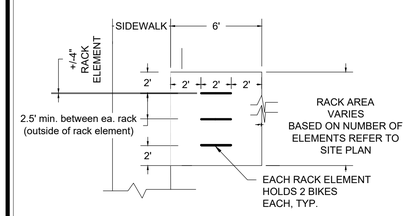
5% x 4.09 Ac. = Min. 0.20 Ac Public Use Area Dedication

PROPOSED PUBLIC USE AREA = 0.23 Ac.



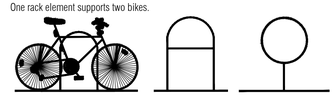
BIKE RACK DETAIL

NOT TO SCALE



TYPICAL BIKE RACK ELEMENT ELEVATIONS

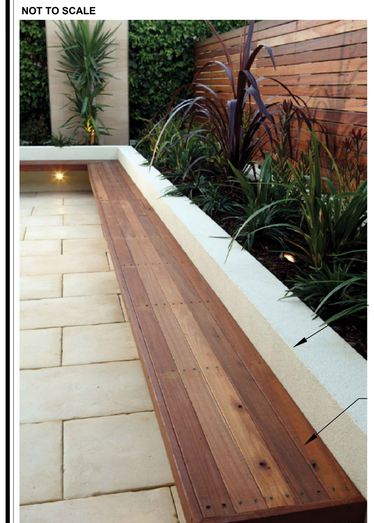
One rack element supports two bikes.



- 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

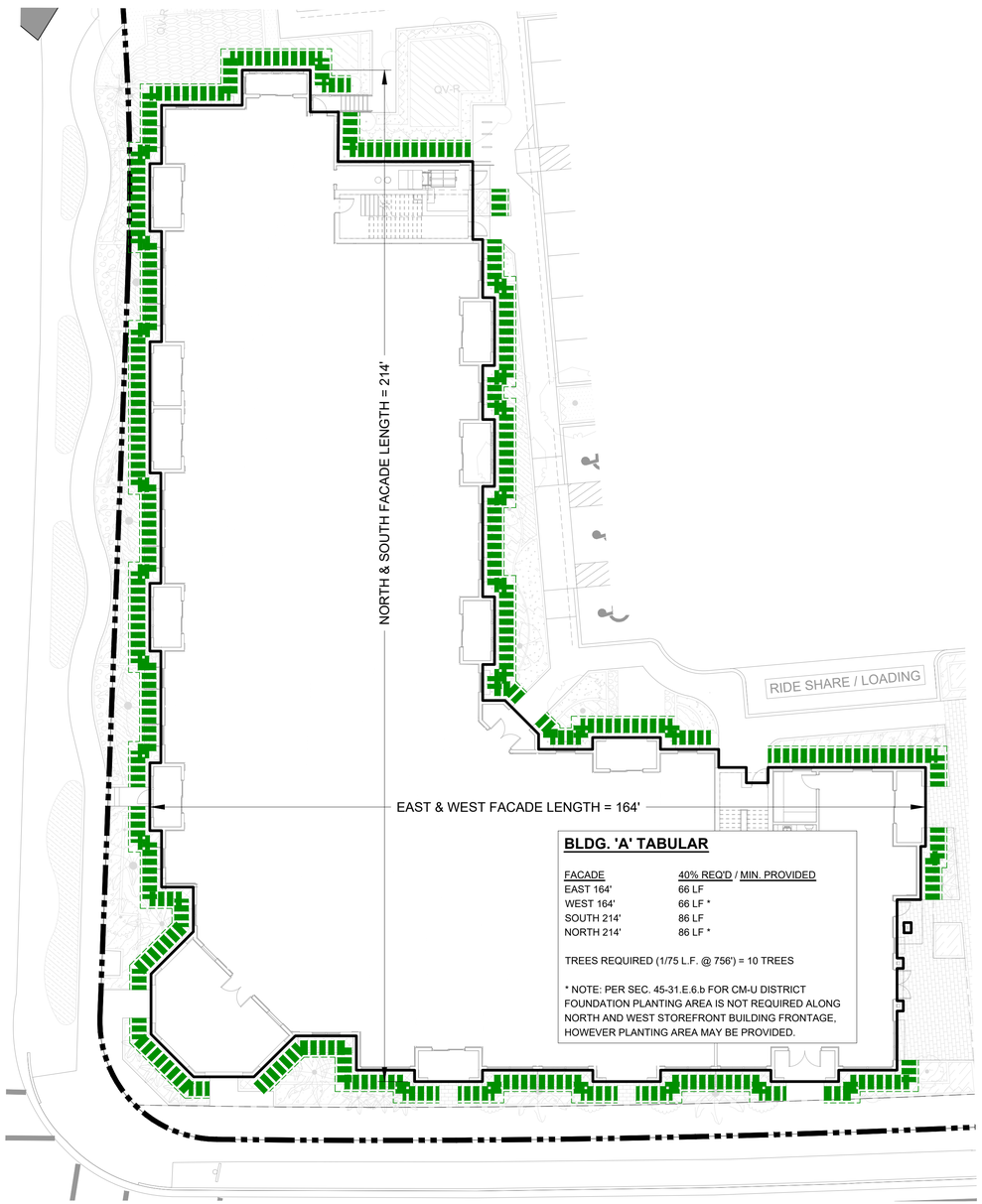
REGULATING PLAN - COURTYARD DETAILS

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

Drawing name: H:\OBS\Yacht Club Drive_20-013\Robbins NPB LLC_DD_000\Drawings\Site Plan\2023-06-30_REGULATING PLAN_Resubmittal#1.dwg
H:\OBS\Yacht Club Drive_20-013\Robbins NPB LLC_DD_000\Drawings\Site Plan\2023-06-30_REGULATING PLAN_Resubmittal#1.dwg, 6/27/2023 4:47:04 PM, Mcuetara, DWG To PDF.pc3, ARCH full bleed D (24.00 x 36.00 Inches), 1:1



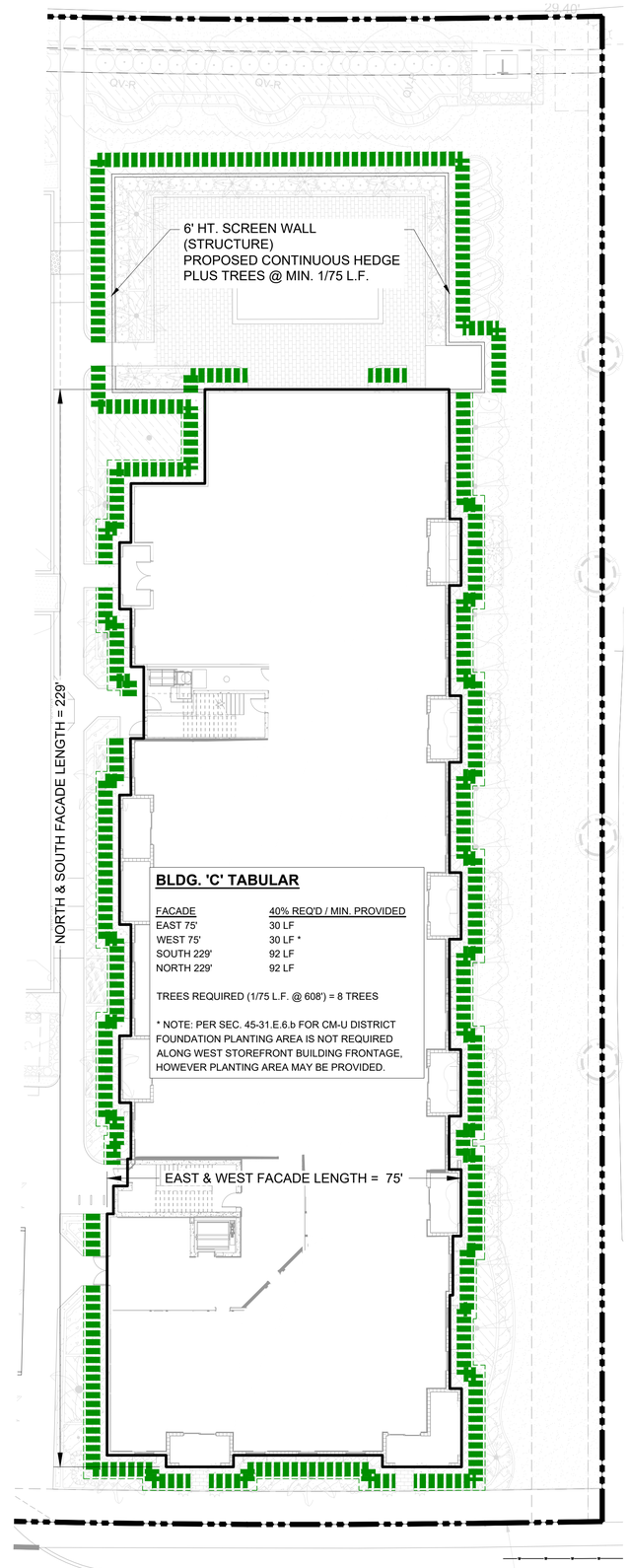
BLDG. 'A' TABULAR

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:\QBS\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:

2023.05.03: REVISED SPR SUBMITTAL
2023.06.30: SPR Resubmittal #1

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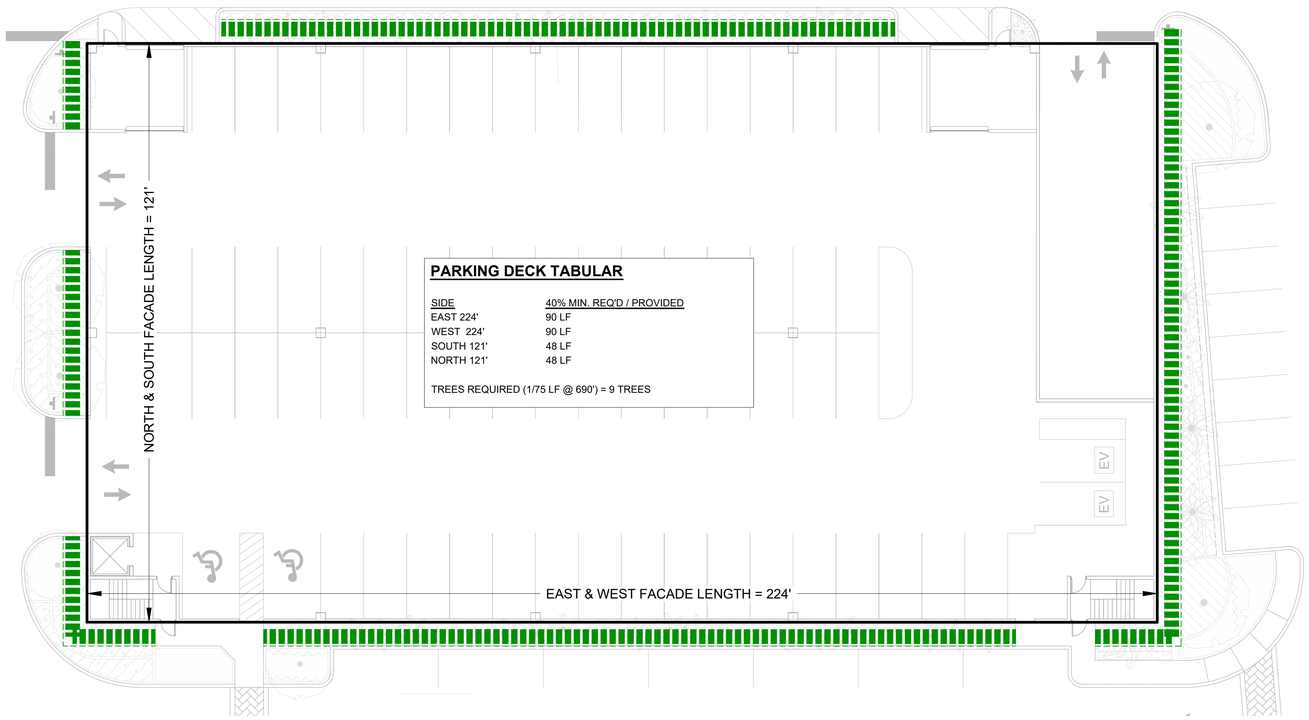
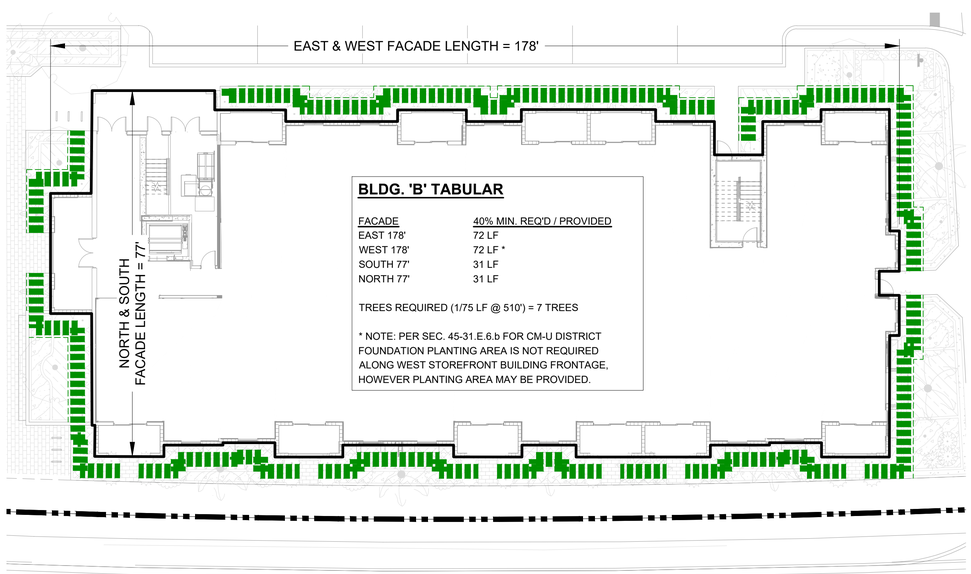


PARKING DECK TABULAR

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
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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

RP-1

of 5

Drawing name: H:\JOBS\Yacht Club Drive_20-013\Robbins NPB LLC_DD_000\Drawings\Site Plan\2023-05-03_REGULATING PLAN_Revised SPR.dwg

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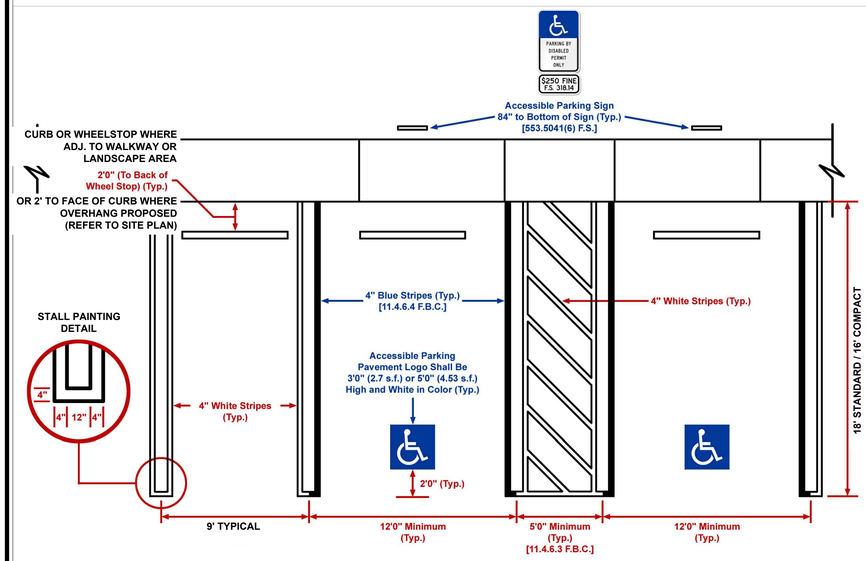
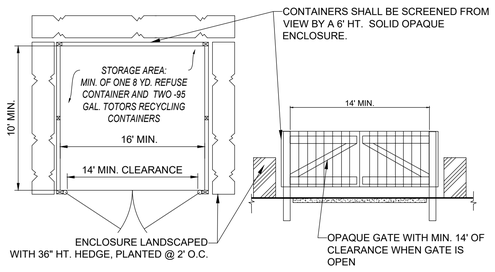
TYPICAL PARKING SPACE DETAIL

N.T.S.



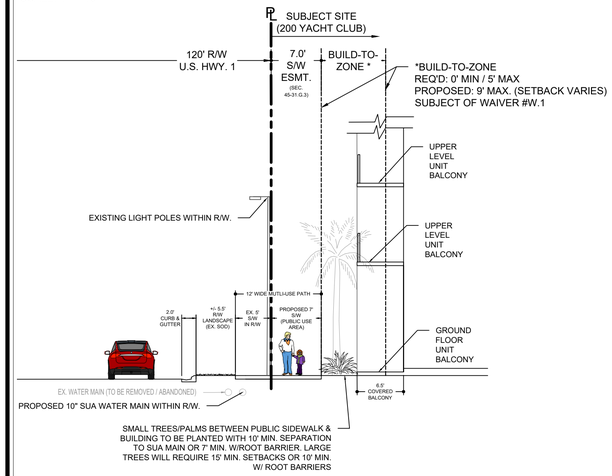
MINIMUM REQUIREMENTS FOR DUMPSTER ENCLOSURE

N.T.S.



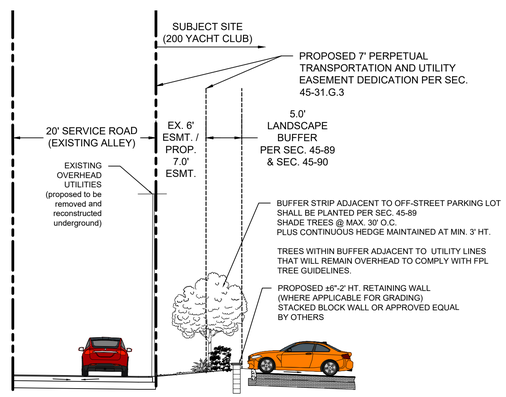
SECTION 'A' - U.S. HIGHWAY 1 FRONTAGE

SCALE: 1" = 10'



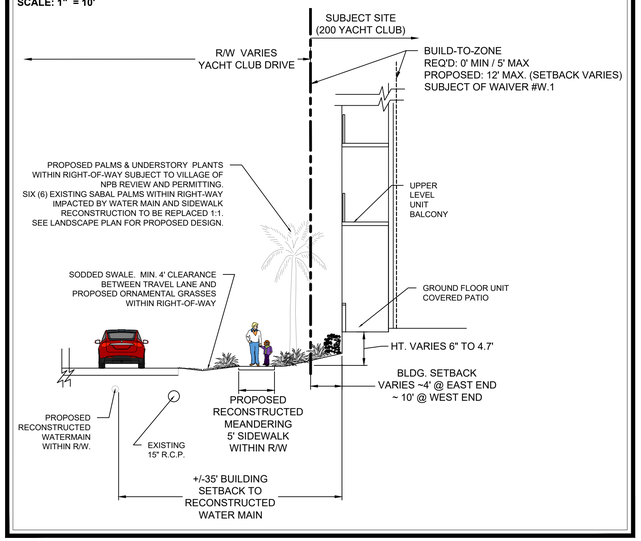
SECTION 'B' - EAST BUFFER

SCALE: 1" = 10'



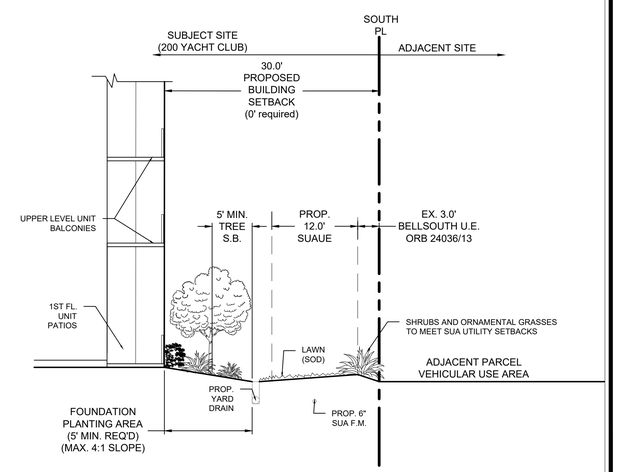
SECTION 'C' - YACHT CLUB DRIVE FRONTAGE

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

Drawing name: H:\JOBS\Yacht Club Drive_20-013\Robbins NPB LLC_DD_000\Drawings\Site Plan\2023-05-03_REGULATING PLAN_Revised SPR.dwg

Date:	October, 2020
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Designed By:	MLC
Drawn By:	MLC
Checked By:	

Revision Dates:

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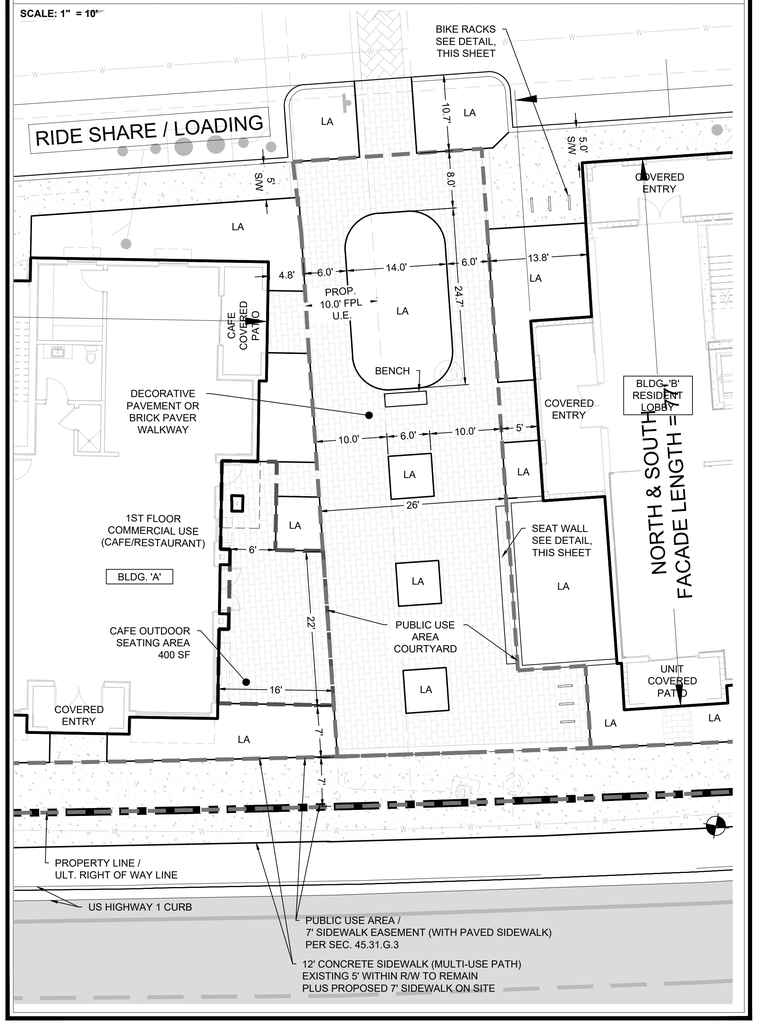
PUBLIC OPEN SPACE - NORTH COURTYARD CONCEPT

LA = LANDSCAPE AREA

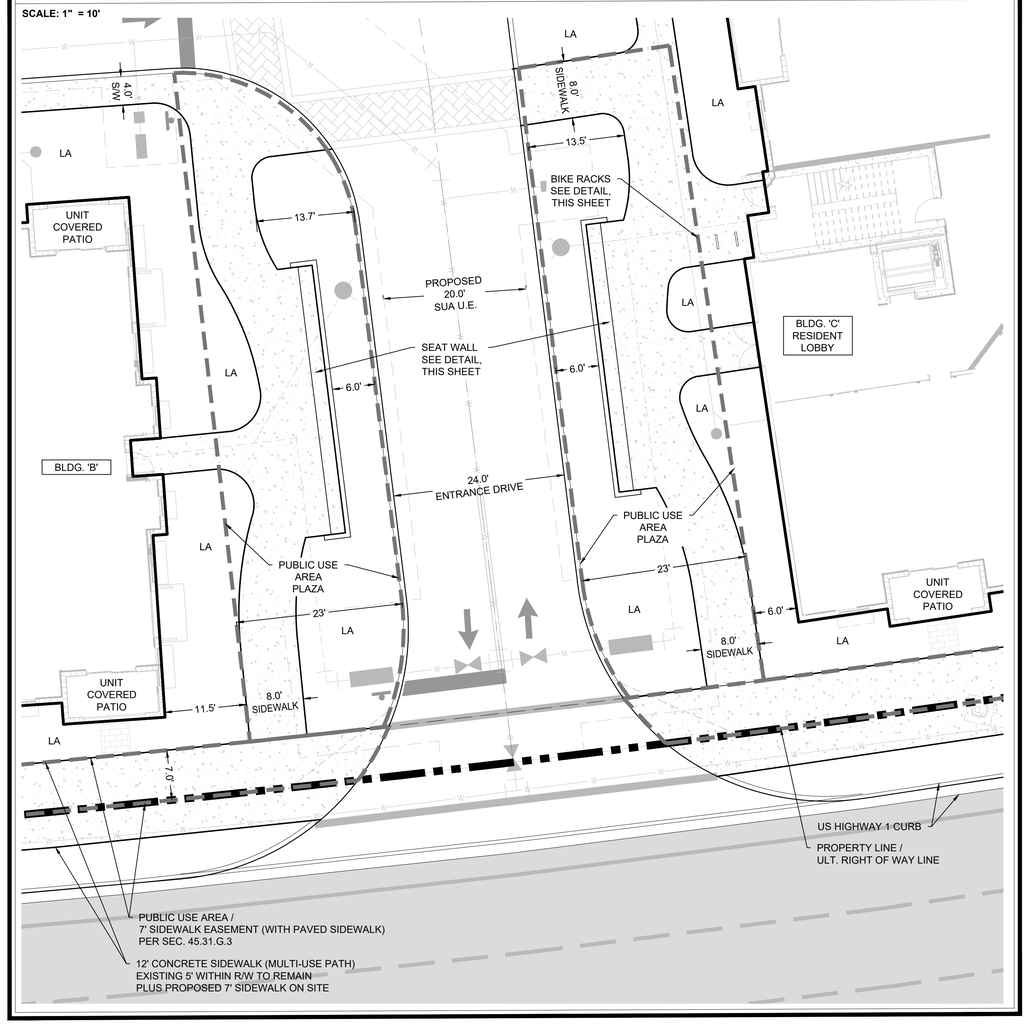
SCALE: 1" = 10'



PUBLIC OPEN SPACE - SOUTH ENTRY PLAZA CONCEPT

LA = LANDSCAPE AREA

SCALE: 1" = 10'



PUBLIC USE AREA LOCATION DIAGRAM

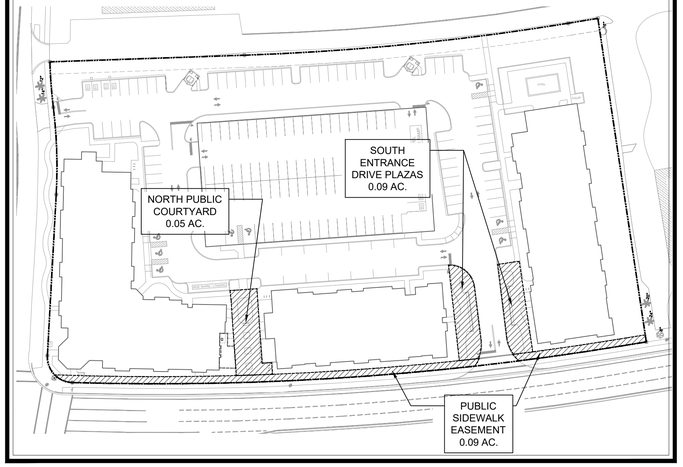
NOT TO SCALE

Requirement:

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

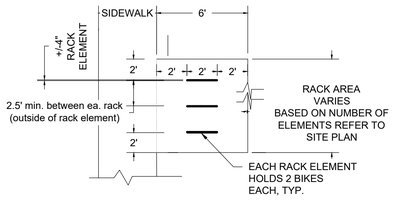
5% x 4.09 Ac. = Min. 0.20 Ac Public Use Area Dedication

PROPOSED PUBLIC USE AREA = 0.23 Ac.



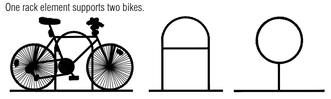
BIKE RACK DETAIL

NOT TO SCALE



TYPICAL BIKE RACK ELEMENT ELEVATIONS

One rack element supports two bikes.



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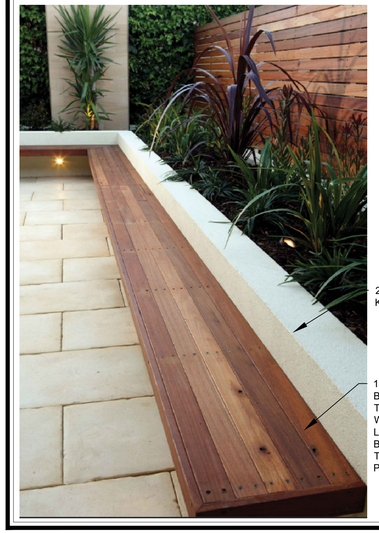
SEAT WALL PRECEDENT IMAGE

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

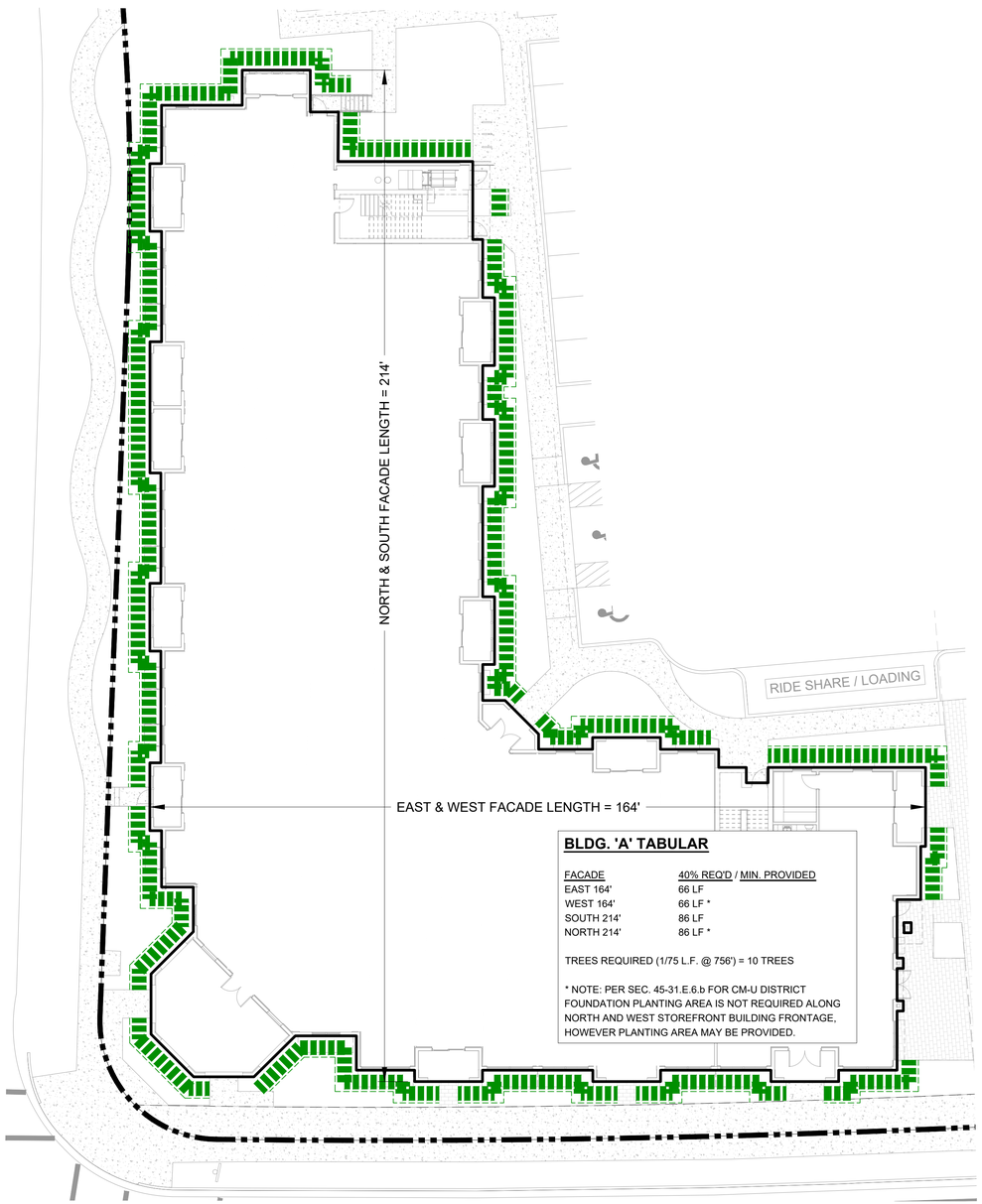
REGULATING PLAN - COURTYARD DETAILS

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

Revision Dates:

2023.05.03: REVISED SPR SUBMITTAL

Drawing name: H:\JOBS\Yacht Club Drive_20-013\Robbins NPB LLC_DD_000\Drawings\Site Plan\2023-05-03_REGULATING PLAN_Revised SPR.dwg
H:\JOBS\Yacht Club Drive_20-013\Robbins NPB LLC_DD_000\Drawings\Site Plan\2023-05-03_REGULATING PLAN_Revised SPR.dwg, 5/2/2023 12:29:43 PM, Mcuetara, DWG To PDF.pc3, ARCH full bleed D (24.00 x 36.00 Inches), 1:1



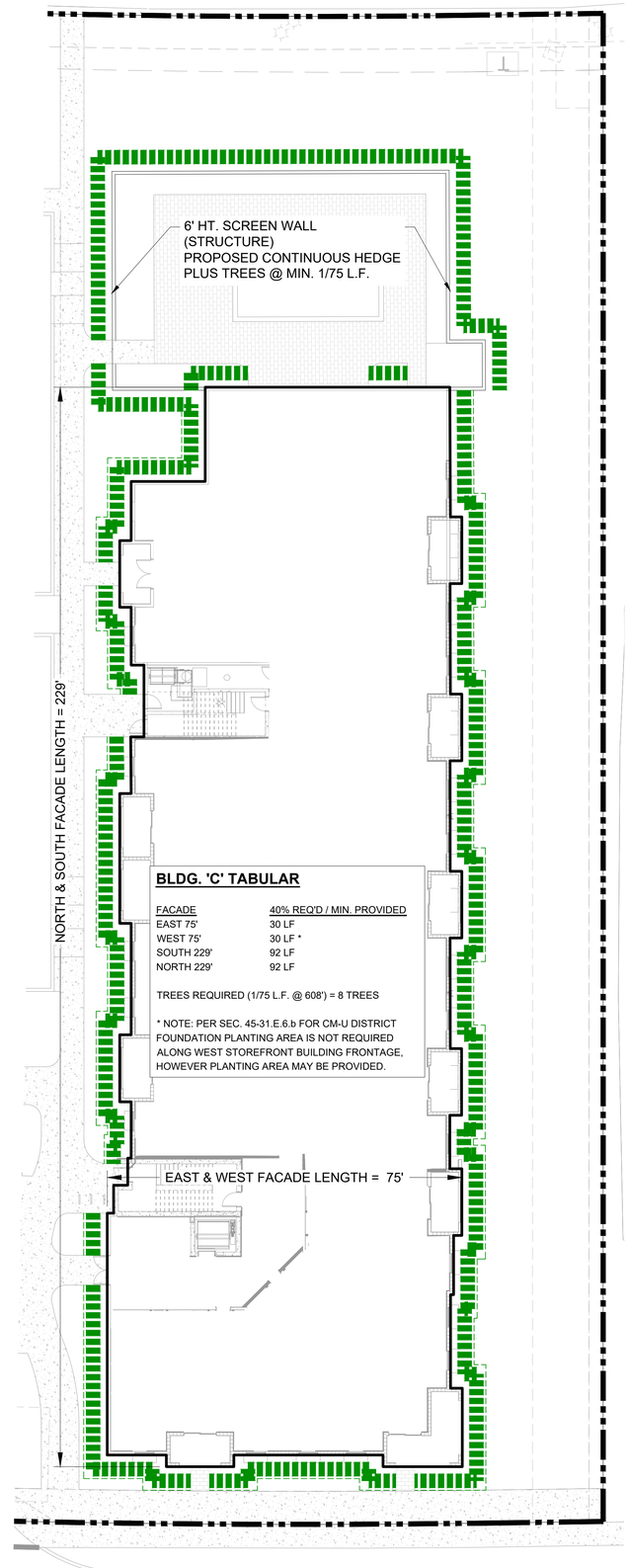
BLDG. 'A' TABULAR

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. LANDSCAPE PLAN WITH DETAILED PLANTING LAYOUT TO BE REVIEWED AT TIME OF PERMIT.

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

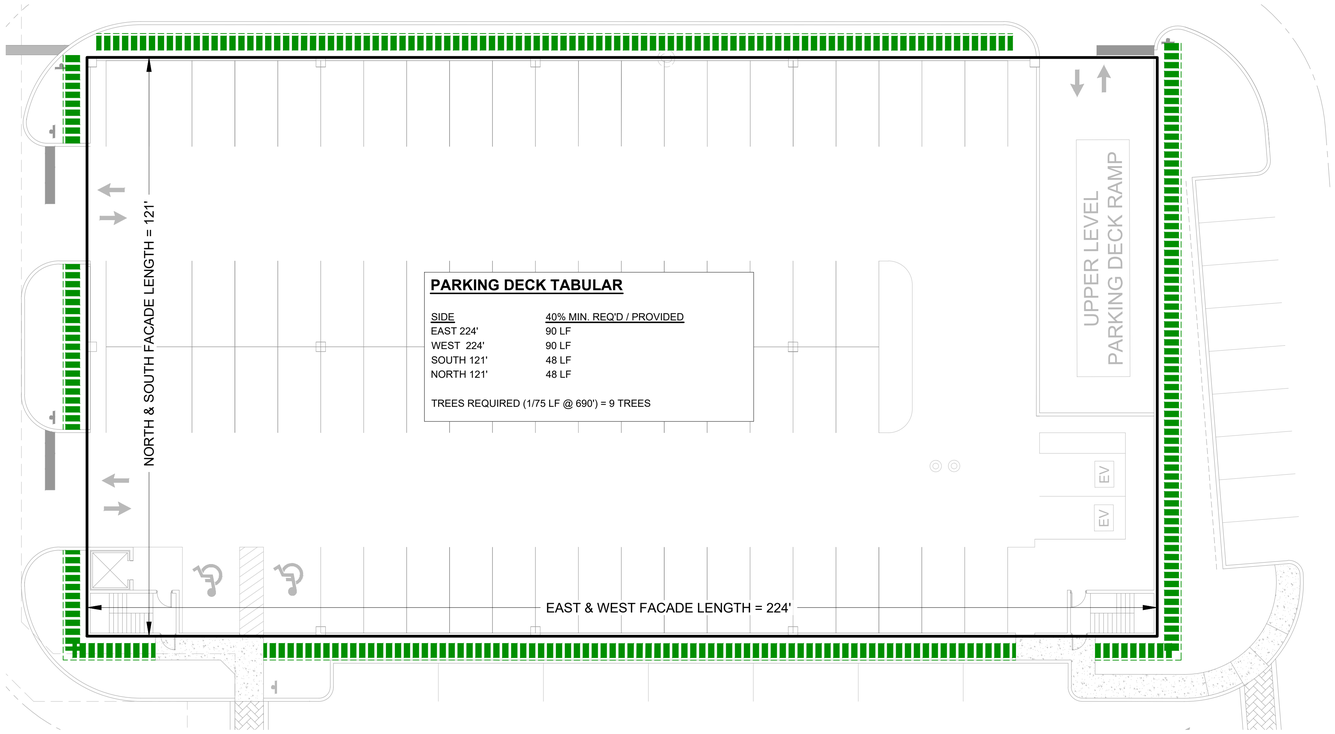
NORTH

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

Drawing name: H:\QBS\Yacht Club Drive_20-013\Robbins NPB LLC_DD_000\Drawings\Site Plan\2023-05-03_REGULATING PLAN_Revised SPR.dwg
H:\QBS\Yacht Club Drive_20-013\Robbins NPB LLC_DD_000\Drawings\Site Plan\2023-05-03_REGULATING PLAN_Revised SPR.dwg, 5/2/2023 12:32:23 PM, Mouetara, DWG To PDF.pc3, ARCH full bleed D (24.00 x 36.00 inches), 1:1

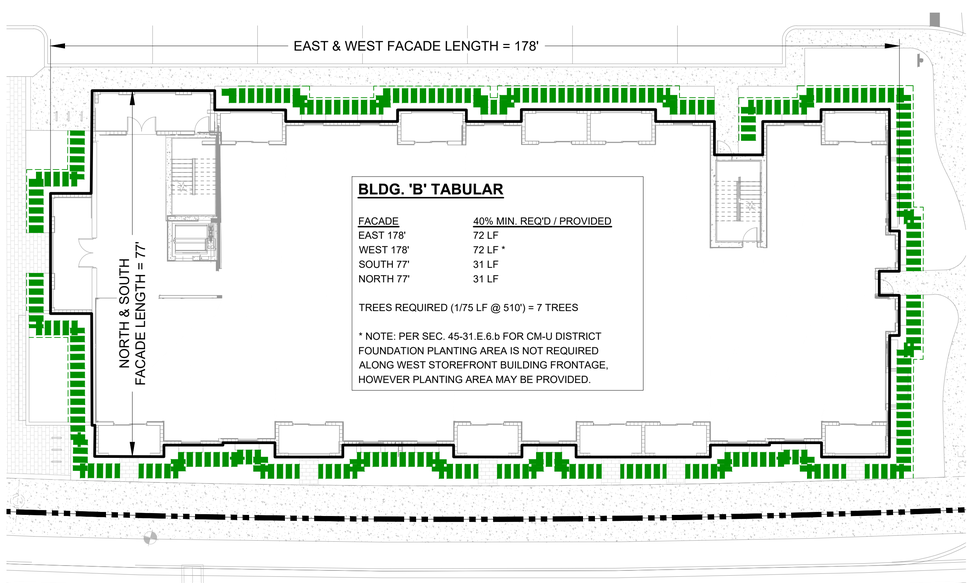


PARKING DECK TABULAR

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. LANDSCAPE PLAN WITH DETAILED PLANTING LAYOUT TO BE REVIEWED AT TIME OF PERMIT.

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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

RP-5
of 5

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TREE DISPOSITION TABULAR

EXISTING TREE DISPOSITION CHART

TREE #	BOTANICAL NAME	COMMON NAME	TREE SIZE DBH (INCHES)	PALM SIZE CT (FEET)	CONDITION % (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	SHEFFLERA 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 ONSITE
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

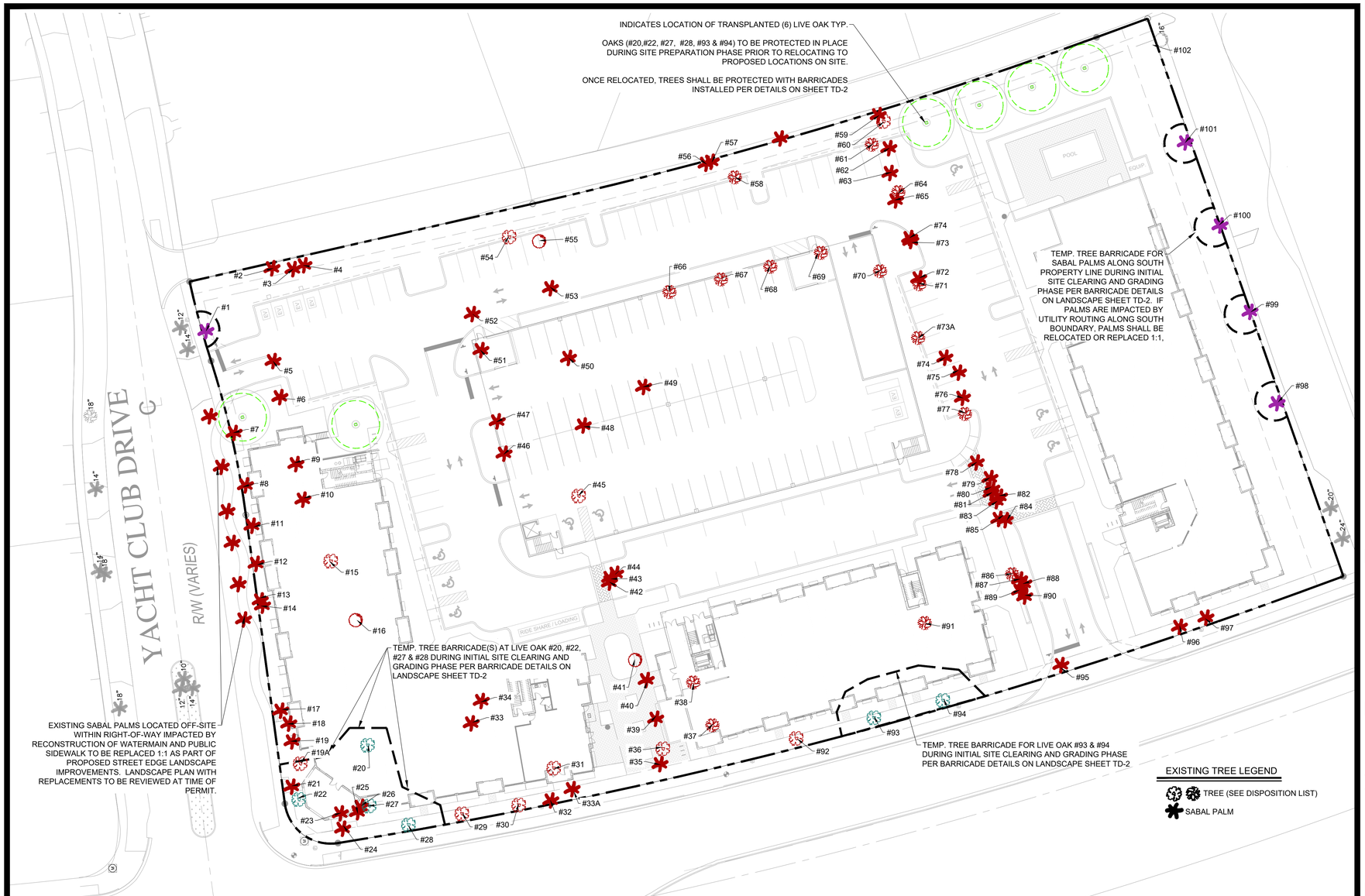
*** Replacement required for mitigation (3" caliper for ea. 1" lost)**

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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200 YACHT CLUB DRIVE

MIXED-USE RESIDENTIAL

North Palm Beach, Florida

TREE DISPOSITION TABULAR & 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
2023.08.18 SPR RESUBMITTAL
2023.09.01 SPR RESUBMITTAL

TD-1

Tree Protection Plan

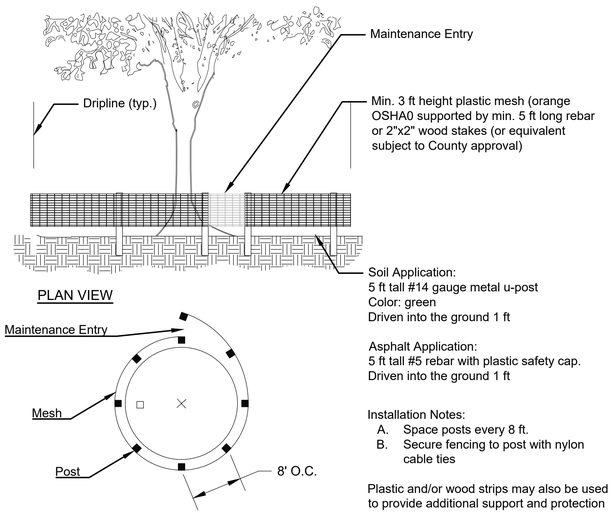
Prior to clearing any of the property for development, the contractor will do the following items:

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.

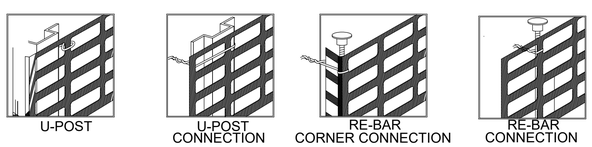
Trees to be preserved shall be barricaded with a minimum 3-foot high plastic mesh (orange OSHA) supported by 5-foot long rebar or 2"x2" wood stakes or equivalent as approved in conjunction with the Final Site Plan or Final Subdivision Plan.



Installation Notes:

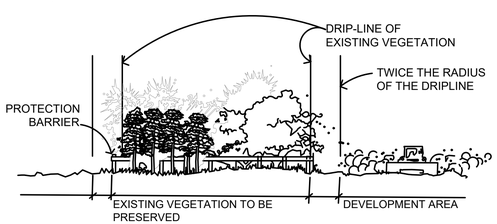
A. Space posts every 8 ft.
B. Secure fencing to post with nylon cable ties

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:

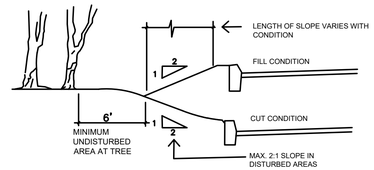
- maintained in its natural state
- provide permeable landscape natural. i.e., grass, mulch
- conform to governing landscape code.

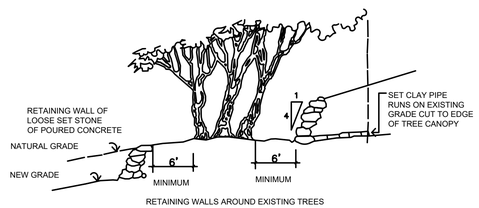
There will be no attachment of signs, etc. to vegetation unless of a non-damaging character.

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.





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"

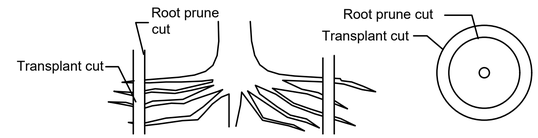
Sabal Palms	4' Root Ball
Coconut Palms	4-5' Root Ball
Queen Palms	4' Root Ball
Canary Island Date Palms	5-6' Root Ball
Reclinata Palms	6-8' Root Ball
Paurotis Palms	6-8' Root Ball
Sago Palms	3-4' Root Ball
Royal Palms	5-6' Root Ball

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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200 YACHT CLUB DRIVE

MIXED-USE RESIDENTIAL

North Palm Beach, Florida

Tree Protection and Relocation Details

Drawing name: H:\JOBS\Yacht Club Drive_20-013\Robbins MPB LLC_DD_000\Drawings\Landscape Plan_Tree Disposition Plan\2023-09-02_TD1_Revised SPR Submittal.dwg

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

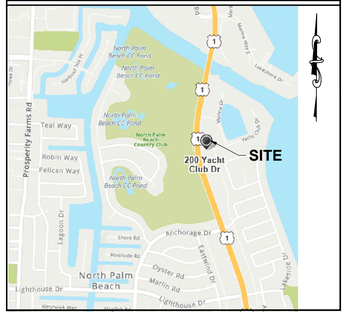
TD-2

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%

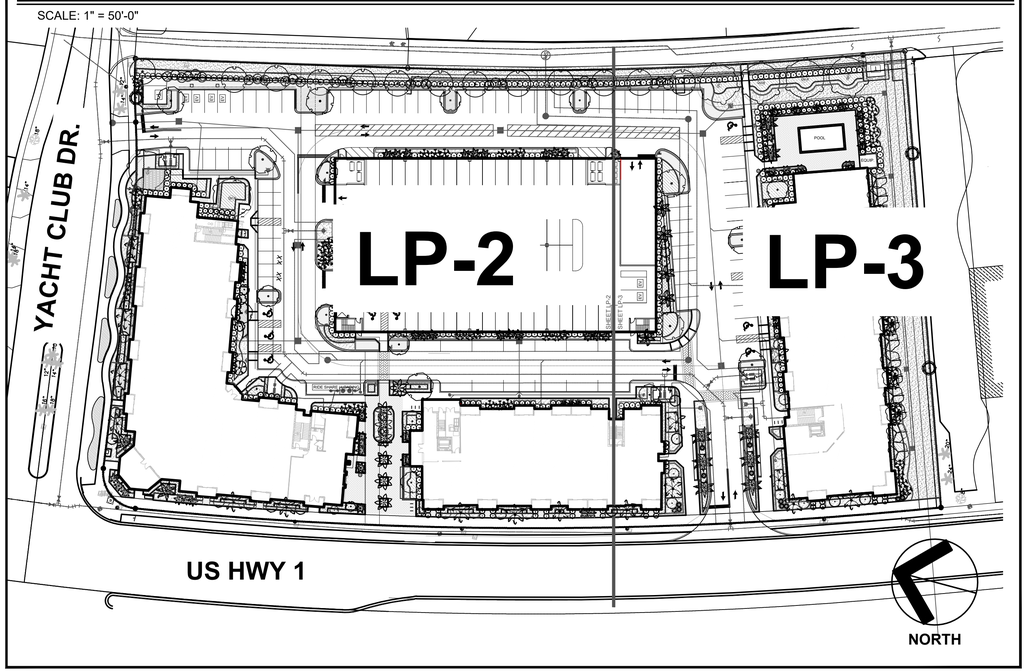
TOTAL SHRUBS & HEDGES PROVIDED = 2,421
% NATIVE = 1,919 NATIVE SHRUBS / 79%

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:

COVER SHEET ____ LP-1
LANDSCAPE PLAN ____ LP-2 & LP-3
LANDSCAPE DETAILS ____ LP-4
TREE PROTECTION AND RELOCATION DETAILS ____ LP-5
LANDSCAPE SPECIFICATIONS ____ LP-6
TREE DISPOSITION TABULAR & PLAN ____ TD-1
TREE PROTECTION & RELOCATION DETAILS ____ TD-2

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 decipiens / 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	5	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 Dispositon 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 dense 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 dense 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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200 YACHT CLUB DRIVE
Mixed-Use Residential
North Palm Beach, Florida
Landscape Plan - Cover Sheet

Drawing name: H:\2020\North Co\Drfts_2021\Models_MB\LLC_DD_000\Drawings\Landscape Plans\2020-06-26_PLP_Bw\Submittal SPR R1.dwg

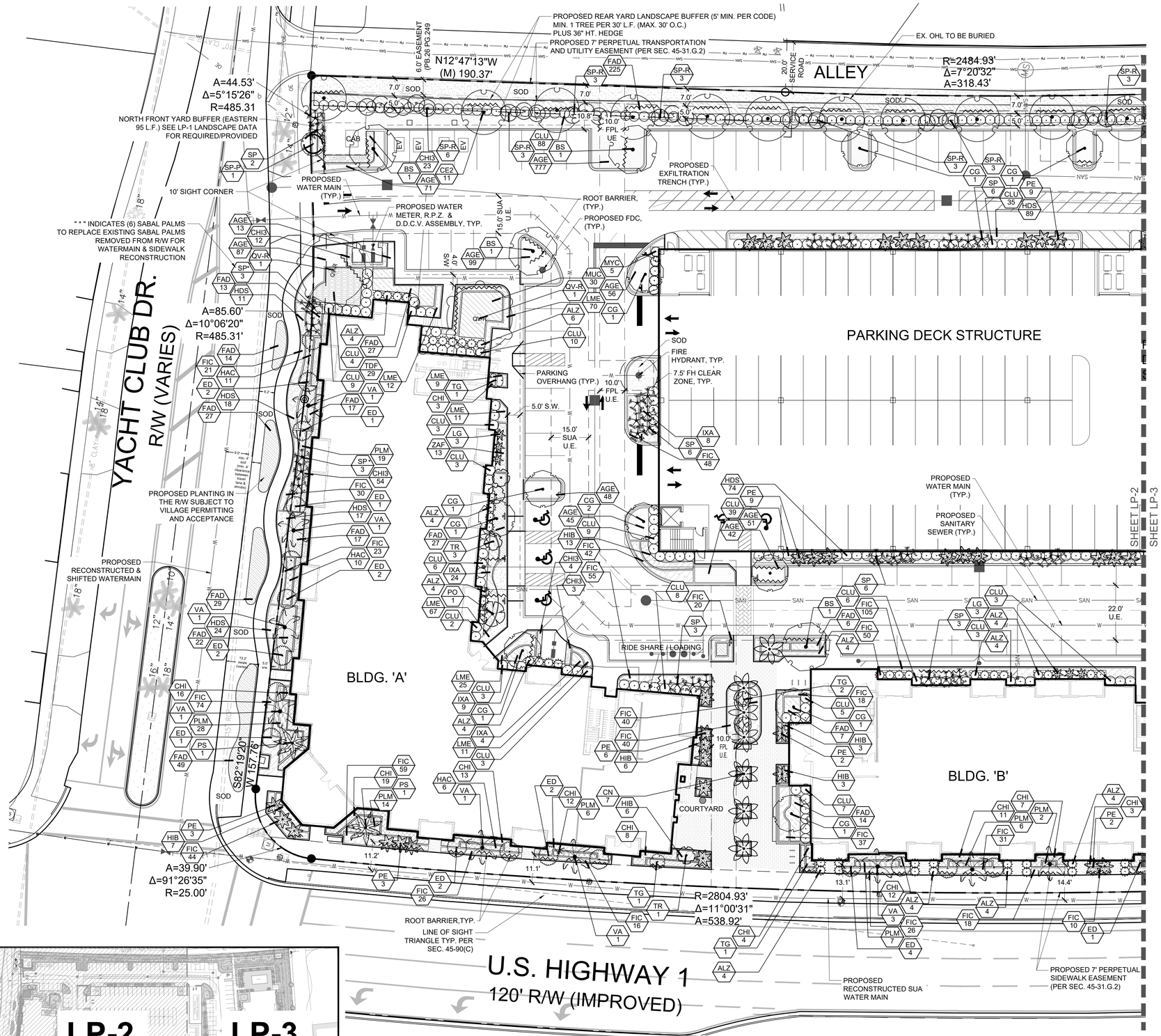
NORTH

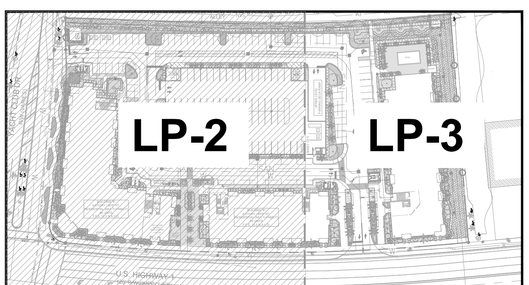
0 10' 20' 40'
Scale: 1" = 20'-0"

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
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-1
of 6





LEGEND:

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

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

Drawing name: H:\2OBS\Yacht Club Drive_20-013\Boston MPB LLC_DD_2020\Drawings\Landscape Plan\2020-09-02_PLP_Bid Submittal SPR #1.dwg

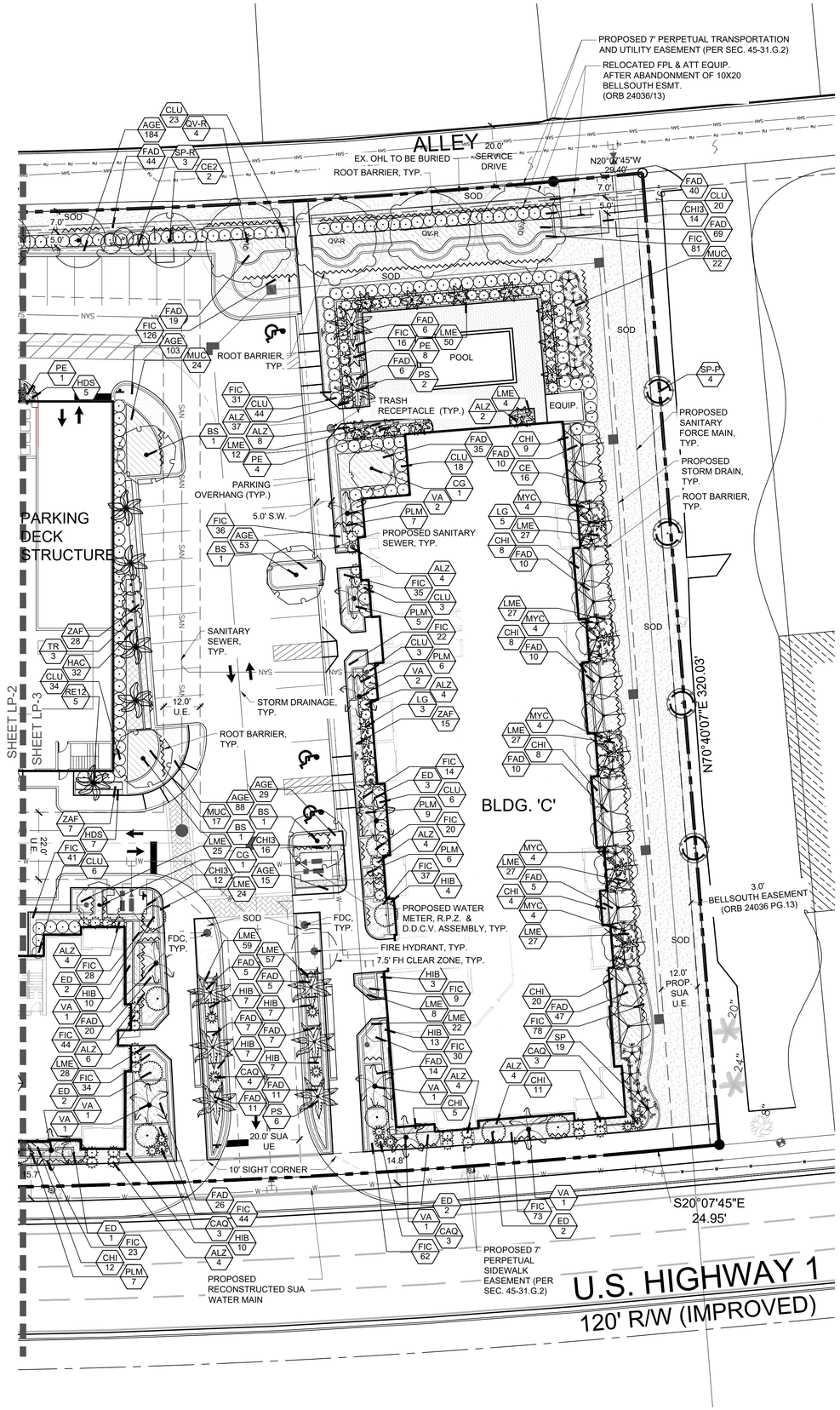
NORTH

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
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



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	ROOT BARRIER
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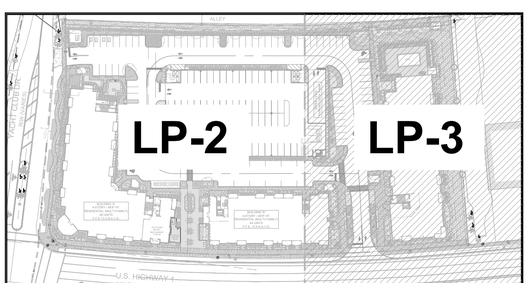

SHEET KEY

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

Drawing name: H:\2018\Yacht Club Drive_20-013\Rabina MPB LLC_DD_2020\Drawings\Landscape Plan\2023-09-02_PLP_Rev\Submittal SPR #1.dwg

NORTH

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

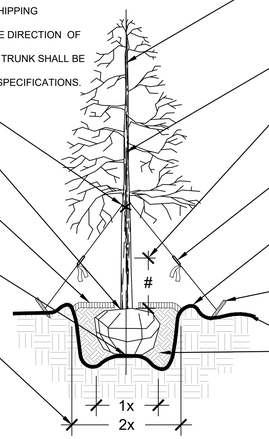
Date:	December 1, 2020
Project No.:	20-013.000
Designed By:	TRM
Drawn By:	TRM
Checked By:	MC / RD

Revision Dates:

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

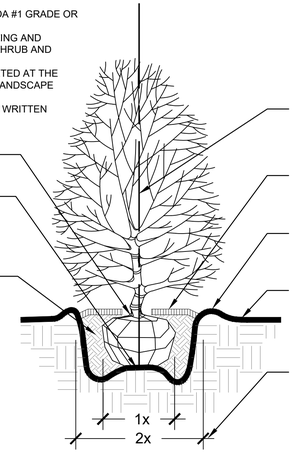
LP-3
of 6

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.

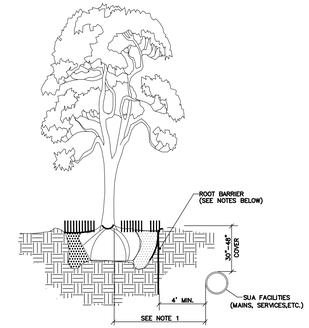


TREE PLANTING DETAIL
NOT TO SCALE

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)

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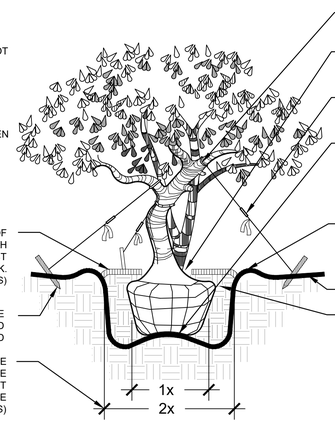
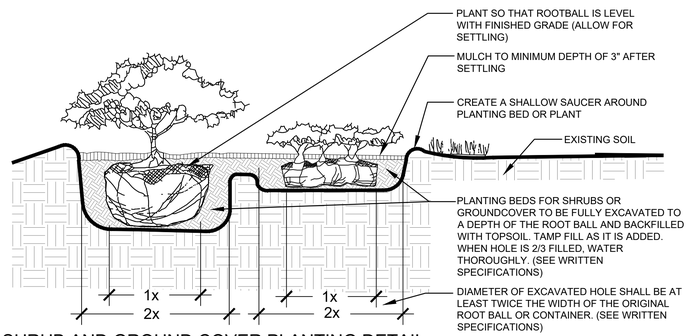
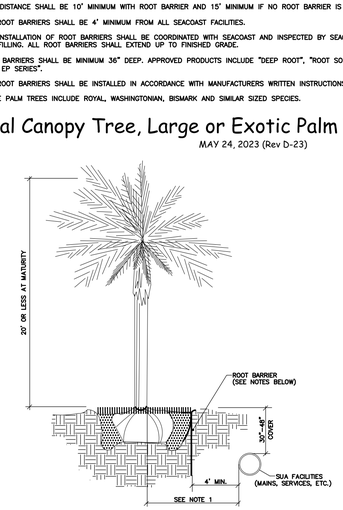
NOTES:
1. ALL TREES SHALL MEET FLORIDA #1 OR BETTER STANDARDS
2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE TREE AND ROOT BALL.
3. ANY PRUNING SHALL BE COMPLETED AT THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.
4. NO NAILS SHALL BE DRIVEN INTO TREE AND TRUNK SHALL BE FREE OF ANY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



IRREGULAR & MULTI-STEM TREE PLANTING DETAIL
NOT TO SCALE



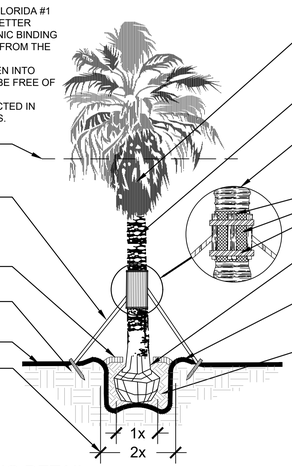
SHRUB AND GROUND COVER PLANTING DETAIL
NOT TO SCALE



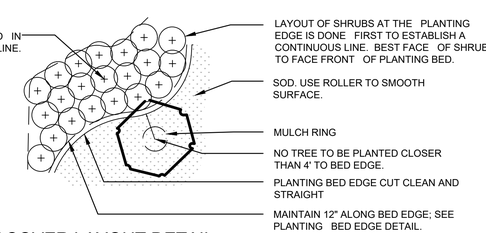
NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. THIS DISTANCE SHALL BE 7' MINIMUM WITH ROOT BARRIER AND 10' MINIMUM IF NO ROOT BARRIER IS USED.
2. ALL ROOT BARRIERS SHALL BE 4'MINIMUM FROM ALL SEACOAST FACILITIES.
3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED 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.

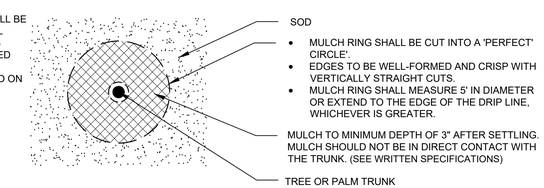


PALM PLANTING DETAIL
NOT TO SCALE

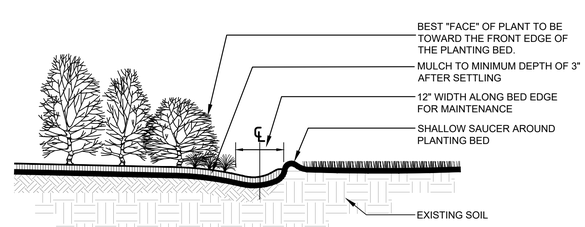


SHRUB & GROUNDCOVER LAYOUT DETAIL
NOT TO SCALE

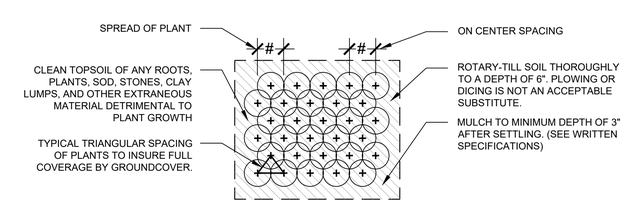
NOTES:
1. MULCH RINGS SHALL BE PROVIDED FOR ALL TREES AND PALMS PLANTED IN SODDED AREAS OR AS OTHERWISE NOTED ON LANDSCAPE PLAN.



MULCH RING IN SOD DETAIL
NOT TO SCALE



PLANTING BED EDGE DETAIL
NOT TO SCALE



GROUND COVERS & ROOTED CUTTING PLANTING DETAIL
NOT TO SCALE

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

LP-4
of 6

Drawing name: H:\JOBS\Yacht Club Drive_20-013\Robbins MPH LLC_DD_.000\Drawings\Landscape Plan\2023-09-02_PLP_ReSubmittal SPR #1.dwg

Tree Protection Plan

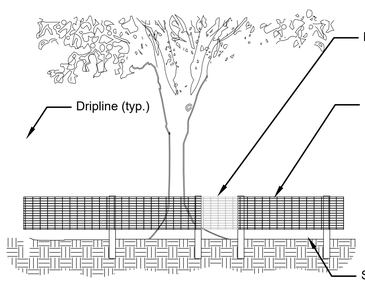
Prior to clearing any of the property for development, the contractor will do the following items:

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.

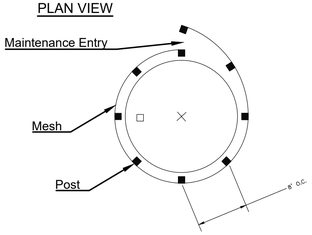
Prior to site clearing and tree removal, trees to be preserved, mitigate, relocated on-site, relocated off-site, or removed shall be identified using different color plastic ribbon or tag.

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

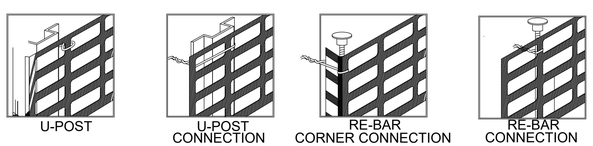


Soil Application:
5 ft tall #14 gauge metal u-post
Color: green
Driven into the ground 1 ft

Asphalt Application:
5 ft tall #5 rebar with plastic safety cap.
Driven into the ground 1 ft

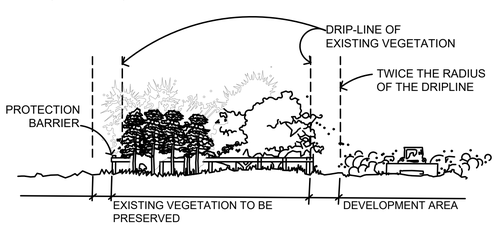
Installation Notes:
A. Space posts every 8 ft.
B. Secure fencing to post with nylon cable ties

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:

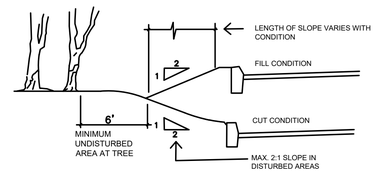
- maintained in its natural state
- provide permeable landscape natural. i.e., grass, mulch
- conform to governing landscape code.

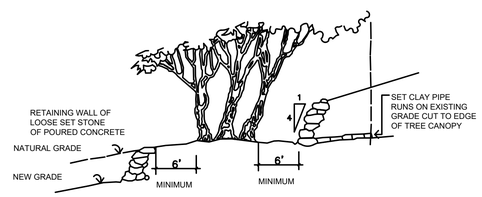
There will be no attachment of signs, etc. to vegetation unless of a non-damaging character.

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"

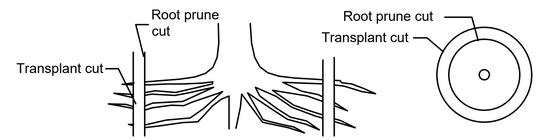
Sabal Palms	4' Root Ball
Coconut Palms	4-5' Root Ball
Queen Palms	4' Root Ball
Canary Island Date Palms	5-6' Root Ball
Reclinata Palms	6-8' Root Ball
Paurotis Palms	6-8' Root Ball
Sago Palms	3-4' Root Ball
Royal Palms	5-6' Root Ball

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

Drawing name: H:\CAD\BR\Yacht Club Drive_20-013\Rebitera MPB LLC_DD_0000\Drawings\Landscape Plan\2023-09-02_PLP_Rev\Survival SPR #1.dwg

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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2023-06-30 SPR Resubmittal
2023-08-18 SPR Resubmittal
2023-09-01 SPR Resubmittal

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 soil line 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. Prune 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 not 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 the plants are sufficiently 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:

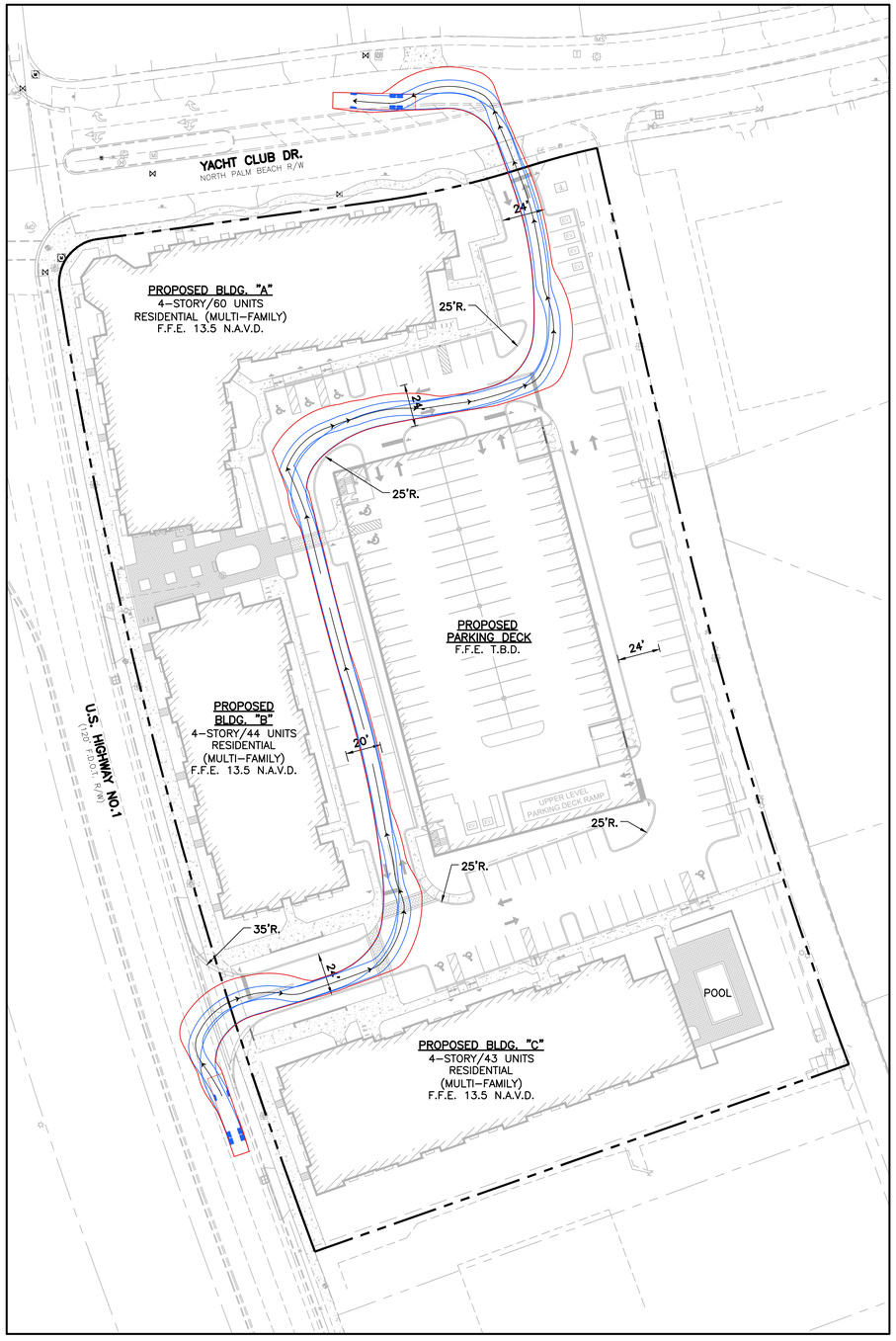
1. In all cases the Landscape Architect will perform an initial and final inspection at the beginning and end of the Establishment Period, respectively. It is the responsibility of the Contractor to notify the Owner or Landscape Architect of the beginning and end of this period and to submit a written 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.

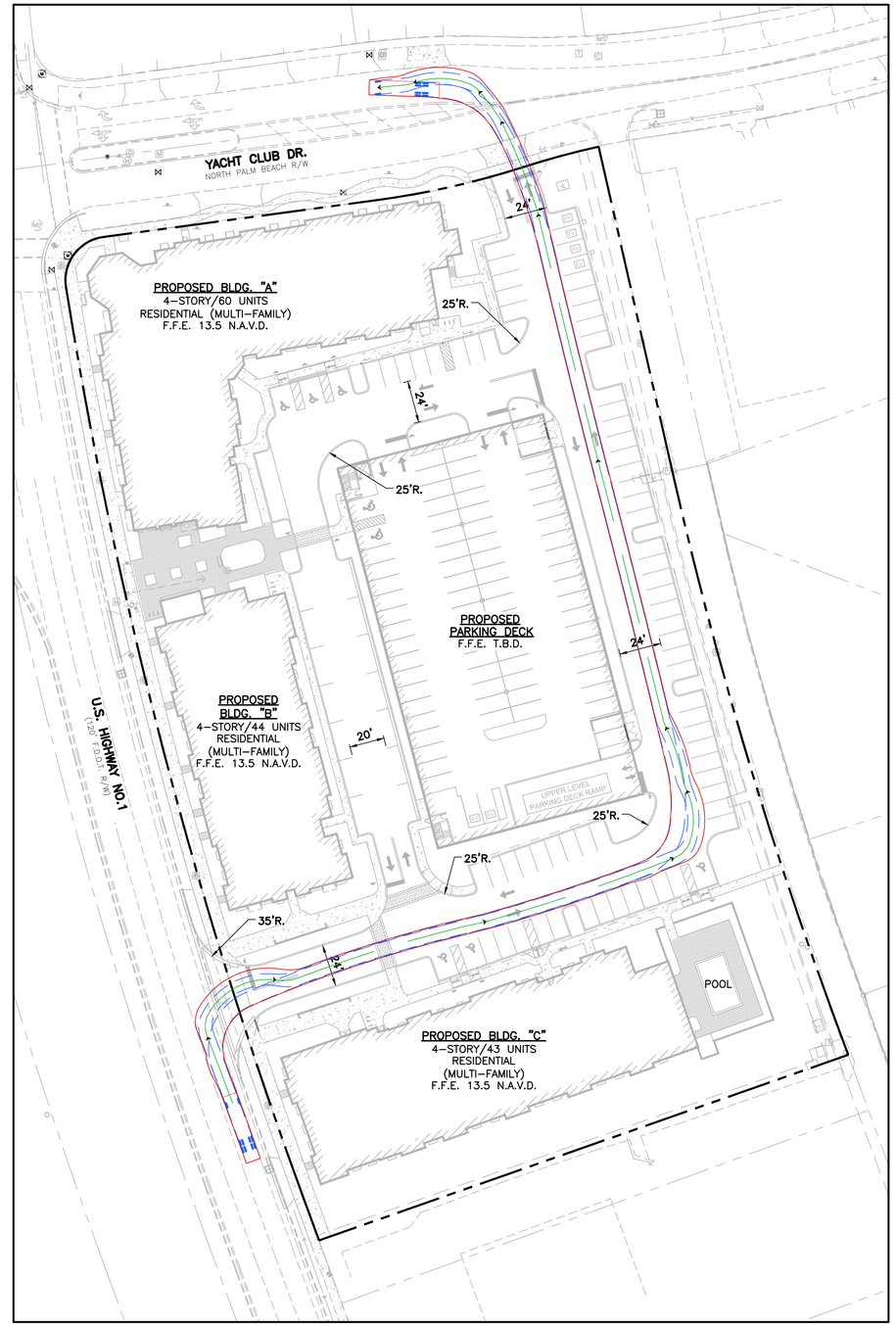
LANDSCAPE NOTES
GENERAL:
1. All proposed material shall be Florida No. 1 or better as set forth in "Grades & Standards for Nursery Plants," Part 1&2, Florida Dept. of Agriculture and Consumer Services, latest edition. No deviations will be permitted.
2. By submitting a bid, the landscape contractor is 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.

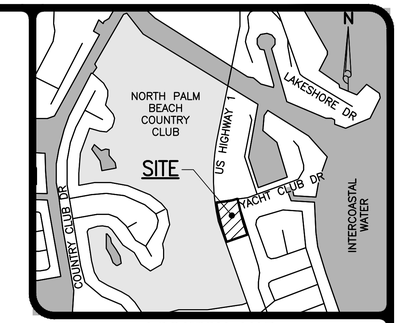
PLANTING BEDS
1. Groundcover and shrubs to be laid out in a uniform and consistent pattern.
2. All planting beds to receive mulch per plans.
3. Landscape Contractor is responsible for verifying that clean top soil, meeting the attached specifications, exists in each planting bed prior to planting. Contractor 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 adjac



FIRE TRUCK ROUTE



GARBAGE TRUCK ROUTE



LOCATION MAP
NOT TO SCALE

N

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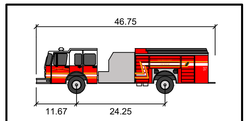
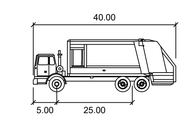
SCALE IN FEET
1"=40'



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

6/30/2023

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\2023-06-30_Fire-Garbage.dwg 6/30/2023 12:39 PM Brandon Longo

NOTES:

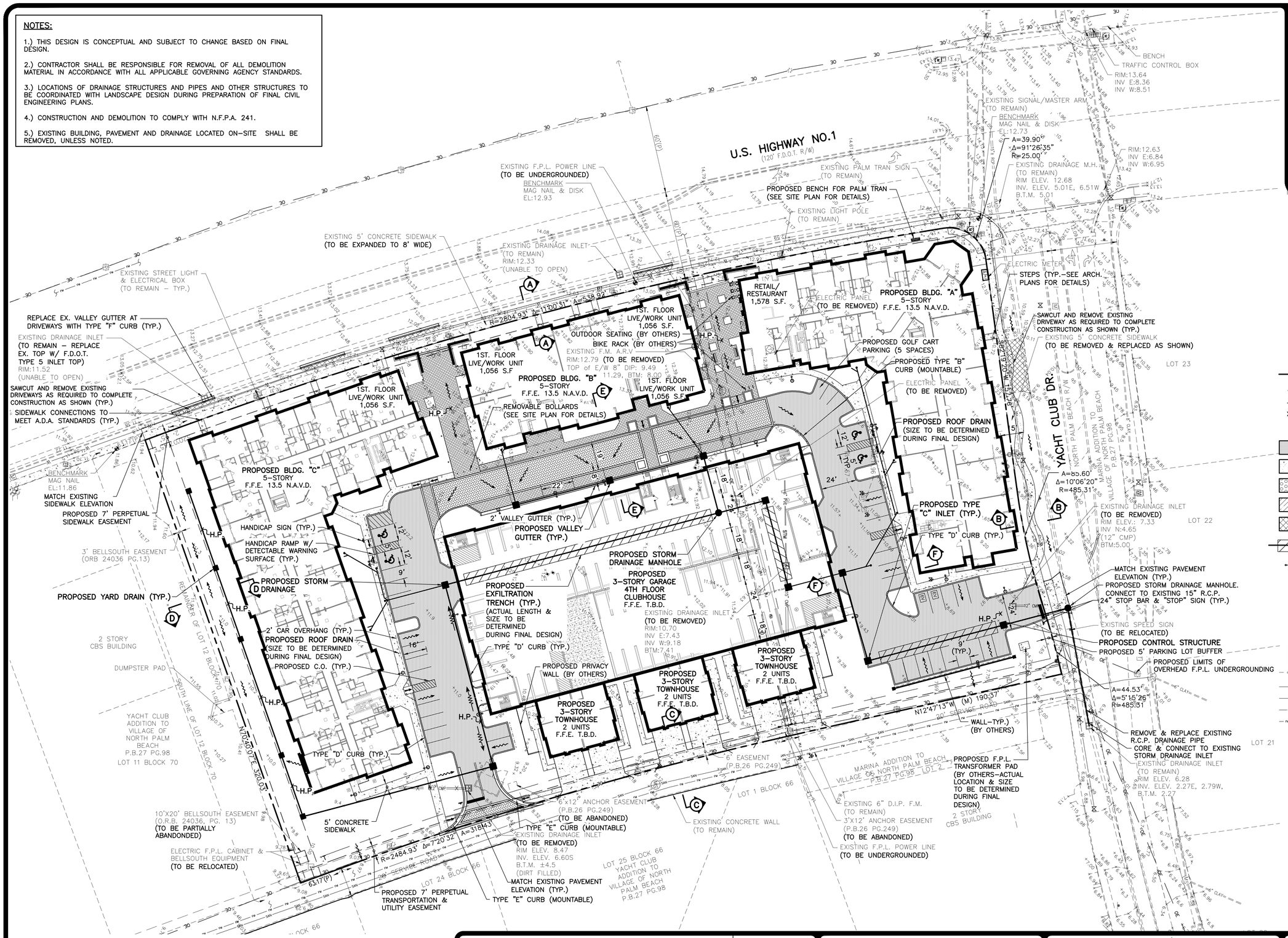
1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.

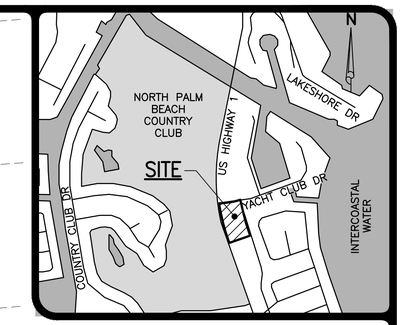
2.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY STANDARDS.

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'

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
- SW EXISTING STORM DRAINAGE PIPE
- W EXISTING WATER MAIN
- SAN EXISTING SEWER MAIN
- FM EXISTING FORCE MAIN

JESSE J. PARRISH, IV, P.E., STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 85433

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

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 N.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.

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.	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

Y:\AUTOCAD_FILES\2020\20-112\CONCEPTUAL\20112C01.dwg 7/13/2022 3:30 PM Ricardo Sanchez

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.

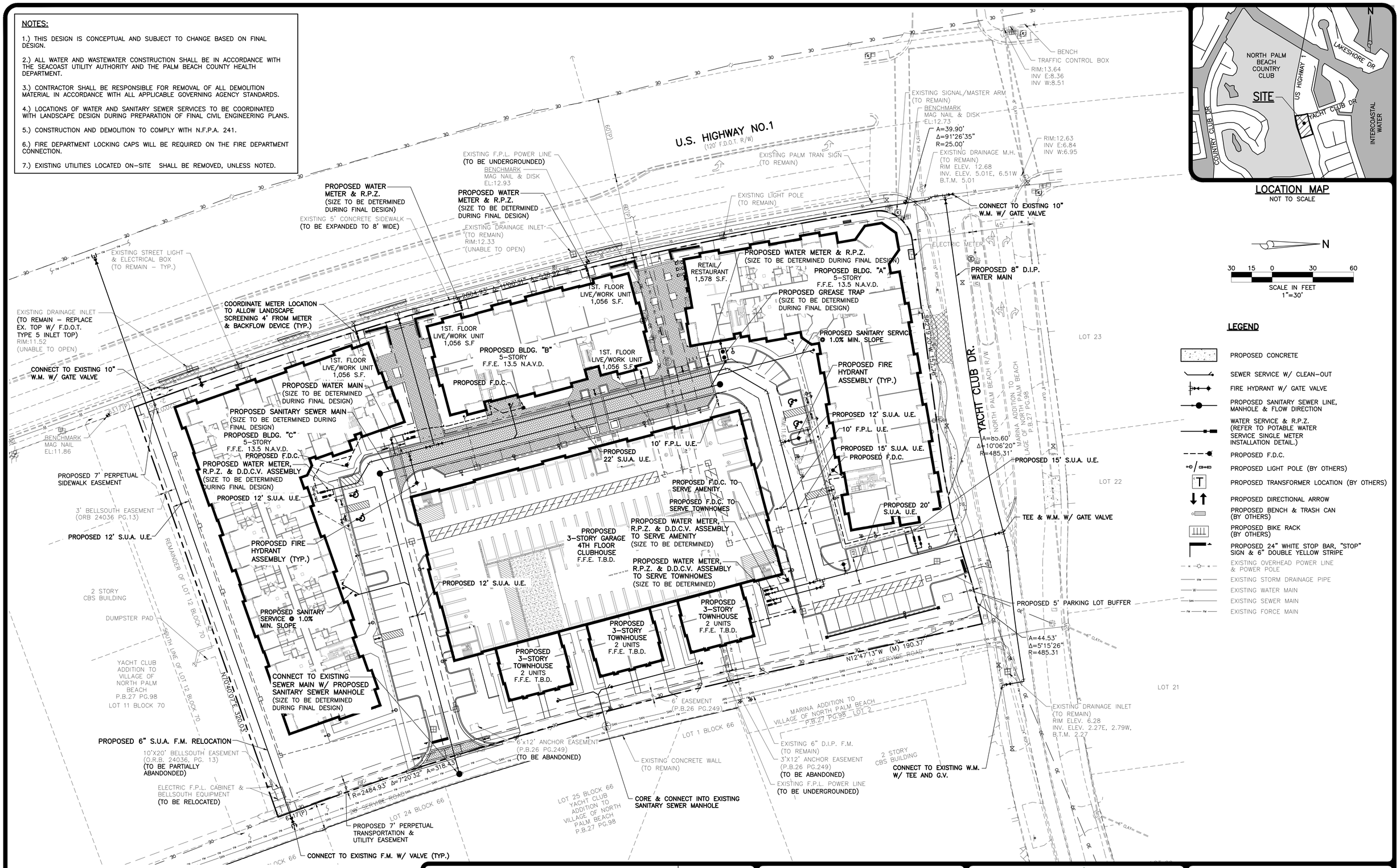
3.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY STANDARDS.

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

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

JESSE J. PARRISH, IV, P.E., STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 85433

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REVISIONS

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.

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Authorization No. 3452
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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 WATER AND WASTEWATER PLAN

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

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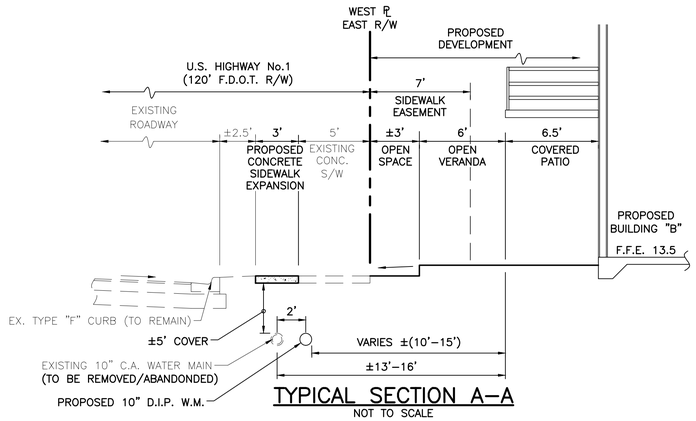
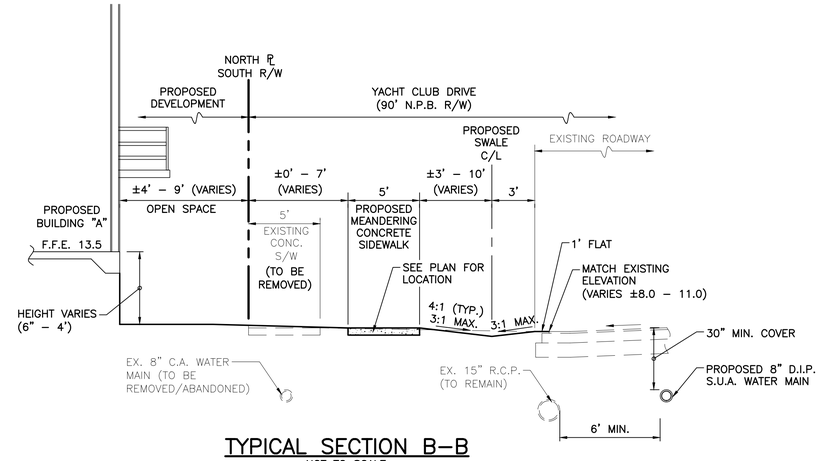
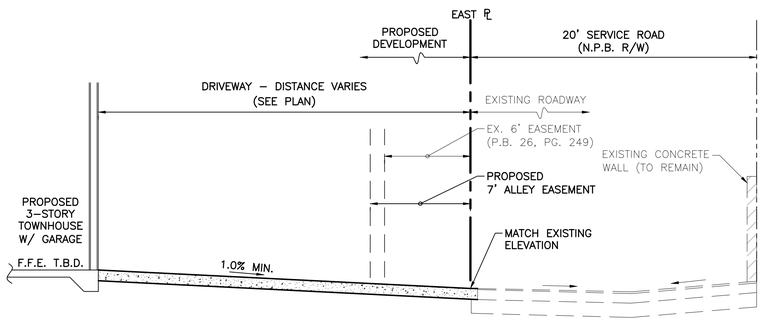


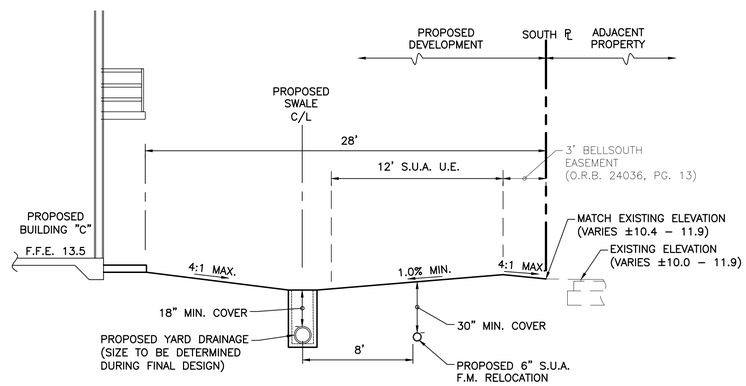
TYPICAL SECTION A–A
NOT TO SCALE



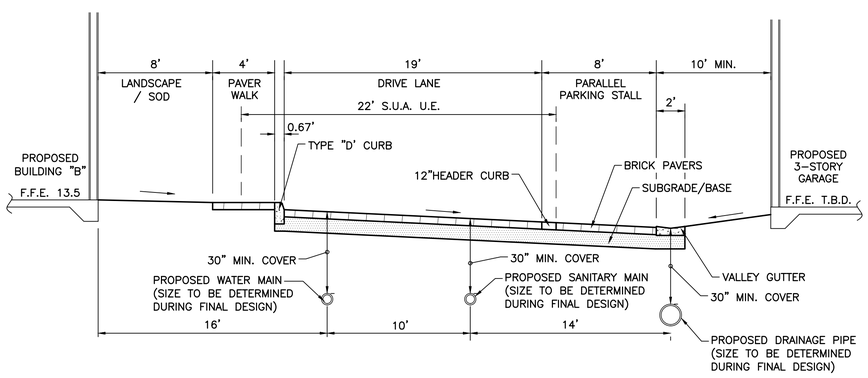
TYPICAL SECTION B–B
NOT TO SCALE



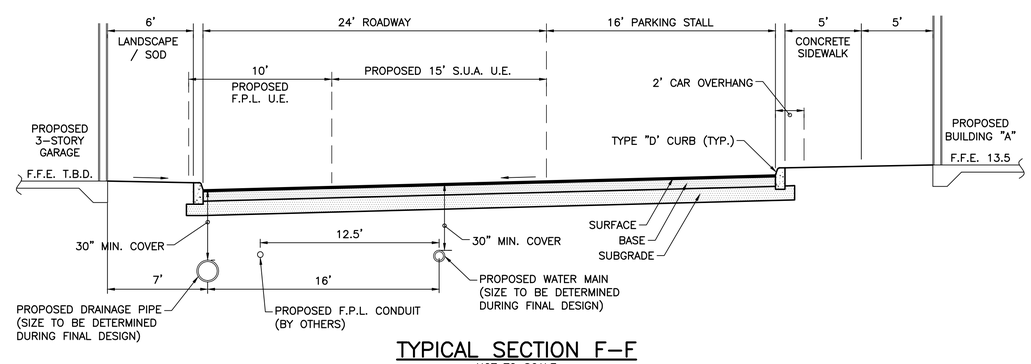
TYPICAL SECTION C–C
NOT TO SCALE



TYPICAL SECTION D–D
NOT TO SCALE



TYPICAL SECTION E–E
NOT TO SCALE



TYPICAL SECTION F–F
NOT TO SCALE

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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
ENGINEERING | PLANNING | CONSULTING | SINCE 1982
Authorization No. 2452
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, DRAINAGE, WATER AND WASTEWATER SECTIONS

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

Y:\AUTOCAD_FILES\2020\20-112\CONCEPTUAL\20112C01.dwg 7/13/2022 3:25 PM Ricardo Sanchez

COMMUNITY DEVELOPMENT DEPARTMENT REPORT AND RECOMMENDATION

Subject/Agenda Item:
SP-2023-1432 La Bamba
Consideration of Approval: A request from Alex Girando, representative for M AGUABLANCA LLC, for Site Plan and Appearance approval for a face replacement of an existing monument sign and exterior building color change located at 730 U.S. Highway 1.

[ ] Recommendation to APPROVE
[X] Recommendation to DENY

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

Originating Department: **Planning & Zoning** Project Manager _____ Caryn Gardner-Young, AICP	**Reviewed By:** Community Development Director _____ Caryn Gardner-Young, AICP
Attachments: • Original Monument Sign Design dated March 17, 2008 • Proposed Monument Sign design dated August 1, 2023 • Google Map Exterior Building picture image captured June 2022 • Picture Exterior Building dated August 1, 2023 • Classic Combination Color Scheme dated March 1, 2005 • Paint Color Chip – S-G-410	Public Notice: [ ] Required [X] Not Required Dates: Paper: Mailing [ ] Required [X] Not Required Notice Distance:

I. Executive Summary

The applicant is proposing to replace the sign face for an existing monument sign and to change the exterior building color on one panel of the front façade for the La Bamba restaurant located at 730 U.S. Highway 1. The applicant has already painted the exterior of the wall with the new color and installed the new face of the existing monument sign without a permit.

II. Site Data

Existing Use: La Bamba.

Parcel Control Numbers: 68-43-42-09-01-071-0041

Parcel Size: 1.4740 acres

Existing Future Land Use Designation: Commercial

Existing Zoning District: Commercial Mixed Use (C-MU)

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

Direction	Existing Land Use	Future Land Use	Zoning District
North	Offices	Commercial	Commercial Mixed Use (C-MU)
South	Pavilion Office Center	Commercial	Commercial Mixed Use (C-MU)
East	Single Family Homes	Low Density Residential	Single Family Dwelling (R-1)
West	Draft House Bar & Grill Office	Commercial	Commercial Mixed Use (C-MU)

III. Annexation/Zoning History

The subject parcel site is located on U.S. Highway 1 approximately 715 feet north of the Lighthouse Drive intersection. The subject site has a future land use designation of Commercial and a zoning designation of Commercial Mixed Use (C-MU).

IV. Applicable Code Provisions:

Section IV Criteria for Appearance E. Signs
Section 45-35.2 (C-NB Commercial District) of the Zoning Code (Appendix C) - Sec. 7-6 Business signs

V. Summary of Proposed Site Plan and Appearance Details:

The petitioner's site plan and appearance documents consists of:

1. Original Monument Sign Design dated March 17, 2008
2. Proposed Monument Sign design dated August 1, 2023
3. Google Map Exterior Building picture image captured June 2022
4. Picture Exterior Building dated August 1, 2023
5. Classic Combination Color Scheme dated March 1, 2005
6. Paint Color Chip – S-G-410

VI. Staff Analysis:

Background:

The petition is for Site Plan and Appearance approval for the following:

1. 6.5' X 4.1' square foot Monument Sign Face Change
2. Exterior Building Color Change for one area of the front facade

Standards and Staff Findings:

1. Monument Sign Regulations:

Ground signs shall be designed to be compatible with the architecture of the building. The same criteria applicable to wall signs shall apply to ground signs. Materials used in signs shall have good architectural character and be harmonious with building design and surrounding landscape. **The applicant is requesting a sign face change only so the sign size and location remain the same. Although the base colors of the monument sign stayed the same (green, red, and white), the background changed from white to a lime green. The lime green matches the unpermitted exterior building color change of one panel of the building frontage and the lettering and design is similar to what was previously approved.** ***The proposed sign face does not meet the code requirement of being harmonious with the building design. Only the unpermitted one panel color change matches what is located on the monument sign.***

2. Monument Sign Regulations:

Colors shall be used harmoniously and with restraint. Excessive brightness and brilliant colors shall be avoided. **Although the base colors of the monument sign stayed the sam, the shade of the green proposed changed from a forest green to a lime green. By painting a portion of the exterior building with the lime green color, the lime green is excessively bright and therefore, should be avoided.** ***The***

proposed sign face does not meet the code requirement of avoiding bright and brilliant colors. Village Staff recommends that the sign base color be changed to white which it was previously or the applicant should use less of the lime green color (more as an accent).

3. Monument Sign Regulations:

The sign provisions of the North Palm Beach Village Code shall be part of the criteria of this subsection. **The applicant is requesting a sign face change only so the sign size and location remain the same and were previously approved by the Village. Thus, Village Staff review is only on the sign face. The height of sign is 6' and the area is 26.65 square feet. The sign includes the address at the base and the logo is not more than 50% of the allowable sign area.**

The lettering is in compliance with the Village's sign code which requires the sign to depict the nature of the business and a maximum of 50% of the height of the letters depict the name of the building or building occupant. ***The proposed sign face change is in compliance with the Village's sign code.***

4. Building Design Regulations:

Colors shall be harmonious, with bright or brilliant colors used only for accent. **The proposed lime green color is bright and brilliant; therefore, it can only be used as an accent. By painting the main wall the new lime green color, it is not utilized solely as an accent color.** ***The proposed exterior building color does not meet the code requirement of avoiding bright and brilliant colors. Village Staff recommends that the exterior building color be changed to its originally approved forest green color.***

VII. Staff Recommendation:

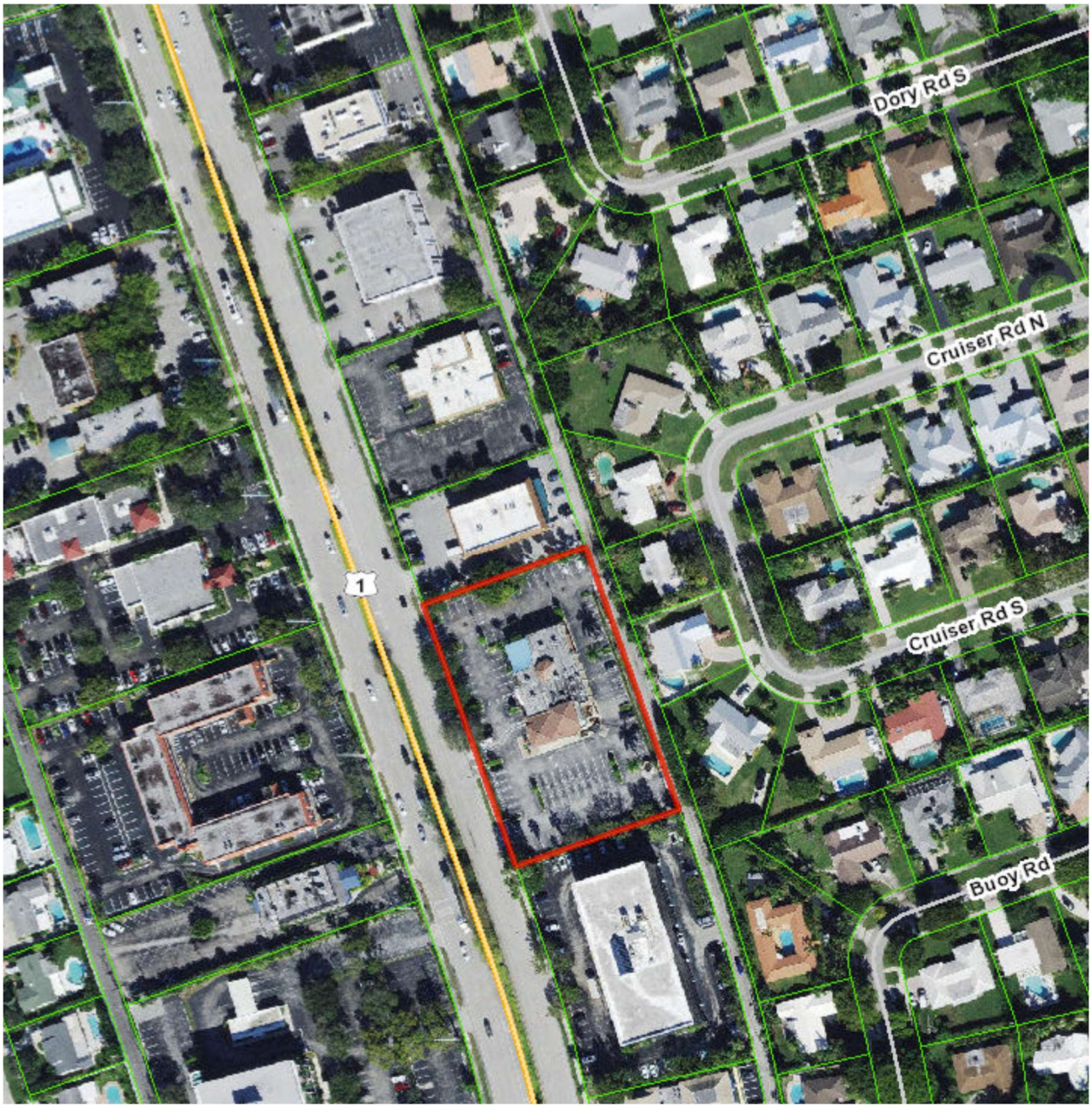
Denial of SP-2023-0791 as presented by the applicant

BUSINESS ADVISORY BOARD ACTION– September 19, 2023

On a Motion by Board Member Lantz and seconded by Board Member Frehm, the Business Advisory Board (on a 4-1-1 vote) recommended that the Planning Commission revisit the permitted colors.

PLANNING COMMISSION ACTION– November 14, 2023

Exhibit B
Location Map



8/3/23
ORIGINAL

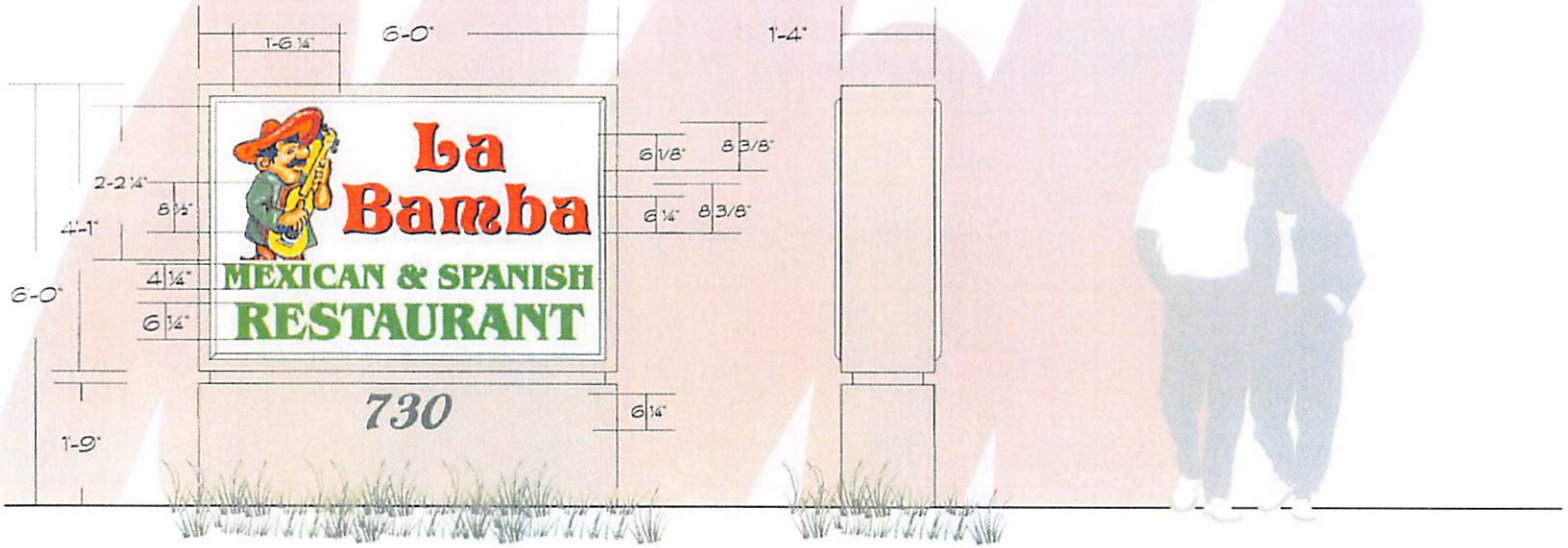
Scale Verification

1" = 1" 1/2" 1" 2" 3"

The Scale Shown Above Should Be Used To Verify That Photo Copies Of This Drawing Have Not Been Reduced Or Enlarged

Specifications:

FACE:	LETTER HEIGHT:
RETURN:	DEPTH:
TRIMCAP:	LETTER STYLE:
ILLUM:	ALLOWABLE S.F.:
RACEWAY:	PROPOSED S.F.:



Scale 1/2"=1'-0"
Internally Illuminated D/F Monument Sign
Featuring Pan Formed & Embossed Faces

JOB TITLE: LA BAMBA ADDRESS: 730 US HWY. 1 NORTH PALM BEACH, FL SALES REP: FRED	DATE: 3/17/2008 #011 DWGR: 08-03-17-102 DRAWN BY: RED FILE: LABAMBA730 SHEET #: 2	This drawing, concept, rendering & specs are the exclusive property of Art Sign Company, Inc. And may not be shown to any person or corporation outside the clients organization. Nor are they to be reproduced in any way, shape or form without the expressed written consent of Art Sign Company, Inc.	Art SIGN COMPANY 835 NW 6th Avenue Fort Lauderdale, FL 33311 954.763.4410 954.763.2736 (salesrep)@artsignfl.com • www.artsignfl.com	Client Approval Date Property Owner Approval Date	REVISIONS: 05/06/2008

REFACE ONLY (QTY 2)

PROPOSED
8/1/23

6"

4 1/2"

La Bamba

2"

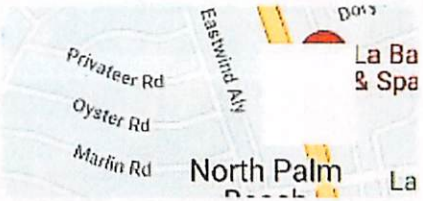
mexican . spanish . restaurant

A1 MEASURE
Scale: 3/8"

ORIGINAL
8/3/23

Google Maps 730 U.S. Hwy 1

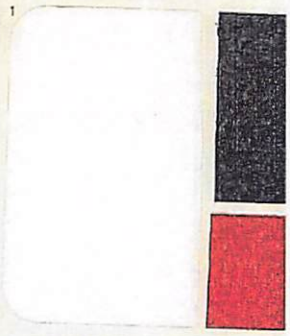
Image capture: Jun 2022 © 2023 Google



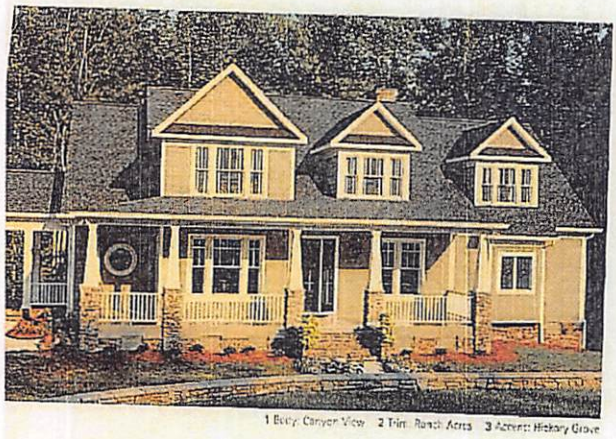
PROPOSED
8/1/23

Classic Combinations

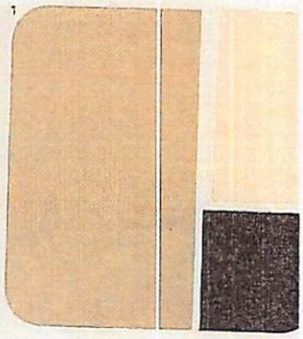
1 Body: Ultra Pure White 2 Trim: Jet Black 3 Accent: Holly Berry



1 Body: Ultra Pure White 4050
2 Trim: Jet Black ECC-10-2
3 Accent: Holly Berry ECC-10-3

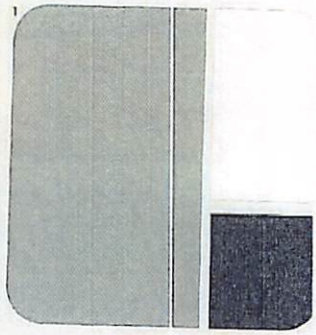


1 Body: Canyon View 2 Trim: Ranch Acres 3 Accent: Hickory Grove



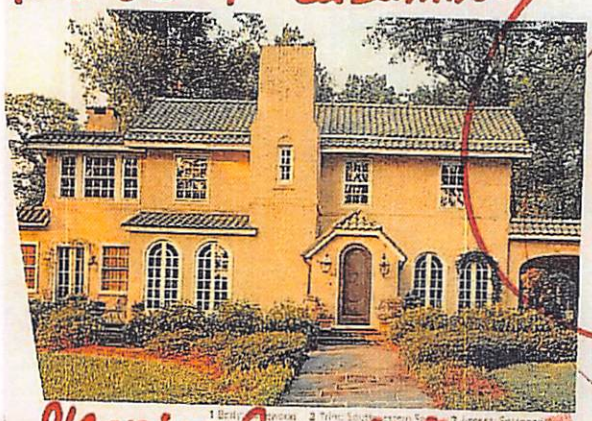
1 Body: Canyon View ECC-20-1
2 Trim: Ranch Acres ECC-20-2
3 Accent: Hickory Grove ECC-20-3

1 Body: Pelican Bay 2 Trim: Ultra Pure White 3 Accent: Night

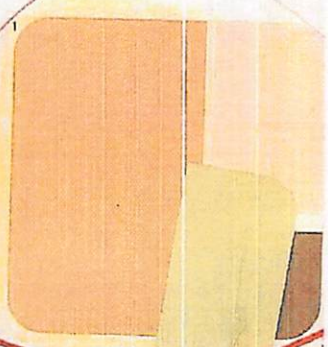


1 Body: Pelican Bay ECC-30-1
2 Trim: Ultra Pure White 5050
3 Accent: Night Tide ECC-30-3

730 US#1 LaBamba

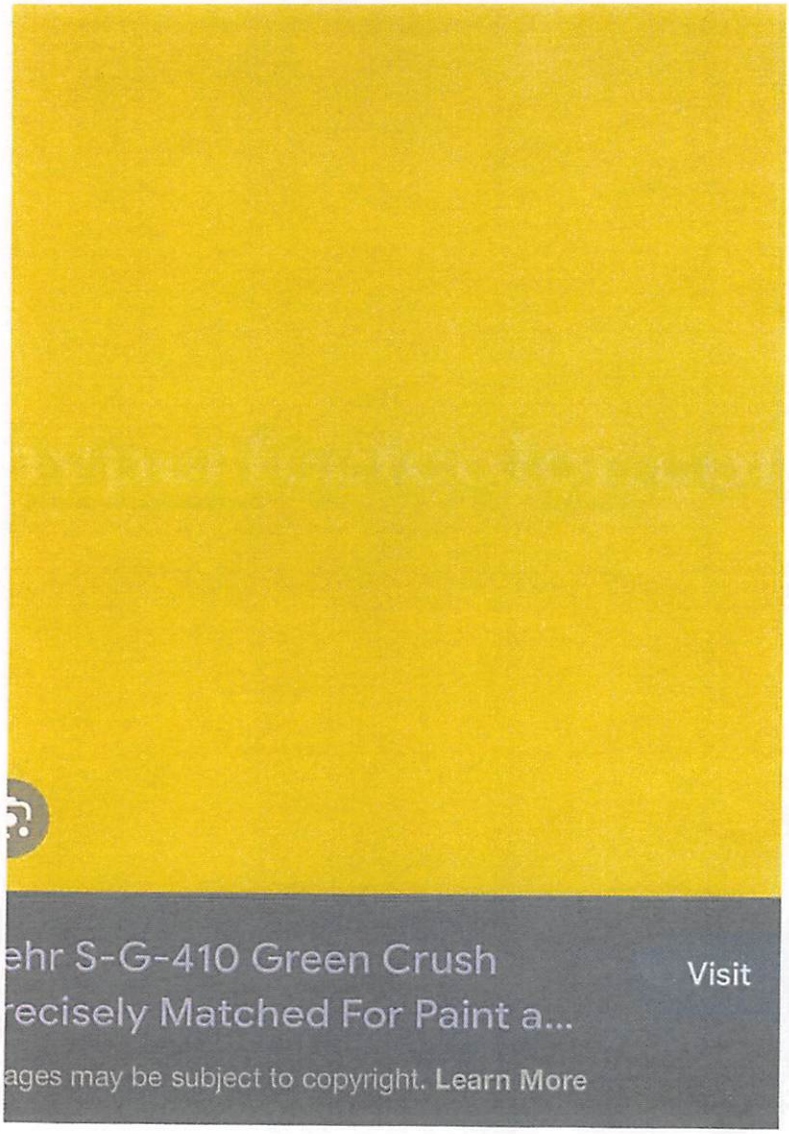


1 Body: Seasoned Adobe 2 Trim: Southwestern Sand 3 Accent: Seasoned Acorn



1 Body: Seasoned Adobe ECC-40-1
2 Trim: Southwestern Sand ECC-40-2
3 Accent: Seasoned Acorn ECC-40-3

Planning Commission 3/1/05



paint color – S-G-410

Chip

COMMUNITY DEVELOPMENT DEPARTMENT REPORT AND RECOMMENDATION

Subject/Agenda Item:

SP-2023-1731 Hampton House Condominium
Consideration of Approval: A request from Philip Zammit, President for Hampton House Condominium, for Site Plan and Appearance approval to change the exterior building color scheme for the building located at 124 Shore Court.

[X] Recommendation to APPROVE
[ ] Recommendation to DENY

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

Originating Department: **Planning & Zoning** Project Manager _____ Caryn Gardner-Young, AICP	**Reviewed By:** Community Development Director _____ Caryn Gardner-Young, AICP
Attachments: • Color Renderings	Public Notice: [ ] Required [X] Not Required Dates: Paper: Mailing [ ] Required [X] Not Required Notice Distance:

I. Executive Summary

The applicant is proposing to change the exterior building color scheme to green for the building located at 124 Shore Court. The property to the west is a condominium project which consists of three buildings with a brick and white color scheme, to the east is a condominium project which building is predominantly white and peach in color, to the south is an apartment project which building is predominately pink and yellow/beige in color, and to the north is a condominium project which building is predominately white and brown in color.

II. Site Data

Existing Use: Hampton House Condominium

Parcel Control Numbers: 68-43-42-21-08-000-3090

Parcel Size: Approximately 1 acre

Existing Future Land Use Designation: High Density Residential

Existing Zoning District: Apartment Dwelling (R-3)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:			
Direction	**Existing Land Use**	**Future Land Use**	**Zoning District**
North	Shoreham Condominium Bahia Mar Apts.	High Density Residential	Apartment Dwelling (R-3)
South	Lake Colony Apts.	High Density Residential	Apartment Dwelling (R-3)
East	Shore Club Apts. B & C Condo	High Density Residential	Apartment Dwelling (R-3)
West	Northpoint Condominium Apts.	High Density Residential	Apartment Dwelling (R-3)

III. Annexation/Zoning History

The subject parcel site is located on the south side of Shore Court. The subject site has a future land use designation of High Density Residential and a zoning designation of Apartment Dwelling District (R-3).

IV. Applicable Code Provisions:

Section IV Criteria for Appearance D. Building Design

V. Summary of Proposed Site Plan and Appearance Details:

The petitioner's site plan and appearance documents consists of:

1. Exterior Building Scheme
2. Pictures of Existing Exterior Building Scheme
3. Color Chips

VI. Staff Analysis:

Background:
The petition is for Site Plan and Appearance approval for the following:

1. New building colors for the following:
    a. Building Trim/Accent – Sherwin-Williams Jasper Stone SW 9133

b. Railings – Sherwin-Williams Tricorn Black SW 6258
c. Body – Sherwin-Williams Rainwashed SW 6211
d. Doors/Trim Doors – Sherwin-Williams White Snow SW 9541

Standards and Staff Findings:

1. Building Design:	Building colors shall be harmonious, with bright or brilliant colors used only for accent. **The color proposed for the body of the building is a light green. The trim accent is also a green which is darker than the body color but can be used as an accent. They are harmonious and reflect a clean look for the buildings.**
2. Building Design:	Materials shall be selected for suitability to the type of buildings and have the same materials, or those which are architecturally harmonious, used for all building walls and other exteriors building components wholly or partly visible from the public ways and adjoining properties. **The materials used are suitable for their use and the applicant is proposing to use the same materials for all building walls and exteriors visible from the public ways and adjoining properties, which makes them architecturally harmonious.**

VII. Staff Recommendation:

Approval of SP-2023-1278 with the following conditions:

1. The most stringent requirements of Exhibit "A" Community Development Department Report and Recommendation dated October 8, 2023, and strict compliance with the Exhibits listed below, which are attached hereto and made part hereof as Exhibit "B"

    a. Exterior Building Color Scheme (3 pages)
    b. Pictures of Existing Exterior Building Color Scheme
    c. Paint Chips

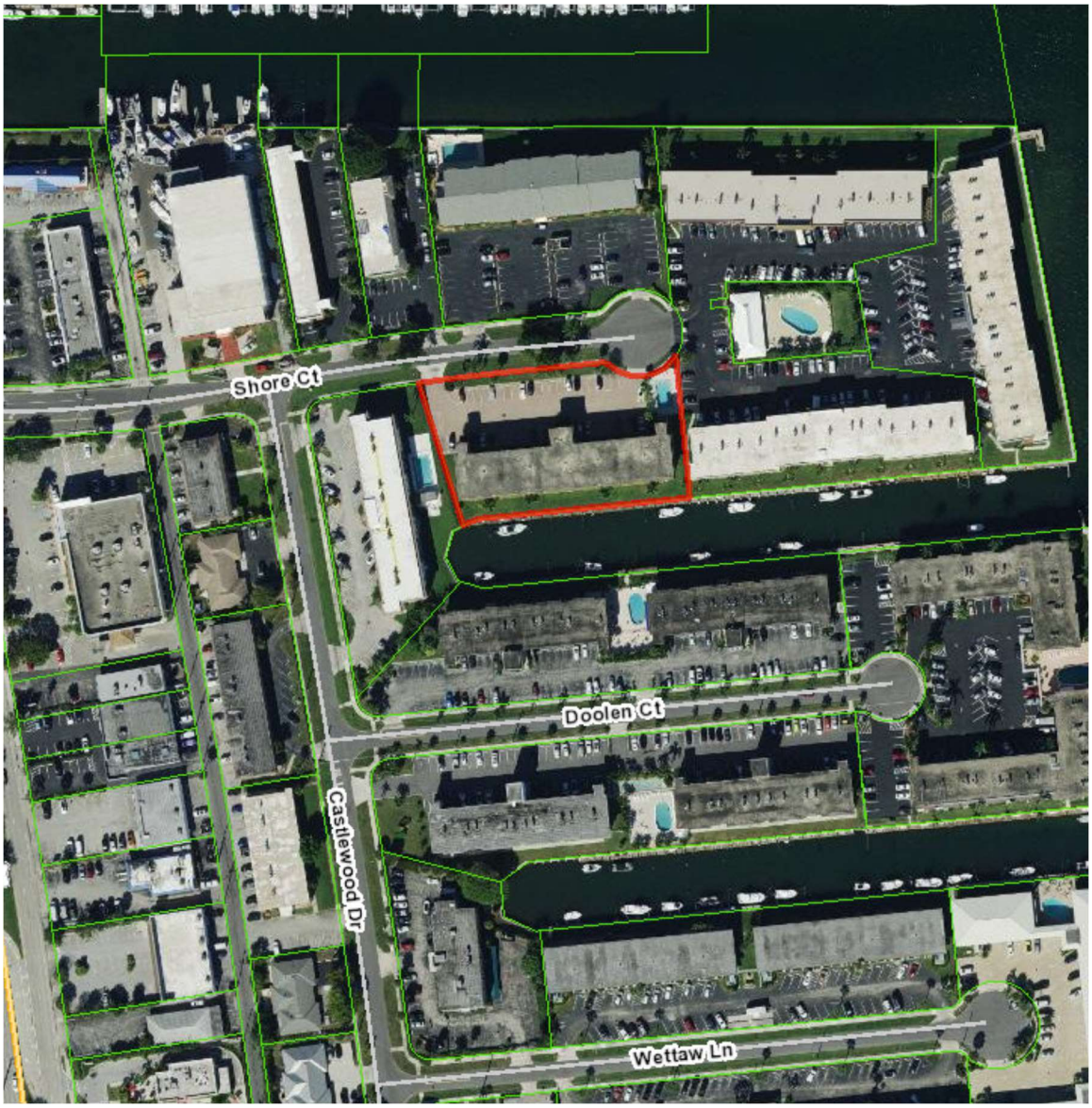
2. The site plan shall be revised as necessary to reflect all conditions of approval and re-submitted prior to the issuance of building permits. (Planning and Zoning)

3. Non-compliance with any of the conditions of approval will result in withholding of the issuance of building permits or a Certificate of Completion. (Planning and Building)

4. 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– November 14, 2023

Exhibit B
Location Map



SHERWIN-WILLIAMS.

(1) Wall (2) Door (3) Trim 2

SW 6211 Rainwashed (1)	SW 9541 White Snow (2)(3)

Tiffany Marino
(561) 513-3531 • tiffany.l.marino@sherwin.com

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SHERWIN-WILLIAMS.

(1) Body (2) Accent (3) Railings (4) Trim

(1)	(2) (4)	(3)
SW 6211 Rainwashed	SW 9133 Jasper Stone	SW 6258 Tricorn Black

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SHERWIN-WILLIAMS.

1 Body	2 Accent	3 Accent 2	4 Railings	5 Trim
SW 6211 Rainwashed	SW 9133 Jasper Stone		SW 6258 Tricorn Black	
1	2	3	4	5

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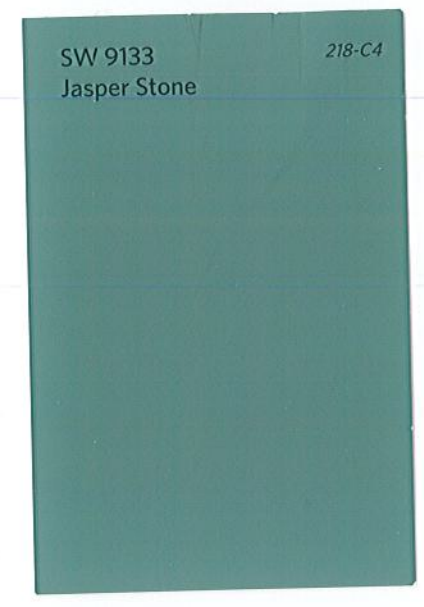
SW 9133
Jasper Stone
218-C4

SW 6211
Rainwashed
218-C1