

# AGENDA

## PLANNING BOARD REGULAR MEETING



**Thursday, April 09, 2026 AT 9:30 AM**

**TOWN OF HIGHLAND BEACH, FLORIDA**

3614 S. OCEAN BOULEVARD

HIGHLAND BEACH, FL 33487

Telephone: (561) 278-4548

Website: [www.highlandbeach.us](http://www.highlandbeach.us)

### **Town Hall Commission Chambers**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF THE AGENDA**
5. **SWEARING IN OF THE PUBLIC**
6. **APPROVAL OF MINUTES**

A. January 08, 2026

7. **UNFINISHED BUSINESS**

A. None

8. **NEW BUSINESS**

A. Development Order Application No. PZ-25-2 / Anthony & Camille DelPrete

Application by Andrea M. Keiser, esq., requesting site plan approval for a new one-story, 4,248 square foot single family residence with pool and spa for the property located at 4326 Intracoastal Drive.

B. Ordinance Revising Town's Plating Procedures (**Recommendation to Town Commission**)

9. **ANNOUNCEMENTS**

May 14, 2026

9:30 AM

Planning Board Regular Meeting

## **10. ADJOURNMENT**

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***NOTICE:*** *If a person decides to appeal any decision made by the Town Commission with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript). There may be one or more Town Commissioners attending the meeting.*

Pursuant to the provision of the Americans with Disabilities Act, any person requesting special accommodations to participate in these meetings, because of a disability or physical impairment, should contact the Town at 561-278-4548 at least five calendar days prior to the Hearing.

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**File Attachments for Item:**

A. January 08, 2026



## TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

Town Hall Commission Chambers  
3614 South Ocean Boulevard  
Highland Beach, Florida 33487

Date: January 08, 2026  
Time: 9:30 AM

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### 1. CALL TO ORDER

Chairperson Mendelson called the meeting to order at 9:30 A.M.

### 2. ROLL CALL

Board Member Greg Babij  
Board Member Roger Brown  
Board Member David Powell  
Board Member Evalyn David  
Vice Chairperson Eve Rosen  
Chairperson Ilyne Mendelson  
Town Attorney Leonard Rubin  
Deputy Town Clerk Jaclyn DeHart

#### **ADDITIONAL STAFF PRESENT**

Town Planner Ingrid Allen

#### **ABSENT**

Board Member Evalyn David

### 3. PLEDGE OF ALLEGIANCE

The Board Members led the Pledge of Allegiance to the United States of America.

### 4. APPROVAL OF THE AGENDA

**MOTION:** Rosen/Axelrod - Moved to approve the agenda as presented which passed, 6 to 0.

### 5. SWEARING IN OF THE PUBLIC

Deputy Town Clerk Jaclyn DeHart swore in those giving testimony.

### 6. APPROVAL OF MINUTES

#### **A. December 11, 2025**

**Motion:** Rosen/Axelrod - Moved to approve the minutes as presented which passed 6 to 0.

**7. UNFINISHED BUSINESS**

**A. None**

**8. NEW BUSINESS**

**A. Development Order Application No. P-25-35 / Andrew Megibow**

**Application by Ileen Gonzalez, Breezy Permits, LLC, requesting a special exception to install a 30,000 pound capacity boat lift in slip #10 for the property located at 2727 South Ocean Boulevard #902.**

Chairperson Mendelson read the title of the item and asked the Board Members if they had any ex parte communications to disclose. The Members had no ex parte communications.

Chairperson Mendelson opened the public hearing and called Town Planner Allen to present the application.

Town Planner Allen presented Development Order Application No. PZ-25-35.

The applicant's agent, Ileen Gonzalez, was present and provided comments about the application.

There were no public comments.

The public hearing was closed followed by a motion.

**MOTION:** Babij/Rosen - Moved to approve Development Application No. PZ-25-35. Based upon roll call: Member Babij (Yes); Vice Chairperson Rosen (Yes); Member Brown (Yes); Member Powell (Yes); Member Axelrod(Yes); and Chairperson Mendelson (Yes). The motion passed on a 6 to 0 vote.

**B. Development Order Application No. P-25-36 / David Drettmann**

**Application by Ileen Gonzalez, Breezy Permits, LLC, requesting a special exception to install a 30,000 pound capacity boat lift in slip #9 for the property located at 2727 South Ocean Boulevard #503.**

Chairperson Mendelson read the title of the item and asked the Board Members if they had any ex parte communications to disclose. The Members had no ex parte communications.

Chairperson Mendelson opened the public hearing and called Town Planner Allen to present the application.

Town Planner Allen presented Development Order Application No. PZ-25-36.

The applicant's agent, Ileen Gonzalez, was present.

There were no public comments.

The public hearing was closed followed by a motion.

**MOTION:** Babij/Rosen - Moved to approve Development Application No. PZ-25-35. Based upon roll call: Member Babij (Yes); Vice Chairperson Rosen (Yes); Member Brown (Yes); Member Powell (Yes); Member Axelrod(Yes); and Chairperson Mendelson (Yes). The motion passed on a 6 to 0 vote.

**C. Discussion on increasing the maximum square footage requirements for permanent signs.**

Chairperson Mendelson introduced the item and Town Planner Allen presented the discussion topic.

The Board discussed the topic.

**MOTION:** Rosen/Babij -Moved to recommend the following amendments to the Town's Sign Regulations to the Town Commission; increasing the sign size using Boca's sign code as reference, allowing for a variance procedure for dimensional requirements, and adding in universal rules across all condos subject to the criteria that the sign should fit in with the overall property and the building and use similar materials. Based upon a role call: Vice Chairperson Rosen (Yes); Member Babij (Yes); Member Axelrod (Yes); Member Powell (Yes); Member Brown (Yes); and Chairperson Mendelson (Yes). The motion passed on a 6 to 0 vote.

**9. ANNOUNCEMENTS**

February 03, 2026	1:30 PM	Town Commission Meeting
February 12, 2026	9:30 AM	Planning Board Meeting

**10. ADJOURNMENT**

The meeting adjourned at 10:22 AM.

**APPROVED** on March 12, 2026, Planning Board Regular Meeting.

\_\_\_\_\_  
Ilyne Mendelson, Chairperson

**ATTEST:**

\_\_\_\_\_  
Jaclyn DeHart  
Deputy Town Clerk

\_\_\_\_\_  
03/12/2026  
Date

Disclaimer: Effective May 19, 2020, per Resolution No. 20-008, all meeting minutes are transcribed as a brief summary reflecting the event of this meeting. Verbatim audio/video recordings are permanent records and are available on the Town's Media Archives & Minutes webpage: <https://highlandbeach-fl.municodemeetings.com/>.

**File Attachments for Item:**

A. Development Order Application No. PZ-25-2 / Anthony & Camille DelPrete

Application by Andrea M. Keiser, esq., requesting site plan approval for a new one-story, 4,248 square foot single family residence with pool and spa for the property located at 4326 Intracoastal Drive.



## HIGHLAND BEACH BUILDING DEPARTMENT

3614 S. Ocean Boulevard  
Highland Beach, FL 33487  
Ph: (561) 278-4540

## PLANNING BOARD STAFF REPORT

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**MEETING OF:**       **APRIL 9, 2026**

**TO:**                   **PLANNING BOARD**

**FROM:**               **INGRID ALLEN, TOWN PLANNER**

**SUBJECT:**           **APPLICATION BY ANDREA M. KEISER, ESQ., REQUESTING SITE PLAN APPROVAL FOR A NEW ONE-STORY, 4,248 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH POOL AND SPA FOR THE PROPERTY LOCATED AT 4326 INTRACOASTAL DRIVE. (APPLICATION NO. PZ-26-2).**

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### I. GENERAL INFORMATION:

**Applicant (Property Owner):**       Anthony and Camille DelPrete  
6 Wildwood Road  
Saddle River, NJ 07458

**Applicant's Agent:**               Andrea M. Keiser, Esq.  
Keiser Legal, PLLC  
55 SE 2<sup>nd</sup> Avenue, Suite 102  
Delray Beach, FL 33444

**Property Characteristics:**

**Comprehensive Plan Land Use:**   Single Family  
**Zoning District:**                   Residential Single Family (RS)  
**Site Location:**                   4326 Intracoastal Drive  
**Parcel PCN#:**                       24-43-47-04-02-004-0140

**Adjacent Properties:**

<b>PARCEL</b>	<b>ZONING DISTRICT</b>	<b>FUTURE LAND USE DESIGNATION</b>
<b>North</b>	Residential Single Family (RS)	Single Family
<b>South</b>	Residential Single Family (RS)	Single Family
<b>East</b>	Residential Single Family (RS)	Single Family
<b>West</b>	NA (Intracoastal Waterway)	NA (Intracoastal Waterway)

**Property History:**

On March 10, 2022, the Planning Board granted a special exception approval to install a 296 square foot dock, a 25,000 pound capacity boat lift, and a 7,000 pound capacity dual jet-ski lift for the property (DO #22-0002).

**Request and Analysis:**

The Applicant is requesting site plan approval to construct a new one-story, 4,248 square foot single family residence with pool and spa. Currently, a single-family residence exists on the property. According to the Palm Beach County Property Appraiser, the current home was built in 1975. The Applicant intends to demolish the existing residence.

Pursuant to Section 30-67 of the Town Code, a single-family detached dwelling is permitted in the RS zoning district. Section 30-31 of the Town Code indicates that single family residences require site plan approval from the Planning Board, which is the decision-making authority for such development requests.

The Applicant’s project description (see attached) provides details of the proposed single family residence to include four (4) bedrooms and baths, two (2) car garage, etc. According to the Applicant’s landscaping plans, two (2) non specimen trees (as described in Section 20-135) and fourteen palm trees will be removed, all of which are non-native or invasive with the exception of two (2) Florida thatch palms. The Applicant proposes to plant four (4) new native trees (Green Buttonwood) and 16 palm trees, all of which are either native or Florida Friendly<sup>1</sup>. It is worth noting that pursuant to Section 20-124 of the Town Code, single-family homes are exempt from the tree removal regulations found in Chapter 20, Article IV (Resource Protection Standards) except for designated specimen or historic trees.

Pursuant to Section 30-38(6) of the Town Code, the Planning Board shall approve or deny the site plan application. The approval may include conditions which clarify, but do not exceed, the requirements of the Zoning Code. If the request receives Planning Board approval, the applicant will be required to obtain a building permit, prior to initiation of construction, from the Town of Highland Beach Building Department. Pursuant to Section 30-21(g) of the Town Code, commencement of construction shall be initiated within two (2) years following the date of approval by the Planning Board.

<sup>1</sup>Florida-Friendly Landscapes protect Florida’s unique natural resources by conserving water, reducing waste and pollution, creating wildlife habitat, and preventing erosion (Source: University of Florida, IFAS Extension. 2022. Florida-Friendly Landscaping Guide to Plant Selection & Landscape Design).

Staff reviewed the Applicant's proposed request including plans date stamped received by the Building Department on March 10, 2026, and finds that the project is consistent with the Town Code of Ordinances as it pertains to site development.

Should you have any questions, please feel free to contact me at (561) 637-2012 or iallen@highlandbeach.us

**Attachments: Application**  
**Aerials**  
**Applicant Plans (11X17)**

<sup>1</sup>Florida-Friendly Landscapes protect Florida's unique natural resources by conserving water, reducing waste and pollution, creating wildlife habitat, and preventing erosion (Source: University of Florida, IFAS Extension. 2022. Florida-Friendly Landscaping Guide to Plant Selection & Landscape Design).



# TOWN OF HIGHLAND BEACH DEVELOPMENT ORDER APPROVAL APPLICATION

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION	
Address: 4326 Intracoastal Drive	PCN: 24-43-47-04-02-004-0140
Full Legal Description of the Property [as described in the deed] or reference to an attachment: Lot 14, Block 4, BEL LIDO, according to the Plat thereof, recorded in Plat Book 25, Page 97, of the Public Records of Palm Beach County	
Zoning District: RS	What is the location of the installation? <input checked="" type="checkbox"/> Intracoastal Waterway (ICW) <input type="checkbox"/> Interior Canal/Basin <input type="checkbox"/> N/A

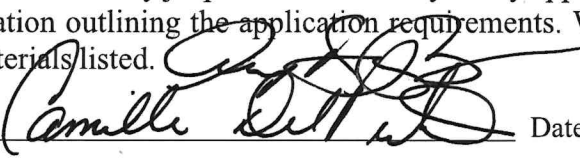
PROPERTY OWNER (APPLICANT) INFORMATION		
Name: Anthony & Camille DelPrete	Phone: 914-329-1239	Fax:
Mailing Address: 6 Wildwood Road, Saddle River, NJ 07458		
Email Address: adel2407@gmail.com		

APPLICANT'S AGENT INFORMATION		
Name: Andrea M. Keiser, Esq.	Phone: 561-349-6990	Fax: 561-900-3444
Company Name: Keiser Legal, PLLC		
Mailing Address: 55 SE 2nd Avenue, Suite 102, Delray Beach, FL 33444		
Email Address: andrea@keiserlegal.com		

**Provide a detailed description of the proposed project (use additional pages if necessary):**

The Applicant intends to demolish the existing structure and build a new single family home ("Project"). The Applicant's Project consists of a one-story, single family home comprising of a covered entry, foyer, great room, kitchen, dining room, powder room, laundry, mud room, home office, 4 bedrooms, 4 baths, 5 walk-in closets, and covered patios. The exterior consists of motorcourt, pool, spa, generator, metal fencing, retaining walls, and required landscaping. Architecturally, the façade has articulation, the style can be classified as modern or contemporary with coastal influence, and the building materials contain a mix of natural and synthetic elements. There is a 2 car garage, additional space to park vehicles in the driveway, and adequate vehicular circulation. The seawall is existing and to remain. The dock and lifts were approved in 2022 and are not a part of this development application. See attached justification statement for detailed narrative.

I give permission to the members of the Town Commission, Planning Board and staff to inspect the property for the purpose of this application. I declare that all statements made herein are true, based upon the best available information. Willful false statements may jeopardize the validity of my application or any decision issued thereon. I have fully read the information outlining the application requirements. With this application, I am submitting the necessary supporting materials listed.

Property Owner's Signature:  Date: 1/16/2026

Property Owner's Printed Name Anthony & Camille DelPrete

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*Received by the Town Clerk's Office:*

Received By: \_\_\_\_\_ Date: \_\_\_\_\_

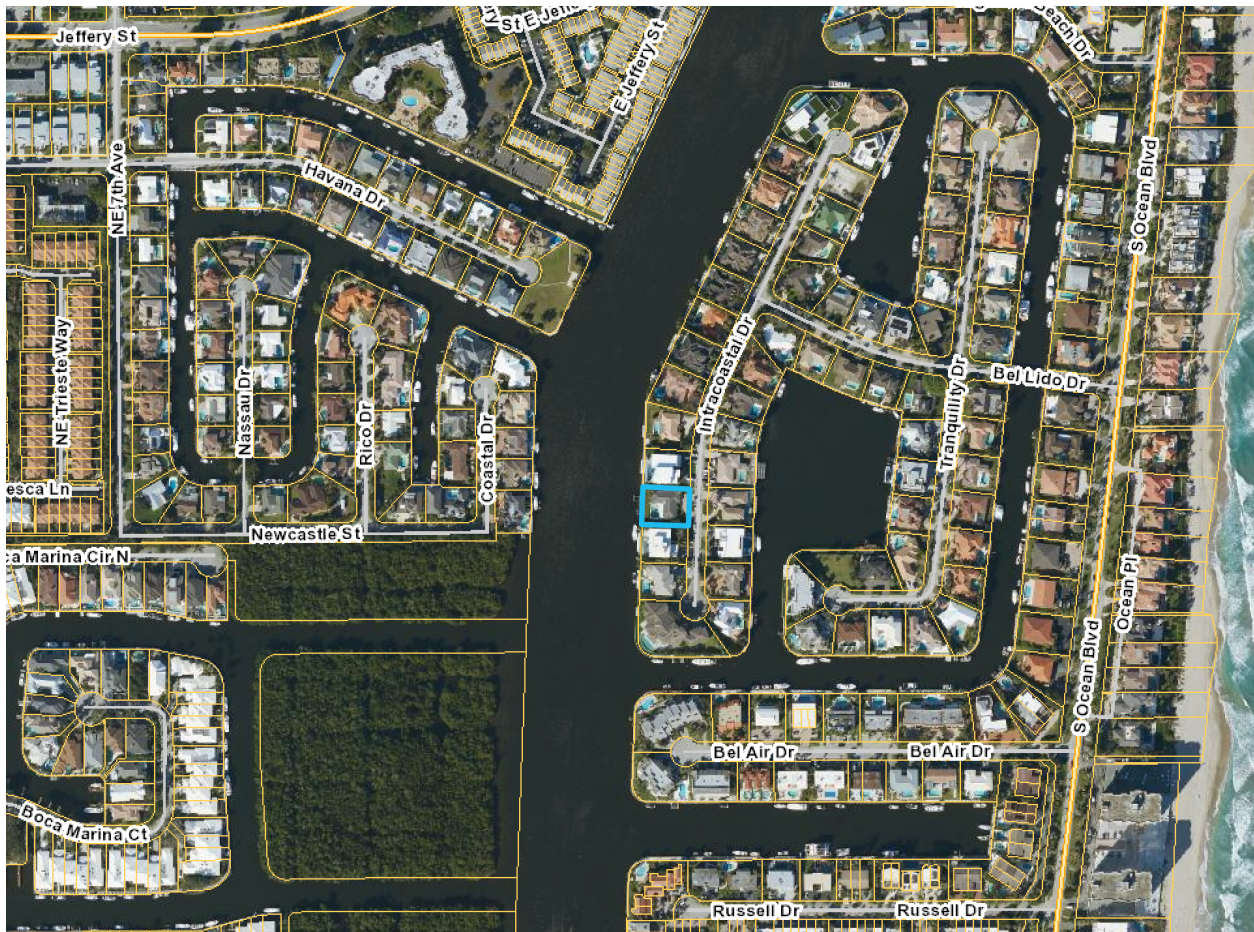
Date Public Notices Mailed: \_\_\_\_\_

Date Legal Advertisement Published: \_\_\_\_\_



4326 Intracoastal Drive  
Justification Statement

Anthony and Camille DelPrete (“Applicant”) are the owners of the +/- 0.2870 acre parcel, located at 4326 Intracoastal Drive in Highland Beach (“Town”), Palm Beach County (“County”), Florida, and whose parcel control number is 24-43-47-04-02-004-0140 (“Property”). The Property is designated as Single Family on the Town’s Future Land Use Map and is zoned Residential Single Family (“RS”) on the Town’s Zoning Map.



The Property was platted as part of the Plat of Bel Lido on October 7, 1957. Currently, a 1975 residential home exists on the Property. The Applicant intends to demolish the existing structure and build a new single family home (“Project”).



Site Plan Review - Single Family

The Applicant’s Project consists of a one-story, single family home (4,248 sq. ft.) comprising of a covered entry (116 sq. ft.), foyer, great room, kitchen, dining room, powder room, laundry, mud room, home office, 4 bedrooms, 4 baths, 5 walk-in closets, 2-car garage (531 sq. ft) and covered patios (726 sq. ft.). The exterior consists of motor court, pool, spa, generator, metal fencing, retaining walls, and required landscaping. Architecturally, the façade has articulation, the style can be classified as modern or contemporary with coastal influence, and the building materials contain a mix of natural and synthetic elements. There is a 2 car garage, additional space to park vehicles in the driveway, and adequate vehicular circulation. The seawall is existing and to remain. The dock and lifts were approved in 2022 and are not a part of this development application.

Pursuant to Town’s Code of Ordinances (“Code”) Section 30-33(o), the Applicant submits this statement to demonstrate that the proposed Project is consistent with the Town’s Comprehensive Plan (“Comp Plan”) and Code. The Project is consistent with the Comp Plan because the proposed use, a single family residence, is contemplated on the Town’s future land use map. Additionally, Objective 1.1 of the Comp Plan’s Housing Element states that the “*Town will require that future housing development be compatible with adjacent existing developments.*” Here, the adjacent, neighboring properties to the north and south were redeveloped within the last 8 years; thus, this proposed Project is more compatible with adjacent, existing development than the current antiquated structure on the Property. Furthermore, the Project intends to meet all of the current development regulations, which results in a safer and more environmentally sensitive structure.

The Project is consistent with the Town’s Code. As demonstrated below, the Project meets or exceeds the minimum development standards for a one-story, single family home. No variances or waivers are requested in conjunction with this development review application.

<u>Development Standard</u>	<u>Required for Residential Single Family (RS)</u>	<u>Proposed</u>
<i>Minimum Lot Area - SFD</i>	10,000 sq.ft per unit	12,500 sq.ft.
<i>Minimum Lot Width</i>	80 feet	+/- 100 feet
<i>Minimum Front Setback</i>	25 feet	25 feet



KEISER LEGAL

<i>Minimum Side Setback</i>	12 feet	12 feet
<b><u>Development Standard</u></b>	<b><u>Required for Residential Single Family (RS)</u></b>	<b><u>Proposed</u></b>
<i>Minimum Rear Setback</i>	20 feet	20 feet
<i>Maximum Building Height</i>	35 feet	+/- 19 feet measured from the finish floor elevation to the highest point on the flat roof
<i>Minimum Dwelling Size</i>	1,600 sq. ft.	+/- 4,248 sq. ft.
<i>Minimum Ceiling Height</i>	8 feet	+/- 10 - 16'2" feet
<i>Maximum Fence and Wall Height</i>	6 feet	4 feet
<i>Minimum Pool Rear Setback</i>	10 feet	Minimum of 10 feet to Wet Face of Pool Structure
<i>Minimum Pool Side Setback</i>	10 feet	Minimum of 10 feet to Wet Face of Pool Structure
<i>Minimum Pool Deck Rear Setback</i>	4 feet	4 feet
<i>Minimum Pool Deck Side Setback</i>	4 feet	4 feet
<i>Maximum Roof Overhang Encroachment</i>	4 feet	2 feet
<i>Required Parking</i>	2 spaces	2 car garage
<i>Minimum Setback for A/C, pool equipment, generator, and gas tanks</i>	7 feet	> 7 feet



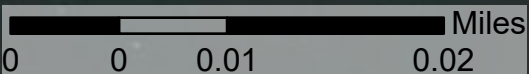
KEISER LEGAL

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Additionally, invasive and non-native tree and plant species are proposed to be removed from the Property and replaced with native, Florida friendly, and a few ornamental species.



SUBJECT PROPERTY  
4326 INTRACOASTAL DRIVE



Date: 3/26/2026  
Time: 2:56 PM  
Scale: 1:564

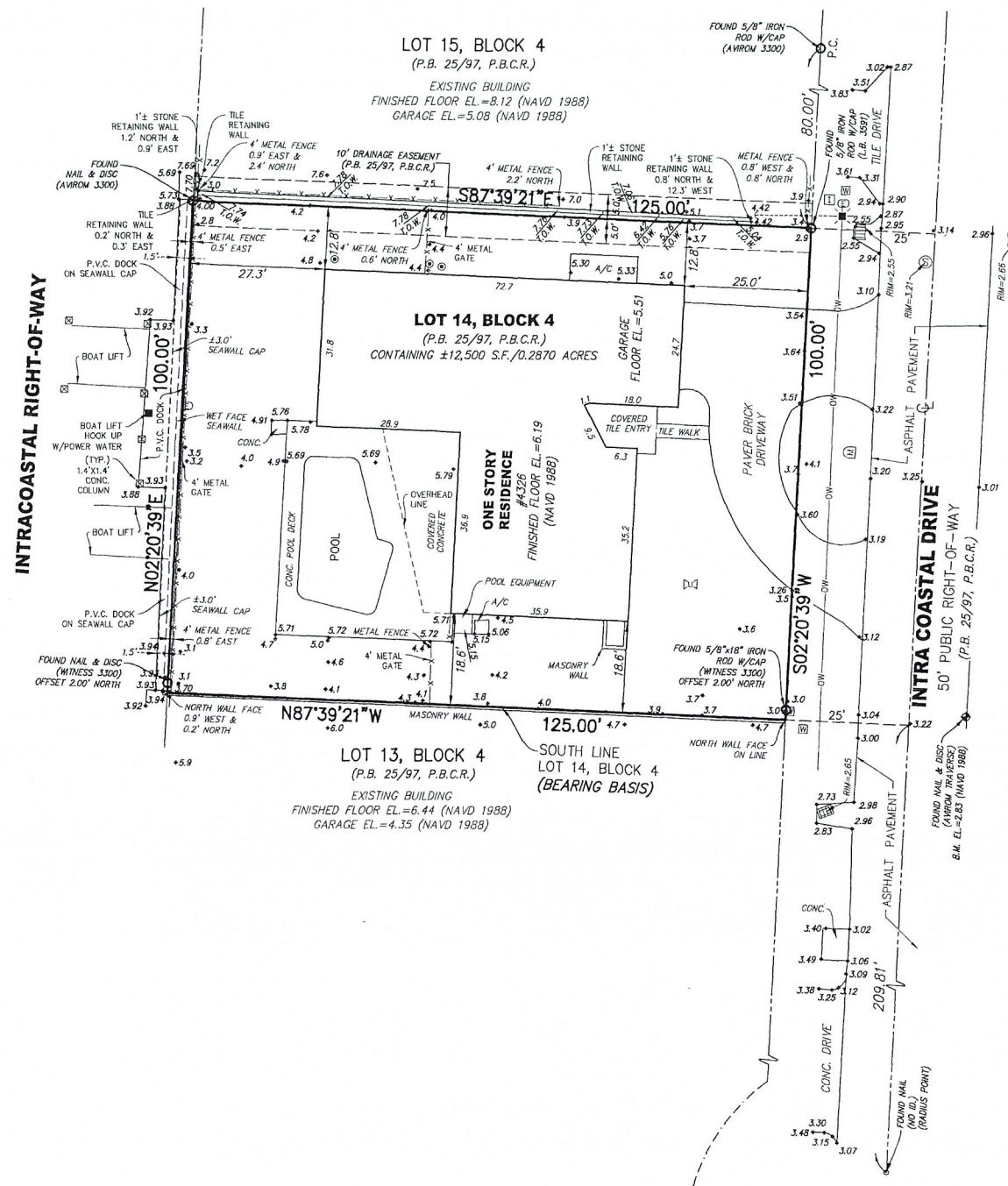
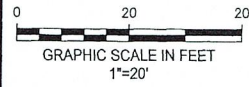
# 4326 Intracoastal Drive (front)



# 4326 Intracoastal Drive (rear)



© All EagleView Technology Corporation



LEGEND	
	BENCHMARK
	BREAK LINE
	CATCH BASIN
	CENTERLINE
	CLEAN OUT
	CONCRETE UTILITY POLE WITH LIGHT
	ELECTRIC SERVICE BOX
	EXISTING ELEVATION
	EXISTING FINISHED FLOOR ELEVATION
	GUY ANCHOR (A)
	IRRIGATION CONTROL BOX
	IRON PIPE
	MAIL BOX
	OVERHEAD WIRES (LINETYPE - OW)
	SANITARY MANHOLE
	TOP OF WALL ELEVATION
	UNKNOWN VALVE
	WATER METER

**SURVEYOR'S REPORT:**

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon is in accord with lands described in Warranty Deed recorded in Official Records Book 31844, Page 1516 of the Public Records of Palm Beach County, Florida.
4. No underground improvements were located.
5. Distances and angles shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the south line of Lot 14, Block 4 having a bearing of N87°39'21"W.
6. The property described hereon lies within Flood Zone AE (EL. 7), as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12099C0989G, Community Number 125111, dated 12/20/2024.
7. Elevations indicated hereon are in feet and decimals, relative to the North American Vertical Datum of 1988 (NAVD 1988), established by GPS and certified to a 4 centimeter accuracy.
8. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
9. Abbreviation Legend: A/C = Air conditioner; B.M. = Benchmark; C = Centerline; CONC. = Concrete; EL. = Elevation; F.B. = Field Book; F.F. = Finished Floor; ID. = Identification; L.B. = Licensed Business; NAVD = North American Vertical Datum; OW = Overhead Wires; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; P.C. = Point of Curvature; PG. = Page; P.S.M. = Professional Surveyor & Mapper; P.V.C. = Polyvinyl Chloride; T.O.W. = Top Of Wall; TYP. = Typical; W/ = With; W/CAP = With Surveyors Cap.

**RECEIVED**

MAR 10 2025

HIGHLAND BEACH  
BUILDING DEPARTMENT

**LAND DESCRIPTION:**

Lot 14, Block 4, BEL LIDO, according to the Plat thereof, recorded in Plat Book 25, Page 97, of the Public Records of Palm Beach County.

Said lands lying in Palm Beach County, Florida and containing 12,500 square feet (0.2870 acres), more or less.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 4/8/2025

*Michael J. Avirom*  
MICHAEL J. AVIROM, P.S.M.  
Florida Registration No. 7253  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300

Michael J. Avirom, P.S.M.  
Digitally signed by Michael J. Avirom, P.S.M.  
Date: 2025.04.08 15:31:07 -04'00'

**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING  
50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594 / www.AVIROMSURVEY.com  
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REVISIONS	DATE	F.B. / PG.	BY	CK'D	REVISIONS	DATE	F.B. / PG.	BY	CK'D
UPDATE BOUNDARY & ADD SPOT ELEVATIONS	04/02/2025	2261/1-3	KT	M.J.A.					

**BOUNDARY SURVEY**  
**LOT 14, BLOCK 4**  
BEL LIDO  
4326 INTRA COASTAL DRIVE  
(P.B. 25, PG. 97, P.B.C.R.)  
CITY OF HIGHLAND BEACH  
PALM BEACH COUNTY, FLORIDA

JOB #:	4542-2
SCALE:	1" = 20'
DATE:	06/15/2022
BY:	W.R.E.
CHECKED:	M.J.A.
F.B.	2016 PG. 56-59
SHEET:	1 OF 1

RECEIVED

MAR 10 2026

HIGHLAND BEACH  
BUILDING DEPARTMENT

# DELPRETE RESIDENCE

## 4326 INTRACOASTAL DRIVE

@ HIGHLAND BEACH  
PALM BEACH COUNTY, FLORIDA

PROJECT FOR :

# JH NORMAN CONSTRUCTION

PALM BEACH COUNTY, FLORIDA

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						BOUNDARY SURVEY	1 OF 1
						LOT 14, BLOCK 4 BEL LIDO	

HIGHLAND BEACH APPROVAL	
ISSUED FOR PERMIT	DATE
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10.	

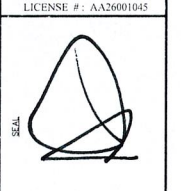
A. PROJECT FOR:  
 JH NORMAN  
 CONSTRUCTION  
 8000 N FEDERAL HWY.  
 SUITE 220  
 BOCA RATON, FL  
 PH. (561) 953 5040

ARCHITECTURE  
 LAND PLANNING  
 INTERIORS

**BRENNER**  
 ARCHITECTURE GROUP LLC

Stuart M. Brenner - AIA, NCARB  
 751 Park of Commerce Dr., Suite 110  
 Tel 561.241.6736 Fax 561.241.8248  
 Boca Raton, Florida 33487  
 www.brennerarchgroup.com

LICENSE #: AA26001045

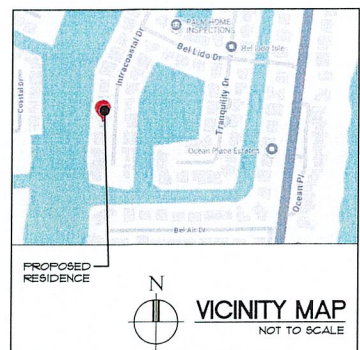
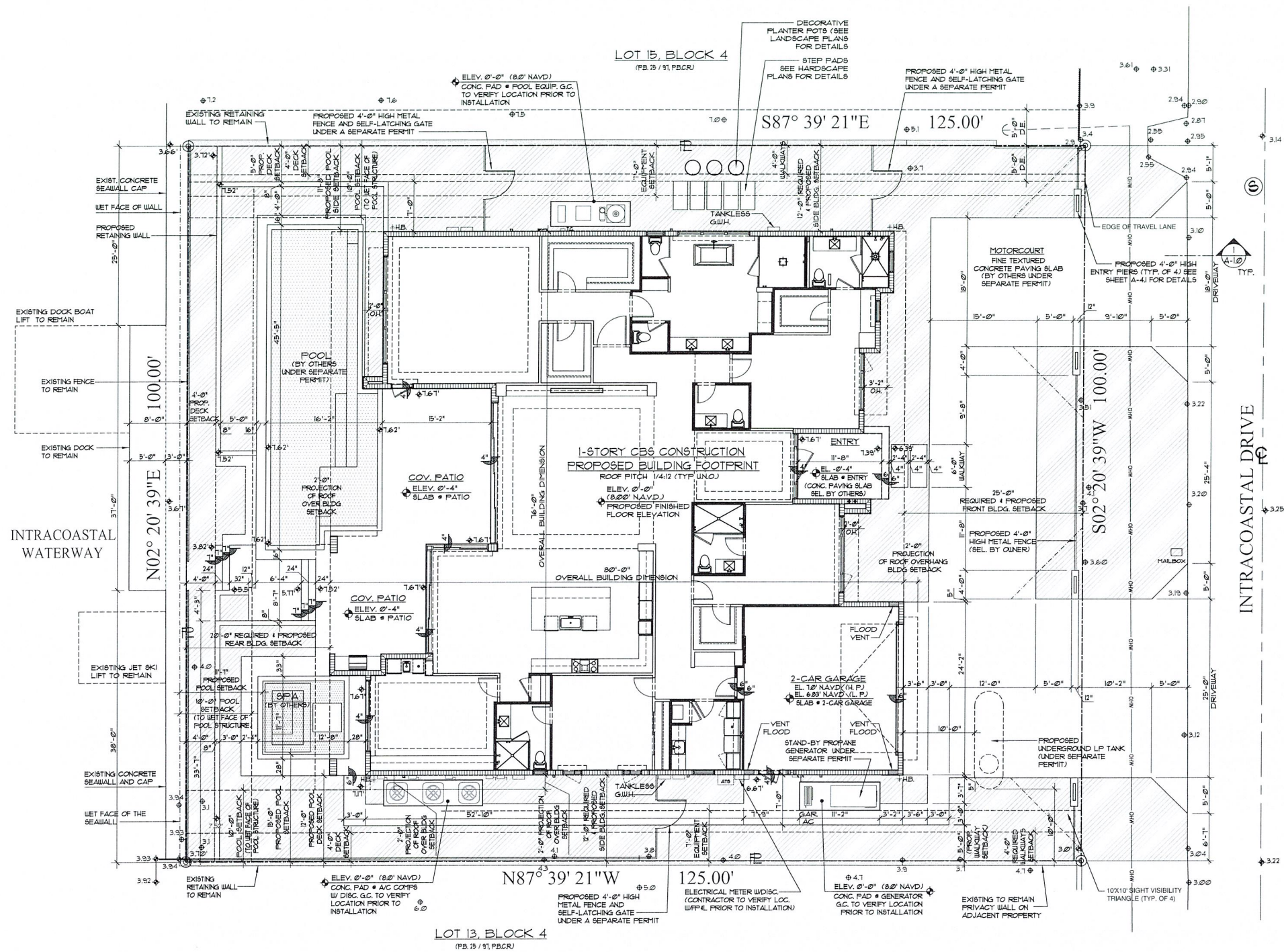


COVER SHEET/ INDEX OF DRAWINGS

DELPRETE RESIDENCE  
 4326 INTRACOASTAL DRIVE  
 @ HIGHLAND BEACH  
 PALM BEACH COUNTY, FLORIDA

PROJECT # 2024-36  
 SHEET #  
**CV-1**  
 PRINT DATE: 3/6/2026

MAR 06 2026



ABUTTING PROPERTIES ZONING DISTRICT  
 FUTURE ZONING DESIGNATION: RS  
 RESIDENTIAL SINGLE-FAMILY

**BUILDING CODE ANALYSIS:**  
 NEW ONE STORY, SINGLE FAMILY RESIDENCE LOCATED AT  
 4326 INTRACOASTAL DRIVE, PALM BEACH COUNTY, FLORIDA

**PROJECT DESCRIPTION:**  
 ONE STORY SINGLE FAMILY RESIDENCE TO ACCOMMODATE:  
 COVERED ENTRY, COVER GREAT ROOM, DINING ROOM,  
 KITCHEN, FLOUNDER ROOM, LAUNDRY, MUD ROOM, 2-CAR  
 GARAGE, HOME OFFICE, 4 BEDROOMS, 4 BATHS, W.I.C.S AND  
 COVERED PATIOS

**APPLICABLE CODES/ACTS:**  
 2023 F.B.C. - RESIDENTIAL 0TH EDITION

**LOCAL MUNICIPALITY:**  
 CITY OF HIGHLAND BEACH  
 PALM BEACH COUNTY - FLORIDA

**BUILDING AREA:**  
 SQ. FOOTAGE, TOTAL A/C BUILDING AREA: 4248.00 SQ. FT.

**BUILDING HEIGHT:**  
 1 STORY SINGLE FAMILY RESIDENCE:  
 ALLOWABLE ROOF HEIGHT = 35'-0"  
 PROPOSED ROOF STRUCTURE = 18'-0" (MEASURED FROM  
 FINISHED FLOOR TO THE HIGHEST POINT OF THE FLAT ROOF)

**USER GROUP:**  
 GROUP RS OCCUPANCY  
 TYPE V-B CONSTRUCTION / UNSPRINKLED

**ZONING DISTRICT:**  
 RS- RESIDENTIAL SINGLE-FAMILY

**FLOOD ZONE INFORMATION:**  
 CURRENT FEMA FLOOD ZONE: AE, BFE = 6.0' NAVD.  
 PENDING FLOOD ZONE: AE, BFE = 7.0' NAVD.  
 FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12093C02089F,  
 COMMUNITY NUMBER 12011, DATED 10/29/2011.  
 PROP. FINISH FLOOR ELEVATION +8.0' NAVD.  
 PROP. GARAGE FLR. ELEVATION +7.0' NAVD.  
 LOWEST ELEVATION OF EQUIPMENT +8.0' NAVD.  
 PROPOSED ADJACENT BLDG. GRADE +7.5' NAVD.

DENOTES SEE LANDSCAPE PLANS  
 FOR ALL LANDSCAPE BUFFERS AT  
 THE OUTSIDE EQUIPMENT/SITE (TYP.)

**ZONING DEVELOPMENT REGULATIONS**  
 PER HIGHLAND BEACH FT. CHART 30-61 TO 30-66  
 FOR SUBJECT PROPERTY AT LOT 14 / BLOCK 4 BEL LIDO

ZONING DESIGNATION	RS-RESIDENTIAL SINGLE FAMILY (24-HIGHLAND BEACH)	
	REQUIRED	PROVIDED
LOT SIZE	10,000 SF.	12,500 SF.
LOT WIDTH	80'-0" (MIN)	100'-0"
FRONT SETBACK	25'-0" (MIN)	25'-0"
REAR SETBACK	20'-0" (MIN)	20'-0"
SIDES SETBACK	12'-0" (MIN)	12'-0"
BUILDING HEIGHT	35'-0" (MAX)	18'-0" MEASURED FROM FINISHED FLOOR TO THE HIGHEST POINT OF THE FLAT ROOF
EQUIP. SETBACK (ENCROACHMENTS)	7'-0" (MIN) PER 30-66	7'-0" MIN PROVIDED
POOL SETBACK	10'-0" (MIN)	10'-0"

**CURRENT/FUTURE LAND USE DESIGNATION:**  
 "SINGLE FAMILY" PER TOWN OF HIGHLAND BEACH COMPREHENSIVE PLAN)



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 BUILDING DEPARTMENT

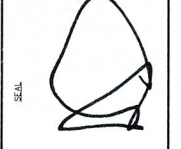
REVISIONS	DATE	BY
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A PROJECT FOR:  
 JH NORMAN  
 CONSTRUCTION  
 8000 N FEDERAL HWY.  
 SUITE 220  
 BOCA RATON, FL  
 PH: (561) 953-5040

ARCHITECTURE  
 LAND PLANNING  
 INTERIORS

**BRENNER**  
 ARCHITECTURE GROUP LLC  
 Boca Raton, Florida 33487  
 7531 Park of Commerce Dr., Suite 110  
 Tel 561.241.8248  
 www.brennerarchgroup.com

LICENSE #: AA26001045



**SITE PLAN**  
 DELPRETE RESIDENCE  
 4326 INTRACOASTAL DRIVE  
 @ HIGHLAND BEACH  
 PALM BEACH COUNTY, FLORIDA

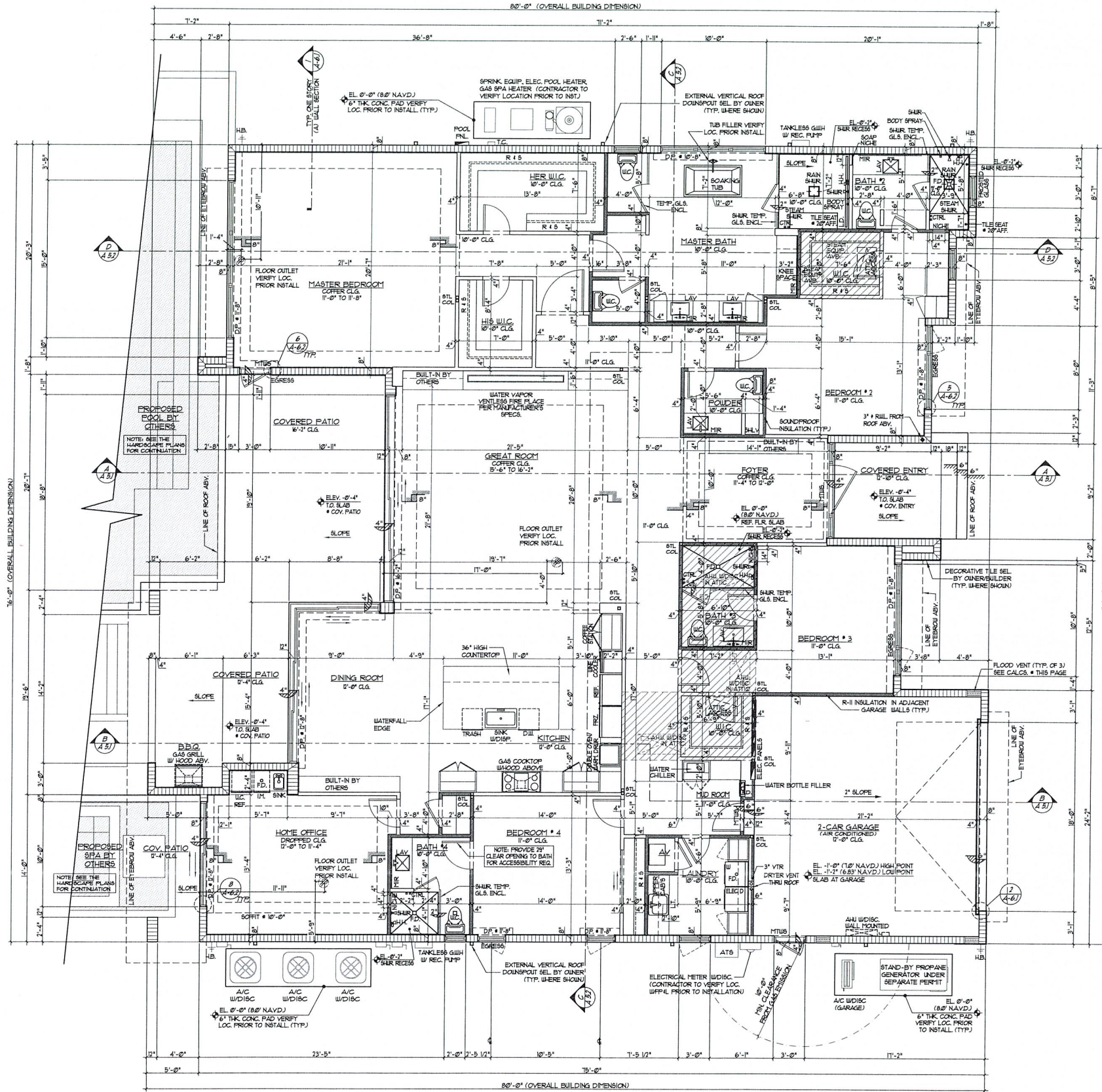
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 SHEET #  
**A-1.0**  
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BUILDING DEPARTMENT



AREA TABULATIONS

AREA	SQ. FT.
TOTAL A/C LIVING	4,248.00
COVERED ENTRY	16.00
2-CAR GARAGE (AIR CONDITIONED)	531.00
COVERED PATIO	126.00

N  
**FIRST FLOOR PLAN**  
 SCALE: 3/16"=1'-0"

REVISIONS

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PROJECT E.O.B.  
 JH NORMAN  
 CONSTRUCTION  
 8000 N FEDERAL HWY.  
 SUITE 220  
 BOCA RATON, FL  
 PH. (561) 953 5040

ARCHITECTURE  
 LAND PLANNING  
 INTERIORS  
**BRENNER**  
 ARCHITECTURE GROUP LLC

Stuart M. Brenner, AIA, NCARB  
 7511 Park of Commerce Dr., Suite 110  
 Tel: 561.241.6736 Fax: 561.241.8248  
 Boca Raton, Florida 33487  
 www.brennerarchgroup.com

LICENSE # AA26001045

**FIRST FLOOR PLAN**  
 DELPRETE RESIDENCE  
 4326 INTRACOASTAL DRIVE  
 @ HIGHLAND BEACH  
 PALM BEACH COUNTY, FLORIDA

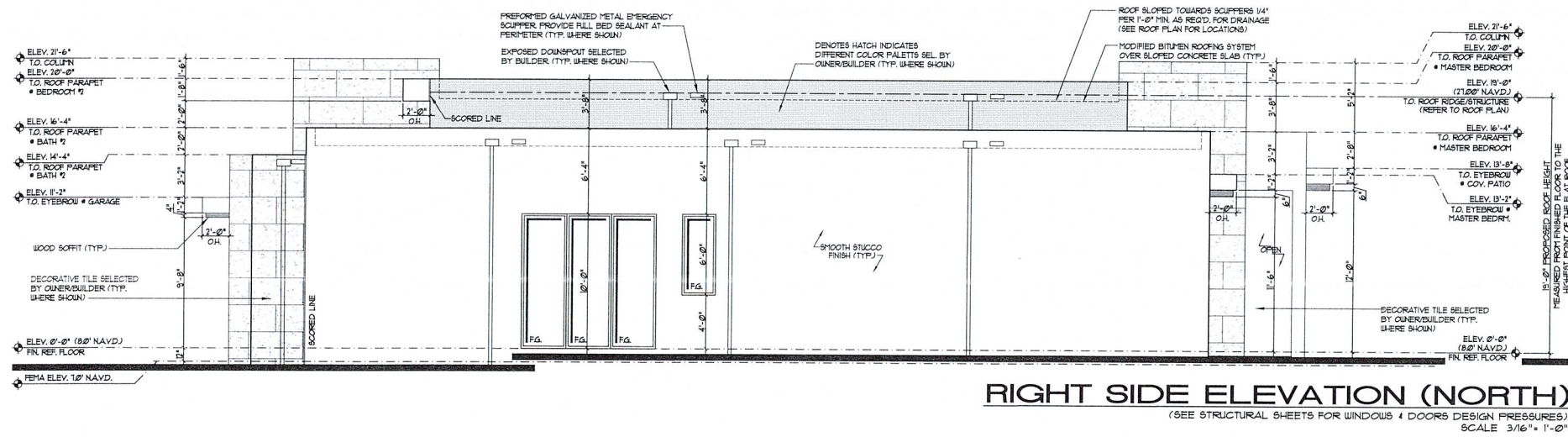
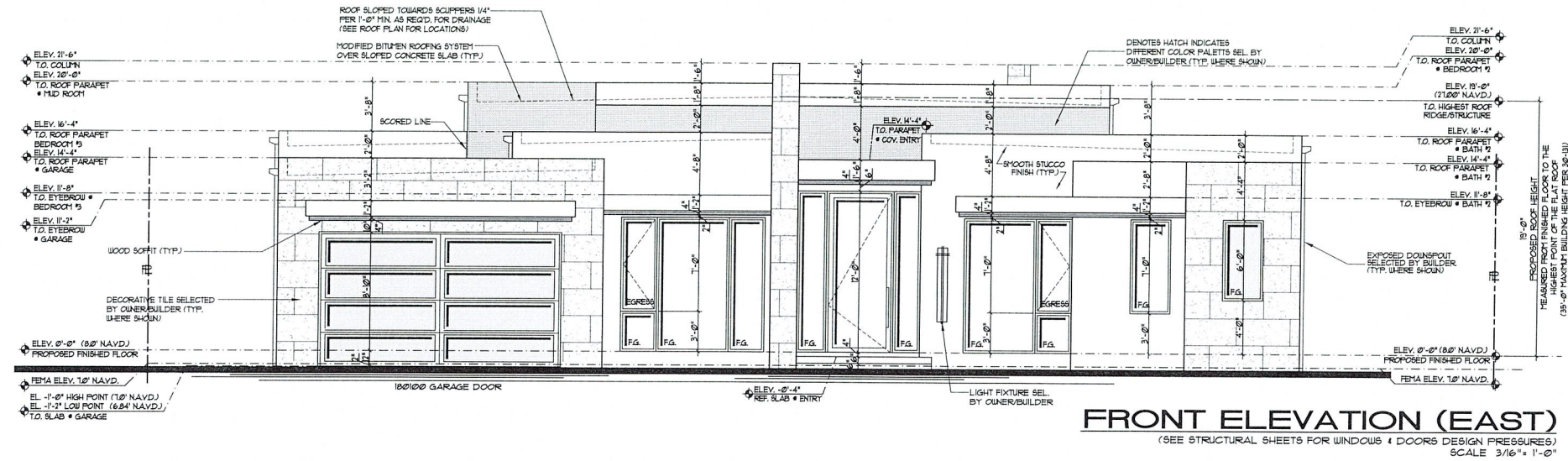
PROJECT # 2024-36  
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**A-3.1**  
 PRINT DATE: 3/6/2026

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HIGHLAND BEACH BUILDING DEPARTMENT



HIGHLAND BEACH APPROVAL	
ISSUED FOR PERMIT	10/21/20
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A PROJECT FOR:  
 JH NORMAN  
 CONSTRUCTION  
 8000 N FEDERAL HWY.  
 SUITE 220  
 BOCA RATON, FL  
 PH: (561) 953 5040

ARCHITECTURE  
 LAND PLANNING  
 INTERIORS

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 ARCHITECTURE GROUP LLC

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 751 Park of Commerce Dr., Suite 110  
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 Boca Raton, Florida 33487  
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LICENSE: AA26001045



FRONT AND RIGHT SIDE ELEVATIONS  
 DELPRETE RESIDENCE  
 4326 INTRACOASTAL DRIVE  
 @ HIGHLAND BEACH  
 PALM BEACH COUNTY, FLORIDA

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PROJECT #: 2024-36

SHEET #:

A-41

PRINT DATE: 3/6/2026

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 BUILDING DEPARTMENT

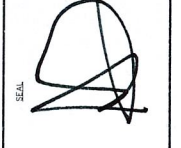
REVISIONS	
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A. PROJECT CODE:  
 JH NORMAN  
 CONSTRUCTION  
 8000 N FEDERAL HWY.  
 SUITE 220  
 BOCA RATON, FL  
 PH. (561) 953.5040

ARCHITECTURE  
 LAND PLANNING  
 INTERIORS  
 ARCHITECTURE GROUP LLC  
 Stuart M. Brenner, AIA, NCARB  
 7511 Park of Commerce Dr., Suite 110  
 Boca Raton, Florida 33487  
 Tel. 561.241.6736 Fax. 561.241.8248  
 www.brennerarchgroup.com

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 ARCHITECTURE GROUP LLC

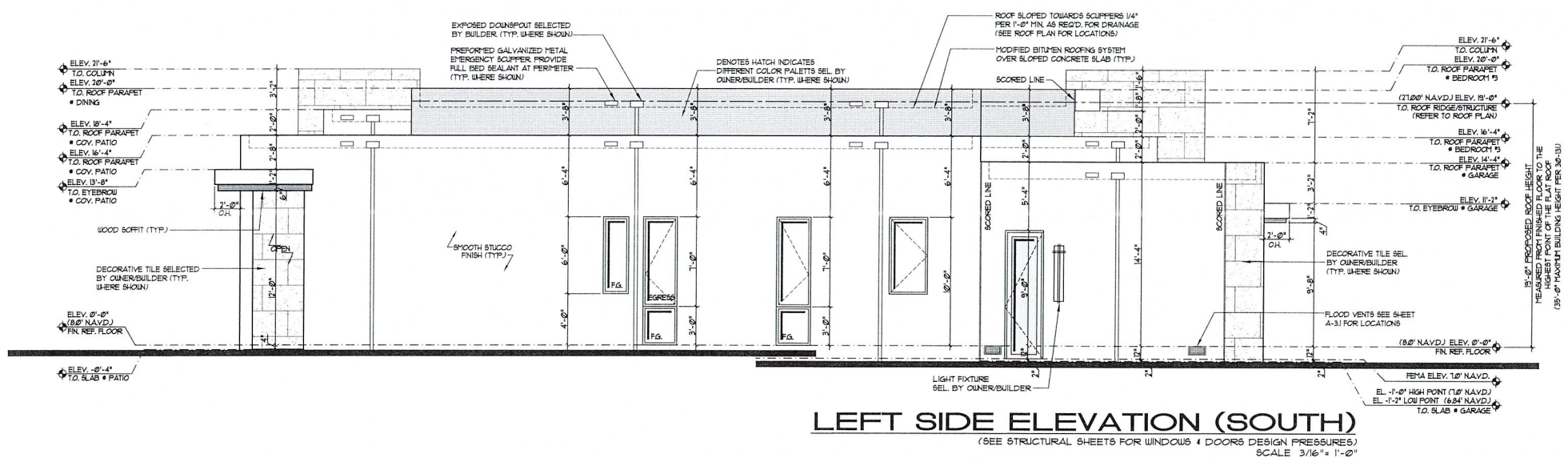
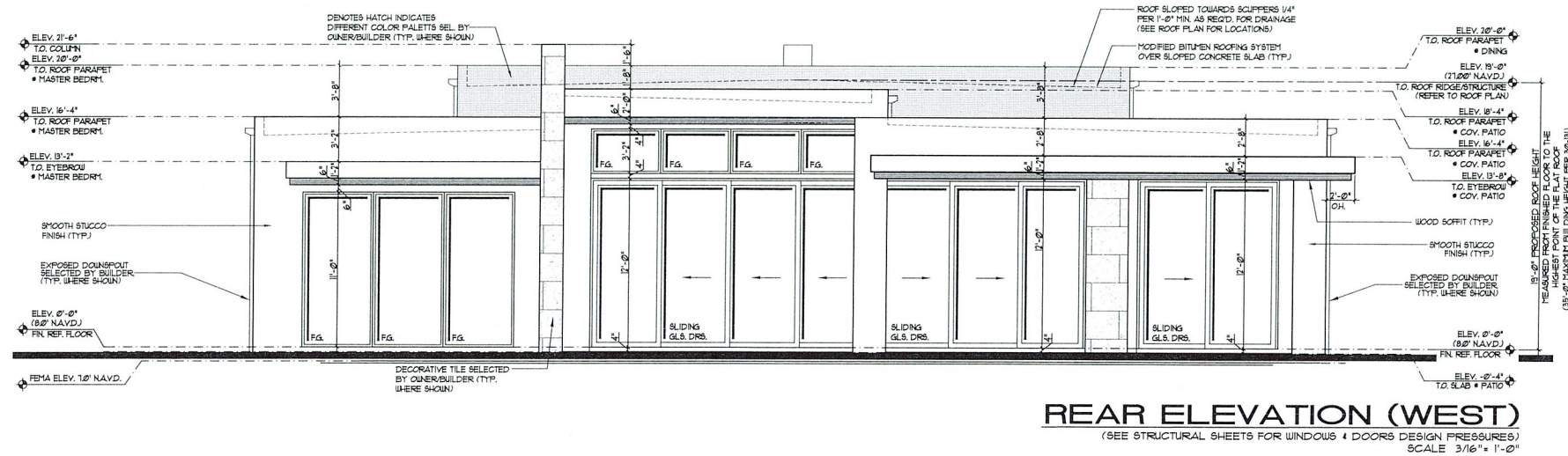
LICENSE # : AA26001045



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REAR AND LEFT SIDE ELEVATIONS  
 DELPRETE RESIDENCE  
 4326 INTRACOASTAL DRIVE  
 @ HIGHLAND BEACH  
 PALM BEACH COUNTY, FLORIDA

PROJECT # 2024-36  
 SHEET #  
**A-4.2**  
 PRINT DATE 3/6/2026



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HIGHLAND BEACH  
BUILDING DEPARTMENT



H C B G E F A I

**FRONT RENDER**

VIEW @ 4326 INTRACOASTAL DRIVE  
HIGHLAND BEACH, FLORIDA



A B E I D

**REAR RENDER**

VIEW @ INTRACOASTAL WATERWAY  
HIGHLAND BEACH, FLORIDA

REVISIONS	
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A-PROJECT/OWNER:  
JH NORMAN  
CONSTRUCTION  
8000 N FEDERAL HWY.  
SUITE 220  
BOCA RATON, FL  
PH: (561) 953-5040

ARCHITECTURE  
LAND PLANNING  
INTERIORS  
Boca Raton, Florida 33487  
www.brennerarchgroup.com

**BRENNER**  
ARCHITECTURE GROUP LLC  
Stuart M. Brenner AIA, NCARB  
751 Park of Commerce Dr., Suite 110  
Tel: 561.241.6736 Fax: 561.241.8248

LICENSE # AA26001045



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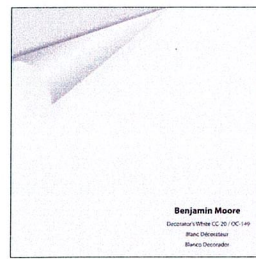
EXTERIOR RENDERINGS  
DELPRETE RESIDENCE  
4326 INTRACOASTAL DRIVE  
@ HIGHLAND BEACH  
PALM BEACH COUNTY, FLORIDA

PROJECT # 2024-36

SHEET #

**A-4.3**

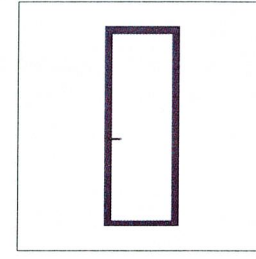
PRINT DATE: 3/6/2026



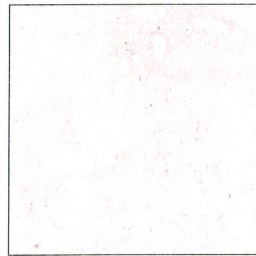
**A** EXTERIOR WALL PAINT  
 COLOR: DECORATOR'S WHITE (OC-149)  
 FINISH: SMOOTH STUCCO FINISH  
 DIMENSIONS: N/A  
 SOURCE: BENJAMIN MOORE



**D** POOL DECK  
 COLOR: FRAGMENT WHITE, ANTI SLIP TO MATCH W / HOUSE FLOORING  
 MATERIAL:  
 DIMENSIONS: TBD  
 SOURCE: TBD



**G** FRONT DOOR  
 COLOR: BRONZE  
 DIMENSIONS: SEE PLANS  
 SOURCE: TBD



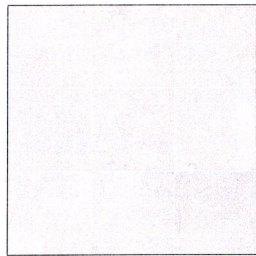
**B** EXTERIOR CLADDING  
 COLOR: NATURAL LIGHT BEIGE  
 MATERIAL: PORCELAIN TILE  
 DIMENSIONS: TBD (STAGGERED)  
 SOURCE: TBD



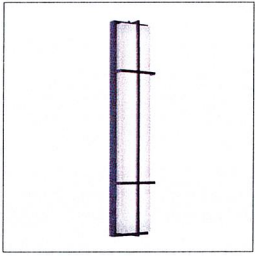
**E** EXTERIOR CEILINGS  
 COLOR: STAINED WOOD  
 DIMENSION: TBD  
 SOURCE: TBD  
 MATERIAL: TONGUE AND GROOVE PRESSURE TREATED



**H** GARAGE DOOR  
 COLOR: BRONZE  
 MATERIAL: FROSTED GLASS AND ALUMINUM DOOR  
 DIMENSIONS: SEE PLANS  
 SOURCE: TBD



**C** DRIVEWAY  
 COLOR: NATURAL LIGHT BEIGE  
 MATERIAL: MARBEL STONE PAVERS  
 DIMENSIONS: SEE PLANS  
 SOURCE: POURED IN PLACE



**F** LIGHT FIXTURE  
 COLOR: BRONZE  
 MATERIAL: ALUMINUM/GLASS  
 DIMENSIONS: SEE PLANS  
 SOURCE: TBD NATURAL STONE PAVERS



**I** WINDOWS/DOORS  
 COLOR: BRONZE  
 DIMENSIONS: SEE PLANS  
 SOURCE: TBD

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**MAR 10 2026**  
 HIGHLAND BEACH  
 BUILDING DEPARTMENT

HIGHLAND BEACH APPROVAL		DATE
ISSUED FOR PERMIT		BY
REVISIONS		
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A-PROJECT LOG:  
 JH NORMAN  
 CONSTRUCTION  
 8000 N FEDERAL HWY.  
 SUITE 220  
 BOCA RATON, FL  
 PH. (561) 953 5040

ARCHITECTURE  
 LAND PLANNING  
 INTERIORS  
 Boca Raton, Florida 33487  
 www.brennerarchgroup.com

**BRENNER**  
 ARCHITECTURE GROUP LLC  
 Stuart M. Brenner, AIA, NCARB  
 751 Park of Commerce Dr., Suite 110  
 Boca Raton, Florida 33487  
 Tel: 561.241.8248 Fax: 561.241.8248

LICENSE #: A26001045  
 SEAL

MATERIAL SELECTION  
 DELPRETE RESIDENCE  
 4326 INTRACOASTAL DRIVE  
 @ HIGHLAND BEACH  
 PALM BEACH COUNTY, FLORIDA

PROJECT # 2024-38  
 SHEET #  
**A-4.4**  
 PRINT DATE: 3/6/2026

MATERIAL NOTE:

1. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
2. ALL CONSTRUCTION AND MATERIALS NOT SPECIFICALLY ADDRESSED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS.
3. THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE ARCHITECT FOR ALL SYSTEMS BEFORE BEGINNING CONSTRUCTION.
4. EXPANSION JOINTS SHALL BE PROVIDED WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER SIMILAR ELEMENTS. EXPANSION JOINTS SHALL ALSO BE PROVIDED AT MATERIAL CHANGES. EXPANSION JOINT MATERIALS/METHODS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN THE (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. EXPANSION JOINTS SHOULD BE SPACED NO GREATER THAN 40 (40) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL ADVISE ON OTHER JOINTS AS NEEDED TO MINIMIZE CRACKING. THIS INFORMATION SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
6. CONTROL JOINTS SHALL BE PROVIDED AS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTROL JOINT MATERIALS, METHODS AND RECOMMENDATIONS ON ADDITIONAL CONTROL JOINTS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.
7. SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR PURCHASE.

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 HIGHLAND BEACH  
 BUILDING DEPARTMENT

ISSUED FOR	07/14/25
REVISED	03/09/26
1	REV 2
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**PLAN NOTES**

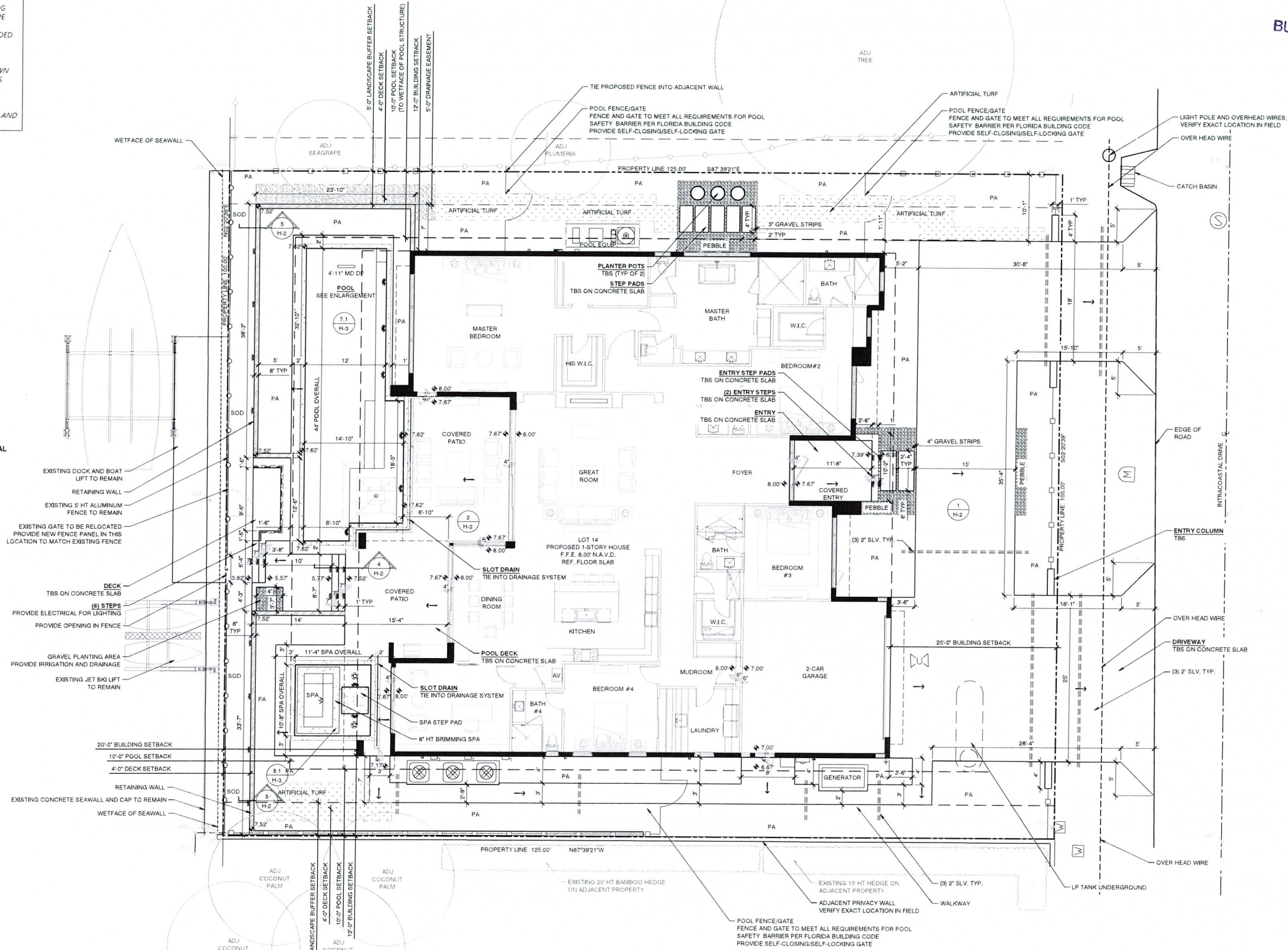
PA = PLANTING AREA  
 PROVIDE IRRIGATION AND DRAINAGE

HARDSCAPE SLEEVES  
 PROVIDE HARDSCAPE SLEEVES TO CREATE A CONTIGUOUS CONNECTION BETWEEN ALL PLANTING AREAS FOR IRRIGATION, DRAINAGE, AND LANDSCAPE LIGHTING. VERIFY FINAL LOCATIONS IN FIELD. COORDINATE WITH LANDSCAPE ARCHITECT AS NEEDED DURING CONSTRUCTION.

ARTIFICIAL TURF  
 PROVIDE HYDROCHILL FOR COOLING EFFECT IN LAWN AREAS. PROVIDE ALUMINUM EDGING WHERE TURF IS NOT BOUNDED BY HARDSCAPE.

GRAVEL/PEBBLE  
 REFER TO LANDSCAPE PLANS FOR EXACT LOCATION AND SPECIFICATIONS.

INTRACOASTAL WATERWAY



DELPRETE RESIDENCE  
 4326 INTRACOASTAL DRIVE  
 HIGHLAND BEACH, FL 33487  
 HIGHLAND BEACH/BEL LIDO IN,  
 0100-SF-RS-(24-HIGHLAND BEACH)

PLA DESIGN STUDIO

*Signature*

Stephanie Purvis FL Reg LA 6667215  
 Beth Dawson FL Reg LA 6667273

Project number: 25-042  
 Drawn by: LD/SP

Sheet name:

HARDSCAPE PLAN

REV 2  
 03/09/26

Sheet number:

H-1

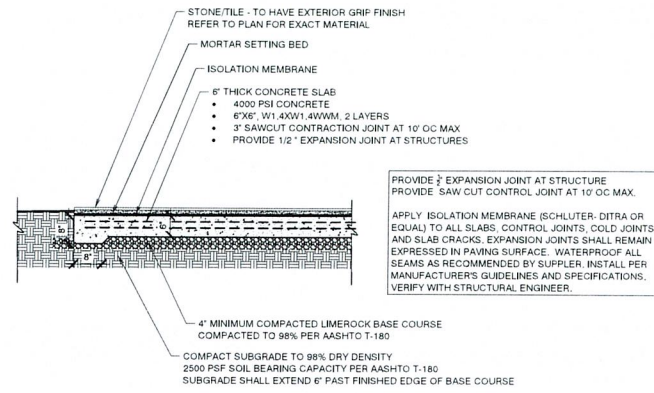
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MAR 10 2026

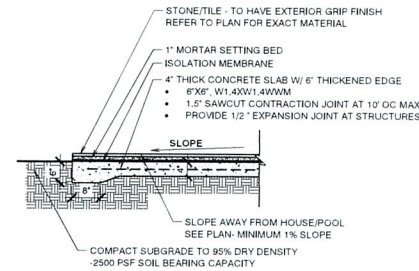
HIGHLAND BEACH  
BUILDING DEPARTMENT



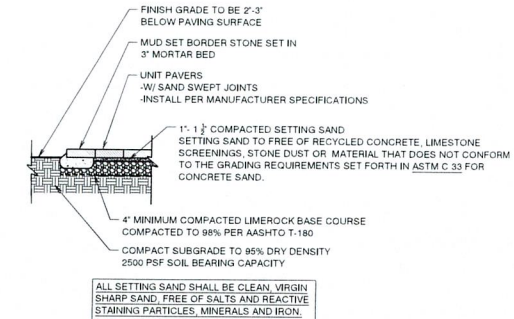
ISSUED FOR	07/14/25
1. ISSUED	03/09/26
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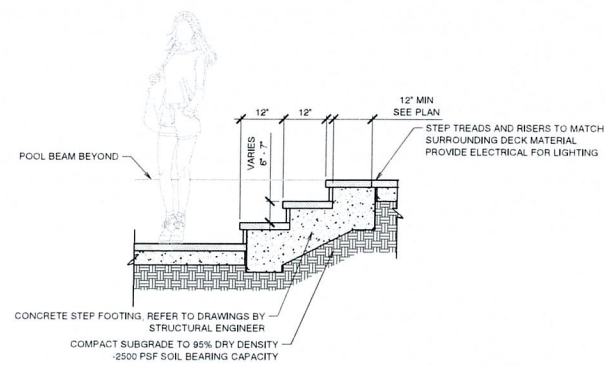
1 CONCRETE DRIVEWAY  
RESIDENTIAL DRIVEWAY 1/2"=1'



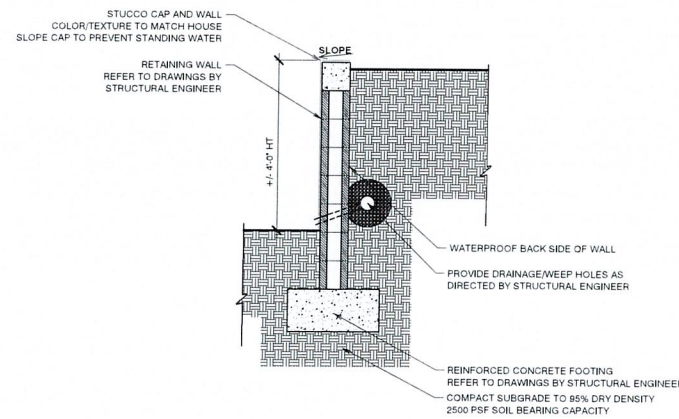
2 CONCRETE SLAB  
PEDESTRIAN WALKS/DECKS-NONVEHICULAR 1/2"=1'



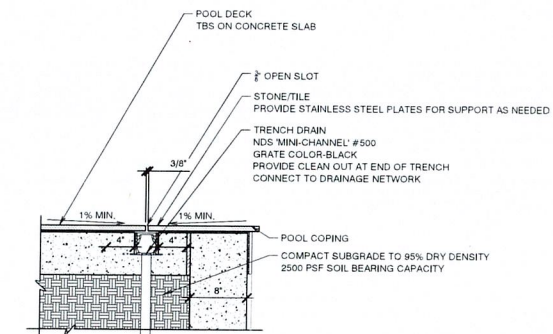
3 PAVERS ON SAND  
PEDESTRIAN WALKS/DECKS-NONVEHICULAR 1/2"=1'



4 STEP DETAIL TYP.  
1/2"=1'



5 RETAINING WALL  
1/2"=1'



6 SLOT DRAIN AT POOL BEAM  
1"=1'

DELPRETE RESIDENCE  
4326 INTRACOSTAL DRIVE  
HIGHLAND BEACH, FL 33487  
HIGHLAND BEACH/BEL LIDO IN  
0100-SF-RS-(24-HIGHLAND BEACH)

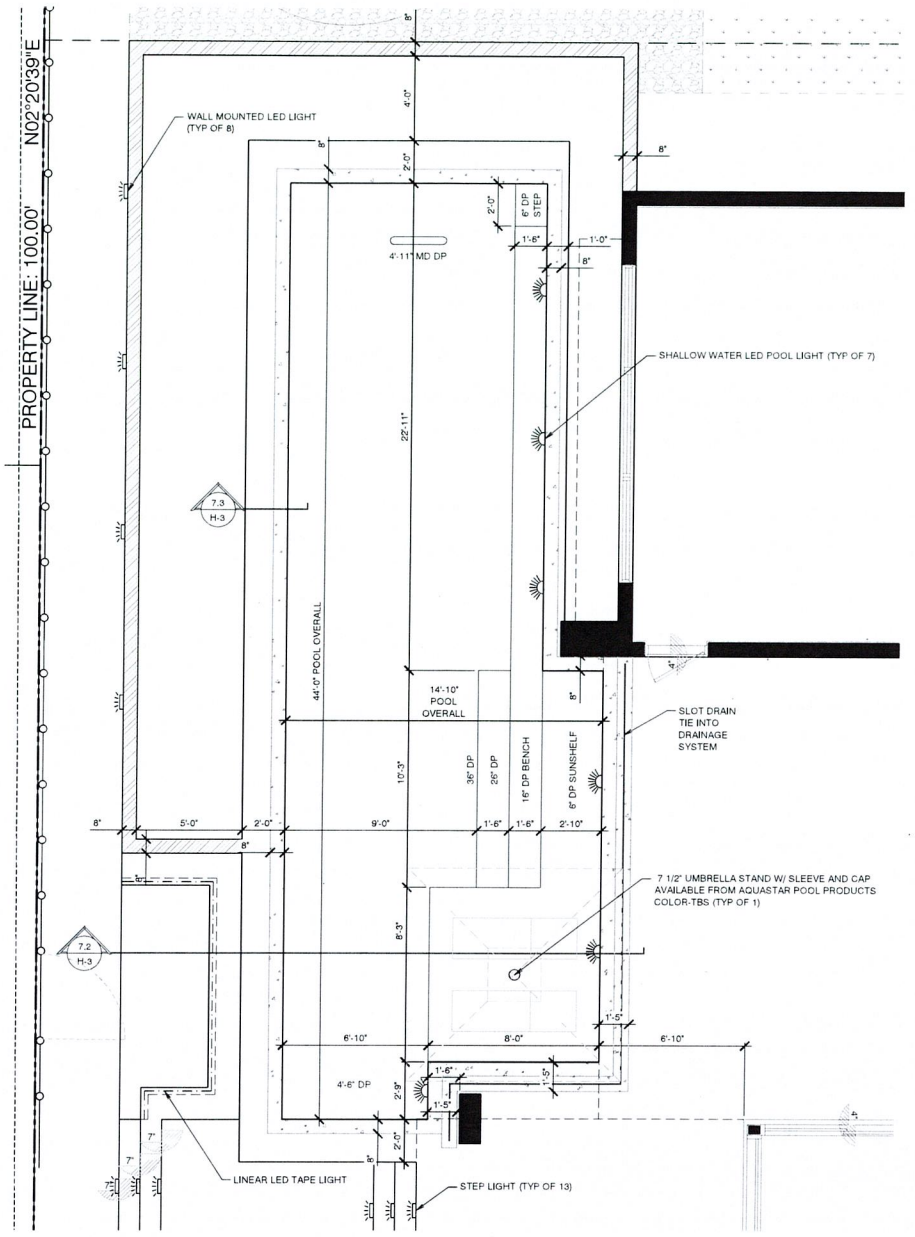
PLA DESIGN STUDIO  
192' CUNY ADOBE ROAD, SUITE 210, BOCA RATON, FL 33487  
STUDIO@PLADESIGNSTUDIO.COM | OFFICE@PLADESIGNSTUDIO.COM

project number: 25-042  
drawn by: LD/SP

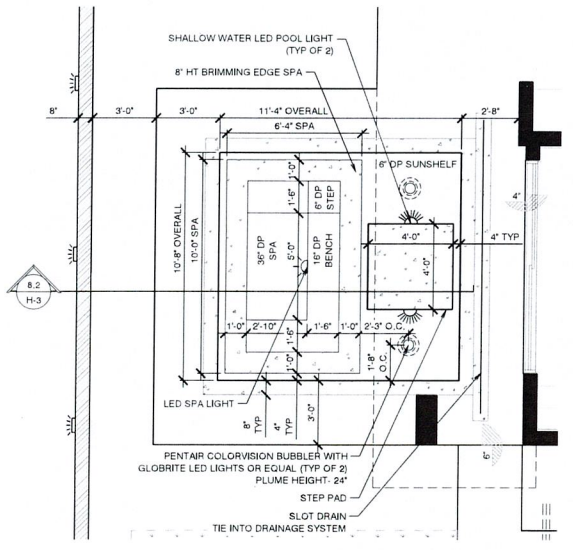
HARDSCAPE  
DETAILS

REV 2  
03/09/26

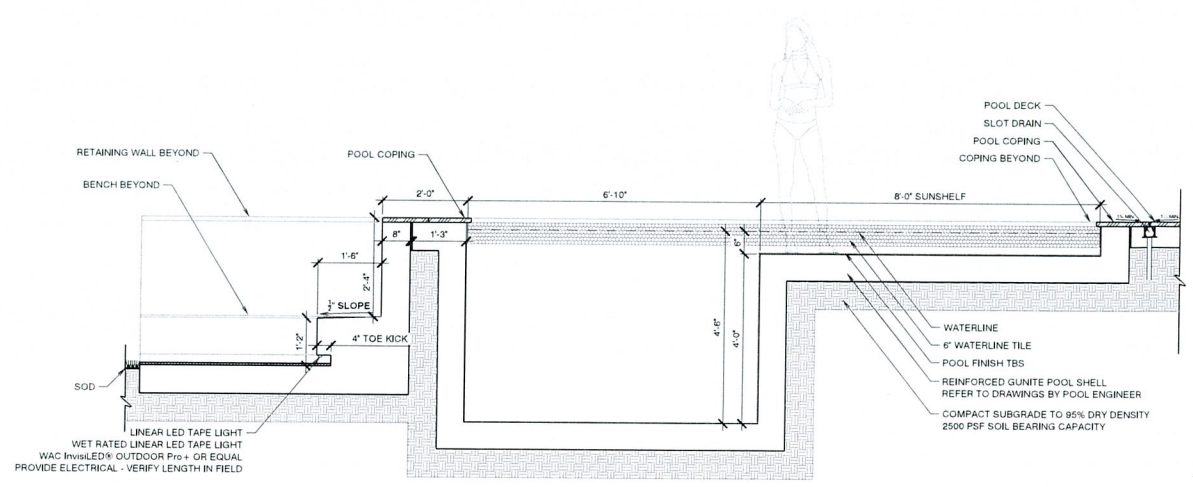
H-2



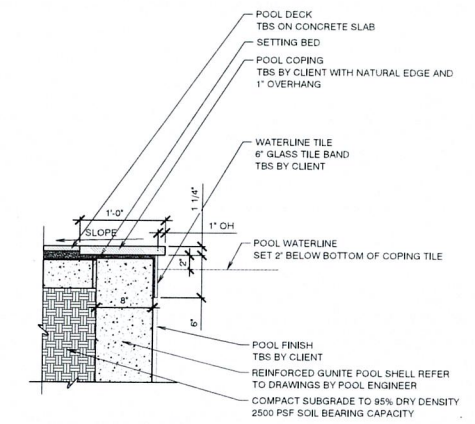
7.1 POOL ENLARGEMENT  
1/4" = 1'



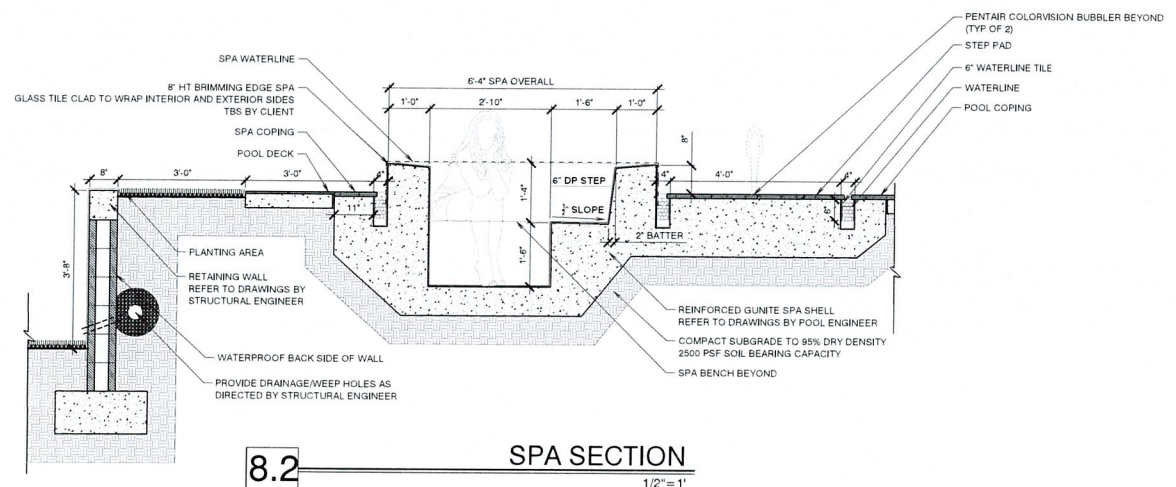
8.1 SPA ENLARGEMENT  
1/4" = 1'



7.2 POOL & FIRE TABLE SECTION  
1/2" = 1'



7.3 POOL COPING  
1" = 1'



8.2 SPA SECTION  
1/2" = 1'

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MAR 10 2026  
HIGHLAND BEACH  
BUILDING DEPARTMENT



ISSUED FOR:	07/14/25
1. ISSUED	03/09/26
2. REV 2	
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DELPRETE RESIDENCE  
4326 INTRACOSTAL DRIVE  
HIGHLAND BEACH, FL 33487  
HIGHLAND BEACH/BELL LIDO IN,  
0100-SF-RS-(24-HIGHLAND BEACH)

PLA DESIGN STUDIO  
REGISTERED ARCHITECTS  
STATE OF FLORIDA  
13487



Stephanie Portus, FL Reg. # 6667215  
Beth Dawkins, FL Reg. # 6627213  
Project number: 25-042  
LD/SP  
sheet name:

HARDSCAPE  
DETAILS

REV 2  
03/09/26

sheet number:

H-3

1000 - GENERAL CONDITIONS

- 1. These construction documents are intended to convey the overall form and finish of the design intent only. This drawing is to be read and implemented in conjunction with Architectural, Engineering (Structural, Civil, Electrical, Mechanical, etc) and other Consultant's documentation that form a part of the project.
2. Contractor shall coordinate with designer, Owner, and other job contractors to smoothly implement the project. The Landscape Architect, as directed by the Owner, may recommend coordination on behalf of the Owner to facilitate implementation.
3. Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and/or Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to Work, at no additional cost to Owner, as a result of unauthorized work prior to receipt of permit.
4. Contractor shall verify location of existing utilities and services and provide protection during construction. Any utilities damaged during site work operation shall be repaired at Contractor's expense.
5. Construction shall follow the most recent version of the 'Building Code' as adopted and amended by County or local jurisdiction. The Contractor shall familiarize himself with the governing code in its entirety and build in accordance with all provisions of this code which may or may not be specifically addressed and shown on the plans and notes.
6. General / Demolition Contractor shall strip and stockpile the top 6" of existing site topsoil. Sod and debris shall be separated and discarded. Verify stockpile location with Owner.
7. The General Contractor shall be responsible for bulk excavation, rough grading to within minus six inches (6") and finish grading to within minus two (2") of Finish Grade. The Finish Grade level shall include 6" of replacement topsoil. Contractor shall be responsible to maintain finish grades and correct all erosion until area is accepted by Owner. Contractor shall remove all soil run-off from adjacent lakes, pavements, swales etc. as established by others. Refer to Civil Eng'g Dwg for finisn grades.
8. Landscape Contractor shall be responsible for fine grading, including provisional topsoil to finalize levels. New earthwork shall blend smoothly into existing grades. Grade surfaces to assure positive drainage from all structures and to prevent ponding of surface drainage. All ponding shall be corrected prior to landscaping.
9. General Contractor shall verify all rim and invert elevations to provide positive drainage flow to pipe outfall. All drain pipe shall have a 0.5% min. fall unless otherwise noted. All angular/ directional invert orientations are approximate. Contractor shall determine and verify all pipe, invert, and structure alignments in accordance with the Layout plan civil engineer's drawings and Manufacturer's specifications.
10. All fill for berming and planting brought to the site shall be clean, friable sandy loam of slightly acid to neutral pH. All fill shall be free from sticks, rocks, marl, sod and other debris. Sod below all areas to be bermed shall be removed with an approved herbicide prior to installation of fill.
11. No equipment shall be used within the canopy 'drip-line' of existing trees. Maintain existing grade at 'drip-line' of existing trees.
12. Verify all paving materials, patterns and finishes with Owner and Landscape Architect.
13. General Contractor shall be responsible to provide at least three (3) sleeves for irrigation, electrical service and/or raised planter surrounds and/or raised planter surrounds or isolated by paving. Contractor shall be responsible to provide at least two (2) sleeves 1-1/2" dia irrigation and drainage to each pedestal or base to receive a planter pot.

1105 - GENERAL DESIGN DATA

- 1. Construction shall follow the most recent version of the 'Florida Building Code' and/or the 'Building Code' as adopted and amended by County or local jurisdiction. The Contractor shall familiarize himself with the governing code in its entirety and build in accordance with all provisions of this code which may or may not be specifically addressed and shown on the plans and notes.
2. All work shall be performed in accordance with the relevant and applicable sections of construction standards as established by the following organizations including but not limited to: CSI - Construction Specifications Institute, ACI - American Concrete Institute, ANSI - American National Standards Institute, ASTM - American Soc. of Testing Materials, CSI - Cast Stone Institute, NCMA - National Concrete Masonry Assoc., NFPA - National Fire Protection Association, NECC - National Electric Code, NPSP - National Pool and Spa Institute, NSF - National Sanitation Foundation
3. Refer to Construction Standards and Specifications as referenced by the Project Engineers providing support for the following Work:
a. Soils and Geotechnical Engineers
b. Structural Engineers
c. Electrical and Mechanical Engineers
d. Civil Engineers
e. Swimming Pool Fountain Consultant and Engineers

2100 - EROSION CONTROL

- 1. Contractor shall ensure that all erosion control measures are prescribed and installed in accordance with the requirements of the State, Federal or local drainage control districts with governing jurisdiction. Contractor shall comply with all permit requirements in addition to what may or may not be shown on the Drawings.
2. All erosion control measures are to be installed prior to any site disturbance or construction activities.
3. All sediment will be prevented from entering any wetland, waterway, sewer or storm drainage system through the use of silt fences, straw bales, detention and/or other applicable methods. The Contractor shall be responsible for mitigating all sediment leaving the site and taking appropriate corrective measures. Sediment control measures shall be in working order each day.
4. Once grading operations are completed, all disturbed areas within or outside of the limits of work shall be stabilized by approved soil matrix, erosion mitigation mat ground cover or other approved material.
5. Sediment control measures shall not be removed until work area is sufficiently stabilized.

2310 - GRADING NOTES

- 1. Contractor shall verify all existing grades in the field and report any discrepancies immediately to the Landscape Architect for decision.
2. All fill for berming and planting brought to the site shall be clean, friable sandy loam of slightly acid to neutral pH. All fill shall be free from sticks, rocks, marl, sod and other debris. Sod below all areas to be bermed shall be removed or killed with an approved herbicide prior to installation of fill.
3. Remove all road base, shellrock, marl, coral rock, and rubble 30" minimum below finish grade from all new planting areas and tree pits. Backfill with suitable soil as approved by Landscape Architect. Maintain existing grade at the 'drip line' of existing trees to remain.
4. Grade surfaces to assure positive drainage from all structures and to prevent ponding of surface drainage. All ponding shall be corrected prior to landscaping.
5. New earthwork shall blend smoothly into existing grades.
6. Pitch evenly between spot grades. All paved areas must pitch to drain at minimum of 1/8" per foot (1%). Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.
7. Rough Grade - Shaping and rough grade of site soils shall be provided 'in-Place' by Contractor to 4" of finish grade unless otherwise determined by Landscape Plans. If fill soil is required to be imported, refer to Landscape Plans and coordinate with Landscape Contractor.
8. Finish Grade +/- one inch (0.08'), Contractor shall shape on-site top-soil and level to finish grade tolerances unless agreement with Owner is otherwise established. If top soil is required to be imported, refer to Landscape Plans and coordinate with Landscape Contractor.
9. Fill shortfall shall be reported to Owner immediately. Contractor shall provide fill at direction of and by agreement of Owner.
10. Excess fill shall be reported to Owner. Contractor shall stock-pile excess fill in areas to be determined by Owner. Contractor shall stock pile removed per Owner's direction.
11. Contractor shall be responsible to maintain finish grades and correct all erosion until area is accepted by Owner. Contractor shall remove all soil run-off from adjacent lakes, pavements, swales et al as established by others.
12. No equipment shall be used within the canopy 'drip-line' of existing trees. Maintain existing grade at 'drip-line' of existing trees.

2505- GENERAL SITE UTILITIES AND SLEEVING

- 1. Contractor shall verify location of existing utilities/services and provide protective measures during construction. Utilities damaged during site work operations shall be repaired at Contractor's expense.
2. Contractor shall verify location of proposed utilities and services with respect to proposed or existing landscaping. Proposed plant material locations shall take precedence when determining underground piping and utility routes. Avoid all areas expected to be encounter rootballs of large plant materials and provide the clearances necessary to install all proposed materials.
2505- GENERAL SITE UTILITIES AND SLEEVING (cont.)
3. Contractor, at his Own expense, shall relocate or adjust any utilities, piping etc. that interferes with the installation of plant materials in their designated location.
4. All sleeving shall be a 2" min. dia. SCH 40 PVC pipe as needed. Where possible sleeving should be stacked or ganged to minimize space requirements.
5. Contractor shall be responsible to provide at least three (3) sleeves for irrigation electrical service and drainage to each planting area and/or raised planter surrounded or isolated by paving.
6. Contractor shall be responsible to provide at least two (2) sleeves 1-1/2" dia irrigation and drainage to each pedestal or base to receive a planter pot.
7. Sleeves shall have a minimum depth of 36" unless otherwise determined by electrician or irrigation contractor. The end of the sleeve shall extend at least 12" beyond the pavement, footing or base rock.
8. Locate sleeves in accessible corners or along edges of pavements. Avoid directing sleeves toward or through the center of planting areas where large root balls are intended.
9. Irrigation pipe/ control wire sleeves shall not be shared with electrical or utility service sleeves. Verify irrigation sleeve location with Irrigation Designer/Contractor.
10. All sleeving under roadways shall be reviewed and approved by Owner's Civil Engineer.

2700 - GENERAL PAVING NOTES

- 1. Verify all paving materials, patterns and finishes with Owner and Landscape Architect.
2. Samples - Contractor shall provide a minimum 5' x 5' sample of each pavement type or color blend for each paving pattern specified prior to ordering materials for the job. The paver sample shall be reviewed by the Landscape Architect and Owner for final approval and possible re-proportioning of the color mix or stone blend.
3. Stone and Concrete Unit Pavers - Pavers shall be installed in accordance with Manufacturer's specification. All curved patterns, bands and borders shall have cast or cut radial joints to create the required curve in accordance with the plans. Sand set paver gaps shall be within 1/16" min and 3/16" max. Tumbled pavers shall not have corner gaps in excess of 1/2" x 1/2". Surface and vertical chips and gaps shall not exceed 1/4" deep x 3/4" wide. Mortar joints shall be uniformly 1/4" max unless noted otherwise.
4. Cast Stone - Contractor shall verify all colors and finishes in writing prior to ordering materials. Contractor shall furnish samples of the specified material, profiles and finishes. Substitutions will not be allowed unless approved prior to ordering by the Owner and Landscape Architect. All curved bands and borders shall have radii cast in accordance with layout plans.
5. Concrete - All concrete products, including slabs, cast stone and pavers, shall have a minimum compressive strength of 4000 psi unless otherwise noted. Provide control and expansion joints as noted. Refer to Plan notes and/or Finish Schedule for color/texture and finish. Refer to Civil and Structural Engineer's Drawings for all slab and concrete specifications.
6. Setting Materials - All cementitious setting materials shall be modified for bonding and suitable for exterior, wet locations. All substrates and slabs shall be sound and properly prepared for proper bonding of setting materials. Provide crack isolation membrane for all stone and life finishes.
7. Sealer - All stone shall be sealed with a clear, penetrator, no-build sealer prior to installing and grouting. All stone, tiles and grouts shall be cleaned and sealed after installation. Provide Sealer Manufacturer's product sheet to Landscape Architect for all proposed sealer products.
8. Subgrade and Pavement Base- All pavement or foundation subgrade shall be compacted to meet the density requirements as determined by Civil or Structural Engineer's Drawings. Subgrade shall extend 12 inches beyond the proposed edge of pavement. All stumps, roots and other deleterious matter encountered in the preparation of the subgrade shall be removed below the finish pavement areas and from within 8 feet of edge of pavement. If the subgrade is required to be stabilized, the Contractor shall refer to plans prepared by a registered Civil Engineer.

2630 DRAINAGE AND PIPING NOTES

- 1. MATERIALS
a. CPT N-12 - corrugated high density polyethylene (HDPE) tubing with smooth wall interior.
b. PVC - Schedule 40, Schedule 80 or C-900 polyvinyl chloride pipe as indicated on the drawings.
c. Deck Drains- 'Zurn' inlets with bronze grates or approved eq.
d. Planter Drains - N.D.S. Atrium Grate or approved equal.
e. Refer to Civil Engineer's Drawings for Catch basins, sub-surface strip drains, french drains, etc.
2. Refer to Civil Engineering drawings for all piping, structures and drainage outfalls.
3. All pipe shall be placed in a dry trench. Contractor shall provide adequate equipment for the removal of storm, surface or subsurface water which may accumulate in the trenches or excavated area so that it will be dry for Work required.
4. All bedding shall consist of clean granular material. Unsuitable material such as muck, rocks, and debris shall be removed and replaced with suitable material and compacted.
5. The pipe shall be supported for its entire length with appropriate compacted granular material under the manholes.
6. The backfill shall consist of clean granular material. Unsuitable material such as muck, rocks, and debris shall not be placed in the trench.
7. All backfilling of storm drainage pipe shall be compacted in 12" lifts of clean granular material to a density of not less than 98% of the maximum density as determined by AASHTO T-99.
8. Location of drainage structures shall govern pipe runs. Pipe lengths may have to be adjusted to accomplish construction as shown.
9. All angular/ directional invert orientations are approximate. Contractor shall determine and verify all pipe, invert, and structure alignments in accordance with the Layout plan civil engineer's drawings and Manufacturer's specifications.
10. All elevations shown refer to N.G.V.D. unless other wise noted. Contractor shall verify all existing elevations and report any discrepancies to the Landscape Architect prior to installation of work.
11. Contractor shall verify all rim and invert elevations to provide positive drainage flow to the pipe outfall. All drain pipe shall have a 0.5% min. fall unless otherwise noted.
12. All pipe connections shall be made with manufacturer approved collars, couplings, or fittings. All connections shall be gasketed and/ or glued to be watertight, impenebrable by roots, and resistant to sediment infiltration. All conveyed pipe connections shall be gasketed and wrapped with three (3) layers of approved joint tape installed in accordance with manufacturer's recommendations.
13. In-line connections to main line shall be made w/ Y-fittings installed to facilitate downstream flow.
14. Contractor shall be responsible for sizing roof drain downspouts and connecting to overflow structure placed 6" min. below floor of building. Provide 2" min. overflow air-gap at downspout / drainpipe connection.
15. All connections to common utility structures shall be made in accordance to methods as approved by the Project Civil Engineer.
16. All piping routes shall be installed so as not to interfere with placement of structures, utilities, and trees with large root balls. Any deviation from the layout plan shall require written approval from the Landscape Architect before installation.

2800 - GENERAL FENCING NOTES

- 1. Verify all fencing materials, patterns and finishes with Owner and Landscape Architect. Fencing as shown on Landscape Architect's plans indicate general form and finish only.
2. All fencing and footings shall be designed by a Registered Engineer and installed by a Licensed Fencing Contractor in accordance with the "High-velocity wind zone" requirements of the FBC. Fencing installation shall comply with all local building, fire, life-safety and zoning codes.
3. Verify all property boundaries and fence locations with a certified property survey. Verify all underground utilities and sprinkler lines prior to digging fence posts.
4. Chain-link fencing shall be designed and installed in conformance with guidelines published by the Chain Link Fence Manufacturers Institute (CLFMI) and ASTM F-567.

3100 - CONCRETE NOTES

- Refer to Structural Engineering Drawings for all design and Specifications.
1. Materials:
a. Normal weight concrete (145 PCF), 28-day compressive strength:
Sidewalks 4000 PSI
Foundations /Patio Slabs\* 4000 PSI
Columns, beams, and slabs 4000 PSI
b. Concrete slump (in inches) shall be as follows:
Minimum Maximum
Massive sections, pavements and slabs 1-1/2" 5"
Heavy slabs, beams, walls 3" 5"
Thin walls, columns 3-1/2" 6"
c. Concrete reinforcing steel- ASTM A615 grade 60. Fy=60 KSI. Ties and stirrups --grade 40.
d. Stainless Steel Wire for Concrete Reinforcement- 304 or 316 Alloy ASTM A1022-01.2.
2. Reference Standards
a. Placing drawings and bar lists shall conform to ACI's "Manual of Standard Practice" for Detailing Reinforced Concrete Structures." (ACI 315)
b. Details of concrete reinforcement shall comply with The Manual of Standard Practice for Reinforced Concrete Construction" as published by the Concrete Reinforcing Steel Institute unless otherwise indicated.
c. Concrete construction techniques shall conform to "Specifications for Structural Concrete for Buildings" (ACI-301).
3. Reinforcement - Minimum concrete cover shall be:
Air Exposed Slab 3/4" Air exposed Beams and columns- 1-1/2"
Exposed unprotected concrete- 1-1/2" Formed concrete below grade- 3"
Submerged concrete - 3"

3100 - CONCRETE NOTES CONT.

- 1. Reinforcement shall be carefully placed, rigidly supported and well tied with bar supports and spacers.
2. Adequate vertical and horizontal shoring shall be provided to safely support all construction loads.
3. All openings in concrete slabs or walls over 12" square shall have (1) #5 x 5'-0" diagonal bar in each corner in the center of the slab or wall.
4. Connect column and wall reinforcing to footing or pile cap with same size and number of dowels as vertical bars above.
5. Dowels shall be hooked 'L' at bottom and shall be lapped 36" with column or wall reinforcing above.
6. Concrete columns shall be tied reinforced columns unless otherwise indicated.
7. Reinforcing in concrete walls shall be continuous with lap bars 36" min. Horizontal bar laps shall be staggered. Horizontal and vertical reinforcing shall be continuous between concrete and CMU materials. Provide dowels with 36" min lap embedded in each wall or slab material.
8. Provide 6" x 6", W.I. 4 x W.I.4 WWF in slabs on grade unless otherwise indicated.
9. Fiber Reinforcement where noted- Synthetic fibers shall be fibrillated or monofilament polypropylene fibers engineered and designed for use in concrete pavement complying with ASTM C1116, Type III, 1/2 to 1 inch (15-25mm) long. Admix at not less than 1 lb/ per cu yd and as recommended by Engineer or manufacturer.
10. Slab Expansion Joints- Form isolation joints of pre-formed joint-filler strips abutting concrete curbs, catch basins, manholes, inlets, structures, walls and all other fixed objects and where indicated. Wall Expansion Joints - Refer to engineering drawings.
11. Control Joints - Form weakened plane contraction joints, sectioning concrete into areas as indicated. Construct contraction joints for a depth equal to at least one-fourth of the concrete thickness as follows:
Grooved Joints: Form contraction joints after initial floating by grooving and finishing each edge with a groover tool to a radius of 3/8" and as indicated on the drawings. Repeat grooving of contraction joints after applying surface finish. Eliminate all groover marks in the concrete surface.
Joints Spacing - as follows and as indicated on the drawings. Add two feet (2') to spacing, if fiber mix is used.
4" thick slabs 6' o.c. max 6" thick slabs 8' o.c. max
12. Edging - Tool edges of pavements, gutters, curbs and joints in concrete after initial floating with an edger tool to a radius of 1/2" min, or as indicated on the drawings. Repeat edge tooling after applying surface finish. Eliminate edger marks in the concrete surface.
13. Slab Surface Finish - verify finish with drawings. All slabs and walkways shall receive a non-skid light broom finish unless otherwise specified. Finish shall be uniform and consistent over entire surface. Finish surface shall be free of blemishes, tool marks and defects.

4220 CONCRETE UNIT MASONRY

- Note: Minimum Requirements are as noted. Refer to Structural Engineering Drawings for all design and Specifications.
1. Materials:
a. Concrete masonry 28-day compressive strength of individual units (net area) 2000PSI. Masonry units shall conform to ASTM C90.
b. Mortar type M or S ASTM C270. Mortar test shall be taken twice weekly
c. Masonry grout shall conform to ASTM C476.
2. Reinforced concrete masonry construction shall conform to the "Building Code Requirements for Concrete Masonry Structures" (ACI 531)
3. Vertical cells to be grouted shall have vertical alignment sufficient to maintain a clear, unobstructed continuous cell.
4. Cleanout openings shall be provided at the bottom of grouted cells at each lift. Cleanouts shall be sealed after cleaning and inspection, and before grouting.
5. Reinforcing steel shall be lapped 36" minimum where spliced and shall be either separated by one bar diameter or wired together.
6. Masonry walls shall cure at least (24) hours before grouting.
7. When grouting is stopped for one (1) hour or longer, grout shall be stopped 1-1/2" below top of the uppermost unit.
8. Grout shall be placed in lifts not to exceed 8'-0" maximum.
9. Vertical wall reinforcing shall be doweled to footing below and beam above.
10. Provide (2) #9 Ga. reinforcing wires every second course in exterior walls.
11. Beams and lintels, unless otherwise shown, shall have 8" min. bearing at each end.
12. Masonry shall be anchored to supporting beams and columns unless otherwise noted. Masonry units laid to concrete shall be supported by dovetail anchors spaced at 16" or with an equivalent system.
13. Masonry walls shall be braced to resist lateral loads until adequate bracing is provided by the other components of the structure.
14. Masonry grout shall be mixed with sufficient water to give a fluid consistency without segregation of materials.

4720- CAST STONE

- 1. This section includes all labor, equipment and materials to provide and install Cast Stone shown on the drawings and as described in this specification.
a. Architectural Cast stone - White Portland cement based (Type I or II) concrete. Texture and color shall be as specified by Architect. Refer to Finish schedule
b. Contractor shall furnish shop drawings, colors/material samples of all profiles or alternates to Landscape Architect for approval prior to ordering stone.
c. Related Sections - Refer to sections as applicable.
1. Mortar and Grout
2. Unit Masonry Assemblies
3. Reinforcing Unit Masonry Assemblies
4. Joint Sealers
d. References - Standards shall comply with requirements and recommendations of the Cast Stone Institute (CSI) Technical Manual (Current Edition) ASTM C1364 Standard Specification for Cast Stone
2. Fabricator and installer shall use clean, uncontaminated sources of cement, aggregate, mixing equipment and water for all products, grouts and installation practices. All cast stone shall be white Portland cement based and achieve a min. compressive strength of 3000 psi upon delivery to job-site. Cast stone shall have integral color pigments with additional soda color as specified.
3. Architectural cast stone members shall be suitably reinforced with synthetic fibers (ASTM C1116, Type 3), welded wire fabric (ASTM A82 where applicable in wet-cast units), ferrous bars (ASTM A615/ A618M) or deformed stainless steel (type 302 or 304). Stainless steel reinforcements shall be used in wet or submerged conditions or where salts in soil, water or air are present. Welded wire fabric shall not be used in dry cast products.
4. Ferrous reinforcements, where permitted, shall be oil and rust free and embedded with a min. of 3" of concrete cover unless specified otherwise by engineer.
5. All copings, trim molds, wall caps, brackets, cladding, etc (excluding horizontal flatwork) shall be anchored in place with corrosion-resistant building stone fasteners. All vertical cladding and columns shall be anchored in compliance with local building codes. Refer to wind load and seismic standards in CSI Manual sec
6. All metal structural elements to be clad shall be primed with at least two coats of zinc-rich primer and sealed or protected from any water infiltration.
7. Cast stone products, grouts and thin-sets used in wet, submerged or salt conditions shall be latex or polymer modified to reduce porosity and moisture absorption.
8. Wet all stones prior to setting in full mortar bed unless otherwise detailed.
9. Set stones 1/8" or less within plane of adjacent units.
10. All finish pointing grouts shall match the cast stone color unless otherwise specified. Grout joints shall be consistent and uniform: 1/4" min or 3/8" max width. Joints shall be tooled flush or slightly concave as specified. Raked joints shall be pointed and tooled as specified.
11. Stone materials shall be cleaned and free of chips, voids, mortar haze, and stains.
12. All borders, trims, and molding spans shall consist of equal, uniformly sized pieces. Slivers or unbalanced joint spacing is unacceptable. All corner stones shall be solid castings. Miter joints shall be permitted only where specified. All coping / trim shall terminate or return with appropriately cast pieces. Exposed, cut, or broken ends are unacceptable.
13. Finished surface shall be clean and free of defect, saw cuts, tool marks, chips, cracks, blemishes or stains. All grout stains shall be removed within 24 hours of application.
14. All horizontal walking surfaces shall have a skid resistant finish, wet or dry. Fill all pores and cavities of natural stone as specified.
15. All stone cutting shall be done in designated staging area. Protect all adjacent plant materials, soils and finish surfaces from dust, debris, and construction activity. Dispose of any waste materials in suitable containers away from planting areas. Contractor shall be responsible to remove all cement contaminated soil from the site and replace with clean, approved fill.
16. Stone shall be patched, cleaned and free of chips, blemishes and defects. All cleaners shall be used in accordance with manufacturers specification. Protect all adjacent plant materials, soils and finish surfaces from runoff /over spray of all cleaners.
17. All cast stone shall be finished with a clear, penetrating no-build sealer unless otherwise specified. Submit sealer manufacturers' literature to Architect for approval. No sealer shall be applied until repair, cleaning, inspection and acceptance are completed.

9500 - PAINT AND FINISHES

- 1. All paint finishes shall receive 100% coverage with a primer/sealer base coat suitable for the substrate material and application. All paint finishes shall extend a min. of 2" below grade where applicable.
2. All surfaces or substrates shall be etched, scarified, pH neutralized and cleaned. Remove all loose or flaking material. Fill or repair all surface defects to match adjacent surface finish or specified texture. Prepare surface according to paint manufacturer's recommendation.
3. Masonry and concrete walls shall receive a coat of masonry primer paint Stucco / masonry shall cure for at least 28 dry days prior to painting or in accordance with paint manufacturer's specification.
4. Finish paint shall consist of high-grade latex 100% acrylic paint unless otherwise specified. Finish paint application shall consist of a min. of one coat of finish paint. Follow application instructions as recommended by the Manufacturer unless otherwise noted.
5. Each paint coat shall cure for at least one (1) full dry day prior to the application of the subsequent coat. All paint shall have the maximum allowable recommended mildew-cide additive.
6. Contractor shall provide 4'x4' paint sample panels on site for review and approval by the Owner/ Landscape Architect.
7. All metal shall receive two coats of corrosion resistant primer appropriate for the material: Unexposed Steel , iron/ ferrous metals - red oxide oil-based primer or approved eq.
8. Final finish shall be subject to visual or other inspections. Entire surface shall be repainted if substrate, undercoat or primer is visible.

6050 - OUTDOOR CARPENTRY

- 1. Materials:
a. Pressure-treated (PT)- (min ACO retention)
Lumber Piles - southern yellow pine (SYP) 2.50 ACQ
Buried or submerged Framing and superstructure
Above grade Framing and superstructure
- #2 SYP, S4S, 0.80 ACQ
- #2 SYP, S4S, 0.60 ACQ
Decking, posts and railings - #1, SYP, S4S, 0.60 ACQ
b. Western Red Cedar (WRC) #1 rough sawn timbers and dimensional boards
c. Exotic wood cladding - species to be determined.
d. Synthetic Lumber - UV resistant, high density polyethylene (HDPE) boards. TREX, Inc. or EQ.
d. Metal fasteners-hot-dipped galvanized steel, 316 stainless steel or approved eq. where specified.
e. Connection plates- galvanized steel "Simpson" ties 316 stainless steel or approved eq.
2. Dimensional and structural products shall be uniform and free of cracks, splits, checks, loose knots or other defects degrading the weatherability, strength and appearance of the product.
3. Contractor shall verify all colors and finishes with Landscape Architect. Submit samples of each specified wood type / species for approval prior to ordering.
4. All structures shall be anchored, plumb and square to base. Structures shall be constructed in accordance with wind loads and local codes.
5. Wood products shall not be embedded or restrained on masonry structures or enclosures without adequate air gap and drainage clearances.
6. Pressure-treated (PT) wood sub-structures shall be thru-bolt connected with Stainless steel bolts and fasteners or approved eq. as noted. All framing nails, connector plates, ties etc, shall be stainless steel unless otherwise noted. Refer to engineer's fastener schedule for size and spacing.
7. All visible, bolted overhead connections shall be countersunk, sealed and plugged with similar wood plugs or approved filler material.
8. All wood shall be isolated from contact with concrete, masonry units, metal plates, etc with pressure-treated wood or eq. Provide flashing and sealant as noted.
9. All decking, railings or finish surfaces shall be free of splits, checks, splinters, loose knots, pitch pockets, pith hearts or other defects. All joints and connections shall be tight and clean. Round-over or ease all edges unless otherwise specified. All fasteners on decking, railings and finish surfaces shall be counter-sunk flush or slightly below finish surface.
10. All decorative wood assemblies shall receive at least one coat of primer, stain or sealer prior to assembly. Finish coat or touch-up all final assemblies or structures according to finish schedule.
11. All wood steps shall have 3 min. 3/8" wide traction grooves routed into the outer 1/3 of the tread surface.

13100 - FOUNTAIN AND POOL NOTES

- Submittals - The Contractor shall submit detailed shop/ MEP engineering drawings for all pool, pond and fountain structures, basins, bowls, finishes, fixtures, controls, equipment and operating systems to the Landscape Architect for review and approval prior to construction.
1. Fountain mechanical, electrical and hydraulic systems shall consist of commercial grade pool/ fountain equipment as specified by an approved fountain consultant to provide a complete feature fountain system that operates to the performance standard as specified on the Plans.
2. The Equipment List shall include, but not necessarily limited to, the following items: pumps, piping and fittings, auto-fill, overflow, filters, skimmers, valves, manifolds, timers, controllers and control boxes, light fixtures, etc.
3. All pool, pond and fountain, structures, basins, bowls, etc. shall be engineered and constructed in accordance with applicable codes and standards by the installer, manufacturer, or supplier. The installer shall be responsible for the design and application of all structural materials, waterproofing materials, installation methods, equipment and finish installations.
4. All carved or precast components, assemblies and attachments shall have integral reinforcements, engineered to meet applicable Wind codes.
5. Waterproofing: Whether shown or not, the Contractor shall be responsible to provide and install waterproofing materials that are appropriate for submerged and chemistry conditions of the pool aquatic environment. Embedded flexible membrane or expanding waterstops shall be at all construction joints, pipe penetrations and equipment housings. All underwater surfaces of pool shells and structures shall be waterproofed with flexible cementitious plasters, polymers or appropriate materials prior to application of finish materials and in accordance with the listed use and Manufacturer's recommendations
6. All fastenings, pins, plumbing and reinforcing shall be of non-corrosive materials suitable for a chlorine environments. Reinforcing steel shall have 3" min. concrete cover from all submerged surfaces.
7. Cast stone fabricator shall coordinate with Fountain Consultants and contractors to determine necessary clearances and allowances for fountain equipment and structural elements. All molds and casting patterns shall be reviewed at a 75% completion level before final approval.
8. Contractor shall verify that all fixtures, tiles, finishes and grouts are suitable for a pool and/ or chlorine environment. For specific information, refer to "Technical Design Manual-Tiled Swimming Pools, Fountains and Spas, DS-725.0-810" published by the Laticrete Corporation -www.laticrete.com.
9. All electrical work shall conform to the most recent National Electric Code. Contractor shall submit an engineered electrical design including: all specification and criteria of provided equipment ; a one-line drawing showing all electrical equipment, lighting, controllers, wiring and bonding.
10. All pool/ fountain equipment shall be grounded by an approved Grounding Electrode System or other code -approved manner. All swimming pool reinforcing steel and shell metals shall be bonded with a #8 insulated solid copper wire. Bonding shall be in accord with NEC 680-22.
11. Contractor shall provide all structures, plumbing, equipment, hook-ups services, and adjustments necessary to provide a complete and fully operational fountain system.
12. Fountain mechanical / equipment installer shall include a minimum 1 year warrantee for all equipment, including any necessary field service and/ or adjustments.
13. Water supply tap and meter (if required) shall be furnished by Owner, UNO.

RECEIVED

MAR 10 2026

HIGHLAND BEACH BUILDING DEPARTMENT



ISSUED FOR 07/14/25
RECEIVED 03/09/26
REV 2

DELPRETE RESIDENCE
4326 INTRACOSTAL DRIVE
HIGHLAND BEACH, FL 33487
HIGHLAND BEACH/BEL LIDO IN,
01000-SF-RS-(24-HIGHLAND BEACH)

PLA DESIGN STUDIO



Stephanie Perini, P.E. Reg. LA 6667215
Beth Dawson Fl. Reg. LA 6667273
project number 25-042
drawn by LD/SP

HARDSCAPE SPECS

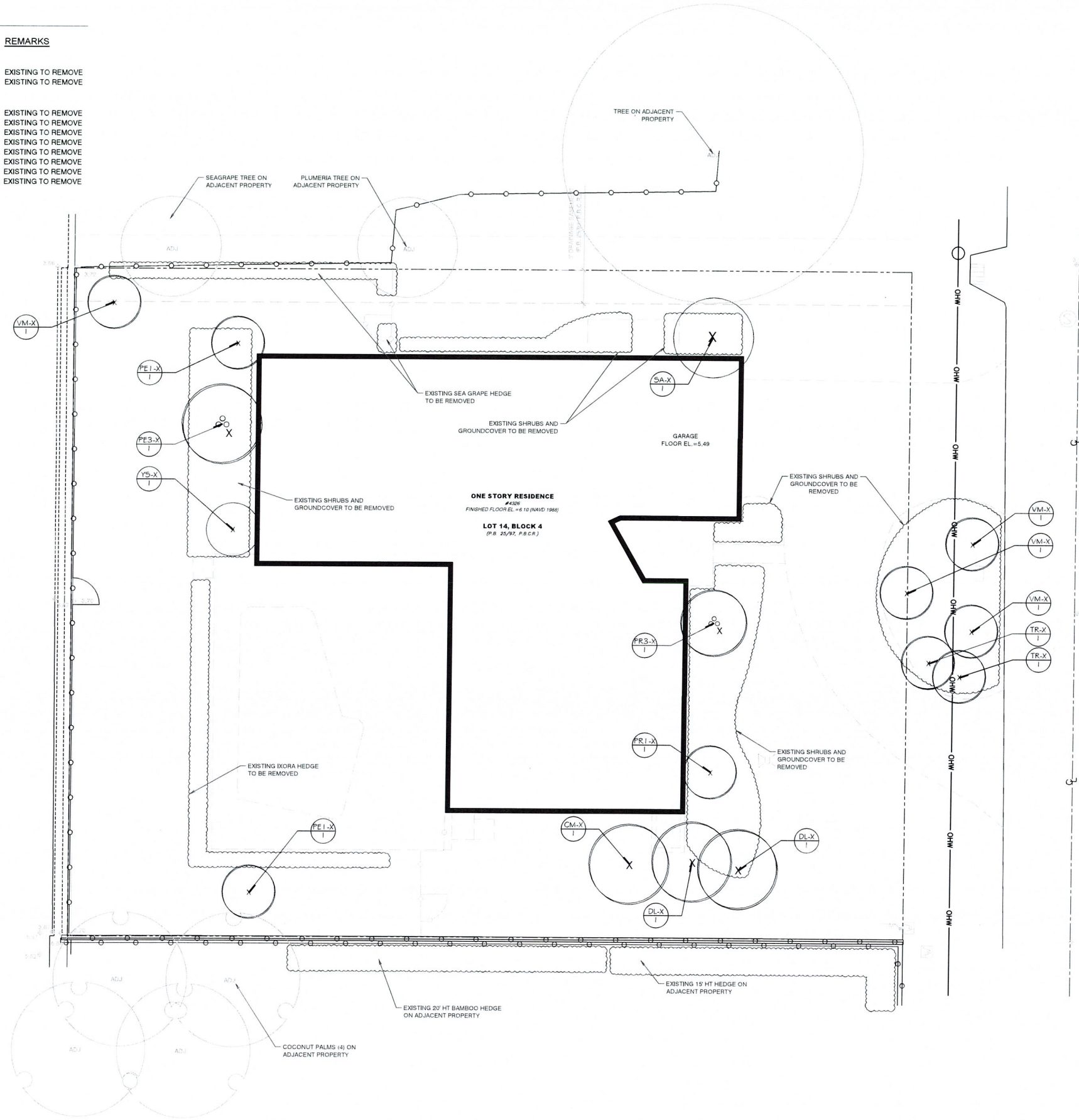
REV 2 03/09/26

H-4 Page 33

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PLANT SCHEDULE DISPOSITION

CODE	QTY	BOTANICAL / COMMON NAME	CONT	REMARKS
<b>TREES</b>				
SA-X	1	Scheffera actinophylla / Umbrella Tree	INVASIVE	EXISTING TO REMOVE
YS-X	1	Yucca spp. / Yucca	NON-NATIVE	EXISTING TO REMOVE
<b>PALM TREES</b>				
CM-X	1	Caryota mitis / Fishtail Palm	NON-NATIVE	EXISTING TO REMOVE
DL-X	2	Dypsis lutescens / Areca Palm	NON-NATIVE	EXISTING TO REMOVE
PH1-X	1	Phoenix roebelenii / Pigmy Date Palm Single	NON-NATIVE	EXISTING TO REMOVE
PH3-X	1	Phoenix roebelenii / Pigmy Date Palm Triple	NON-NATIVE	EXISTING TO REMOVE
PE3-X	1	Ptychosperma elegans / Alexander Palm Triple	NON-NATIVE	EXISTING TO REMOVE
PE1-X	2	Ptychosperma elegans / Alexander Palm Single	NON-NATIVE	EXISTING TO REMOVE
TR-X	2	Thrinax radiata / Florida Thatch Palm	NATIVE	EXISTING TO REMOVE
VM-X	4	Veitchia merrillii / Christmas Palm	NON-NATIVE	EXISTING TO REMOVE



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HIGHLAND BEACH BUILDING DEPARTMENT



ISSUED FOR:

1. ISSUED	10/21/22
2. REV. 1	07/14/25
3. REV. 1	10/23/25
4. REV. 2	03/09/26
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**DELPRETE RESIDENCE**  
 4326 INTRACOSTAL DRIVE  
 HIGHLAND BEACH, FL 33487  
 HIGHLAND BEACH/BEULIUDO IN  
 0100-SF-RS-(24-HIGHLAND BEACH)

**PLA DESIGN STUDIO**  
 902 SUNSET MOORE ROAD, SUITE 215, BEACH BLVD., FL 33447  
 STORHPAD@PLADSG.COM | OFFICE 941.318.226

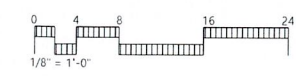
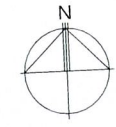
*SP*

Stephanie Portus FL Reg LC 5667215  
 Beth Davis FL Reg LA 6667273  
 project number 25-042  
 drawn by LD/SP

LANDSCAPE DISPOSITION PLAN

REV 2  
 03/09/26

sheet number L-1



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PLANT SCHEDULE PROPOSED

SYMBOL CODE BOTANICAL / COMMON NAME

TREES

CE-14 Conocarpus erectus / Green Buttonwood

PALM TREES

PD-14 Phoenix dactylifera 'Medjool' / Medjool Date Palm

PE-10 Ptychosperma elegans / Alexander Palm

PE-14 Ptychosperma elegans / Alexander Palm

PE-20 Ptychosperma elegans / Alexander Palm

RE-6 Rhaps excelsa / Lady Palm

VM-18 Veitchia merrilli / Christmas Palm

SHRUBS

AO-C Alocasia odora 'California' / Dwarf Elephant Ear

BOU Bougainvillea 'Silhouette' / Thornless Lilac Bougainvillea

CG-4 Clusia guttifera / Small-Leaf Clusia

CF-M Cordyline fruticosa 'Maria' / Maria Ti

DA Dracaena arborea / Tree Dracaena

HR-AC Hibiscus rosa-sinensis 'Anderson Crepe' / Tropical Hibiscus

H-SP Hibiscus x 'Seminole Pink' / Seminole Pink Hibiscus

PM-4 Podocarpus macrophyllus maki / Shrubby Yew

PM-7 Podocarpus macrophyllus maki / Shrubby Yew

PM-3 Podocarpus macrophyllus maki / Shrubby Yew

SJ-T Serissa japonica / Snowrose

SHRUB AREAS

EG-B Evolvulus glomeratus 'Blue Daze' / Brazilian Dwarf Morning Glory

FM-G Ficus microcarpa 'Green Island' / Green Island Ficus

HR-P Hibiscus rosa-sinensis 'Seminole Pink' / Seminole Pink Hibiscus

I-DP Ixora x 'Dwarf Pink' / Ixora 'Dwarf Pink'

LM Liriope muscari 'Evergreen Giant' / Evergreen Giant Border Grass

PL Pentas lanceolata 'Lavender' / Lavender Pentas

PN Psychotria nervosa / Wild Coffee

TA-M Trechelospermum asiaticum 'Minima' / Minima Jasmine

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BUILDING DEPARTMENT

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1. ISSUED	07/14/25
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DELPRETE RESIDENCE  
4326 INTRACOSTAL DRIVE  
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HIGHLAND BEACH/BEL LIDO IN  
0100-SF-RS-(24-HIGHLAND BEACH)

PLA DESIGN STUDIO

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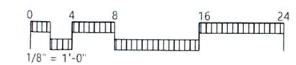
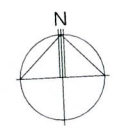
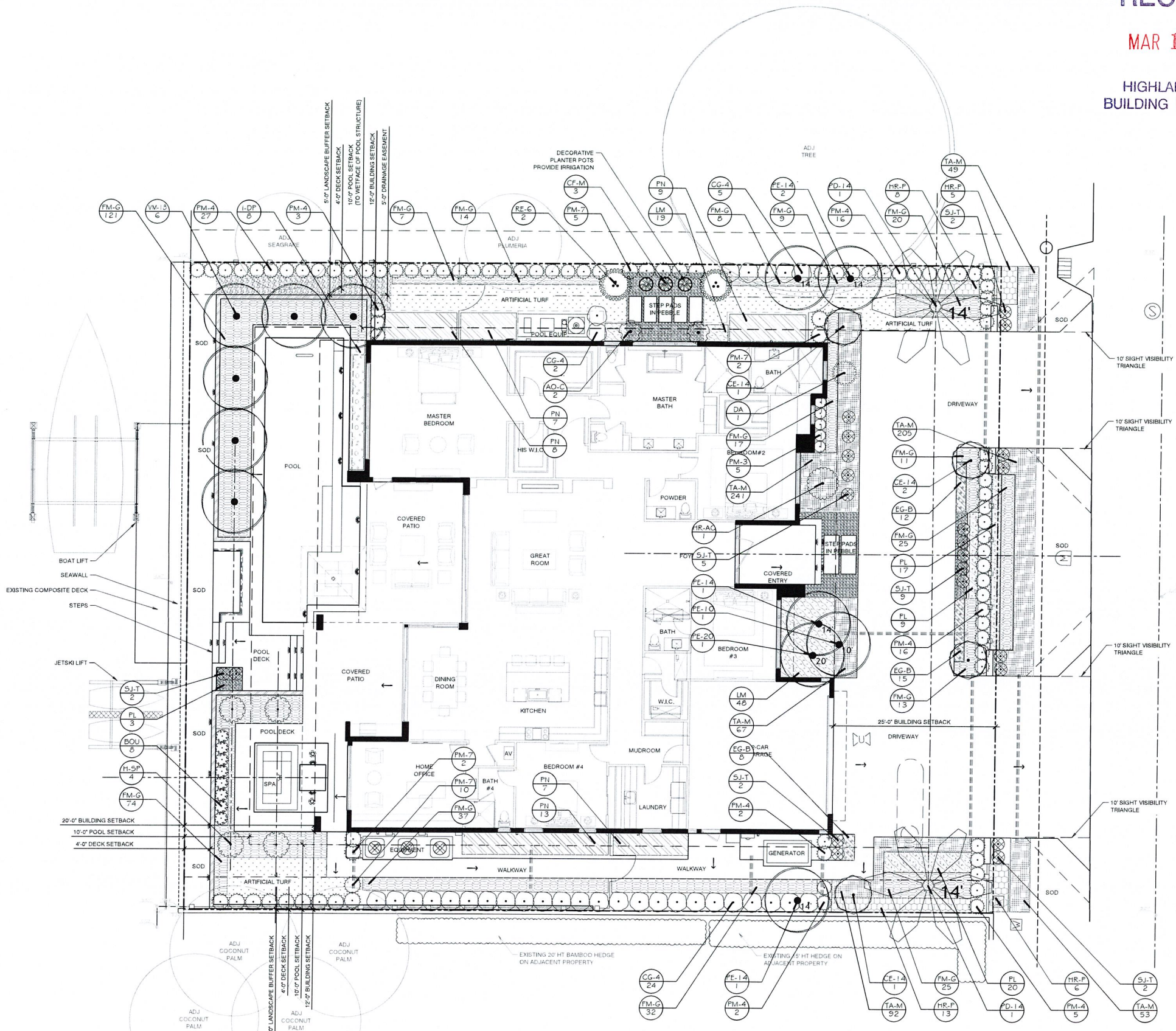
*SP*

Seal  
Stephanie Portus FL Reg. LA 665/215  
Beth Dawson FL Reg. LA 66672/4  
project number: 25-042  
sheet number: LD/SP

LANDSCAPE PLAN

REV 2  
03/09/26

sheet number: L-2



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**PLANT SCHEDULE PROPOSED**

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT	SPD	NATIVE	REMARKS
<b>TREES</b>								
CE-14	4	Conocarpus erectus / Green Buttonwood	45G/28"	3" CAL	14' HT	5'-6" SPD	NATIVE	DENSE, SYMMETRICAL CANOPY, STRAIGHT TRUNK-MATCHING
<b>PALM TREES</b>								
FD-14	2	Phoenix dactylifera 'Medjool' / Medjool Date Palm	B&B	N/A	14' CT	16' SPD	FLORIDA FRIENDLY	FLORIDA FANCY, STRAIGHT, UNSCARRED TRUNK, FULL HEAD, HEAVY CALIPER, MATCHING, SINGLE, FULL HEAD, STRAIGHT, UNSCARRED TRUNK, 10' CT
PE-10	1	Ptychosperma elegans / Alexander Palm	B&B	N/A	10' CT	10' SPD	FLORIDA FRIENDLY	SINGLE, FULL HEAD, STRAIGHT, UNSCARRED TRUNK, 14' CT
PE-14	4	Ptychosperma elegans / Alexander Palm	B&B	N/A	14' CT	10' SPD	FLORIDA FRIENDLY	SINGLE, FULL HEAD, STRAIGHT, UNSCARRED TRUNK, MATCHING
PE-20	1	Ptychosperma elegans / Alexander Palm	B&B	N/A	20' HT	10' SPD	FLORIDA FRIENDLY	SINGLE, GRADE #1, MATCHING, SUBMIT PHOTO.
RE-6	2	Rhapis excelsa / Lady Palm	25G	N/A	6' HT	4' SPD	NON-NATIVE	
VM-18	6	Veitchia merrillii / Christmas Palm	FIELD GROWN	N/A	18' HT	10'-12' SPD	FLORIDA FRIENDLY	

CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT	W	NATIVE	REMARKS
<b>SHRUBS</b>							
AC-C	2	Alocasia odora 'California' / Dwarf Elephant Ear	3G/10"	24" HT	24" W	NON-NATIVE	FULL DENSE FOLIAGE, INTACT LEAVES
BOU	8	Bougainvillea 'Silhouette' / Thornless Lilac Bougainvillea	3G/10"	18" HT	18" W	FLORIDA FRIENDLY	BUSH FORM, FULL DENSE POTS, LOW BRANCHING, INTACT LEAVES, GOOD COLOR.
CG-4	31	Clusia guttifera / Small-Leaf Clusia	7G/14"	4' HT	30" W	NON-NATIVE	FULL TO BASE, LOW BRANCHING, DENSE INTACT FOLIAGE, NO VOIDS
CF-M	3	Cordyline fruticosa 'Maria' / Maria Ti	3G/10"	2' HT	1.5' W	FLORIDA FRIENDLY	FULL TO BASE, INTACT FOLIAGE, GOOD COLOR, 3 PFP
DA	1	Dracaena arborea / Tree Dracaena	25G/21"	5' HT	2'-3" W	FLORIDA FRIENDLY	TRIPLE, FULL SYMMETRICAL HEADS, UNSCARRED TRUNKS, SUBMIT PHOTO
HR-AC	1	Hibiscus rosa-sinensis 'Anderson Crepe' / Tropical Hibiscus	25G/21"	6' HT	3'-4" W	FLORIDA FRIENDLY	STANDARD, FULL, DENSE SYMMETRICAL FOLIAGE, STRAIGHT TRUNK, MATCHING-SUBMIT PHOTO
H-SP	4	Hibiscus x 'Seminole Pink' / Seminole Pink Hibiscus	25G/21"	5'-6" HT	3'-4" W	FLORIDA FRIENDLY	FULL HEAD, STRAIGHT TRUNK, MATCHING
PM-4	71	Podocarpus macrophyllus maki / Shrubby Yew	15G/17"	4' HT	24" W	FLORIDA FRIENDLY	FULL, DENSE FOLIAGE TO BASE, SHEAR TO 4" HT
PM-7	19	Podocarpus macrophyllus maki / Shrubby Yew	25G/21"	7' HT	30" W	FLORIDA FRIENDLY	FULL, DENSE FOLIAGE TO BASE, SHEAR TO 7" HT
PM-3	5	Podocarpus macrophyllus maki / Shrubby Yew	7G/14"	3' HT	18" W	FLORIDA FRIENDLY	FULL, DENSE FOLIAGE TO BASE, SHEAR TO 3" HT
SJ-T	22	Serissa japonica / Snowrose	7G/14"	18" HT	18" W	NON-NATIVE	TOPIARY GLOBE, FULL DENSE FOLIAGE, NO VOIDS

CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT	W	NATIVE	SPACING	REMARKS
<b>SHRUB AREAS</b>								
EG-B	35	Evolvulus glomeratus 'Blue Daze' / Brazilian Dwarf Morning Glory	1G/6"	12" HT	10" W	FLORIDA FRIENDLY	12" o.c.	FULL DENSE POTS, GOOD COLOR
FM-G	413	Ficus microcarpa 'Green Island' / Green Island Ficus	3G/10"	16" HT	14" W	FLORIDA FRIENDLY	18" o.c.	FULL, DENSE FOLIAGE, GOOD COLOR
HR-P	32	Hibiscus rosa-sinensis 'Seminole Pink' / Seminole Pink Hibiscus	3G/10"	16" HT	14" W	NON-NATIVE	24" o.c.	BUSH, FULL DENSE FOLIAGE, FULL TO BASE, GOOD COLOR.
I-DP	8	Ixora x 'Dwarf Pink' / Ixora 'Dwarf Pink'	3G/10"	18" HT	18" W	FLORIDA FRIENDLY	30" o.c.	FULL, LOW BRANCHED, DENSE FOLIAGE TO BASE
LM	67	Liriodendron 'Evergreen Giant' / Evergreen Giant Border Grass	1G/6"	15" HT	18" W	FLORIDA FRIENDLY	18" o.c.	GRADE #1, FULL, LOW BRANCHED, GOOD COLOR
PL	49	Pentas lanceolata 'Lavender' / Lavender Pentas	1G/6"	12" HT	14" W	FLORIDA FRIENDLY	18" o.c.	FULL DENSE POTS, INTACT FOLIAGE
PN	44	Psychotria nervosa / Wild Coffee	3G/10"	24" HT	24" W	NATIVE	30" o.c.	FULL, DENSE FOLIAGE TO BASE
T-AM	707	Trachelospermum asiaticum 'Minima' / Minima Jasmine	1G/6"	6" HT	10" W	FLORIDA FRIENDLY	10" o.c.	FULL POT, DENSE FOLIAGE

MISC	BOTANICAL NAME / COMMON NAME	QTY	REMARKS
BIO	Bio Barrier-Typar or equal	Verify LF in field	PROVIDE BIO BARRIER ROOT CONTROL AT ROOTBALLS AS REQUIRED BY UTILITIES
GRAVEL	Selected by client	Verify quantity in field	PROVIDE MIN. 2" THICK APPLICATION PROVIDE OPTIONAL BLACK ALUMINUM EDGING ALONG LANDSCAPE BEDS-PERMALOC 'CLEAN LINE' OR EQUAL
MULCH	Grade B+ Cypress Mulch	Verify quantity in field	MINIMUM 3" DEPTH
SOD	'Empire' Zoysia	Verify SF in field	MINIMUM 16"X24" PIECES, GRADED #1 OR BETTER, SEE LANDSCAPE SPECIFICATIONS SHEET

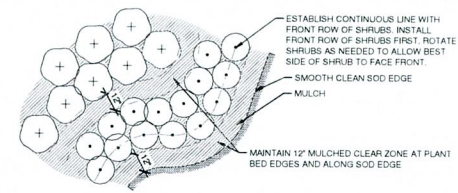
**NOTES**  
TREES OR PALMS PLANTED IN SOD SHALL HAVE MULCH RINGS TO PROTECT THEM FROM LAWN MAINTENANCE EQUIPMENT AND STRING TRIMMERS.

ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER, AS DESCRIBED IN GRADES AND STANDARDS FOR NURSERY PLANTS, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, TALLAHASSEE FLORIDA, LATEST EDITION.

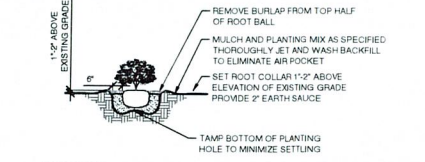
TO PROTECT AGAINST GANODERMA PALM FUNGUS, ALWAYS REMOVE ALL PALM STUMPS FROM PROPERTY.

PLA DESIGN STUDIO TO APPROVE STAKED LAYOUT OF ALL TREES AND PLANTING LAYOUT PRIOR TO INSTALLATION.

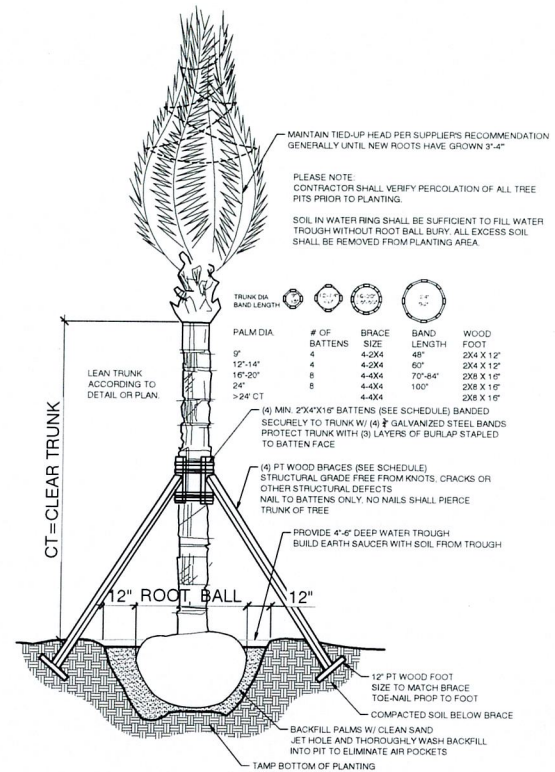
ALL IRRIGATION, IRRIGATION EQUIPMENT AND IRRIGATION BOXES TO BE CONCEALED.



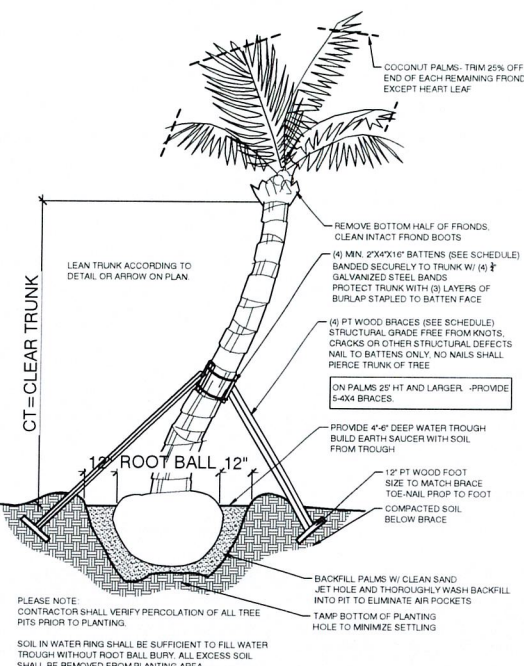
**SHRUB/ GROUND COVER LAYOUT**



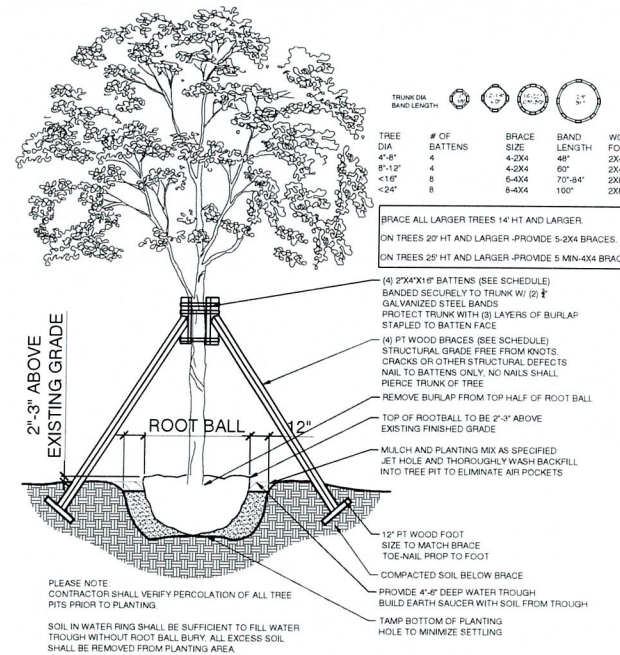
**SHRUB/ GROUND COVER DETAIL**



**PALM PLANTING / BRACING DETAIL**



**CURVED PALM PLANTING DETAIL**



**TREE PLANTING BRACING DETAIL**

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4326 INTRACOSTAL DRIVE  
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0100-SF-RS-(24-HIGHLAND BEACH)

**PLA DESIGN STUDIO**  
STUDIO ADDRESS: 10000 GOLF TEELE BLVD, SUITE 100, FL 33487

ISSUED FOR: 10/21/23  
1. ISSUED 07/14/25  
2. ISSUED 10/23/25  
3. REV 1 03/09/26  
4. REV 2

sheet number: 25-042  
sheet name: LANDSCAPE SCHEDULE AND DETAILS  
REV 2 03/09/26  
sheet number: L-3

1.0 GENERAL

1.1 DESCRIPTION OF WORK:

- A. Extent of landscape development work is shown on the Drawings and in the related Schedules.
B. The work consists of furnishing all plants, materials, equipment, necessary specialties and labor required for the installation of plant and other materials as shown on the Drawings and/or in the Specifications.
C. Excavation, filling and grading required to establish elevations shown on the Drawings are not specified in this Section. Refer to earthwork Section.

1.2 REFERENCE PUBLICATIONS:

- The following standards form a part of the Specifications:
A. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent edition.
B. American Joint Committee on Horticultural Nomenclature "Standardized Plant Names Dictionary".
C. The American Standard for Nursery Stock" (2004 edition).
D. American National Standards Institute-ANSI -ANSI A300 and ANSI Z60.1-most recent edition.
E. Florida Friendly Best Management Practices for Protection of Water Resources by Green Industries, Florida Dept of Environmental Protection, Rev Dec 2008
F. IFAS -Institute of Food and Agricultural Sciences, University of Florida.

1.3 INSTALLER - CONTRACTOR QUALIFICATIONS:

- A. The Contractor shall be State licensed and regularly engaged in the installation of living plant material. Labor crews shall be controlled and directed by a landscape foreman professionally trained and well versed in landscape installation, plant materials, reading blueprints and coordination between the job and nursery and shall be able to communicate with the Owner and the Landscape Architect.
B. The Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workman's Compensation Insurance.
1.4 SUBMITTALS: Refer to schedule of submittals.
1.5 COORDINATION:
A. Coordinate and cooperate with other trades and contractors to enable the work to proceed as rapidly and efficiently as possible.
B. Irrigation work shall normally precede plant installation Install trees, large B&B material, shrubs and ground cover plants before lawns are installed.
C. Commencement of Work: Landscape Contractor shall notify Landscape Architect at least 7 days in advance of scheduled commencement of work. Landscape Contractor shall review plans and/or field layouts with Landscape Architect at least 2 days prior to installation or on the site as needed.

- 1.6 INSPECTION OF SITE: Prior to the award of the contract, the Contractor shall acquaint himself with all site conditions. Should utilities or other improvements not shown on the Drawings be found during excavations, Contractor shall promptly notify the Landscape Architect or Owner for instructions as to further action. Failure to do so will make Contractor liable for any and all damage arising from his operations subsequent to discovery of such utilities not shown on Drawings.
1.7 PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS:
A. The Contractor shall provide, install and maintain the necessary precautions to protect all persons and the public from injury or harm or injury due to the work.
B. The Contractor shall take precautions to protect existing site conditions. Should damage be incurred, the Contractor shall repair the damage to return the object or area to its original condition at no additional charge.
C. Utility Locates - Regardless of utilities that may or may not be shown on the drawings, the Contractor shall be responsible to have utilities located in the area of work before the work commences. The Contractor shall also verify and comply with any requirements or clearances to plant materials that may be required of any Utility company.

- 1.8 CHANGES IN THE WORK: The Owner reserves the right to substitute, add or delete any material or work as time progresses. Adjustment to the Contract Sum shall be approved by the Owner by a written Change Order, prior to execution. The Owner shall be given (2) week notice for the opportunity to review and approve all plant materials delivered to the job site prior to installation. When unit prices have been established, they shall prevail for all Contract Additions. For Contract Reductions, the Owner shall receive full credit, based on unit pricing, if changes are implemented prior to delivery of plant materials. If Owner changes are made prior to installation, Owner shall receive a credit for labor to install plants, less costs associated with purchase and delivery. The Landscape Architect assumes no financial or material responsibility for any changes made by, or on behalf of the the Owner.
1.9 OWNERS REPRESENTATION:
A. The Landscape Architect or Owner assumes no responsibility for the Contractor's means and methods in the execution of this contract beyond the observation to ensure, to the Owner's satisfaction, that the Design Intent of the Drawings and Specifications are being properly interpreted. This observation and checking will not relieve the Contractor of any responsibility for the performance of his work in accordance with the Drawings and the Specifications (including proper planting practices or other material or performance deficiencies).
B. The Landscape Architect and Owner reserve the right to reject any portion of the work, material or workmanship which does not conform to the Contract Documents and Standard set forth herein. Rejected work shall be removed and/or corrected by the Contractor, at his own expense, at the earliest possible time and prior to final payment.

- 1.10 PROJECT CONDITIONS:
A. Familiarization with Overall Project Requirements: The Contractor shall review and become familiar with the Design and Overall intent of the proposed Work related to the Contractor's Work including but not limited to: Civil engineering and Drainage Plans, Architectural layouts, project/ area access, contractor equipment access, existing and proposed utility locations, Irrigation Plans, Outdoor Lighting Plans, Paving Plans, Project Sequence and Timing plans, Town/HOA/ neighborhood requirements.
B. Obstructions: The Contractor shall exercise care in digging and other work so as not to damage existing work, including underground pipes, sprinklers, control cables and hydrants of watering systems. Should such overhead or underground obstruction be encountered which interferes with planting, the Landscape Architect shall be consulted for consideration for alternate locations of plants to clear such obstructions. The Contractor shall be responsible for the immediate repair of any damage caused by his work.
C. After notice to proceed, the Contractor shall complete landscape work in a timely manner, as portions of site become available. Actual planting shall be performed only when weather and soil conditions are suitable in accordance with locally accepted practice.
D. Contractor shall coordinate landscape and planting work with other trades, such as, the irrigation (sprinkler) installer, electrician, lighting installer, paving installer, and sod installer; Landscape installer shall coordinate to ensure that no plantings will interfere with the proper functioning of the sprinkler system. The Contractor shall point out to the Irrigation installer situations where minor adjustment or relocation or addition of sprinkler heads may be most beneficial for the planting as a whole. The Location of specimen plant materials, trees, palms and large shrubs shall prevail over irrigation head placement.

- 1.11 ACCEPTANCE:
A. At the discretion of the Owner, early acceptance of the work may be obtained for progress payment of approved phases, or when the time between commencement of the work and substantial completion exceeds 90 days (at the discretion of the contractor). Early acceptance shall be contingent upon a satisfactory inspection of the completed landscape work by the Landscape Architect and/or the Owner.
B. Substantial Completion of the Work is the point in construction when the Work is sufficiently complete; in accordance with the Contract Documents, all related clean-up has been performed; and the Landscape Architects provide an opinion that the Owner can utilize the work as intended.
C. Final Completion is the completion of all work included in the Contract Documents except the Contractor's responsibility for the work to the satisfaction of the Owner and the Landscape Architect. The Warranty Period and Maintenance period shall commence upon Final Acceptance.

- 1.12 WARRANTY PERIOD AND CORRECTION OF THE WORK:
A. For a period of twelve months from the date of acceptance, all new plant materials except grass shall be alive and healthy, upright and in satisfactory growth for each specific kind of plant. There shall be no signs of nutrient deficiency, disease or insect infestation.
B. Plants which are rejected shall be replaced or corrected within two weeks of rejection. Replacement material shall be the same species, size and quality as called for in the Contract. A new correction of the work period of twelve (12) months shall begin upon replacement and acceptance by the Landscape Architect of all replacement plants, this includes plants which are discovered at any time to have been planted at an improper depth.
C. The installer shall repair damage to other plants or lawns that occurs during the plant replacement practices at no cost to the Owner.
D. Plants which have been approved and subsequently die or are damaged by washout, wind storm, traffic, vandalism, or demonstrable failure of the Owner to maintain after Substantial Completion of the Work is not covered in this correction of the work provision

2.0 PRODUCTS

2.1 MATERIALS LIST:

- A. Plant species and size shall conform with the Plant List and information noted on the Drawings.
B. The quantities given in the Plant List are intended for the convenience and as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive plant take off from the Drawings. Information on the drawings control.
2.2 PLANT MATERIALS:
A. All plant material shall be nursery grown unless otherwise noted. Plants shall be graded Florida No. 1 or better and shall be sized as outlined under Grades & Standards for Nursery Plants, State Plant Board of Florida. Coconut Palms shall be grown from certified seed.
B. Collected material when specified or approved shall be in good health, free from disease, insect or weed infestation. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.
C. Plants materials must equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Those plants specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy.
D. Height of plant materials shall be measured from the top of the ball to the top of the plant with branches (or fronds) in normal position. Their width shall be measured across the normal spread of the branches (or fronds). In cluster type palms the main trunk shall meet the height requirement and all other trunks shall be 3/4 or more of the required height unless otherwise noted on the drawings.
E. Where symmetry is required, match plants used as nearly as possible to the satisfaction of the Landscape Architect.
F. Plants that meet the height requirements, specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted.
G. Abbreviations on the Drawings are as follows:
B&B - field grown plant "balled and burlapped".
Ca - caliper diameter measured 6" (152.4 mm) above soil line. For trunks larger than 4" (88.4 mm) diameter, the caliper measurement shall be determined at 12" above soil line.
CT - clear trunk measurement from top of ball to first branching.
CW - clear wood, in palms the distance from soil line to lowest living frond leaf base.
DBH - caliper or diameter measured 4 feet (1.22 meters) above soil line
GW - Greywood, in palms, mature trunk from ground to base of the green crown frond.
OA - overall height from top of ball to top of current season's growth or last open frond in normal position in palm.
Spd - spread or average distance across the average diameter of plant branching structure.
G. Root packaging and Containers: Plant materials in containers shall have a well established root system and shall not be root bound. All plant materials not in containers shall be balled and burlapped and dug with a firm natural ball of earth. Balls shall be firmly wrapped with burlap or similar biodegradable materials and bound with twine, cord or wire mesh. The minimum ball sizes will be in accordance with "Grades & Standards for Nursery Plants". No plant shall be accepted if the root ball has been cracked or broken. All containers and root balls shall be kept moist at all times. All plants which cannot be planted immediately on delivery shall be kept moist and protected from drying winds and sun.
H. Container Grown Plants: Plants grown in containers will be accepted as "B&B", providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the Drawings, and shall not be governed by container sizes. Minimum root balls of container plants intended not be available, the Landscape Architect shall determine the nearest latest edition of Florida "Grades & Standards" for nursery plants. Plants shall have been grown in the container for a max. of 2 years prior to installation and shall exhibit a fully developed root system throughout when removed from container. There shall be no girdling or circling roots exceeding 50% of the pot circumference.
I. Substitution: Plant substitution by the Contractor will be considered by Landscape Architect only upon submission of proof that the plant is not obtainable in the type and size specified. Should the specified plant intended not be available, the Landscape Architect shall determine the nearest equivalent replacement in an obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without owner approval.

- 2.3 PLANTING SOIL: Planting soil shall be free draining, sandy loam and shall contain a 5% minimum and a 15% maximum amount of decomposed organic matter. Planting soil shall be free of clay, stones, plants, roots, and other foreign materials which might be a hindrance to planting operations of approved tree-grade. It shall have a pH between 6.0 and 7.0. Soil shall be delivered in a loose friable condition and applied in accordance with the planting specifications.
2.4 PEAT: Horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition free from lumps.
2.5 WATER:
A. Clean Water for planting will be available at the site and shall be provided by the Owner unless special provision is determined in the Contract Documents.
B. Contractor shall determine the source and suitability of the Owner's water. In the event the water source is not suitable, the Owner shall be given written notice of such at least two weeks prior to the commencement of Work.
2.6 SOIL TESTING:
A. Landscape Contractor shall provide testing of existing soils on Site for all soil types, including imported soils, in the planting area. No less than 2 representative samples shall be submitted and tested by an independent professional testing lab for analysis and fertility recommendations.
B. Soil Testing Lab - Call for info, testing services, fees and Import permit.
Micro-Macro International P 706-548-4557 F 706-548-4891 Web: www.mmlilabs.com
183 Paradise Blvd, Suite 10B, Athens, Georgia, 30607
2.7 COMMERCIAL FERTILIZER AND PLANTING AMENDMENTS:
A. Fertilizer and fertilization rates for the project shall be provided and applied based on the results of the soil analysis. Fertilizer Label Rates and application recommendations.
B. Commercial fertilizer shall be slow-release organic formulation containing nitrogen, phosphorus and potassium, not to exceed an analysis of 6-6-6. Nitrogen shall be not less than 50% water insoluble, inorganic nitrogen and shall not be derived from the sodium form of nitrate. Iron shall be in the chelated form, not be less than 2% and magnesium shall not be less than 2%. Fertilizers shall be delivered to the site unopened in original containers, each bearing the manufacturer's ingredients and guaranteed analysis. Submit a copy of the Manufacturer's guaranteed analysis and label delivery to the Landscape Architect. Any fertilizer that becomes caked or otherwise damaged is unacceptable.
C. Microbial Additives: Mycorrhizal and microbial additives shall provided as specified in the Schedule of Soil amendments. Contractor shall submit a copy of the manufacturer's label/ product use instructions that include: all ingredients, guaranteed analysis and application rates. All supplements shall be supplied in fresh, unopened packaging prior to product expiration. Product that becomes caked or damaged is unacceptable and shall not be used.
2.8 MISCELLANEOUS LANDSCAPE MATERIALS:
A. Mulch: Shredded hardwood mulch -grade "A"-verify color. Mulch shall not contain chunks larger than 1 inch (25.4 mm) in diameter, branches, stones or other foreign material that will prevent its eventual decay.
Alternate Mulches: Pine Bark Nuggets- Jumbo size Pine Straw
B. Gravel Mulch: Provide samples of all gravels to Landscape Architect for approval prior to ordering. Gravel shall be used only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard, durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 2" (44.2 mm) deep and shall be contained with gravel stops. It shall be a maximum of 1-1/2" (38.1 mm), a minimum of 3/4" (19 mm) and of a readily-available natural gravel color range.
C. Braces, Battens and Stakes-Provide braces, battens, stakes and deadman of sound new pressure-treated lumber, free of knot holes and other defects. Braces shall be pressure-treated 2x lumber (4x lumber where appropriate) and shall be secured to battens and stakes with a min of (2) -1/8" dbi head galv. forming nails. Battens shall be 2x4 pressure treated lumber and padded with burlap. Battens shall be secured to tree trunks with 3/4" Stainless steel or galvanized banding. Stakes shall be pressure-treated 2x lumber and shall be driven to within 2" of the surrounding grade. All exposed ground-stakes shall be painted with a high-visibility, contrasting, fluorescent paint until substantial completion. Braces and stakes shall be repainted a dark walnut brown stain unless otherwise noted. Stakes and braces shall be placed within mulch beds and oriented away from walking areas.
D. Guys and Anchors: Provide one of the following: 1) wire guys shall be two- strand, twisted, pliable galvanized iron wire not lighter than 12 gauge. Provide new hose cut to required lengths to protect tree trunks from damage by wires. Hose shall be not less than 1/2" (12.7 mm) dia.; 2) Woven Polyethylene Webbing -shall be min 2" wide. Trunks and stems shall be wrapped at least twice and secured with adjustable knots. Stakes per Sec C. above.
E. Soil Mix for Annual or seasonal color beds: 2 parts top soil, 1 part fine pine bark mulch (1/2" (12.7 mm) pieces), 1 part coarse sand and 50 pounds (1,8682 kg) composted cow manure per cubic yard (7,6455 cubic meters). Mix in Oscmocote fertilizer and micro-organisms at label rates, see 2.7C.
F. Planter Soil Mixture: a loose, friable blend consisting of: 5 parts coarse sand, 2 parts peat humus or bagged topsoil and 3 parts pinebark; Mix in Oscmocote fertilizer and microorganisms at label rates, see 2.7C.

3.0 EXECUTION

3.1 PREPARATION, SITE WORK AND COORDINATION:

- A. Grading: Contractor shall inspect the site to verify that finish grades (accurate within 2" (51 mm) have been established in accordance with Civil Engineer's Drainage Plan and the Landscape Architect's shaping and grading Plan and other job requirements prior to beginning any planting operations. Coordinate with Landscape Architect and General Contractor for release of areas before planting operations begin.
B. Rough Grading and Shaping - Rough grading and bulk filling of site shall be the general responsibility of the General Contractor unless otherwise noted. Rough grade shall include placement and distribution of bulk fill material sufficient to generally be within -4" of final grade for landscape and within -2" of final grade for sod areas. Rough grades shall conform with the general intent of the drainage and grading plans. Rough grades may be field adjusted to allow for fill as generated by planting activities.
C. Finish Grading - Finish and final grading shall be reviewed, approved and released by Landscape Architect or authorized Project Manager. Landscape Contractor shall notify LA/ Project Manager, in writing, 3 days before planting work in a given area is expected to commence. Finish Grades are the responsibility of the Landscape Contractor -including box blading and leveling of open soil areas. Finish grades of all planting areas shall be at 2" below pavement, after planting unless otherwise noted. Finish grades shall include any top soil and soil amendments as specified. If at any time the sub-grades are determined to be inadequate for proper design, the Project Manager should be given notification in writing.
D. Top soils -The supply, placement and grading of Top soils shall be the responsibility of the Landscape Contractor unless otherwise determined in the Construction Documents.
Irrigation-The Landscape Contractor shall coordinate with the Irrigation installer. Irrigation system shall be installed according to Irrigation Plans and Specifications with any necessary field adjustments to complement the Landscaping Plans. Spray zones for sod and planted areas as described shall have 105% head to head coverage, matched precipitation rates and uniform water distribution with equipment as outlined. Drip emitters shall be installed per schedule. Drip and spray irrigation shall be fully operational and accepted before any mulch, stone, short ground covers or sod are installed. Irrigation shall be operating and accepted by Landscape Architect and/or irrigation designer before areas will be released for finish planting and mulching as noted above. In the event of conflicts with landscaping and irrigation pipes or emitters, the location of trees, palms, large shrubs and specimens shall prevail. Pipes and emitters shall be relocated/adjusted to eliminate conflict and allow for the proper function of equipment.
F. Landscape Lighting - The Landscape Contractor shall closely coordinate with the Lighting installer. Outdoor and site lighting system shall be installed according to the Lighting Plans and Specifications with any necessary field adjustments to complement the Landscaping Plans. Landscape lighting conduit shall be coordinated and installed in conjunction with irrigation trenching where ever suitable. Lighting conduit shall be installed and/or adjust AFTER major trees and palms are installed and before shrubs/ground covers are installed. In-ground fixtures or other work requiring excavation, must be installed before sod, stone mulch and landscape mulch are installed. Lighting stub-ups/placements shall be reviewed approved and released by Landscape Architect before mulch stones, ground covers, sod and other materials are installed.
G. Mulch, Edging and Stone Mulch-Before trenching of any kind is installed. Finish Grading, Operational Irrigation, Lighting conduit, in-ground fixtures and metal edging shall be in place and accepted and released by either Landscape Architect or General Contractor.
H. Sod - Before sod of any kind will be installed, Finish Grading, Operational Irrigation, Lighting conduit, in-ground fixtures, metal edging and mulch shall be in place and accepted and accepted by Landscape Architect. As noted above, landscape contractor is responsible for all fine grading subject to review and acceptance by the Landscape Architect and General Contractor.
I. Removal of Rubbish: Any objectionable materials, such as stones/construction debris be encountered during planting operations they shall be promptly removed from the site by the landscape installer.

- 3.2 PROTECTION OF PLANTS:
A. Root Protection: All field grown trees, palms and plants shall be hand dug with sharp shovels or approved tree-grade. Backhoe-dug trees shall not be accepted. Roots shall be cleanly cut with sharp instruments. Balled and burlapped plants: plants designated "B&B" shall be dug with firm, moist earth of sufficient diameter and depth to encompass the fibrous and feeding root system, necessary for full recovery of plant. Balls shall be firmly wrapped with burlap or similar materials and bound with twine, cord, or wire mesh. All collected plants shall be "B&B". Trees, palms and plants shall not be dug during periods of excessive heat or drought unless supplemental water is applied for at least 5-7 days in advance.
B. Handling container plants: plants shall be handled by their container w/ proper support given to all parts of plant to prevent damage. Trees and palms shall only be handled w/ padded slings rated for 10x the weight of carried load. Trunks shall be wrapped min. 2X prior to cinch loop. No chain, rope or padded webbing shall be used to handle trees and palms.
C. Protection During Transporting: All plant material shall be protected from possible injury or breakage of branches. Provide all necessary splints, stakes, kraft paper wrapping and sleeves to secure and protect roots, stems and foliage of plant materials during shipment. All plants transported by open trucks or sea-containers shall be adequately covered to prevent windburn, drying or damage to plants.
D. Protection After Delivery: Plants which cannot be planted immediately on delivery to the site shall be kept moist at all times and provided protection from the drying of wind and sun. All plants shall be kept moist as necessary until planted. Storage period shall not exceed 72 hours. In plants cannot be installed within 48 hours, they shall be "heeled-in" earth trench rows and maintained in healthy, moist condition until final installation.
E. Protection of Palms: A minimum number of fronds shall be removed from the crown of palm trees to facilitate moving/handling. Remaining fronds shall be tied and braced if required.
F. Protection During Planting: Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, padding, wood battens or other approved methods.
G. Plants that show symptoms of bark compression, girdling or bark slippage or other damage are unacceptable.
H. Special Treatment and Handling: Sabal Palms (Cabbage Palms) shall be "hurricane cut" in the field prior to transport. Clear trunk shall be as specified after the minimum number of fronds have been removed. Sabal Palms shall be taken from moist, "black" growing areas. All burn marks on Sabal Palm trunks shall be removed. Collected or Field Dug Specimen Palms - All field dug palms, (except-Adonidia, Cocos, Phoenix Washingtonia, Ptychosperma, Hypophorba sp.) palms shall be root pruned for 2 months in advance of being tied and moved. All palms shall be watered for 1 week prior to digging in the field. Heads shall have the lowest 50% of fronds removed or as otherwise determined by Supplier. Heads shall be securely tied and secured before transporting. Heads shall remain tied-up until new root growth is visible or as otherwise determined by Supplier. All Palms shall have heads tied and braced during shipping & handling. Canary Date Palms shall have heads securely stabilized with 4x4 bud splints

- 3.3 PLANTING OPERATIONS:
A. Layout-The location for plants and outlines of areas to be planted are indicated on the Drawings. All plant locations shall be laid out, painted/flagged in field by the Contractor, to the satisfaction of the Landscape Architect before planting operations commence. In general all trees, palms and accent plants shall be laid out, planted and approved by the Landscape Architect prior to the layout of shrubs/ground covers. Notify Landscape Architect and Owner for directions if site conditions requires the addition of soil over existing roots or where construction or utilities below ground or overhead are encountered, or where changes have been made in the construction - DO NOT PROCEED - Any necessary adjustments will be directed by the Landscape Architect.
B. Clearances: Shrub/hedge material shall be planted a min. of 30" (0.75 m) away from wall or other obstructions (including parking stops). Groundcover (1 gal or less material (except sod) shall be planted 16" (10.41 m) away from pavement or edging unless otherwise noted. Vines shall be attached with copper wire to brass screws in lead anchors to walls. Make minor adjustments as may be required.
C. All planting holes shall have straight vertical sides and flat horizontal bottoms. The diameter of a hole shall not be less than twice the diameter of the hole. The depth of a hole shall be greater than the root ball, whichever is smaller. The depth of a hole shall not be deeper than the root ball. The bottoms of planting holes shall be tamped to minimize settling.
D. Contractor shall confirm that all planting holes are free draining and percolate water. If hardpan, compacted soils, clay or rock are encountered, immediately notify Landscape Architect to determine remedial measures.
E. Backfill and Soil Amendments-Backfill shall be clean fine granular loamy soil unless otherwise noted. All palms shall be backfilled w/ clean, washed, salt-free, G-Clumpy or rocky soils shall be screened or replaced w/ appropriate material prior to backfilling. Refer to soil report recommendation for fertilizer type/rates. Additionally, Mycorrhizae and soil bacteria shall be added at the manufacturer's recommended rates (see 2.7C). The following minimum rates of soil mix apply: 1/2 cubic yard per tree and 1 cubic yard per 50 shrubs.
F. All plants shall be handled and installed in accordance w/ the Construction Documents and best appropriate horticultural practice. Trees and shrubs, except as otherwise specified, shall be set in the proper size of planting pit so that the top surface of the Root Collar/root ball will be 1"-2" above the final grade. Verify adequate percolation of the planting hole. Set plants straight and plumb unless otherwise noted. Select trees, palms and accents shall be leaned, oriented or faced as determined by Landscape Architect or as shown on the drawings.
G. B&B plants are set with bottom 1/3 of planting pit backfilled w/ existing site soil. Remove burlap, rope, wires, etc. from any trunk and top surface of balls. Do not remove burlap from underneath. All remaining wrapping material shall be biodegradable. No material shall encircle the trunk. Complete backfilling w/ native soil (or specified) and tamp down thoroughly to remove voids. After planting has been completed, form a trough around each plant extending to the limits of the pit. Some wire wrapping and bundling may remain to maintain the integrity of the root ball. Review removal requirements in advance with the Landscape Architect.
H. Container Grown Plants: Shall, when delivered, have sufficient root growth to hold earth intact when removed from container and shall not be root bound. Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root balls. Containers shall be removed carefully to prevent damage to plant or root system.

3.0 EXECUTION CONT.

- I. Remediation of Root defects - The Contractor shall inspect all plant material for root defects including but not limited to: root-bound containers; circling roots; girdling roots; sub grade, embedded root collars; adventitious roots; etc. All Root Collars shall be exposed and visible at the time of planting. Plants with two (2) or more girdling roots; plants from root-bound containers; or plants with circling roots shall be inspected and replaced at the Contractor's expense. Root defects shall be replaced at the Contractor's expense. Plants with minor root defects shall be trimmed with clean, sanitized, sharp tools according to proper horticultural practice prior to planting. Plants shall be well watered prior to, and after, root trimming procedures. Plants that die as a result of root pruning are considered excessively defective and shall be replaced at Contractor's expense.
External Circling Roots - shear off outer 1"-2" of rootball circumference
Internal Circling Roots - radial cuts to interrupt circle, remove 2" min. section of root. Girdling Roots-cut and remove the 2" min section of the girdling root at the surface. Root Knots - trim or remove. For more information- refer to University of Florida- IFAS Website http://hort.ufl.edu/woody/index.html
For Root management-Refer to http://hort.ufl.edu/woody/roots.html
J. Setting Trees and Shrubs: Unless otherwise specified, all trees and shrubs shall be planted in pits, centered to such depths that the finished grade level of the Root Collar, after settlement, shall be the same as, or slightly above, that at which the plant was originally grown. They shall be planted upright and faced to give the best appearance or relationship to adjacent structures. The Contractor shall be responsible to raise and re-set all plant materials where root collars are found below finish grade at their own expense. Along slopes, a soil terrace shall be formed so that the top of the Root Collar is level with existing grade on the up-slope side. No burlap shall be pulled out from under the balls. Tree boxes, platforms, wire, lifting loops and surplus binding from top and sides of the balls, shall be removed. Some wire or binding may be necessary for trees that are broken and frayed roots shall be broken and frayed roots shall be cut off cleanly. Backfill soil shall be placed and tamped thoroughly and shall be settled by watering. No filling around trunks or on top of root balls will be permitted. After the backfill settles, additional soil shall be filled in to the level of the finished grade allowing for 2" (44.1 mm) of mulch. Form a shallow saucer around each plant by digging a trough of soil along the edge of the plant pit. This trough shall be 3"-4" (75 mm) deep. Specimen trees and Palms shall be equipped with supplemental irrigation (bubblers).
K. Staking: Remove dead/broken branches from all plant material. Thin out internal branching and prune to retain top, growth habit of individual species with as much height and spread as is practicable. Make all pruning cuts with a sharp instrument next to branch collar to ensure elimination of stubs. Headback" or "Hat Rack" cuts, right angle to line of growth, will not be permitted.
N. Guying and Staking: Guy and stake all trees, including palms, immediately after planting. Trees less than 1 1/2" (38.1 mm) in caliper shall be staked with vertical wood or metal stakes along the trunk. The trunk shall be driven through the root ball and embed 12" min. into sub-grade. Attach tree trunk to the stake with 1/4" width elastic pruning tape. Double wrap trunk to avoid chaffing. Tie firmly, but not tightly to the stake. Stake shall be cut off at least 12" below the top of the plant. Trees 1 1/2" (38.1 mm) in caliper and greater but less than 12" OA shall be guyed in 3 directions with double strands of No.12 galvanized wire (or rated woven polyethylene webbing) attached to approved stakes or anchors driven flush with grade. When securing wires to trees, cover all wires which may come in contact with any part of tree with new rubber hose. Place guys and braces not less than 1/3 of the height of tree above finished grade and above substantial limits (not 25.4 mm) in diameter or more. Ground Stakes shall be clearly marked with high contrast fluorescent paint. Trees over 12" OA shall be braced with new lumber per staking detail. Provide staked where noted. Ground Stakes shall be clearly marked with high contrast fluorescent paint.
O. Staking and Bracing: When staking palms and broadleaf trees, no nails or fasteners shall directly penetrate the trunks. Wood battens: 12" -16" min(304-406 mm) min. length; separated from trunk by burlap; attached to the trunk of the trees with galvanized or stainless steel metal banding. Stakes and braces shall be clearly marked and can only be nailed to the wooden battens. Alternate methods of guying or staking may be employed with the prior approval by Landscape Architect. Ground Stakes shall be clearly marked w/ high contrast fluorescent paint.
P. Mulching: All trees and shrub beds shall be mulched immediately after acceptance of the planting bed by the Landscape Architect. Mulch shall be applied to a 3" (76.2 mm) depth, with a mulch as specified. Prevent wind displacement of mulch by thoroughly wetting down. Do not apply any mulch until stems and trunks are substantial.
Q. Annual/seasonal color beds: Remove 8" to 10" (254 mm) of soil and replace with planting soil mixture consisting of Annual Planting Soil Mix per Section 2.8.E. Install annuals in fresh mix.
R. Planters: Includes free-standing pots and built-in architectural planters. Verify waterproofing and drainage to suitable outfall. Place filtration/ separation fabric over 4" drain gravel in the bottom of the pot. Add planting soil mix per Section 2.8.F. Place soil around plant materials in lightly compacted layers to an elevation 2 inches (50.8 mm) below top of planters allowing for natural settlement. Recommend 6"-8" min depth of soil below planters.
S. Disposal of Excess Excavated Soil: Excess soil, raked debris and rocks shall be removed and disposed by the Contractor to a suitable and legal disposal location off-site, at no additional expense to the Owner.
T. Relocation of Existing Material: Landscape contractor shall root prune trees which are to be relocated in accordance with approved horticultural practices. The relocated plant shall have foliage reduced and be provided with supplemental irrigation to the remaining leaf surface. Coordinate with Landscape Architect for relocation requirements.

- 3.4 SOD:
A. Sod shall be as spec'd on Dwgs. Sodded area shall be all areas not otherwise noted and include adjacent public yards beyond the property line to edge of pavement and/or edge of water.
B. Fine Grading & Drainage: The Contractor shall verify drainage surface drainage flows and shaping in accordance with the Civil Drawings and the Grading plans. Contractor shall be responsible for providing and maintaining positive drainage flows away from all building and pavements to the appropriate discharge or collector points.
C. Topsoil shall be leveled and spread to a depth of 3"-4" min. No sod shall be laid until the depth of the soil has been approved. Grade shall be adjusted to create a smooth transition between new and existing sod areas.
D. All sod areas shall be fine graded and raked, eliminating bumps, depressions, sticks, stones and other debris greater than 1/2" dia. to the satisfaction of the Landscape Architect, prior to the installation of sod.
E. Sod quantities shown on the Drawings or given in the Plant List are intended for the convenience and as a guide for the bidder and does not relieve the bidder of his responsibility to do comprehensive quantity take off (measurement) from the Drawings or in the field. Contractor shall be responsible for sodding all areas as noted on drawings. Contractor shall verify all final sod quantities in the field prior to ordering, including any necessary adjustments for shrinkage/coverage variables.
F. Sod Quality: Sod shall be graded #1 or better. Sod shall be loam-grown w/ a firm, full texture and good root development. Sod shall be thick, healthy and free from defects and debris including but not limited to dead thatch, insects, fungus, diseases and contamination by weeds, other grass varieties or objectionable plant material.
G. Sod pieces shall be 16" x 24" min. size in unbroken, cohesive sections or furnished in an otherwise approved manner.
H. Before being cut and lifted, sod shall have been regularly watered and mown at least 3 times w/ a lawn mower, w/ final mowing not more than 7 days before sod is out.
I. Sod shall be delivered and installed in green, healthy, viable condition. Yellow, Brown or excessively wilted sod shall not be accepted.
J. Sod shall be laid widely abutting joints w/ a tamped or rolled, even surface. The Contractor shall bring the edge of a neat, clean manner to edge of all paving and shrub areas. Clear circular areas shall be provided around all free-standing trees in open sodded areas. In the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over entire surface and thoroughly washed in w/ acidifit charge.
K. Sod along slopes shall be pegged to hold sod in place along slopes/banks. A wood peg acceptable to the Landscape Architect shall be used at no addit cost to Owner.

- 3.5 CLEAN UP:
A. Sweep and wash all walls and paved surfaces.
B. Remove planting debris from project site daily. Ensure all plant material is free of damaged branches, flagging tape and other temporary materials.
C. Lawn areas damaged by planting operations shall be resodded to original condition.
D. Walks, drainage pipes or other structures damaged by this Contractor shall be repaired to original condition.
E. Contractor shall be responsible for the cost of any materials to end of maintenance period.
3.6 MAINTENANCE DURING CONTRACT PERIOD:
A. The Contractor's maintenance shall include watering, pruning, spraying, weeding, mowing, insect treatment, disease treatment, micro organisms applications and other necessary maintenance operations to create a healthy, vigorous landscape.
B. The Contractor assumes responsibility for all maintenance during the construction period, beginning immediately after each item is planted and to continue until final inspection and acceptance. Areas completed under contract shall be maintained for the approved phases of the work shall be maintained for an additi 90 days or until final acceptance of work, which ever occurs first.
C. The Contractor shall replace unhealthy, damaged or dead plants promptly. Contractor shall be responsible for costs to provide access to unacceptable plants identified during the Contract period.
D. The Contractor shall inspect plants at least once a week and perform maintenance promptly. Keep planting saucers and beds free of weeds, grass, and other undesirable vegetation growth.

Table with 2 columns: ISSUED FOR, ISSUED DATE. Rows include ISSUED FOR 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and ISSUED DATE 10/21/22, 07/14/25, 10/23/25, 03/09/26.

RECEIVED MAR 10 2026

HIGHLAND BEACH BUILDING DEPARTMENT

DELPRETE RESIDENCE 4326 INTRA-COSTAL DRIVE HIGHLAND BEACH, FL 33487 0100-SF-RS-(24-HLIDG IN)

DESIGN STUDIO

Signature and initials of Stephanie Perini.

Stephanie Perini, P. Reg. LA 6667215 Beth Dawson P. Reg. LA 6667273 project number 25-042

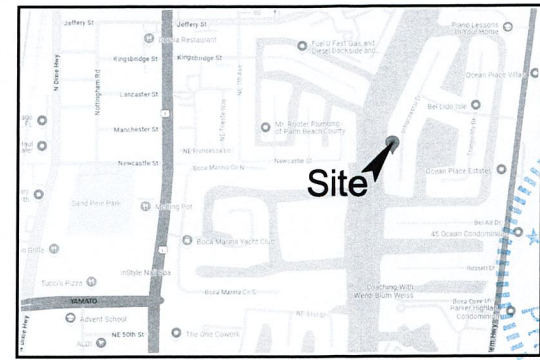
LANDSCAPE SPECS

REV 2 03/09/26

L-4

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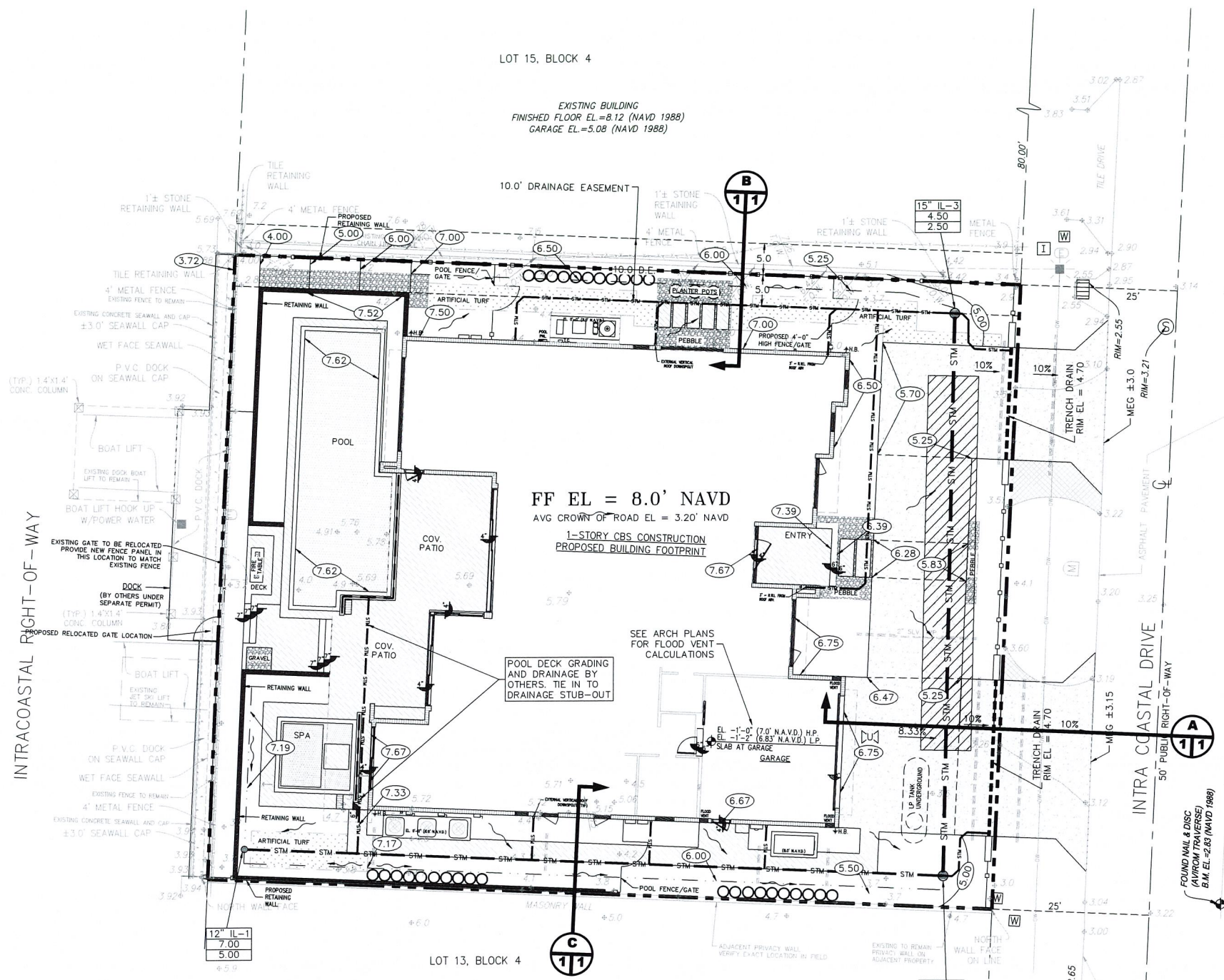


RESERVED FOR AGENCY APPROVAL STAMP

NOT VALID WITHOUT ENGINEER'S SEAL

MAR 9 2026

JOSEPH A. PIKE, P.E., FL REG # 42596



LOCATION MAP  
N.T.S.

RECEIVED  
MAR 10 2026

HIGHLAND BEACH  
BUILDING DEPARTMENT

LEGEND:

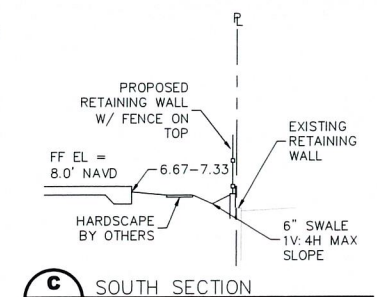
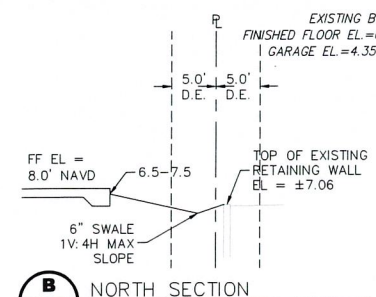
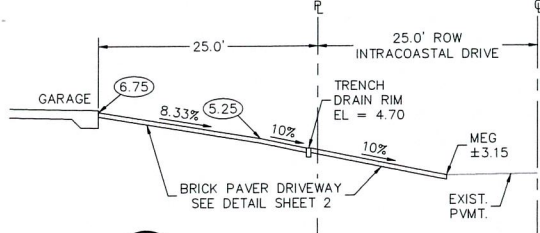
- PROPERTY LINE
- SECTION IDENTIFIER
- PLAN PAGE
- DETAIL PAGE
- PROPOSED ELEVATION
- DIRECTION OF FLOW
- EXISTING ELEVATION
- DENOTES AREA OF PROPOSED DRIVEWAY
- DENOTES AREA OF PROPOSED HARDSCAPE BY OTHERS - SEE LANDSCAPE PLANS FOR DETAILS
- DENOTES AREA OF EXISTING PAVEMENT AND BASE TO BE REMOVED & REPLACED WITH CLEAN FILL
- PROPOSED NYLO/IL CATCH BASIN
- DENOTES 12" PERF HDPE PIPE IN 8' WIDE X 4' DEEP ROCK TRENCH (BOTTOM EL = 0.5' NAVD)
- STRUCTURE TYPE-NUMBER
- RIM ELEVATION
- INVERT ELEVATION
- NYLO NYLOPLAST YARD DRAIN OR APPROVED EQUAL
- IL INLINE YARD DRAIN
- HDPE HIGH-DENSITY POLYETHYLENE PIPE
- T.O.W. TOP OF WALL
- TBD TO BE DETERMINED

CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL AND PROVIDE RIGHT-OF-WAY CLEANOUT WITHIN 3' OF THE PROPERTY LINE. COORDINATE WITH PUBLIC WORKS FOR EXACT LOCATION

SEE ARCH PLANS FOR FLOOD VENT CALCULATIONS

POOL DECK GRADING AND DRAINAGE BY OTHERS. TIE IN TO DRAINAGE STUB-OUT

FOUND WAL & DISC (AVRUM TRAVERSE) B.M. EL = 2.83 (NAVD 1988)



SITE DATA BREAKDOWN		
BUILDING/COVERED AREAS:	5,402sf	43.2%
DRIVEWAYS/WALKWAYS:	2,048sf	16.4%
POOL/MISC:	1,432sf	11.5%
GREEN:	3,618sf	28.9%
LOT SIZE:	12,500sf	100%

NOTE: SEE LANDSCAPE PLANS FOR HARDSCAPE MATERIALS & SPECIFICATIONS

NOTE: SEE LANDSCAPE PLANS FOR BRICK PAVER PATTERNS

NOTE: CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, AND ELEVATION OF ALL IMPROVEMENTS AT TIME OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENVIRODESIGN ASSOCIATES, INC.

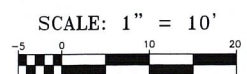
NOTE: RETAINING WALLS SHOWN HEREIN DEPICT LOCATION AND ELEVATION REQUIREMENTS ONLY. STRUCTURAL DESIGN PER MANUFACTURER SPECIFICATIONS OR TO BE PROVIDED BY OTHERS.



CALL 48 HOURS BEFORE YOU DIG.

IT'S THE LAW  
1-800-432-4770

SUNSHINE STATE ONE CALL OF FLORIDA, INC.



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CIVIL SITE IMPROVEMENTS PLAN FOR:  
DELPRETE RESIDENCE  
4326 INTRACOASTAL DRIVE  
HIGHLAND BEACH, FLORIDA

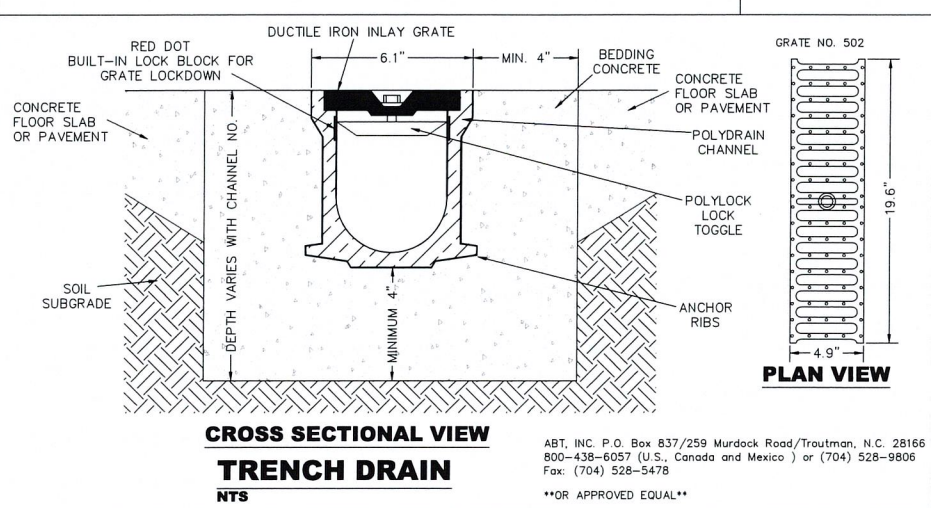
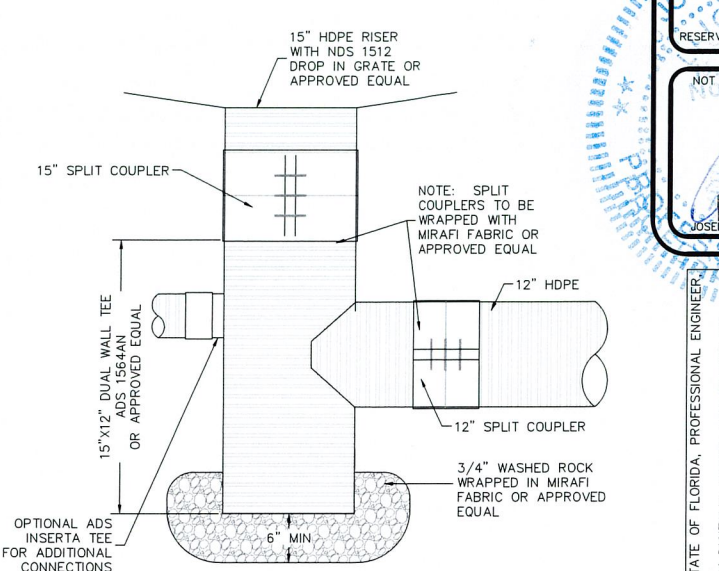
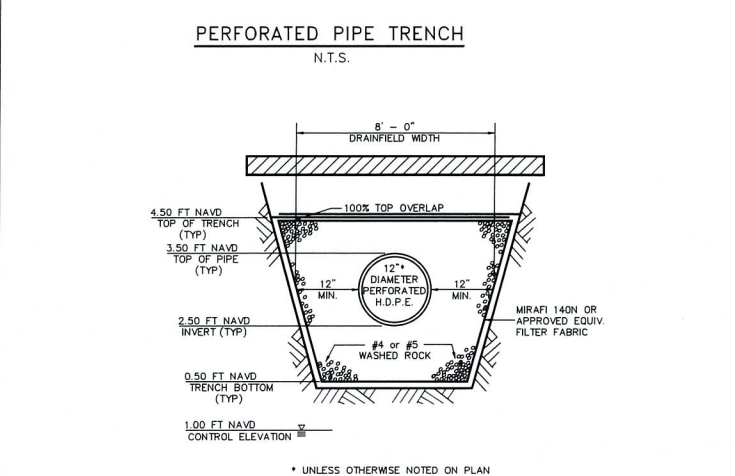
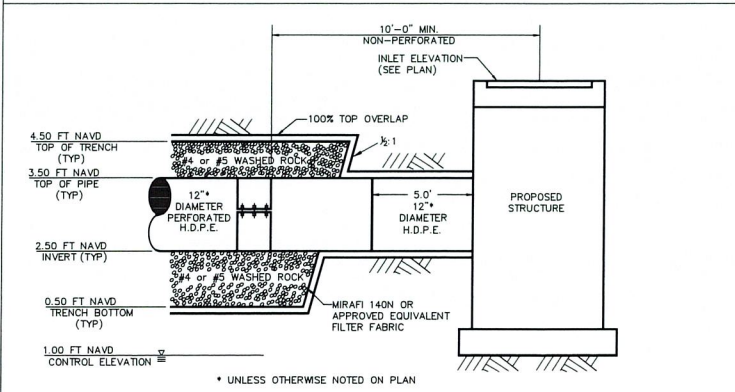
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EnviroDesign Associates, Inc.  
www.envirodesign.com  
FLORIDA CERTIFICATE OF AUTHORIZATION No. 6506  
1855 Dr. Andres Way, Delray Beach, Florida 33445  
Phone: (561) 274-8558 Fax: (561) 274-6500

DRAWN: B.A.B.  
CHECKED: J.A.P.  
DATE: 03/06/26  
JOB NO. 25069  
SHEET 1

PAVING, GRADING AND DRAINAGE NOTES

- ALL PAVING AND DRAINAGE WORK IN THE PALM BEACH COUNTY (PBC) RIGHT-OF-WAY SHALL BE CONSTRUCTED IN FULL ACCORDANCE WITH THE PBC LATEST STANDARDS. ALL PAVING AND DRAINAGE WORK IN THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY SHALL BE CONSTRUCTED IN FULL ACCORDANCE WITH THE FDOT LATEST STANDARDS.
- COMPACTED SUBGRADE SHALL BE COMPACTED AND MEET THE DENSITY REQUIREMENTS AS DETERMINED BY THE AASHTO T-180 SPECIFICATIONS. SUBGRADE SHALL EXTEND 12 INCHES BEYOND THE PROPOSED EDGE OF PAVEMENT AND/OR 6" BEYOND VALLEY GUTTER, OR TYPE "T" CURB & GUTTER, OR TYPE "D" CURB. SUBGRADE SHALL BE 12 INCHES THICK COMPACTED TO 98% ACCORDING TO AASHTO T-180. ALL MUCK, STUMPS, ROOTS OR OTHER DELETERIOUS MATTER ENCOUNTERED IN THE PREPARATION OF THE SUBGRADE SHALL BE REMOVED COMPLETELY FROM THE CENTERLINE OF THE ROADWAY TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT. IF SUBGRADE IS REQUIRED TO BE STABILIZED, THE REQUIRED BEARING VALUE DETERMINATIONS SHALL BE MADE BY THE FLORIDA BEARING TEST, TEST METHOD "C" OF AASHTO T-180 SPECIFICATIONS.
- SHELLROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 250 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE THICKNESS OF THE SHELLROCK BASE SHALL BE AS SHOWN ON THE DETAIL DRAWINGS AND SHALL BE COMPACTED TO A DENSITY OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. THE SHELLROCK SHALL HAVE A MINIMUM OF 40% CARBONATES OF CALCIUM AND MAGNESIUM IN THE MATERIAL.
- LIMEROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE THICKNESS OF THE LIMEROCK BASE SHALL BE AS SHOWN ON THE DETAILED DRAWINGS AND SHALL BE COMPACTED TO A DENSITY OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
- MUCK AND PEAT - IF MUCK AND/OR PEAT ARE ENCOUNTERED IN THE ROAD OR PARKING AREA, THEY WILL BE REMOVED COMPLETELY TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT AND SHALL BE BACKFILLED WITH GRANULAR MATERIAL. IF HARDPAN IS ENCOUNTERED IN THE SWALE AREA, IT WILL REMOVED TO A WIDTH OF TWO FEET AT THE SWALE INVERT AND REPLACED WITH GRANULAR MATERIAL.
- WHERE SOD IS DESIRED, LOWER THE GRADE 2 INCHES BELOW THE FINISHED GRADE TO ALLOW FOR THE THICKNESS OF THE SOD.
- CLEARING AND GRUBBING - WITHIN THE LIMITS OF CONSTRUCTION ALL VEGETATION AND ROOT MATERIAL SHALL BE REMOVED.
- GUMBO - WHERE GUMBO OR OTHER PLASTIC CLAYS ARE ENCOUNTERED, THEY SHALL BE REMOVED WITHIN THE ROADWAY AND PARKING AREAS ONE FOOT BELOW THE SUBGRADE EXTENDING HORIZONTALLY TO THE OUTSIDE EDGE OF THE SHOULDER AREA.
- PRIME COAT SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. PRIME COAT SHALL BE RC-70 OR ASPHALT EMULSION PRIME (AEP). PRIME COAT SHALL BE APPLIED AT A RATE OF APPLICATION NOT LESS THAN 0.10 GALLONS PER SQUARE YARD FOR LIMEROCK BASES AND NOT LESS THAN 0.15 GALLONS PER SQUARE YARD FOR SHELL ROCK OR COQUINA SHELL BASES.
- TACK COAT - BITUMINOUS TACK COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FDOT SPECIFICATIONS, LATEST EDITION AND SHALL BE APPLIED AT THE RATE

- OF 0.08 GALLONS PER SQUARE YARD, UNLESS A VARIATION IS APPROVED BY THE ENGINEER.
- ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH SECTION 334 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE THICKNESS OF THE SURFACE COURSE SHALL BE AS SHOWN ON THE DETAILED DRAWINGS.
- ALL CONCRETE SHALL DEVELOP 2500 p.s.i. (MINIMUM) 28 DAY COMPRESSIVE STRENGTH OR GREATER WHERE NOTED ON PLANS. CLASS I CONCRETE SHALL CONFORM WITH THE FDOT SPECIFICATIONS, LATEST EDITION. CLASS I CONCRETE USED AS PAVING SHALL DEVELOP 3000 p.s.i. (MINIMUM) 28 DAYS. COMPRESSIVE STRENGTH.
- PAVEMENT TRAFFIC STRIPES AND MARKINGS SHALL BE IN ACCORDANCE WITH CITY OF DELRAY BEACH CURRENT STANDARDS AND/OR MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND/OR PALM BEACH COUNTY TRAFFIC DEPARTMENT TYPICAL T-P-21, WHERE APPLICABLE.
- SEQUENCE OF CONSTRUCTION - THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF EVERY KIND THAT ARE BENEATH THE PAVEMENT, SHALL BE IN PLACE AND HAVE PROPER DENSITY PRIOR TO THE CONSTRUCTION AND COMPACTION OF THE SUBGRADE.
- INLETS AND MANHOLES - ALL INLETS AND MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FDOT SPECIFICATIONS, LATEST EDITION, AND ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, AND PBC STANDARDS LATEST EDITION, WHERE APPLICABLE.
- GRATE ELEVATIONS REFER TO THE FLOWLINE OF THE GRATE.
- GRADES SHOWN ARE FINISHED GRADES.
- EXISTING AVERAGE ROAD CROWN ELEVATION = 3.20' N.A.V.D.
- REINFORCED CONCRETE PIPE - THE PIPE SHALL CONFORM WITH THE REQUIREMENTS OF CLASS III OF ASTM C-76 AND WITH THE FDOT SPECIFICATIONS, LATEST EDITION. THE FIRST JOINT OF PIPE ENTERING OR LEAVING A MANHOLE OR INLET SHALL BE WRAPPED WITH FILTER FABRIC PER FDOT SPECIFICATIONS.
- CORRUGATED ALUMINUM PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M196 AND SECTIONS 125, 430 AND 943 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- MEASUREMENT OF THE LENGTH OF PIPE SHALL BE FROM THE CENTER OF THE STRUCTURE TO THE CENTER OF THE STRUCTURE.
- PIPE BACKFILL - REQUIREMENTS FOR PIPE BACKFILL CROSSING ROADS OR PARKING AREAS SHALL BE DEFINED IN THE FDOT SPECIFICATIONS, LATEST EDITION. PIPELINE BACKFILL SHALL BE PLACED IN SIX INCH LIFTS AND COMPACTED TO 100% OF THE STANDARD PROCTOR (AASHTO) T-99 SPECIFICATIONS.
- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER THREE (3) CERTIFIED COPIES OF A CHEMICAL AND SIEVE ANALYSIS OF THE SHELL ROCK BY A STATE OF FLORIDA CERTIFIED LAB WHEN CONSTRUCTING A SHELL ROCK BASE FOR ROADWAY.
- PRIOR TO CERTIFICATION OF THE DRAINAGE SYSTEM, THE CONTRACTOR MUST PUMP DOWN AND LAMP THE DRAINAGE SYSTEM FOR INSPECTION BY THE ENGINEER AFTER FINISHED ROCK FOR THE ROADWAYS HAS BEEN INSTALLED.



GENERAL NOTES

- CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID SURVEY MARKERS DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF PERMANENT REFERENCE MONUMENTS DISTURBED DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE PLANS. UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE ONLY AND MAY NOT DEPICT ACTUAL LOCATIONS. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FOR LOCATION AND DEPTH OF THEIR LINES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE DEENERGIZING OF POWER LINES AND/OR HOLDING POWER POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE REPLACEMENT OF TRAFFIC LOOPS IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- ALL ELEVATIONS REFER TO N.A.V.D. 1988. MINIMUM FINISHED FLOOR ELEVATION FOR ANY RESIDENTIAL STRUCTURE SHALL BE SET AT OR ABOVE ELEVATION 8.00' (WHICH IS ABOVE THE 100-YEAR FREQUENCY STORM & AVERAGE CROWN OF ROAD + 18").
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION OR INSTALLATION AS REQUIRED BY THE ENGINEER OR BY THE APPROPRIATE GOVERNING AGENCIES.
- CONTRACTOR SHALL BE RESPONSIBLE TO SECURE AND PAY FOR, AT NO ADDITIONAL COST TO THE OWNER, ALL NECESSARY PERMITS, FEES AND LICENSES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR GIVING THE REQUIRED NOTICES AND COMPLYING WITH ALL PERMIT(S) CONDITIONS.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE HOLDING OF OTHER UTILITY POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- ALL CONCRETE SHALL DEVELOP 2500 p.s.i. (MINIMUM) 28 DAY COMPRESSIVE STRENGTH OR GREATER WHERE NOTED ON PLANS. CLASS I CONCRETE USED CONFORM WITH THE FDOT SPECIFICATIONS, LATEST EDITION. CLASS I CONCRETE USED

- AS PAVING SHALL DEVELOP 3000 p.s.i. (MINIMUM) 28 DAYS COMPRESSIVE STRENGTH.
- ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL UTILITY.
- ENVIRODESIGN ASSOC. INC. SHALL NOT BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS OR THE GENERAL PUBLIC. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFETY TO THE WORKERS IN ACCORDANCE WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATIONS (OSHA) REQUIREMENTS AND THE SAFETY OF THE GENERAL PUBLIC.
- ALL MATERIALS AND WORKMANSHIP MUST BE IN ACCORDANCE WITH THE LOCAL UTILITY STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL CALL SUNSHINE 1-800-432-4770 48 HOURS BEFORE DIGGING FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES.
- CORRUGATED ALUMINUM PIPE USED BENEATH PAVEMENT SHALL BE IN CONFORMANCE WITH SEC. 8.24.E.5.I
- ALL CONSTRUCTION ACTIVITY, INCLUDING TRENCHING, IS TO BE A MINIMUM OF SIX FEET FROM THE BASE OF ANY TREE THAT IS DESIGNATED TO REMAIN.
- ALL LIMEROCK AND BASE MATERIALS SHALL BE REMOVED FROM THE PLANTER AREAS/ISLANDS AND REPLACED WITH APPROPRIATE PLANTING SOIL PRIOR TOT THE LANDSCAPING OF THE SITE.
- THE REMOVAL OF ANY TREE ON THE SITE IS PROHIBITED WITHOUT THE REQUIRED PERMITS.
- ALL MATERIALS AND CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE FDOT DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM (LATEST ED.).
- LANE CLOSURES WITHIN THE FDOT RIGHT-OF-WAY SHALL BE LIMITED TO THE HOURS OF 9AM-3PM, MONDAY-FRIDAY EXCLUDING GOVERNMENTAL HOLIDAYS. MAINTENANCE OF TRAFFIC SHALL BE PROVIDED IN ACCORDANCE WITH INDEX 613 OF THE FDOT DESIGN STANDARDS (LATEST ED.)



NO.	DATE	REVISIONS
1	2/6/26	NO CHANGES

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PAVING & DRAINAGE DETAILS FOR:  
DELPRETE RESIDENCE  
4326 INTRACOASTAL DRIVE  
HIGHLAND BEACH, FLORIDA

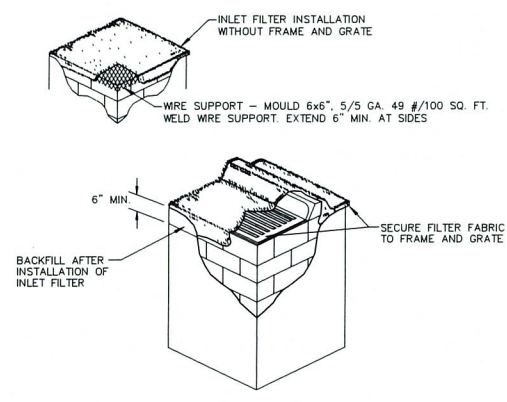
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FLORIDA CERTIFICATE OF AUTHORIZATION No. 6506  
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Fax: (561) 274-8558 Phone: (561) 274-6500

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CHECKED: J.A.P.
DATE: 2/6/26
JOB NO. 25069
SHEET 2 OF 2



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**NOTES:**

- CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
- CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING.

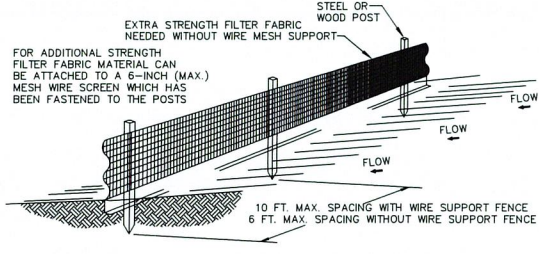
A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. THE BASIN SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 36 INCHES IN WIDTH, AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.

STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO EACH SIDE OF THE INLET STRUCTURE. THESE OPENINGS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW LAND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.

INLET FILTER DETAIL

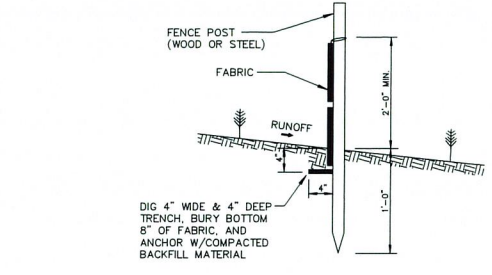
- EROSION CONTROL NOTES**
- THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROJECT SITE. THIS REPRESENTATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE TEST OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY ADHERENCE TO THE REPRESENT SET FORTH ON THE DRAWINGS AND SPECIFICATIONS, BUT BY MEETING THE REGULATIONS SET FORTH BY THE AUTHORITY HAVING JURISDICTION OVER WATER QUALITY CONTROL AND OTHER SEDIMENTATION RESTRICTION REQUIREMENTS IN THE REGION.
  - APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBANCE ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES.
  - INSPECTION OF ALL EROSION CONTROL MEASURES SHALL BE CONDUCTED WEEKLY, OR AFTER EACH RAINFALL EVENT. REPAIR AND/OR REPLACEMENT OF SUCH MEASURES SHALL BE MADE PROMPTLY, AS NEEDED.
  - KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
  - ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF DEEMED NECESSARY BY ONSITE INSPECTION.
  - FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL RESULT IN CONSTRUCTION BEING HALTED.
  - DRAINAGE INLETS SHALL BE PROTECTED BY FILTER AND GRADED ROCK AS PER INLET PROTECTION DETAIL.
  - ANY ACCESS ROUTES TO SITE SHALL BE BASED WITH CRUSHED STONE, WHERE PRACTICAL.
  - EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
  - WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
  - ALL WORK IS TO BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE CITY OF DELRAY BEACH.
  - DISCHARGE FROM DEWATERING OPERATIONS SHALL BE RETAINED ONSITE IN A CONTAINMENT AREA.

EROSION CONTROL NOTES

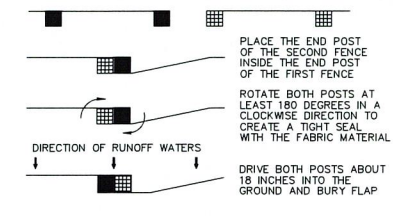


- NOTES:**
- THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
  - THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
  - POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
  - A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
  - WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
  - THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
  - THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
  - ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
  - ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

SILT FENCE INSTALLATION DETAIL  
Sheet 1 of 2

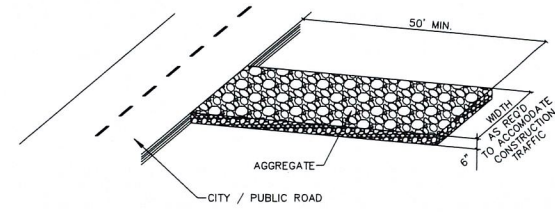


SILT FENCE SECTION  
NOT TO SCALE



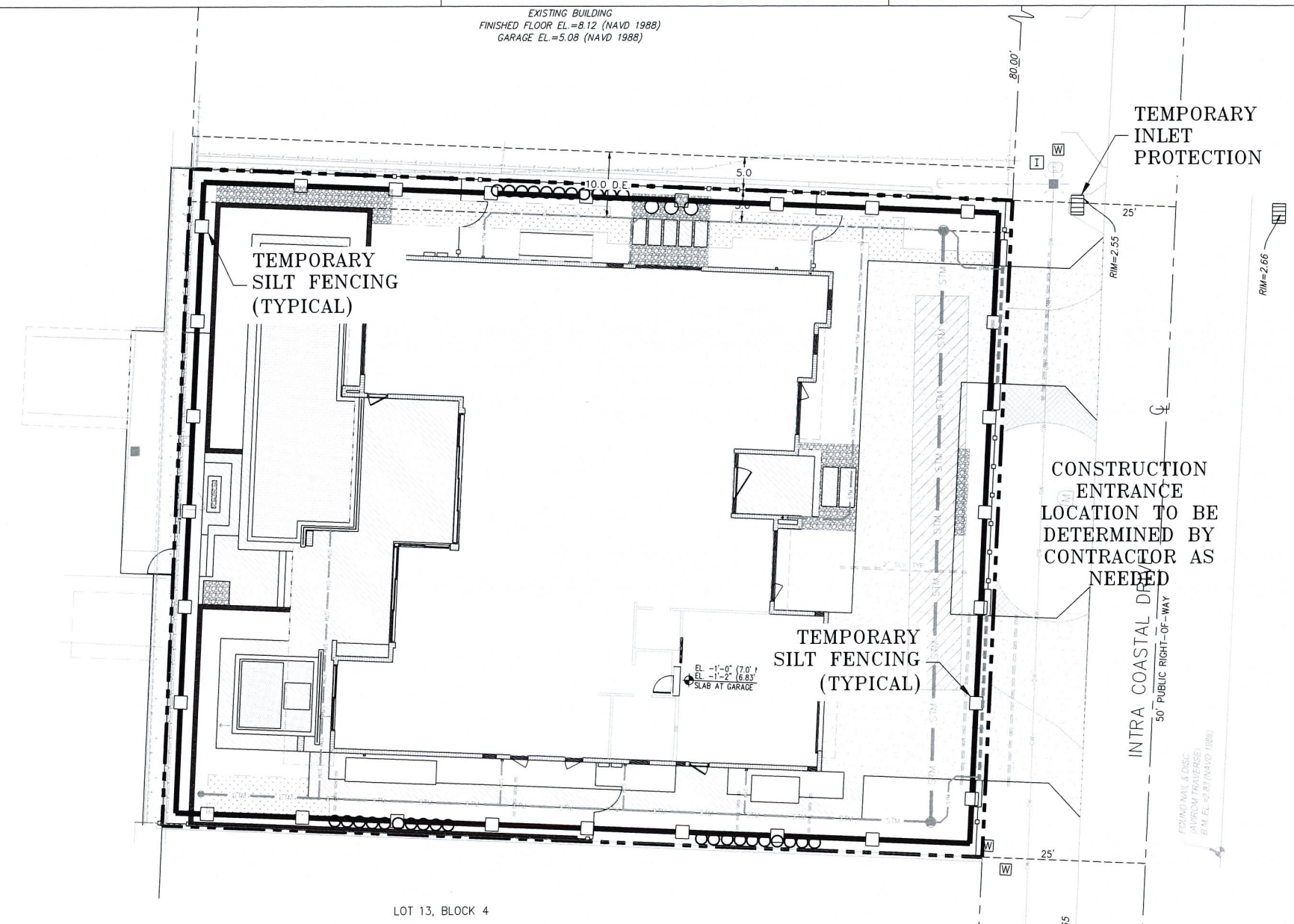
ATTACHING TWO SILT FENCES  
NOT TO SCALE

SILT FENCE INSTALLATION DETAIL  
Sheet 2 of 2



**NOTE:**  
A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AND CONTAIN AN AGGREGATE LAYER (FDOT AGGREGATE NO.1), AT LEAST 6-INCHES THICK. IT MUST EXTEND TO THE WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA.

STABILIZED CONSTRUCTION ENTRANCE DETAIL



LOT 13, BLOCK 4



JOSEPH A. PIKE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 42896, EXPIRES 03/09/2026. THIS DRAWING HAS BEEN REVIEWED AND SEALED BY JOSEPH A. PIKE. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NO.	DATE	REVISIONS
1	2/6/26	NO CHANGES

**POLLUTION PREVENTION PLAN FOR:**  
DELPRETE RESIDENCE  
4326 INTRACOASTAL DRIVE  
HIGHLAND BEACH, FLORIDA

**ENGINEERS • ENVIRONMENTAL CONSULTANTS**  
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**DRAWN:** B.A.B.  
**CHECKED:** J.A.P.  
**DATE:** 03/06/26  
**JOB NO.:** 25069  
**SHEET:** 3

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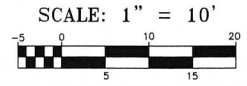
HIGHLAND BEACH BUILDING DEPARTMENT

**NOTE:** CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, AND ELEVATION OF ALL IMPROVEMENTS AT TIME OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENVIRODESIGN ASSOCIATES, INC.

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Know what's below. Call before you dig.



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**Town of Highland Beach  
Town Commission Development Order (PB)  
Application No. PZ-26-2**



**Applicant: Anthony & Camille DelPrete/ Andrea M. Keiser, Esq.**  
**Property Address: 4326 Intracoastal Drive**  
**Highland Beach, Florida 33487**

**CERTIFICATE OF MAILING AFFIDAVIT**

I hereby certify that the Town Clerk's Office mailed a copy of the Notice of Public Hearing (Exhibit A) for Application No. PZ-26-2 for the property located at 4326 Intracoastal Dr., Highland Beach, Florida 33487, by U.S. first-class and international mail to:

All property owners and properties owned by a condominium association president and the association's registered agent within 500 feet of the property located at 4326 Intracoastal Dr., Highland Beach, Florida 33487.

The mailings consisted of 47 notices that were sent first class mail and 01 notices that were sent by International Mail.

The 25<sup>th</sup> day of March 2026.

Highland Beach Town Clerk's Office

Jaclyn DeHart  
Deputy Town Clerk



## TOWN OF HIGHLAND BEACH NOTICE OF PUBLIC HEARING APPLICATION NO. PZ-26-2

March 25, 2026

Dear Property Owner:

This is to notify you that the **PLANNING BOARD** of the Town of Highland Beach will conduct a public hearing on *Thursday, April 9, 2026 at 9:30 AM* in the Commission Chambers at Town Hall located at 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following application.

**APPLICATION BY ANDREA M. KEISER, ESQ., REQUESTING SITE PLAN APPROVAL FOR A NEW ONE-STORY, 4,248 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH POOL AND SPA FOR THE PROPERTY LOCATED AT 4326 INTRACOASTAL DRIVE.**

The application is available for inspection in the Town Clerk's Office at Town Hall, Monday through Friday during normal business hours of 8:30 a.m. to 4:30 p.m.

Any person that decides to appeal any decision made by the Planning Board with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is based. The Town of Highland Beach does not provide such a record.

In accordance with the Americans with Disabilities Act, persons who need special accommodation to attend or participate in this meeting should contact the Town Clerk's Office at (561) 278-4548 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 or 1-800-955-8771.

For additional information, please contact the Town Planner at (561) 278-4540.

TOWN OF HIGHLAND BEACH, BUILDING DEPARTMENT



Affidavit of Legal Notice submission and publication

Highland Beach Legal Notice

Submission Time: **03/30/2026 11:12 AM (EDT)**

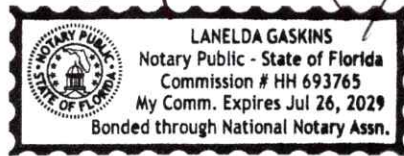
Please find a PDF of your submission details attached to this email.

The attachments included in your submission are listed below. This Legal Notice along with the attachments is now published on the web portal.

- AD\_PB PZ-2026-2 4326 Intracoastal Dr.pdf
- signature.png

Signature of Affiant *Jason Dewe*

Signature of Notary Public *Lanelda Gaskins* *3/30/2026*



Notary Stamp \_\_\_\_\_


Highland Beach Legal Notice Submission

# Highland Beach Legal Notice

03/30/2026 11:12 AM (EDT)

Submitted by Jaclyn Dehart (jdehart@highlandbeach.us)

## Legal Notice

<b>Please choose a category</b>	Planning Board Public Hearing Notices - Highland Beach
<b>Title</b>	April 09, 2026 Planning Board Special Meeting Application PZ-26-2
<b>Publish Date</b>	03/30/2026
<b>Publish Time</b>	11:11 AM (EDT)
<b>Description</b>	<p>TOWN OF HIGHLAND BEACH</p> <p>NOTICE OF PUBLIC HEARING</p> <p>YOU ARE HEREBY NOTIFIED that the Planning Board of the Town of Highland Beach will conduct a Public Hearing on Thursday, April 09, 2026, at 9:30 AM in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following:</p> <p>APPLICATION NO. PZ-26-2 BY ANDREA M. KEISER, ESQ., REQUESTING SITE PLAN APPROVAL FOR A NEW ONE-STORY, 4,248 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH POOL AND SPA FOR THE PROPERTY LOCATED AT 4326 INTRACOASTAL DRIVE.</p> <p>APPLICANT: ANTHONY &amp; CAMILLE DELPRETE</p> <p>The application is available for inspection in the Town Clerk's Office at Town Hall, Monday through Friday during normal business hours of 8:30 a.m. to 4:30 p.m.</p> <p>Any person that decides to appeal any decision made by the Planning Board with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is based. The Town of Highland Beach does not provide such a record.</p> <p>In accordance with the Americans with Disabilities Act, persons who need special accommodation to attend or participate in this meeting should contact the Town Clerk's Office at (561) 278-4548 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 or 1-800-955-8771.</p> <p>For additional information, please contact the Town Planner at (561) 278-4540.</p> <p>TOWN OF HIGHLAND BEACH, BUILDING DEPARTMENT</p>
<b>Attach Files (Optional)</b>	 AD_PB PZ-2026-2 4326 Intracoastal Dr.pdf
<b>Submitted by (Email Address)</b>	jdehart@highlandbeach.us
<b>Notifications</b>	Yes
<b>Send Out a Notification to Your Subscribers</b>	Yes

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Signature



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**File Attachments for Item:**

**B. Ordinance Revising Town's Plating Procedures (Recommendation to Town Commission)**



# TOWN OF HIGHLAND BEACH AGENDA MEMORANDUM

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**MEETING TYPE:** Planning Board Regular Meeting

**MEETING DATE** April 09, 2026

**SUBMITTED BY:** Leonard G. Rubin, Town Attorney

**SUBJECT:** Ordinance Revising Town’s Plating Procedures (**Recommendation to Town Commission**)

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## **INTRODUCTION:**

During last year’s session, the Florida Legislature amended the Section 177.071, Florida Statutes, to require administrative approval of plats by a designated municipal official. The proposed Ordinance satisfies the new statutory requirement and was introduced to the Town Commission at its February 3, 2026 meeting. At that meeting, the Commission unanimously voted to refer this matter to the Planning Board for review and recommendation prior to proceeding back to the Town Commission for further consideration and approval.

## **SUMMARY:**

Section 177.071, Florida Statutes, now requires that a plat (or replat) be administratively approved if it complies with the requirements of Section 177.091, Florida Statutes, without any further action or approval by the governing body. It further mandates that the governing body of each municipality designate an administrative authority to receive, review, and process the plat submittal, including designating an administrative official responsible for approving, approving with conditions, or denying the proposed plat. As used in the statute, “administrative authority” means a municipal department or division, and “administrative official” means a city manager, deputy city manager, assistant city manager, or other high ranking municipal department or division director with director or indirect oversight responsibility for the municipality’s land development or public works programs.

Section 177.01(2), Florida Statutes, requires the municipality to acknowledge receipt of the plat or replat submittal in writing within seven (7) business days and identify any missing documents or information necessary to process the plat submittal. The municipality must also provide the applicant with information regarding the approval process, including the applicable timeframes for review and approval. If the municipality does not approve the plat, it must notify the applicant in writing of the reasons for denial. Once the plat is administratively approved, it must be recorded in the County’s official records.

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While the Town will likely not receive many new requests for subdivision and plat approval, the attached Ordinance amends the Town's plat regulations to comply with the new statutory requirements. Specifically, the proposed Ordinance:

- Amends Sections 26-26 and 26-27 of the Town Codes to delete any reference to the Town Commission.
- Amends Section 26-28(a) of the Town Code to designate the Building Department as the administrative authority for receiving, reviewing, and processing plat submittals.
- Amends Section 26-28(b) to require the Building Department to provide the required written notice. Once the Building Official has reviewed the plat (in coordination with the Town Engineer if necessary), the Building Official shall forward the results of such review to the Town Manager, who shall serve as the administrative official responsible for approving, approving with conditions, or denying the plat.
- Amends Section 26-28(d) to substitute the Town Manager for the Town Commission in administering the provisions of this article, including all bond requirements.

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**FISCAL IMPACT:**

There is no fiscal impact.

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**ATTACHMENTS:**

Draft Ordinance

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**RECOMMENDATION:**

Staff recommends that the Planning Board consider the proposed Ordinance and provide a recommendation to the Town Commission.

1  
2 **TOWN OF HIGHLAND BEACH**

3  
4 **ORDINANCE NO. \_\_\_\_\_**

5  
6 **AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF**  
7 **HIGHLAND BEACH, FLORIDA, AMENDING ARTICLE II,**  
8 **“SPECIFICATIONS GOVERNING PLATS,” OF CHAPTER 26,**  
9 **“SUBDIVISIONS,” OF THE TOWN CODE OF ORDINANCES TO**  
10 **PROVIDE FOR ADMINISTRATIVE APPROVAL IN COMPLIANCE**  
11 **WITH SECTION 177.071, FLORIDA STATUTES; PROVIDING FOR**  
12 **CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING**  
13 **FOR AN EFFECTIVE DATE.**

14  
15 WHEREAS, the Town of Highland Beach, Florida, is a duly constituted municipality  
16 having such power and authority conferred upon it by the Florida Constitution and Chapter 166,  
17 Florida Statutes, including the authority to regulate the subdivision of land and approval of plats;  
18 and

19 WHEREAS, Section 177.071, Florida Statutes, as recently amended, requires that plats be  
20 administratively approved by a designated authority of the local government, and no further action  
21 or approval by the governing body is required if the plat complies with the statutory requirements;  
22 and

23 WHEREAS, the amended statute further requires that each local government designate, by  
24 ordinance or resolution, an administrative authority to receive, review, and process the plat  
25 submittal and an administrative official responsible for approving, approving with conditions, or  
26 denying the proposed plat; and

27 WHEREAS, the Town Commission wishes to amend Chapter 26 of the Town Code of  
28 Ordinances to comply with the requirements of Section 177.071, Florida Statutes, and determines  
29 that the adoption of this Ordinance is in the best interests of the health, safety, and welfare of the  
30 residents of the Town of Highland Beach.

31 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE  
32 TOWN OF HIGHLAND BEACH, FLORIDA as follows:

33 **Section 1.** The foregoing “Whereas” clauses are hereby ratified as true and confirmed and  
34 are incorporated herein.

35 **Section 2.** The Town Commission hereby amends Article II, “Specifications Governing  
36 Plats,” of Chapter 26, “Subdivisions,” of the Town Code of Ordinances as follows (additional  
37 language underlined and deleted language ~~stricken through~~):

1 **ARTICLE II. SPECIFICATIONS GOVERNING PLATS**

2 **Sec. 26-26. Definitions.**

3 The following words, terms and phrases, when used in this chapter, shall have the  
4 meanings ascribed to them in this section, except where the context clearly indicates  
5 a different meaning:

6 ~~*Commission* means the mayor and town commission.~~

7 *Current*, with reference to specifications, design standards, etc., means the  
8 time when a plat or development plan is presented for acceptance or approval.

9 *Dead end* means a road or street that terminates within the subdivision, as  
10 distinguished from one that terminates at the subdivision's boundary.

11 *Developer's engineer* means a professional engineer registered in the state and  
12 engaged by the developer of the subdivision to plan and supervise the construction of  
13 the work.

14 *State department of transportation specifications* means the latest current road  
15 and bridge specifications adopted as standard by the state department of  
16 transportation.

17 *Surveyor* means a land surveyor registered in the state and engaged by the  
18 developer to survey and plat the land proposed for subdivision.

19 *Work* means all construction, and facilities and features of every kind in, under  
20 and over the dedicated rights-of-way and drainage easements within, and furnished in  
21 connection with the plat, except gas, electric power, telephone and street lighting  
22 facilities and related facilities.

23 **Sec. 26-27. General information.**

24 (a) *Overall requirements and conditions.* In order to file a plat for any purpose  
25 except merely to record the boundaries of an ownership, the roads, streets,  
26 alleys and publicly owned parking areas shall be paved according to the town's  
27 requirements, and all the requirements of this chapter shall be met.

28 (b) *Town's jurisdiction.* All facilities and construction of every kind built or  
29 performed within the public rights-of-way and drainage easements, including  
30 but not limited to clearing, grubbing, earthwork, stabilization, bases, prime  
31 coats, seal coats, asphalt surface treatment, asphalt pavement, concrete bases  
32 and pavements, curbs, gutters, turnouts, sidewalks, sprigging, landscaping,

1 culverts, storm sewers, side drains, inlets, catch basins, manholes, junction  
2 boxes, headwalls, endwalls, retaining walls, bridges and bridge work of all  
3 kinds, seepage wells, french drains, ditch paving, rip-rap and other erosion-  
4 control facilities, swales, ditches, canals and the like shall be subject to the  
5 town's requirements in full. In addition, the town shall have jurisdiction over  
6 the locations of poles, braces, guy wires, meter boxes, valve boxes, light  
7 standards, fire hydrants and the like, to the extent of requiring them to be in  
8 the area which would become the planting space in the ultimately complete  
9 construction of roads and streets, or within one foot of the sidewalk;  
10 jurisdiction over the locations and elevations of water piping, sanitary sewers,  
11 fire mains, underground cables and conduits, gas mains and the like, to the  
12 extent of requiring that none of them be located under present pavement areas,  
13 except where it is necessary to cross under the pavements, in which case the  
14 minimum cover from top of future pavement to top of the underground  
15 installation shall be at least thirty (30) inches; jurisdiction of the top elevations  
16 of meter boxes, inlets, catch basins, manholes, valve boxes and the like, to the  
17 extent of requiring that they be flush with the finished construction  
18 surrounding them; jurisdiction over the scope of utility installation to the  
19 extent of requiring that all water, sewer, gas, electric and communication stubs  
20 and the like, which cross under the pavement, be provided as part of the  
21 subdivision's development; and jurisdiction over the sequence of construction  
22 to the extent of requiring that all underground installations of every kind that  
23 come under the pavement to be currently constructed, or within eight (8) feet  
24 of its edges, shall be installed prior to the stabilization of subgrade and  
25 construction of pavement, to the end that the subgrade or pavement shall not  
26 be cut after it is built.

27 (c) *Administration.* The town manager shall administer this chapter ~~under the~~  
28 ~~direction of the commission.~~

29  
30 **Sec. 26-28. General procedure for filing plats.**

31 (a) *Preparing plat and development plan.* When land is to be subdivided, a plat  
32 and a development plan shall be prepared. The plat shall be prepared by a

1 registered surveyor, and the development plan by a registered engineer, all in  
2 accordance with this chapter. To aid in avoiding unnecessary expense and  
3 delay, it is urged that the surveyor and the engineer furnish tentative plats and  
4 tentative development plans to the town ~~engineer~~ building official or designee  
5 for review prior to the preparation of final plats and plans. Pursuant to Section  
6 177.071, Florida Statutes, the building department shall be the administrative  
7 authority for receiving, reviewing, and processing plat submittals. As a further  
8 aid in the case of large tracts which are to be developed in two (2) or more  
9 increments, the town building official or designee, in coordination with the  
10 town engineer, if necessary, will review and give tentative approval of  
11 proposed plats and proposed development plans of the whole of such tracts,  
12 whereupon the developer may proceed with final plats, plans and development  
13 of the increments one at a time. Tentative plats and tentative development  
14 plans will be reviewed by option holders, prospective buyers, etc., as well as  
15 for owners.

16 (b) *Review of plat and development plan.* The plat and two (2) white prints of the  
17 development plan shall be submitted to the town's building department. The  
18 building department shall acknowledge receipt of the submittal in writing  
19 within seven (7) business days and notify the applicant of any missing  
20 documents or information necessary to process the plat submittal as well as  
21 the applicable timeframes and procedures for review. The town building  
22 official or designee shall, in coordination with the town engineer, if necessary,  
23 ~~who shall review them~~ the plat and development plan for conformity with the  
24 requirements of this chapter and Section 177.091, Florida Statutes. The  
25 building official shall forward the results of such review to the town manager,  
26 who shall, pursuant to Section 177.071, Florida Statutes, serve as the  
27 administrative official responsible for approving, approving with conditions,  
28 or denying the proposed plat. The town manager ~~He~~ shall furnish the  
29 developer's surveyor with a written tentative approval of the plat if it is found  
30 to comply, otherwise ~~he~~ the town manager shall furnish a written statement of  
31 its deficiencies. ~~He shall furnish the developer's engineer with a written~~  
32 ~~approval of the development plan if it is found to comply with this chapter,~~

1 otherwise he shall furnish a written statement of its deficiencies. One white  
2 print of the development plan shall be submitted to the county health  
3 department.

4 (c) *Construction work.* After the development plan has been approved the  
5 developer shall proceed according to one of the following methods:

6 (1) The work shall thereupon be constructed under the supervision of the  
7 developer's engineer;

8 (2) The developer shall furnish a surety company bond guaranteeing the  
9 completion of the work within twelve (12) months; or

10 (3) The developer shall enter into engineering and construction contracts  
11 for completion of the work within a realistic time limit specified by  
12 the ~~commission~~ approving body but not exceeding twelve (12)  
13 months, and place funds in escrow to finance such contracts.

14 (d) *Filing the plat.*

15 (1) Should the developer elect to construct the work without a bond or escrow  
16 agreement, in accordance with paragraph (c)(1) above, his engineer shall,  
17 upon completion of the work, furnish the town engineer with a written  
18 certificate of such completion, accompanied by certain records and plans as  
19 hereinafter prescribed, whereupon the town engineer shall recheck the plat  
20 and, if same is found to comply with this chapter, the ~~commission~~ town  
21 manager shall, on the recommendation of the town engineer, accept the plat  
22 for filing.

23 (2) Should the developer elect to furnish a bond guaranteeing completion of the  
24 work within twelve (12) months, in accordance with paragraph (c)(2) above,  
25 the town engineer shall recheck the plat and, if same is found to comply with  
26 this chapter, the ~~commission~~ town manager shall, on the recommendation of  
27 the town engineer, accept the plat for filing contingent on the approved bond  
28 being furnished within ten (10) calendar days. If the bond is not thus furnished,  
29 unless the time for filing bond is extended by the town ~~commission~~ manager,  
30 the acceptance of the plat shall automatically be voided, and the plat shall not  
31 be filed. On completion of the work the developer's engineer shall furnish the  
32 town engineer with a written certificate of such completion, certifying that all

1 such work complies with this chapter and accompanied by certain records and  
2 plans as hereinafter prescribed, whereupon the ~~commission~~ town manager, on  
3 the recommendation of the town engineer, shall accept the work and release  
4 the bond.

5 (3) Should the developer elect to enter into engineering and construction contracts  
6 for completion of the work within a realistic time limit specified by the  
7 commission but not exceeding twelve (12) months, and place funds in escrow  
8 to finance the contracts, in accordance with paragraph (c)(3) above, the town  
9 engineer, after the required contracts and escrow agreement have been made  
10 and approved, shall recheck the plat and, if same is found to comply with this  
11 chapter, the ~~commission~~ town manager shall, on the recommendation of the  
12 town engineer, accept the plat for filing; and upon completion of the work the  
13 developer's engineer shall furnish the town engineer with a written certificate  
14 of such completion, accompanied by certain records and plans as hereinafter  
15 prescribed, whereupon the ~~commission~~ town manager, on the  
16 recommendation of the town engineer, shall authorize final payments from  
17 escrow on the contract, release the escrow agreement, and shall accept the  
18 work, provided the developer's engineer and contractor have been paid in full.

19 \* \* \*

20 **Section 3.** The provisions of this Ordinance shall become and be made a part of the  
21 Code of the Town of Highland beach, Florida.

22 **Section 4.** If any section, paragraph, sentence, clause, phrase, or word of this  
23 Ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional,  
24 inoperative, or void, such holding shall not affect the remainder of the Ordinance.

25 **Section 5.** All ordinances or parts of ordinances and resolutions or parts of resolutions  
26 of the Town of Highland beach, Florida, which are in conflict with this Ordinance, are hereby  
27 repealed to the extent of such conflict.

28 **Section 6.** This Ordinance shall be effective immediately upon adoption.  
29 The forgoing Ordinance, on first reading, was moved by Commissioner \_\_\_\_\_, seconded by  
30 Commissioner \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

31  
32 Mayor Natasha Moore \_\_\_\_\_  
33 Vice Mayor David Stern \_\_\_\_\_  
34 Commissioner Judith Goldberg \_\_\_\_\_

1 Commissioner Donold Peters \_\_\_\_\_  
2 Commissioner Jason Chudnofsky \_\_\_\_\_  
3 PASSED on first reading at the Regular Commission meeting held on the \_\_\_ day of \_\_\_\_\_,  
4 2026.

5  
6 The forgoing Ordinance, on second reading, was moved by Commissioner \_\_\_\_\_, seconded  
7 by Commissioner \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

8  
9 Mayor Natasha Moore \_\_\_\_\_  
10 Vice Mayor David Stern \_\_\_\_\_  
11 Commissioner Judith Goldberg \_\_\_\_\_  
12 Commissioner Donald Peters \_\_\_\_\_  
13 Commissioner Jason Chudnofsky \_\_\_\_\_  
14

15 PASSED AND ADOPTED on second and final reading at the Regular Commission meeting held on  
16 the \_\_\_ day of \_\_\_\_\_, 2026.

17  
18  
19 \_\_\_\_\_  
20 Natasha Moore, Mayor

21 ATTEST:

**REVIEWED FOR LEGAL SUFFICIENCY**

22  
23 \_\_\_\_\_  
24 Lanelda Gaskins, MMC  
25 Town Clerk

\_\_\_\_\_  
Leonard G. Rubin, Town Attorney  
Town of Highland Beach

## ORDINANCE INITIATION

The initiation of a new ordinance may originate from several different sources:

- Commissioner/Staff initiative
- Citizen concerns expressed through public comments
- Response to state and federal actions
- Advisory Board Initiative

## INTRODUCTION TOWN COMMISSION

A proposal for a new ordinance is presented to the commission for consideration. If approved in concept, the commission directs Town Manager and Town Attorney to research the subject matter and create a draft ordinance. Draft ordinance forwarded to the appropriate Advisory Board for recommendation.



## ADVISORY BOARD(S)

The appropriate advisory board reviews and proposes any edits to draft ordinance. This process may involve multiple meetings for review and to solicit public comments. Once a draft is settled upon, the advisory board provides a recommendation with the final draft to the commission for consideration for a First reading.

## TOWN COMMISSION -- 1<sup>st</sup> READING

Commission discusses the public merits of the ordinance along with the recommendations of the assigned advisory board(s). Public input provided. Commission may move forward to 2<sup>nd</sup> Reading/Public Hearing or may send back to advisory board and/or staff for modifications or additional research.

## TOWN COMMISSION -- 2<sup>nd</sup> READING/PUBLIC HEARING

After public hearing and final discussion, the commission votes to approve and enact ordinance. The Commission may request additional modifications.

## TOWN STAFF -- ADOPTION & IMPLEMENTATION